



DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

Completion: **± June 2028**
1, 2, 3 Bedroom Apartments
from **AED 1.1 M* - AED 5 M***

*Subject to availability

Flexible payment plans

Projected returns: **10% - 15%**

SOBHA
REALTY



PERFECTLY PLACED. EFFORTLESSLY CONNECTED.

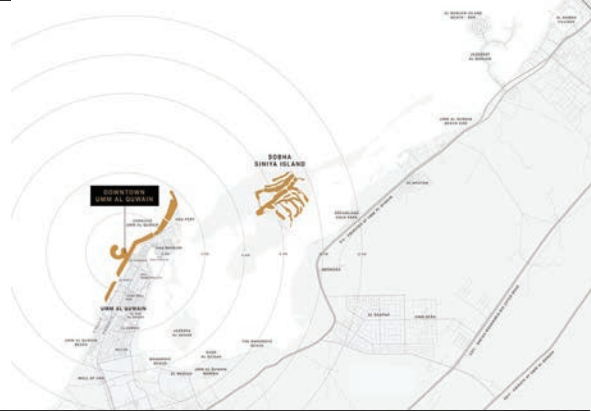
Positioned between major Emirates of UAE

Strategically connected via
E11 & 311

Just **40 mins** drive
from the heart of DUBAI

Quick access to
DUBAI, SHARJAH & RAK

Close to
**INTERNATIONAL
AIRPORTS**



KEY HIGHLIGHTS OF DOWNTOWN UAG

- Beach front lifestyle - A Sector with longest beach access
- 5 Star Hotels & Resorts
- Exclusive Marinas
- Museum
- Multiple Green Parks
- Convention & Conference Centres
- Retail, Dining & Beach Access
- 15 million sq.ft. Trade Centre
- Grade A Offices
- Art & Design District



TOWER A

TOWER B

TOWER C



Sobha Aquamont ushers in a new era of refined coastal living in the heart of Downtown Umm Al Quwain. Set along an extraordinary 11-km shoreline—with 7 km of pristine beaches and curated beach parks—this exclusive waterfront enclave offers a rare sense of space, serenity, and sophistication.

Featuring impeccably crafted 1- and 2-bedroom beachfront residences, along with expansive 3-bedroom duplexes, each home is a seamless extension of the ocean—designed to capture the rhythm of the waves, the flow of light, and the boundless horizon.

Envisioned as the “Skyline by the Shore,” Sobha Aquamont is where contemporary elegance meets the natural beauty of the sea. Panoramic vistas, fluid architecture, and intuitive design come together to create a sanctuary of calm, offering residents an elevated lifestyle rooted in connection, wellness, and timeless style

1. Information is subject to change without notice, at developer's absolute discretion.
2. Drawing are not to scale.
3. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings.
4. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.





KEY PLAN

- | | |
|------------------------------------|-------------------------------|
| 1. Entrance to podium | 14. Activities Lawn |
| 2. Feature Sculpture | 15. Sitting deck |
| 3. Swimming Pool | 16. Outdoor Lounge |
| 4. Wet Bed | 17. Edible Garden |
| 5. Submerged seating with sea view | 18. Shaded Relaxation Zone |
| 6. Pool Jacuzzi | 19. Fragrant Garden |
| 7. Pool Deck | 20. Zen Garden with Yoga Deck |
| 8. Kids Pool | 21. BBQ Deck |
| 9. Ping Pong tables | 22. Jungle Trail |
| 10. Football Tables | 23. Picnic Lawn |
| 11. Outdoor Fitness | 24. Outdoor Cinema |
| 12. Kids Play | 25. Outdoor Amphitheater |
| 13. Teenagers Play | 26. Maze Garden |

AQUAMONT HIGHLIGHTS

- | | |
|--|----------------------------|
| - Tallest tower of 42 floors | - Signature Sobha finishes |
| - Dual access (Beach + Beach Park) | - THE UNIQUE EDGE |
| - Exclusive introduction of 3-bed duplexes with Horizon view | - Next to a 5-star hotel |

APARTMENT FEATURES

1, 2 and 3 Bedroom Residences

- Units with Panoramic sea views
- Units with Grand podium amenities view
- Spacious living and dining rooms
- Fully fitted kitchen with State of art home appliances
- Smart Home automation enabled
- Maximum space utilization





BEDROOM
APARTMENT

TYPE A
(with powder room + balcony)

SOBHA
AQUAMONT
TOWER A



TOTAL SALEABLE AREA

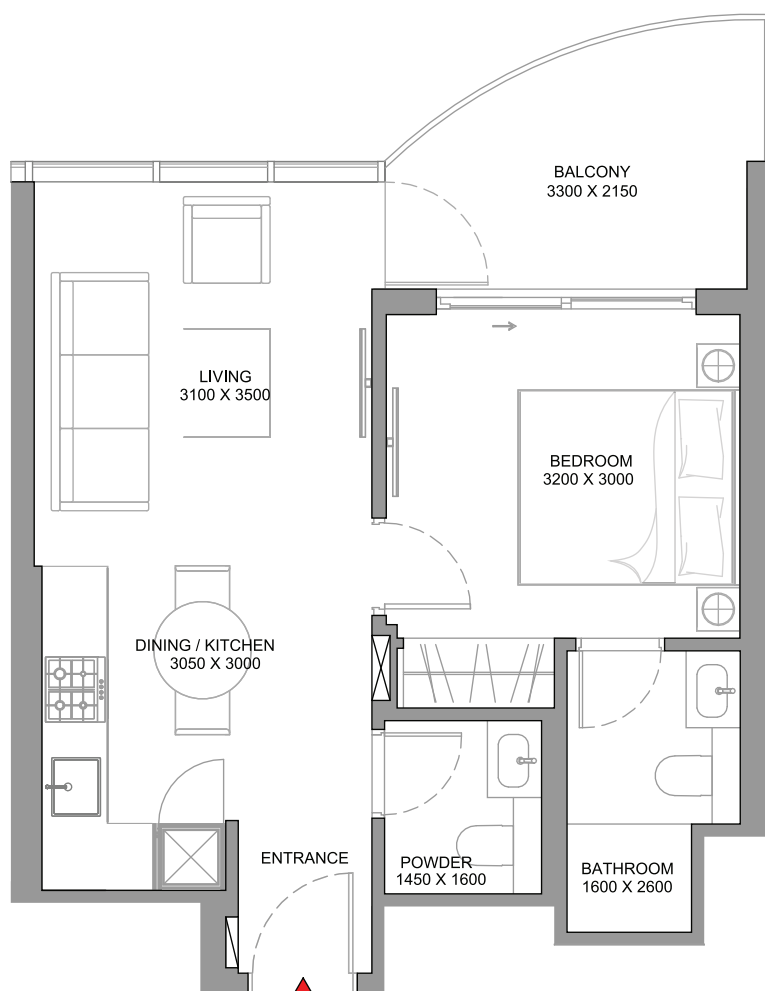
SUITE RANGE = 478.78 - 478.89 SQ.FT.
BALCONY RANGE = 86.22 - 86.33 SQ.FT.
TOTAL RANGE = 565.10 - 565.21 SQ.FT.

1 BED

SIZE: 556 Sq.ft. - 620 Sq.ft.

PRICE: From AED 1.11 M - 1.25 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Green View

A-P104, A-P204, A-107

Sea & Amenity View

A-202, A-302, A-402, A-502, A-602, A-702, A-802, A-902, A-1002, A-1102, A-1202, A-1302, A-1402, A-1502, A-1602, A-1702, A-1802, A-1902, A-2002, A-2102, A-2202, A-2302, A-2402, A-2502, A-2602, A-2702, A-2802, A-2902, A-3002, A-3102, A-3202, A-3302, A-3402, A-3502, A-3602, A-3702, A-3802, A-3902, A-4002, A-4102, A-4202

Sea & Green View

A-207, A-307, A-407, A-507, A-607, A-707, A-807, A-907, A-1007, A-1107, A-1207, A-1307, A-1407, A-1507, A-1607, A-1707, A-1807, A-1907, A-2007, A-2107, A-2207, A-2307, A-2407, A-2507, A-2607, A-2707, A-2807, A-2907, A-3007, A-3107, A-3207, A-3307, A-3407, A-3507, A-3607, A-3707, A-3807, A-3907, A-4007, A-4107, A-4207

2 BEDROOM APARTMENT TYPE A (with powder room + balcony)

SOBHA
AQUAMONT
TOWER A



TOTAL SALEABLE AREA

SUITE RANGE = 680.82 - 690.50 SQ.FT.

BALCONY = 86.54 SQ.FT.

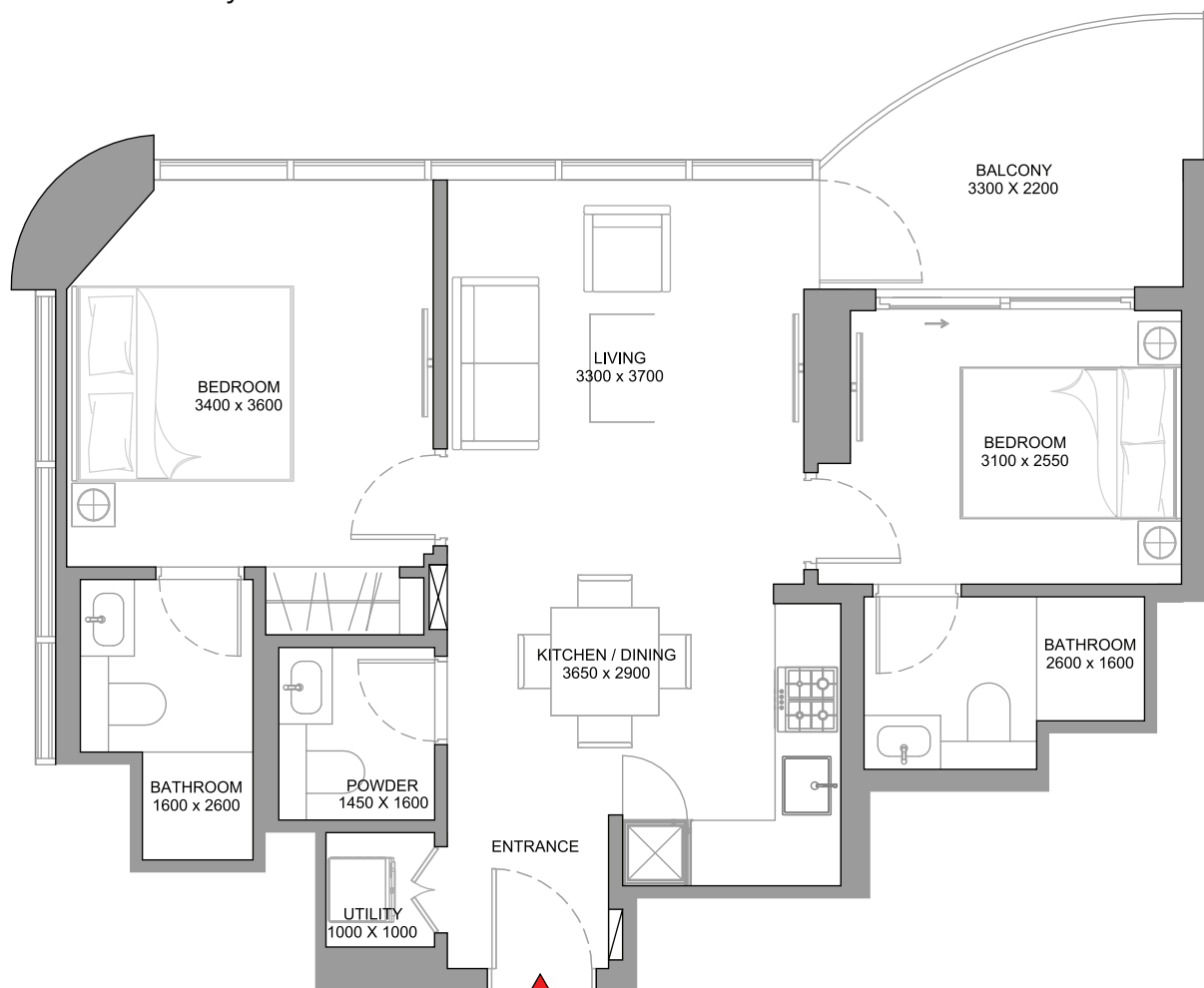
TOTAL RANGE = 767.36 - 777.05 SQ.FT.

2 BED

SIZE: 720 Sq.ft. - 1398 Sq.ft.

PRICE: From AED 1.44 M - 3.11 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Green View

A-P101, A-P201, A-104

Sea & Green View

A-204, A-304, A-404, A-504, A-604, A-904, A-1004, A-1104, A-1204, A-1304, A-1404, A-1504, A-1604, A-1804, A-1904, A-2004, A-2104, A-2404, A-2504, A-2604, A-2804, A-2904, A-3004, A-3204, A-3304, A-3404, A-3504, A-3604, A-3804, A-3904, A-4004, A-4104, A-4204

4, A-2204, A-2304,

3 BEDROOM APARTMENT TYPE A (DUPLEX) (with powder room and maid room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,825.23 SQ.FT.

BALCONY = 342.61 SQ.FT.

TOTAL = 2,167.85 SQ.FT.

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AQUAMONT
TOWER A

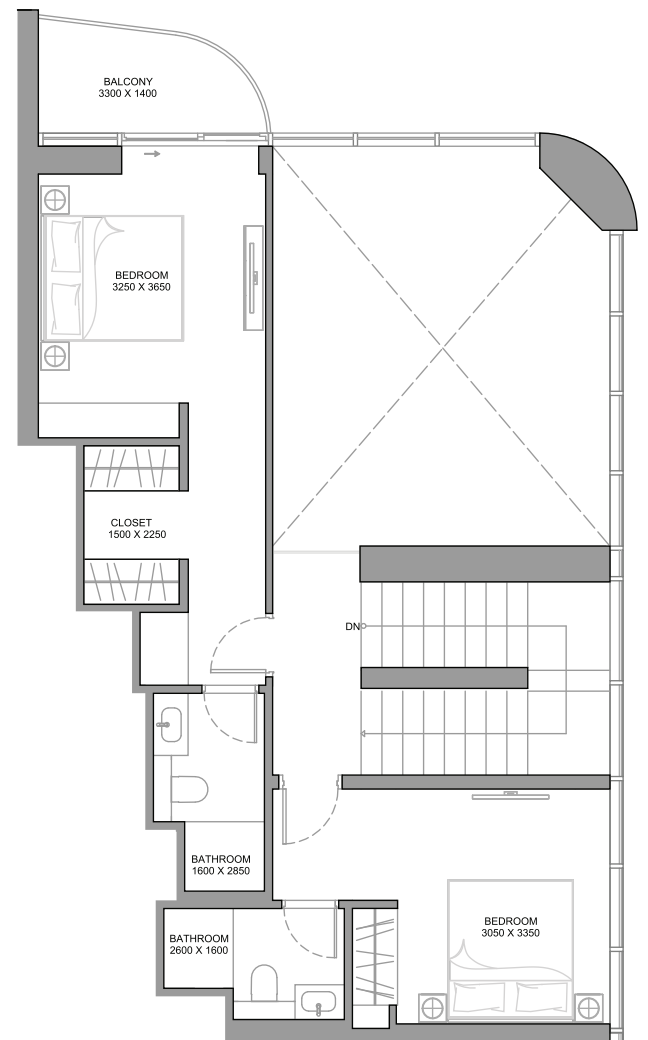
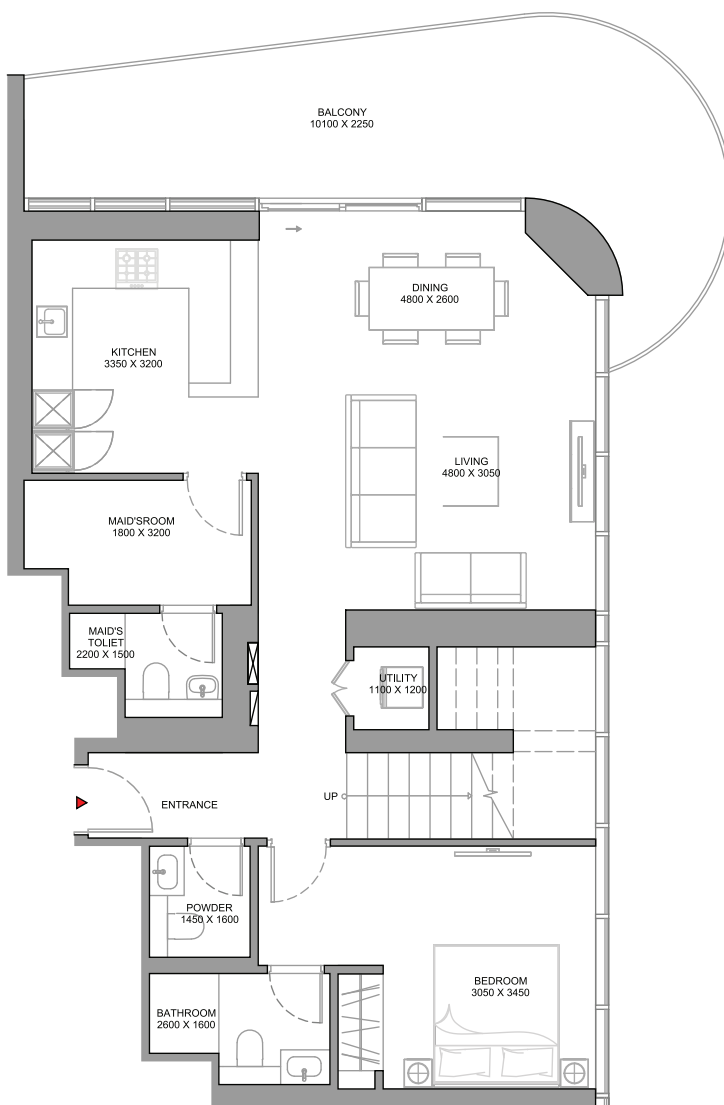


3 BED (Duplex)

SIZE: 2149 Sq.ft. - 2211 Sq.ft.

PRICE: From AED 4.3 M - 5 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Amenity View

A-110

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS OR FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE

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DOWNTOWN | SOBHA
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36 Years of Property Excellence & Over 270 Unique Developments.
Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements

SOBHA

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE