



Completion: ± August 2029
4, 5 & 6 Bed Villa
from AED 3.99 MN*

*Subject to availability

FACT BOOK

SOBHA SANCTUARY



A Life Within

DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

Introduction

Sobha Sanctuary is a landmark nature-led residential community envisioned as a new standard for restorative living in Dubai, where life moves at a calmer rhythm, shaped by trees, open space, and light.

Forest-inspired villa neighbourhoods and contemporary residences are arranged around a vast central park and a continuous green spine, alongside a community mall, wellness centre, schools, healthcare facilities, and curated lifestyle amenities, creating a setting where wellbeing and modern living come together naturally.

Wellness-Led
Master Community of
37,483,888 sq ft.

~50% of open green spaces
50,000+ Trees

~800,000 sq ft. park

9+ Wellness Loop

~5 KM loop connecting
walkable neighbourhoods.

DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

Location Map



Masterplan

Sobha Sanctuary's design integrates movement with nature, featuring shaded paths and open gathering spaces that facilitate community growth. The master plan balances private life with shared moments. Every space is crafted for calm, intuitive living, allowing the landscape to be an integral, intentional part of daily life.



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

Introducing



THE GROVE

AT SOBHA SANCTUARY



THE BROOKS

AT SOBHA SANCTUARY



THE GREENS

AT SOBHA SANCTUARY

❁ Estate Villas

V4 BEDROOM-TYPE A

	Min	Max
Plot area	4,955.12 sq.ft	5,789.62 sq.ft
Saleable area		4,905.33 sq.ft

V4 BEDROOM-TYPE B

	Min	Max
Plot area	4,955.12 sq.ft	6,158.54 sq.ft
Saleable area		4,985.09 sq.ft

V4 BEDROOM-TYPE C

	Min	Max
Plot area	4,955.12 sq.ft	6,273.61 sq.ft
Saleable area		4,953.55 sq.ft

V5 BEDROOM-TYPE A

Plot area	5,812.51 sq.ft
Saleable area	5,792.28 sq.ft

V5 BEDROOM-TYPE B

Plot area	5,812.51 sq.ft
Saleable area	5,813.80 sq.ft

V6 BEDROOM-TYPE A

Plot area	7,104.18 sq.ft
Saleable area	7,191.80 sq.ft



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. The amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



DISCLAIMER

The images shown are for illustration purposes only, and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to show the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged development and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

❁ Garden Villas

T4 BEDROOM-TYPE A

	Min	Max
Plot area	1,874.75 sq.ft	1,998.32 sq.ft
Saleable area		2,520.91 sq.ft

T4 BEDROOM-TYPE B

	Min	Max
Plot area	1,874.75 sq.ft	2,002.09 sq.ft
Saleable area		2,459.02 sq.ft

T4 BEDROOM-TYPE B Variant 1

	Min	Max
Plot area	1,730.51 sq.ft	1,767.76 sq.ft
Saleable area		2,459.02 sq.ft

T4 BEDROOM-TYPE C

	Min	Max
Plot area	2,798.62 sq.ft	2,929.40 sq.ft
Saleable area		3,430.24 sq.ft

T4 BEDROOM-TYPE D

	Min	Max
Plot area	2,798.62 sq.ft	2,947.59 sq.ft
Saleable area		3,328.74 sq.ft

T4 BEDROOM-TYPE D Variant 1

	Min	Max
Plot area	2,583.34 sq.ft	2,650.83 sq.ft
Saleable area		3,328.74 sq.ft



Courtyard Villas

T5 BEDROOM-TYPE A

	Min	Max
Plot area	3,133.05 sq.ft	3,251.24 sq.ft
Saleable area		4,106.75 sq ft

T5 BEDROOM-TYPE A Variant 01

	Min	Max
Plot area	3,239.18 sq.ft	3,251.24 sq.ft
Saleable area		4,154.33 sq ft



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photo realistic rendering) to show the building and apartments design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. The Appliances mentioned are only representational and informative. Information, images, and visuals, or locations shown hereby are only an indicative of the envisaged development, and the same are subject to approvals from local authorities. The Developer reserves the right to make additional deletions, alterations, or amendments without prior notice.

Amenities

Shaped with care and purpose
to elevate how life is lived each day



DISCLAIMER
Information, images and visuals or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.

❄ Amenities

Outdoor Wellness & Movement

- Jogging and cycling loops
- Outdoor fitness park
- Yoga, pilates, tai chi lawns
- Forest trails
- Sports courts and multipurpose arena
- Pump track

Water & Hydrotherapy

- Lazy river
- Beach lagoon
- Kayaking
- Splash pad

Mental & Holistic Wellness

- Meditation sanctuaries
- Mindfulness studios
- Sound therapy rooms
- Aromatherapy lounge
- Salt therapy chamber
- Digital detox spaces

Family & Children

- Forest adventure playgrounds
- Kids splash zones
- Creativity and music studios
- Indoor toddler play
- STEM learning lab
- Teen lounge and gaming hub

Nature & Landscape

- Forest-themed parks
- Sensory gardens
- Botanical gardens
- Zen rock garden



DISCLAIMER

Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



DISCLAIMER

Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.

Amenities

Community & Social Spaces

- Community mall
- Wellness centre
- Forest café and organic bistro
- Farmer's market plaza
- Social club
- Co-working spaces
- Multipurpose hall
- Events lawn and amphitheatre
- Community retail

Indoor Fitness & Recovery

- Cardio and strength studios
- Functional movement zones
- Pilates, barre, HIIT and yoga studios
- Infrared sauna
- Steam and traditional sauna
- Indoor hydrotherapy suite

Education, Health & Faith

- International schools
- Hospital
- Mosques

Pet Wellness

- Pet therapy garden
- Pet play area
- Pet wash station

Your next home

Step into a life of refined living,
where space, light and comfort
come together naturally.



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



DISCLAIMER: The images shown are for illustrative purposes only and are not intended to represent any specific unit or project. The actual design, materials, and finishes may vary from those shown in the images. The images are for illustrative purposes only and are not intended to represent any specific unit or project. The actual design, materials, and finishes may vary from those shown in the images.

❁ Villa Interiors

Garden & Courtyard Villas

- Spacious Living and Dining room overlooking the green spaces
- Spacious Master Suite with premium fully fitted walk in closet
- High-quality large format tile flooring in the living and dining space
- Exclusive Access from each plot to open greens
- Separate Maid's Room (in selected units)
- Family Living Room (in selected units)
- Washing machine - Dryer provided in the laundry room / utility
- Ceiling Height: ~2.7 meters Corridor
 - ~2.9 meters Living-Dining Room (variable as per design)
 - ~2.8 meters Bedroom
 - ~2.5 meters Bathroom
 - ~2.5 meters Garage

❁ Kitchens

Spacious, light-filled and effortlessly livable.
Interiors designed for modern family life.

Estate Villas

- Built in Oven: Bosch/Siemens or equivalent
- Built in Gas Hob: Bosch/Siemens or equivalent
- Built in Hood: Bosch/Siemens or equivalent
- Built in Fridge: Bosch/Siemens or equivalent
- Built in Freezer: Bosch/Siemens or equivalent
- Dish washer: Bosch or equivalent brands
- Washer: Bosch or equivalent brands
- Dryer: Bosch or equivalent brands
- Good-quality countertop with reconstituted stone or equivalent

Garden & Courtyard Villas

- Built in Gas oven: Bosch or equivalent brands
- Built in Gas hob: Bosch or equivalent brands
- Built in Hood: Bosch or equivalent brands
- Built in fridge: Bosch or equivalent brands
- Built in freezer: Bosch or equivalent brands
- Dish washer: Bosch or equivalent brands
- Washer - Dryer: Bosch or equivalent brands
- Good-quality countertop with reconstituted stone or equivalent



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and videos or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves the right to make additions, deletions, alterations, or amendments without prior notice.



DISCLAIMER

The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facades, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



❄ *Bathrooms & Powder Rooms*

Finished with timeless materials
& trusted international fittings.

Estate Villas

- High quality Porcelain tiles for walls and floors
- High quality vanity top with reconstituted stone or equivalent
- Quality sanitary ware from Duravit or equivalent
- Quality bathroom accessories from Kohler or equivalent

Garden & Courtyard Villas

- High quality Porcelain tiles for walls and floors
- High quality vanity top with reconstituted stone or equivalent
- Quality sanitary ware from Duravit or equivalent
- Quality bathroom accessories from safnon or equivalent

❁ Premium Villa Features

Thoughtful designs for everyday ease
built for comfort and lasting value

Estate Villas

4 Bedroom Villas

- 4 En-suite bedrooms with premium fully fitted wardrobes
- 2 covered Car Parks

5 Bedroom Villas

- 5 En-suite bedrooms with premium fully fitted wardrobes
- 2 covered Car Parks
- Bar/Show Counter

6 Bedroom Villas

- 6 En-suite bedrooms with premium fully fitted wardrobes
- 3 covered Car Parks
- Passenger Lift
- Exclusive Bar Area

Garden & Courtyard Villas

4 Bedroom (attached)

- 2 car parks
- Master bedroom with walk in wardrobe
- 4 ensuite bedroom with fully fitted wardrobes.

4 Bedroom (corner units)

- 2 car parks
- Master bedroom with walk in wardrobe
- 4 ensuite bedroom with fully fitted wardrobes.
- Family living Room
- Maids room
- Corner units

5 Bedroom (semi detached)

- 2 car parks
- Master bedroom with walk in wardrobe
- 5 ensuite bedroom with fully fitted wardrobes.
- Family living Room
- Maids room
- Passenger lift



DISCLAIMER: The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



lynn@bconnectglobal.co
jayd@bconnectglobal.co
+27 83 655 5539



- SINCE 1989 -

Inspired living.

SOBHA

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE