

THE ELEM³ENT
AT SOBHA ONE

THE ELEM^{ENT}
AT SOBHA ONE

The Sobha Way

The Sobha way

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.



Backward Integration

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

Timely Delivery

Unmatched Quality

A R T O F T H E D E T A I L
R T O F T H E D E T A I L A
T O F T H E D E T A I L A R
O F T H E D E T A I L A R T
F T H E D E T A I L A R T O
T H E D E T A I L A R T O F
H E D E T A I L A R T O F T
E D E T A I L A R T O F T H
D E T A I L A R T O F T H E
E T A I L A R T O F T H E D
T A I L A R T O F T H E D E
A I L A R T O F T H E D E T
I L A R T O F T H E D E T A
L A R T O F T H E D E T A I
A R T O F T H E D E T A I L

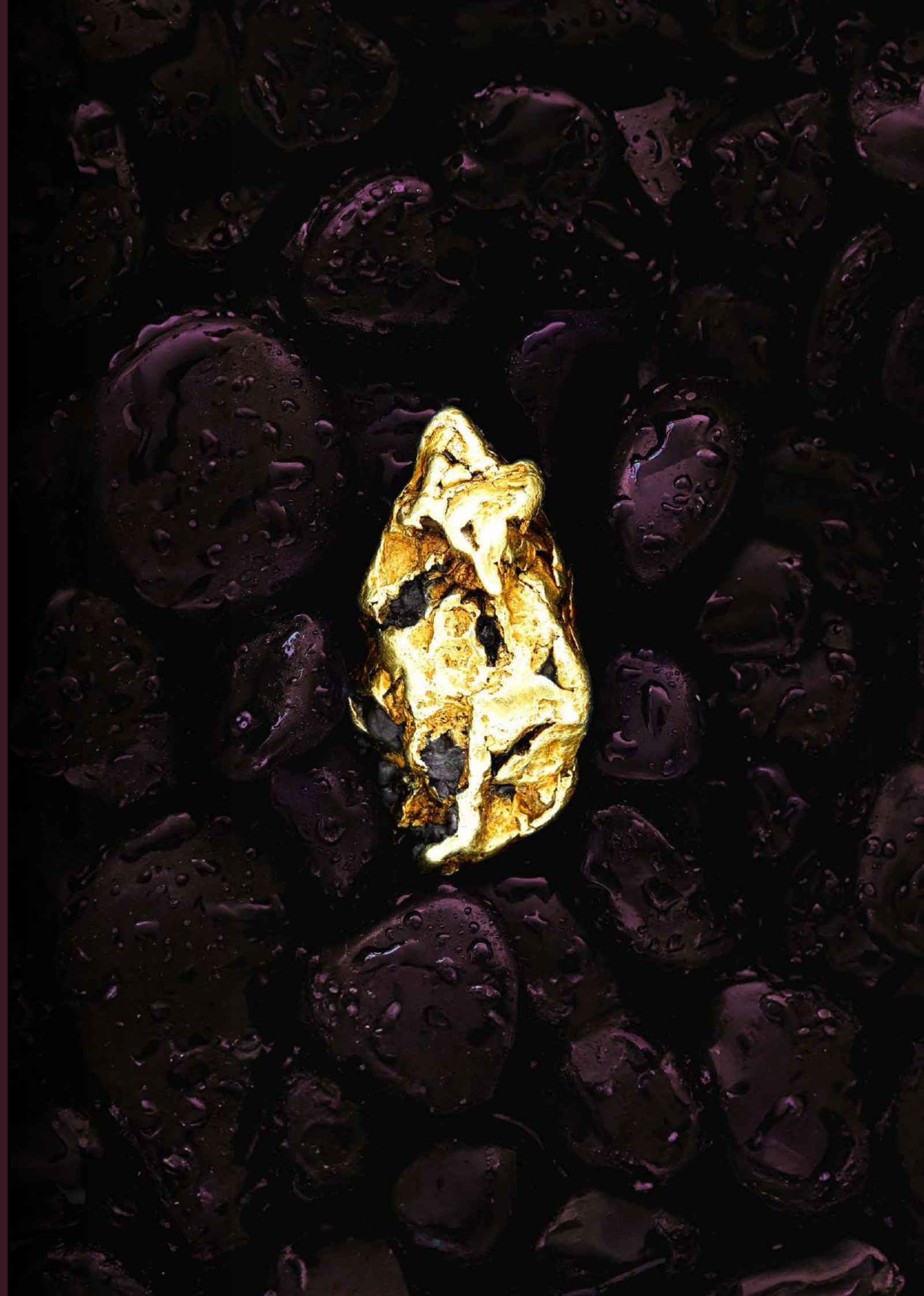
Art of the detail

We notice smallest details

So you wont have to

*“I am never
completely satisfied.
I always feel there
is so much more to
progress towards
quality.”*

PNC MENON
FOUNDER - SOBHA GROUP



At Sobha,
we don't
exceed
international
building
standards,
we define
them.

Iconic projects

Across world

From luxury villas to exquisite palaces, hotels, multiplexes and convention centers,

Sobha has made its presence felt across Bahrain, Dubai and Oman among the discerning.

Our forte lies in creating world-class projects with a great emphasis to detail.

Dubai

The Golden Gateway

Renowned for its tax-friendly environment, strategic location, and visionary development, Dubai offers a gateway to unparalleled life. Experience a lifestyle of opulence and exclusivity, surrounded by an international community of like-minded individuals. With a lifestyle that blends extravagance and sophistication, Dubai grants access to a world of exclusive experiences and limitless possibilities.



An Address *of* Distinction



Discover a community which is
Designed around you
Designed for you.




Sobha One redefines luxury living with a vibrant community designed for connection and convenience. With lush landscapes, an 18-hole pitch & putt golf course, and world-class amenities, it's a haven where residents thrive together. Every detail is crafted to create a harmonious blend of nature, leisure, and unmatched sophistication.


Where *Luxury Meets* Central Convenience





Nestled gracefully within the twin interchanges on Ras Al Khor Road, lies a haven touched by the essence of the elements. Here, the Ras Al Khor Wildlife Sanctuary stretches its timeless arms gently across one’s vista. Embrace the Creek’s serene waters and Dubai skyline’s eloquent dance of ambition. All converge to echo the meaning of the element’s: harmony, balance, and the eternal flow of life’s interconnected beauty.





- 


RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES
- 


MEYDAN
RACE COURSE
10 MINUTES
- 


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES
- 


DUBAI INTERNATIONAL
AIRPORT
12 MINUTES
- 

BUSINESS BAY
12 MINUTES
- 

THE DUBAI MALL
15 MINUTES
- 

BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES
- 

DUBAI FRAME
15 MINUTES
- 

DUBAI OPERA
15 MINUTES
- 

PALM JUMEIRAH
25 MINUTES



Uninterrupted
Panoramas
Endless
Horizons

Bask in uninterrupted vistas that redefine luxury living. From Dubai Downtown to Ras Al Khor wildlife sanctuary, window is a canvas of breathtaking sights, capturing the skyline, waterways, and the tranquil horizon.



INTRODUCING

THE ELEM³ENT
AT SOBHA ONE

Experience Life
— IN —
Full Panorama

Where luxury soars to new heights amidst
captivating views.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses 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.



A Masterpiece of Urban Sophistication *and Natural Harmony*



The Element is a masterpiece in elegance, with views unparalleled in their splendour and expansive open spaces that warmly embrace each resident. Inspired by the finest of elements redefining luxury with an elevated living experience. Tranquil open spaces revive the soul, while sweeping vistas captivate the eye.

This architectural marvel features a mix of 1 to 4-bedroom units, seamlessly blending modern elegance with unparalleled comfort. This standalone masterpiece combines modern design with timeless charm.

Refined Living *Redefined*



Immerse yourself in spaces where each day unfolds with panoramic views, natural light, and a seamless connection to modern comforts. Find your sanctuary in the perfect blend of urban luxury and natural serenity as your senses capture the Dubai Skyline, Dubai Creek and endless breathtaking horizons.

Let your imagination and vision become One.

Where every view is a *Masterpiece*



Step into a realm where urban sophistication meets nature's embrace, each moment framed by the poetry of unparalleled vistas.

Experience uninterrupted views, from the iconic skyline to the serene horizon and the natural beauty of Ras Al Khor Wildlife Sanctuary.

Residence captures the essence of urban grandeur and tranquil landscapes, offering unparalleled vistas. From serene sunrises to glittering nightscapes, each moment is magical.





Unveiling Views *that* Inspire Dreams



From every vantage, marvel at the captivating Dubai skyline. Gaze upon the enchanting skyline as it transforms from the golden hues of dawn to the glittering lights of night. Each view is a masterpiece waiting to inspire.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses 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.

A Haven of Scenic Tranquility

Welcome to your life of unparalleled luxury and endless horizons, surrounded by the tranquillity of nature. Experience breathtaking scenes of tranquil waters, lush mangroves, and flamingos soaring gracefully. The views from the tower blend urban luxury with the sanctuary's untamed charm, creating a truly unique perspective.





Luxury Framed *by* Verdant Beauty

Witness the serene beauty of the pitch and putt golf course, where rolling greens meet tranquil skies. This picturesque view transforms everyday living into a scene of unrivalled elegance and peace.



A Landmark *of Excellence*

Every space beckons you to gather and revel in the perfect harmony of refinement and natural beauty. Let panoramic vistas cradle your moments of rest and reflection, offering the ideal backdrop to connect, unwind, and flourish within exquisitely crafted community spaces.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses 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.



Your Sanctuary, Your Space, Your Escape

Urban elegance meets natural beauty in our thoughtfully crafted community spaces designed to foster shared experiences and create lasting memories, seamlessly enhancing your life. From stunning pitch and putt golf course vistas to world-class amenities, every moment in the tower is designed to elevate your lifestyle and enrich daily living. From serene evenings to vibrant social gatherings, The Element at Sobha One offers a tapestry of experiences tailored for a life well-lived.



Your Gateway *to* World-Class Living



Step into a world with state-of-the-art facilities designed for both relaxation and recreation. Dive into luxury with our stunning swimming pools, unwind at the exclusive podium offering breathtaking views or connect at our elegant clubhouse*, the perfect place for creating lasting memories.

*Clubhouse shall be part of the community offering available to all users with a paid membership.





Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses computer graphics technology (3D rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, fixtures, finishes, facade and art shown are for marketing purposes only and subject to change.



Play Beyond *the* Ordinary Fairways

The first of its kind in Dubai, a world class Pitch and Putt golf course featuring 18 holes of golf, each meticulously designed.

It is the perfect way to unwind after a long day at work. After all, there's nothing like sinking a long putt on a sun-drenched fairway. The clubhouse* is appointed with upscale amenities and a patio overlooking the greens.

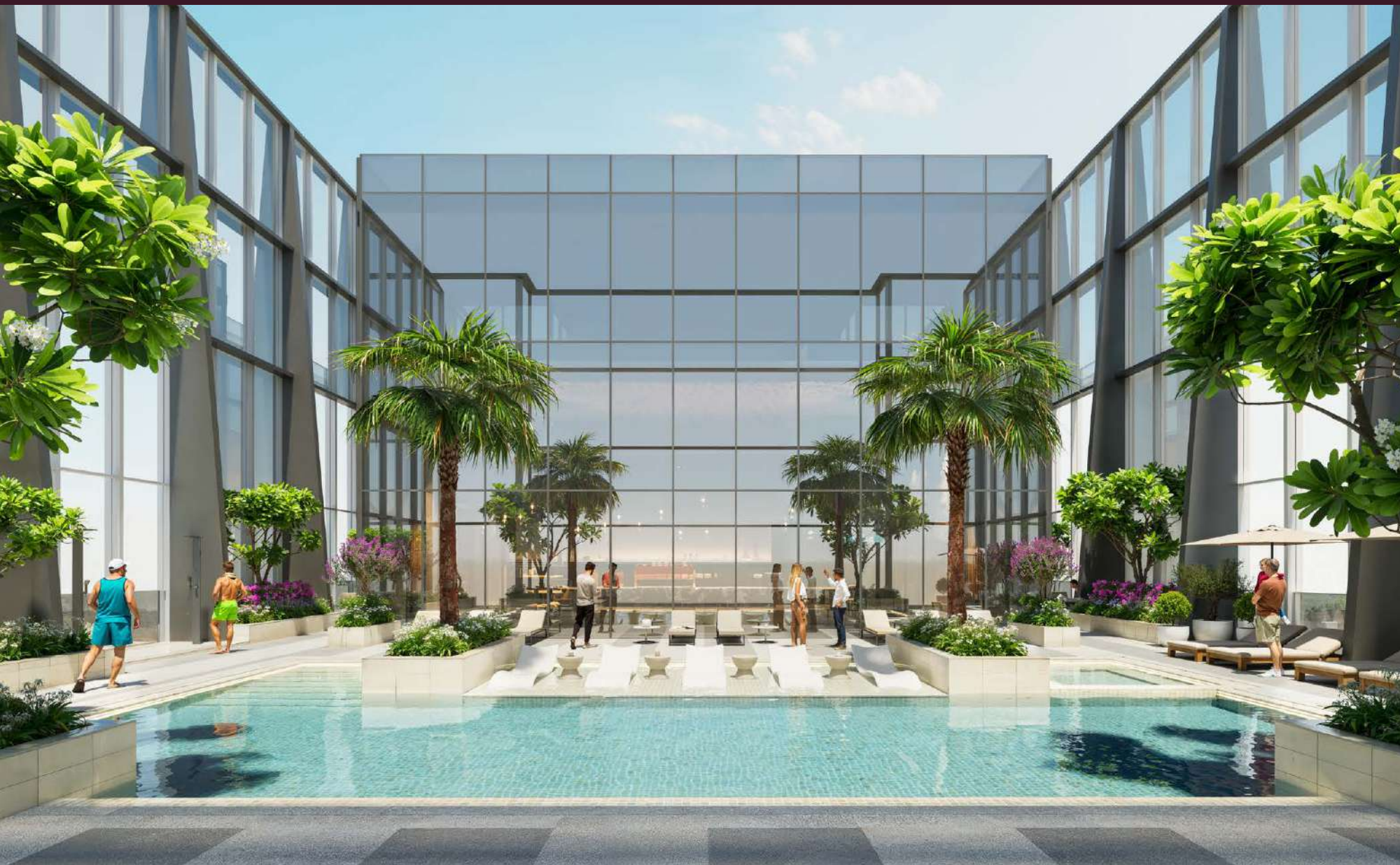
*Clubhouse shall be part of the community offering available to all users with a paid membership.

Dine *by* The Waters

The food & beverage esplanade that borders the calm waters is also a feast for the palate to suit every taste and time. It offers fine restaurants for an intimate dinner, quick catch-up over a cup of coffee, or a power lunch.



The Pinnacle of Indulgence



Indulge in rooftop luxury with a resort-style pool offering 270° panoramic views and a stylish observation deck. The podium level seamlessly blends indoor and outdoor spaces, featuring amenities for health, recreation, and entertainment-crafted for a life beyond extraordinary.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product and "The images uses 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.

Outdoor Amenities



Swimming pool Equipped with Aqua Fitness Activities



Jacuzzi



Padel Court



Obstacle Course or CrossFit



Table Tennis



Battle Ropes



Observation Deck



Outdoor Gym



Children Play Area



Outdoor BBQ



Yoga/ Meditation Deck



Cycling track, Walking Track and Cycling Track*



Lawn with Seating



Pet-Friendly spaces

Disclaimer: 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.

*In Master Community



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses 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.



Indoor Amenities



Co-working Spaces
& Business Lounge



Cinema Room



Multipurpose Hall



VR Games/
Youth Zone



Indoor Gym



Roof Top Lounge



Pilates & Yoga



Kids Club/
Toddler Club



Library



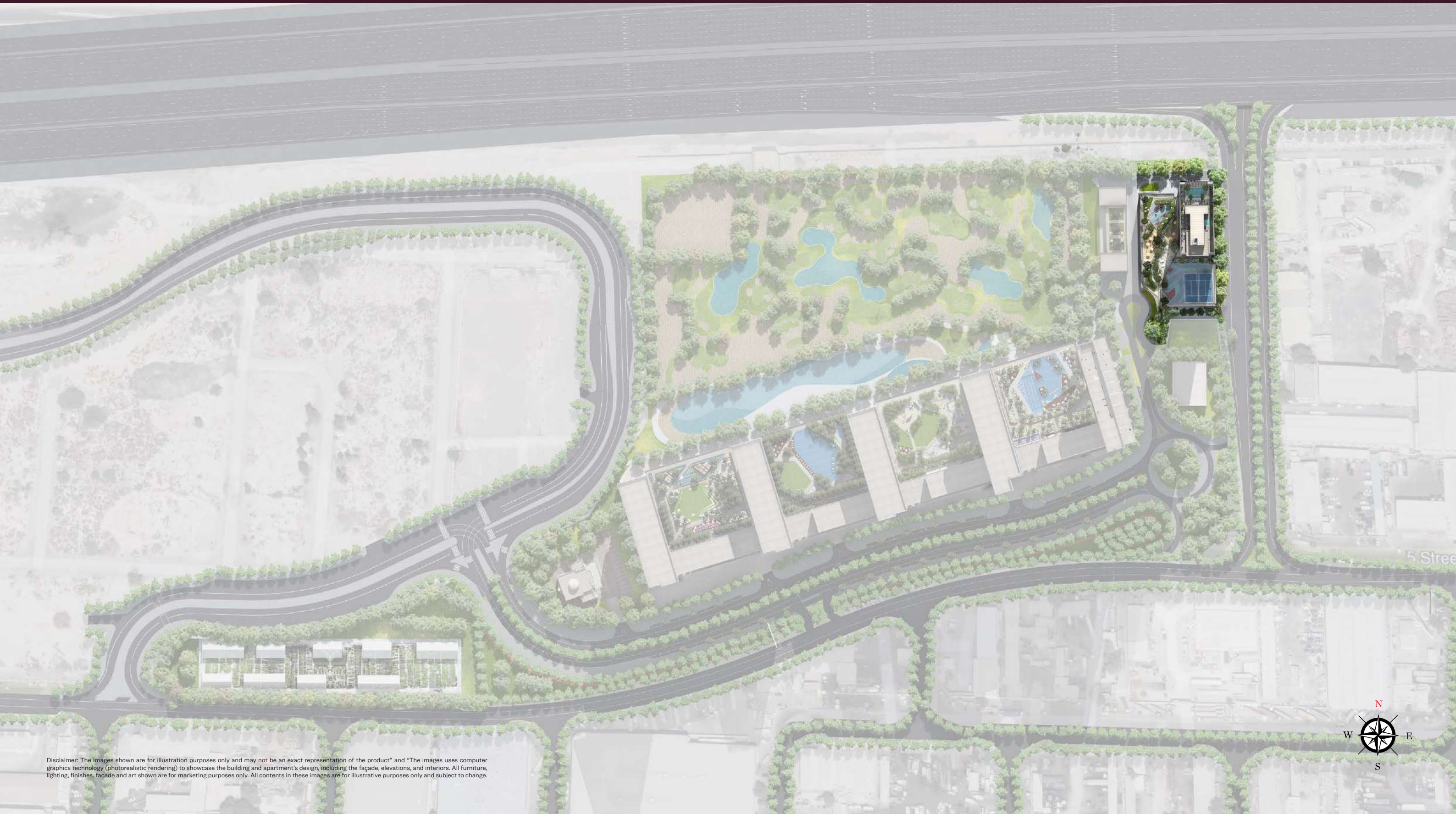
Nursing Room

Disclaimer: 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 Plan



Master Plan



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses 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.

Site Plan



Amenities

Podium Level

- 1 Circulation Walkways
- 2 Kids Play Area
- 3 BBQ + Dining Area
- 4 Game Zone: Table Tennis, Foosball
- 5 Open Lawn
- 6 Yoga/ Meditation Area
- 7 Outdoor Gym
- 8 Battle Ropes
- 9 Obstacle Course/ Crossfit Area
- 10 Paddle Court
- 11 Raised Planter

Rooftop Level

- 12 Main Swimming Pool
- 13 Wet Deck
- 14 Jacuzzi
- 15 Kids Pool
- 16 Sun Loungers
- 17 Pool Shower
- 18 Observation Deck
- 19 Outdoor Lounge

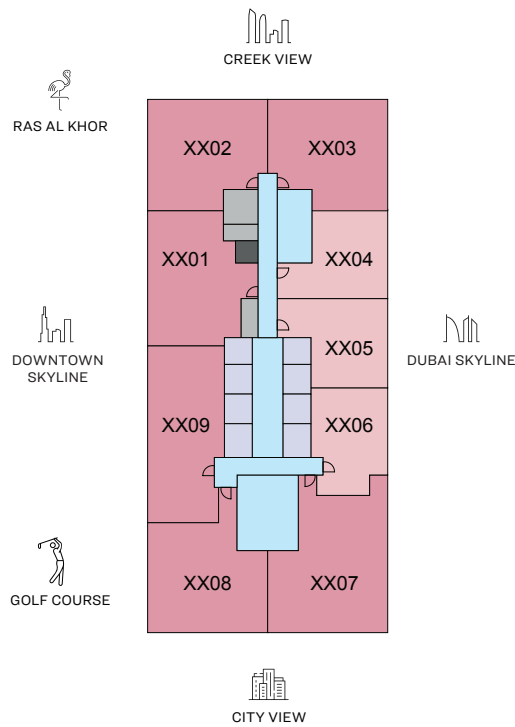
Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions,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

FLOOR AND UNIT PLANS

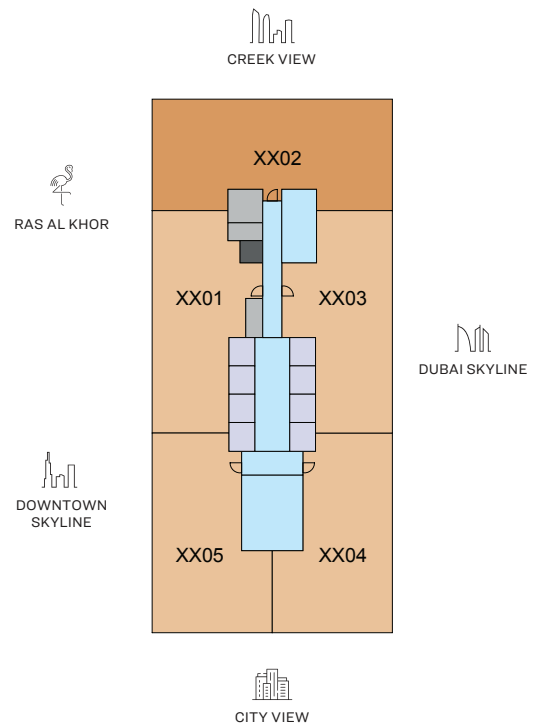
THE ELEMENT

AT SOBHA ONE

FLOOR AND UNIT PLANS



LEVEL 10 - 33



LEVEL 37 - 60

■ 1 BED UNIT	■ 3 BED UNIT	■ CIRCULATION	■ LIFTS
■ 2 BED UNIT	■ 4 BED UNIT	■ SERVICES	■ GARBAGE ROOM

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

1

BEDROOM APARTMENT

TYPE A

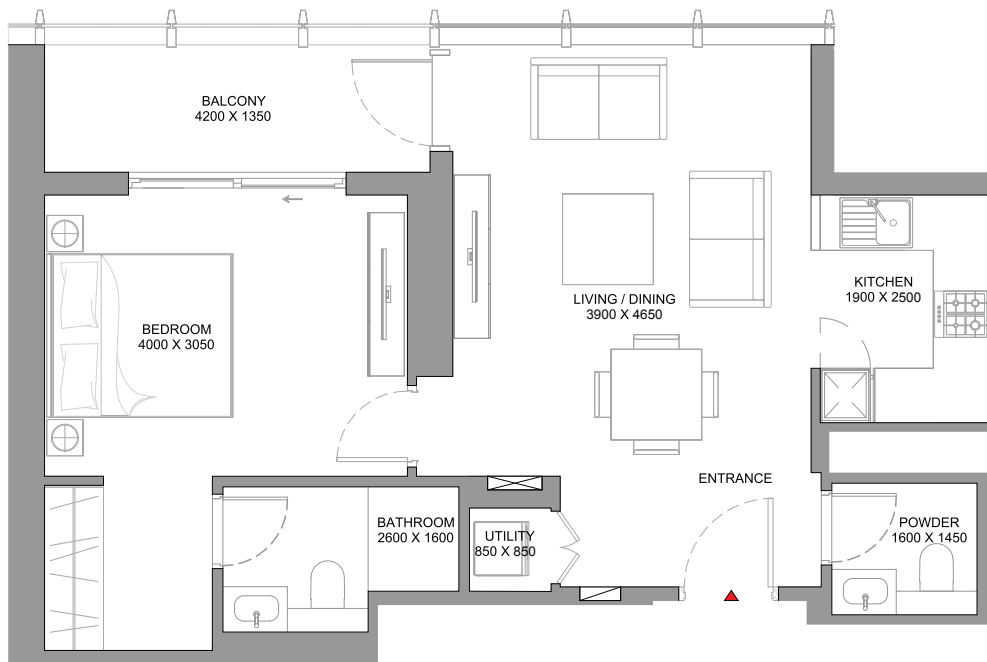
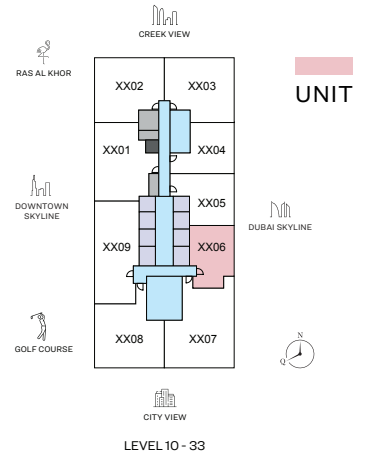
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 650.36 SQ.FT.

BALCONY = 89.45 SQ.FT.

TOTAL = 739.81 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

1

BEDROOM APARTMENT

TYPE B

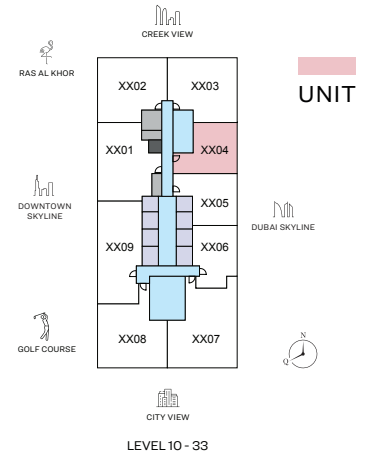
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 647.99 SQ.FT.

BALCONY = 89.45 SQ.FT.

TOTAL = 737.44 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

1

BEDROOM APARTMENT

TYPE C

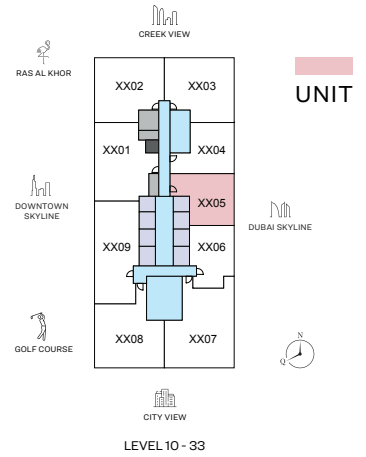
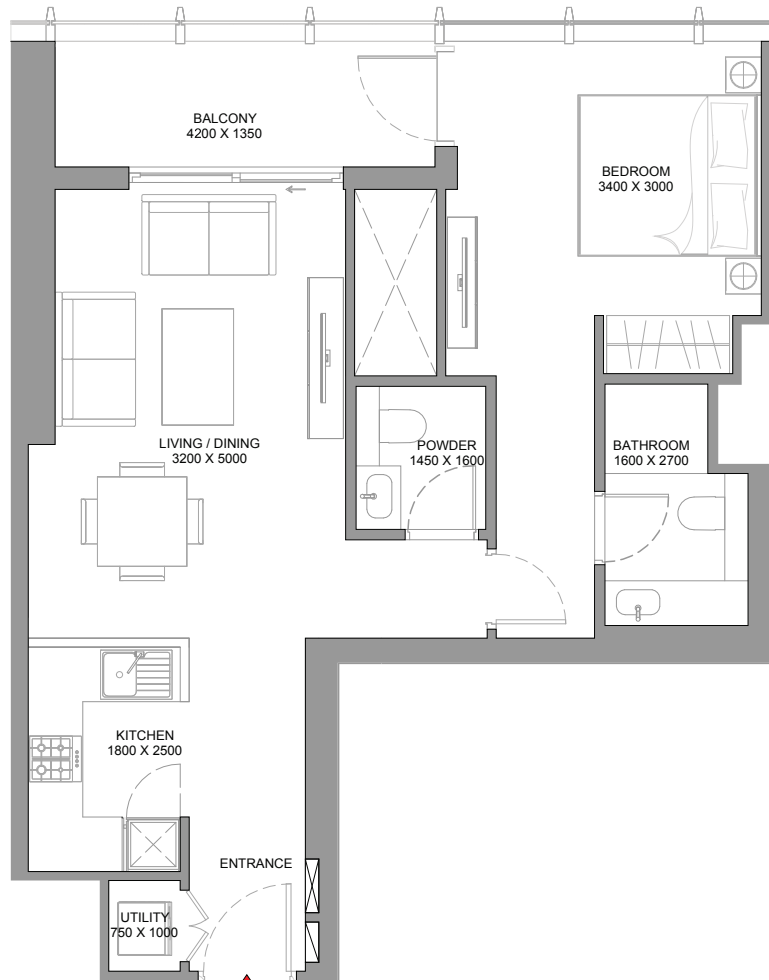
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 667.36 SQ.FT.

BALCONY = 86.65 SQ.FT.

TOTAL = 754.01 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

2

BEDROOM APARTMENT

TYPE A

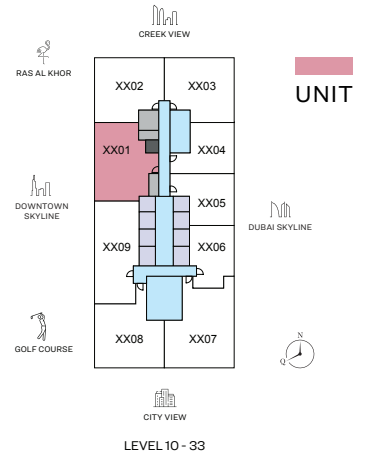
(with powder room and store room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,046.25 SQ.FT.

BALCONY = 173.94 SQ.FT.

TOTAL = 1,220.19 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities
1101, 1201, 1301, 1401, 1501

Golf course, Ras Al Khor, Downtown Skyline
1601, 1701, 1801, 1901, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901

Ras Al Khor, Downtown Skyline
3101, 3201, 3301



2

BEDROOM APARTMENT

TYPE B

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,097.81 SQ.FT.

BALCONY = 86.11 SQ.FT.

TOTAL = 1,183.92 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Creek, Amenities

1002, 1102, 1202, 1302, 1402, 1502

Golf course, Ras Al Khor, Creek, Downtown Skyline

1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002

Ras Al Khor, Creek, Downtown Skyline

3102, 3202, 3302

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

2

BEDROOM APARTMENT

TYPE B - VARIANT 1

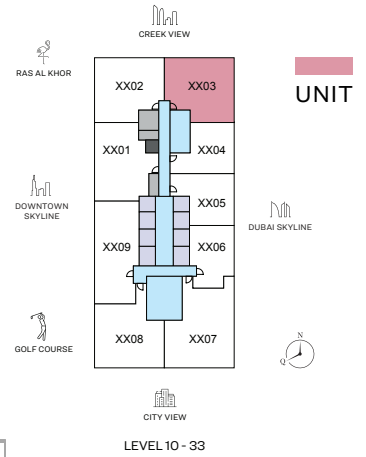
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,097.6 SQ.FT.

BALCONY = 86.11 SQ.FT.

TOTAL = 1,183.71 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Creek, Dubai Skyline

1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

2

BEDROOM APARTMENT

TYPE C

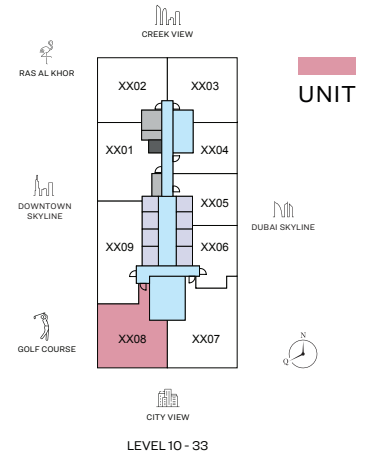
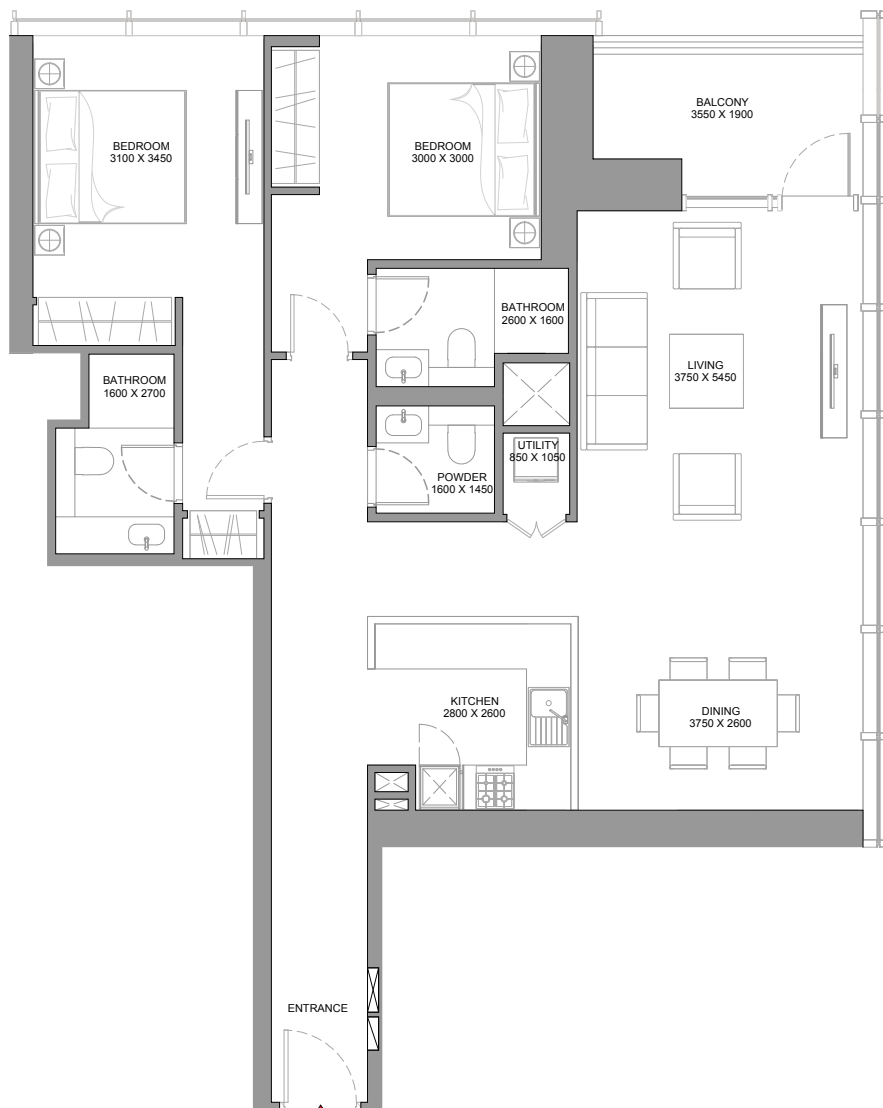
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,189.63 SQ.FT.

BALCONY = 93.75 SQ.FT.

TOTAL = 1,283.38 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf Course, Ras Al Khor, Downtown Skyline, Amenities
1008, 1108, 1208, 1308, 1408, 1508

Golf course, Ras Al Khor, Downtown Skyline
1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008

Golf course, Ras Al Khor, Downtown Skyline
3108, 3208, 3308



2

BEDROOM APARTMENT

TYPE D

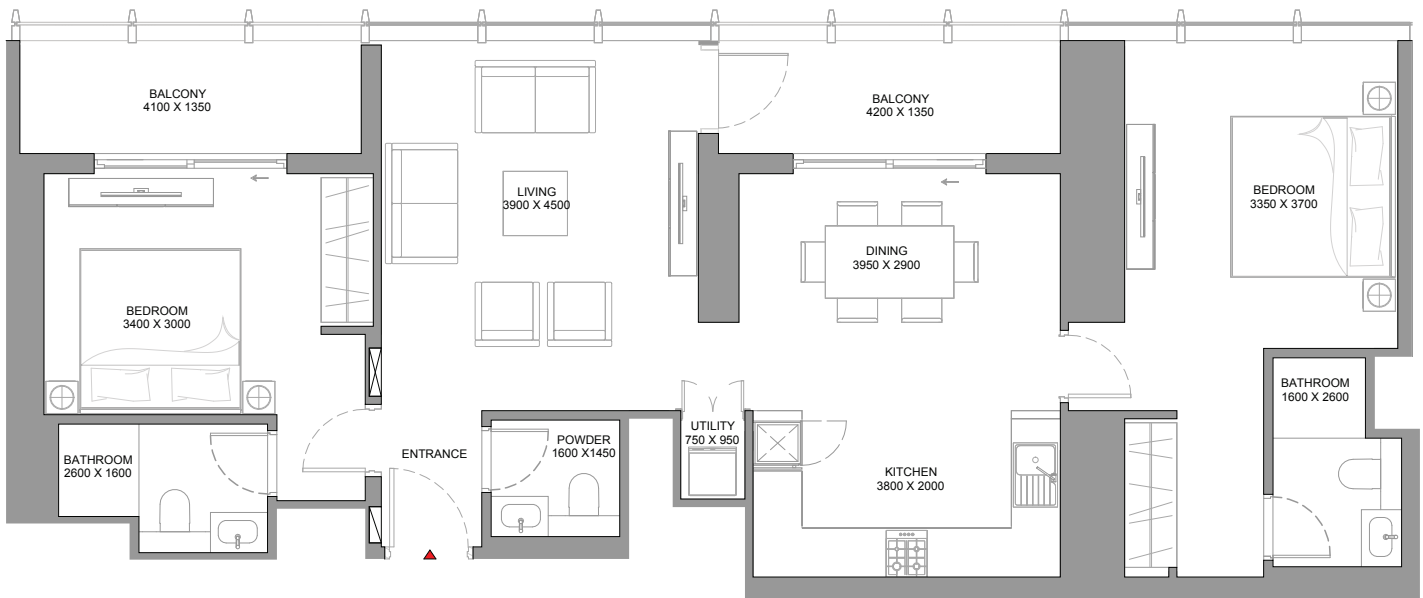
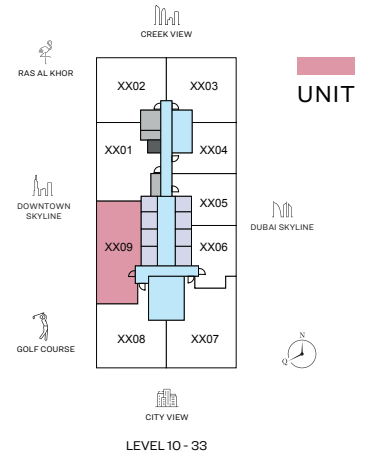
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,085.54 SQ.FT.

BALCONY = 176.31 SQ.FT.

TOTAL = 1,261.85 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities

1009, 1109, 1209, 1309, 1409, 1509

Golf course, Ras Al Khor, Downtown Skyline

1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009

Golf course, Ras Al Khor, Downtown Skyline

3109, 3209, 3309



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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

2

BEDROOM APARTMENT

TYPE E

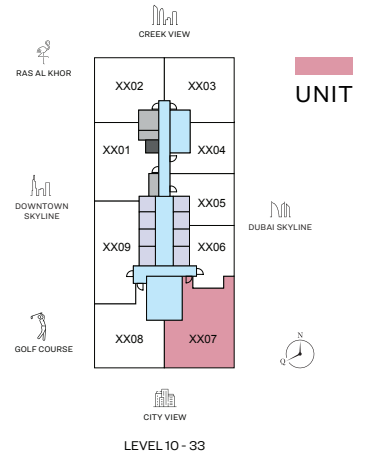
(with study room and shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,336.66 SQ.FT.

BALCONY = 179.54 SQ.FT.

TOTAL = 1,516.2 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

City View, Dubai Skyline

1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

3 BEDROOM APARTMENT

TYPE A

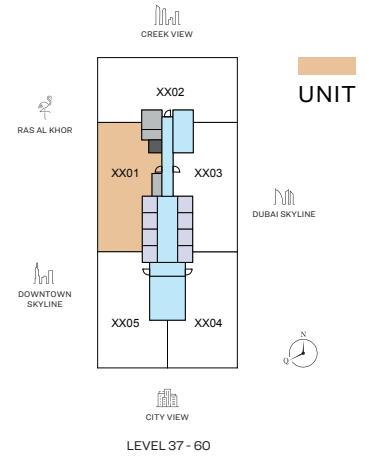
(with maid's room, store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,591.44 SQ.FT.

BALCONY = 261.56 SQ.FT.

TOTAL = 1,853.00 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Downtown Skyline

3701, 3801, 3901, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 4901, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

3

BEDROOM APARTMENT

TYPE B

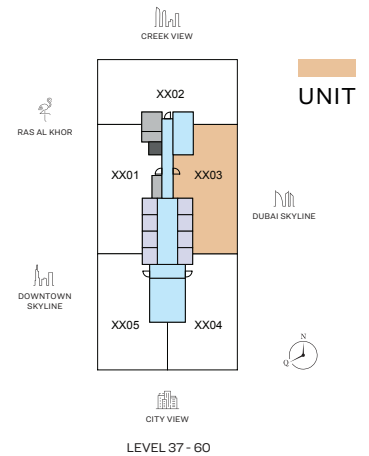
(with maid's room, store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,610.28 SQ.FT.

BALCONY = 263.82 SQ.FT.

TOTAL = 1,874.10 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

3 BEDROOM APARTMENT

TYPE C

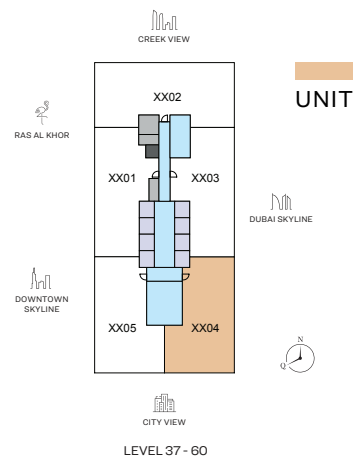
(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,777.66 SQ.FT. - 1,777.88 SQ.FT.

BALCONY RANGE = 180.40 SQ.FT. - 180.51 SQ.FT.

TOTAL RANGE = 1,958.17 SQ.FT. - 1,958.28 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, City view

3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

3 BEDROOM APARTMENT

TYPE C - VARIANT 1

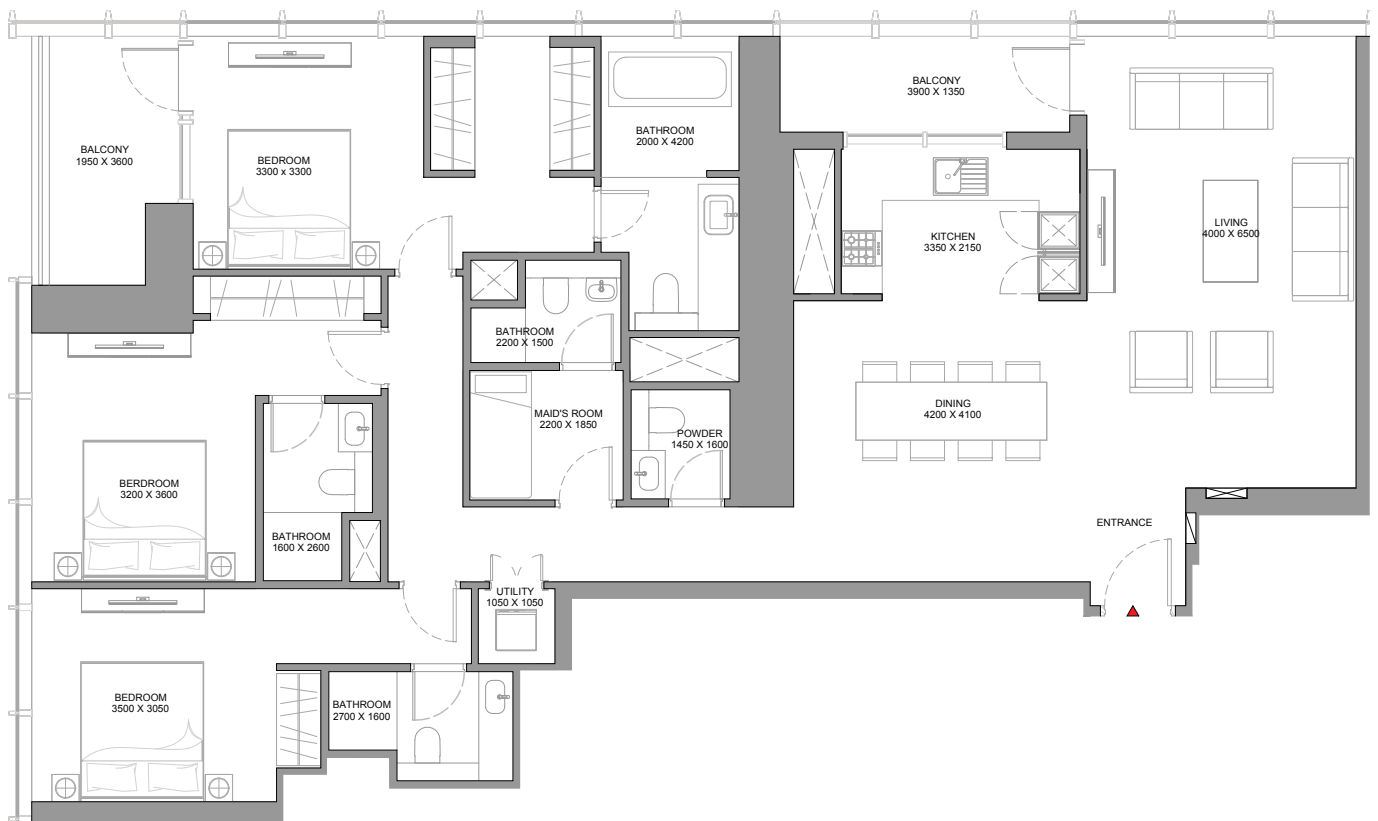
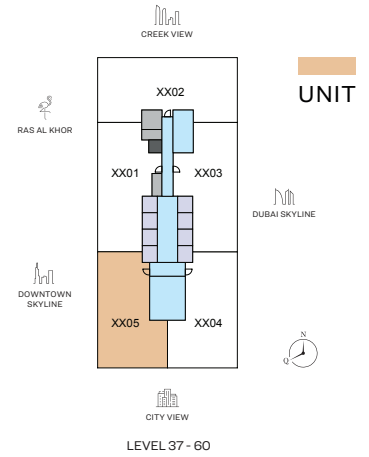
(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,777.34 SQ.FT.

BALCONY = 180.4 SQ.FT.

TOTAL = 1,957.74 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Downtown Skyline, Community, City view

3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

4 BEDROOM APARTMENT

TYPE A

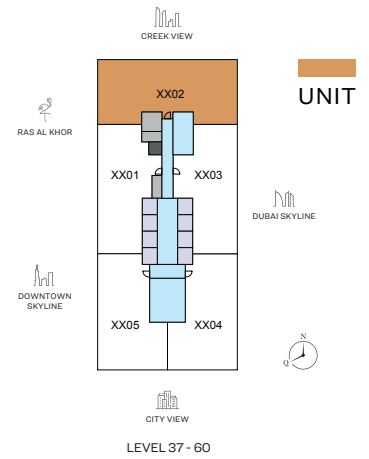
(with maid room and shared powder + balcony)

TOTAL SALEABLE AREA

SUITE = 2,270.11 SQ.FT.

BALCONY = 172.33 SQ.FT.

TOTAL = 2,442.44 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

210 degree views (Ras Al Khor, Creek, Dubai Skyline, Downtown Skyline)

3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402, 4502, 4602, 4702, 4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502, 5602, 5702, 5802, 5902, 6002

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 FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

SOBHA
REALTY

ART *of* THE DETAIL

