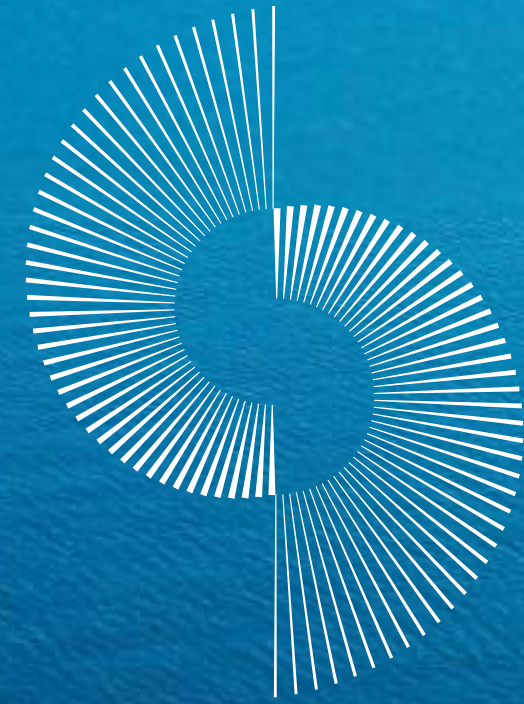




SOBHA CITY

ABU DHABI

CRAFTSMANSHIP FINDS ITS CAPITAL

SOBHA
REALTY





SOBHA

REALTY

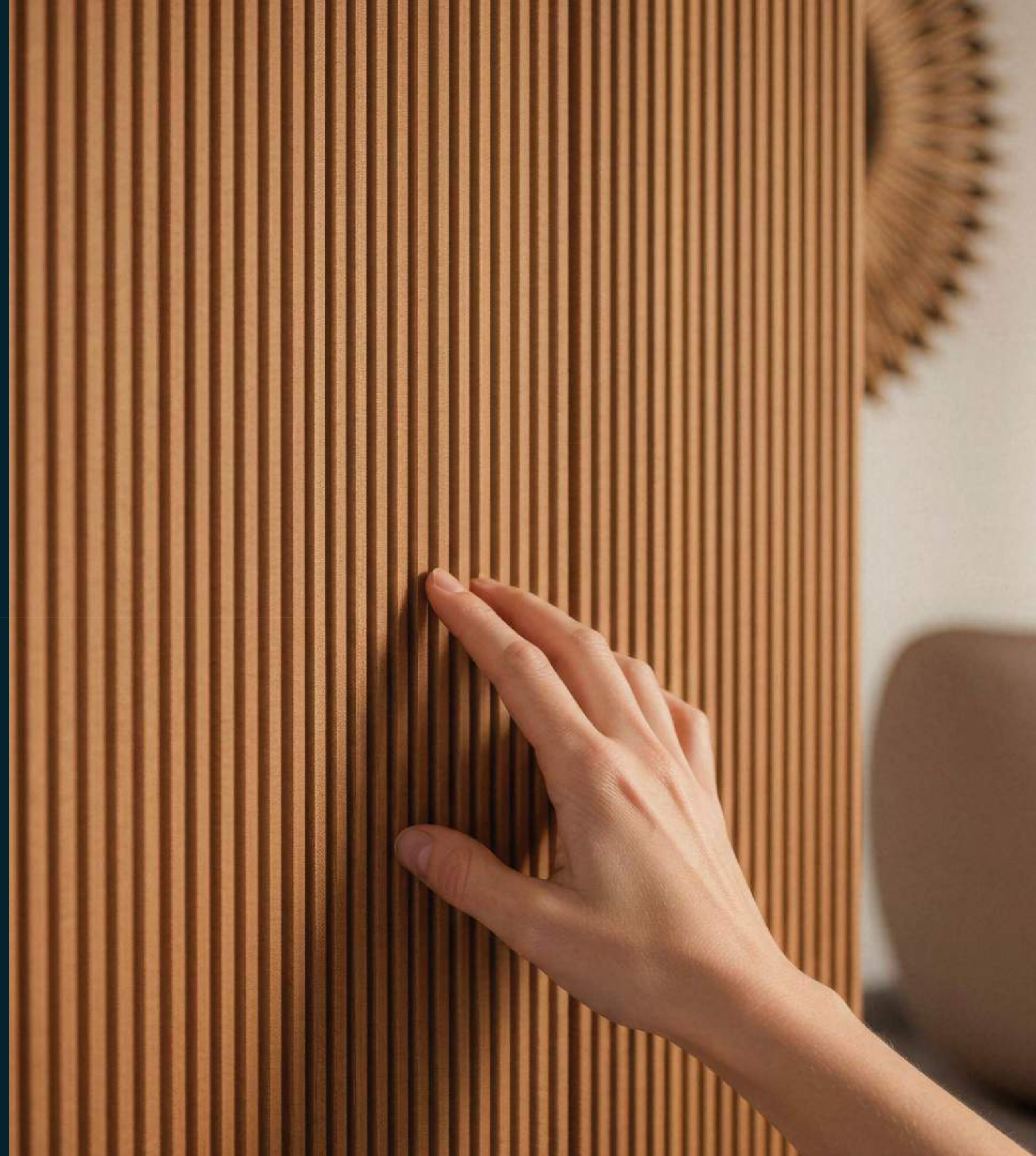
Sobha Realty is defined by an uncompromising command over quality.

For over five decades, Sobha has delivered real estate through discipline, precision, and ownership of every outcome.

A legacy of perfection.

THE ART OF DETAIL.

Detail is more than an aesthetic choice. It is the system through which Sobha builds. Every line, connection, and finish is planned from the beginning, to achieve perfection.



EXCELLENCE IS A DISCIPLINE.

Excellence is practiced through control,
reliability, and long-term thinking.

At Sobha, quality is planned, executed, and
delivered, with absolute consistency.



THE MAN BEHIND THE VISION.

Sobha was founded by Mr. PNC Menon,
a craftsman by origin and a developer
by conviction.

His journey began with interiors and evolved
into a philosophy of total control, precision, and
accountability. That discipline continues to define
Sobha today.



A LEGACY BUILT ACROSS BORDERS.

Sobha operates across key global markets, guided by the same standards everywhere it builds.

Different geographies. One discipline. One outcome.

UNITED STATES
OF AMERICA

UNITED KINGDOM

ITALY

INDIA

UNITED ARAB
EMIRATES

AUSTRALIA



Abu Dhabi is a capital shaped by foresight and permanence.
Its approach to growth, culture, and space mirrors Sobha's belief in long-term value.

SOBHA REALTY ARRIVES IN ABU DHABI.



In a world where cities are shaped by ambition,
only a few are shaped by discipline.

Places where every decision is deliberate.

EVERY
LINE
CARRIES
INTENT.



Where movements follow rhythm.

WATER SETS
DIRECTION.
LANDSCAPE
CREATES
BALANCE.

Where life aligns, without hesitation.



WHEN CRAFT
PRACTICED
FOR DECADES,
SEEKS A PLACE
WORTHY OF
ITS STANDARD.

A capital defined by foresight.
By restraint. By stability.

The alignment is inevitable.

This is where philosophy becomes place.

Where discipline takes form. Shaped by intention.
Built with certainty.

THIS IS WHERE CRAFTSMANSHIP BELONGS.



In a world governed by haste,
to be able to disconnect.

IS A BLESSING...



To experience life as it was meant to be...

At a human pace,

SURROUNDED BY NATURE.

Spending time with what matters most...



The world surrounds you with stillness and calm.

LIKE A FALCON GLIDING ABOVE THE HORIZON.



Where the

MOVEMENT OF THE WAVES

Welcomes you to find harmony and balance...

An aerial photograph of a dense forest with a winding path. A large, thin white circle is superimposed on the right side of the image, partially overlapping the path and the trees. The text is positioned on the left side of the image, above a horizontal line.

And nature surrounds you in a
blanket of peace...

WITH
50,000 +
TREES.



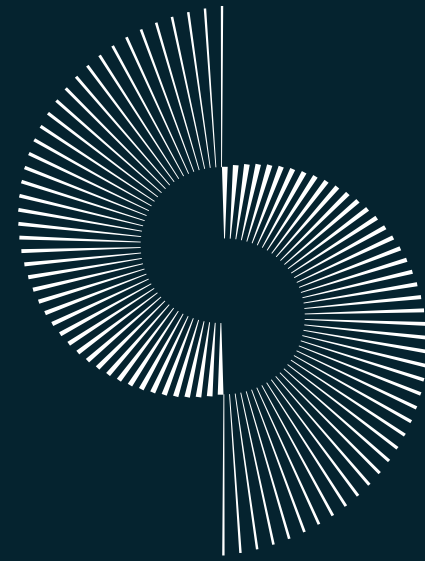
~ 60% OPEN & GREEN SPACES.

Where at first light, the world moves with purpose.
Paths open into shade.
Movement feels natural. Stillness feels intentional.

A PLACE
SHAPED
FOR CLARITY,
ELEVATED
BY CRAFT.



INTRODUCING



SOBHA CITY
ABU DHABI

CRAFTSMANSHIP FINDS
ITS CAPITAL.



Sobha City marks Sobha Realty's
first master-planned community in Abu Dhabi.

A DEFINING ARRIVAL.

A long-term commitment to the capital, conceived at
city scale, guided by precision, and built for the future.





50,000+
TREES

~ 20 KM
WELLNESS LOOP

~ 60 %
OPEN & GREEN SPACES

2 KM
WATERFRONT
PROMENADE

PAR-3
EXECUTIVE
GOLF COURSE



CONNECTED BY DESIGN.

Positioned at the centre of Abu Dhabi's cultural, leisure, and global gateways, with seamless access to the capital's key destinations within minutes.

Connectivity here is intentional, strategic, and built for scale.



SOBHA
REALTY

- Yas Mall **13min (11km)**
- Etihad Arena **15min (14km)**
- Yas Bay Water Front **18min (15km)**
- Zayed International Airport **14min (14km)**
- Ferrari World **15 Min (13km)**
- Yas Waterworld **15 Min (15km)**
- Space42 Arena **15min (15km)**
- Louvre Abu Dhabi **25min (35km)**
- Sea World Abu Dhabi **16min (12km)**
- Yas Beach **17min (15km)**
- The Fountains - Yas Mall **15min (13km)**
- CLYMB Yas Island **16min (13km)**
- Upcoming Disney Land Abu Dhabi **15min (10km)**

Disclaimer:
This location map is provided for general informational and illustrative purposes only. It is not to scale and is not intended to be an accurate representation of actual distances, directions, or geographic features. All distances, travel times, and locations referenced are approximate and may vary. The map includes artistic impressions, creative elements, and pictorial representations intended to enhance visual understanding. All landmarks, attractions, and points of interest shown are included for reference purposes only. Their inclusion does not imply any affiliation with, endorsement by, or proximity guarantees to the development. All third-party names, trademarks, logos, and visual representations remain the property of their respective owners. No claim is made to ownership or copyright of such materials. We reserve the right to make changes, modifications, or updates to the information presented without prior notice.

SHAPED BY WATER AND LAND.

Sobha City is structured by water, landscape, and movement.

Featuring canals, open spaces, and green corridors that shape daily life. Nature is not decorative, it is foundational.





ESSENTIALS, THOUGHTFULLY CURATED.

Amenities serve routine, not spectacle.
Everything needed for daily life,
planned with intent.

Daily conveniences, family spaces,
leisure areas, and active living
integrated throughout the city.



EVERYDAY,
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

Designed to anticipate every need.



A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.

SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.

Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



A photograph of a modern building facade featuring a large overhang with horizontal wood slats and a stone wall below. The image is partially covered by a dark teal overlay on the right side.

THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,
without compromise.

LIVE

DESIGNED
FOR LIFE,
NOT JUST
LIVING.

Homes shaped by light, proportion,
and privacy. Villas and residences
planned for every stage of life, with
clarity, comfort, and lasting value.



CONNECT

WHERE COMMUNITY
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven
into everyday movement.



RESTORE

BALANCE
BUILT INTO
DAILY LIFE.

Nature as infrastructure.

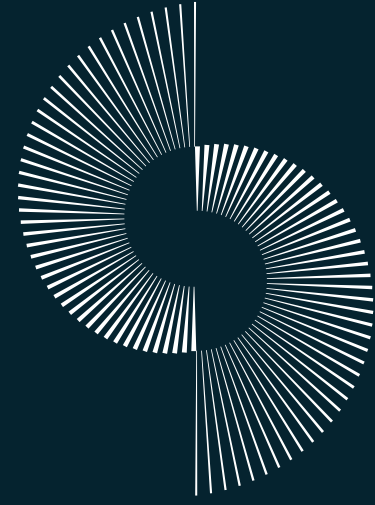
Shade, water, greenery, and calm,
designed to restore body and mind,
every day.



A woman with long brown hair is looking upwards, her face partially obscured by the green fronds of a fern. The background is a soft-focus green, suggesting a lush, natural environment. A thin white curved line arches over the text on the right side of the image.

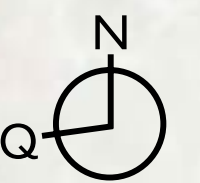
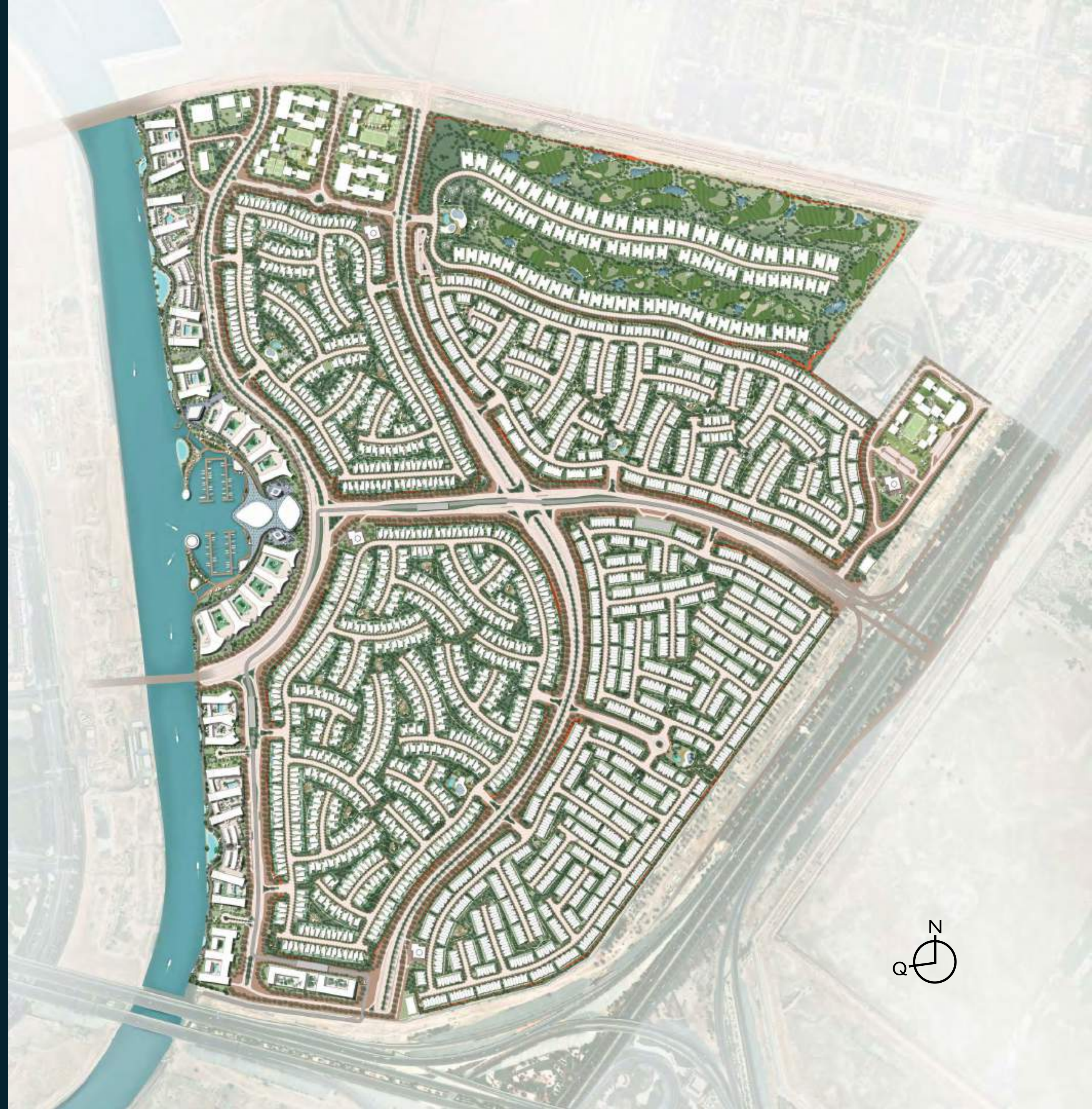
PLANNED FOR THE ENVIRONMENT.

Aligned with Abu Dhabi's 2030 vision.
Landscape-led cooling, walkability, and
reduced car dependency support long-term
environmental balance.



SOBHA CITY
ABU DHABI

ILLUSTRATIVE
MASTERPLAN





SOBHA CITY

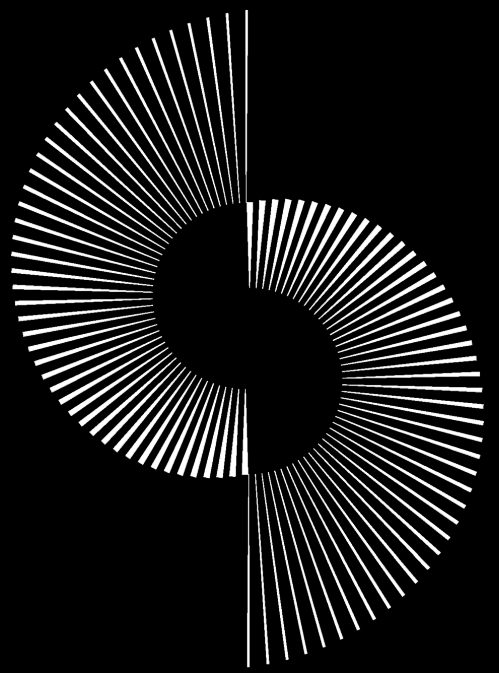
ABU DHABI



THE ORCHARD

AT SOBHA CITY

GROUND FLOOR



THE ORCHARD
AT SOBHA CITY

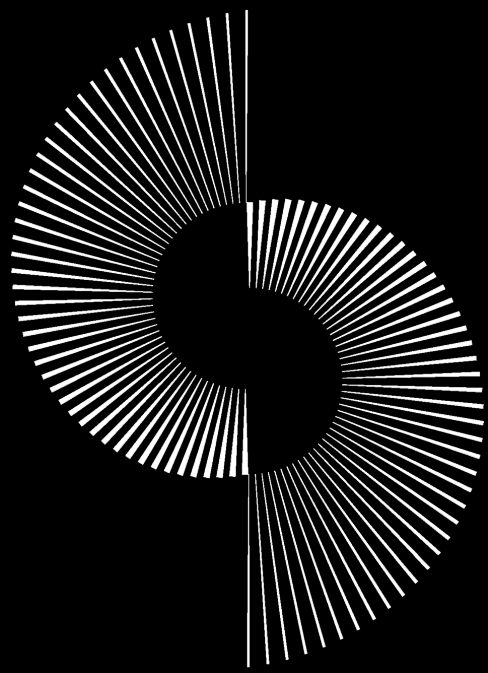
4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.*
Plot Area: 4,506.10 - 5,849.43 sq. Ft.*

*APPLICABLE FOR ALL THE VARIANTS IN THIS TYPOLOGY

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FIRST FLOOR



THE ORCHARD
AT SOBHA CITY

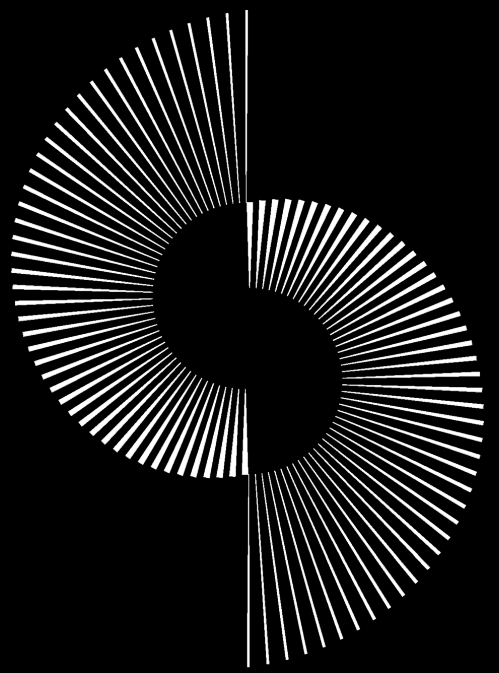
4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.*
Plot Area: 4,506.10 - 5,849.43 sq. Ft.*

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SECOND FLOOR



THE ORCHARD
AT SOBHA CITY

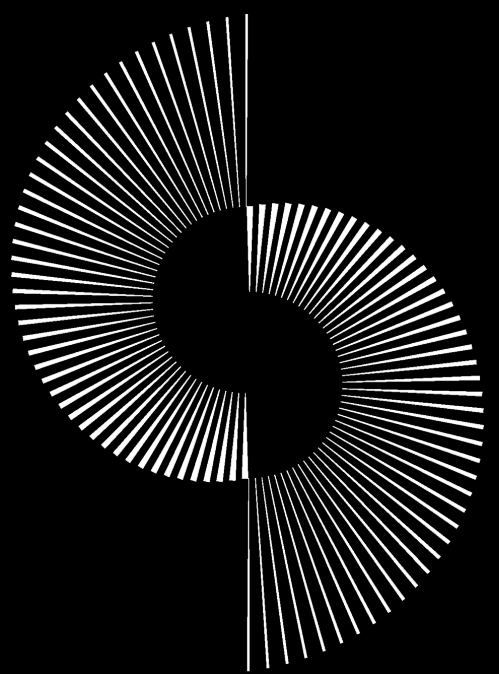
4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.*
Plot Area: 4,506.10 - 5,849.43 sq. Ft.*

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GROUND FLOOR



THE ORCHARD
AT SOBHA CITY

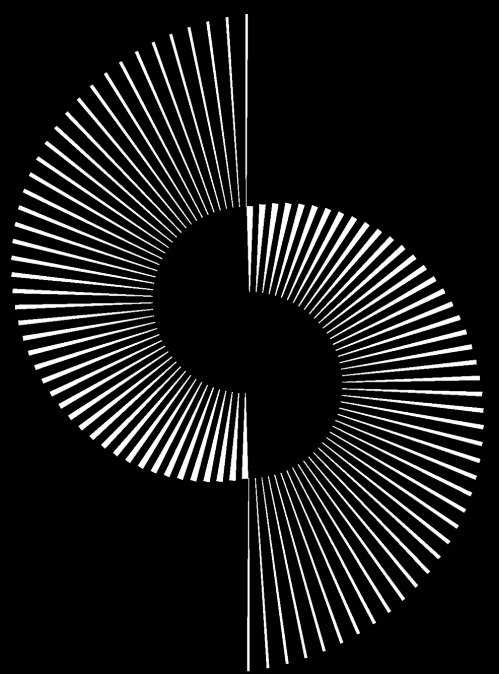
5 Bedroom - Type A

Saleable Area: 5,317.8 - 5,418.34 sq. Ft.*
Plot Area: 5,489.49 - 6,555.76 sq. Ft.*

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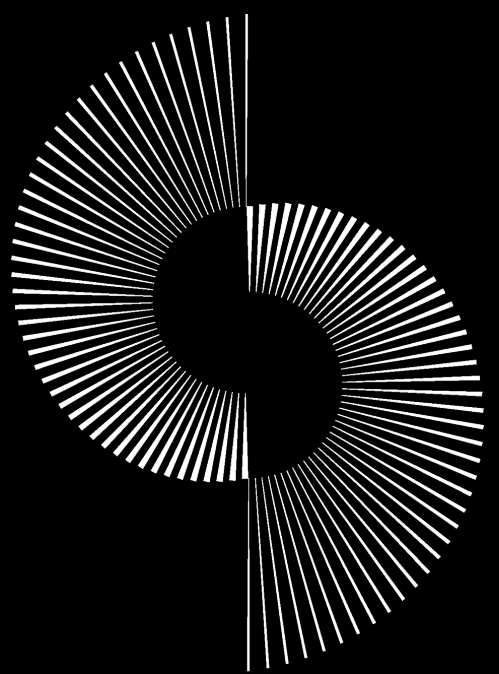
5 Bedroom - Type A

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SECOND FLOOR



THE ORCHARD
AT SOBHA CITY

5 Bedroom - Type A

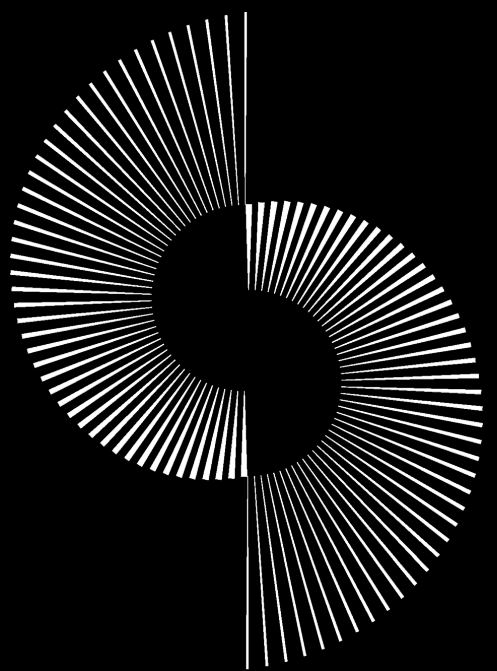
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GROUND FLOOR

SOBHA
REALTY



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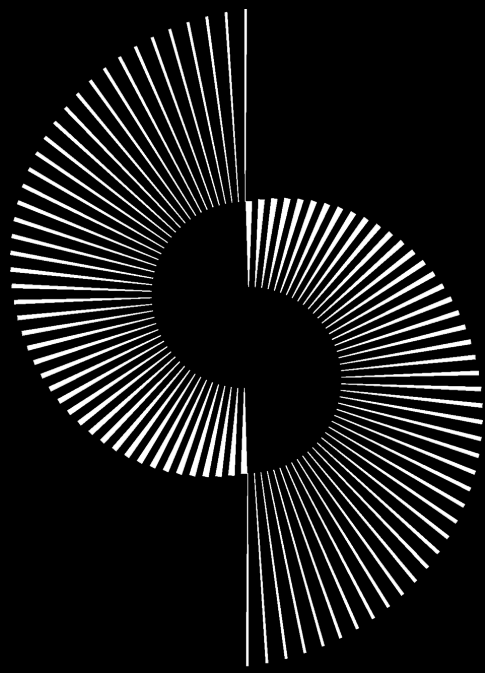
6 Bedroom - Type B

Saleable Area: 6,383.11 sq. Ft.*
Plot Area: 6,490.75 sq. Ft.*



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THE ORCHARD
AT SOBHA CITY

6 Bedroom - Type B

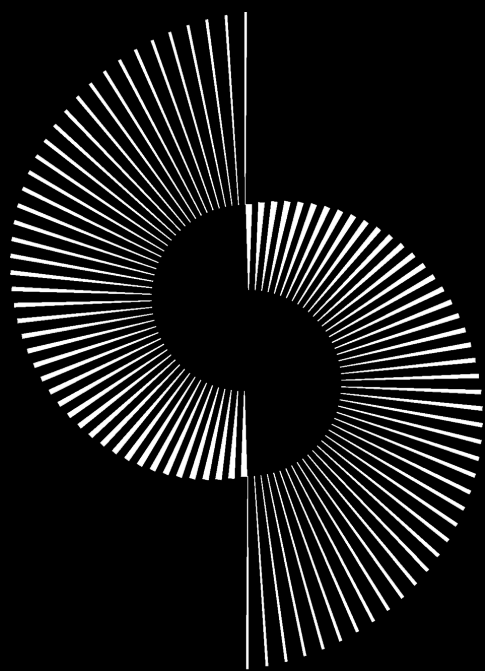
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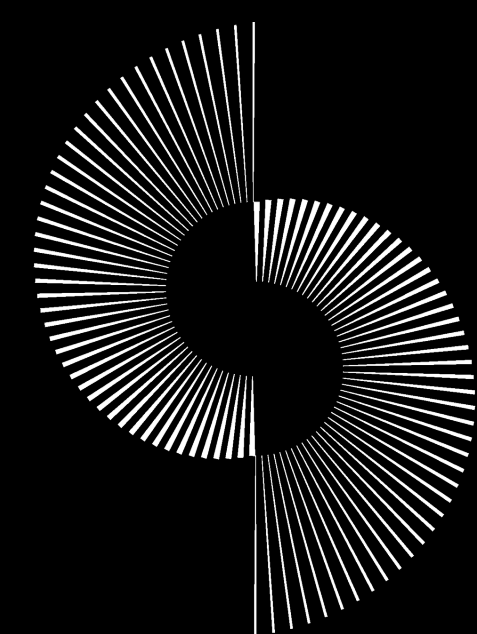
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THE TERRACES

AT SOBHA CITY



THE TERRACES AT SOBHA CITY

3 Bedroom + Majlis

Saleable Area: 2,577.85 - 3,453.49 sq. Ft.*
Plot Area: 1,987.98 - 3,117.67 sq. Ft.*

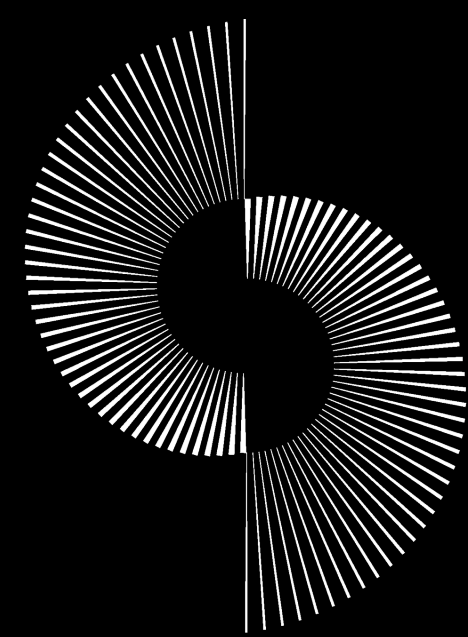
GROUND FLOOR



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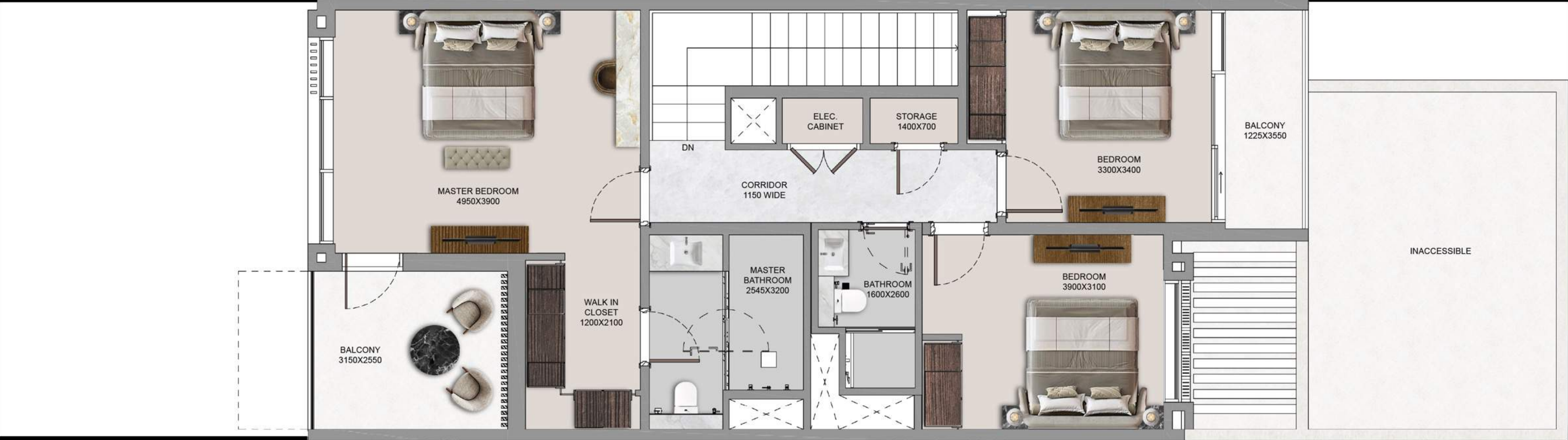
FIRST FLOOR



THE TERRACES
AT SOBHA CITY

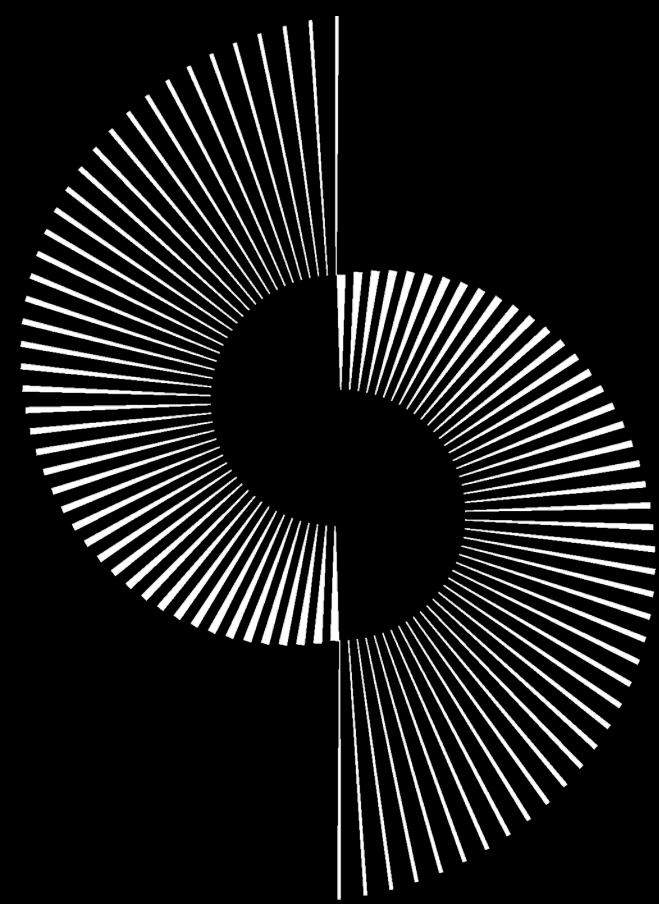
3 Bedroom + Majlis

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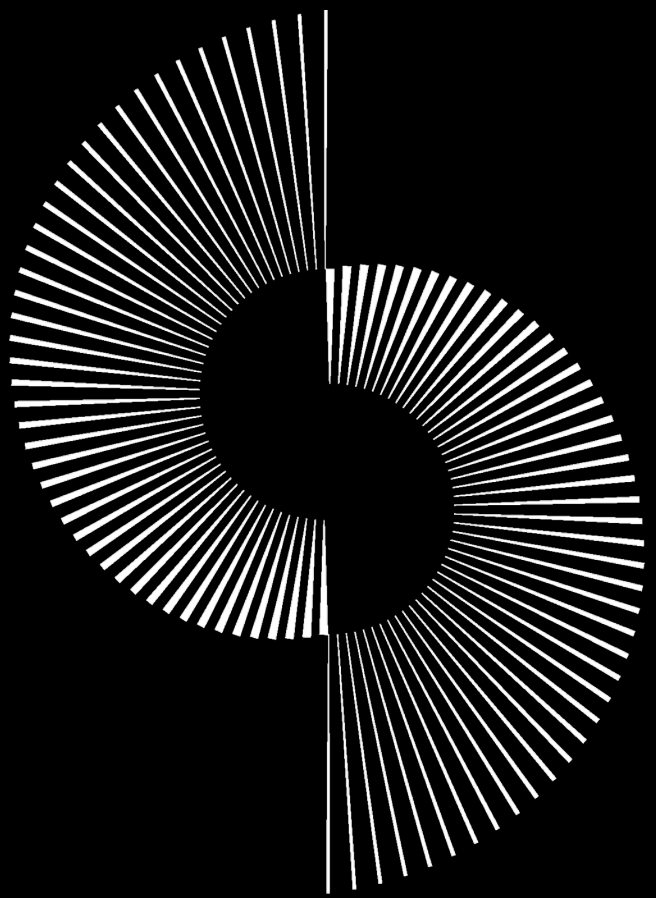
4 Bedroom + Majlis

Saleable Area: 4,194.48 - 4,524.29 sq. ft.*
Plot Area: 3,387.6 - 3,883.38 sq. ft.*

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FIRST FLOOR



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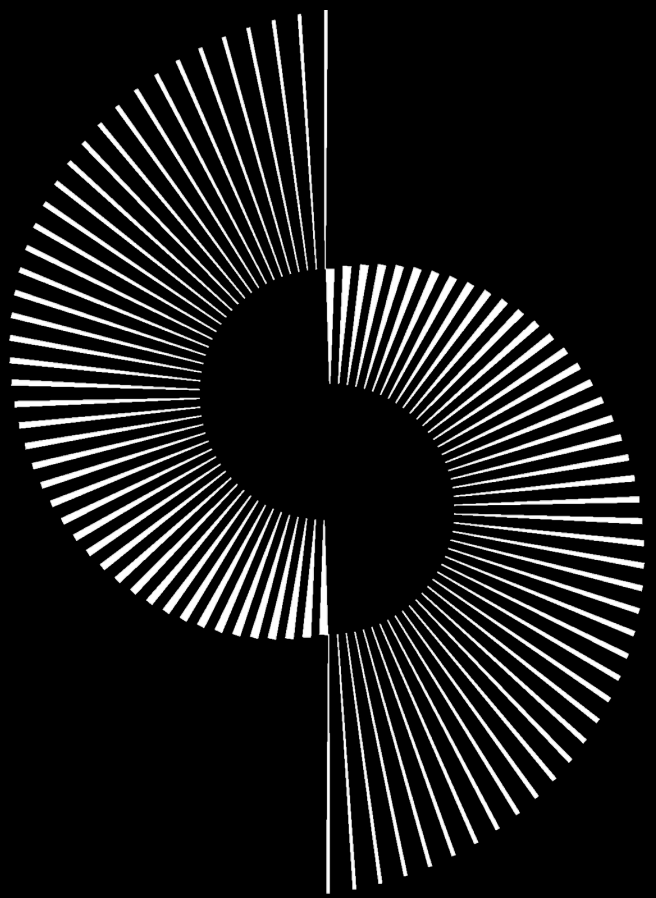
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SECOND FLOOR



THE TERRACES
AT SOBHA CITY

4 Bedroom + Majlis

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*APPLICABLE FOR ALL THE VARIANTS IN THIS TYPOLOGY

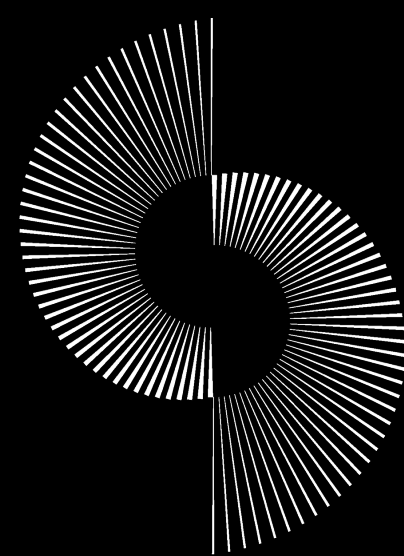
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SOBHA
REALTY



RIVER COVE RESIDENCES

AT SOBHA CITY



RIVER COVE RESIDENCES
AT SOBHA CITY

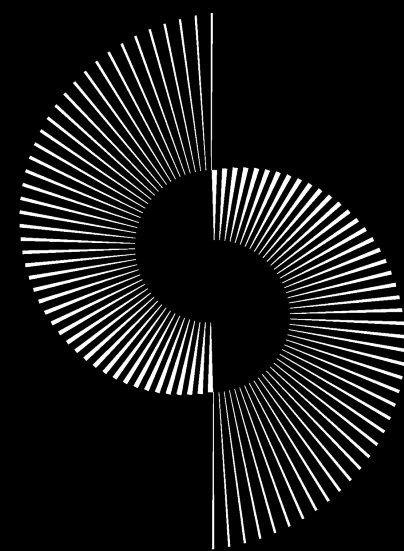


1 BEDROOM APARTMENTS

Saleable Area: 566.27 sq.ft. – 608.59 sq.ft.*

*APPLICABLE FOR ALL THE VARIANTS IN THIS TYPOLOGY

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2 BEDROOM APARTMENTS

Saleable Area: 1012.88 sq.ft. – 1212.02 sq.ft.*

*APPLICABLE FOR ALL THE VARIANTS IN THIS TYPOLOGY

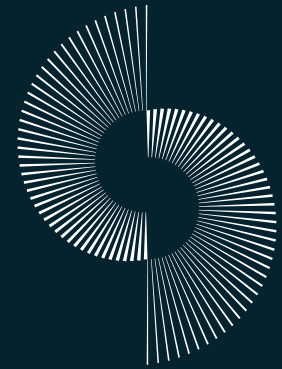
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Craftsmanship Finds Its Capital

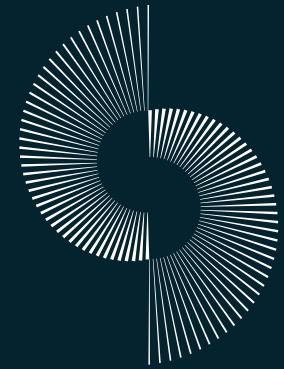


SOBHA CITY
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INTRODUCING



THE ORCHARD
AT SOBHA CITY



THE TERRACES
AT SOBHA CITY



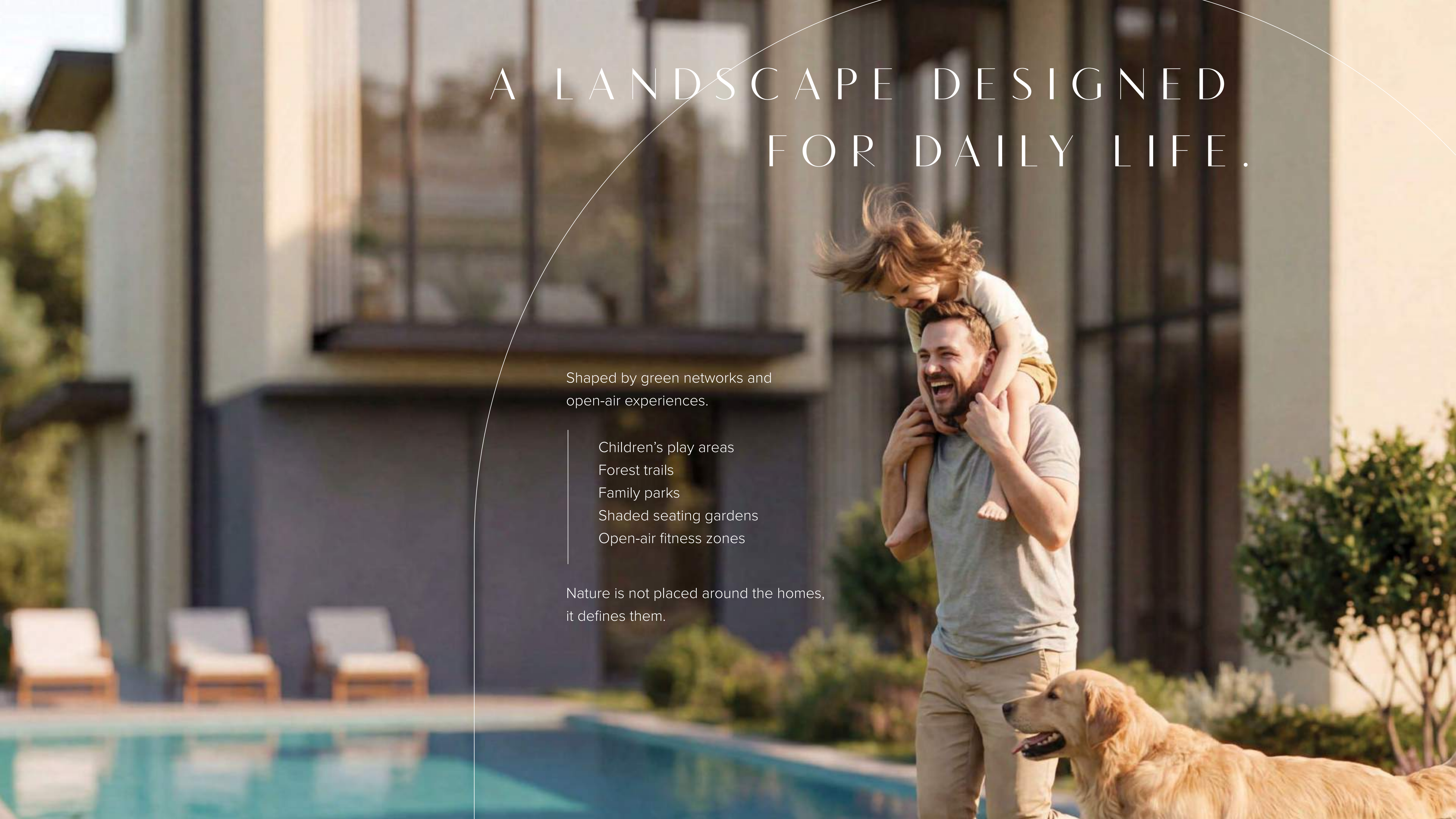
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AT SOBHA CITY

A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,
it defines them.





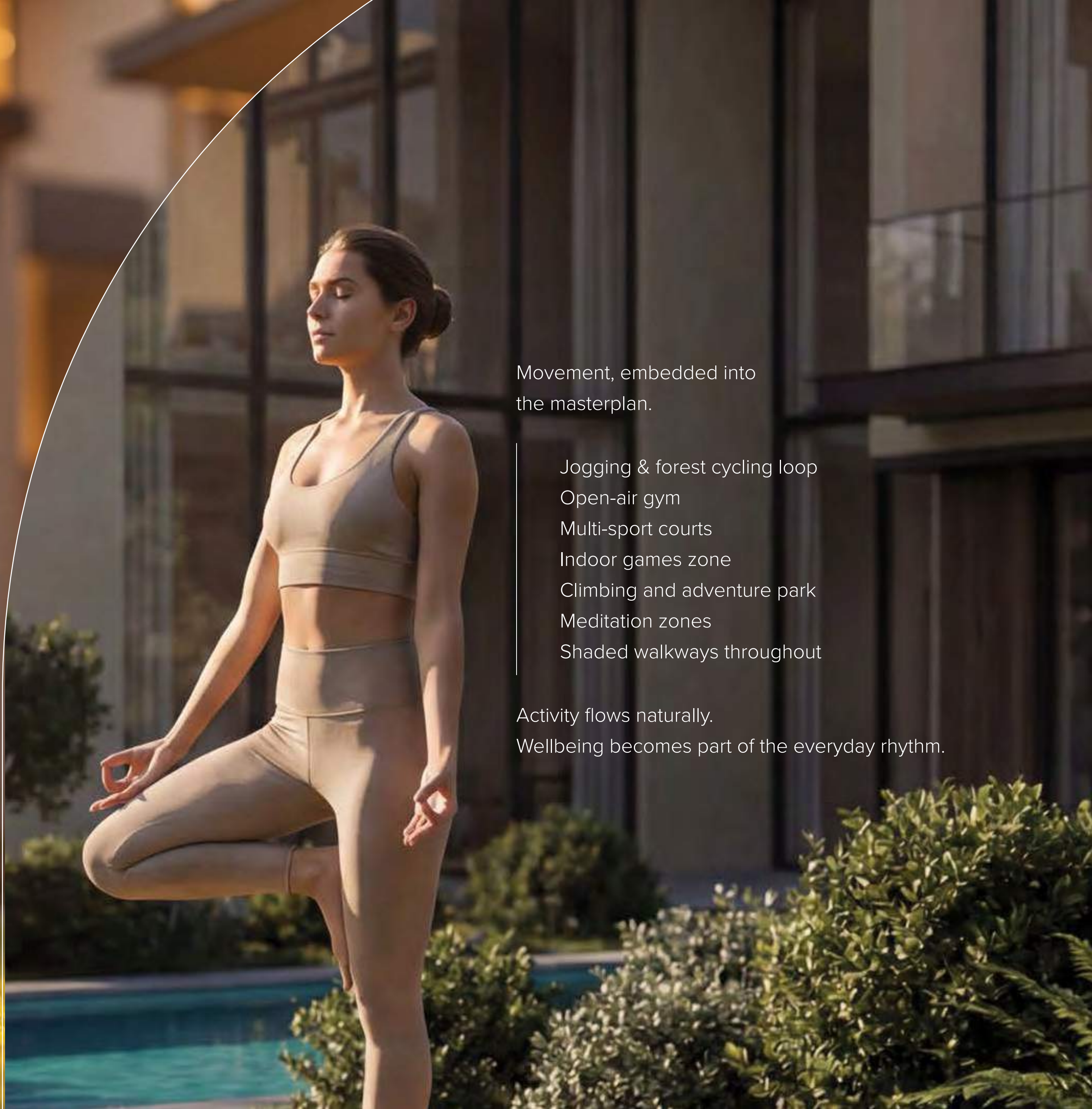
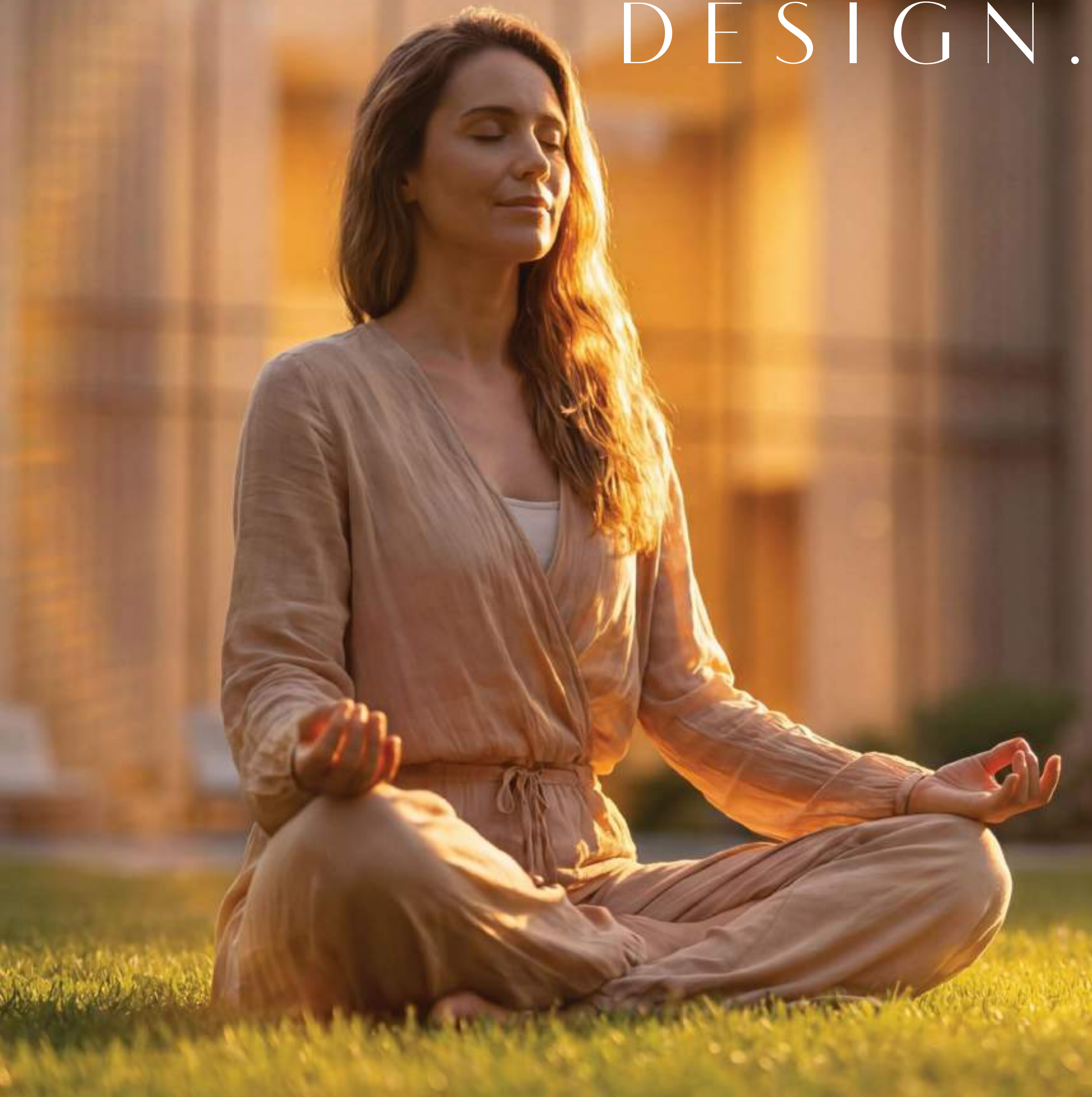
SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.
Each setting supports privacy.

ACTIVE BY DESIGN.



Movement, embedded into
the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

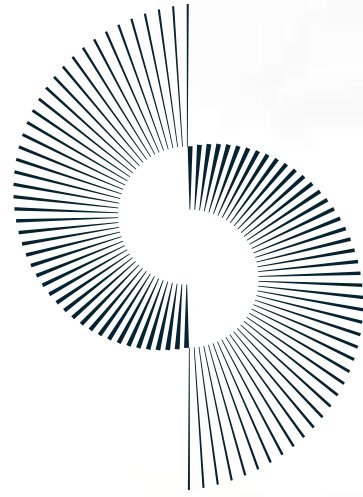
Activity flows naturally.
Wellbeing becomes part of the everyday rhythm.

HOMES SHAPED FOR LIVING.

Layouts designed for efficiency, light, and adaptability.

Every home prioritises comfort, privacy, and long-term liveability.

Spaces made to settle into.

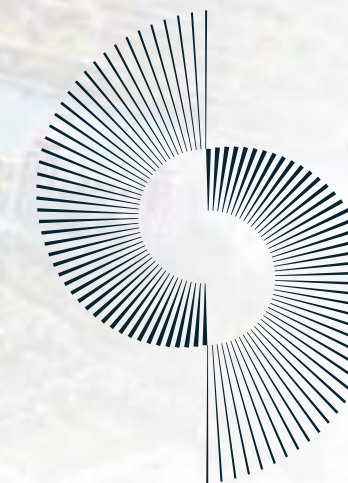


THE ORCHARD

AT SOBHA CITY

WHERE LIVING FINDS BALANCE.

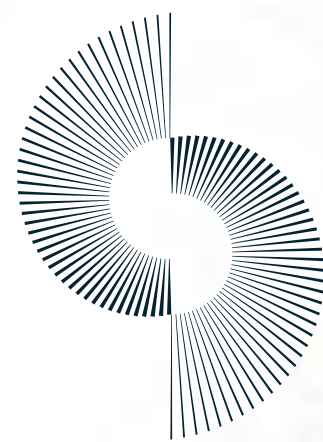




THE TERRACES

AT SOBHA CITY

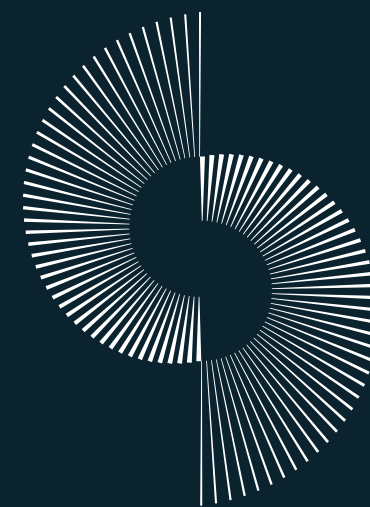
GARDEN LIVING, RE-IMAGINED.



RIVER COVE RESIDENCES

AT SOBHA CITY

YOUR WATERFRONT ADDRESS WITHIN THE CITY.



SOBHA CITY

ABU DHABI

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