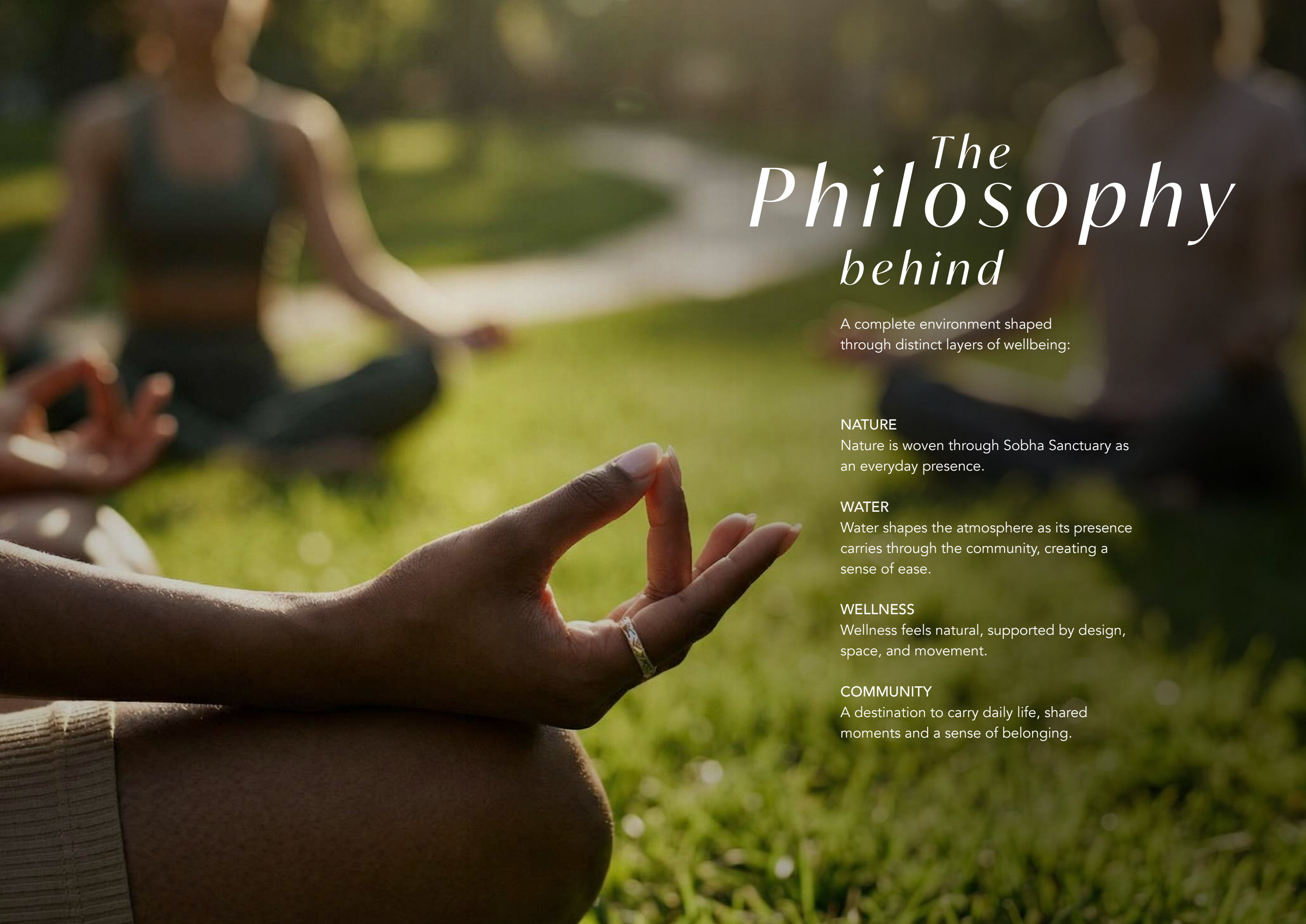




THE WOODS

AT SOBHA SANCTUARY

SOBHA
REALTY

A group of people are practicing yoga in a lush green park. In the foreground, a person's hand is in a mudra (gesture) with the thumb and index finger touching. In the background, other people are also in yoga poses on the grass. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

The Philosophy behind

A complete environment shaped
through distinct layers of wellbeing:

NATURE

Nature is woven through Sobha Sanctuary as
an everyday presence.

WATER

Water shapes the atmosphere as its presence
carries through the community, creating a
sense of ease.

WELLNESS

Wellness feels natural, supported by design,
space, and movement.

COMMUNITY

A destination to carry daily life, shared
moments and a sense of belonging.



*What to
expect within Sobha
Sanctuary*



Human connection at the core

RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is to bring together **~20,000 families** while being shaped around nature, balance, and daily ease.

Social Gathering

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



Family

Family life is enriched by a vibrant social club and a thoughtfully curated mix of children's play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers' market experiences bring a sense of freshness and vitality.



Pets

Pet wellness is seamlessly integrated into the community through dedicated therapy gardens and play zones.





*Nature immersion,
restoration, and
balance.*

Nature leads the experience across Sobha Sanctuary, with **~50% open and green spaces** flowing through every zone, anchored by a **~800,000 sq. ft. park.**

Sobha Sanctuary's green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



Wellness built into the day

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a **~5 km leisure loop** that invites recreation, exploration, and everyday movement. A **9+ km wellness loop** is also purpose-built for walking, cycling and a myriad of health-focused activities.

Outdoor fitness zones

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





Meditation lawns

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.

A large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The pool is surrounded by a sandy beach area where children are playing. There are several lounge chairs with white cushions and umbrellas. The background features several high-rise buildings with glass facades and balconies. The sky is blue with some clouds.

A Refined Expression of Water Spaces

A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.

A man and a woman are practicing yoga in a serene outdoor setting. They are standing on a wooden deck, each on a red yoga mat, in a warrior pose with arms extended horizontally. The man is wearing a blue t-shirt and shorts, while the woman is wearing a pink tank top and purple leggings. In the background, a calm pond reflects the sky, with several white swans swimming. Lush green trees and bushes surround the pond. In the distance, modern multi-story apartment buildings with large windows and balconies are visible under a soft, hazy sky. The overall atmosphere is peaceful and suggests a high-quality lifestyle.

A landscape defined by water

Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.

A vibrant, futuristic urban scene. In the background, a multi-story building with a curved facade and large glass windows stands behind a lush green park. A yellow and black drone with a package is flying in the sky. In the foreground, a silver humanoid robot walks on a red brick path, carrying a brown paper bag. A woman in a green jacket and blue jeans walks alongside the robot. To the left, a curved building with the word 'PARK' is visible, and several people are sitting at outdoor tables. The overall atmosphere is bright and modern, with a focus on sustainable urban living.

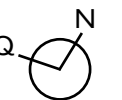
Sustainability at Sobha *Sanctuary* is a framework

From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

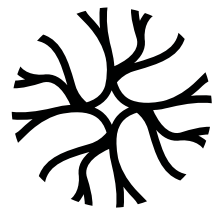


SOBHA
SANCTUARY

Illustrative Masterplan



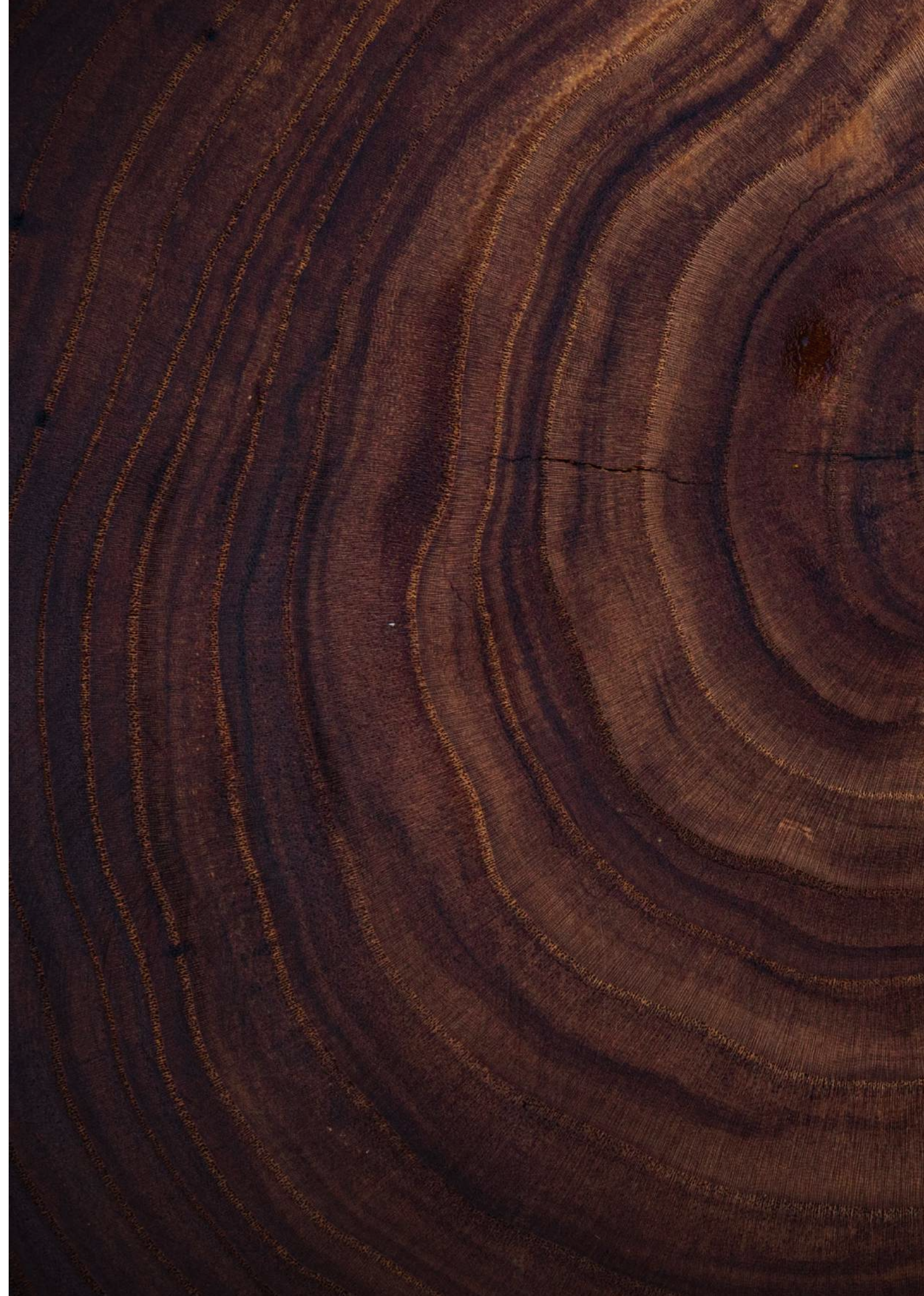
Introducing



THE WOODS

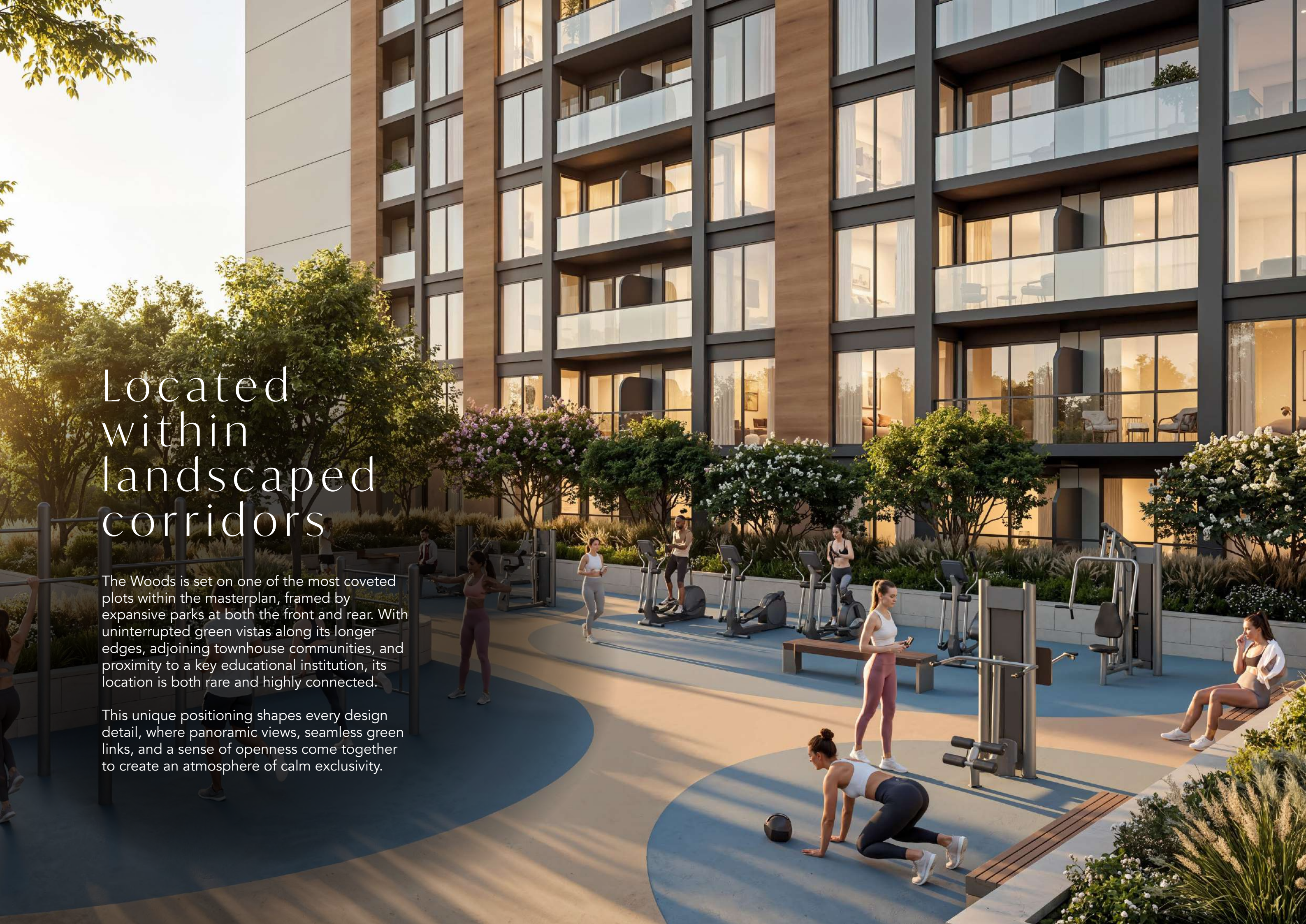
AT SOBHA SANCTUARY

Where every window meets the woods





A private woodland enclave where homes are shaped by water views, natural light, and a deeper connection to the outdoors.



Located within landscaped corridors

The Woods is set on one of the most coveted plots within the masterplan, framed by expansive parks at both the front and rear. With uninterrupted green vistas along its longer edges, adjoining townhouse communities, and proximity to a key educational institution, its location is both rare and highly connected.

This unique positioning shapes every design detail, where panoramic views, seamless green links, and a sense of openness come together to create an atmosphere of calm exclusivity.



Exclusive

*1 & 2 Bedroom
Residences*

*Living
Area*



Master Bedroom



THE WOODS
AT SOBHA SANCTUARY

Site Plan

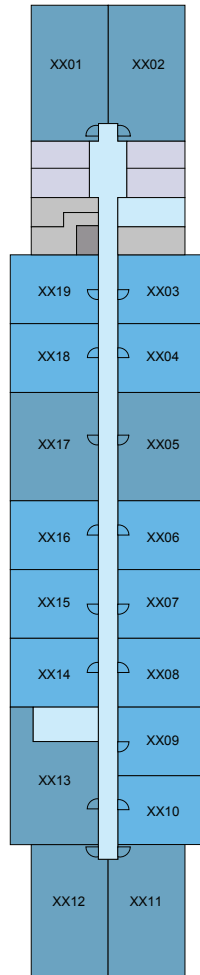


The background of the image is a close-up of a wood grain, showing concentric growth rings in shades of brown and tan. A dark, almost black, diagonal band runs from the upper left towards the center, creating a sense of depth and contrast. The text "Floor & Unit Plans" is centered in a white, serif font.

Floor & Unit Plans



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT

SERVICES

GARBAGE ROOM

2 BED UNIT

CIRCULATION

LIFTS



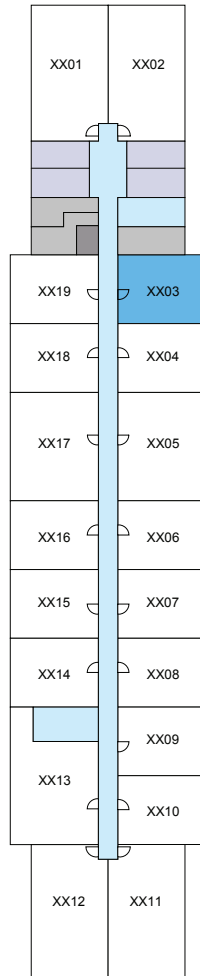
THE WOODS
AT SOBHA SANCTUARY

FLOOR AND UNIT PLANS

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.



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.71 SQ.FT.

BALCONY = 51.34 SQ.FT.

TOTAL = 546.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.71 SQ.FT.

BALCONY = 51.34 SQ.FT.

TOTAL = 546.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

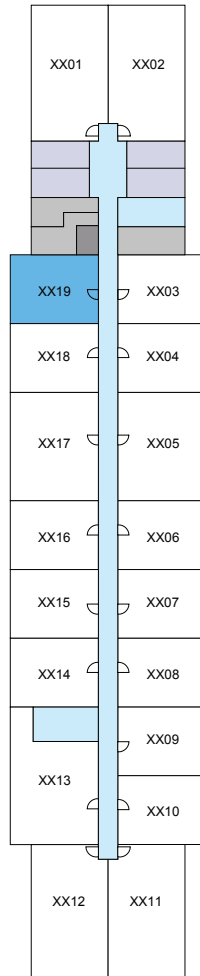
A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.28 SQ.FT.

BALCONY = 51.77 SQ.FT.

TOTAL = 546.05 SQ.FT.

List of unit numbers with this unit plan:

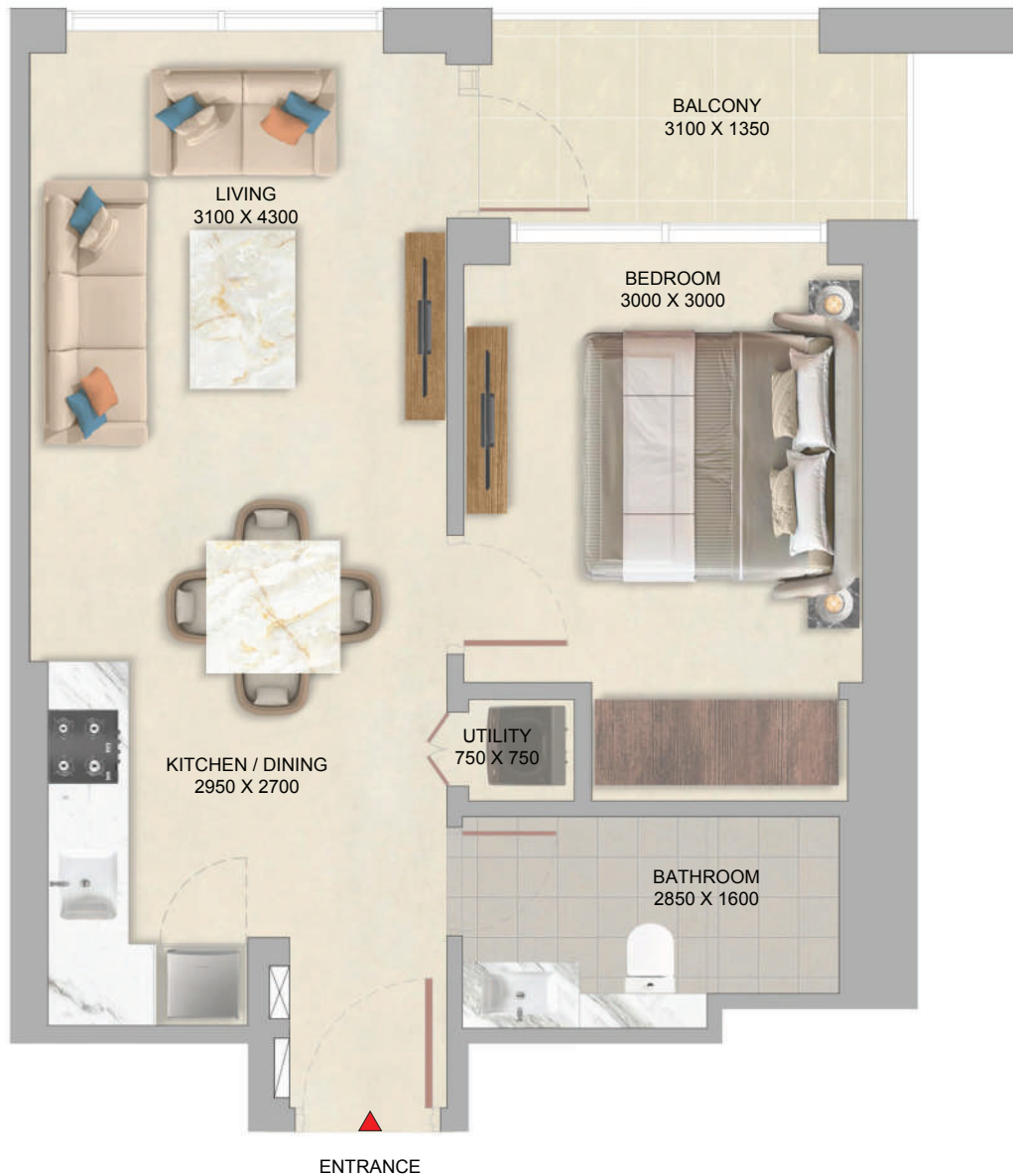
VIEWS

Amenities, Community
A419, A519, A619

Community, Park
A719, A819, A919, A1019, A1119, A1219, A1319



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.28 SQ.FT.

BALCONY = 51.77 SQ.FT.

TOTAL = 546.05 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
A419, A519, A619

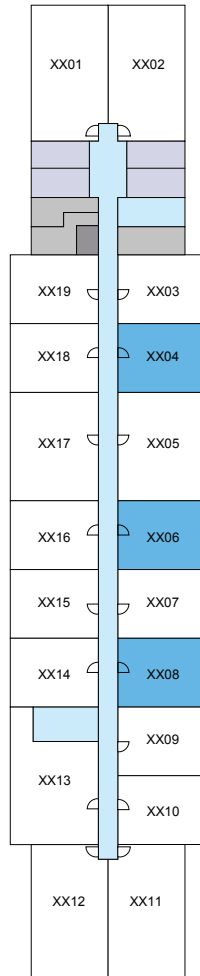
Community, Park
A719, A819, A919, A1019, A1119, A1219, A1319



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 - 491.91 SQ.FT.
BALCONY RANGE = 48.65 - 49.30 SQ.FT.
TOTAL RANGE = 540.24 - 540.56 SQ.FT.

List of unit numbers with this unit plan:

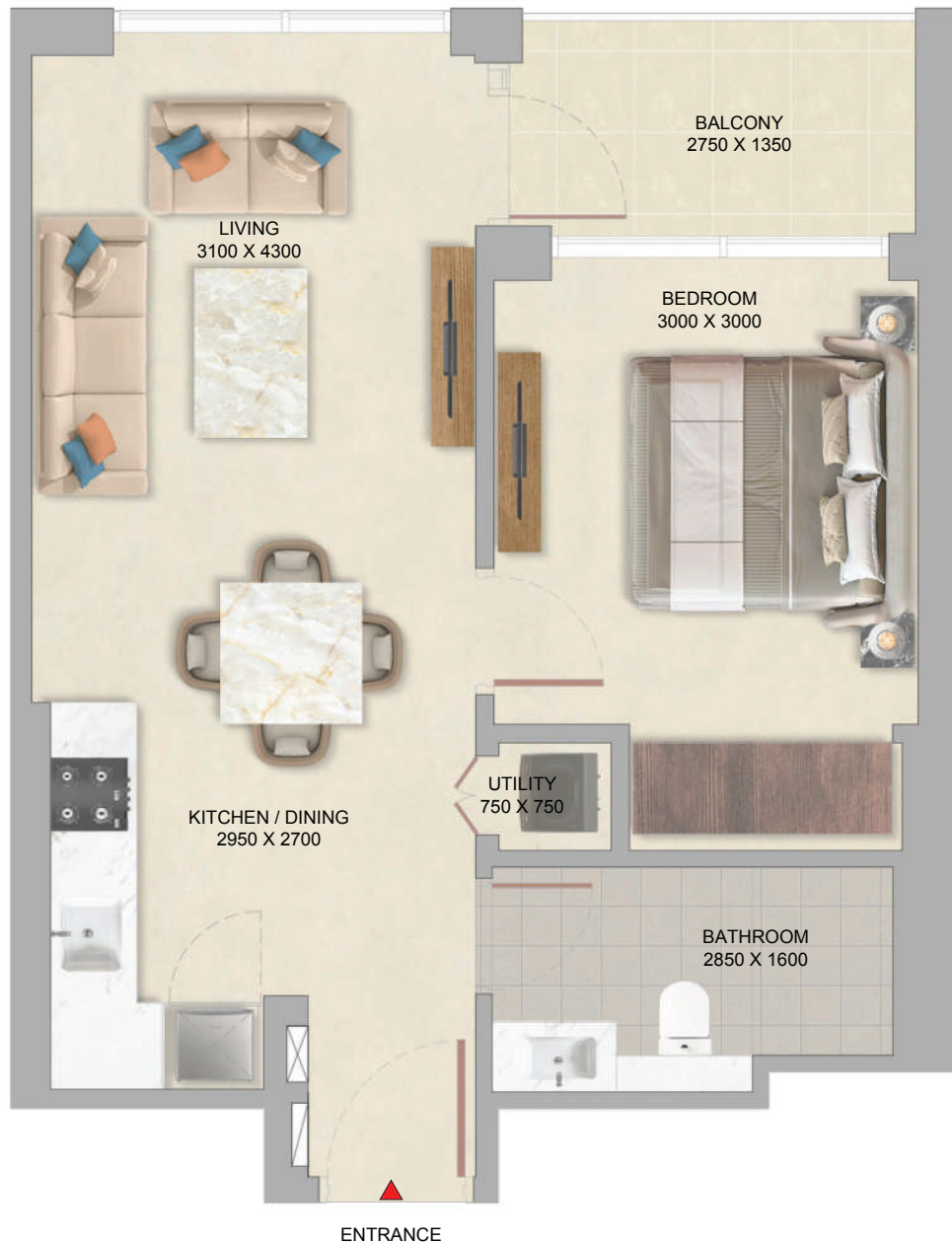
VIEWS

Community

A406, A506, A606, A706, A806, A906, A1006, A1106, A1206, A1306,
A408, A508, A608, A708, A808, A908, A1008, A1108, A1208, A1308,
A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 - 491.91 SQ.FT.
BALCONY RANGE = 48.65 - 49.30 SQ.FT.
TOTAL RANGE = 540.24 - 540.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

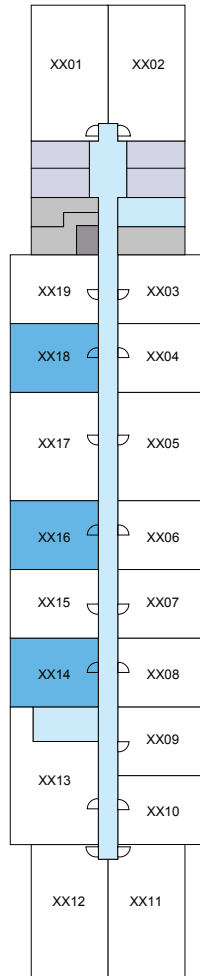
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A408, A508, A608, A708, A808, A908, A1008, A1108, A1208, A1308,
A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1 BEDROOM APARTMENT

TYPE A - VARIANT 3 (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 - 491.37 SQ.FT.
BALCONY RANGE = 48.76 - 49.41 SQ.FT.
TOTAL RANGE = 540.13 - 540.35 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

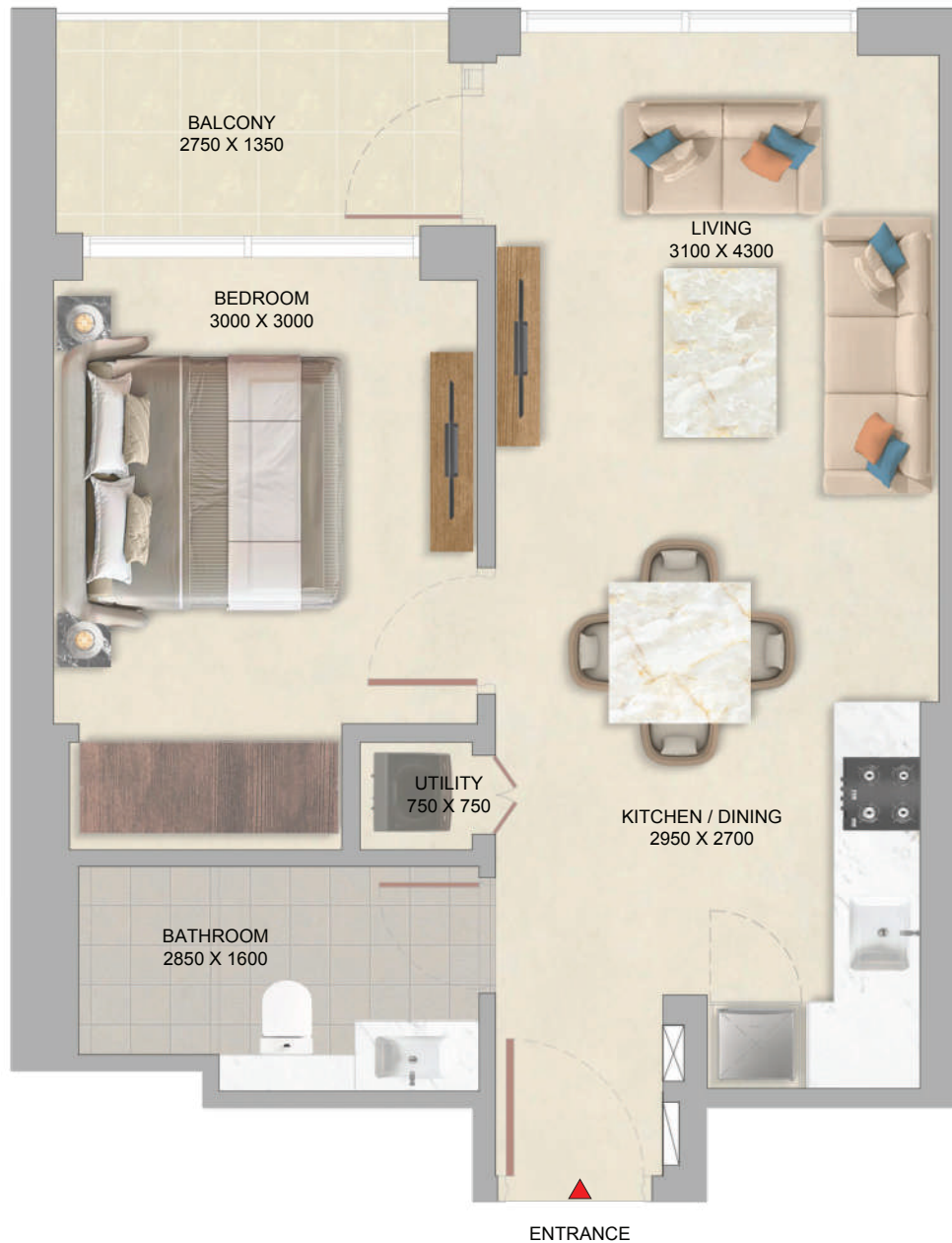
A414, A416, A418, A514, A516, A518, A614, A616, A618

Community

A714, A716, A718, A814, A816, A818, A914, A916, A918, A1014, A1016, A1018, A1114, A1116, A1118, A1214, A1216, A1218, A1314, A1316, A1318



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 3
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 - 491.37 SQ.FT.
BALCONY RANGE = 48.76 - 49.41 SQ.FT.
TOTAL RANGE = 540.13 - 540.35 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

A414, A416, A418, A514, A516, A518, A614, A616, A618

Community

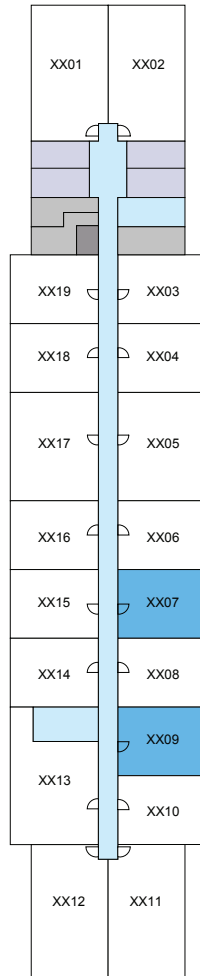
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THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1 BEDROOM APARTMENT

TYPE A - VARIANT 4 (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.37 - 491.48 SQ.FT.
BALCONY RANGE = 48.65 - 48.76 SQ.FT.
TOTAL = 540.13 SQ.FT.

List of unit numbers with this unit plan:

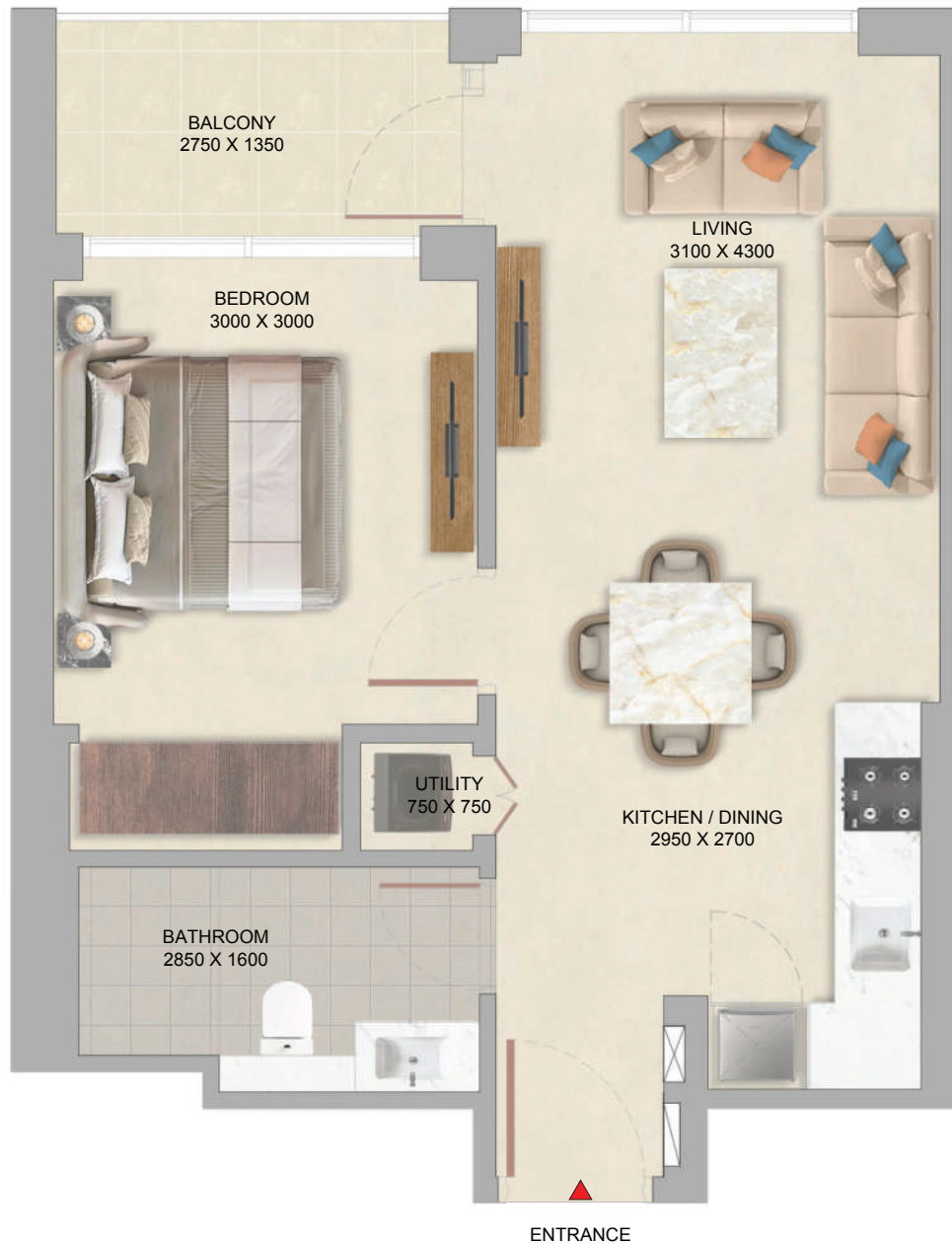
VIEWS

Community

A407, A507, A607, A707, A807, A907, A1007, A1107, A1207, A1307, A409, A509, A609, A709, A809, A909, A1009, A1109, A1209, A1309



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 4
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.37 - 491.48 SQ.FT.
BALCONY RANGE = 48.65 - 48.76 SQ.FT.
TOTAL = 540.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

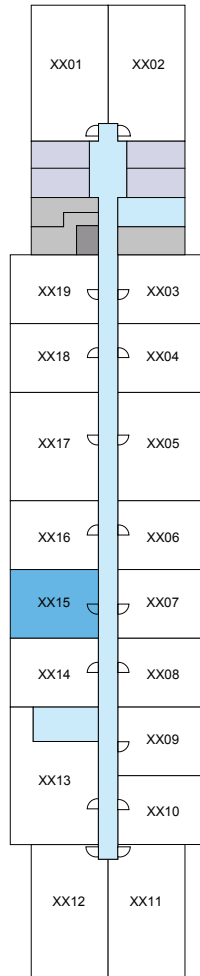
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A409, A509, A609, A709, A809, A909, A1009, A1109, A1209, A1309



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A - VARIANT 5
(with balcony)

TOTAL SALEABLE AREA

SUITE = 491.37 SQ.FT.

BALCONY = 48.76 SQ.FT.

TOTAL = 540.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

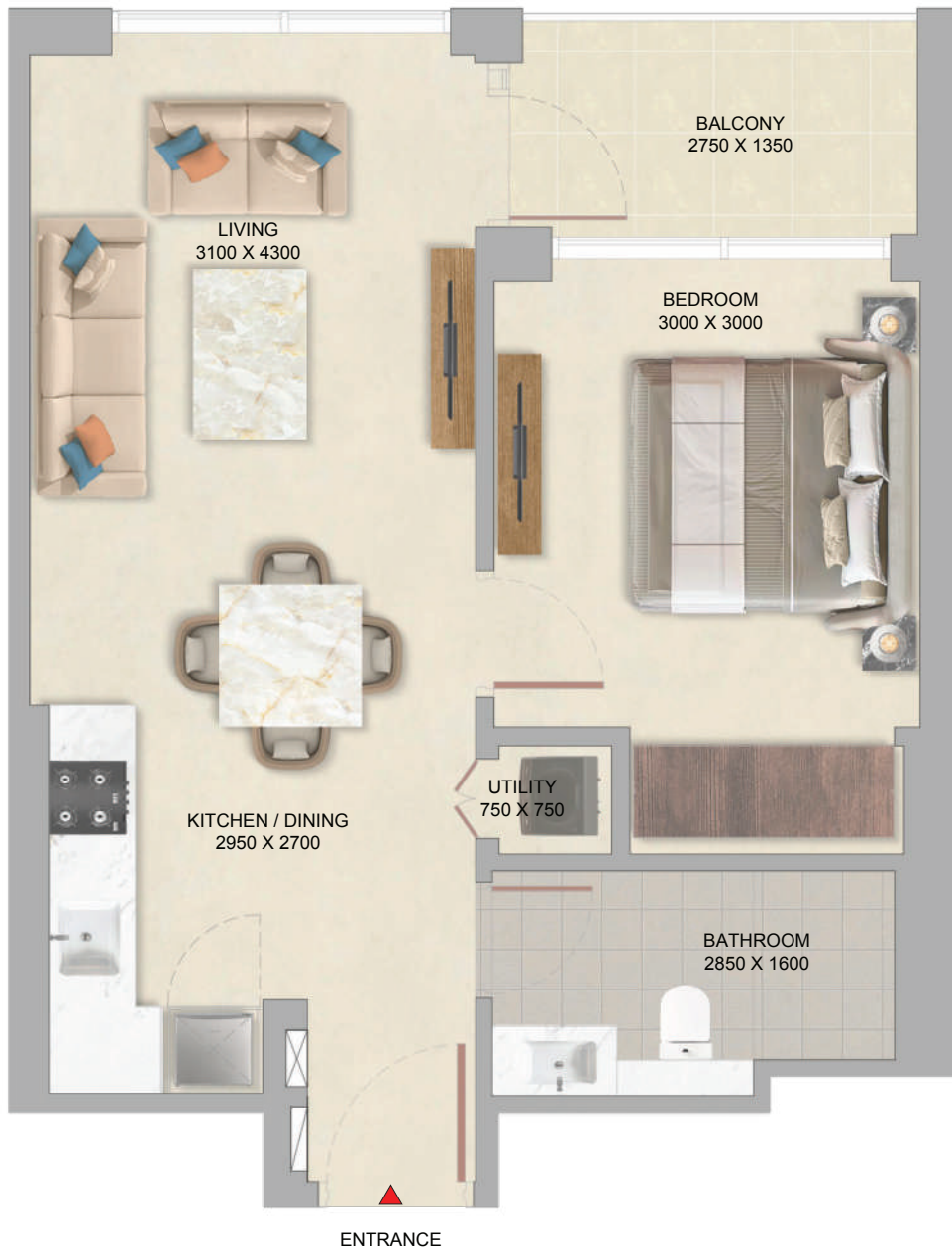
A415, A515, A615,

Community, Park

A715, A815, A915, A1015, A1115, A1215, A1315



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 5
(with balcony)

TOTAL SALEABLE AREA
SUITE = 491.37 SQ.FT.
BALCONY = 48.76 SQ.FT.
TOTAL = 540.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
A415, A515, A615,

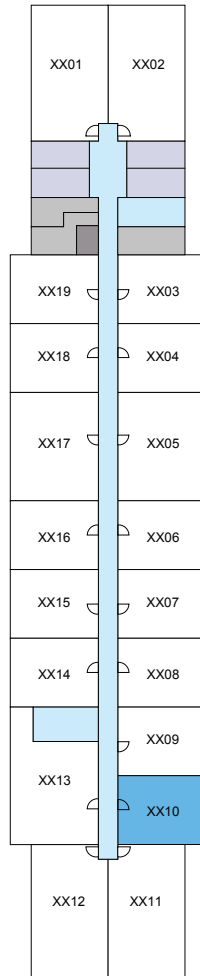
Community, Park
A715, A815, A915, A1015, A1115, A1215, A1315



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A - VARIANT 6
(with balcony)

TOTAL SALEABLE AREA

SUITE = 491.48 SQ.FT.

BALCONY = 49.84 SQ.FT.

TOTAL = 541.32 SQ.FT.

List of unit numbers with this unit plan:

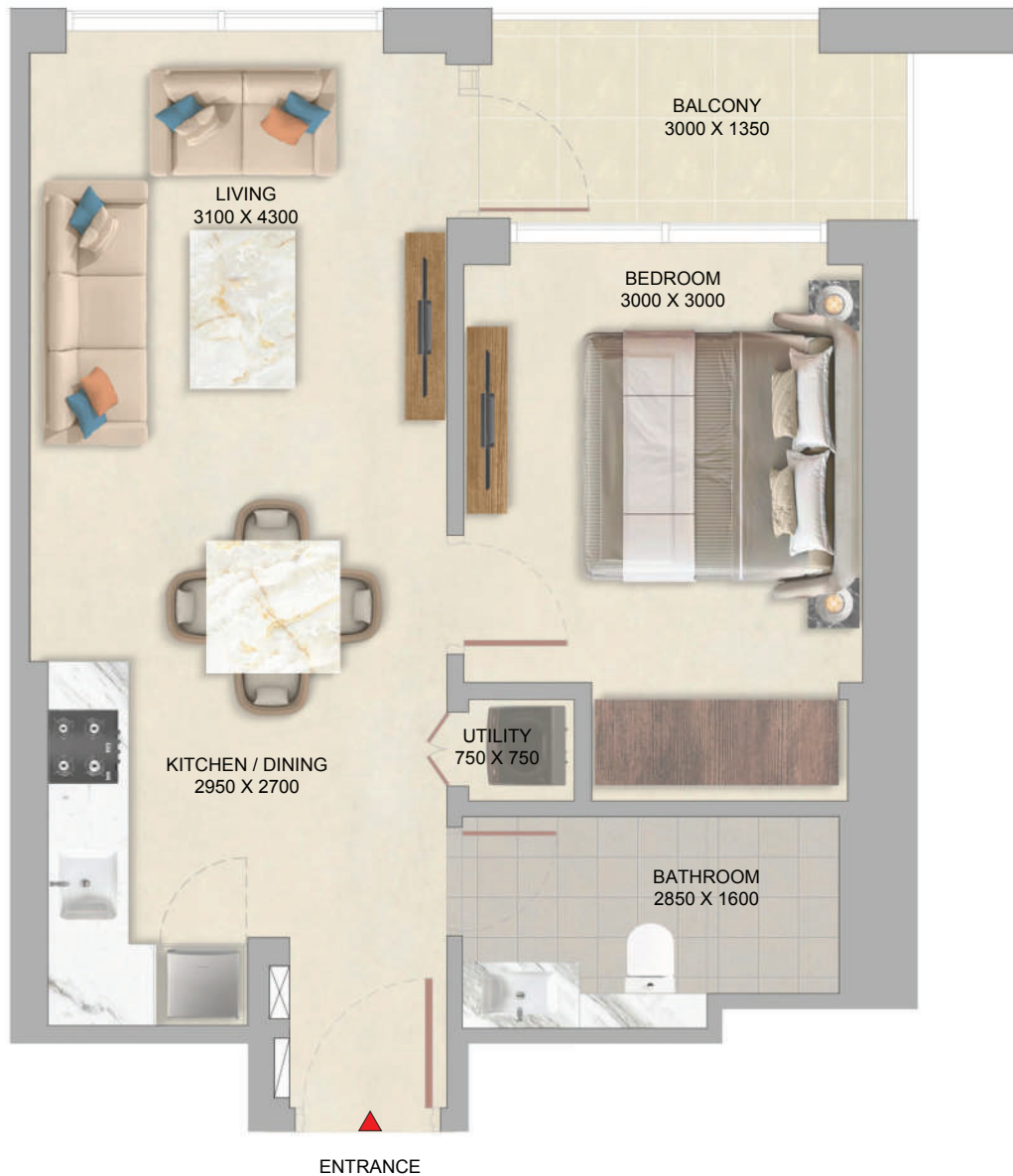
VIEWS

Community

A410, A510, A610, A710, A810, A910, A1010, A1110, A1210, A1310



THE WOODS
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 6
(with balcony)

TOTAL SALEABLE AREA

SUITE = 491.48 SQ.FT.

BALCONY = 49.84 SQ.FT.

TOTAL = 541.32 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

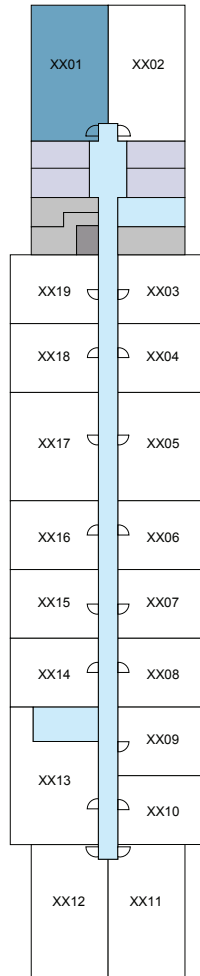
A410, A510, A610, A710, A810, A910, A1010, A1110, A1210, A1310



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA

SUITE = 863.70 SQ.FT.

BALCONY = 100.86 SQ.FT.

TOTAL = 964.55 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Park, Villa Community
A401, A501, A601

Community, Park, Villa Community
A701, A801, A901, A1001, A1101, A1201, A1301



THE WOODS
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE = 863.70 SQ.FT.
BALCONY = 100.86 SQ.FT.
TOTAL = 964.55 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Park, Villa Community
A401, A501, A601

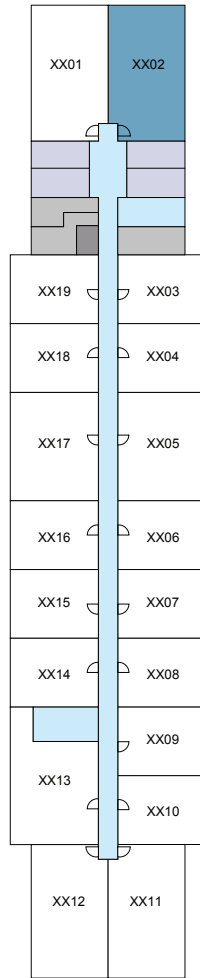
Community, Park, Villa Community
A701, A801, A901, A1001, A1101, A1201, A1301



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 863.70 SQ.FT.

BALCONY = 100.86 SQ.FT.

TOTAL = 964.55 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community

A402, A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302



THE WOODS
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 863.70 SQ.FT.

BALCONY = 100.86 SQ.FT.

TOTAL = 964.55 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community

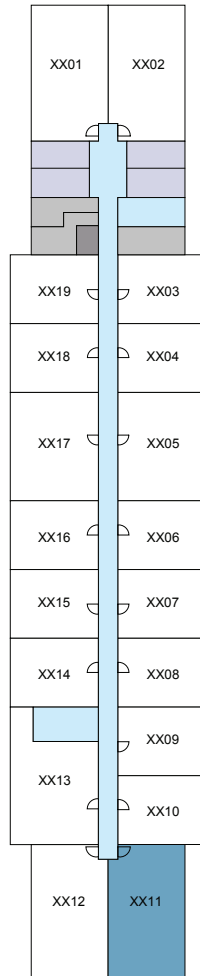
A402, A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE = 864.23 SQ.FT.

BALCONY = 96.88 SQ.FT.

TOTAL = 961.11 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park

A411, A511, A611, A711, A811, A911, A1011, A1111, A1211, A1311



THE WOODS
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE = 864.23 SQ.FT.

BALCONY = 96.88 SQ.FT.

TOTAL = 961.11 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park

A411, A511, A611, A711, A811, A911, A1011, A1111, A1211, A1311



THE WOODS
AT SOBHA SANCTUARY



LEVEL 04 -13

A clock face with two hands. The hour hand is at the 10 o'clock position, labeled 'Q'. The minute hand is at the 2 o'clock position, labeled 'N'.

SUITE = 864.23 SQ.FT.
BALCONY = 96.77 SQ.FT.
TOTAL = 961.00 SQ.FT.

List of unit numbers with this unit plan:

Amenities, Community, Park
A412, A512, A612

Community, Park
A712, A812, A912, A1012, A1112, A1212, A1312





2

BEDROOM
APARTMENT
TYPE A - VARIANT 3
(with balcony)

TOTAL SALEABLE AREA

SUITE = 864.23 SQ.FT.

BALCONY = 96.77 SQ.FT.

TOTAL = 961.00 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community, Park
A412, A512, A612

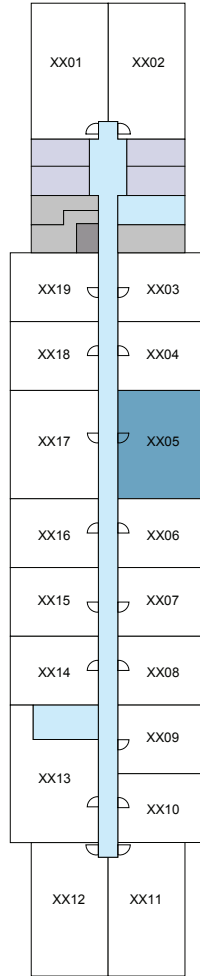
Community, Park
A712, A812, A912, A1012, A1112, A1212, A1312



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE B
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.20 SQ.FT.

BALCONY = 60.92 SQ.FT.

TOTAL = 864.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

A405, A505, A605, A705, A805, A905, A1005, A1105, A1205, A1305



THE WOODS
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE B
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.20 SQ.FT.

BALCONY = 60.92 SQ.FT.

TOTAL = 864.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

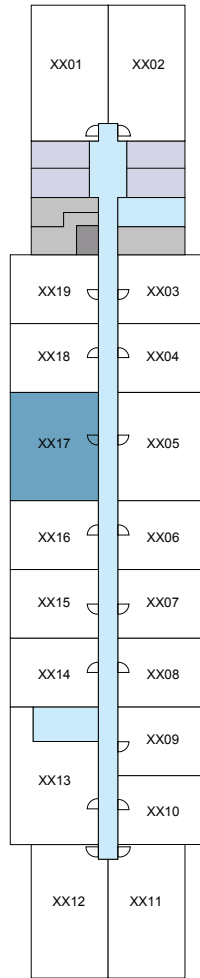
A405, A505, A605, A705, A805, A905, A1005, A1105, A1205, A1305



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE B - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.10 SQ.FT.

BALCONY = 61.03 SQ.FT.

TOTAL = 864.13 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
A417, A517, A617

Community
A717, A817, A917, A1017, A1117, A1217, A1317



THE WOODS
AT SOBHA SANCTUARY



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THE WOODS
AT SOBHA SANCTUARY

SOBHA

REALTY



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