



AN ICON IS RISING

SOBHA
REALTY

10 OF OUR DUBAI PROJECTS



SOBHA HARTLAND



SOBHA HARTLAND II



SOBHA SEAHAVEN



SOBHA ELWOOD

THE S



SOBHA ONE



SOBHA RESERVÉ



VERDE
BY SOBHA



SOBHA
ORBIS



SOBHA SOLIS

The background is a deep black space. On the left side, there is a complex pattern of thin, golden-yellow lines that form a series of overlapping, concentric, and slightly irregular orbits or paths. These lines seem to emanate from a central point where a cluster of small, bright golden-yellow dots is located. A single, thicker, and more prominent golden-yellow line curves from the bottom left towards the center, passing near the cluster of dots. Another similar line is visible higher up, curving from the left towards the center. The overall effect is one of dynamic movement and interconnectedness, reminiscent of celestial mechanics or a complex network.

WHAT DOES
CONNECTION MEAN?

IT CAN MEAN...

1. ???

2. Love

3. Moments/People

4. Access

5. Network/Contacts

6. A Link

CONNECTION IS



SHEIKH ZAYED ROAD

AT SOBHA REALTY

World Class
Quality

Early
Completion

Fastest
Commission
Payouts

Art of The
Detail

CENTRALLY LOCATED



SHEIKH ZAYED ROAD





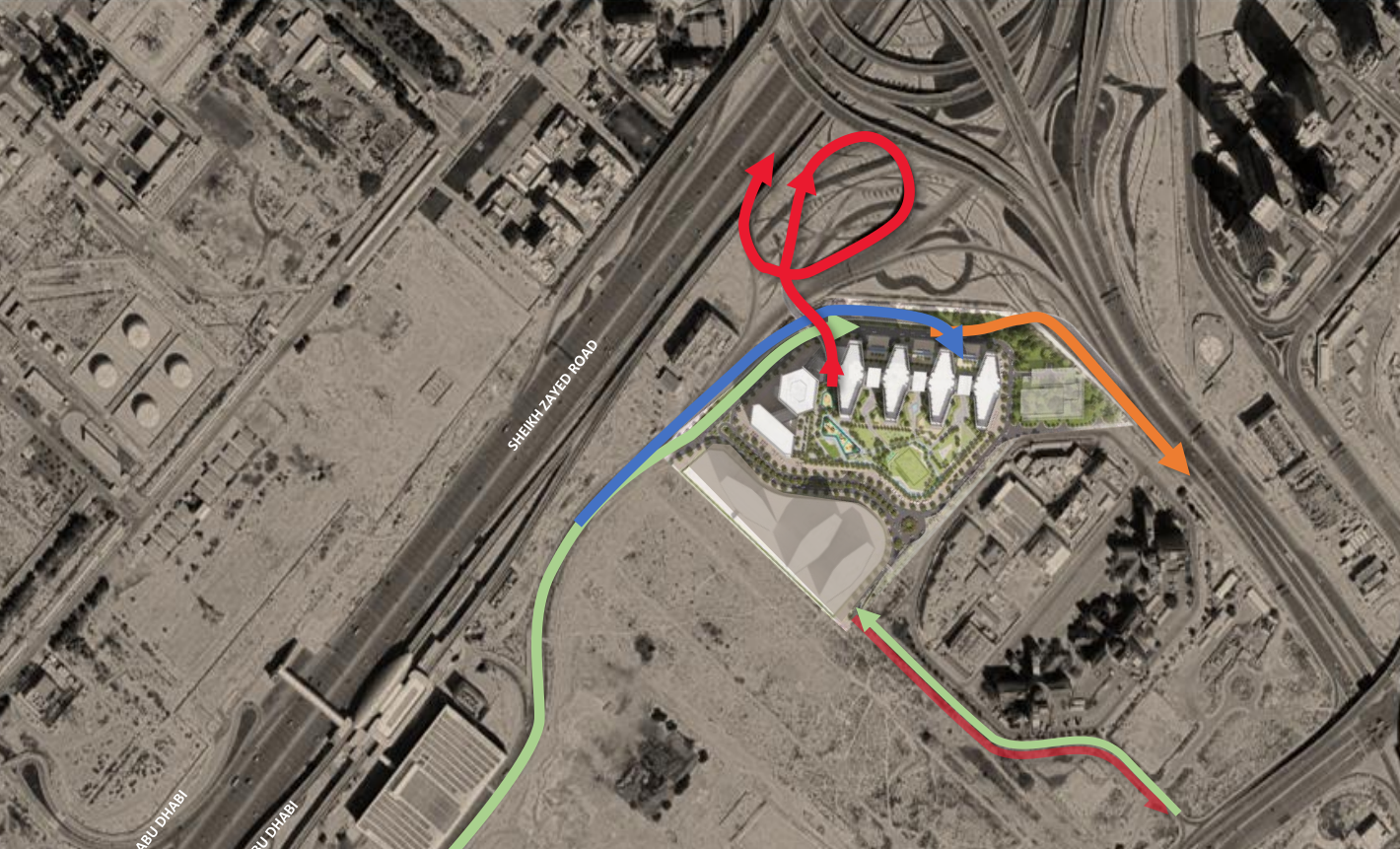
CENTRALLY LOCATED

02 min
walk from **Jebel Ali
Metro Station**

13 min
from **JBR**

13 min
from **Dubai Marina**

12 min
from **JLT**



A futuristic cityscape at night. Several tall, modern skyscrapers with glass facades are illuminated, reflecting the city lights. In the foreground, a dark, reflective surface, possibly water or a polished road, shows a bright, glowing, and winding light trail that curves from the bottom left towards the center. The overall atmosphere is high-tech and dynamic.

DIRECT ACCESS INTO
DEVELOPMENT

CENTRALLY BUILT



**250,000 sq ft. of
green open spaces**



**160,000 sq ft. of retail -
including a built-in mall**

6

**Towering architectural
marvels (G+60 to G+90)**

1

**Integrated
community**



SOBHA CENTRAL

WHERE IT ALL CONNECTS



VIEWS THAT CENTRE YOU

UNOBSTRUCTED
PANORAMIC VIEWS



Bluewaters



Marina



Emirates Hills



Jumeirah Islands



Palm





LIVE, WORK AND PLAY CENTRAL

A 11th level well
connected podium

A large elevated urban
park at the podium

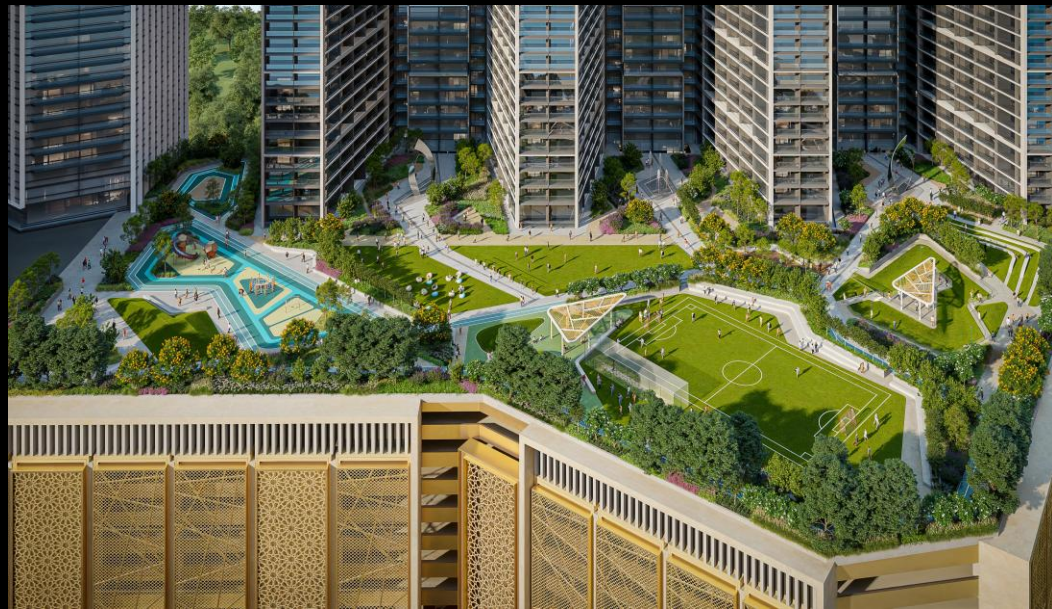
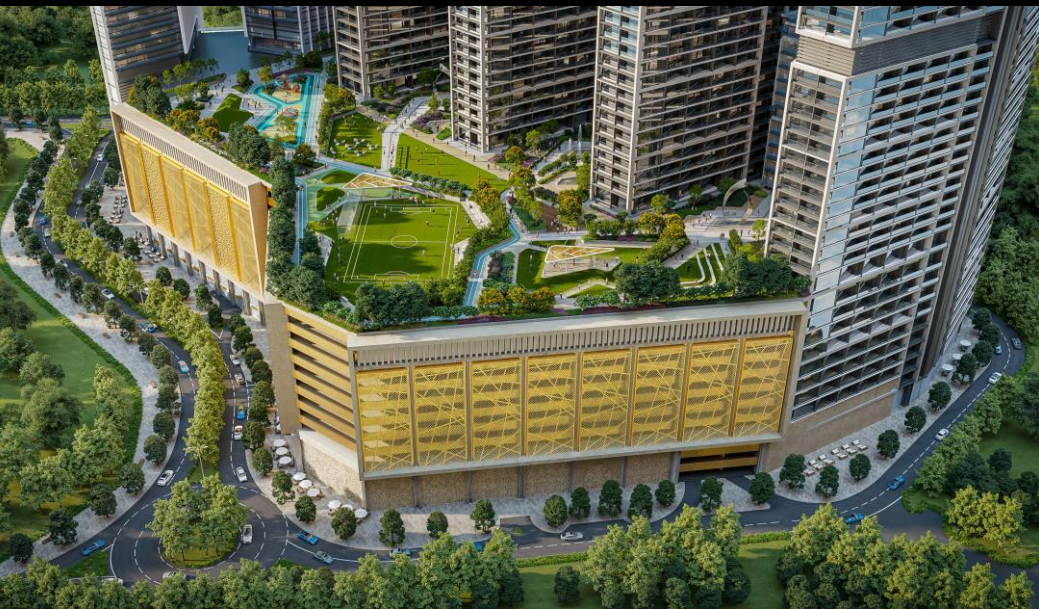
Open green spaces & themed
gardens - Ornamental, Sensory,
Fragrance and Medicinal

Putt-putt mini course,
football pitch and cricket
batting enclosure

Connected
shopping mall at
the base of
towers

Working spaces &
business centre







CENTERED AROUND YOUR EVERYDAY



Supermarket



Mall



Gym



Park



Restaurants & Cafes

RETAIL AT ITS CORE

**160,000 sq ft. of retail -
including a built-in mall**

**The mall is located at
the base of the towers**

**A bustling boulevard of
boutiques and cafes on a
retail podium**





WHERE SPORT & FITNESS ALIGN CENTRALLY

Outdoor exercise
space

Jogging track

Putt-putt mini
course

Football
ground

Cricket batting
enclosure

Calisthenic
gym







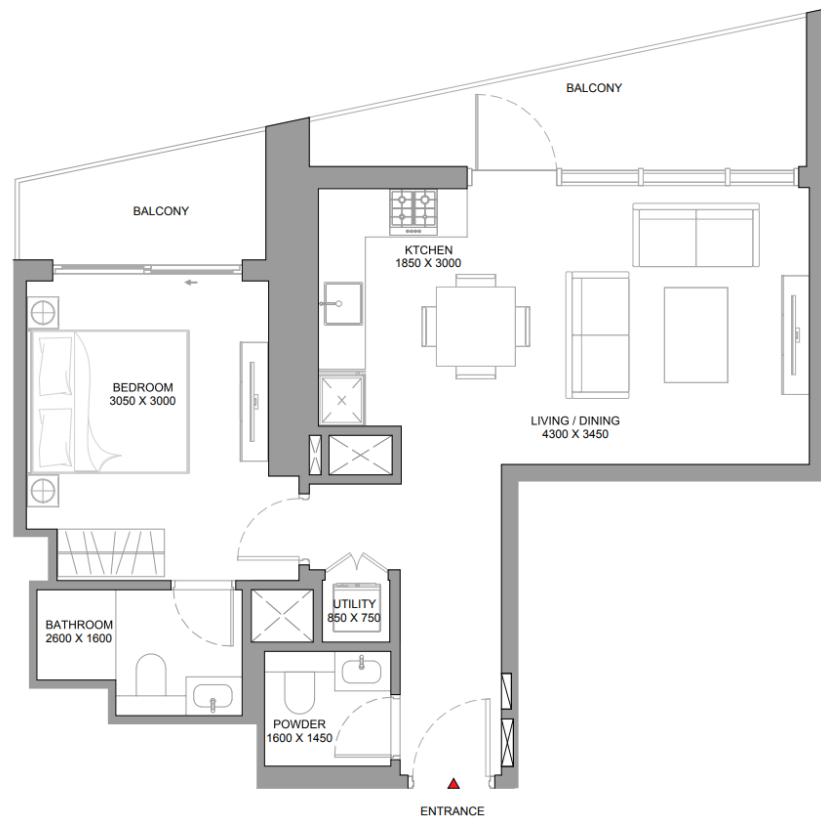
A DOOR TO THE CORRIDOR (AGAIN)

A person in a long, flowing dress stands in the center of a large, dark doorway. The doorway is framed by tall, dark, vertical pillars. Bright light streams in from the opening, illuminating the person and the floor. In the distance, a city skyline with several tall buildings is visible through the light. The overall atmosphere is dramatic and hopeful.

With the limited land, development on SZR is scarce. Only a few can call this their home.

**An opportunity like
this doesn't just rise,
it towers.**

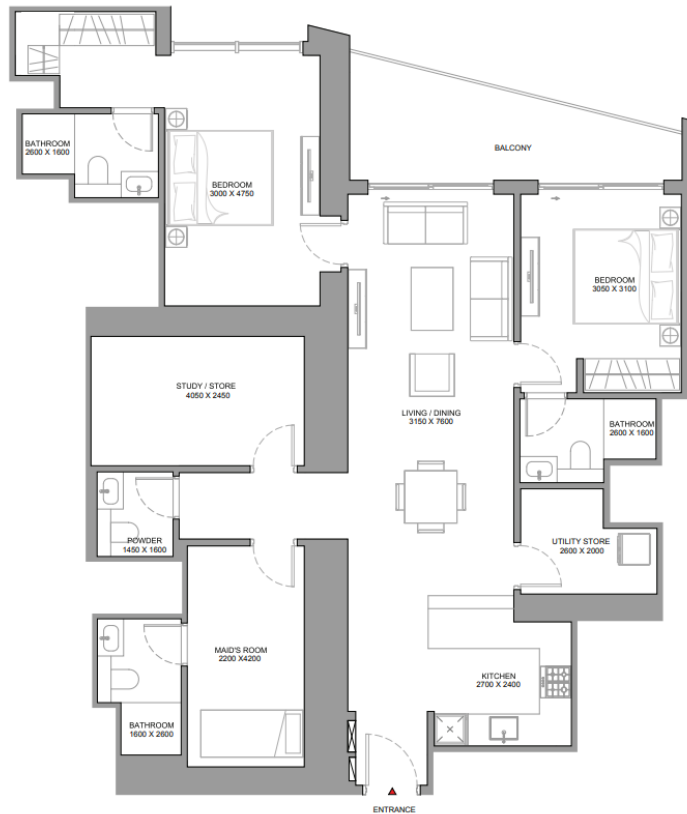
1 BEDROOM
TYPICAL FLOORPLAN



568 sq ft. to 781 sq ft.

10 variants


2 BEDROOM
TYPICAL FLOORPLAN



936 sq ft. to 1554 sq ft.

10 variants

PRICING + PAYMENT PLAN



A once in a lifetime opportunity
to re-enter the SZR game, at the right time, and at the
right investment...

1 Bedroom
starting at

AED 1.52Mn

2 Bedroom
starting at

AED 2.48Mn

THANK YOU



SOBHA CENTRAL