# THE GROVE

AT SOBHA SANCTUARY

SOBHA

REALTY

# 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.

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# *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 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 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.

# 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 GROVE

## AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form

# THE GROVE

## AT SOBHA SANCTUARY

A low-rise neighbourhood offering expansive living, refined privacy, and curated landscapes.

# Located within the blue-green network

The location of The Grove cluster is embedded within Sobha Sanctuary's blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.

# Estate
## Villas
### 4,5,6 Bedroom

*Smart-home ready*
*Courtyard*
*Private pool*
*Large terraces*
*Lift (select layouts)*

Master
Bedroom

# Kitchen

Dining
Area

Living
Area

Master
Bathroom

# Community Amenities

Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.

# Lifestyle

Parks at your door.
Paths under shade.
Movement built into daily routine.

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THE GROVE
AT SOBHA SANCTUARY

# *FLOOR AND UNIT PLANS*

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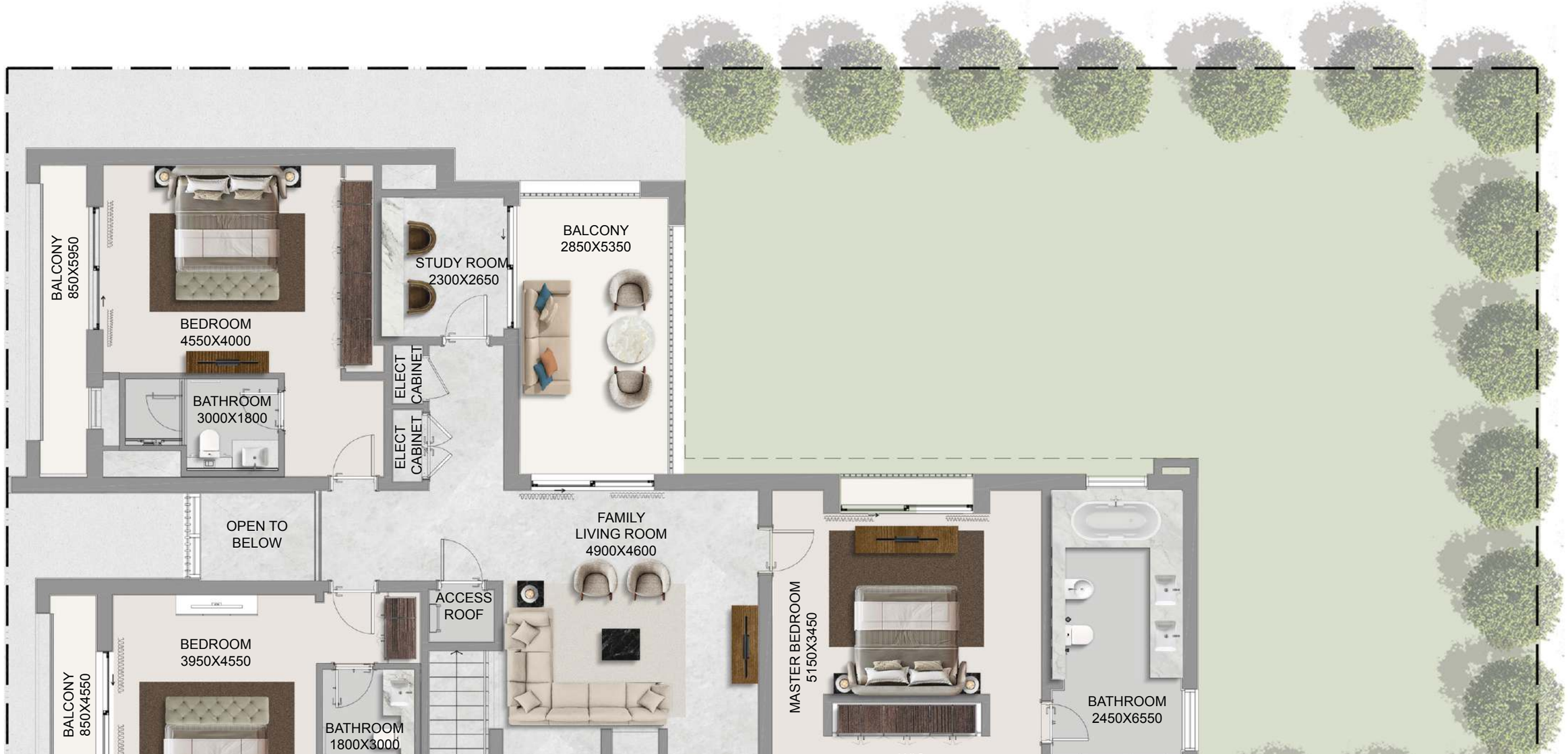
# ESTATE VILLAS

## V4 Bedroom - Type A

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.35 sq.m | 4,955.12 sq.ft | 455.72 sq.m |
| Max | 537.87 sq.m | 5,789.62 sq.ft | 4,905.33 sq.ft |

GROUND FLOOR

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# ESTATE VILLAS

## V4 Bedroom - Type AM

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.36 sq.m | 4,955.26 sq.ft | 455.72 sq.m |
| Max | 522.08 sq.m | 5,619.60 sq.ft | 4,905.33 sq.ft |

GROUND FLOOR

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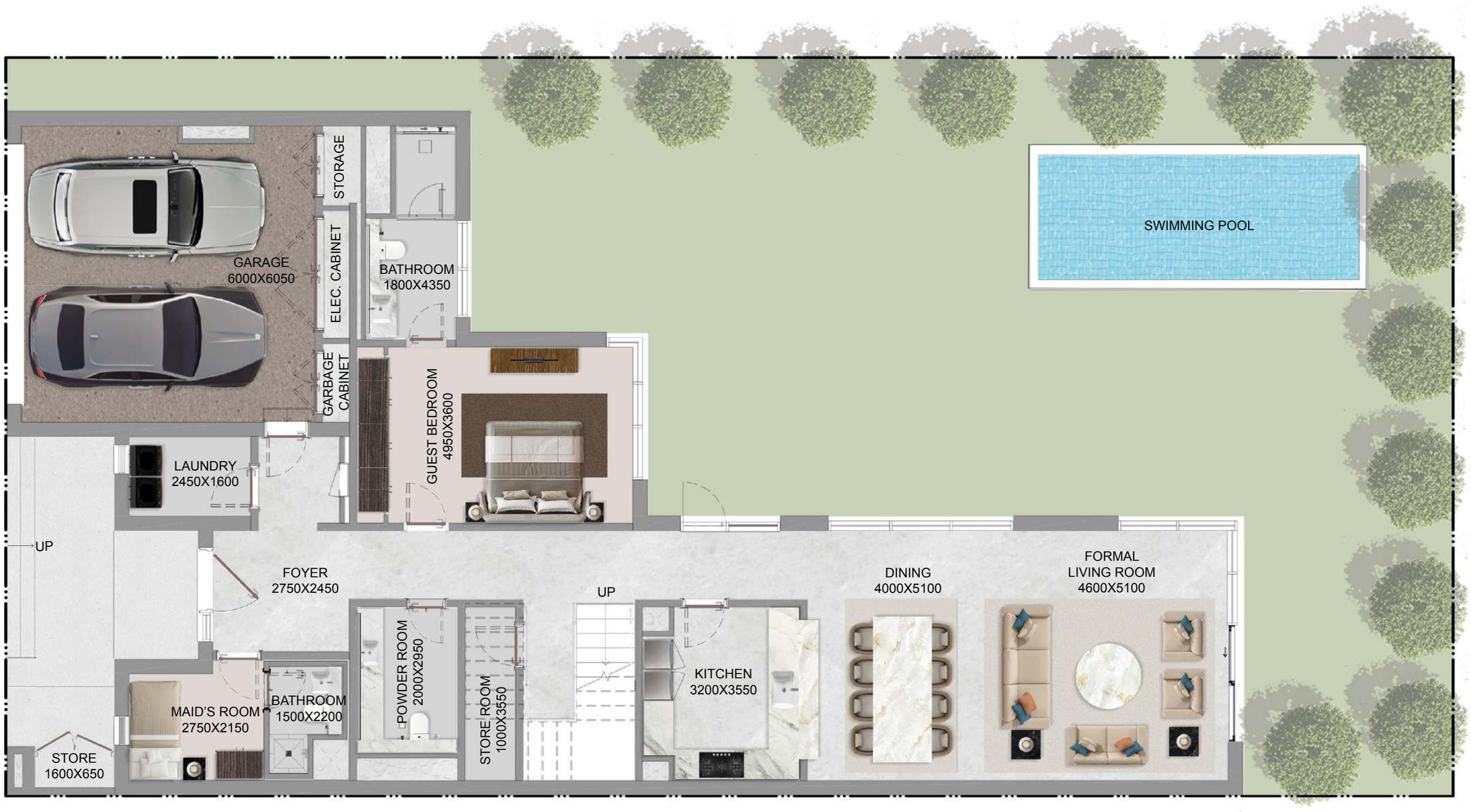
# ESTATE VILLAS

## V4 Bedroom - Type B

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.35 sq.m | 4,955.12 sq.ft | 463.13 sq.m |
| Max | 572.15 sq.m | 6,158.54 sq.ft | 4,985.09 sq.ft |

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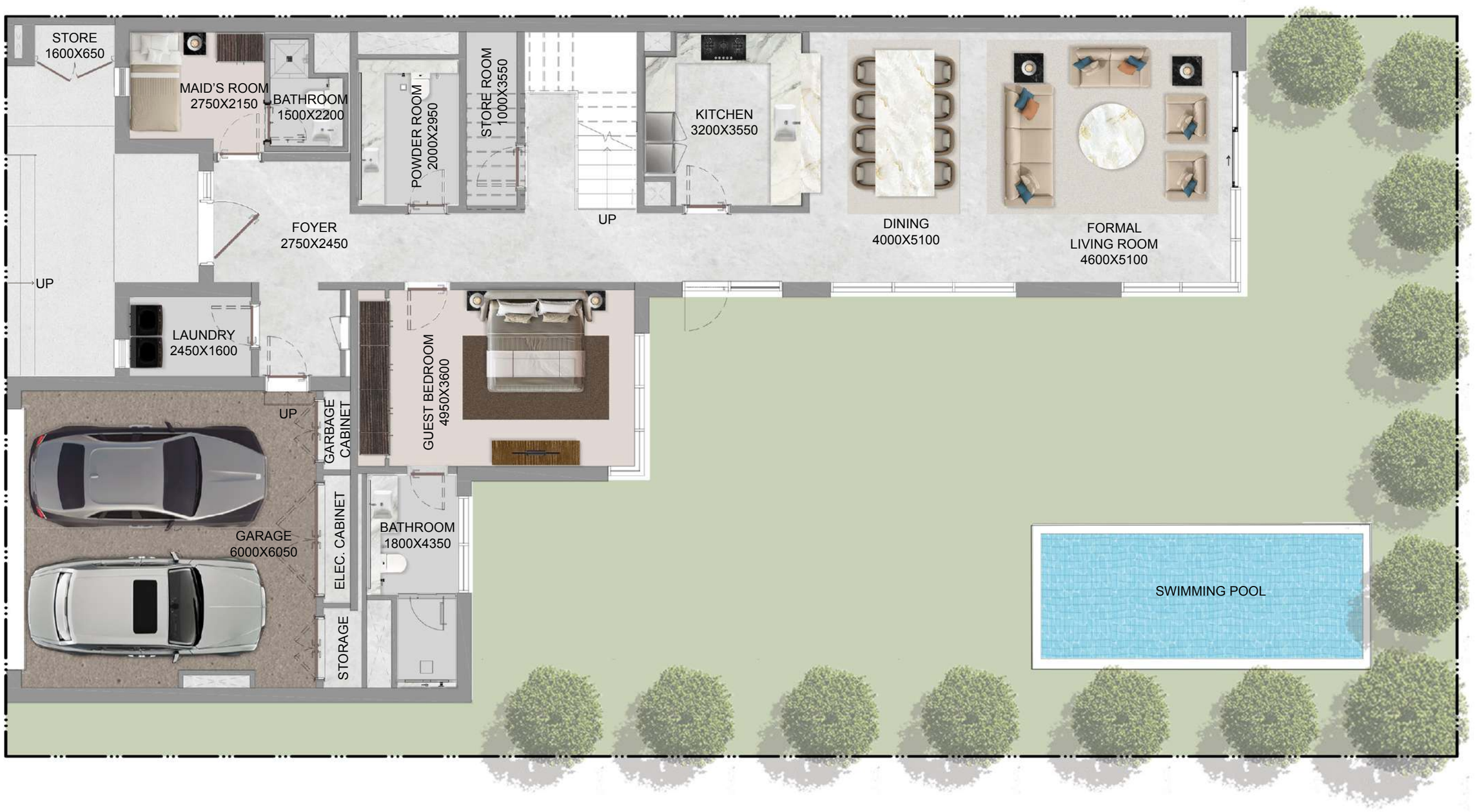
# ESTATE VILLAS

## V4 Bedroom - Type BM

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.36 sq.m | 4,995.26 sq.ft | 463.13 sq.m |
| Max | 522.08 sq.m | 5,619.60 sq.ft | 4,985.09 sq.ft |

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# ESTATE VILLAS

## V4 Bedroom - Type C

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.35 sq.m | 4,955.12 sq.ft | 460.20 sq.m |
| Max | 566.01 sq.m | 6,092.43 sq.ft | 4,953.55 sq.ft |

# GROUND FLOOR

# FIRST FLOOR

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# ESTATE VILLAS

## V4 Bedroom - Type CM

| | Plot Area | | Saleable Area |
|---|---|---|---|
| Min | 460.36 sq.m | 4,955.26 sq.ft | 460.20 sq.m |
| Max | 582.84 sq.m | 6,273.61 sq.ft | 4,953.55 sq.ft |

GROUND FLOOR

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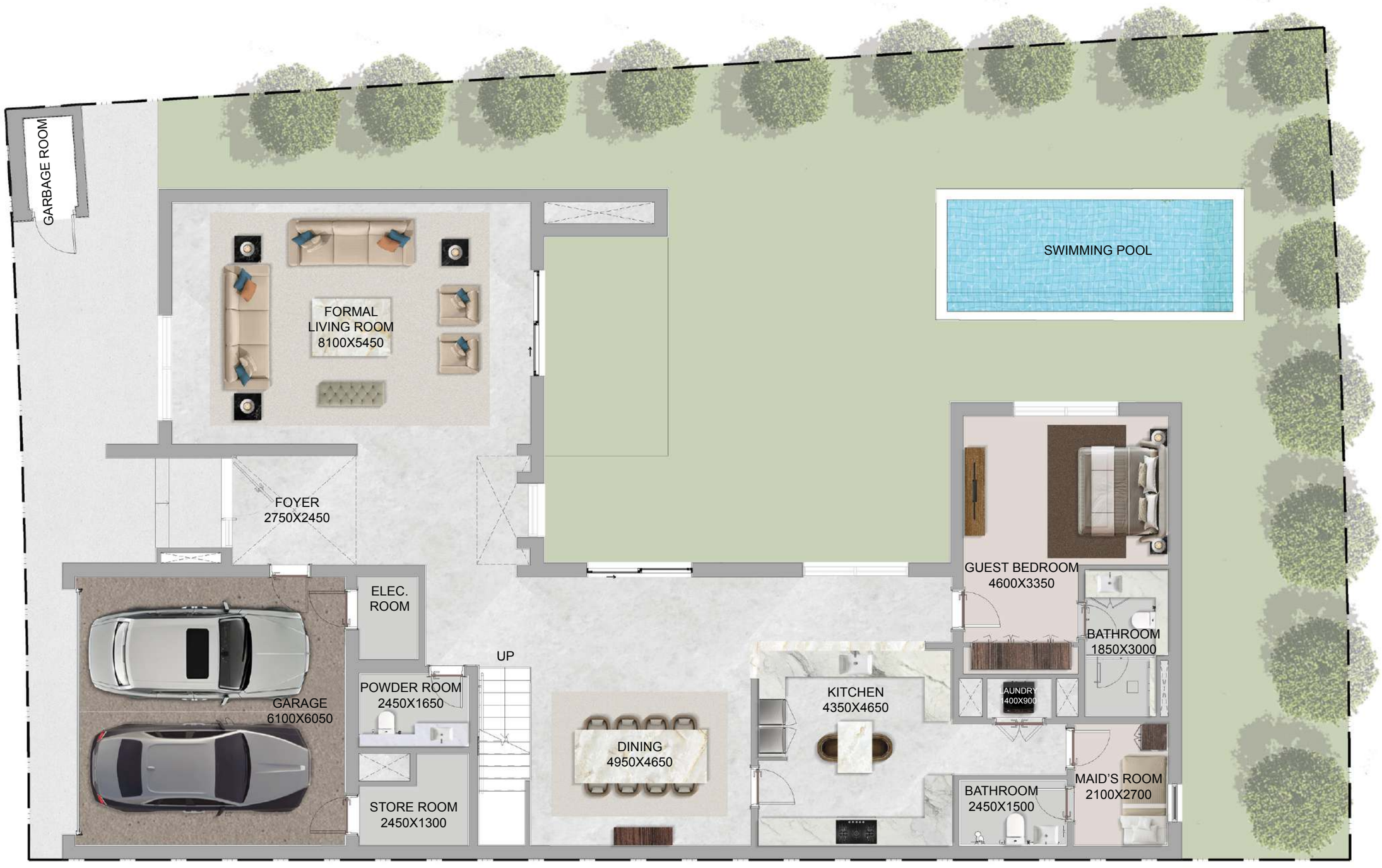
# ESTATE VILLAS

## V5 Bedroom - Type A

| Plot Area | Saleable Area |
|---|---|
| 540.00 sq.m | 538.12 sq.ft |
| 5,812.51 sq.m | 5,792.28 sq.ft |

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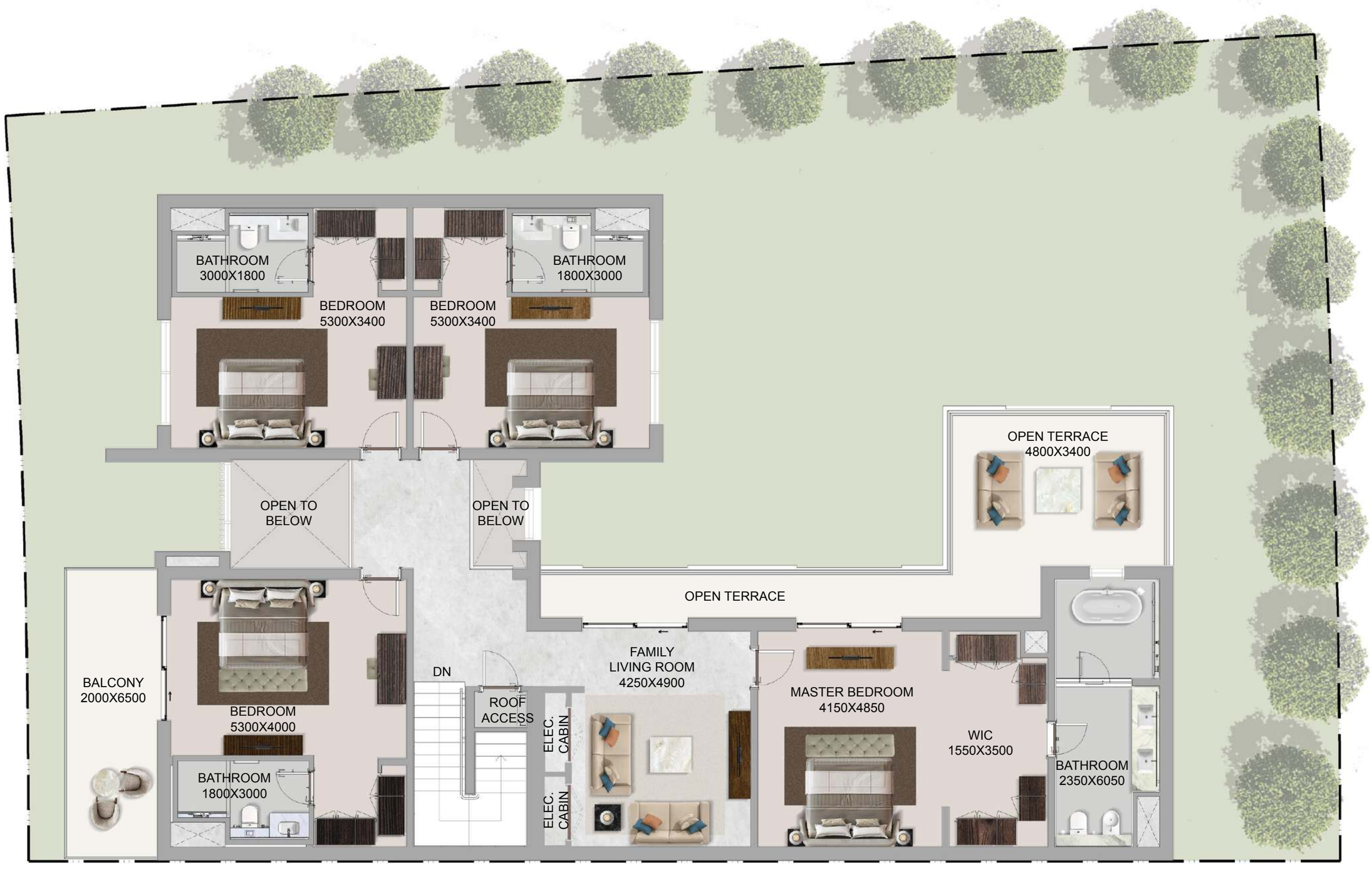


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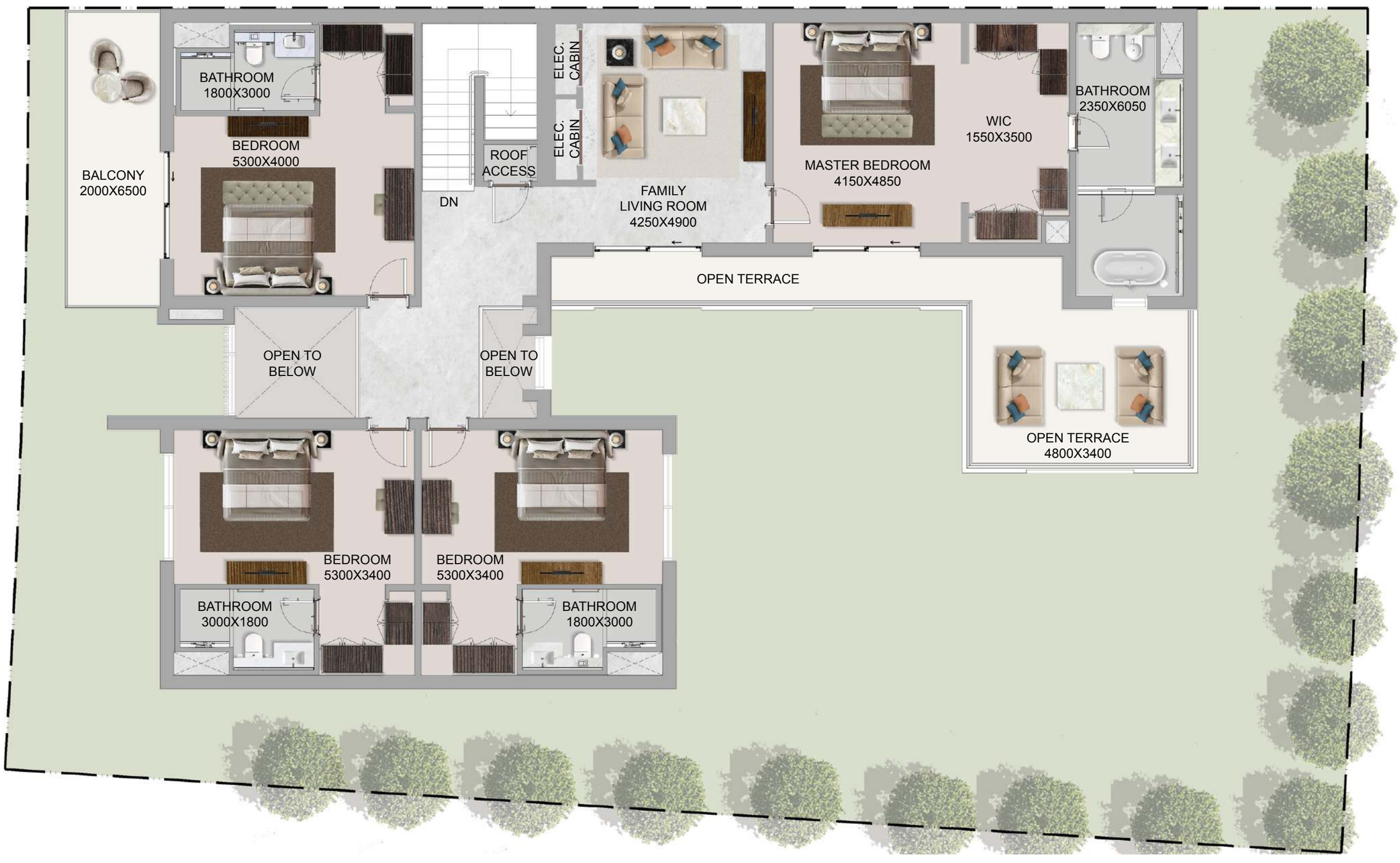
# ESTATE VILLAS

## V5 Bedroom - Type AM

| Plot Area | Saleable Area |
|---|---|
| 540.00 sq.m | 538.12 sq.ft |
| 5,812.51 sq.m | 5,792.28 sq.ft |

GROUND FLOOR

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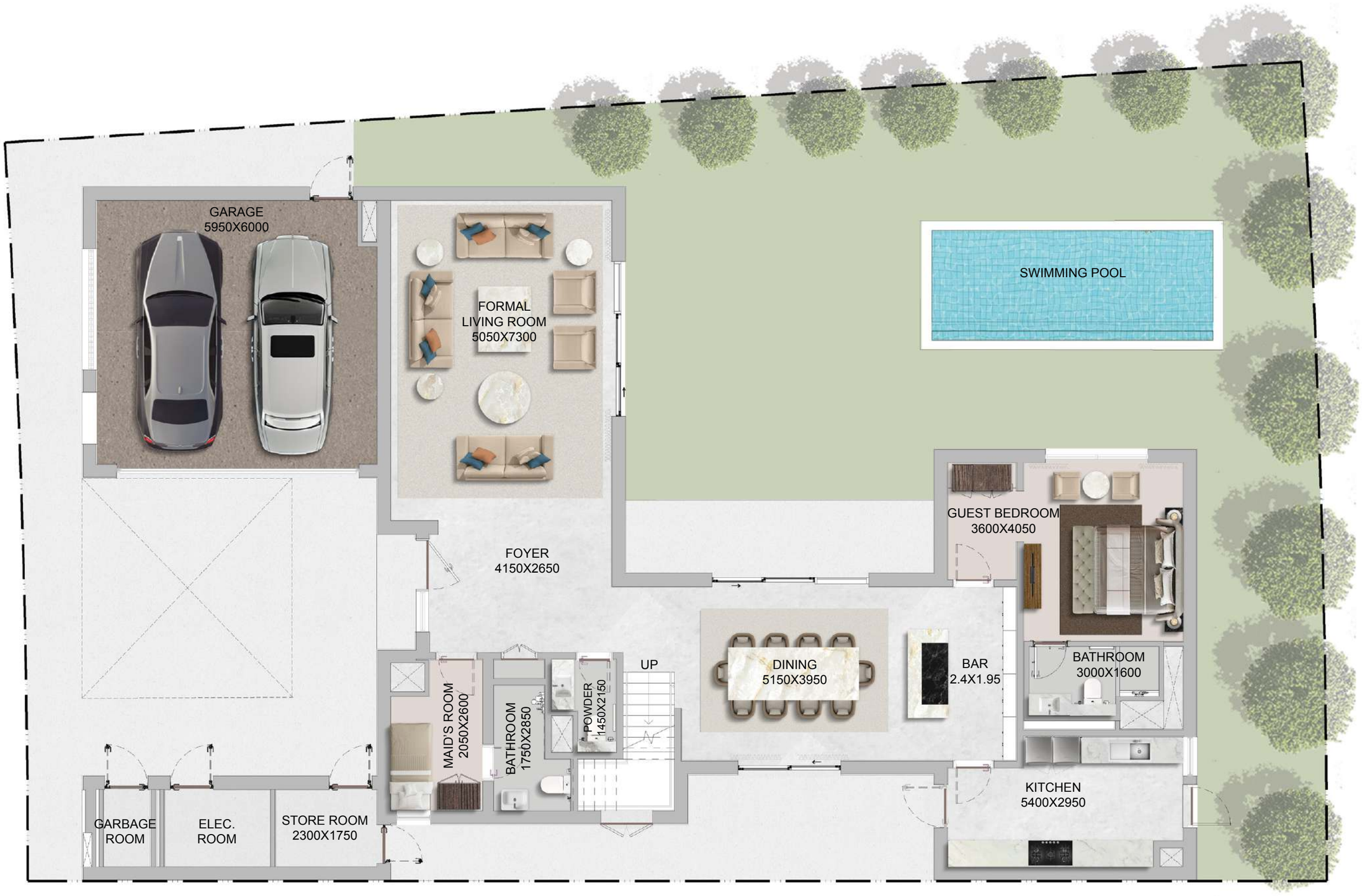
# ESTATE VILLAS

## V5 Bedroom - Type B

| Plot Area | Saleable Area |
|---|---|
| 540.00 sq.m | 540.12 sq.ft |
| 5,812.51 sq.m | 5,813.80 sq.ft |

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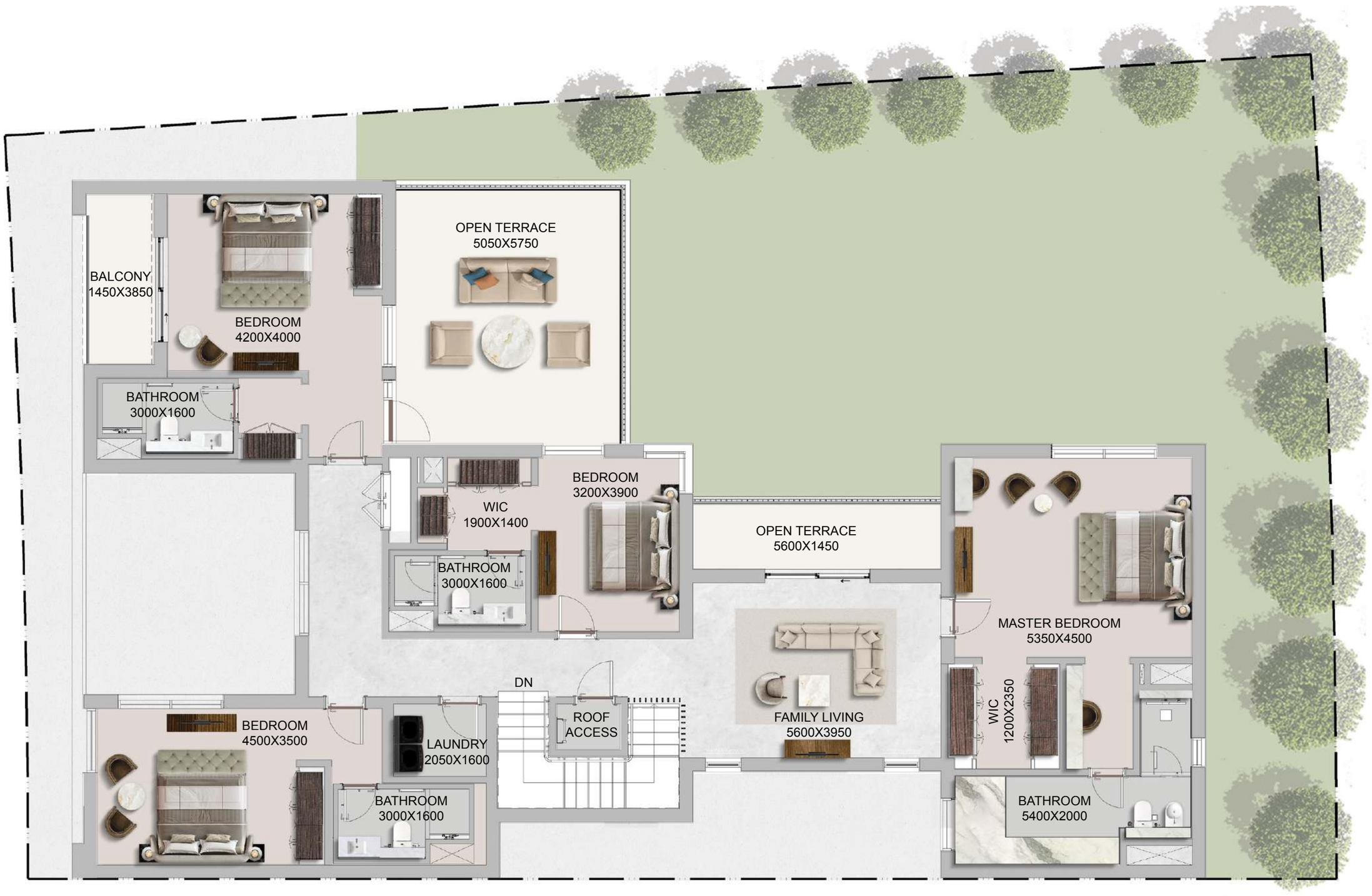


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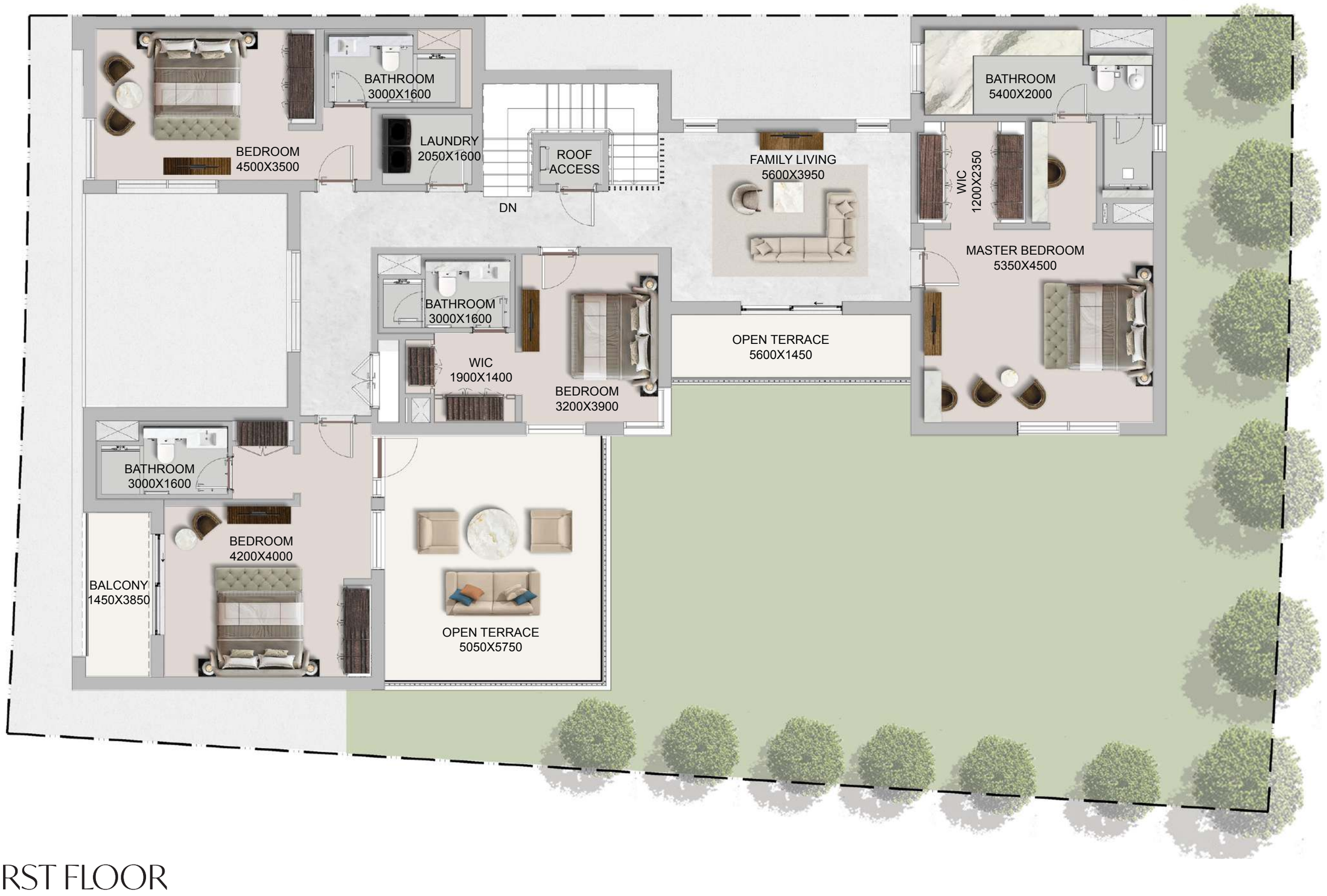
# ESTATE VILLAS

## V5 Bedroom - Type BM

| Plot Area | Saleable Area |
|---|---|
| 540.00 sq.m | 540.12 sq.ft |
| 5,812.51 sq.m | 5,813.80 sq.ft |

GROUND FLOOR

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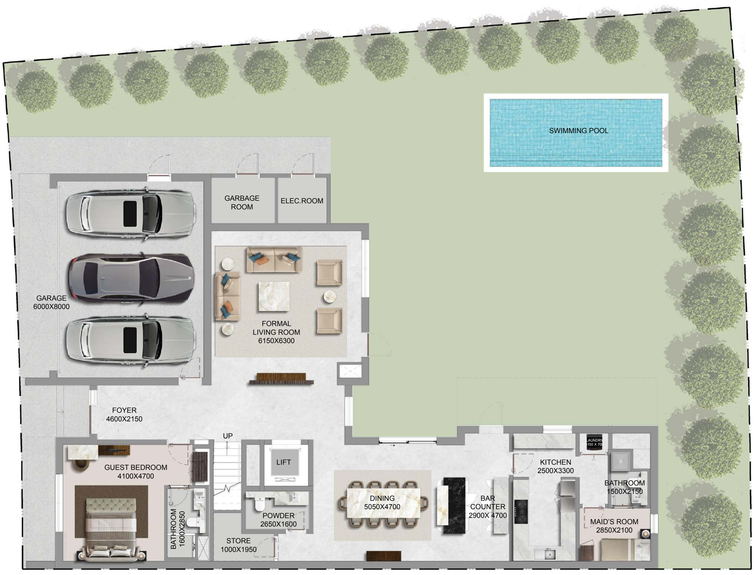
# ESTATE VILLAS

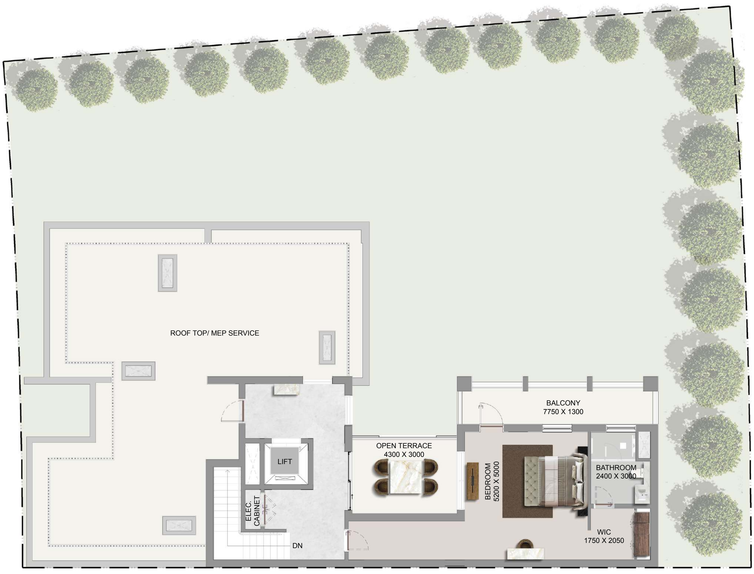
## V6 Bedroom - Type A

| Plot Area | Saleable Area |
|---|---|
| 660.00 sq.m | 668.14 sq.ft |
| 7,104.18 sq.m | 7,191.80 sq.ft |




GROUND FLOOR

FIRST FLOOR




SECOND FLOOR

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# ESTATE VILLAS

## V6 Bedroom - Type AM

| Plot Area | Saleable Area |
|---|---|
| 660.00 sq.m | 668.14 sq.ft |
| 7,104.18 sq.m | 7,191.80 sq.ft |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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