



THE WOODS

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.



*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.



A modern residential development with a lush garden and children playing. The scene shows a row of contemporary, light-colored buildings with large windows and balconies. In the foreground, a paved walkway leads to a garden area with various plants, trees, and a play area where two children are playing with toys. A couple is sitting on a stone bench in the garden. The sky is bright with some clouds and birds flying.

*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 modern, multi-story residential building with a light-colored facade and dark window frames. The building features balconies with glass railings. In the foreground, a man and a woman are practicing yoga on a wooden deck. The man is wearing a blue t-shirt and shorts, and the woman is wearing a pink tank top and purple leggings. They are both in a warrior II pose with their arms extended horizontally. The deck is situated on a wooden platform overlooking a calm lake. Several white swans are swimming in the water. The background is filled with lush green trees and a clear sky. The overall atmosphere is peaceful and serene.

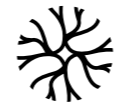
A landscape defined by water

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.



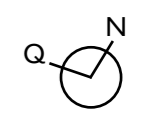
Sustainability
at Sobha
Sanctuary
is a framework

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.

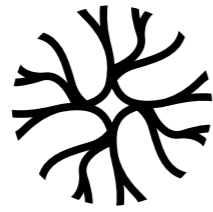


SOBHA
SANCTUARY

Illustrative Masterplan



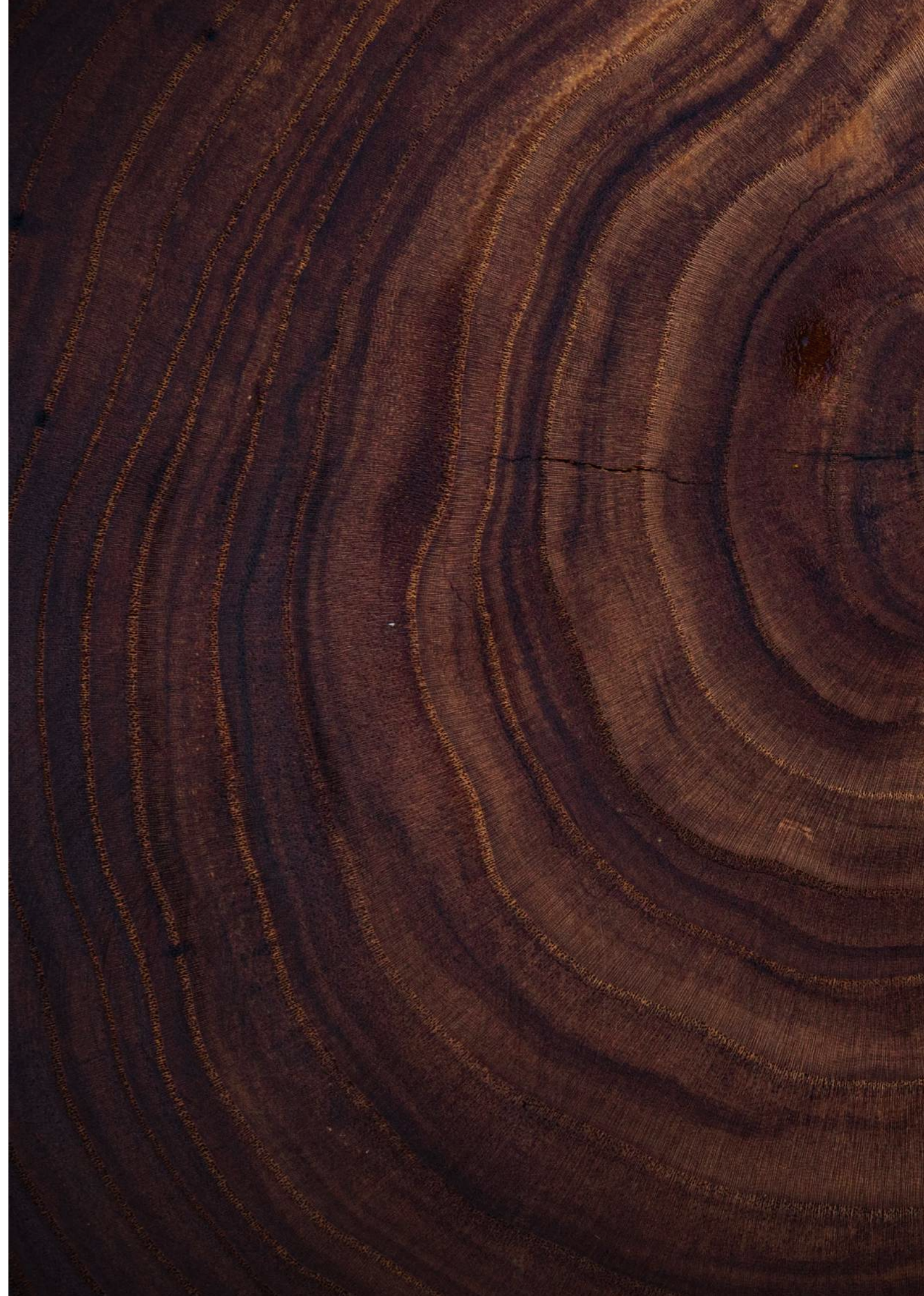
Introducing



THE WOODS

AT SOBHA SANCTUARY

Where every window meets the woods





THE WOODS

AT SOBHA SANCTUARY

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



The images use computer graphics technology (photorealistic rendering) to showcase the building and architectural design, including the facade, elevations, and landscaping. These images are for illustrative purposes only and subject to change. The Applicant disclaims any and all responsibility for the accuracy of the information presented herein, and the Developer reserves the right to make alterations, deletions, or amendments without prior notice.



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*

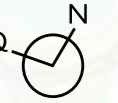




THE WOODS

AT SOBHA SANCTUARY

Site Plan

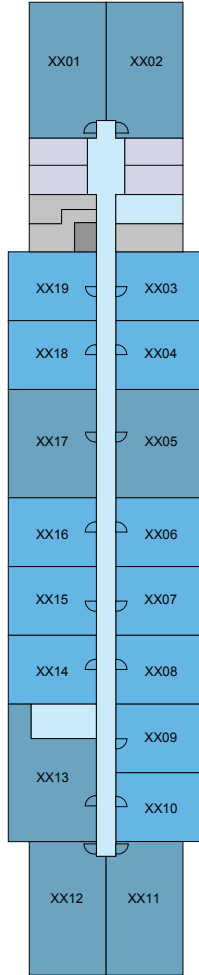


The background of the image is a close-up, high-resolution photograph of a wood grain. The wood is cut in a way that shows concentric growth rings, creating a circular, ripple-like pattern. The colors range from deep, dark browns to lighter, golden-brown tones, highlighting the natural texture and grain of the wood. A prominent, dark blue diagonal stripe runs across the upper left portion of the image, adding a modern, graphic element to the natural wood background.

Floor & Unit Plans



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK
LEVEL 04-13

- 1 BED UNIT
- SERVICES
- GARBAGE ROOM
- 2 BED UNIT
- LIFTS
- CIRCULATION

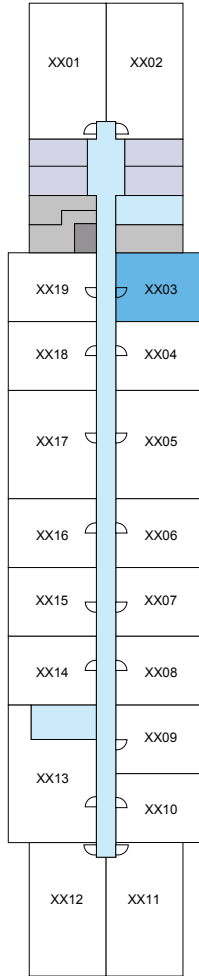


FLOOR AND UNIT PLANS

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

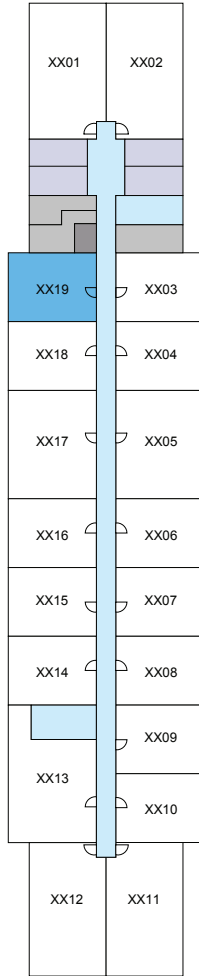
Community
A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303



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:

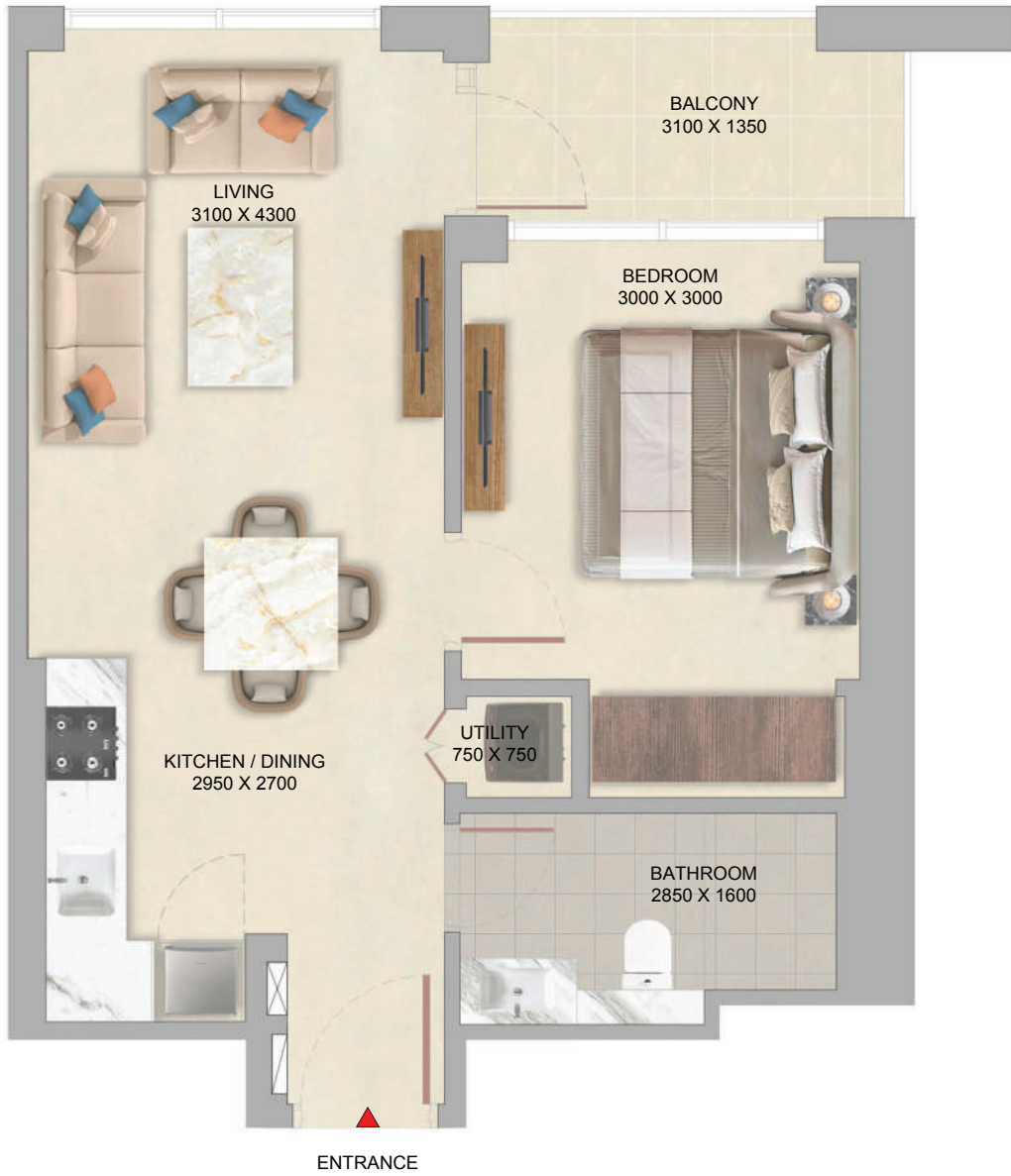
VIEWS

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

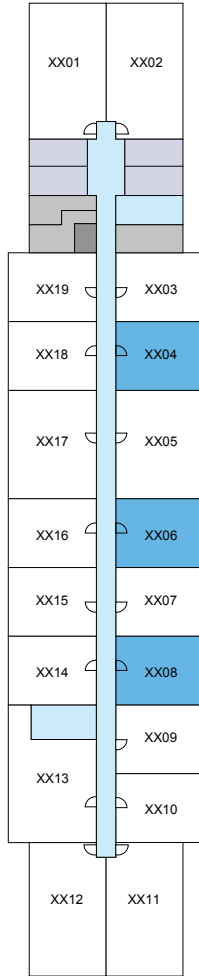
Community, Park
A719, A819, A919, A1019, A1119, A1219, A1319



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:

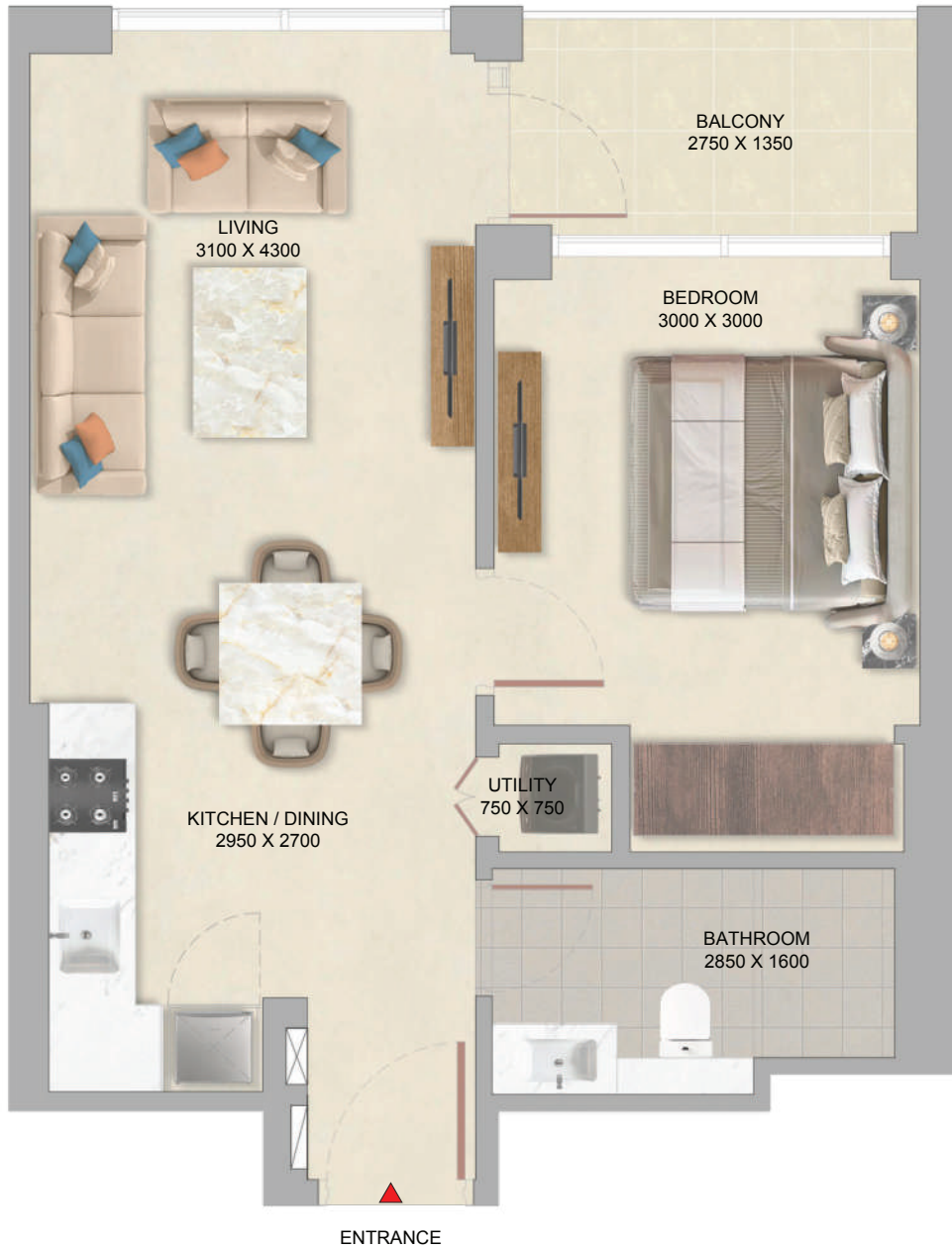
VIEWS

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

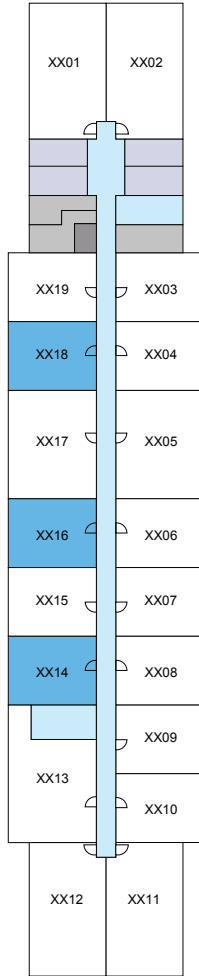
A406, A506, A606, A706, A806, A906, A1006, A1106, A1206, A1306,
A408, A508, A608, A708, A808, A908, A1008, A1108, A1208, A1308,
A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304



THE WOODS
AT SOBHA SANCTUARY



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

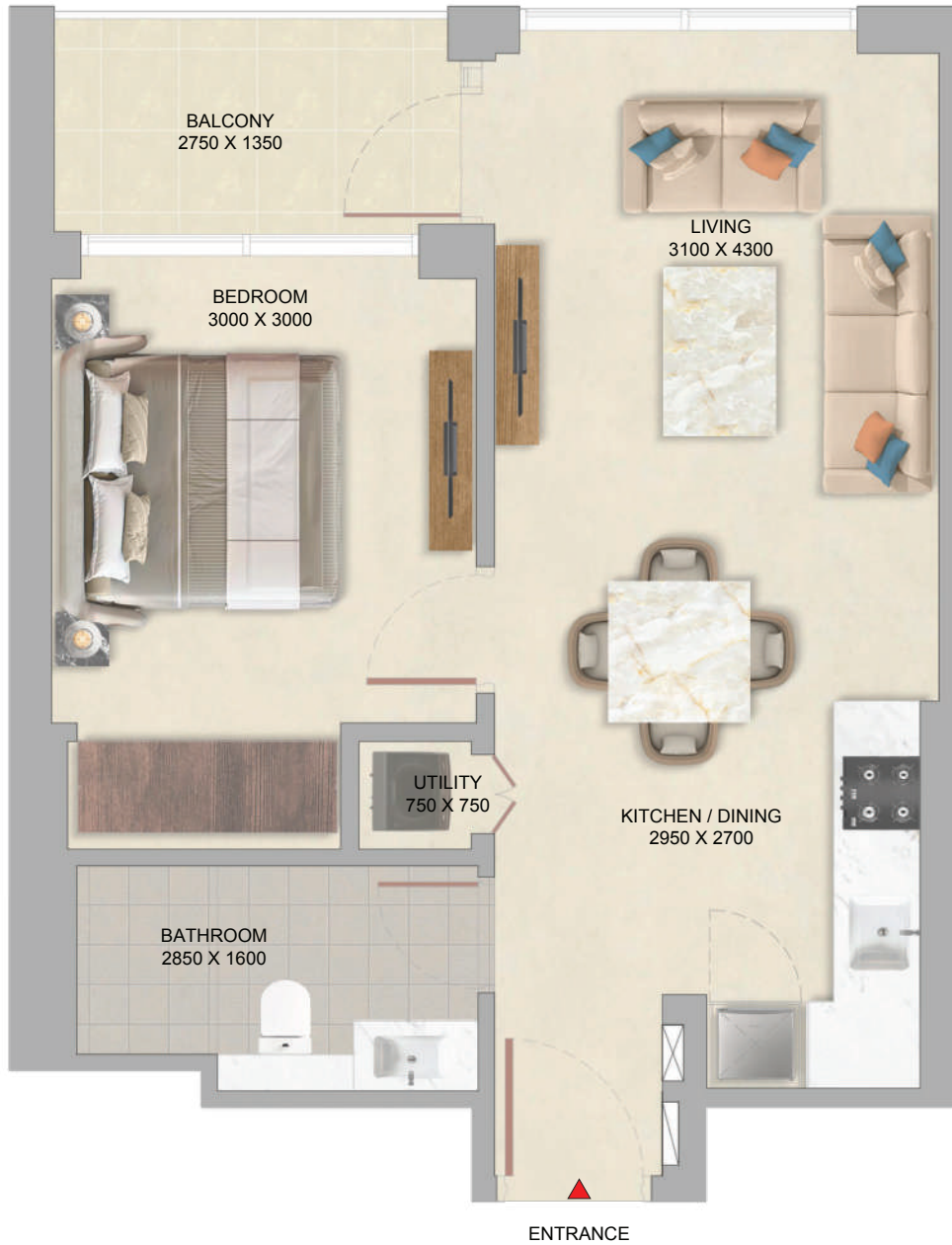
A414, A416, A418, A514, A516, A518, A614, A616, A618

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

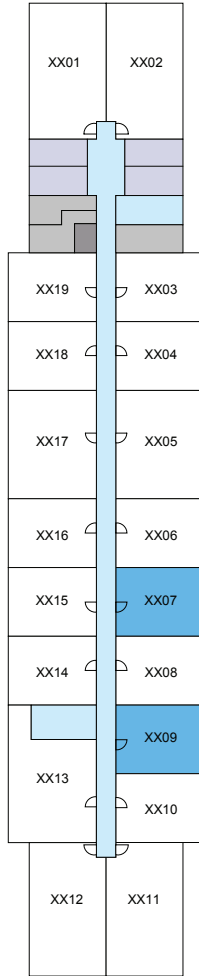
Community
 A714, A716, A718, A814, A816, A818, A914, A916, A918, A1014, A1016, A1018, A1114, A1116, A1118, A1214, A1216, A1218, A1314, A1316, A1318



THE WOODS
 AT SOBHA SANCTUARY



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.

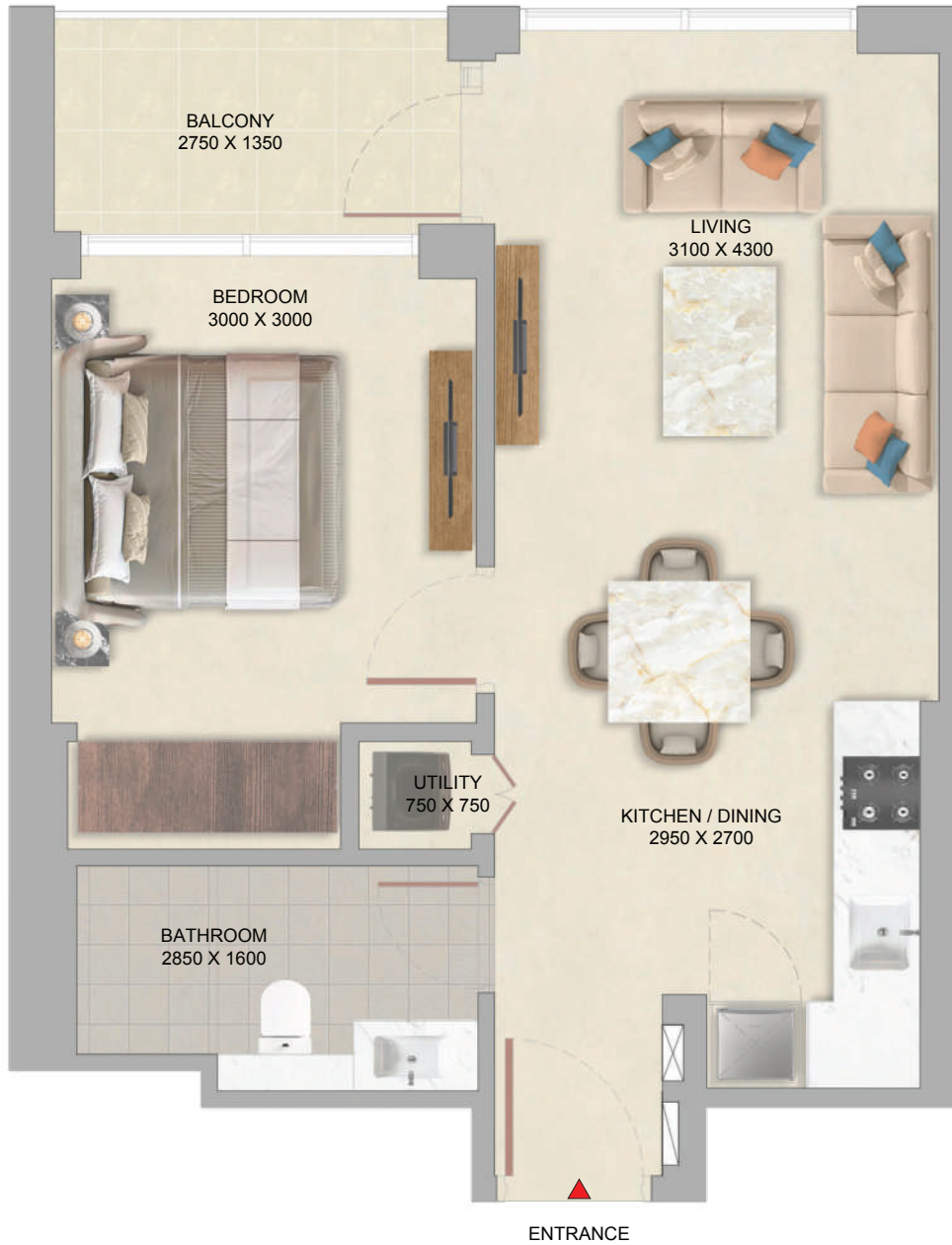
List of unit numbers with this unit plan:

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

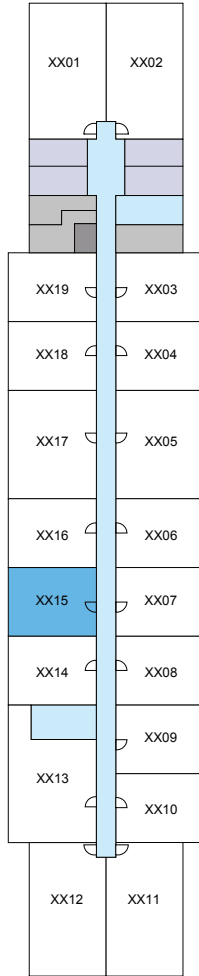
Community
A407, A507, A607, A707, A807, A907, A1007, A1107, A1207, A1307,
A409, A509, A609, A709, A809, A909, A1009, A1109, A1209, A1309



THE WOODS
AT SOBHA SANCTUARY



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:

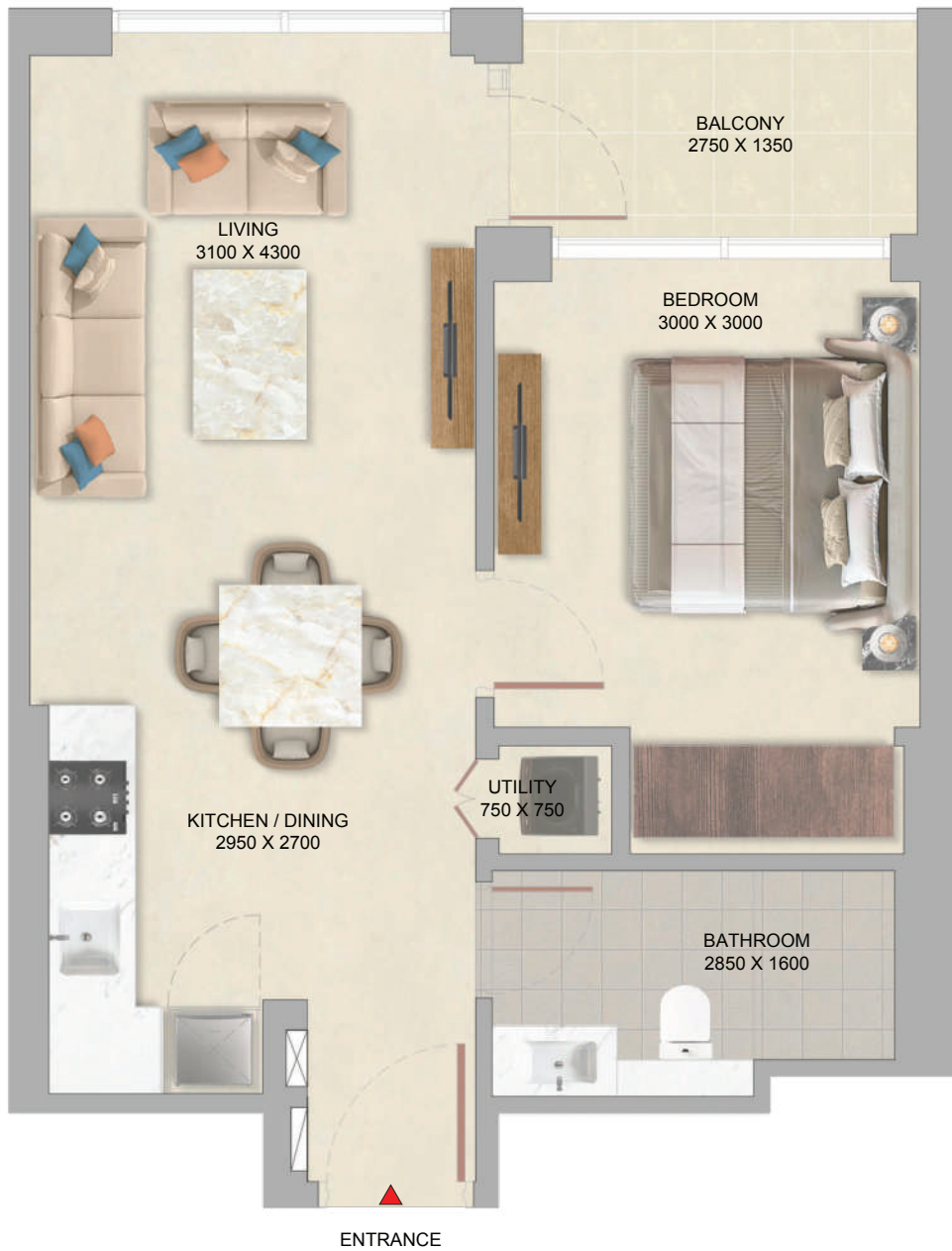
VIEWS

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,

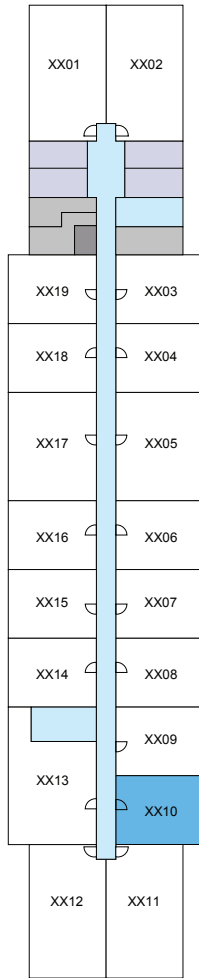
Community, Park
A715, A815, A915, A1015, A1115, A1215, A1315



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.

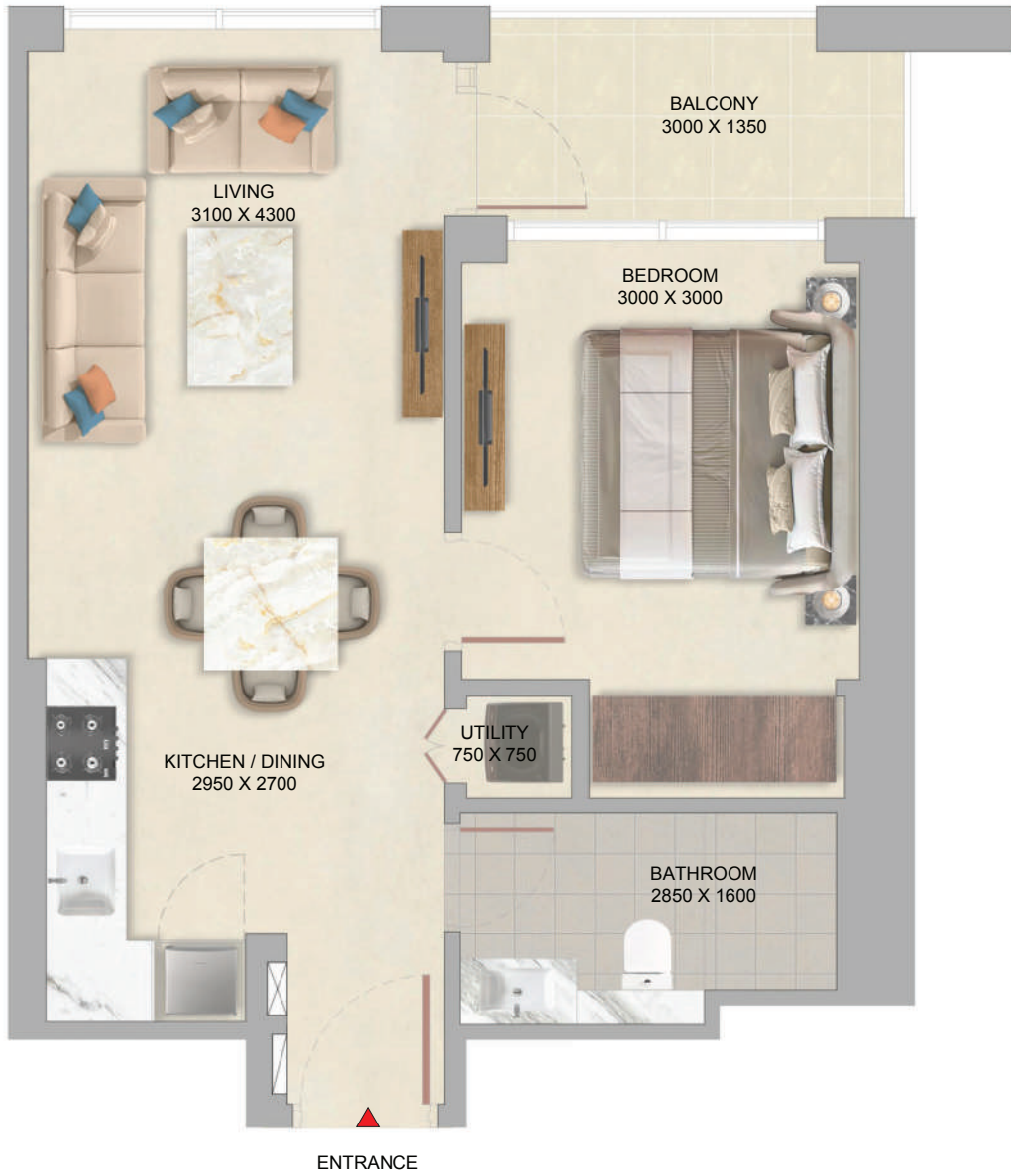
List of unit numbers with this unit plan:

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

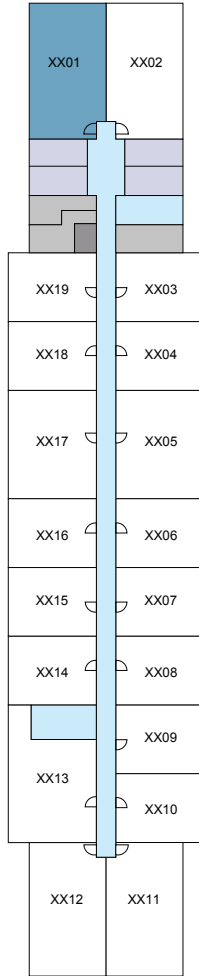
Community
A410, A510, A610, A710, A810, A910, A1010, A1110, A1210, A1310



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

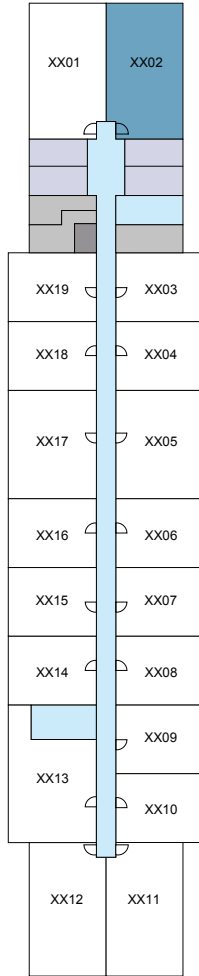
Community, Park, Villa Community
A701, A801, A901, A1001, A1101, A1201, A1301



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

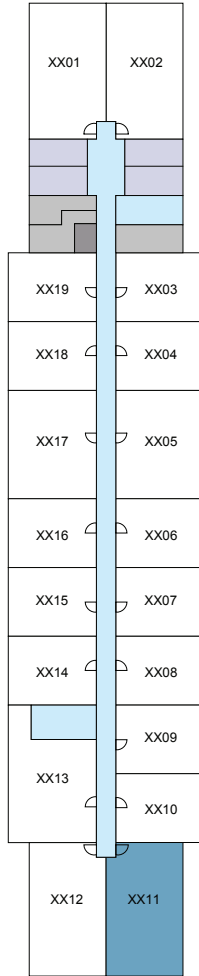
Community, Park, Villa Community
A402, A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302



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

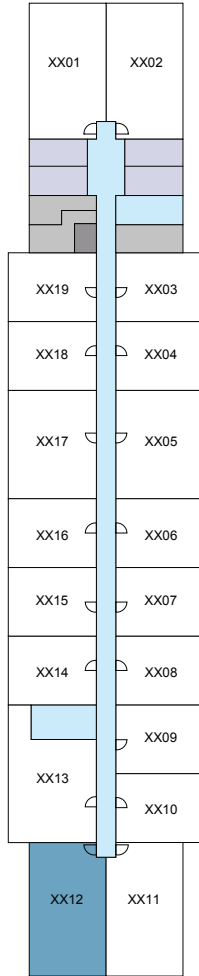
Community, Park
A411, A511, A611, A711, A811, A911, A1011, A1111, A1211, A1311



THE WOODS
AT SOBHA SANCTUARY



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -13

2 BED UNIT



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



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

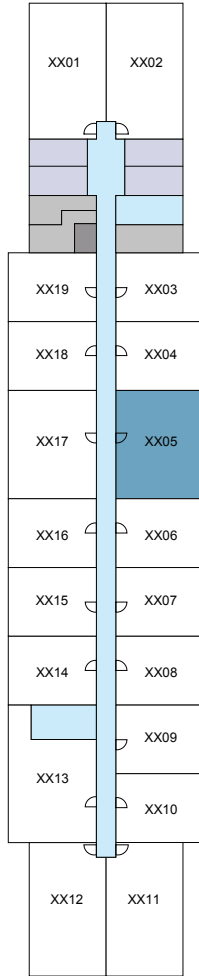
Community, Park
 A712, A812, A912, A1012, A1112, A1212, A1312



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

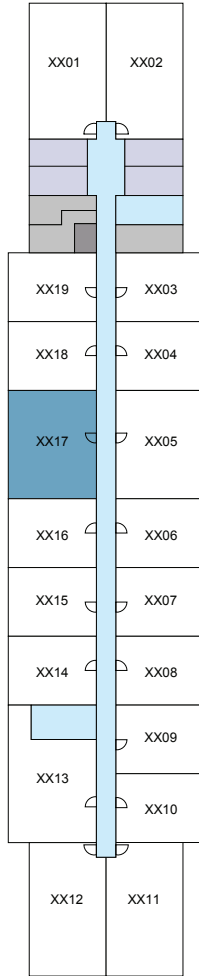
Community
A405, A505, A605, A705, A805, A905, A1005, A1105, A1205, A1305



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



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