



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.



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.



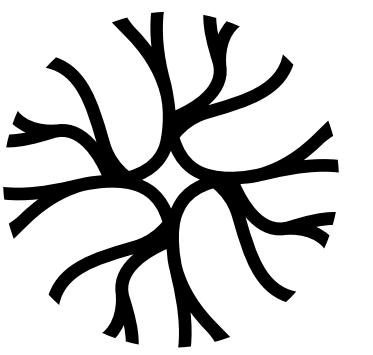
Sustainability at Sobha *Sanctuary* is a framework

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



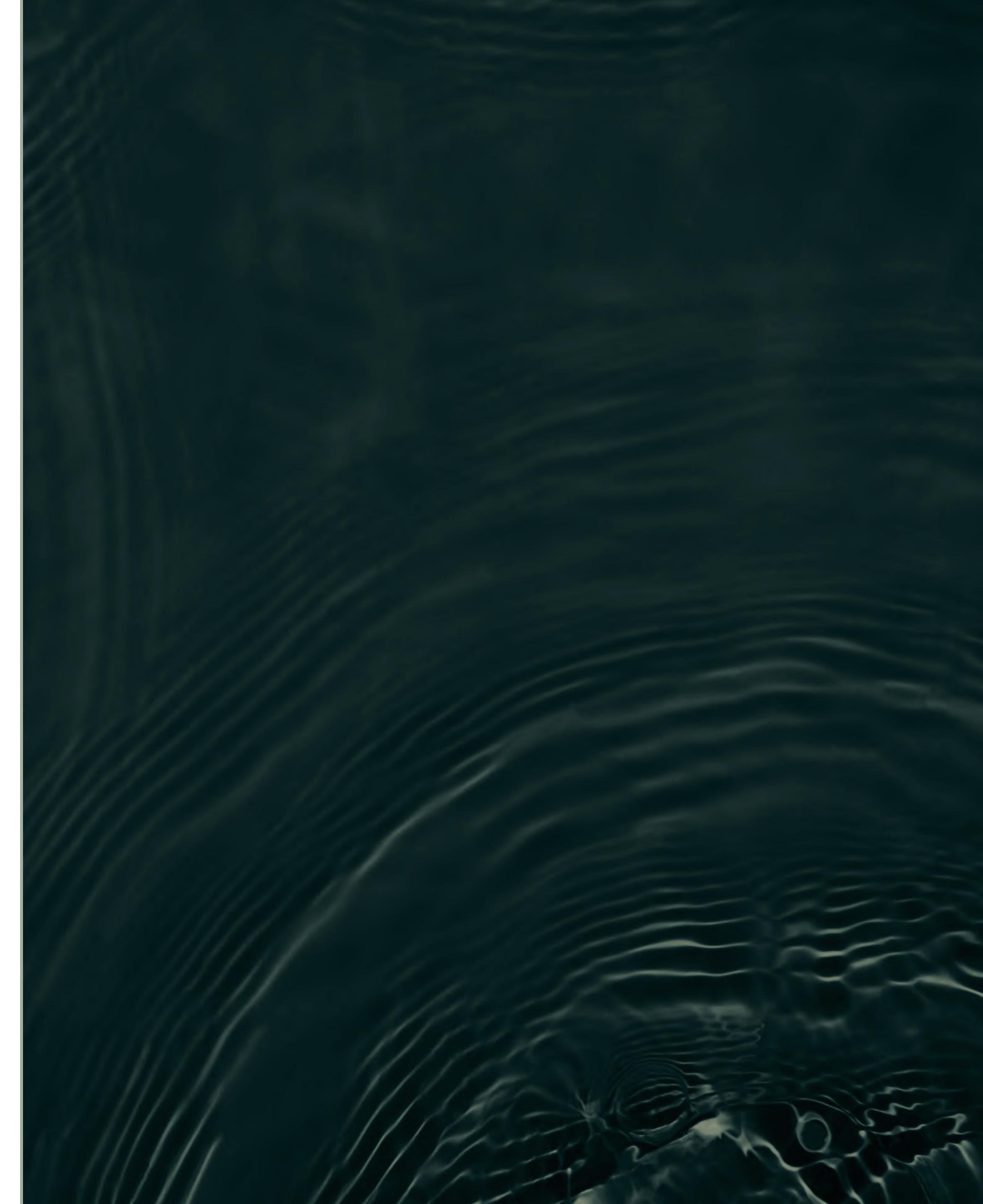
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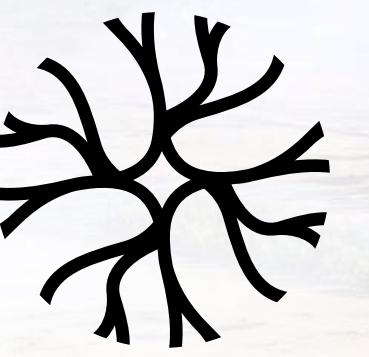


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AT SOBHA SANCTUARY

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





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.

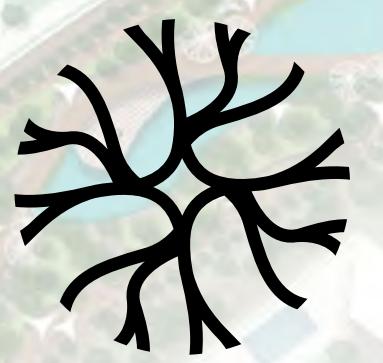
Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



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

ESTATE VILLAS

V4 Bedroom - Type A

Plot Area

Min 460.35 sq.m 4,955.12 sq.ft
Max 537.87 sq.m 5,789.62 sq.ft

Saleable Area

455.72 sq.m
4,905.33 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:

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ESTATE VILLAS

V4 Bedroom - Type AM

Plot Area

Min 460.36 sq.m 4,955.26 sq.ft
Max 522.08 sq.m 5,619.60 sq.ft

Saleable Area

455.72 sq.m
4,905.33 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type B

Plot Area

Min 460.35 sq.m 4,955.12 sq.ft
Max 572.15 sq.m 6,158.54 sq.ft

Saleable Area

463.13 sq.m
4,985.09 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type BM

Plot Area

Min 460.36 sq.m 4,995.26 sq.ft
Max 522.08 sq.m 5,619.60 sq.ft

Saleable Area

463.13 sq.m
4,985.09 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type C

Plot Area

Min 460.35 sq.m 4,955.12 sq.ft
Max 566.01 sq.m 6,092.43 sq.ft

Saleable Area

460.20 sq.m
4,953.55 sq.ft

T4C



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type CM

Plot Area

Min 460.36 sq.m 4,955.26 sq.ft
Max 582.84 sq.m 6,273.61 sq.ft

Saleable Area

460.20 sq.m
4,953.55 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V5 Bedroom - Type A

Plot Area

540.00 sq.m

5,812.51 sq.m

Saleable Area

538.12 sq.ft

5,792.28 sq.ft



GROUND FLOOR



FIRST FLOOR

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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



FIRST FLOOR

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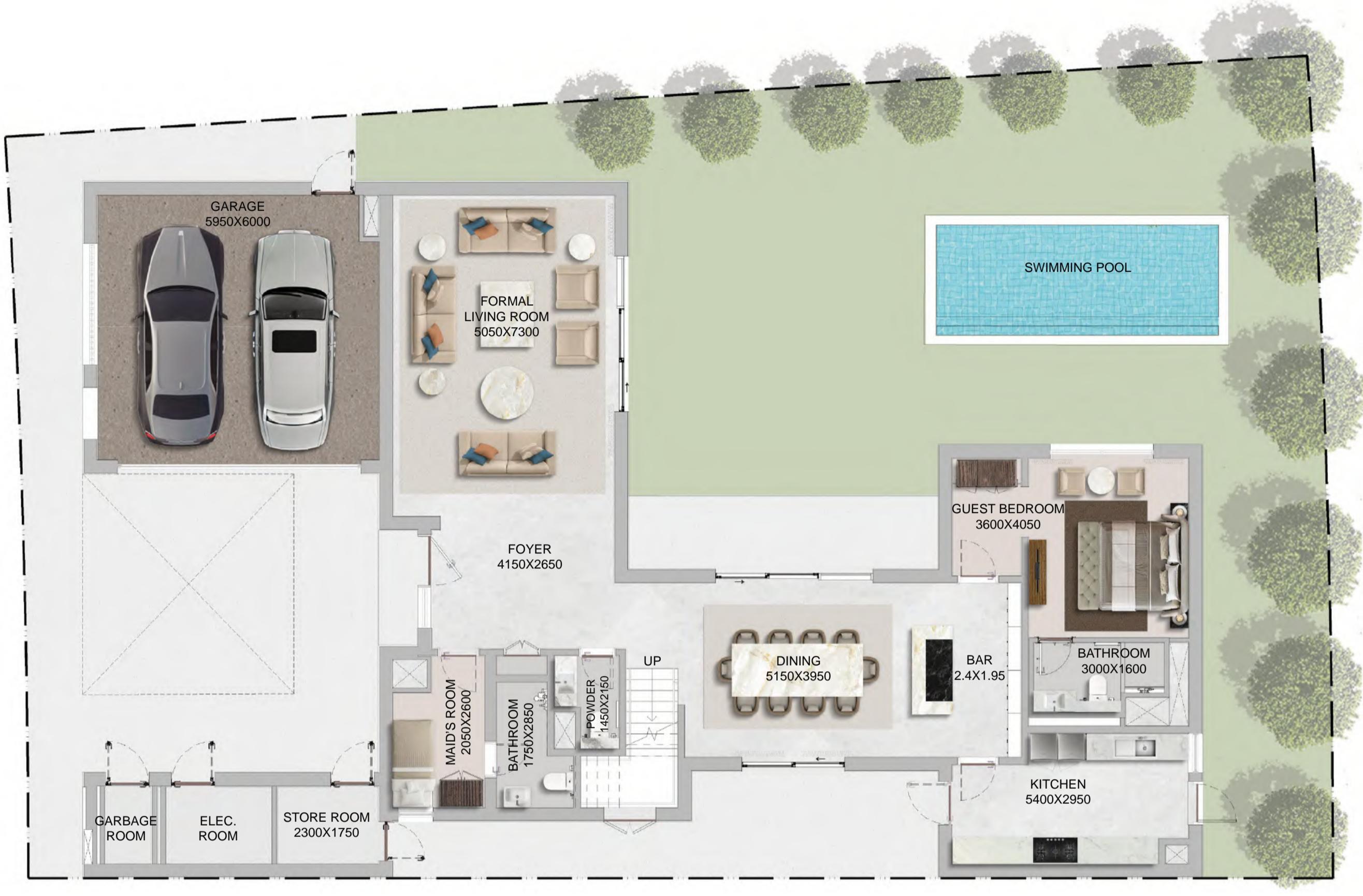


SOBHA SANCTUARY

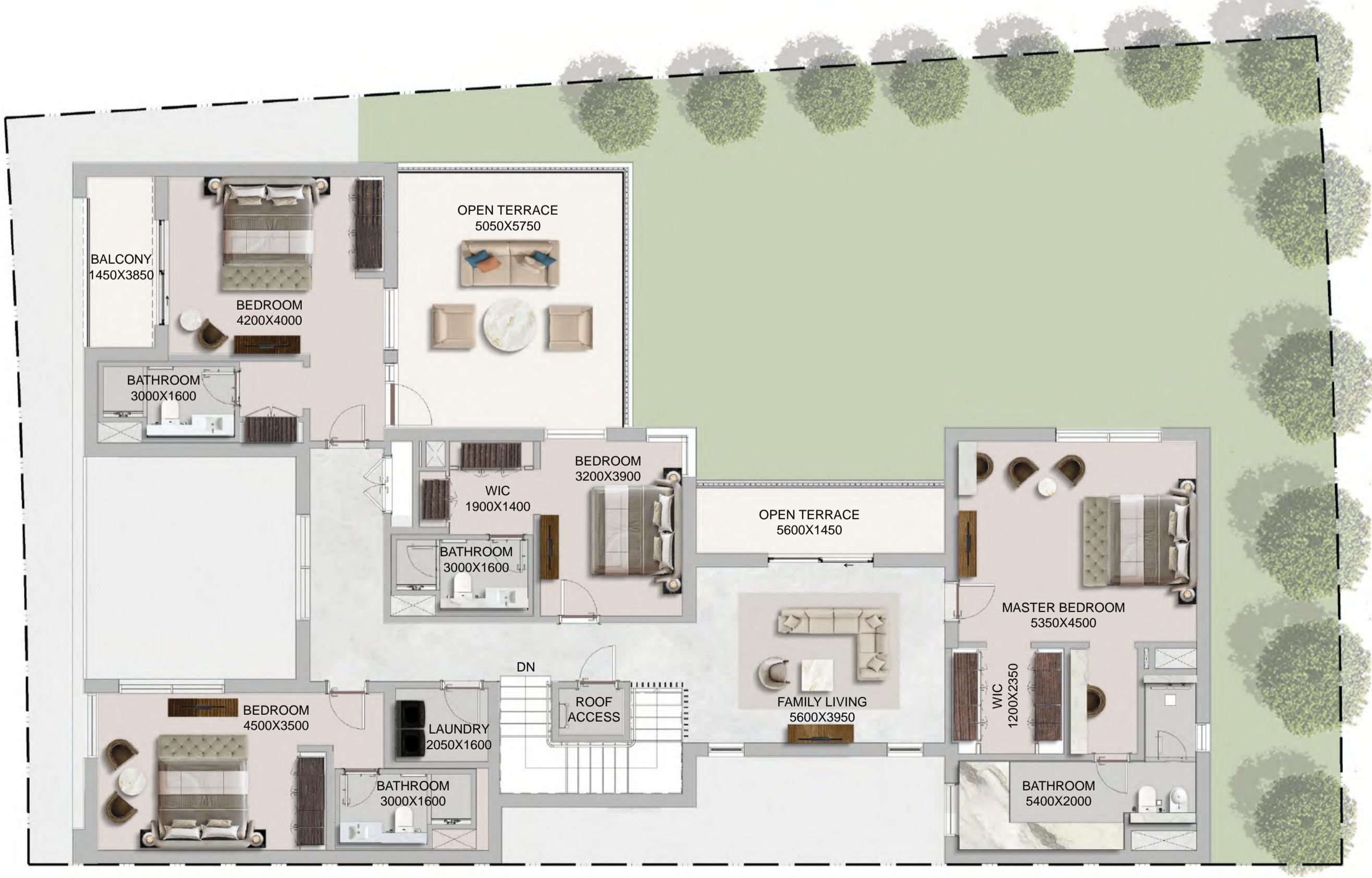
ESTATE VILLAS

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



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V5 Bedroom - Type BM

Plot Area

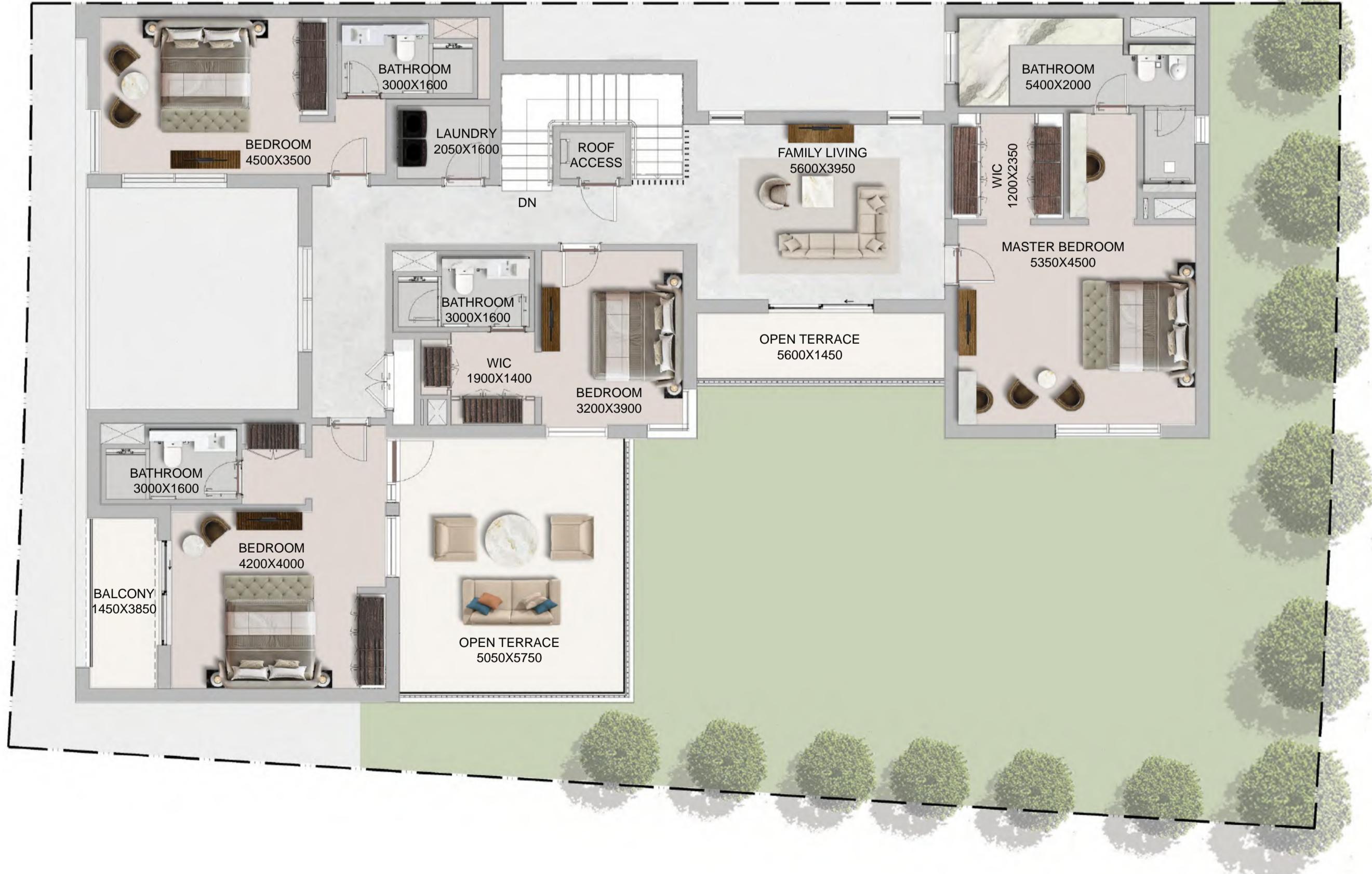
540.00 sq.m
5,812.51 sq.m

Saleable Area

540.12 sq.ft
5,813.80 sq.ft



GROUND FLOOR



FIRST FLOOR

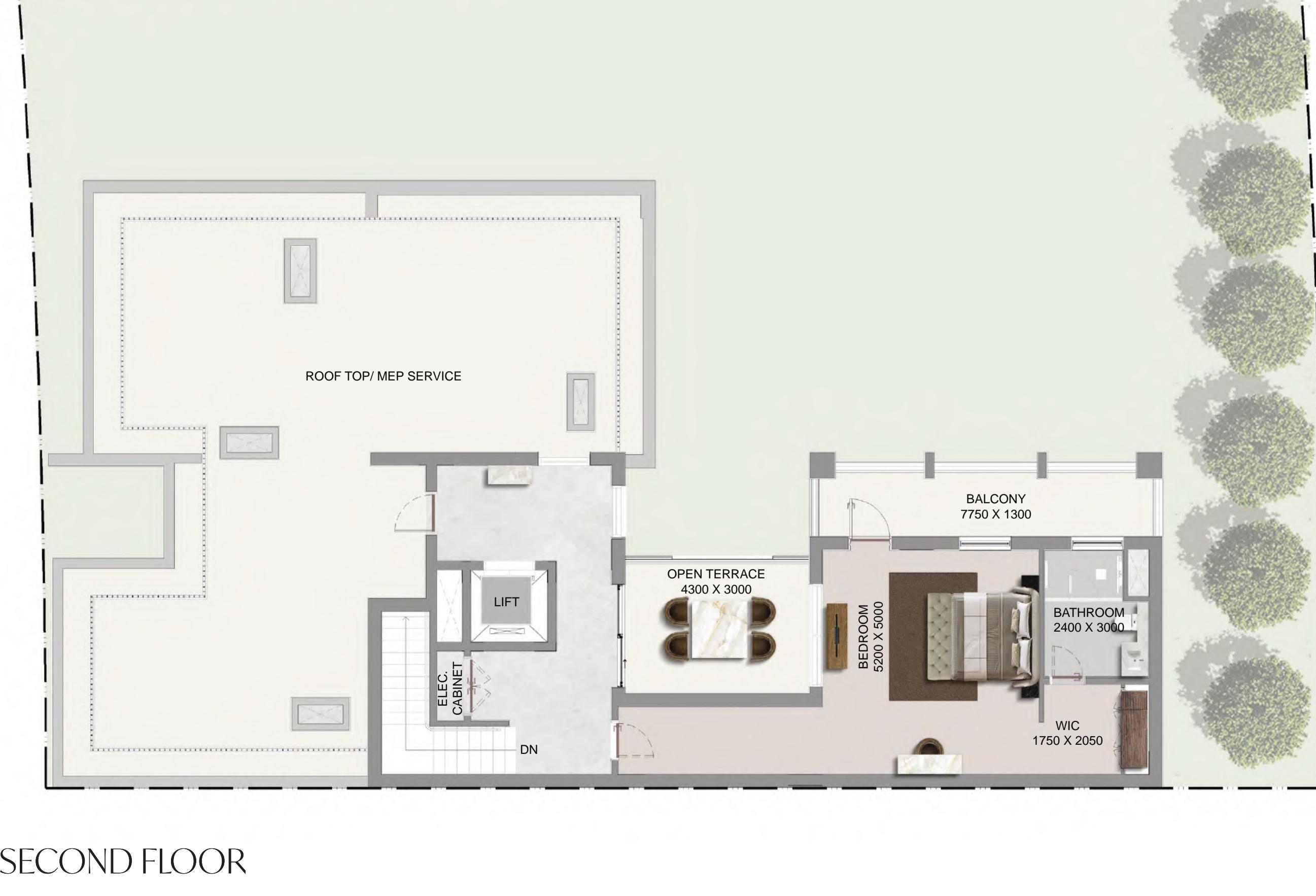
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V6 Bedroom - type	
Plot Area	Sal
660.00 sq.m	66



10 of 10



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4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.

3. Drawings are provided for information only and are not contractual. Final drawings will be determined by the developer, architect, engineer, and surveyor, and drawings are subject to change. Actual units may vary from the stated in sale.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
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ESTATE VILLAS

V6 Bedroom - Type AM

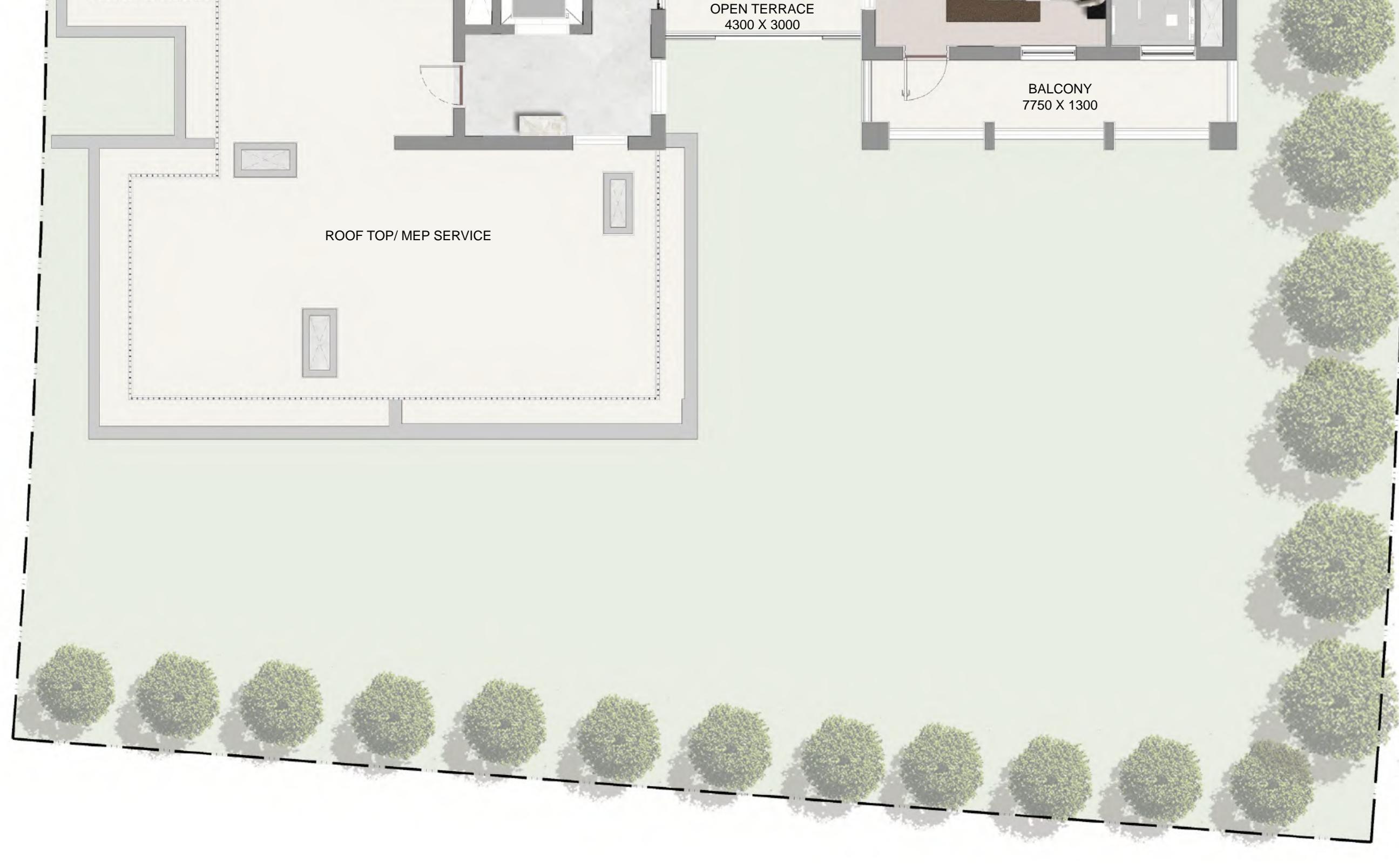
Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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3. For the convenience of the buyer to make and obtain specific clarifications, the developer/seller shall be at the absolute discretion of the developer/seller without prior notice or liability.

4. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

SOBHA
REALTY

