



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.

**SOBHA  
SANCTUARY  
MALL**

SHOP

CAFE

hunkard

borrells

VILLAGE CAFE

PIZZA ROMA

NOODLE BAR

THE COFFEE BEAN

BISTRO 19

SUSHI KO

# 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.



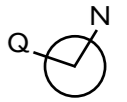
Sustainability  
at Sobha  
*Sanctuary*  
is a framework

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.

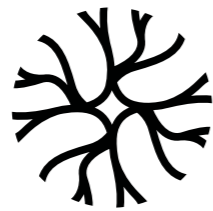


SOBHA  
**SANCTUARY**

Illustrative Masterplan



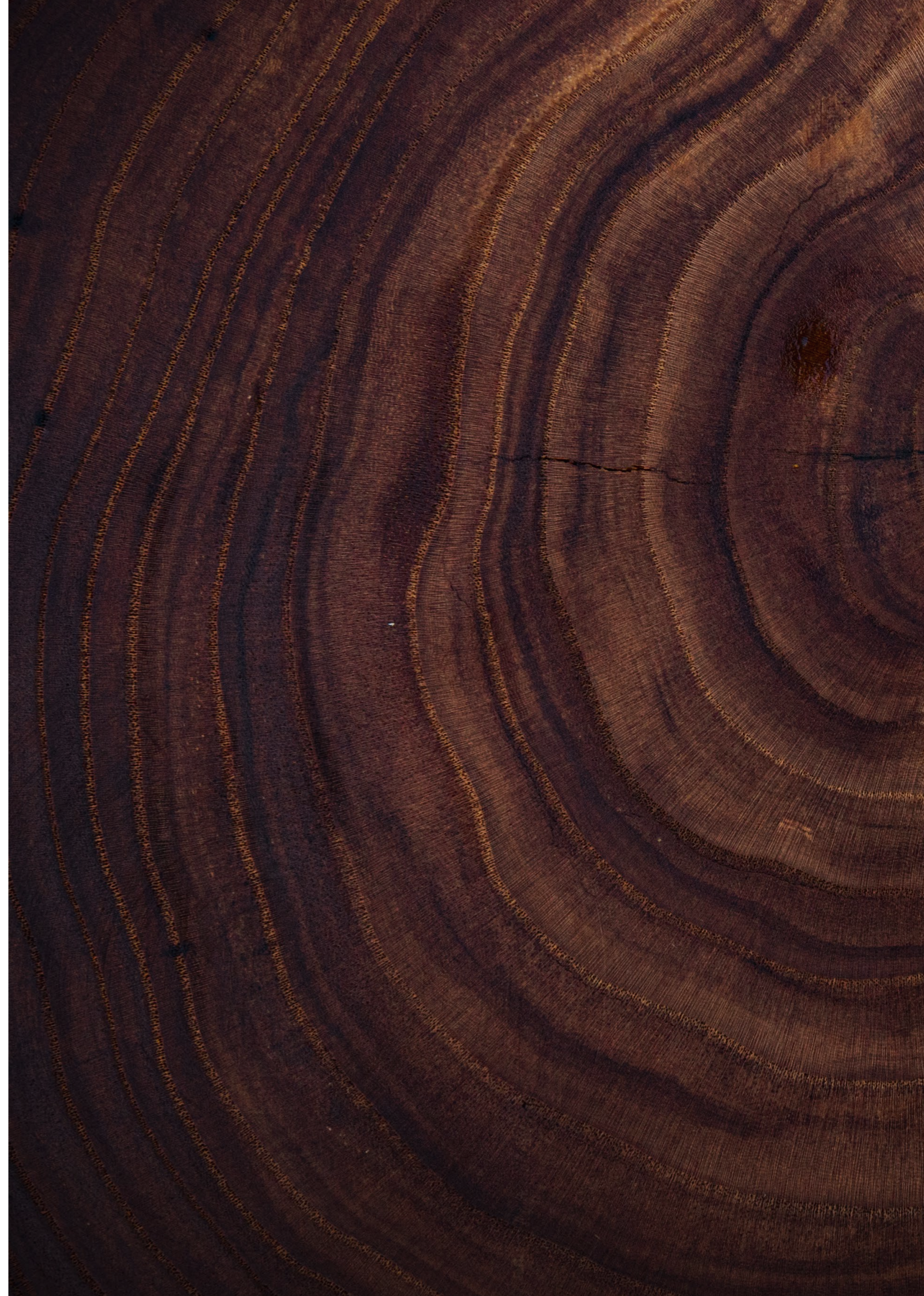
Introducing



# THE 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.





# 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*

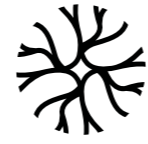


*Living  
Area*



*Master  
Bedroom*





# THE WOODS

AT SOBHA SANCTUARY

## Site Plan

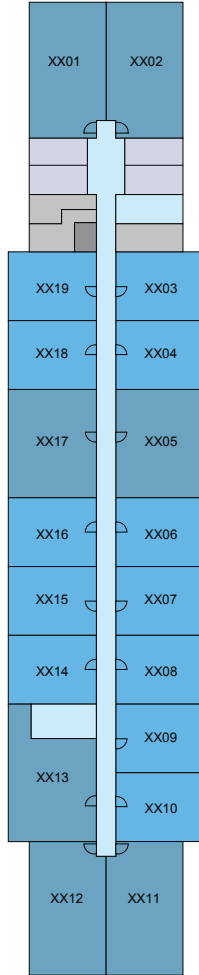


The background of the image is a close-up, high-resolution photograph of a wood grain. The wood is cut in a way that shows concentric growth rings, creating a circular, ripple-like pattern. The colors range from deep, dark browns to lighter, golden-brown tones, highlighting the natural texture and grain 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 texture.





# Floor & Unit Plans



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK  
LEVEL 04-13

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

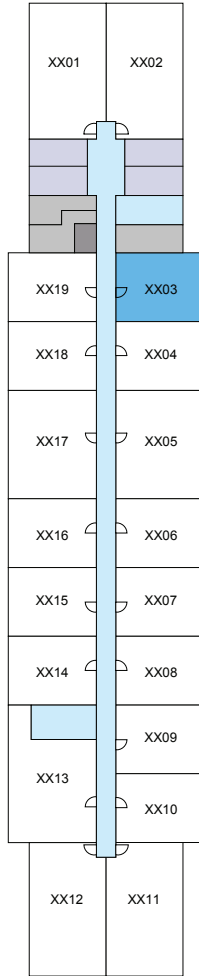


FLOOR AND UNIT PLANS

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**

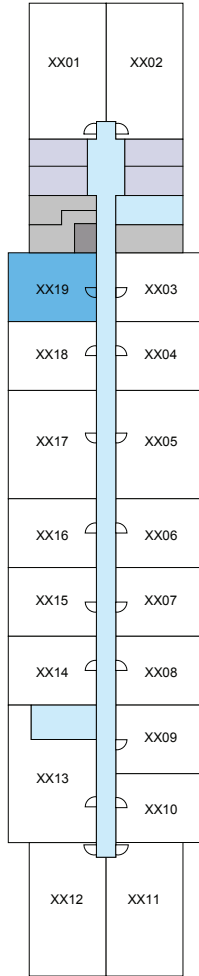
**Community**  
A403, A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303



**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:

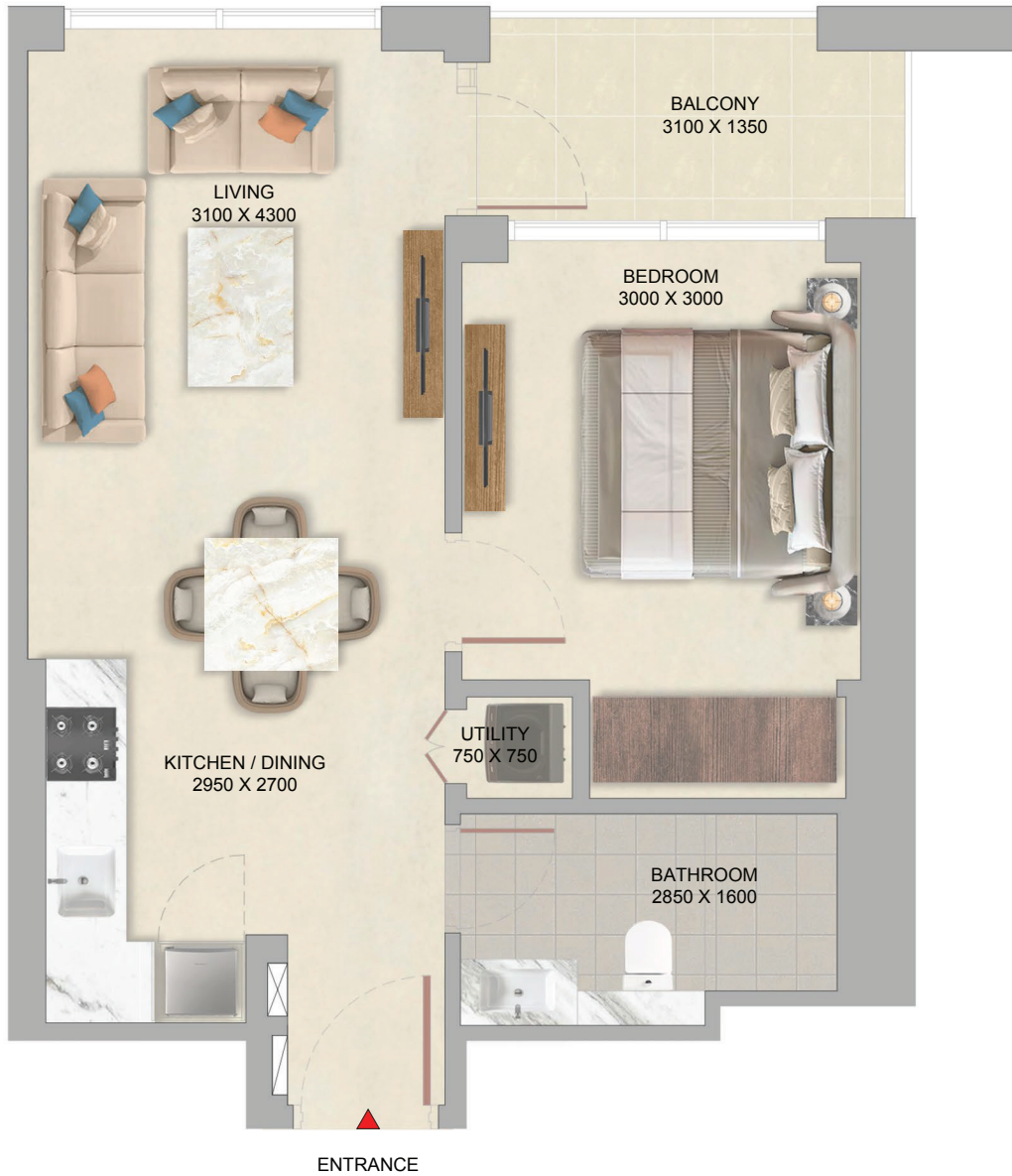
**VIEWS**

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

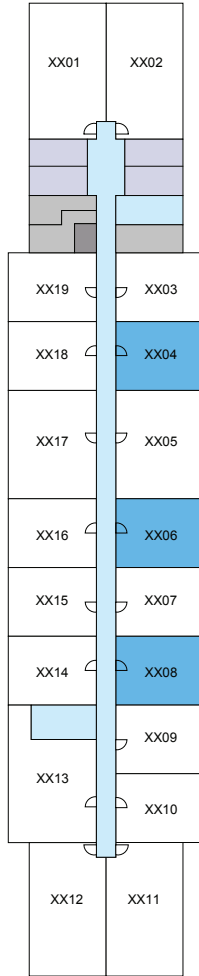
Community, Park  
 A719, A819, A919, A1019, A1119, A1219, A1319



**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:

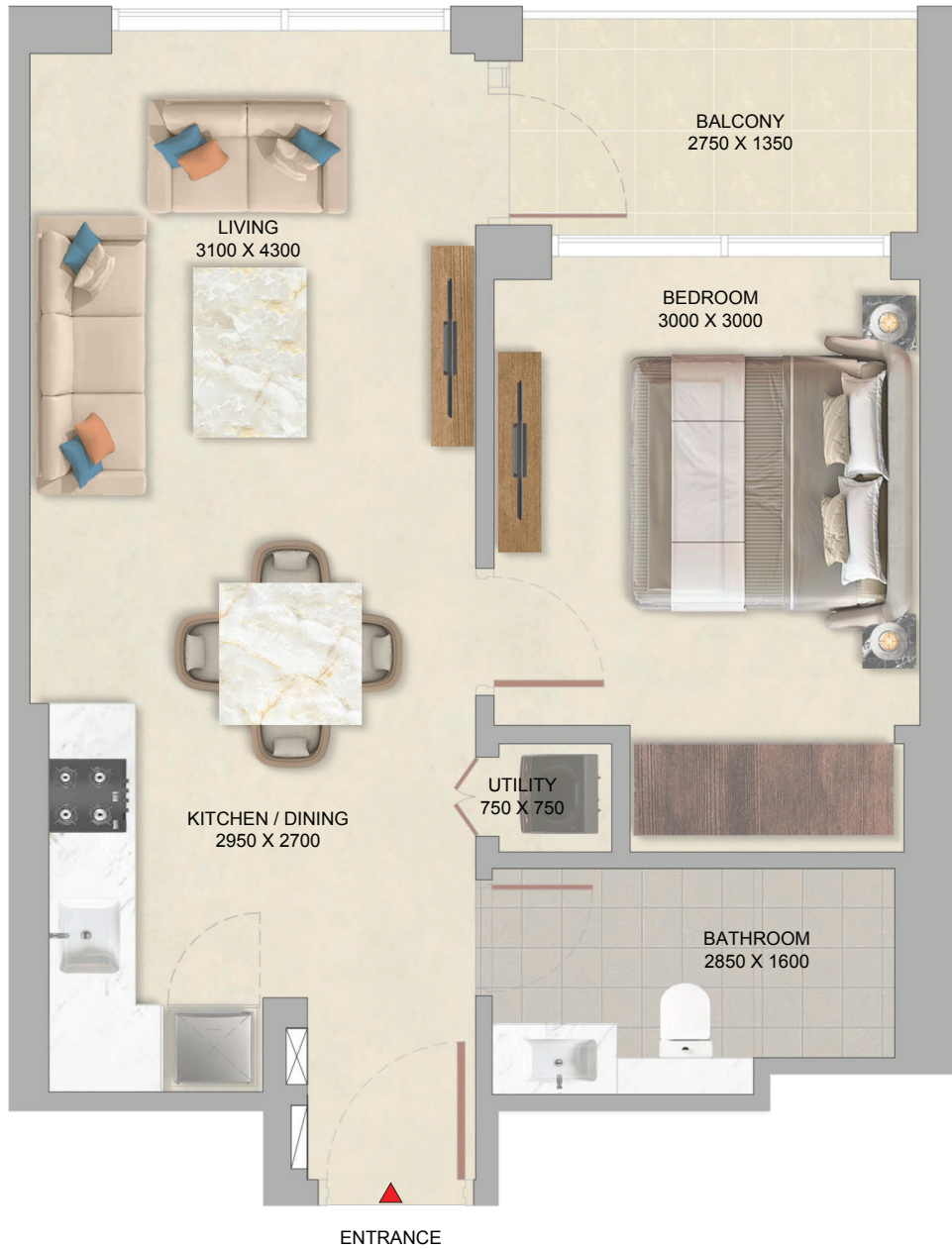
**VIEWS**

**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**

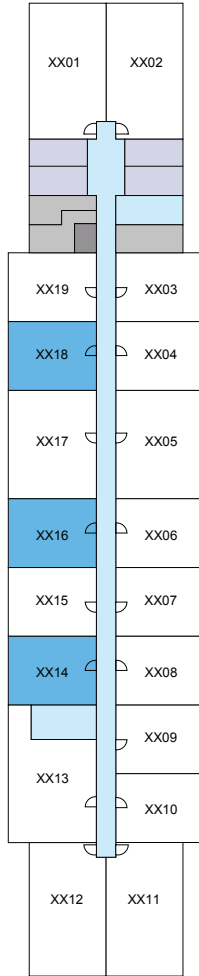
A406, A506, A606, A706, A806, A906, A1006, A1106, A1206, A1306,  
A408, A508, A608, A708, A808, A908, A1008, A1108, A1208, A1308,  
A404, A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304



**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

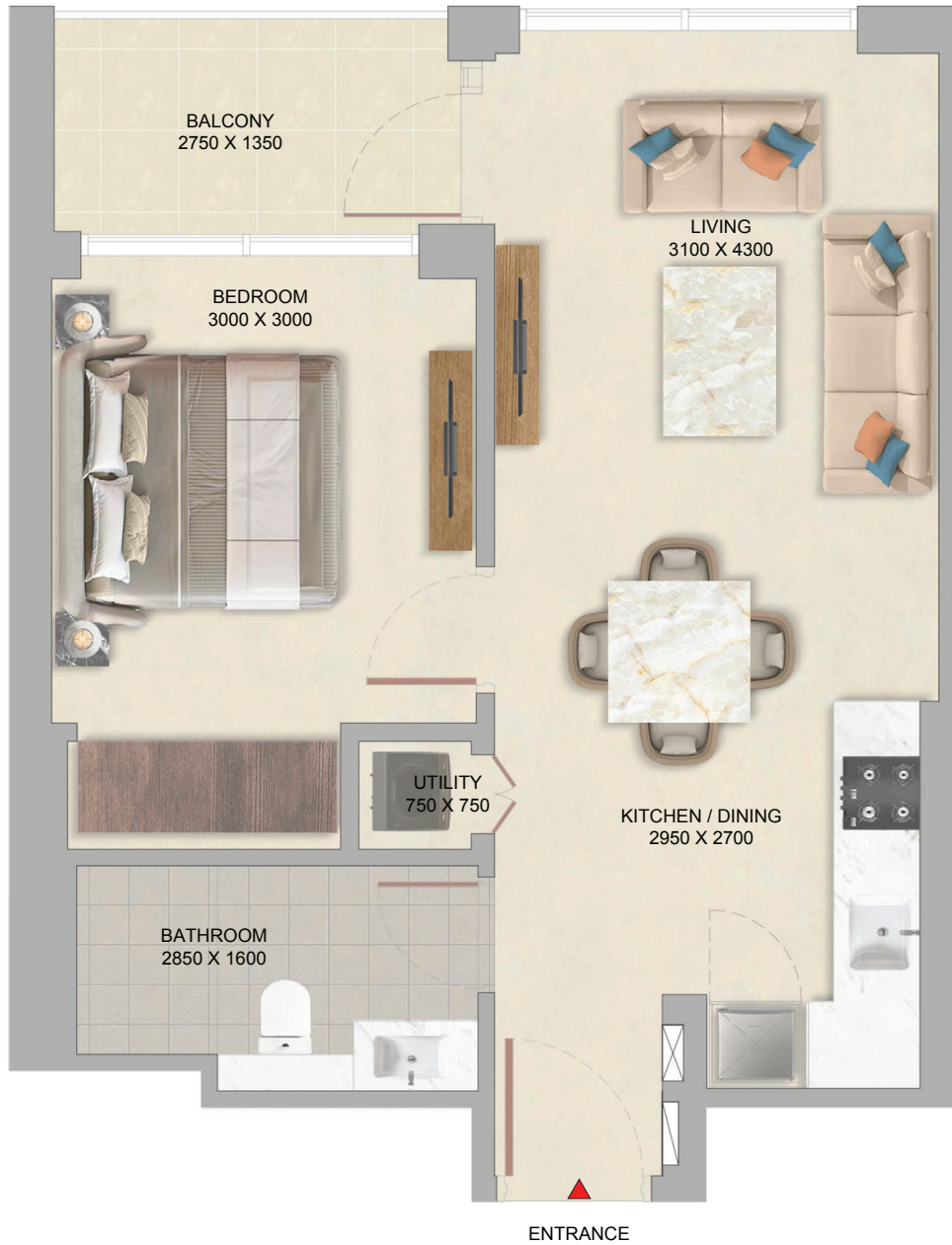
Community

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

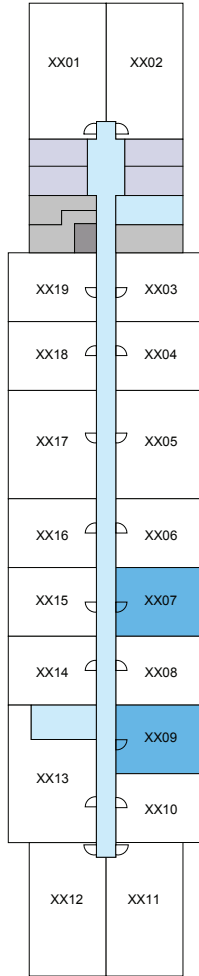
**Community**  
A714, A716, A718, A814, A816, A818, A914, A916, A918, A1014, A1016,  
A1018, A1114, A1116, A1118, A1214, A1216, A1218, A1314, A1316, A1318



**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.

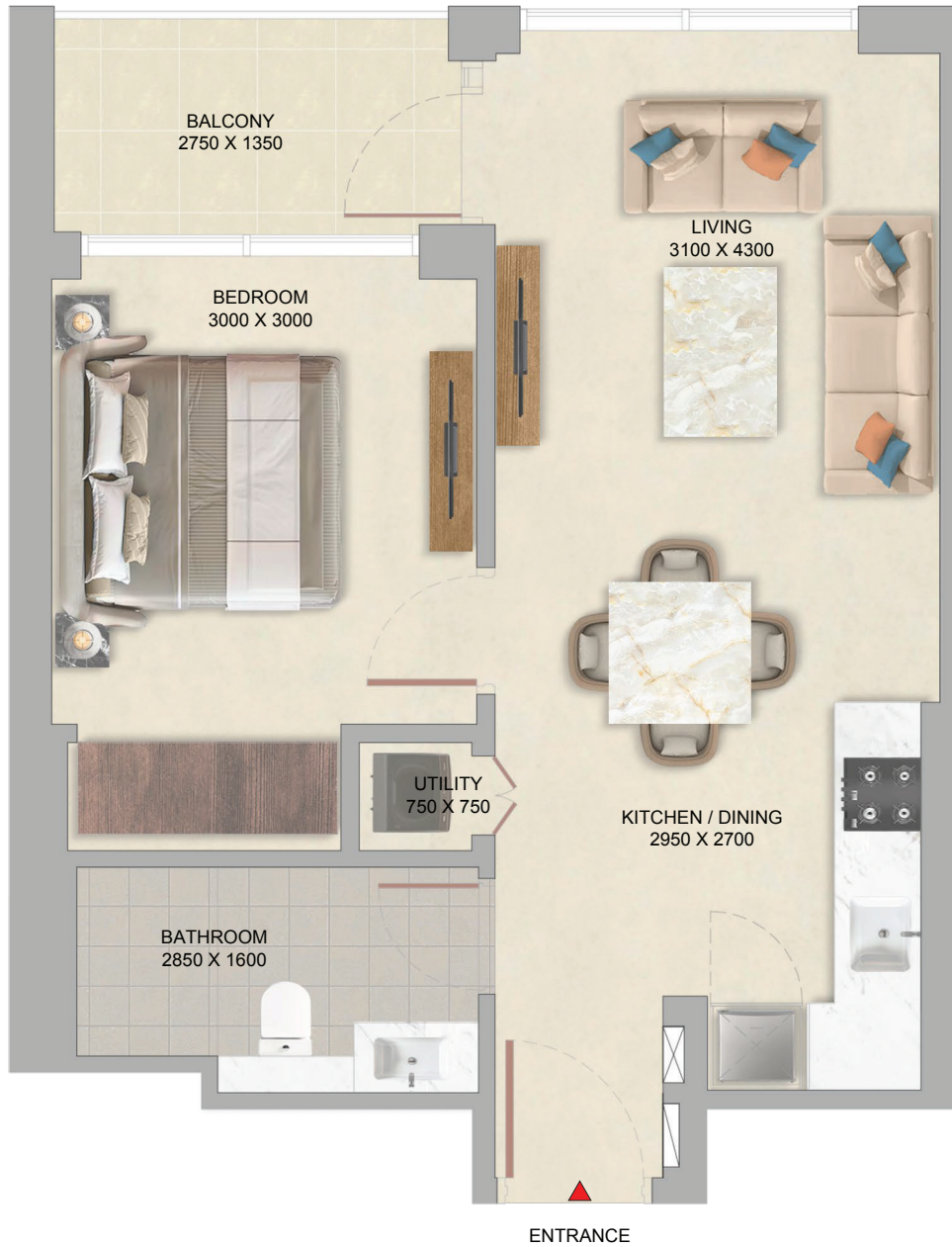
List of unit numbers with this unit plan:

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**

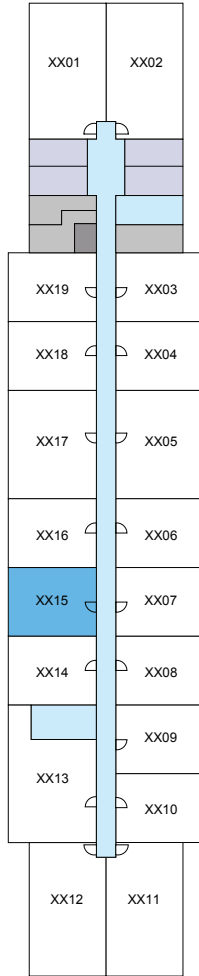
Community  
A407, A507, A607, A707, A807, A907, A1007, A1107, A1207, A1307,  
A409, A509, A609, A709, A809, A909, A1009, A1109, A1209, A1309



**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:

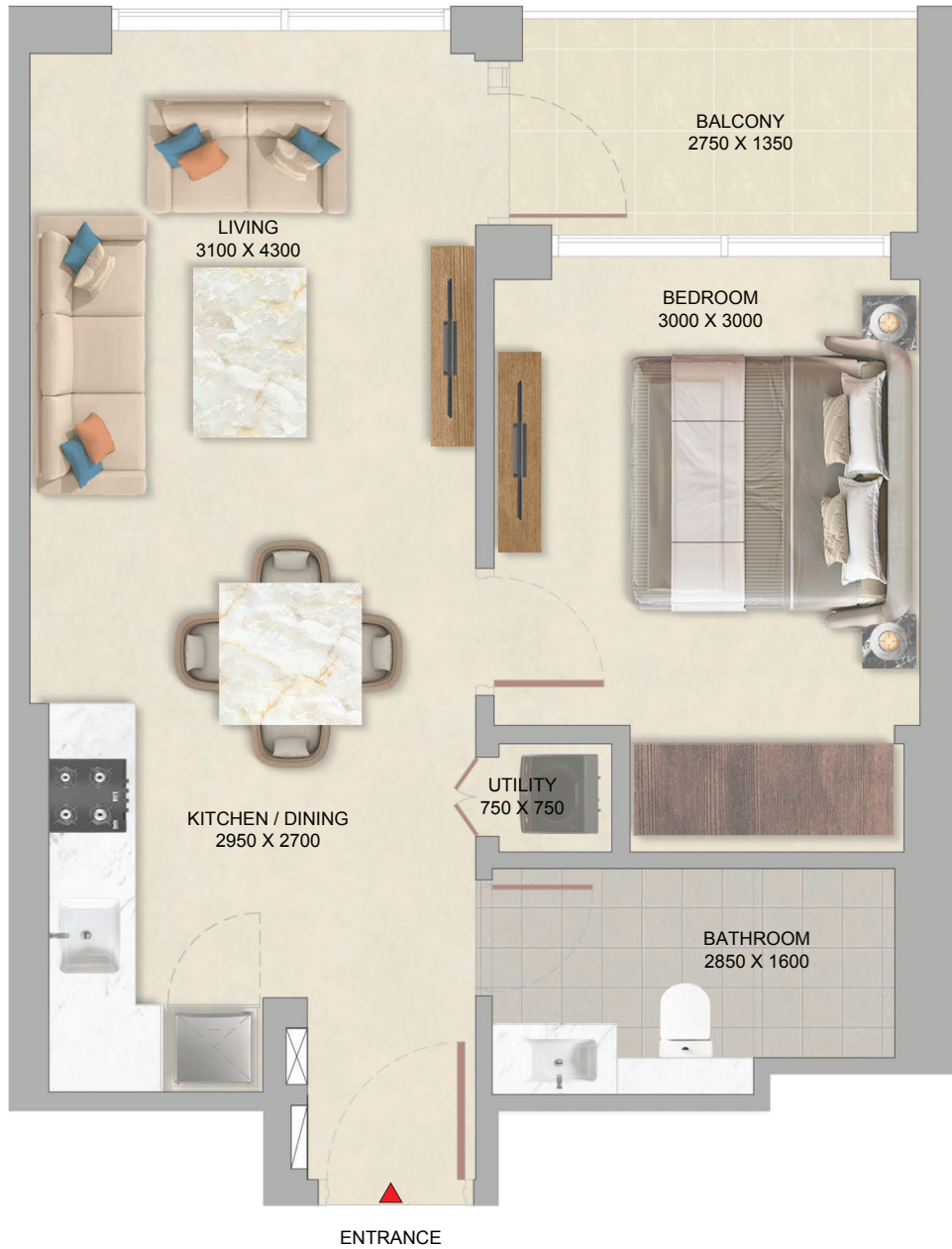
### VIEWS

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,

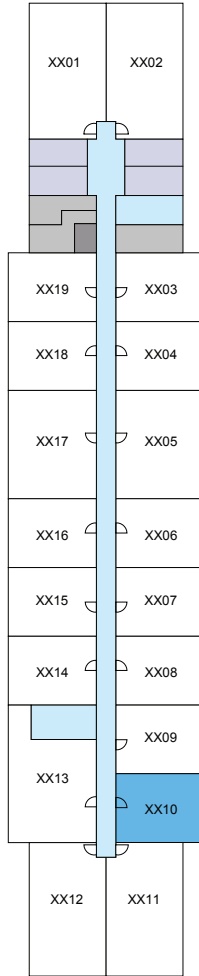
Community, Park  
A715, A815, A915, A1015, A1115, A1215, A1315



**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.

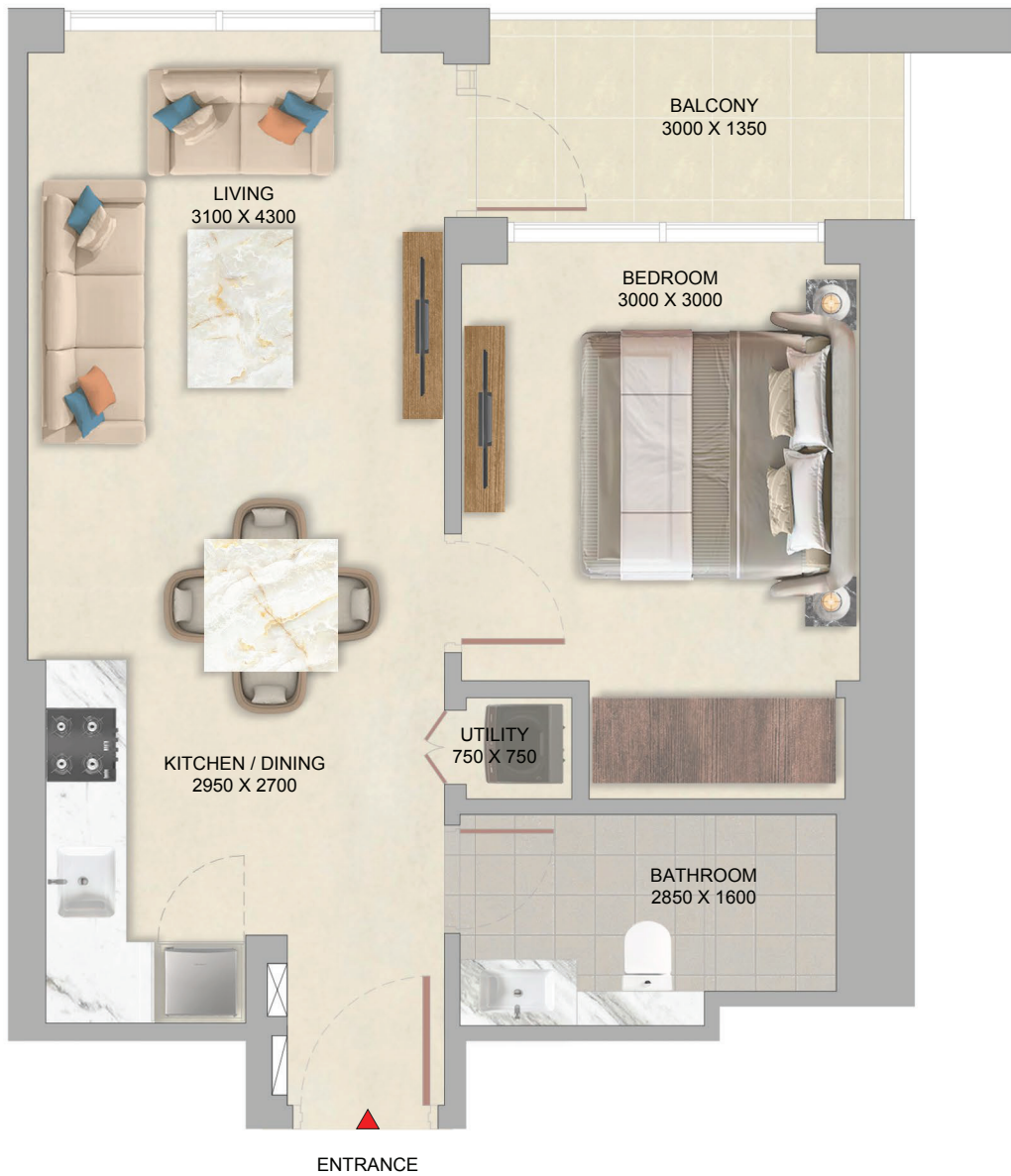
List of unit numbers with this unit plan:

**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**

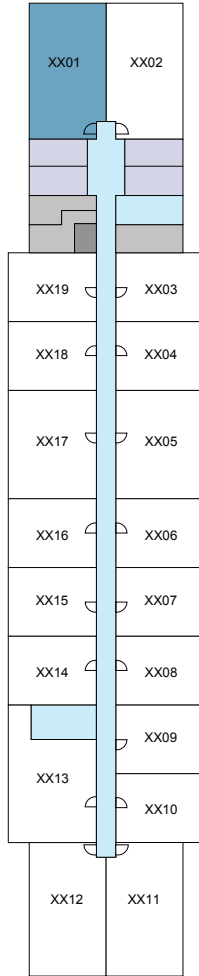
Community  
A410, A510, A610, A710, A810, A910, A1010, A1110, A1210, A1310



**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

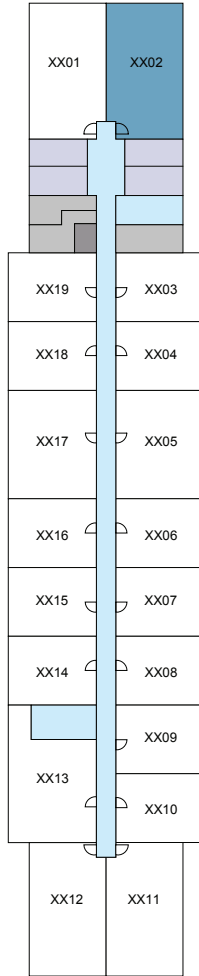
Community, Park, Villa Community  
A701, A801, A901, A1001, A1101, A1201, A1301



**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

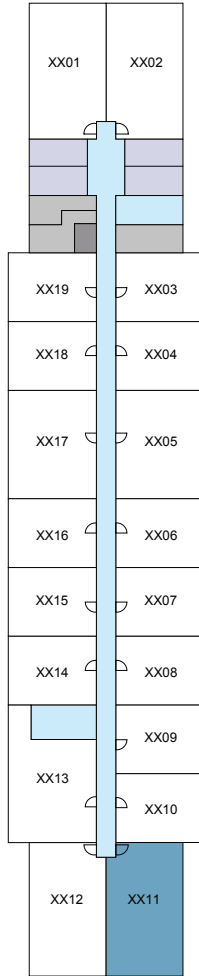
Community, Park, Villa Community  
 A402, A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302



**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**

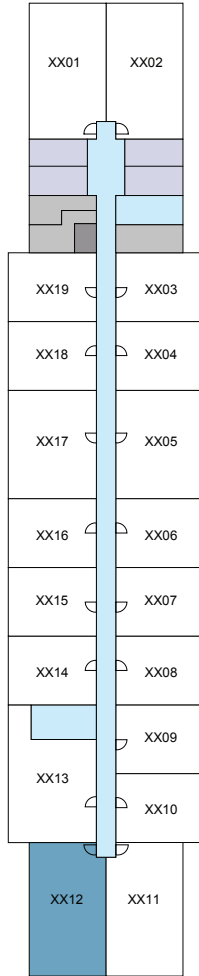
Community, Park  
A411, A511, A611, A711, A811, A911, A1011, A1111, A1211, A1311



**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

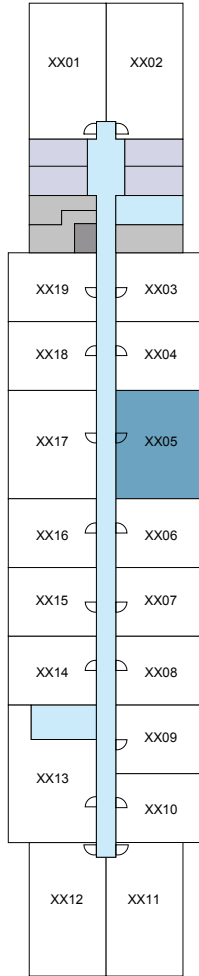
Community, Park  
A712, A812, A912, A1012, A1112, A1212, A1312



**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

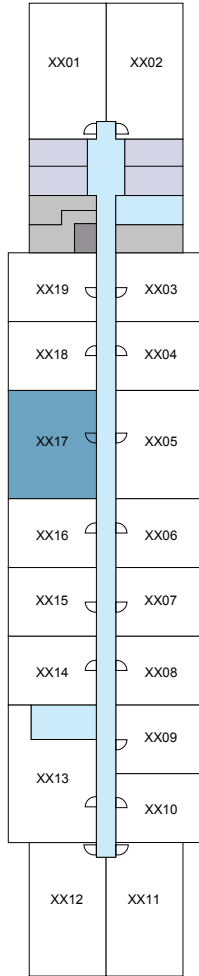
**Community**  
A405, A505, A605, A705, A805, A905, A1005, A1105, A1205, A1305



**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

# SOBHA

REALTY



**Disclaimer:**

The images shown are for illustration purposes only and may not be an exact representation of the product. | Configuration and size subject to availability. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.