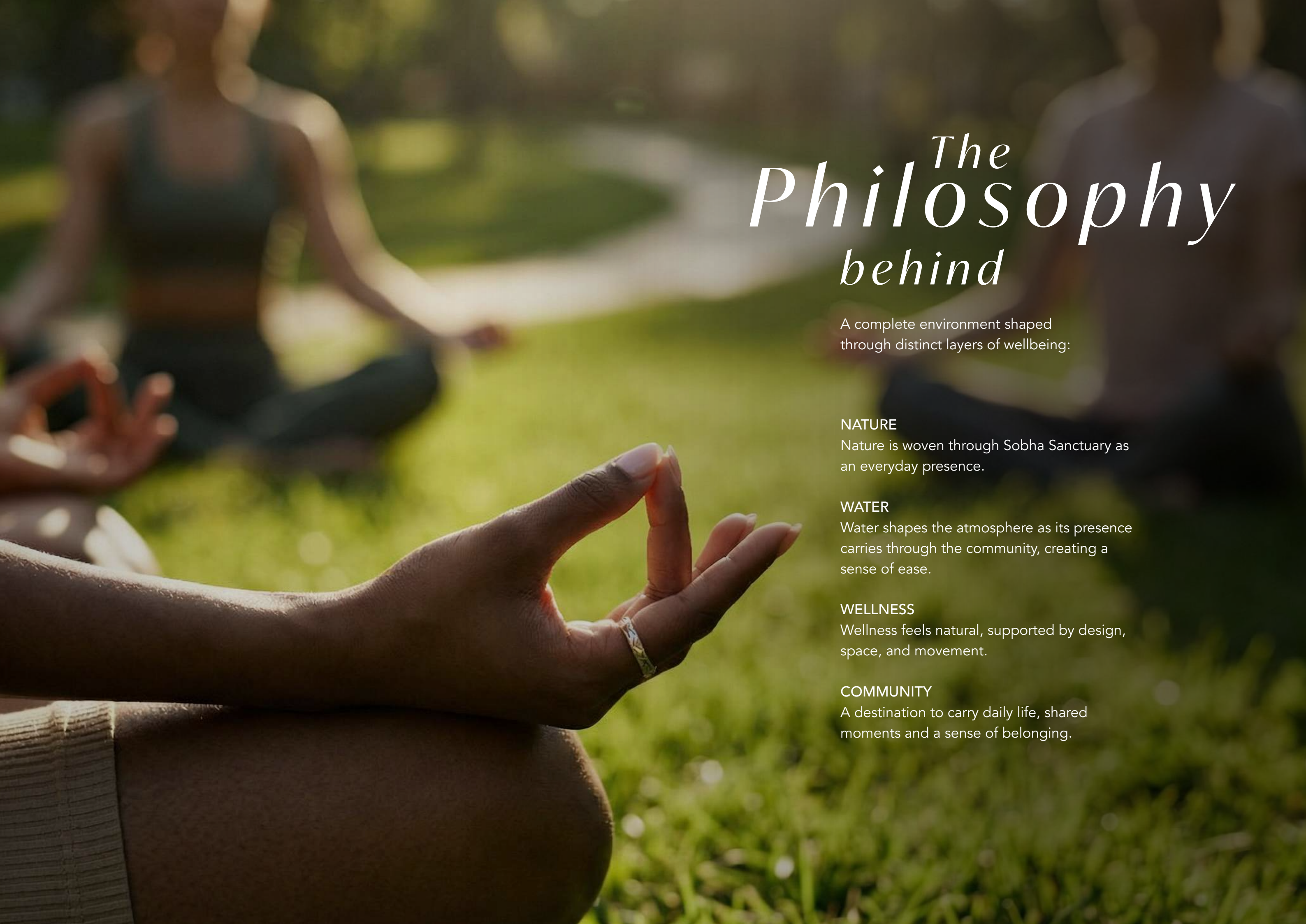




THE WOODS

AT SOBHA SANCTUARY

SOBHA
REALTY

A person is shown in a meditative pose on a green lawn. Their hands are in a mudra, with the thumb and index finger touching. They are wearing a ring on their ring finger. In the background, other people are also in meditative poses, and a path leads through the grass. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

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

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 large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The pool is surrounded by a sandy beach area where children are playing. There are several lounge chairs with white cushions and umbrellas. The background features several high-rise buildings with balconies, surrounded by lush greenery and palm trees. The sky is blue with some clouds.

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 man and a woman are practicing yoga in a serene outdoor setting. They are standing on a wooden deck, each on an orange yoga mat, in a warrior pose with arms extended horizontally. The man is wearing a blue t-shirt and shorts, while the woman is wearing a pink tank top and purple leggings. In the background, a calm pond reflects the sky, with several white swans swimming. Lush green trees and bushes surround the pond. In the distance, modern multi-story apartment buildings with large windows and balconies are visible under a soft, hazy sky. The overall atmosphere is peaceful and suggests a high-quality lifestyle.

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.



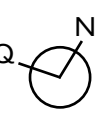
Sustainability
at Sobha
Sanctuary
is a framework

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.

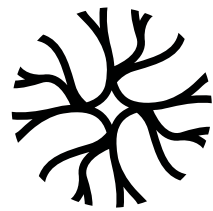


SOBHA SANCTUARY

Illustrative Masterplan



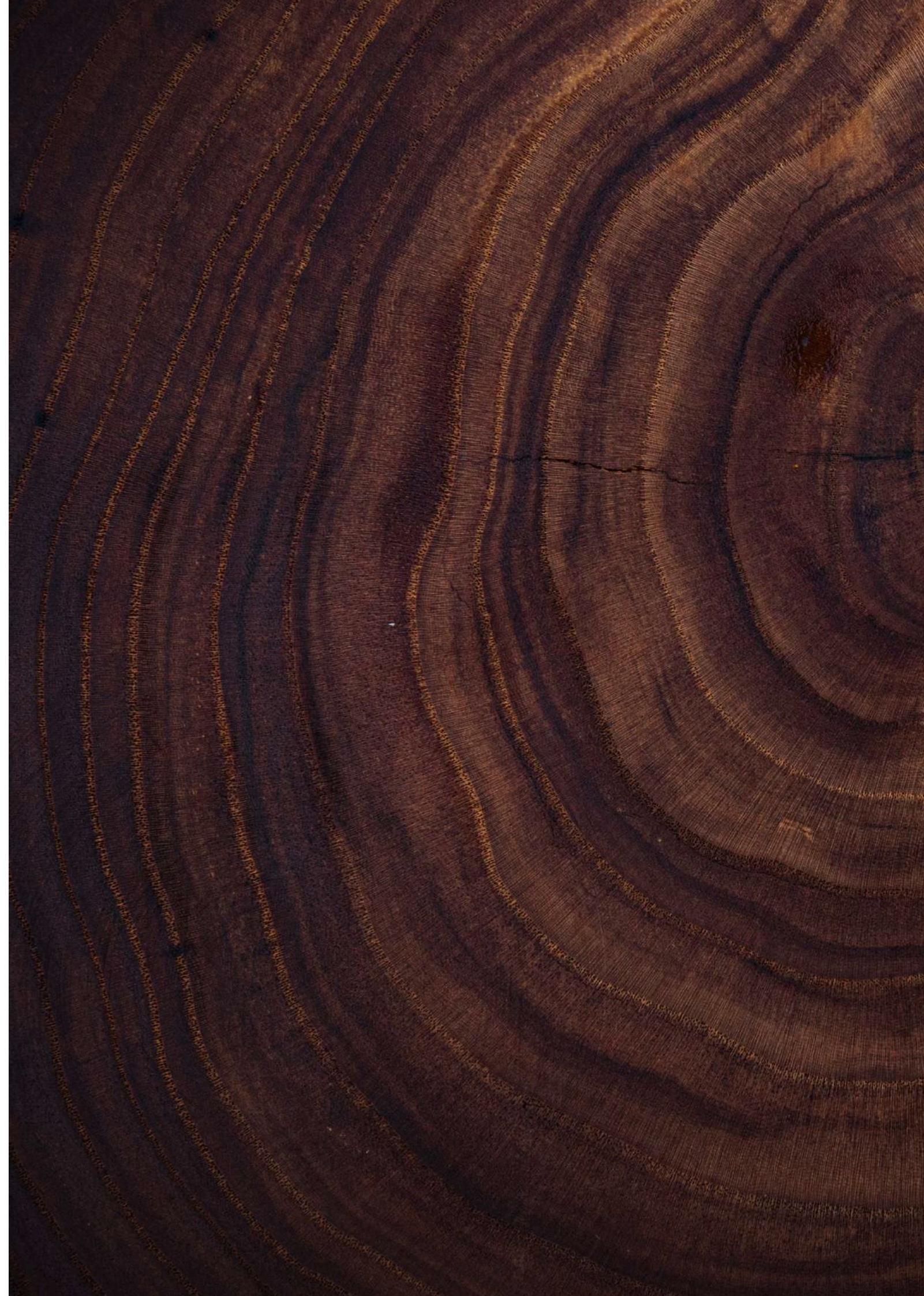
Introducing



THE WOODS

AT SOBHA SANCTUARY

Where every window meets the woods





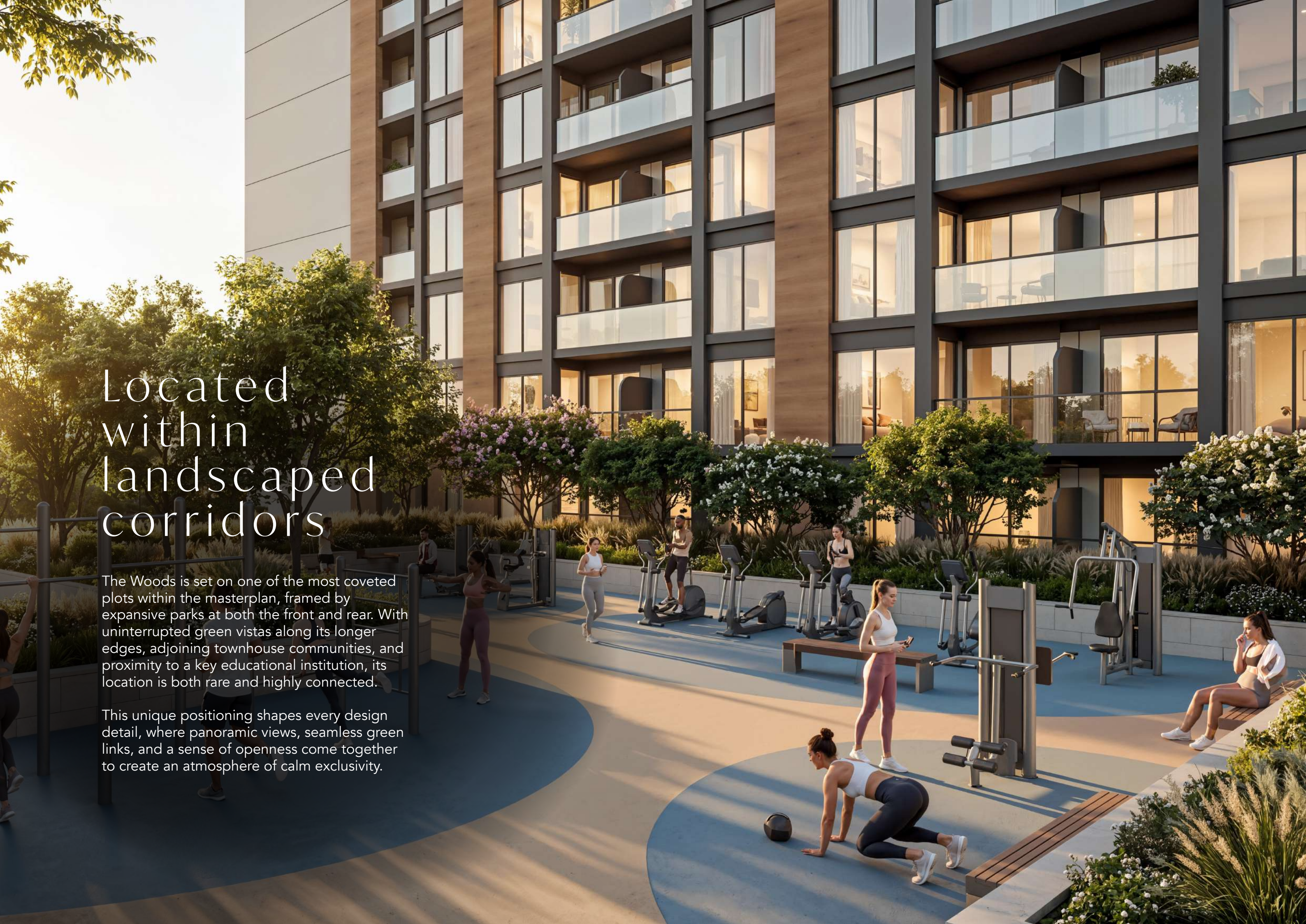
THE WOODS

AT SOBHA SANCTUARY

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



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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 WOODS SERENITY
AT SOBHA SANCTUARY



The background of the entire page is a close-up, high-resolution image of a wood grain. The wood is dark brown, with prominent concentric growth rings visible on the right side. A dark, almost black, diagonal band or crack runs from the upper left towards the center, adding a sense of depth and texture. The lighting is soft, highlighting the natural patterns and imperfections of the wood.

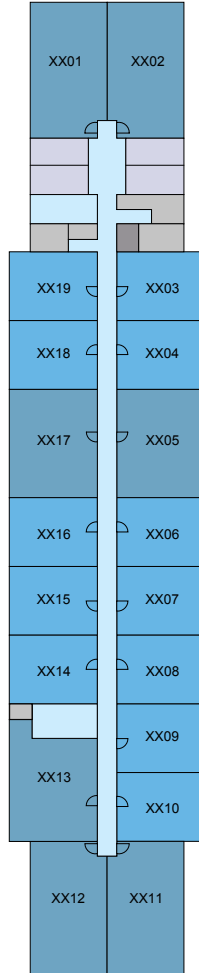
Floor & Unit Plans

TOWER C

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04-10

1 BED UNIT

SERVICES

GARBAGE ROOM

2 BED UNIT

CIRCULATION

LIFTS



THE WOODS SERENITY

AT SOBHA SANCTUARY

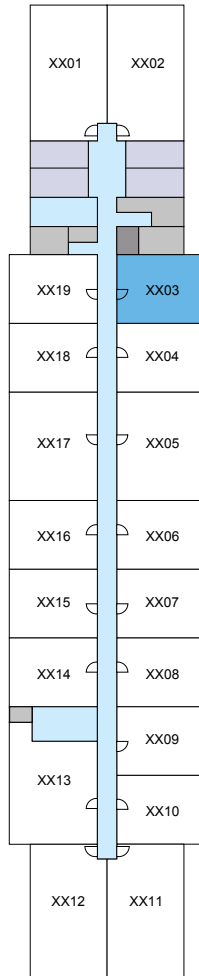
FLOOR AND UNIT PLANS

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.

TOWER C



VILLA COMMUNITY | COMMUNITY I | PARK



COMMUNITY I | PARK

LEVEL 04 -10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 494.92 SQ.FT.

BALCONY = 51.77 SQ.FT.

TOTAL = 546.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

C403, C503, C603

Community

C703, C803, C903



THE WOODS SERENITY

AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA
SUITE = 494.92 SQ.FT.
BALCONY = 51.77 SQ.FT.
TOTAL = 546.70 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
C403, C503, C603
Community
C703, C803, C903

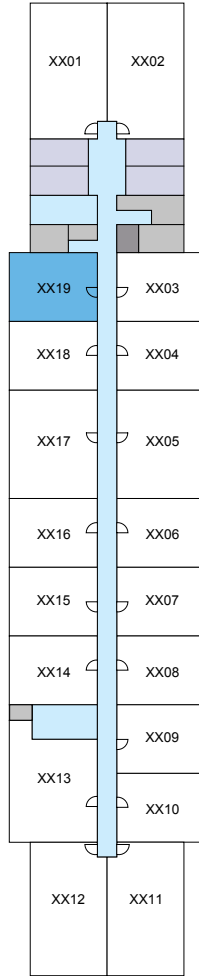


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

1 BED UNIT



1

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.71 SQ.FT.

BALCONY = 51.77 SQ.FT.

TOTAL = 546.48 SQ.FT.

List of unit numbers with this unit plan:

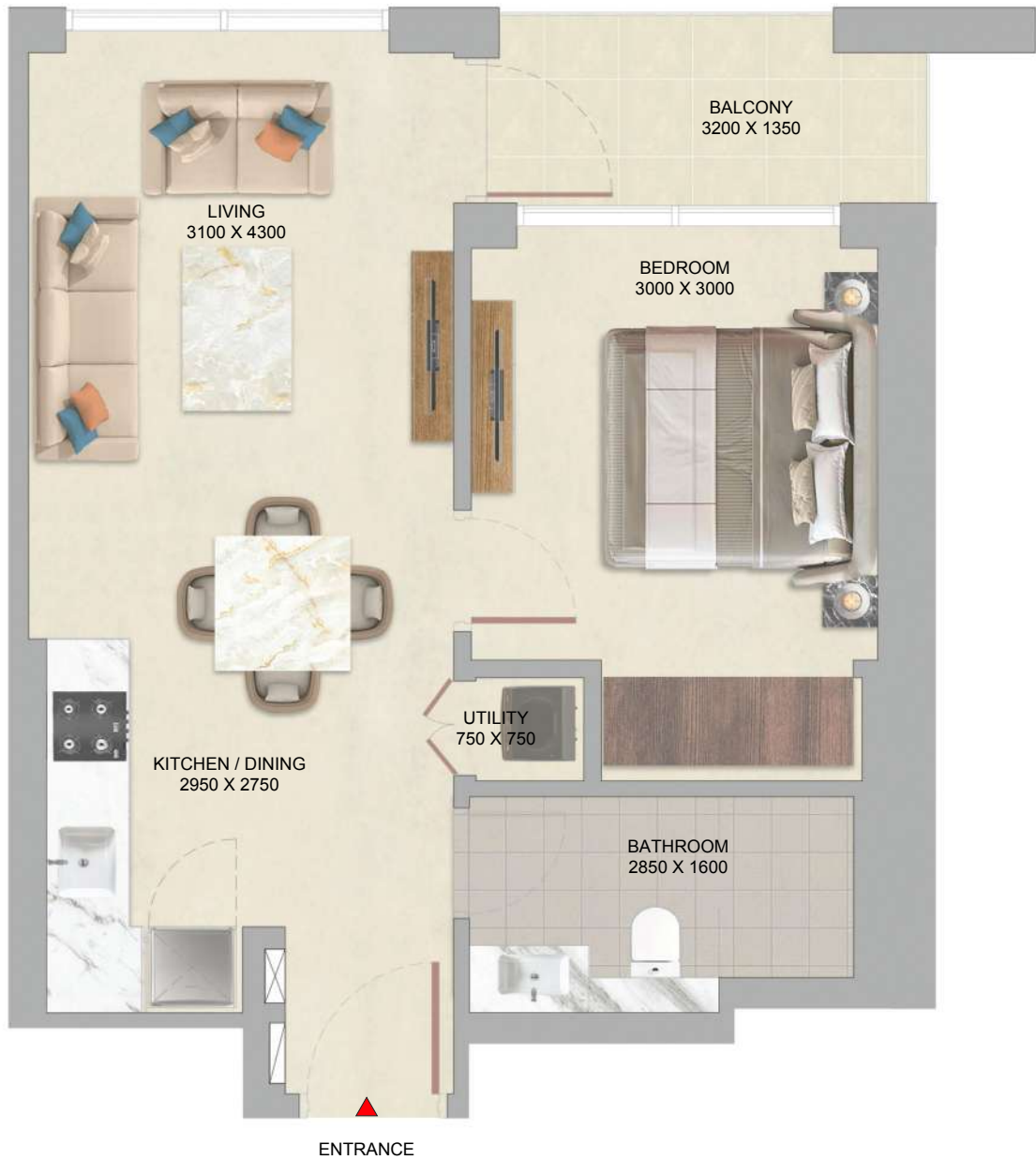
VIEWS

Community

C419, C519, C619, C719, C819, C919



THE WOODS SERENITY
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 494.71 SQ.FT.

BALCONY = 51.77 SQ.FT.

TOTAL = 546.48 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

C419, C519, C619, C719, C819, C919



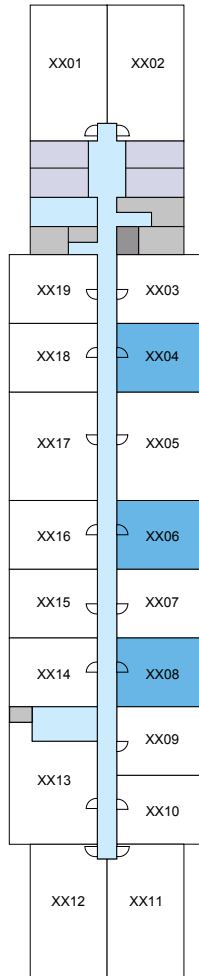
THE WOODS SERENITY

AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 - 10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A - VARIANT 2 (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.48 - 491.70 SQ.FT.
BALCONY RANGE = 48.44 - 48.55 SQ.FT.
TOTAL RANGE = 539.92 - 540.24 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

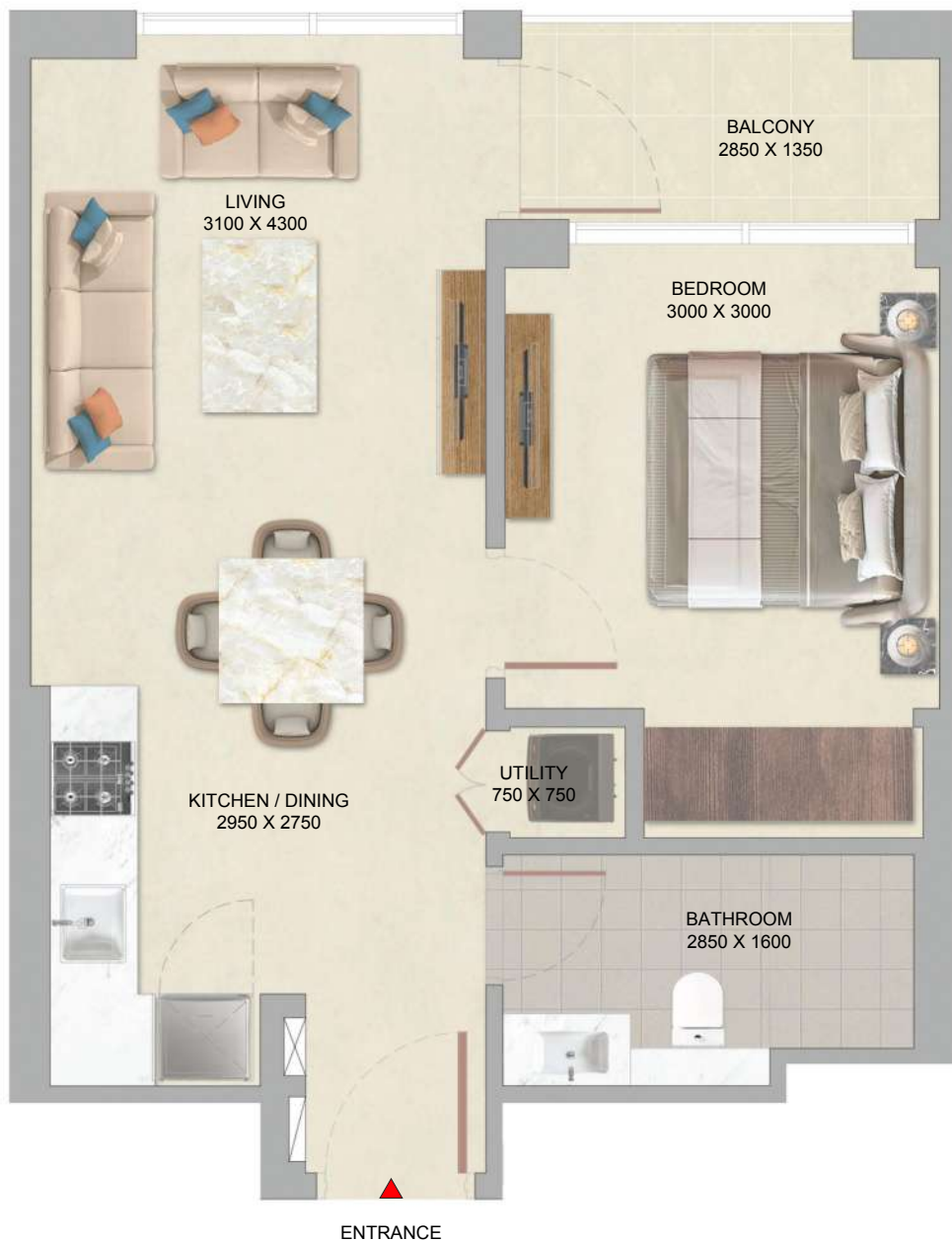
C404, C406, C408, C504, C506, C508, C604, C606, C608

Community

C704, C706, C708, C804, C806, C808, C904, C906, C908



THE WOODS SERENITY
AT SOBHA SANCTUARY



1

BEDROOM APARTMENT
TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.48 - 491.70 SQ.FT.
BALCONY RANGE = 48.44 - 48.55 SQ.FT.
TOTAL RANGE = 539.92 - 540.24 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community

C404, C406, C408, C504, C506, C508, C604, C606, C608

Community

C704, C706, C708, C804, C806, C808, C904, C906, C908

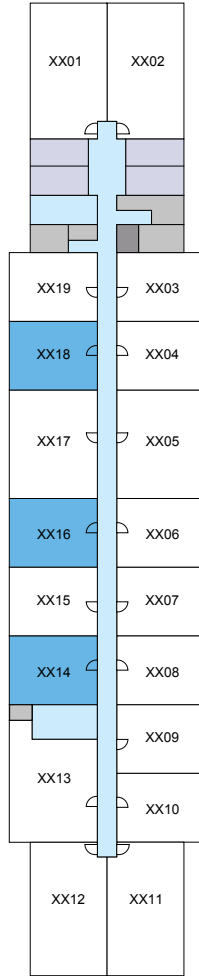


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 - 10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A - VARIANT 3 (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.16 - 494.49 SQ.FT.
BALCONY RANGE = 48.44 - 48.87 SQ.FT.
TOTAL RANGE = 539.92 - 542.93 SQ.FT.

List of unit numbers with this unit plan:

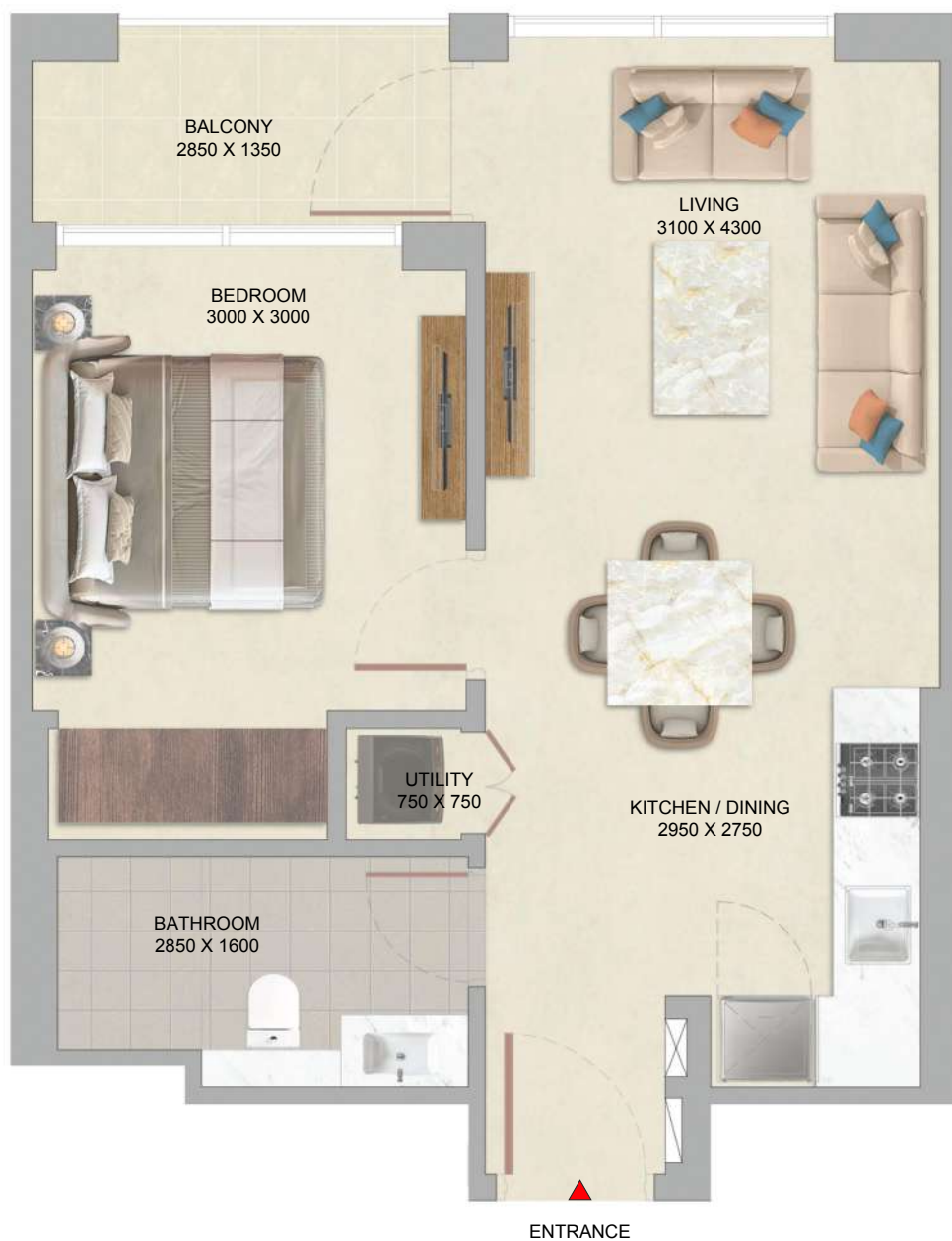
VIEWS

Community

C414, C416, C418, C514, C516, C518, C614, C616, C618, C714, C716, C718, C814, C816, C818, C914, C916, C918



THE WOODS SERENITY
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 3
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.16 - 494.49 SQ.FT.
BALCONY RANGE = 48.44 - 48.87 SQ.FT.
TOTAL RANGE = 539.92 - 542.93 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

C414, C416, C418, C514, C516, C518, C614, C616, C618, C714, C716, C718, C814, C816, C818, C914, C916, C918

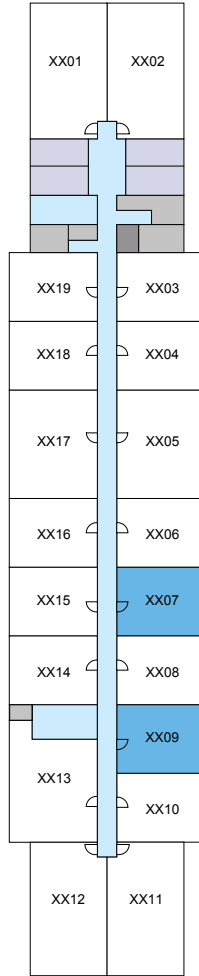


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 - 10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A - VARIANT 4 (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.48 - 491.59 SQ.FT.
BALCONY RANGE = 48.33 - 48.44 SQ.FT.
TOTAL = 539.92 SQ.FT.

List of unit numbers with this unit plan:

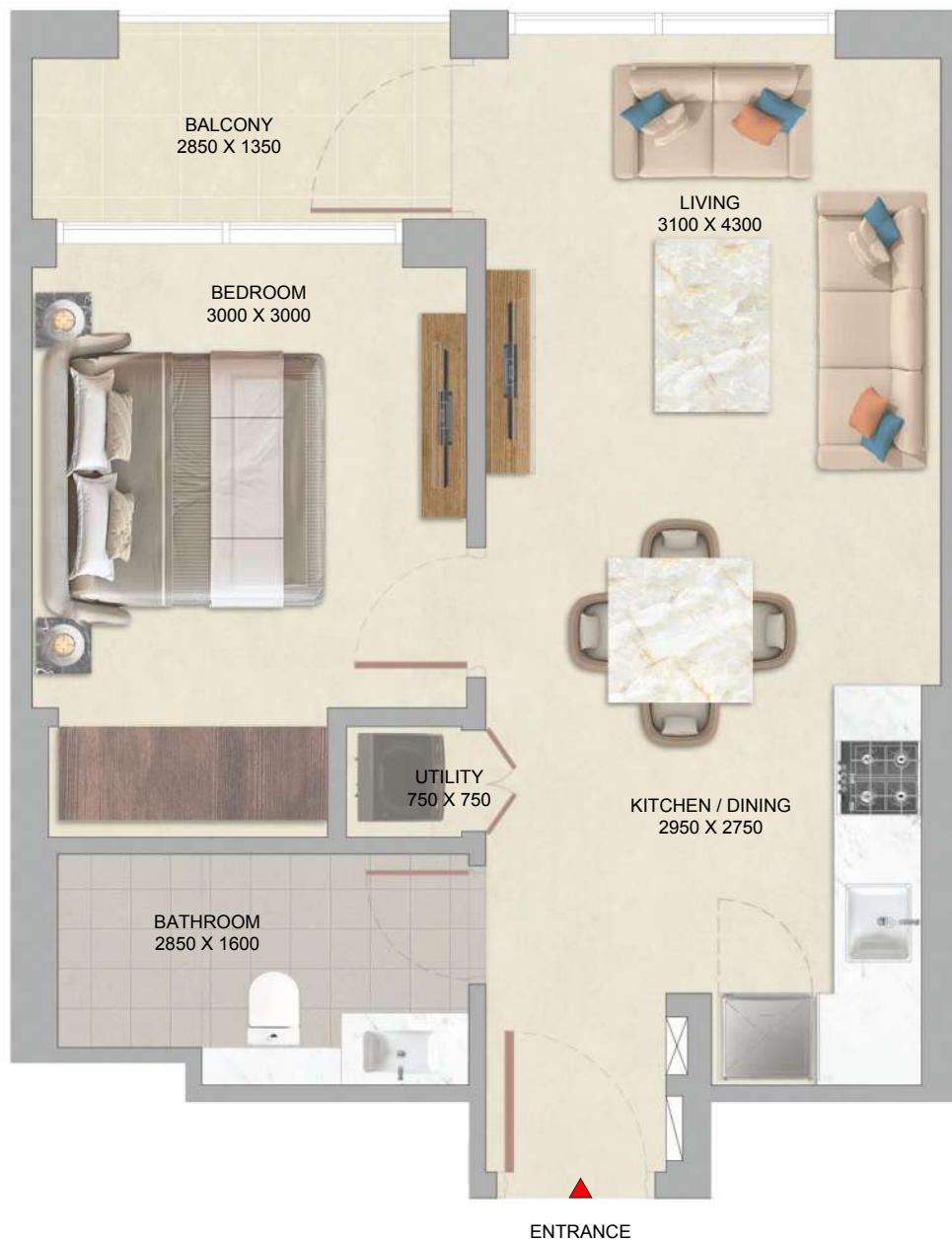
VIEWS

Amenities, Community
C407, C409, C507, C509, C607, C609

Community
C707, C709, C807, C809, C907, C909



THE WOODS SERENITY
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 4
(with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 491.48 - 491.59 SQ.FT.
BALCONY RANGE = 48.33 - 48.44 SQ.FT.
TOTAL = 539.92 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
C407, C409, C507, C509, C607, C609

Community
C707, C709, C807, C809, C907, C909

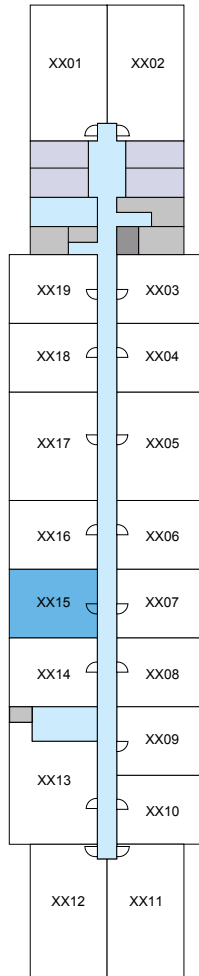


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY I | PARK



COMMUNITY I | PARK

LEVEL 04 -10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A - VARIANT 5 (with balcony)

TOTAL SALEABLE AREA

SUITE = 491.59 SQ.FT.

BALCONY = 48.33 SQ.FT.

TOTAL = 539.92 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

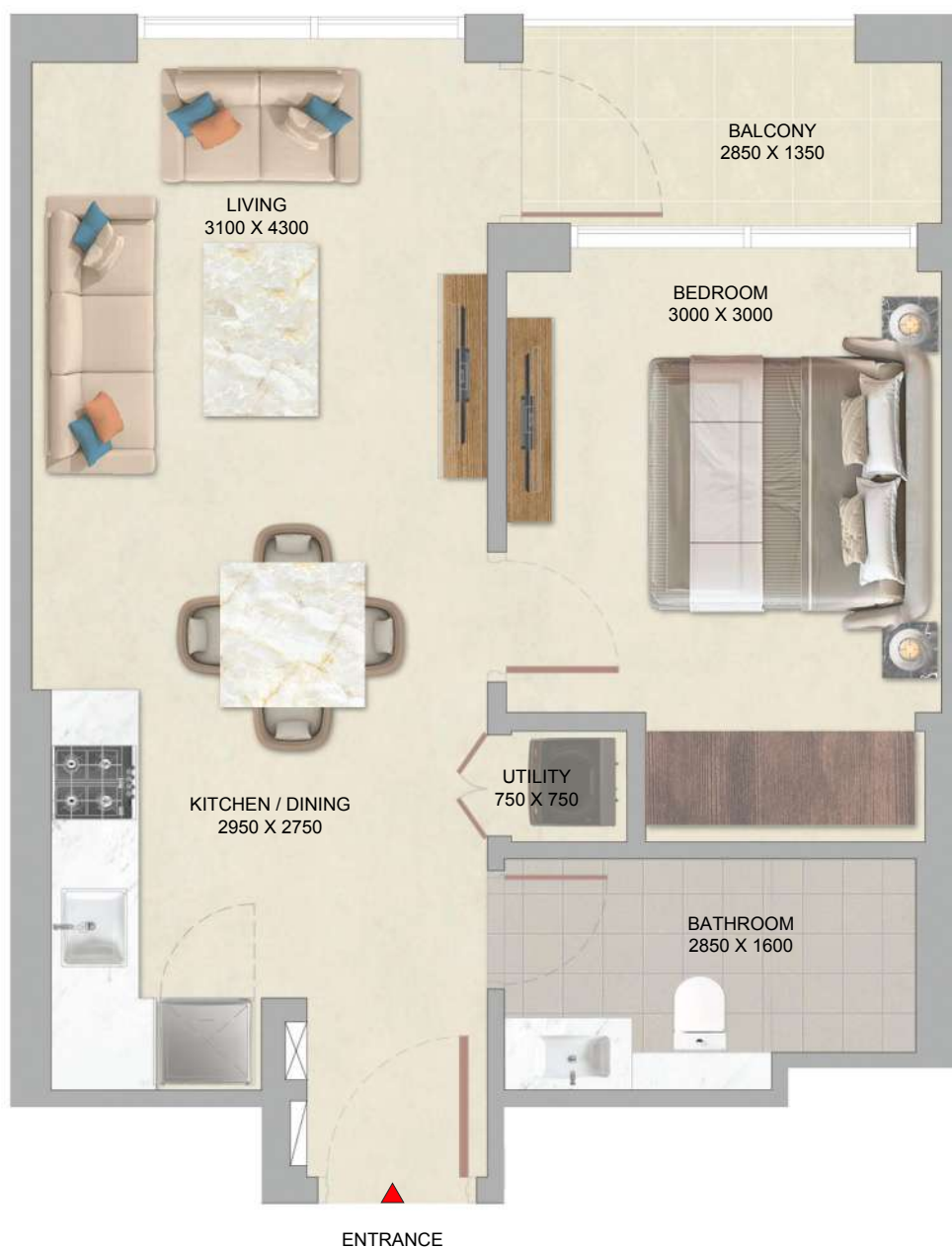
Community

C415, C515, C615, C715, C815, C915



THE WOODS SERENITY

AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 5
(with balcony)

TOTAL SALEABLE AREA

SUITE = 491.59 SQ.FT.

BALCONY = 48.33 SQ.FT.

TOTAL = 539.92 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

C415, C515, C615, C715, C815, C915

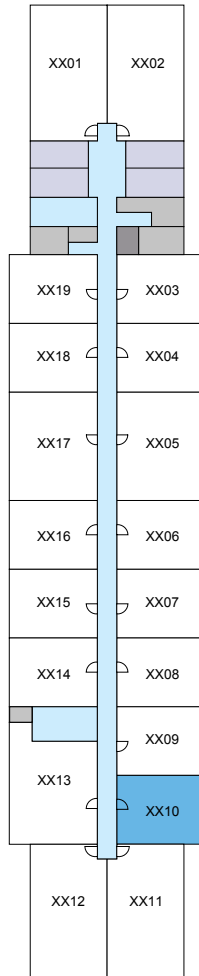


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

1 BED UNIT



1 BEDROOM APARTMENT TYPE A - VARIANT 6 (with balcony)

TOTAL SALEABLE AREA

SUITE = 491.48 SQ.FT.

BALCONY = 50.27 SQ.FT.

TOTAL = 541.75 SQ.FT.

List of unit numbers with this unit plan:

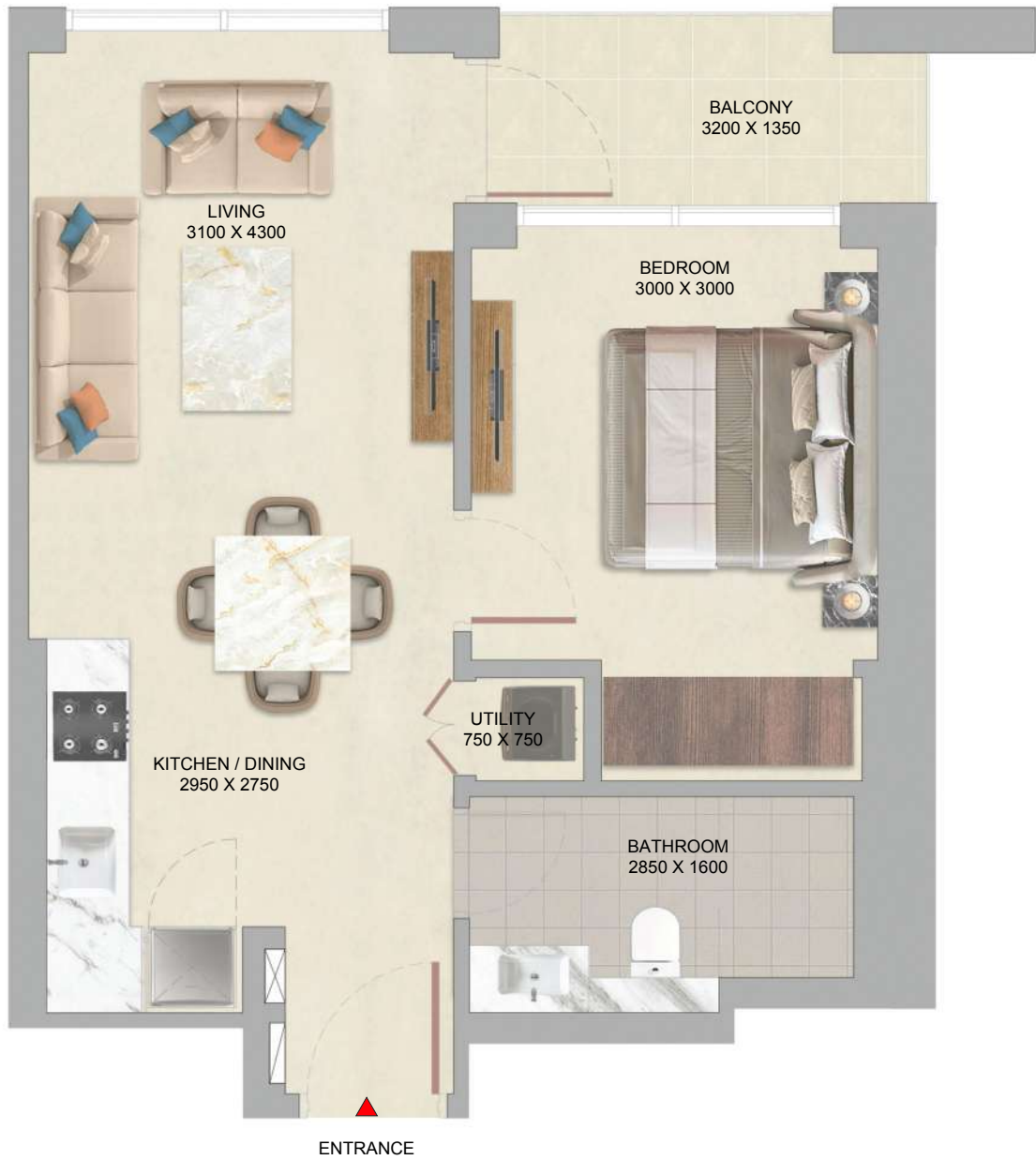
VIEWS

Amenities, Community
C410, C510, C610

Community
C710, C810, C910



THE WOODS SERENITY
AT SOBHA SANCTUARY



1

BEDROOM
APARTMENT

TYPE A - VARIANT 6
(with balcony)

TOTAL SALEABLE AREA
SUITE = 491.48 SQ.FT.
BALCONY = 50.27 SQ.FT.
TOTAL = 541.75 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
C410, C510, C610

Community
C710, C810, C910

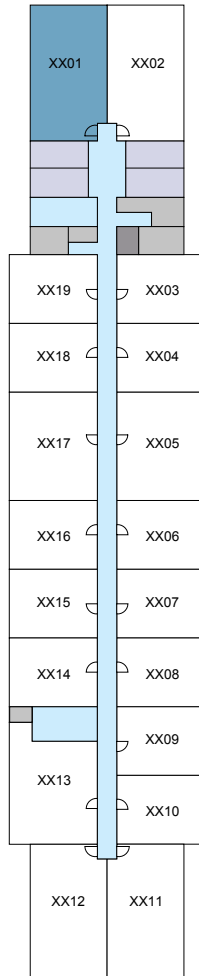


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA

SUITE = 868.22 SQ.FT.

BALCONY = 95.58 SQ.FT.

TOTAL = 963.80 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community
C401, C501, C601, C701, C801, C901



THE WOODS SERENITY
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A
(with balcony)

TOTAL SALEABLE AREA

SUITE = 868.22 SQ.FT.

BALCONY = 95.58 SQ.FT.

TOTAL = 963.80 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community
C401, C501, C601, C701, C801, C901

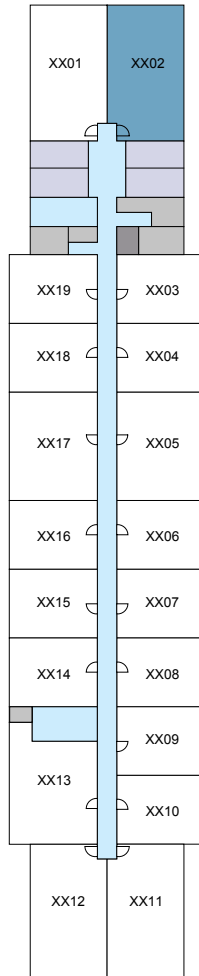


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 868.11 SQ.FT.

BALCONY = 95.48 SQ.FT.

TOTAL = 963.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community
C402, C502, C602, C702, C802, C902



THE WOODS SERENITY
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A - VARIANT 1
(with balcony)


THE WOODS SERENITY
AT SOBHA SANCTUARY

List of unit numbers with this unit plan:

VIEWS

Community, Park, Villa Community
C402, C502, C602, C702, C802, C902

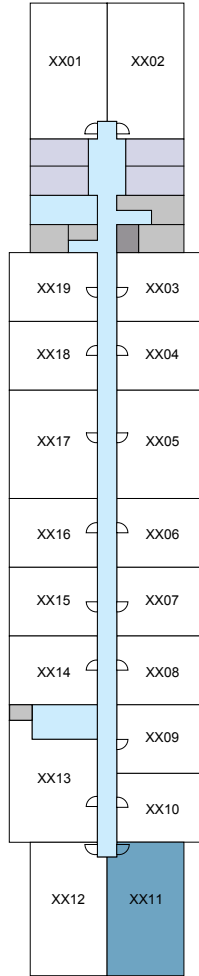
TOTAL SALEABLE AREA

SUITE = 868.11 SQ.FT.
BALCONY = 95.48 SQ.FT.
TOTAL = 963.59 SQ.FT.

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A - VARIANT 2
(with balcony)

TOTAL SALEABLE AREA

SUITE = 865.31 SQ.FT.

BALCONY = 95.69 SQ.FT.

TOTAL = 961.00 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park

C411, C511, C611, C711, C811, C911



THE WOODS SERENITY

AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A - VARIANT 2
(with balcony)


THE WOODS SERENITY
AT SOBHA SANCTUARY

List of unit numbers with this unit plan:

VIEWS

Community, Park
C411, C511, C611, C711, C811, C911

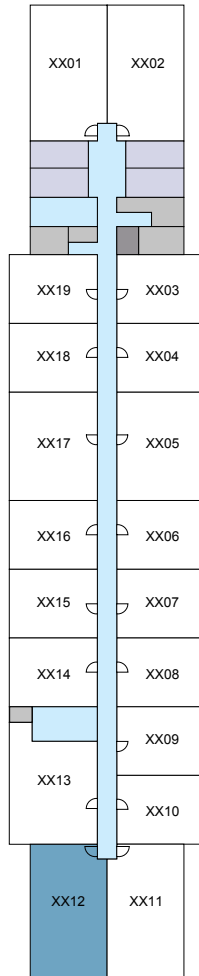
TOTAL SALEABLE AREA

SUITE = 865.31 SQ.FT.
BALCONY = 95.69 SQ.FT.
TOTAL = 961.00 SQ.FT.

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE A - VARIANT 3
(with balcony)

TOTAL SALEABLE AREA

SUITE = 865.31 SQ.FT.

BALCONY = 95.69 SQ.FT.

TOTAL = 961.00 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park

C412, C512, C612, C712, C812, C912



THE WOODS SERENITY

AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE A - VARIANT 3
(with balcony)

TOTAL SALEABLE AREA

SUITE = 865.31 SQ.FT.

BALCONY = 95.69 SQ.FT.

TOTAL = 961.00 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community, Park

C412, C512, C612, C712, C812, C912



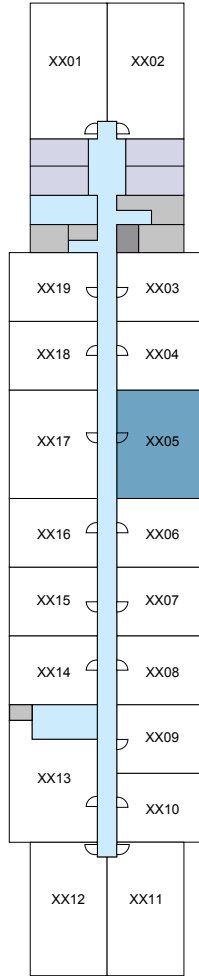
THE WOODS SERENITY

AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE B
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.31 SQ.FT.

BALCONY = 60.28 SQ.FT.

TOTAL = 863.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
C405, C505, C605

Community
C705, C805, C905



THE WOODS SERENITY
AT SOBHA SANCTUARY



2

BEDROOM
APARTMENT
TYPE B
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.31 SQ.FT.

BALCONY = 60.28 SQ.FT.

TOTAL = 863.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Amenities, Community
C405, C505, C605

Community
C705, C805, C905

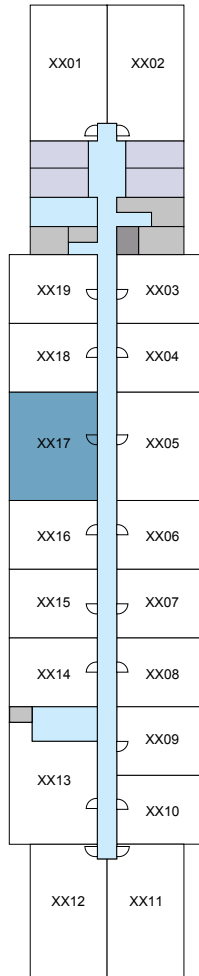


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE B - VARIANT 1
(with balcony)

TOTAL SALEABLE AREA

SUITE = 803.31 SQ.FT.

BALCONY = 60.28 SQ.FT.

TOTAL = 863.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

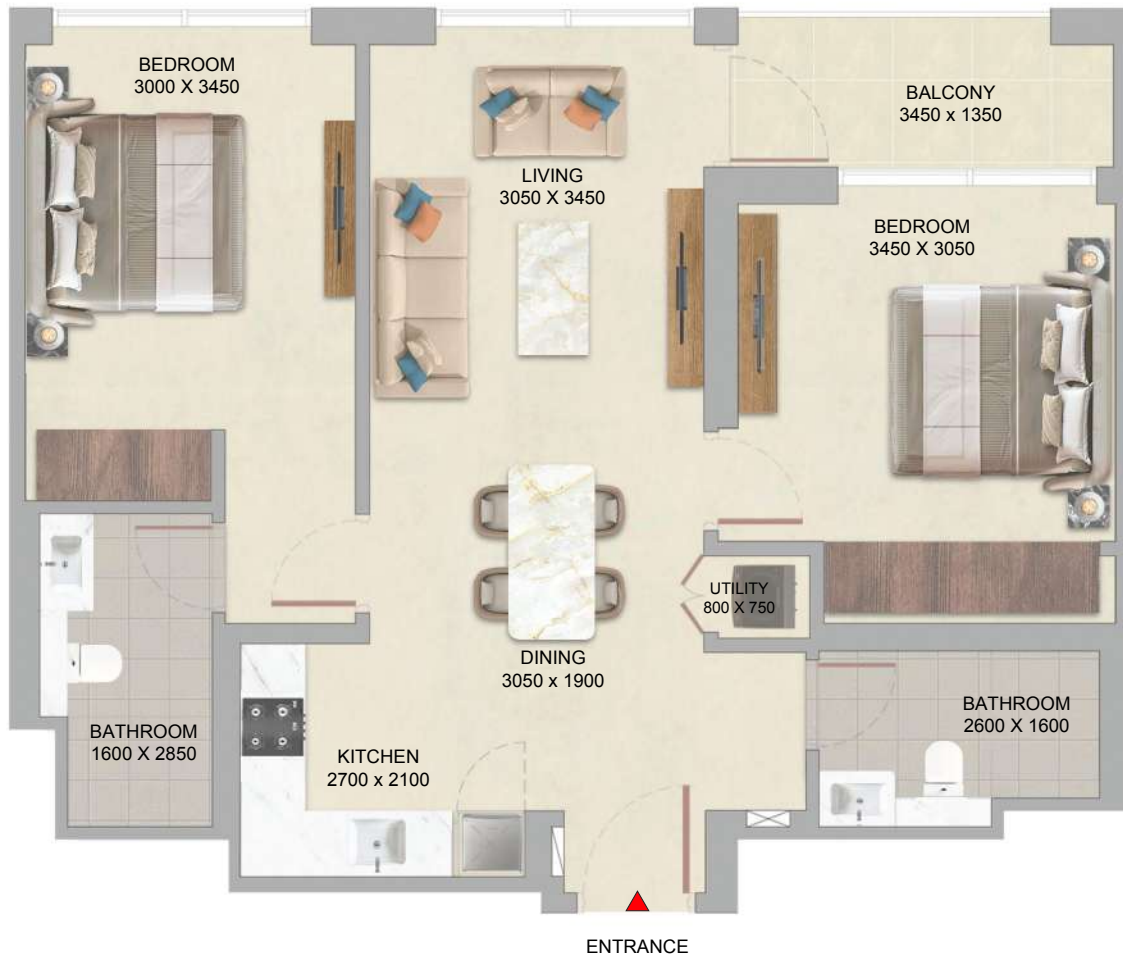
Community

C417, C517, C617, C717, C817, C917



THE WOODS SERENITY

AT SOBHA SANCTUARY



2

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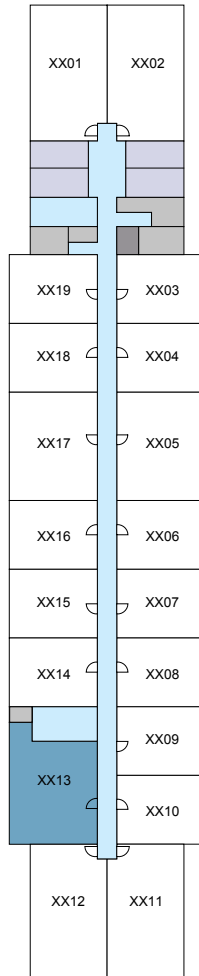


THE WOODS SERENITY
AT SOBHA SANCTUARY

TOWER C



VILLA COMMUNITY | COMMUNITY | PARK



COMMUNITY | PARK

LEVEL 04 -10

2 BED UNIT



2

BEDROOM
APARTMENT
TYPE C
(with balcony)

TOTAL SALEABLE AREA

SUITE = 795.99 SQ.FT.

BALCONY = 92.57 SQ.FT.

TOTAL = 888.56 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Community

C413, C513, C613, C713, C813, C913



THE WOODS SERENITY

AT SOBHA SANCTUARY



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THE WOODS SERENITY
AT SOBHA SANCTUARY

SOBHA

REALTY



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