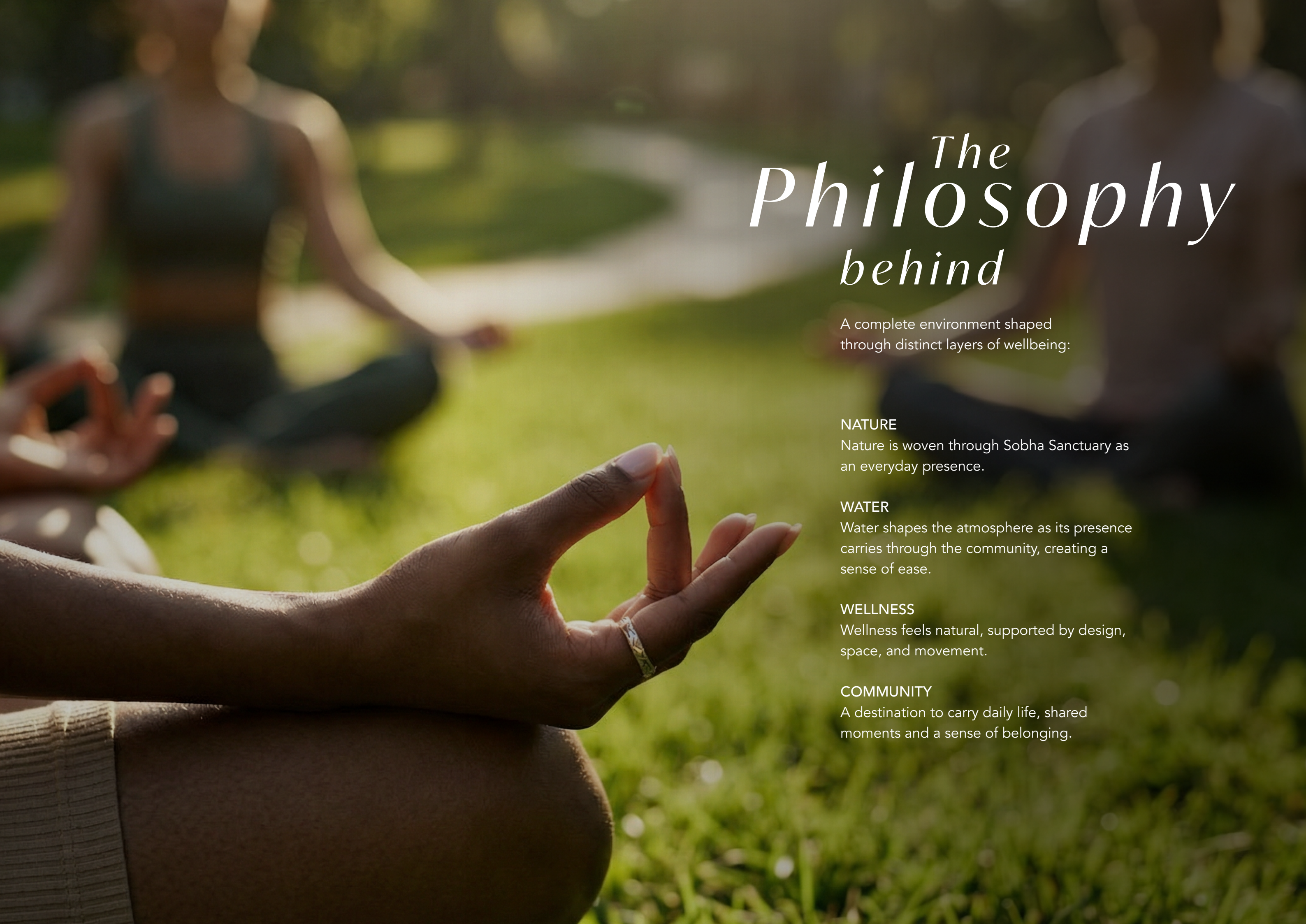




THE WILLOWS

AT SOBHA SANCTUARY

SOBHA
REALTY

A person is meditating in a park, with their hands in a mudra. In the background, other people are also meditating on a grassy area. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The overall atmosphere is peaceful and serene.

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 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 landscape defined by water

Create moments of pause, while sculpted 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.



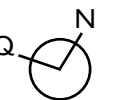
Sustainability
at Sobha
Sanctuary
is a framework

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.

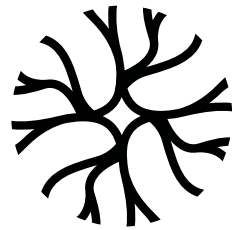


SOBHA SANCTUARY

Illustrative Masterplan



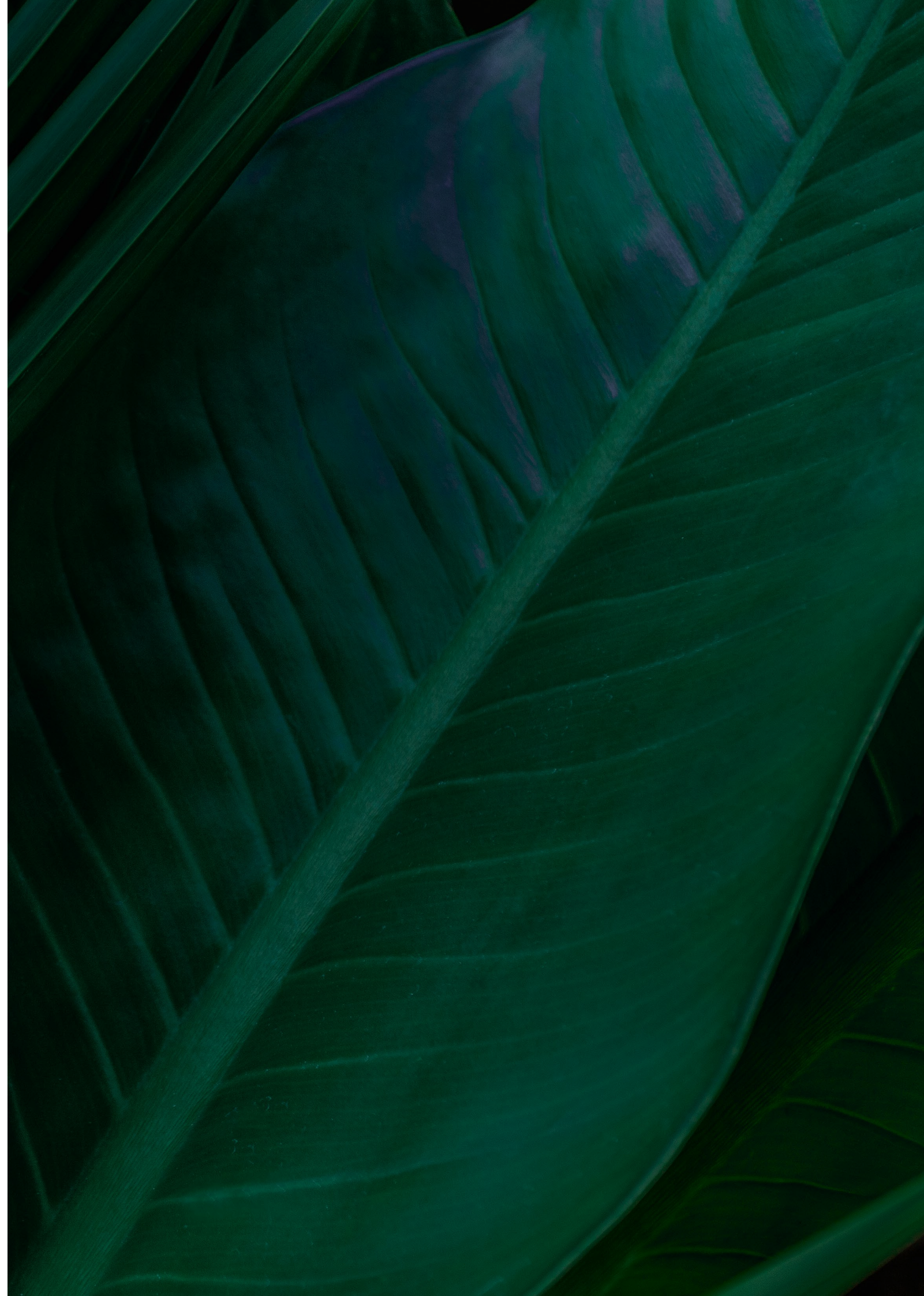
Introducing



THE WILLOWS

AT SOBHA SANCTUARY

Where Life Grows in Gentle Rhythm





THE WILLOWS

AT SOBHA SANCTUARY

A gently layered, nature-led neighbourhood shaped by shaded greens, slow living, and a seamless connection to everyday wellness.

DISCLAIMER: The images shown are for illustration purposes only and may not be an exact representation of the product. | 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.

The image shows a modern residential development with a lush garden. In the foreground, there's a circular gravel area with a small fountain in the center. A winding concrete path leads through the garden, which is filled with various plants, including purple flowers and green shrubs. In the background, there are modern buildings with large windows and balconies. The scene is set during sunset, with warm light filtering through the trees. A woman and two children are seen sitting on a bench near the fountain, enjoying the space.

Rooted in Wellness and Everyday Rituals

The Willows is thoughtfully positioned amidst a collection of wellness-focused amenities that support calm, active, and balanced living. From forest jogging and cycling loops to yoga and pilates pavilions, meditation sanctuaries, and outdoor fitness zones, daily movement unfolds naturally within a green setting.

Families benefit from nature-based play areas, botanical gardens, and forest-themed parks, while a neighbourhood mosque, clubhouse, pet zone, and smart mobility hubs ensure comfort, connection, and convenience, gently woven into a serene landscape.

Garden

Villas

4 Bedroom

Smart-home ready
Garden



Master Bedroom

*Living
Area*

*Dining
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.

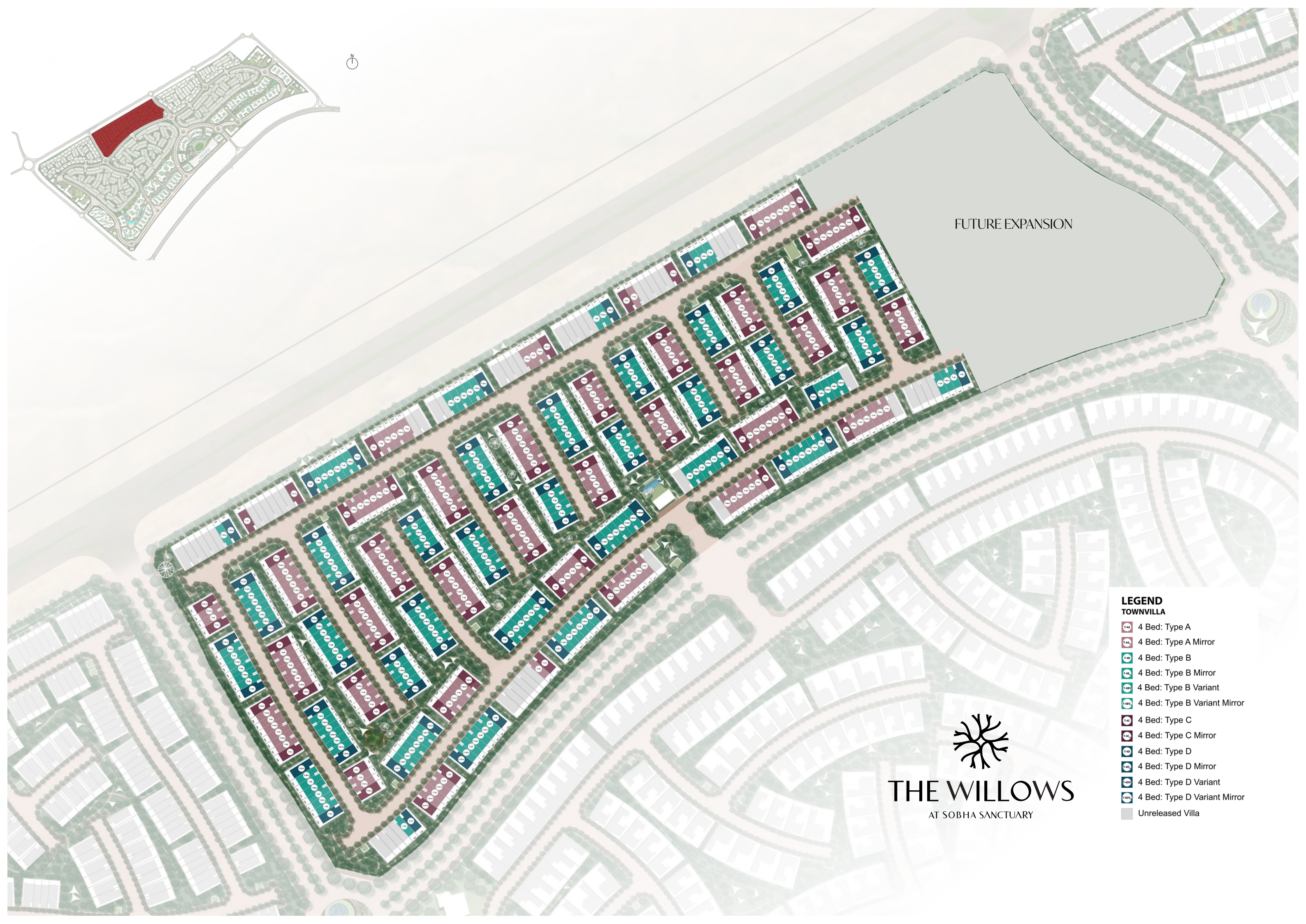
Central district Park
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall



Lifestyle

Quiet mornings.
Shaded walks.
A gentler way of living.

DISCLAIMER: The images shown are for illustration purposes only and may not be an exact representation of the product. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the facade, 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.



FUTURE EXPANSION

- LEGEND**
TOWNVILLA
- T-4A 4 Bed: Type A
 - T-4A-M 4 Bed: Type A Mirror
 - T-4B 4 Bed: Type B
 - T-4B-M 4 Bed: Type B Mirror
 - T-4B-V 4 Bed: Type B Variant
 - T-4B-V-M 4 Bed: Type B Variant Mirror
 - T-4C 4 Bed: Type C
 - T-4C-M 4 Bed: Type C Mirror
 - T-4D 4 Bed: Type D
 - T-4D-M 4 Bed: Type D Mirror
 - T-4D-V 4 Bed: Type D Variant
 - T-4D-V-M 4 Bed: Type D Variant Mirror
 - Unreleased Villa


THE WILLOWS
AT SOBHA SANCTUARY

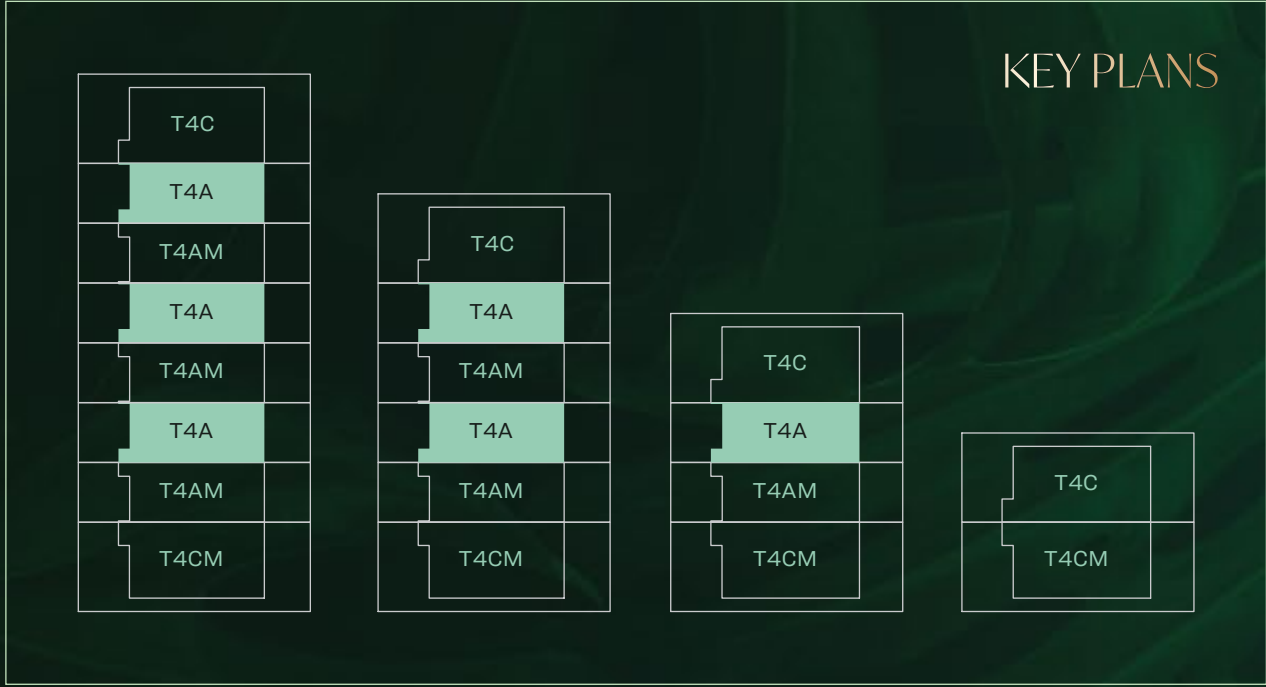


FLOOR AND UNIT PLANS

GARDEN VILLAS

T4 Bedroom - Type A

Plot Area		Saleable Area
Min 174.17 sq.m	1,874.70 sq.ft	234.20 sq.m
Max 178.37 sq.m	1,920.01 sq.ft	2,520.91 sq.ft



GROUND FLOOR



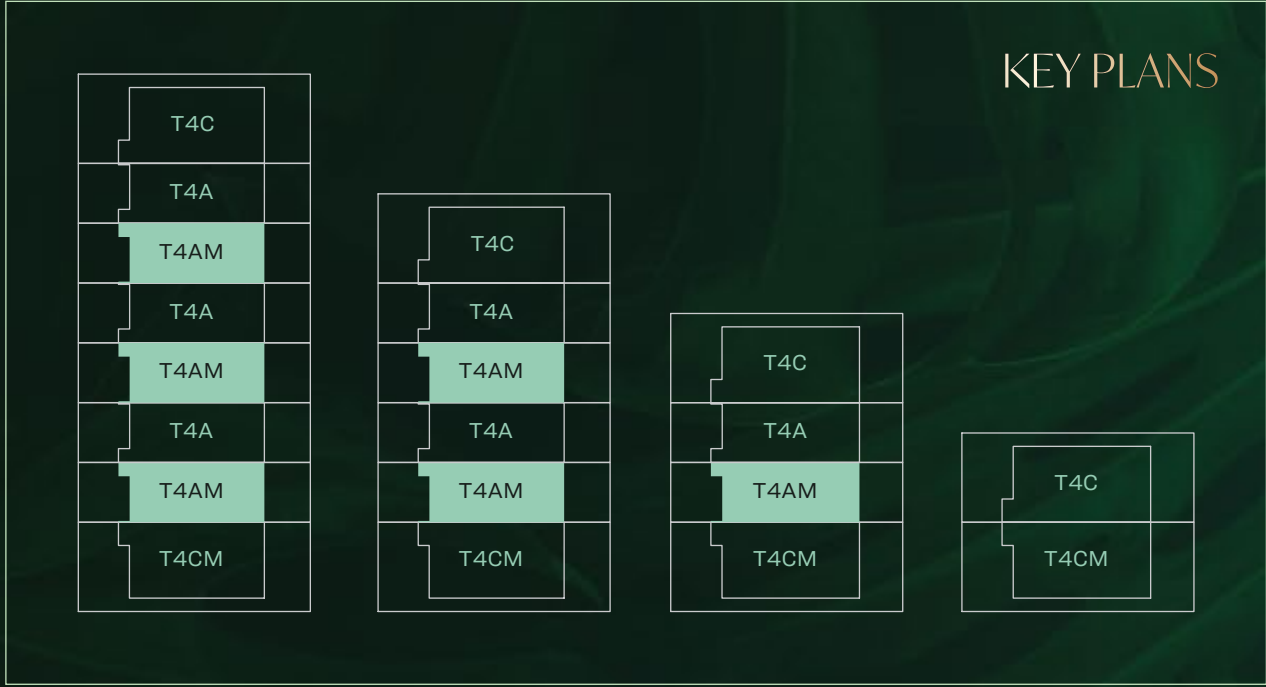
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

GARDEN VILLAS

T4 Bedroom - Type AM

Plot Area			Saleable Area
Min	174.17 sq.m	1,874.70 sq.ft	234.20 sq.m
Max	178.37 sq.m	1,920.01 sq.ft	2,520.91 sq.ft



GROUND FLOOR



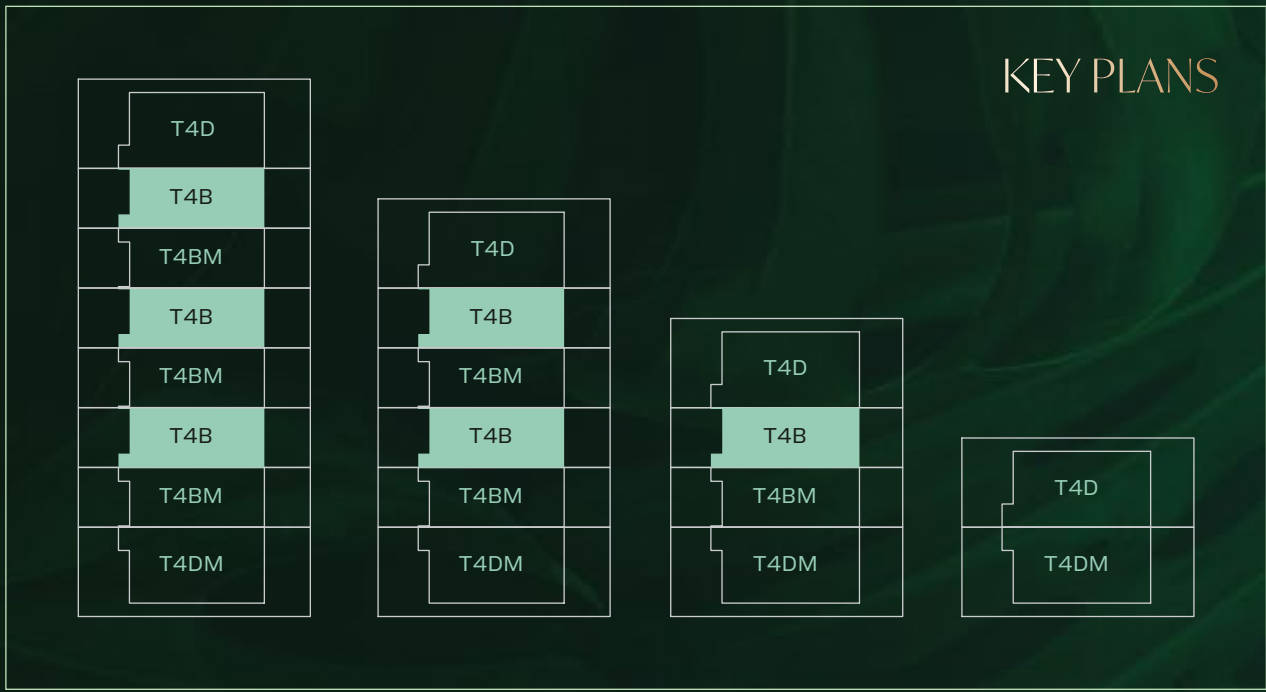
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

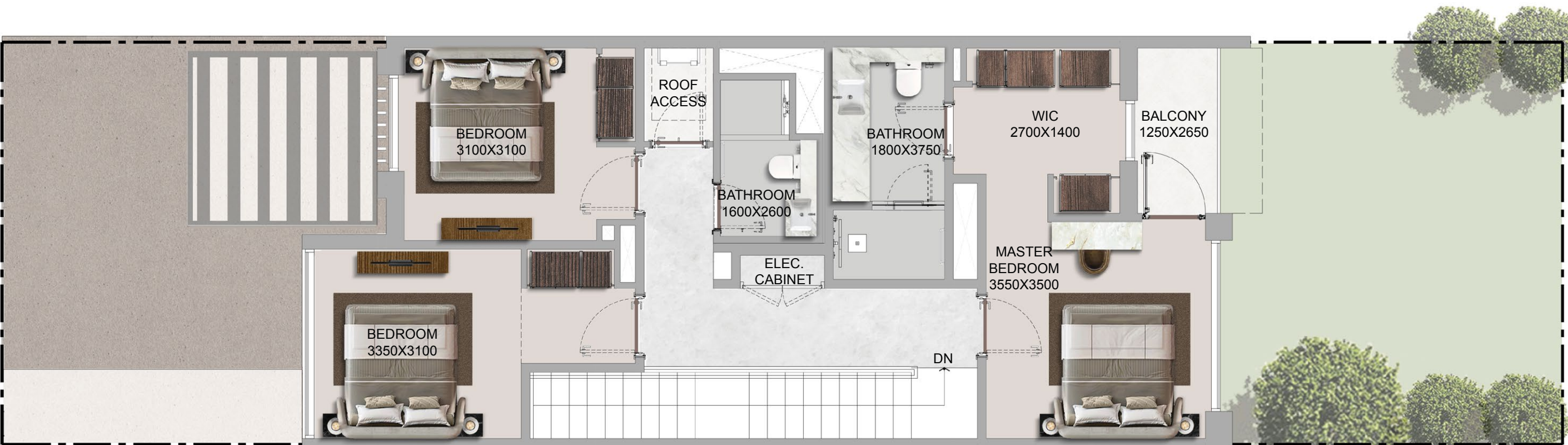
GARDEN VILLAS

T4 Bedroom - Type B

Plot Area		Saleable Area
Min	174.20 sq.m 1,875.07 sq.ft	228.45 sq.m
Max	178.35 sq.m 1,919.76 sq.ft	2,459.02 sq.ft



GROUND FLOOR



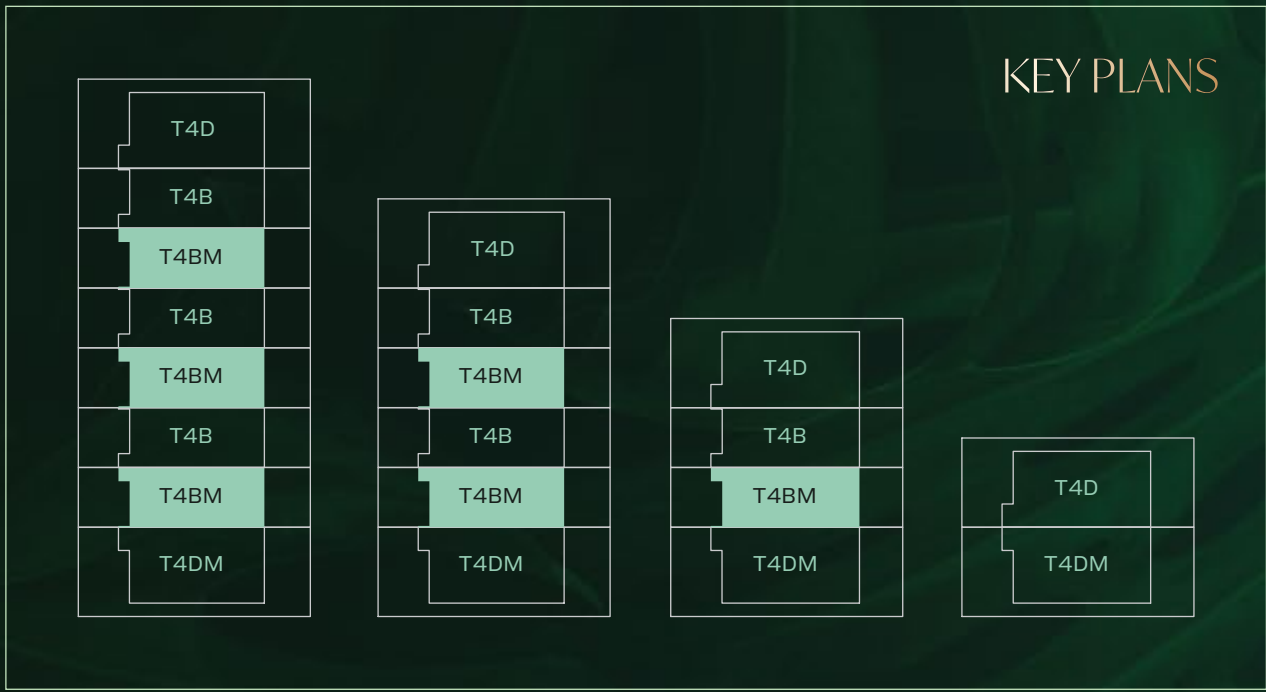
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

GARDEN VILLAS

T4 Bedroom - Type BM

Plot Area		Saleable Area
Min	174.20 sq.m 1,875.07 sq.ft	228.45 sq.m
Max	178.87 sq.m 1,925.34 sq.ft	2,459.02 sq.ft



GROUND FLOOR



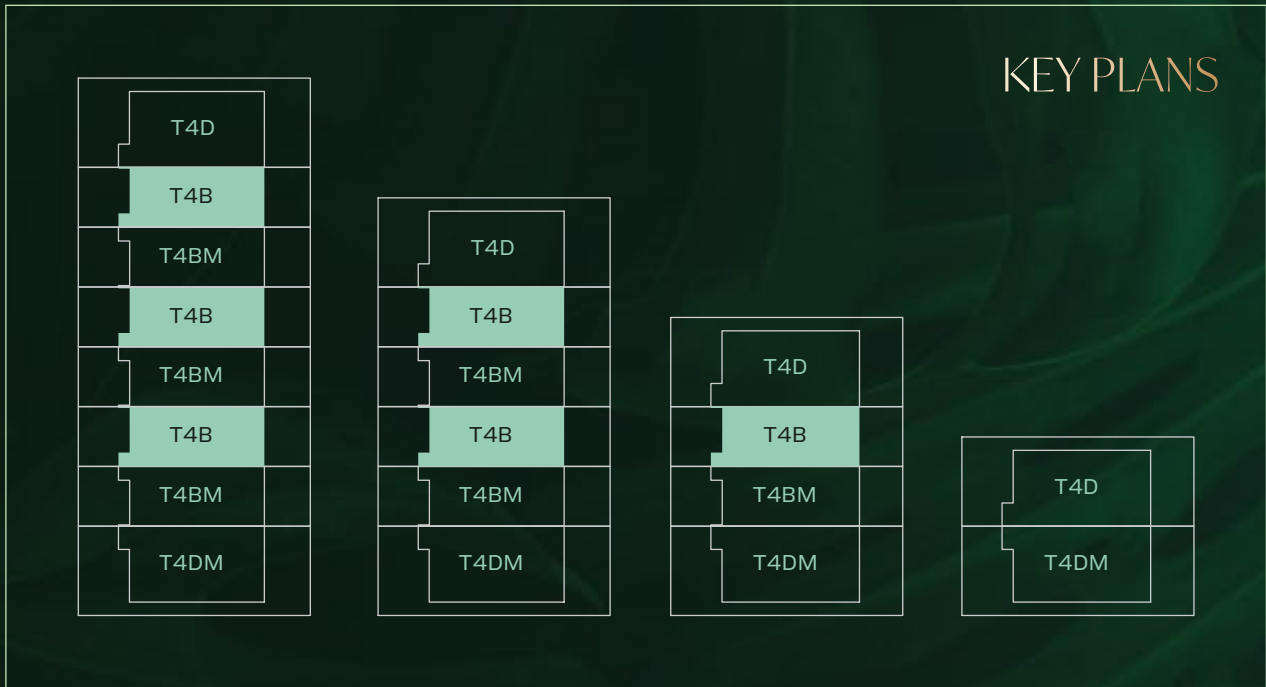
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

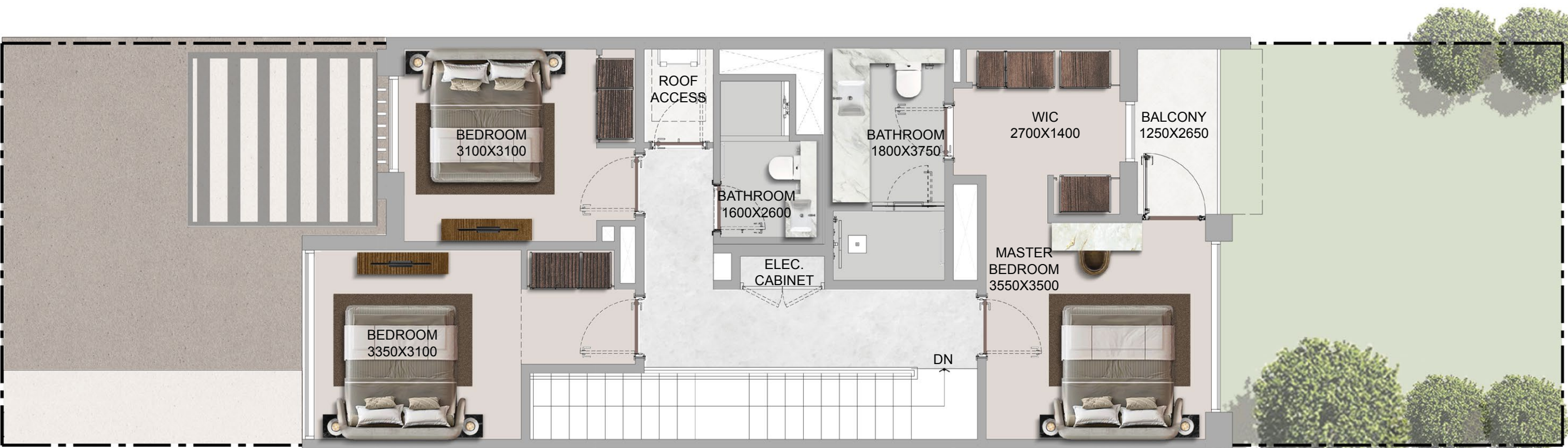
GARDEN VILLAS

T4 Bedroom - Type B Variant 01

Plot Area			Saleable Area
Min	160.82 sq.m	1,731.10 sq.ft	228.45 sq.m
Max	163.89 sq.m	1,764.06 sq.ft	2,459.02 sq.ft



GROUND FLOOR



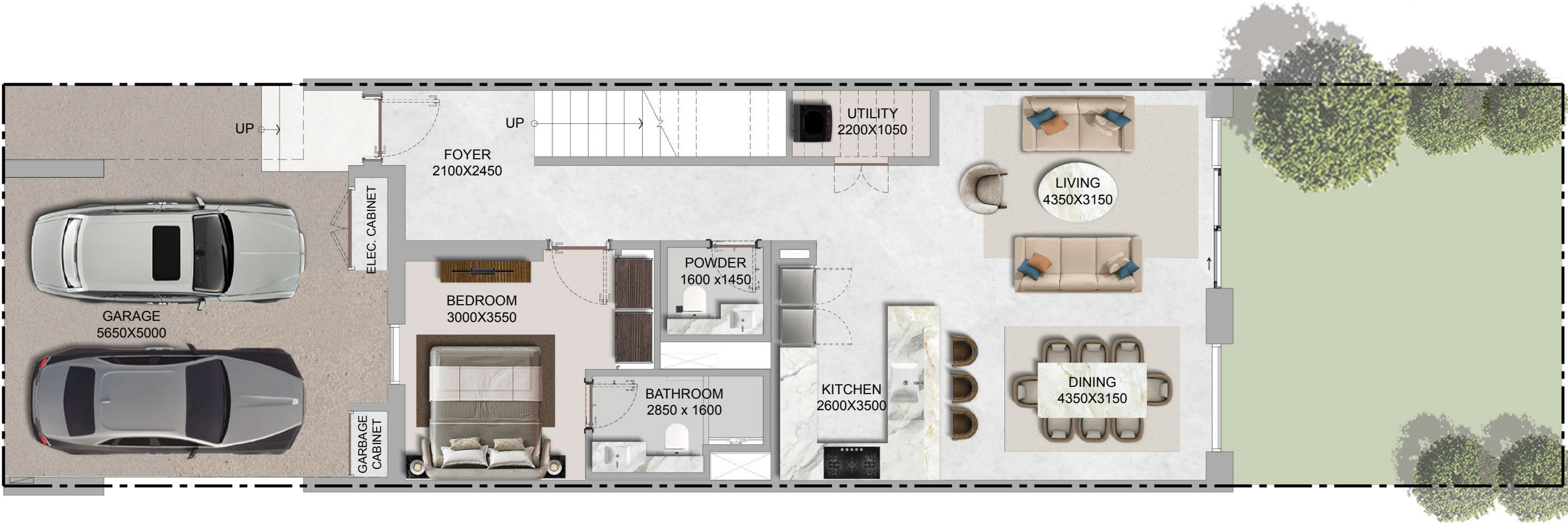
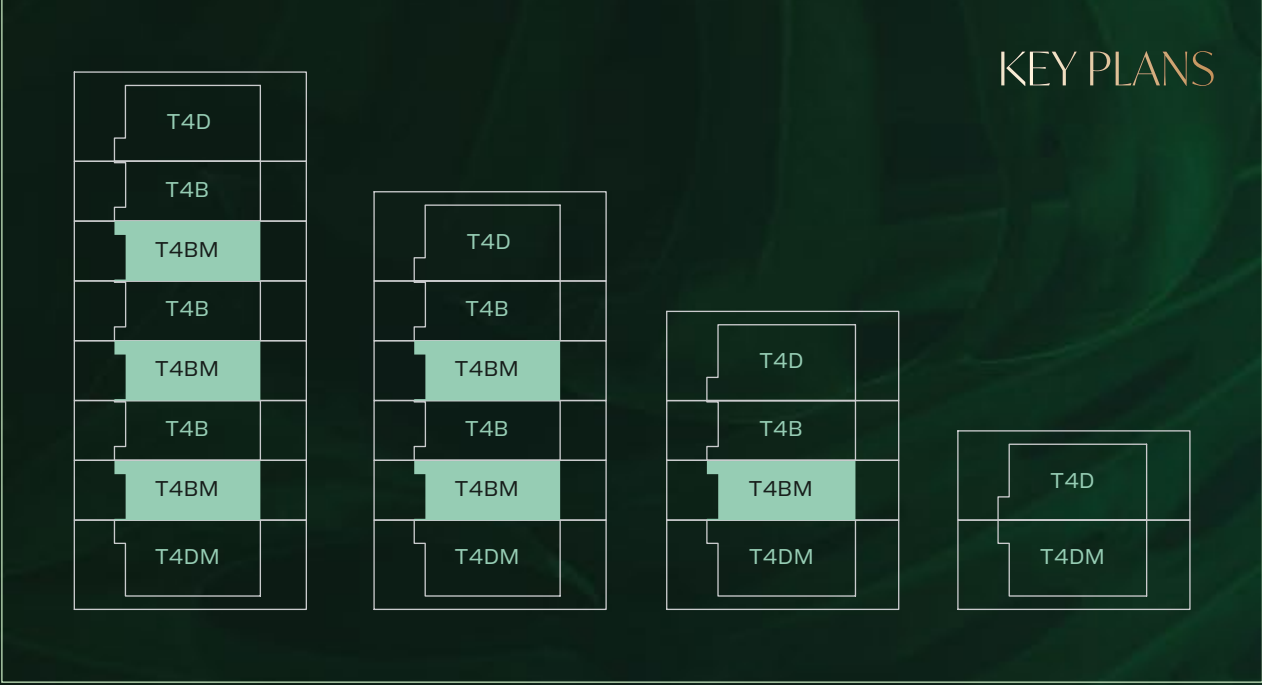
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

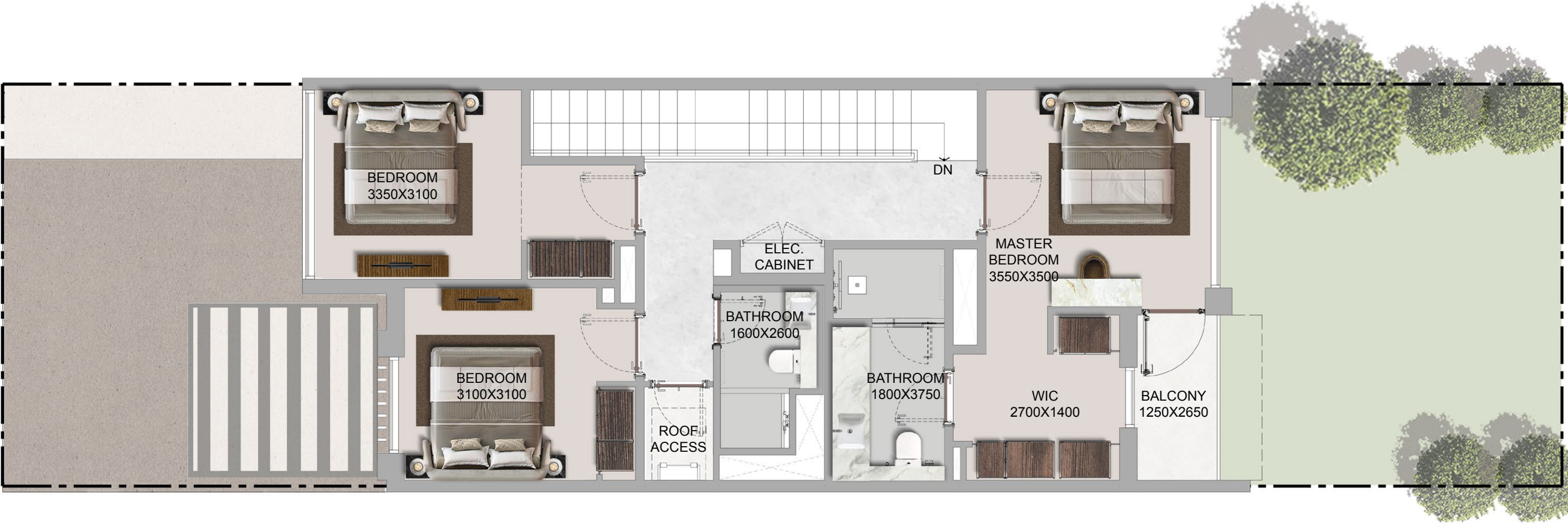
GARDEN VILLAS

T4 Bedroom - Type B Variant 01 Mirror

Plot Area	Saleable Area
Min 160.80 sq.m 1,730.88 sq.ft	228.45 sq.m
Max 163.89 sq.m 1,764.06 sq.ft	2,459.02 sq.ft



GROUND FLOOR



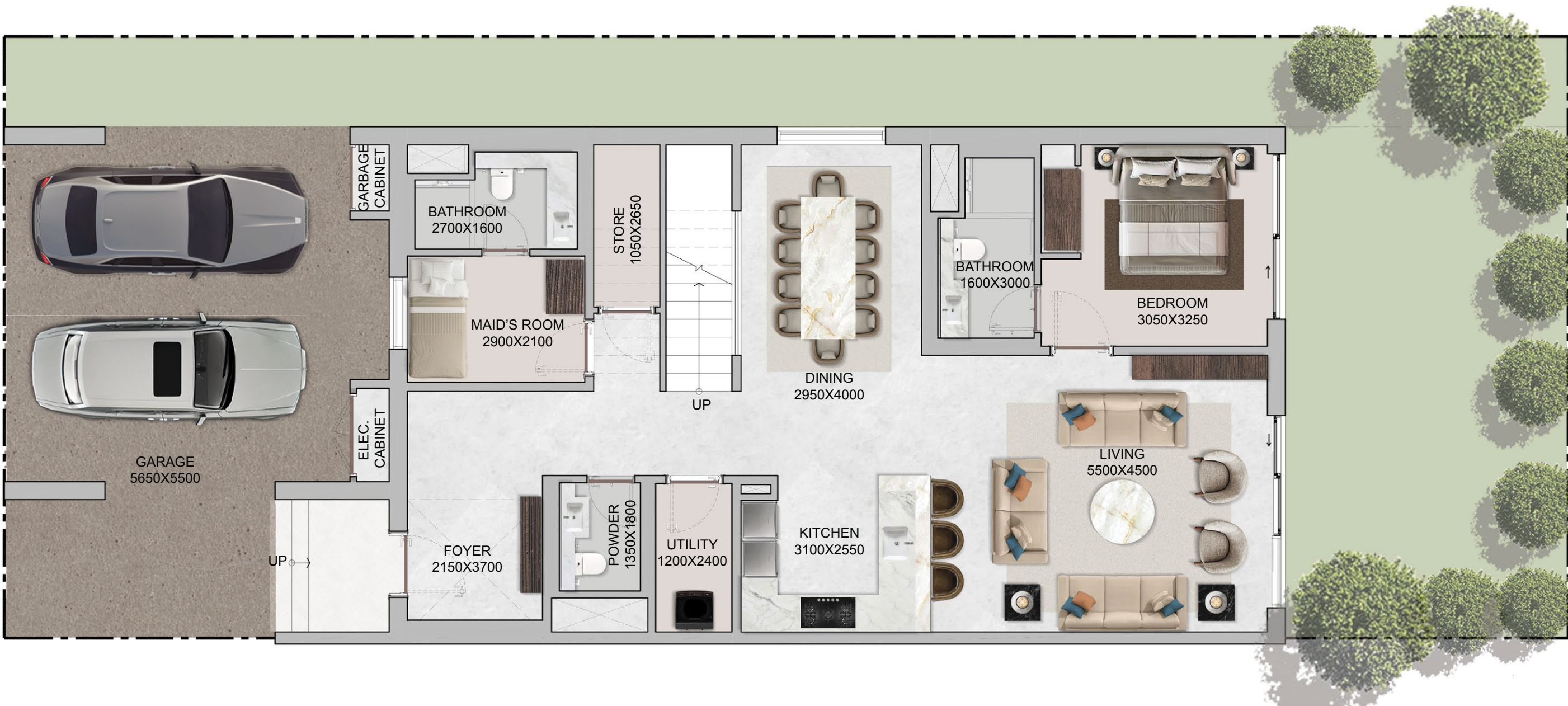
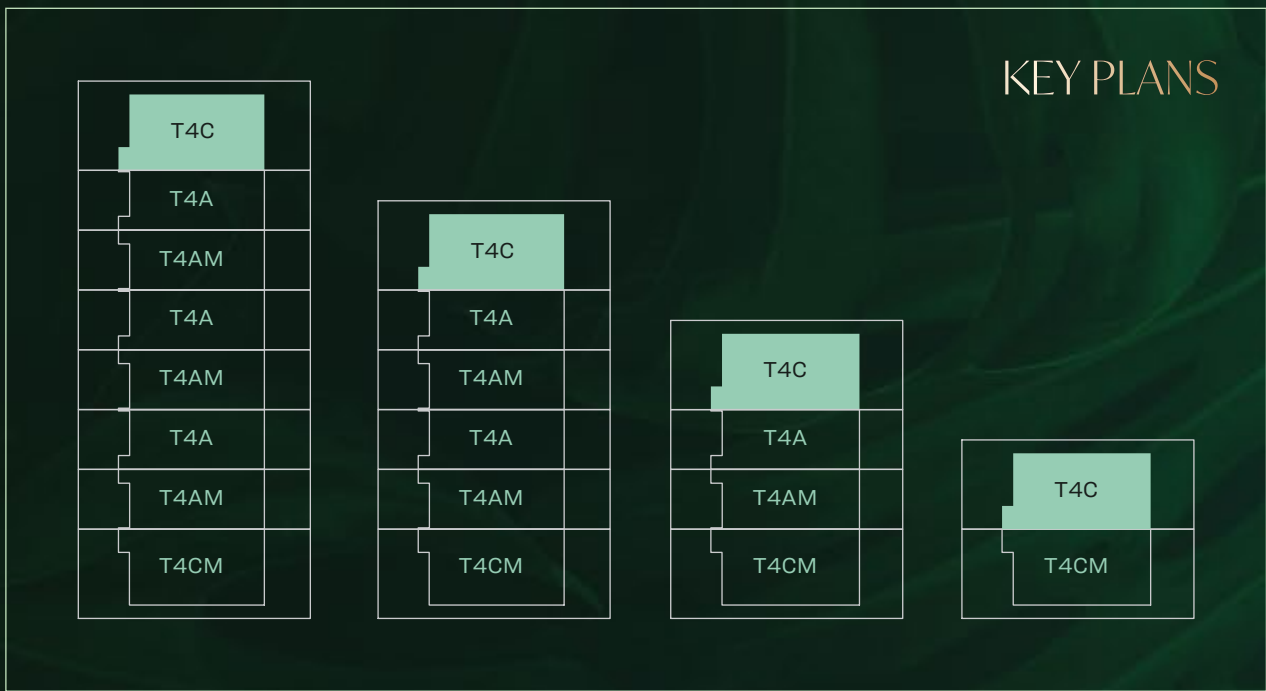
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

GARDEN VILLAS

T4 Bedroom - Type C

Plot Area		Saleable Area
Min	259.50 sq.m 2,793.21 sq.ft	318.68 sq.m
Max	263.76 sq.m 2,839.06 sq.ft	3,430.24 sq.ft



GROUND FLOOR



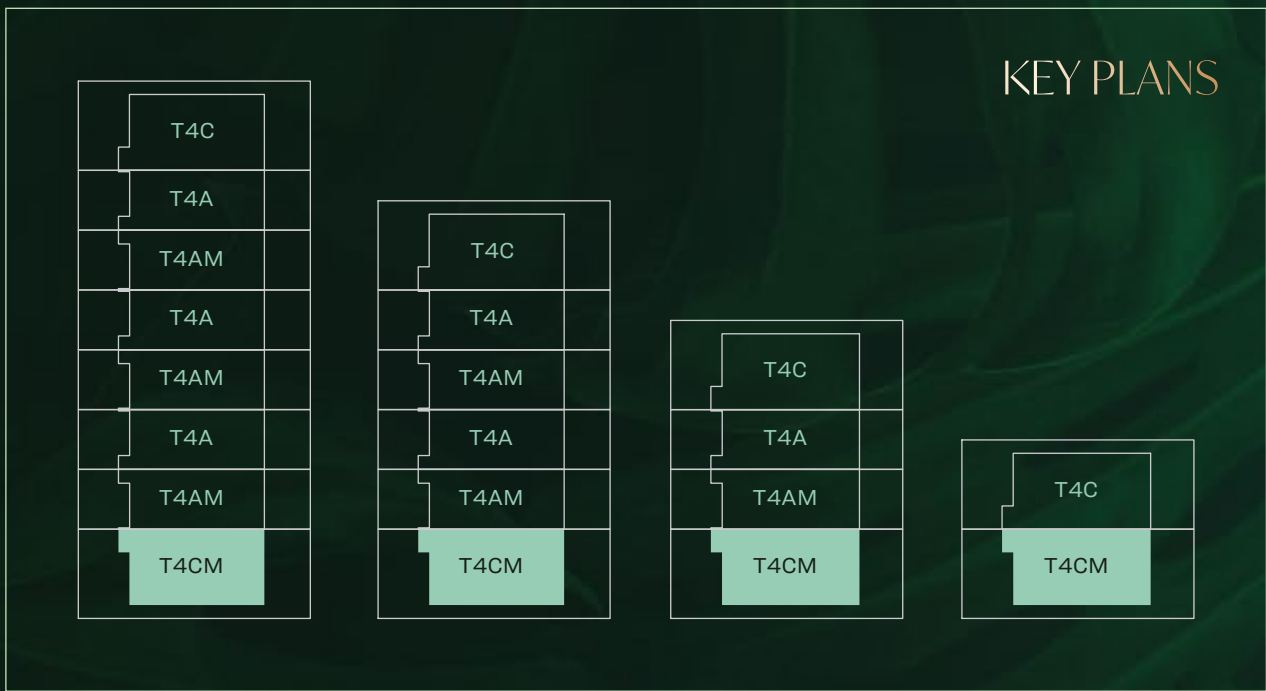
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

GARDEN VILLAS

T4 Bedroom - Type CM

Saleable Area		
Min	260.00 sq.m 2,798.62 sq.ft	318.68 sq.m
Max	266.09 sq.m 2,864.13 sq.ft	3,430.24 sq.ft



GROUND FLOOR



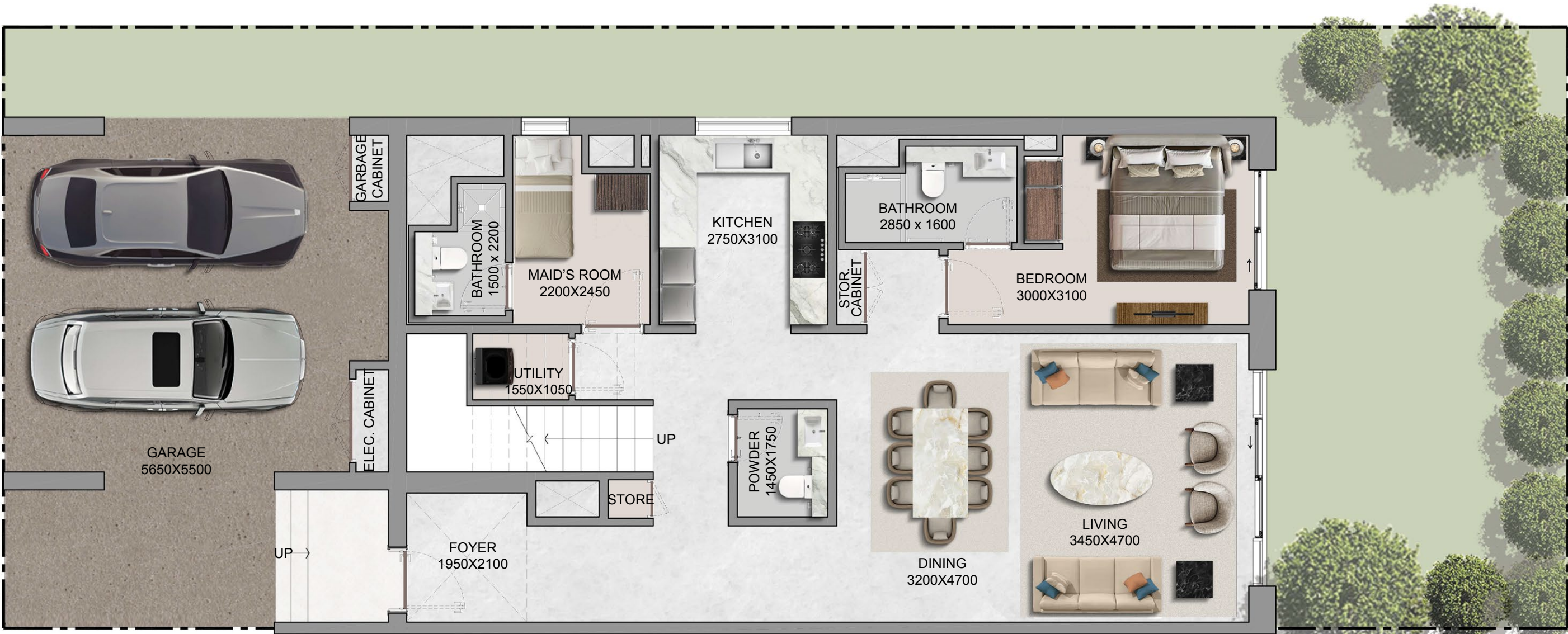
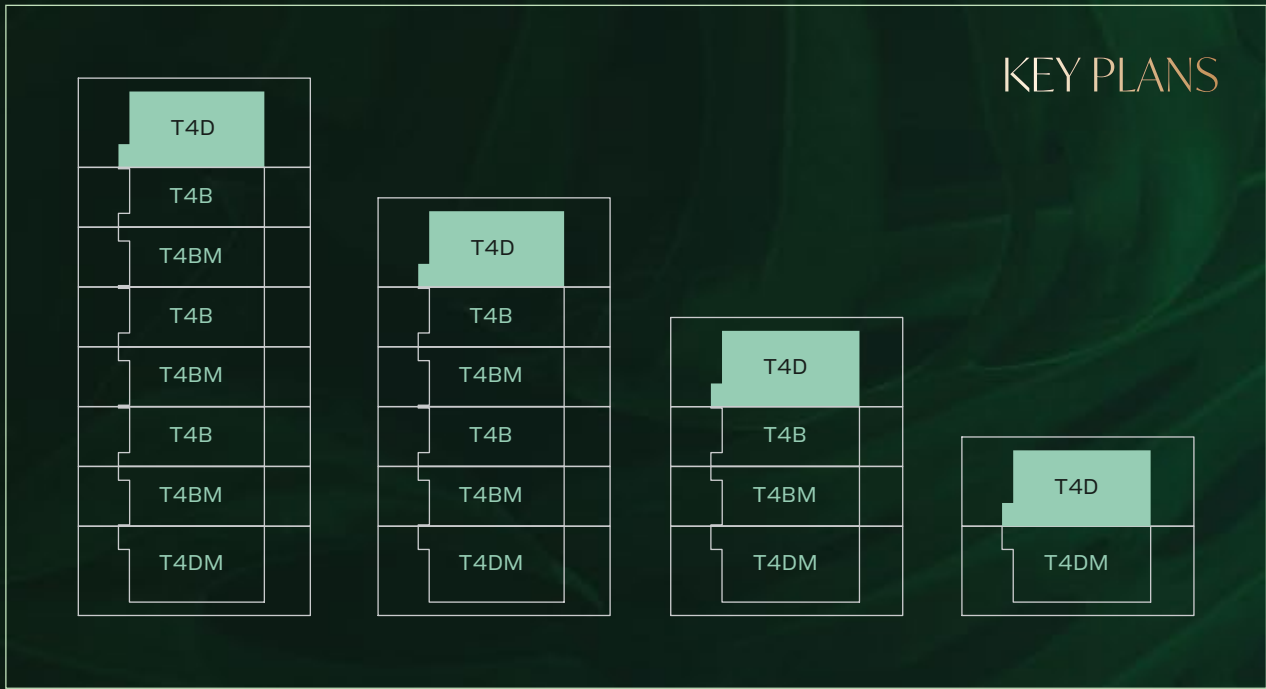
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

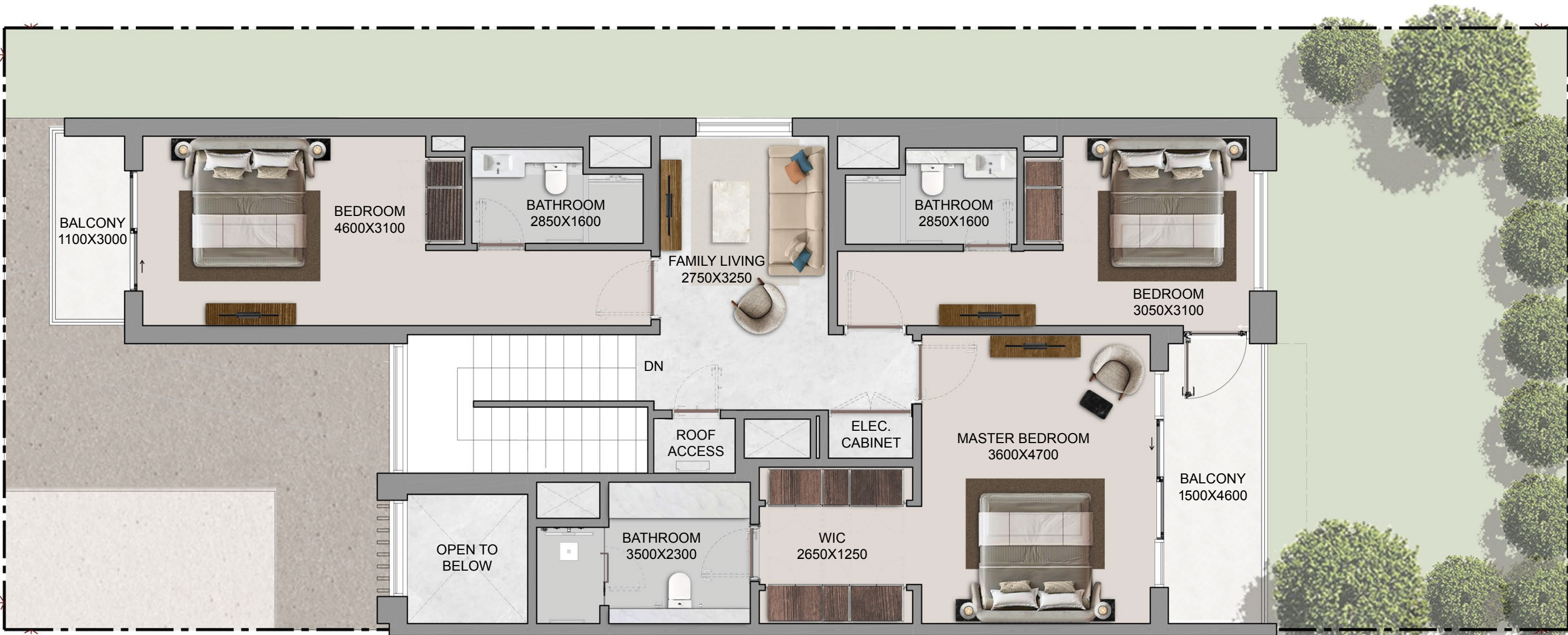
GARDEN VILLAS

T4 Bedroom - Type D

Plot Area		Saleable Area
Min 260.00 sq.m	2,798.62 sq.ft	309.25 sq.m
Max 268.35 sq.m	2,888.51 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:

1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.

2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.

3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.

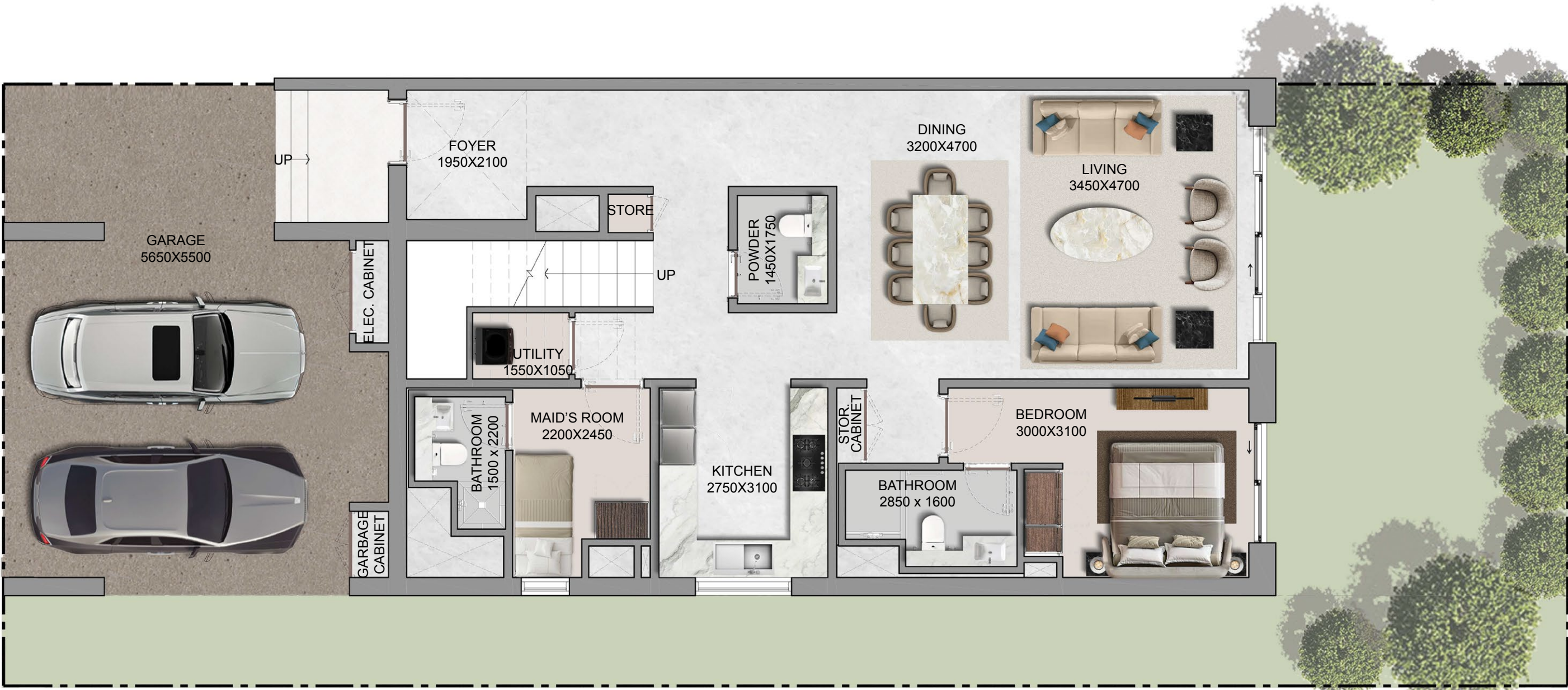
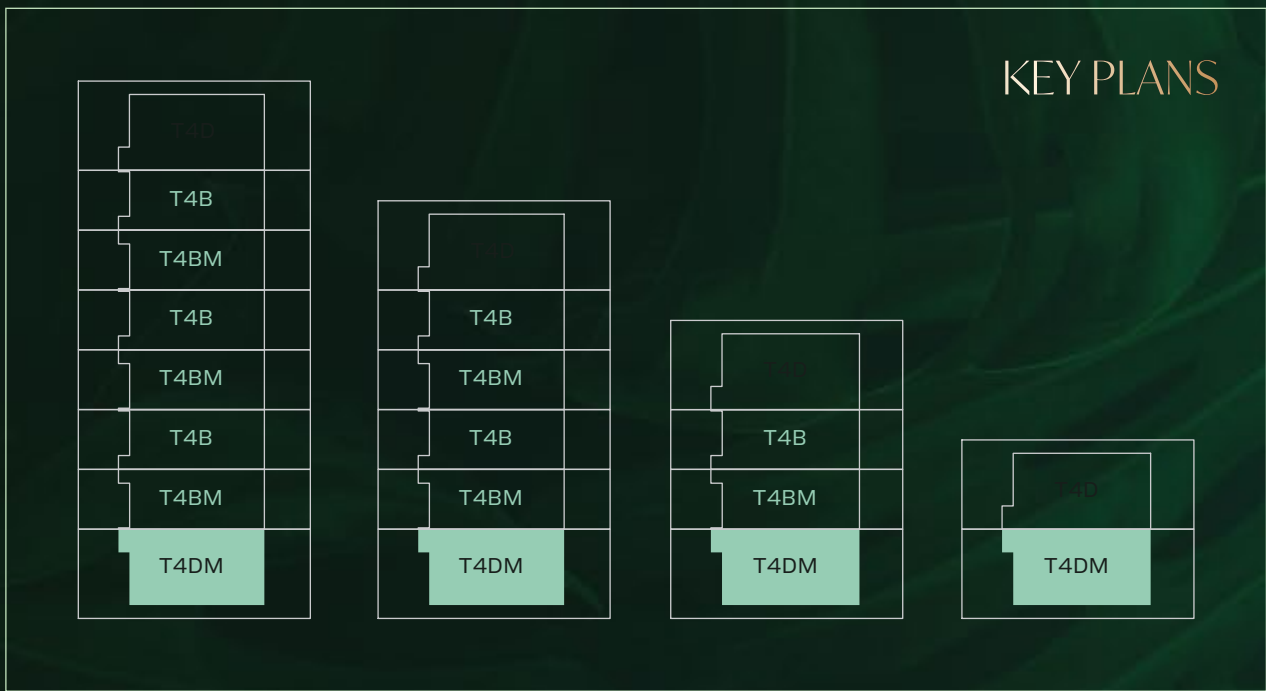
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.

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

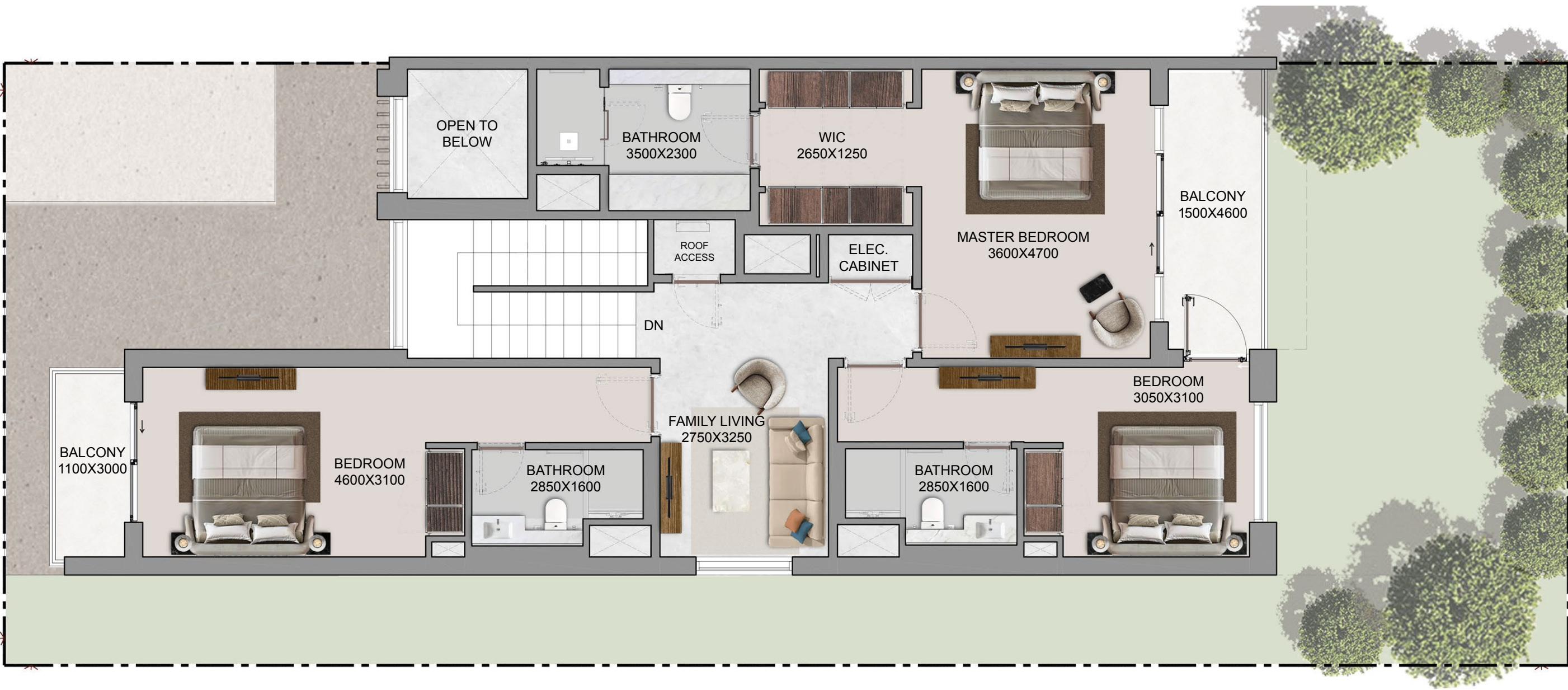
GARDEN VILLAS

T4 Bedroom - Type DM

Plot Area		Saleable Area
Min 260.00 sq.m	2,798.62 sq.ft	309.25 sq.m
Max 267.48 sq.m	2,879.18 sq.ft	3,328.74 sq.ft



GROUND FLOOR



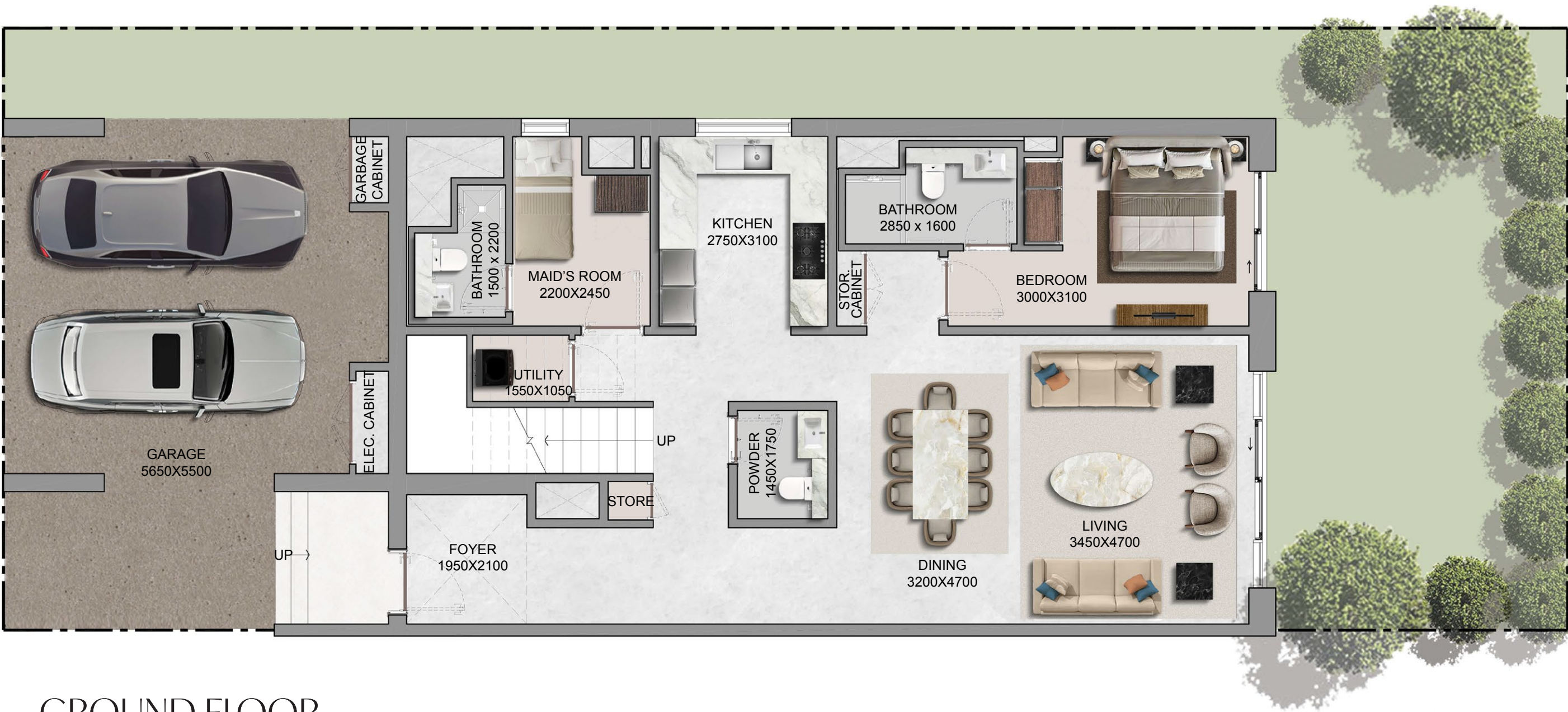
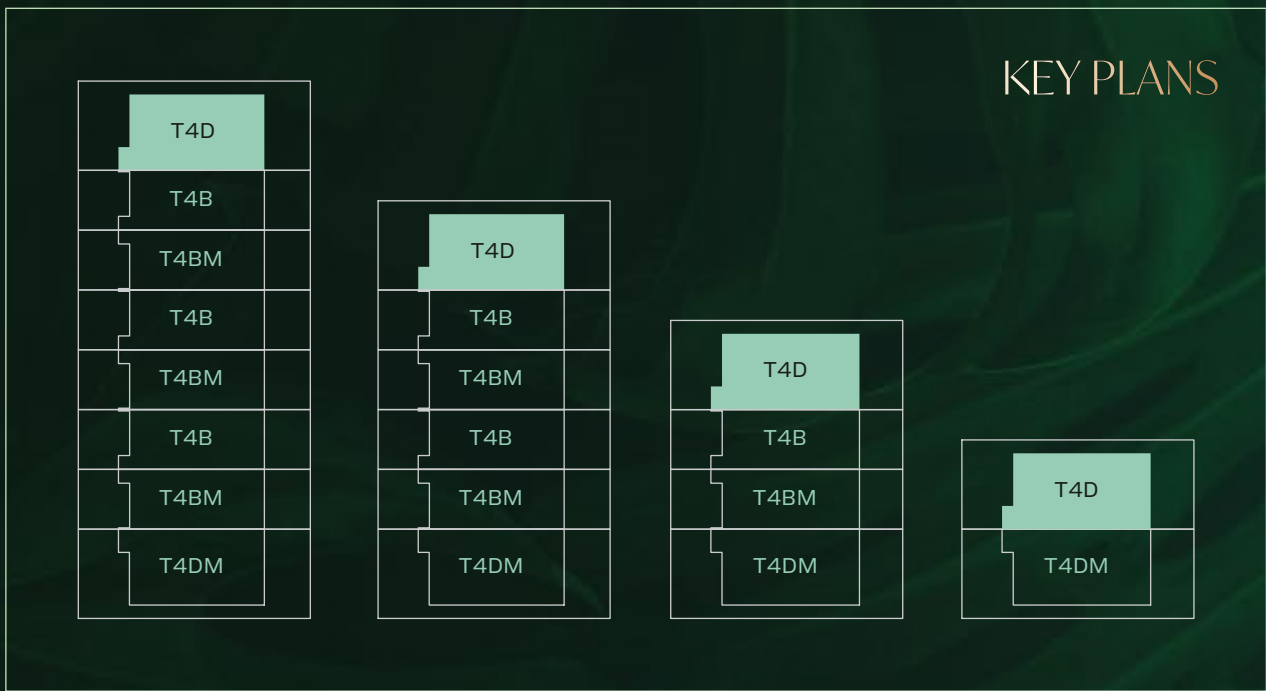
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

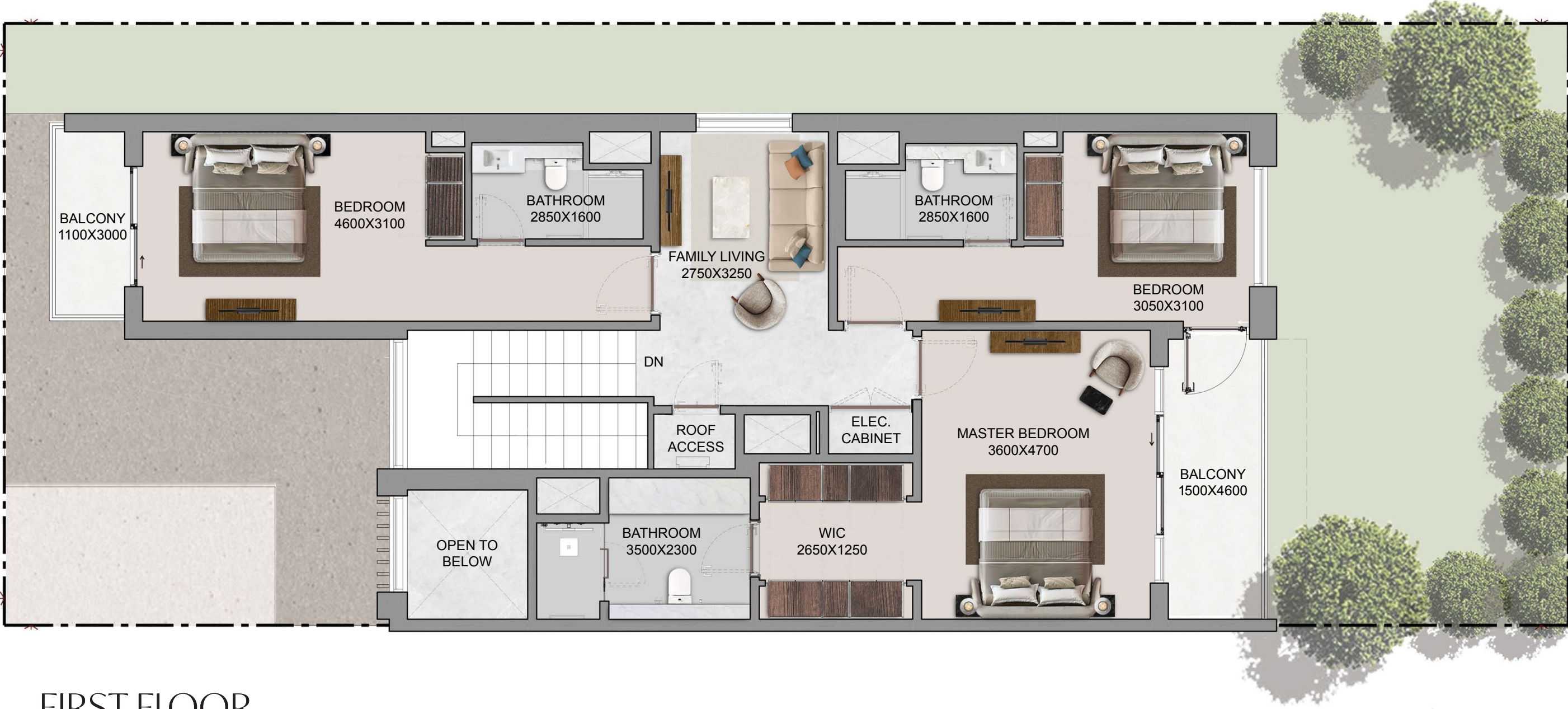
GARDEN VILLAS

T4 Bedroom - Type D Variant 01

Plot Area		Saleable Area
Min	240.50 sq.m 2,588.76 sq.ft	309.25 sq.m
Max	243.95 sq.m 2,625.86 sq.ft	3,328.74 sq.ft



GROUND FLOOR



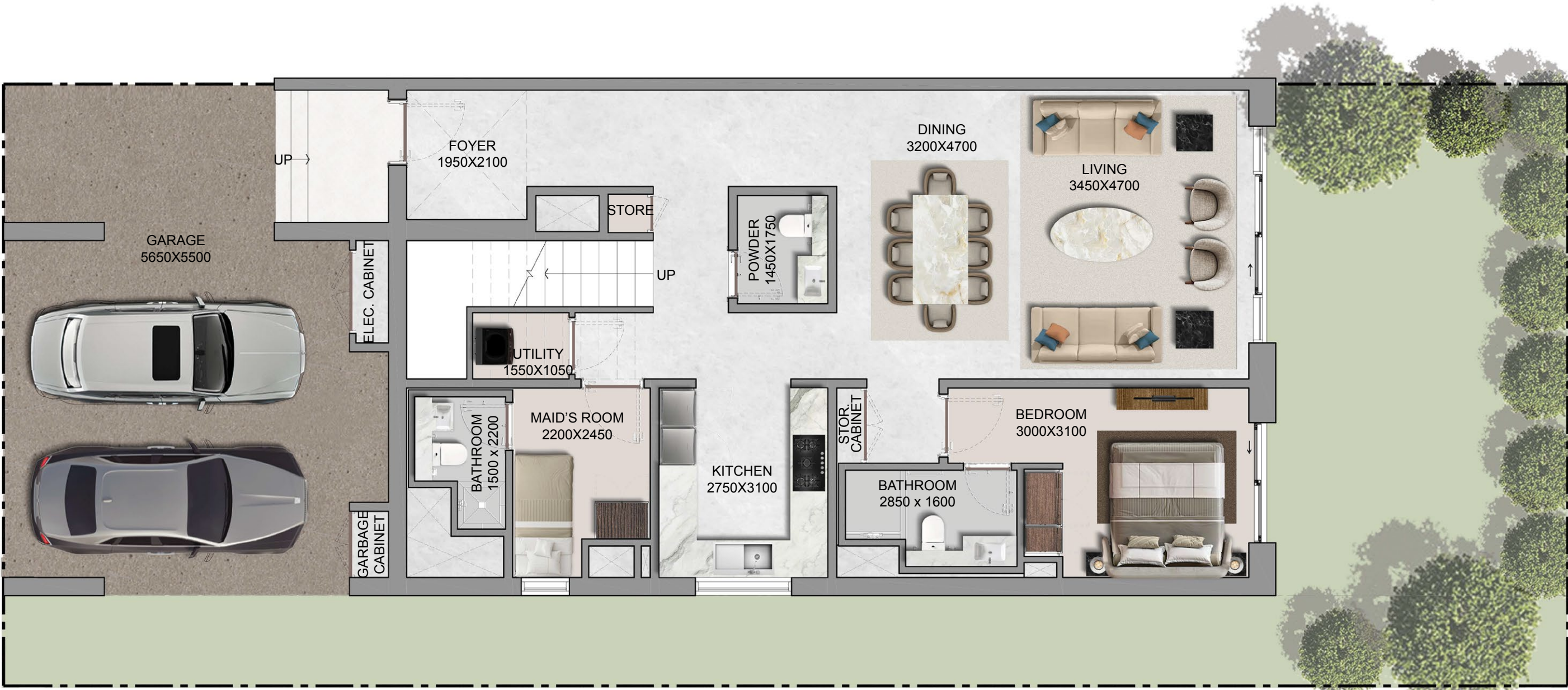
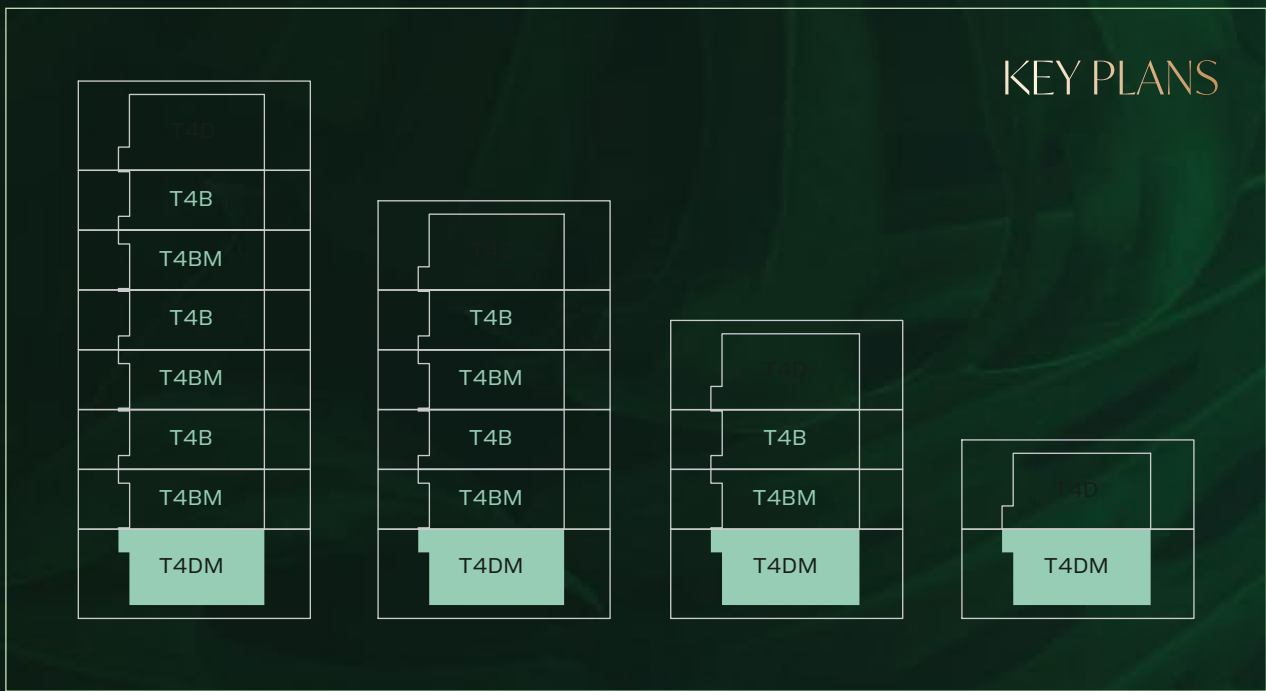
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

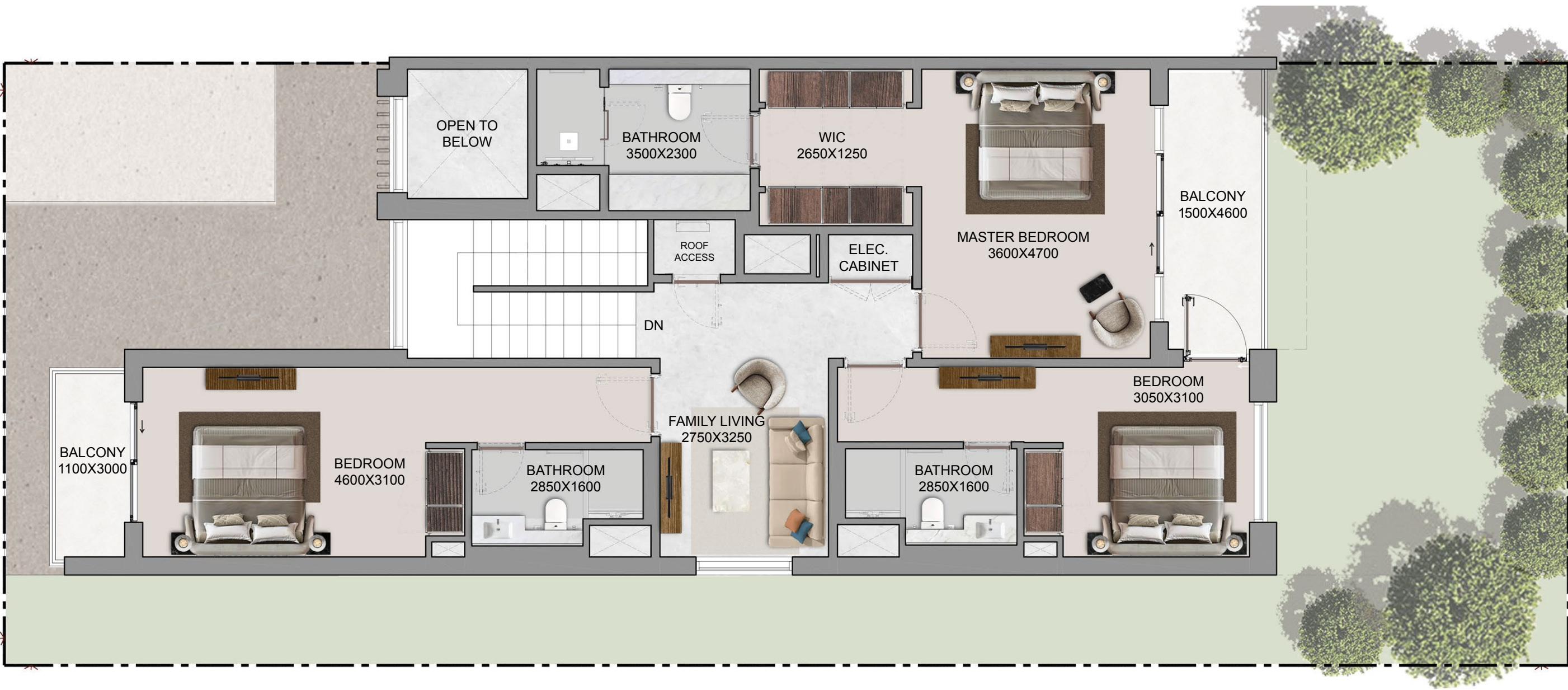
GARDEN VILLAS

T4 Bedroom - Type D Variant 01 Mirror

Plot Area		Saleable Area
Min	240.50 sq.m 2,588.76 sq.ft	309.25 sq.m
Max	244.75 sq.m 2,634.50 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

SOBHA

REALTY

