



SOBHA  
**ORBIS**



# The Sobha Way

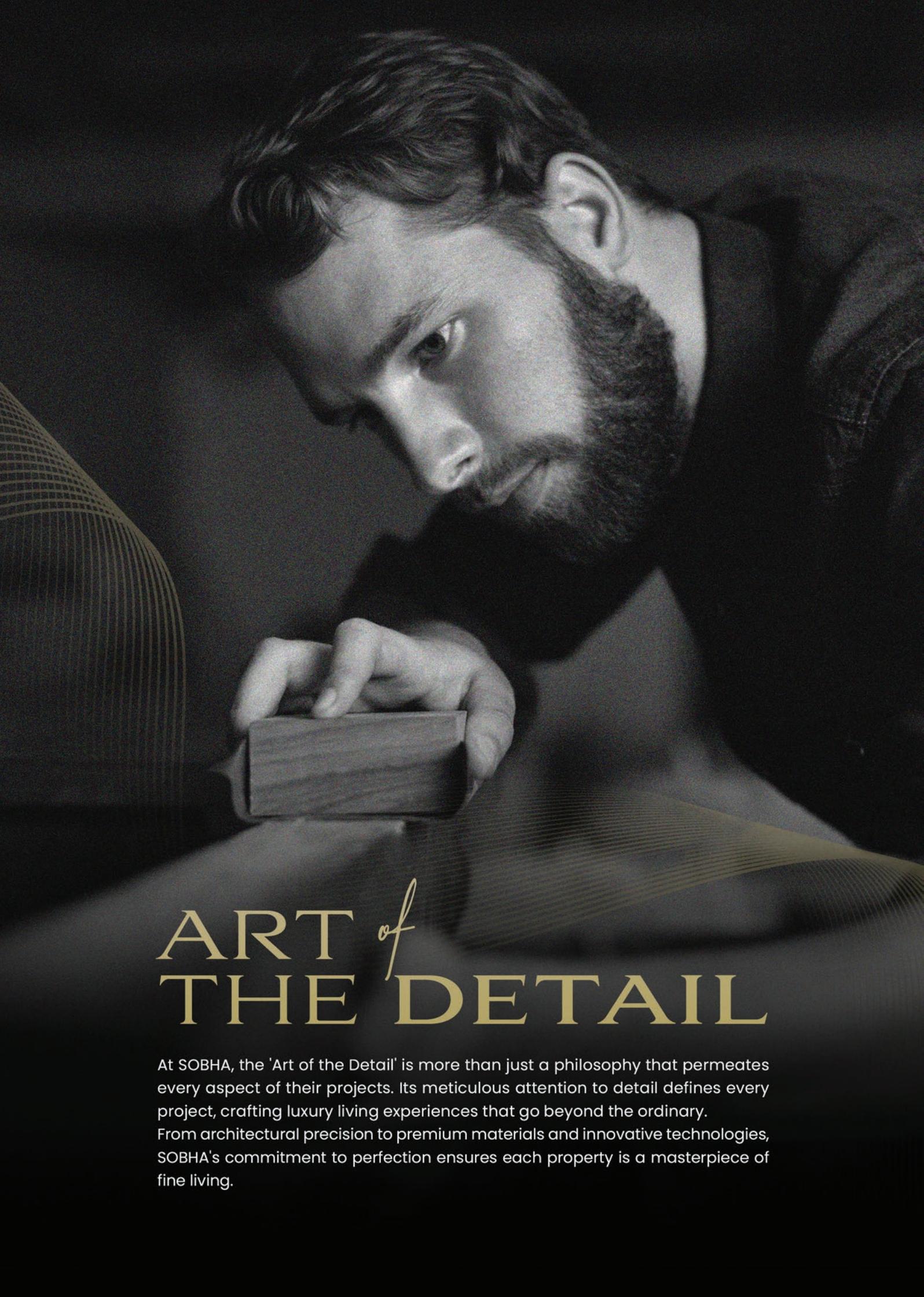
**SOBHA REALTY  
REDEFINES THE  
CONCEPT OF LUXURY  
RESIDENTIAL LIVING  
WITH A REPERTOIRE  
OF REAL ESTATE  
PROJECTS ACROSS  
DUBAI.**

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond customer's expectations.

# Backward Integration

The foremost backward  
integrated company known  
in the world with all the key  
competencies and in-house  
resources to deliver a project  
from conceptualization to  
completion ensuring:

**TIMELY DELIVERY**  
**UNMATCHED QUALITY**



# ART *of* THE DETAIL

At SOBHA, the 'Art of the Detail' is more than just a philosophy that permeates every aspect of their projects. Its meticulous attention to detail defines every project, crafting luxury living experiences that go beyond the ordinary. From architectural precision to premium materials and innovative technologies, SOBHA's commitment to perfection ensures each property is a masterpiece of fine living.



# A VIBRANT CITY WITHIN *a* CITY

Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm. This enclave near Al Barari and Al Barsha features residential buildings, office towers, and motorsport facilities.

# DISCOVER *the* CHARMED LIFESTYLE

DUBAI'S OASIS OF ELEGANCE,  
WHERE EVERY CORNER BECKONS  
WITH THRILLING ADVENTURES  
AND TRANQUIL RETREATS!

Dubai Motor City boasts amenities like the  
Adrenaline-pumping Dubai Autodrome and  
First Avenue Mall. Every corner offers a unique  
mix of leisure and excitement.

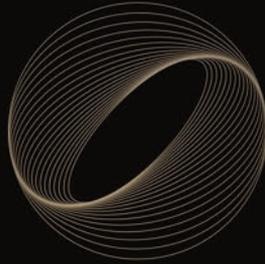


# THE CIRCLE OF LIFE



The choice of concentric circles for our logo symbolizes the seamless integration and unity within our luxury-focused community living property. Just as the circles radiate outward from a central point, our amenities and services are interconnected, forming a harmonious environment where residents can experience a world of luxury without ever having to leave the community. The concentric circles also evoke a sense of exclusivity and sophistication, reflecting the premium lifestyle that our residents can expect. With our tagline, "A world in its own," we encapsulate the idea that within our community, residents can find everything they desire, creating a self-contained world of elegance and convenience.

INTRODUCING



# SOBHA ORBIS

## A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwine seamlessly. Our community embodies the essence of "A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication.



A WORLD IN ITS OWN.





# THE PINNACLE *of* SOPHISTICATION

Step into the world of SOBHA ORBIS. Nestled amidst the dynamic cityscape, SOBHA ORBIS emerges as an emblem of refined living, beckoning those who crave the pinnacle of sophistication.

From its sleek architectural design to its sumptuous interior finishes, every facet of SOBHA ORBIS is meticulously curated to evoke a timeless aura of luxury. Here, indulge in a realm where extravagance knows no limits, where each amenity is tailored to fulfill your every desire, and where every moment exudes a palpable sense of grandeur.

**Welcome to SOBHA ORBIS**, where luxury finds its truest expression.

# LUXURY BUILT AROUND YOU

Welcome to the epitome of urban living in Motor City, Dubai – where luxury meets convenience at every turn. Our premium 3 tower luxury apartments stand as a jewel in the crown of this vibrant new community.

1, 1.5 AND 2 BED HOMES  
WITH AREA RANGE OF  
545 SQ. FT. - 988 SQ. FT.





INDULGE *in a*  
LIFESTYLE THAT  
TRANSCENDS  
THE ORDINARY

Our meticulously crafted apartments exude sophistication and elegance, offering a lifestyle that transcends the ordinary. From sleek contemporary design to lavish finishes, every detail has been curated to indulge your senses and elevate your living experience.

# PREMIER AMENITIES *at* YOUR FINGERTIPS

Experience unparalleled convenience with access to the latest amenities right at your doorstep. Whether you crave rejuvenation or recreation, our community offers a wealth of options to cater to your every need. Dive into the refreshing waters of our resort-style pool, unwind in the serene ambiance of our landscaped gardens, or stay active in our state-of-the-art fitness center – all within walking distance from your home.



THE GRANDEUR OF TIMELESS ELEGANCE



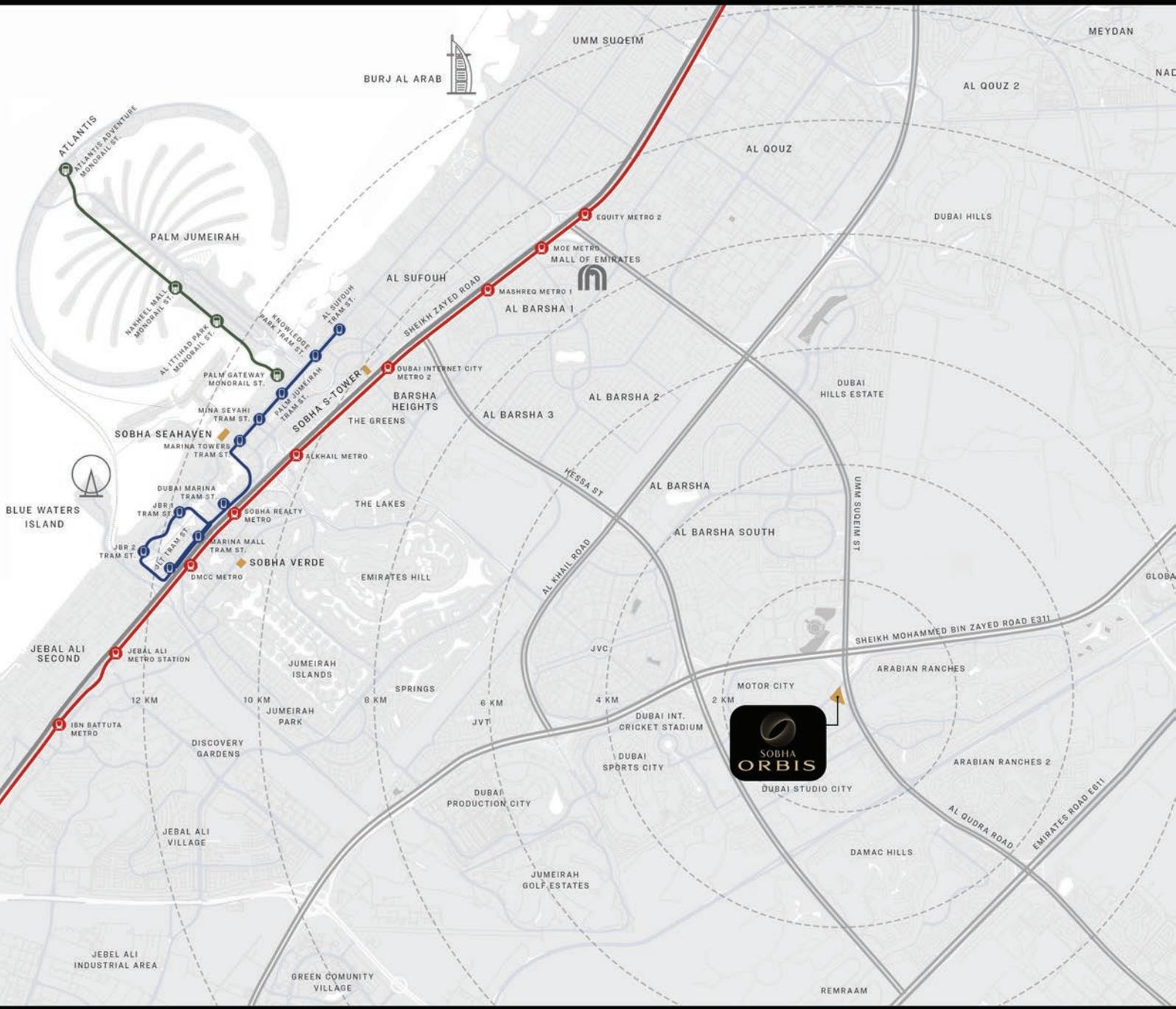


AN IMPRESSIVE SUITE OF  
INDOOR AND OUTDOOR AMENITIES



# SEAMLESS CONNECTIVITY

Lies at the heart of our community. With a proposed metro station adjacent to the tower, exploring the vibrant city of Dubai has never been easier. Sobha Orbis conveniently located just minutes away from both Mohammed bin Zayed Road and Al Qudra Road, ensuring easy accessibility to key destinations. Whether you're commuting to work or exploring the city's countless attractions, enjoy effortless access to everything Dubai has to offer, right from your doorstep.



# AMENITIES



## 1 Resort Style Pool

Lazy River  
 Beach Edge  
 Jacuzzi  
 Pool Deck with Day Beds  
 Aquatic Aerobics  
 Water Polo/ Volleyball  
 Cabana Shade  
 Outdoor Showers  
 Swimming Pool with Indoor  
 Changing Room/ Shower/ Toilets

## 2 BBQ Areas

## 3 Kids Pool

Beach Edge  
 Pool Deck with Day Beds  
 Toddler Splash Pad  
 Water Features

## 4 Club House

Racquet Club - with Squash  
 Courts, Badminton Courts, Padel  
 Tennis Courts, Volleyball Court,  
 Basketball Court  
 Pétanque/ Boulee Fields

## 5 Landscaped Garden

## 6 Yoga Zone

## 7 Meditation Zone

## 8 Beach Volley Ball

## 9 Outdoor Jungle Gym

## 10 Open Lawn

## 11 Hammock Garden

## 12 Pingpong Tables

## 13 Giant Chess

## 14 Walking Paths

# SITE PLAN



**TOWER G**  
**FLOOR AND UNIT PLANS**



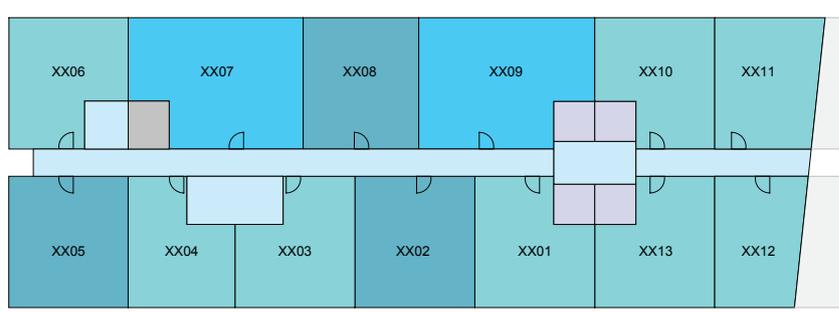
SOBHA  
**ORBIS**

# FLOOR PLAN LAYOUT

TOWER G - SOBHA ORBIS



VILLA COMMUNITY & AMENITIES



CITY VIEWS

LEVEL 04-20

- |  |   |  |
|--|---|--|
|  1 BED UNIT   |  2 BED UNIT  |  LIFTS    |
|  1.5 BED UNIT |  CIRCULATION |  SERVICES |

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# 1 BEDROOM APARTMENT

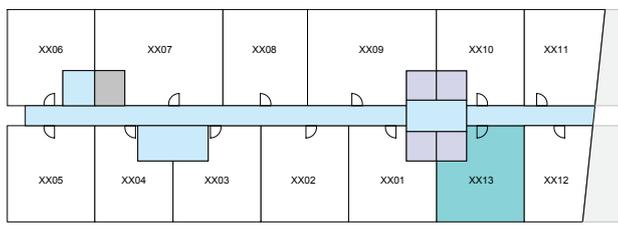
TYPE L (with balcony)

**TOTAL SALEABLE AREA**

SUITE = 577.81 SQ.FT.  
BALCONY = 53.07 SQ.FT.  
TOTAL = 630.88 SQ.FT.

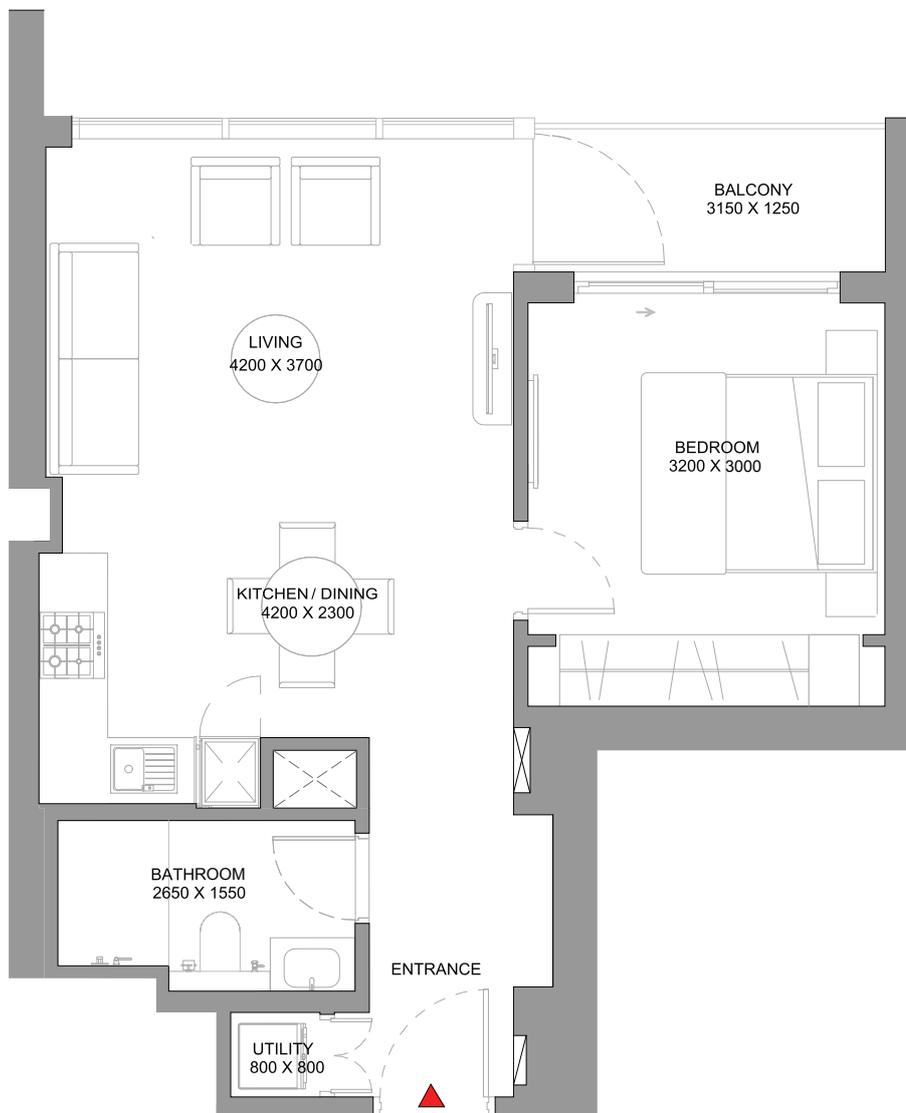


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G413, G513, G613, G713, G813, G913, G1013, G1113, G1213, G1313, G1413, G1513, G1613, G1713, G1813, G1913, G2013

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# 1 BEDROOM APARTMENT

TYPE M (with balcony)

**TOTAL SALEABLE AREA**

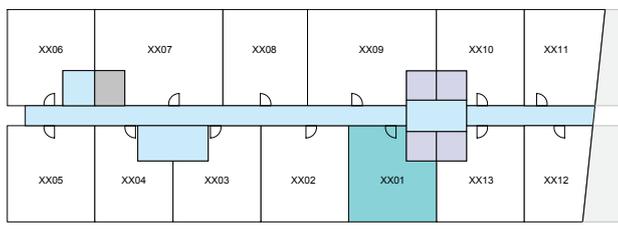
SUITE = 575.98 SQ.FT.

BALCONY = 52.64 SQ.FT.

TOTAL = 628.62 SQ.FT.

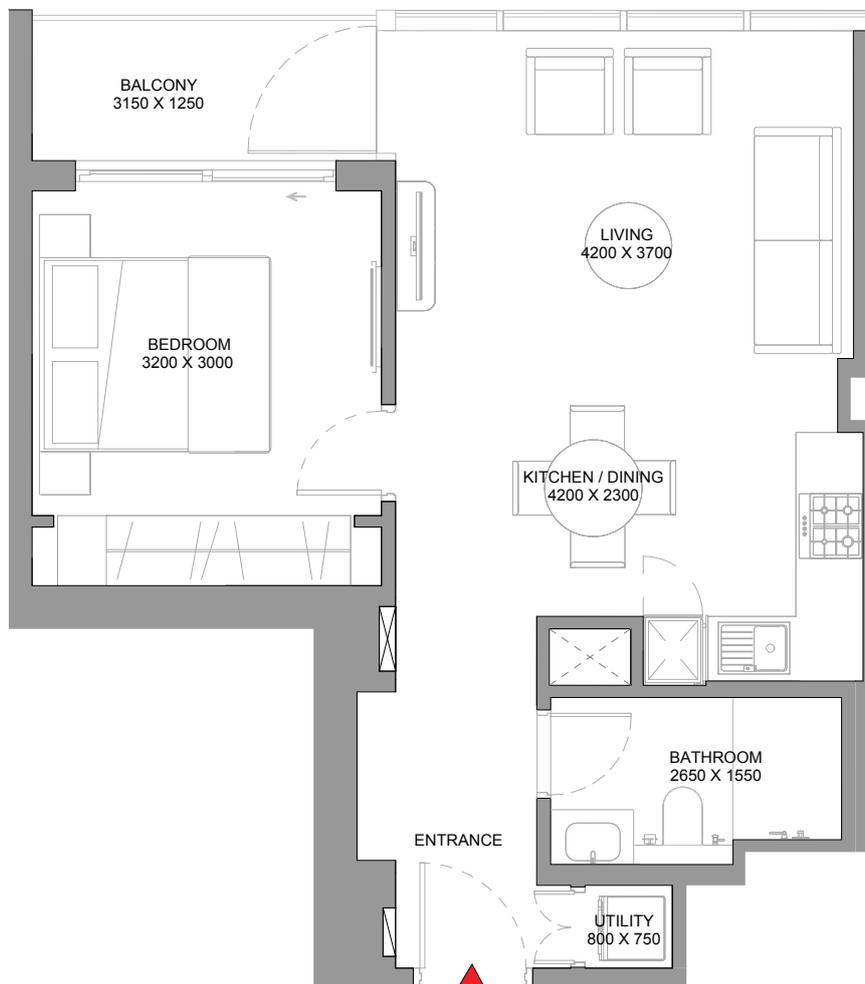


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G401, G501, G601, G701, G801, G901, G1001, G1101, G1201, G1301, G1401, G1501, G1601, G1701, G1801, G1901, G2001

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# 1 BEDROOM APARTMENT

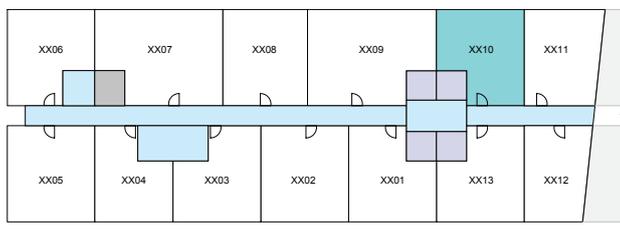
TYPE M (with balcony) VARIANT 1

**TOTAL SALEABLE AREA**

SUITE = 577.81 SQ.FT.  
BALCONY = 54.03 SQ.FT.  
TOTAL = 631.84 SQ.FT.



VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G410, G510, G610, G710, G810, G910, G1010, G1110, G1210, G1310, G1410, G1510, G1610, G1710, G1810, G1910, G2010

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# 1 BEDROOM APARTMENT

TYPE R (with balcony)

**TOTAL SALEABLE AREA**

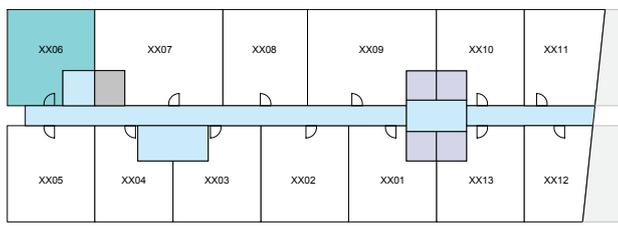
SUITE = 556.92 SQ.FT.

BALCONY = 53.28 SQ.FT.

TOTAL = 610.20 SQ.FT.

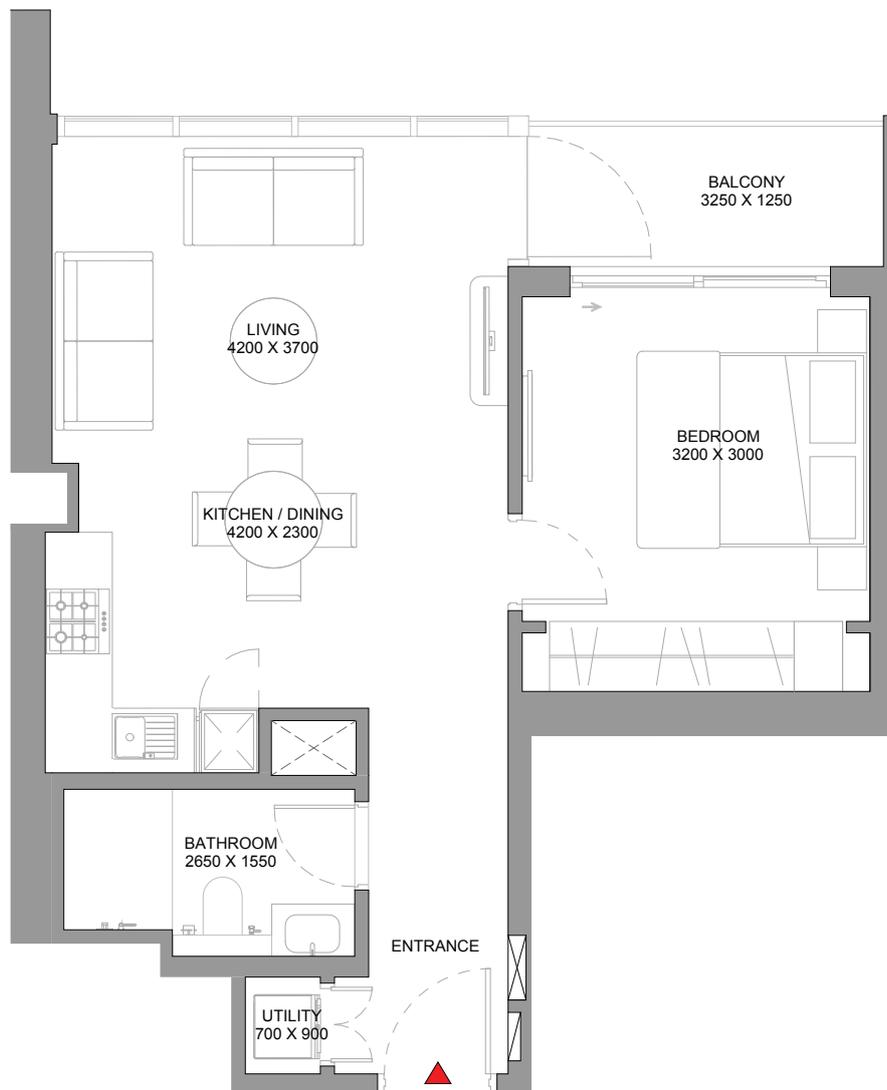


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G406, G506, G606, G706, G806, G906, G1006, G1106, G1206, G1306, G1406, G1506, G1606, G1706, G1806, G1906, G2006

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# 1 BEDROOM APARTMENT

TYPE T (with balcony)

**TOTAL SALEABLE AREA**

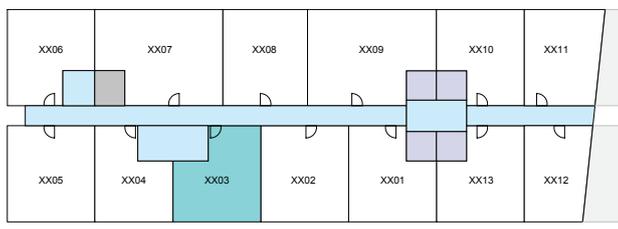
SUITE = 578.02 SQ.FT.

BALCONY = 50.38 SQ.FT.

TOTAL = 628.40 SQ.FT.

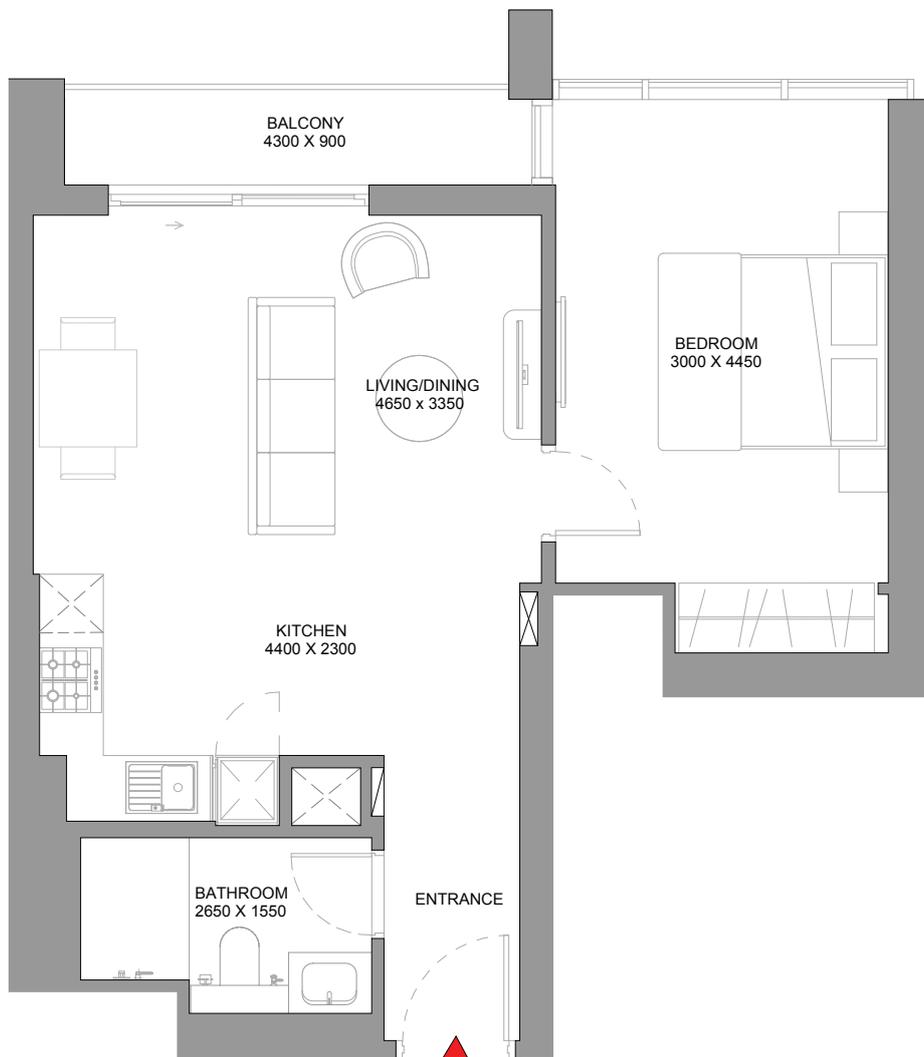


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G403, G503, G603, G703, G803, G903, G1003, G1103, G1203, G1303, G1403, G1503, G1603, G1703, G1803, G1903, G2003

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# 1 BEDROOM APARTMENT

TYPE U (with balcony)

**TOTAL SALEABLE AREA**

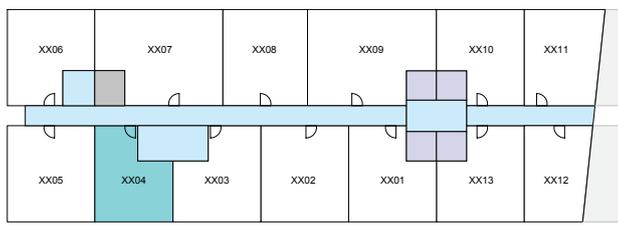
SUITE = 576.30 SQ.FT.

BALCONY = 50.48 SQ.FT.

TOTAL = 626.78 SQ.FT.

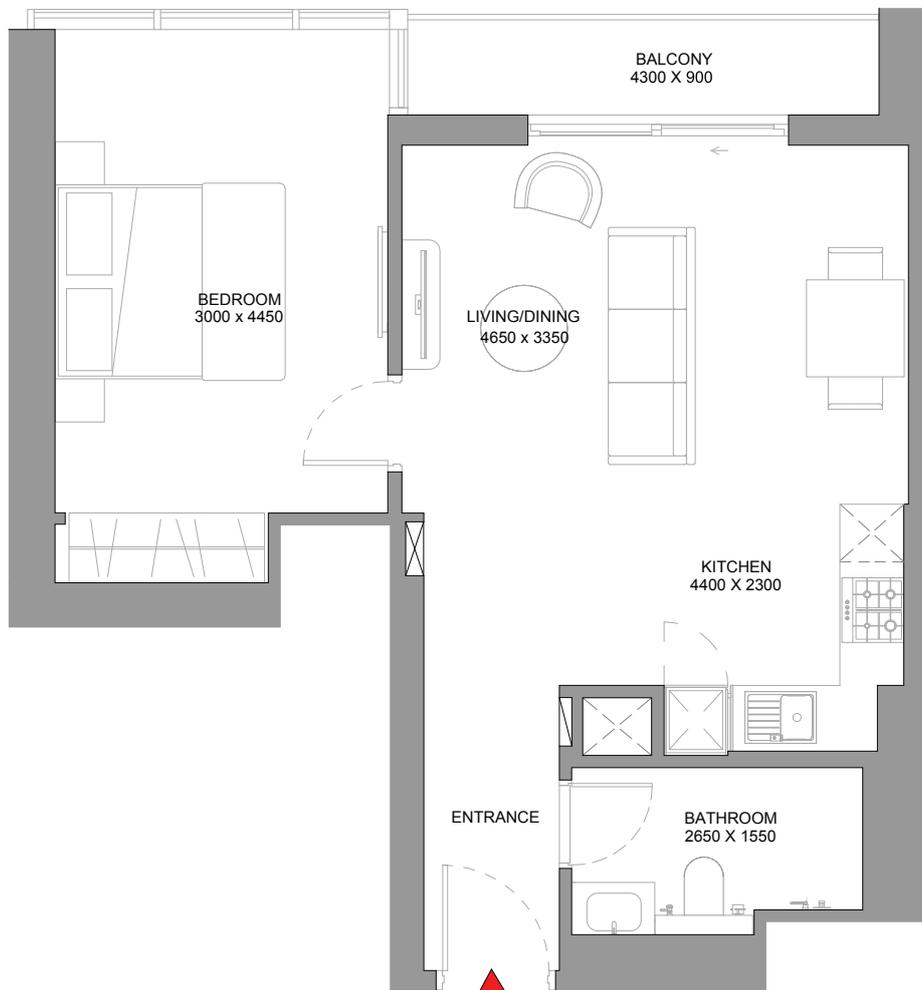


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G404, G504, G604, G704, G804, G904, G1004, G1104, G1204, G1304, G1404, G1504, G1604, G1704, G1804, G1904, G2004

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# 1 BEDROOM APARTMENT

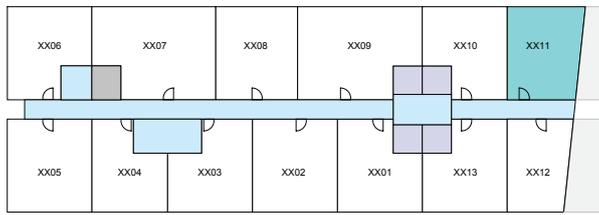
TYPE Y (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 628.18 SQ.FT.  
 BALCONY = 127.34 SQ.FT.  
 TOTAL = 755.52 SQ.FT.



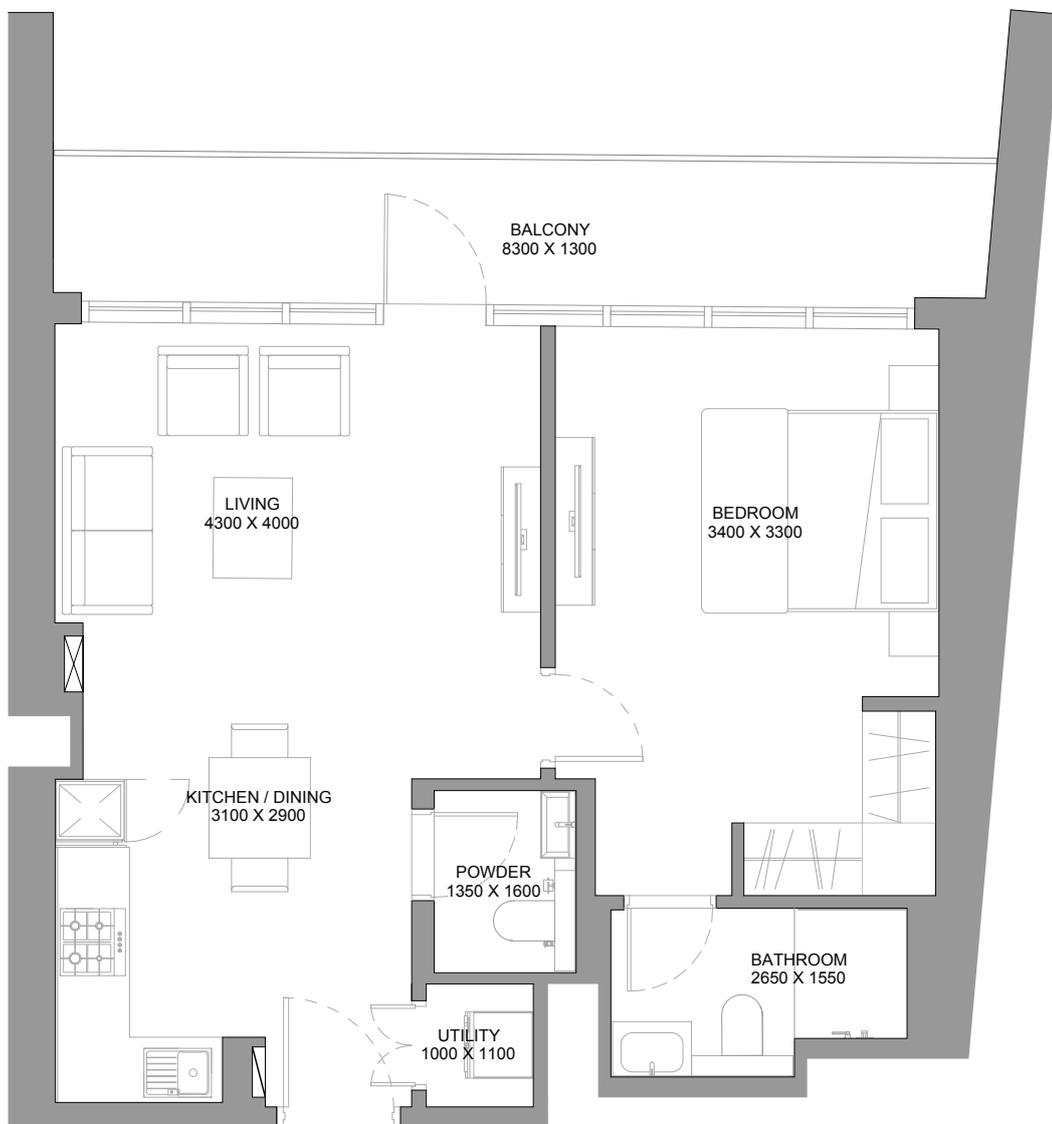
VILLA COMMUNITY & AMENITIES



CITY VIEWS

LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G511, G611, G711, G811, G911, G1011, G1111, G1211, G1311, G1411, G1511, G1611, G1711, G1811, G1911, G2011

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# 1 BEDROOM APARTMENT

TYPE Z (with balcony)

**TOTAL SALEABLE AREA**

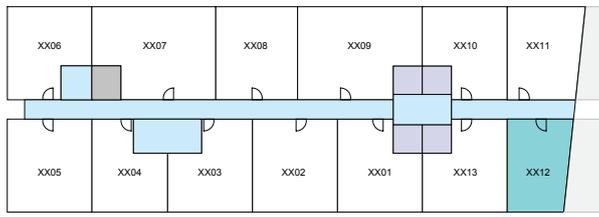
SUITE = 558.22 SQ.FT.

BALCONY = 104.95 SQ.FT.

TOTAL = 663.17 SQ.FT.



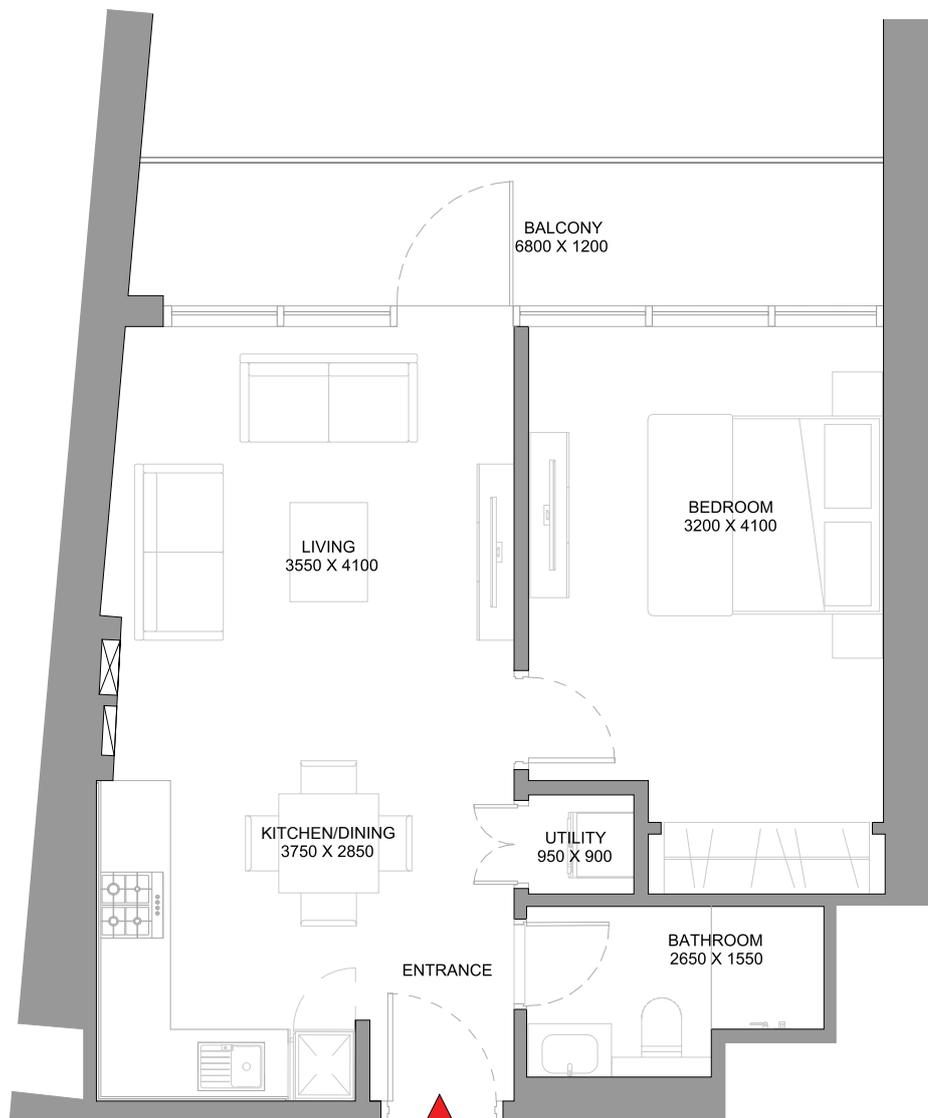
VILLA COMMUNITY & AMENITIES



CITY VIEWS

LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G412, G512, G612, G712, G812, G912, G1012, G1112, G1212, G1312, G1412, G1512, G1612, G1712, G1812, G1912, G2012

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# 1.5 BEDROOM APARTMENT

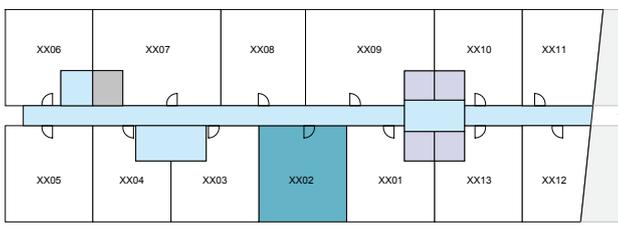
TYPE R (with study room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 664.24 SQ.FT.  
BALCONY = 50.81 SQ.FT.  
TOTAL = 715.05 SQ.FT.



VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G402, G502, G602, G702, G802, G902, G1002, G1102, G1202, G1302, G1402, G1502, G1602, G1702, G1802, G1902, G2002

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# 1.5 BEDROOM APARTMENT

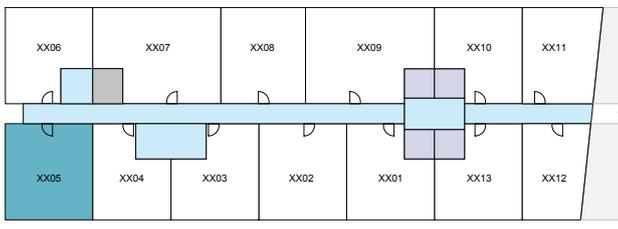
TYPE S (with study room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 667.15 SQ.FT.  
BALCONY = 50.27 SQ.FT.  
TOTAL = 717.42 SQ.FT.

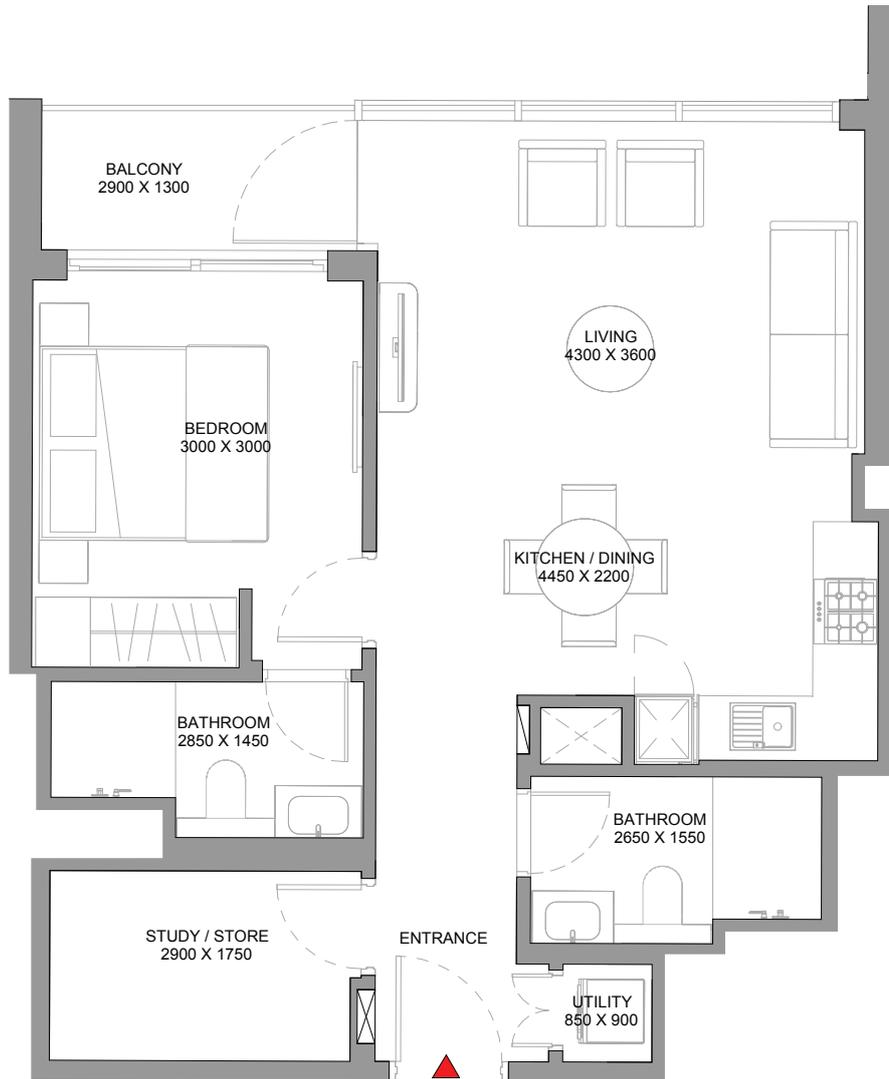


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

City View

G405, G505, G605, G705, G805, G905, G1005, G1105, G1205, G1305, G1405, G1505, G1605, G1705, G1805, G1905, G2005

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# 1.5 BEDROOM APARTMENT

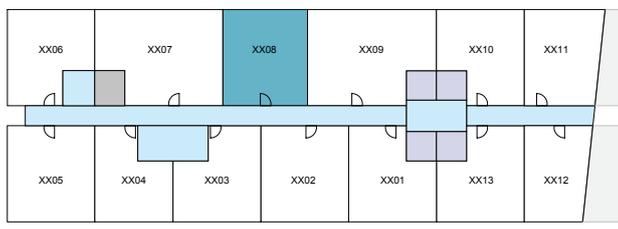
TYPE T (with study room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 641.96 SQ.FT.  
BALCONY = 87.30 SQ.FT.  
TOTAL = 729.26 SQ.FT.

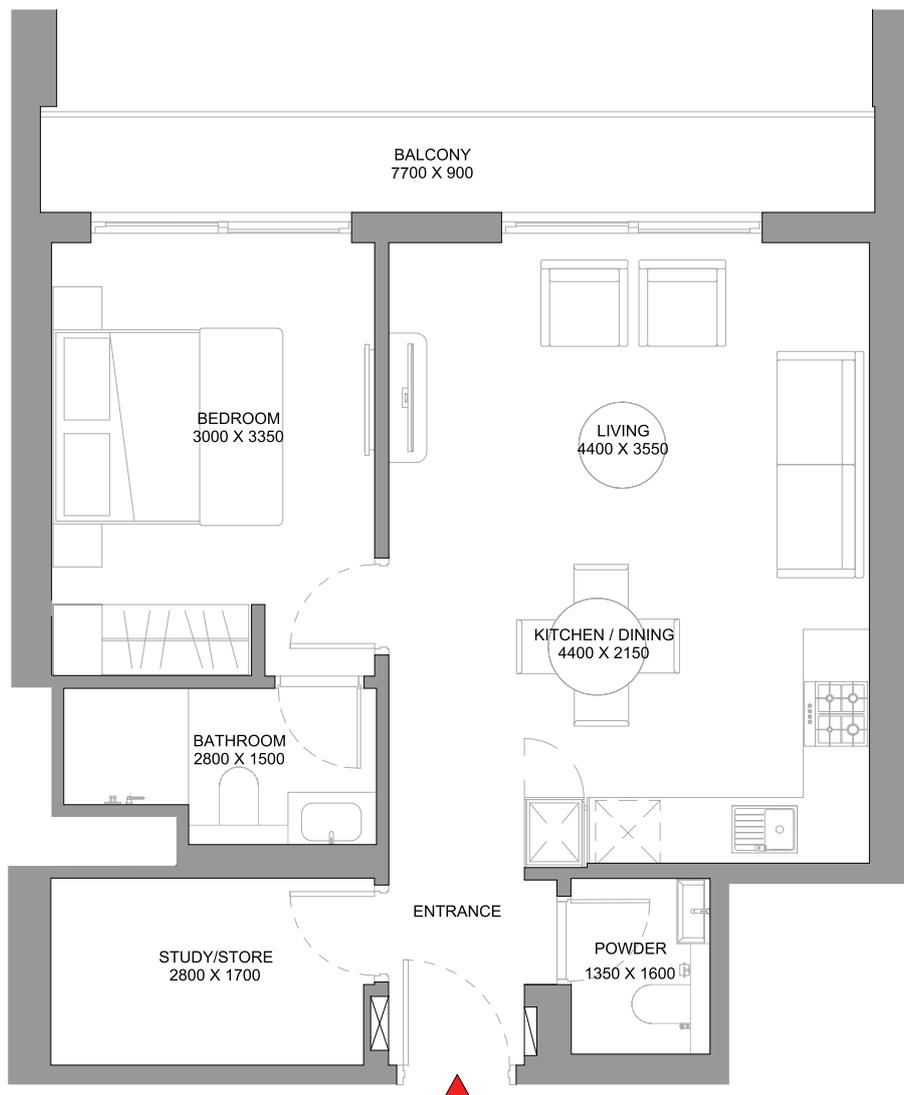


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G408, G508, G608, G708, G808, G908, G1008, G1108, G1208, G1308, G1408, G1508, G1608, G1708, G1808, G1908, G2008

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# 2 BEDROOM APARTMENT

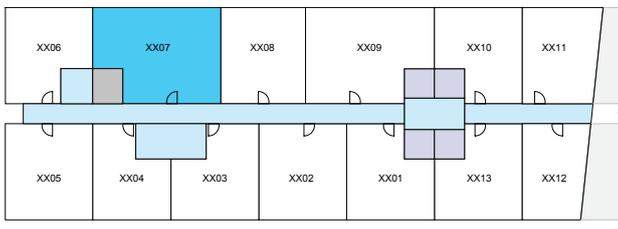
TYPE C (with shared powder room + balconies)

## TOTAL SALEABLE AREA

SUITE = 891.68 SQ.FT.  
BALCONY = 115.71 SQ.FT.  
TOTAL = 1,007.39 SQ.FT.

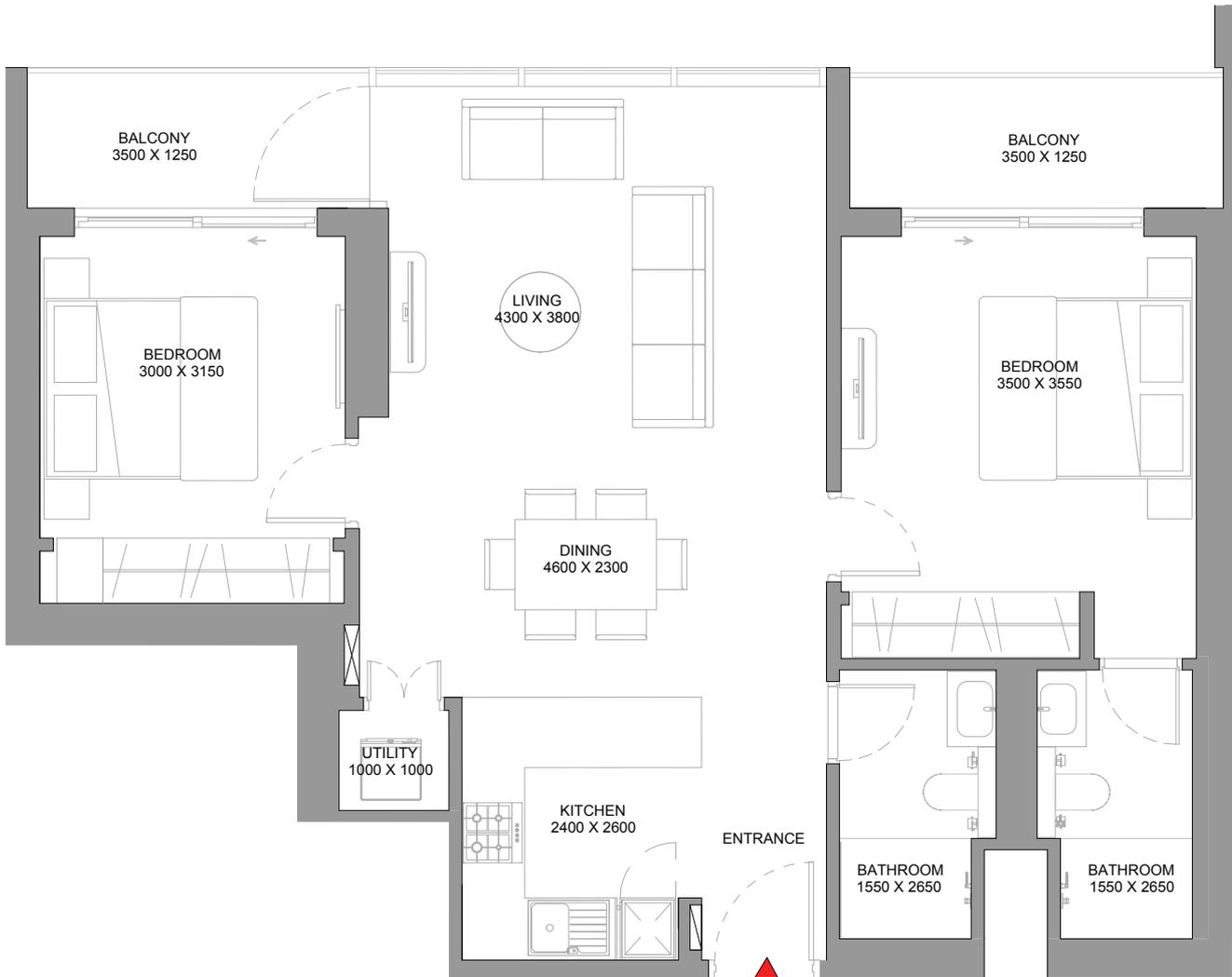


VILLA COMMUNITY & AMENITIES



CITY VIEWS  
LEVEL 04-20

UNIT



List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G407, G507, G607, G707, G807, G907, G1007, G1107, G1207, G1307, G1407, G1507, G1607, G1707, G1807, G1907, G2007

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# 2 BEDROOM APARTMENT

TYPE D (with shared powder room + balconies)

**TOTAL SALEABLE AREA**

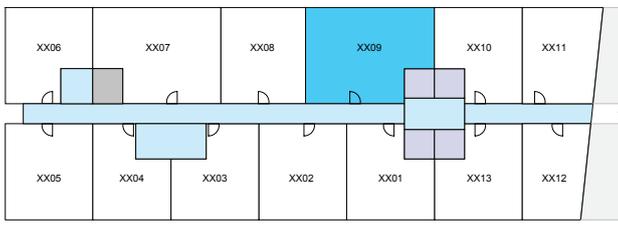
SUITE = 889.53 SQ.FT.

BALCONY = 119.26 SQ.FT.

TOTAL = 1,008.79 SQ.FT.



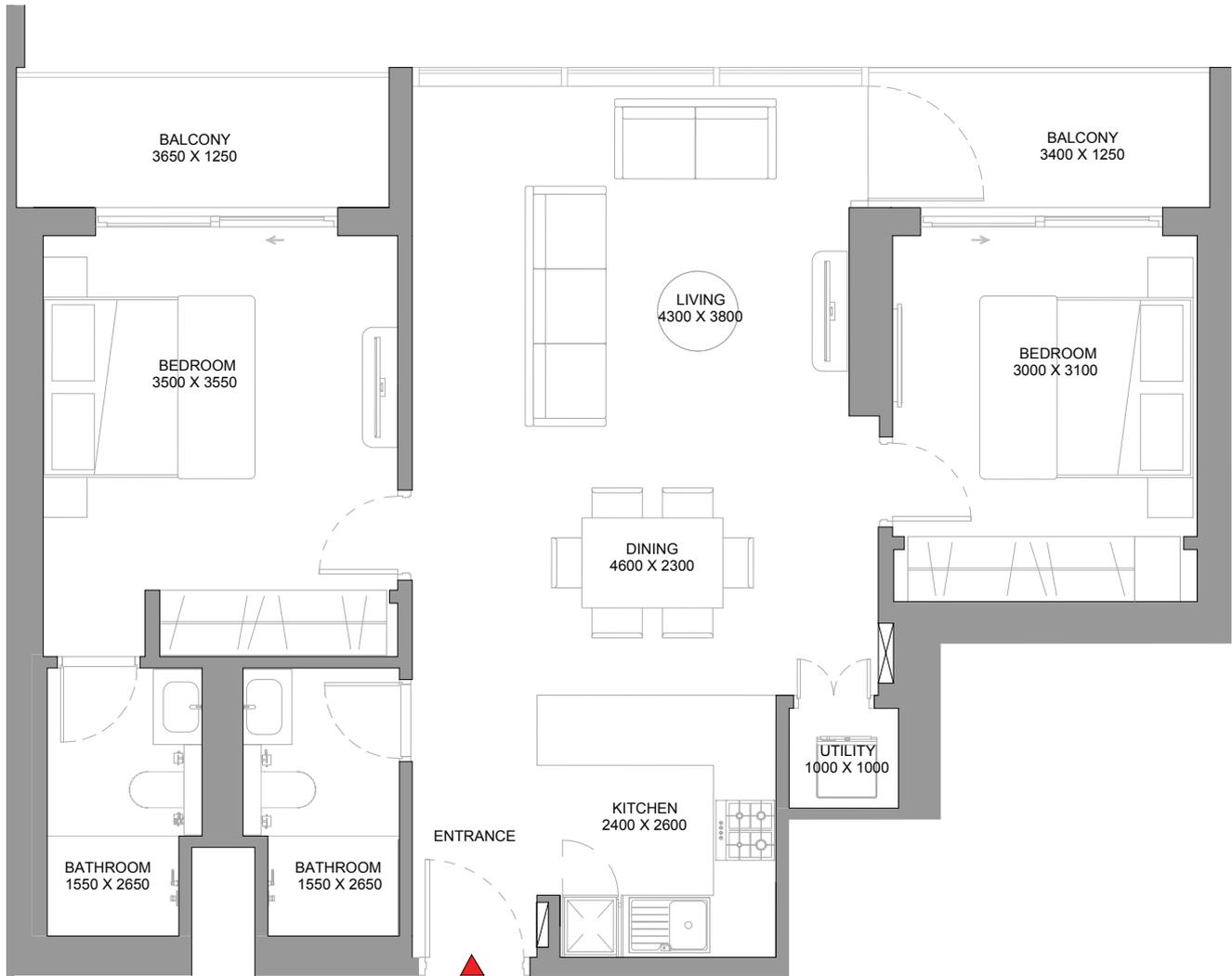
VILLA COMMUNITY & AMENITIES



**UNIT**



CITY VIEWS  
LEVEL 05-20



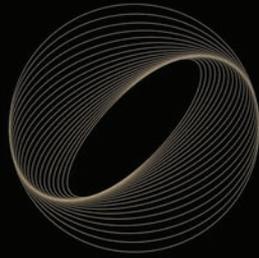
List of unit numbers with this unit plan:

## VIEWS

Villa Community, Amenities

G509, G609, G709, G809, G909, G1009, G1109, G1209, G1309, G1409, G1509, G1609, G1709, G1809, G1909, G2009

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



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