



SOBHA ONE

SOBHA
REALTY



ONE

THE JOURNEY BEGINS

ONE that brings you
closer to nature



A place where you can take
one day at a time



ONE

BE ONESELF

It's one of a kind, like you



One where the world is
close yet far away

THE POWER OF ONE



*When imagination and vision
come together Life meets style.*

City and nature hum together,
Work & play find a balance and become One

A large flock of swans is captured in flight over a body of water during sunset. The sky is a deep, warm orange, and the water reflects the light. The swans are silhouetted against the bright sky, creating a sense of movement and grace.

ONE WAY: YOUR WAY

The best places are hidden in plain sight

Near the vital Ras Al Khor Road, Sobha One is a little world tucked away. Look to the north at the calming waters of the Creek as they look back. Further north in the skyline with panoramic views of The Burj Khalifa, Creek Tower to the Northeast and Downtown to the West.



ARRIVE & DEPART WITH GRACE

Sobha One is right near two new interchanges on Ras Al Khor Road. So, getting home has never been faster. With exits in both the West and East, a new planned metro line behind Sobha One, soar where you need to be on your terms.





LIVING BY THE WATER

Imagine waking up each morning next to serene water. The sun glints off the water, casting a sparkling path across the ripples. A light breeze blows, rustling the leaves of the nearby trees.

It's yours to stroll down the pathway or sit peacefully watching the calm waters. Go on, spend lazy weekends lounging near the water, reading, and soaking up the sun.



ONE POINT OF VIEW: YOURS

With a canvas spread over 1.5 million square feet, its breathtaking views as far as your eye can see. Look around to views of Golf Course, calm water, iconic Burj Khalifa & Downtown. Every glance sets a different mood.



ONE

SPACE

Sobha One spreads its tapestry over five interlinked towers. Rising from 30 stories tall and hitting a crescendo of 65 stories, it's one note after another that sings in chorus with the skyline

With 1 to 4 bedroom apartments & 2 to 4 bedroom Duplex, it's a world of its own.



ONE FOR ALL ALL FOR ONE



*Life is too short to settle for anything less than
the best. At Sobha One, luxury living is a
natural choice.*

TEE OFF IN STYLE

The first of its kind in Dubai, a world class Pitch and Putt golf course featuring 18 holes of golf, each meticulously designed.

It is the perfect way to unwind after a long day at work. After all, there's nothing like sinking a long putt on a sun-drenched fairway. The clubhouse is appointed with upscale amenities and a patio overlooking the greens.



DINE BY THE WATERS

The food & beverage esplanade that borders the calm waters is also a feast for the palate to suit every taste and time.

Spread over almost half a kilometer, it offers fine restaurants for an intimate dinner, quick catch-up over a cup of coffee, or a power lunch.



SKY GARDEN

Rise high above and look at the stars. Soak in the stunning views of the city. Catch the sun rays when they rise and set. Do it all from the magnificent panoramic sky terrace in each tower



COURTYARD FOR THE SENSES



All the 5 Towers at Sobha One have interconnected four themed courtyards. As private outdoor retreats, these lush, landscaped spaces add to the overall aesthetic.

RELAX

In a fast-paced world, finding ways to relax is more important than ever. Take a leisurely stroll through the tree avenues, do yoga on the group decks, or stroll in the gardens. And when you need to refuel, enjoy a meal at the BBQ & dining areas or catch a movie under the stars on our cinema screen. There is something for everyone





REMEMBER

The family courtyard is a great way to spend quality time together. You can pack a picnic lunch and enjoy the beautiful weather. Or spending a day cooling off in the water, splashing with the little ones. So, come on down and make memories with your loved ones!





RECHARGE

We believe that fitness should be fun! That's why we've created a unique courtyard that combines the best of gyms with exciting new indoor and outdoor features from static bikes, treadmills, circuit training areas and battle ropes. So sweat it out and be the best version of yourself.

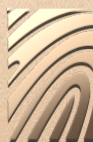




REFRESH

This themed courtyard is the way to do just that after a long day. Step into the pool area, and the stress of daily life melts away. Feel your muscles loosening and your mind clearing as you swim laps. Close your eyes and let the warm sun wash over you, lulling you into a state of relaxation.





SOBHA ONE



FLEXIBLE PAYMENT PLAN

60%

During Construction

40%

On Completion

Grand 1 to 4 Bedroom apartments

ONE

awaits you...

LOCATION MAP



RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES



MEYDAN
RACE COURSE
10 MINUTES



SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES



DUBAI INTERNATIONAL
AIRPORT
12 MINUTES



BUSINESS BAY
12 MINUTES



THE DUBAI MALL
15 MINUTES



BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES



DUBAI FRAME
15 MINUTES

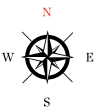


DUBAI OPERA
15 MINUTES

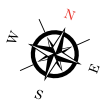
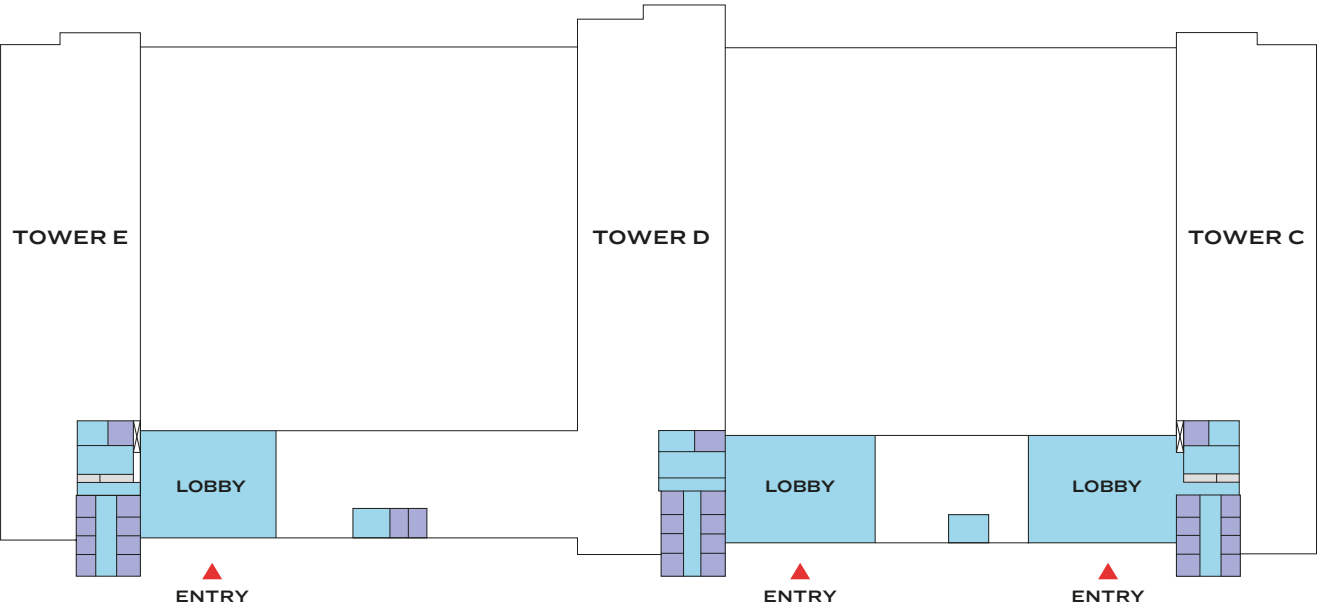


PALM JUMEIRAH
25 MINUTES

MASTER PLAN



GROUND FLOOR

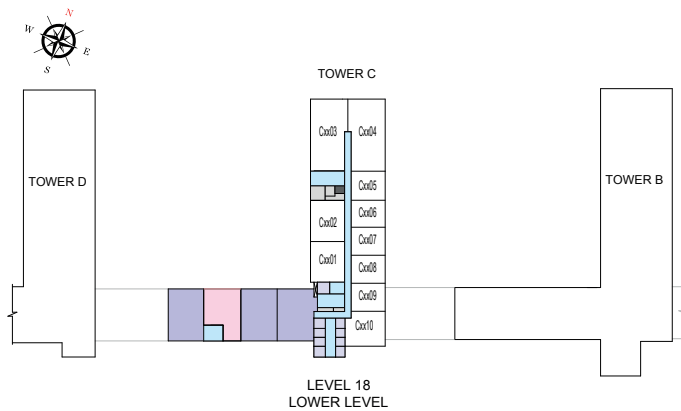
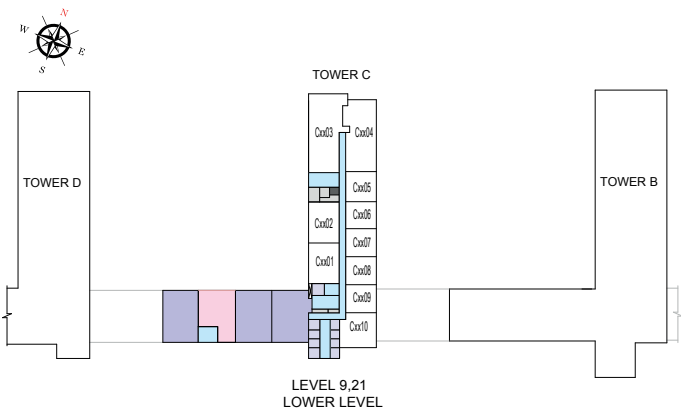
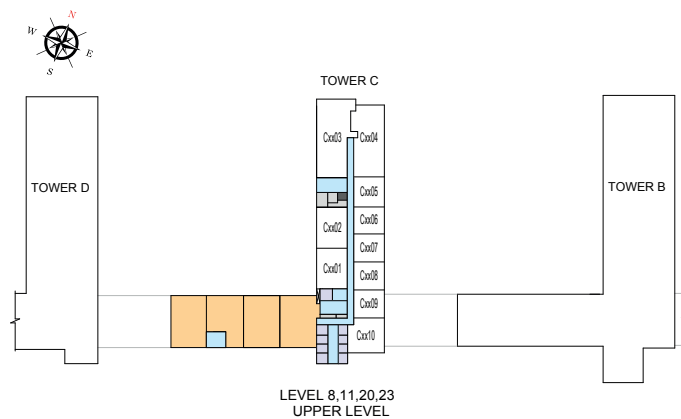
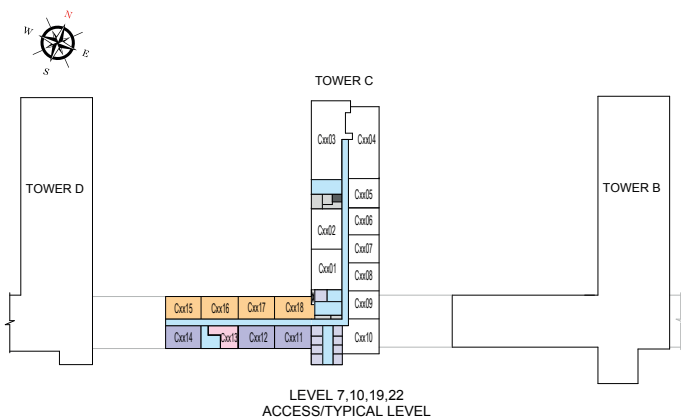


TOWER C

DUPLEX UNIT PLAN LAYOUTS

FLOOR PLAN LAYOUT (DUPLEX)

TOWER C



- | | | |
|-------------------|-----------------------------|--------------|
| 2 BED DUPLEX UNIT | 4 BED DUPLEX UNIT | SERVICES |
| 3 BED DUPLEX UNIT | LOBBIES, CORRIDORS & STAIRS | LIFTS |
| | | GARBAGE ROOM |

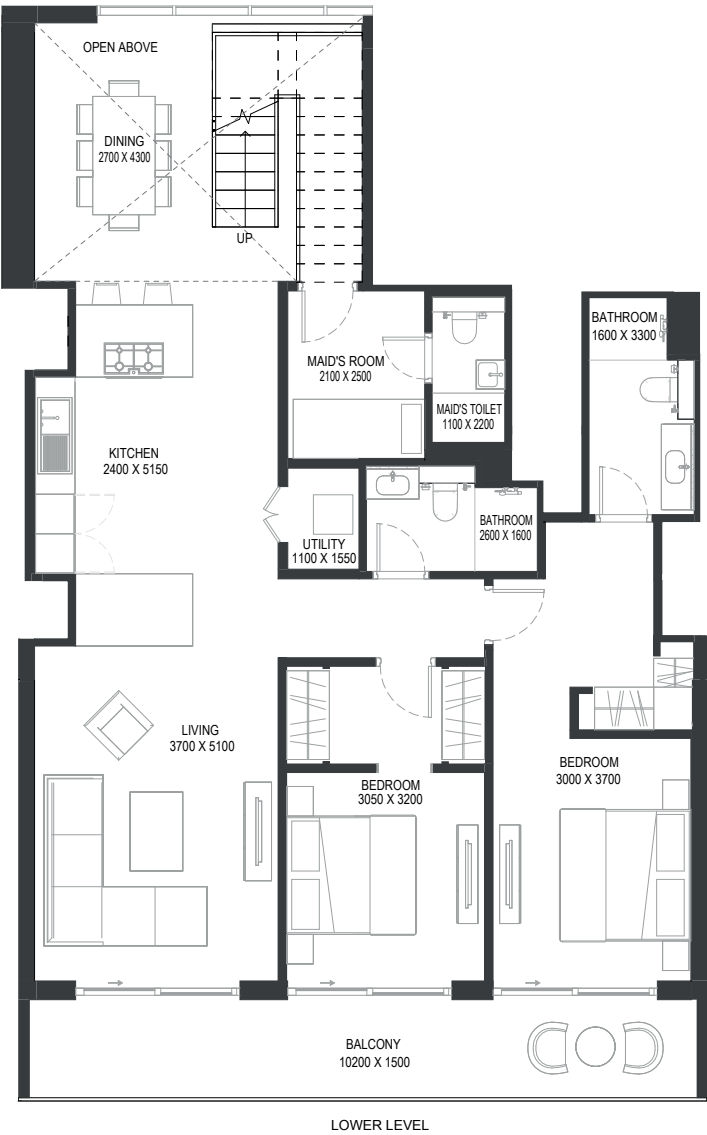
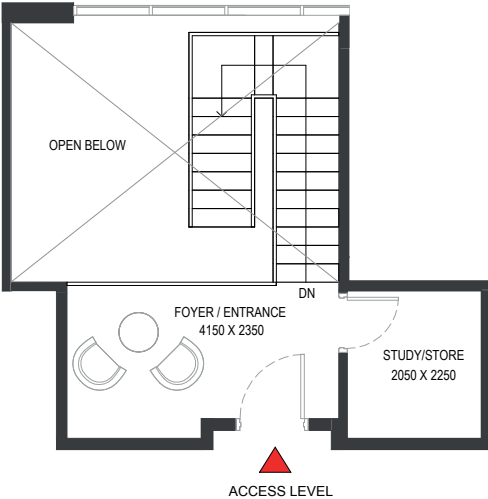
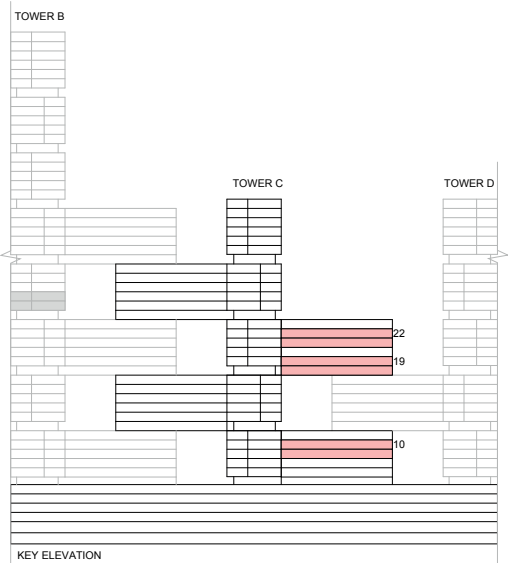
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TOWER C

DUPLEX UNIT PLAN LAYOUTS

2 BEDROOM DUPLEX APARTMENT TYPE A (with maid room and study room + balcony)

TOTAL SALEABLE AREA
 SUITE = 1,705.33 SQ.FT.
 BALCONY = 182.34 SQ.FT.
 TOTAL = 1,887.67 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Creek, Amenities
 C1013

Ras Al Khor, Golf Course, Creek, Amenities
 C1913, C2213

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2 BEDROOM DUPLEX APARTMENT
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UNIT



List of unit numbers with this unit plan:

VIEWS

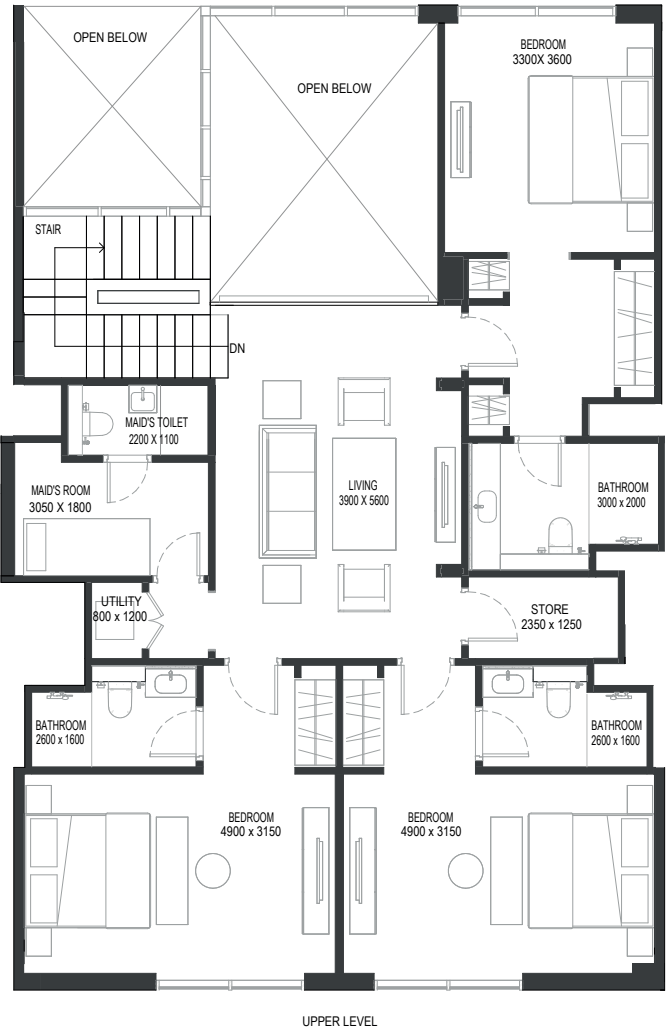
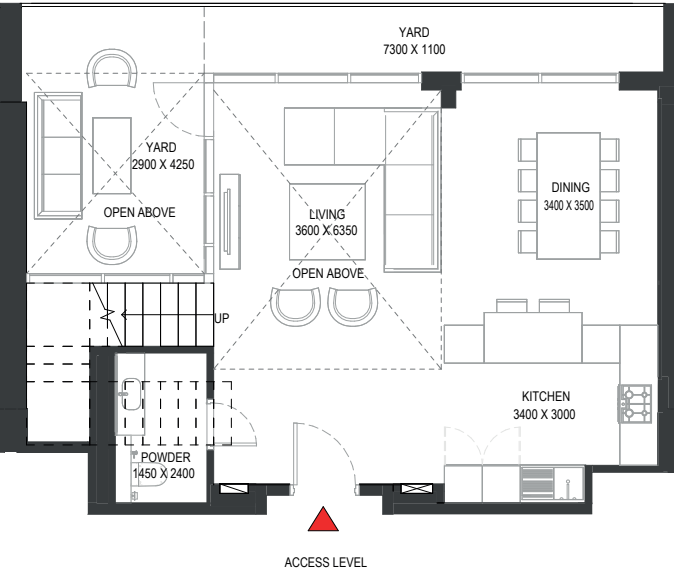
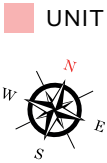
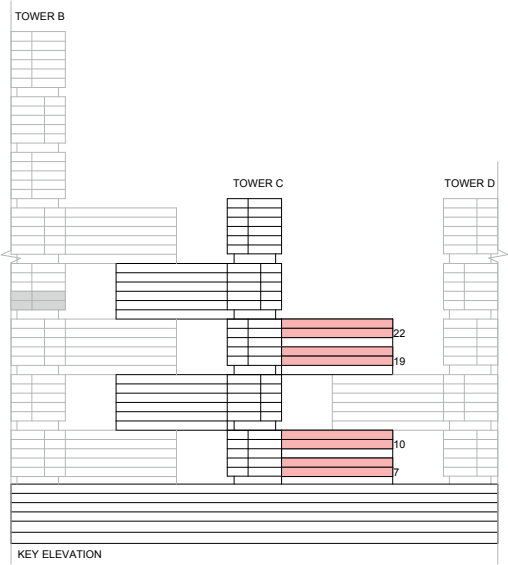
Ras Al Khor, Creek, Amenities
C1013

Ras Al Khor, Golf Course, Creek, Amenities
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3 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room, store room and powder room + yard)

TOTAL SALEABLE AREA
SUITE = 2,051.92 SQ.FT.
YARD = 231.64 SQ.FT.
TOTAL = 2,283.56 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

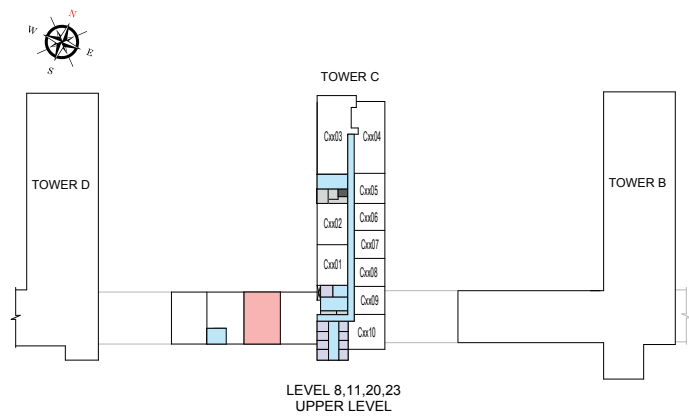
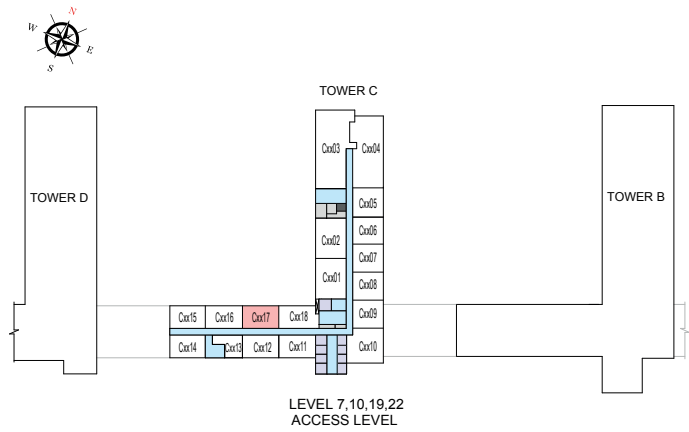
Ras Al Khor, Amenities
C717
Ras Al Khor, Golf Course, Amenities
C1017, C1917, C2217

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YARD = 231.64 SQ.FT.
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UNIT



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- Ras Al Khor, Amenities
C717
- Ras Al Khor, Golf Course, Amenities
C1017, C1917, C2217

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3 BEDROOM DUPLEX APARTMENT

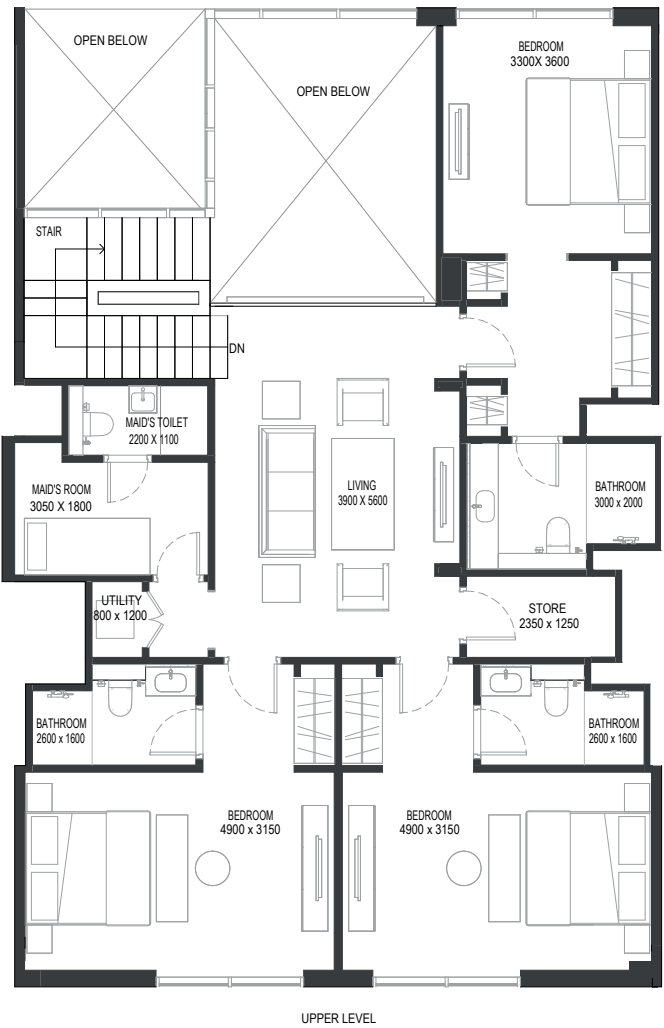
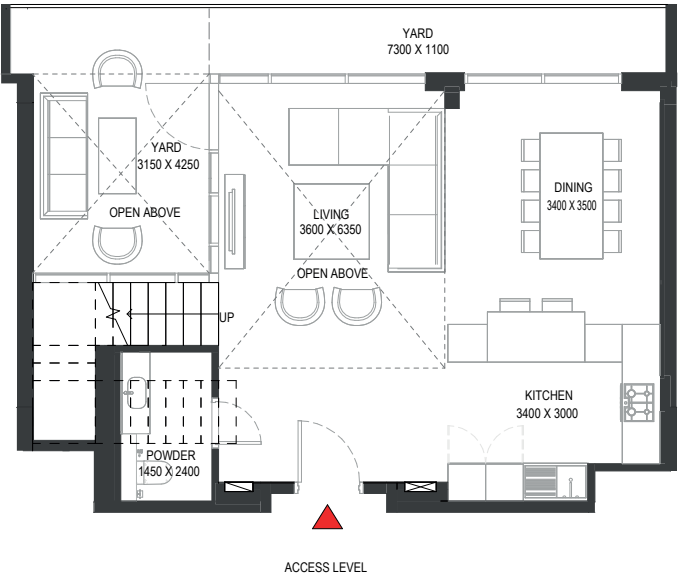
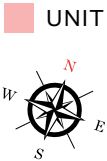
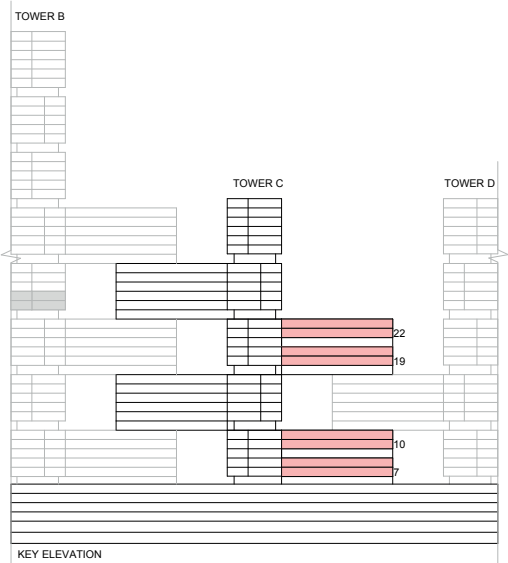
TYPE A (with maid room, store room and powder room + yard) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 2,051.92 SQ.FT.

YARD = 234.12 SQ.FT.

TOTAL = 2,286.04 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Amenities
C715

Ras Al Khor, Golf Course, Amenities
C1015, C1915

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3 BEDROOM DUPLEX APARTMENT

TYPE A (with maid room, store room and powder room + yard) VARIANT 1

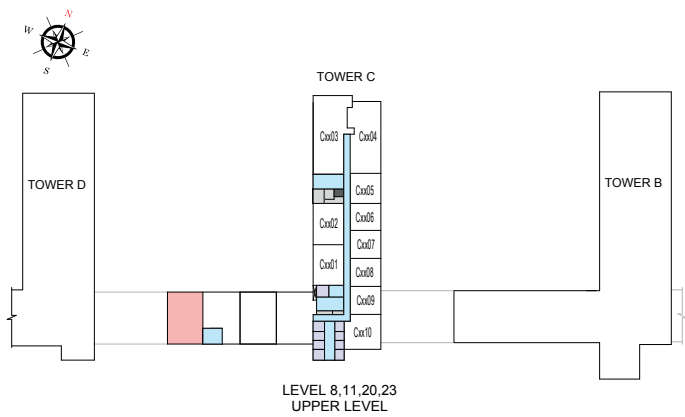
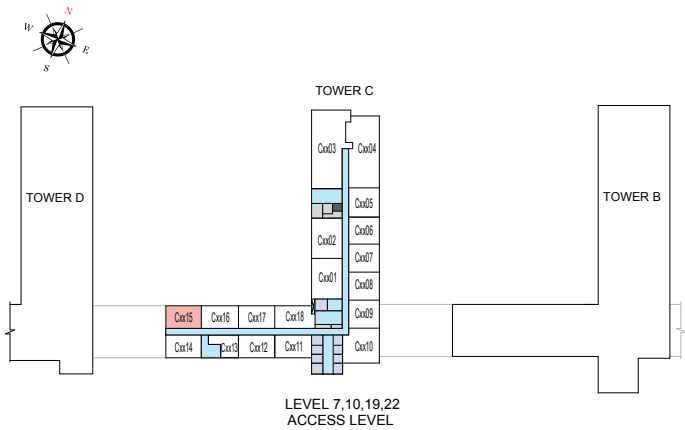
TOTAL SALEABLE AREA

SUITE = 2,051.92 SQ.FT.

YARD = 234.12 SQ.FT.

TOTAL = 2,286.04 SQ.FT.

UNIT



List of unit numbers with this unit plan:

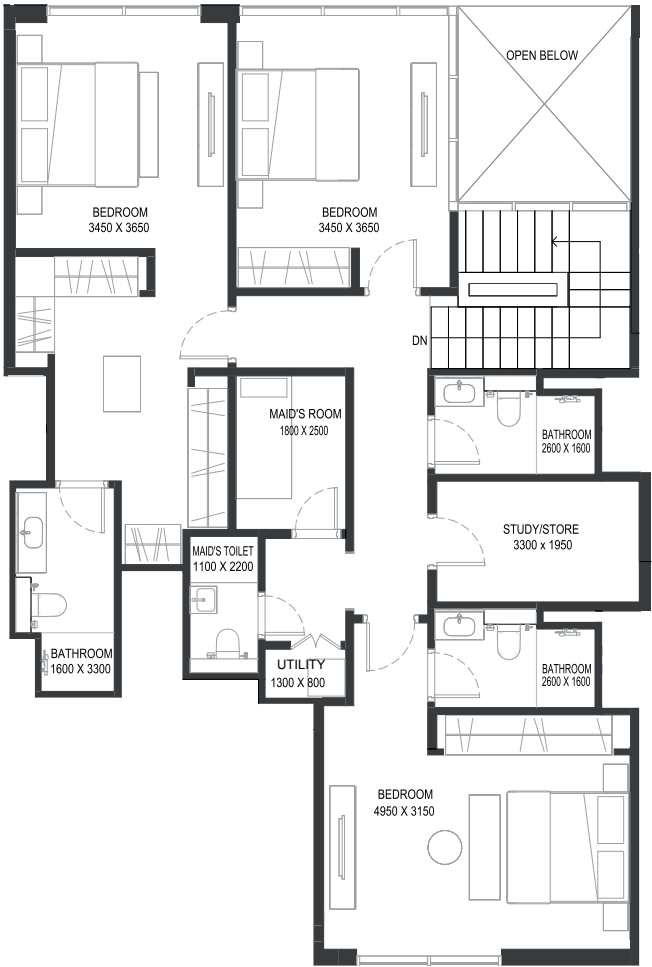
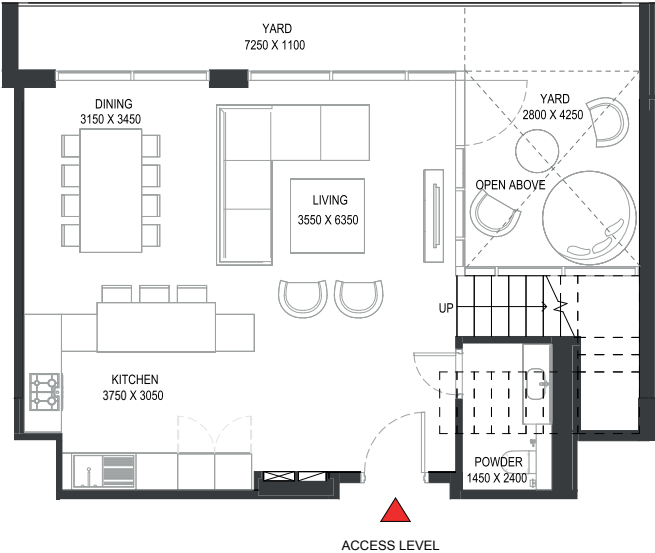
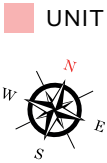
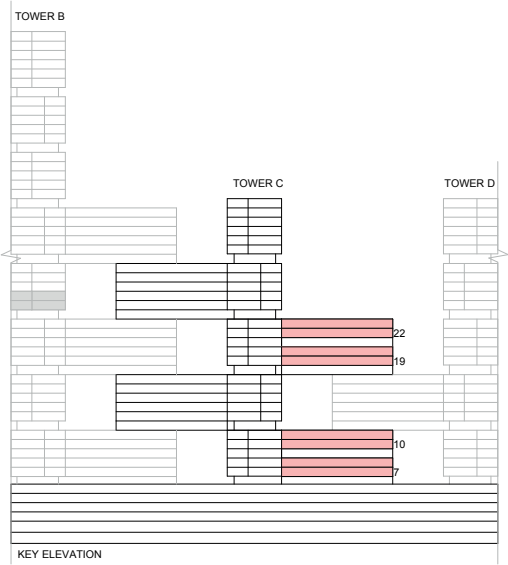
VIEWS

- Ras Al Khor, Amenities
C715
- Ras Al Khor, Golf Course, Amenities
C1015, C1915

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3 BEDROOM DUPLEX APARTMENT
TYPE B (with maid room, store room and powder room + yard)

TOTAL SALEABLE AREA
SUITE = 2,006.82 SQ.FT.
YARD = 232.39 SQ.FT.
TOTAL = 2,239.21 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

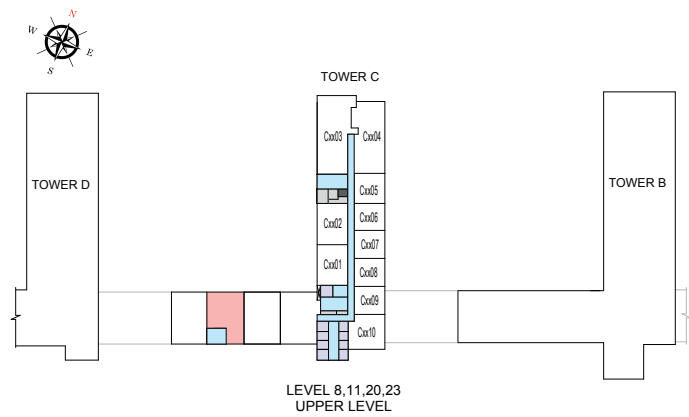
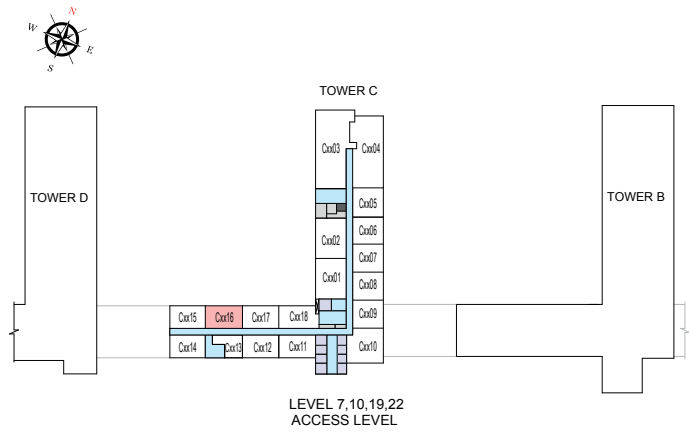
Ras Al Khor, Amenities
C716
Ras Al Khor, Golf Course, Amenities
C1016, C1916, C2216

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UNIT



List of unit numbers with this unit plan:

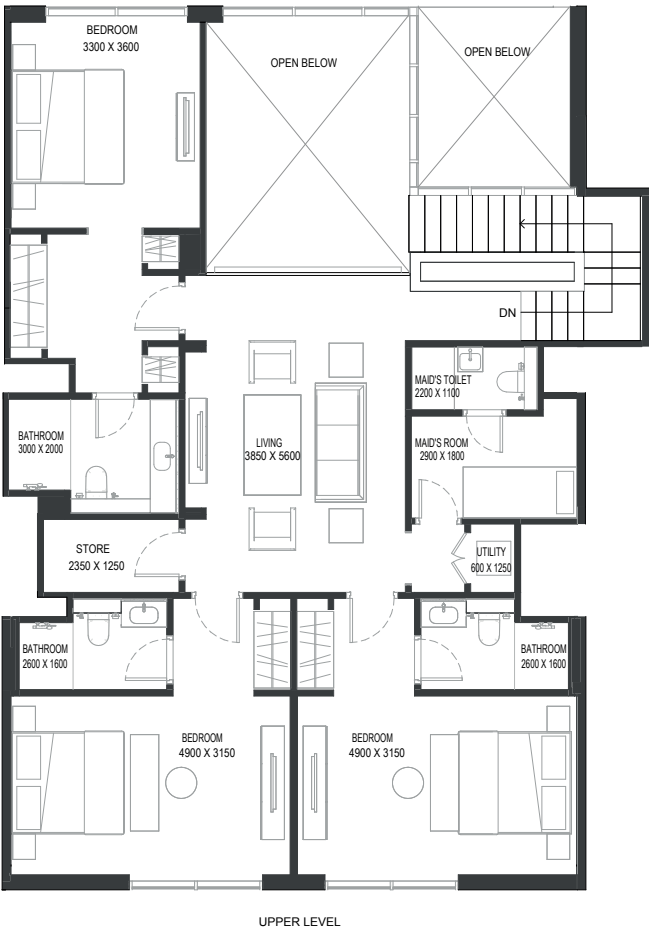
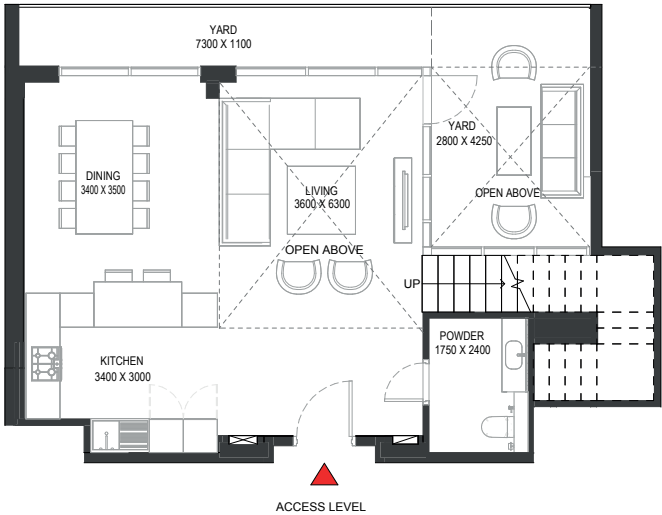
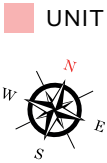
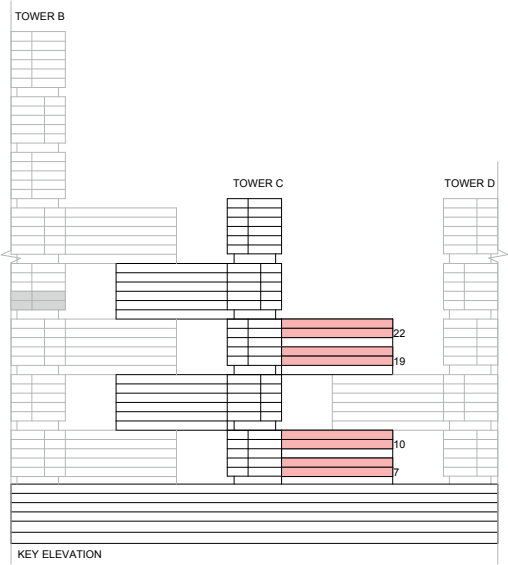
VIEWS

- Ras Al Khor, Amenities
C716
- Ras Al Khor, Golf Course, Amenities
C1016, C1916, C2216

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3 BEDROOM DUPLEX APARTMENT
TYPE C (with maid room, store room and powder room + yard)

TOTAL SALEABLE AREA
SUITE = 2,147.08 SQ.FT.
YARD = 230.24 SQ.FT.
TOTAL = 2,377.32 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

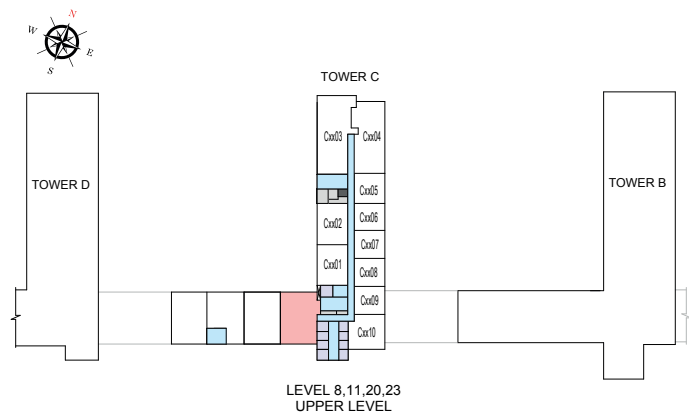
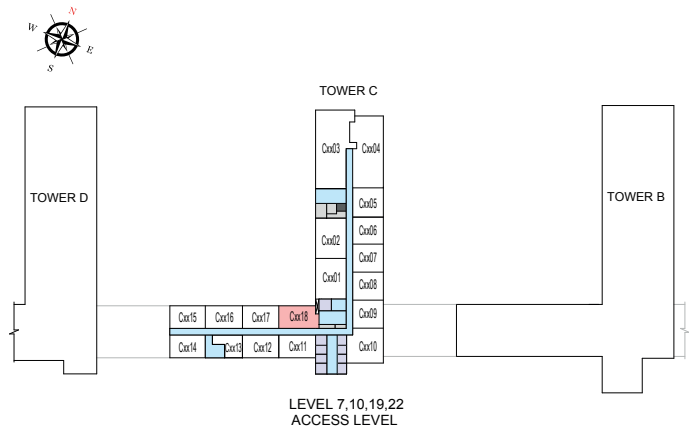
- Ras Al Khor, Amenities
C718
- Ras Al Khor, Golf Course, Amenities
C1018, C1918, C2218

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List of unit numbers with this unit plan:

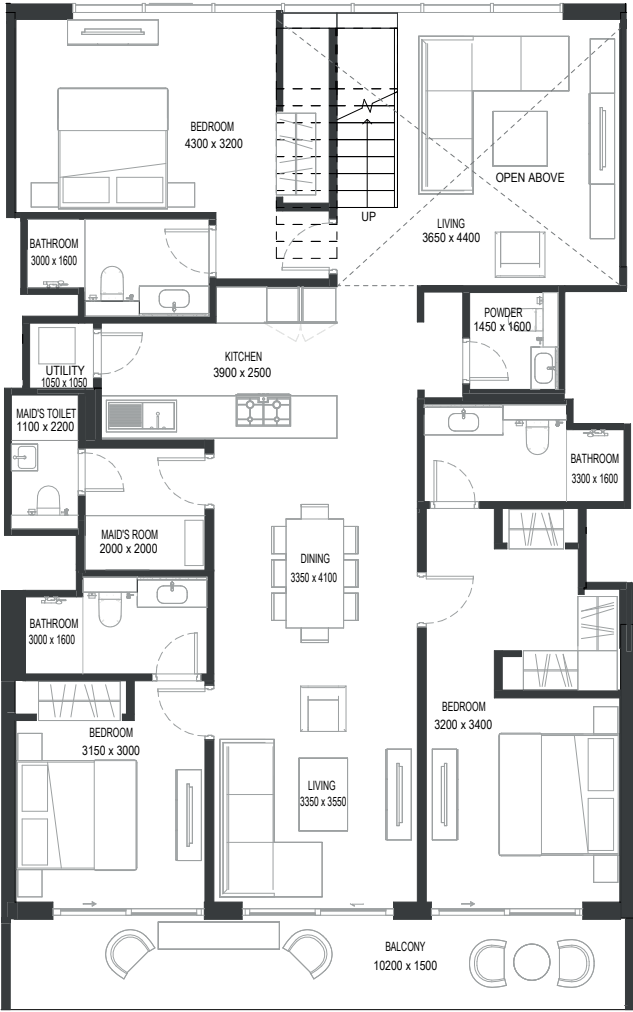
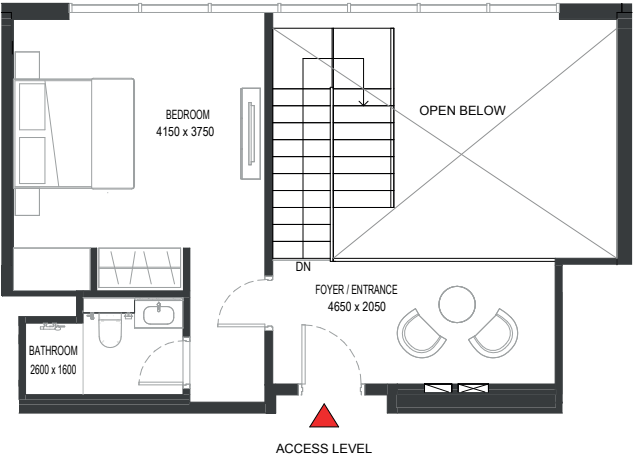
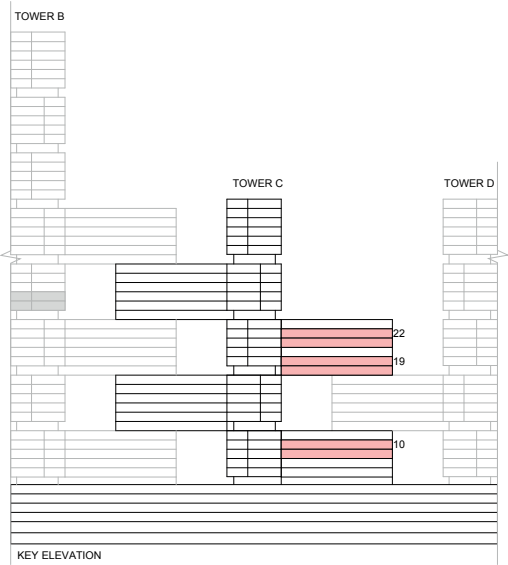
VIEWS

Ras Al Khor, Amenities
C718
Ras Al Khor, Golf Course, Amenities
C1018, C1918, C2218

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 2,177.75 SQ.FT.
BALCONY = 182.34 SQ.FT.
TOTAL = 2,360.09 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

- Ras Al Khor, Amenities
C1012
- Ras Al Khor, Golf Course, Amenities
C1912, C2212

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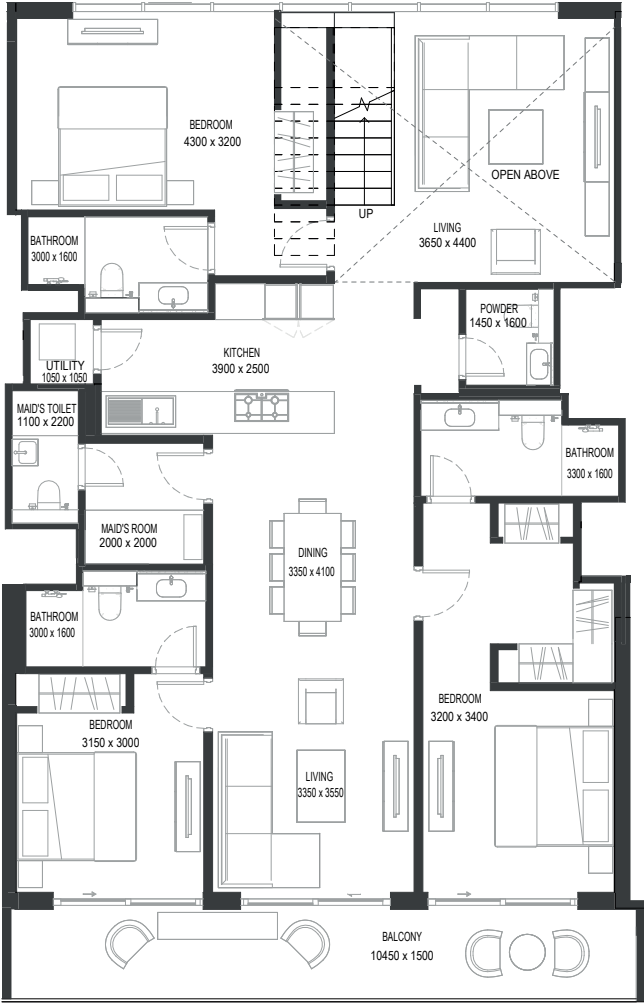
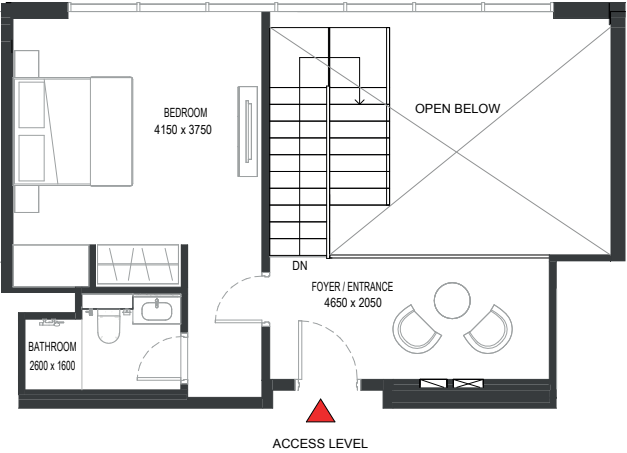
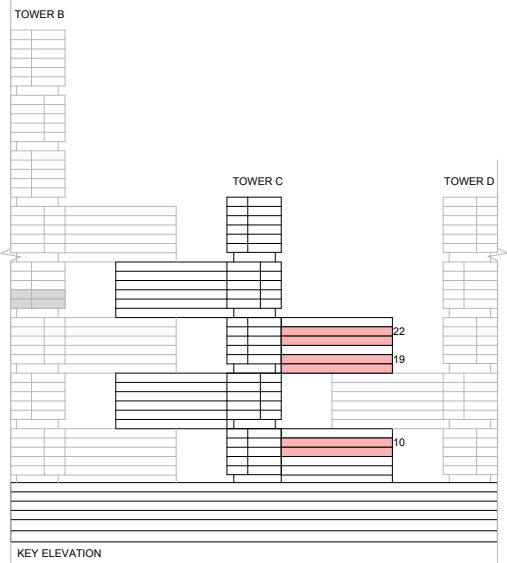
VIEWS

- Ras Al Khor, Amenities
C1012
- Ras Al Khor, Golf Course, Amenities
C1912, C2212

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 2,177.75 SQ.FT.
BALCONY = 185.46 SQ.FT.
TOTAL = 2,363.21 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

- Ras Al Khor, Amenities
C1014
- Ras Al Khor, Golf Course, Amenities
C1914, C2214

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.

4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 2,177.75 SQ.FT.
BALCONY = 185.46 SQ.FT.
TOTAL = 2,363.21 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

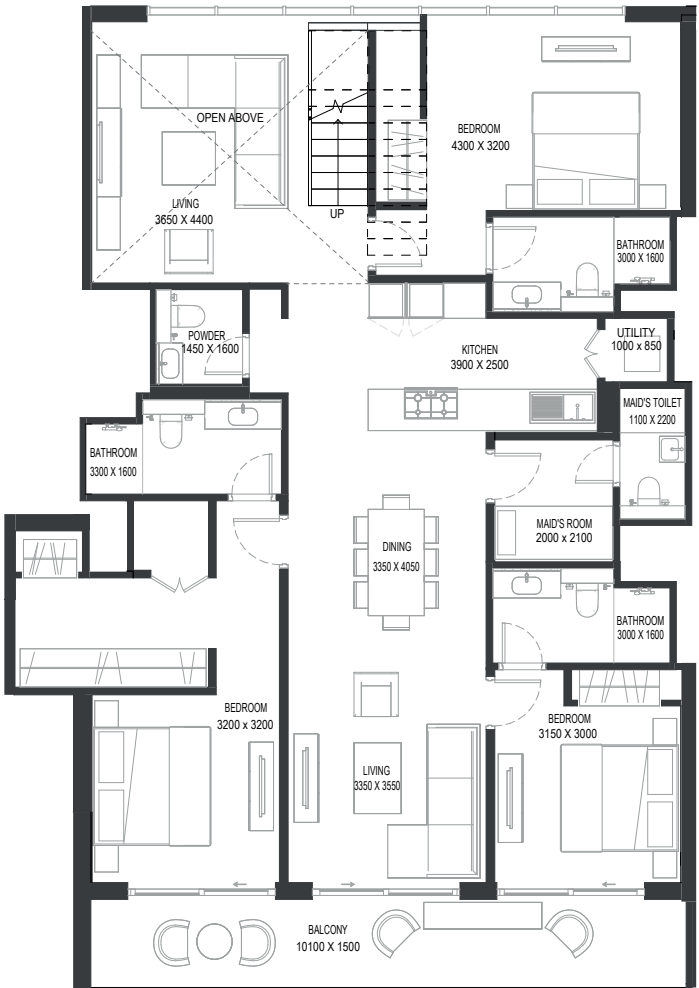
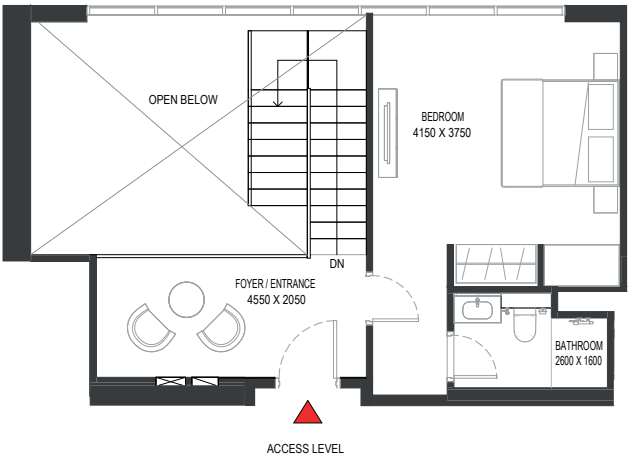
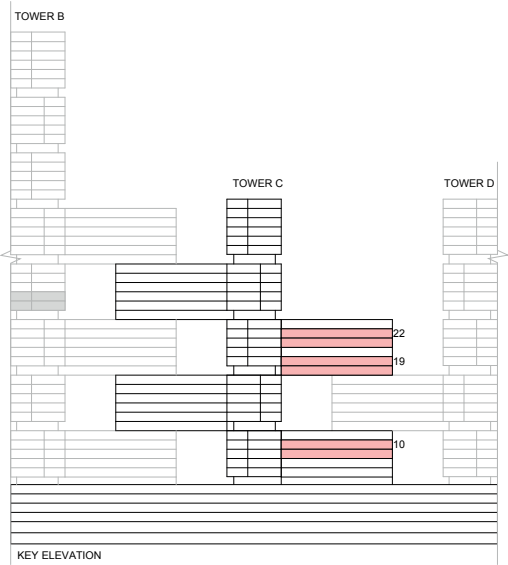
- Ras Al Khor, Amenities
C1014
- Ras Al Khor, Golf Course, Amenities
C1914, C2214

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.

4 BEDROOM DUPLEX APARTMENT

TYPE B (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 2,229.42 SQ.FT.
 BALCONY = 183.09 SQ.FT.
 TOTAL = 2,412.51 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

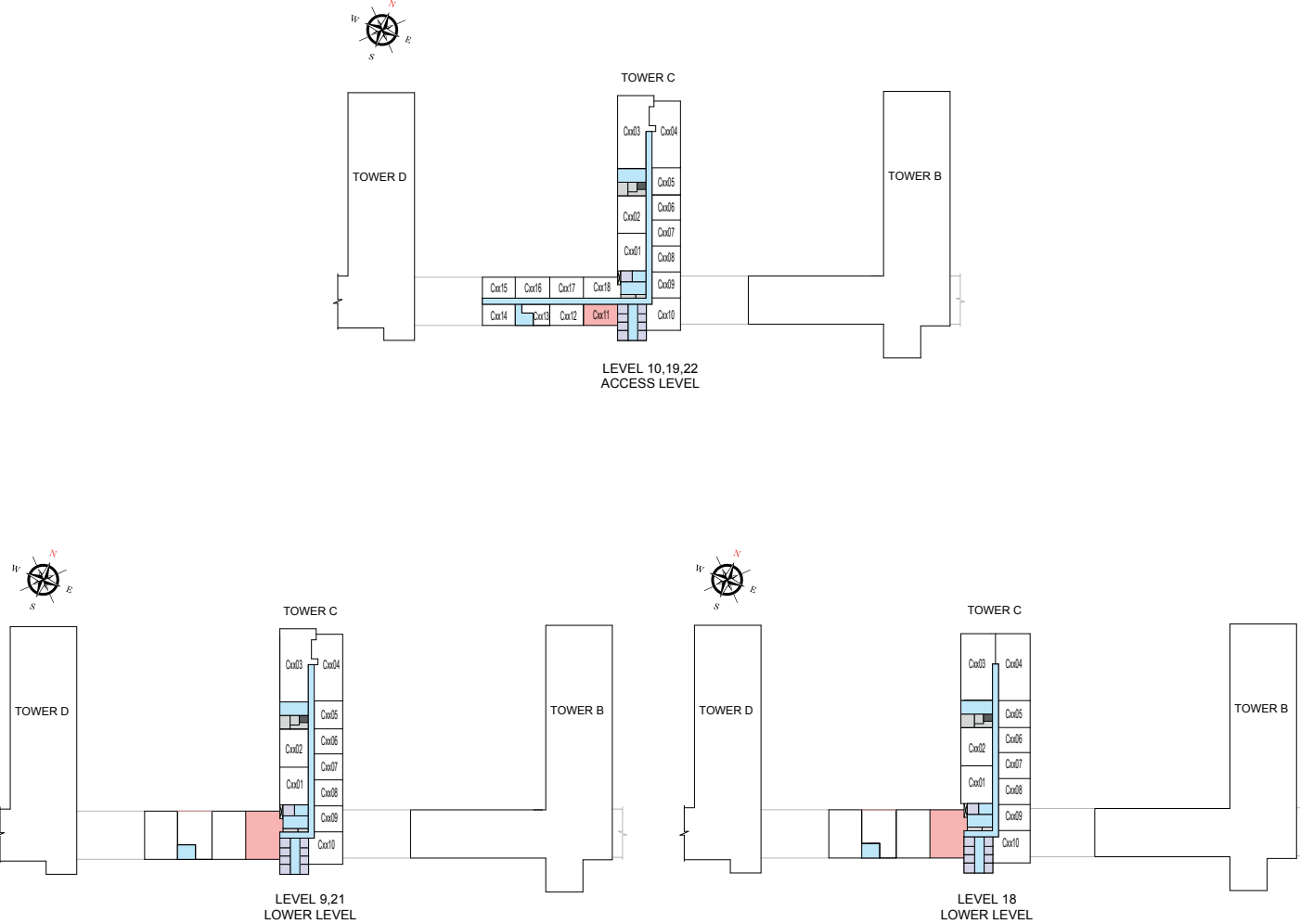
- Ras Al Khor, Amenities
C1011
- Ras Al Khor, Golf Course, Amenities
C1911, C2211

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.

4 BEDROOM DUPLEX APARTMENT
TYPE B (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 2,229.42 SQ.FT.
BALCONY = 183.09 SQ.FT.
TOTAL = 2,412.51 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

- Ras Al Khor, Amenities
C1011
- Ras Al Khor, Golf Course, Amenities
C1911, C2211

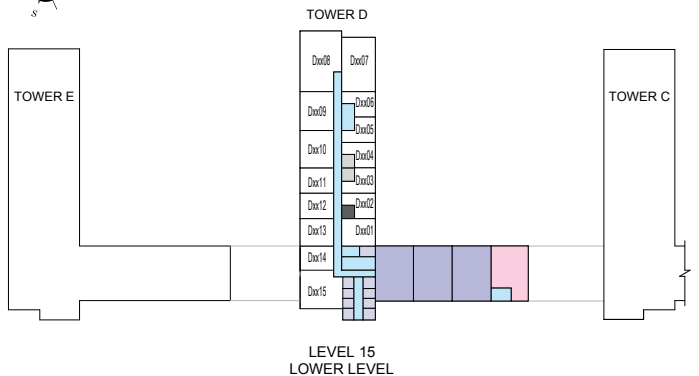
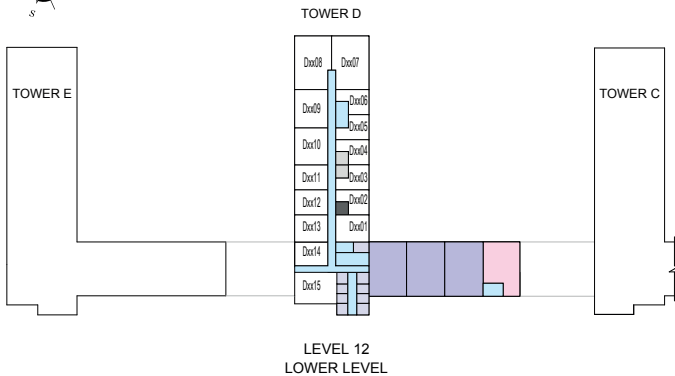
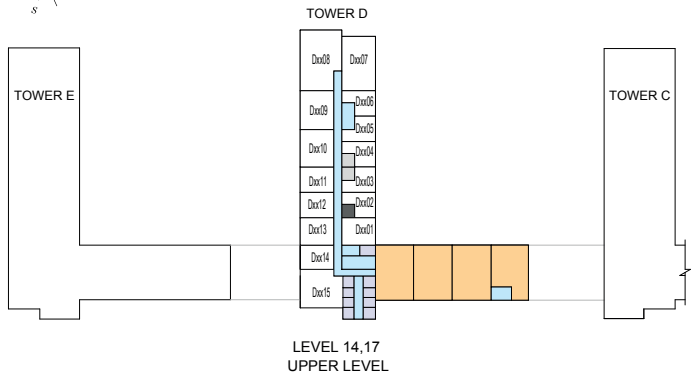
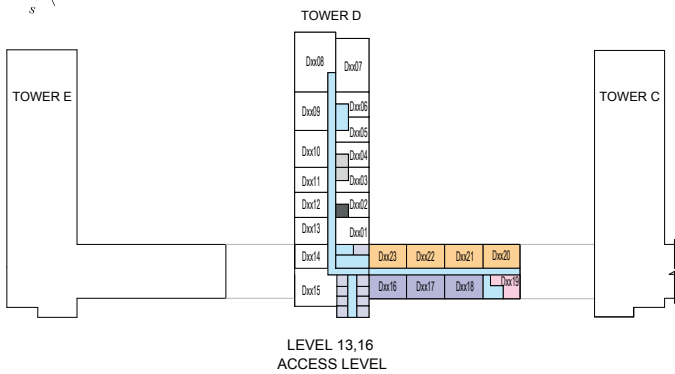
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TOWER D

DUPLEX UNIT PLAN LAYOUTS

FLOOR PLAN LAYOUT (DUPLEX)

TOWER D

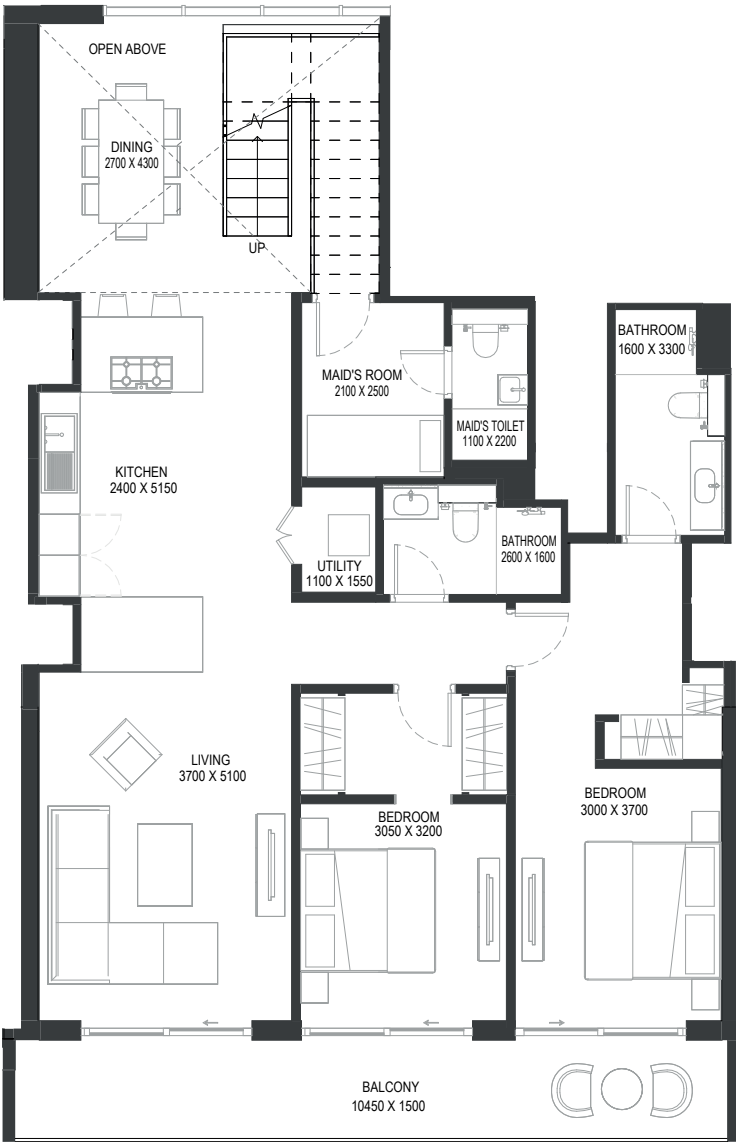
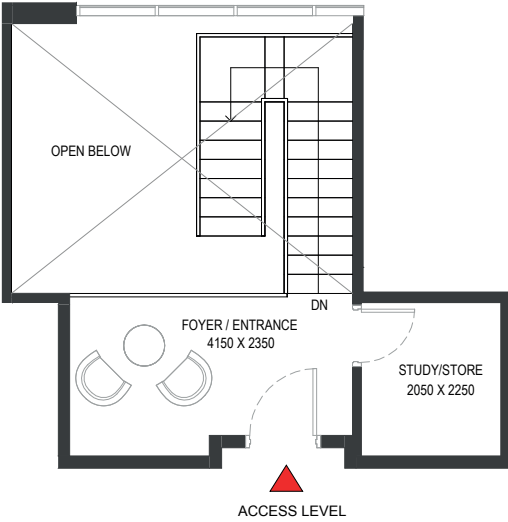
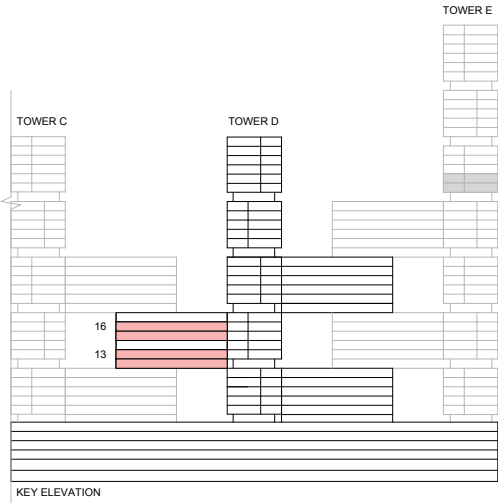


- 2 BED DUPLEX UNIT
- 4 BED DUPLEX UNIT
- SERVICES
- 3 BED DUPLEX UNIT
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- GARBAGE ROOM

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.

2 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and study room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,705.33 SQ.FT.
BALCONY = 185.46 SQ.FT.
TOTAL = 1,890.79 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Golf Course, Creek, Amenities
D1319, D1619

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2 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and study room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,705.33 SQ.FT.
BALCONY = 185.46 SQ.FT.
TOTAL = 1,890.79 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

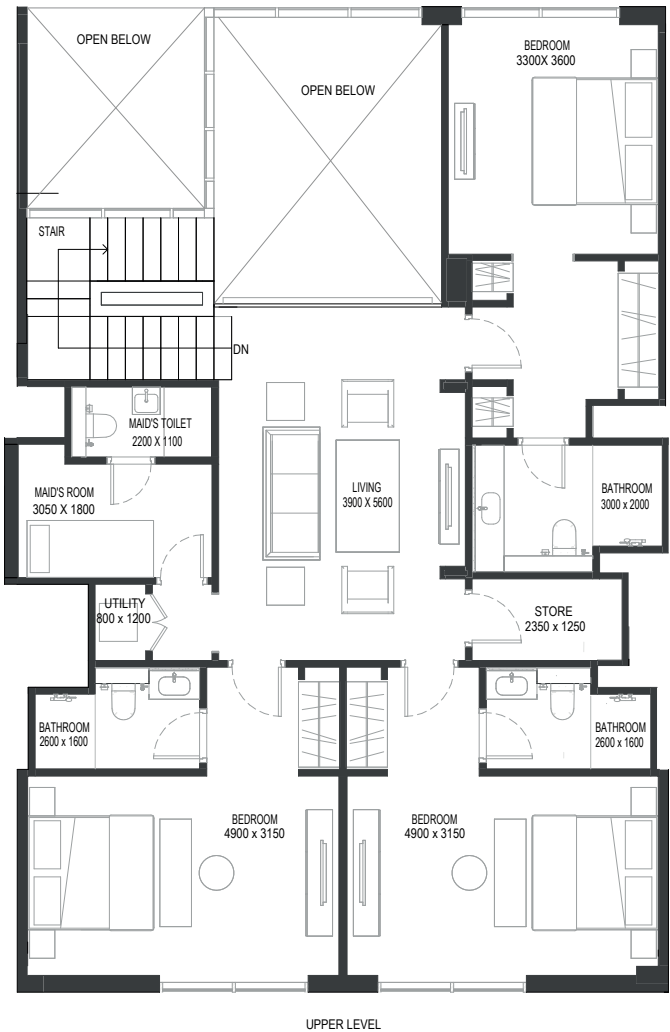
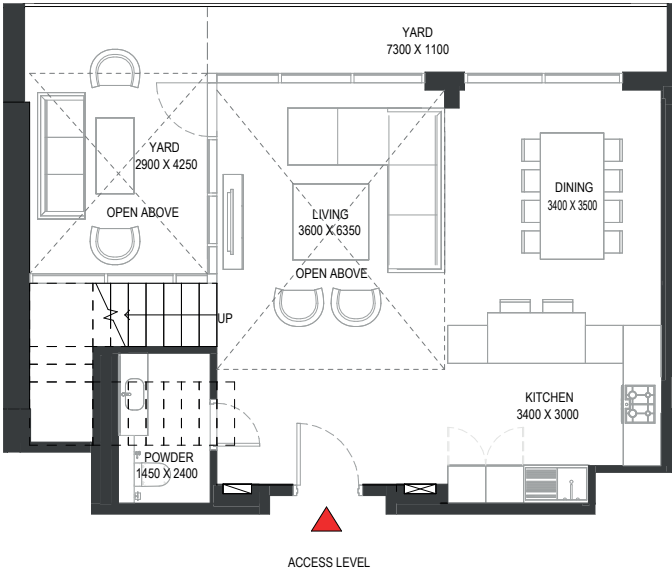
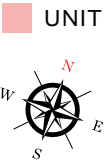
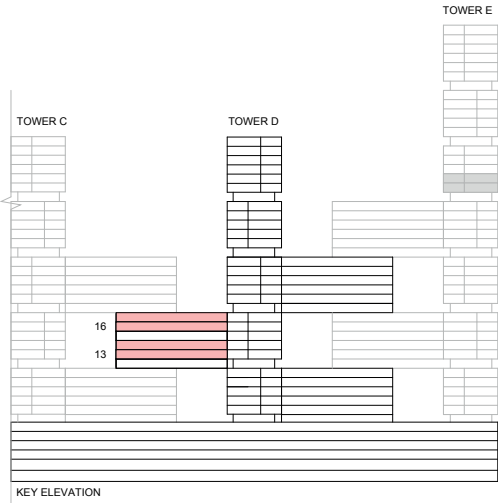
Ras Al Khor, Golf Course, Creek, Amenities
D1319, D1619

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.

3 BEDROOM DUPLEX APARTMENT

TYPE A (with store room, maid room and powder room + yard)

TOTAL SALEABLE AREA
 SUITE RANGE= 2,051.92 - 2,075.71 SQ.FT.
 YARD RANGE= 231.64 - 235.84 SQ.FT.
 TOTAL RANGE= 2,283.56 - 2,311.55 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Golf Course, Creek, Amenities
 D1321, D1621
 Golf Course, Creek, Amenities
 D1323, D1623

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.

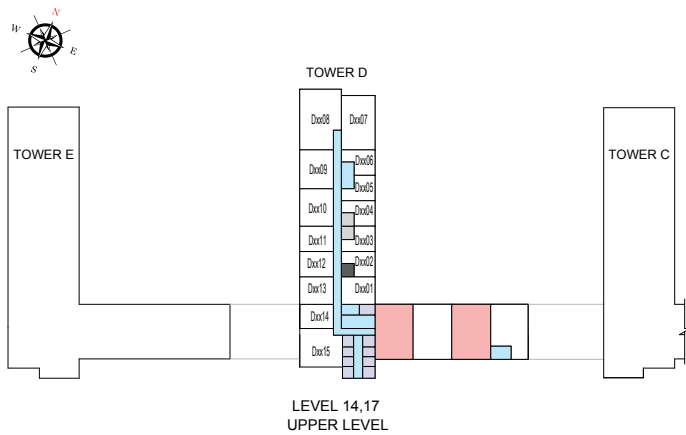
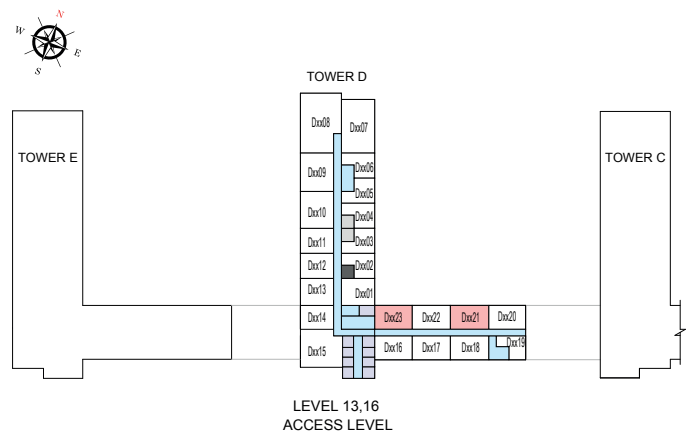
3 BEDROOM DUPLEX APARTMENT

TYPE A (with store room, maid room and powder room + yard)

TOTAL SALEABLE AREA

SUITE RANGE= 2,051.92 - 2,075.71 SQ.FT.
YARD RANGE= 231.64 - 235.84 SQ.FT.
TOTAL RANGE= 2,283.56 - 2,311.55 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Golf Course, Creek, Amenities
D1321, D1621

Golf Course, Creek, Amenities
D1323, D1623

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3 BEDROOM DUPLEX APARTMENT

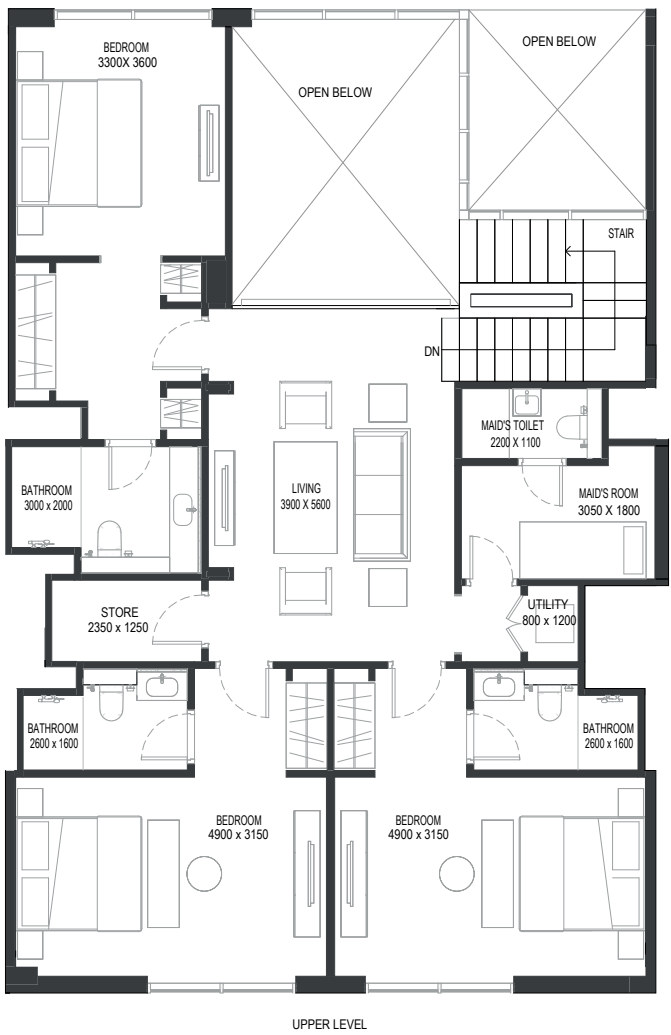
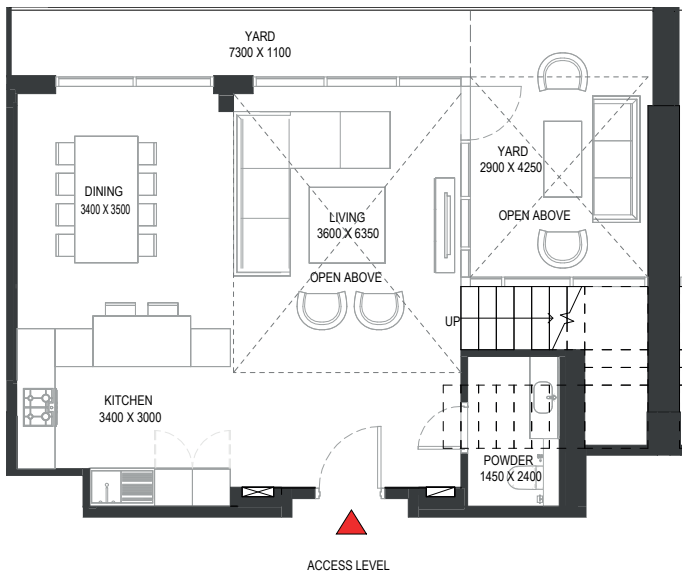
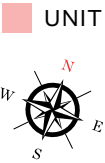
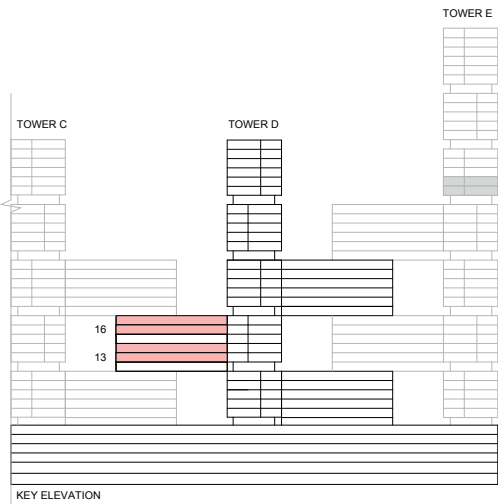
TYPE A (with store room, maid room and powder room + yard) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 2,051.92 SQ.FT.

YARD = 231.64 SQ.FT.

TOTAL = 2,283.56 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf Course, Creek, Amenities
D1322, D1622

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3 BEDROOM DUPLEX APARTMENT

TYPE A (with store room, maid room and powder room + yard) VARIANT 2

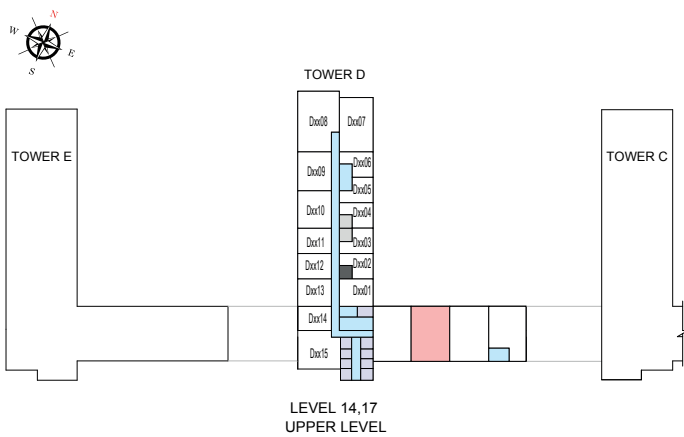
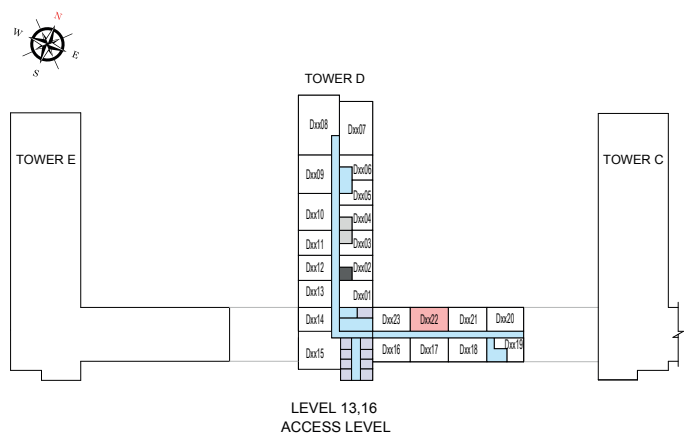
TOTAL SALEABLE AREA

SUITE = 2,051.92 SQ.FT.

YARD = 231.64 SQ.FT.

TOTAL = 2,283.56 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Golf Course, Creek, Amenities
D1322, D1622

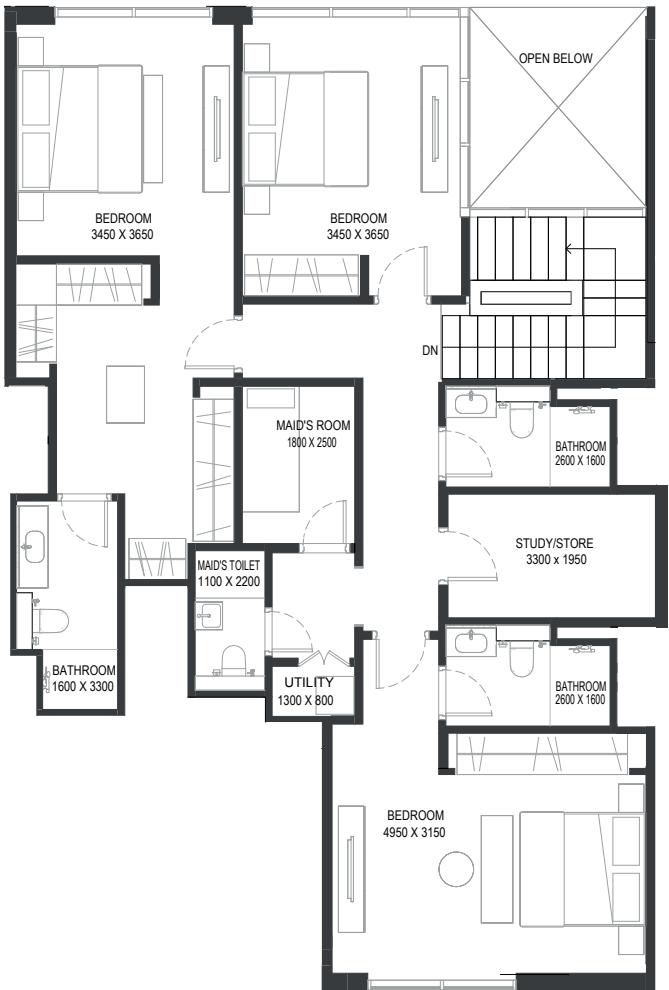
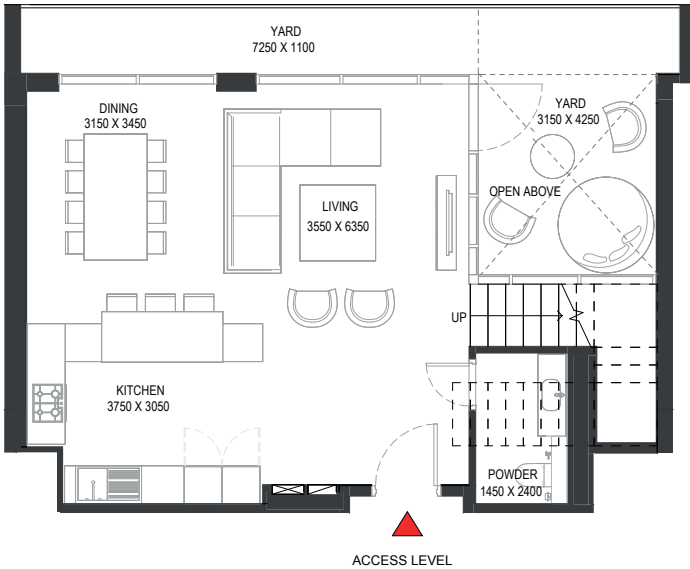
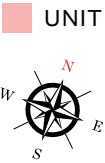
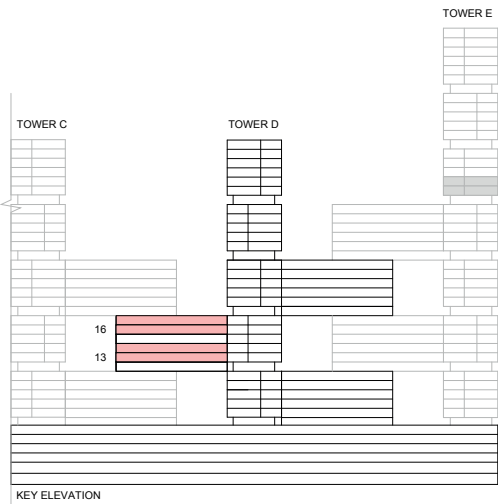
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3 BEDROOM DUPLEX APARTMENT

TYPE B (with study room, maid room and powder room + yard) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 2,006.82 SQ.FT.
YARD = 233.58 SQ.FT.
TOTAL = 2,240.40 SQ.FT.



UPPER LEVEL

List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Golf Course, Creek, Amenities
D1320, D1620

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3 BEDROOM DUPLEX APARTMENT

TYPE B (with study room, maid room and powder room + yard) VARIANT 1

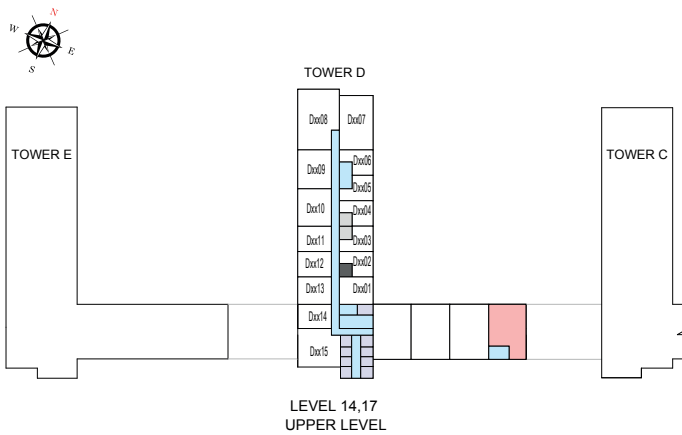
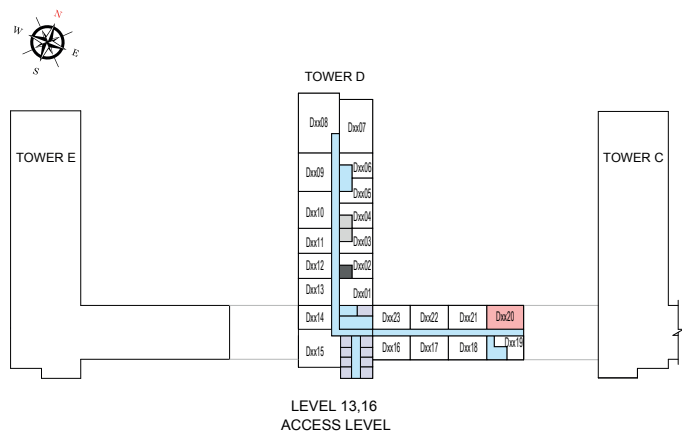
TOTAL SALEABLE AREA

SUITE = 2,006.82 SQ.FT.

YARD = 233.58 SQ.FT.

TOTAL = 2,240.40 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

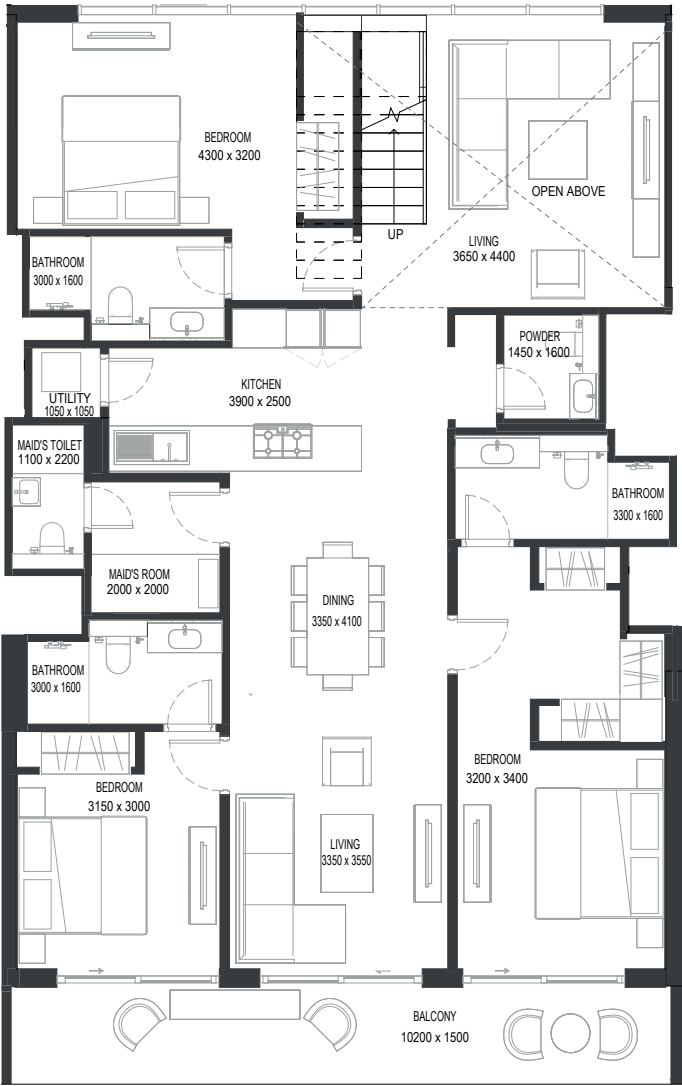
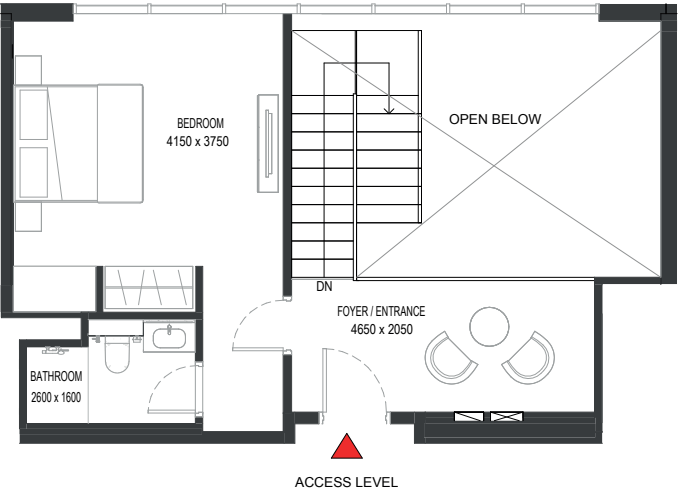
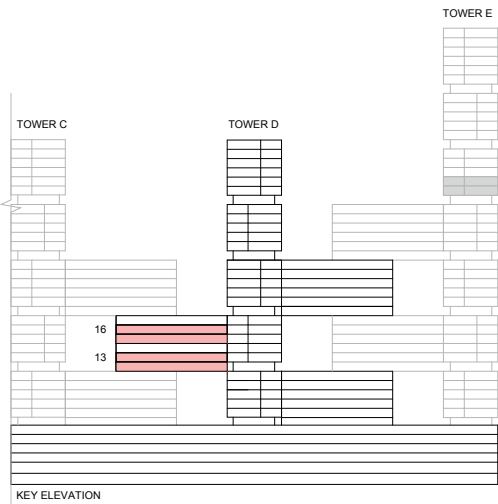
Ras Al Khor, Golf Course, Creek, Amenities
D1320, D1620

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4 BEDROOM DUPLEX APARTMENT

TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
 SUITE RANGE = 2,177.75 - 2,197.78 SQ.FT.
 BALCONY = 182.34 SQ.FT.
 TOTAL RANGE = 2,360.09 - 2,380.12 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Golf Course, Creek, Amenities
 D1318, D1618
 Golf Course, Creek, Amenities
 D1316, D1616

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 2,177.75 - 2,197.78 SQ.FT.
BALCONY = 182.34 SQ.FT.
TOTAL RANGE = 2,360.09 - 2,380.12 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

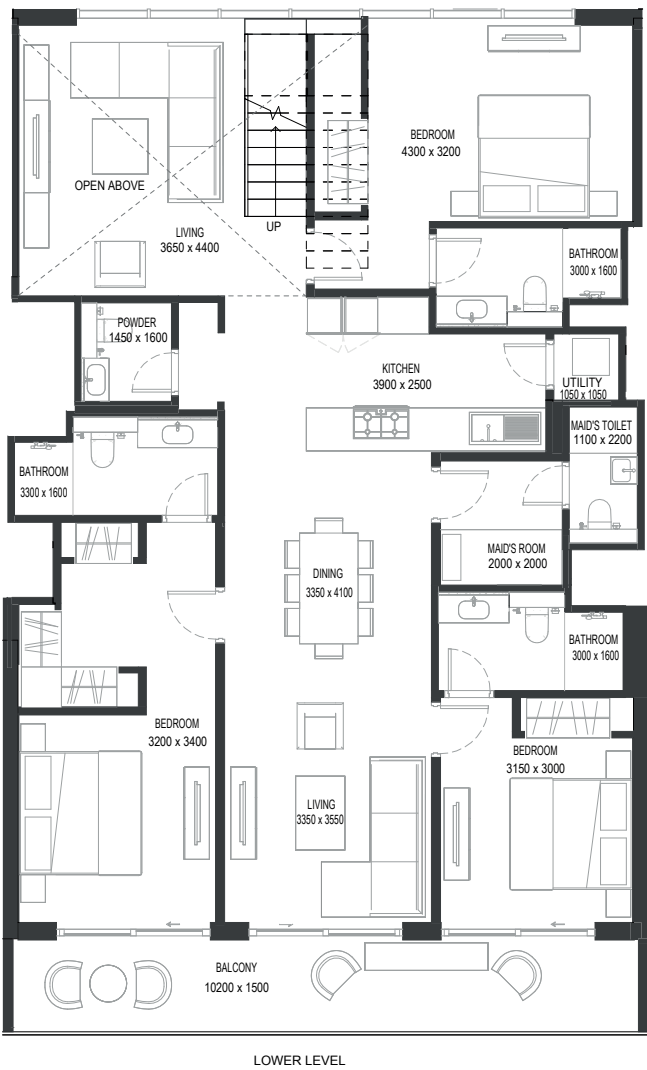
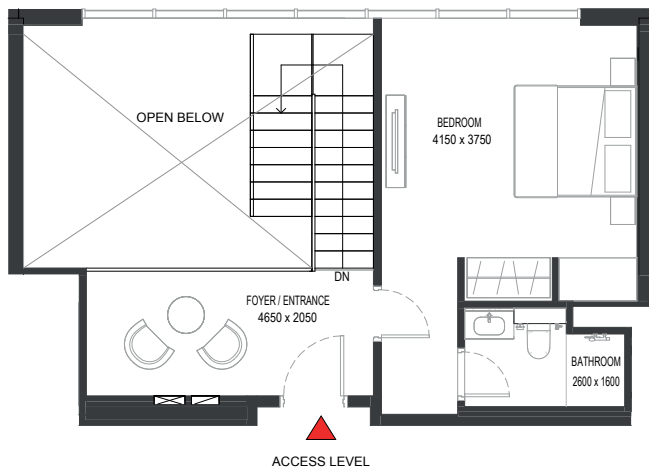
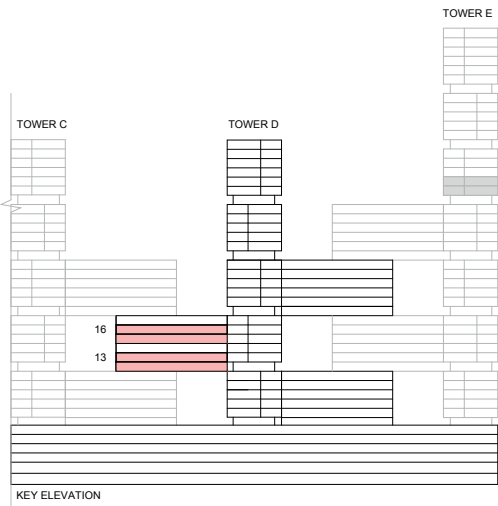
Ras Al Khor, Golf Course, Creek, Amenities
D1318, D1618

Golf Course, Creek, Amenities
D1316, D1616

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 2,177.75 SQ.FT.
BALCONY = 182.34 SQ.FT.
TOTAL = 2,360.09 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf Course, Creek, Amenities
D1317, D1617

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 2,177.75 SQ.FT.
BALCONY = 182.34 SQ.FT.
TOTAL = 2,360.09 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Golf Course, Creek, Amenities
D1317, D1617

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SOBHA ONE

SOBHA
REALTY

ALL PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY. ACTUAL PRODUCT MAY VARY DUE TO PRODUCT ENHANCEMENT.