



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.

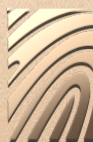




REFRESH

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

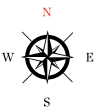


DUBAI OPERA
15 MINUTES

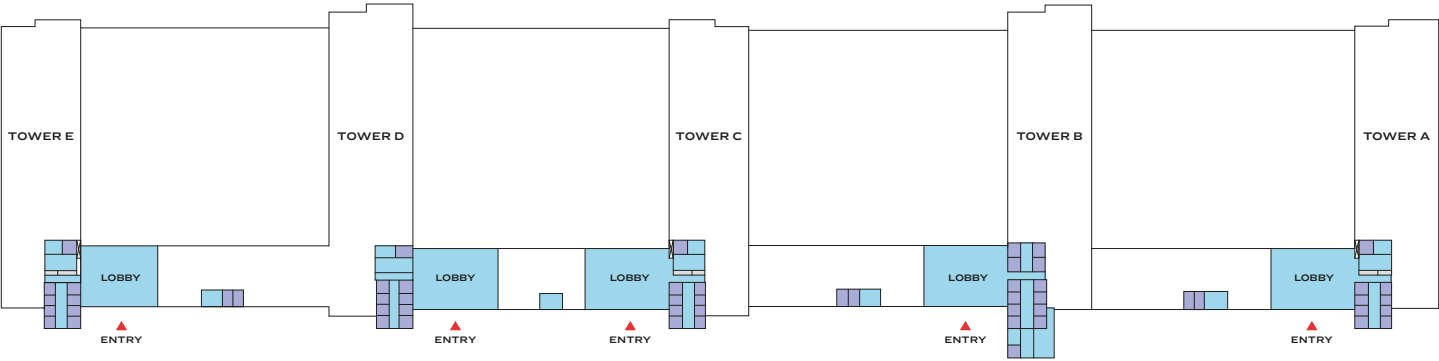


PALM JUMEIRAH
25 MINUTES

MASTER PLAN



GROUND FLOOR

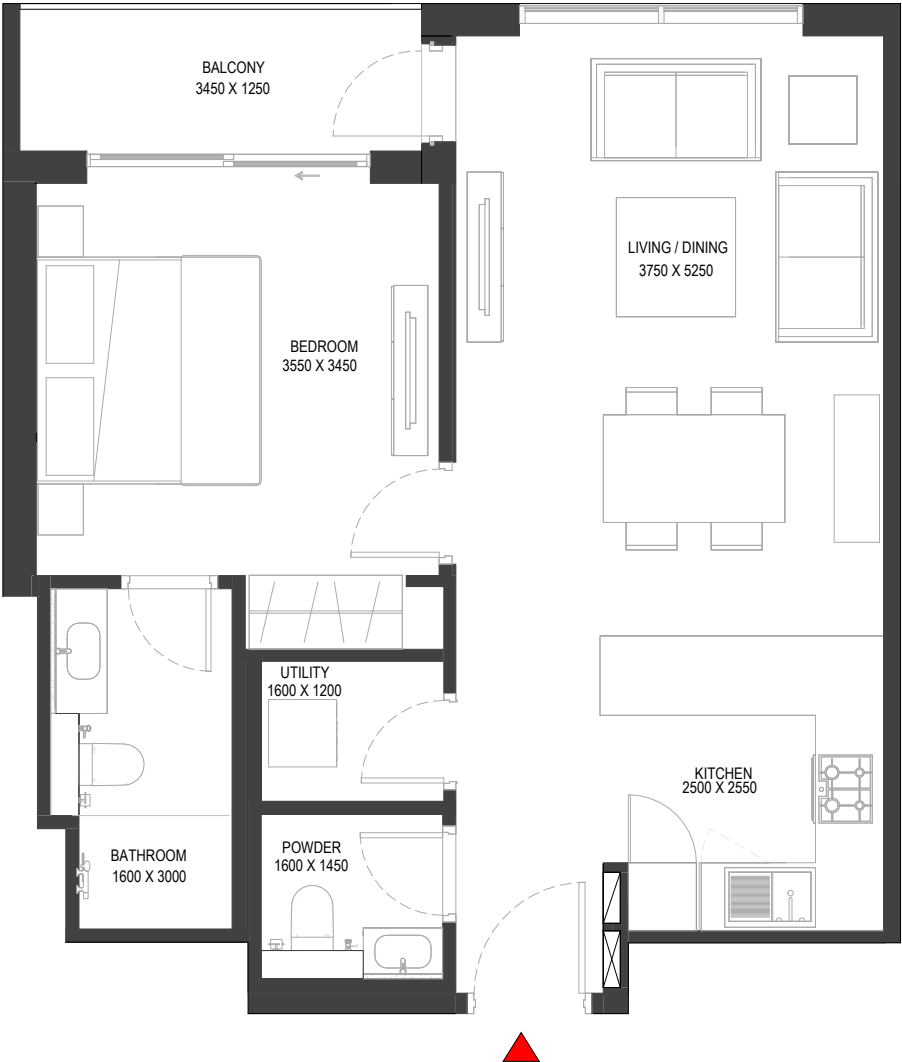


TOWER A

UNIT PLAN LAYOUTS
(PODIUM UNITS)

1 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 676.4 SQ.FT.
BALCONY = 57.46 SQ.FT.
TOTAL = 733.86 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

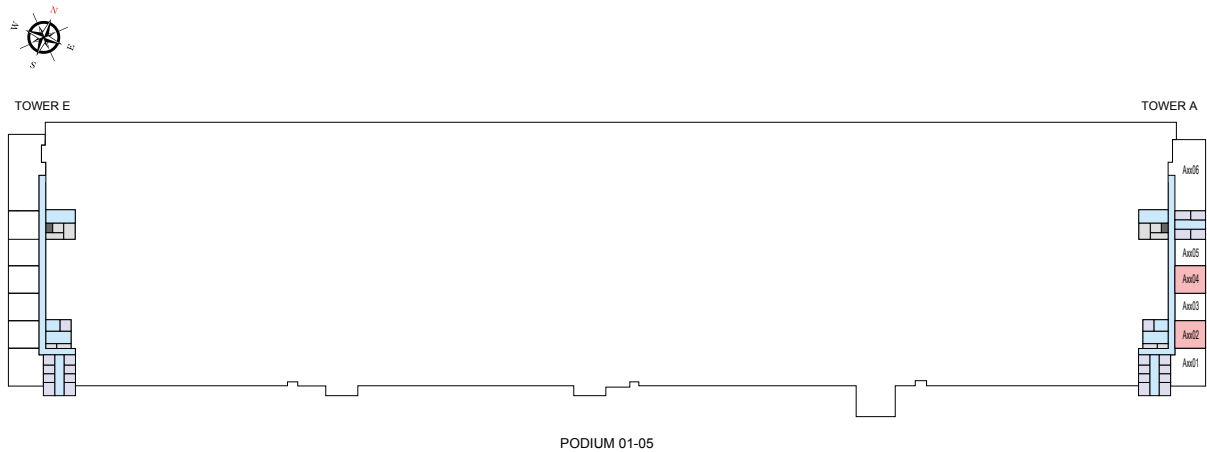
Community
A102, A104, A202, A204, A302, A304, A402, A404, A502, A504

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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UNIT



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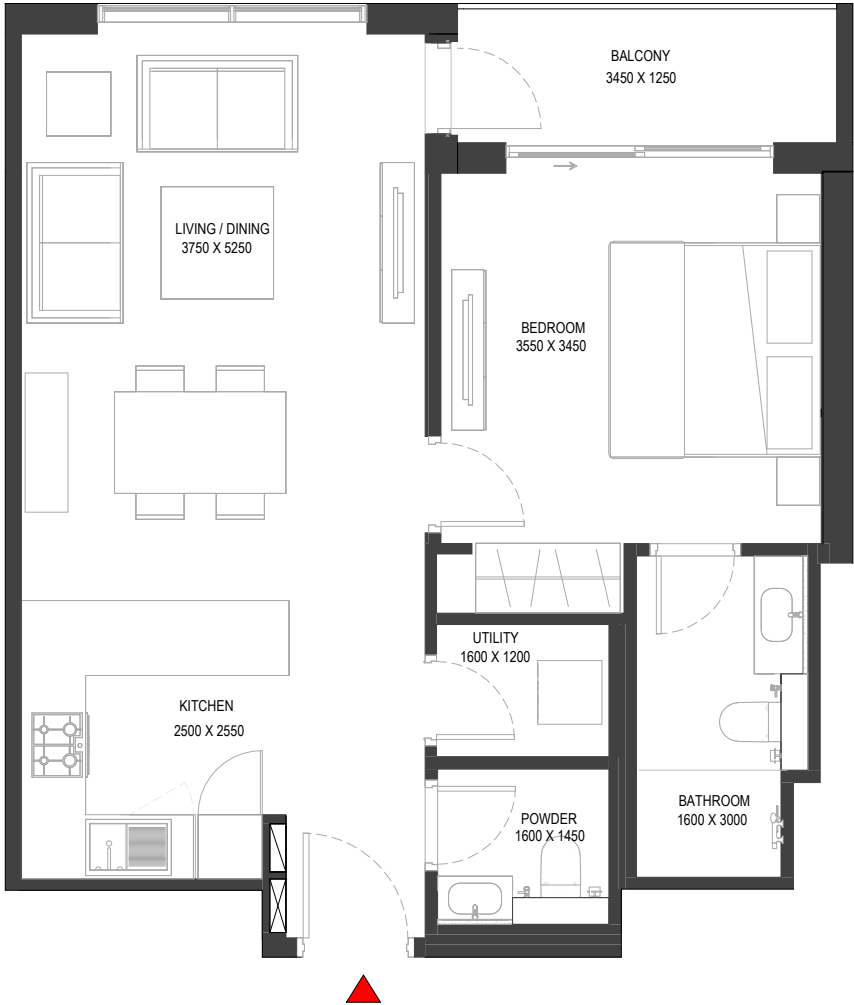
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1 BEDROOM APARTMENT
TYPE A (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 676.4 SQ.FT.
BALCONY = 57.46 SQ.FT.
TOTAL = 733.86 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

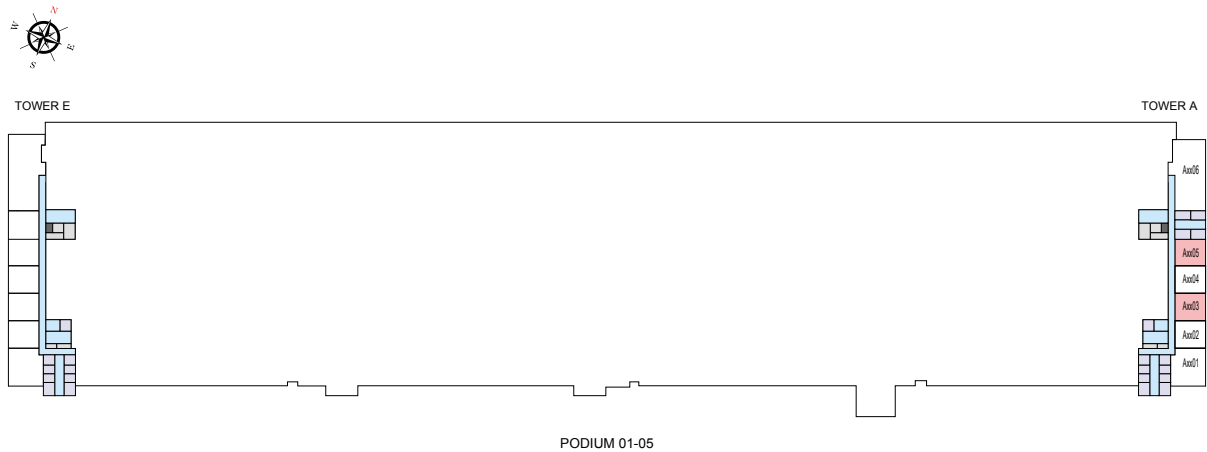
Community
A103, A105, A203, A205, A303, A305, A403, A405, A503, A505

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TOTAL = 733.86 SQ.FT.

UNIT



List of unit numbers with this unit plan:

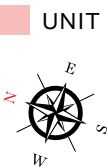
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2 BEDROOM APARTMENT
TYPE B (with maid room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,081.08 SQ.FT.
BALCONY = 51.49 SQ.FT.
TOTAL = 1,132.57 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

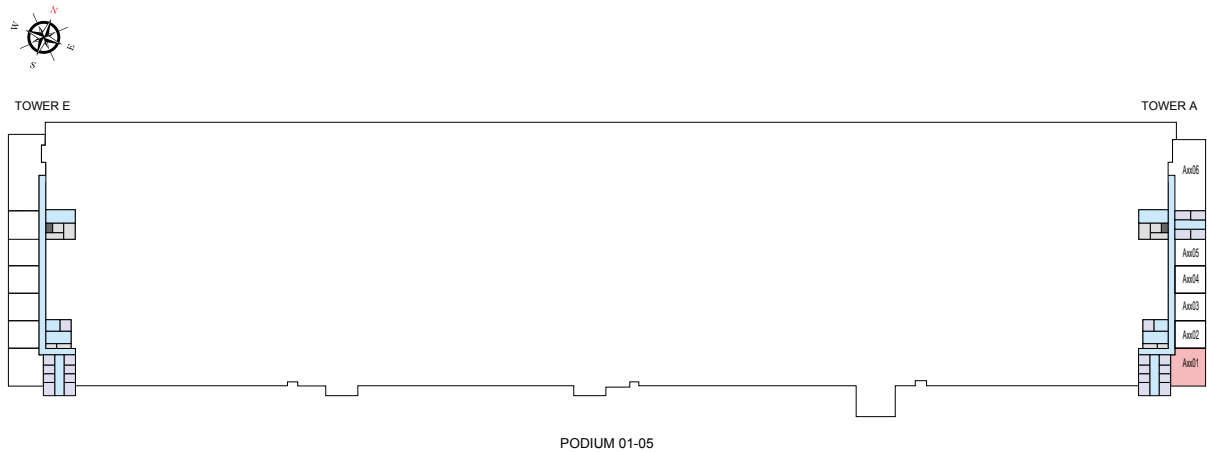
Community
A101, A201, A301, A401, A501

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3 BEDROOM APARTMENT

TYPE A (with study room, maid room + balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 1,725.67 SQ.FT.

BALCONY = 274.59 SQ.FT.

TOTAL = 2,000.26 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Clubhouse, Community
A106, A206, A306, A406, A506

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3 BEDROOM APARTMENT

TYPE A (with study room, maid room + balcony) VARIANT 2

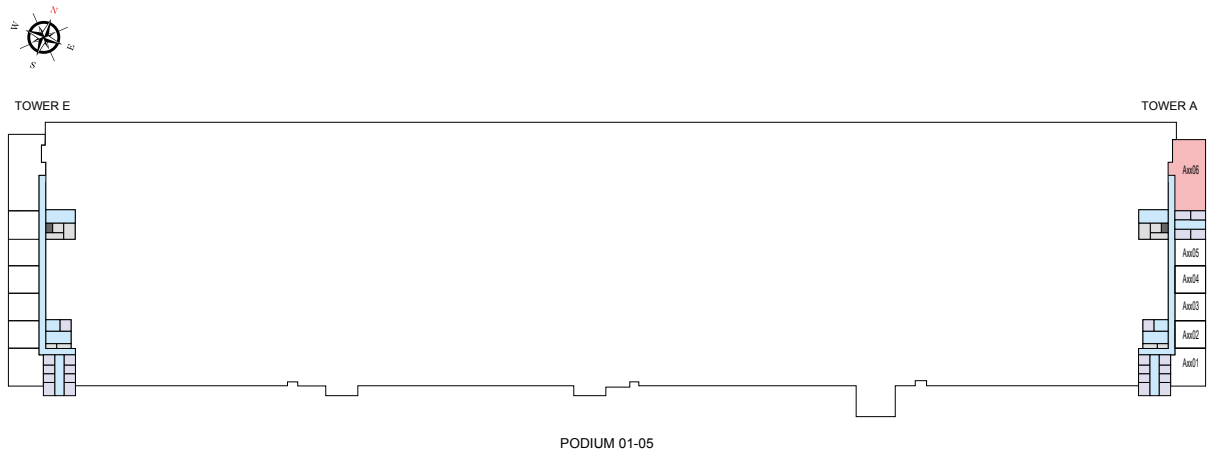
TOTAL SALEABLE AREA

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TOTAL = 2,000.26 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Clubhouse, Community
A106, A206, A306, A406, A506

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