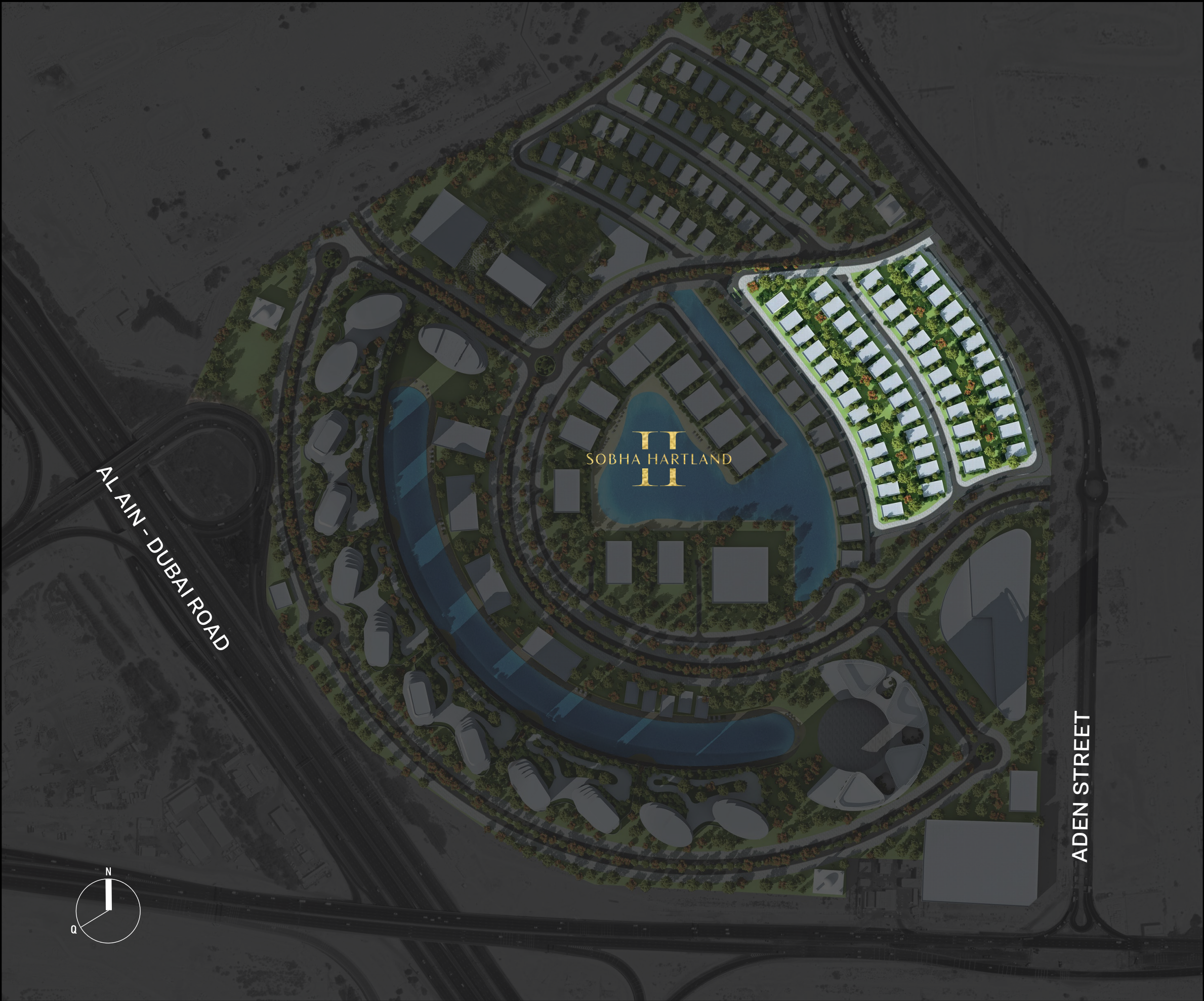




FACT SHEET





Land Area

8 MILLION SQ.FT.



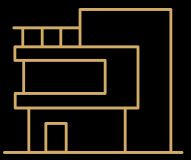
### Multi-Family Community

- Around 6500 Apartments
- Exclusive Lagoon and Beach access
- Exclusive Clubhouse



### Location Features

- Close to Downtown Dubai
- Close to Dubai Creek & Ras Al Khor Wildlife Sanctuary



### Villa Community

- Gated Community
- 122 Villas
- Exclusive Clubhouse for Villa Community
- All Villas face 15-meter-wide family park
- The Villa Community will have exclusive Lagoon Access and Boardwalk
- Lagoon Beach edge with water-related amenities
- Divided in 3 Clusters
  - 1 Mansion Cluster
  - 2 Villa Clusters



### Public Amenities include

- School
- Retail Mall
- Nursery
- Clinic
- Smart Police Station
- Cycling / Jogging Track
- Parks
  - Family Park
  - Community Park
  - District Park





## VILLA COMMUNITY



- Gated Community
- Divided in 3 Clusters
  - 1 Mansion Cluster
  - 2 Villa Clusters
- 122 Villas
  - 11** - Mansions
  - 16** - 6 Bedroom Units
  - 95** - 5 Bedroom Units
- Dedicated Clubhouse for Villa Community with amenities
- All Villas face 15-meter-wide family park
- The Villa Community will have exclusive Lagoon Access and Boardwalk
- Lagoon Beach edge with water-related amenities
- Landscape - Villa Community
  - Forest Landscapes
  - Fitness Station
  - Parkour Equipment
  - Forest Walks
  - Bouldering wall
  - Seasonal Gardens
  - Tree-lined walkways
  - Shared Streets





## 5 BEDROOM VILLA

Plot size - Approx. 770 sq.m.

- 2 Villa type - Ground + 1
- 1 Villa type - Ground + 2
- Villa detached from plot line - independent boundary wall
- Entrance forecourt in each villa
- Exclusive garden area in each villa
- Swimming Pool comes as standard
- Exclusive Access from each plot to Family Park
- Exclusive formal Dining room in each villa type
- Terrace Access with cordoned off service areas
- Passenger Lift for Each Villa with Roof Access
- 3 Enclosed Car Park
- Separate Maid and Driver rooms
- Double-height Living area
- Master Bedroom with ultra-luxury walk-in Wardrobe, Dresser and Bathroom
- Master Bedroom with Balcony facing the Family Park
- Separate Show Kitchen in each Villa
- Choice of villa types with Majlis / Office / Guest Bedroom with attached bathroom



The background is a dark navy blue. It features a light gray grid of squares. Overlaid on this grid are several circular arcs of varying radii, some centered at the intersections of the grid lines. The arcs are also light gray, creating a complex geometric pattern.

SOBHA  
REALTY