



SOBHA CENTRAL



**WE NOTICE THE
SMALLEST
DETAILS.**

So you won't have to.

SOBHA
REALTY



SPEARHEADING THE SOBHA WAY!

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. 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 the customer's expectations

Backward Integration. Forward Thinking.

DESIGN

Masterfully
conceptualized.

MATERIAL SOURCING

Employing cutting-edge
technology for world-class
manufacturing.

QUALITY CONTROL

Establishing a new global
standard.

ENGINEERING & CONTRACTING

Scrupulously refined to
perfection.

CRAFTSMANSHIP

Exquisite attention to
detail from inception to
completion.

At Sobha,
we don't
exceed
international
building
standards,
we define
them.

SOBHA
REALTY

THE MOST POWERFUL
CORRIDOR OF THE
MIDDLE EAST

SHEIKH ZAYED ROAD

The city's most prized real estate is adorned on Sheikh Zayed Road. A testament of the city's rapid evolution and visionary planning. This is not just any road, it's a symbol of ambition, connecting and serving as the backbone of the city's urban landscape.





A CORRIDOR OF
CONNECTIVITY



Sheikh Zayed Road embodies the spirit of Dubai's growth. Flanked by towering landmarks, it seamlessly links key destinations such as Downtown Dubai, Dubai Marina and Dubai International Financial Centre. Living along this iconic corridor offers unparalleled access to the city's heartbeat, placing residents in the epicentre of innovation, culture and luxury.

LIFE ALONG

THE ICONIC STRETCH

Residing on Sheikh Zayed Road is synonymous with experiencing Dubai's dynamic rhythm firsthand. With an array of dining, shopping and entertainment options, sophistication and convenience blends harmoniously. Life on this iconic address guarantees an exhilarating and enriched life.





WELCOME TO



SOBHA CENTRAL

Set along Sheikh Zayed Road, Sobha Central sits at the intersection of movement, meaning, and modernity. With the Dubai skyline as your backdrop and the city's pulse at your doorstep, this address redefines what it means to live in the centre of it all.

Designed for those who seek balance—between work and home, pace and pause—it offers direct access to business hubs, retail districts, and the vibrant energy of urban life.



WHERE IT ALL
CONNECTS



Sheikh Zayed Road at your doorstep. Within walking distance of the Jebel Ali Metro Station. Fast access to Dubai Marina, Al Khail, Downtown, DIFC, and beyond. This is a location that moves with you—no detours, no delays. Whether it's the morning rush, a late-night grocery run, or weekend plans across town, every direction feels effortless. All paths point to Sobha Central.

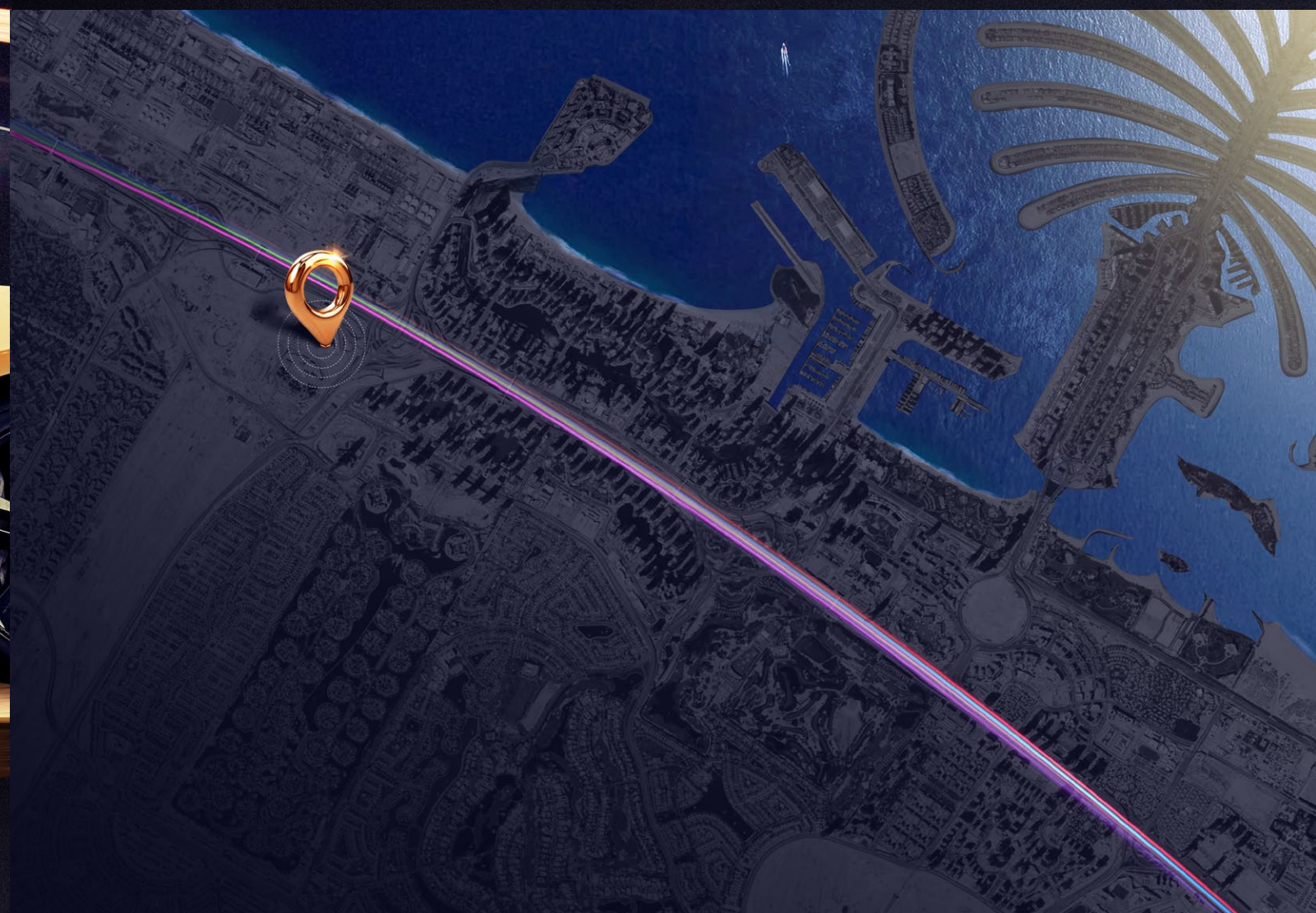




In a city where movement is everything, direct connectivity becomes a mark of distinction. Sobha Central will feature two dedicated lanes flowing in and out of the community, including a rare fly-out bridge from the second-floor podium, offering residents a direct exit toward Dubai.

For those arriving from Abu Dhabi or making a swift U-turn from Dubai - a dedicated ramp-in ensures an effortless arrival. This level of infrastructural access is typically reserved for landmark commercial hubs, making Sobha Central a true first in Dubai's mixed use landscape.

ENGINEERED FOR EASE



FORM, FUNCTION, AND FORWARD VISION

Every line, every angle, every finish—intentionally crafted to reflect both ambition and elegance.

Characterized by six elegantly designed towers, each reflecting a commitment to aesthetic excellence and structural integrity, Sobha Central's vertical expanse offers panoramic views of Dubai's skyline.

Internally, layouts maximize natural light and smart space. Externally, the tower's sleek silhouette becomes a quiet icon on the skyline. It's not just about looking good—it's about living well.



VIEWS

THAT MAKE A STATEMENT

This isn't just about height—it's about perspective. Sobha Central offers a higher lifestyle that opens your mind. With unobstructed panoramic views, every window frames a rare sense of openness that breathe space and light into daily life.

Veering off the traditional path, Sobha Central holds its innovation in a large urban park on top of its crown jewel - the podium which treats residents to a spectacular view from their homes.





URBAN LIVING REIMAGINED

Spaces that are designed to bring people together, not isolate them. Be it dedicated office spaces or rooftop retreats, every corner is an invitation to connect, unwind, or simply be.

Business center, fitness spaces, shaded green zones, and everyday essentials flow seamlessly into one another—creating a community that feels alive, balanced, and built for the way people live. Every corner is purposefully placed — from the grand prayer hall to the commercial gym, from boutique retail to the supermarket. Whether it's an early morning spin, a quick game of football, or a serene moment at the meditation room, your routine flows effortlessly through spaces designed for wellness, connection, and pause.

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CONNECTING

OFFICES & OPEN SPACES

At Sobha Central, work meets convenience with 175,000 sq. ft. of leasable premium office spaces right within the development. For added flexibility, residents can also access modern co-working areas and a business centre just an elevator ride away.

Residents move freely across a network of experiences designed for convenience, community, and calm, be it the clubhouse, gym, theatre, or serene green escapes. Whether you're dialling in or zoning out, your day flows without compromise. Meetings, meditation, movement - it all fits in.





EVERY CORNER INVITES

A NEW EXPERIENCE

Anchoring this elevated community are thoughtfully integrated experiences: a Grand Prayer Hall, a fully functional mall for effortless convenience, and exclusive resident-only lobbies—all surrounded by jogging tracks, landscaped courtyards, and calm corners that turn daily rituals into something extraordinary.



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THE RHYTHM OF RETAIL

At the base of the towers, a vibrant retail podium brings energy to everyday life. From local cafés and fresh bites to boutiques and daily essentials, it's all a few steps from your front door. Whether you're grabbing groceries, meeting friends, or simply strolling past shopfronts, the rhythm of the street brings a lively, connected pulse to your routine.

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Across every corner, terrace, and tier, life unfolds in curated layers amongst living art spaces — where mornings can begin at the cafe followed by a relaxing treatment at the spa and salons*. Children can explore adventure mounds, the projection playground* or the bubble lounge* while grown-ups gather around barbecue pavilions or practice their game at the Mini Putt-Putt golf experience.



IN THE LAP OF LEISURE



LIVE ARTFULLY PLAY FREELY

WATER



- ♦ Children's pool
- ♦ Lap pool
- ♦ Leisure pool
- ♦ Jacuzzi

FITNESS & SPORT

- ♦ Outdoor exercise space
- ♦ Jogging track
- ♦ Mini putt-putt course
- ♦ Football ground
- ♦ Cricket batting enclosure
- ♦ Calisthenic gym



LIVE ARTFULLY
PLAY FREELY



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LIVE ARTFULLY
PLAY FREELY

RECREATION

- ♦ Outdoor cinema / Movie Lawn
- ♦ Outdoor games
- ♦ Open activity/picnic/event lawn
- ♦ Main activity boulevard



GREEN SPACES

- ♦ Gardens - Ornamental, Sensory, Fragrance and Medicinal
- ♦ Open plaza with water feature & sculpture
- ♦ Outdoor courtyard
- ♦ Open amphitheatre lawn
- ♦ Outdoor sitting area pockets
- ♦ Seating tree courtyard

LIVE ARTFULLY
PLAY FREELY



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LIVE ARTFULLY
PLAY FREELY

FAMILY & CHILDREN

- ♦ Artificial turf play mounds
- ♦ Activity mound
- ♦ Climbing walls
- ♦ Family barbecue gathering space
- ♦ Dog park



INDOOR

- ♦ Gym
- ♦ Yoga studio
- ♦ Steam and sauna with changing rooms
- ♦ Multipurpose hall
- ♦ Children’s play area
- ♦ Library
- ♦ Leisure lounge
- ♦ Fitness studio & spinning room
- ♦ Indoor theatre
- ♦ Meditation room / time free zones
- ♦ Business centre

LIVE ARTFULLY
PLAY FREELY



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INTRODUCING



THE SERENE

AT SOBHA CENTRAL



ABOVE THE RUSH.

BEYOND THE EXPECTED.

Gracefully positioned at the heart of Sobha Central, The Serene embodies a refined sense of calm, a place where life moves gently to its own rhythm, surrounded by sweeping skyline views and shimmering seascapes. Wake up to panoramic vistas of Dubai Marina, Jumeirah Islands, Bluewaters, and The Palm, while beneath you, a verdant podium-level park brings nature into your daily experience. More than just a residence, it's a thoughtfully designed world of its own, where boutique retail, wellness enclaves, and everyday ease come together in seamless symphony.

BUILT INTO

THE BEAT OF SOBHA CENTRAL



Flawlessly connected via a dedicated fly-out bridge to Sheikh Zayed Road and minutes from Jebel Ali Metro Station, The Serene is plugged into the pulse of the city, yet perfectly distanced from its noise. Elevated green spaces, quiet wellness corners, and tranquil leisure zones invite you to slow down, breathe deeply, and simply be. Every element has been considered to offer not just a home, but a deeply intentional way of living. Where ease and serenity live in quiet harmony.





LOCATION PLAN

Sobha Central isn't just close to the city's pulse and major business districts - it's strategically positioned for the future. With a 29 min drive to DXB International Airport today and even closer to the new Al Maktoum International Airport which will be a 25 min drive, this address places you ahead of tomorrow's travel curve. It's not just central to Dubai - it's central to what's next.



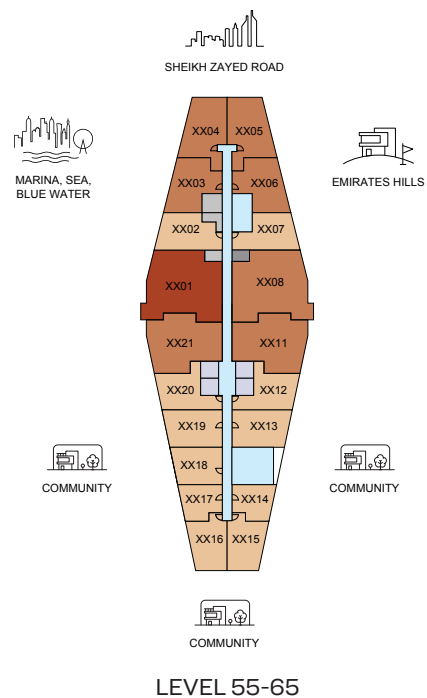
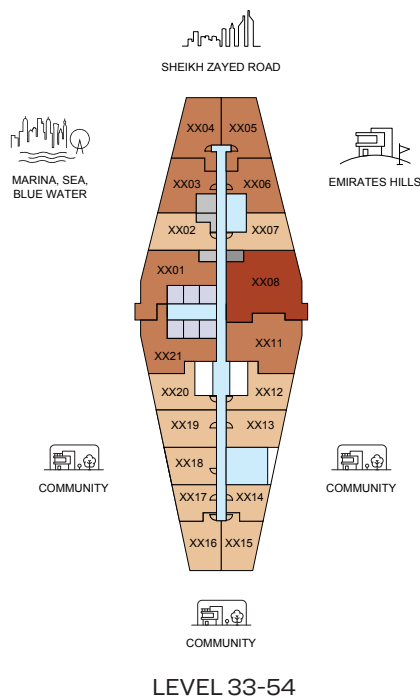


SITE PLAN



FLOOR AND UNIT PLANS

THE SERENE AT SOBHA CENTRAL

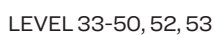


- | | | | |
|--|--|---|---|
| 1 BED UNIT | 3 BED UNIT | CIRCULATION | GARBAGE ROOM |
| 2 BED UNIT | SERVICES | LIFTS | |

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

(with powder room and maid's room + balcony)

SUITE = 1,537.41 SQ.FT.
BALCONY = 131.75 SQ.FT.
TOTAL = 1,669.16 SQ.FT.



SOBHA CENTRAL

3 BEDROOM APARTMENT

TYPE A

(with powder room and maid's room + balcony)



THE SERENE
AT SOBHA CENTRAL

TOTAL SALEABLE AREA

SUITE = 1,537.41 SQ.FT.

BALCONY = 131.75 SQ.FT.

TOTAL = 1,669.16 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

B3308, B3408, B3508, B3608, B3708, B3808, B3908, B4008, B4108, B4208, B4308, B4408, B4508, B4608, B4708, B4808, B4908, B5008, B5208, B5308, B5408, B5508, B5608, B5708, B5808, B5908, B6008, B6108, B6208, B6308, B6408, B6508

3

BEDROOM
APARTMENT

TYPE A - VARIANT 1

(with powder room and maid's room + balcony)

THE SERENE
AT SOBHA CENTRAL

TOTAL SALEABLE AREA

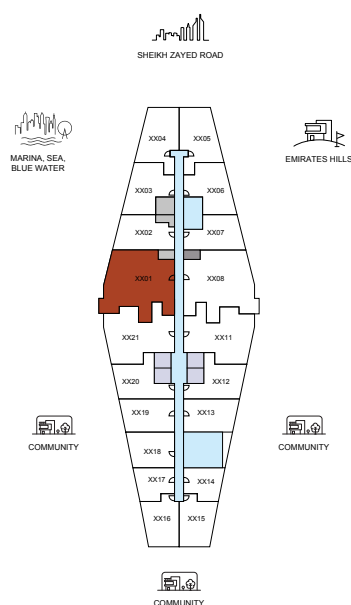
SUITE = 1,536.01 SQ.FT.

BALCONY = 131.75 SQ.FT.

TOTAL = 1,667.76 SQ.FT.



UNIT



LEVEL 57-65

List of unit numbers with this unit plan:

VIEWS

Community

B5701, B5801, B5901, B6001, B6101, B6201, B6301, B6401, B6501

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SOBHA CENTRAL

3

BEDROOM
APARTMENT

TYPE A - VARIANT 1

(with powder room and maid's room + balcony)

THE SERENE
AT SOBHA CENTRAL

TOTAL SALEABLE AREA

SUITE = 1,536.01 SQ.FT.

BALCONY = 131.75 SQ.FT.

TOTAL = 1,667.76 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

B5701, B5801, B5901, B6001, B6101, B6201, B6301, B6401, B6501

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SOBHA CENTRAL

SOBHA
REALTY

