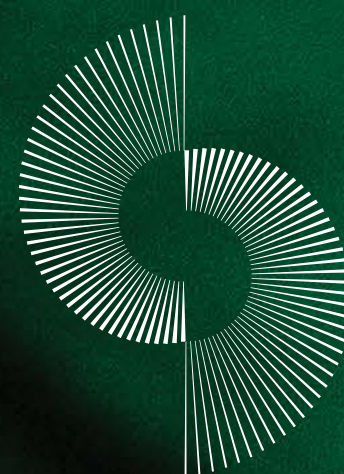




THE TERRACES

AT SOBHA CITY



THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,
without compromise.

LIVE

DESIGNED
FOR LIFE,
NOT JUST
LIVING.

Homes shaped by light, proportion,
and privacy. Villas and residences
planned for every stage of life, with
clarity, comfort, and lasting value.



CONNECT

WHERE COMMUNITY
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven
into everyday movement.



RESTORE

BALANCE
BUILT INTO
DAILY LIFE.

Nature as infrastructure.

Shade, water, greenery, and calm,
designed to restore body and mind,
every day.





SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.
Each setting supports privacy.



A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.



SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.

Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

SHAPED BY WATER AND LAND.

Sobha City is structured by water,
landscape, and movement.

Featuring canals, open spaces, and
green corridors that shape daily
life. Nature is not decorative, it is
foundational.



ESSENTIALS, THOUGHTFULLY CURATED.

Amenities serve routine, not spectacle.
Everything needed for daily life,
planned with intent.

Daily conveniences, family spaces,
leisure areas, and active living
integrated throughout the city.



EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



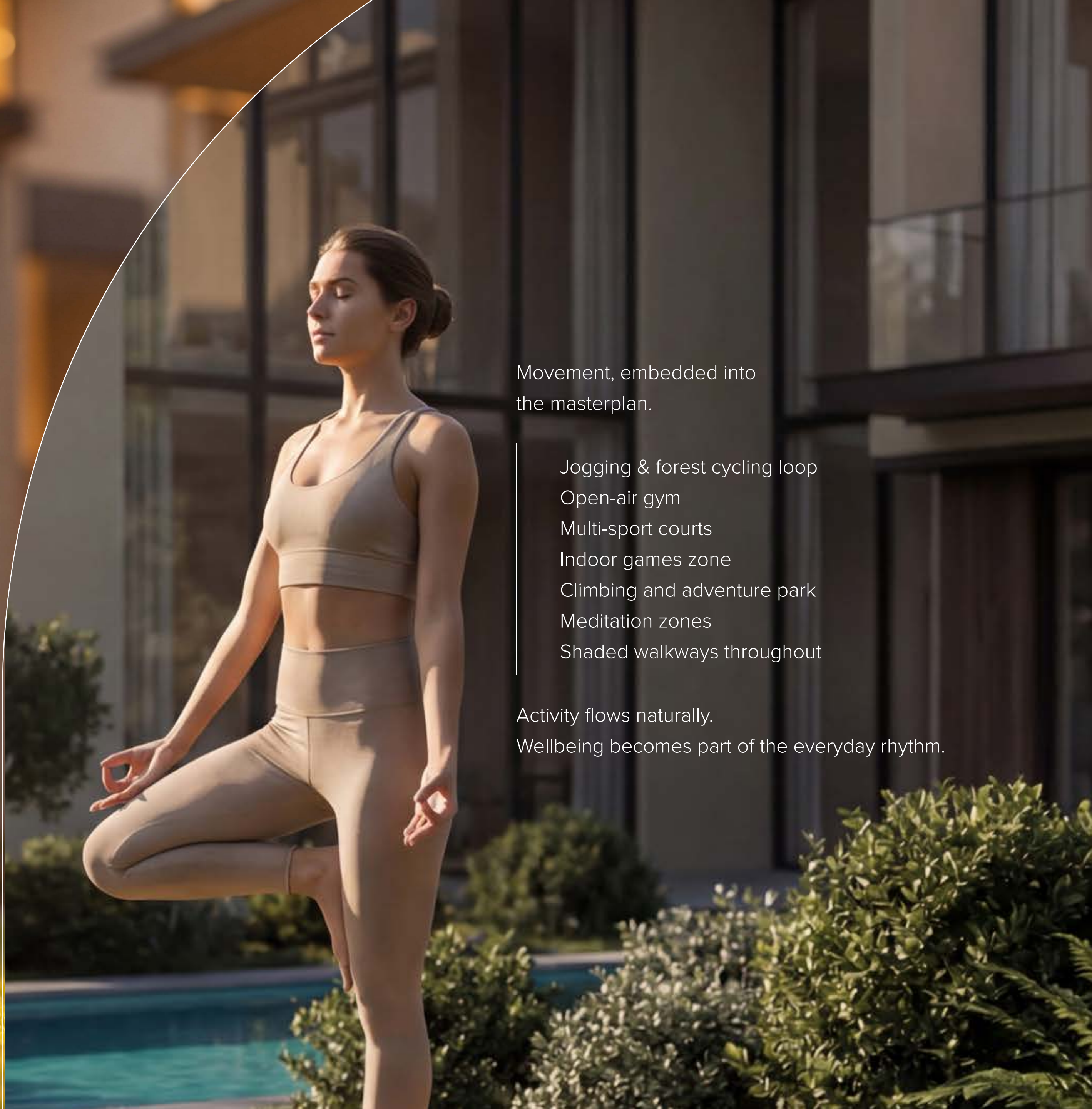
MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

ACTIVE BY DESIGN.



Movement, embedded into
the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

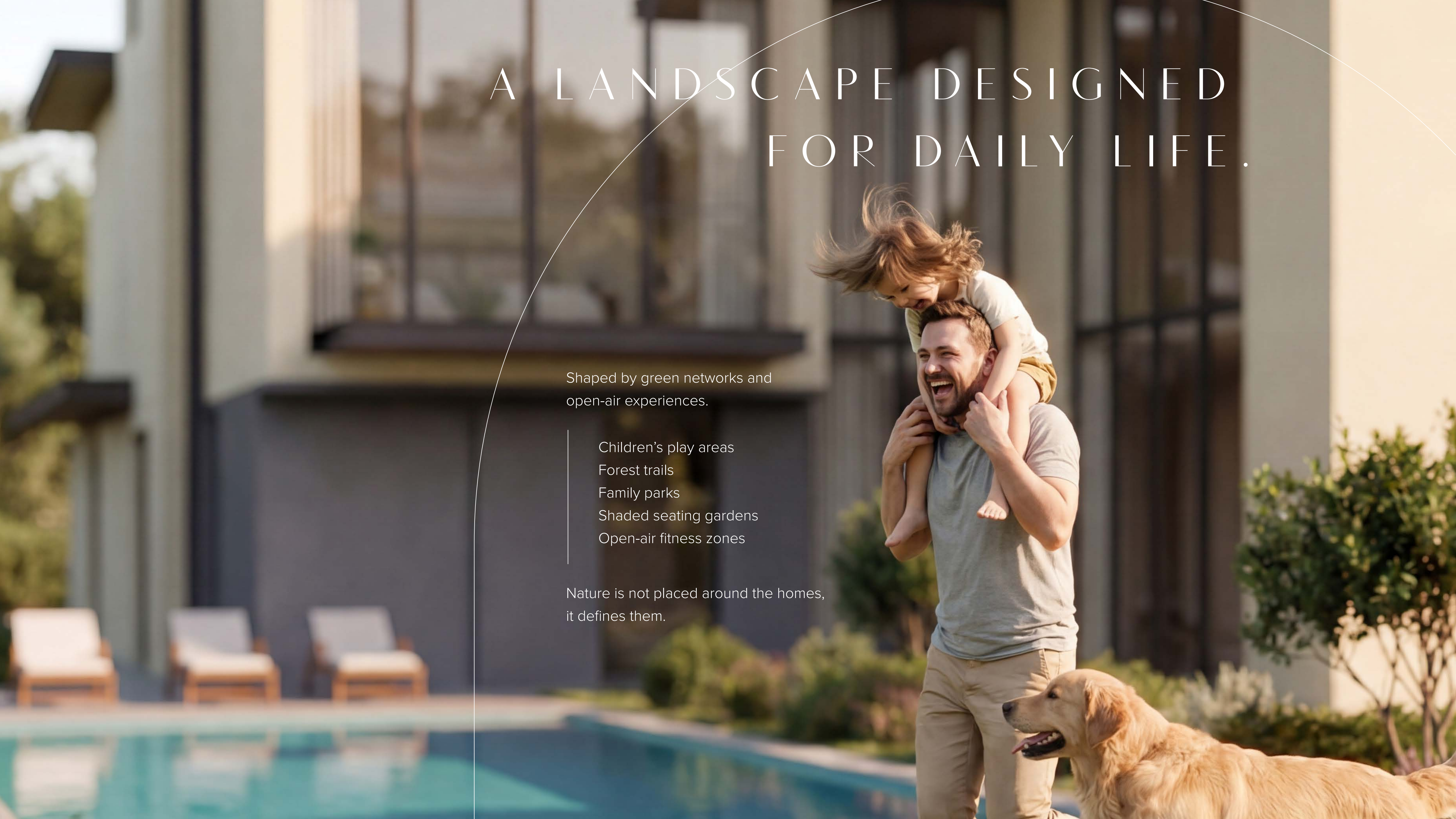
Activity flows naturally.
Wellbeing becomes part of the everyday rhythm.

A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,
it defines them.





EVERYDAY,
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

Designed to anticipate every need.



HOMES SHAPED FOR LIVING.

Layouts designed for efficiency, light, and adaptability.

Every home prioritises comfort, privacy, and long-term liveability.

Spaces made to settle into.



SOBHA CITY

ABU DHABI

ILLUSTRATIVE MASTERPLAN

LEGEND

- | | |
|-------------------------|---------------------------------------|
| 01. MALL | 18. FAMILY PARK |
| 02. MARINA | 19. SCULPTURAL GARDEN |
| 03. CLUBHOUSE | 20. SENSORY GARDEN & REFLEXOLOGY PATH |
| 04. SCHOOL | 21. FRAGRANT GARDEN |
| 05. JUMA MOSQUE | 22. FEATURE LANDSCAPE |
| 06. KIDS PLAY AREA | 23. MARTIAL ARTS LAWN |
| 07. NATURE PLAY ZONE | 24. FOREST YOGA DECKS |
| 08. TRAMPOLINE PARK | 25. MEDITATION ZONE |
| 09. OUTDOOR FITNESS | 26. PAVILION & SOCIAL DECKS |
| 10. OPEN AIR JUNGLE GYM | 27. BARBEQUE AREAS |
| 11. SPORT COURTS | 28. SHADED SEATING NOOKS |
| 12. OUTDOOR GAMES ZONE | 29. AMPHITHEATER |
| 13. MINI SKATE PARK | 30. MULTIPURPOSE LAWN |
| 14. PARKOUR ZONE | 31. PET PARK |
| 15. BOULDERING PLAY | 32. GOLF COURSE |
| 16. FOREST TRAILS | 33. WELLNESS AND CYCLING LOOP |
| 17. BOTANICAL GARDEN | 34. LAGOON / POOL |
| | 35. CANAL SIDE JOGGING TRACK |





THE TERRACES

AT SOBHA CITY

GARDEN LIVING, RE-IMAGINED.

The image shows a modern living room interior on the left, featuring a light-colored sofa with several cushions and a wooden slat wall. A large, curved floor-to-ceiling window dominates the center, offering a view of a lush green garden. Outside, four children are playing near a swimming pool; two boys are running on the grass, and a girl is jumping into the water, creating a splash. The right side of the image is a dark blue gradient containing white text.

THE TERRACES AT SOBHA CITY.

A collection of garden villas designed around openness, light, and layered living.

Here, architecture unfolds outward. Private gardens connect seamlessly with elevated terraces, creating homes that extend beyond walls.

Space is experienced across levels, indoors and outdoors moving as one continuous environment.

A woman with long brown hair, wearing a beige trench coat, is walking barefoot on a stone path towards a modern house. She is reaching out to touch the handle of a large, light-colored wooden door. The house has a minimalist design with large windows and a concrete wall. The scene is set in a lush, green environment with bushes and trees. The lighting is warm, suggesting late afternoon or early morning. The overall mood is serene and elegant.

CRAFTED TO EMBRACE THE RHYTHM OF NATURE.

Residences are positioned for light, views, and privacy.

Outdoor living becomes part of everyday life.
Terraces invite gathering, pause, and retreat.
Gardens introduce softness to contemporary form.

A residential experience shaped by openness, proportion, and
the freedom of expanded living.

GARDEN VILLAS

3 BEDROOM + MAJLIS

Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS

Lift
Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS



Lift
Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

LIVING ROOM



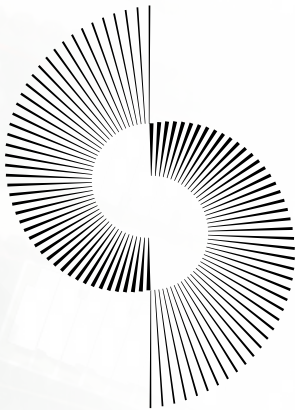
MASTER BEDROOM



A modern dining area and kitchen interior. The dining table is rectangular with a white top and a marble base. It is surrounded by upholstered chairs with dark wood legs. A large abstract painting hangs on the wall above the table. A long, rectangular, crystal chandelier hangs from the ceiling. To the left, there is a large potted plant. In the background, the kitchen area is visible with light-colored cabinets and a countertop.

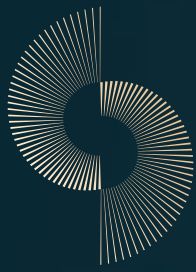
DINING AREA & KITCHEN

SOBHA CITY



THE TERRACES
AT SOBHA CITY

FLOOR & UNIT PLANS



THE TERRACES

AT SOBHA CITY

GARDEN VILLAS

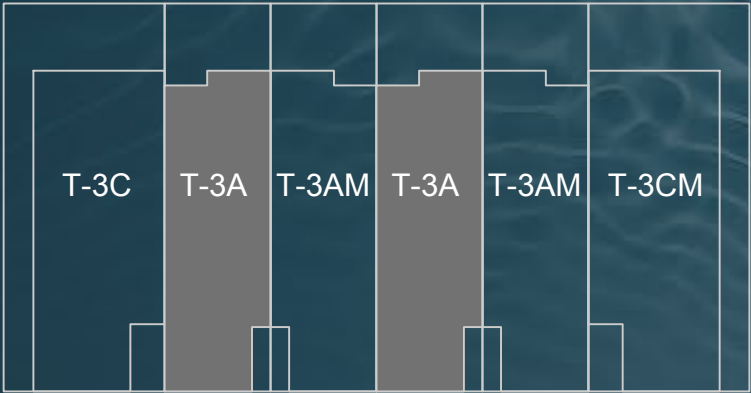
T3 Bedroom + Majlis - Type A

Plot Area

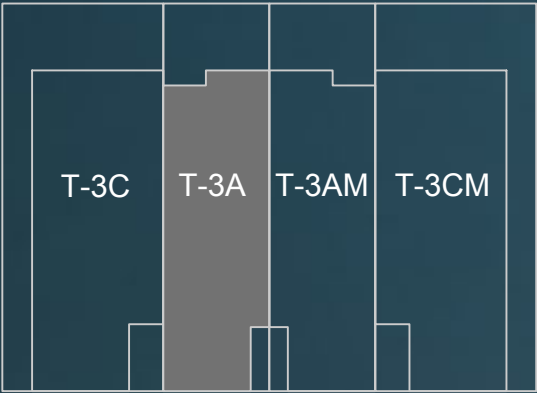
Min	184.64 sq.m	1,987.45 sq.ft
Max	194.93 sq.m	2,098.21 sq.ft

Saleable Area

239.54 sq.m
2,578.39 sq.ft



6 Plex - Garden Villas



4 Plex - Garden Villas

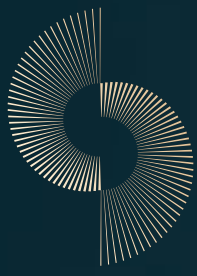


GROUND FLOOR



FIRST FLOOR

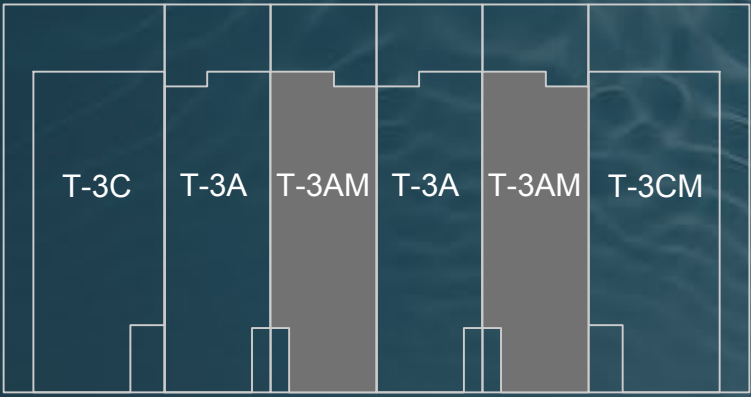
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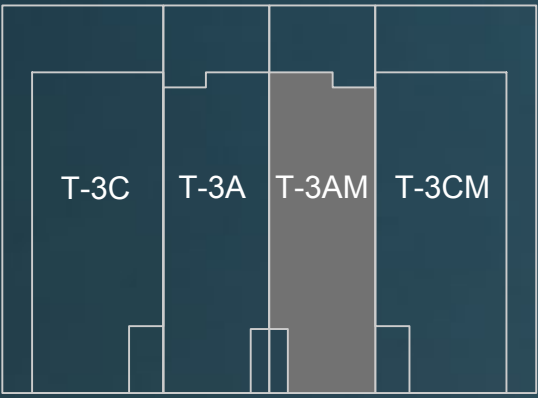
THE TERRACES
AT SOBHA CITY

GARDEN VILLAS
T3 Bedroom + Majlis - Type AM

Plot Area	Saleable Area
Min 184.64 sq.m 1,987.45 sq.ft	239.54 sq.m
Max 194.76 sq.m 2,096.38 sq.ft	2,578.39 sq.ft



6 Plex - Garden Villas



4 Plex - Garden Villas

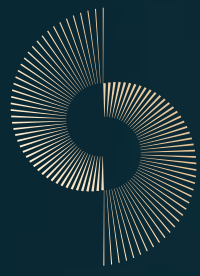


GROUND FLOOR



FIRST FLOOR

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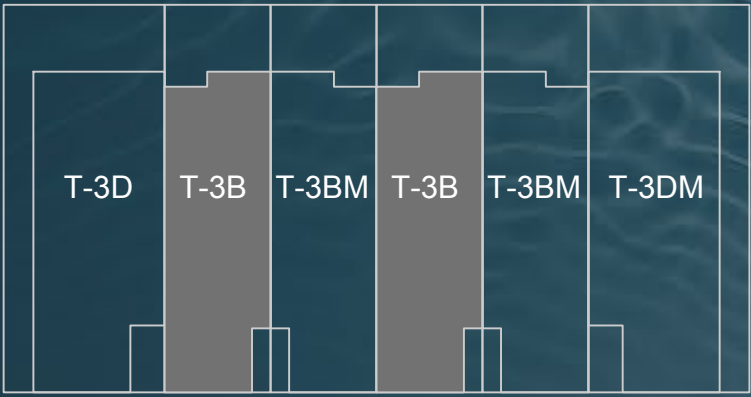
THE TERRACES

AT SOBHA CITY

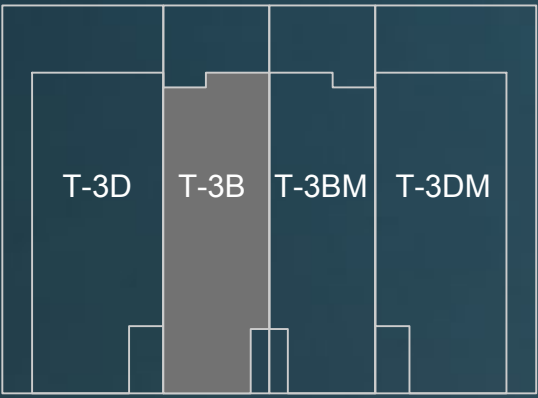
GARDEN VILLAS

T3 Bedroom + Majlis - Type B

Plot Area		Saleable Area
Min	184.64 sq.m 1,987.45 sq.ft	239.49 sq.m
Max	200.72 sq.m 2,160.53 sq.ft	2,577.85 sq.ft



6 Plex - Garden Villas



4 Plex - Garden Villas

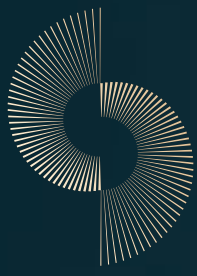


GROUND FLOOR



FIRST FLOOR

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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS

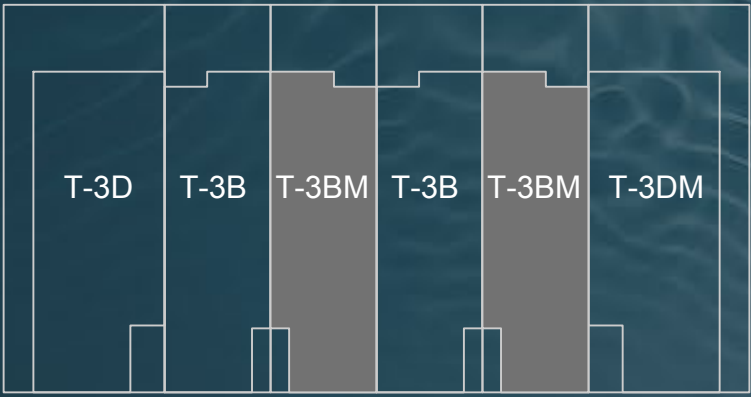
T3 Bedroom + Majlis - Type BM

Plot Area

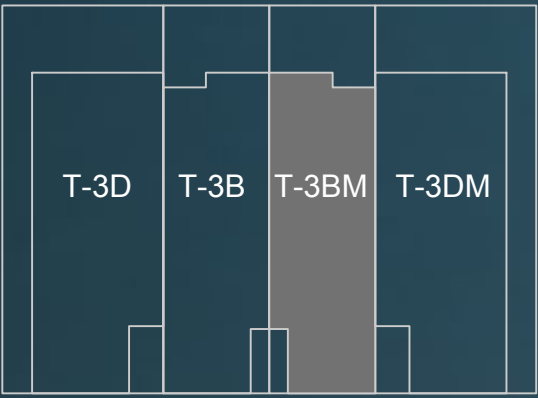
Min 184.64 sq.m 1,987.45 sq.ft
Max 200.66 sq.m 2,159.89 sq.ft

Saleable Area

239.49 sq.m
2,577.85 sq.ft



6 Plex - Garden Villas



4 Plex - Garden Villas

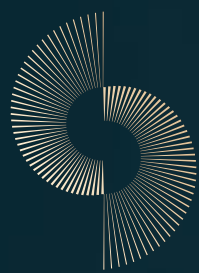


GROUND FLOOR

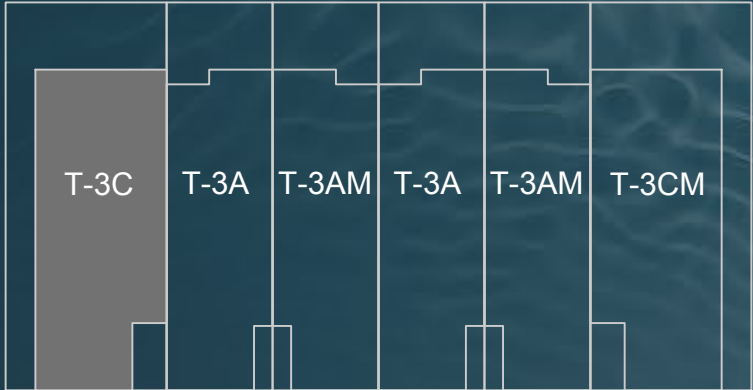


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THE TERRACES
AT SOBHA CITY



6 Plex - Garden Villas

GARDEN VILLAS

T3 Bedroom + Majlis - Type C

Plot Area

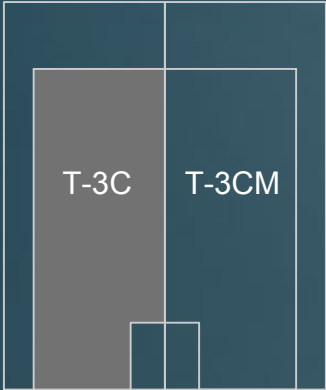
Min	281.64 sq.m	3,031.55 sq.ft
Max	294.65 sq.m	3,171.59 sq.ft

Saleable Area

320.84 sq.m
3,453.49 sq.ft



4 Plex - Garden Villas



Semi Detached Garden Villas

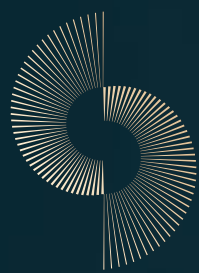


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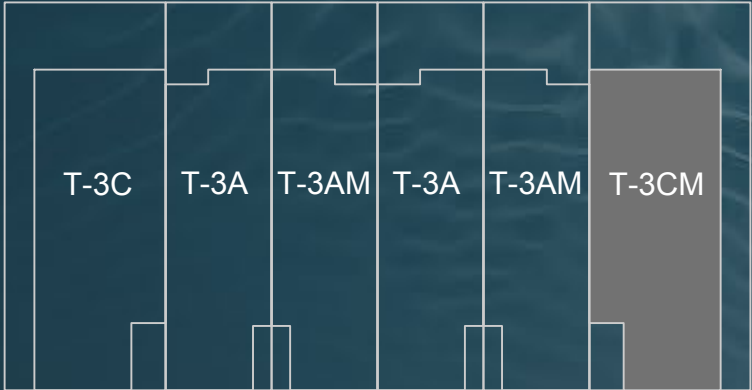
FIRST FLOOR

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THE TERRACES

AT SOBHA CITY



6 Plex - Garden Villas

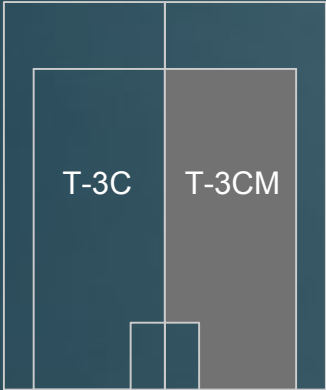
GARDEN VILLAS

T3 Bedroom + Majlis - Type CM

Plot Area		Saleable Area
Min	281.64 sq.m 3,031.55 sq.ft	320.84 sq.m
Max	294.65 sq.m 3,171.59 sq.ft	3,453.49 sq.ft



4 Plex - Garden Villas



Semi Detached Garden Villas

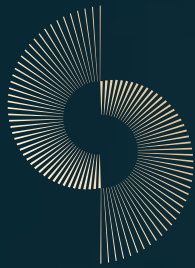


GROUND FLOOR



FIRST FLOOR

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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS

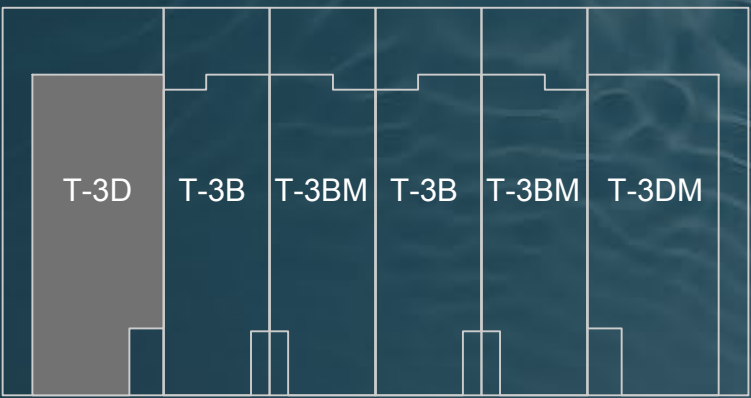
T3 Bedroom + Majlis - Type D

Plot Area

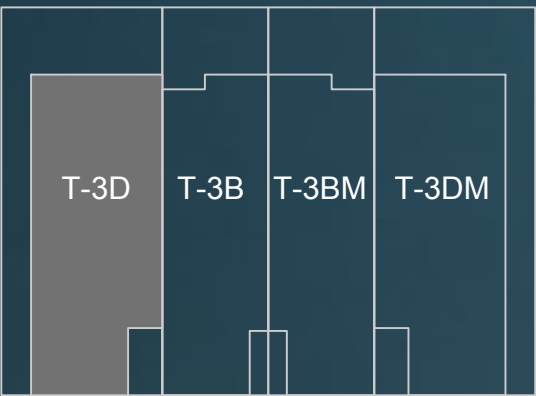
Min 281.33 sq.m 3,028.21 sq.ft
Max 294.70 sq.m 3,172.12 sq.ft

Saleable Area

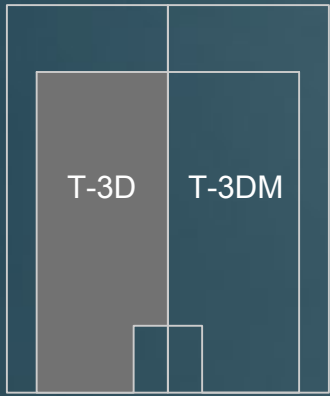
317.74 sq.m
3,420.12 sq.ft



6 Plex - Garden Villas



4 Plex - Garden Villas



Semi Detached Garden Villas

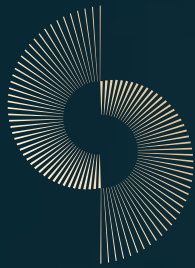


GROUND FLOOR

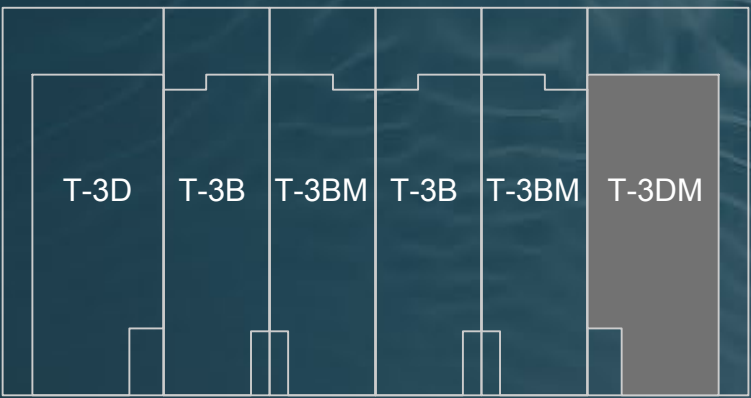


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THE TERRACES
AT SOBHA CITY



6 Plex - Garden Villas

GARDEN VILLAS

T3 Bedroom + Majlis - Type DM

Plot Area

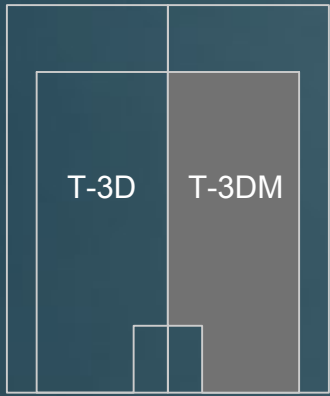
Min 281.33 sq.m 3,028.21 sq.ft
Max 294.59 sq.m 3,170.94 sq.ft

Saleable Area

317.74 sq.m
3,420.12 sq.ft



4 Plex - Garden Villas



Semi Detached Garden Villas

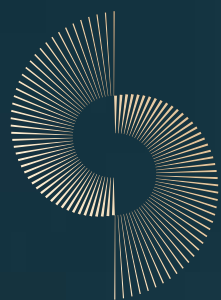


GROUND FLOOR



FIRST FLOOR

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THE TERRACES

AT SOBHA CITY

GARDEN VILLAS

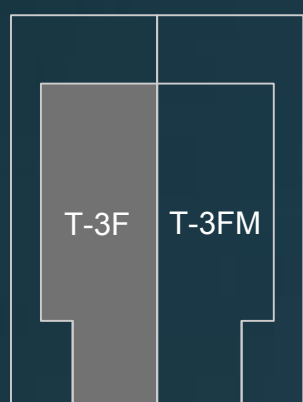
T3 Bedroom + Majlis - Type F

Plot Area

Min	255.30 sq.m	2,748.03 sq.ft
Max	259.10 sq.m	2,788.93 sq.ft

Saleable Area

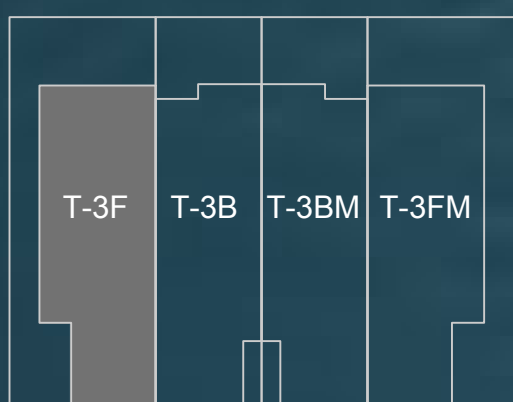
285.78 sq.m
3,076.11 sq.ft



2 Plex - Garden Villas



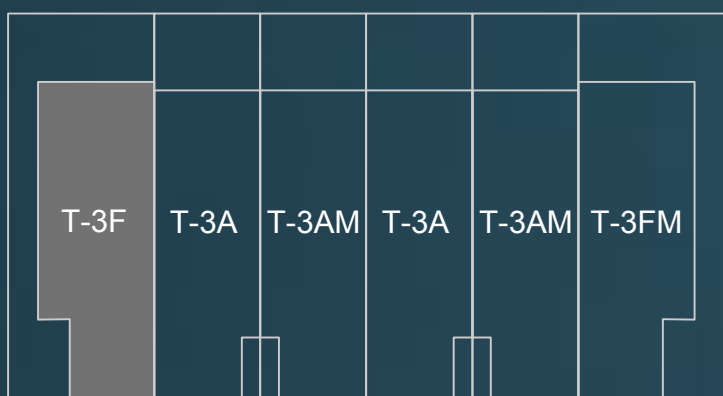
4 Plex - Garden Villas



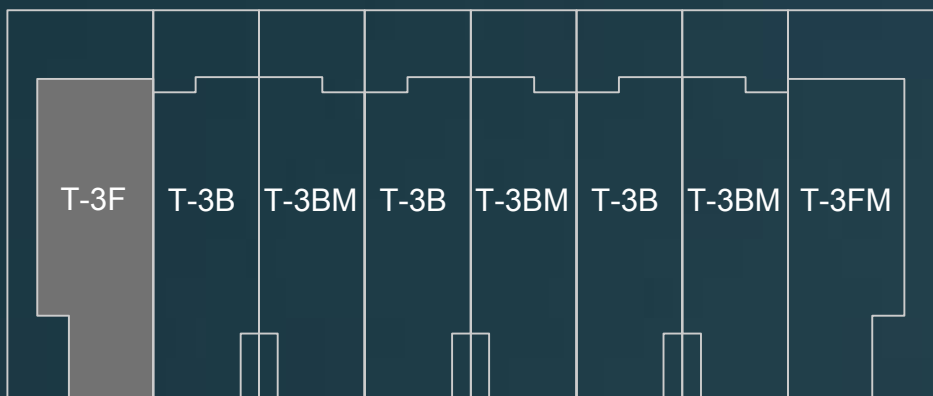
4 Plex - Garden Villas



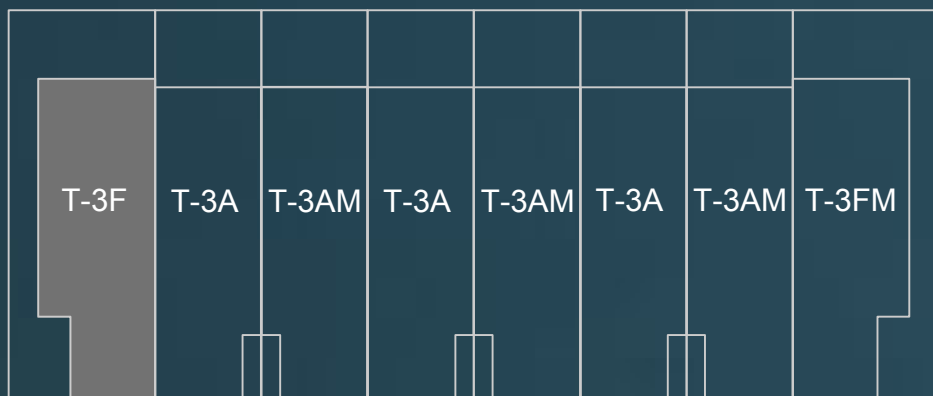
6 Plex - Garden Villas



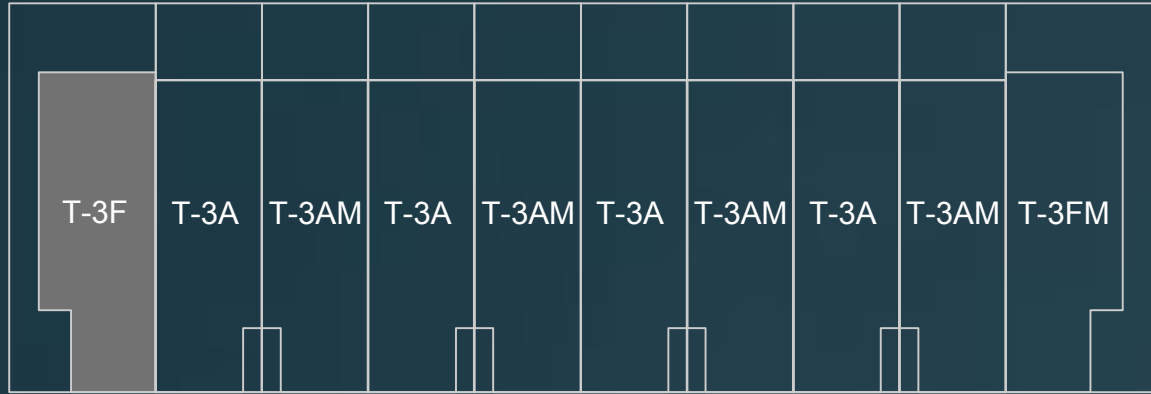
6 Plex - Garden Villas



8 Plex - Garden Villas



8 Plex - Garden Villas



10 Plex - Garden Villas



10 Plex - Garden Villas

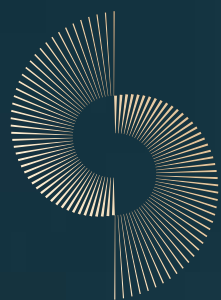


GROUND FLOOR



FIRST FLOOR

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THE TERRACES

AT SOBHA CITY

GARDEN VILLAS

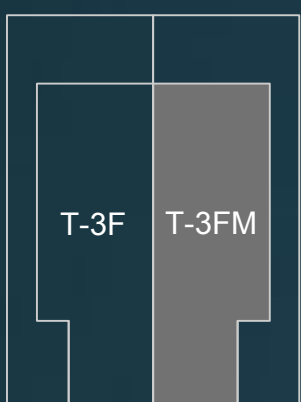
T3 Bedroom + Majlis - Type FM

Plot Area

Min 255.29 sq.m 2,747.92 sq.ft
Max 259.10 sq.m 2,788.93 sq.ft

Saleable Area

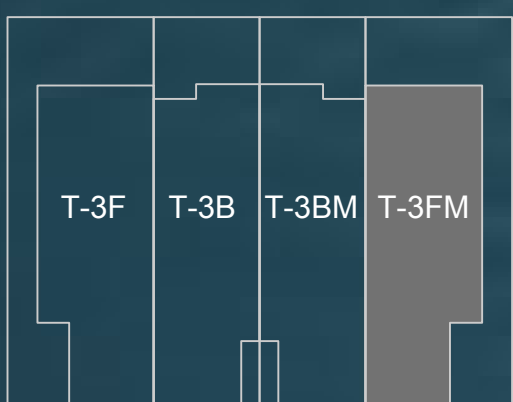
285.78 sq.m
3,076.11 sq.ft



2 Plex - Garden Villas



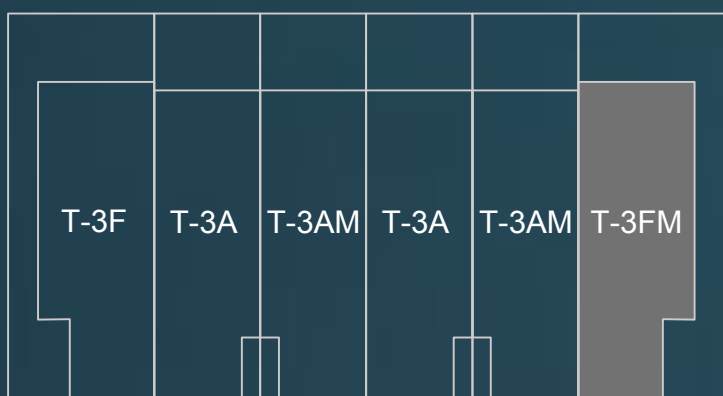
4 Plex - Garden Villas



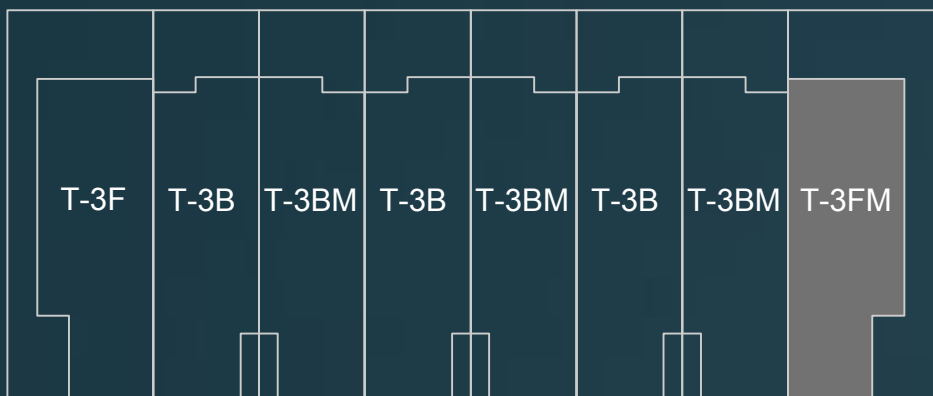
4 Plex - Garden Villas



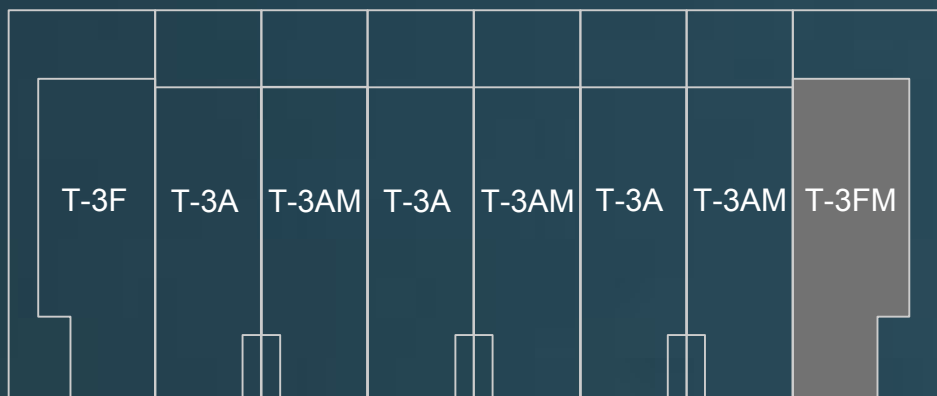
6 Plex - Garden Villas



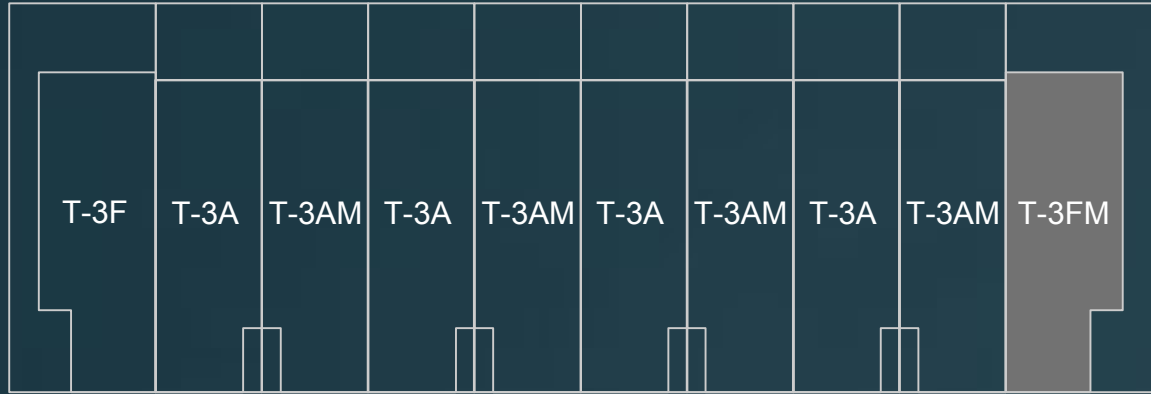
6 Plex - Garden Villas



8 Plex - Garden Villas



8 Plex - Garden Villas



10 Plex - Garden Villas



10 Plex - Garden Villas

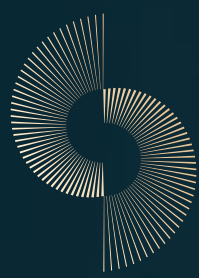


GROUND FLOOR



FIRST FLOOR

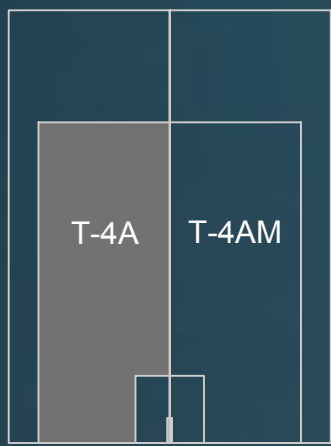
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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS
T4 Bedroom + Majlis - Type A

Plot Area	Saleable Area
Min 319.33 sq.m 3,437.24 sq.ft	389.68 sq.m
Max 330.26 sq.m 3,554.89 sq.ft	4,194.48 sq.ft



Semi Detached Garden Villas



GROUND FLOOR

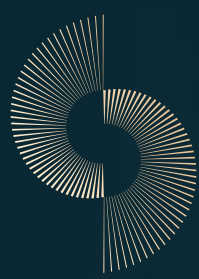


FIRST FLOOR



SECOND FLOOR

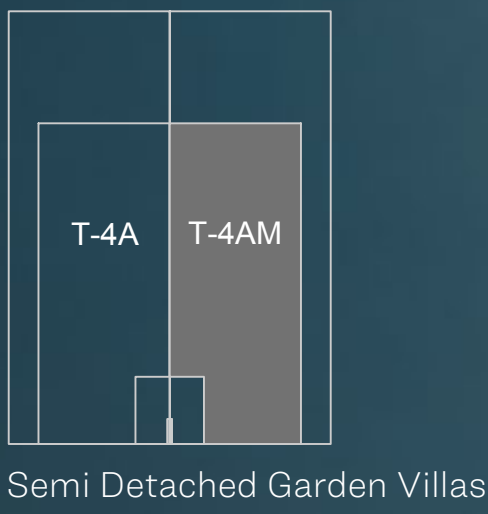
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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS
T4 Bedroom + Majlis - Type AM

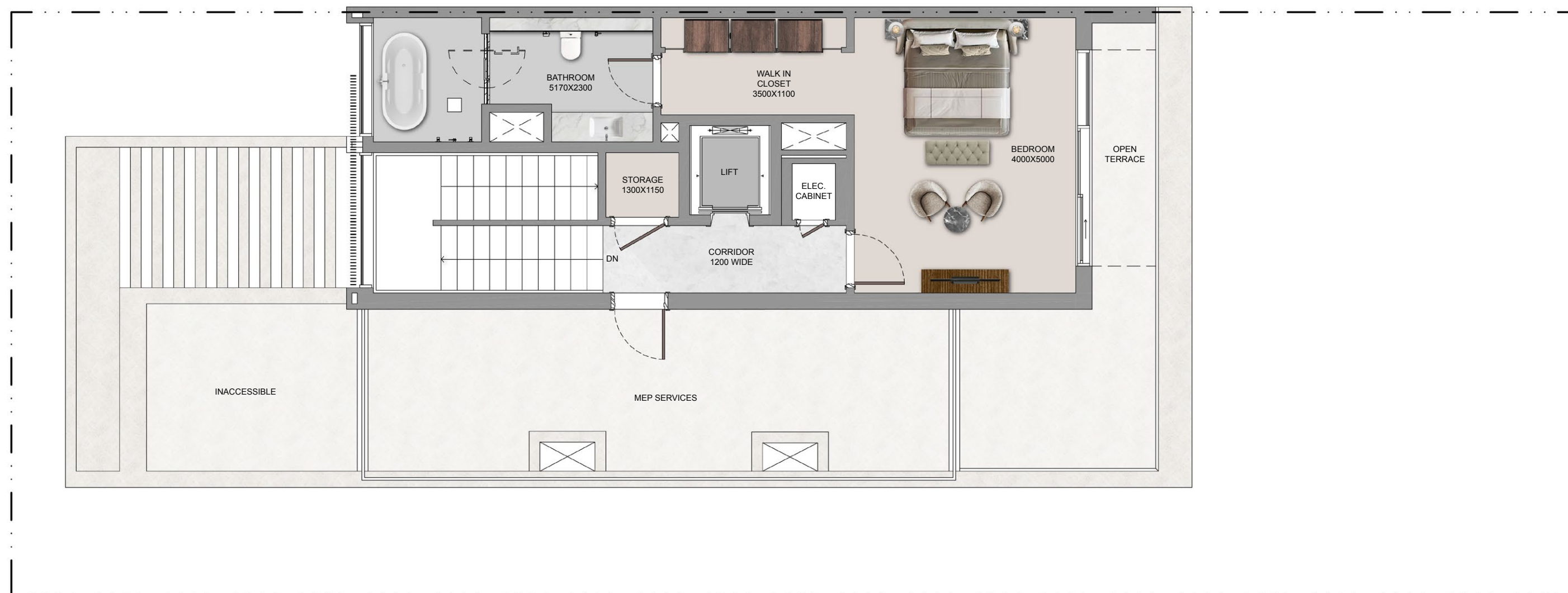
Plot Area	Saleable Area
Min 319.32 sq.m 3,437.13 sq.ft	389.68 sq.m
Max 330.26 sq.m 3,554.89 sq.ft	4,194.48 sq.ft



GROUND FLOOR

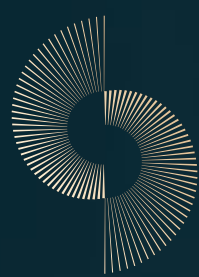


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SECOND FLOOR

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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS
T4 Bedroom + Majlis - Type A Variant

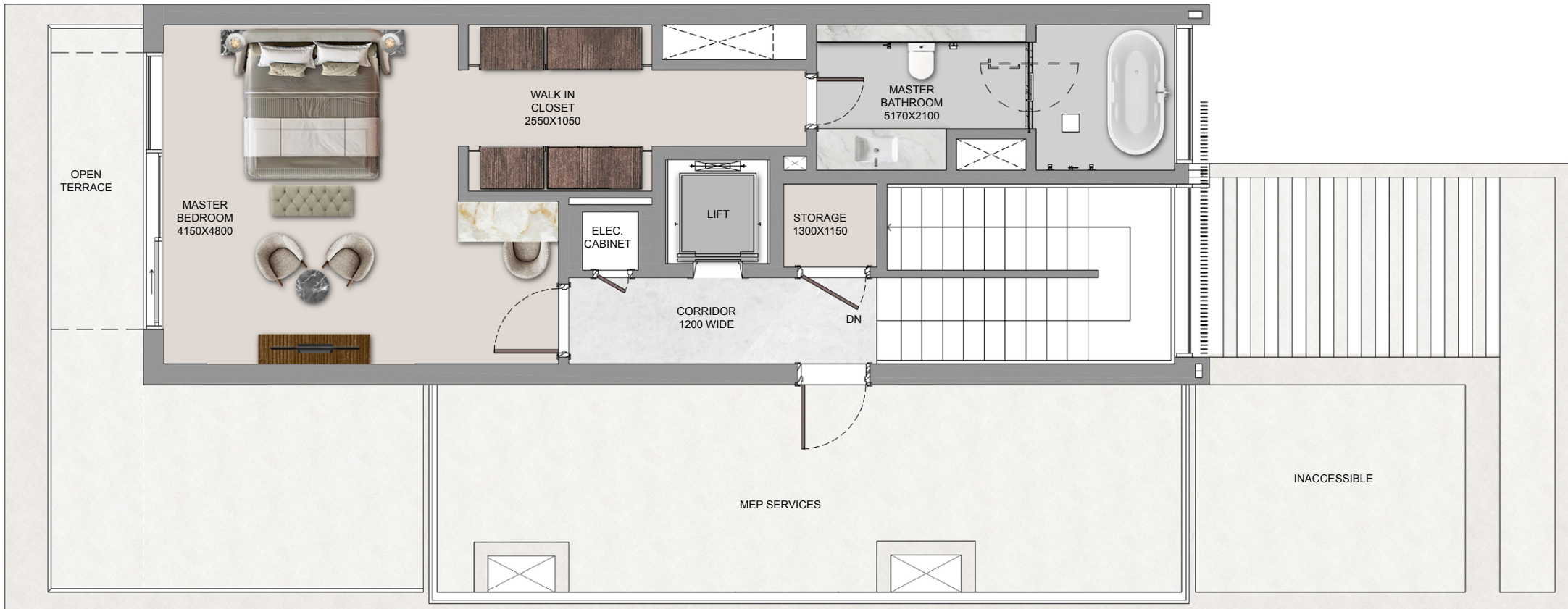
Plot Area	Saleable Area
360.83 sq.m	420.32 sq.m
3,883.94 sq.ft	4,524.29 sq.ft



GROUND FLOOR

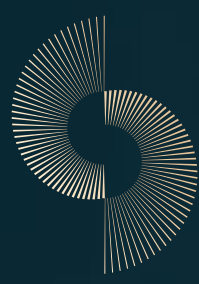


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THE TERRACES
AT SOBHA CITY

GARDEN VILLAS

T4 Bedroom + Majlis - Type A Variant Mirror

Plot Area

Min	348.89 sq.m	3,755.42 sq.ft
Max	360.83 sq.m	3,883.94 sq.ft

Saleable Area

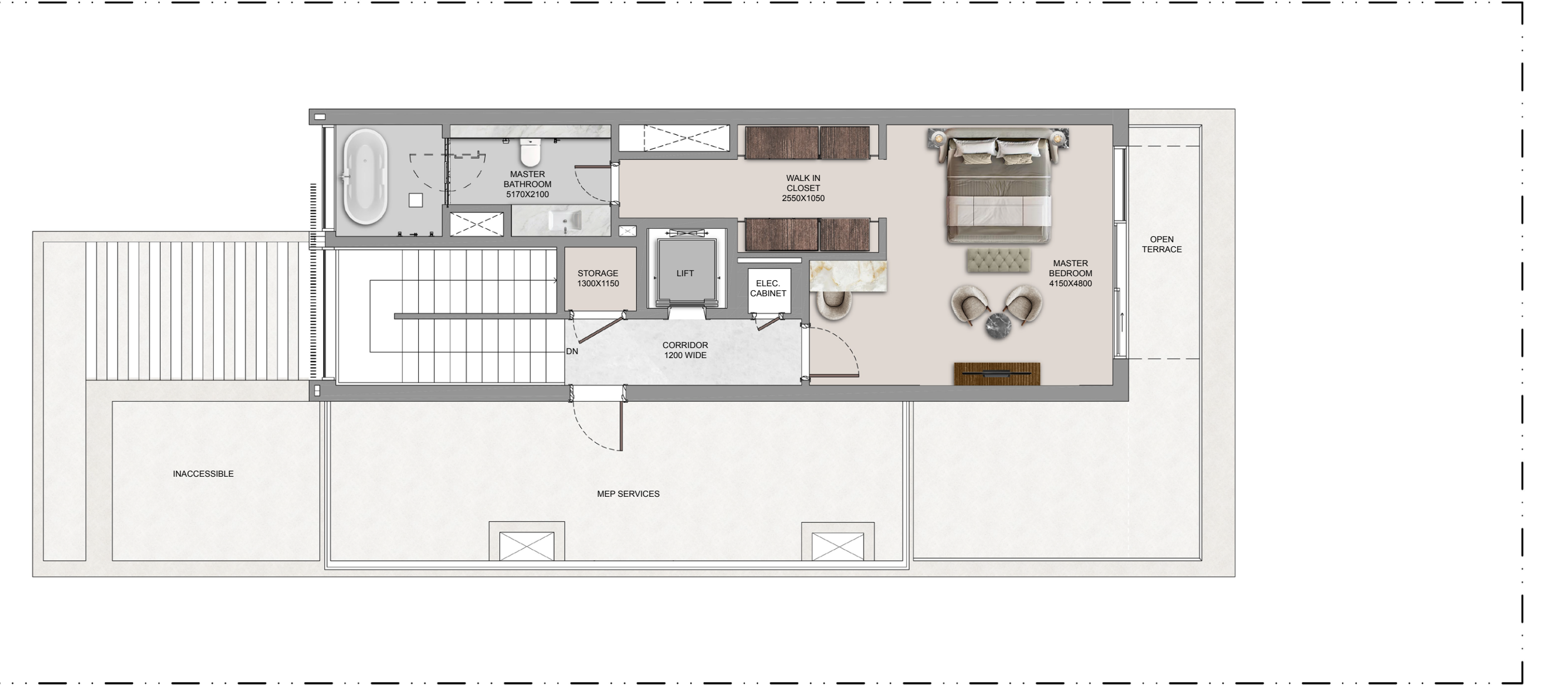
420.32 sq.m
4,524.29 sq.ft



GROUND FLOOR

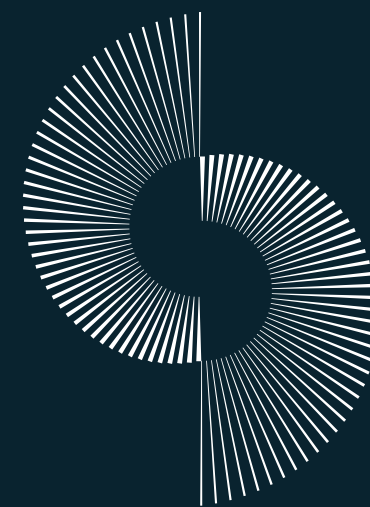


FIRST FLOOR



SECOND FLOOR

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SOBHA CITY

ABU DHABI

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SOBHA

REALTY

