



RIVER COVE RESIDENCES
AT SOBHA CITY

A photograph of a modern building facade featuring a large, cantilevered upper floor with a dark wood-clad underside. The lower portion of the building has a light-colored, textured concrete wall and large glass windows. The image is partially overlaid by a dark teal semi-circular graphic on the right side.

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

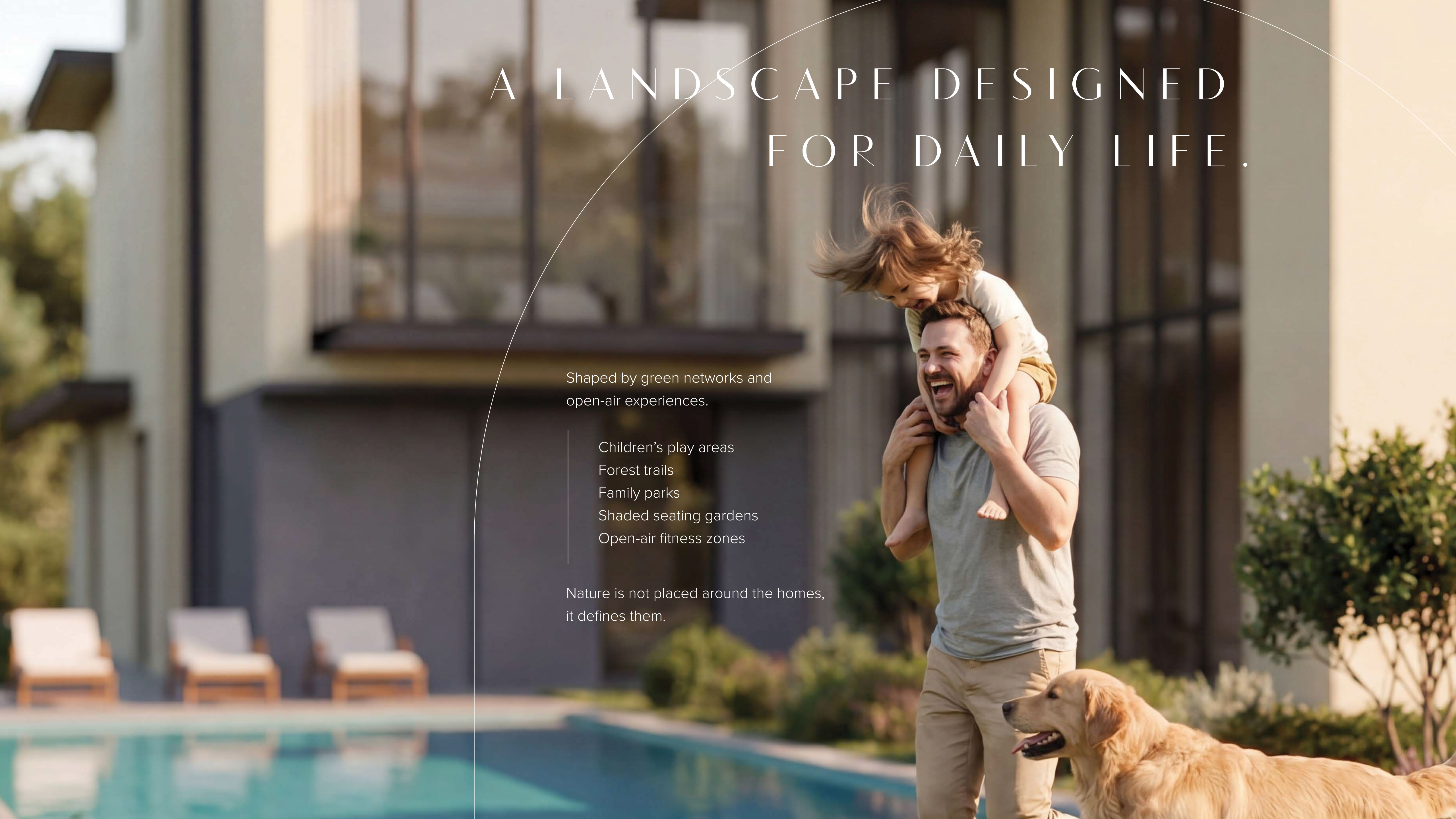
Activity flows naturally.
Wellbeing becomes part of the everyday rhythm.

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.

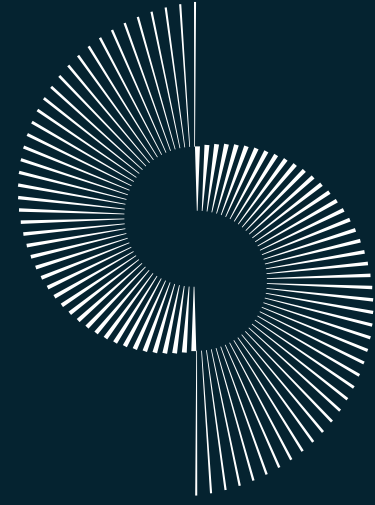


HOMES SHAPED FOR LIVING.

Layouts designed for efficiency, light, and adaptability.

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

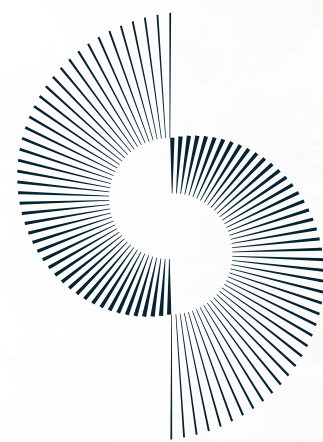
Spaces made to settle into.



SOBHA CITY
ABU DHABI

ILLUSTRATIVE
MASTERPLAN





RIVER COVE RESIDENCES

AT SOBHA CITY

YOUR WATERFRONT ADDRESS WITHIN THE CITY.

THE RIVER COVE RESIDENCES AT SOBHA CITY.



Three residential towers and two villaments positioned along the promenade, overlooking water, landscape, and the evolving rhythm of the city.

Here, waterfront living is defined by openness and uninterrupted views.

Architecture is shaped to invite light deep into every residence. Generous glazing frames the horizon. Balconies extend living outward toward water and sky.

An architectural rendering of a modern, multi-story residential building with a curved facade and numerous balconies. The building is situated on a waterfront promenade. In the foreground, there is a paved plaza with people walking and sitting at outdoor tables. A large, colorful giraffe sculpture is visible on the left. The sky is clear and blue.

MOVEMENT THAT FLOWS NATURALLY.

From home to promenade, from urban energy to moments of calm along the waterfront edge.

Connectivity, walkability, and lifestyle amenities converge at ground level, creating a seamless relationship between city living and natural surroundings.

River Cove Residences presents an urban address defined by clarity, continuity, and contemporary waterfront living.

RESIDENTIAL APARTMENTS & VILLAMENTS

1, 2 & 3 BEDROOM



LIVING ROOM



MASTER BEDROOM



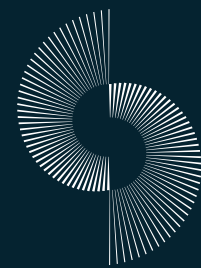
MASTER BATHROOM





DINING AREA & KITCHEN

INTRODUCING
VILLAMENTS
AT

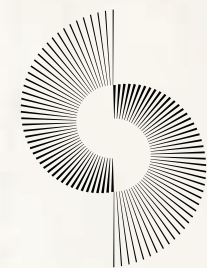
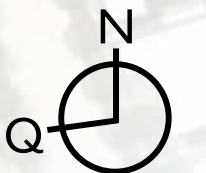


RIVER COVE RESIDENCES
AT SOBHA CITY

A rare collection of limited waterfront residences where refined luxury meets serene living, featuring expansive layouts, seamless indoor-outdoor spaces, and breathtaking panoramic waterfront views, crafted exclusively for a privileged few.



SOBHA CITY

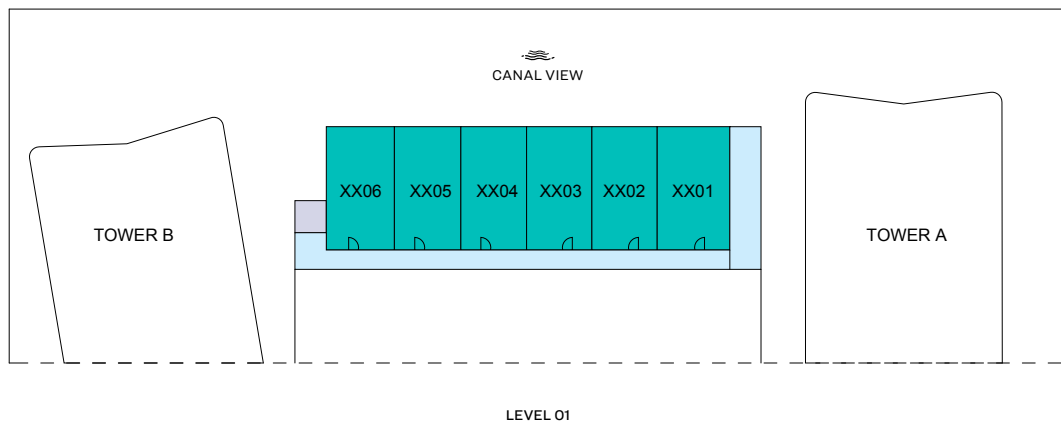
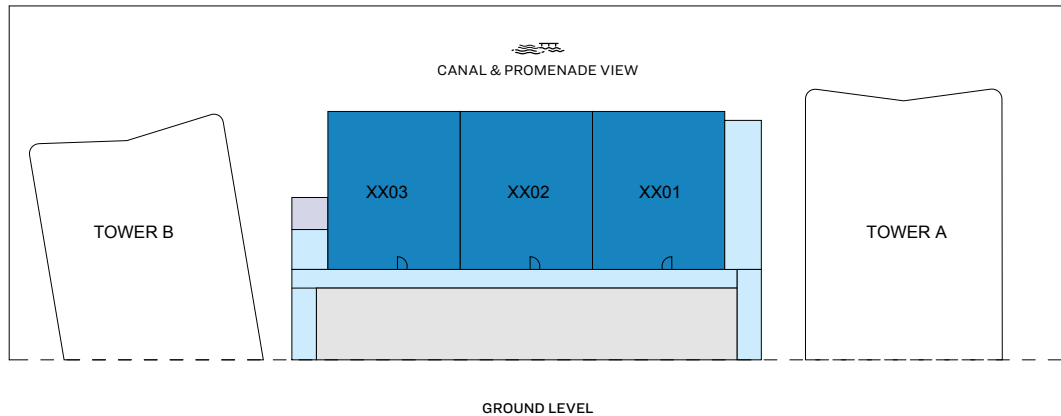


RIVER COVE RESIDENCES

AT SOBHA CITY

FLOOR & UNIT PLANS

VILLAMENT D

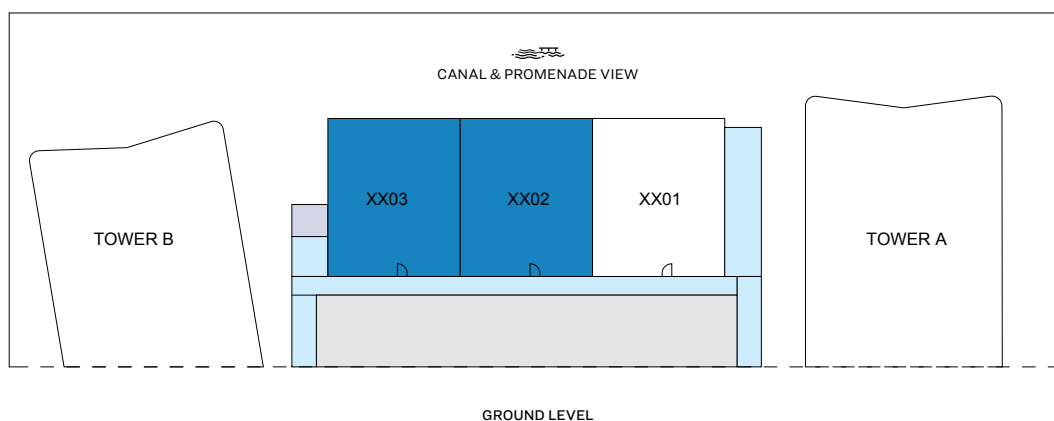


- 3 BED UNIT
- 3 BED DUPLEX
- CIRCULATION
- LIFTS
- PARKING



RIVER COVE RESIDENCES AT SOBHA CITY

FLOOR AND UNIT PLANS



3

BEDROOM
APARTMENT
TYPE C
(with powder, store, study
and maid's + yard)

TOTAL SALEABLE AREA
SUITE = 1,612.43 SQ.FT.
BALCONY RANGE = 430.66 - 432.06 SQ.FT.
TOTAL RANGE = 2,043.10 - 2,044.50 SQ.FT.

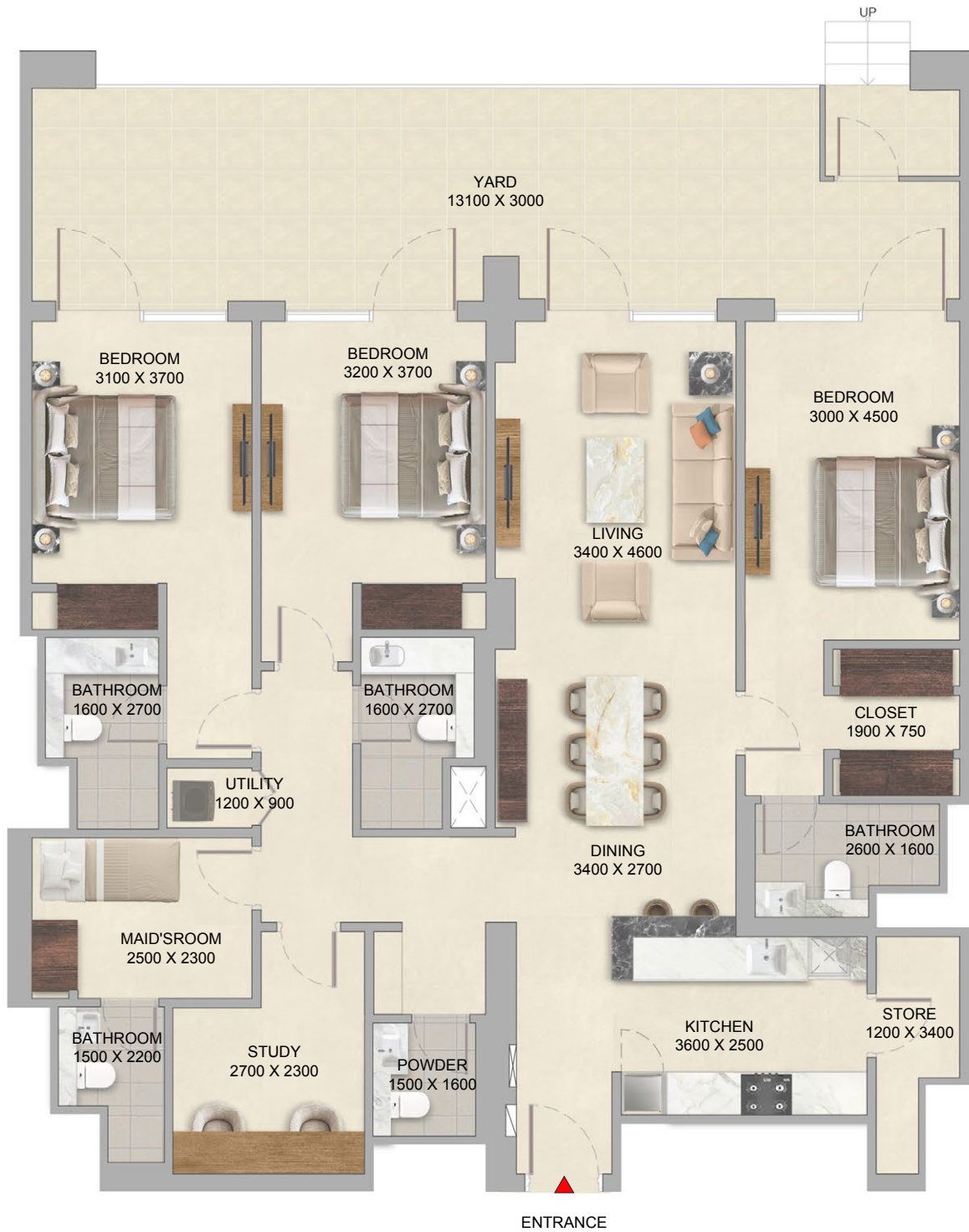
List of unit numbers with this unit plan:

VIEWS

Canal & Promenade View
F002, F003



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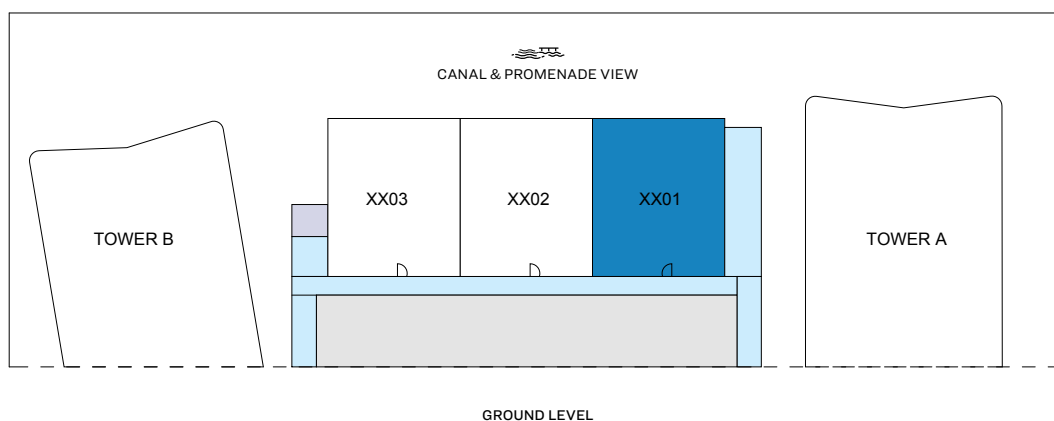
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RIVER COVE RESIDENCES
AT SOBHA CITY



3 BED UNIT



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BEDROOM
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TOTAL SALEABLE AREA
SUITE = 1,612.54 SQ.FT.
BALCONY = 429.16 SQ.FT.
TOTAL = 2,041.70 SQ.FT.

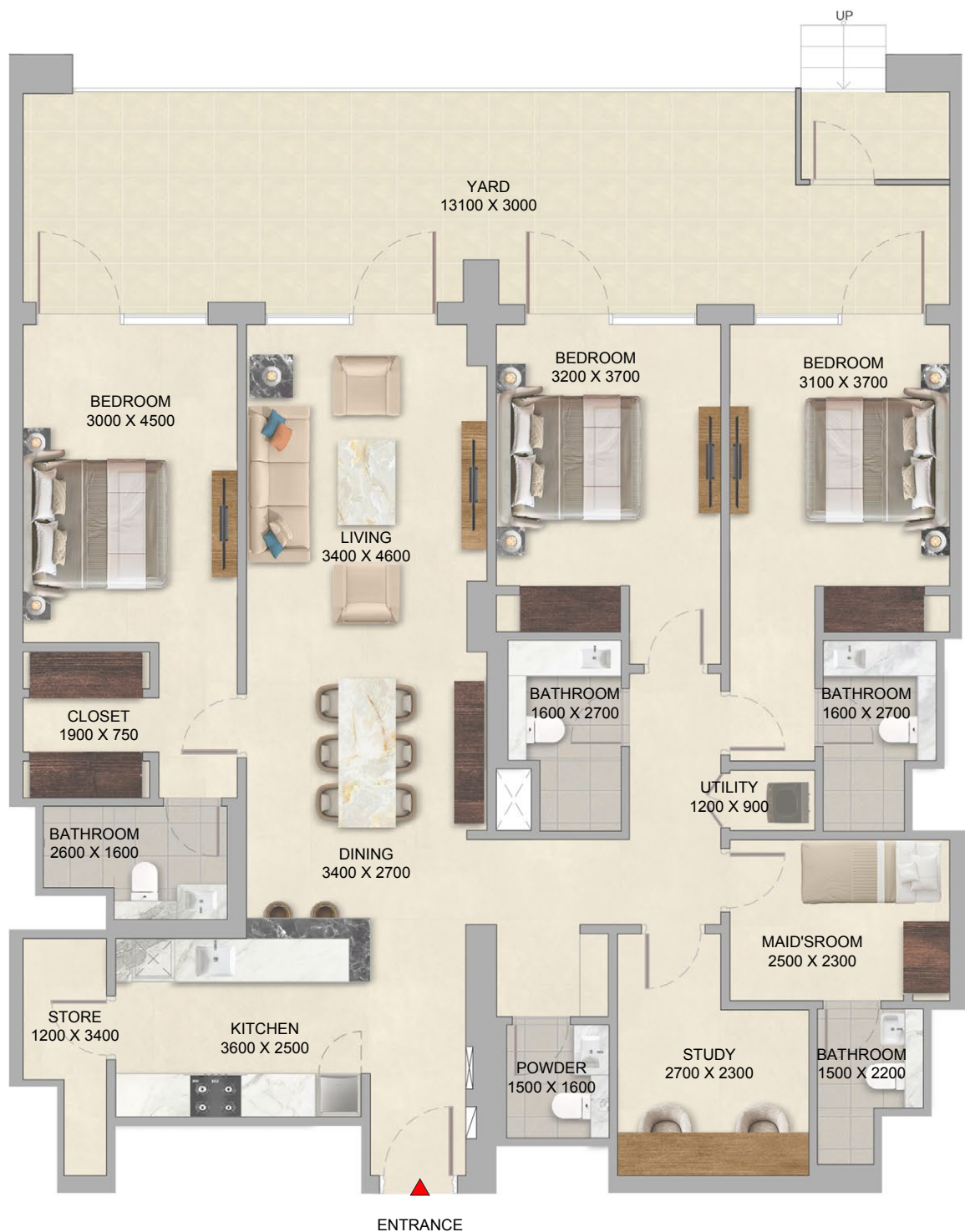
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Canal & Promenade View
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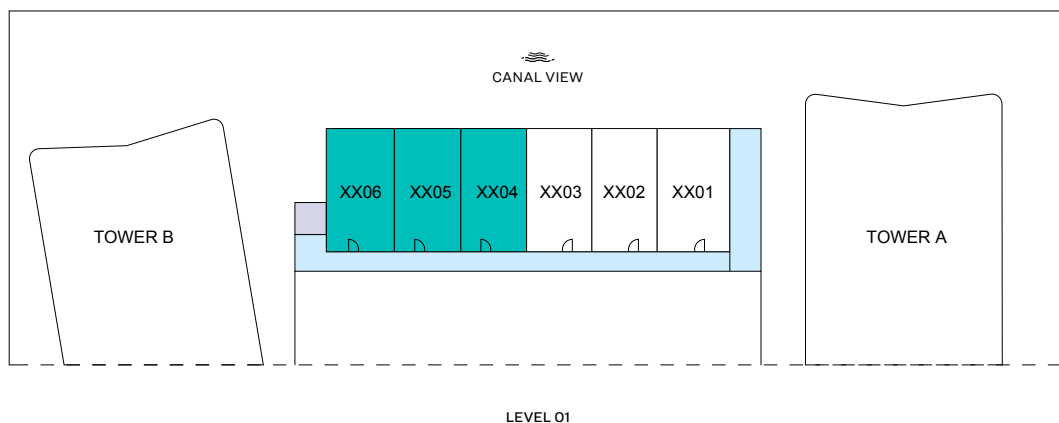
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VIEWS

Canal & Promenade View
F001



RIVER COVE RESIDENCES
AT SOBHA CITY



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BEDROOM DUPLEX
APARTMENT
TYPE D
(with powder and maid's + balcony)

TOTAL SALEABLE AREA
SUITE = 1,640.64 SQ.FT.
BALCONY RANGE = 883.93 - 930.76 SQ.FT.
TOTAL RANGE = 2,524.57 - 2,571.39 SQ.FT.

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VIEWS

Canal View
F104, F105, F106



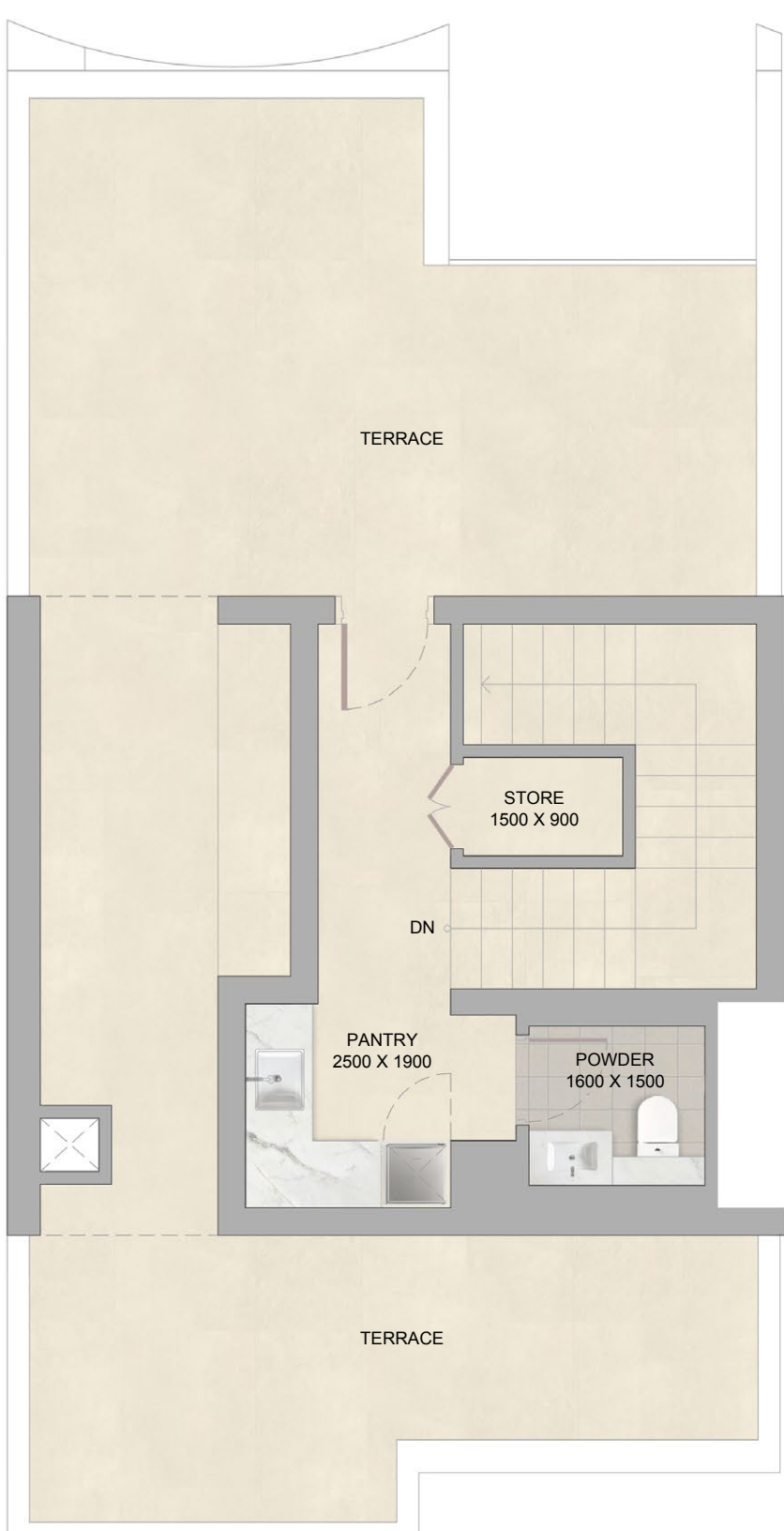
RIVER COVE RESIDENCES
AT SOBHA CITY



LOWER LEVEL



UPPER LEVEL



ROOF LEVEL

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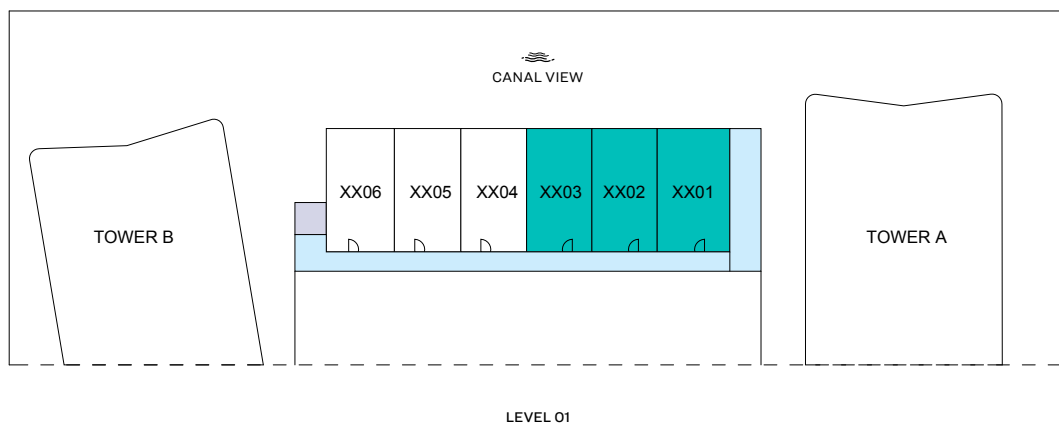
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RIVER COVE RESIDENCES
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APARTMENT

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(with powder and maid's + balcony)

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VIEWS

Canal View
F101, F102, F103

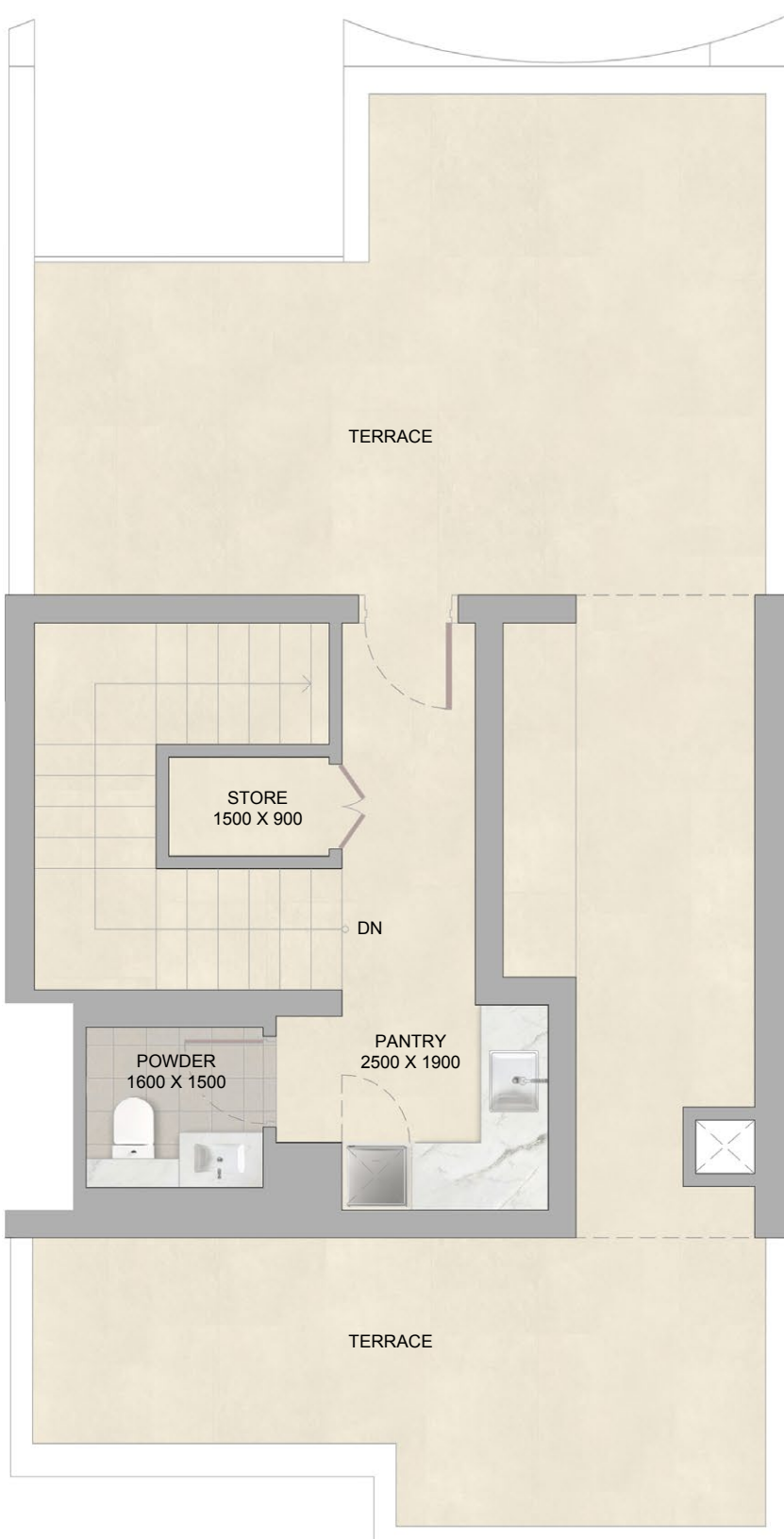




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UPPER LEVEL



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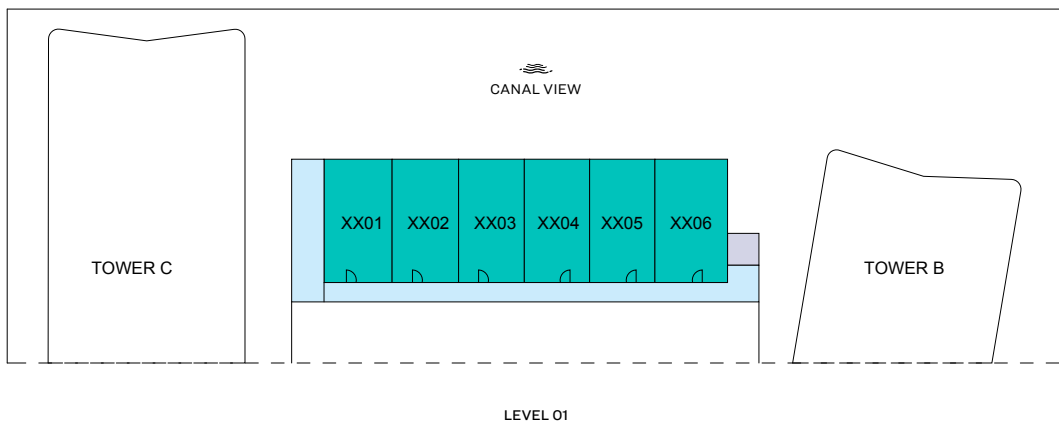
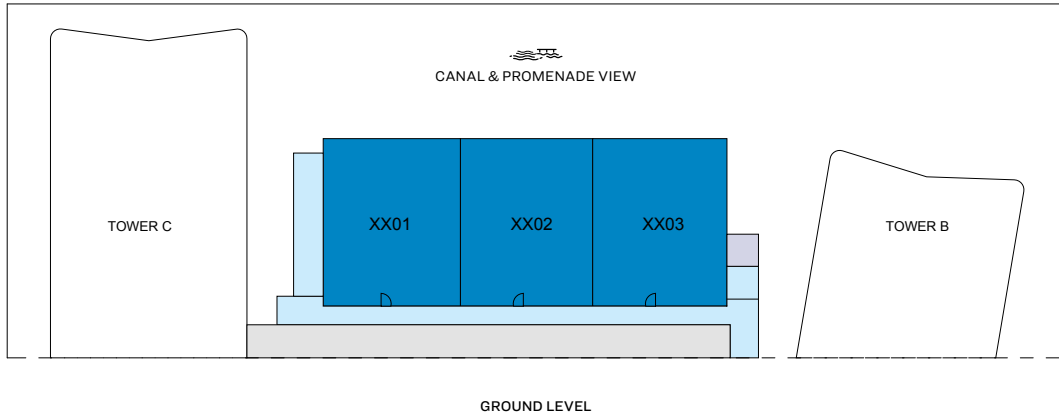
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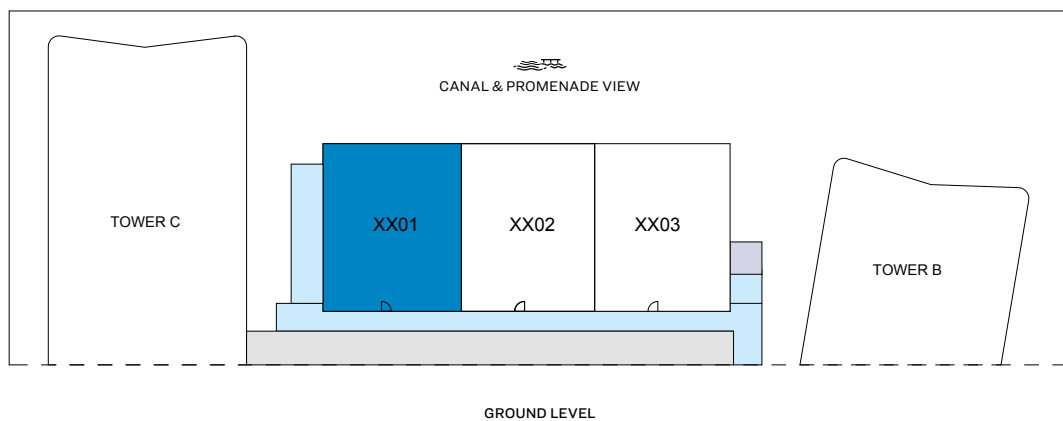
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VILLAMENT E



- | | | |
|--|--|---|
| 3 BED UNIT | 3 BED DUPLEX | CIRCULATION |
| LIFTS | PARKING | |





3 BED UNIT



3

BEDROOM
APARTMENT
TYPE C
(with powder, store, study
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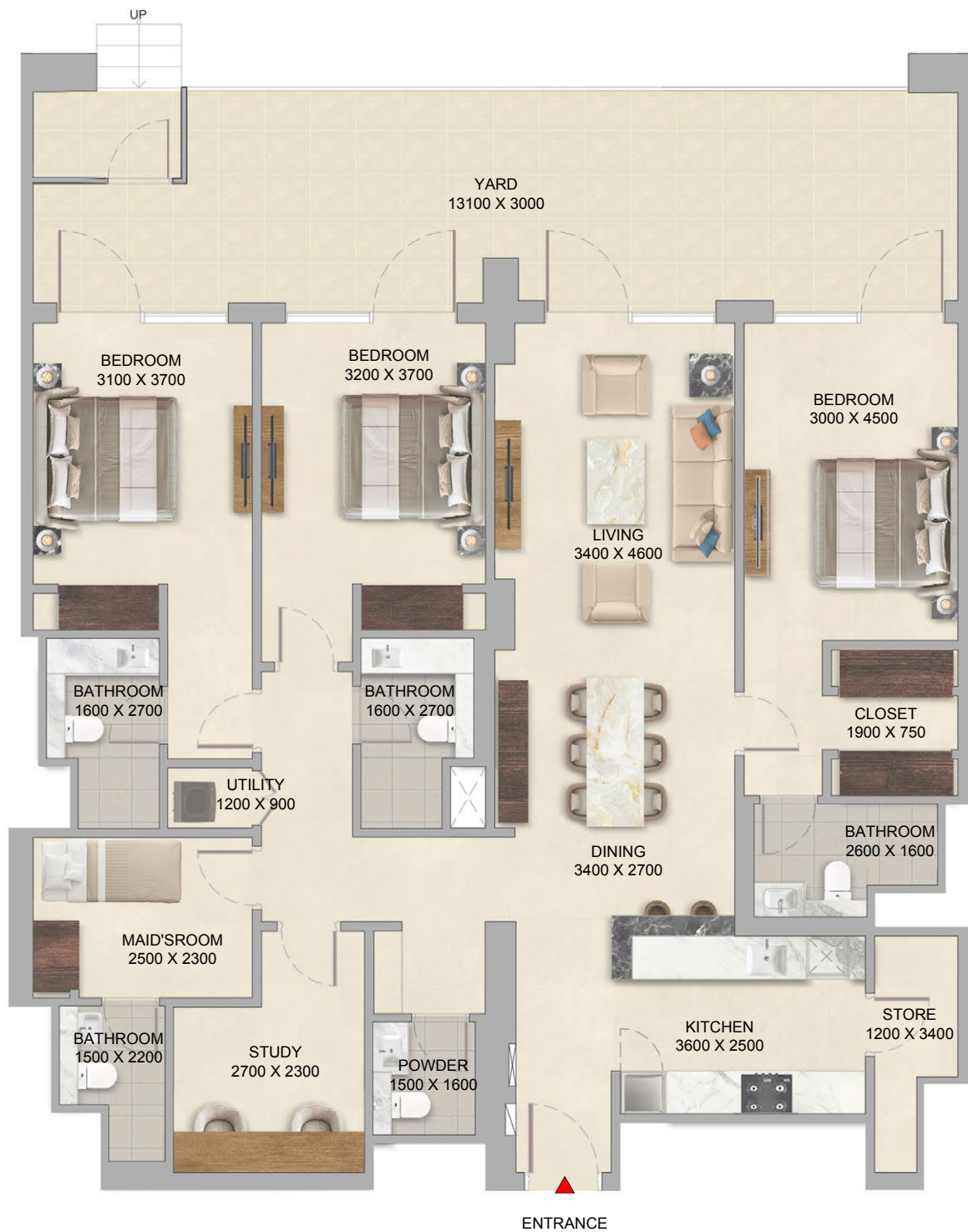
List of unit numbers with this unit plan:

VIEWS

Canal & Promenade View
G001



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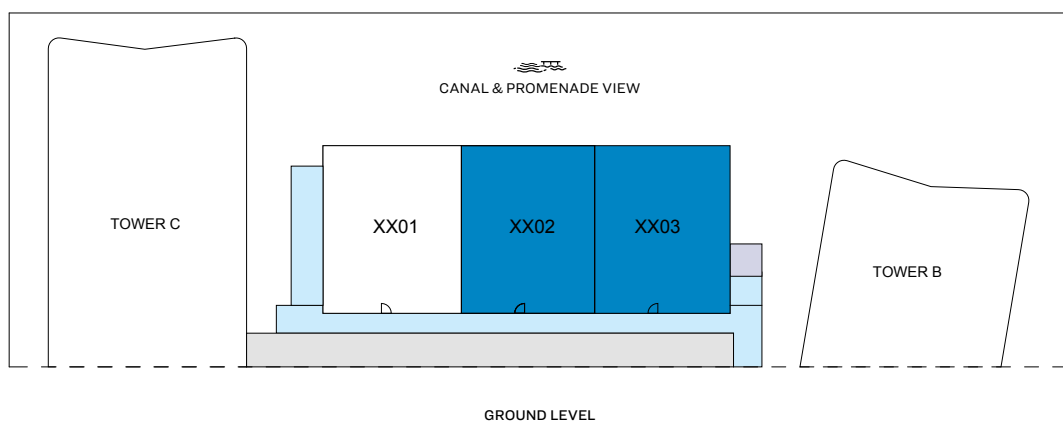
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RIVER COVE RESIDENCES
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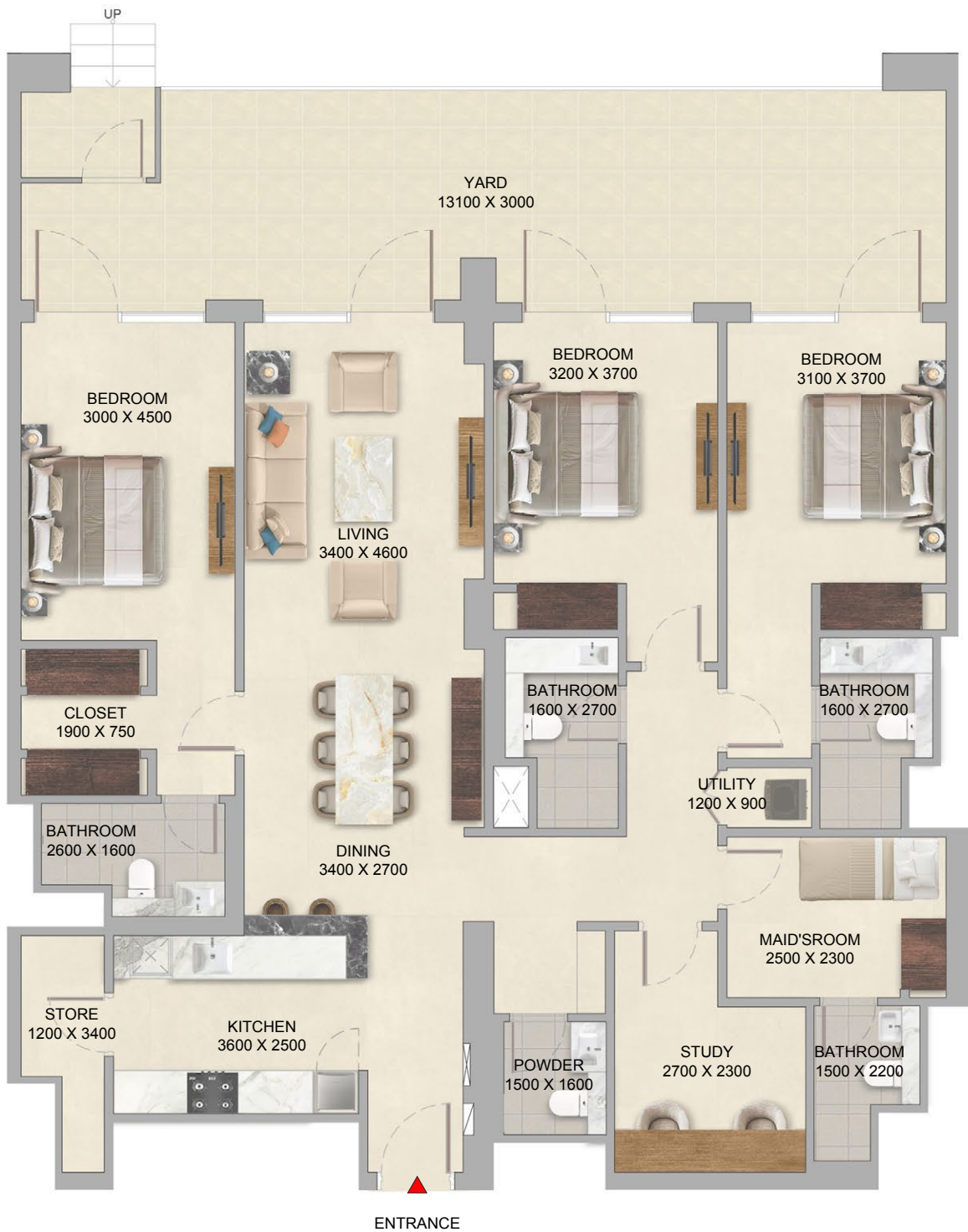
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Canal & Promenade View
G002, G003



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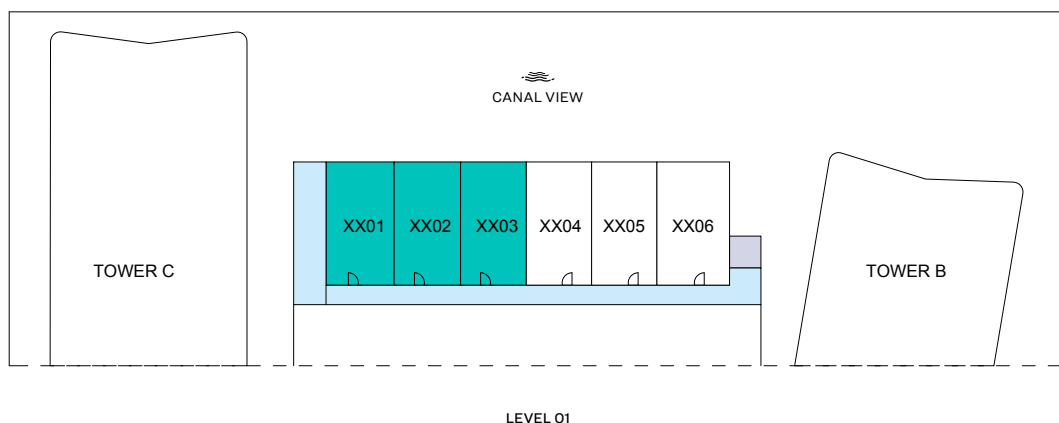
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VIEWS

Canal & Promenade View
G002, G003



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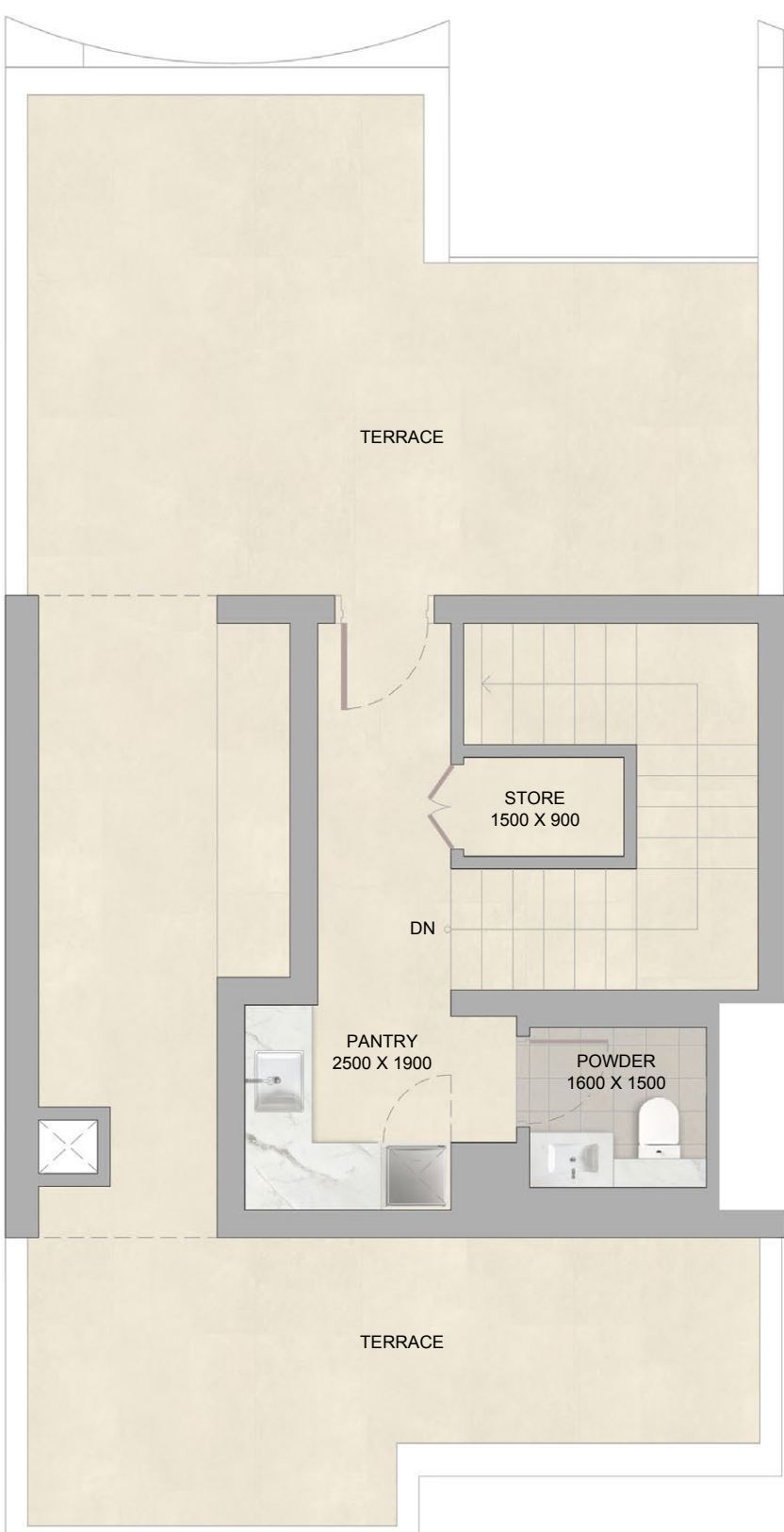




LOWER LEVEL



UPPER LEVEL



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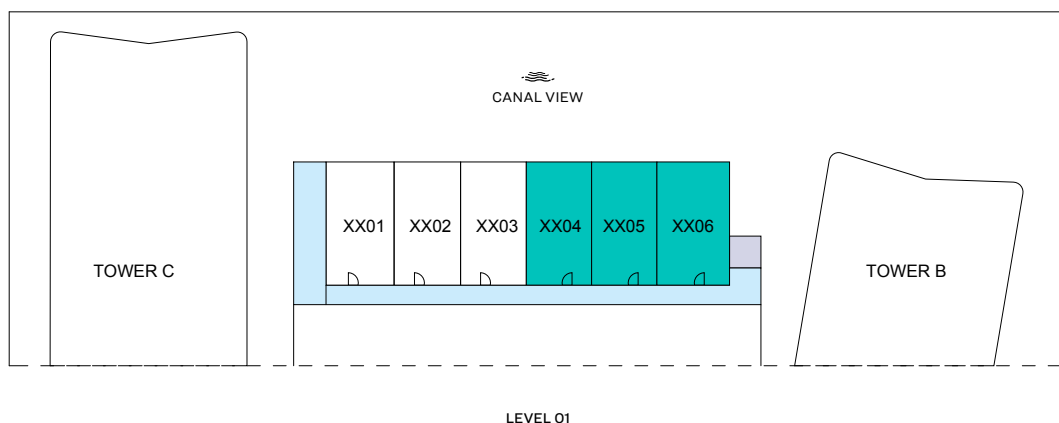
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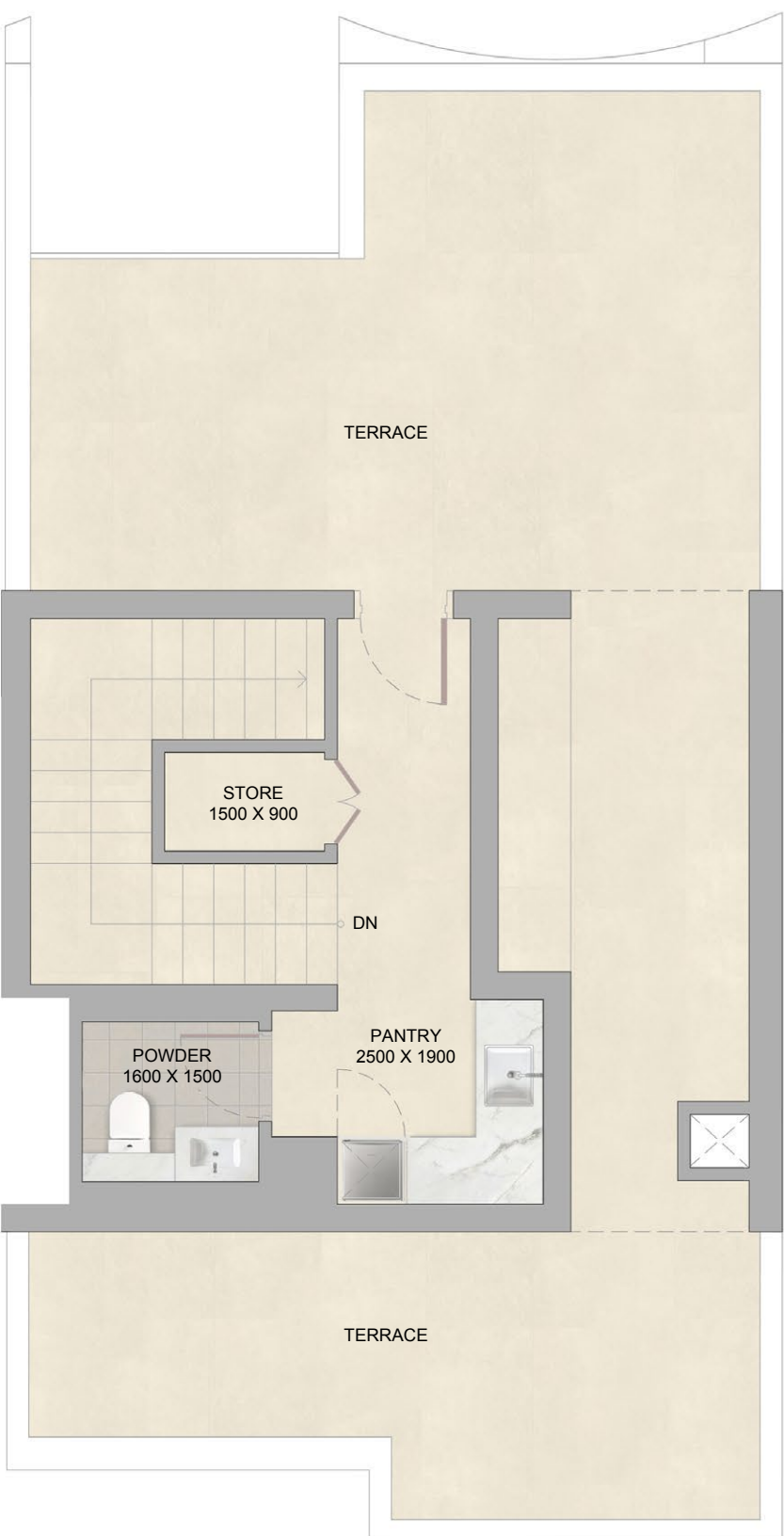




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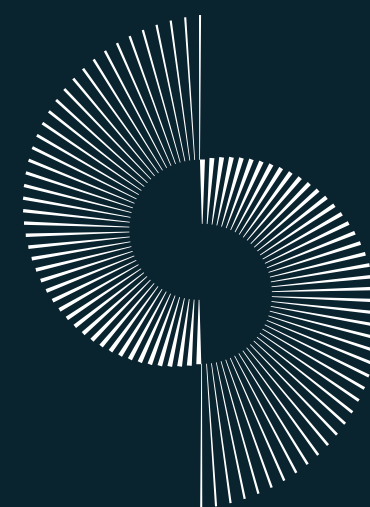
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ABU DHABI

ACD : DECEMBER 2029

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SOBHA

REALTY

