

THE ELĒMENT

AT SOBHA ONE

首霸一号元素华府

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首霸之道

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首霸房地产公司在迪拜各处
开发了一系列房地产项目，重
新定义了奢华居住理念。

首霸地产引领房地产
“后向整合”模式
利用自有优势打造
超越客户期待的
独特高端生活



后向整合

这家全球知名的
后向整合型公司
凭借其关键能力和自有资源
实现项目从
概念到完工的全程交付
确保

按时付、品质超群

A R T O F T H E D E T A I L
R T O F T H E D E T A I L A
T O F T H E D E T A I L A R
O F T H E D E T A I L A R T
F T H E D E T A I L A R T O
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I L A R T O F T H E D E T A
L A R T O F T H E D E T A I
A R T O F T H E D E T A I L

细节之道

我们关注最细微的细节

让您无需操心细节

我从不完全满足，
总觉得在品质上
有太多值得改进
之处

PNC MENON
FOUNDER - SOBHA GROUP



首霸不是在
超越、而是在
定义国际建
筑标准

地标性项目

遍及世界各地

从豪华别墅到华美宫殿、
酒店、综合体、会展中心
首霸已深得 巴林、迪拜、
阿曼等地有识之士的青睐。

我们的专长是以细节控
打造世界一流的
项目

迪拜

黄金门户

迪拜以优惠的税收环境、优越的战略位置、富有远见的发展规划而闻名, 开启一扇通往卓越生活的大门。您将在此体验奢华而独特的生活方式, 与世界各地志同道合的人士相聚。奢华 而精致的迪拜生活方式, 让人进入一个充满独特体验和机遇的天地。



优越地段



探索一个社区, 它
为您精心规划
为您量身定制

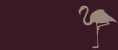


首霸一号(Sobha One)以便捷便利的繁华社区改写奢华生活定义。它拥有葱郁丰盛的景观、18洞短杆高尔夫球场、世界级配套设施,是居民共享美好生活的一方乐土。每一处细节都精心打造,营造出自然、休闲与极致优雅的和谐交融。

奢华生活 城芯便利



它优雅地依偎在拉斯阔路 (Ras Al Khor Road) 的双立交之间, 是一片沾染自然元素精髓的乐土。在这里, 拉斯阔野生动物保护区 (Ras Al Khor Wildlife Sanctuary) 以永恒的姿态悠然映入眼帘。尽情体会迪拜湾的静水、迪拜天际线的美妙律动。一切在此交融, 共鸣出自然元素的意涵: 和谐、平衡, 以及永恒流转的生命交织之美。



拉斯阔野生动物保护区
5分钟



迈丹赛马场
10分钟



首霸心领地及2所国际学校
10分钟



迪拜国际机场
12分钟



商业湾
12分钟



哈利法塔及迪拜购物中心
15分钟



哈利法塔及迪拜购物中心
迪拜市中心
15分钟



迪拜相框
15分钟



迪拜歌剧院
15分钟



朱美拉棕榈岛
25分钟



无尽风光， 无穷视野

沉浸在改写奢华生活的
无尽风光之中。从迪拜市中心到
拉斯阔野生动物保护区，窗前如
一幅摄人心魄的风景画，将天际线、
水道、宁静的地平线尽收其中



诚邀赏鉴

THE ELEMENT
AT SOBHA ONE

体验一种
——全——
景式生活

在绝美风光中
奢华再次升华



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融汇都市优雅自然 和谐的杰作



元素华府(The Element)是一个优雅杰作, 拥有无比壮丽的景致, 宽阔的开放空间热忱接纳每位住户。它从精妙的自然元素中汲取灵感, 以升华的居住体验重新定义奢华。宁静开阔的空间让心灵重焕生机, 而广阔视野则令人目不暇接。

这座堪称奇迹的建筑拥有一居室至四居室的多种户型, 将现代优雅与极致舒适完美融合。独树一帜的建筑杰作, 兼具现代设计与永恒魅力。

重新定义高雅生活



沉浸于这样的空间, 每一天都在全景视野、自然光线与畅享现代舒适之中展开。在城市奢华与自然宁静的完美交织里寻觅专属的静谧之所, 让您的感官尽情捕捉迪拜天际线、迪拜湾以及无尽的瑰丽景致。

让灵感与梦想合二为一

每一处景致皆为经典杰作



踏入一个都市优雅融入自然怀抱的境界, 每一刻都沉浸在诗意般的无敌美景中。

体验一览无余的视野, 从标志性的天际线, 到宁静的地平线, 再到拉斯阔野生动物保护区的自然之美尽收眼底。

居所凝练城市宏伟与宁静景致之精髓, 呈现无与伦比的视野。从静谧的日出到璀璨的夜景, 每一刻都如梦如幻。





展现启迪梦想的 景色



从每一个视角望去, 都能惊叹于迷人的迪拜天际线。凝望那绝美天际线, 从黎明的金色光辉变幻为夜晚的璀璨灯火。每一幅景象都是一件等待着启迪人心的杰作。



风景如画的静谧港湾

欢迎开启无与伦比的奢华生活, 这里视野无垠, 自然静谧环绕。领略宁静水域、繁茂红树林与优雅翱翔火烈鸟构成的绝美景致。从大厦望去, 城市的奢华与保护区的原始魅力相互交融, 营造出独一无二的景观视角。





葱绿之美勾勒 的奢华空间

见证短杆高尔夫球场的静谧之美，
宁静天空下果岭起伏。这如诗如画的景致，
将日常生活幻化为 无比优雅安宁的画面



卓越 地标

每一处空间都召唤您前来相聚, 沉醉于精致与自然之美的完美交融。让全景视野环抱休憩与沉思的时光, 为您在这精心打造的社区空间里交流、放松与蓬勃生活, 提供理想的背景。



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您的休养所 您的空间 您的避风港

在我们精心打造的社区空间里, 都市优雅与自然之美完美融合。这些空间旨在促进共享体验, 创造永恒回忆, 不着痕迹地提升您的生活品质。从短杆高尔夫球场的迷人景观, 到世界级的配套设施, 大楼里的每一刻都是为了提升您的生活方式, 丰富您的日常生活。从宁静的夜晚到充满活力的社交聚会, 首霸一号元素华府提供一系列精心打造的生活体验, 让您的生活精彩纷呈。



通往 世界级生活的 门户



踏入一个拥有各种顶尖休闲娱乐设施的天地。在绝美泳池中畅游, 尽享奢华体验; 在能俯瞰壮丽景色的专属平台上悠然放松; 或者相聚于优雅的会所*, 这里是打造永恒回忆的绝佳之地。

*会所将作为社区配套的一部分, 所有付费会员均可使用





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在非凡球道上 尽情挥杆

是迪拜首屈一指的世界级短杆高尔夫球场, 设有 18 个精心设计的球洞。工作漫长一天后, 来这里放松再合适不过。

辛苦工作一天后, 来这里放松再合适不过。毕竟, 还有什么比在洒满阳光的球道上成功推进一记长距离推杆更惬意的事呢。会所* 配备高端设施, 还有可俯瞰果岭的露台。

水边 用餐

毗邻宁静水道的美食长廊, 也是一场满足各种口味与时段需求的味觉盛宴。这里有精致餐厅, 无论是适合私密晚餐, 还是能让人小聚畅聊的咖啡时光, 亦或是商务午餐, 都能在此找到心仪之选。



巅峰 奢享



置身于楼顶奢华天地, 这里有度假酒店风格的泳池, 可带来 270° 的全景视野, 还有时尚的观景台。裙楼层完美融通室内外空间, 配备健康、休闲、娱乐设施, 打造超凡绝伦的生活体验。

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户外配套设施



配备水上健身项目的泳池



按摩浴缸



板式网球场



障碍赛道或综合健身区



乒乓球



战绳



观景台



户外健身房



儿童游乐区



户外烧烤区



瑜伽/
冥想平台



骑行道与
步道*



配有座位的草坪



宠物友好空间





室内配套设施



共享办公空间和商务休闲廊



电影室



多功能厅



VR 游戏/青年区



室内健身房



楼顶休闲廊



普拉提和瑜伽



儿童会所/幼儿会所



图书室



哺乳室

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区域平面图



总体规划图



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案场平面图



配套设施

裙楼层

- ① 环形步道
- ② 儿童游乐区
- ③ 烧烤+用餐区
- ④ 游戏区: 乒乓球、桌上足球
- ⑤ 开放式草坪
- ⑥ 瑜伽/冥想区
- ⑦ 户外健身房
- ⑧ 战绳
- ⑨ 障碍赛道/综合健身区
- ⑩ 板式网球场
- ⑪ 高台花坛

楼顶层

- ⑫ 主泳池
- ⑬ 泳池休闲区
- ⑭ 按摩浴池
- ⑮ 儿童泳池
- ⑯ 阳光躺椅
- ⑰ 泳池淋浴
- ⑱ 观景台
- ⑲ 户外休闲廊

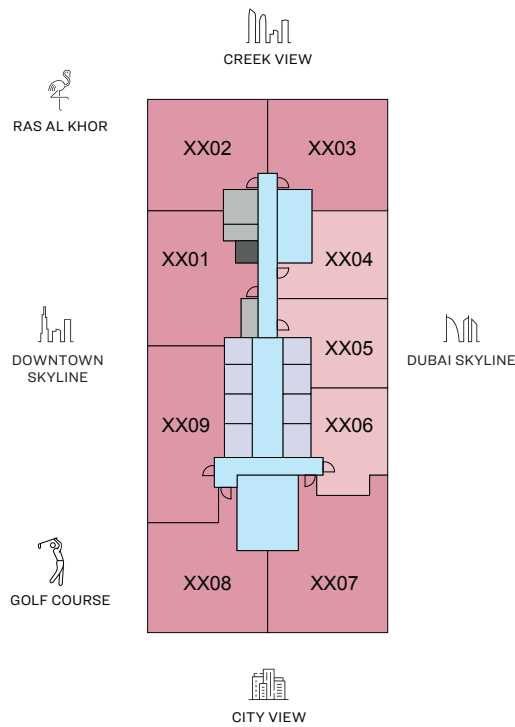
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FLOOR AND UNIT PLANS

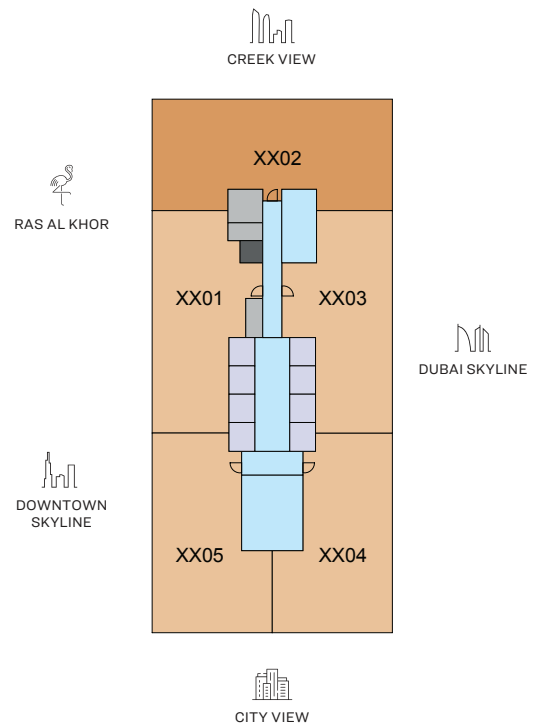
THE ELEMENT

AT SOBHA ONE

FLOOR AND UNIT PLANS



LEVEL 10 - 33



LEVEL 37 - 60

 1 BED UNIT	 3 BED UNIT	 CIRCULATION	 LIFTS
 2 BED UNIT	 4 BED UNIT	 SERVICES	 GARBAGE ROOM

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1

BEDROOM
APARTMENT

TYPE A

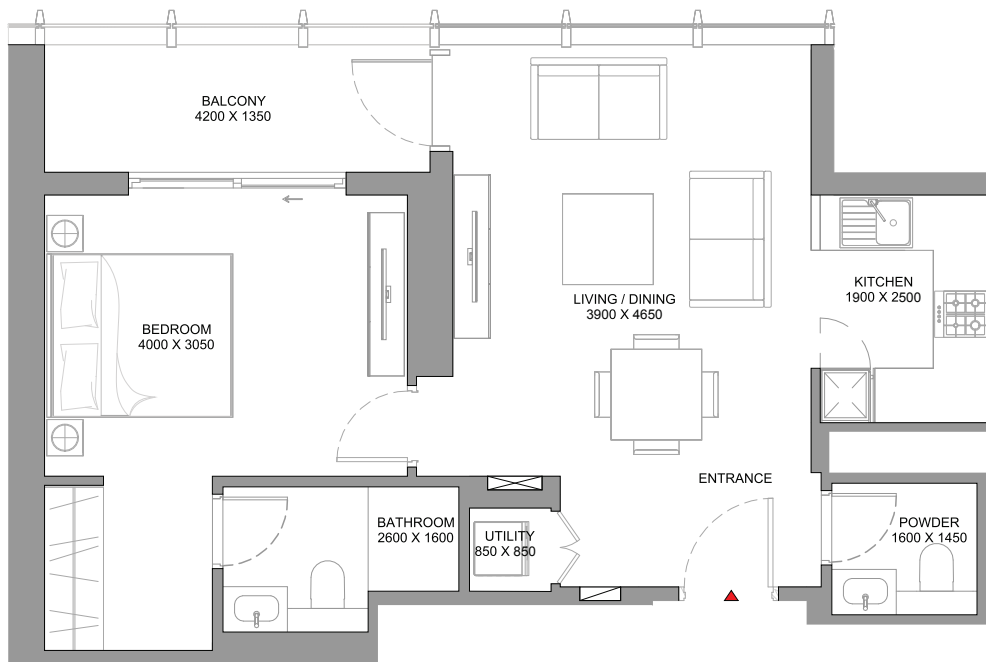
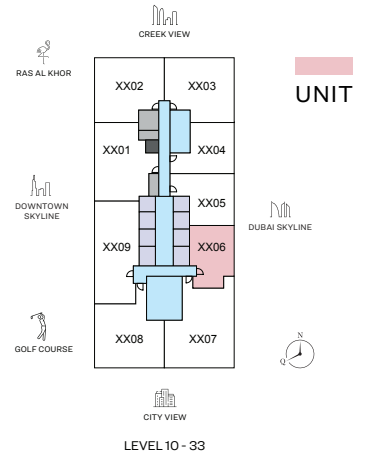
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 650.46 SQ.FT.

BALCONY = 89.56 SQ.FT.

TOTAL = 740.02 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306

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1

BEDROOM APARTMENT

TYPE B

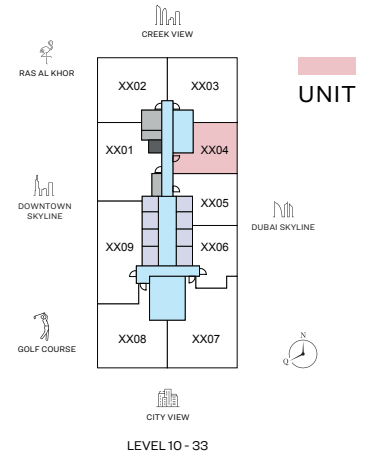
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 639.81 SQ.FT.

BALCONY = 89.56 SQ.FT.

TOTAL = 729.37 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

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1

BEDROOM APARTMENT

TYPE C

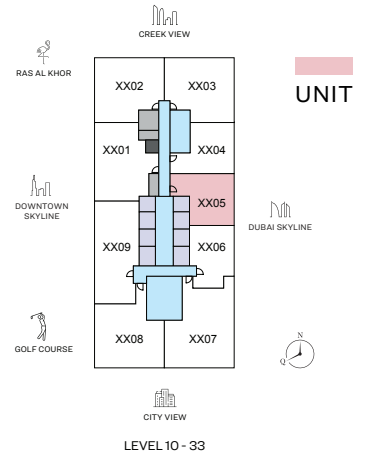
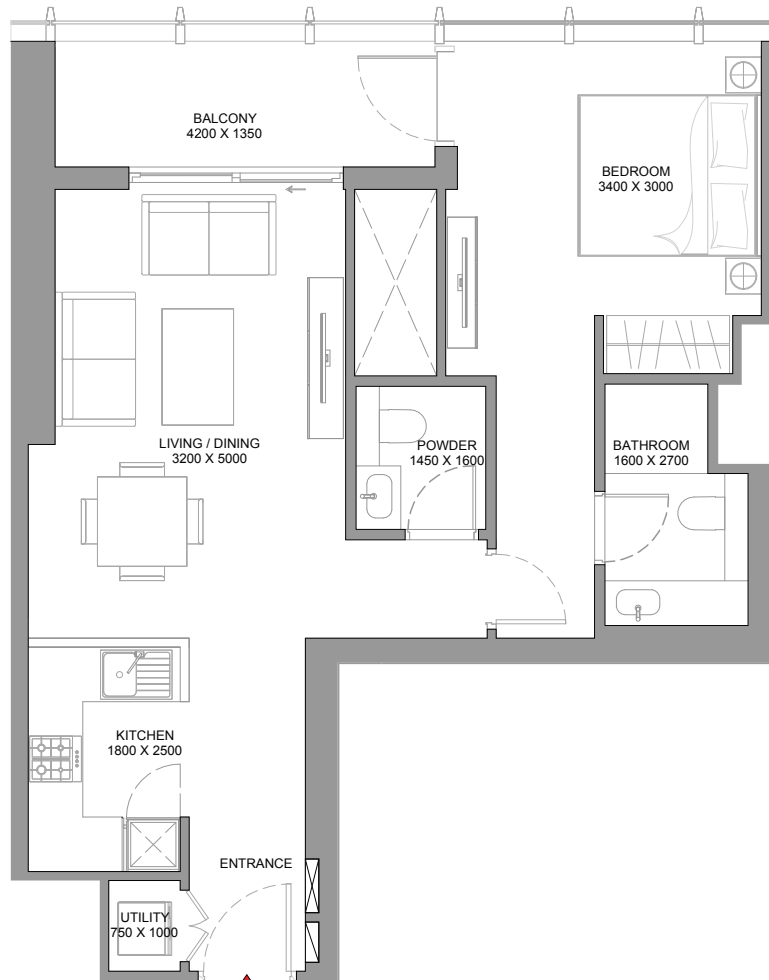
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 666.72 SQ.FT.

BALCONY = 86.76 SQ.FT.

TOTAL = 753.48 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

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2

BEDROOM APARTMENT

TYPE A

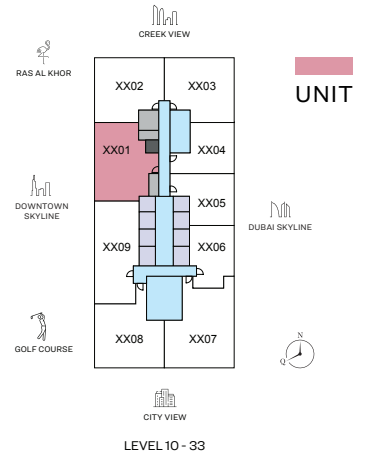
(with powder room and store room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,046.25 SQ.FT.

BALCONY = 170.61 SQ.FT.

TOTAL = 1,216.86 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities
1101, 1201, 1301, 1401, 1501

Golf course, Ras Al Khor, Downtown Skyline
1601, 1701, 1801, 1901, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901

Ras Al Khor, Downtown Skyline
3101, 3201, 3301



2

BEDROOM APARTMENT

TYPE B

(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,101.26 SQ.FT.

BALCONY = 83.31 SQ.FT.

TOTAL = 1,184.57 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Creek, Amenities

1002, 1102, 1202, 1302, 1402, 1502

Golf course, Ras Al Khor, Creek, Downtown Skyline

1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002

Ras Al Khor, Creek, Downtown Skyline

3102, 3202, 3302

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2

BEDROOM APARTMENT

TYPE B - VARIANT 1

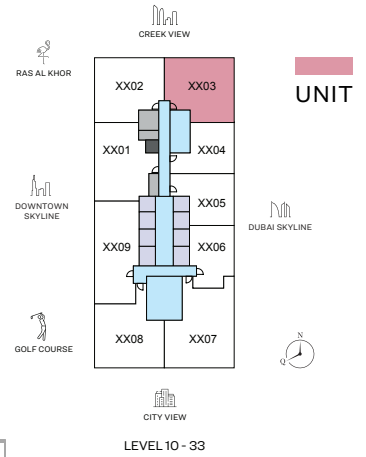
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,100.83 SQ.FT.

BALCONY = 83.31 SQ.FT.

TOTAL = 1,184.14 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Creek, Dubai Skyline

1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303

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2

BEDROOM APARTMENT

TYPE C

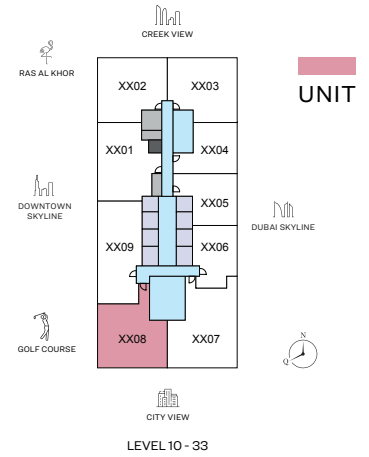
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,191.35 SQ.FT.

BALCONY = 92.25 SQ.FT.

TOTAL = 1,283.60 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf Course, Ras Al Khor, Downtown Skyline, Amenities
1008, 1108, 1208, 1308, 1408, 1508

Golf course, Ras Al Khor, Downtown Skyline
1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008

Golf course, Ras Al Khor, Downtown Skyline
3108, 3208, 3308



2

BEDROOM APARTMENT

TYPE D

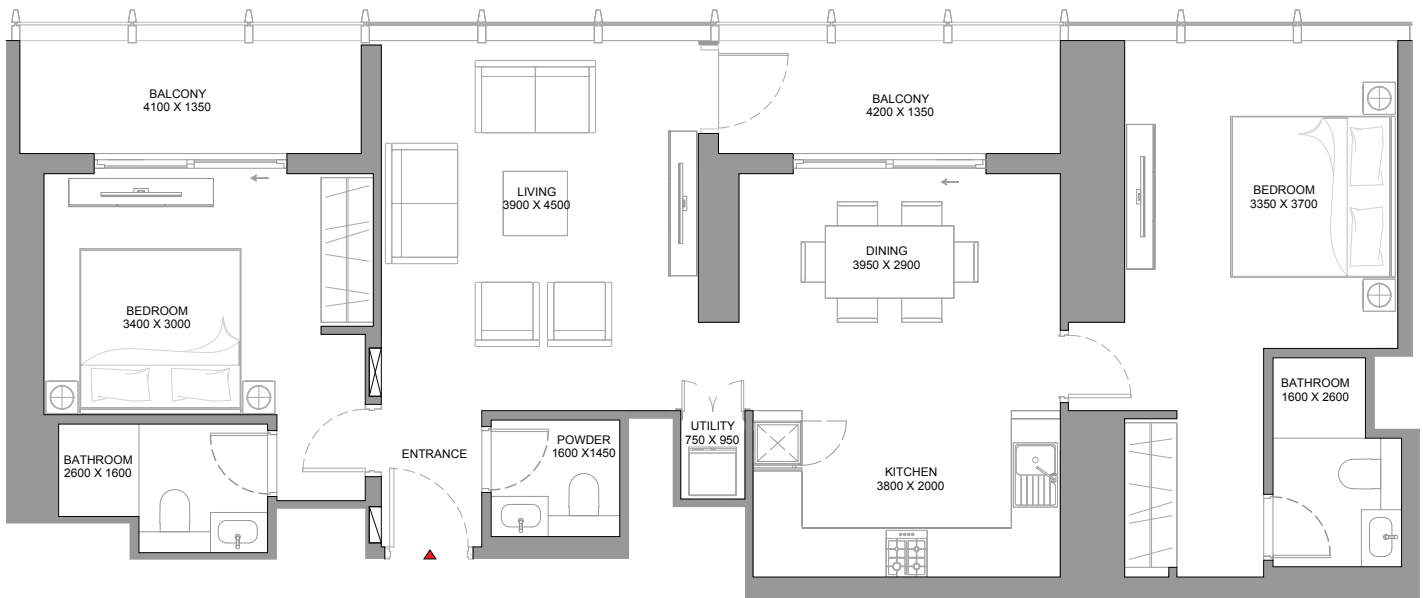
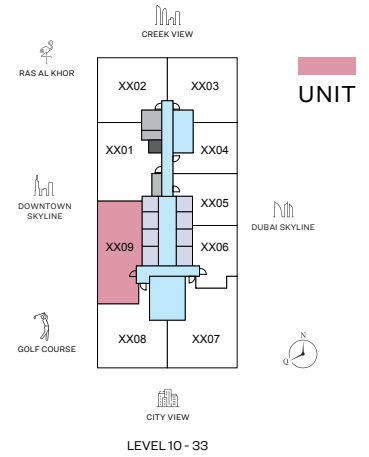
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,086.19 SQ.FT.

BALCONY = 175.45 SQ.FT.

TOTAL = 1,261.64 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities

1009, 1109, 1209, 1309, 1409, 1509

Golf course, Ras Al Khor, Downtown Skyline

1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009

Golf course, Ras Al Khor, Downtown Skyline

3109, 3209, 3309



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2

BEDROOM APARTMENT

TYPE E

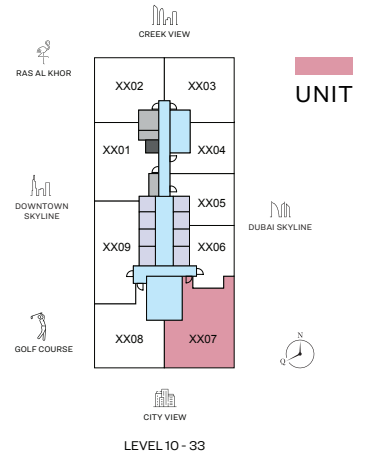
(with study room and shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,341.08 SQ.FT.

BALCONY = 175.67 SQ.FT.

TOTAL = 1,516.75 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

City View, Dubai Skyline

1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307

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3 BEDROOM APARTMENT

TYPE A

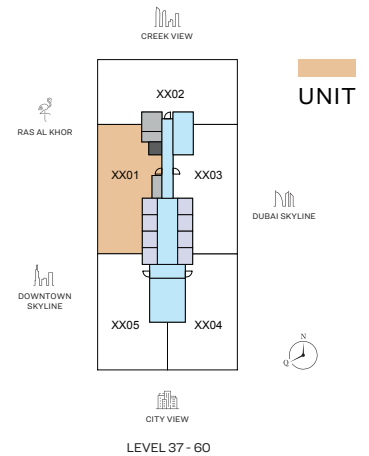
(with maid's room, store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,592.20 SQ.FT.

BALCONY = 261.67 SQ.FT.

TOTAL = 1,853.87 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Downtown Skyline

3701, 3801, 3901, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 4901, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901

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3

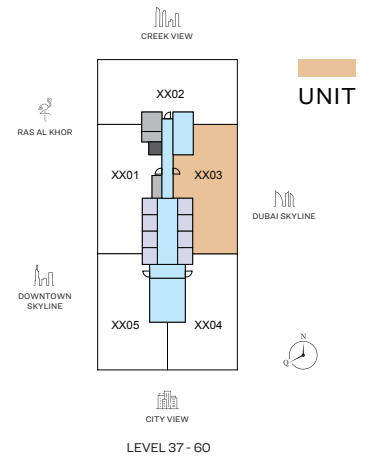
BEDROOM APARTMENT

TYPE B

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

TOTAL SALEABLE AREA

SUITE = 1,610.28 SQ.FT.
BALCONY = 263.93 SQ.FT.
TOTAL = 1,874.21 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003

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3 BEDROOM APARTMENT

TYPE C

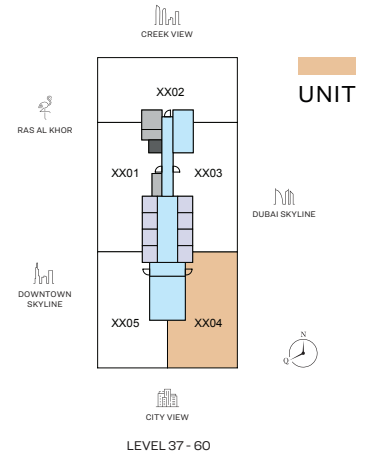
(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,783.36 SQ.FT.

BALCONY = 175.34 SQ.FT.

TOTAL = 1,958.70 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, City view

3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004

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3

BEDROOM APARTMENT

TYPE C - VARIANT 1

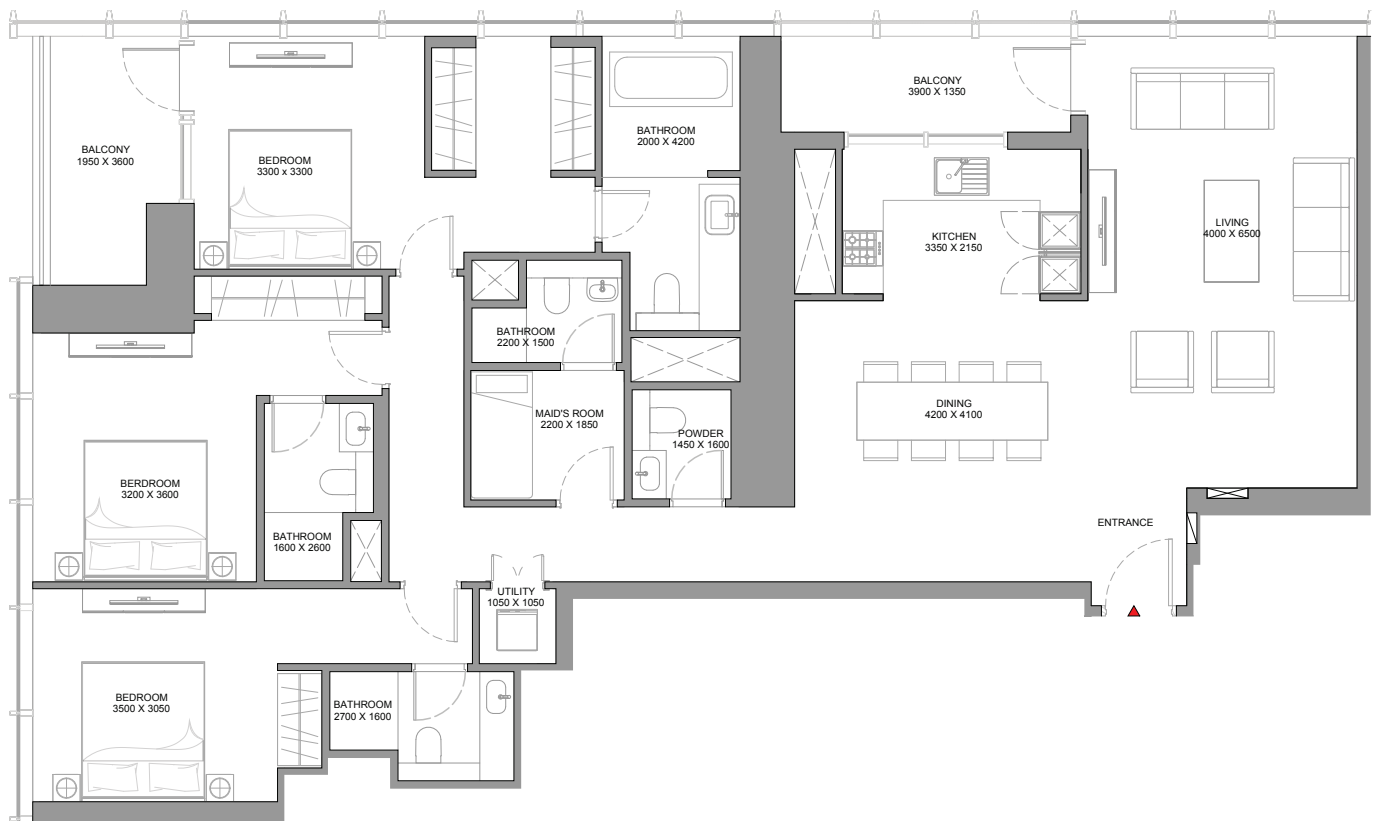
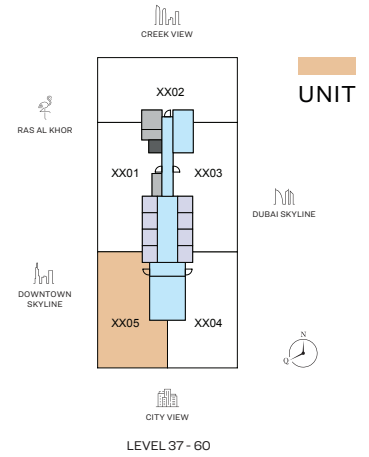
(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,782.83 SQ.FT.

BALCONY = 175.34 SQ.FT.

TOTAL = 1,958.17 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Downtown Skyline, Community, City view

3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905

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4 BEDROOM APARTMENT

TYPE A

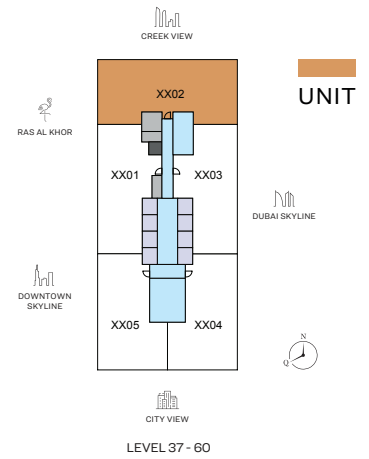
(with maid room and shared powder + balcony)

TOTAL SALEABLE AREA

SUITE = 2,278.40 SQ.FT.

BALCONY = 166.63 SQ.FT.

TOTAL = 2,445.03 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

210 degree views (Ras Al Khor, Creek, Dubai Skyline, Downtown Skyline)

3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402, 4502, 4602, 4702, 4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502, 5602, 5702, 5802, 5902, 6002

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