



THE GROVE

AT SOBHA SANCTUARY

SOBHA
REALTY

The background image shows a person in a meditative pose on a green lawn, with another person in the background. The scene is bathed in warm, golden light, suggesting a sunset or sunrise. The person in the foreground is wearing a gold ring on their finger.

The Philosophy behind

A complete environment shaped
through distinct layers of wellbeing:

NATURE

Nature is woven through Sobha Sanctuary as
an everyday presence.

WATER

Water shapes the atmosphere as its presence
carries through the community, creating a
sense of ease.

WELLNESS

Wellness feels natural, supported by design,
space, and movement.

COMMUNITY

A destination to carry daily life, shared
moments and a sense of belonging.



*What to
expect within Sobha
Sanctuary*



Human connection at the core

RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is to bring together **~20,000 families** while being shaped around nature, balance, and daily ease.

Social Gathering

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



Family

Family life is enriched by a vibrant social club and a thoughtfully curated mix of children's play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers' market experiences bring a sense of freshness and vitality.



Pets

Pet wellness is seamlessly integrated into the community through dedicated therapy gardens and play zones.





Nature leads the experience across Sobha Sanctuary, with ~**50% open and green spaces** flowing through every zone, anchored by a ~**800,000 sq. ft. park**.

*Nature immersion,
restoration, and
balance.*

Sobha Sanctuary's green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



Wellness built into the day

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a **~5 km leisure loop** that invites recreation, exploration, and everyday movement. A **9+ km wellness loop** is also purpose-built for walking, cycling and a myriad of health-focused activities.

Outdoor fitness zones

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





Meditation lawns

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.

A large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The pool is surrounded by a sandy beach area where children are playing. There are several lounge chairs with white cushions and umbrellas. The background features several high-rise buildings with glass facades and balconies. The sky is blue with some clouds.

A Refined Expression of Water Spaces

A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.



A landscape defined by water

Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.



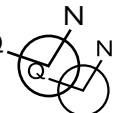
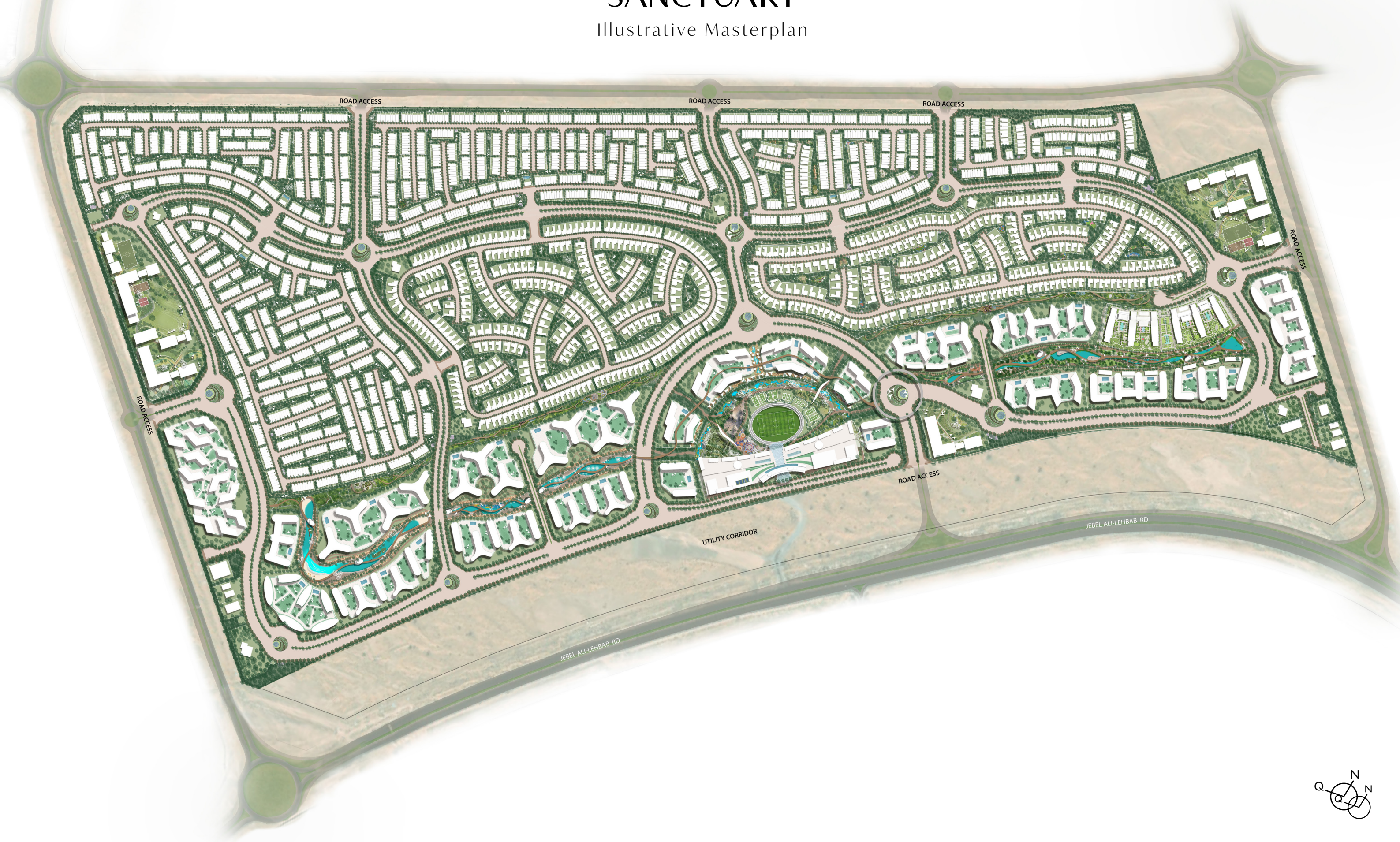
ARK

Sustainability at Sobha *Sanctuary* is a framework

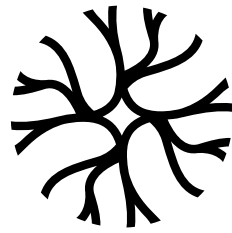
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.



SOBHA
SANCTUARY
Illustrative Masterplan



Introducing



THE GROVE

AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form





THE GROVE

AT SOBHA SANCTUARY

An exclusive villa enclave offering expansive living, refined privacy, and curated landscapes.





Located within the blue-green network

The location of The Grove cluster is embedded within Sobha Sanctuary's blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.



*Estate
Villas
4,5,6 Bedroom*

*Smart-home ready
Courtyard
Private pool
Large terraces
Lift (select layouts)*



Master Bedroom

Kitchen



A modern dining room interior featuring a long, rectangular dining table with a light-colored top and dark wood legs. The table is set for a meal with plates, glasses, and a central vase of dried flowers. Several upholstered chairs with dark wood frames are arranged around the table. A large window on the left side of the room offers a view of a lush garden. A contemporary light fixture with multiple spherical bulbs hangs above the table. The room is finished with a patterned rug, a textured wall, and a dark wood door.

Dining Area



Living Area



Master Bathroom



Community Amenities

Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



Lifestyle

Parks at your door.

Paths under shade.

Movement built into daily routine.

DISCLAIMER: The images shown are for illustration purposes only and may not be an exact representation of the product. [The images use computer graphics technology (photorealistic rendering) to showcase the building and apartments design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.] The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.



LEGEND

ESTATE VILLA

-  4 Bed: Type A
-  4 Bed: Type A Mirror
-  4 Bed: Type B
-  4 Bed: Type B Mirror
-  4 Bed: Type C
-  4 Bed: Type C Mirror
-  5 Bed: Type A
-  5 Bed: Type A Mirror
-  5 Bed: Type B
-  5 Bed: Type B Mirror
-  6 Bed: Type A
-  6 Bed: Type A Mirror
-  Unreleased Villa
-  Services & Utilities
(Subject to statutory compliance)



THE GROVE

AT SOBHA SANCTUARY



FLOOR AND UNIT PLANS

ESTATE VILLAS

V4 Bedroom - Type A

Plot Area			Saleable Area
Min	459.63 sq.m	4,947.42 sq.ft	456.04 sq.m
Max	566.00 sq.m	6,092.37 sq.ft	4,908.77 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V4 Bedroom - Type AM

Plot Area			Saleable Area
Min	460.36 sq.m	4,955.27 sq.ft	456.04 sq.m
Max	489.46 sq.m	5,268.50 sq.ft	4,908.77 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V4 Bedroom - Type B

Plot Area		Saleable Area
Min	458.81 sq.m 4,938.59 sq.ft	464.73 sq.m
Max	525.65 sq.m 5,658.05 sq.ft	5,002.31 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V4 Bedroom - Type BM

Plot Area		Saleable Area
Min	460.36 sq.m 4,955.27 sq.ft	464.73 sq.m
Max	489.46 sq.m 5,268.50 sq.ft	5,002.31 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V4 Bedroom - Type C

Plot Area			Saleable Area
Min	460.35 sq.m	4,955.17 sq.ft	462.68 sq.m
Max	566.00 sq.m	6,092.37 sq.ft	4,980.25 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V4 Bedroom - Type CM

Plot Area	Saleable Area
Min 460.36 sq.m 4,955.27 sq.ft	462.68 sq.m
Max 489.46 sq.m 5,268.50 sq.ft	4,980.25 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V5 Bedroom - Type A

Plot Area	Saleable Area
540.00 sq.m	540.48 sq.m
5,812.51 sq.ft	5,817.68 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:

1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.

2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.

3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.

4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.

5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements

7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V5 Bedroom - Type AM

Plot Area	Saleable Area
540.00 sq.m	540.48 sq.m
5,812.51 sq.ft	5,817.68 sq.ft



GROUND FLOOR



FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

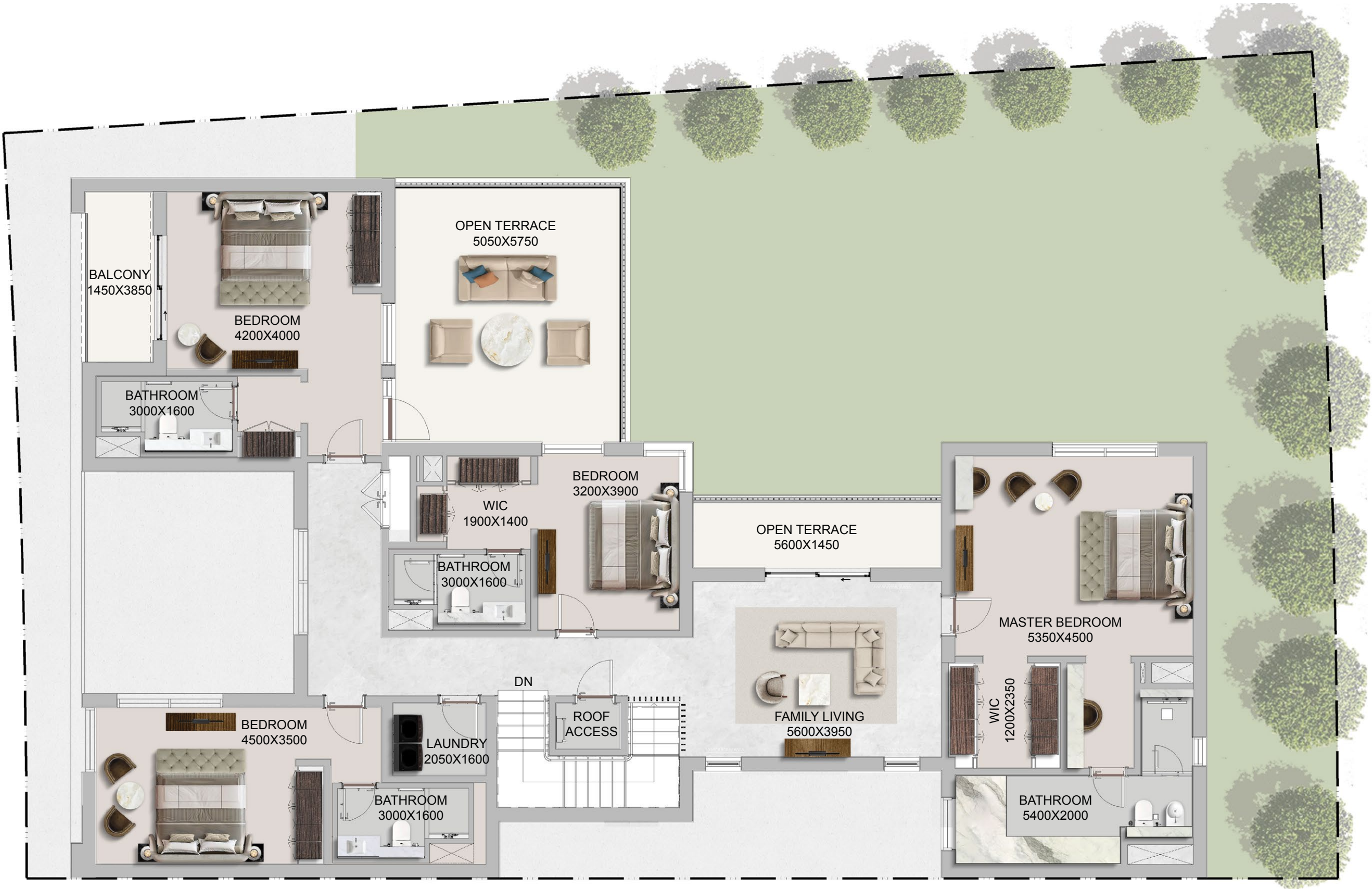
ESTATE VILLAS

V5 Bedroom - Type B

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.m
5,812.51 sq.ft	5,813.80 sq.ft



GROUND FLOOR



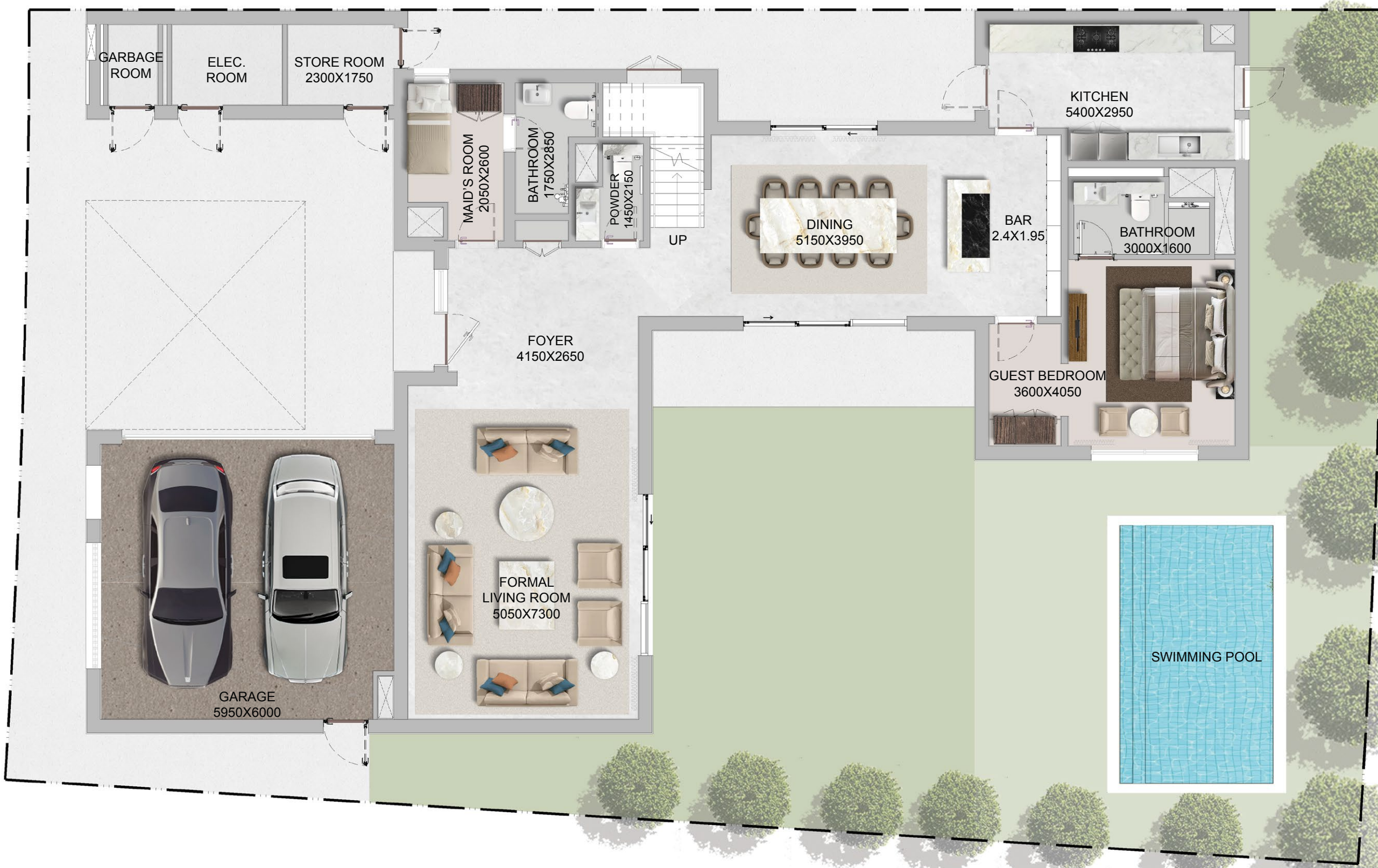
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

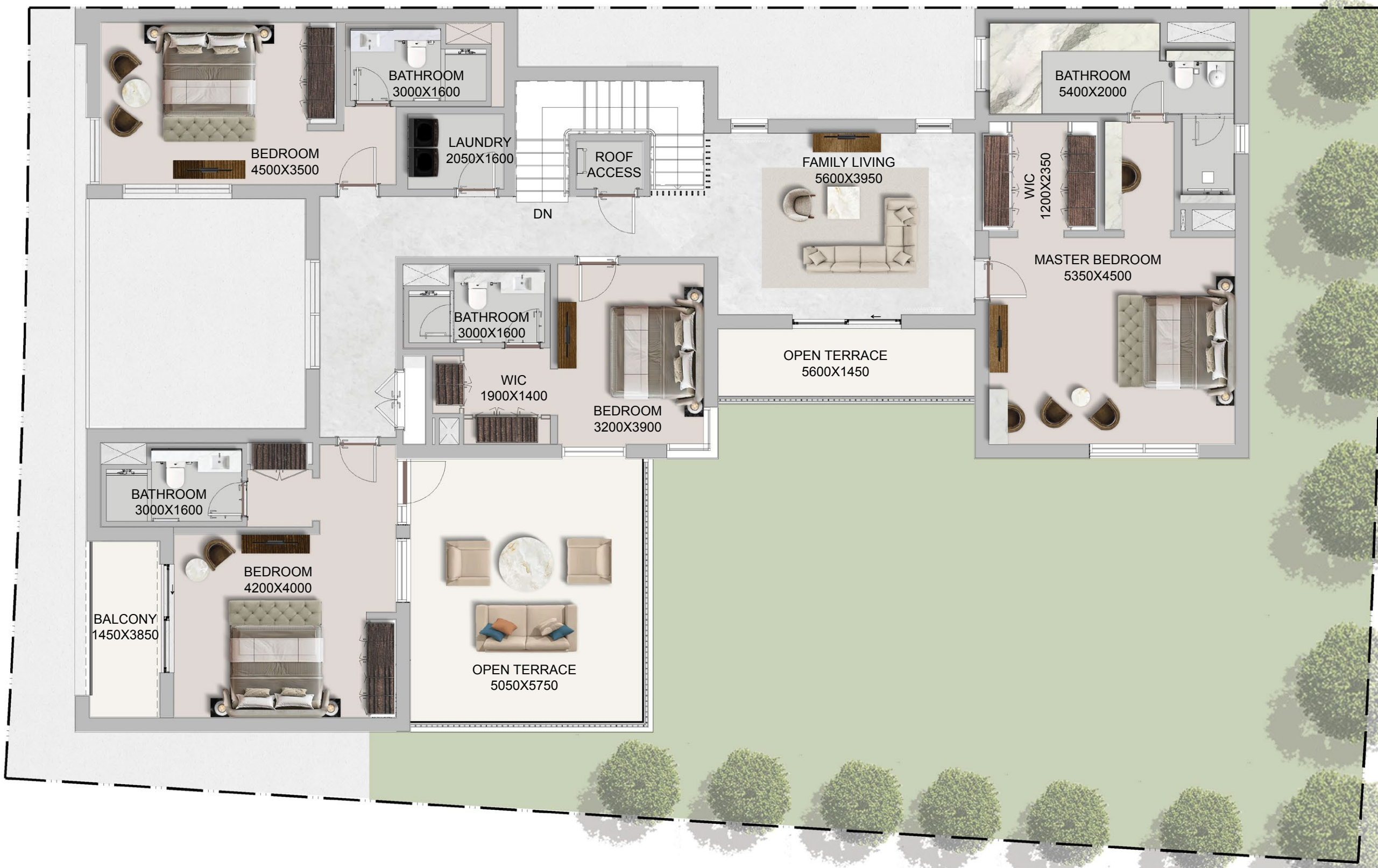
ESTATE VILLAS

V5 Bedroom - Type BM

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.m
5,812.51 sq.ft	5,813.80 sq.ft



GROUND FLOOR



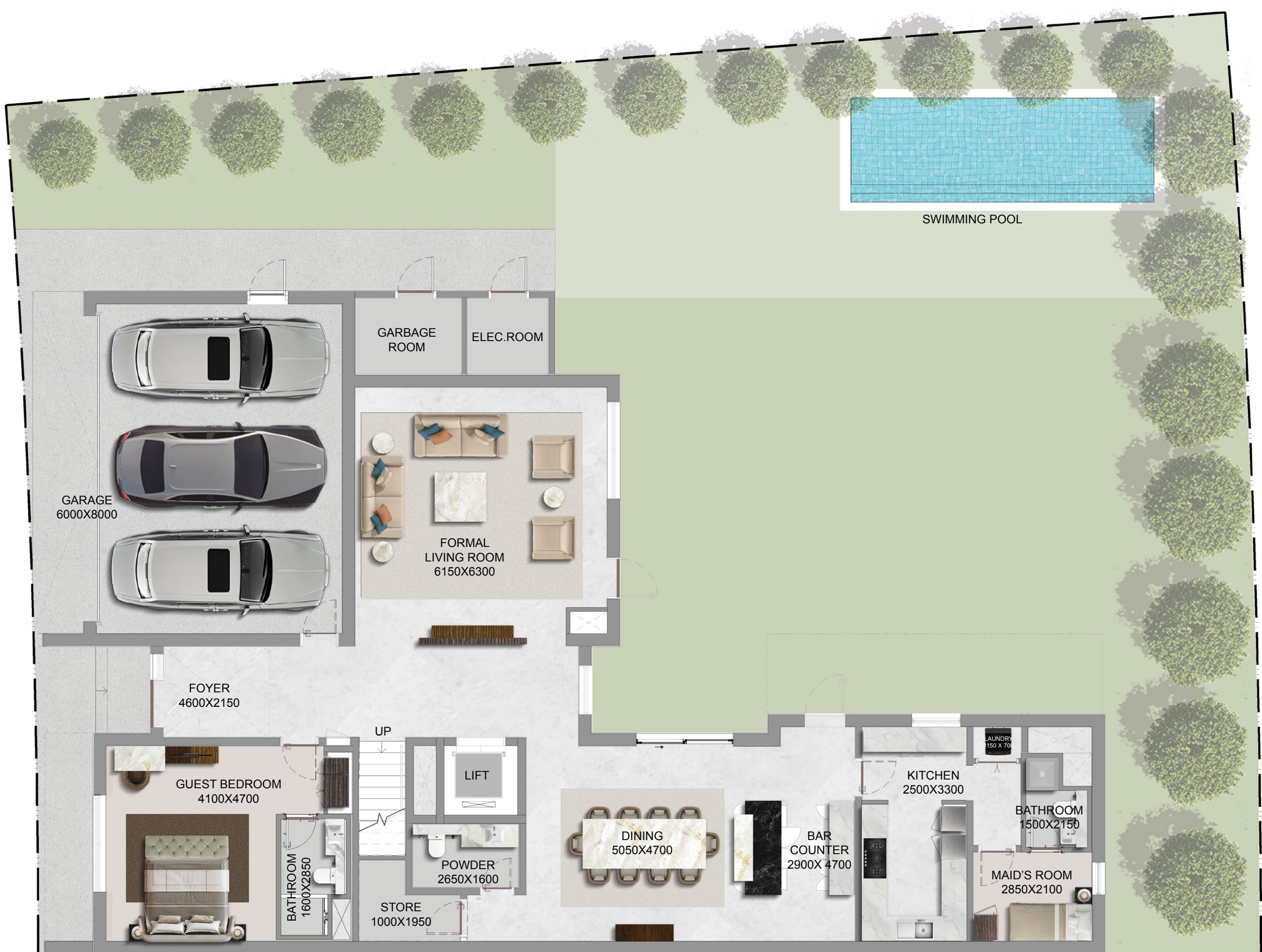
FIRST FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V6 Bedroom - Type A

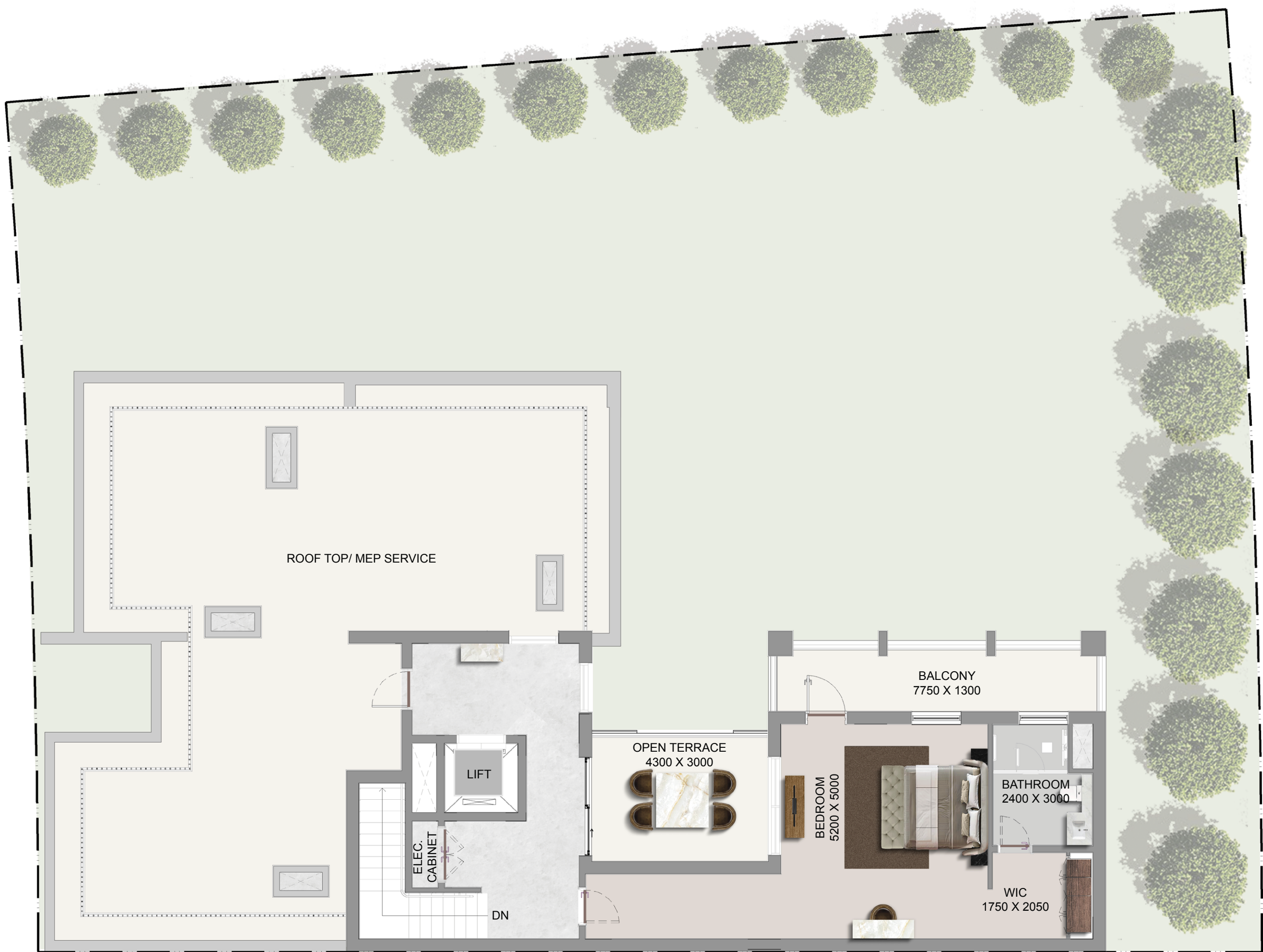
Plot Area	Saleable Area
660.00 sq.m	670.68 sq.m
7,104.18 sq.ft	7,219.14 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

ESTATE VILLAS

V6 Bedroom - Type AM

Plot Area	Saleable Area
660.00 sq.m	670.68 sq.m
7,104.18 sq.ft	7,219.14 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer:
1. Plot profile, garbage room, and swimming pool parameters may vary from plot to plot. All plans, layouts, unit orientations, details, and specifications shown are indicative only and subject to change at the sole discretion of the developer/seller without prior notice or liability.
2. All images, including but not limited to features, finishes, furnishings, views, scale, and landscaping, are for illustrative purposes only. Final areas, orientations, dimensions, layouts, materials, and specifications may differ from those stated or depicted.
3. All dimensions are provided in metric and measured to unfinished walls unless otherwise stated. Drawings are not to scale. Areas, materials, dimensions, and drawings are approximate and subject to change. Actual areas may vary from the stated areas.
4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.
5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.
6. Swimming pool decking to be clients scope and protective fencing around the pool shall be provided as per statutory compliance requirements
7. Profile and location of the pool shall be subject to authority compliances

SOBHA

REALTY



Disclaimer:

The images shown are for illustration purposes only and may not be an exact representation of the product. | Configuration and size subject to availability. | The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change. | The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.