SOMA

RESIDENCES

DUBAI ISLANDS

Factsheet



A Different Pace of Living

Guided by Origami's belief that the spaces we inhabit shape how we feel, SOMA introduces a more considered way of living on Dubai Islands.

Set within an intimate low-rise coastal setting, SOMA brings together design-led residences, generous outdoor spaces and a lifestyle shaped by openness, connection and ease. With just 44 residences, it offers a more personal scale of living rarely found within Dubai, where mornings begin a little slower, more time is spent outdoors and life unfolds naturally between home, the water and the spaces in between.

Inspired by the rhythm of Mediterranean coastal living, SOMA offers a warmer, more relaxed expression of contemporary Dubai life, defined by light, community and a genuine sense of place.





Designed to Be Lived in

Designed by XBD Collective, the residences at SOMA take their cues from contemporary European living. A collection of one, two, three bedroom and duplex residences and duplexes, each home balances openness, warmth and practicality within a setting shaped by the rhythm of coastal life.

DESIGNED AROUND LIGHT
Three-metre ceilings, floor-to-ceiling acoustic glazing and expansive private balconies create bright, open interiors throughout.

MATERIALS THAT ENDURE
Bosch appliances, European finishes and fixtures by Geberit, Grohe and Zucchetti are complemented by warm oak tones and porcelain surfaces selected for lasting quality.

COMFORT, THOUGHTFULLY INTEGRATED
Smart home integration, individually controlled cooling and access-controlled amenities support convenience and peace of mind throughout the day.

WELLBEING BY DESIGN
Enrolled to pursue WELL Gold Certification, SOMA reflects Origami's commitment to creating homes that support healthier and more balanced living.



A Day Worth Staying In For

Coffee on the terrace before the city wakes. A morning between the gym and yoga studio. Afternoons that drift between the pool and the sea. Drinks on the rooftop as the light turns.

Each space at SOMA is designed around a different moment in the day, creating a rhythm that feels easy to slip into and difficult to leave behind.

The feeling of getting away. Without ever leaving home.

Living Well, Every Day

Spaces designed to support the moments that shape daily life.

- 20m Infinity Pool with In-Pool Sunken Loungers
- Childrens' Pool
- Clubhouse
- Clubhouse Café & Co-working Space
- Sunken Lounge
- Technogym Fitness Centre
- Movement Studio
- Treatment Room
- Sauna & Steam Rooms
- Rooftop Lounge
- Rooftop Padel Court

An Island Setting, Connected to the City

SOMA sits within Dubai Islands, surrounded by coastline, open water and emerging lifestyle destinations, while remaining closely connected to the heart of Dubai.

WALKING DISTANCE:

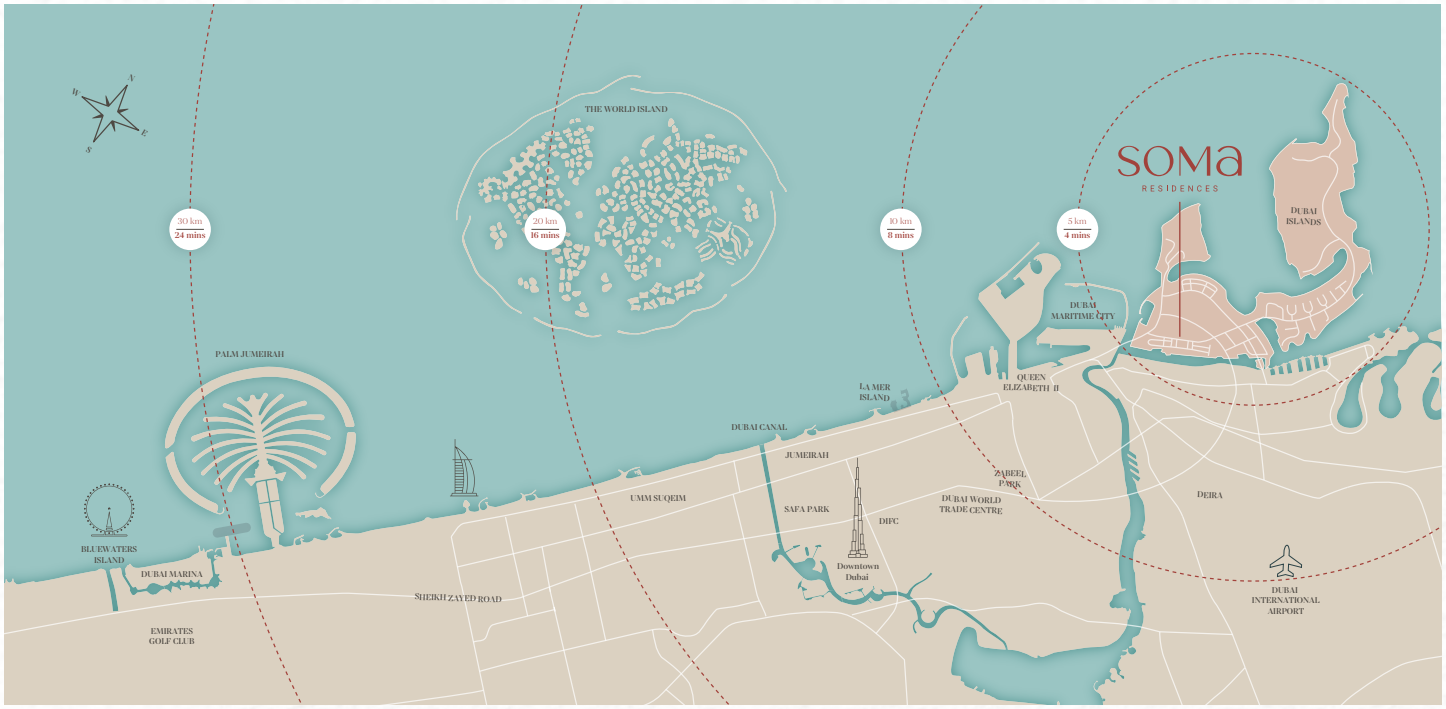
- Canal Promenade
- Dubai Islands Mall
- Marinas
- White-sand beaches

A BRIEF DRIVE AWAY:

- World-class golf courses
- Sheikh Zayed Road via the new bridge connection
- Waterfront Market
- Downtown Dubai
- DIFC
- Dubai International Airport







4 minutes to the Metro Station

4 minutes to the Waterfront Market

8 minutes to Sheikh Zayed Road

8 minutes to Dubai International Airport

12 minutes to Dubai International Financial Centre

13 minutes to Dubai Mall

13 minutes to Downtown Dubai

15 minutes to Jumeirah Beach

Payment Plan

	INSTALLMENTS	*% AMOUNT*
DLD		4%
1	Immediate	20%
2	Within 13 months of Booking	10%
3	Within 18 months of Booking	10%
4	Upon Handover	60%
	Total	**100%**

Accelerated Investor Incentive Non-Post Handover Payment Plans are Available. Enquire for More Information.

Service charge estimation: AED 18 per sq. ft.

Escrow Bank Account Details

Account Name	Origami Development LLC - Escrow Account Soma Residences
Bank	MCB BANK LIMITED
Escrow A/c No.	0000059050000023
IBAN	AE630910000059050000023
Swift Code	MUCBAEADXXX
Address	Bahwan Plaza, Sheikh Zayed Road, Dubai

Configuration Details

1-Bedroom	available from 848 sq.ft
2-Bedroom	available from 1,323 sq.ft
3-Bedroom	available from 1,607 sq.ft
3-Bed Duplex	available from 2,355 sq.ft

Structure:	G + P + 6 + R
Unit Status:	Residential Apartments
Ownership:	Freehold Residential
Expected Handover:	Q4 2028

DEVELOPED BY

ORIGAMI

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CONTACT 800-DEVMARK

www.origamidevelopment.ae/soma-residences

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