SOBHA

SANCTUARY

A Life Within

SOBHA

REALTY

About

SOBHA
REALTY

Built from Within.
Designed to Endure.

For nearly half a century, Sobha Realty has been guided by a quiet belief: what is built to last must be shaped with patience, and what truly matters must remain under one's own care.

Founded in 1976 in Oman as the vision of Mr. PNC Menon, Sobha was shaped through the disciplined creation of palaces, royal residences, and sacred landmarks across the Gulf, including the Sultan Qaboos Grand Mosque in Muscat, where precision was never an embellishment, but a responsibility.

From this lineage emerged Sobha's pioneering Backward Integrated philosophy, drawing design, engineering, manufacturing, and construction inward, so that every element is resolved at its source with clarity and intent.

As Sobha approaches its fiftieth year in 2026, this philosophy remains unchanged. Because true luxury is not defined by first impressions, but by how a place continues to feel - year after year.





The Art of Detail

Where precision becomes a form of care.

Details are not decoration.

They are architecture for the senses.



In a life that never slows,
Days that blur into one another,
Noise that grows louder,
Somewhere beneath the
surface of it all,
we forget to answer the most
important question:

How does it
feel to be
fully alive?

Think of a place where, the moment
you step in, the pace softens.
Not as an escape from life, but as
a space to finally breathe.



And in the calmness,
time stretches and
meaning fills the air.

Where life unfolds in quiet
harmony with nature
and **50,000+ trees**
rise around you,

wrapping
your world
in green.

Introducing

SOBHA

SANCTUARY

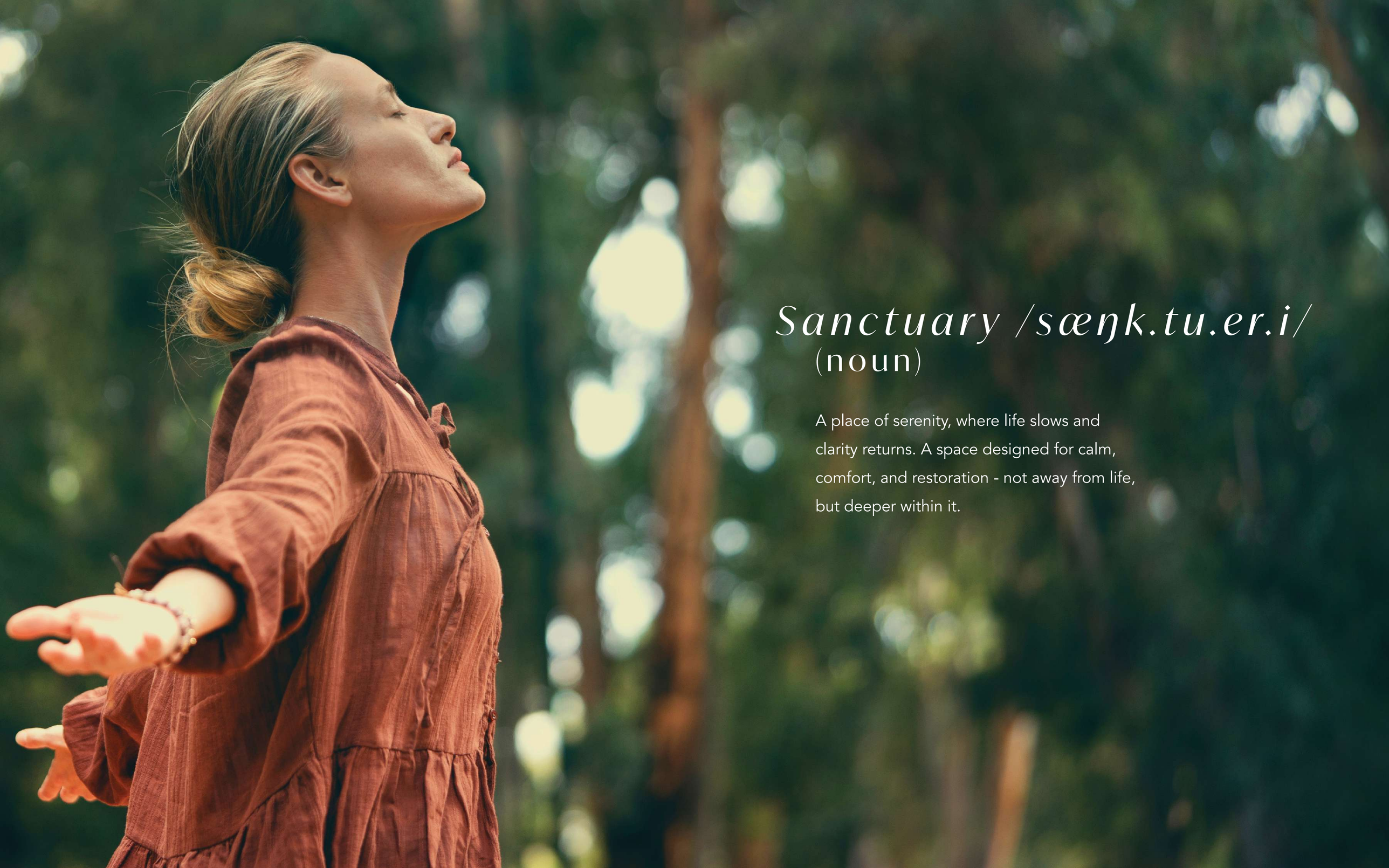
A life within



SOBHA
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Masterplan



50,000+	9+ Km	~800,000 Sq. Ft.	~5 Km	~20 Km
TREES	WELLNESS LOOP	PARK	LEISURE LOOP	CYCLING LOOP



Sanctuary /sæŋk.tu.er.i/
(noun)

A place of serenity, where life slows and clarity returns. A space designed for calm, comfort, and restoration - not away from life, but deeper within it.

Imagine nature as your everyday

Not something you visit. But something that lives around you, and gently resets the way you feel.

Imagine water as a daily rhythm.
A sense of freshness built
into the day.

Cooling, calming, restoring,
like balance that arrives
without effort.



Imagine wellness as a way of living

Movement that feels natural, and
stillness that is always within reach.
A life composed in perfect balance.

Imagine connection that feels easy

A place designed for every season of life,
and every expression of home.
A community you belong to.

Then imagine what that means for the entire family. Fewer compromises. More comfort. A place where every member belongs, and every detail, even the smallest, supports the feeling you came here for:

A life that feels complete from within.

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.

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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 immersion, restoration, and balance.

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.**

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 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.

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.

Landscapes That Support Living

For those who want space without separation, the villas are set within landscapes that don't frame the home, but support it.

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Where the Future Takes Shape



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Illustrative Masterplan



Introducing

THE GROVE
AT SOBHA SANCTUARY

THE BROOKS
AT SOBHA SANCTUARY

THE GREENS
AT SOBHA SANCTUARY



THE GROVE

AT SOBHA SANCTUARY

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

THE BROOKS

AT SOBHA SANCTUARY

A dynamic neighbourhood designed for residents who thrive on movement, energy, and everyday vitality.

THE GREENS

AT SOBHA SANCTUARY

A calm, nature-immersed villa community
crafted for residents seeking balance, privacy,
and restorative living.



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