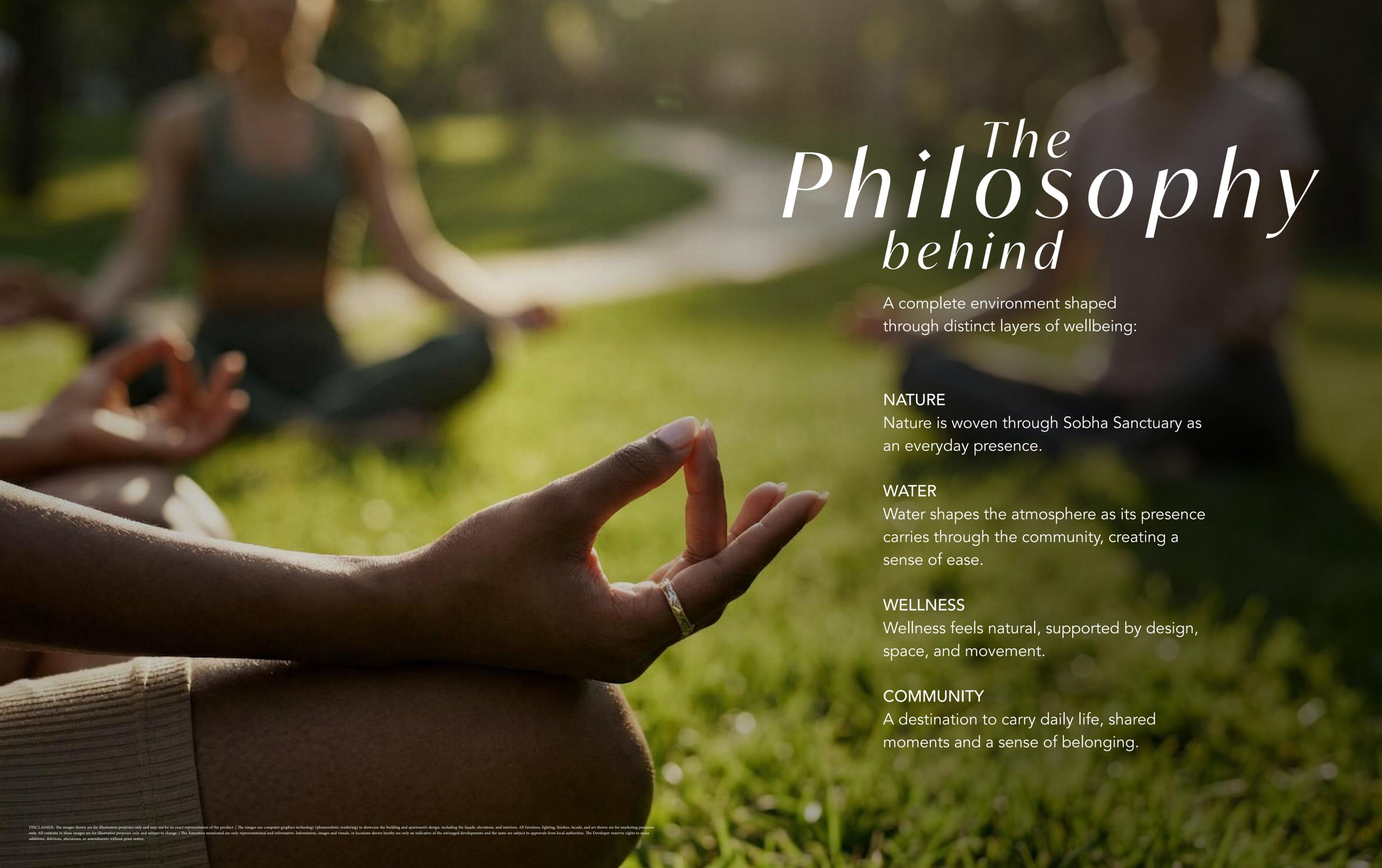




THE GROVE

AT SOBHA SANCTUARY

SOBHA
REALTY



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.



An architectural rendering of the Sobha Sanctuary development. The scene is dominated by lush greenery and mature trees. In the foreground, a woman sits in a large, round, wicker hanging chair. A pond with several white swans is in the middle ground. People are seen walking and sitting on the grass. In the background, several modern, multi-story buildings with curved facades and balconies are visible. The sky is bright and clear.

*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.

A group of people are practicing yoga in a lush green park. In the foreground, three people (two women and one man) are in a wide-legged yoga pose with arms extended horizontally. In the background, several other people are also practicing yoga on a grassy area. The park is surrounded by modern, multi-story buildings with balconies and railings. The scene is bathed in warm, golden light, suggesting early morning or late afternoon. There are trees, a paved path, and a few birds flying in the sky.

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 modern, curved glass building with a beach lagoon and lounge area. The building has multiple stories with large glass windows and a curved facade. In the foreground, there is a large, shallow lagoon with people swimming and playing. The area is surrounded by palm trees and lounge chairs with umbrellas. The sky is clear and blue.

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

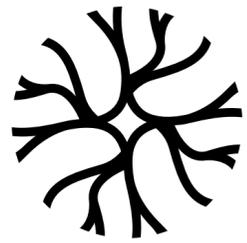
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

SOBHA SANCTUARY

Illustrative Masterplan



Introducing



THE GROVE

AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form





THE GROVE

AT SOBHA SANCTUARY

A low-rise neighbourhood 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



A modern kitchen with light-colored cabinetry, a marble countertop, and a glass display cabinet in the background. The kitchen features a sink with a modern faucet, a gas stove with a digital display, and a built-in oven. The background shows a glass display cabinet with various items inside, and a framed picture on the wall.

Kitchen

*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.

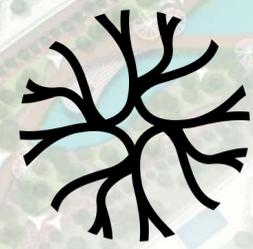
Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



Lifestyle

Parks at your door.
Paths under shade.
Movement built into daily routine.

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THE GROVE

AT SOBHA SANCTUARY



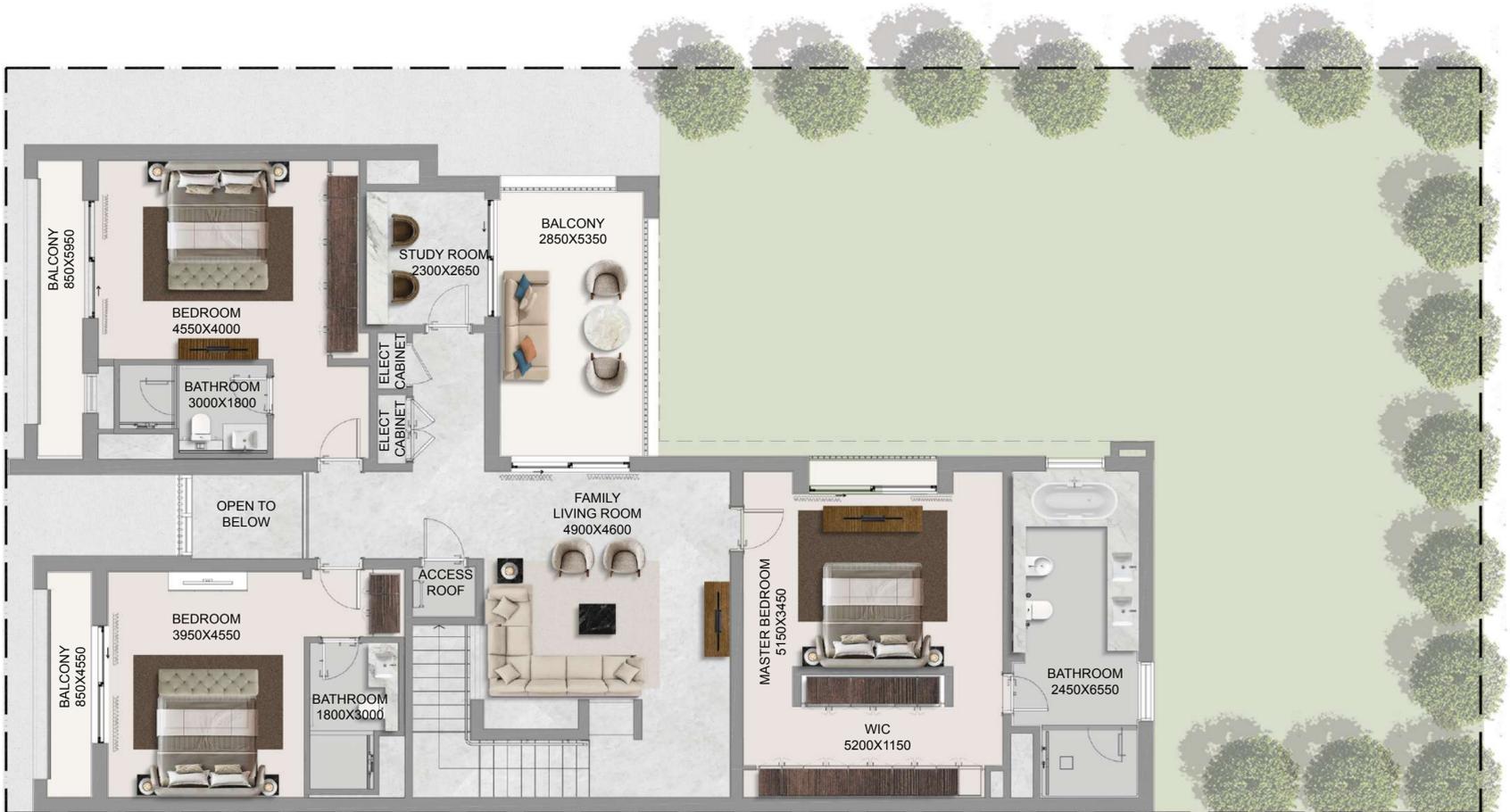
FLOOR AND UNIT PLANS

ESTATE VILLAS
V4 Bedroom - Type A

Plot Area		Saleable Area	
Min	460.35 sq.m	4,955.12 sq.ft	455.72 sq.m
Max	537.87 sq.m	5,789.62 sq.ft	4,905.33 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS
V4 Bedroom - Type AM

Plot Area		Saleable Area
Min	460.36 sq.m	4,955.26 sq.ft
Max	522.08 sq.m	5,619.60 sq.ft



GROUND FLOOR



FIRST FLOOR

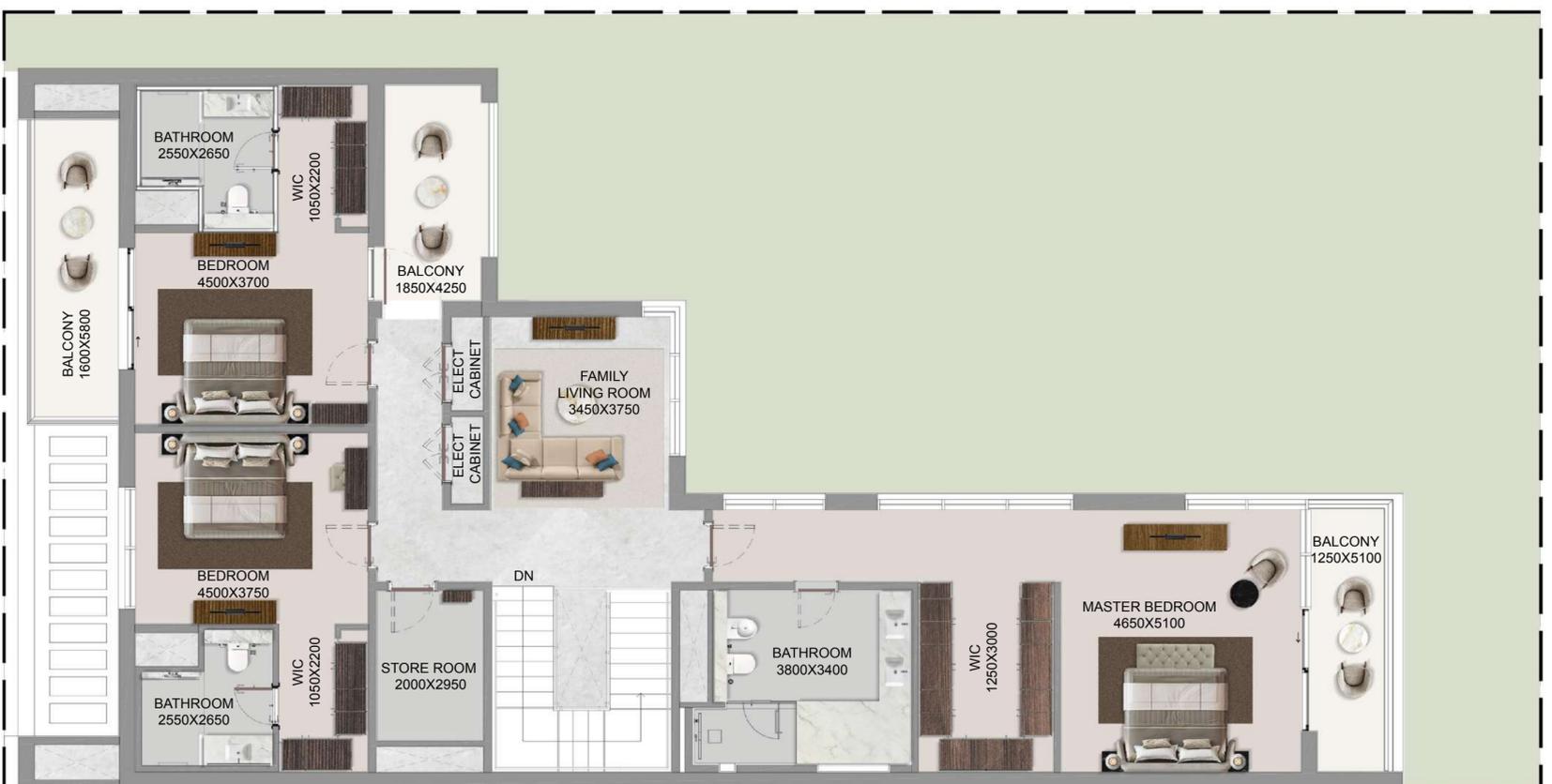
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ESTATE VILLAS
V4 Bedroom - Type B

Plot Area		Saleable Area
Min	460.35 sq.m 4,955.12 sq.ft	463.13 sq.m
Max	572.15 sq.m 6,158.54 sq.ft	4,985.09 sq.ft



GROUND FLOOR



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ESTATE VILLAS
V4 Bedroom - Type BM

Plot Area		Saleable Area
Min	460.36 sq.m	4,995.26 sq.ft
Max	522.08 sq.m	5,619.60 sq.ft
		463.13 sq.m
		4,985.09 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS
V4 Bedroom - Type C

Plot Area		Saleable Area
Min	460.35 sq.m	4,955.12 sq.ft
Max	566.01 sq.m	6,092.43 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS
V4 Bedroom - Type CM

Plot Area		Saleable Area
Min	460.36 sq.m	4,955.26 sq.ft
Max	582.84 sq.m	6,273.61 sq.ft



GROUND FLOOR

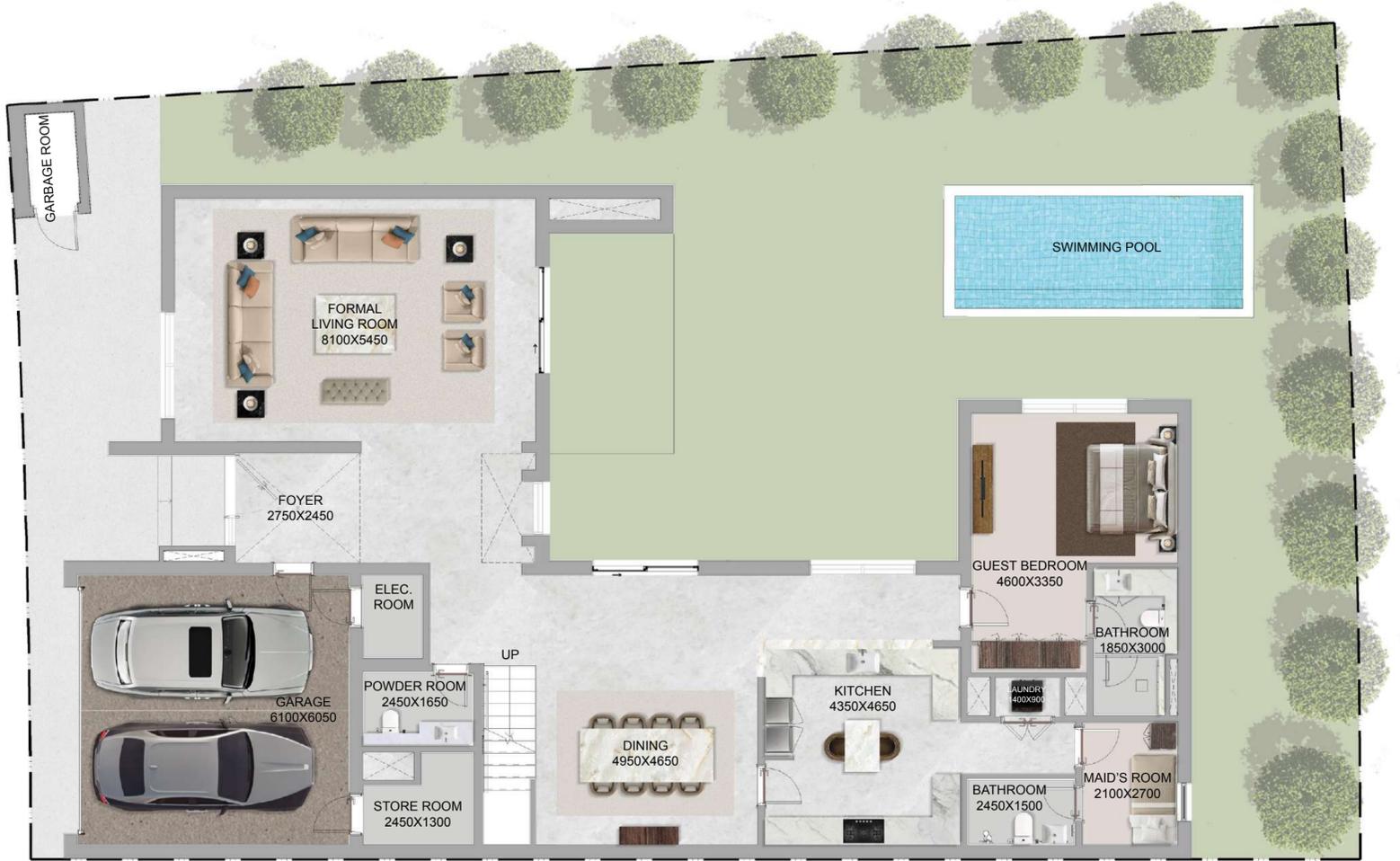


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ESTATE VILLAS
V5 Bedroom - Type A

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



GROUND FLOOR



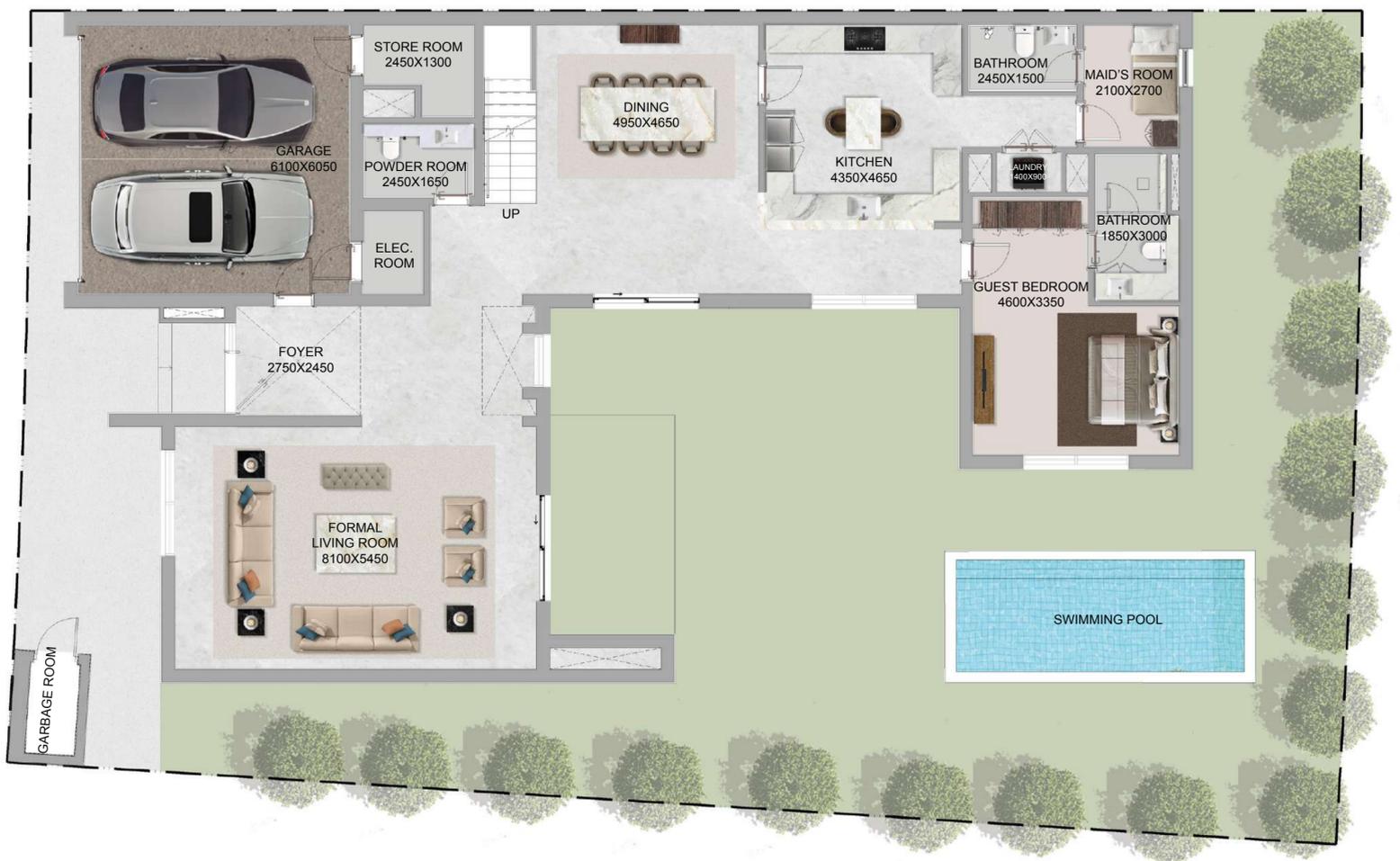
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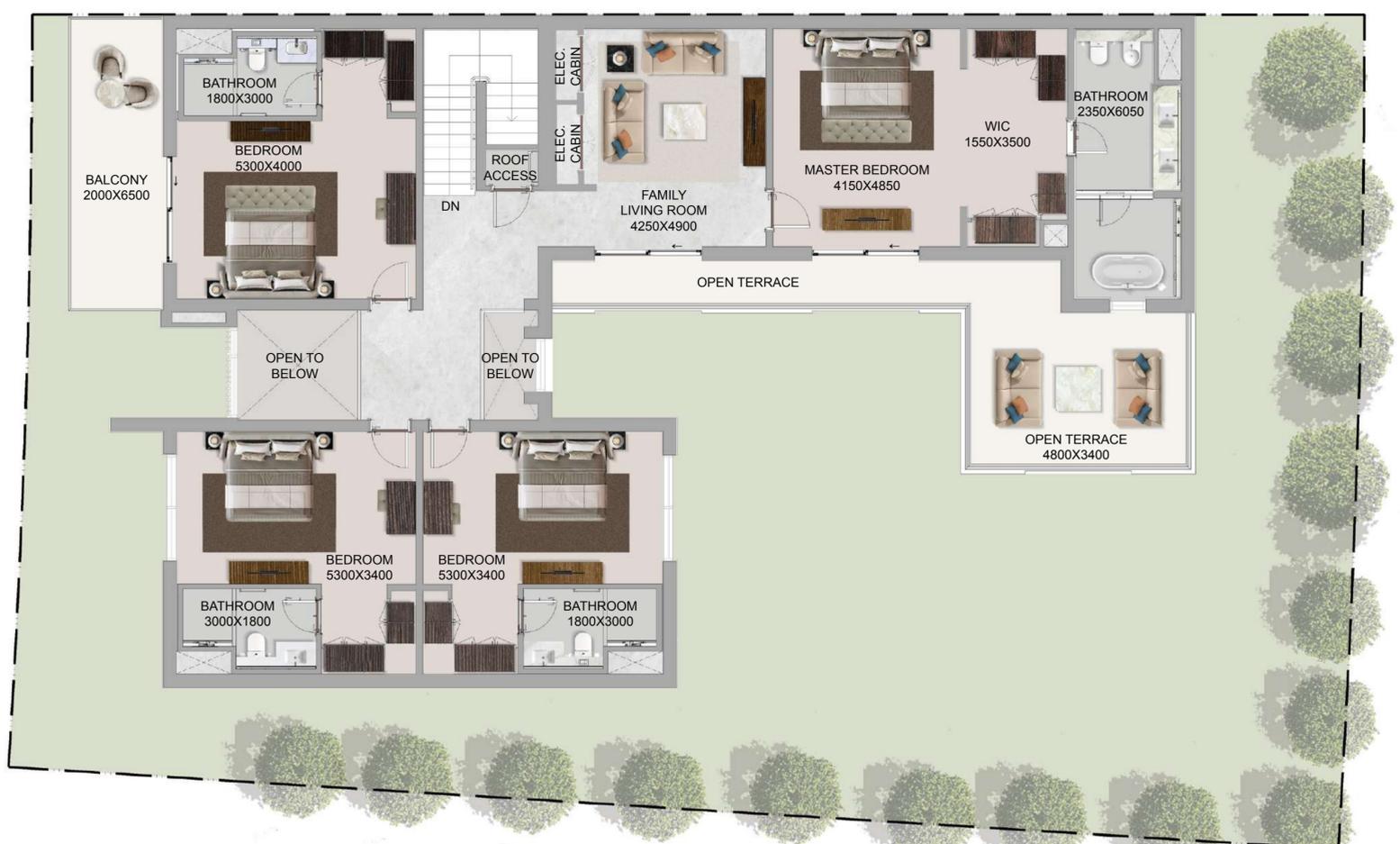
ESTATE VILLAS

V5 Bedroom - Type AM

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



GROUND FLOOR



FIRST FLOOR

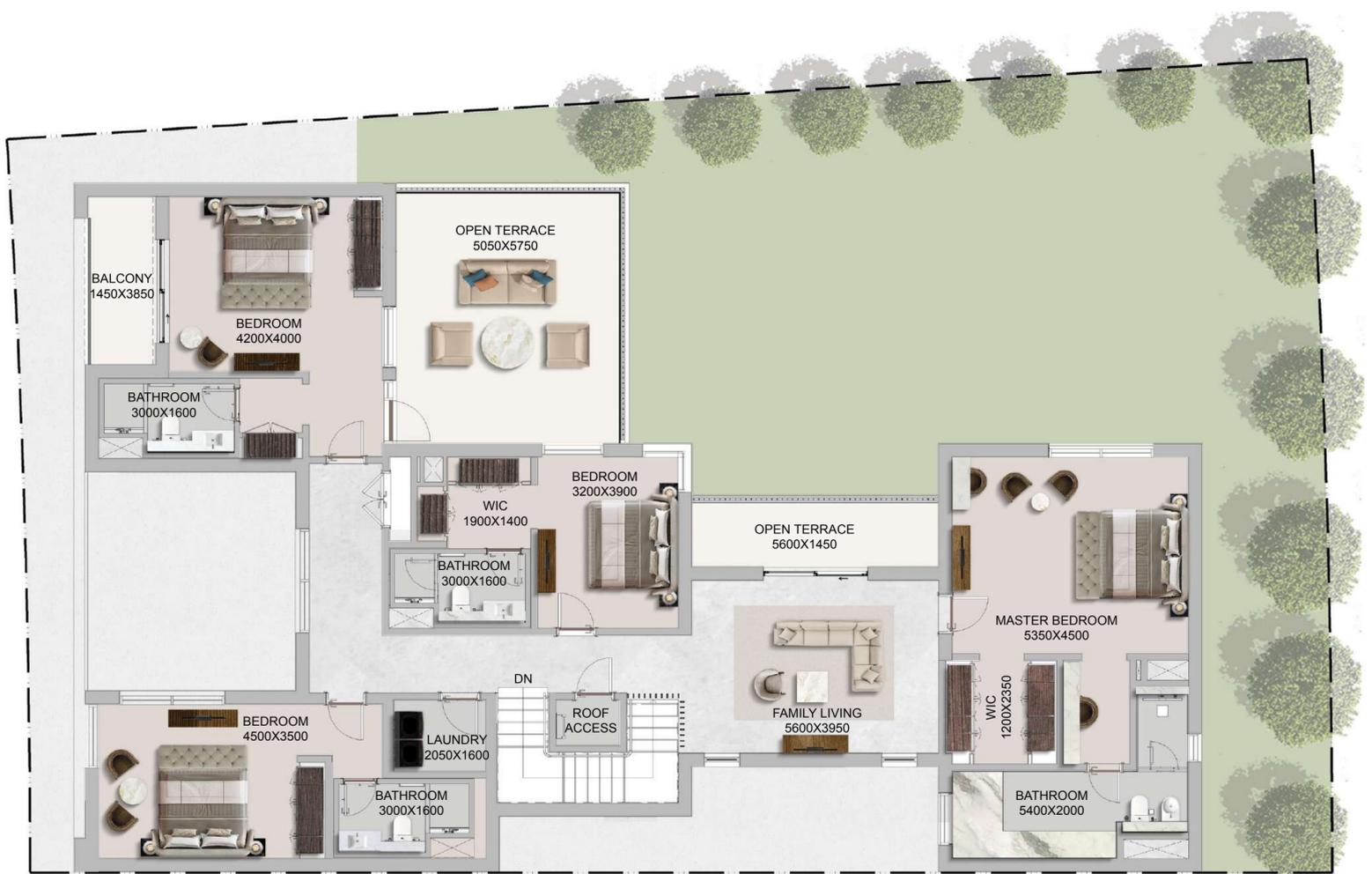
ESTATE VILLAS

V5 Bedroom - Type B

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



GROUND FLOOR

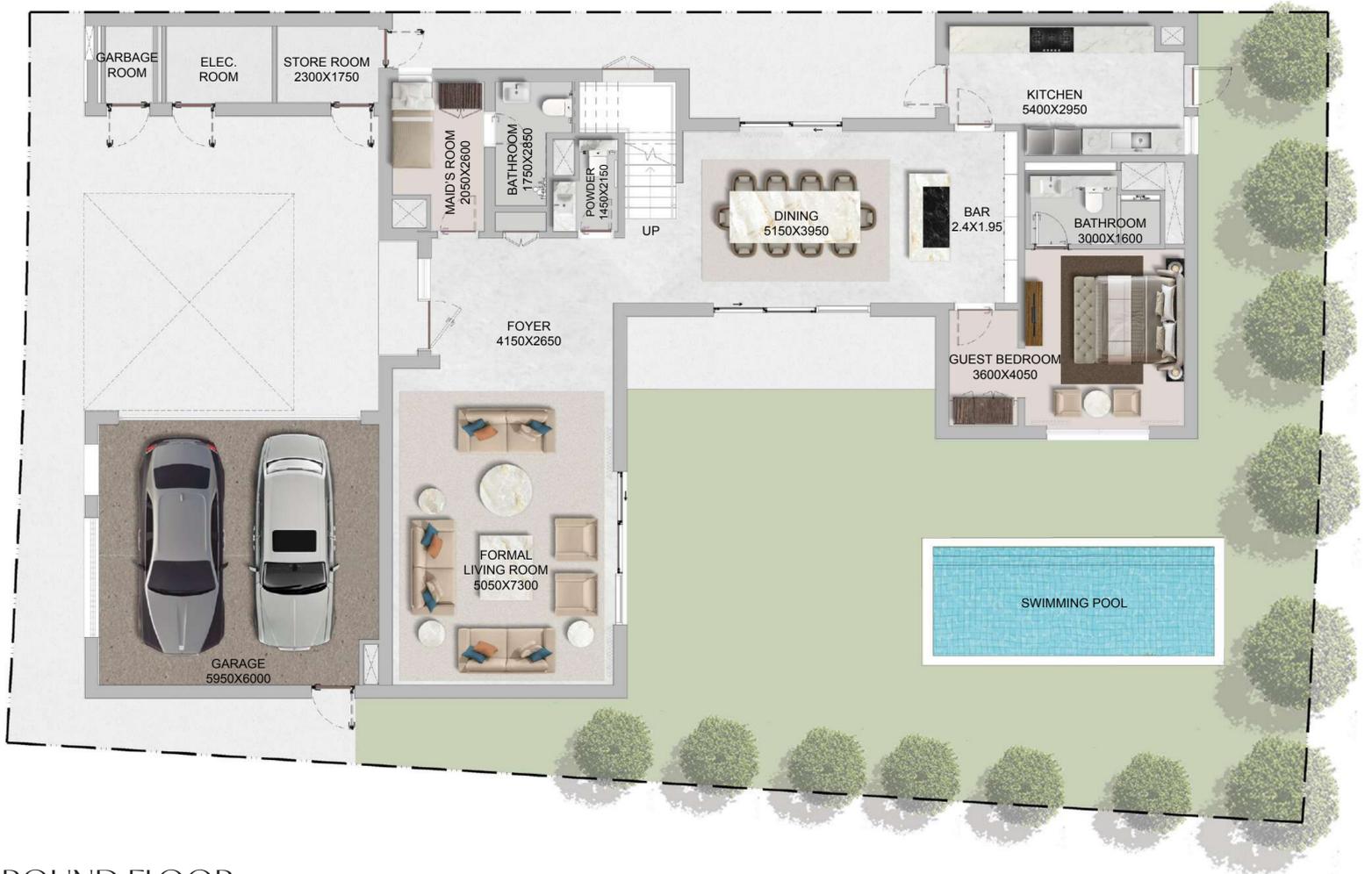


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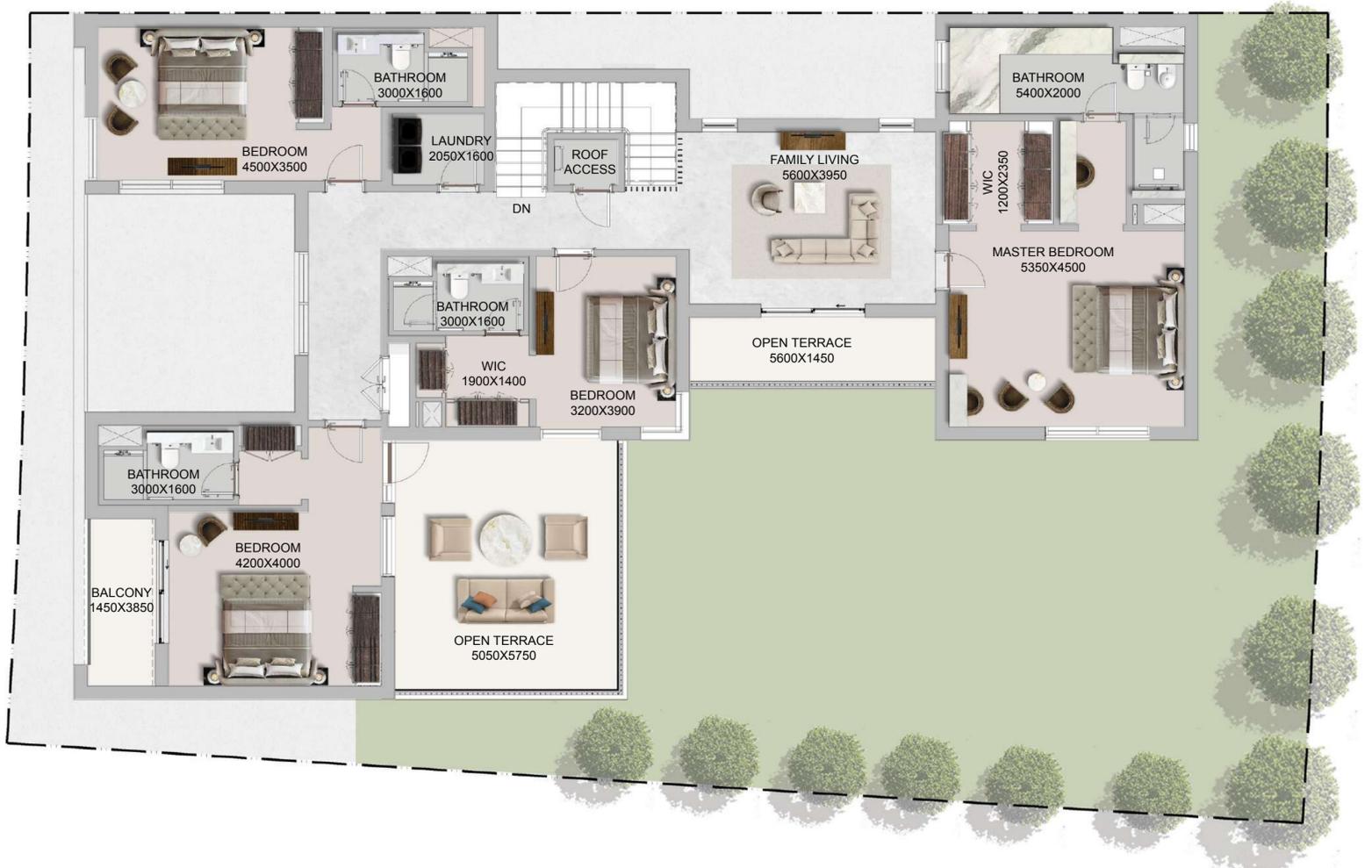
ESTATE VILLAS

V5 Bedroom - Type BM

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



GROUND FLOOR



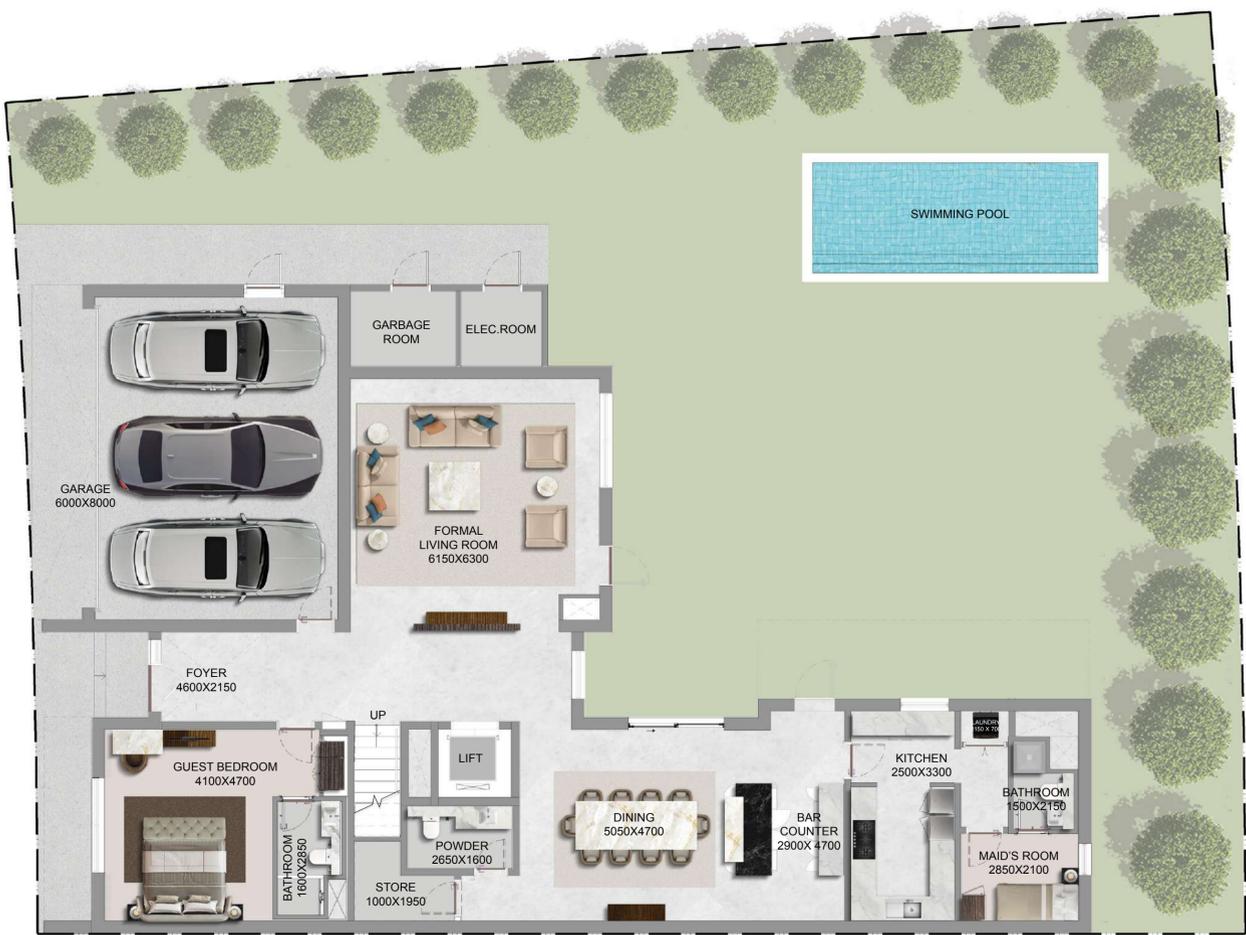
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ESTATE VILLAS

V6 Bedroom - Type A

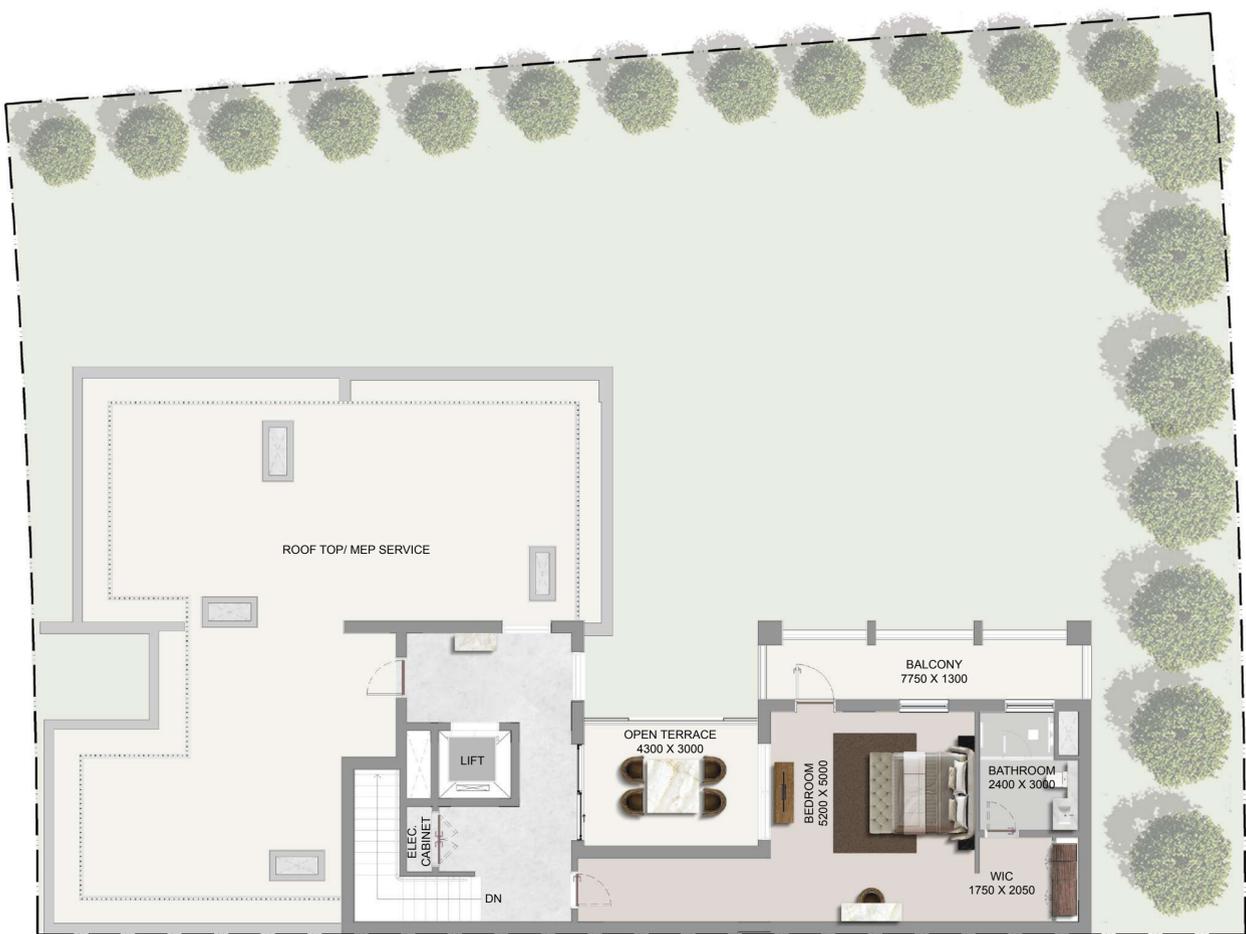
Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



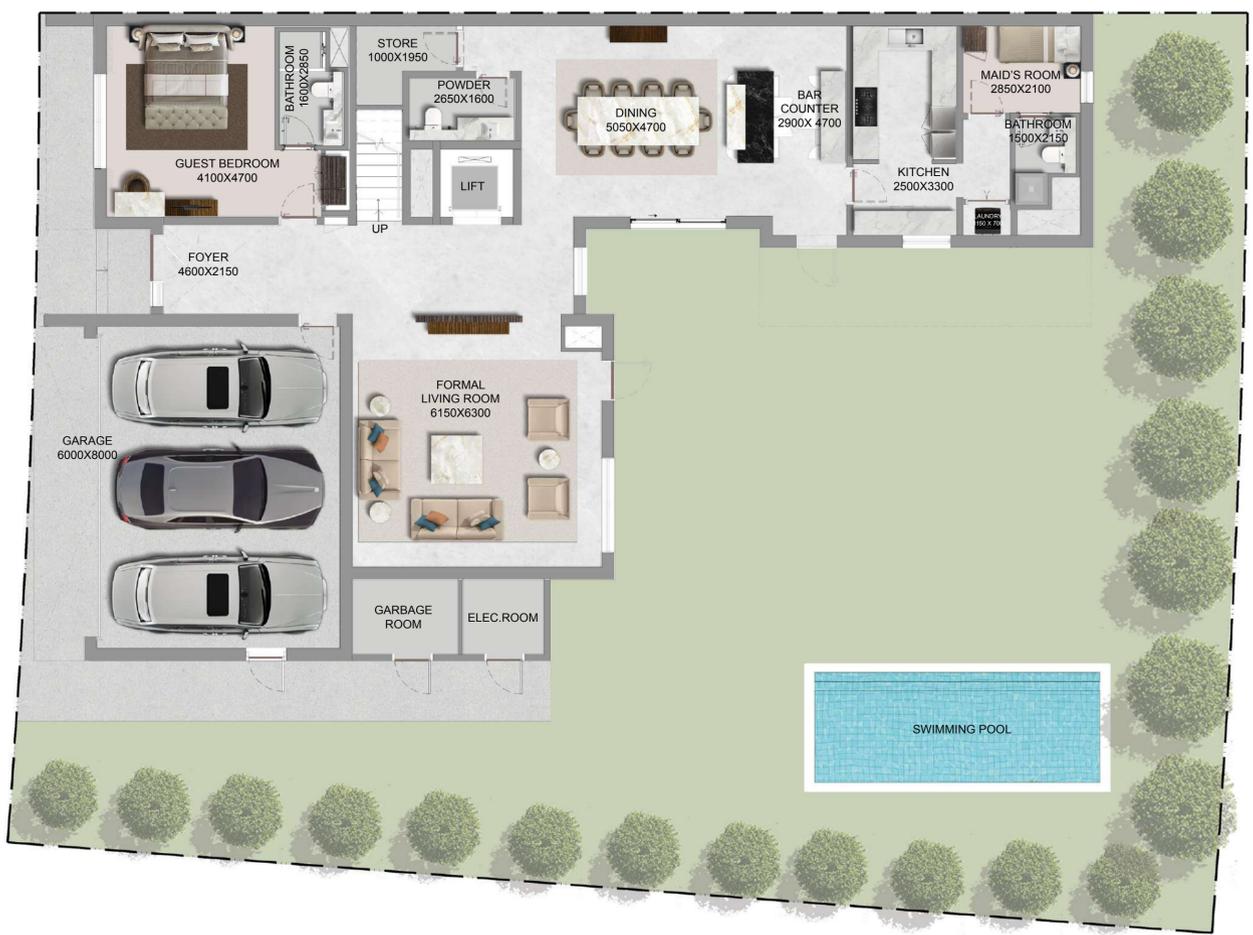
SECOND FLOOR

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ESTATE VILLAS

V6 Bedroom - Type AM

Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SOBHA

REALTY

