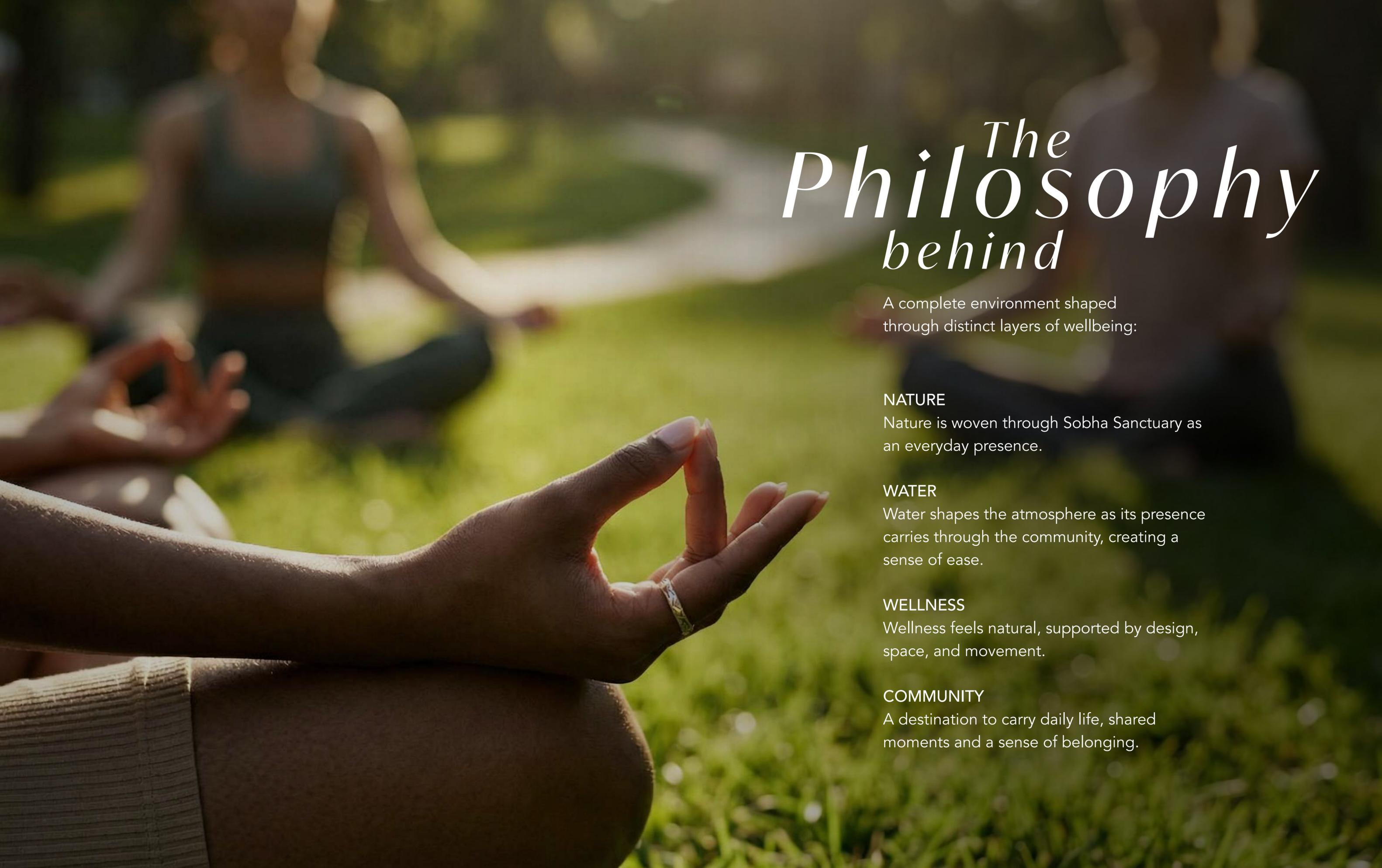




THE BROOKS

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 set in a lush, green park with a large pond in the foreground. A woman in a white dress is sitting on a wicker swing hanging from a large tree on the left. In the background, several modern, multi-story residential buildings with curved facades and balconies are visible. People are seen walking and sitting on the grass, and there are colorful balloons. The overall atmosphere is peaceful and natural.

*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 modern, curved glass building with a swimming pool and lounge area. The building has multiple stories with large glass windows and a curved facade. In the foreground, there is a large swimming pool with people swimming and sunbathing. The pool is surrounded by lounge chairs, umbrellas, and palm trees. The sky is clear and blue. The overall scene is a resort-style retreat.

A landscape defined by water

Create moments of pause, while sculpted 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



ROAD ACCESS

ROAD ACCESS

ROAD ACCESS

ROAD ACCESS

ROAD ACCESS

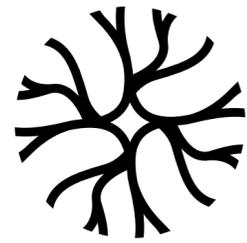
ROAD ACCESS

UTILITY CORRIDOR

JEBEL ALI LEHAB RD

JEBEL ALI LEHAB RD

Introducing



THE BROOKS

AT SOBHA SANCTUARY

Where Life Moves With Purpose



THE BROOKS

AT SOBHA SANCTUARY

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





Located within the central green spine

The location of The Brooks cluster offers direct access to the central green spine and places nature at the heart of daily movement, creating a calm and continuous landscape that flows through the community.

Homes are within easy walking distance of the district park, wellness centre, community mall, and sports grounds, connected by cycling and walking networks and gently buffered from surrounding roads by masterfully layered landscaping.

Garden Villas

4 Bedroom

*Smart-home ready
Garden*



Courtyard *Villas* *5 Bedroom*

Smart-home ready
Garden
Terraces
Lift





*Master
Bedroom*

*Living
Area*



A modern dining room featuring a long, rectangular table with a white marble top and a light-colored wooden base. The table is surrounded by upholstered chairs with a light-colored fabric and wooden legs. The room is lit by a chandelier with several spherical pendant lights. In the background, there is a kitchen area with a white countertop and a sink. A large abstract painting is mounted on the wall. A potted plant is visible on the right side of the frame. The text "Dining Area" is overlaid on the right side of the image.

*Dining
Area*



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.

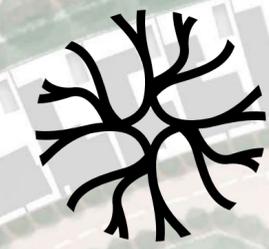
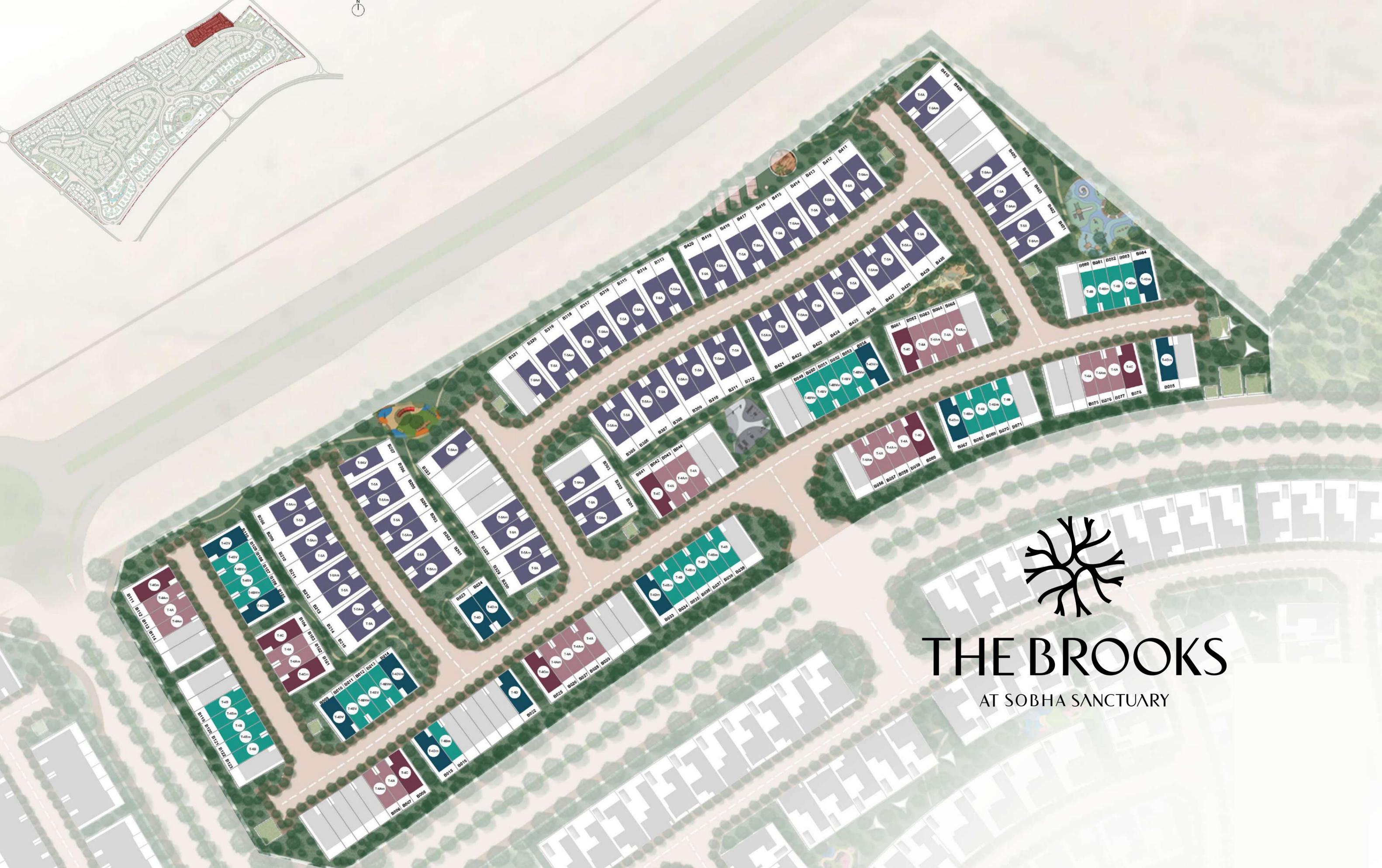
Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



Lifestyle

Quiet mornings.
Shaded walks.
A gentler way of living.

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THE BROOKS

AT SOBHA SANCTUARY



FLOOR AND UNIT PLANS

COURTYARD VILLAS

T5 Bedroom - Type A

Plot Area

Min 291.07 sq.m 3,133.05 sq.ft

Max 302.05 sq.m 3,251.24 sq.ft

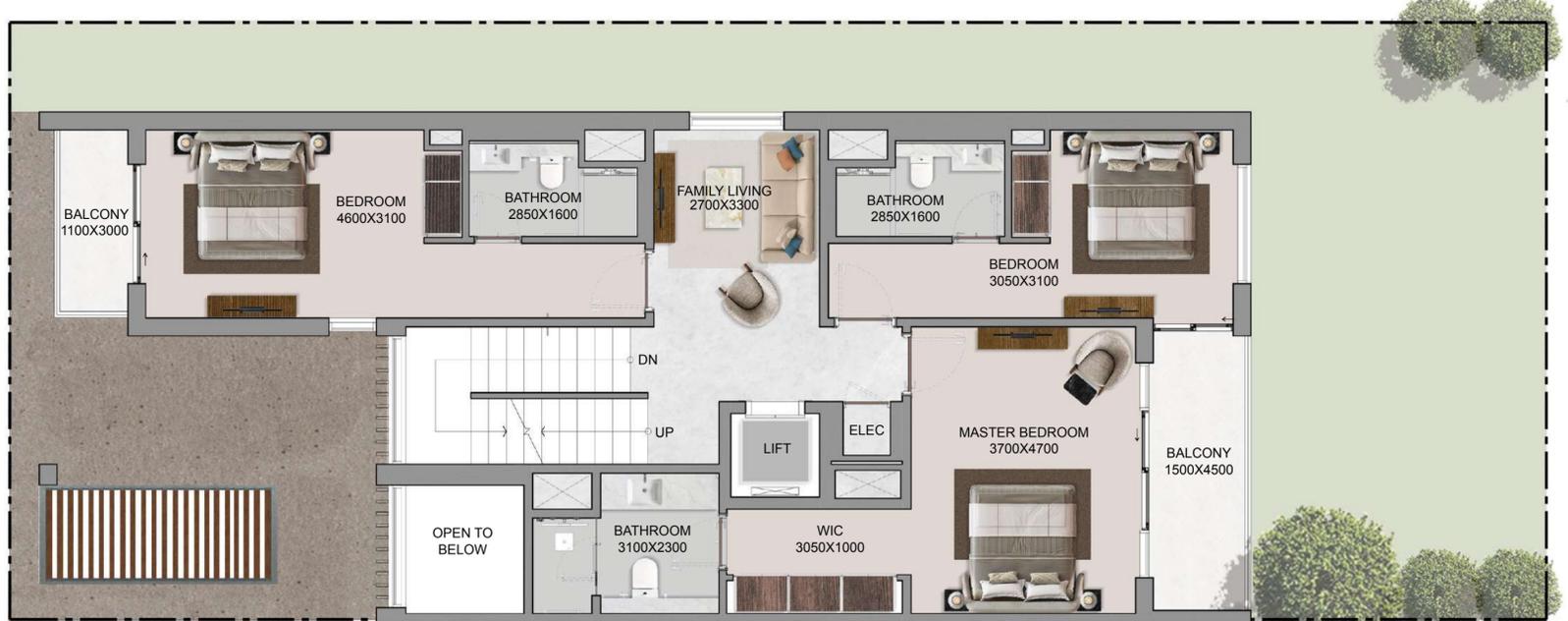
Saleable Area

381.53 sq.m

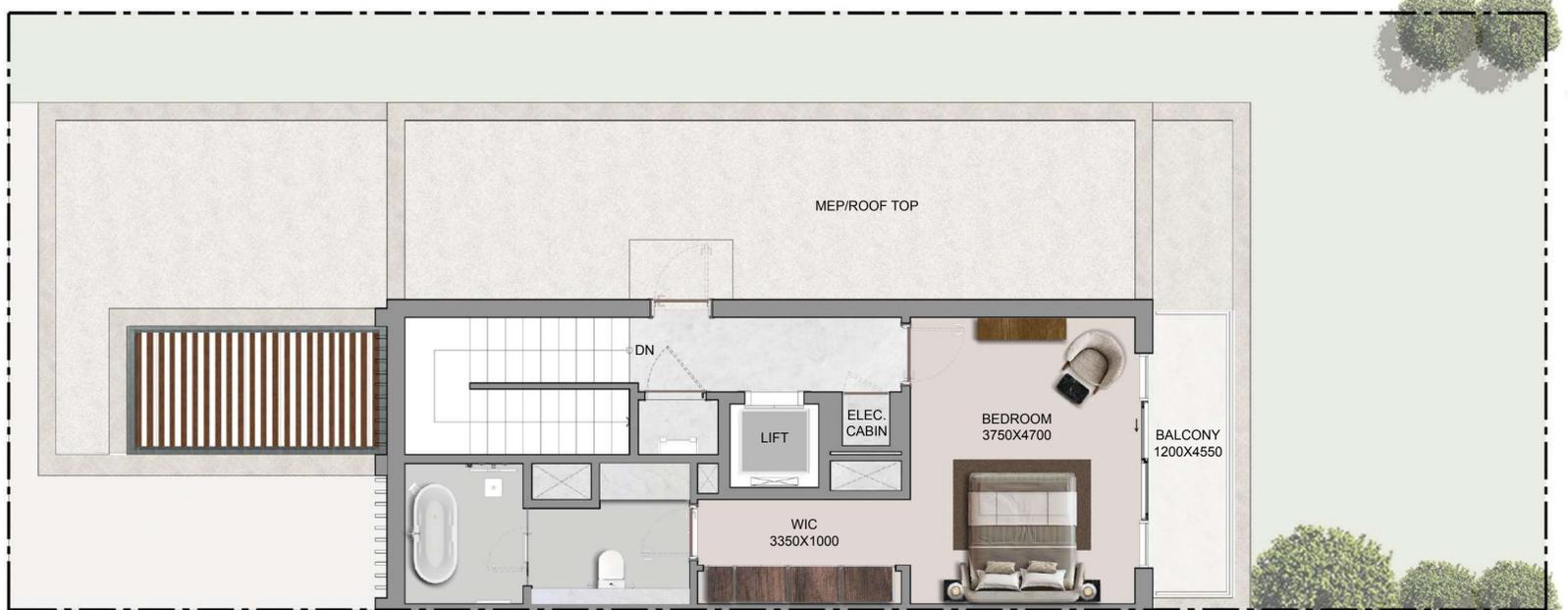
4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

COURTYARD VILLAS

T5 Bedroom - Type AM

Plot Area

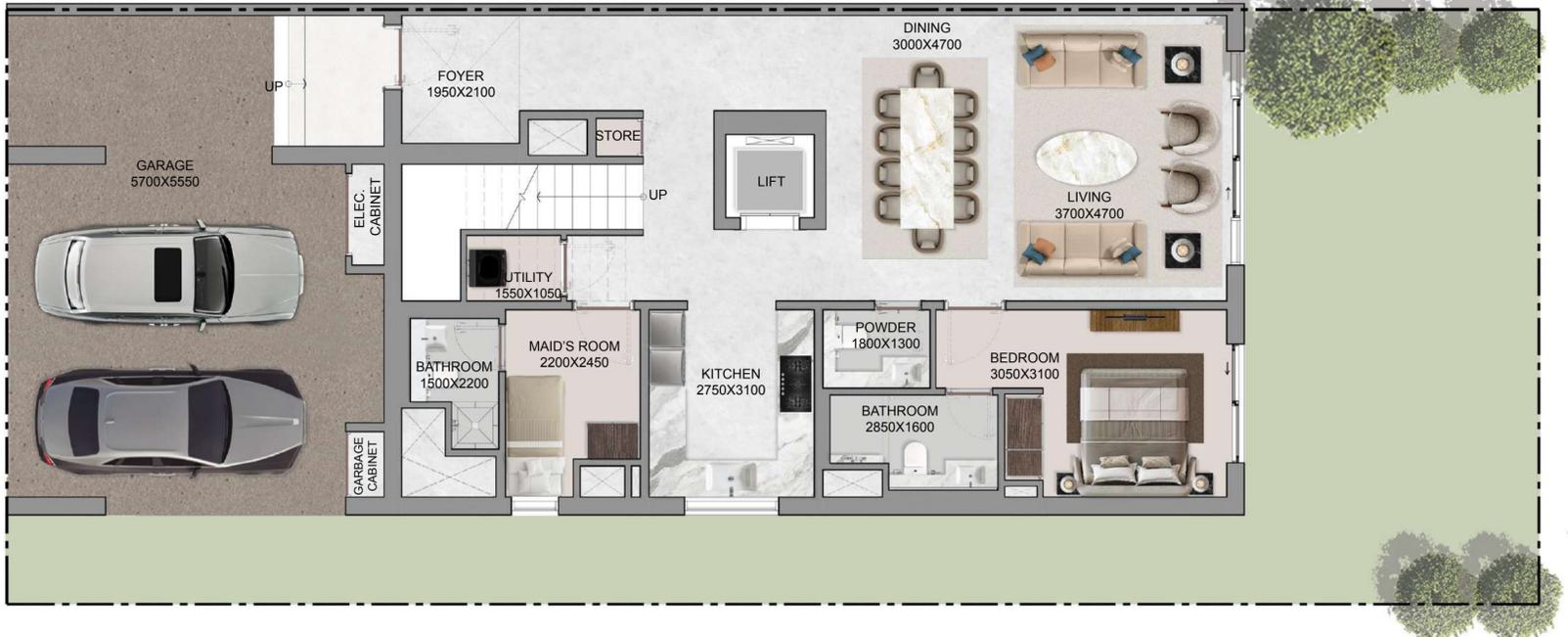
Min 294.77 sq.m 3,172.88 sq.ft

Max 302.05 sq.m 3,251.24 sq.ft

Saleable Area

381.53 sq.m

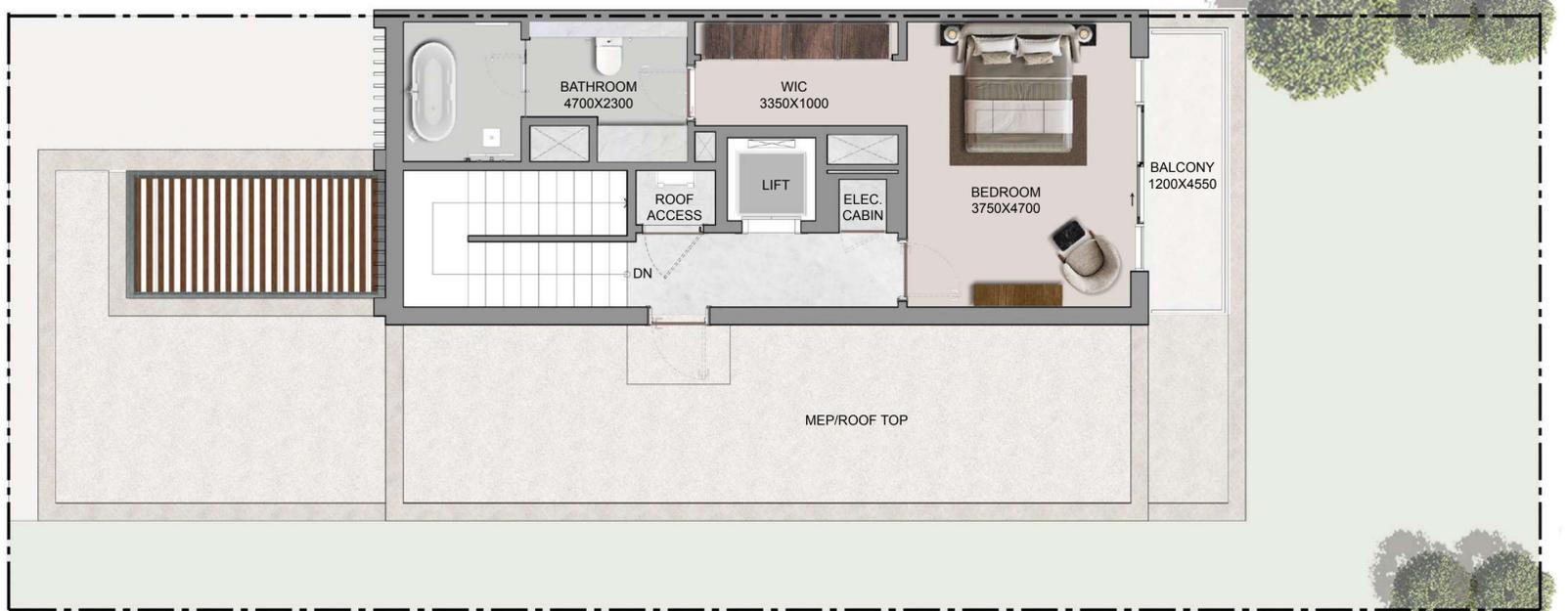
4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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COURTYARD VILLAS
T5 Bedroom - Type A Variant 01

Plot Area	Saleable Area
Min 300.93 sq.m 3,239.18 sq.ft	385.95 sq.m
Max 302.05 sq.m 3,251.24 sq.ft	4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



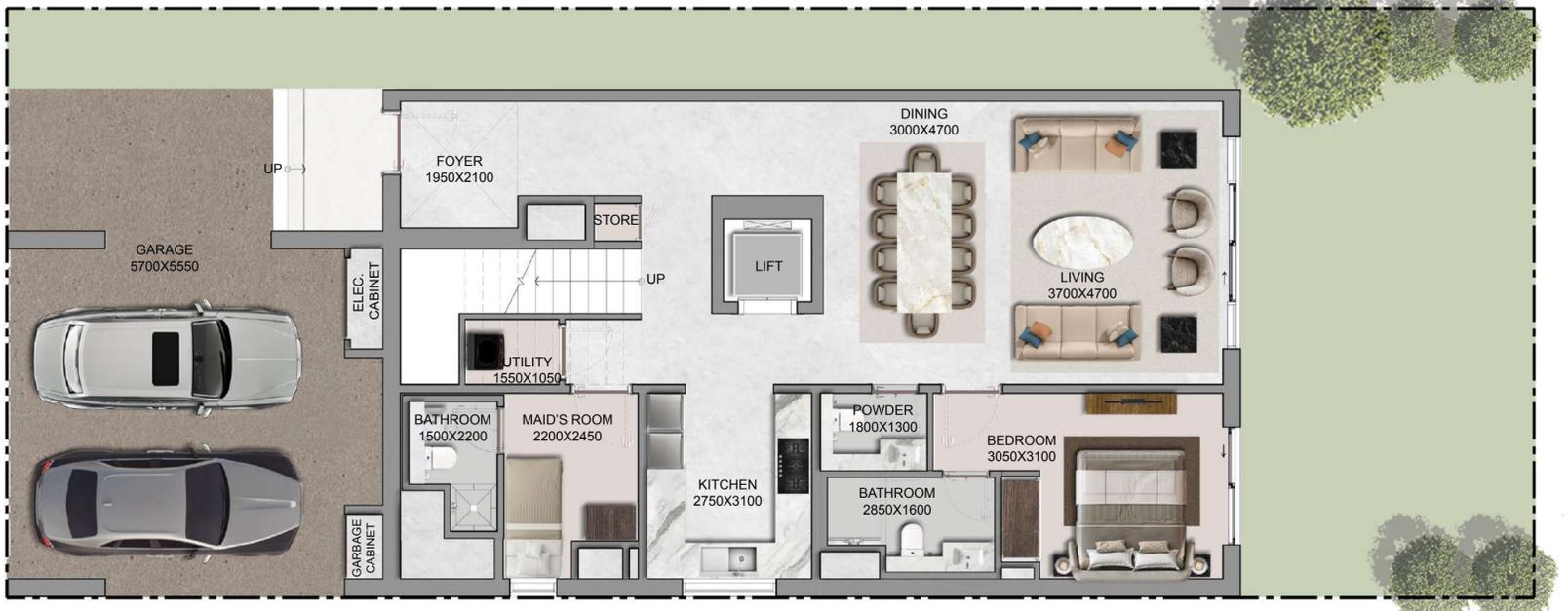
SECOND FLOOR

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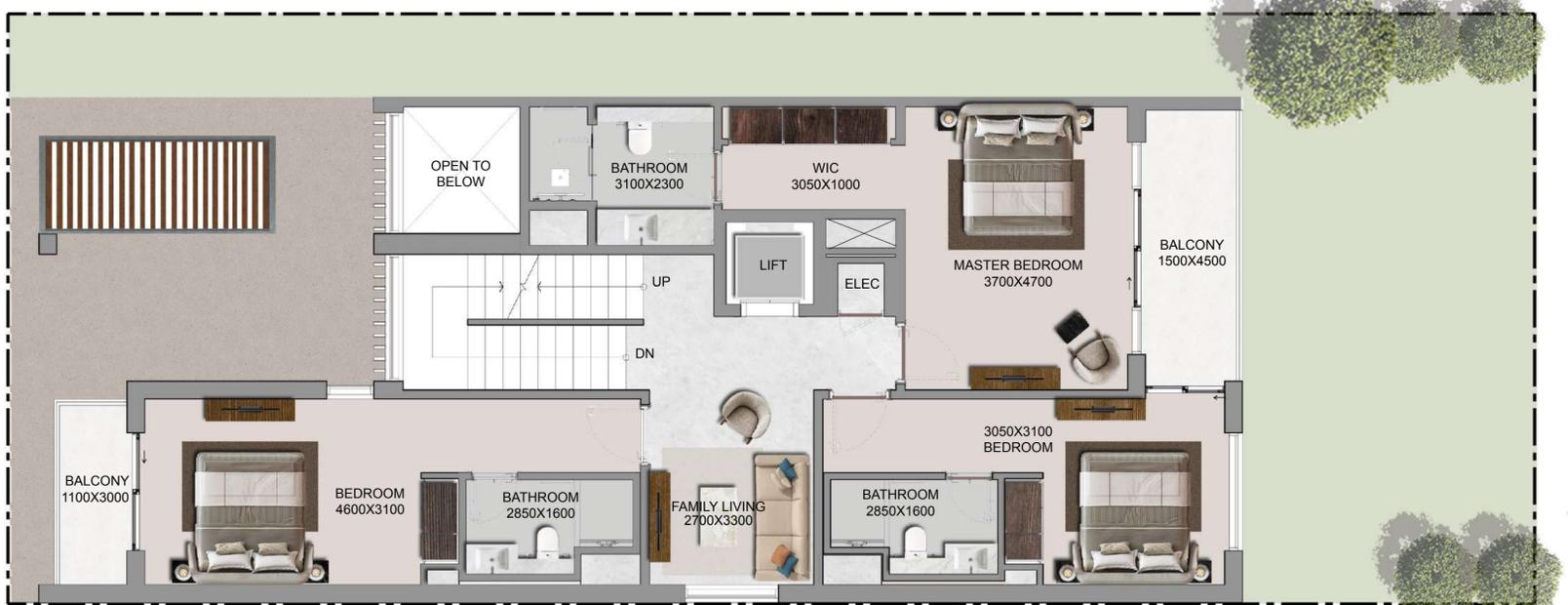
COURTYARD VILLAS

T5 Bedroom - Type A Variant 01 Mirror

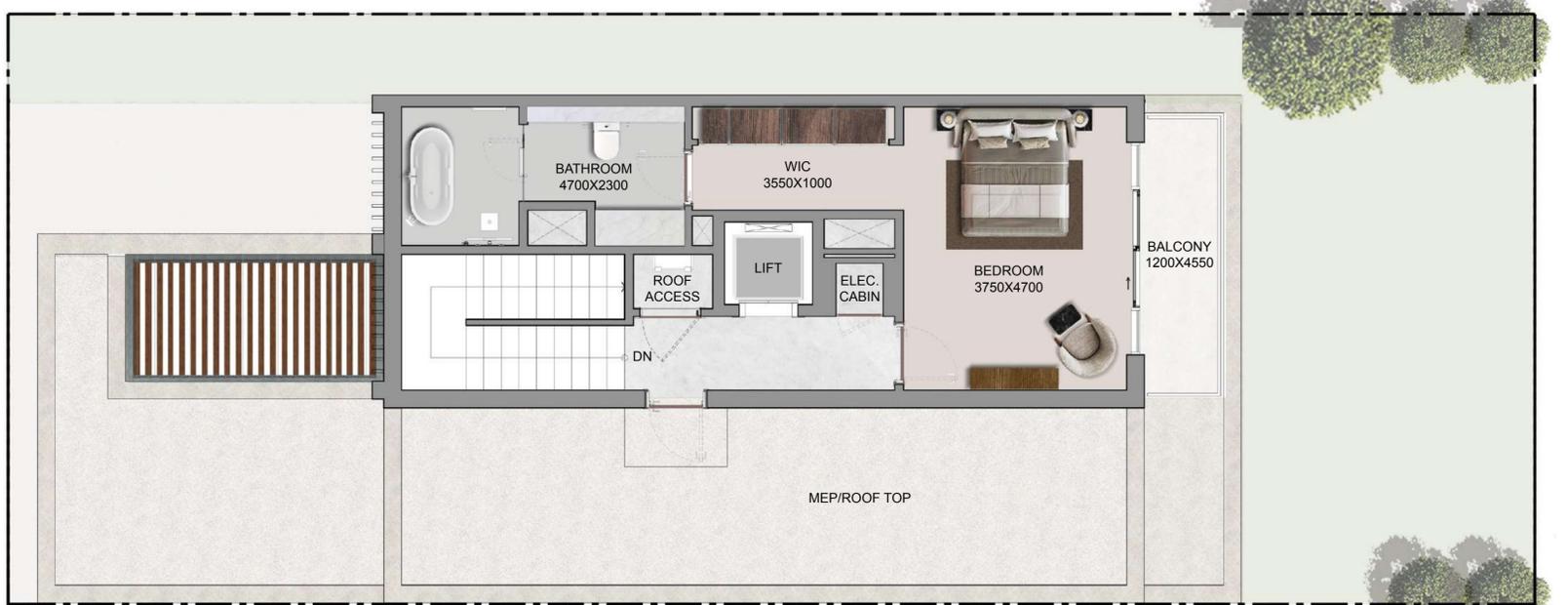
Plot Area	Saleable Area
Min 300.93 sq.m 3,239.18 sq.ft	385.95 sq.m
Max 302.05 sq.m 3,251.24 sq.ft	4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SOBHA SANCTUARY

GARDEN VILLAS T4 Bedroom - Type A

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

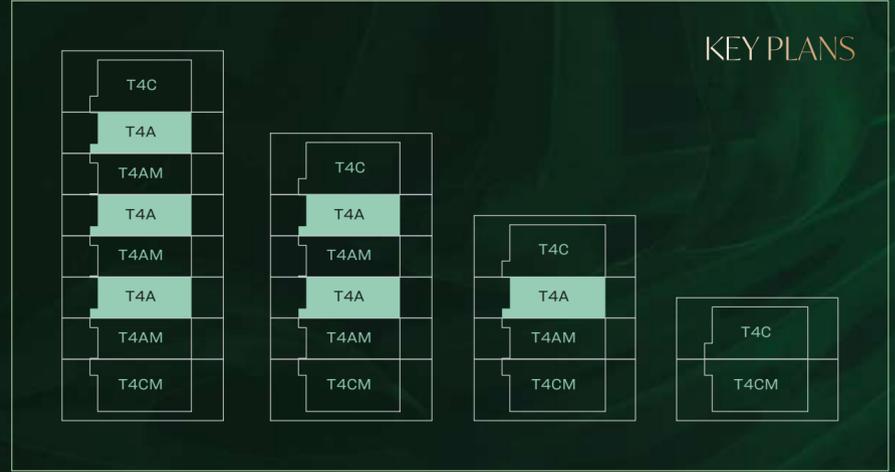
Max 185.65 sq.m 1,998.32 sq.ft

Saleable Area

234.20 sq.m

2,520.91 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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SOBHA SANCTUARY

GARDEN VILLAS T4 Bedroom - Type AM

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

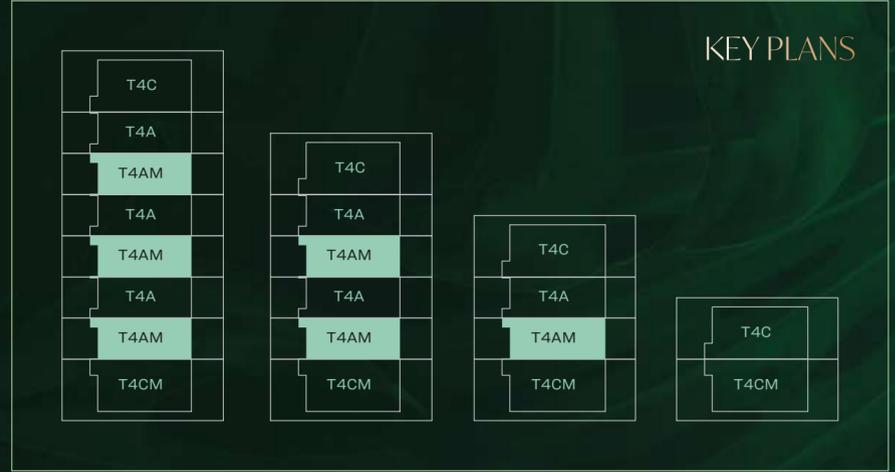
Max 185.48 sq.m 1,996.49 sq.ft

Saleable Area

234.20 sq.m

2,520.91 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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SOBHA SANCTUARY

GARDEN VILLAS T4 Bedroom - Type B

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

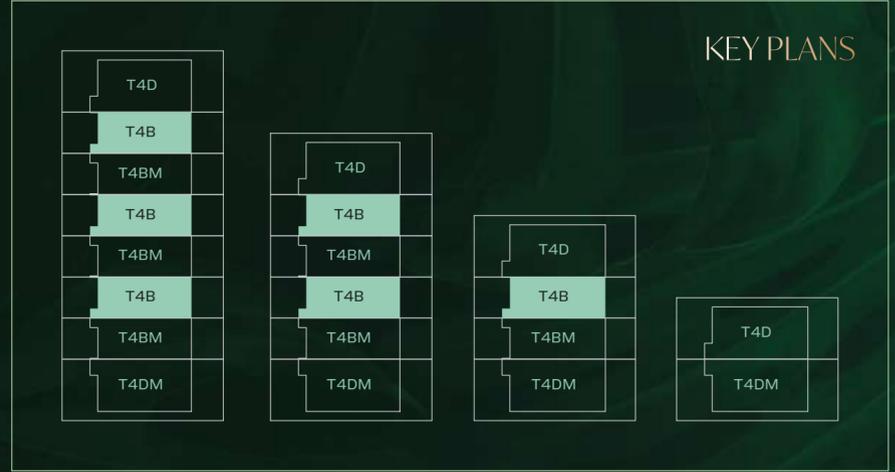
Max 186.00 sq.m 2,002.09 sq.ft

Saleable Area

228.45 sq.m

2,459.02 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

Disclaimer:
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SOBHA SANCTUARY

GARDEN VILLAS T4 Bedroom - Type BM

Plot Area

Min 174.17 sq.m 1,874.75 sq.ft

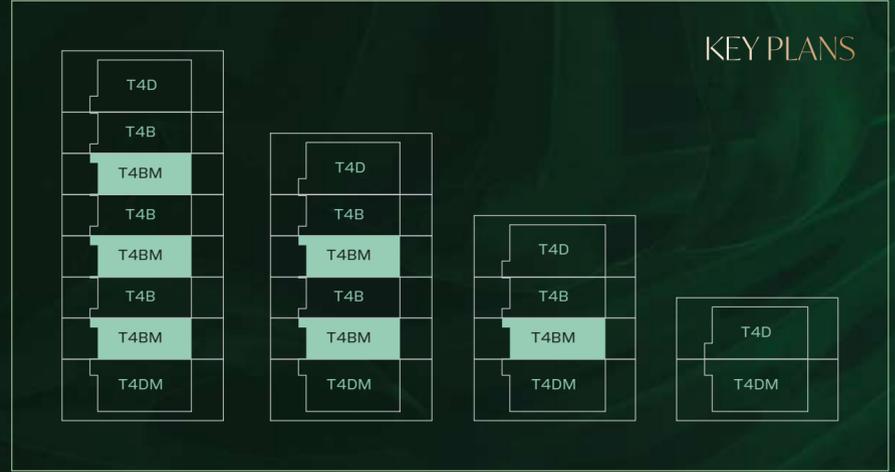
Max 185.97 sq.m 2,001.76 sq.ft

Saleable Area

228.45 sq.m

2,459.02 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

T4 Bedroom - Type B Variant 01

Plot Area

Min 160.77 sq.m 1,730.51 sq.ft

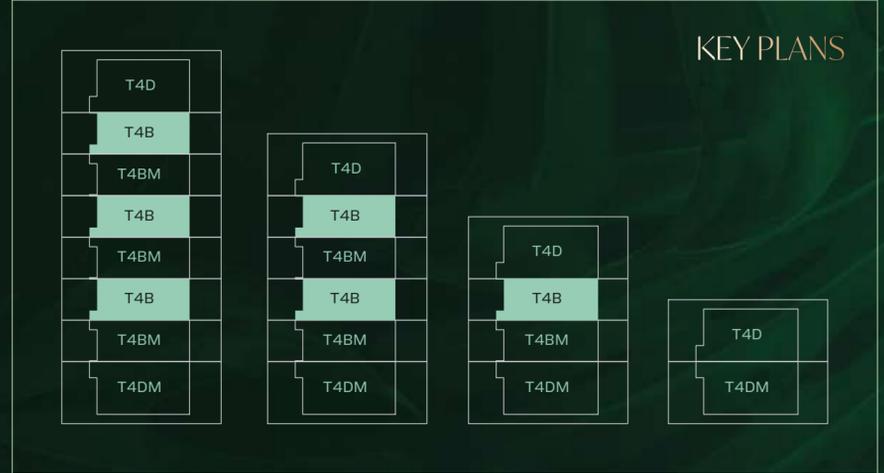
Max 164.23 sq.m 1,767.76 sq.ft

Saleable Area

228.45 sq.m

2,459.02 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

T4 Bedroom - Type B Variant 01 Mirror

Plot Area

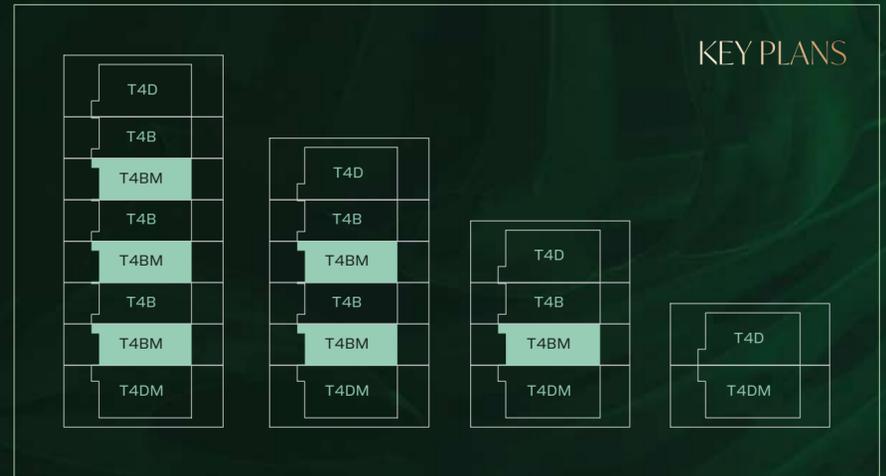
Min 160.77 sq.m 1,730.51 sq.ft

Max 164.23 sq.m 1,767.76 sq.ft

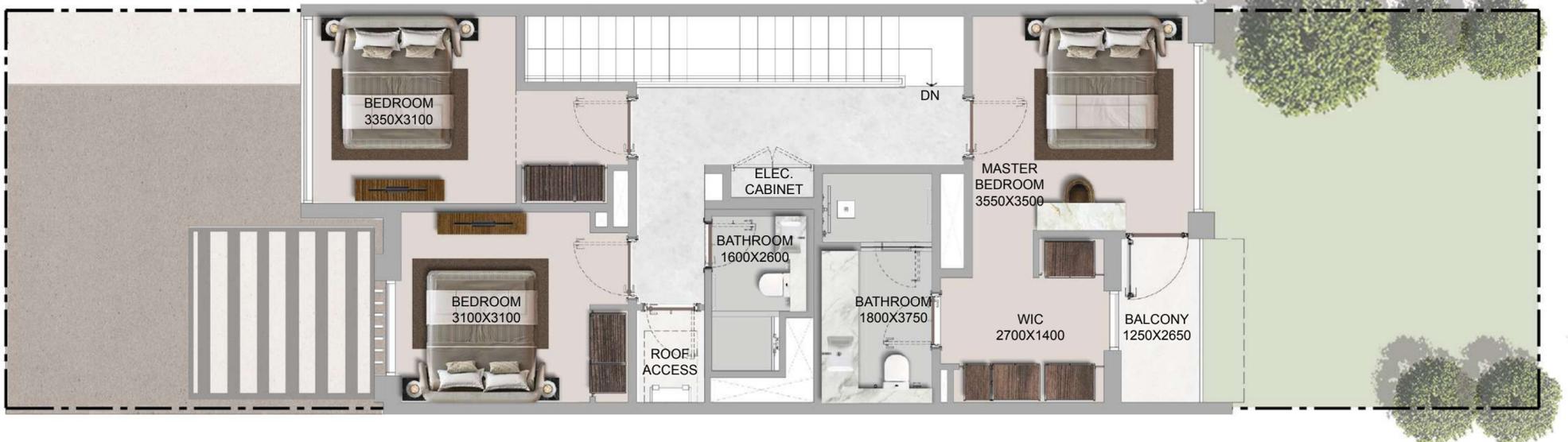
Saleable Area

228.45 sq.m

2,459.02 sq.ft



GROUND FLOOR



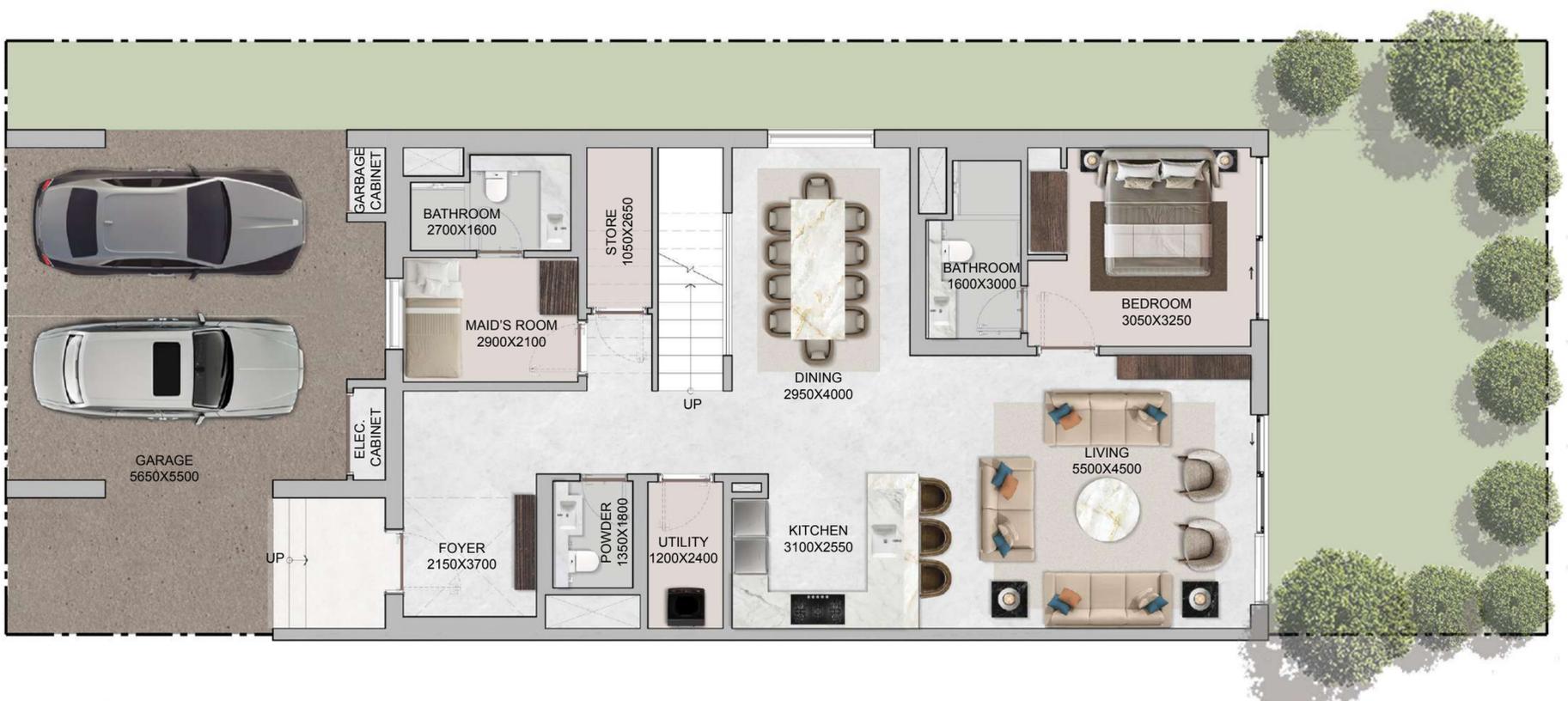
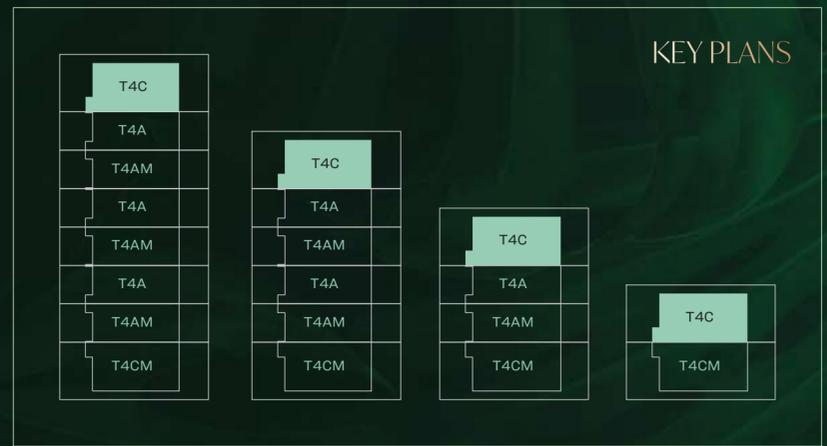
FIRST FLOOR

Disclaimer:

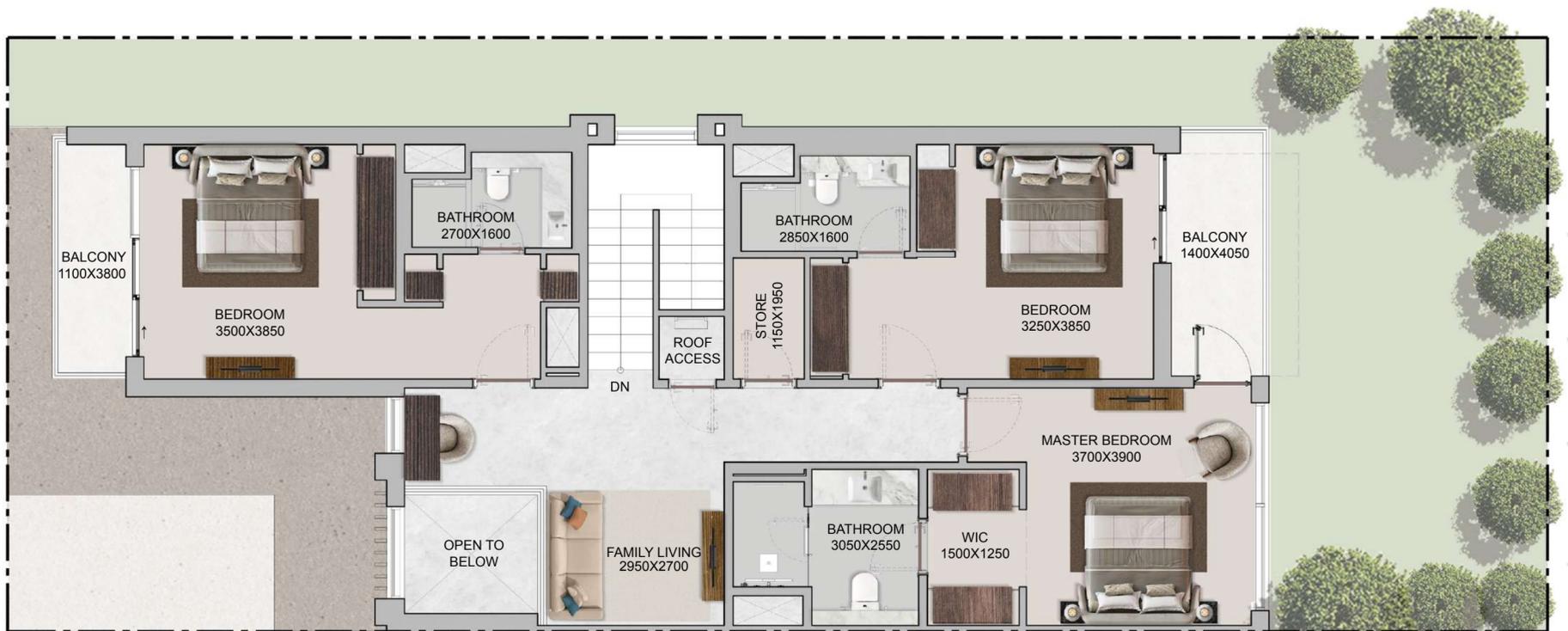
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GARDEN VILLAS
T4 Bedroom - Type C

Plot Area		Saleable Area
Min	260.00 sq.m / 2,798.62 sq.ft	318.68 sq.m
Max	271.32 sq.m / 2,920.46 sq.ft	3,430.24 sq.ft



GROUND FLOOR

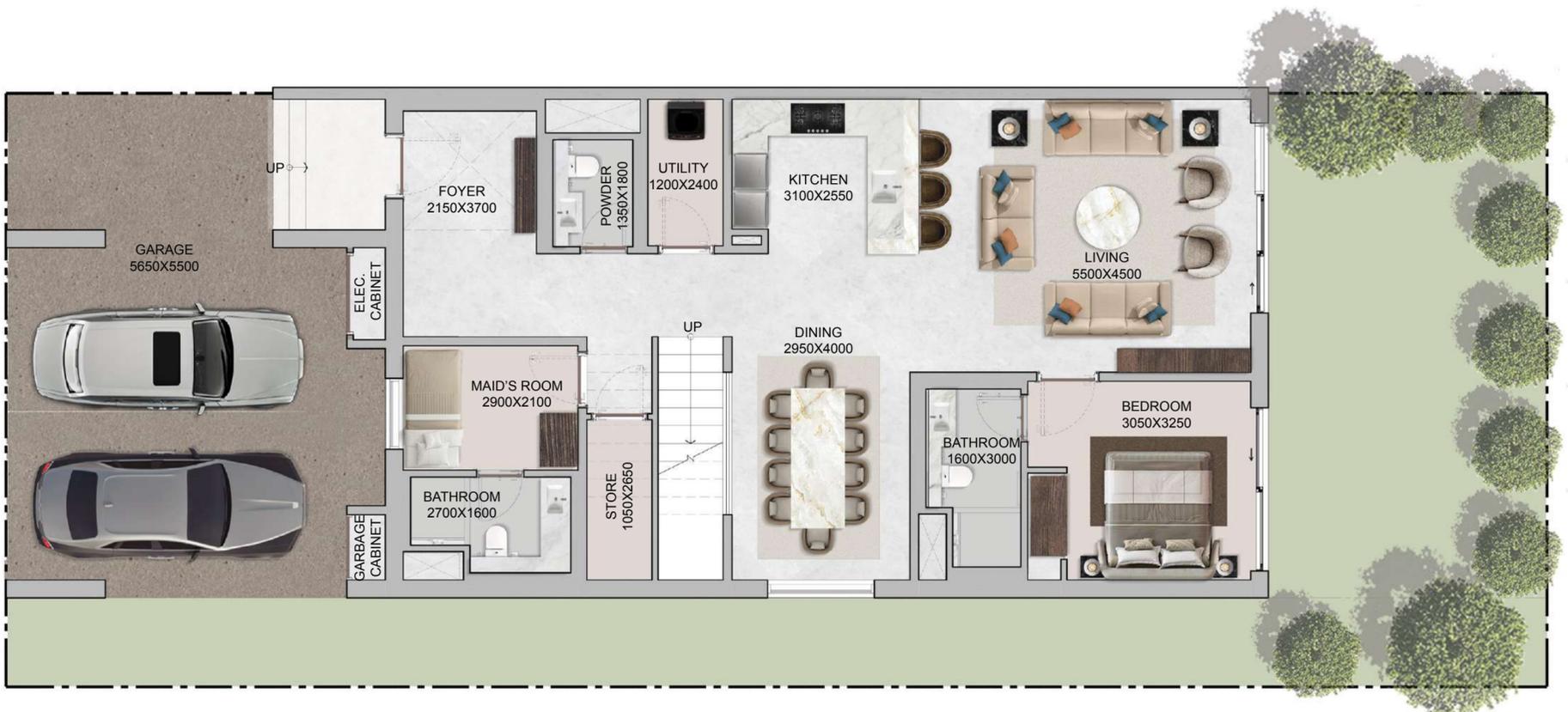
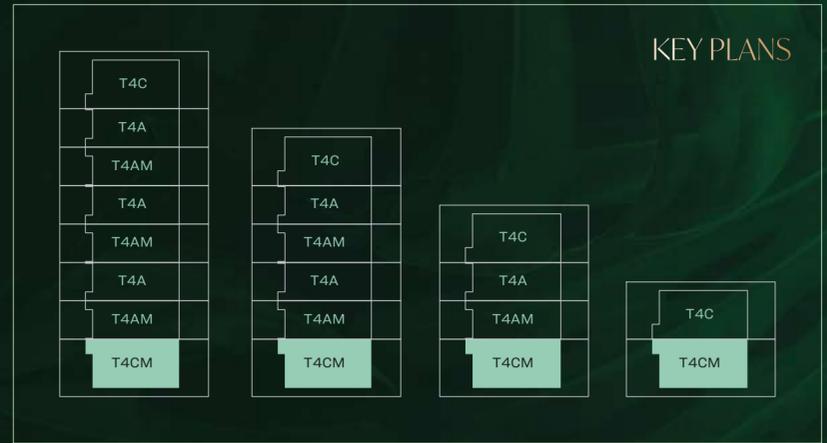


FIRST FLOOR

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GARDEN VILLAS T4 Bedroom - Type CM

Plot Area		Saleable Area
Min	260.00 sq.m / 2,798.62 sq.ft	318.68 sq.m
Max	272.15 sq.m / 2,929.40 sq.ft	3,430.24 sq.ft



GROUND FLOOR



FIRST FLOOR

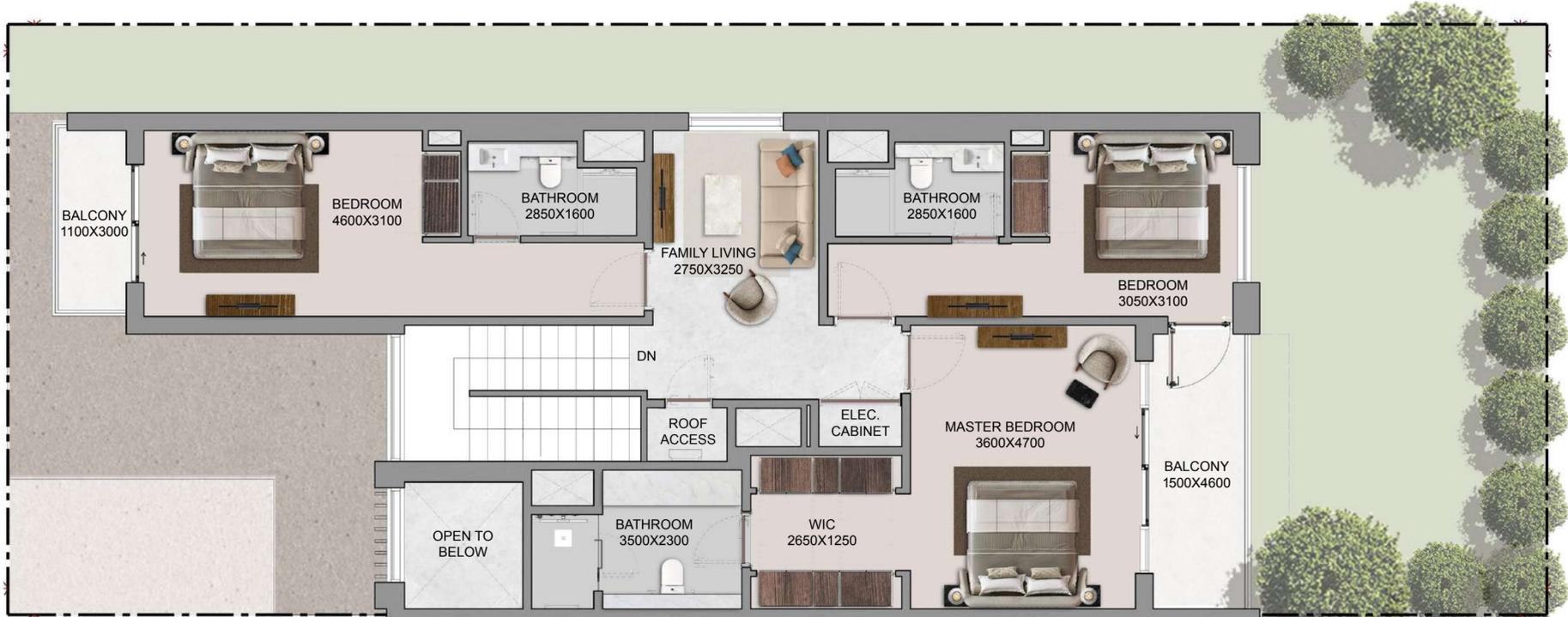
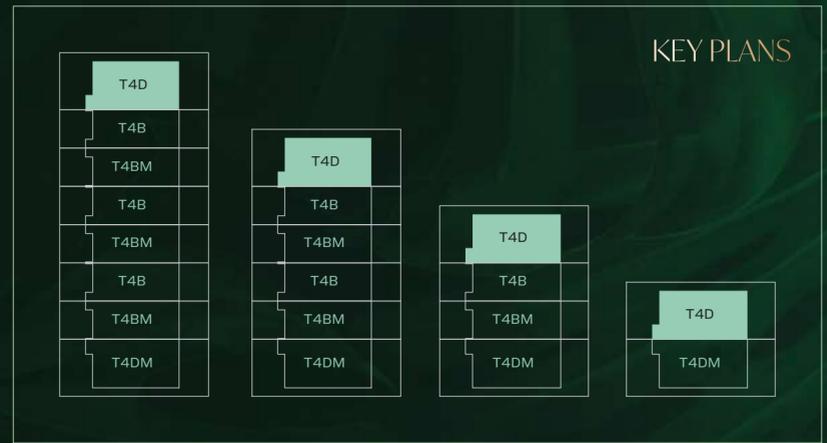
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GARDEN VILLAS

T4 Bedroom - Type D

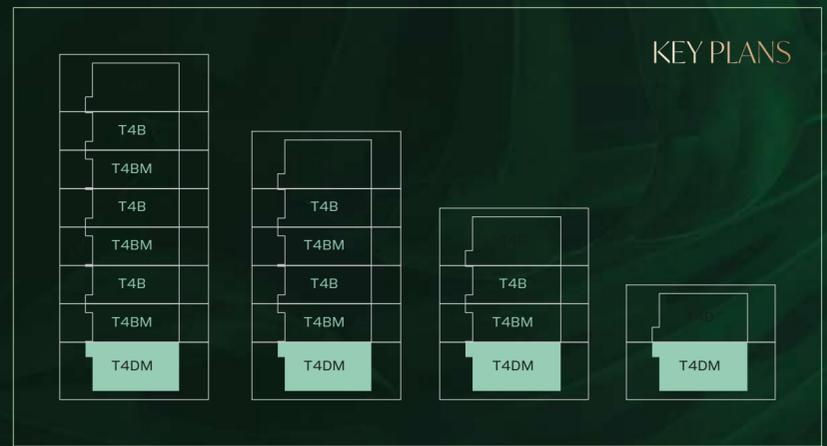
Plot Area	Saleable Area	
Min 260.00 sq.m	2,798.62 sq.ft	309.25 sq.m
Max 272.92 sq.m	2,937.69 sq.ft	3,328.74 sq.ft



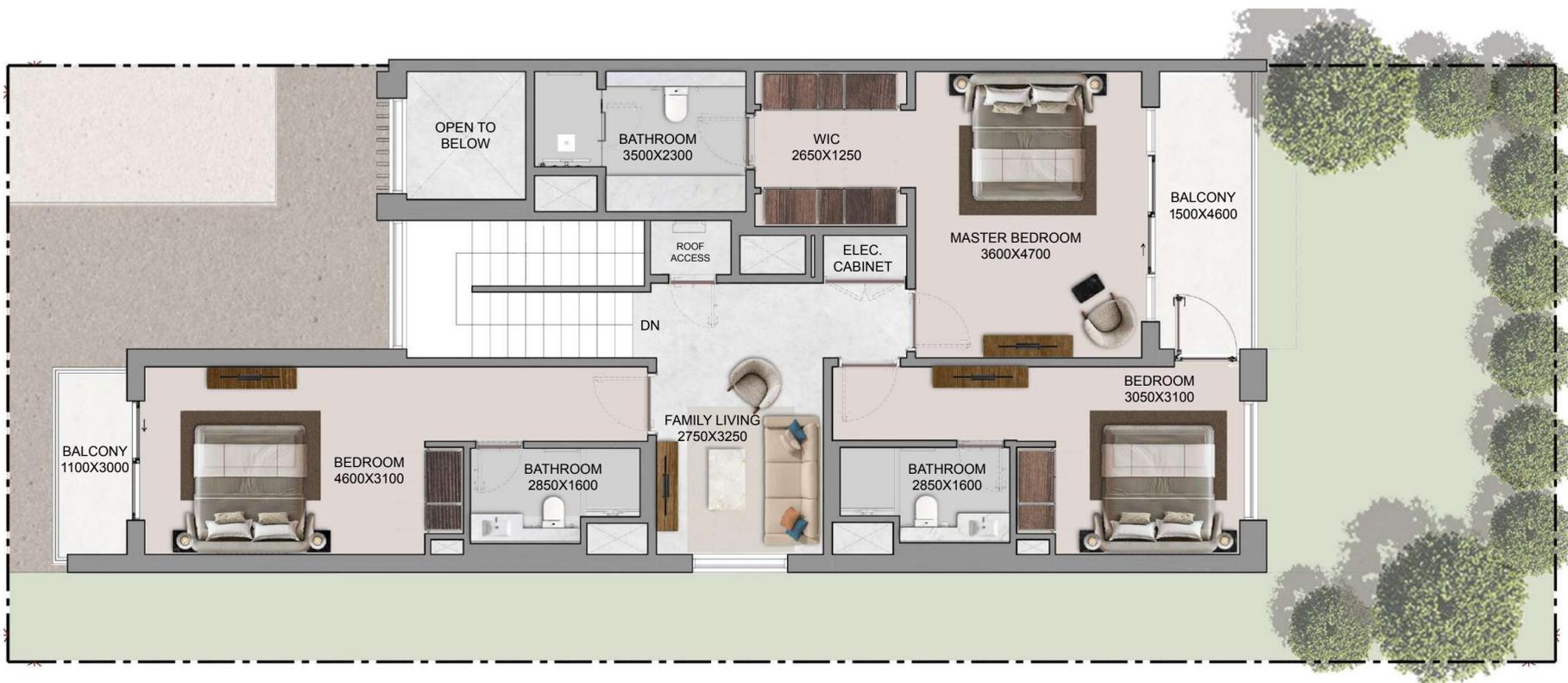
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GARDEN VILLAS T4 Bedroom - Type DM

Plot Area		Saleable Area
Min	260.00 sq.m 2,798.62 sq.ft	309.25 sq.m
Max	273.84 sq.m 2,947.59 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

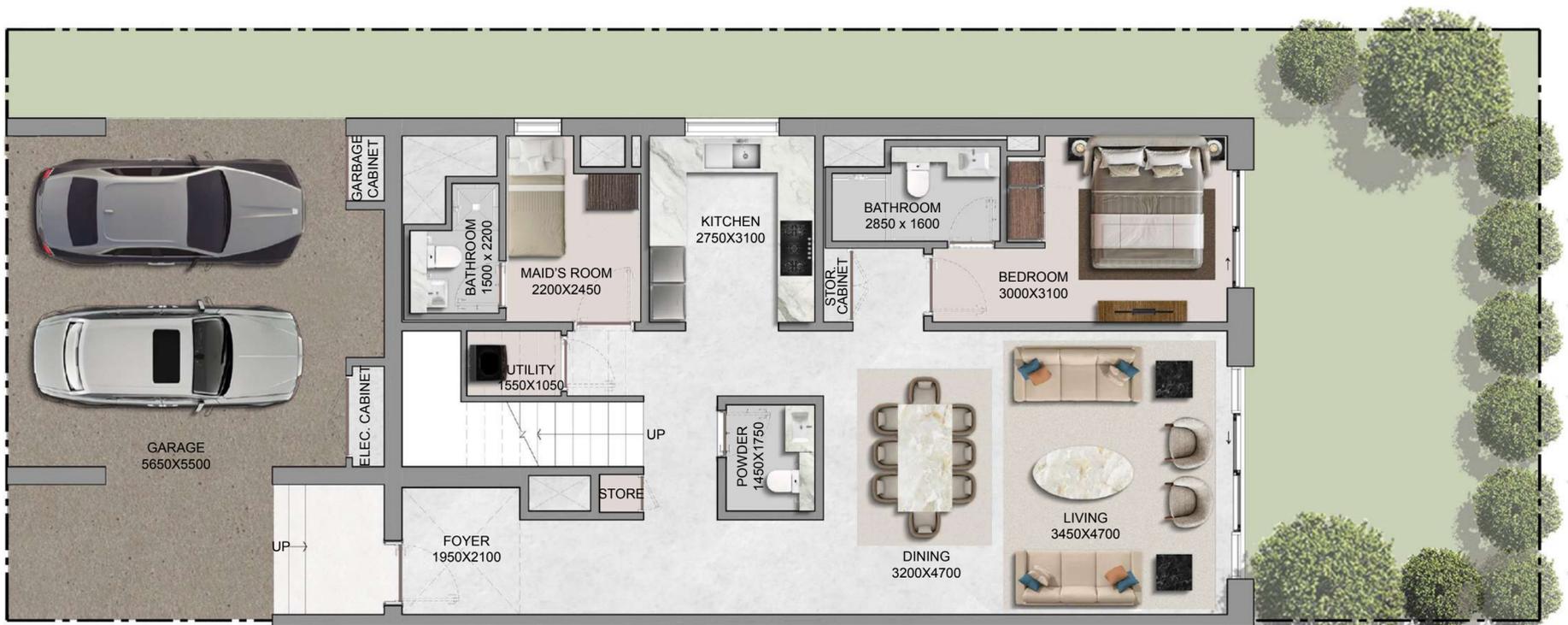
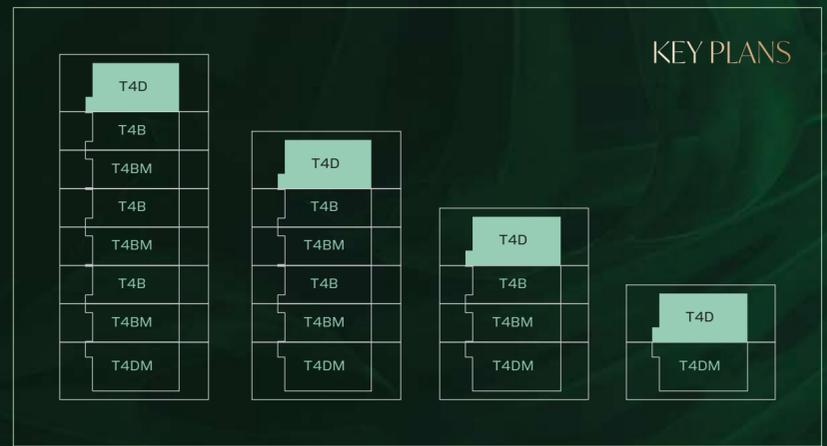
Disclaimer:

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.

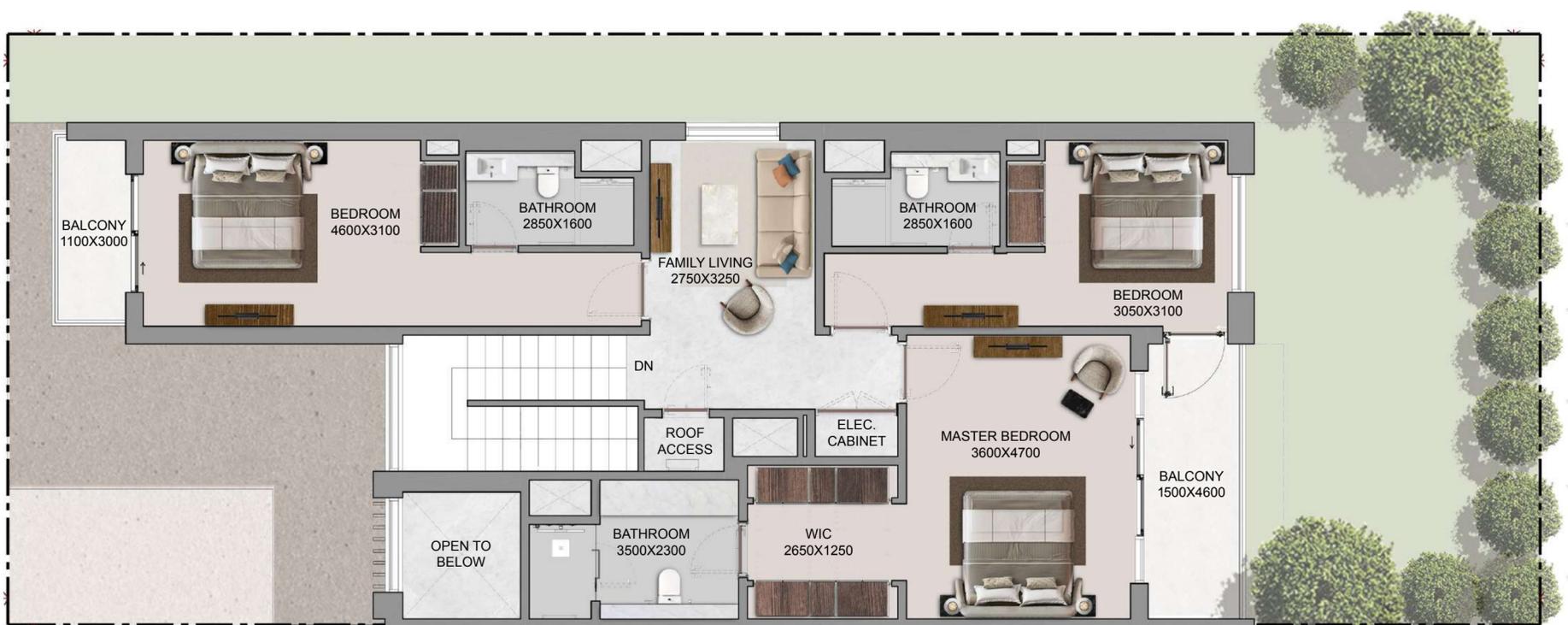
GARDEN VILLAS

T4 Bedroom - Type D Variant 01

Plot Area		Saleable Area
Min	240.00 sq.m / 2,583.34 sq.ft	309.25 sq.m
Max	241.54 sq.m / 2,599.91 sq.ft	3,328.74 sq.ft



GROUND FLOOR



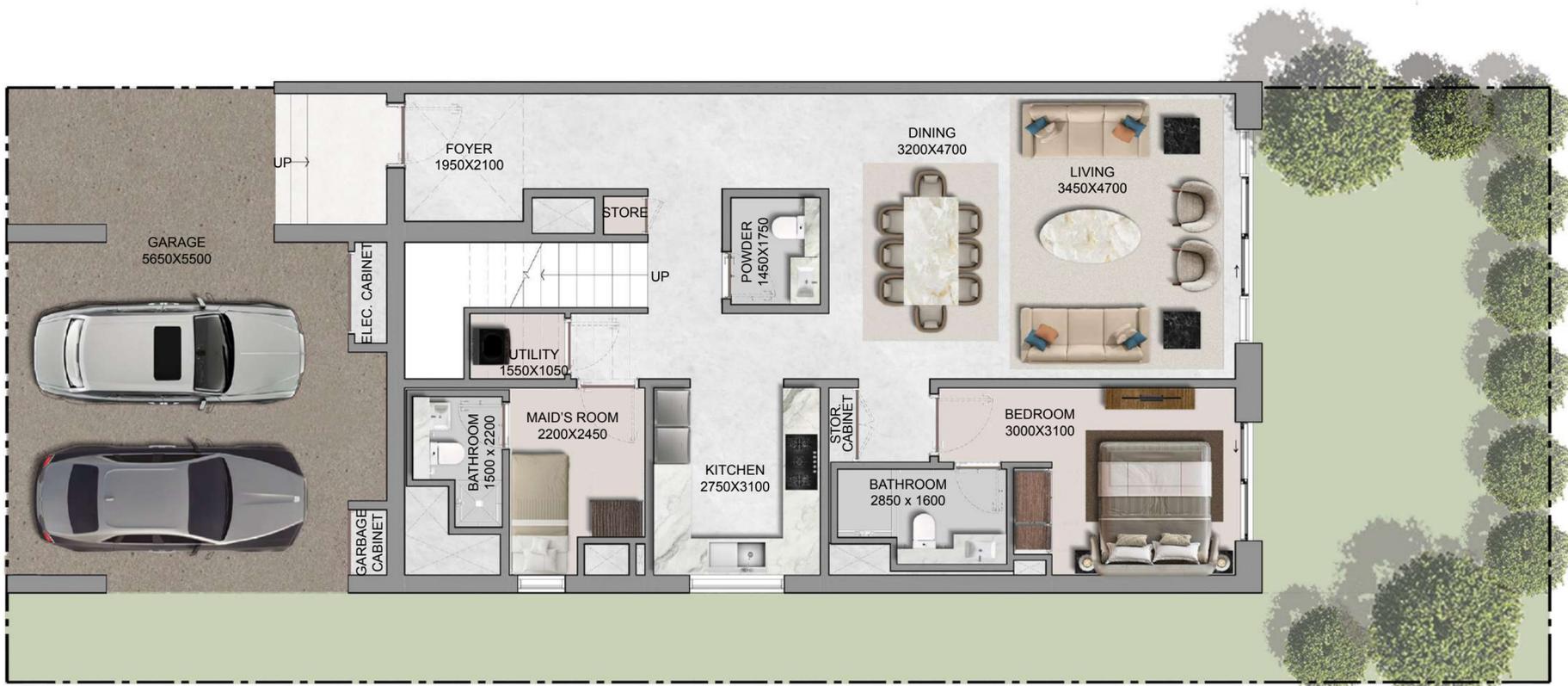
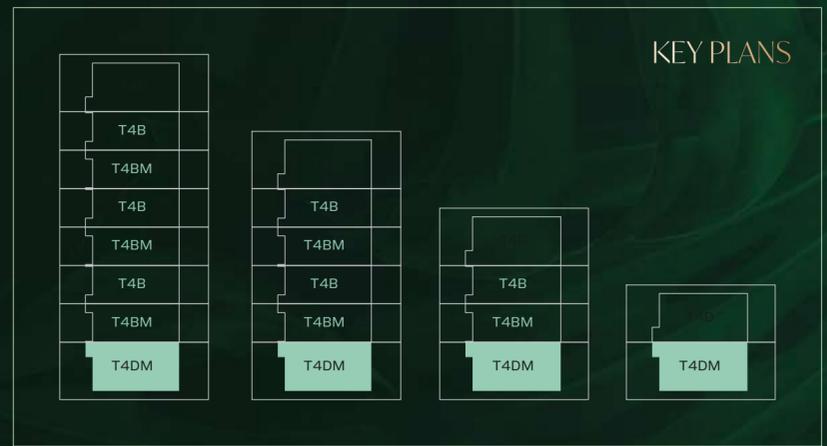
FIRST FLOOR

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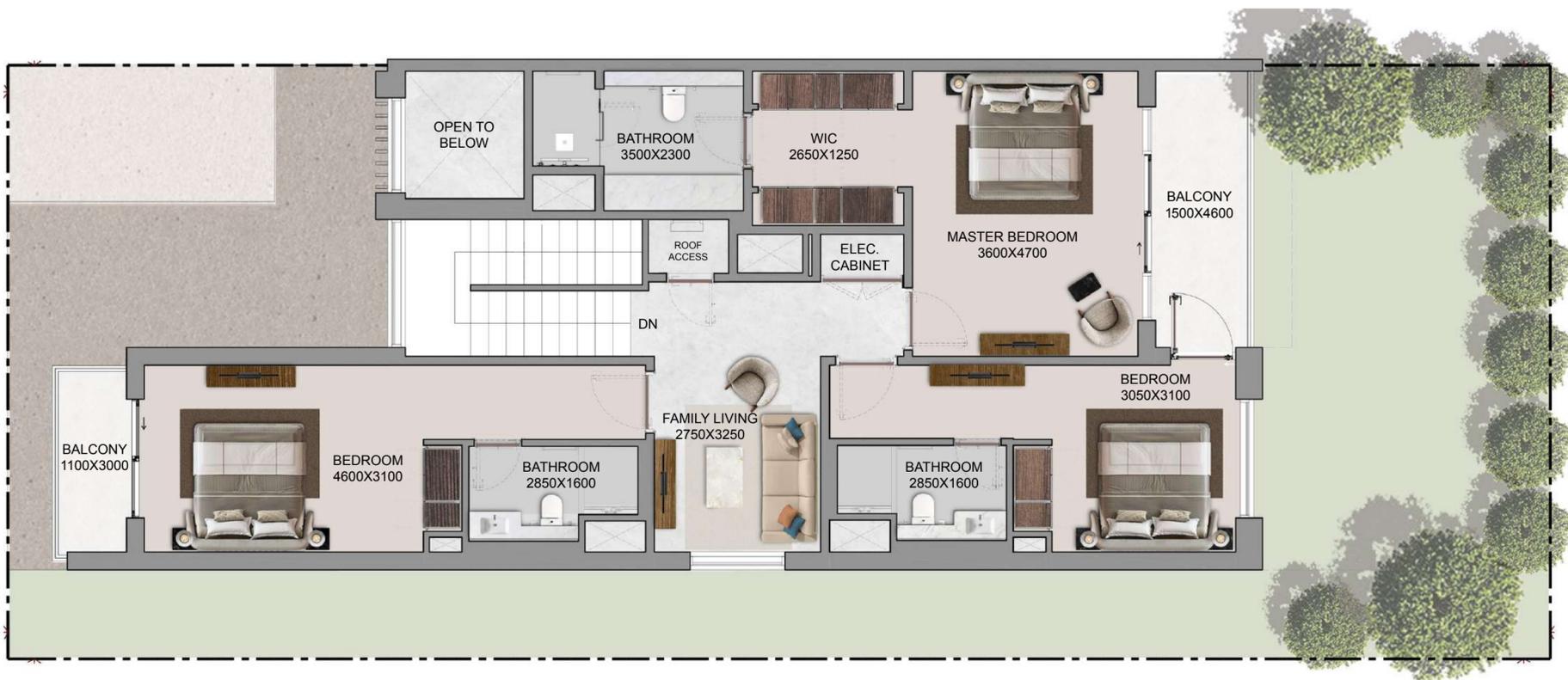
GARDEN VILLAS

T4 Bedroom - Type D Variant 01 Mirror

Plot Area		Saleable Area
Min	240.00 sq.m / 2,583.34 sq.ft	309.25 sq.m
Max	246.27 sq.m / 2,650.83 sq.ft	3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

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

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