



**SOBHA CITY**  
ABU DHABI

FACT BOOK

# SOBHA CITY

ABU DHABI

Craftsmanship  
Finds its  
Capital.



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# Introduction

Marking Sobha Realty's arrival in Abu Dhabi, Sobha City emerges as a defining vision of refined living - where nature, water, and architecture exist in seamless harmony. Set within a thoughtfully imagined landscape, it is a place where life finds its natural rhythm, where every path leads to moments of calm, and every space feels intuitively connected. Here, living flows with quiet elegance, as each moment unfolds with effortless grace.

More than a destination, it is a way of life where everything flows seamlessly, and every space is designed to elevate the everyday. From places of relaxation and wellness to curated retail and social spaces, every essential is seamlessly woven into the fabric of everyday living. At Sobha City, craftsmanship is not only seen, but experienced - elevating the everyday into something enduring, intuitive, and truly refined.



# Masterplan

Sobha City is a masterfully envisioned Live - Connect - Restore community, where residences, from refined apartments to expansive villas and mansions, are woven into a landscape of balance and beauty. Designed as a self-sustained, future-ready address, it brings together nature, movement, and meaningful connections in one seamless rhythm of life. Here, every generation discovers its own sense of zen, with spaces that nurture, inspire, and endure. At Sobha City, craftsmanship shapes every experience - elevating everyday living into something quietly exceptional.

50,000+  
TREES

~20+KM  
WELLNESS LOOP

~60%  
OPEN & GREEN SPACES

2 KM  
WATERFRONT  
PROMENADE

PAR - 3  
EXECUTIVE  
GOLF COURSE

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**GREGNORMAN™**  
GOLF COURSE DESIGN

# World-Class Par-3 Executive Golf Course

Designed by Greg Norman  
Golf Course Design



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# Effortlessly Connected



Yas Mall **13min (11km)**

Etihad Arena **15min (14km)**

Yas Bay Water Front **18min (15km)**

Zayed International **Airport 14min (14km)**

Ferrari World **15 Min (13km)**

Yas Waterworld **15 Min(15km)**

Space42 Arena **15min (15km)**

Louvre Abu Dhabi **25min (35km)**

Sea World Abu Dhabi **16min (12km)**

Yas Beach **17min (15km)**

The Fountains - Yas Mall **15min (13km)**

CLYMB Yas Island **16min (13km)**

Upcoming Disney Land Abu Dhabi **15min (10km)**

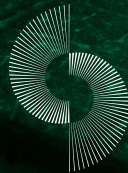
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Introducing



THE ORCHARD  
AT SOBHA CITY



THE TERRACES  
AT SOBHA CITY



RIVER COVE RESIDENCES  
AT SOBHA CITY

# Estate Villas

## V4 BEDROOM-TYPE A

	Min	Max
Plot area	4,378.97 sq.ft	5,606.06 sq.ft
Saleable area		4,515.57 sq.ft

## V4 BEDROOM-TYPE B

	Min	Max
Plot area	4,520.84 sq.ft	5,849.43 sq.ft
Saleable area		4,309.44 sq.ft

## V5 BEDROOM-TYPE A

	Min	Max
Plot area	5,489.49 sq.ft	6,555.76 sq.ft
Saleable area		5,418.34 sq.ft

## V5 BEDROOM-TYPE B

	Min	Max
Plot area	5,489.49 sq.ft	5,572.80 sq.ft
Saleable area		5,317.80 sq.ft

## V6 BEDROOM-TYPE A

	Min	Max
Plot area	6,490.75 sq.ft	6,490.75 sq.ft
Saleable area		7,158.86 sq.ft

## V6 BEDROOM-TYPE B

	Min	Max
Plot area	6,490.75 sq.ft	6,490.75 sq.ft
Saleable area		6,383.11 sq.ft

ACD : DECEMBER 2029



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THE TERRACES  
AT SOBHA CITY

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## Garden Villas

### T3 BEDROOM + MAJLIS TYPE A

	Min	Max
Plot area	1,987.01 sq.ft	2,089.94 sq.ft
Saleable area		2,578.39 sq.ft

### T3 BEDROOM + MAJLIS TYPE B

	Min	Max
Plot area	1,987.01 sq.ft	2,161.55 sq.ft
Saleable area		2,577.85 sq.ft

### T3 BEDROOM + MAJLIS TYPE C

	Min	Max
Plot area	3,022.51 sq.ft	3,173.23 sq.ft
Saleable area		3,453.49 sq.ft

### T3 BEDROOM + MAJLIS TYPE D

	Min	Max
Plot area	3,022.50 sq.ft	3,173.22 sq.ft
Saleable area		3,420.12 sq.ft

### T4 BEDROOM + MAJLIS TYPE A

	Min	Max
Plot area	3,371.24 sq.ft	3,798.239 sq.ft
Saleable area		4,194.48 sq.ft

### T4 BEDROOM + MAJLIS TYPE AV

	Min	Max
Plot area	3,683.41 sq.ft	3,883.38 sq.ft
Saleable area		4,524.29 sq.ft

ACD : DECEMBER 2029

# Residential Apartments

## Projects Highlights

2 Towers: A & B

1 & 2 Bedrooms

ACD : December 2029

## Building Configuration

**Ground Floor:** Residential Apartments, Retail, & Parking.

**Podium 01:** Residential Apartments & Parking.

**Podium 02:** Residential Apartments & Parking.

**3rd Floor:** Residential Apartments & Amenities.

**4th to 11th Floor:** Residential Apartments.



RIVER COVE RESIDENCES  
AT SOBHA CITY

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# Amenities

Crafted with the human experience at its core, these are spaces that restore, inspire, and invite a deeper way of living.



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# Illustrative Master Plan



## LEGEND

- |                         |                                       |
|-------------------------|---------------------------------------|
| 01. MALL                | 18. FAMILY PARK                       |
| 02. MARINA              | 19. SCULPTURAL GARDEN                 |
| 03. CLUBHOUSE           | 20. SENSORY GARDEN & REFLEXOLOGY PATH |
| 04. SCHOOL              | 21. FRAGRANT GARDEN                   |
| 05. JUMA MOSQUE         | 22. FEATURE LANDSCAPE                 |
| 06. KIDS PLAY AREA      | 23. MARTIAL ARTS LAWN                 |
| 07. NATURE PLAY ZONE    | 24. FOREST YOGA DECKS                 |
| 08. TRAMPOLINE PARK     | 25. MEDITATION ZONE                   |
| 09. OUTDOOR FITNESS     | 26. PAVILION & SOCIAL DECKS           |
| 10. OPEN AIR JUNGLE GYM | 27. BARBEQUE AREAS                    |
| 11. SPORT COURTS        | 28. SHADED SEATING NOOKS              |
| 12. OUTDOOR GAMES ZONE  | 29. AMPHITHEATER                      |
| 13. MINI SKATE PARK     | 30. MULTIPURPOSE LAWN                 |
| 14. PARKOUR ZONE        | 31. PET PARK                          |
| 15. BOULDERING PLAY     | 32. GOLF COURSE                       |
| 16. FOREST TRAILS       | 33. WELLNESS AND CYCLING LOOP         |
| 17. BOTANICAL GARDEN    | 34. LAGOON / POOL                     |
|                         | 35. CANAL SIDE JOGGING TRACK          |

# Amenities

## Community & Social Spaces

- Community Mall
- Waterfront Promenade
- Yacht Marina
- Clubhouse
- Amphitheatre
- Golf Course
- Pavilion & Social Decks

## Recreation & Play Zones

- Nature Play Zone
- Trampoline Park
- Outdoor Games Zone
- Mini Skate Park
- Parkour Zone
- Bouldering Play
- Martial Arts Lawn

## Outdoor Wellness & Movement

- Wellness and Cycling Loops
- Outdoor Fitness Zone
- Open-air Jungle Gym
- Sport Courts
- Multipurpose lawn

## Family & Children

- Kids Play Area
- Schools
- Family Park
- Barbeque Areas
- Pet Park

## Water & Hydrotherapy

- Lagoon Pools



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## ☪ Amenities

### Nature & Landscape

- Sculptural Gardens
- Forest Trails
- Shaded Sitting Nooks
- Fragrant Garden
- Feature Landscape
- Botanical Garden

### Mental & Holistic Wellness

- Sensory Garden
- Reflexology Path
- Forest Yoga Deck
- Meditation Zone

### Education, Health & Faith

- Community Services
- International Schools
- Clinic
- Juma Mosque



# Your next home

Designed for the life you've imagined,  
and the possibilities beyond.

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# 6 Villa Interiors

Spacious, light-filled and effortlessly livable.  
Interiors designed for modern family life.

## Estate Villas

- Spacious Living and Dining space overlooking the swimming pool.
- All bedrooms with en-suite bathrooms and premium fully fitted wardrobes.
- Spacious Master Suite with premium walk-in wardrobe.
- High-quality marble flooring in the living and dining space.
- Exclusive access from each plot to open greens.
- Separate maid's room.
- Family living room on the first floor.
- Large Outdoor terraces.
- Washing machine and Dryer provided in the laundry room / utility.
- Ceiling Height: ~2.7 meters Entrance
  - ~2.7 meters Corridors
  - ~2.5 meters Kitchen
  - ~2.5 meters Bathrooms
  - ~2.9 meters Living & Dining Area (single-height zone)
  - ~5.8 meters Living & Dining Area (double-height zone)
  - ~2.9 meters / 2.8 meters Bedrooms
  - ~2.7 meters Dressing
  - ~2.6 meters Garage



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## 6 Villa Interiors

### Garden Villas

- Spacious Living and Dining room overlooking the green backyard.
- Spacious Master Suite with premium fully fitted walk-in wardrobe and bathroom.
- High-quality large format tile flooring in the living and dining space.
- Separate Maid's Room (in selected units).
- Family Living Room (in selected units).
- Washing machine and dryer provided in the laundry room / utility.
- Ceiling Height: ~2.7 meters Entrance
  - ~2.7 meters Corridors
  - ~2.5 meters Kitchen
  - ~2.5 meters Bathrooms
  - ~2.9 meters Living & Dining Area (single-height zone)
  - ~5.8 meters Living & Dining Area (double-height zone)
  - ~2.9 meters / 2.8 meters Bedrooms
  - ~2.7 meters Dressing
  - ~2.6 meters Garage

# Kitchens

Spacious, light-filled and effortlessly livable.  
Interiors designed for modern family life.

## Estate Villas

- Built-in oven from premium brands.
- Built-in gas Hob from premium brands.
- Built-in hood from premium brands.
- Built-in fridge from premium brands.
- Built-in freezer from premium brands.
- Dish washer from premium brands.
- Washer and dryer from premium brands.
- Good-quality countertop with stone or equivalent.

## Garden Villas

- Built-in oven from premium brands.
- Built-in gas Hob from premium brands.
- Built-in hood from premium brands.
- Built-in fridge from premium brands.
- Built-in freezer from premium brands.
- Washer and dryer from premium brands.
- Good-quality countertop with stone or equivalent.



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## ↳ Bathrooms & Powder Rooms

Finished with timeless materials  
& trusted international fittings.

### Estate Villas

- High quality porcelain tiles for walls and floors.
- High quality vanity top with stone or equivalent.
- Quality sanitary ware from premium brands.
- Quality bathroom accessories from premium brands.

### Garden Villas

- High quality Porcelain tiles for walls and floors.
- High quality vanity top with stone or equivalent.
- Quality sanitary ware from premium brands.
- Quality bathroom accessories from premium brands.

# Premium Villa Features

Thoughtful designs for everyday ease built for comfort and lasting value.

## Estate Villas

### 4 Bedroom Villas

4 En-suite bedrooms with premium fully fitted wardrobes

2 covered Car Parks

Passenger Lift

Private Pool

### 5 Bedroom Villas

5 En-suite bedrooms with premium fully fitted wardrobes

2 covered Car Parks

Passenger Lift

Private Pool

### 6 Bedroom Villas

6 En-suite bedrooms with premium fully fitted wardrobes

3 covered Car Parks

Passenger Lift

Private Pool

## Garden Villas

### 3 Bedroom + Majlis

2 car parks

Master bedroom with walk in wardrobe

3 ensuite bedroom with fully fitted wardrobes

Majlis / Study room

### 4 Bedroom + Majlis (semi-detached)

2 car parks

Master bedroom with walk in wardrobe

4 ensuite bedroom with fully fitted wardrobes

Family living room

Maids room

Passenger lift

Majlis / Study room

### 4 Bedroom + Majlis (stand-alone)

2 car parks

Master bedroom with walk in wardrobe

4 ensuite bedroom with fully fitted wardrobes

Family living room

Maids room

Passenger lift

Majlis / Study room

## Service Charges

AED 5 /sq. ft./ Annum (with variance of (+/-) %20) on saleable area] [Subject to Authority Approval]





## About the Apartments

### LOBBIES

- Double height entrance lobby in both tower A & B
- Porcelain tile flooring in both lift lobbies and corridors

### EXTERNAL FAÇADE

- High-performance double-glazed system for enhanced thermal and acoustic insulation. Glazed doors and glass railings

### GENERAL

- All residences feature a private balcony
- Spaciously designed apartments with expansive windows and balconies

### MATERIAL SPECIFICATIONS

- Porcelain tiles throughout all living areas and bedrooms
- Doors finished in premium veneer or equivalent finish
- Premium acrylic emulsion paint finish on internal apartment walls
- Kitchen, wardrobe, and vanity shutters finished in premium acrylic, laminate, melamine, or equivalent



## KITCHEN

Fully fitted kitchen with premium appliances including  
fridge-freezer, oven, gas hob, hood, and washer-dryer  
Stone countertop or equivalent

## BATHROOMS & POWDER ROOMS

Floors and walls finished in premium porcelain tiles  
Sanitary fixtures by leading brands  
Vanity countertops in stone or equivalent

### Service Charges

AED 16 /sq. ft./ Annum (with variance of (+-) %20) on saleable area [Subject to Authority Approval] + Chiller Charges [as per actuals]



SOBHA  
REALTY