



DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

FACT BOOK



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THE COASTAL CITY

Downtown UAQ | Sobha Realty is a visionary destination designed to elevate every moment by the shore. Spanning over 25 million sq. ft., it blends beachfront living, wellness, and purposeful design.

Strategically located between Dubai and Ras Al Khaimah, it offers both beachside tranquility and access to major growth corridors.

Sobha Aquamont at Downtown UAQ offers beachfront residences with access to a staggering 11 KM of uninterrupted shoreline, including 7 KM of pristine beaches and beach parks making it one of the longest coastlines in the region.

Community Features



11km Uninterrupted
Shoreline



7km Direct Beach &
Beach Park Access



Luxurious Hotels
& Resorts



50% Open Green
Spaces



Multiple
Marinas



Yacht Club
& Harbour



Entertainment
Arena & Museum



Art & Design
District



Commercial
Spaces

Strategically Located



40 Mins
from Dubai



Connected
via E11 & 311



ACD
JUNE 2028

PROJECT MIX

Beachfront Residences | Commercial hub
Entertainment | Arenas, etc.

COMMUNITY FEATURES

- Coastal paradise offering luxury, recreation, and relaxation
- Perfect union of Downtown & Beachfront living
- Mixed-use development with uninterrupted beach views
- Leisure community with passive & active water activities
- Vibrant retail promenades and marinas
- Multiple indoor and outdoor amenities

PROJECT FEATURES

- 3 towers
- Unit Configuration: 1- & 2-Bedroom Residences & 3-Bedroom Duplexes
- 1152 residences and multiple retail units
- Retail & parking on the ground floor
- Residences & parking on podium level 1 & 2
- Residences & Duplexes From 1st floor onwards
- AED 20/Sq.Ft ± 20 % /Annum (Subject to Authority Approval) + Chiller Charges (as per actuals)

SPECIFICATIONS



LIVING ROOM:

Walls are finished with matt emulsion paint and feature skirting, creating a refined and elegant living space.

Porcelain tiles in all living area providing a durable and sophisticated aesthetic.

BEDROOM

The master bedroom includes an ensuite bathroom, providing added privacy and convenience.

Bedrooms feature walls with matt emulsion paint and skirting for a polished look.

Porcelain tiles are used in all bedrooms, ensuring a consistent and high-quality finish.





BATHROOMS & POWDER ROOM

The bathrooms and powder rooms are designed with a focus on quality and luxury.

Sanitary ware, including WCs and wash basins, are provided by premium brands.

Chrome-plated fittings add a touch of elegance and durability.

High-quality porcelain tiles are used for both floor and wall finishes, creating a sleek and modern aesthetic.



KITCHEN FEATURES

The kitchen comes equipped with a full suite of premium-brand appliances, including an oven, gas hob, hood, refrigerator, and washing machine.

The walls are finished with matt emulsion paint, and a high-quality finish is applied to the area between the base and wall cabinets.

The kitchen cabinetry is crafted from laminate or an equivalent material, ensuring durability and a sleek appearance.



HOME AUTOMATION

Future-ready provisions are integrated for smart home technology, allowing residents to effortlessly control lighting and temperature.

District Cooling System for reduced power consumption and carbon footprint.

FIXTURE AND FITTINGS

Door, kitchen, wardrobe, and vanity to be finished with laminate, melamine or equivalent offering both style and functionality.

EXTERNAL FAÇADE

Double-glazed façade with heat and sound insulation.

MASTER PLAN AMENITIES



Art and Design District

Retail F&B

Transportation Hub

Museum & Marine experience center

Arts & Cultural Center

Club House

Hotel & Souk

Public Beach

Marina

Wellness Park

Running Circuit

Beach Volleyball

Barbeque & Dinning Area

Event Cabana

Fiesta Square

Linear Park

Yoga Deck

Community Park

Community Garden

Trampoline zone

Sports Arena



LINEAR PARK WITH THE FOLLOWING AMENITIES

- Amphitheatre
- BBQ & Dining Areas
- Yoga Deck
- Trampoline
- Wellness Park
- Ping Pong Tables
- Running Circuit
- Tennis Courts
- Paddle Courts
- Skateboarding Zone

AMENITIES FOR CLUBHOUSE

Entrance Lobby with reception	Health club with Steam & Sauna	Business Lounge / Meeting Space
Library lounge	Multipurpose Hall	Café Lounge
Gymnasium	Indoor Games Area	Swimming pool
		Barbeque Area



Disclaimer: The images shown are for illustrative purposes only and may not be an exact representation of the product.

Disclaimer: The images are computer graphics technology (3D rendering) to showcase the building and apartment's design including the facade, elevations, and interiors. All furniture, lighting, finishes, fixtures and art shown are for marketing purposes only. All images and these images are for illustrative purposes only and subject to change.

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