



SOBHA ONE

FACTBOOK

DESIGNED **AROUND YOU,**
DESIGNED **FOR YOU.**



All images used here are for representative purposes only

SOBHA ONE
LUXURY RESIDENCES



PROJECT HIGHLIGHTS

5 TOWERS

Configuration:

1 to 4 Bed Apartments & 2 to 5 Bed Duplex

Tower A

60 Floors &
6 Podium

Tower B

48 Floors &
6 Podium

Tower C

30 Floors &
6 Podium

Tower D

30 Floors &
6 Podium

Tower E

42 Floors &
6 Podium

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LOCATION MAP



Sheikh Zayed Road

Business Bay

Burj Khalifa & Downtown Dubai

The Dubai Mall

Dubai Canal

SOBHA ONE

Ras Al Khor Wildlife Sanctuary

Golf Course

Ras Al Khor Road

Sobha Hartland &
2 International Schools

RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES

MEYDAN
RACE COURSE
10 MINUTES

SOBHA HARTLAND 2 &
INTERNATIONAL SCHOOLS
10 MINUTES

DUBAI INTERNATIONAL
AIRPORT
12 MINUTES

BUSINESS BAY
12 MINUTES

THE DUBAI MALL
15 MINUTES

DURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES

DUBAI FRAME
15 MINUTES

DUBAI OPERA
15 MINUTES

PALM JUMEIRAH
25 MINUTES

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Residential community where city and nature merge together and work finds a balance with play to become 'One'

Overlooking Dubai Creek with panoramic views of the Ras Al Khor sanctuary to the north and Downtown to the west

5 multi use towers of varying heights rising from 36 stories tall and hitting a crescendo of 66 stories

This residential development comprising of 3028 apartments

Easy access to Dubai Metro and Ras Al Khor Road

Arrival into the Apartment with separate lobby and dedicated lift for each tower

The project consists of 1 to 4 bedroom apartments & 2 to 5 bedroom Duplex

A unique lifestyle environment which shall include state-of art indoor and outdoor amenities

The apartments are designed to offer spacious layouts with large windows and balconies

It also provides convenience of retail at ground floor and family friendly amenities with the warmth of an exclusive community

A fully fitted kitchen and bathroom with white goods

All units have Balcony and Utility as Standard offering

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LIVING / BEDROOM

Master Bedroom has ensuite bathroom and walk-in closet
Matt emulsion paint on walls with skirting for living
rooms and Bedrooms

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BATHROOMS & POWDER ROOM

All WC and Wash Basin is provided by Duravit or equivalent brands

Concealed Cistern of Geberit, or equivalent brands

CP fittings of Grohe or equivalent brands

Floor and wall finishes are done with high quality Porcelain Tiles,
matt emulsion and skirting

Vanity and Wardrobe with fixture and fittings of Laminate/
High Gloss PET or equivalent



KITCHEN

White goods including Oven, Gas Hob and Hood, Dish Washer, and
Washer-Dryer of Bosch or equivalent brands

Matt emulsion paint on walls with good quality finish between
base and wall cabinets

Good quality reconstituted stone or equivalent provided for countertop
stone in vanity and kitchen

Fridge-freezer of Bosch or equivalent brands

Kitchen cabinet of Laminate/ High Gloss PET or equivalent

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A world class Pitch and Putt golf course featuring
18 Holes of Golf, right in front of the building

Golf Course is masterfully designed by one of the
greatest golfers ever, with **159 Professional Wins**,
including nine times on the Champions Tour

A world-renowned golf course architect who has
crafted over **400 Design Projects in Five**
Continents is appointed for the design

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AMENITIES

Unique courtyards with dedicated theme that reflects in amenities planned

Landscape amenities are planned in the magnificent panoramic sky terrace across the 5 towers

RECREATE

18-hole pitch and putt golf course

Clubhouse

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FAMILY

BBQ Area
Sky Garden
Family Park
Open Lawn
Giant Chess
Play Equipment
Pool Slides
Toddler Play Area





Amphitheatre
BBQ & Dining Areas
Cinema Screen
Sensory Gardens
Group Yoga Decks
Natural Trials
Open Lawns
Tranquil Water

ENTERTAIN

REJUVENATE

Battle Ropes
Fitness Podium
Handball Courts
Trampoline
Gym
Wellness Park
Ping Pong Tables
Rock Climbing
Running Circuit
Training Areas
Jumping Blocks





- Adults pool
- Pool with beach
- Jacuzzi
- 25 Mts Lap pool
- Sunbeds
- Wet Bed lounges
- Toddler pool

REFRESH



MEP FEATURES

- District Cooling and FCU provided*(Charge separately)
- Home Automation provisions for Lighting and Temperature control

SUSTAINABILITY FEATURES

- Double-glazed façade – floor to ceiling glass curtain wall with superior heat and sound insulation
- EV Charging stations *(As per statutory requirement)
- Energy efficient HVAC system; condensate water recycled for irrigation
- District Cooling System for reduced power consumption and carbon footprint
- Sustainable, non-toxic materials used throughout, for a healthy living environment

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SOBHA
REALTY