

SOBHA
ORBIS

FACTBOOK



A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwines seamlessly. Our community embodies the essence of "A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication

PROJECT HIGHLIGHTS

3 INTER-LINKED TOWERS
(G+46, G+34, G+34)

LINK TOWERS
(G+17, G+26)





PROJECT HIGHLIGHTS

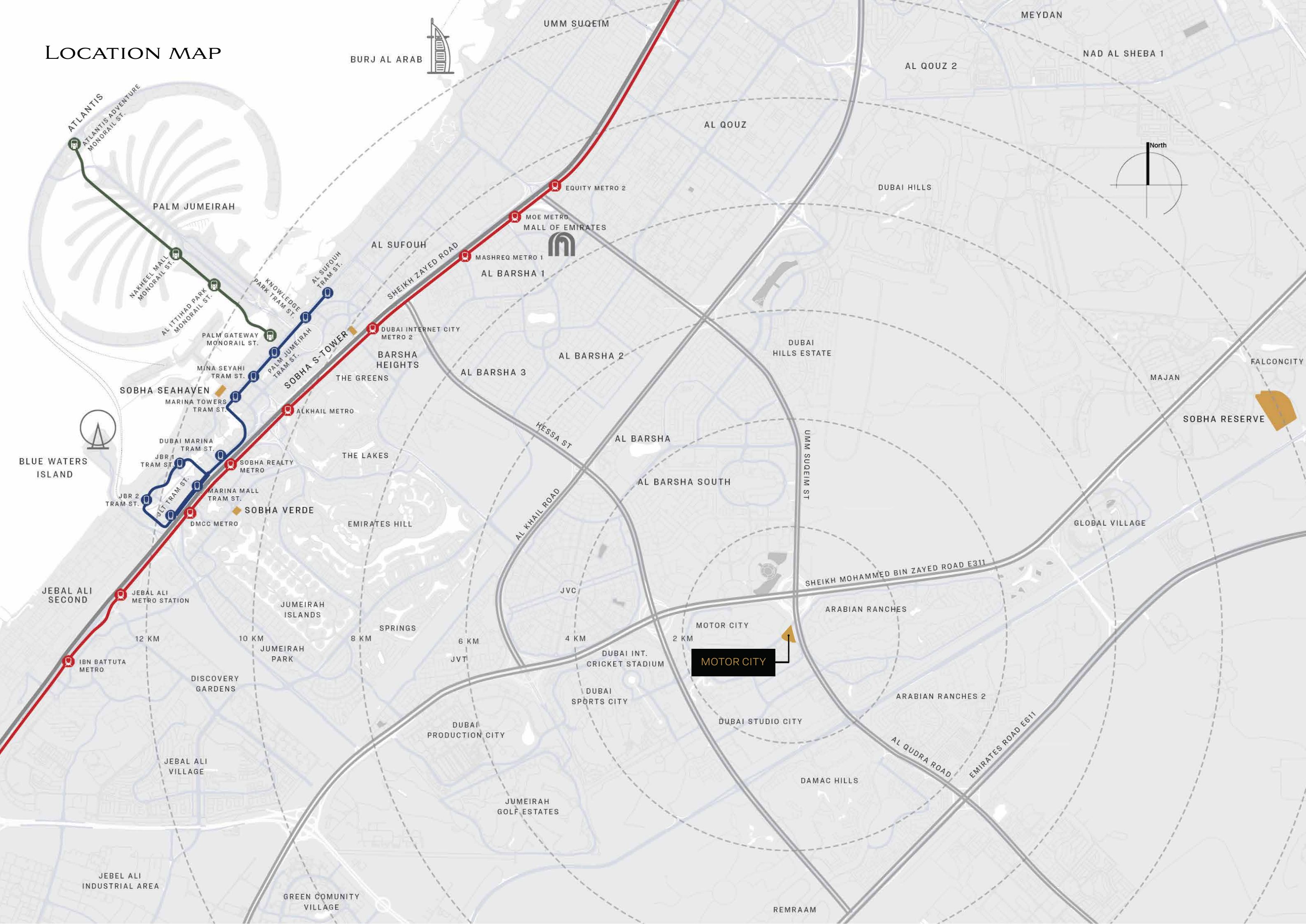
CONFIGURATION
1, 1.5 and 2 bedroom homes

TOTAL UNITS IN THE PROJECT

2900
Apartments

1 BHK – 1850 units
1.5 BHK – 750 units
2 BHK – 300 units

LOCATION MAP



MASTER PLAN

Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm.



AMENITIES

INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

Sobha Orbis enjoys themed courtyards with beautiful spaces and amenities. Numerous landscaped amenities are planned in each tower. Each courtyard has a dedicated theme that reflects in amenities planned.



CLUBHOUSE AMENITIES

Badminton
Volleyball court
Pétanque / Boulee fields
Community gym
Kid's play area
Billiards
Squash court

Padel Tennis court
Basketball court
MPH Sports hall
Studios
Indoor games
Karaoke
Toddler play area

AMENITIES TO RE-DISCOVER YOUR SOUL

Yoga zone
Cabana shade
Water feature
Hammock garden
Open lawn
Library
Meditation zone
Landscaped gardens
Walking paths
Zen garden



RESORT-LIFE BLISS AWAITS

F&B STREET

Resort-style pool
Beach-volleyball
Swimming pool
Jacuzzi

Water Polo
Barbecue area
Pool deck with day beds
Outdoor jungle gym

Lazy river
Beach Edge
Outdoor showers
Aquatic aerobics

Toddler splash pad
Kid's pool
Giant Chess
Business center

Restaurants
Retail stores
Open plaza





KITCHEN

White goods include oven, gas hob, hood, and dish washer* by Bosch or of equivalent brand.

Matt emulsion paint on walls with premium tiling between base and wall cabinets.

High quality reconstituted stone or equivalent provided for counter-tops in vanity and kitchen.

Refrigerator by Bosch or equivalent brand

Kitchen cabinet of laminate/melamine or equivalent.

*Dish washer provision is only available for 2 BED units.

THE APARTMENTS

Each tower to have a dedicated lobby with multiple lifts

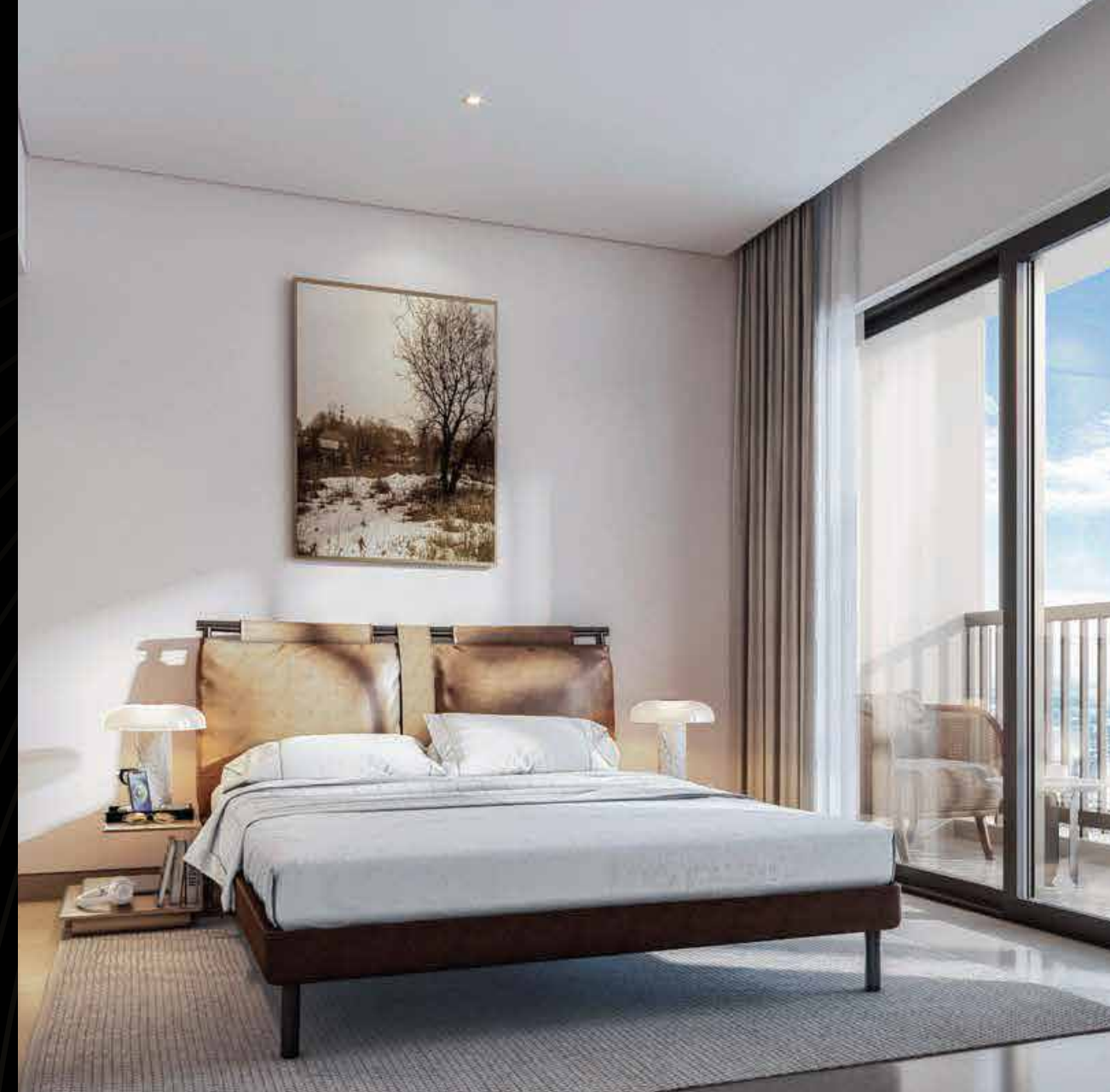
Fully fitted kitchen with white goods

Master bedroom with ensuite bathroom and inbuilt wardrobe.

Matt emulsion paint on walls

All units are inclusive of a balcony as a standard offering.





BATHROOMS AND POWDER ROOM

WC and wash-basin are provided by Duravit or equivalent brands.

CP fittings by Huayi or equivalent brands

Floor and wall finishing with high quality porcelain tiles and matt emulsion acrylic paint

Vanity and wardrobe with fixture and fittings of laminate/ melamine or equivalent

MEP FEATURES

District Cooling and FCU provided

Home Automation provisions for lighting and temperature control.

EMBRACE ECO-FRIENDLY LIVING

SUSTAINABILITY FEATURES

Double-glazed façade – floor-to-ceiling glass curtain wall with superior heat and sound insulation.

EV charging stations

Energy efficient HVAC system and condensate water recycled for irrigation.

District cooling system to reduce power consumption and carbon footprint.

Sustainable materials used throughout for a healthy living environment

The background of the image is a dark, textured surface featuring a large, intricate circular swirl pattern. The pattern is composed of numerous thin, concentric lines that create a sense of depth and movement, resembling a stylized 'S' or a spiral. The lines are a slightly lighter shade of the dark background, giving it a subtle, embossed appearance.

SOBHA
REALTY