



THE GROVE

AT SOBHA SANCTUARY

SOBHA
REALTY

A group of people are practicing yoga in a lush green park. In the foreground, a person's hand is in a mudra (gesture) with the thumb and index finger touching. In the background, other people are also in yoga poses, some sitting on mats. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

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 a modern residential development named Sobha Sanctuary. The scene is set in a lush, green park-like environment. In the foreground, a woman sits in a large, round, wicker hanging chair suspended from a large tree. To her right, a small pond with a fountain and several white swans is visible. In the background, several tall, modern buildings with curved facades and balconies are visible, surrounded by trees and greenery. People are seen walking and sitting on the grass, and children are playing with balloons. The overall atmosphere is peaceful and integrated with nature.

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 large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The scene is set in a sunny, outdoor environment with lush greenery and a clear blue sky. The pool is surrounded by a sandy area where children are playing, and there are several lounge chairs with people relaxing. In the background, there are several high-rise buildings with a modern architectural style, featuring large windows and balconies. The overall atmosphere is one of a luxurious and well-maintained community space.

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 landscape defined by water

Create moments of pause, while 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

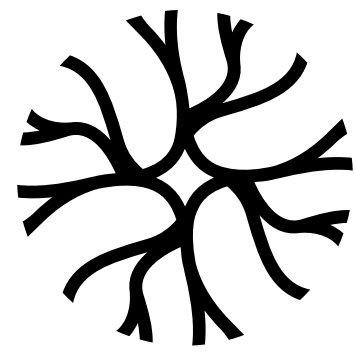
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

SOBHA SANCTUARY

Illustrative Masterplan



Introducing



THE GROVE

AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form





THE GROVE

AT SOBHA SANCTUARY

A low-rise neighbourhood offering
expansive living, refined privacy, and
curated landscapes.



Located within the blue-green network

The location of The Grove cluster is embedded within Sobha Sanctuary's blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.





Estate Villas

4,5,6 Bedroom

*Smart-home ready
Courtyard
Private pool
Large terraces
Lift (select layouts)*



Master Bedroom

A modern kitchen interior featuring a long, light-colored countertop island on the left with a stainless steel sink and a curved faucet. On the island, there is a wooden tray with a teapot and two cups. The upper cabinets are white with a warm, ambient light strip underneath. On the right, a built-in gas stove with five burners is visible, with a white pot on the back burner. Below the stove is a built-in oven with a digital display and control knobs. The backsplash is a light-colored, textured material. In the background, a glass display cabinet with gold-toned frames holds various decorative items like vases and books. The floor is made of large, light-colored tiles. The overall lighting is soft and warm, creating a sophisticated atmosphere.

Kitchen

A modern dining room interior featuring a long, rectangular dining table with a light-colored top and dark wood legs. The table is set for a meal with plates, glasses, and a central vase of dried flowers. Several upholstered chairs with dark wood frames are arranged around the table. A large window on the left side of the room offers a view of a lush garden. A contemporary light fixture with multiple spherical bulbs hangs above the table. The room is finished with a patterned rug and a wooden door on the right.

Dining Area

*Living
Area*

*Master
Bathroom*



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

Parks at your door.
Paths under shade.
Movement built into daily routine.

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THE GROVE
AT SOBHA SANCTUARY



FLOOR AND UNIT PLANS

ESTATE VILLAS

V4 Bedroom - Type A

Plot Area		Saleable Area
Min	460.35 sq.m 4,955.12 sq.ft	455.72 sq.m
Max	537.87 sq.m 5,789.62 sq.ft	4,905.33 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type AM

Plot Area	Saleable Area	
Min 460.36 sq.m	4,955.26 sq.ft	455.72 sq.m
Max 522.08 sq.m	5,619.60 sq.ft	4,905.33 sq.ft



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ESTATE VILLAS

V4 Bedroom - Type B

Plot Area	Saleable Area	
Min 460.35 sq.m	4,955.12 sq.ft	463.13 sq.m
Max 572.15 sq.m	6,158.54 sq.ft	4,985.09 sq.ft



GROUND FLOOR



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ESTATE VILLAS

V4 Bedroom - Type BM

Plot Area	Saleable Area	
Min 460.36 sq.m	4,995.26 sq.ft	463.13 sq.m
Max 522.08 sq.m	5,619.60 sq.ft	4,985.09 sq.ft



GROUND FLOOR



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ESTATE VILLAS

V4 Bedroom - Type C

Plot Area	Saleable Area	
Min 460.35 sq.m	4,955.12 sq.ft	460.20 sq.m
Max 566.01 sq.m	6,092.43 sq.ft	4,953.55 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type CM

Plot Area		Saleable Area
Min	460.36 sq.m 4,955.26 sq.ft	460.20 sq.m
Max	582.84 sq.m 6,273.61 sq.ft	4,953.55 sq.ft



GROUND FLOOR



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ESTATE VILLAS

V5 Bedroom - Type A

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



GROUND FLOOR



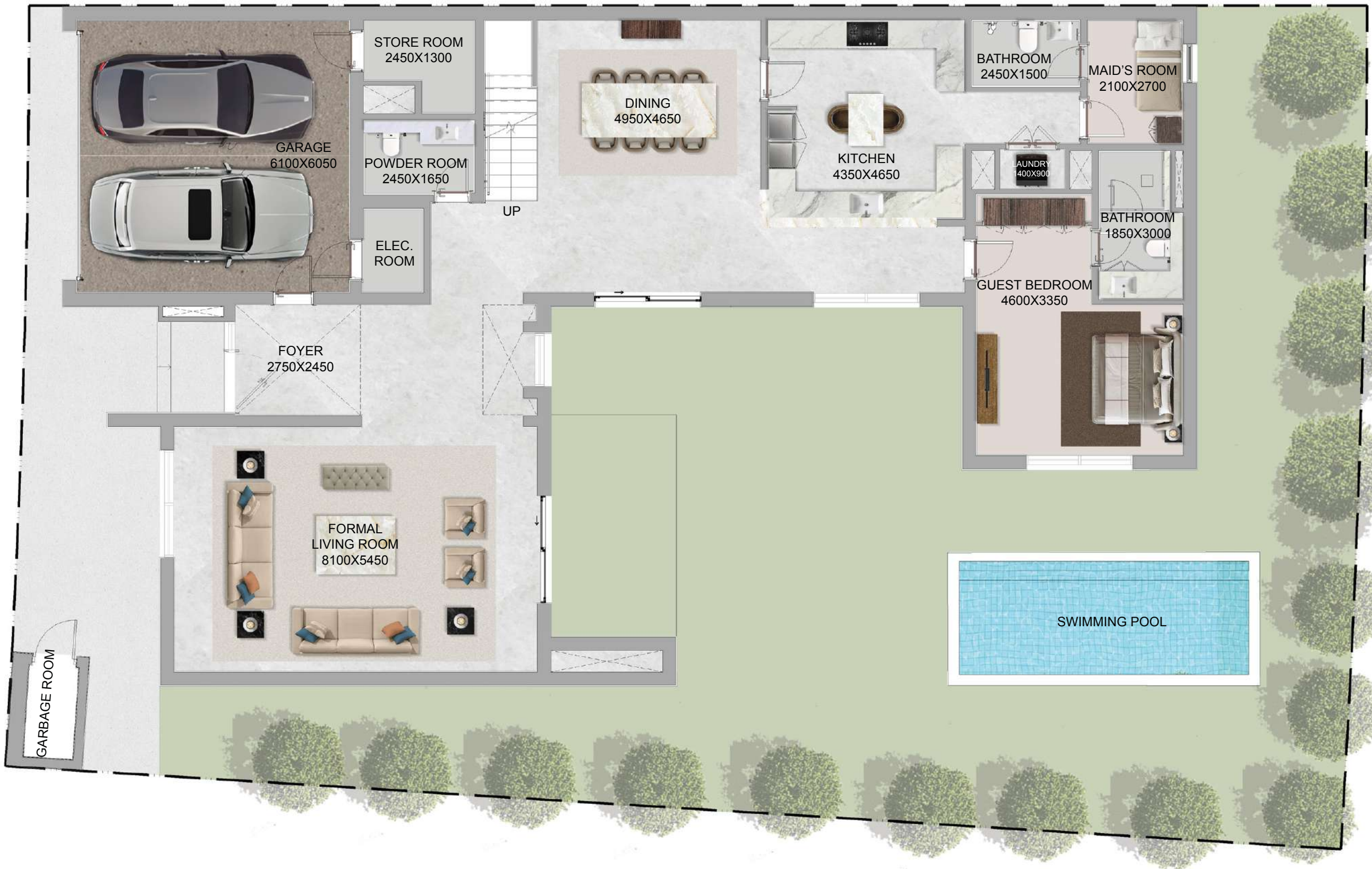
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ESTATE VILLAS

V5 Bedroom - Type AM

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



GROUND FLOOR

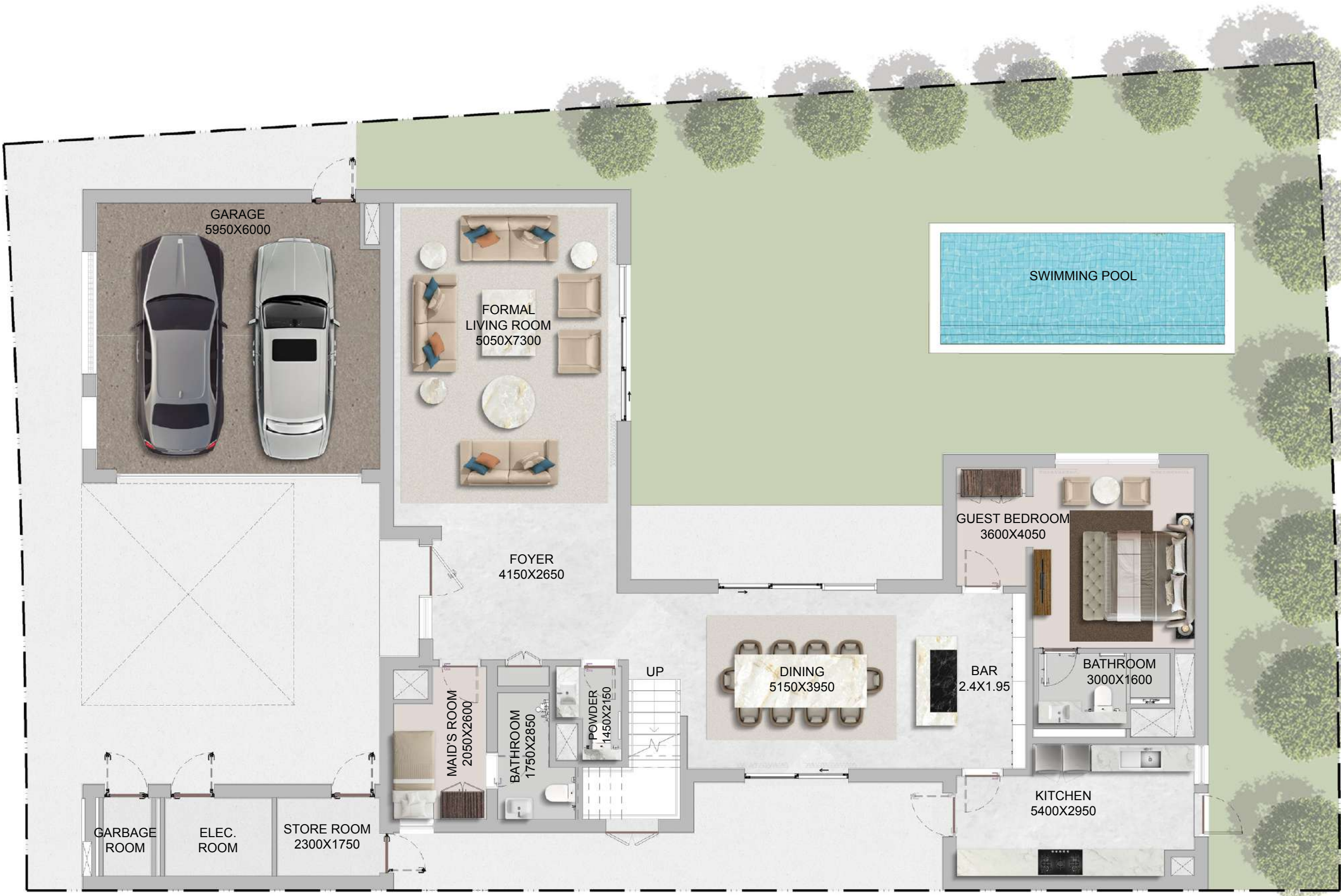


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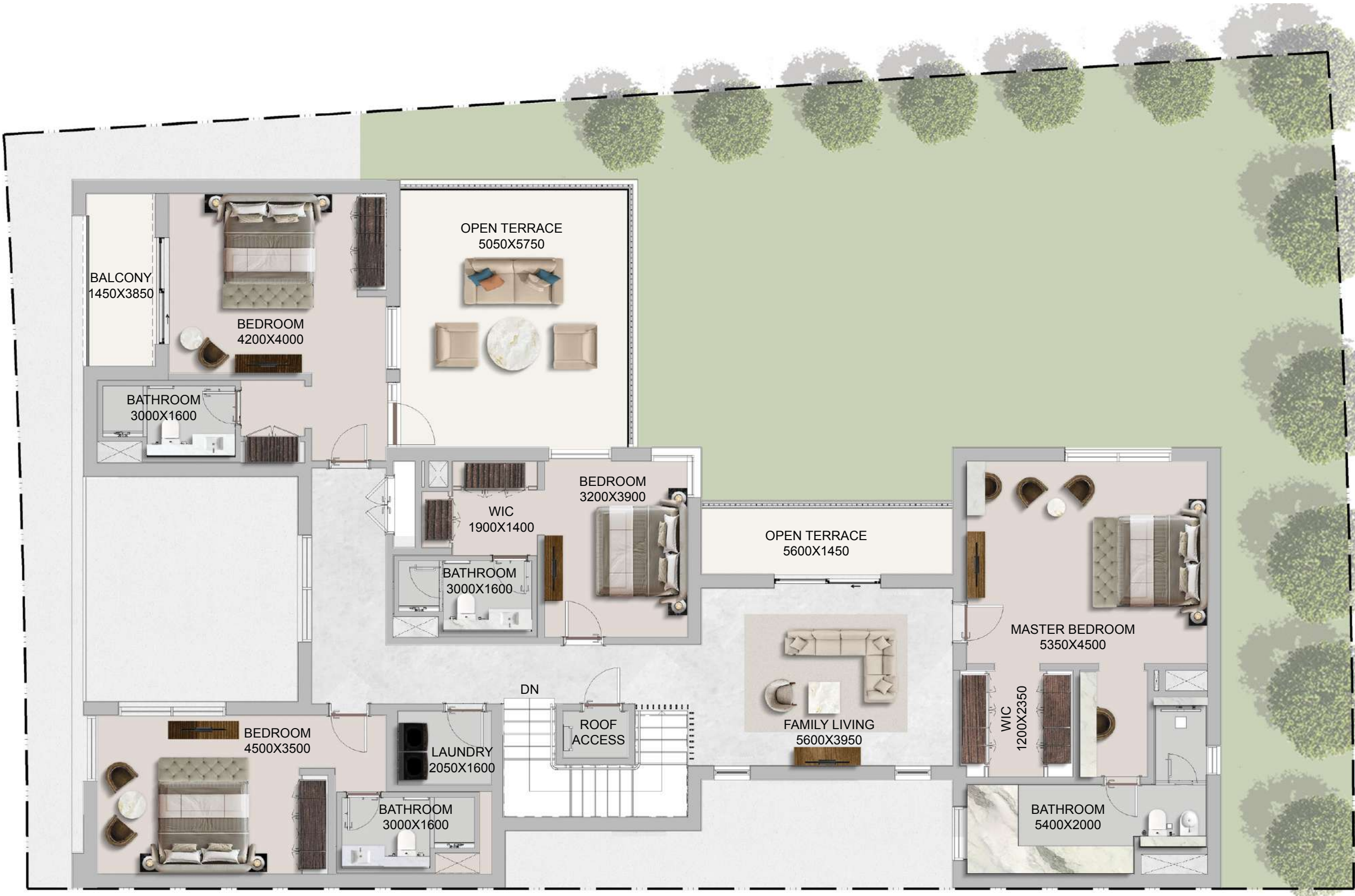
ESTATE VILLAS

V5 Bedroom - Type B

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.ft
5,812.51 sq.m	5,813.80 sq.ft



GROUND FLOOR



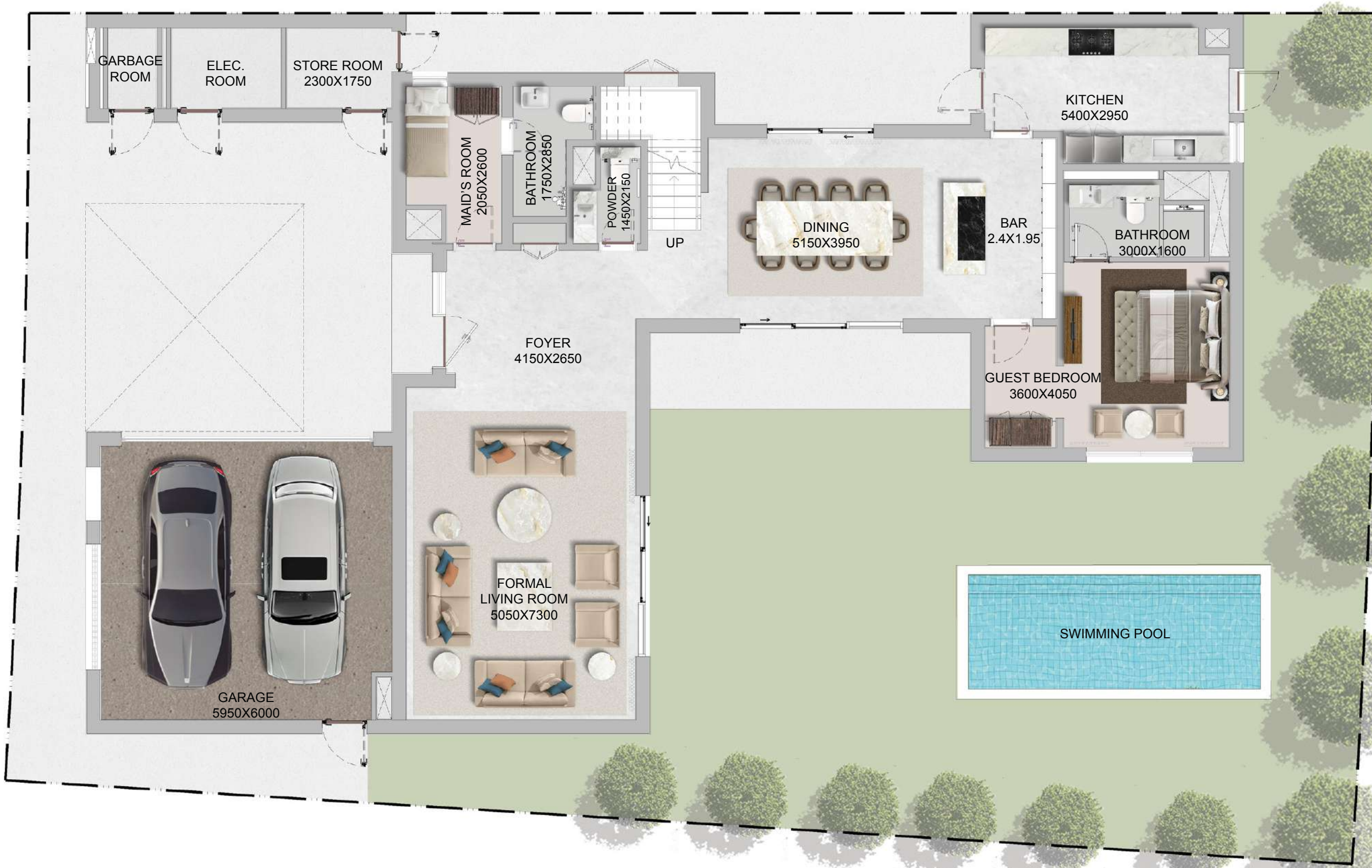
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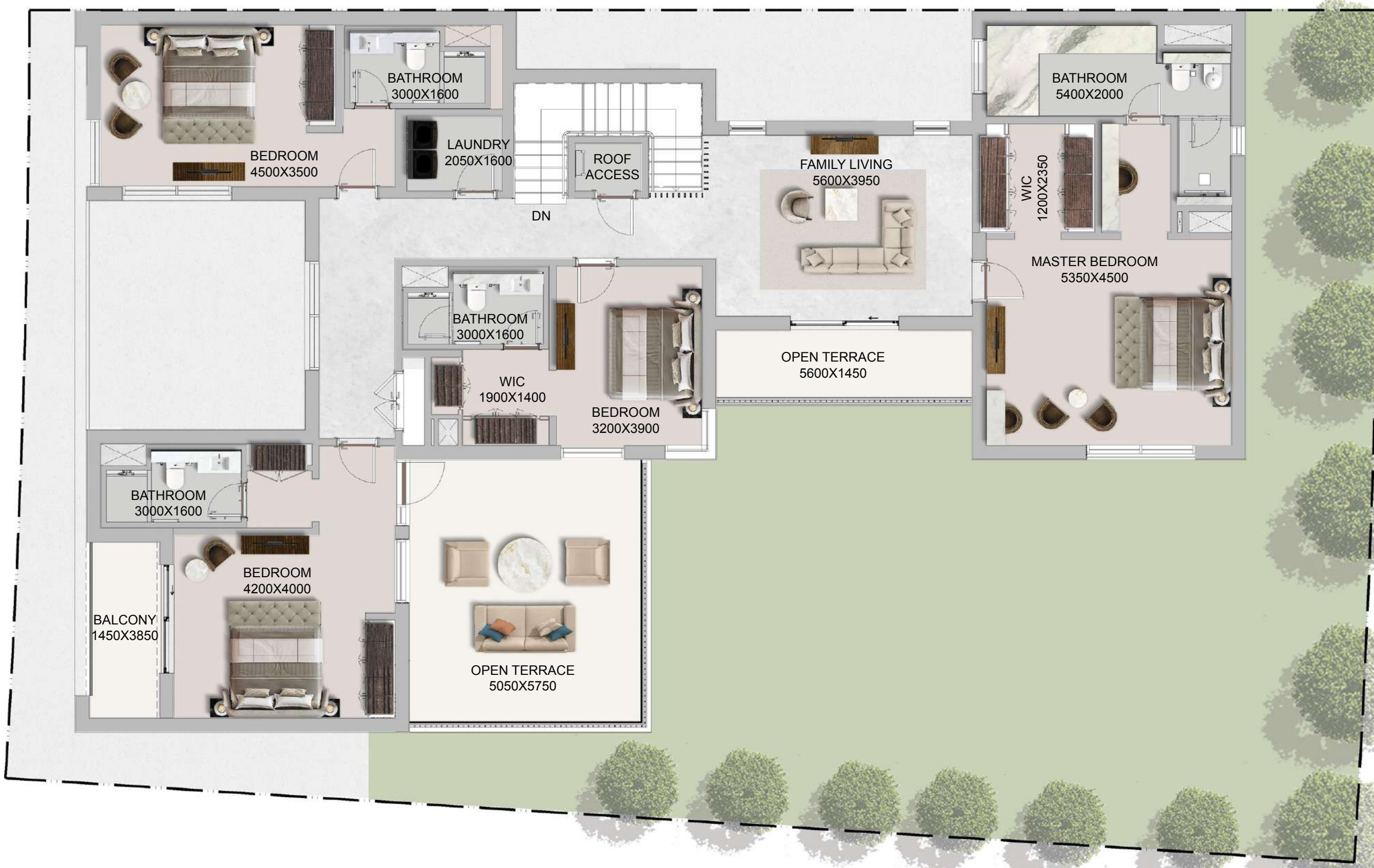
ESTATE VILLAS

V5 Bedroom - Type BM

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.ft
5,812.51 sq.m	5,813.80 sq.ft



GROUND FLOOR



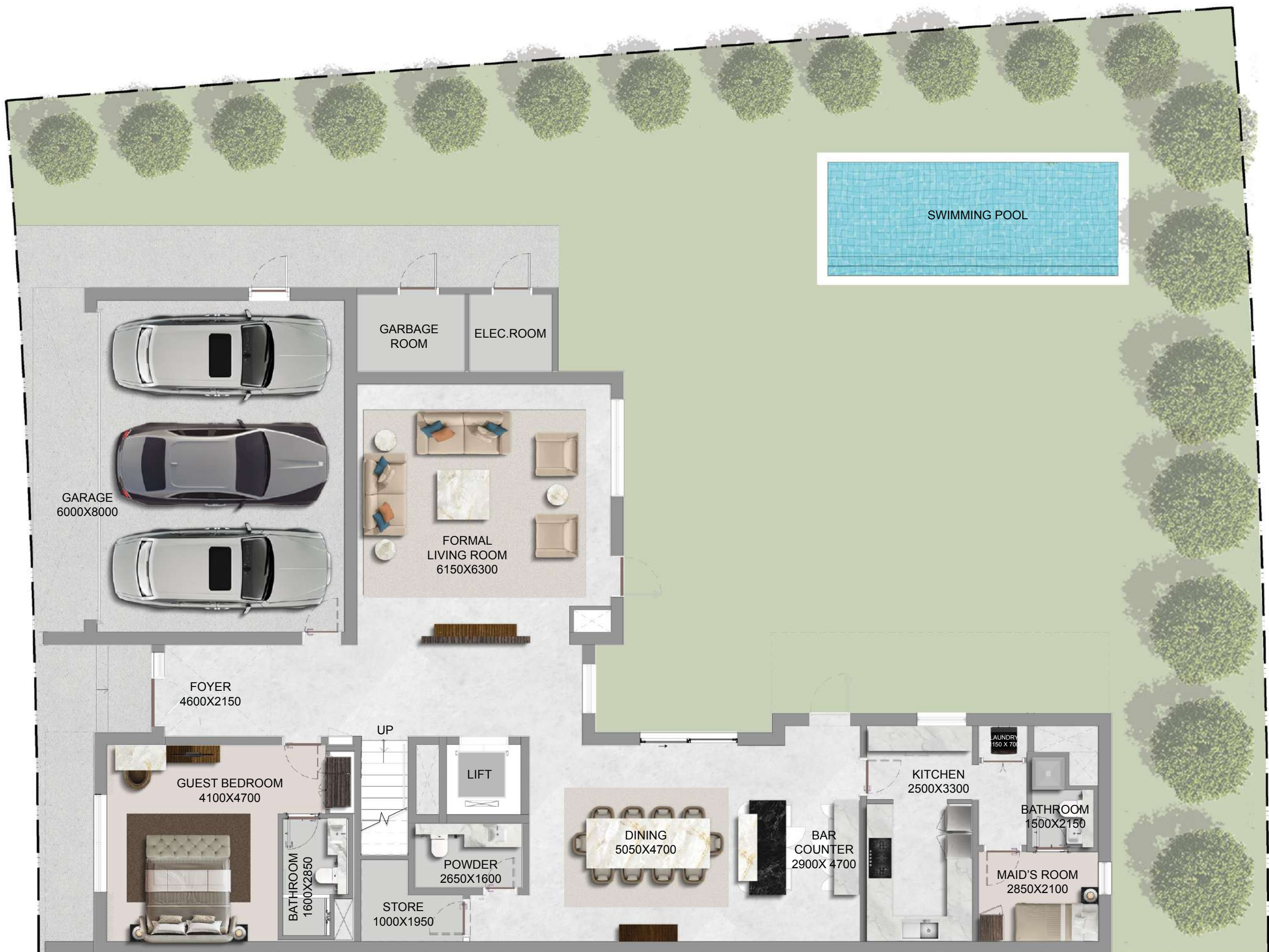
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ESTATE VILLAS

V6 Bedroom - Type A

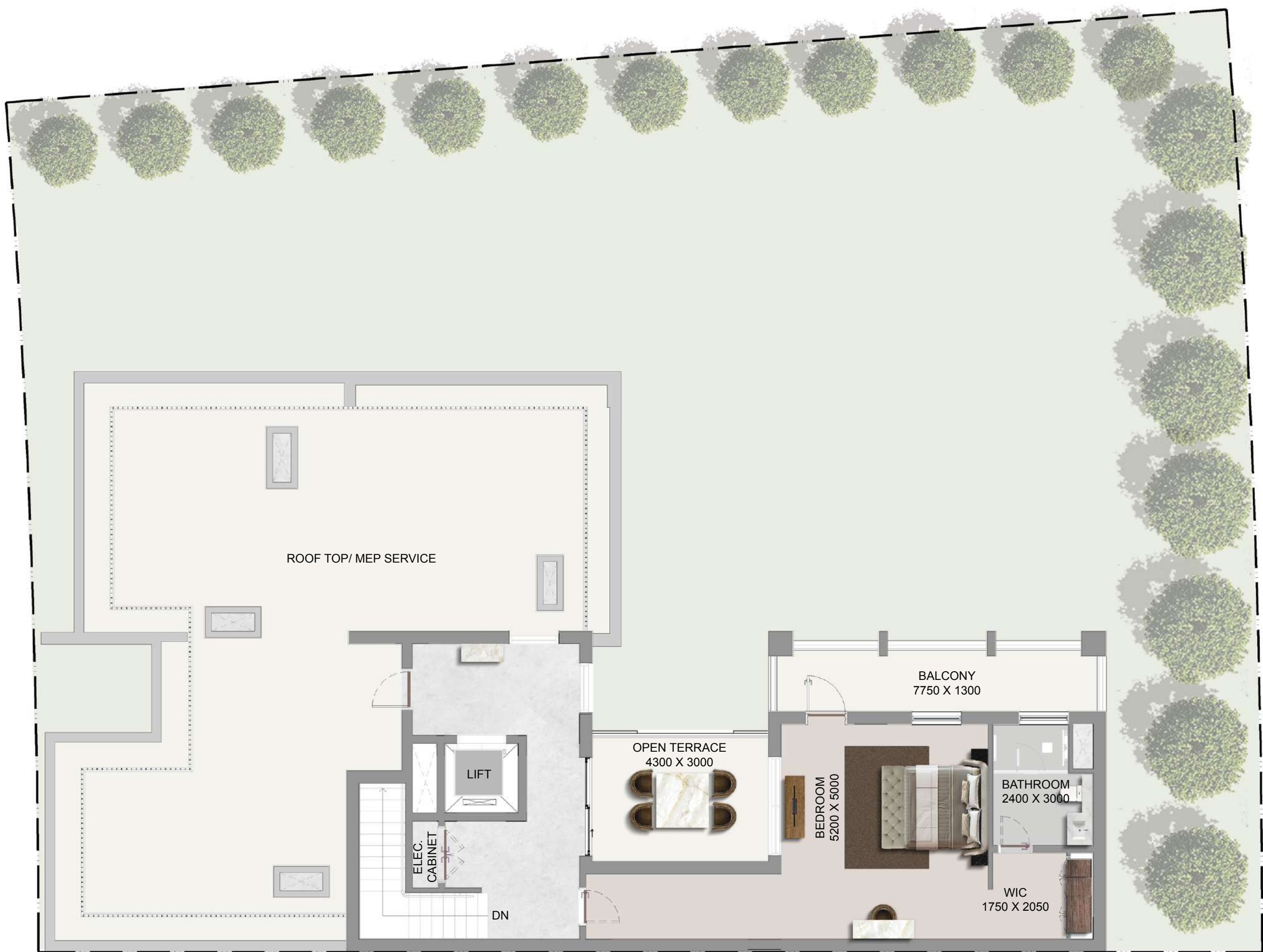
Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



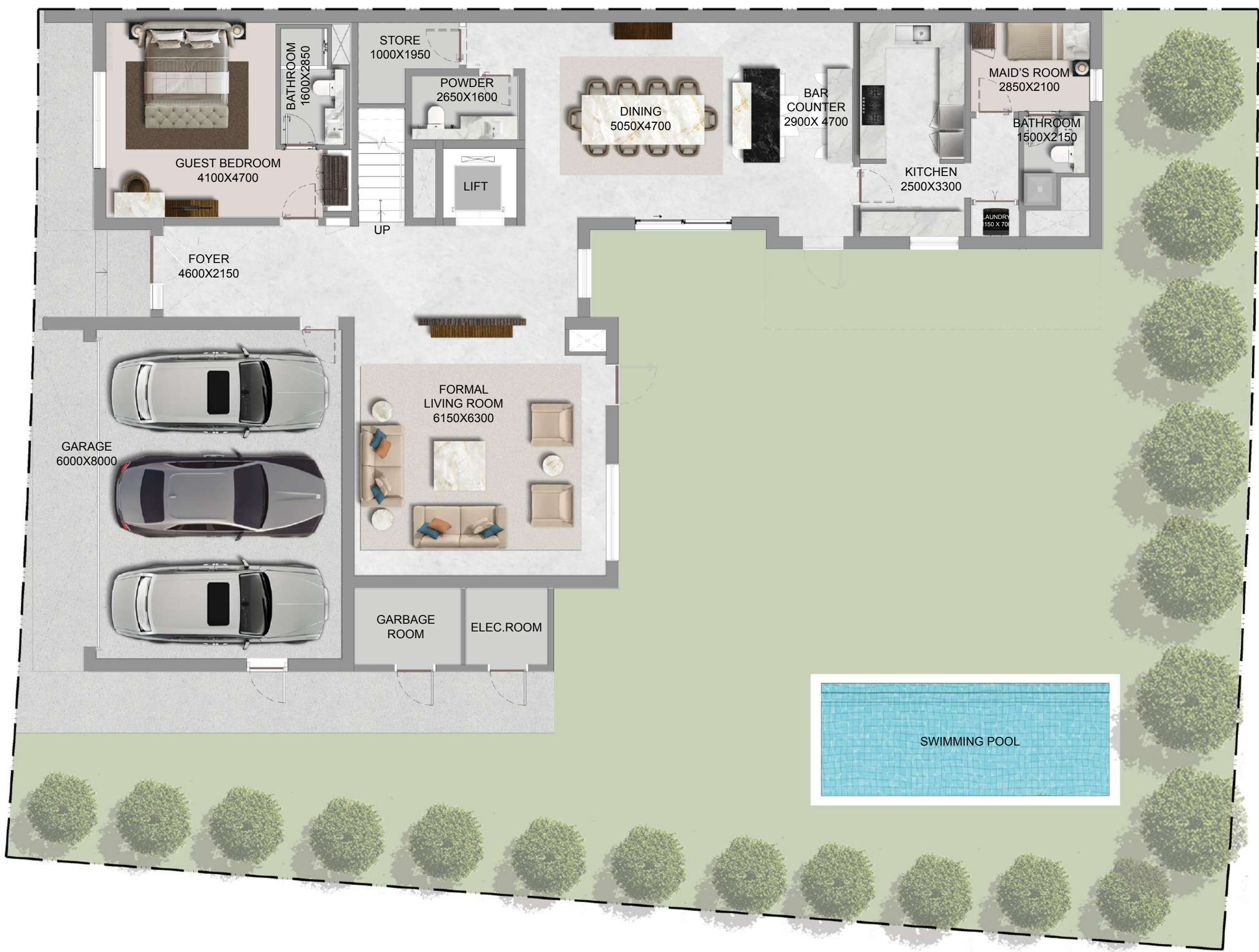
SECOND FLOOR

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ESTATE VILLAS

V6 Bedroom - Type AM

Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SOBHA

REALTY

