



SOBHA CITY
ABU DHABI

FACT BOOK

SOBHA CITY

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Craftsmanship
Finds its
Capital.

DISCLAIMER

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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



THE ORCHARD
AT SOBHA CITY

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





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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