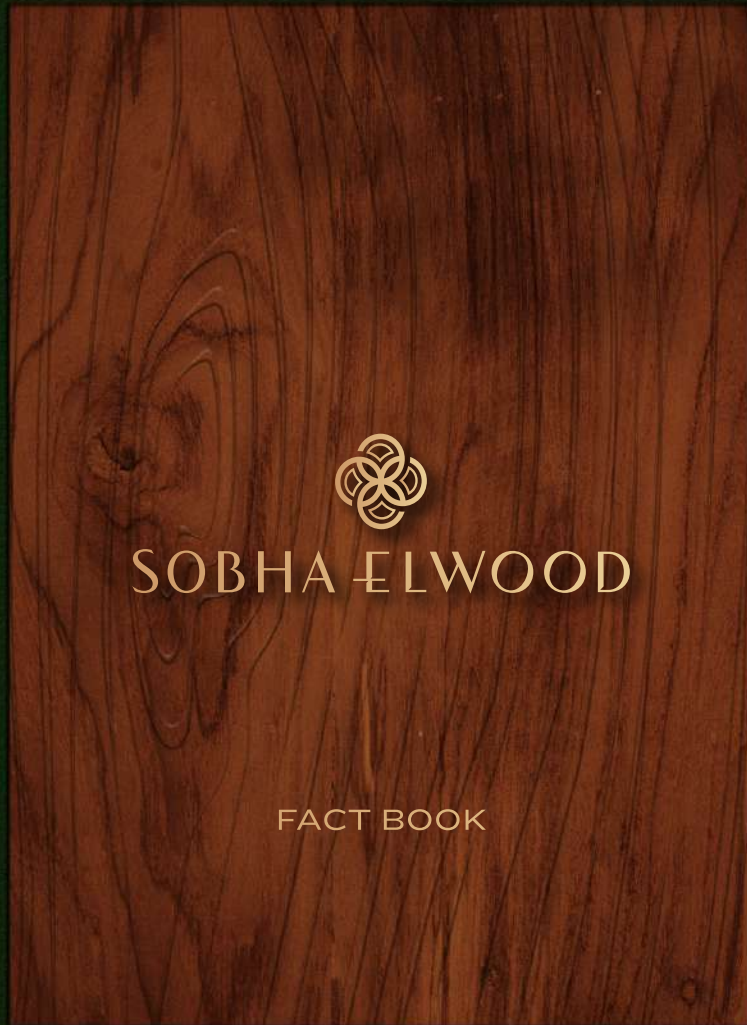




The Canvas of Nature



Sobha Elwood is envisioned as an exclusive Urban Living Retreat, strategically positioned along the Dubai-Al Ain Road nestled amidst 10,000+ trees and amongst the landscape inspired by

7 largest forests of the world

This prime locale integrates serenity with exceptional connectivity to Dubai, offering a harmonious blend of natural tranquillity and integration into a flourishing residential district.

Sobha Elwood is designed to cultivate a healthy and sustainable lifestyle, seamlessly fusing urban living with a restorative natural environment.

The master plan emphasizes sustainability and adaptability, ensuring the development evolves with future trends and provides residents with a

modern living experience

Villa Architecture & Landscape Features

A SANCTUARY FOR EVERY SOUL

Characterized by minimalist modernism, emphasizing simplicity and elegance.

PRIVACY

Villas are designed without shared walls, each featuring an exclusive backyard with a private swimming pool.

DESIGN

Large windows and expansive terraces offer panoramic views, enhancing openness and natural light. Each villa is designed to prioritize privacy and luxury, with secluded outdoor areas for serene and comfortable living.





Community Features

M A S T E R P L A N

Centered around a central green spine, designed to foster community spirit and a sense of belonging among families.

O N E M A S S I V E C L U B H O U S E

A dedicated facility for villa residents, equipped with comprehensive amenities.

L I V I N G D E S T I N A T I O N

A holistic environment that provides a rich and fulfilling lifestyle.



Villa Interior

G E N E R A L

- Direct access from each plot to open green areas.
- Spacious living and dining areas with views of green spaces.
- High-quality marble flooring in living and dining spaces.
- Master suite with a premium walk-in closet.
- En-suite guest bedrooms with premium, fully fitted wardrobes.
- Family living area on the first floor.
- Laundry room with washing machine and dryer.
- Separate maid's room.
- Large outdoor terraces.
- Home automation features.
- Ceiling Heights:
 - ~2.7 meters in corridors
 - ~3.0 meters in living and dining rooms (variable as per design)
 - ~2.8 meters in bedrooms
 - ~2.5 meters in bathrooms
 - ~2.6 meters in garages





Kitchen

BUILT-IN APPLIANCES

Oven, gas hob, hood, fridge, freezer, and dishwasher from Bosch/Siemens or equivalent.

High-quality countertops with reconstituted stone or equivalent.



Bathrooms & Powder Room

- High-quality porcelain tiles for walls and floors.
- Vanity tops with reconstituted stone or equivalent.
- Sanitary ware from Duravit or equivalent.
- Bathroom accessories from Grohe or equivalent.
- Glass door partitions in showers.



P R E M I U M V I L L A F E A T U R E S



4 Bedroom Villas

- Four en-suite bedrooms with premium wardrobes
- Two covered car parks

P R E M I U M V I L L A F E A T U R E S



5 Bedroom Villas

- Five en-suite bedrooms with premium wardrobes
- Two covered car parks
- Show/Bar counter

P R E M I U M V I L L A F E A T U R E S



6 Bedroom Villas

- Six en-suite bedrooms with premium wardrobes
- Three covered car parks
- Passenger lift
- Exclusive bar area



COMMUNITY LEVEL AMENITIES

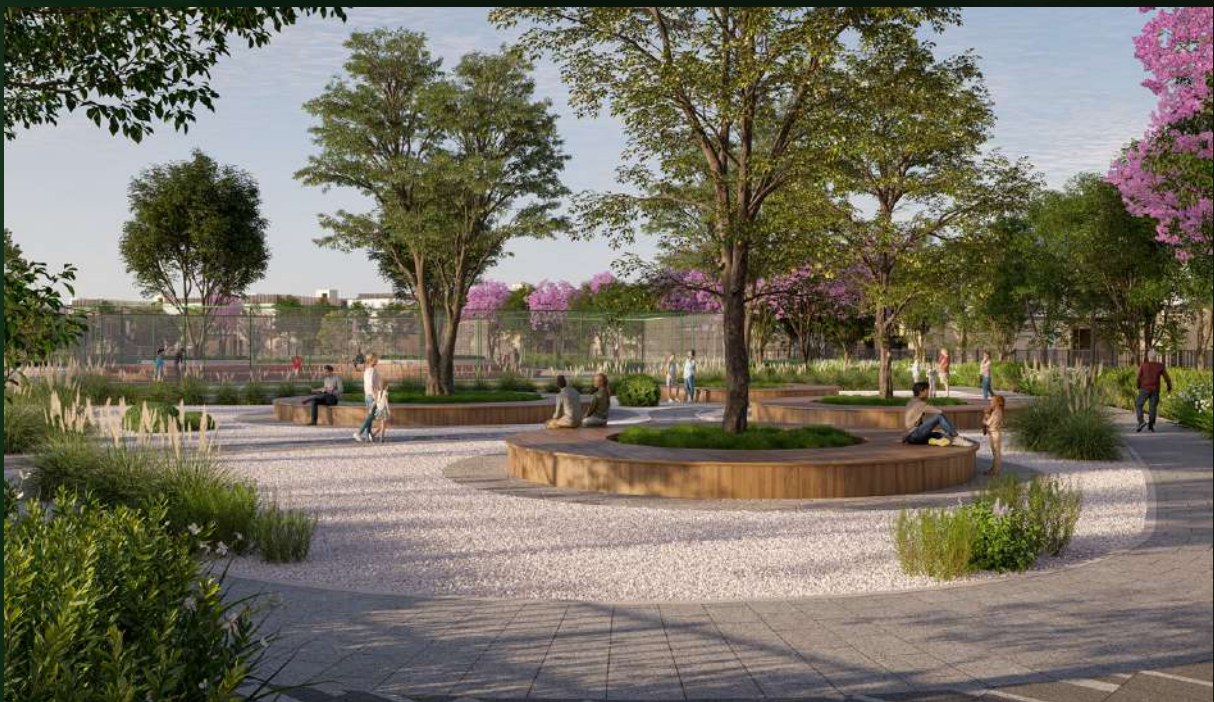
- | | |
|---------------------|-------------------------------|
| 1. Community Garden | 7. Flower Garden |
| 2. Boardwalk | 8. Feature Pavilion Structure |
| 3. Seating Court | 9. Rolling Mounds |
| 4. Botanical Garden | 10. Hammock Court |
| 5. Fragrant Garden | 11. Wadi/Bioswale |
| 6. Orchard Garden | 12. Pond |



COMMUNITY LEVEL AMENITIES

- 13. Treehouse
- 14. Forest Trail
- 15. Therapeutic Isle
- 16. Olive Courtyard
- 17. Ficus Tree Court
- 18. Baobab Tree Court

- 20. Lap Pool
- 21. Water Feature with Activities
- 22. Splash Pad/Water Play
- 23. Sun Lounger
- 24. Day Bed/Cabana
- 25. Cycle Track





COMMUNITY LEVEL AMENITIES

- | | |
|----------------------------|-------------------------------------|
| 26. Yoga Lawn | 32. Running Track |
| 27. Open Fitness Area | 33. Group Fitness Court |
| 28. Walking/Jogging Track | 34. Barbecue Area/Multipurpose Lawn |
| 29. Football Court | 35. Community Event Pavilion |
| 30. Basketball Court | 36. Lawn with Seating |
| 31. Cricket Practice Pitch | 37. Outdoor Kids Play Area |



COMMUNITY LEVEL AMENITIES

38. Toddlers Play Area

39. Pickleball/Padel Tennis

40. Badminton Court (Multipurpose Court)/Half Basketball Court

41. Skate Park

42. Forest Theme Play/Natural Play

43. Adventure Walk/Net

44. Dog Park with Agility Equipment

45. Sports Café



SOBHA
REALTY

