

SOBHA RESERVÉ

SOBHA
REALTY

PASSION FOR PERFECTION



A
heritage
of exquisite
detailing.

SPEARHEADING THE SOBHA WAY

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

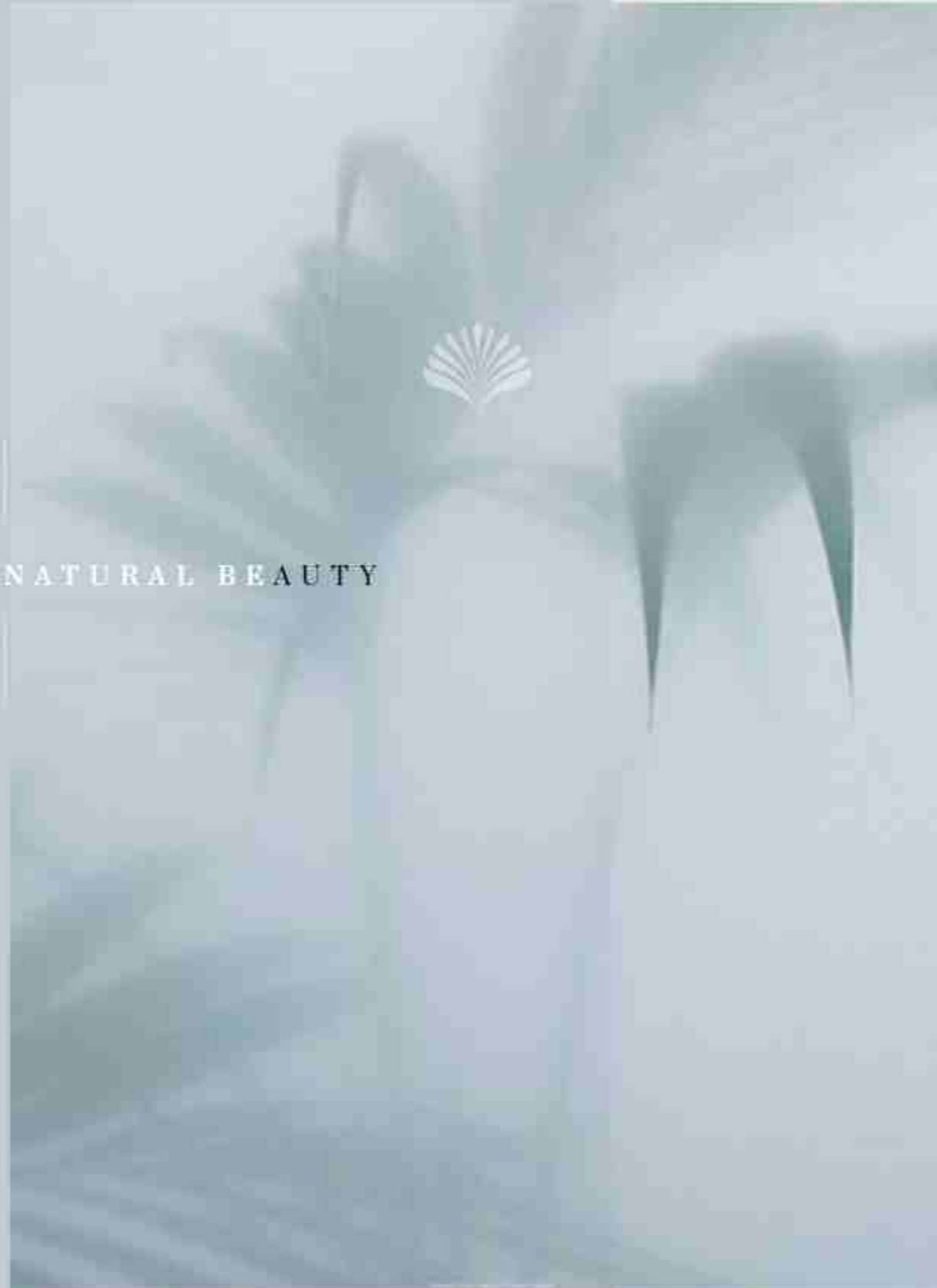
With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

A black and white photograph of a hand holding a pen, poised to write on a document. The image is dark and moody, with the hand and pen being the central focus. The background is filled with the texture of the paper and the lines of the document. The text is overlaid in the center of the image.

BACKWARD INTEGRATION
FORWARD THINKING

YOUR HAVEN OF NATURAL BEAUTY



H O M E



Where nature blends in balance
with the soul



I M M E R S E

In the richness of the iridescent emerald hues as you embrace a sense of oneness with nature.

Blossom in the glory of the vast wilderness as a regal space tailored to your discernment guides you to true bliss.

S E R E N I T Y



Recline in a serene ambience of
your personal retreat

T R A N Q U I L I T Y



Heal in the repose of an
earthy abundance





H A R M O N Y



Tune into the sophisticated charm
of your elegant enclave

W E L C O M E

to Serene Living

I N T R O D U C I N G

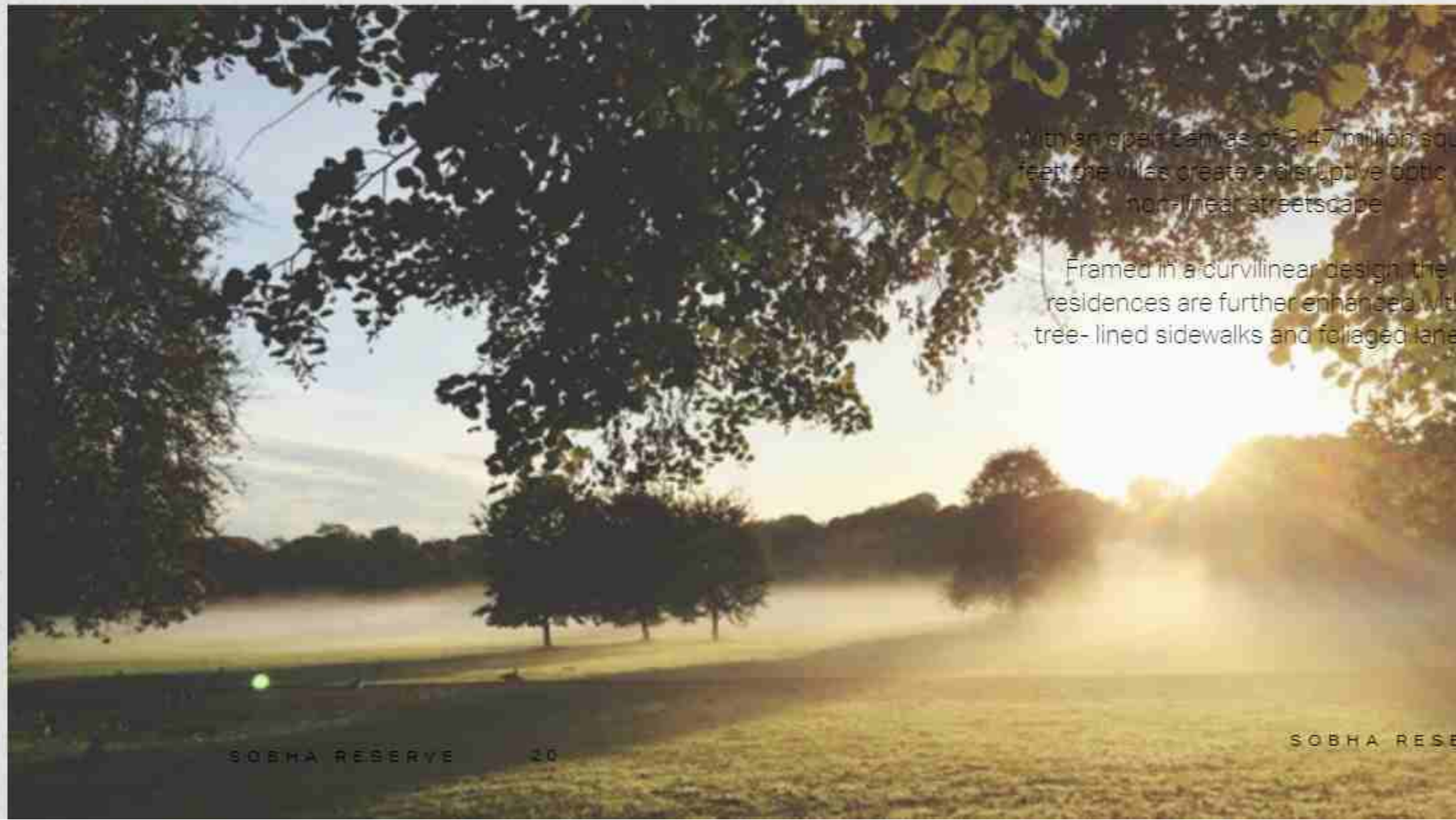


S O B H A R E S E R V É

R E S E R V E • D F O R A S E L E C T F E W

B O U L E V A R D

of Visual Dynamism



With an open canvas of 3.47 million square feet, the villas create a disruptive optic of a non-linear streetscape.

Framed in a curvilinear design, the residences are further enhanced with tree-lined sidewalks and foliated lanes.

A LITTLE SPRING

to your Step

Each Villa has been uniquely designed to allow for privacy and connection within the community.

Stroll on the impeccably designed interconnected parks & green pathways between the villas made for kids & pedestrians whenever in a mood for some community bonhomie.



A REFLECTION

of Exclusivity

Sobha Reserve is a niche set of exquisite villas situated in the heart of an idyllic green nook away from the bustle of the city.

With over 300 units starting with 4 bedrooms housing a private luxury pool enclosed within a lawn, it's an exclusive community to behold with vast green avenues.



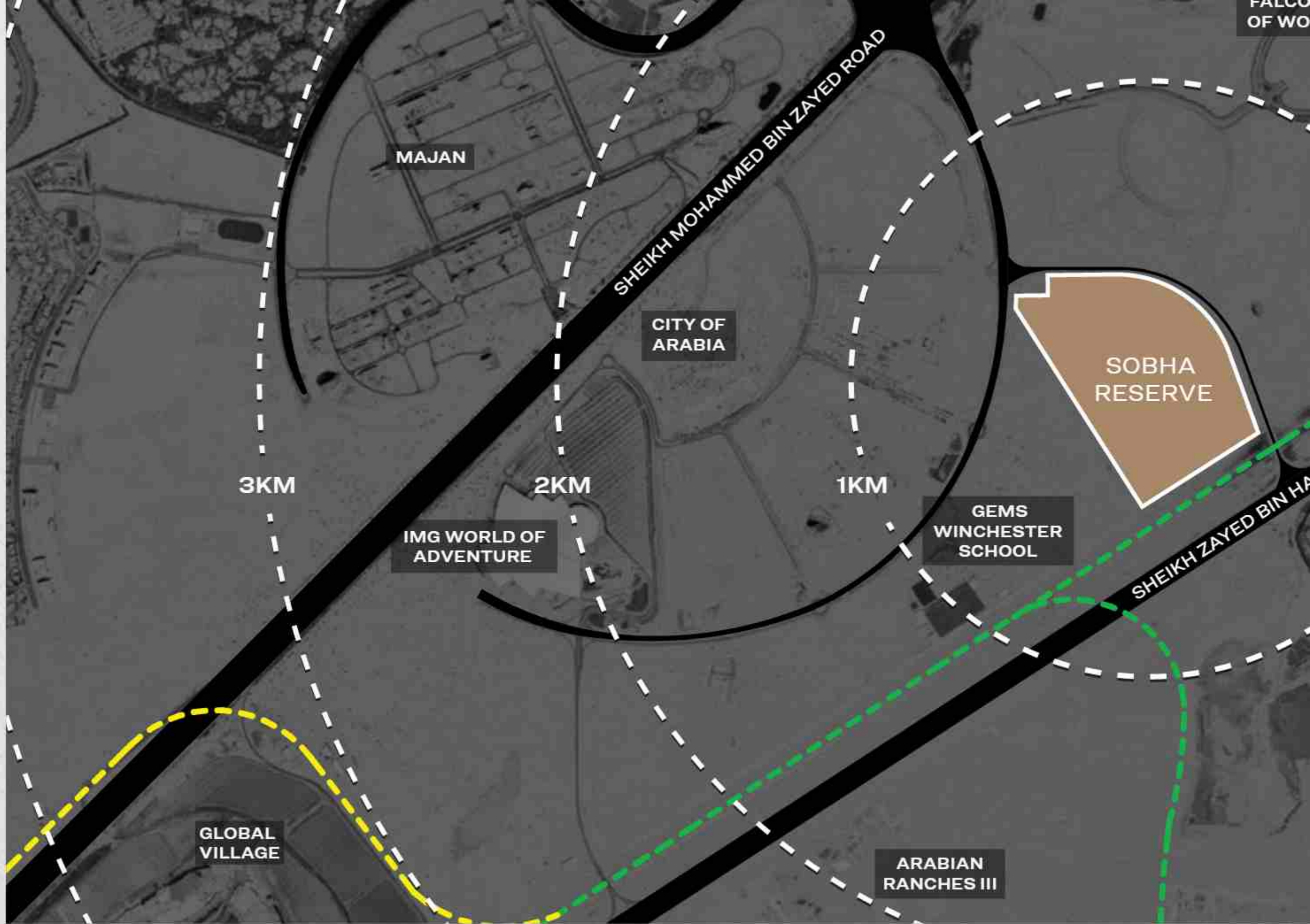
SLICE OF PARADISE

within sight

This luxury gated community will encompass bouldering walls, exotic flower-patterned clusters and tree-lined walkways that will delight your soul with a settled splendor.

Watch the morning dew drops glide down the rustling leaves as you stroll in the fresh green spaces of the forest landscape.

|
LOCATION
|



MAJAN

CITY OF ARABIA

SOBHA RESERVE

3KM

2KM

1KM

IMG WORLD OF ADVENTURE

GEMS WINCHESTER SCHOOL

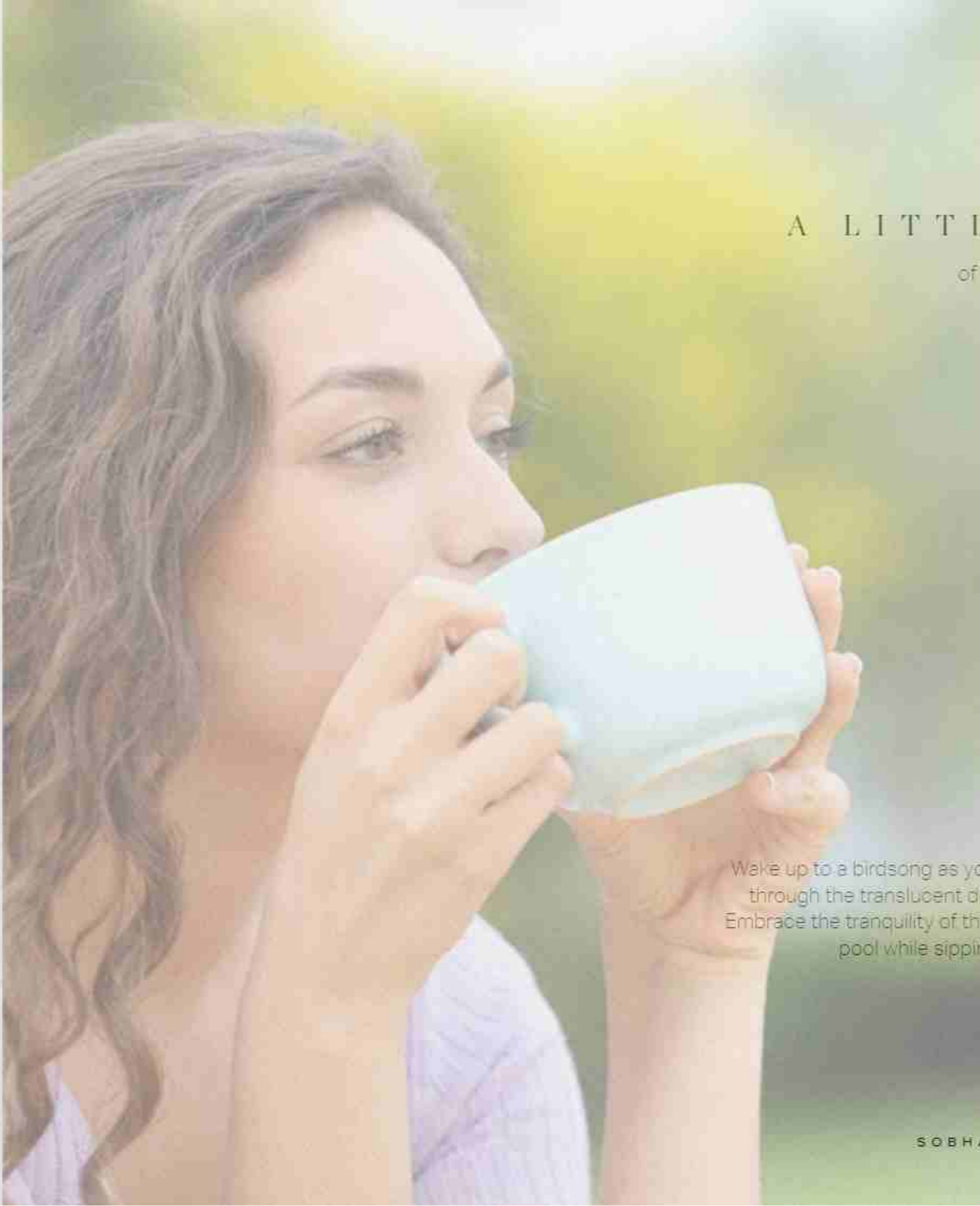
GLOBAL VILLAGE

ARABIAN RANCHES III

SHEIKH MOHAMMED BIN ZAYED ROAD

SHEIKH ZAYED BIN HA

LIFE IN RESERVE



A LITTLE UTOPIA

of your own

Wake up to a birdsong as you catch the golden beams peeking through the translucent drapes of your sprawling bedroom. Embrace the tranquility of the moment as you observe the azure pool while sipping your morning coffee.



A BEACON
OF RESIDENTIAL EXCELLENCE

With superior standards of urban design, Sobha Reserve elevates home luxury to a new level of excellence.

Be a part of an unrivaled sense of sophistication where your private spaces are created to be an equally stylish sanctuary.



For illustrative purpose only

A PALATIAL DREAM

of Ultimate Luxury



An exquisite abode with the size of each villa starting from 4900 square feet.

Contemporary and chic spaces of supreme architectural and interior styles- Sobha Reserve redefines villa luxury.



AMENITIES

A woman with long, straight, reddish-brown hair is shown from the chest up on the right side of the frame. She is looking slightly away from the camera with a soft expression. The background is a lush field of green plants with numerous white, fluffy seed heads, possibly dandelions, in various stages of bloom. The lighting is soft and natural, suggesting an outdoor setting during the day.

A GREEN COCOON

of indulgent leisure

Housing a holistic community with all essential amenities to enhance your quality of life, Sobha Reserve is your one-stop destination to the best in wellness without needing to venture out too far.

CLUBHOUSE

Community Camaraderie

Rejuvenate at the Clubhouse filled with a plethora of amenities to unwind from the hustle and bustle of everyday life. Experience a sense of kinship as you engage with like-minded individuals from different parts of the world.



MAKE WAVES

in the Deep Blue



Take each day as it comes; let your mind wander as you lounge by the water and soak up the in the sun.





DESIRED IDYLLIC

Resort Living

De-stress from the modern lifestyle by engaging in water-related activities near the beach edge.

Dive and float to your heart's desire as you catch a brilliant sunset emblazing the infinite skies.

FINISH

with a Flourish



Engage in the activities you love allowing for invigorating moments of sports and games with friends and family.

STEP TO THE TOP



Play with the altitude by indulging in some aerial obstacle rope and gaze down at the forest sanctuary as you take one step at a time.



RESIDENCES



4 BEDROOM TYPE - A



4 BEDROOM TYPE - B



4 BEDROOM TYPE - C



5 BEDROOM TYPE - A



5 BEDROOM TYPE - B

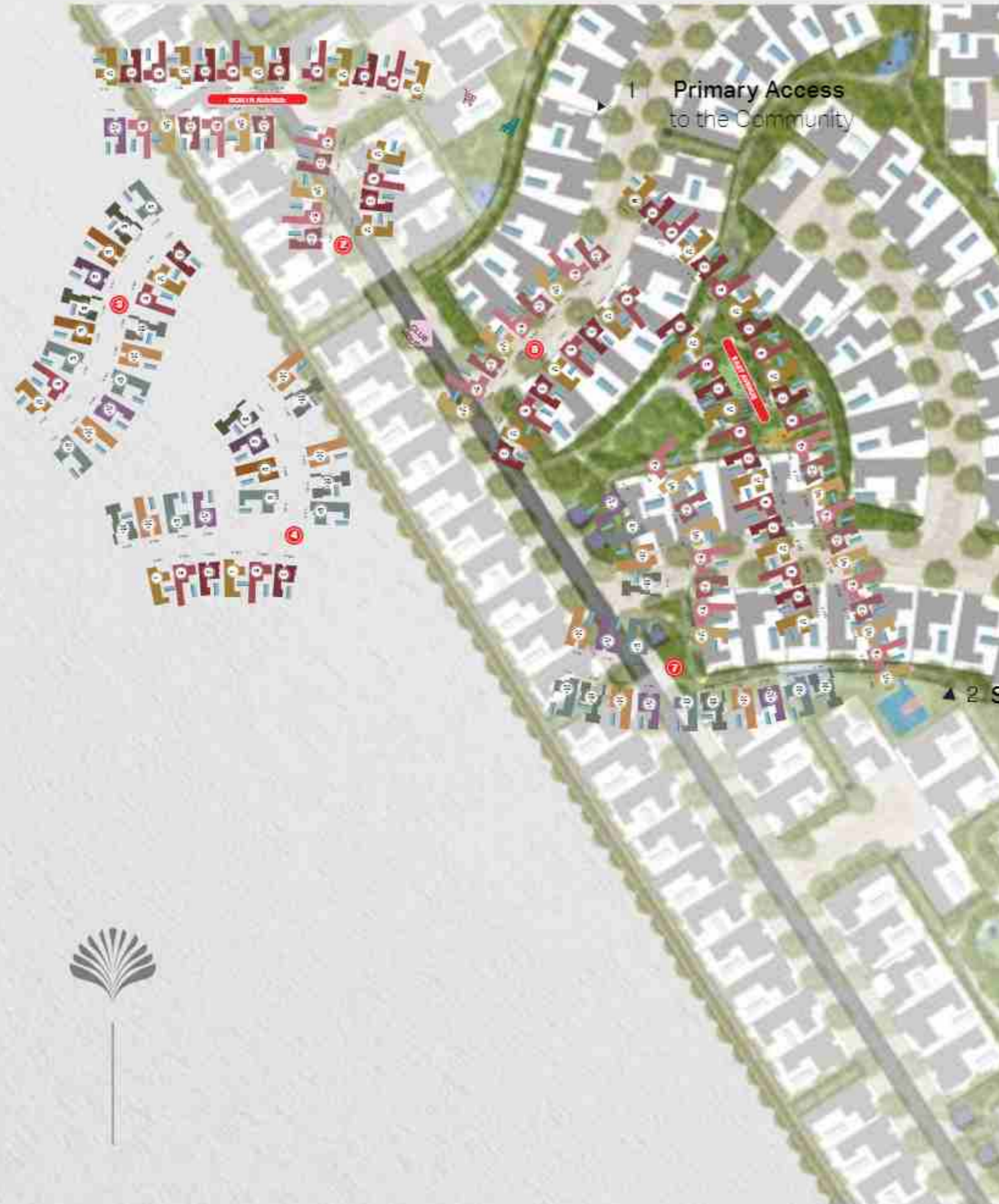


5 BEDROOM TYPE - C



5 BEDROOM TYPE - D

MASTER PLAN



MASTER PLAN

Designed for life less ordinary



CLUSTERS



NORTH AVENUE



EAST AVENUE



CLUSTER 4



CLUSTER 7



CLUSTER 2



CLUSTER 3

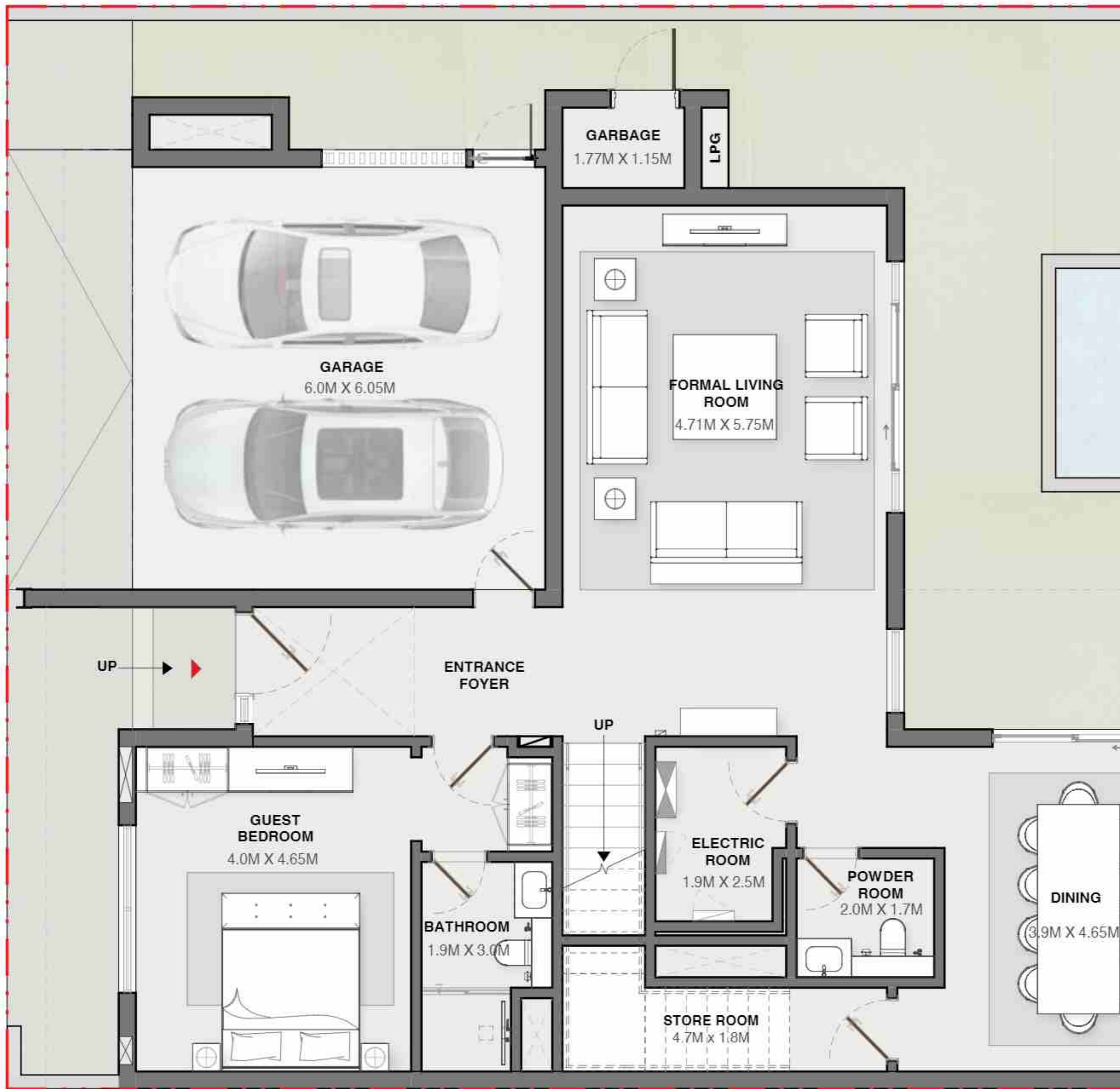


CLUSTER 8

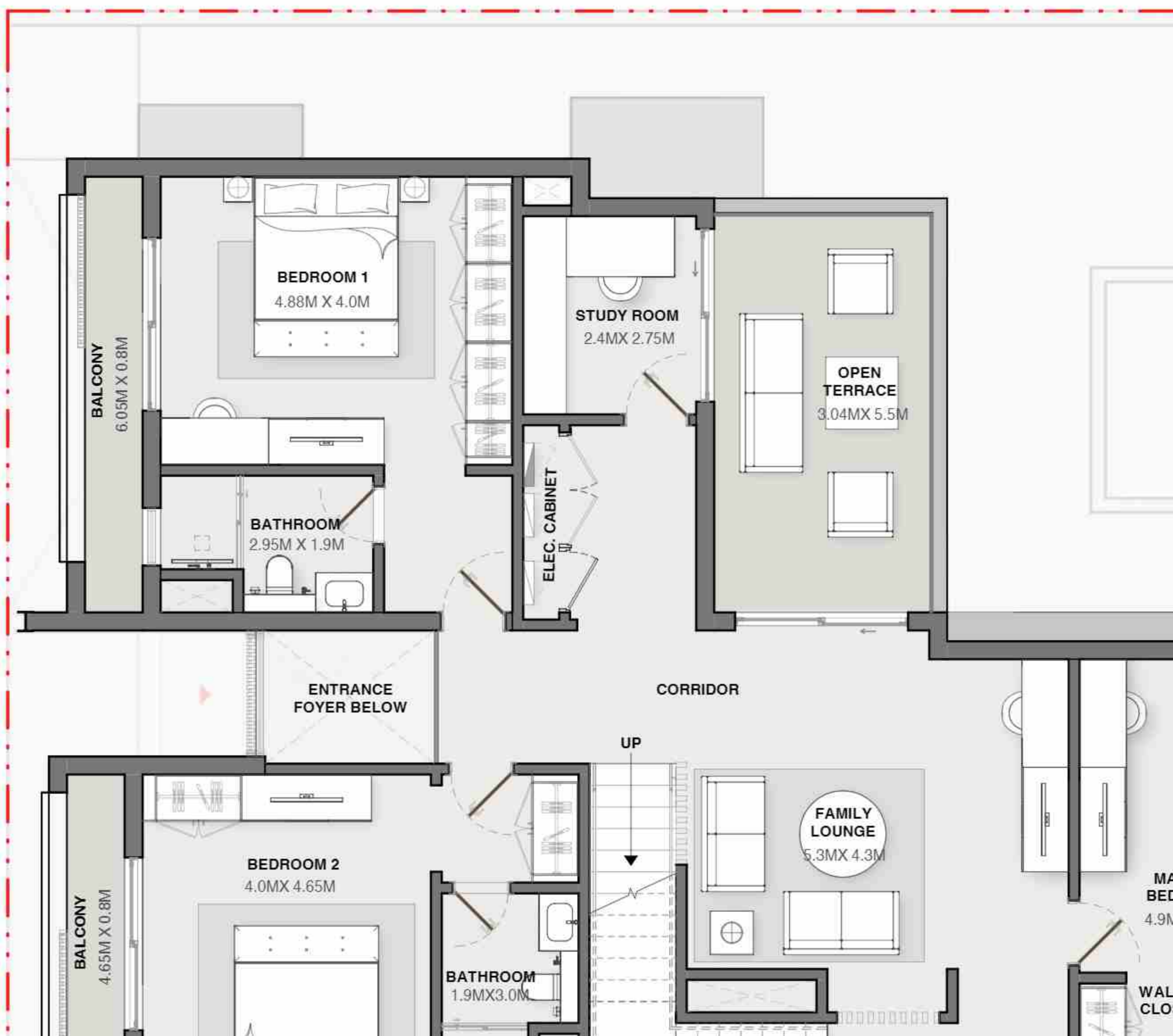
FLOOR PLAN

VILLA 4 BEDROOM | TYPE A

GROUND FLOOR



FIRST FLOOR

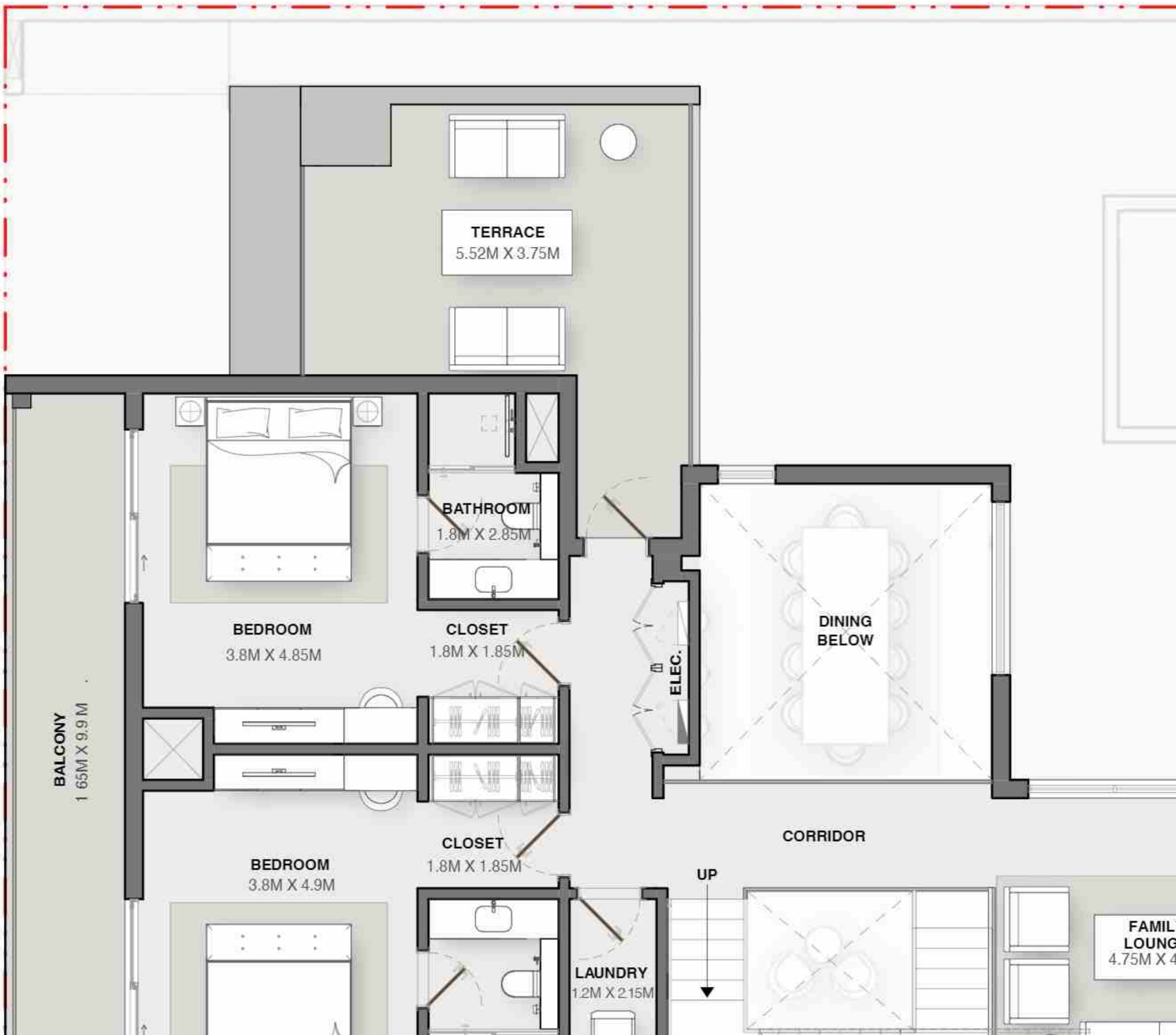


VILLA 4 BEDROOM | TYPE B

GROUND FLOOR

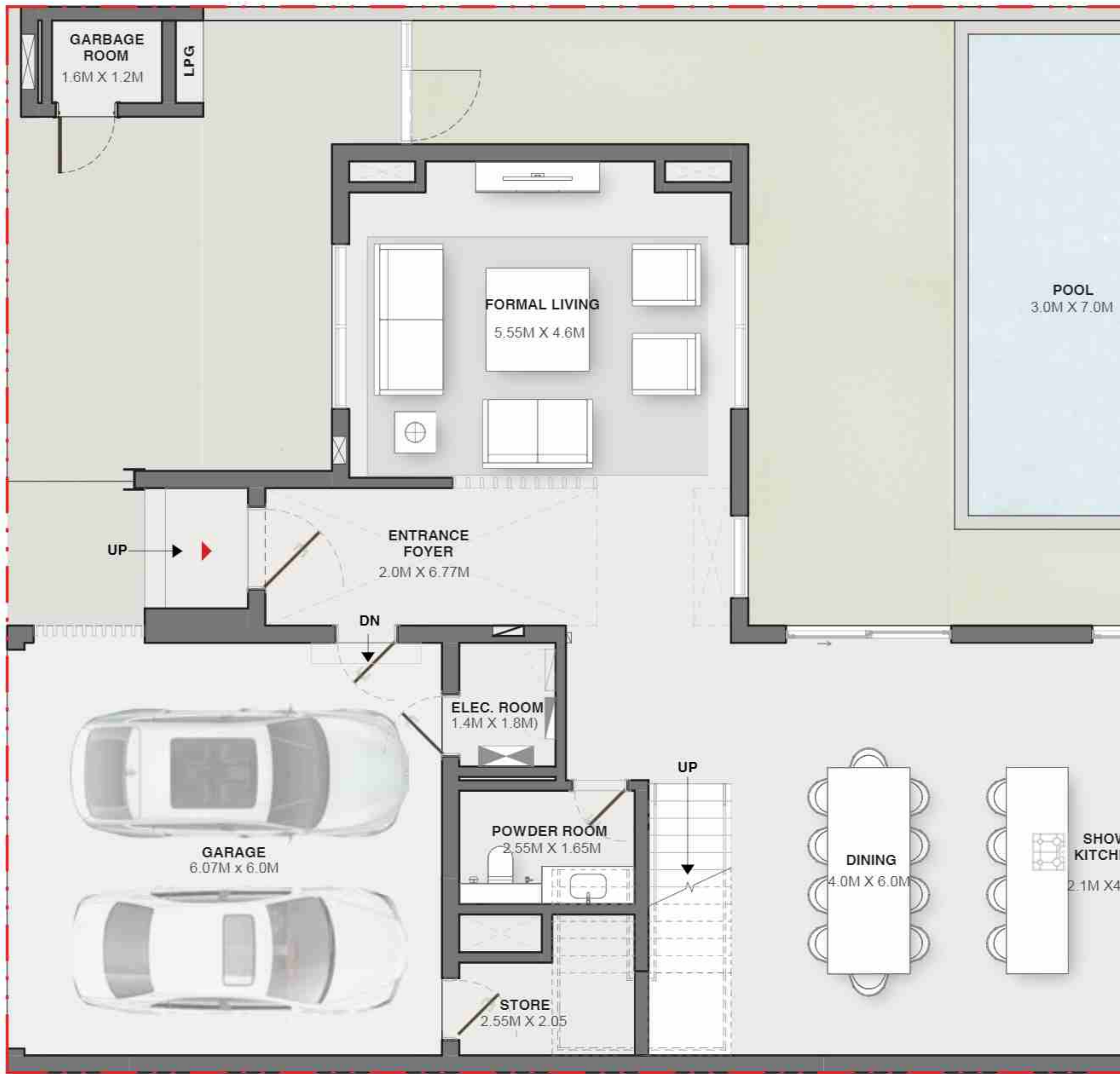


FIRST FLOOR

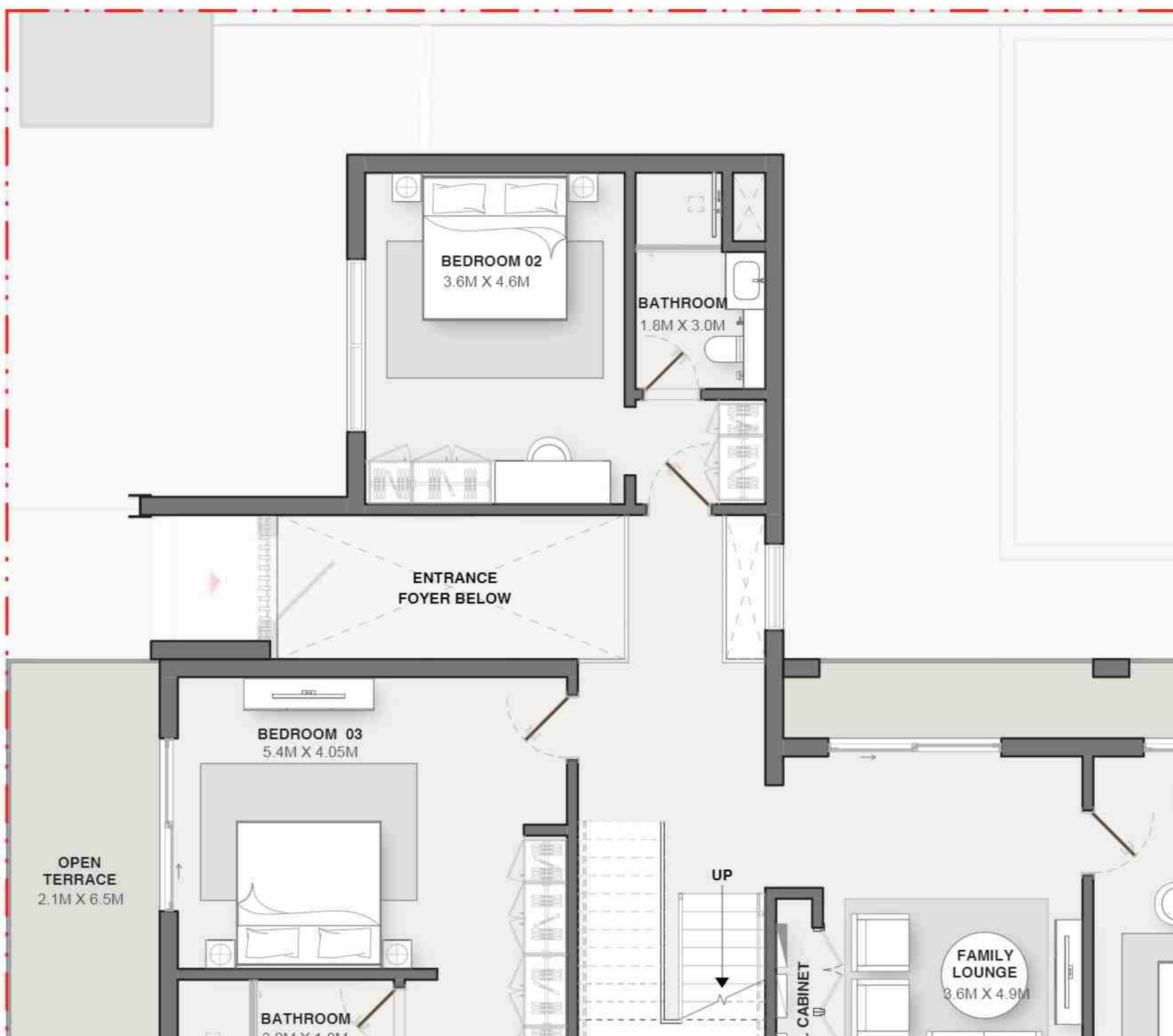


VILLA 4 BEDROOM | TYPE C

GROUND FLOOR



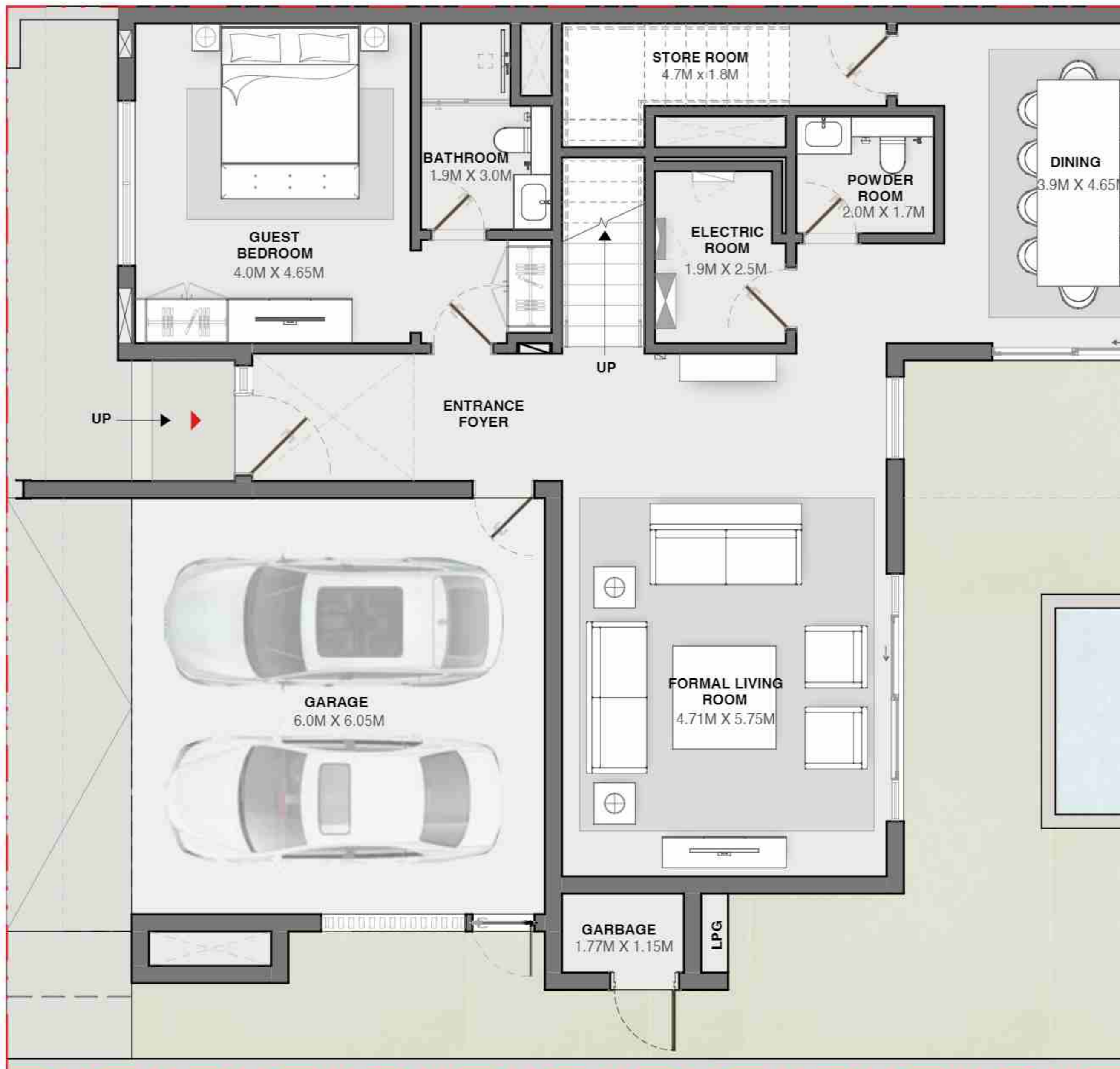
FIRST FLOOR



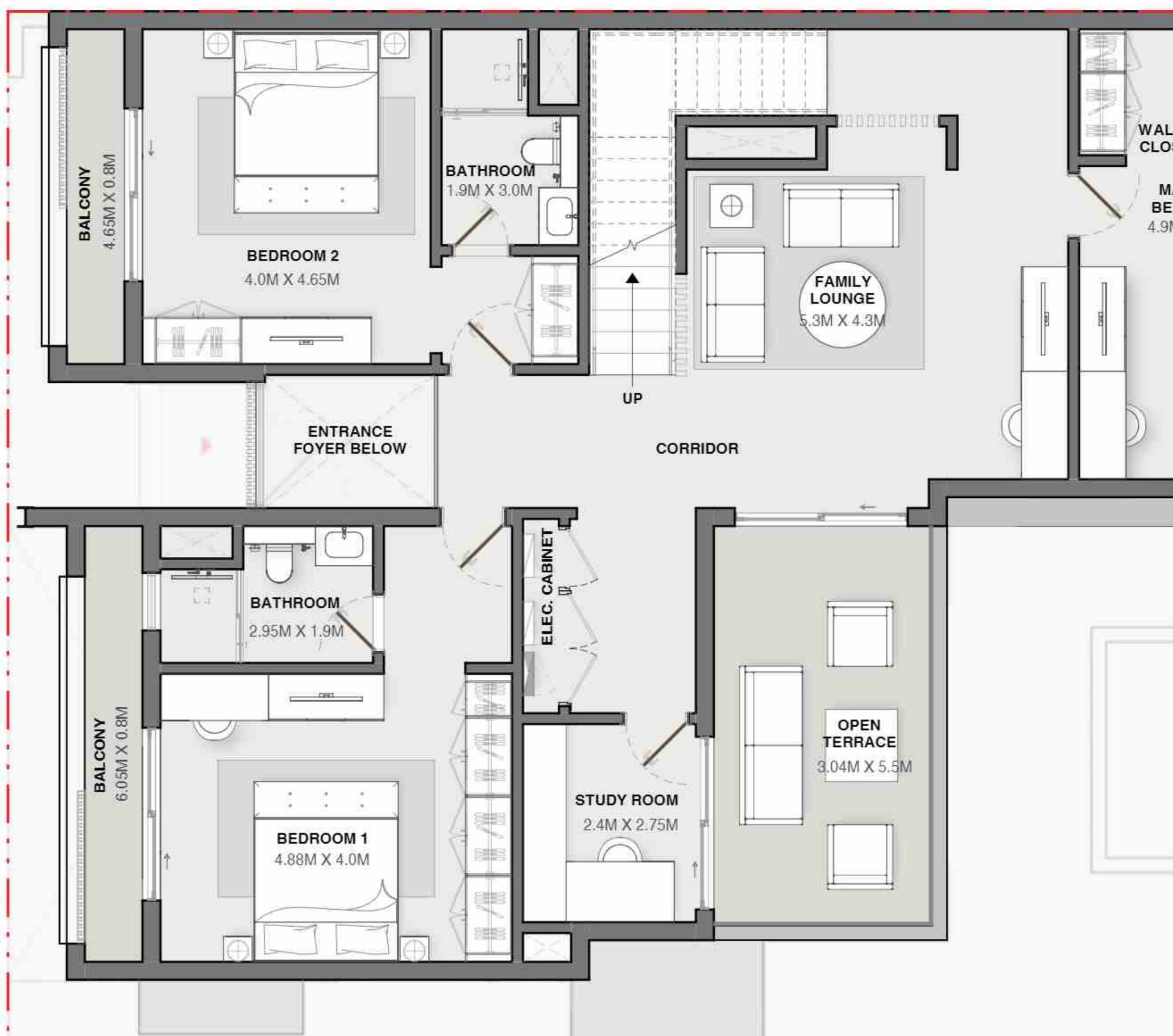
VILLA 4 BEDROOM | TYPE A

VARIANT 1

GROUND FLOOR



FIRST FLOOR



VILLA 4 BEDROOM | TYPE B

VARIANT 1

GROUND FLOOR



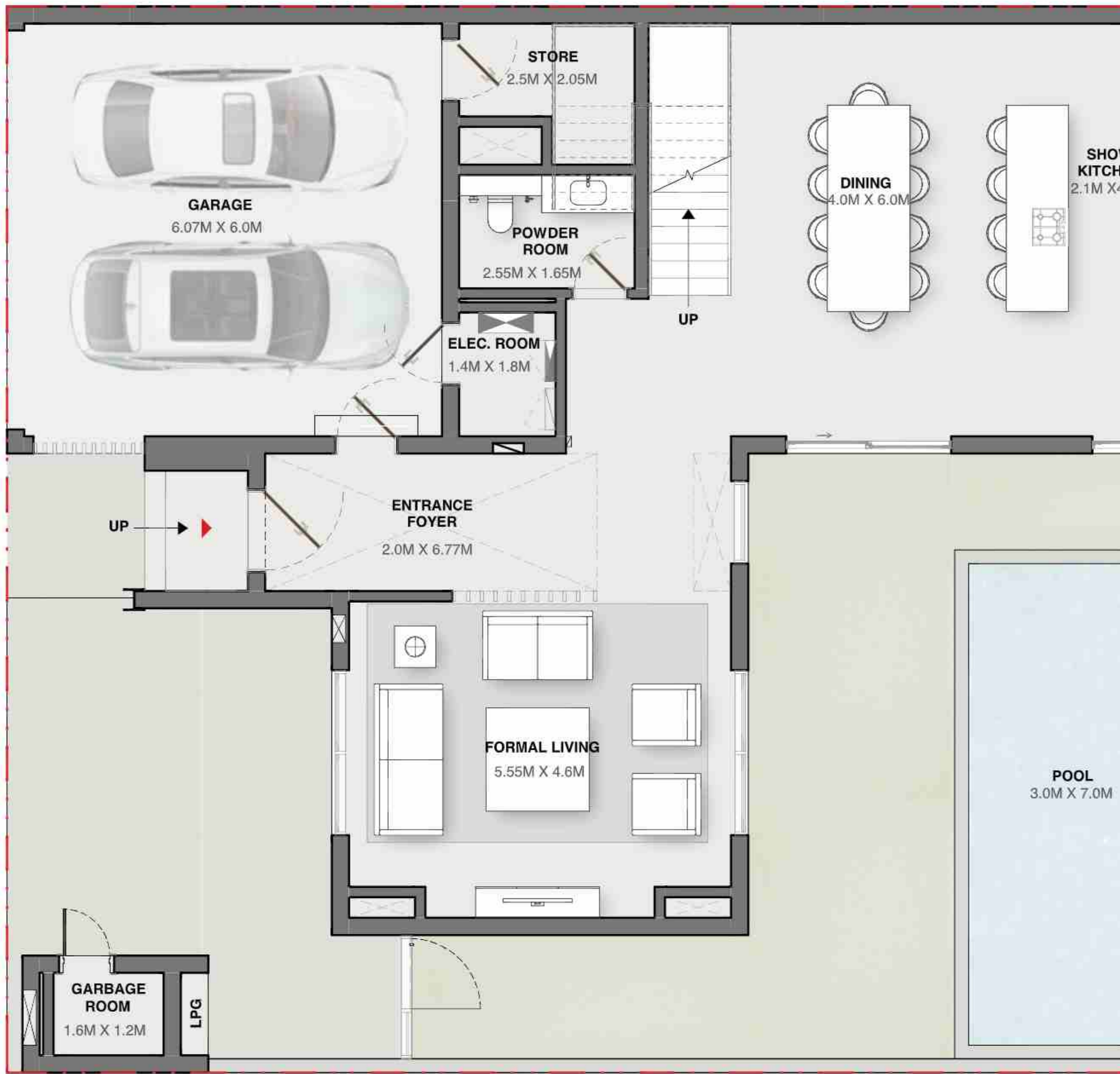
FIRST FLOOR



VILLA 4 BEDROOM | TYPE C

VARIANT 1

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE A

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE B

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE C

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE D

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE A

VARIANT 1

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE B

VARIANT 1

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE C

VARIANT 1

GROUND FLOOR



FIRST FLOOR



VILLA 5 BEDROOM | TYPE D

VARIANT 1

GROUND FLOOR



FIRST FLOOR





PRELAUNCHING



SOBHA RESERVÉ

STARTING AT

AED7.68 Mn*

Exquisite 4 and 5 bedroom homes set in a woodland community

80%

DURING CONSTRUCTION

20%

ON COMPLETION



SOBHA RESERVÉ

RESERVED FOR SELECT FEW



SOBHA
REALTY