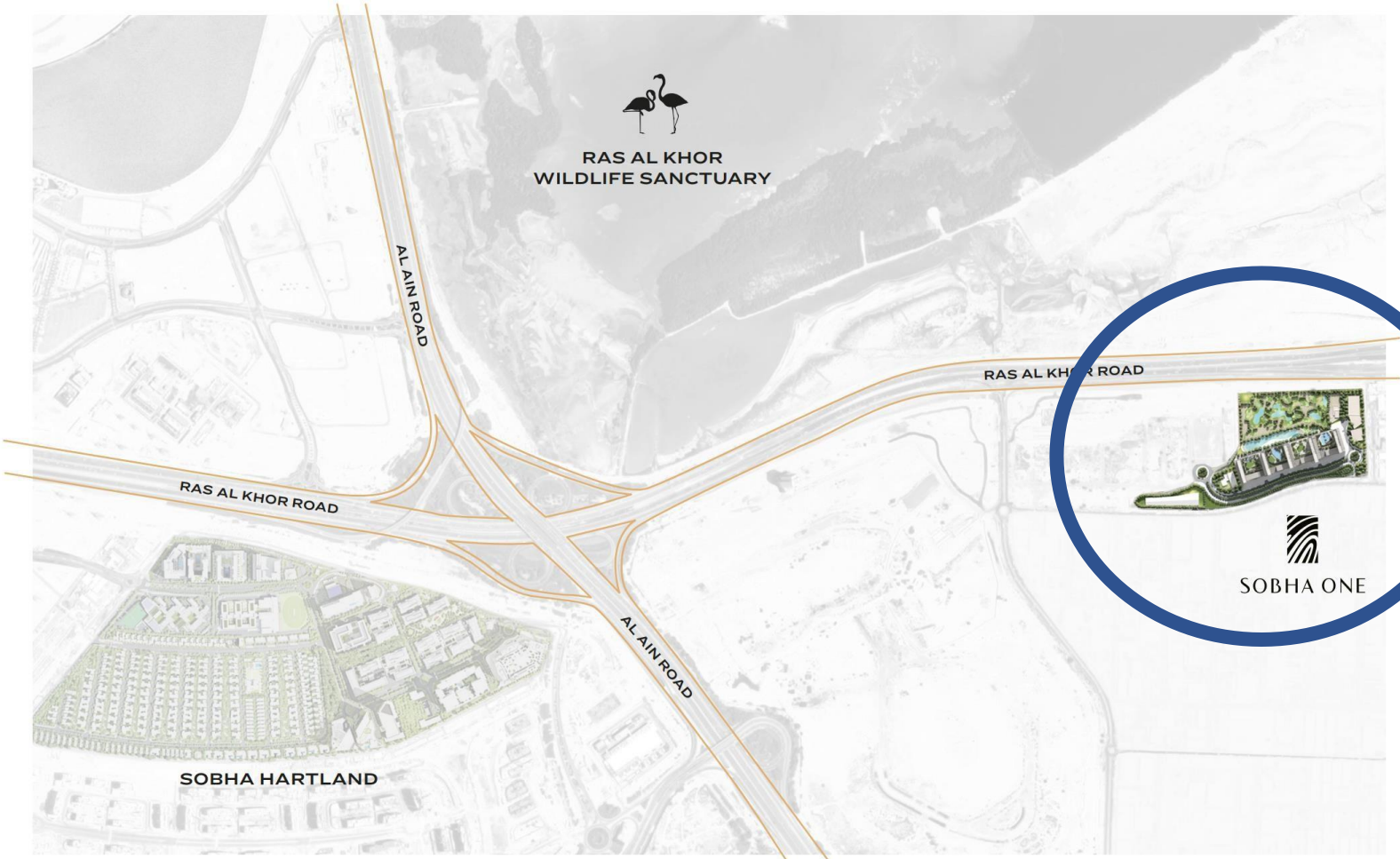




**SOBHA ONE
HANDOVER: DECEMBER 2026**





5 Interlinked Towers Completion- December 2026



- Pitch & Putt Golf Course
- Golf Club House
- Wellness Park
- Family Park
- Fitness Podium
- Infinity Pool & Kids Pool
- Indoor & Outdoor Gym
- Kids Play Area
- Bbq Area



Beach + Lagoon

VIEWS



AT A GLANCE

- 1.55M SQ FT COMMUNITY OF 5 INTERLINKED TOWERS
- 1BR, 1BR+S, 2 BR, 2BR+M, 3BR+M, 4BR+M & 2-3-4 BR DUPLEXES
- 18 HOLE PITCH AND PUTT GOLF COURSE DESIGNED BY GARY PLAYERS
- CORBUSIER STYLE APARTMENTS (1BR/ 1+STUDY/ 2BR/ 3BR/ 4BR/ DUPLEXES)
- **LOCATION ADVANTAGE:**
- INTERSECTION OF RAS AL KHOR ROAD, DUBAI AL AIN ROAD AND NAD AL HAMAR ROAD – EASY ACCESSIBILITY
- RENTAL DEMAND FROM DUBAI DESIGN DISTRICT, BUSINESS BAY EXTENSION AND DRAGON MART AREA
- **DISTANCE FROM MAJOR LANDMARKS:**
- **5 MINS** TO DUBAI CREEK HARBOR
- **5 MINS** TO DUBAI DESIGN DISTRICT
- **10 MINS** TO DOWNTOWN DUBAI
- **10 MINS** TO WORLD TRADE CENTER
- **10 MINS** TO BUSINESS BAY
- **15 MINS** TO DUBAI INTERNATIONAL AIRPORT

AMENITIES

- KITCHENS FULLY FITTED WITH SIEMENS APPLIANCES – HOB, GAS, OVEN, DISWASHER, WASHING MACHINE, REFRIGERATOR AND FREEZER
- CRYSTAL LAGOON WITH SANDY BEACH WITH EXCLUSIVE ACCESS FOR RESIDENTS
- GOLF COURSE (18 HOLE PITCH AND PUTT)
- 4 MASSIVE AMENITIES PODIUMS -
 - “ADULTS ZONE” WITH A FULL SIZE LAP AND LAZY POOL
 - “FITNESS ZONE” WITH RUNNING TRACK, ROPE EXERCISES, ROCK CLIMBING, OUTDOOR GYM
 - “FAMILY AREA” WITH FAMILY POOL FOR KIDS, KIDS PLAY AREAS, BBQ AREAS, PET PARKS ETC
 - “WELLNESS ZONE” WITH AMPHITHEATHER, OUTDOOR CINEMA, YOGA AND MEDITATION AREA
- RETAIL WITH CAFES, COFFEE SHOPS, RESTAURANTS, SHOPPING
- CLUBHOUSE AND COMMUNITY HALL WITH SPORTS COURTS

FINANCIAL OVERVIEW

- ATTRACTIVE 60:40 PAYMENT PLAN SPREAD OVER 3.5 YEARS
- 60% DURING CONSTRUCTION
- 40% AT COMPLETION (Client can take a mortgage upon completion)
- RE-SELL ALLOWED AFTER 40+4% PAYMENT
- EXCELLENT ROI AND CAPITAL APPRECIATION POTENTIAL
- ATTRACTIVE PRICES LESSER THAN COMPARABLE PROPERTIES IN THE NEIGHBORHOOD
- SHORT TERM RENTALS (HOLIDAY HOMES) FOR HIGHER RENTAL RETURNS