

SOBHA RESERVÉ



SOBHA  
REALTY



PASSION FOR PERFECTION



A  
heritage  
of exquisite  
detailing.

A beacon of excellence.

A hallmark of world-class quality.

A blueprint for exceptional construction.



## 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.





**BACKWARD INTEGRATION**  
**FORWARD THINKING**

**DESIGN**

Efficiently conceptualized.

**ENGINEERING & CONTRACTING**

Minutely scrutinized to precision.

**MATERIAL SOURCING**

Usage of world-class technology  
for manufacturing.

**CRAFTSMANSHIP**

Impeccable attention to detail from  
conceptualization to delivery

**QUALITY CONTROL**

Setting a new benchmark globally.



YOUR HAVEN OF NATURAL BEAUTY



H O M E



Where nature blends in balance  
*with the soul*



SOBHA RESERVE

9

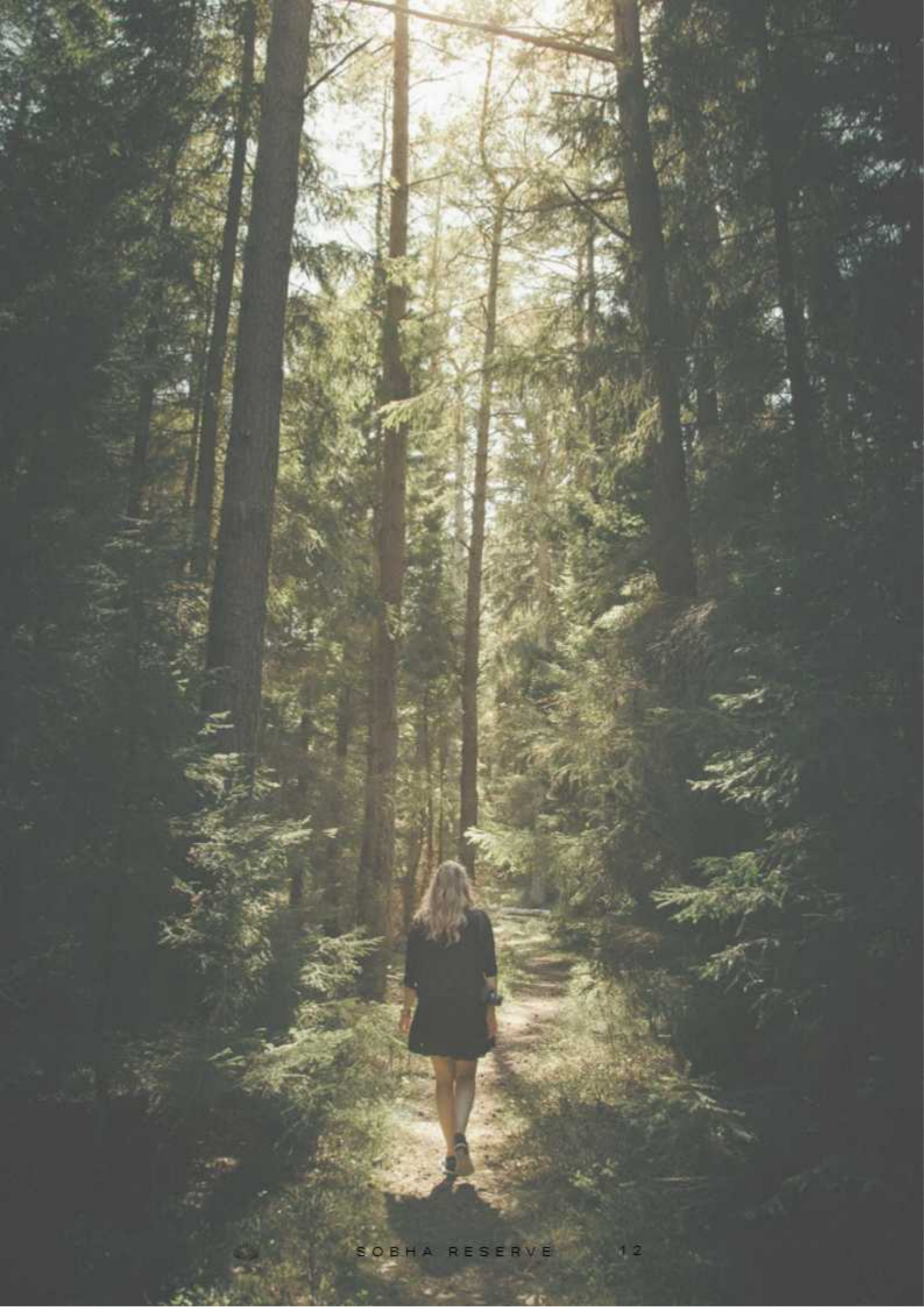


## I M M E R S E

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

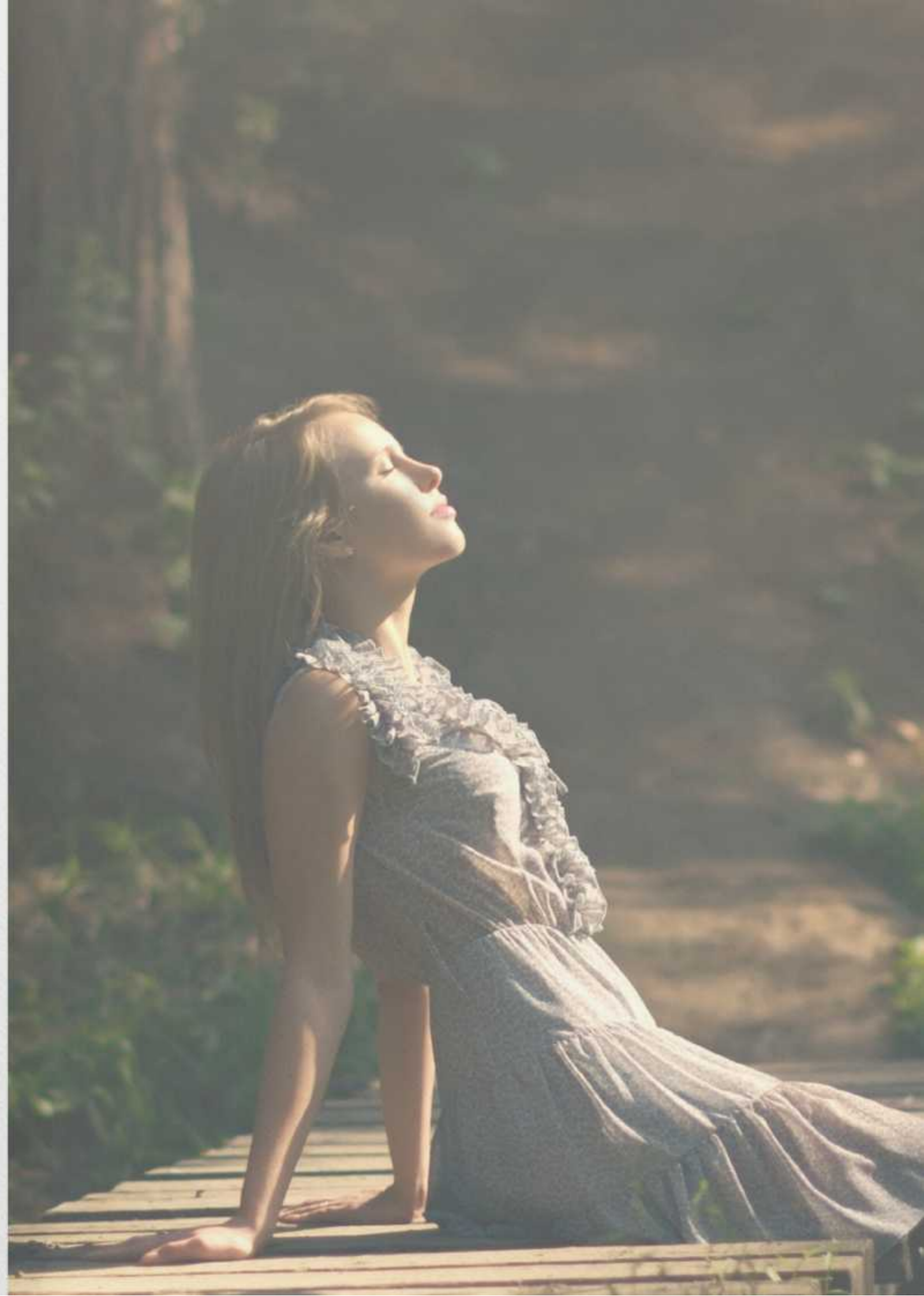




# TRANQUILITY



Heal in the repose of an  
earthy abundance





## H A R M O N Y



Tune into the sophisticated charm  
of your elegant enclave



WELCOME

to Serene Living

INTRODUCING



SOBHA RESERVÉ

RESERVÉ • D FOR A SELECT FEW



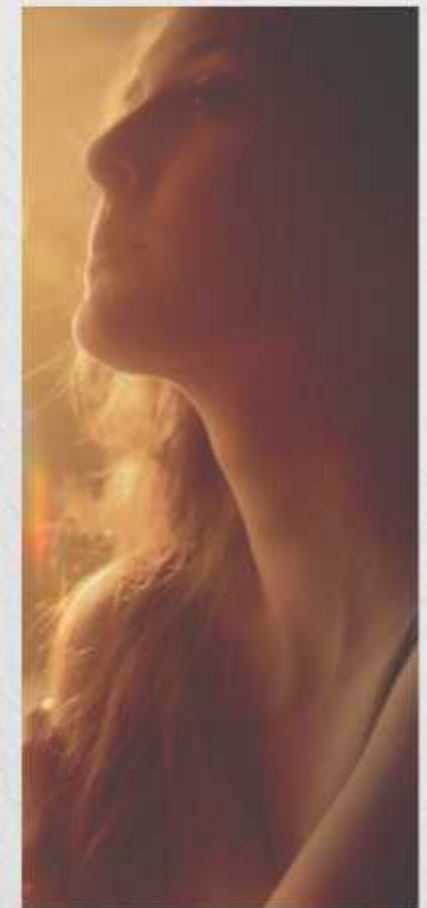
# B O U L E V A R D

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 woman with long hair is shown in profile, looking out of a window. The scene is bathed in warm, golden sunlight, creating a soft, ethereal atmosphere. The woman's face is partially obscured by the window frame, and her hands are visible near her chin, suggesting a contemplative or serene mood.

## 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.




A close-up, macro photograph of a green leaf covered in numerous clear dew drops. The lighting is soft and natural, highlighting the texture of the leaf and the spherical shape of the water droplets. The background is blurred, showing more of the leaf and other droplets.

# SLICE OF PARADISE

within sight

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

A photograph of a woman with long, vibrant red hair, wearing a white sleeveless top and light-colored shorts. She is captured in a dynamic, joyful pose, leaning back with her arms outstretched, as if dancing or running through a vast field of pink flowers. The sky is a clear, bright blue, and the overall atmosphere is one of freedom and happiness.

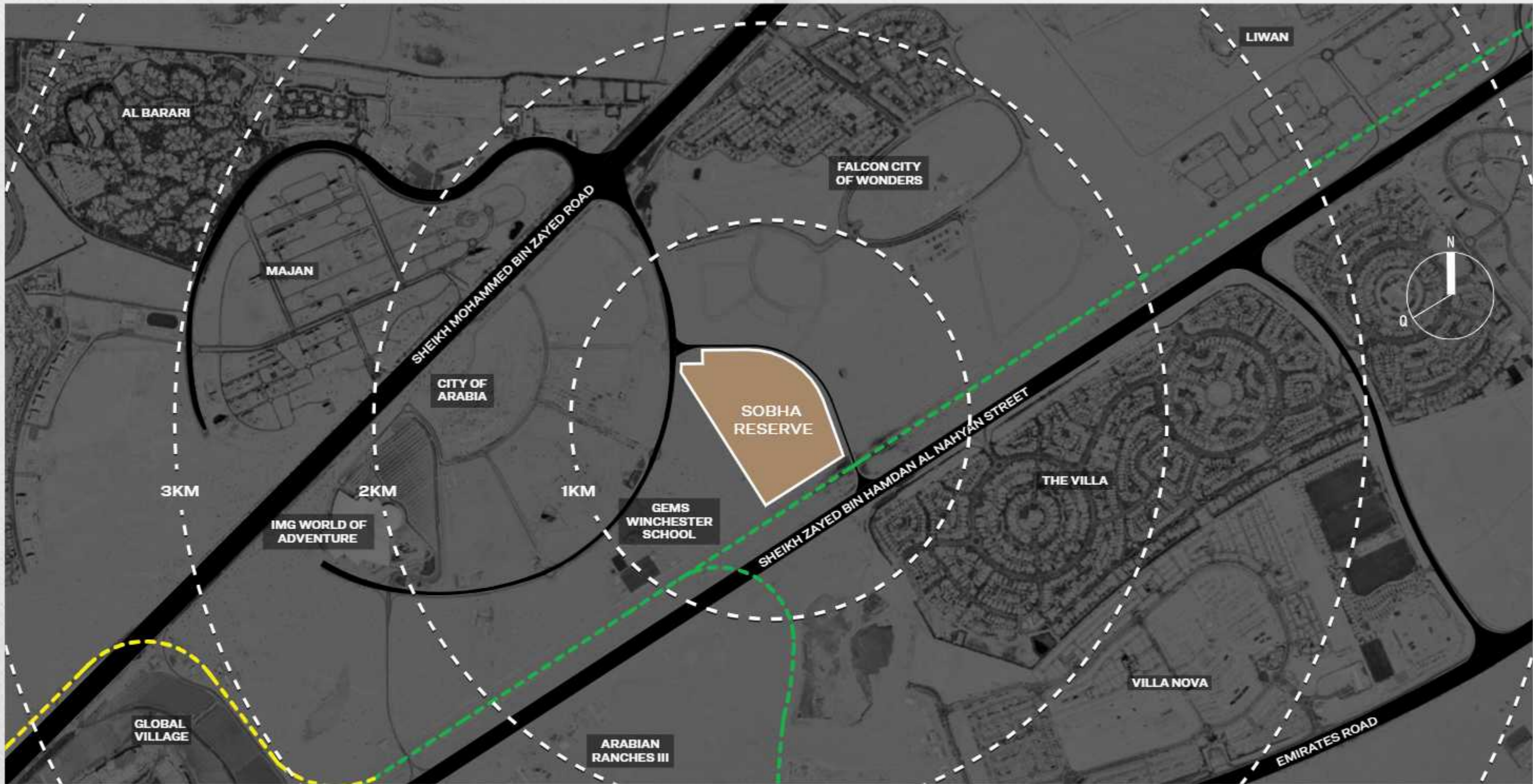
This luxury gated community will encompass bouldering walls, exotic flower-patterned clusters and tree-lined walkways that will delight your soul with a settled splendor.













LOCATION







- |  |   |  |  |  |
|--|---|--|--|--|
| <br>RAS AL KHOR<br>WILDLIFE SANCTUARY<br>17 MINUTES | <br>MEYDAN<br>RACE COURSE<br>14 MINUTES            | <br>SCHOOL<br>4 MINUTES       | <br>DUBAI INTERNATIONAL<br>AIRPORT<br>19 MINUTES | <br>BUSINESS BAY<br>18 MINUTES            |
| <br>THE DUBAI MALL<br>17 MINUTES                    | <br>BURJ KHALIFA &<br>DOWNTOWN DUBAI<br>19 MINUTES | <br>DUBAI FRAME<br>18 MINUTES | <br>DUBAI OPERA<br>20 MINUTES                    | <br>MUSEUM OF<br>THE FUTURE<br>18 MINUTES |

## LUXURY HAS A NEW ADDRESS

Located in the heart of Wadi Al Safa 2 Dubailand, discover yourself in the cooling shades of a contemporary green community.





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 B E A C O N  
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 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





1 | **Primary Access**  
to the Community

2 | **Secondary Access**  
to the Community



# MASTER PLAN

Designed for life less ordinary





# CLUSTERS



NORTH AVENUE



EAST AVENUE



CLUSTER 4



CLUSTER 6



CLUSTER 2



CLUSTER 3



CLUSTER 7



CLUSTER 8





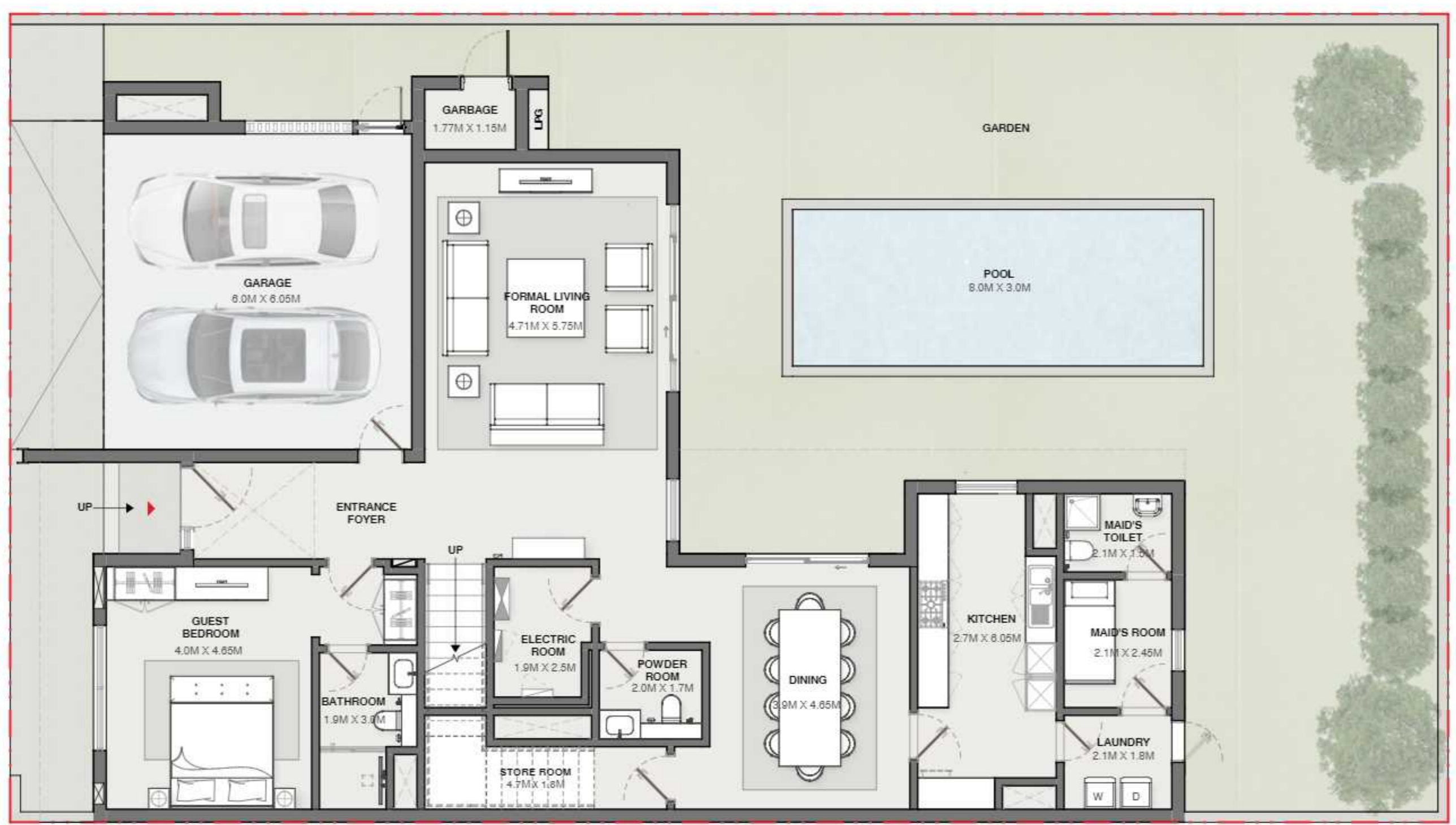
FLOOR PLAN



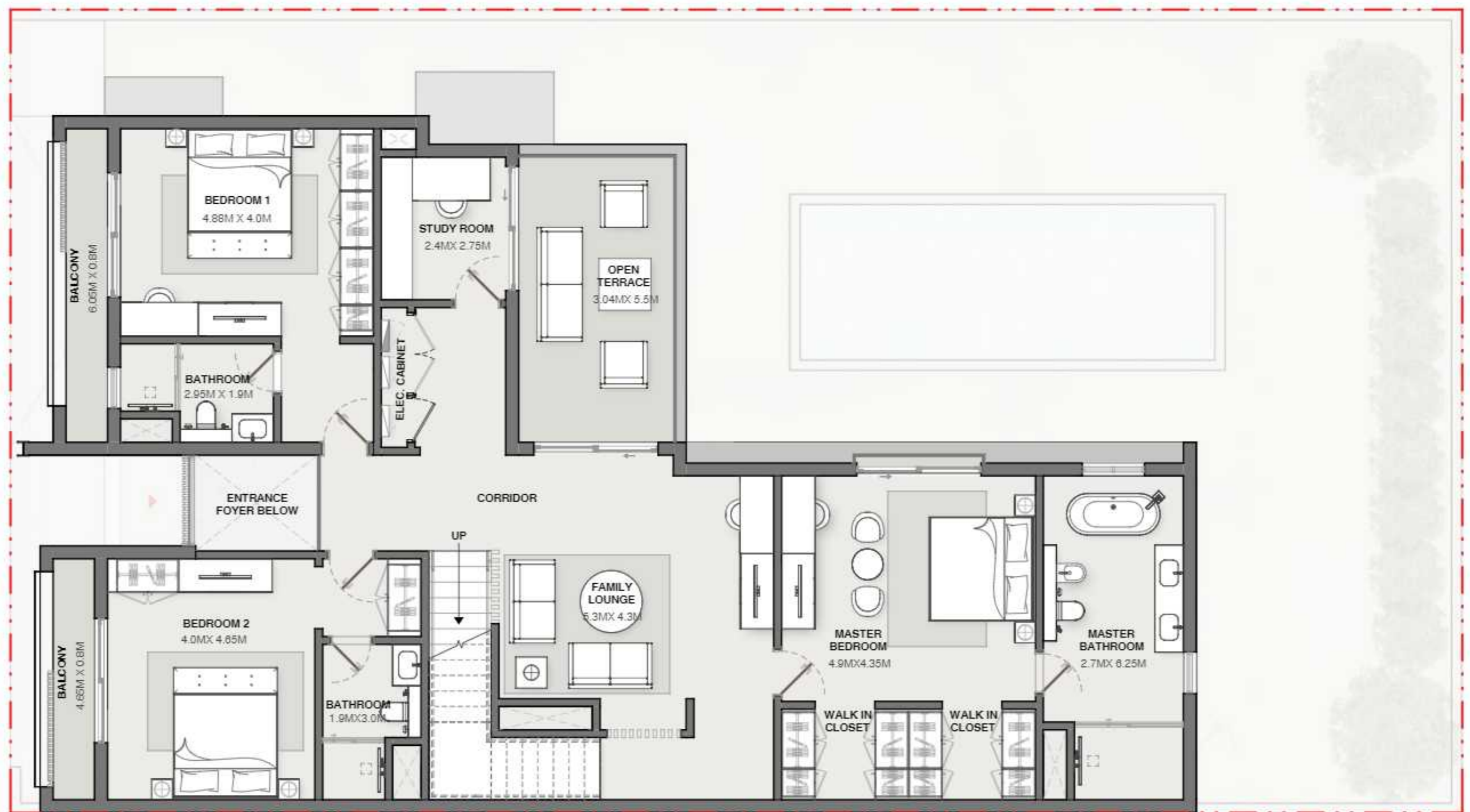
VILLA 4 BEDROOM | TYPE A

Saleable - 4,991.15 sq.ft.  
463.69 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
The above as shown in the plans are indicative.

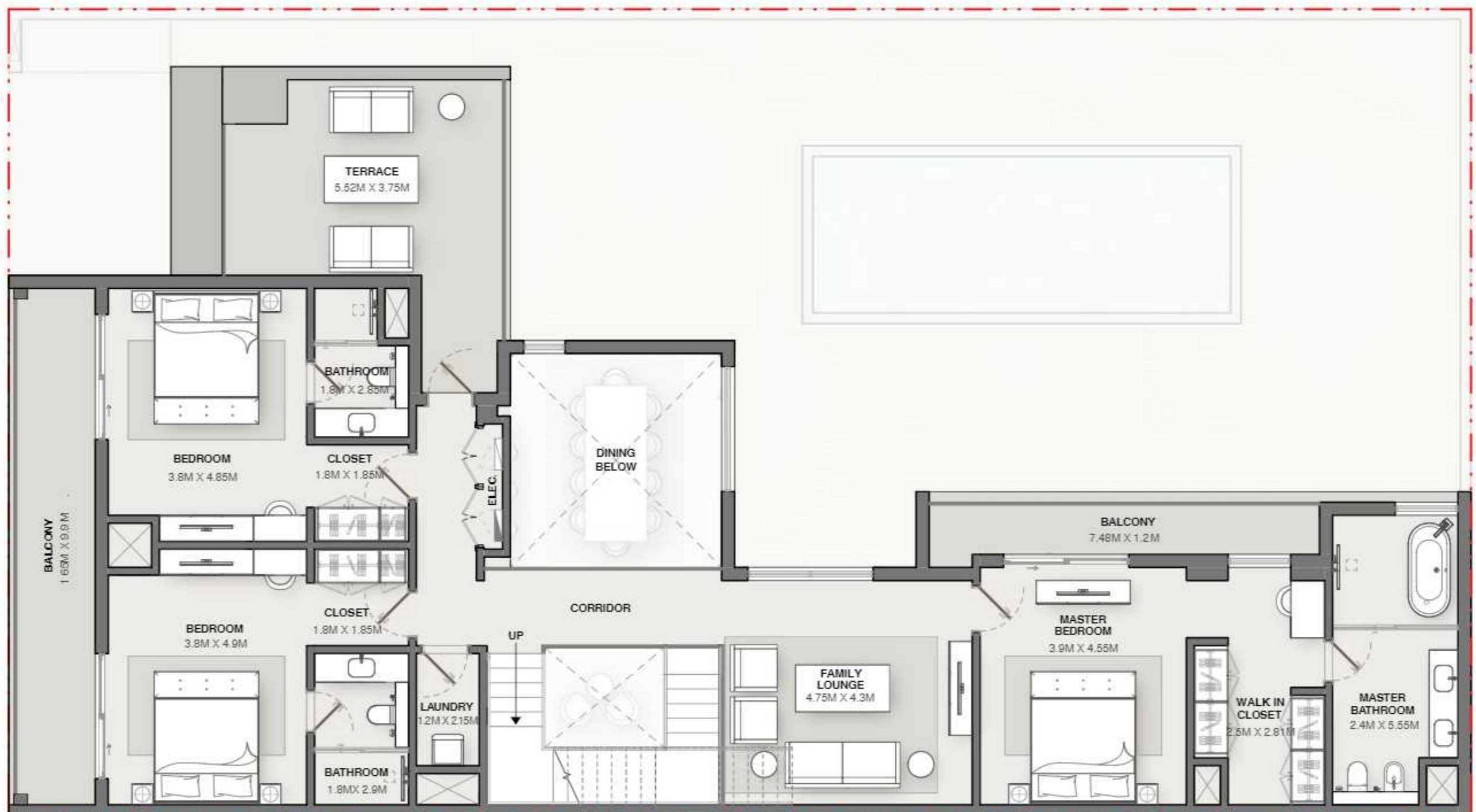
VILLA 4 BEDROOM | TYPE B

Saleable - 4,983.22 sq.ft.  
462.96 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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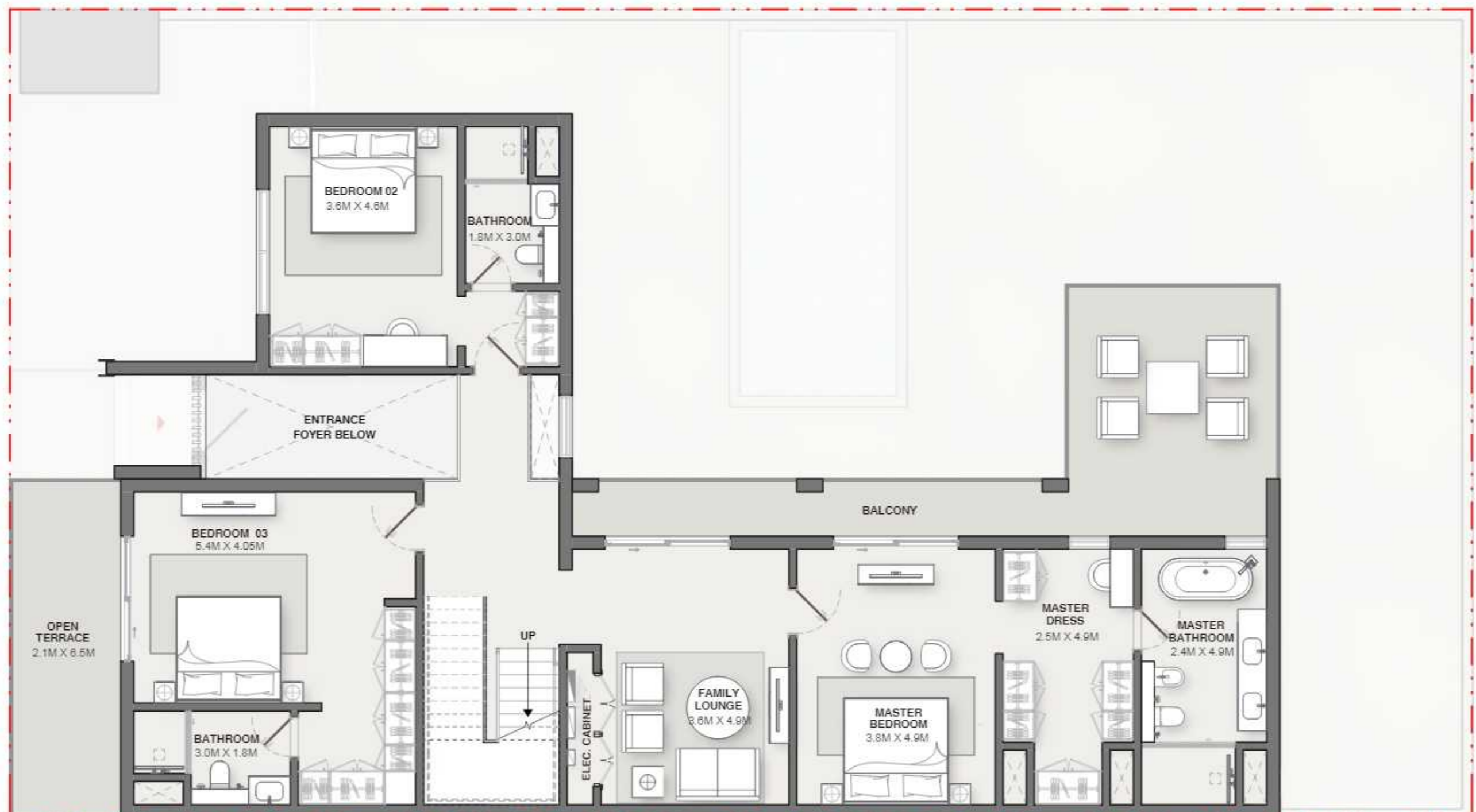
VILLA 4 BEDROOM | TYPE C

Saleable - 4,997.94 sq.ft.  
464.32 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



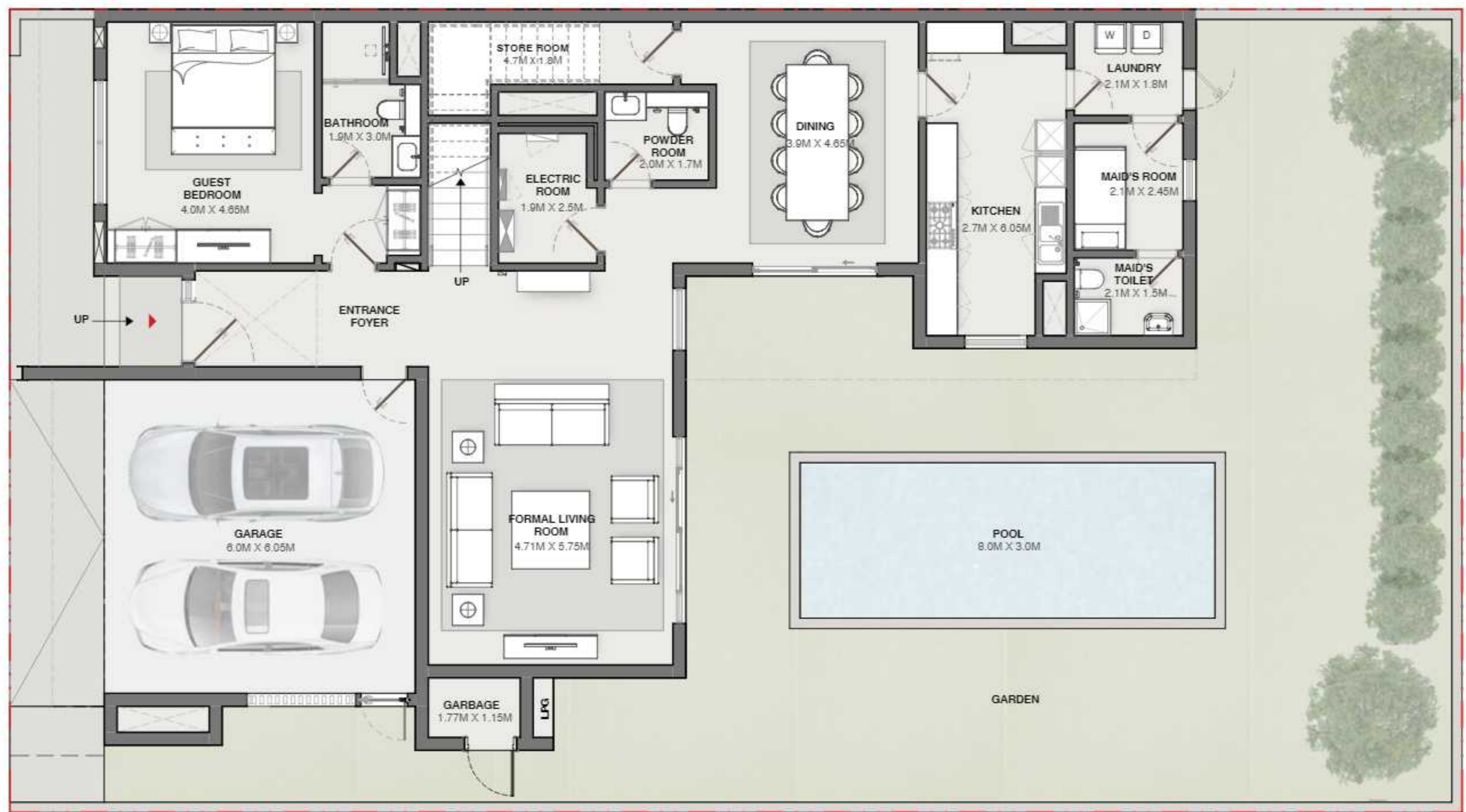
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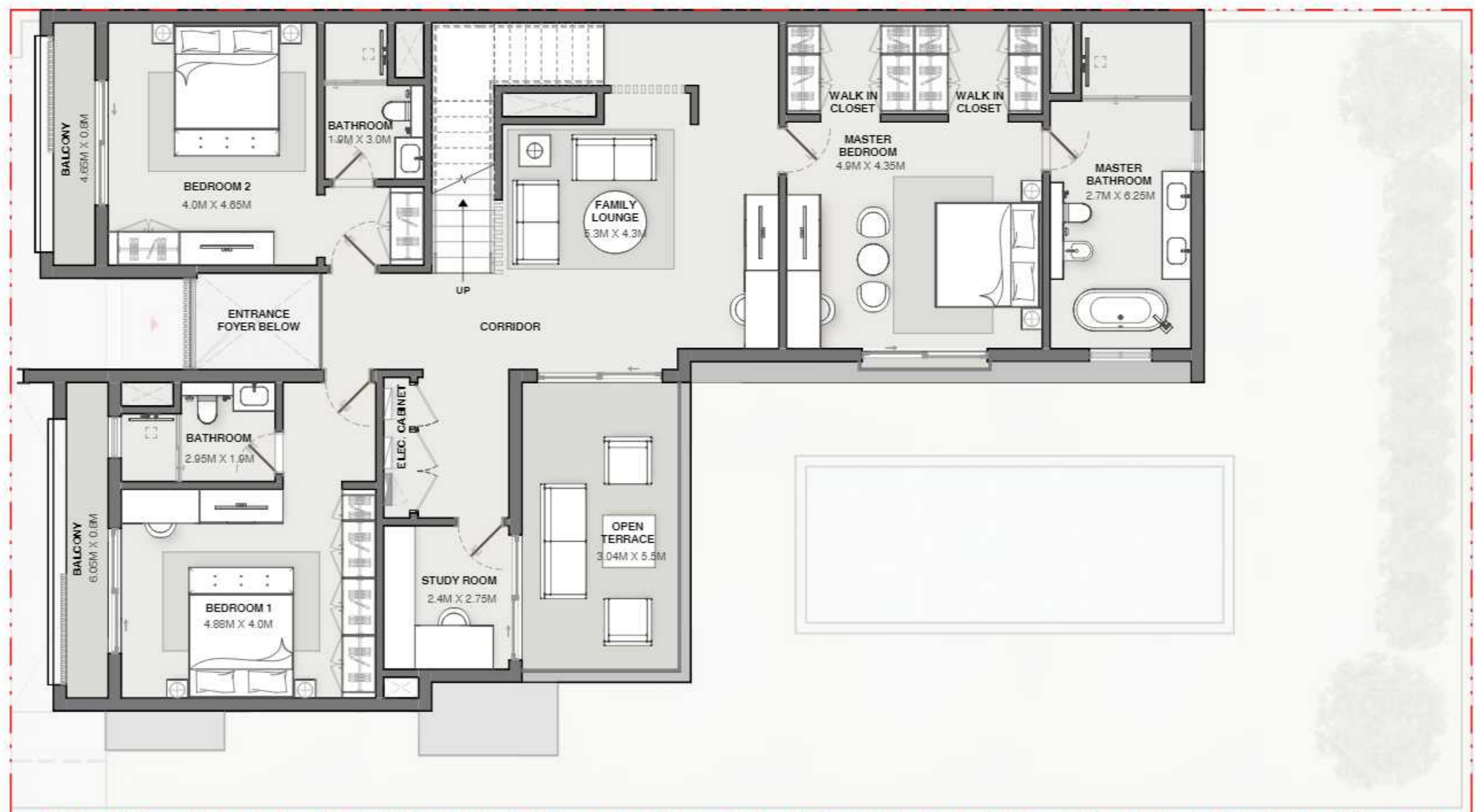
VILLA 4 BEDROOM | TYPE A  
VARIANT 1

Saleable - 4,991.15 sq.ft.  
463.69 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



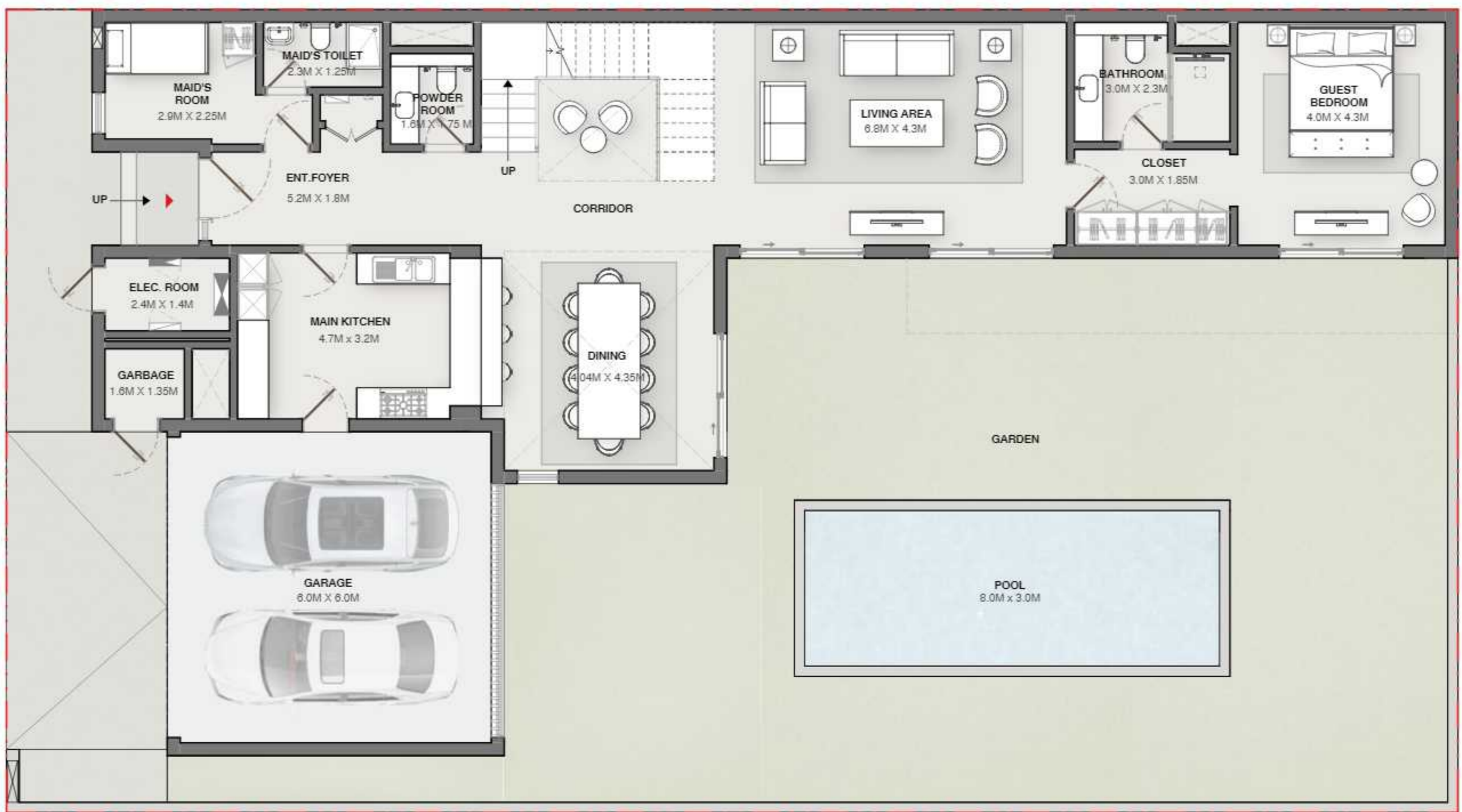
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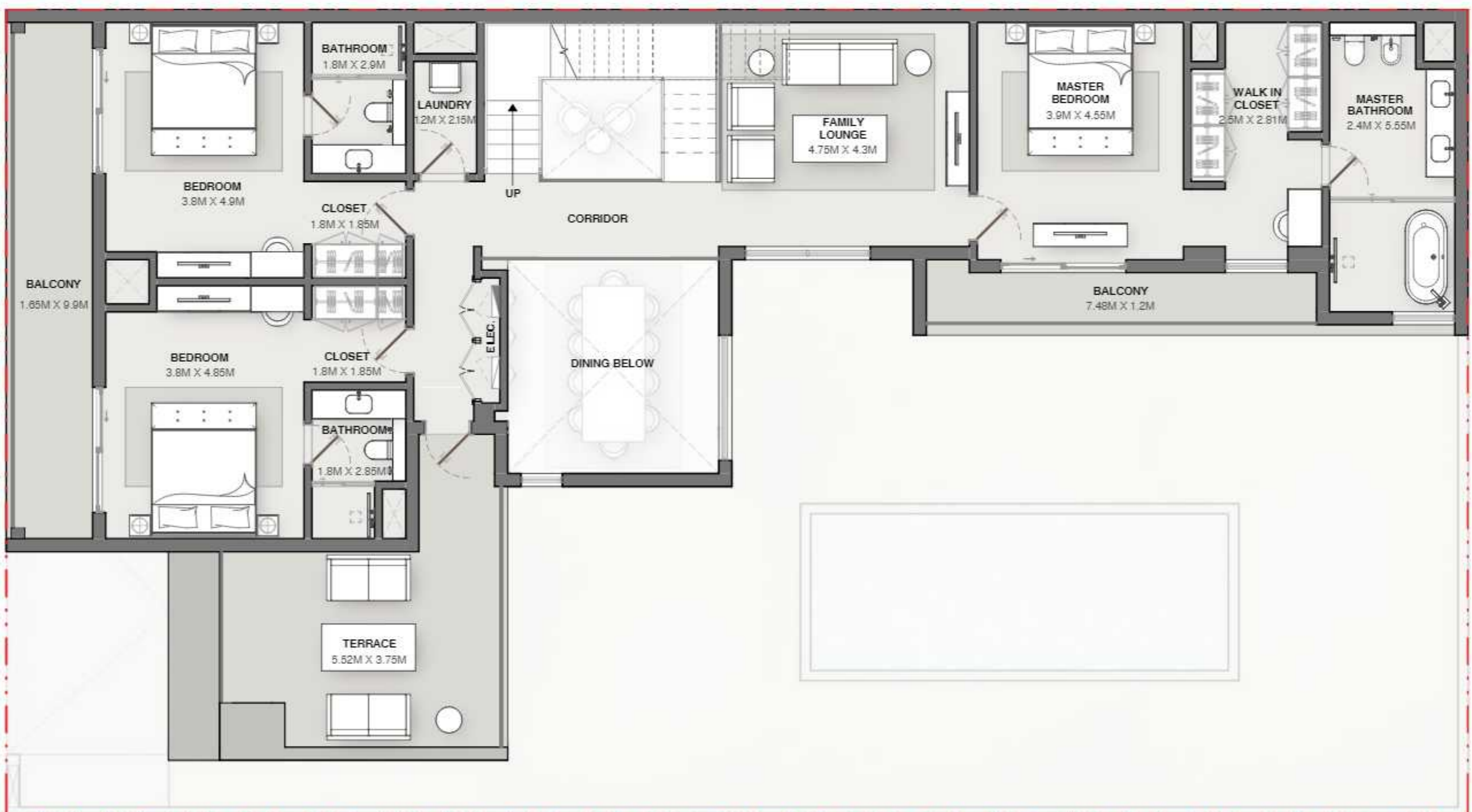
VILLA 4 BEDROOM | TYPE B  
 VARIANT 1

Saleable - 4,983.22 sq.ft.  
 462.96 sq.m.

GROUND FLOOR



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SECOND FLOOR



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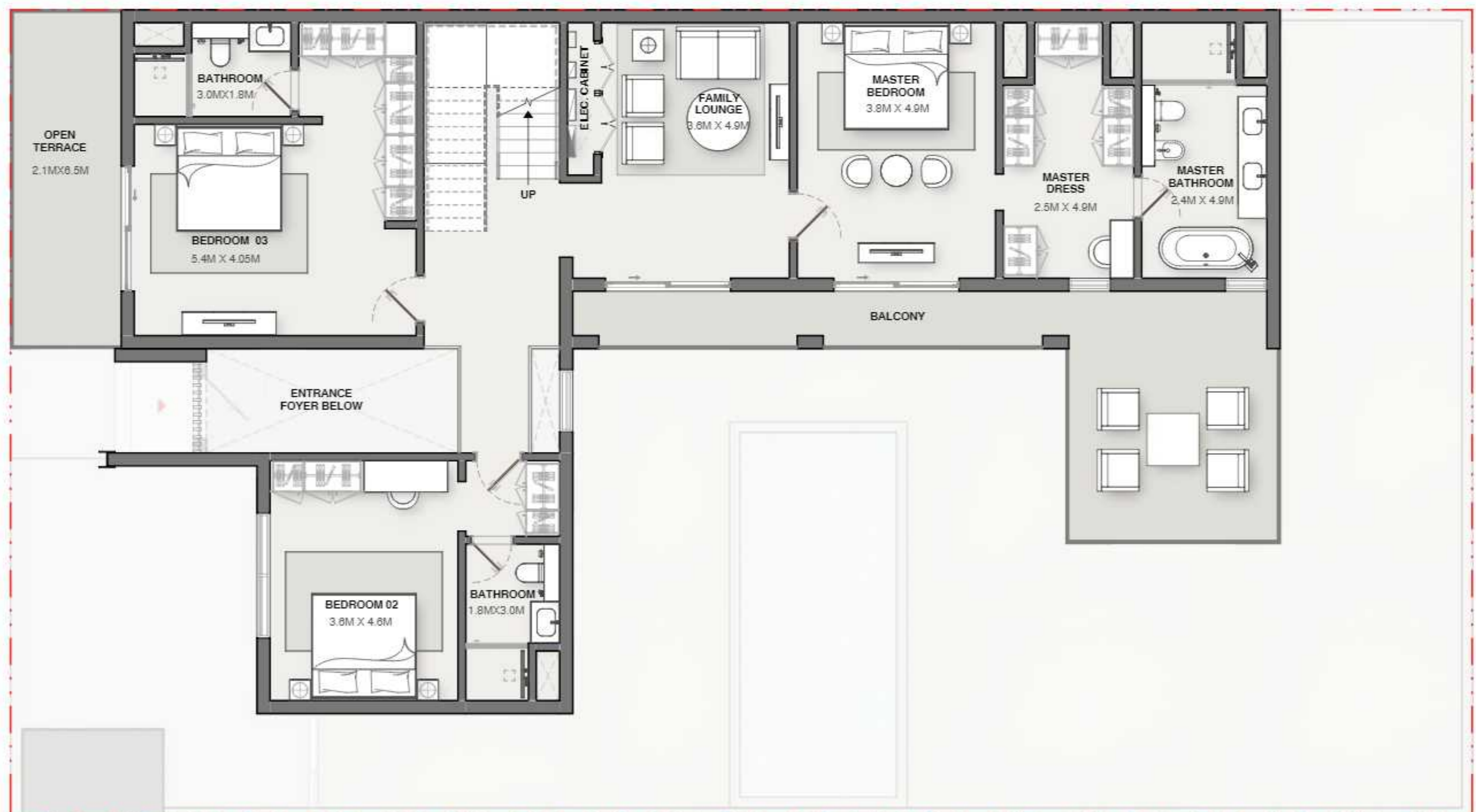
VILLA 4 BEDROOM | TYPE C  
VARIANT 1

Saleable - 4,997.94 sq.ft.  
464.32 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:  
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The above as shown in the plans are indicative.



VILLA 5 BEDROOM | TYPE A

Saleable - 5,696.58 sq.ft.  
529.23 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

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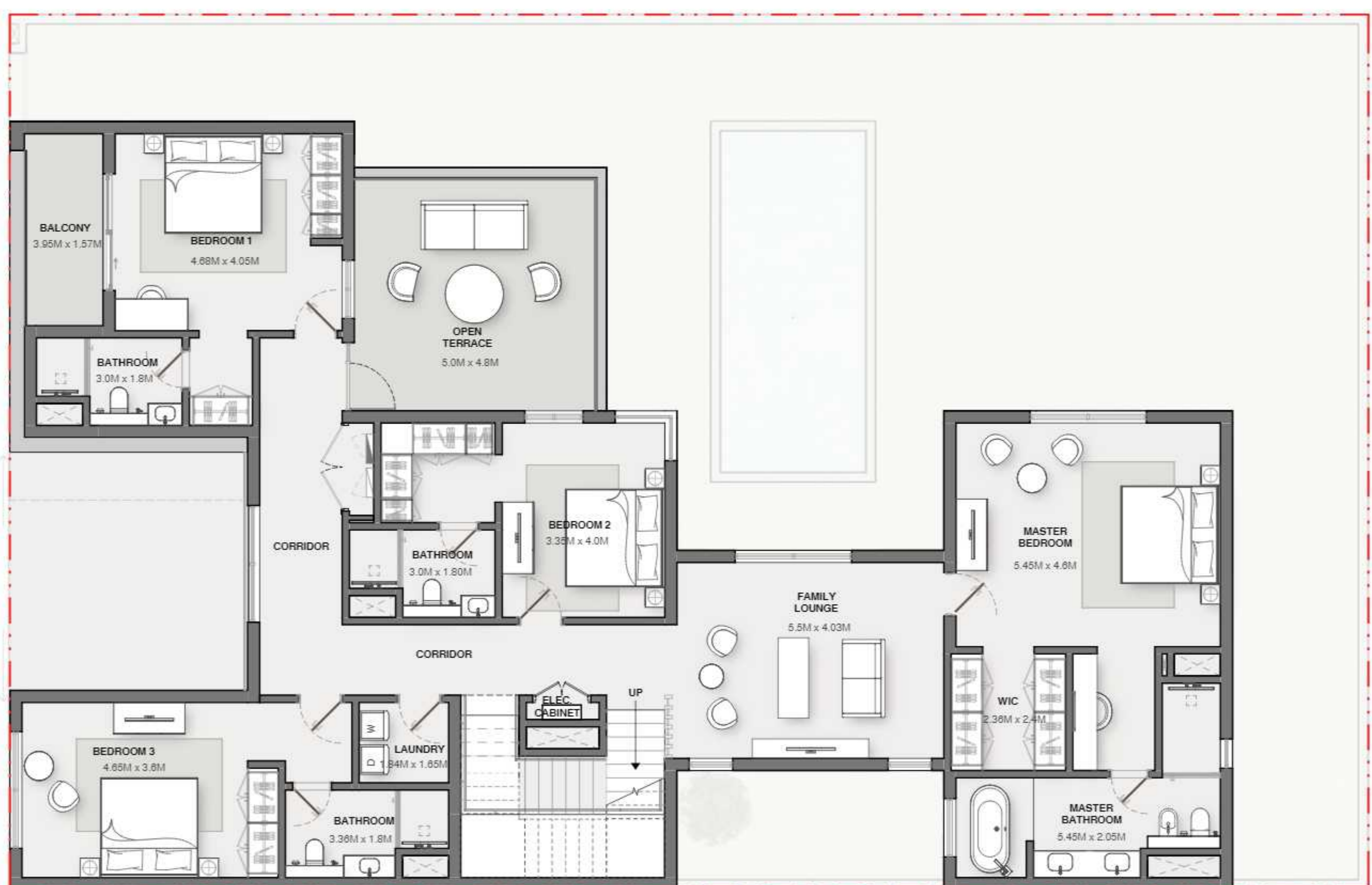
VILLA 5 BEDROOM | TYPE B

Saleable - 5,683.87 sq.ft.  
528.05 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
The above as shown in the plans are indicative.

VILLA 5 BEDROOM | TYPE C

Saleable - 5,746.53 sq.ft.  
533.87 sq.m.

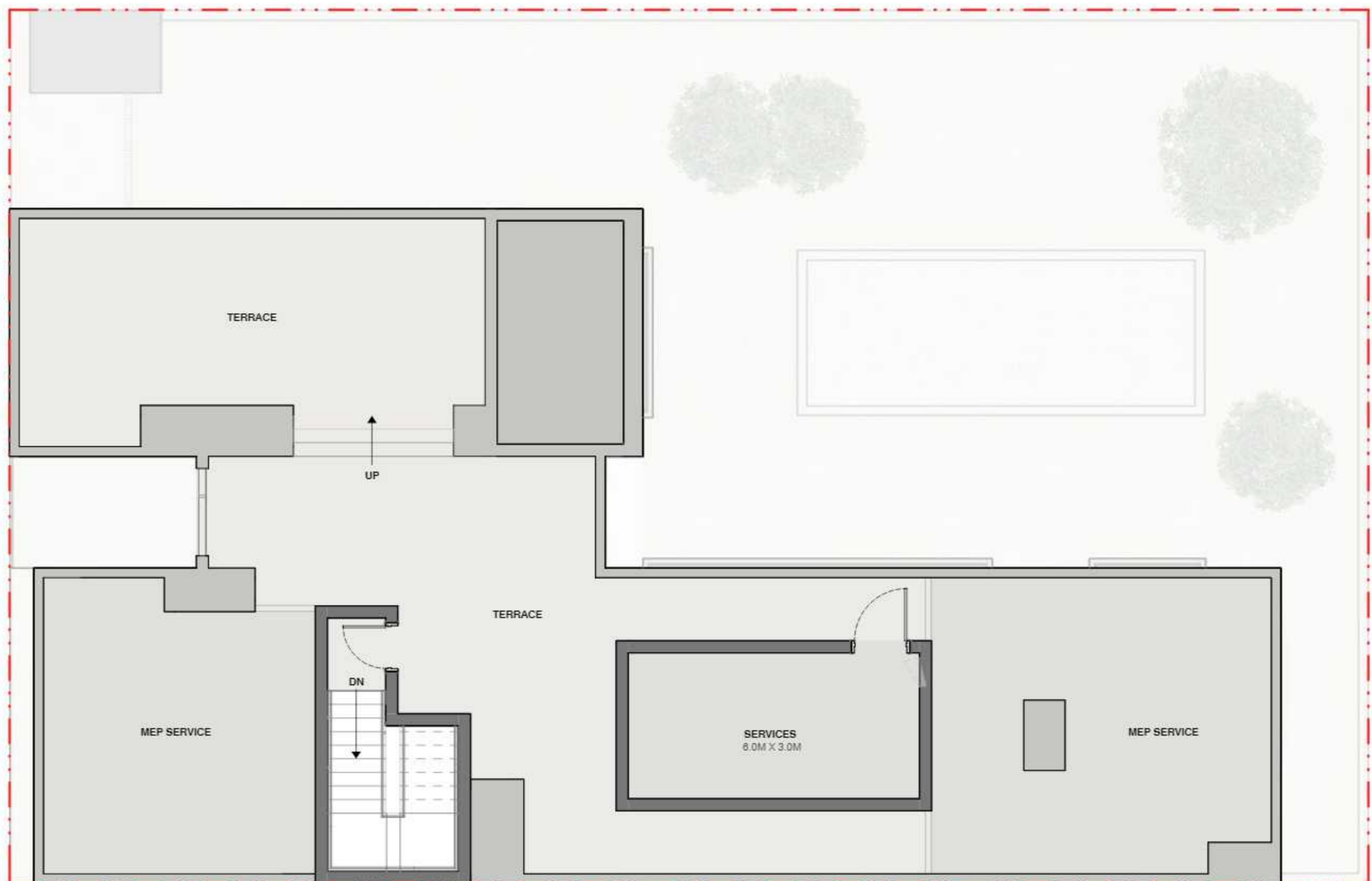
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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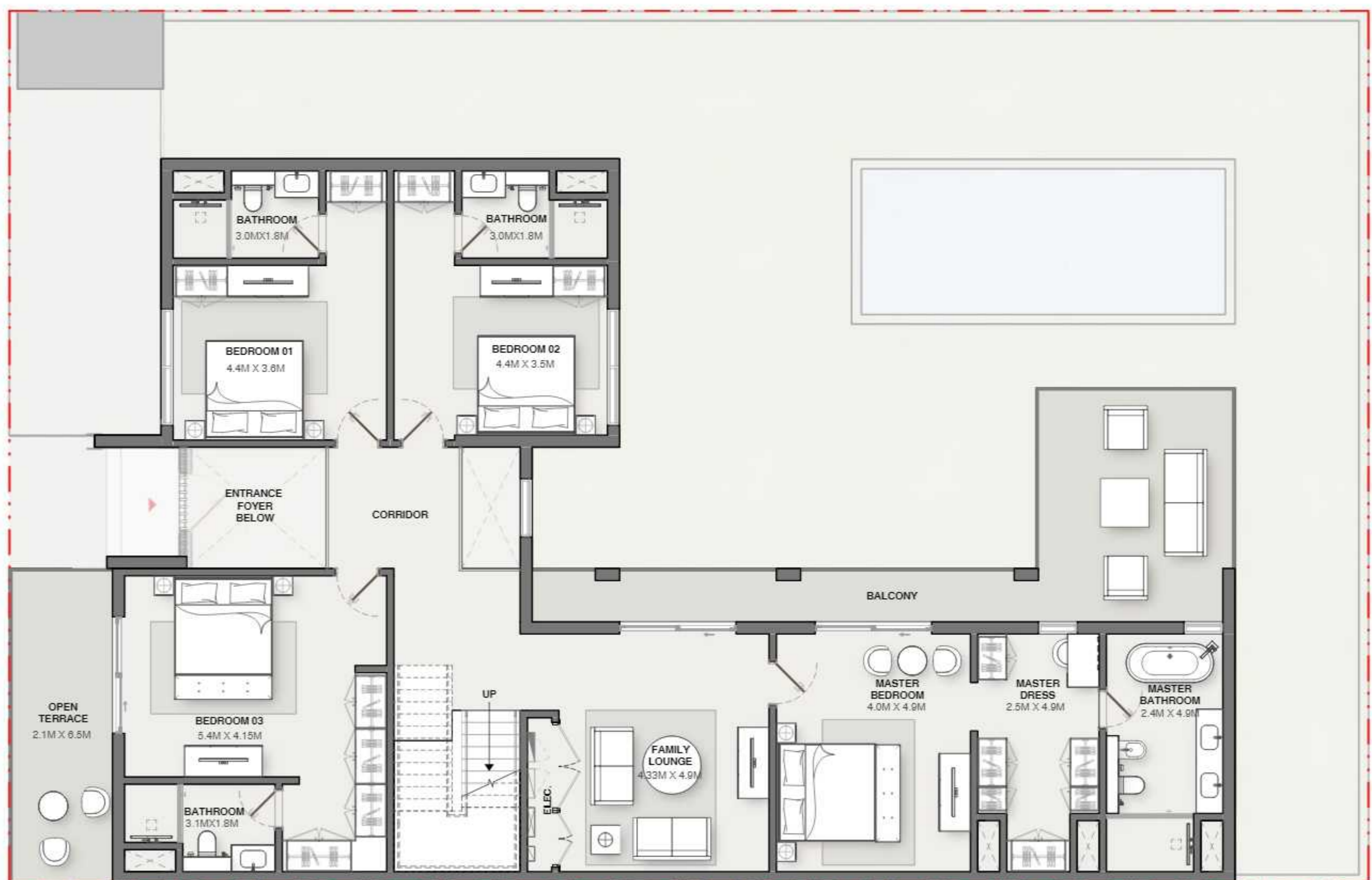
VILLA 5 BEDROOM | TYPE D

Saleable - 5,704.12 sq.ft.  
529.93 sq.m.

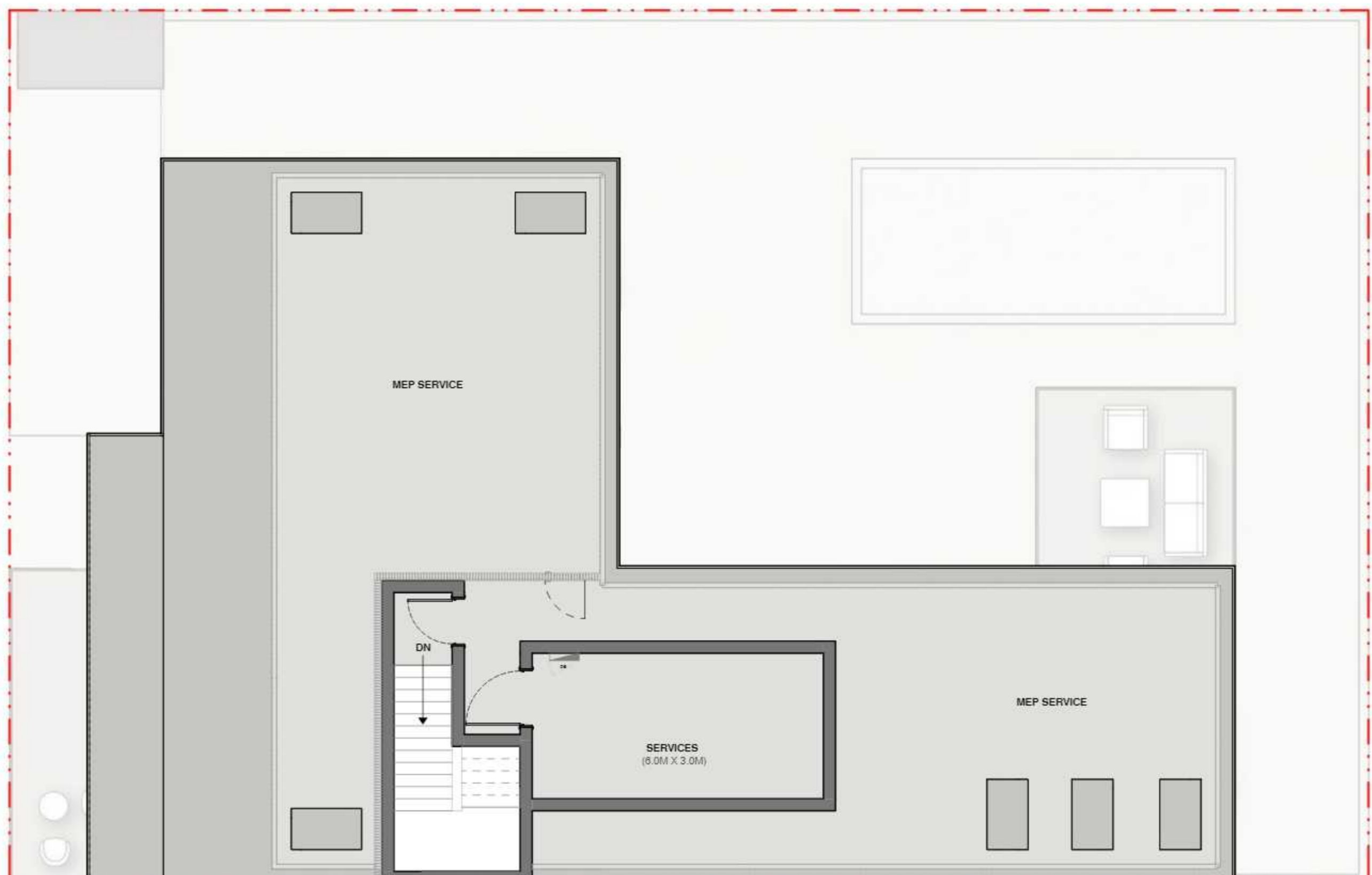
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

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VILLA 5 BEDROOM | TYPE A  
VARIANT 1

Saleable - 5,696.58 sq.ft.  
529.23 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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VILLA 5 BEDROOM | TYPE B  
VARIANT 1

Saleable - 5,683.87 sq.ft.  
528.05 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

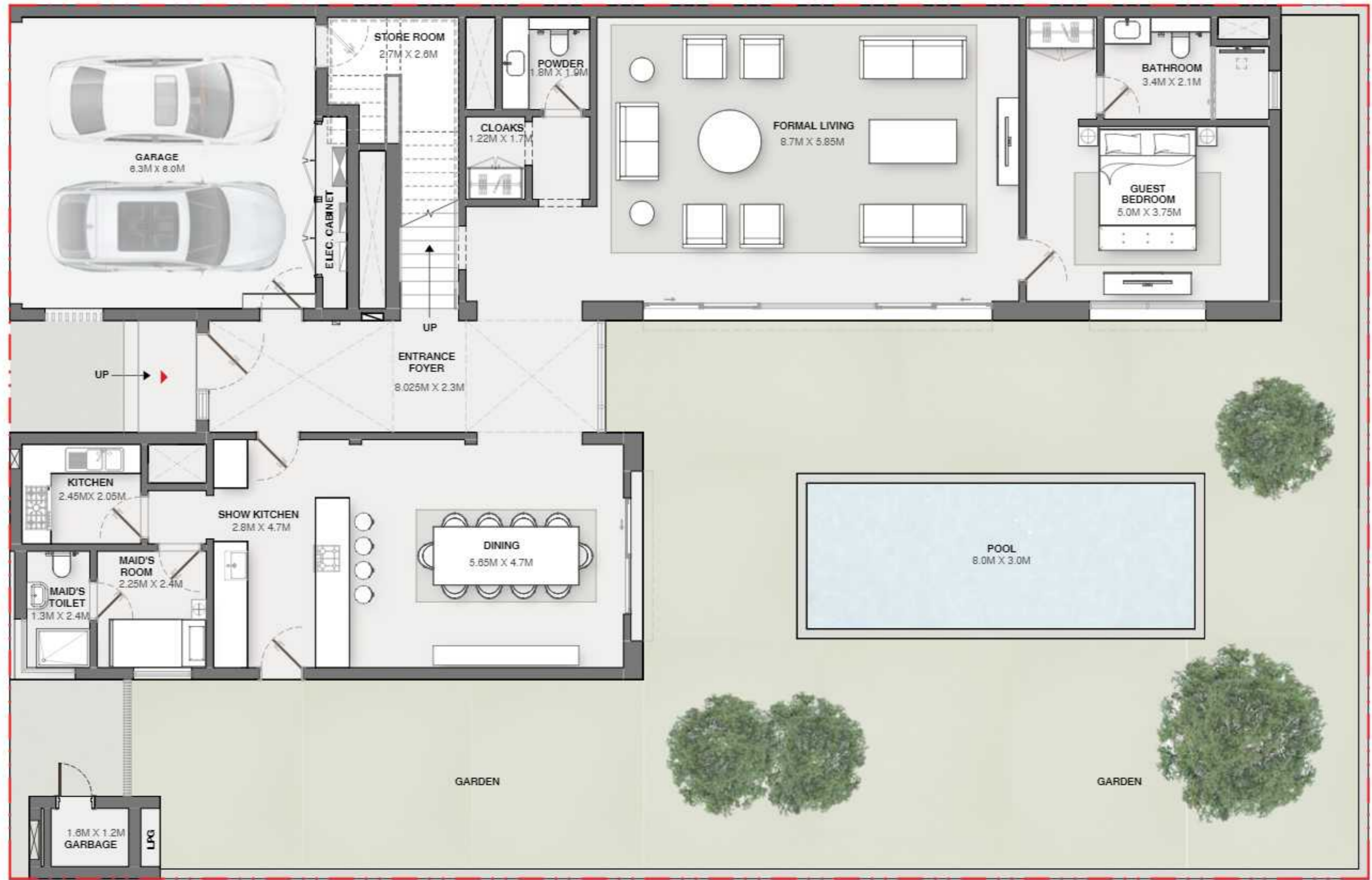


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VILLA 5 BEDROOM | TYPE C  
 VARIANT 1

Saleable - 5,746.53 sq.ft.  
 533.87 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:  
 Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
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VILLA 5 BEDROOM | TYPE D  
VARIANT 1

Saleable - 5,704.12 sq.ft.  
529.93 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer:

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**SOBHA RESERVÉ**

RESERVED FOR SELECT FEW

PRELAUNCHING



**SOBHA RESERVÉ**

STARTING AT

**AED 7.68 Mn\***

Exquisite 4 and 5 bedroom homes set in a woodland community

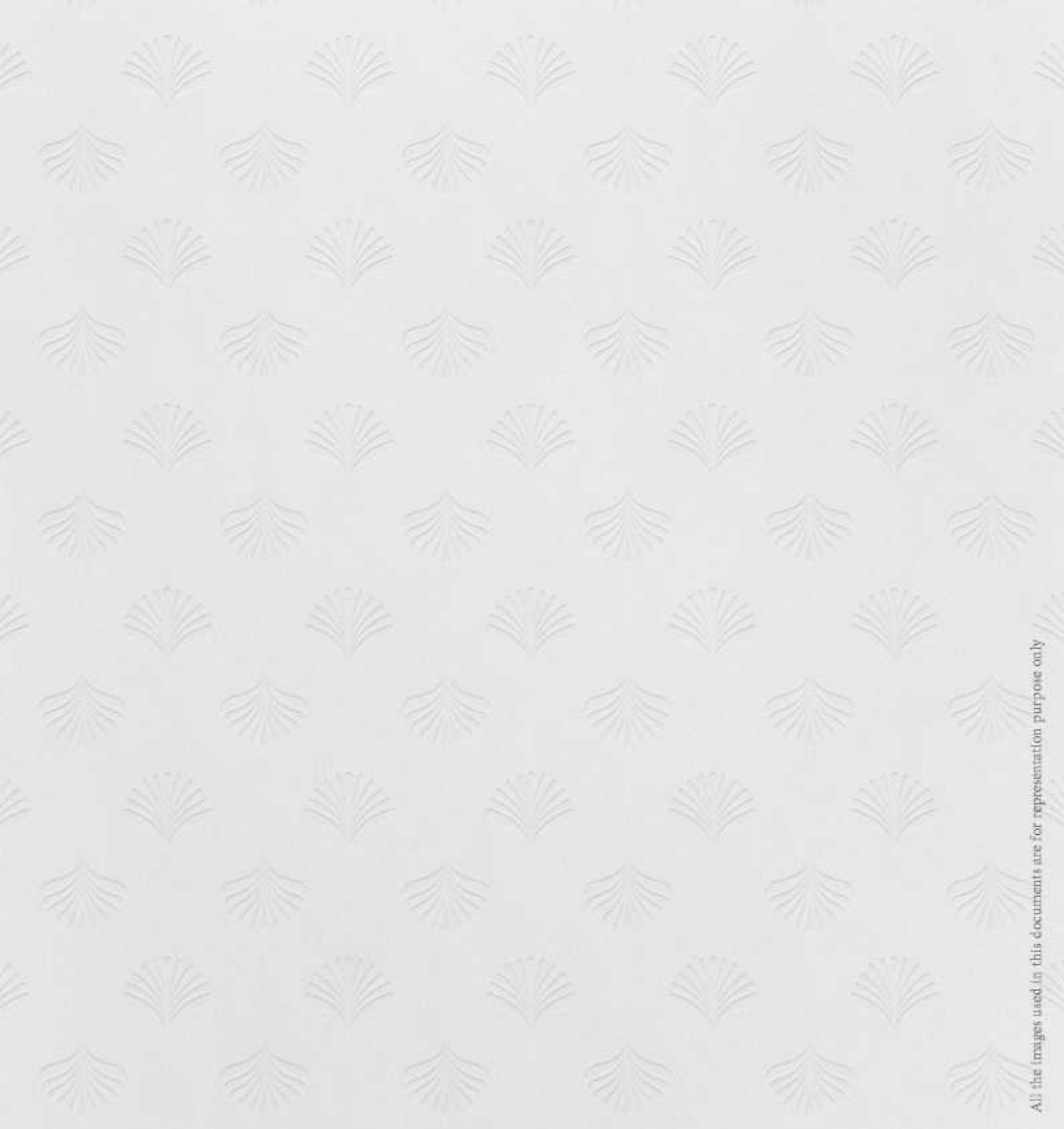
**80%**

DURING CONSTRUCTION

**20%**

ON COMPLETION





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**SOBHA**  
REALTY