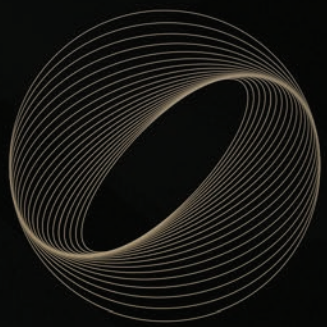


SOBHA

ORBIS


TRAVEL BY DESIGN

The Sobha Way

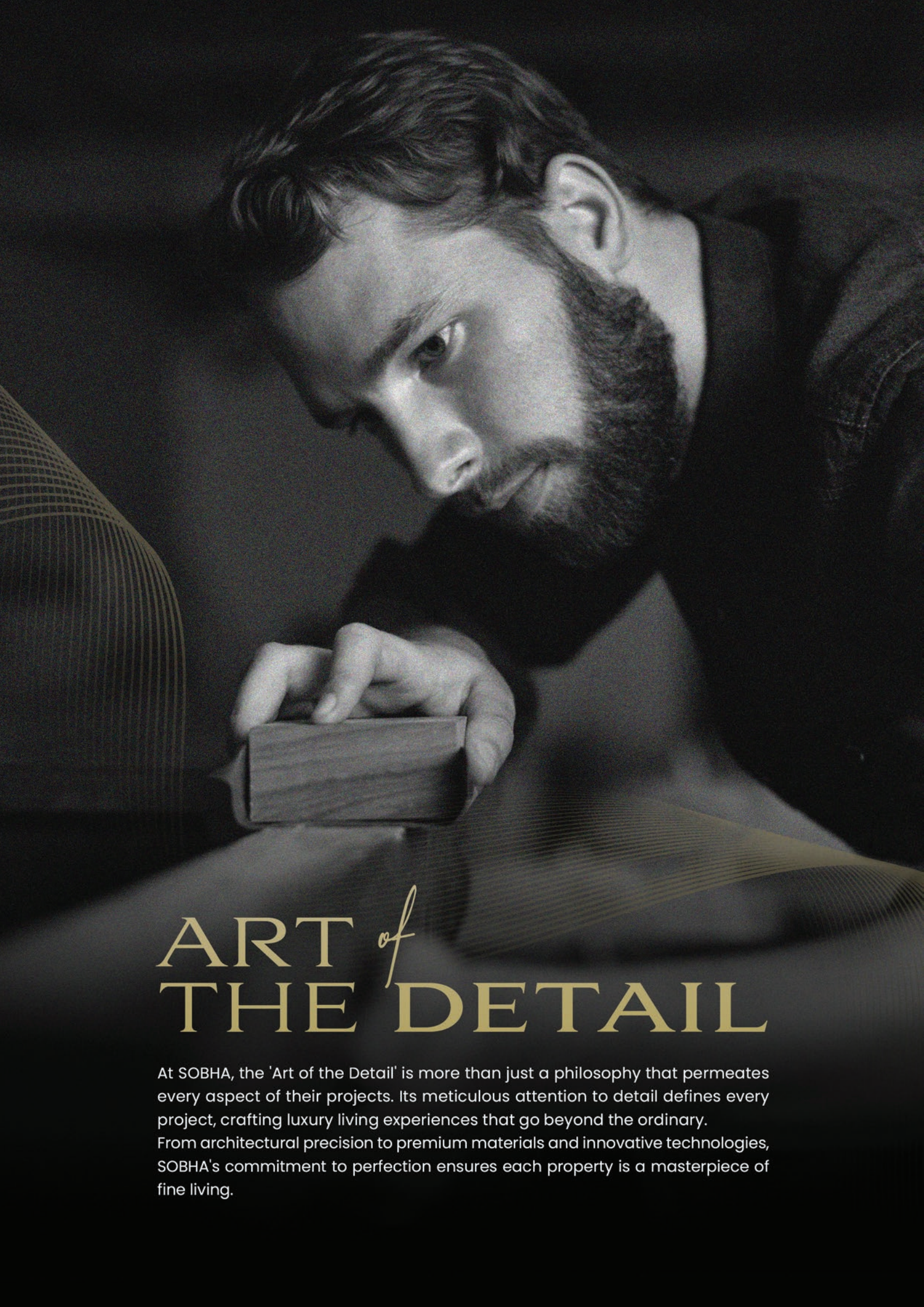
SOBHA REALTY REDEFINES THE CONCEPT OF LUXURY RESIDENTIAL LIVING WITH A REPERTOIRE OF REAL ESTATE PROJECTS ACROSS DUBAI.

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 customer's expectations.

Backward Integration

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

TIMELY DELIVERY
UNMATCHED QUALITY



ART *of* THE DETAIL

At SOBHA, the 'Art of the Detail' is more than just a philosophy that permeates every aspect of their projects. Its meticulous attention to detail defines every project, crafting luxury living experiences that go beyond the ordinary.
From architectural precision to premium materials and innovative technologies, SOBHA's commitment to perfection ensures each property is a masterpiece of fine living.



A VIBRANT CITY WITHIN *a* CITY

Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm. This enclave near Al Barari and Al Barsha features residential buildings, office towers, and motorsport facilities.

DISCOVER *the* CHARMED LIFESTYLE

DUBAI'S OASIS OF ELEGANCE,
WHERE EVERY CORNER BECKONS
WITH THRILLING ADVENTURES
AND TRANQUIL RETREATS!

Dubai Motor City boasts amenities like the Adrenaline-pumping Dubai Autodrome and First Avenue Mall. Every corner offers a unique mix of leisure and excitement.



THE CIRCLE OF LIFE



The choice of concentric circles for our logo symbolizes the seamless integration and unity within our luxury-focused community living property. Just as the circles radiate outward from a central point, our amenities and services are interconnected, forming a harmonious environment where residents can experience a world of luxury without ever having to leave the community. The concentric circles also evoke a sense of exclusivity and sophistication, reflecting the premium lifestyle that our residents can expect. With our tagline, "A world in its own," we encapsulate the idea that within our community, residents can find everything they desire, creating a self-contained world of elegance and convenience.

INTRODUCING

SOBHA ORBIS

A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwine seamlessly. Our community embodies the essence of "A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication.



A WORLD IN ITS OWN.





THE PINNACLE *of* SOPHISTICATION

Step into the world of SOBHA ORBIS. Nestled amidst the dynamic cityscape, SOBHA ORBIS emerges as an emblem of refined living, beckoning those who crave the pinnacle of sophistication.

From its sleek architectural design to its sumptuous interior finishes, every facet of SOBHA ORBIS is meticulously curated to evoke a timeless aura of luxury. Here, indulge in a realm where extravagance knows no limits, where each amenity is tailored to fulfill your every desire, and where every moment exudes a palpable sense of grandeur.

Welcome to SOBHA ORBIS, where luxury finds its truest expression.

LUXURY BUILT AROUND YOU

Welcome to the epitome of urban living in Motor City, Dubai – where luxury meets convenience at every turn. Our premium 3 tower luxury apartments stand as a jewel in the crown of this vibrant new community.

1, 1.5 AND 2 BED HOMES
WITH AREA RANGE OF
545 SQ. FT. - 988 SQ. FT.





INDULGE *in a* LIFESTYLE THAT TRANSCENDS THE ORDINARY

Our meticulously crafted apartments exude sophistication and elegance, offering a lifestyle that transcends the ordinary. From sleek contemporary design to lavish finishes, every detail has been curated to indulge your senses and elevate your living experience.

PREMIER AMENITIES *at* YOUR FINGERTIPS

Experience unparalleled convenience with access to the latest amenities right at your doorstep. Whether you crave rejuvenation or recreation, our community offers a wealth of options to cater to your every need. Dive into the refreshing waters of our resort-style pool, unwind in the serene ambiance of our landscaped gardens, or stay active in our state-of-the-art fitness center – all within walking distance from your home.



THE GRANDEUR OF TIMELESS ELEGANCE



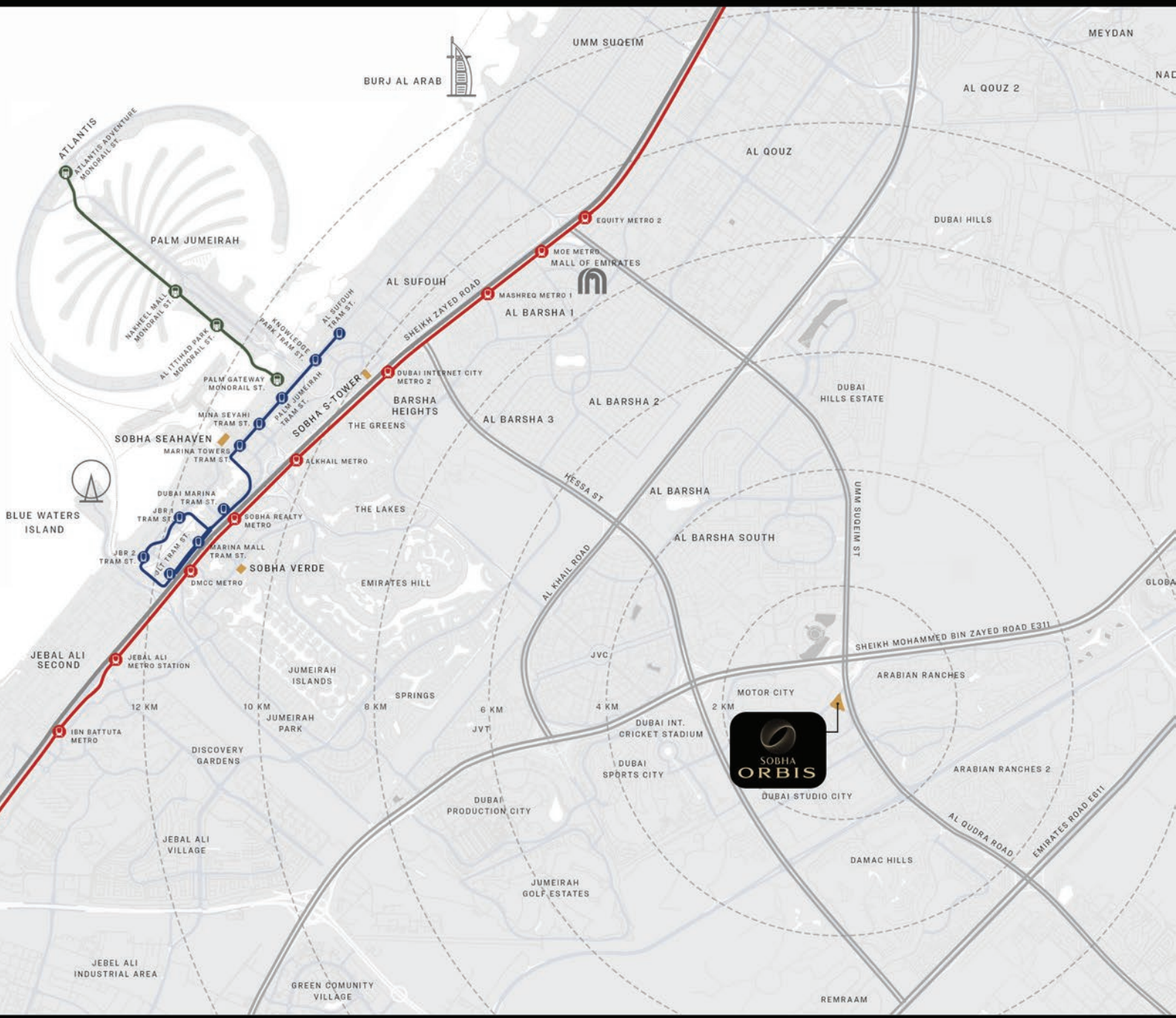


AN IMPRESSIVE SUITE OF INDOOR AND OUTDOOR AMENITIES

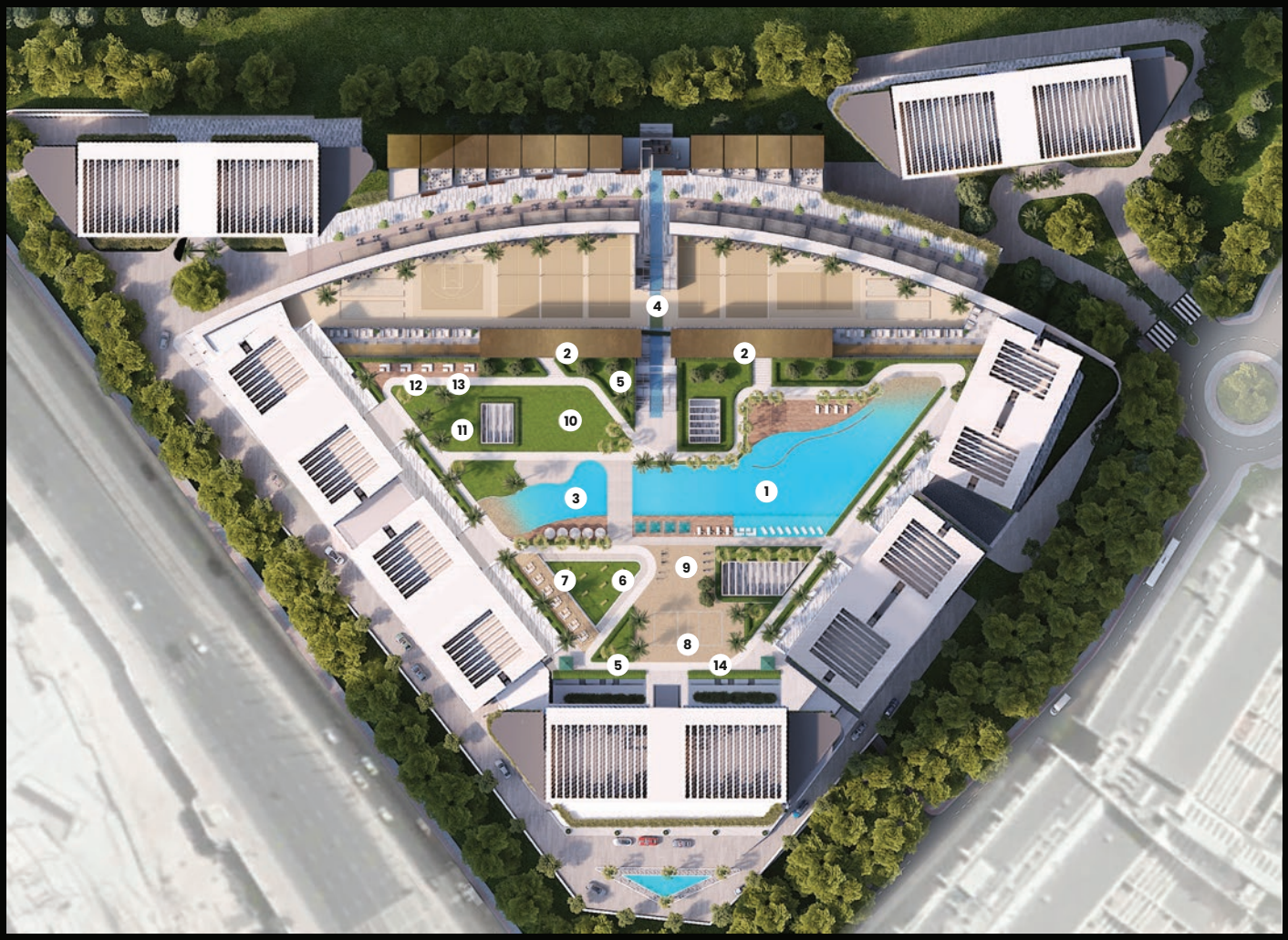


SEAMLESS CONNECTIVITY

Lies at the heart of our community. With a proposed metro station adjacent to the tower, exploring the vibrant city of Dubai has never been easier. Sobha Orbis conveniently located just minutes away from both Mohammed bin Zayed Road and Al Qudra Road, ensuring easy accessibility to key destinations. Whether you're commuting to work or exploring the city's countless attractions, enjoy effortless access to everything Dubai has to offer, right from your doorstep.



AMENITIES



1. Resort Style Pool
   - Lazy River
   - Beach Edge
   - Jacuzzi
   - Pool Deck with Day Beds
   - Aquatic Aerobics
   - Water Polo/ Voleyball
   - Cabana Shade
   - Outdoor Showers
   - Swimming Pool with Indoor Changing Room/ Shower/ Toilets
2. BBQ Areas
3. Kids Pool
   - Beach Edge
   - Pool Deck with Day Beds
   - Toddler Splash Pad
   - Water Features
4. Club House
   - Racquet Club - with Squash Courts, Badminton Courts, Padel Tennis Courts, Volleybal Court, Basketball Court
   - Pétanque/ Boulee Fields
5. Landscaped Garden
6. Yoga Zone
7. Meditation Zone
8. Beach Volley Ball
9. Outdoor Jungle Gym
10. Open Lawn
11. Hammock Garden
12. Pingpong Tables
13. Giant Chess
14. Walking Paths

SITE PLAN



N

SOBHA
ORBIS

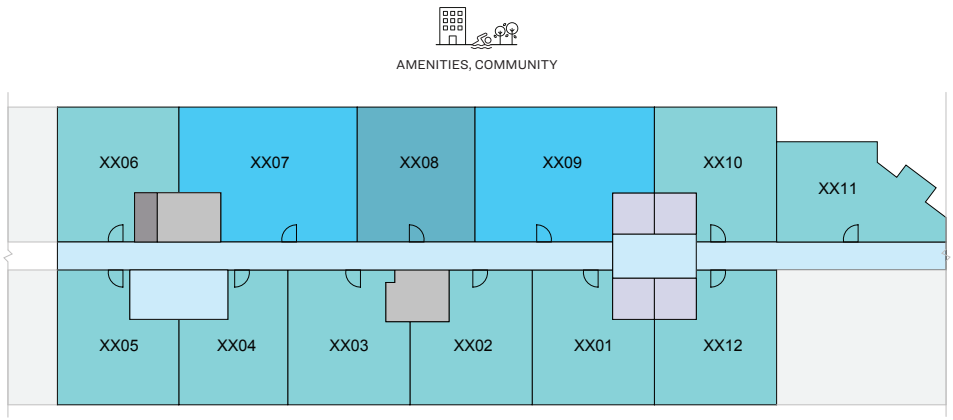
TOWER F

FLOOR AND UNIT PLANS

SOBHA
ORBIS

FLOOR PLAN LAYOUT

TOWER F - SOBHA ORBIS



LEVEL 04-23

1 BED UNIT
2 BED UNIT
CIRCULATION
LIFTS
1.5 BED UNIT
SERVICES
GARBAGE ROOM

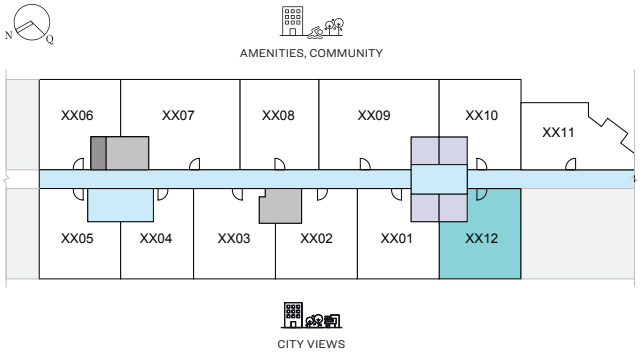
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1 BEDROOM APARTMENT

TYPE L (with balcony)

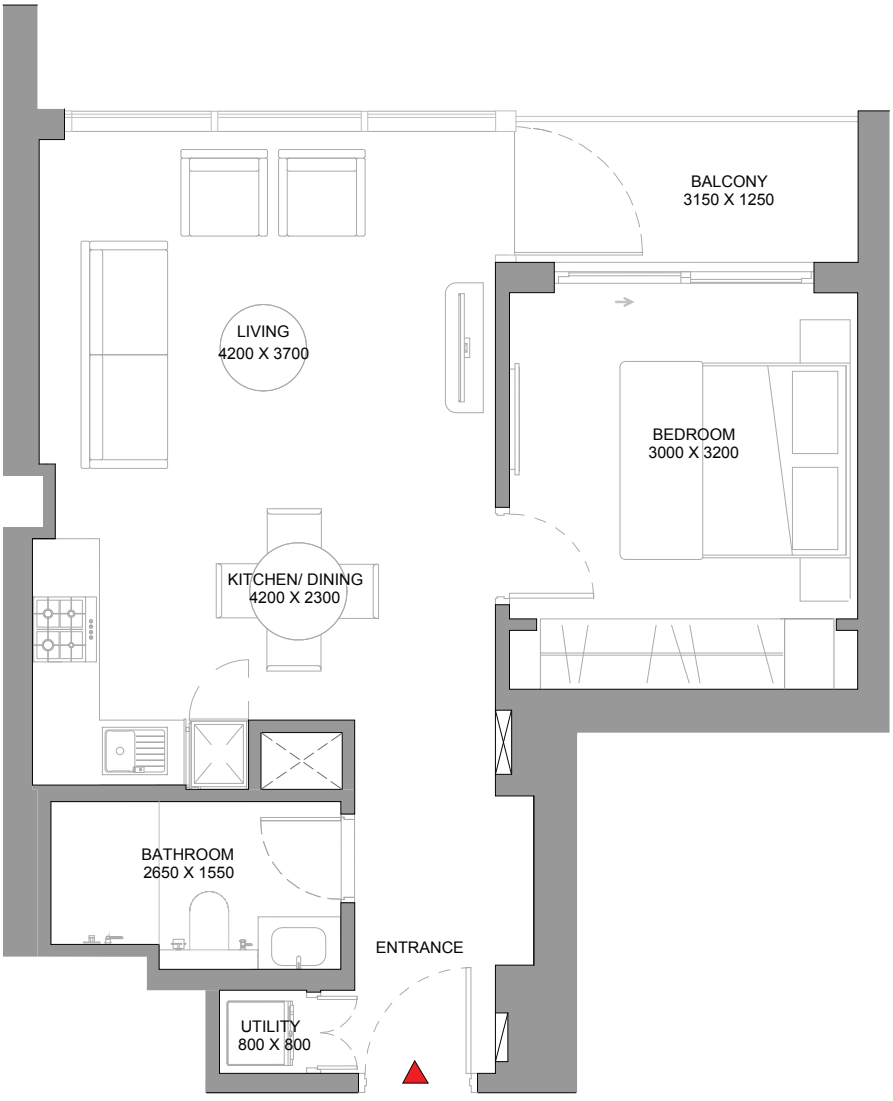
TOTAL SALEABLE AREA

SUITE = 577.81 SQ.FT.
BALCONY = 52.85 SQ.FT.
TOTAL = 630.66 SQ.FT.



LEVEL 04-23

UNIT





List of unit numbers with this unit plan:

VIEWS

City View

F412, F512, F612, F712, F812, F912, F1012, F1112, F1212, F1312, F1412, F1512, F1612, F1712, F1812, F1912, F2012, F2112, F2212, F2312

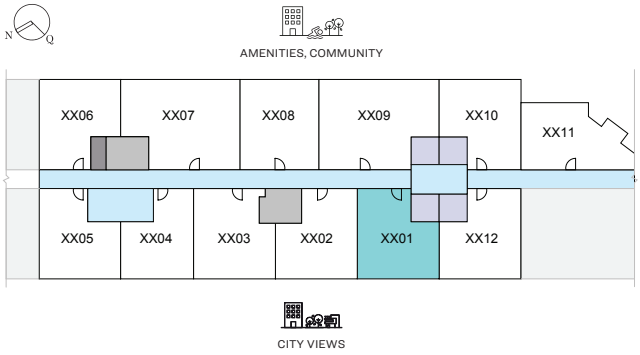
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1 BEDROOM APARTMENT

TYPE M (with balcony)

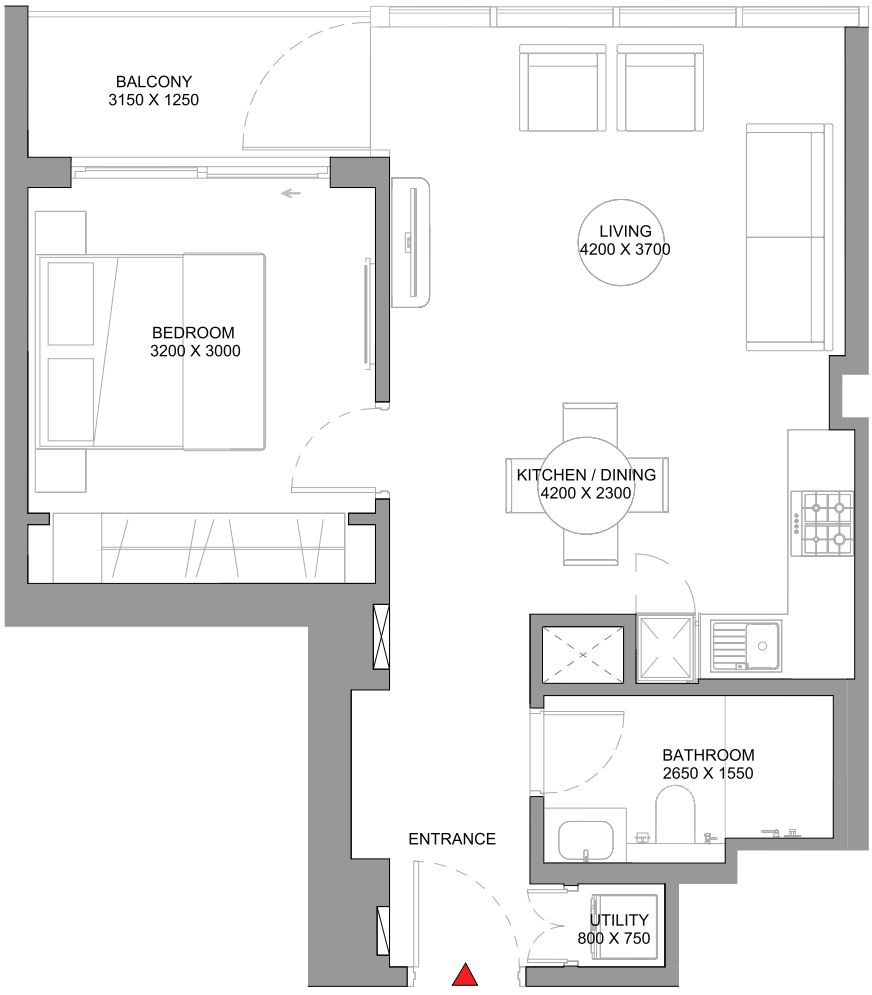
TOTAL SALEABLE AREA

SUITE = 575.01 SQ.FT.
BALCONY = 52.85 SQ.FT.
TOTAL = 627.86 SQ.FT.



LEVEL 04-23

UNIT





List of unit numbers with this unit plan:

VIEWS

City View

F401, F501, F601, F701, F801, F901, F1001, F1101, F1201, F1301, F1401, F1501, F1601, F1701, F1801, F1901, F2001, F2101, F2201, F2301

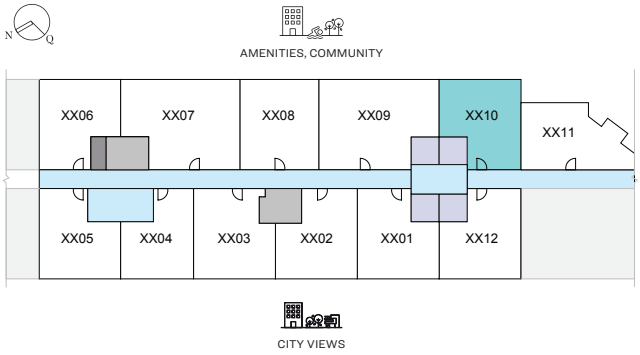
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1 BEDROOM APARTMENT

TYPE M (with balcony) VARIANT 1

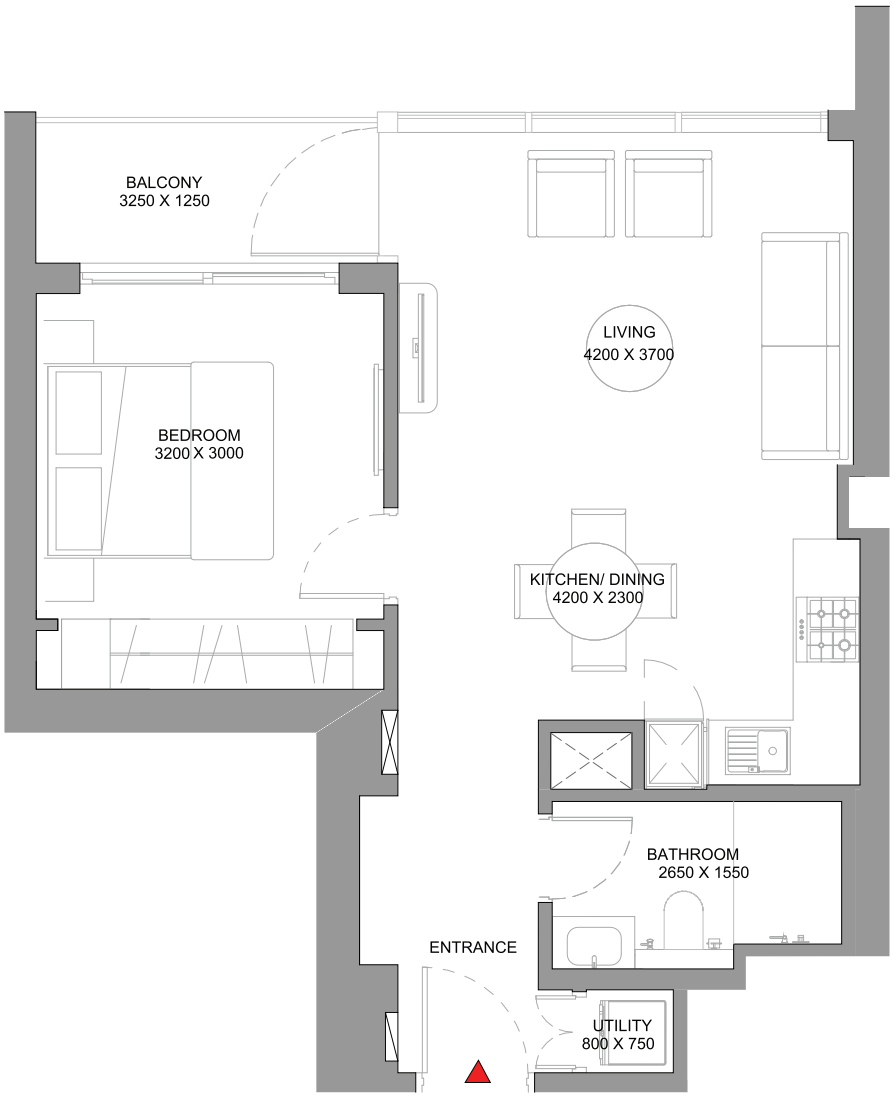
TOTAL SALEABLE AREA

SUITE = 573.50 SQ.FT.
BALCONY = 54.03 SQ.FT.
TOTAL = 627.53 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

N Q

VIEWS

Amenities

F410, F510, F610, F710, F810, F910, F1010, F1110, F1210, F1310, F1410, F1510, F1610, F1710, F1810, F1910, F2010

Community

F2110, F2210, F2310

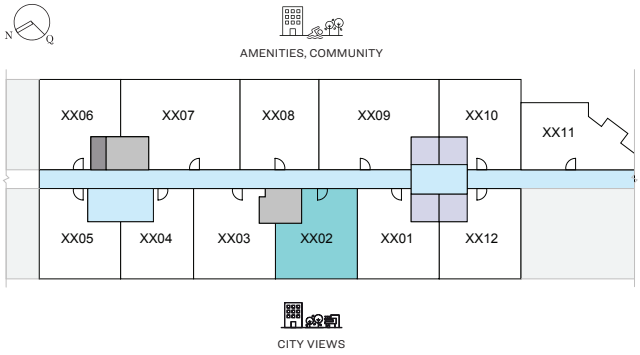
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1 BEDROOM APARTMENT

TYPE N (with store room + balcony)

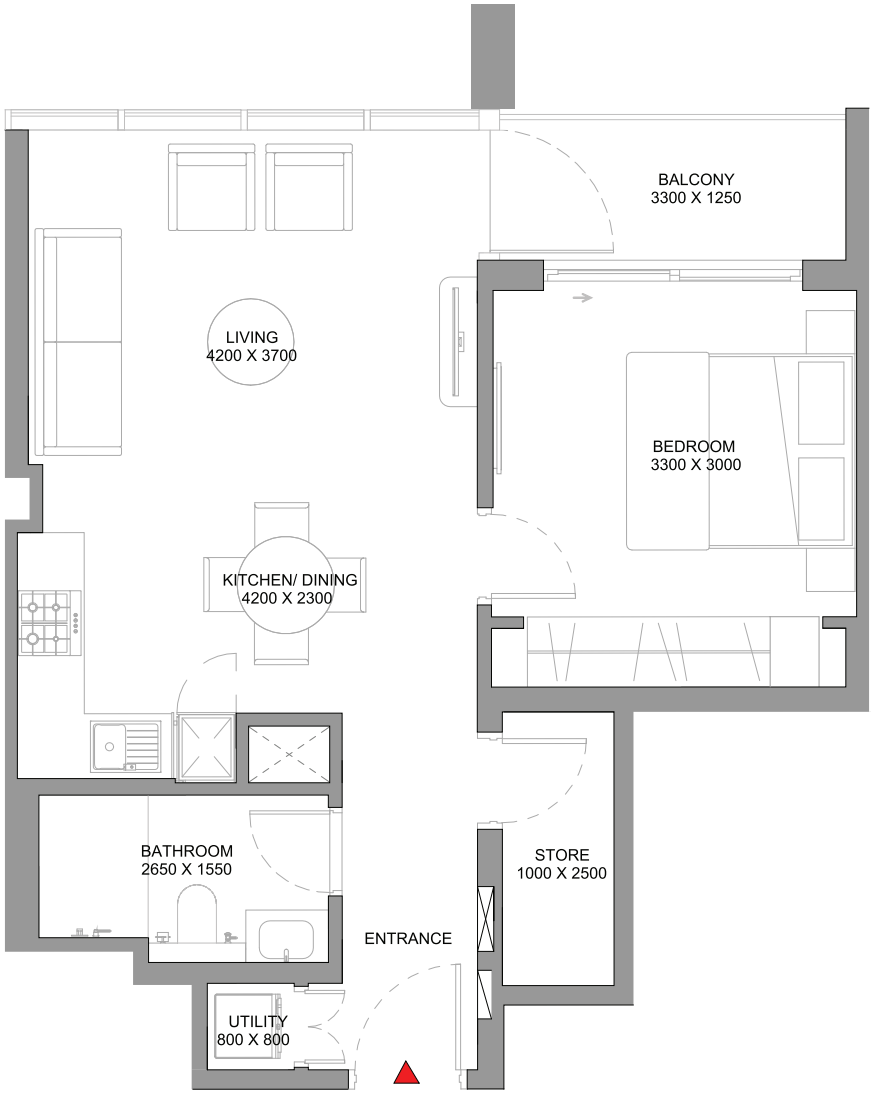
TOTAL SALEABLE AREA

SUITE = 587.49 SQ.FT.
BALCONY = 54.79 SQ.FT.
TOTAL = 642.28 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

VIEWS

City View

F402, F502, F602, F702, F802, F902, F1102, F1202, F1302, F1402, F1502, F1602, F1702, F1802, F1902, F2102, F2202, F2302

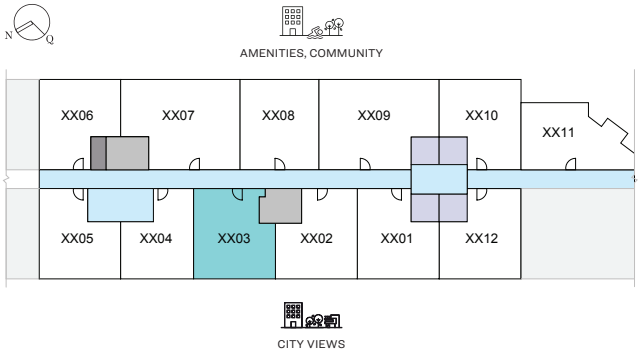
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1 BEDROOM APARTMENT

TYPE O (with balcony)

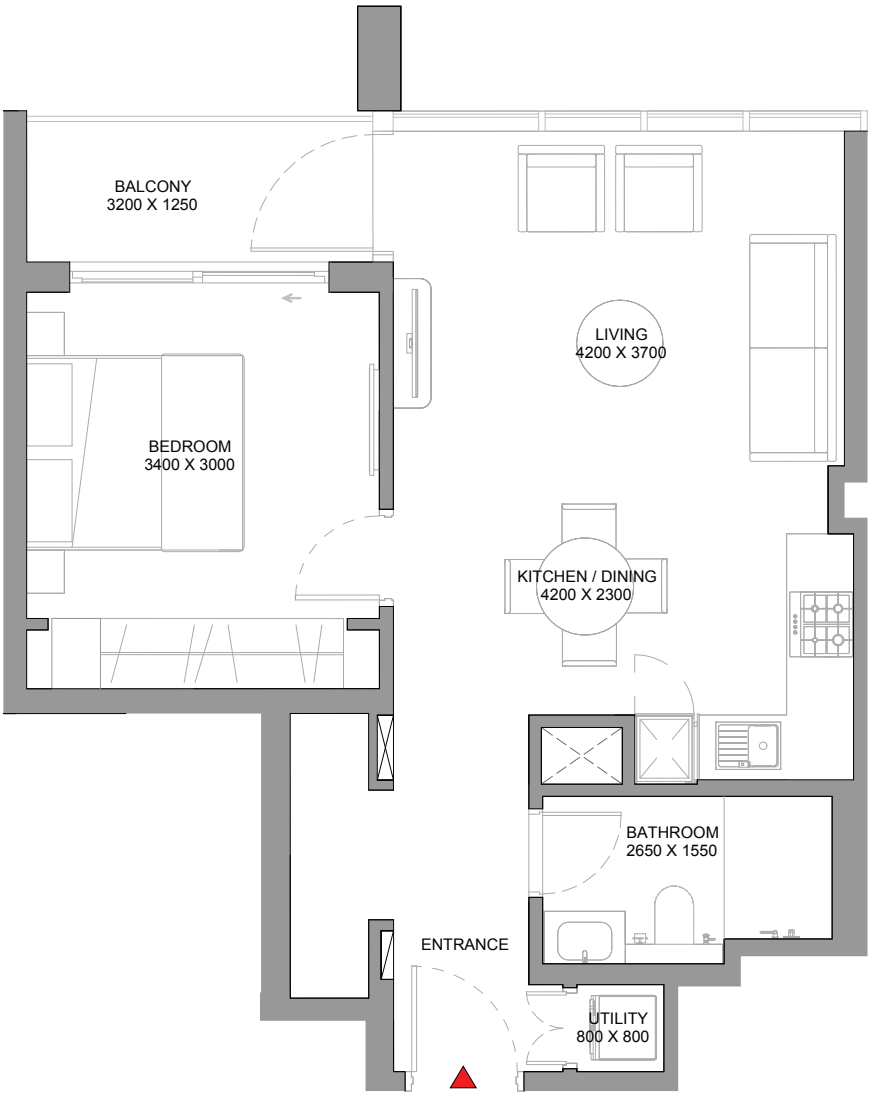
TOTAL SALEABLE AREA

SUITE = 581.36 SQ.FT.
BALCONY = 53.50 SQ.FT.
TOTAL = 634.86 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

VIEWS

City View

F403, F503, F603, F703, F803, F903, F1003, F1103, F1203, F1303, F1403, F1503, F1603, F1703, F1803, F1903, F2003, F2103, F2203, F2303

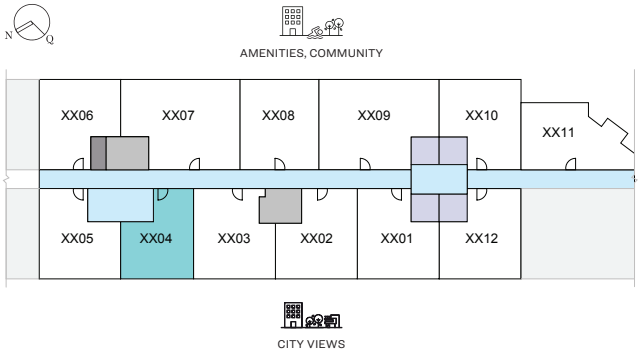
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1 BEDROOM APARTMENT

TYPE P (with balcony)

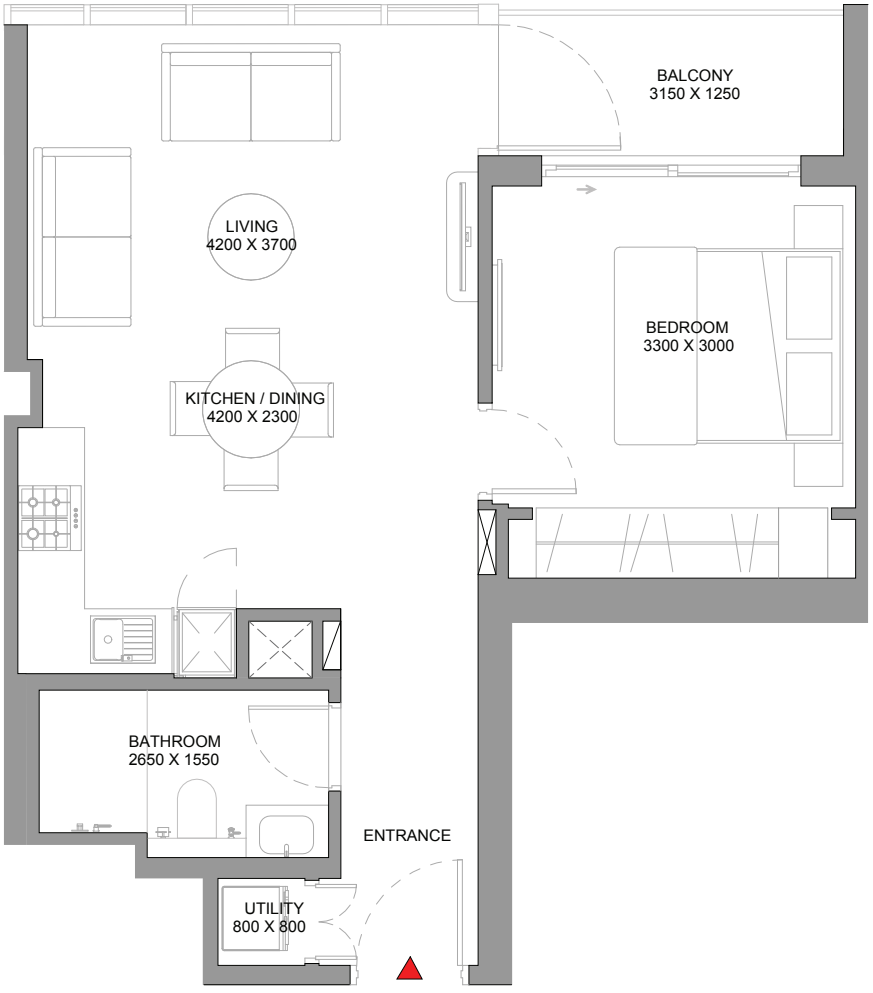
TOTAL SALEABLE AREA

SUITE = 556.82 SQ.FT.
BALCONY = 53.39 SQ.FT.
TOTAL = 610.21 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

VIEWS

City View

F404, F504, F604, F704, F804, F904, F1004, F1104, F1204, F1304, F1404, F1504, F1604, F1704, F1804, F1904, F2004, F2104, F2204, F2304

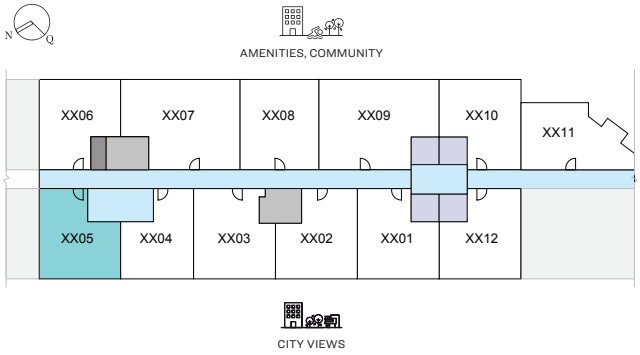
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1 BEDROOM APARTMENT

TYPE Q (with balcony)

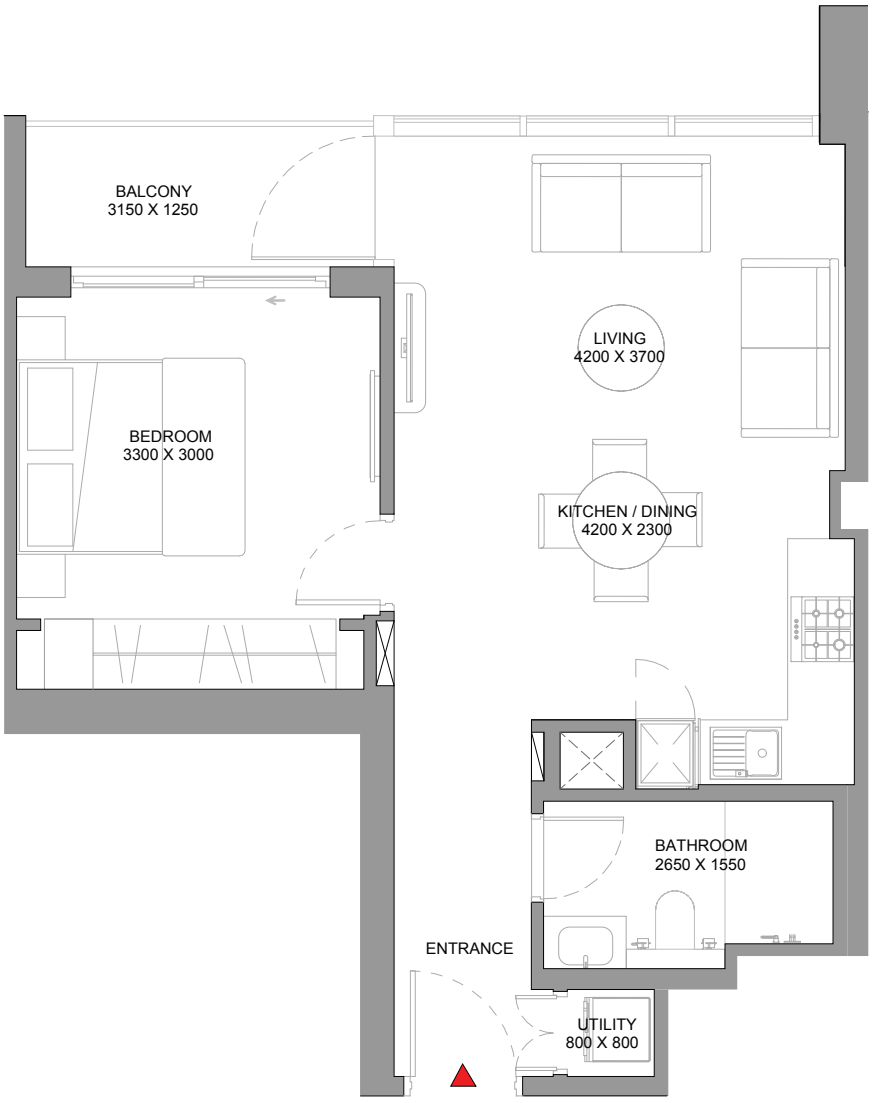
TOTAL SALEABLE AREA

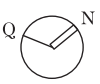
SUITE = 560.58 SQ.FT.
BALCONY = 53.71 SQ.FT.
TOTAL = 614.29 SQ.FT.



LEVEL 04-23

UNIT





List of unit numbers with this unit plan:

VIEWS

City View

F405, F505, F605, F705, F805, F905, F1005, F1105, F1205, F1305, F1405, F1505, F1605, F1705, F1805, F1905, F2005, F2105, F2205, F2305

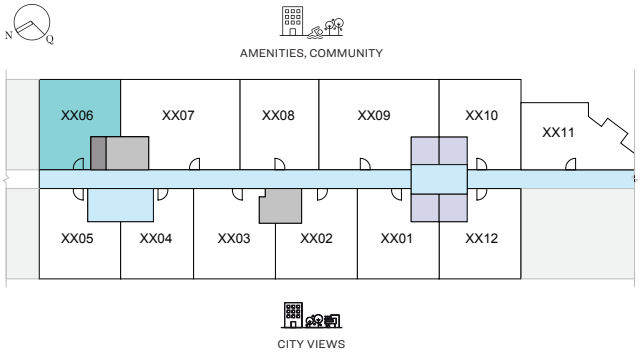
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1 BEDROOM APARTMENT

TYPE R (with balcony)

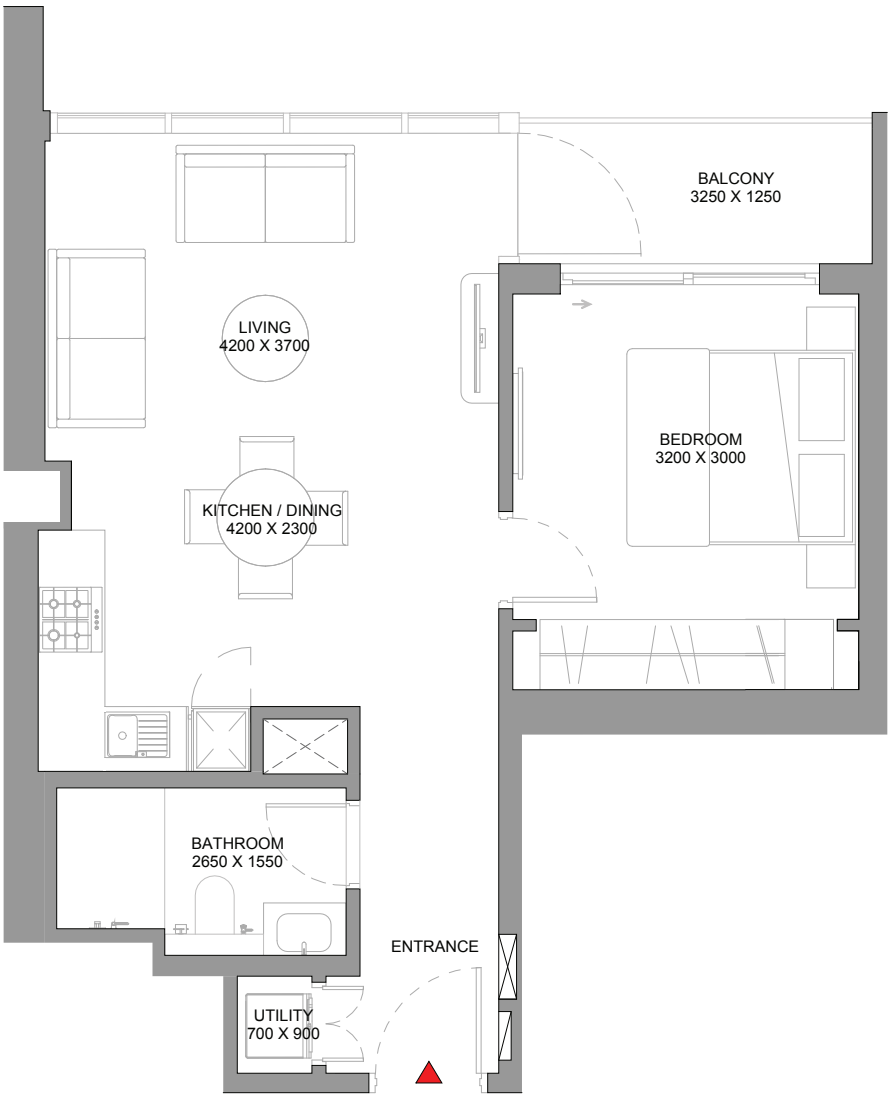
TOTAL SALEABLE AREA

SUITE = 568.87 SQ.FT.
BALCONY = 53.39 SQ.FT.
TOTAL = 622.26 SQ.FT.



LEVEL 04-23

UNIT





List of unit numbers with this unit plan:

VIEWS

Amenities

F506, F606, F706, F806, F906, F1006, F1106, F1206, F1306, F1406, F1506, F1606, F1706, F1806, F1906, F2006

Community

F2106, F2206, F2306

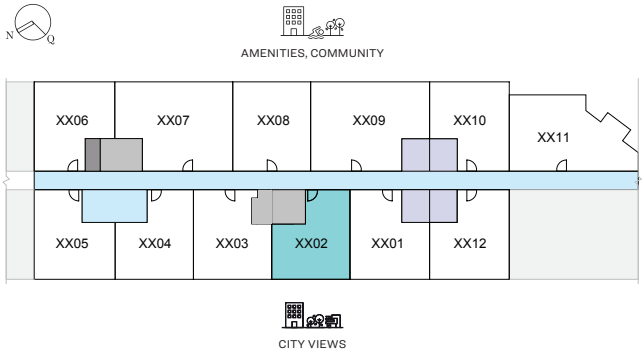
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1 BEDROOM APARTMENT

TYPE R (with balcony) VARIANT 1

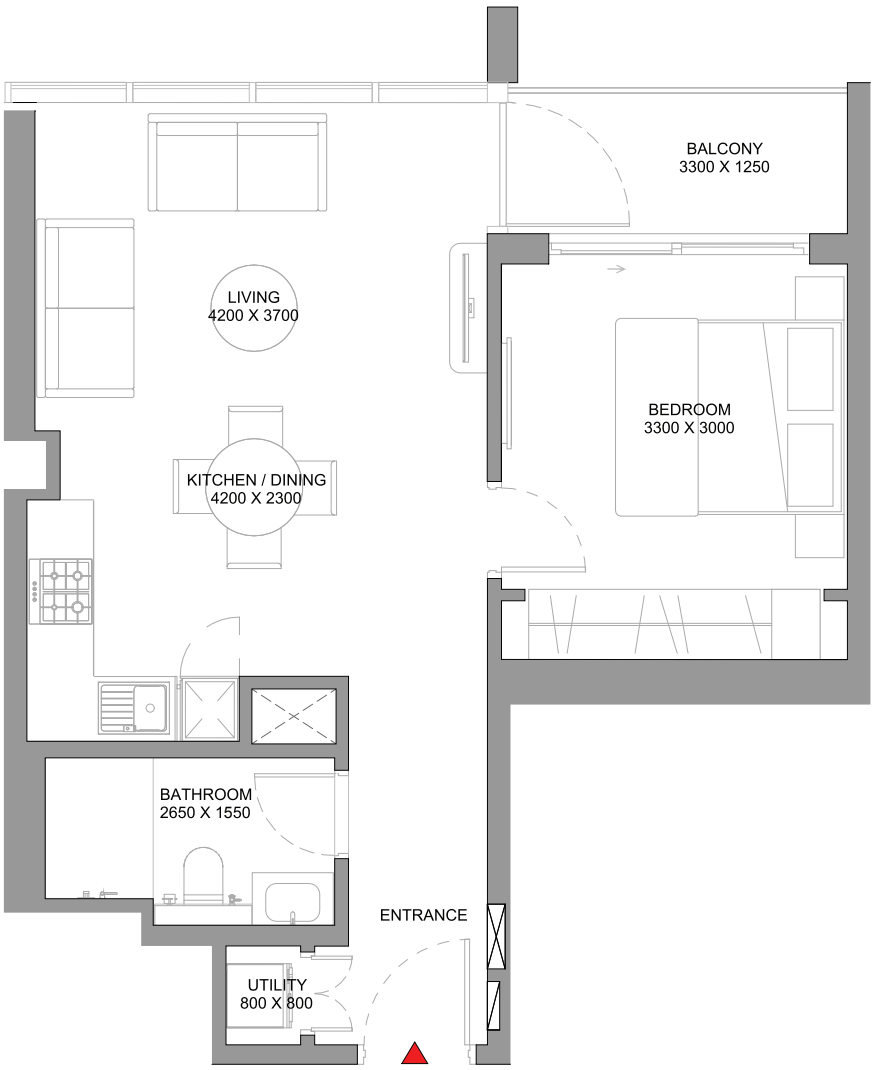
TOTAL SALEABLE AREA

SUITE = 548.53 SQ.FT.
BALCONY = 54.68 SQ.FT.
TOTAL = 603.21 SQ.FT.



LEVEL 10, 20

UNIT



List of unit numbers with this unit plan:

VIEWS

City View
F1002, F2002

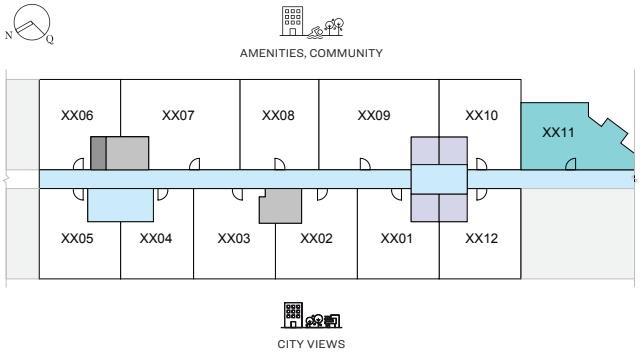
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1 BEDROOM APARTMENT

TYPE V (with powder room + balcony)

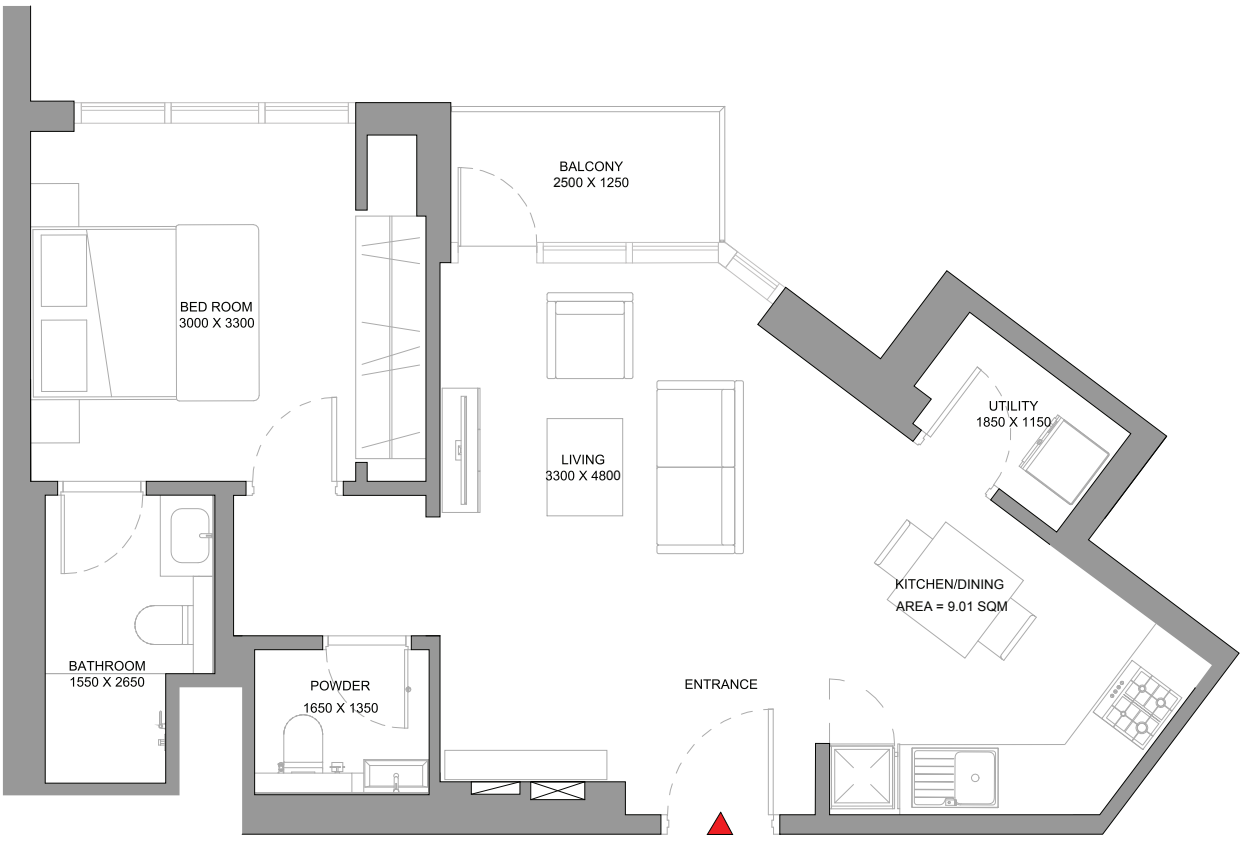
TOTAL SALEABLE AREA

SUITE = 626.46 SQ.FT.
BALCONY = 37.24 SQ.FT.
TOTAL = 663.70 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities

F511, F611, F711, F811, F911, F1011, F1111, F1211, F1311, F1411, F1511, F1611, F1711, F1811, F1911, F2011

Community

F2111, F2211, F2311

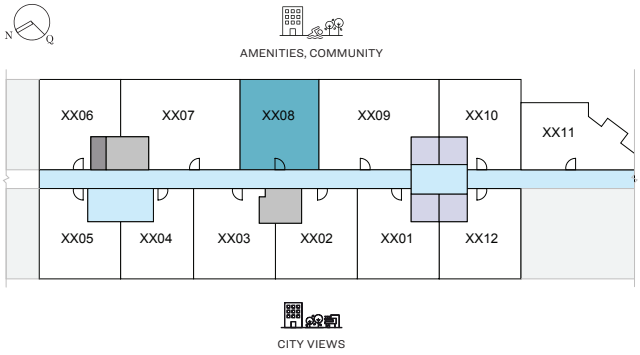
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1.5 BEDROOM APARTMENT

TYPE Q (with study room and powder room + yard) VARIANT 1

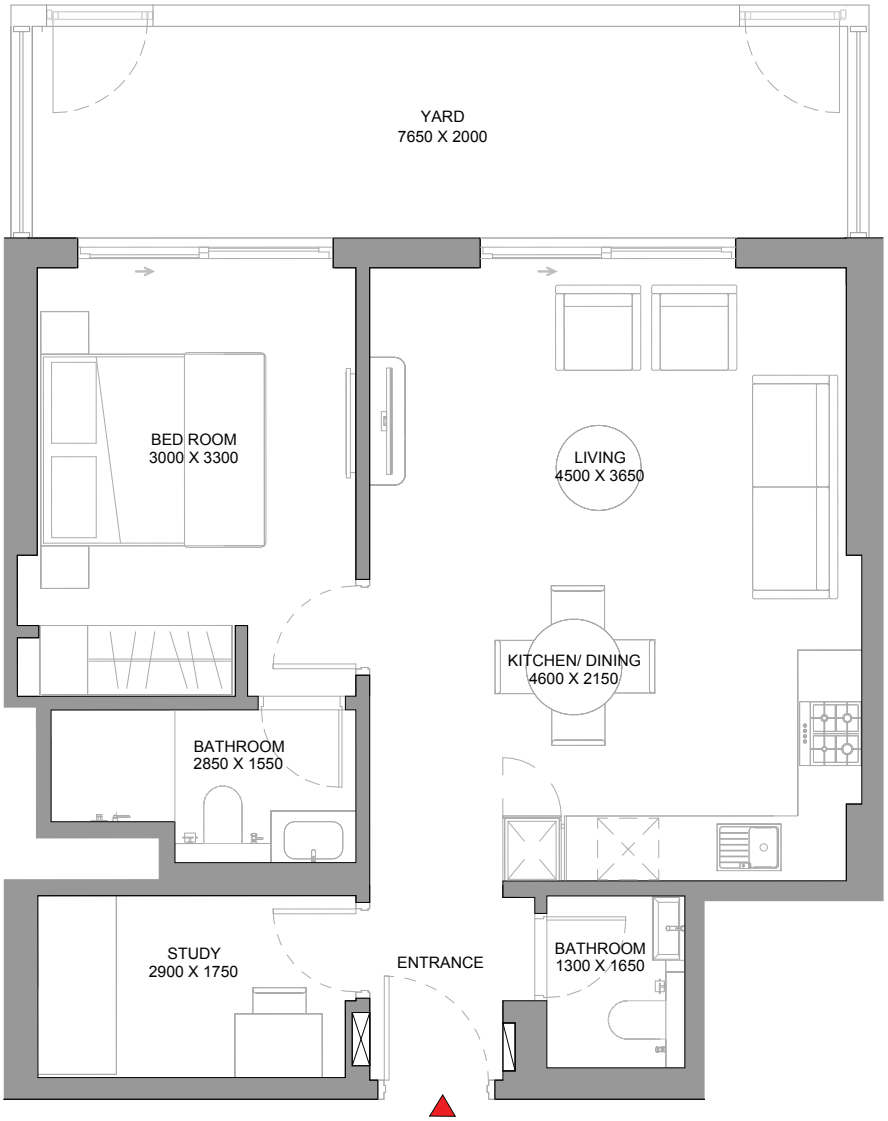
TOTAL SALEABLE AREA

SUITE = 617.63 SQ.FT.
YARD = 211.40 SQ.FT.
TOTAL = 829.03 SQ.FT.



LEVEL 04-23

UNIT





List of unit numbers with this unit plan:

VIEWS

Amenities

F408, F508, F608, F708, F808, F908, F1008, F1108, F1208, F1308, F1408, F1508, F1608, F1708, F1808, F1908, F2008

Community

F2108, F2208, F2308

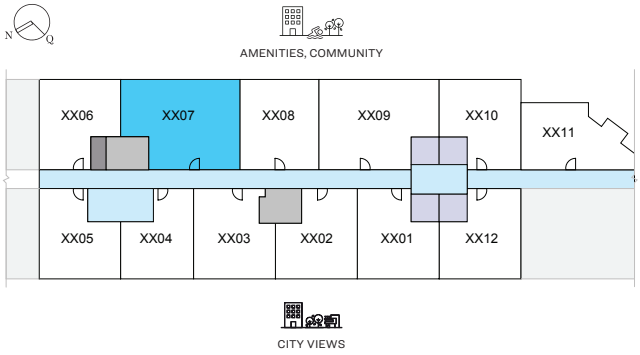
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoverer.

2 BEDROOM APARTMENT

TYPE C (with shared powder + balcony)

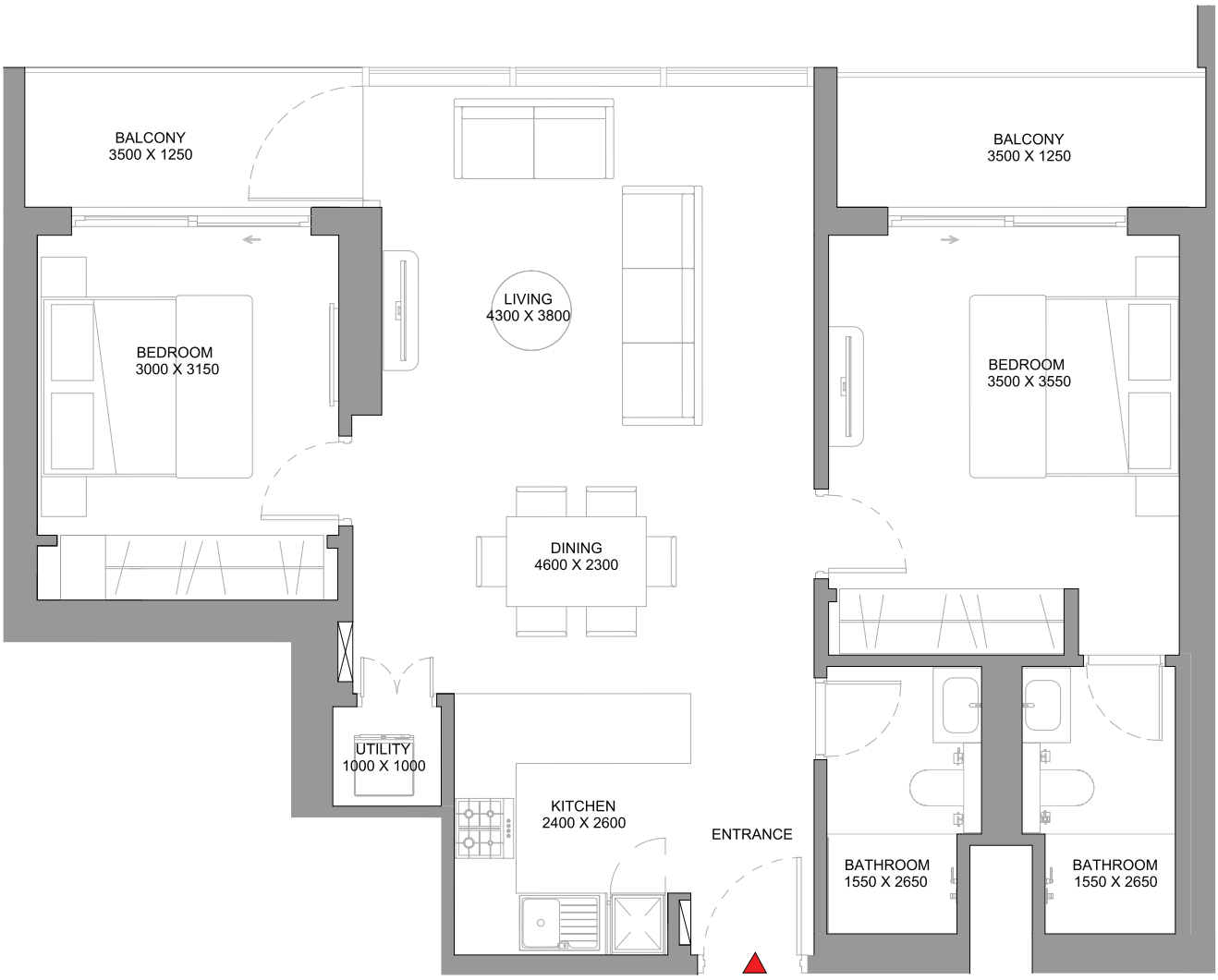
TOTAL SALEABLE AREA

SUITE = 891.79 SQ.FT.
BALCONY = 115.28 SQ.FT.
TOTAL = 1,007.07 SQ.FT.



UNIT

LEVEL 04-23



List of unit numbers with this unit plan:

VIEWS

Amenities

F407, F507, F607, F707, F807, F907, F1007, F1107, F1207, F1307, F1407, F1507, F1607, F1707, F1807, F1907, F2007

Community

F2107, F2207, F2307

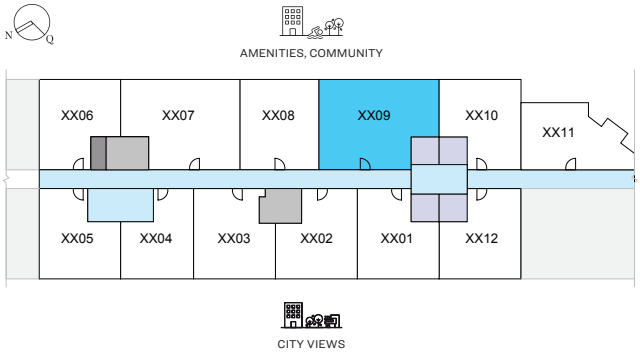
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2 BEDROOM APARTMENT

TYPE D (with shared powder + balcony)

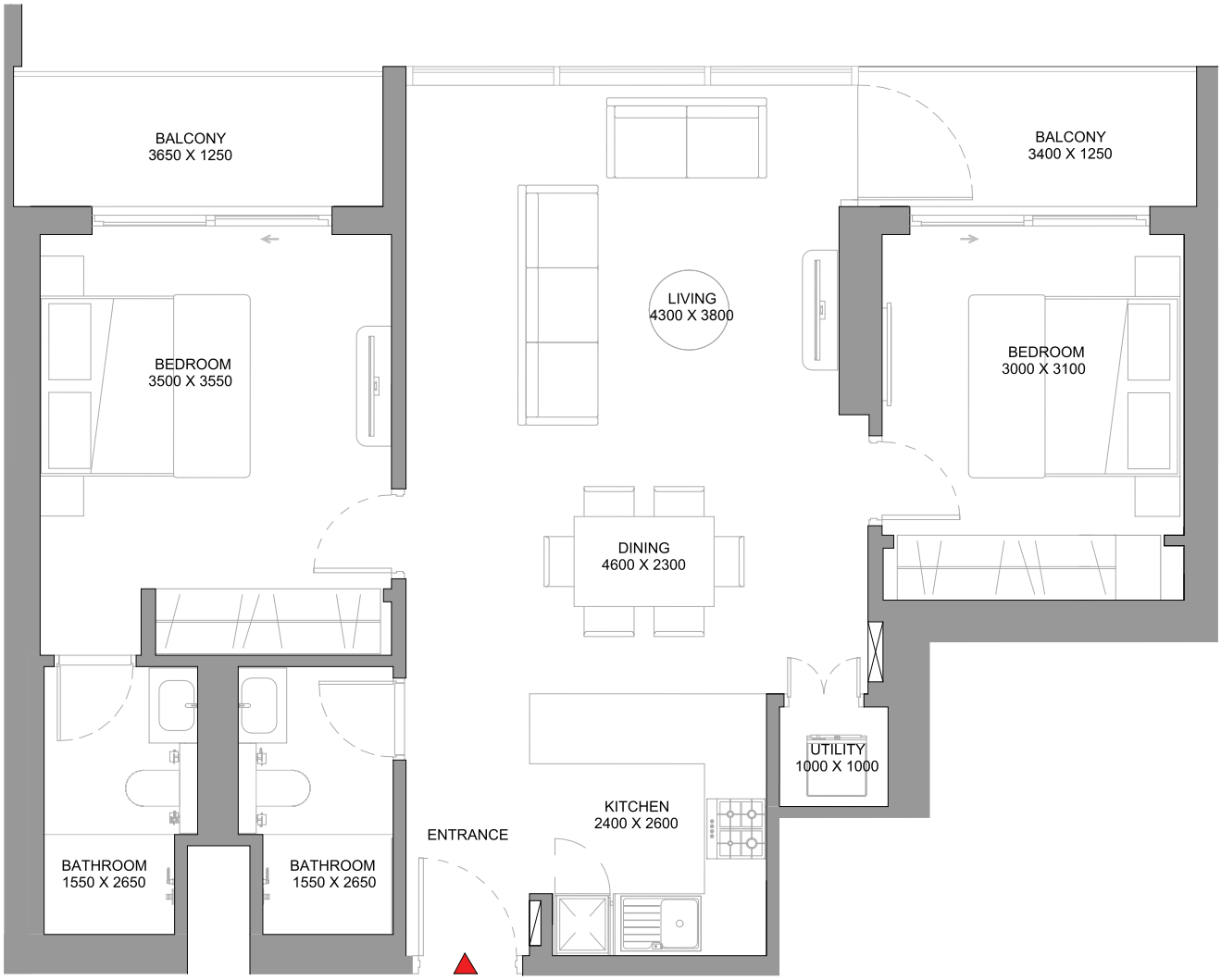
TOTAL SALEABLE AREA

SUITE = 892.65 SQ.FT.
BALCONY = 115.93 SQ.FT.
TOTAL = 1,008.58 SQ.FT.



LEVEL 04-23

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities

F409, F509, F609, F709, F809, F909, F1009, F1109, F1209, F1309, F1409, F1509, F1609, F1709, F1809, F1909, F2009

Community

F2109, F2209, F2309

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