



THE GROVE

AT SOBHA SANCTUARY

SOBHA
REALTY

A person is meditating in a park, with another person in the background. The scene is peaceful and natural, with green grass and trees. The person in the foreground is wearing a ring on their finger.

The Philosophy behind

A complete environment shaped
through distinct layers of wellbeing:

NATURE

Nature is woven through Sobha Sanctuary as
an everyday presence.

WATER

Water shapes the atmosphere as its presence
carries through the community, creating a
sense of ease.

WELLNESS

Wellness feels natural, supported by design,
space, and movement.

COMMUNITY

A destination to carry daily life, shared
moments and a sense of belonging.



*What to
expect within Sobha
Sanctuary*



Human connection at the core

RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is to bring together **~20,000 families** while being shaped around nature, balance, and daily ease.

Social Gathering

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



Family

Family life is enriched by a vibrant social club and a thoughtfully curated mix of children's play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers' market experiences bring a sense of freshness and vitality.



Pets

Pet wellness is seamlessly integrated into the community through dedicated therapy gardens and play zones.



An architectural rendering of a modern residential development named Sobha Sanctuary. The scene features a row of contemporary, two-story houses with large glass windows and balconies. In the foreground, a lush green landscape includes a paved walkway, a garden bed with various plants and logs, and a small play area where two children are playing with toys. A couple is sitting on a bench in the middle ground. The sky is bright with scattered clouds and birds flying. The overall atmosphere is one of a harmonious blend of nature and modern architecture.

*Nature immersion,
restoration, and
balance.*

Nature leads the experience across Sobha Sanctuary, with ~**50% open and green spaces** flowing through every zone, anchored by a ~**800,000 sq. ft. park**.

Sobha Sanctuary's green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



Wellness built into the day

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a **~5 km leisure loop** that invites recreation, exploration, and everyday movement. A **9+ km wellness loop** is also purpose-built for walking, cycling and a myriad of health-focused activities.

Outdoor fitness zones

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





Meditation lawns

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.

A large, modern swimming pool complex with lounge chairs, palm trees, and high-rise buildings in the background. The scene is set in a sunny, outdoor environment with a clear blue sky and scattered clouds. The pool is surrounded by lush greenery and modern architecture. People are seen relaxing on lounge chairs and playing in the pool. The overall atmosphere is one of a high-end, community-oriented leisure space.

A Refined Expression of Water Spaces

A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.

A man and a woman are practicing yoga on a wooden deck. The man is on the left, wearing a blue t-shirt and shorts, in a warrior pose. The woman is on the right, wearing a pink tank top and purple leggings, also in a warrior pose. They are both holding hands. In the background, there is a pond with several white swans. Behind the pond are two modern, multi-story apartment buildings with many windows and balconies. The scene is set in a lush, green environment with trees and bushes. The sky is a mix of blue and orange, suggesting sunset or sunrise.

A landscape defined by water

Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.



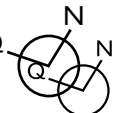
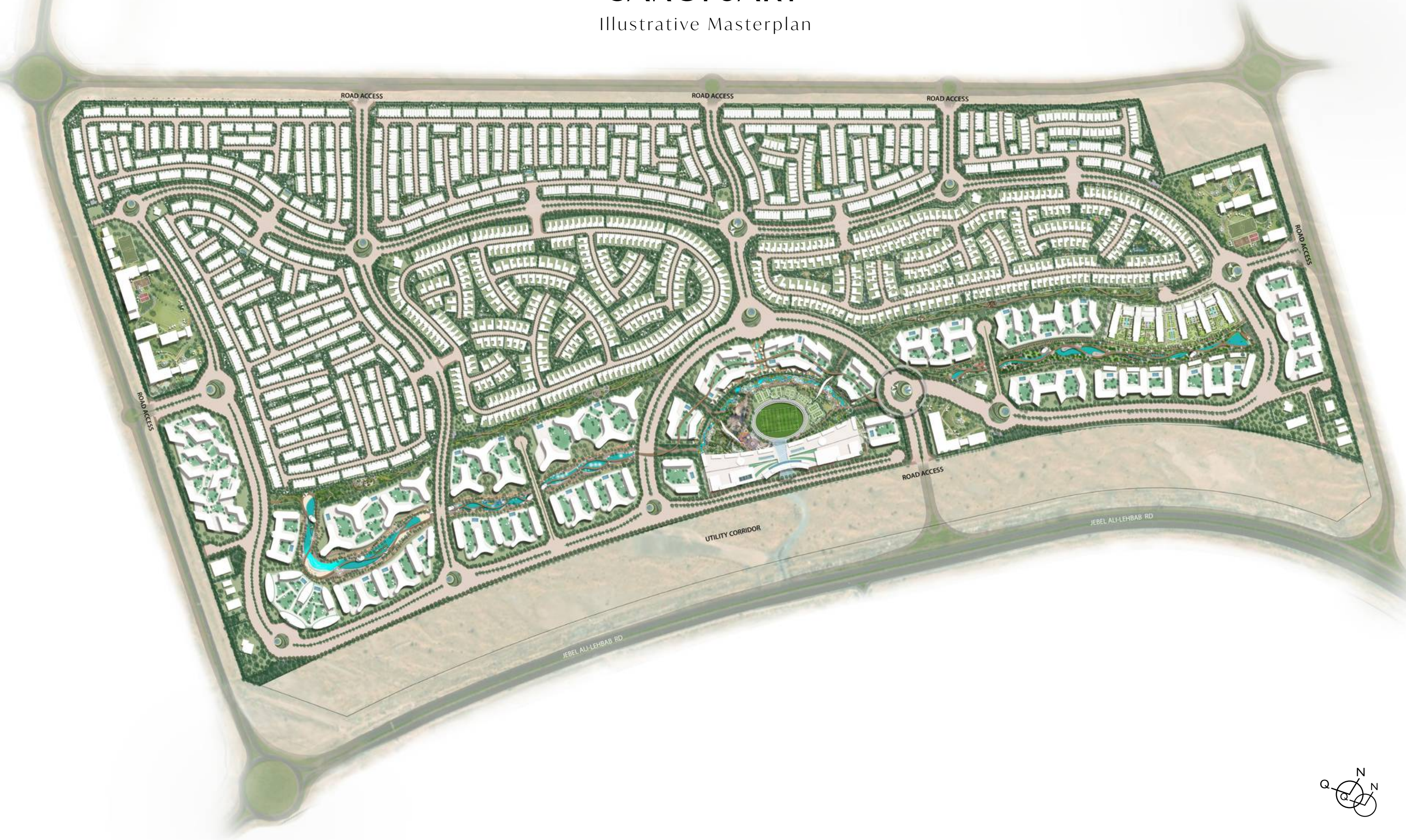
Sustainability at Sobha *Sanctuary* is a framework

From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

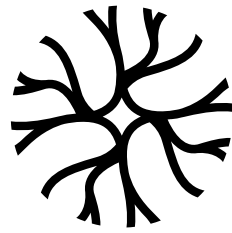


SOBHA SANCTUARY

Illustrative Masterplan



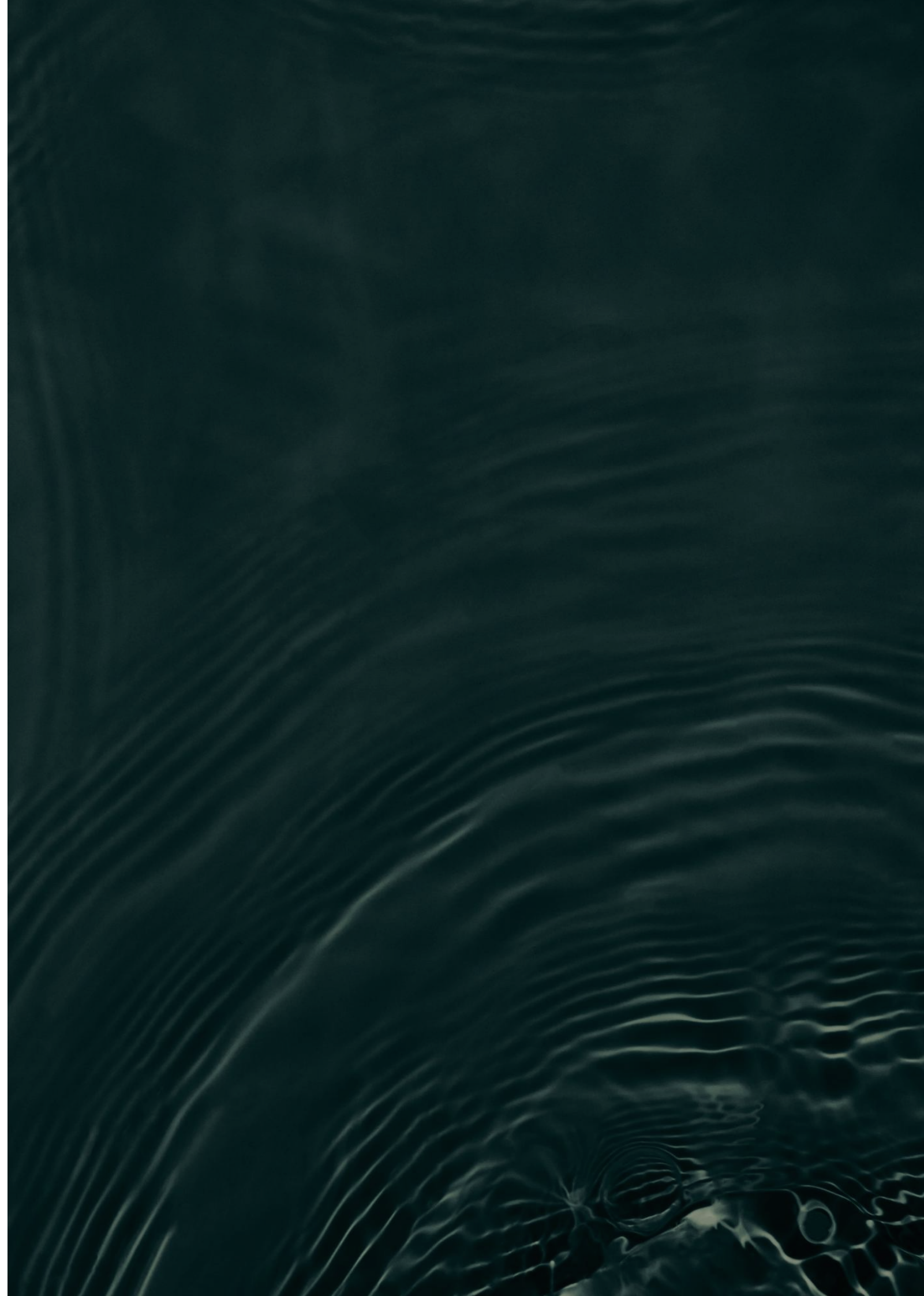
Introducing



THE GROVE

AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form





THE GROVE

AT SOBHA SANCTUARY

An exclusive villa enclave offering expansive living, refined privacy, and curated landscapes.



Located within the blue-green network

The location of The Grove cluster is embedded within Sobha Sanctuary's blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.





Estate Villas

4,5,6 Bedroom

*Smart-home ready
Courtyard
Private pool
Large terraces
Lift (select layouts)*



Master Bedroom

Kitchen

*Dining
Area*

*Living
Area*



Master Bathroom



Community Amenities

Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

Central district
Wellness center & spa facilities
Beach lagoon & lazy river
Forest adventure playground
Sports courts & outdoor fitness zones
Community mall.



Lifestyle

Parks at your door.

Paths under shade.

Movement built into daily routine.

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LEGEND

ESTATE VILLA

-  4 Bed: Type A
-  4 Bed: Type A Mirror
-  4 Bed: Type B
-  4 Bed: Type B Mirror
-  4 Bed: Type C
-  4 Bed: Type C Mirror
-  5 Bed: Type A
-  5 Bed: Type A Mirror
-  5 Bed: Type B
-  5 Bed: Type B Mirror
-  6 Bed: Type A
-  6 Bed: Type A Mirror
-  Unreleased Villa
-  Services & Utilities
(Subject to statutory compliance)



THE GROVE

AT SOBHA SANCTUARY



FLOOR AND UNIT PLANS

ESTATE VILLAS

V4 Bedroom - Type A

Plot Area			Saleable Area
Min	459.63 sq.m	4,947.42 sq.ft	456.04 sq.m
Max	566.00 sq.m	6,092.37 sq.ft	4,908.77 sq.ft



GROUND FLOOR



FIRST FLOOR

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ESTATE VILLAS

V4 Bedroom - Type AM

Plot Area			Saleable Area
Min	460.36 sq.m	4,955.27 sq.ft	456.04 sq.m
Max	489.46 sq.m	5,268.50 sq.ft	4,908.77 sq.ft



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ESTATE VILLAS

V4 Bedroom - Type B

Plot Area		Saleable Area
Min	458.81 sq.m 4,938.59 sq.ft	464.73 sq.m
Max	525.65 sq.m 5,658.05 sq.ft	5,002.31 sq.ft



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ESTATE VILLAS

V4 Bedroom - Type BM

Plot Area		Saleable Area
Min	460.36 sq.m 4,955.27 sq.ft	464.73 sq.m
Max	489.46 sq.m 5,268.50 sq.ft	5,002.31 sq.ft



GROUND FLOOR



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ESTATE VILLAS

V4 Bedroom - Type C

Plot Area			Saleable Area
Min	460.35 sq.m	4,955.17 sq.ft	462.68 sq.m
Max	566.00 sq.m	6,092.37 sq.ft	4,980.25 sq.ft



GROUND FLOOR



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ESTATE VILLAS

V4 Bedroom - Type CM

Plot Area	Saleable Area
Min 460.36 sq.m 4,955.27 sq.ft	462.68 sq.m
Max 489.46 sq.m 5,268.50 sq.ft	4,980.25 sq.ft



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ESTATE VILLAS

V5 Bedroom - Type A

Plot Area	Saleable Area
540.00 sq.m	540.48 sq.m
5,812.51 sq.ft	5,817.68 sq.ft



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ESTATE VILLAS

V5 Bedroom - Type AM

Plot Area	Saleable Area
540.00 sq.m	540.48 sq.m
5,812.51 sq.ft	5,817.68 sq.ft



GROUND FLOOR



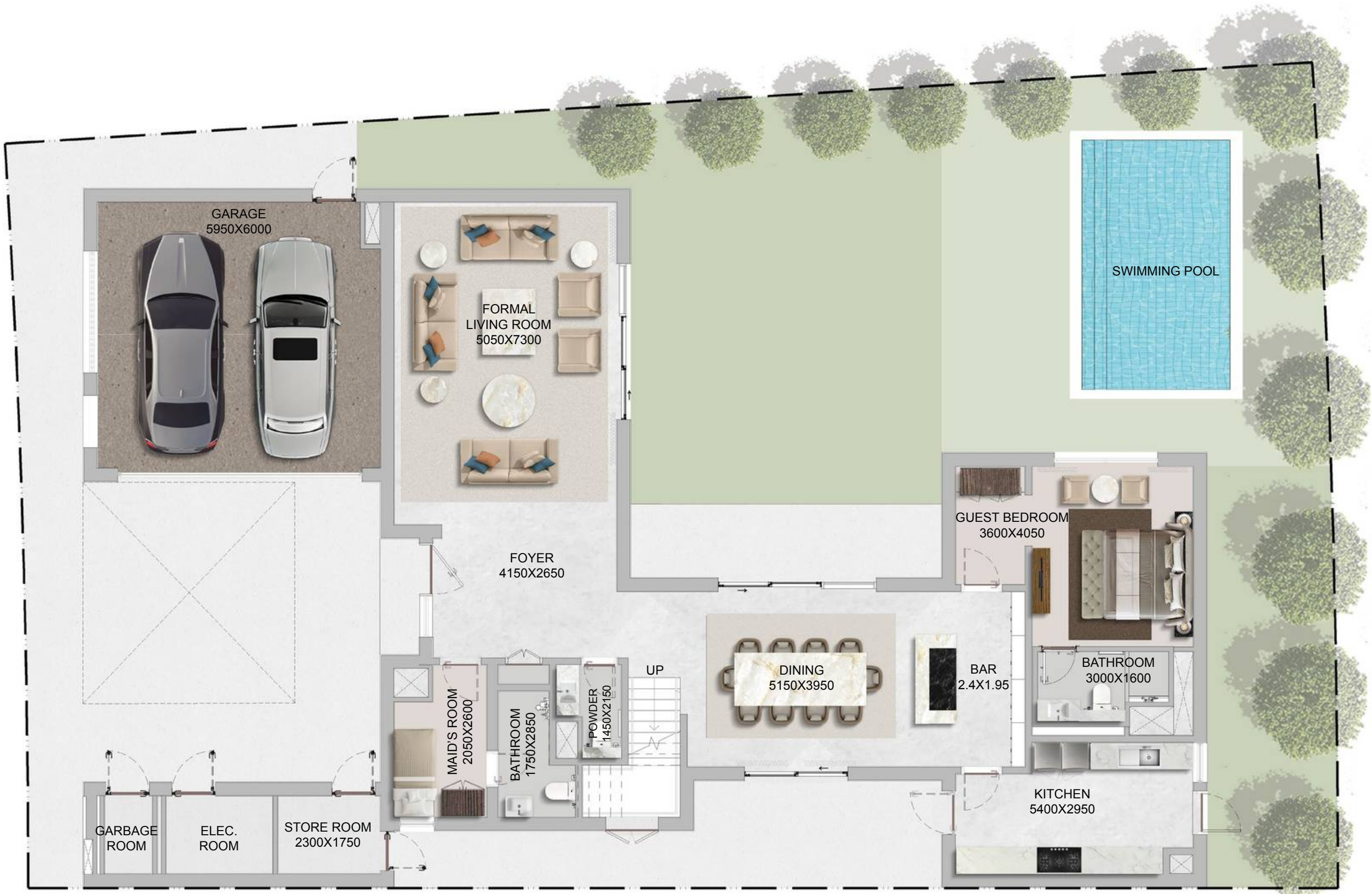
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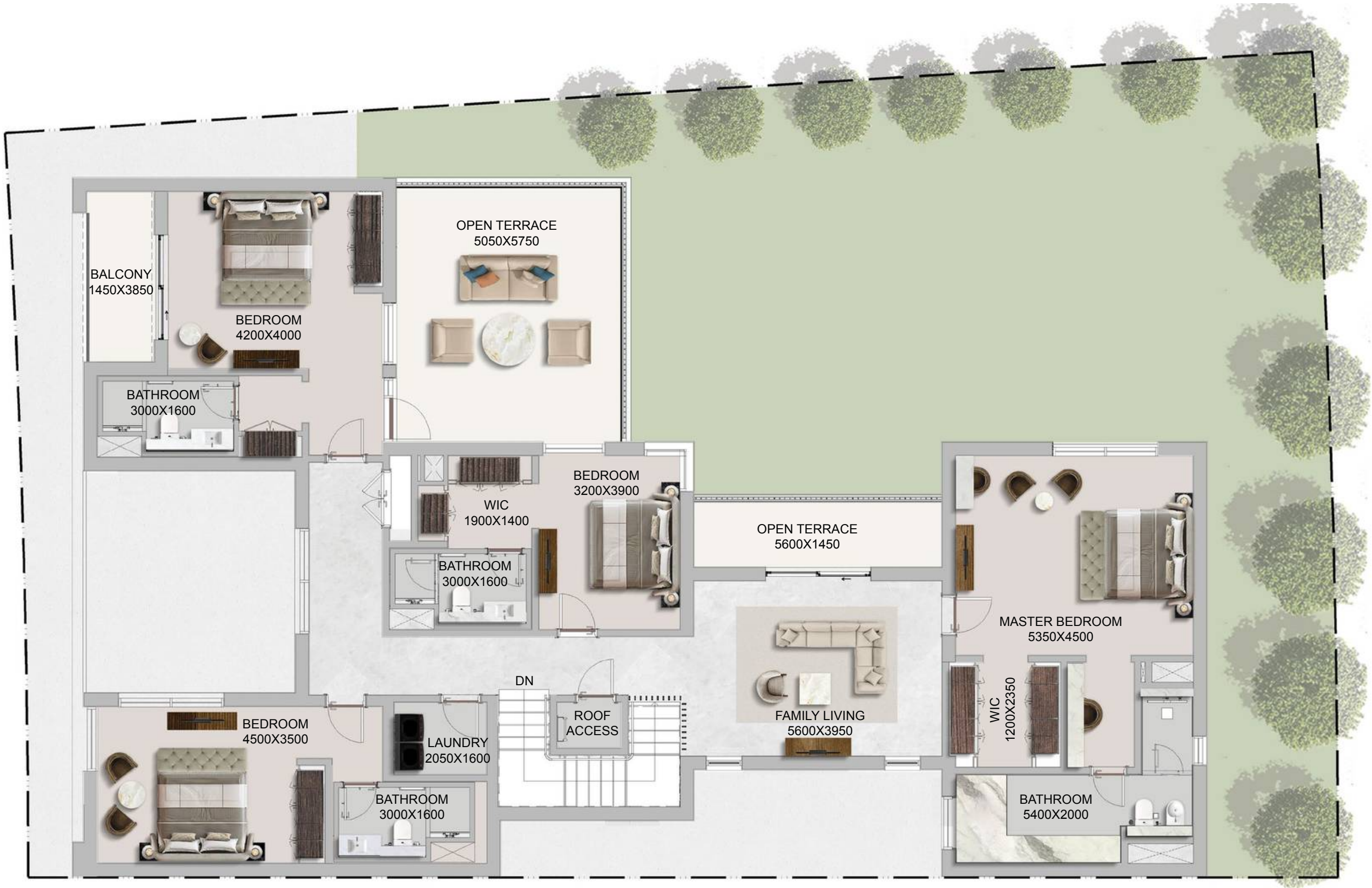
ESTATE VILLAS

V5 Bedroom - Type B

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.m
5,812.51 sq.ft	5,813.80 sq.ft



GROUND FLOOR



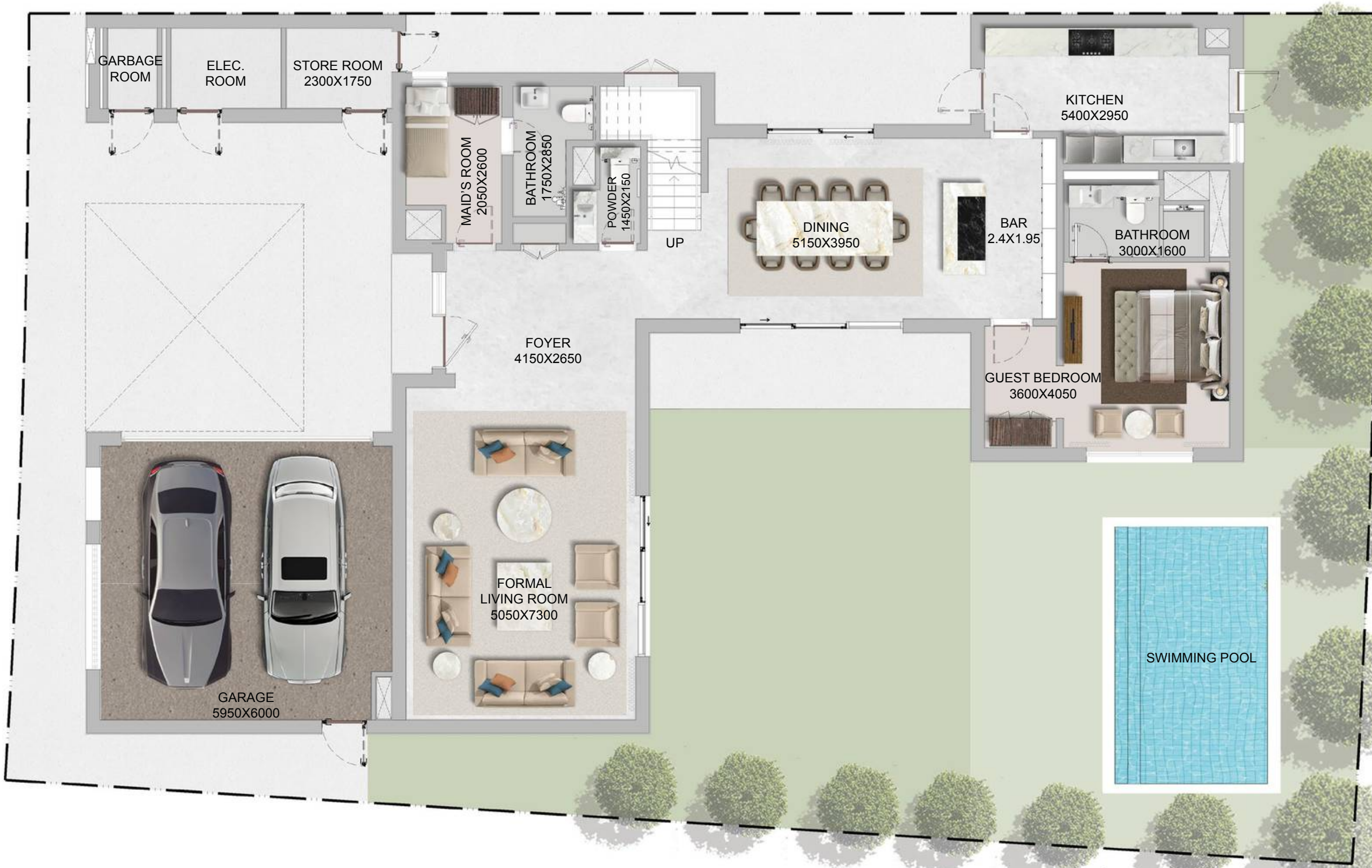
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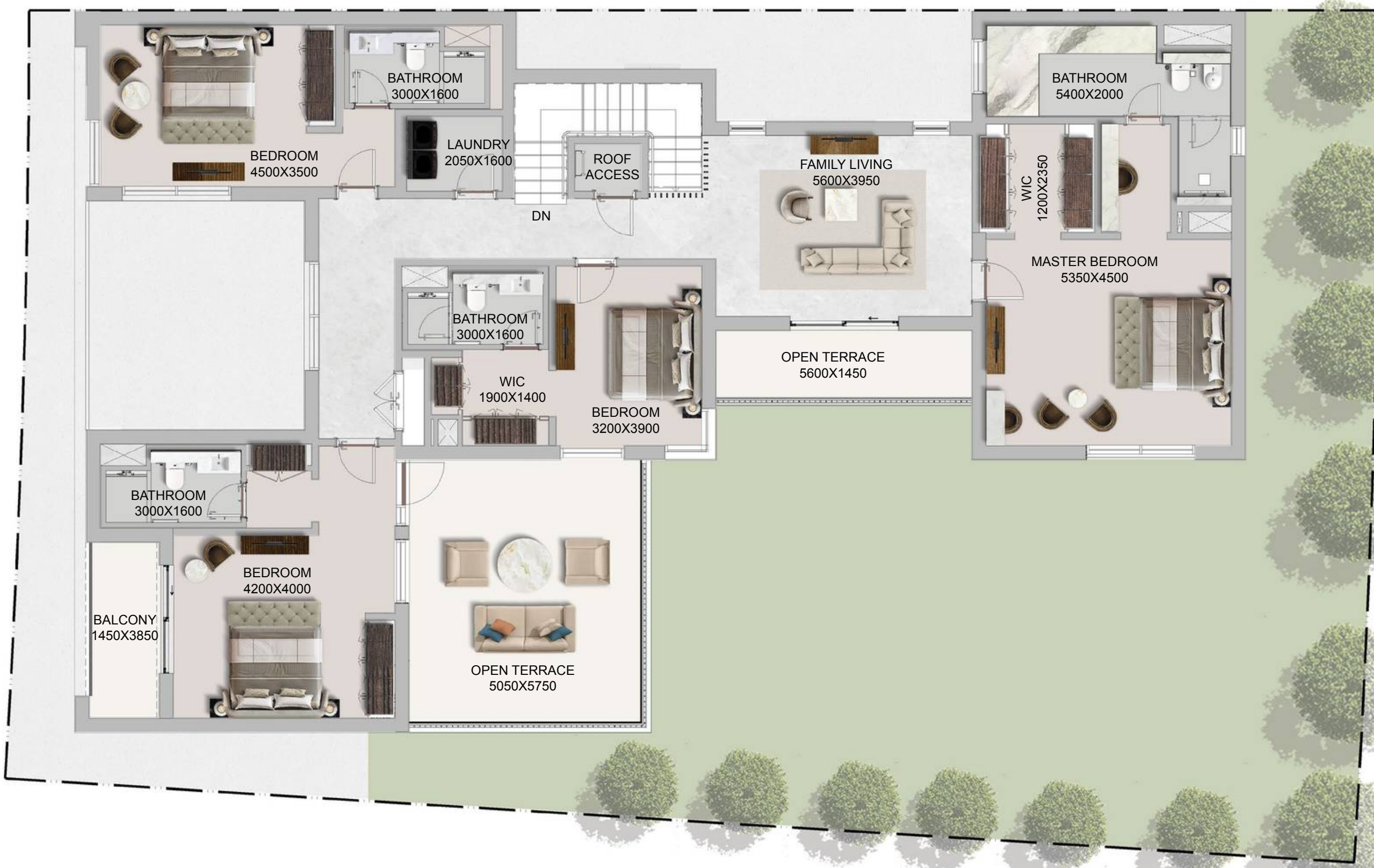
ESTATE VILLAS

V5 Bedroom - Type BM

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.m
5,812.51 sq.ft	5,813.80 sq.ft



GROUND FLOOR



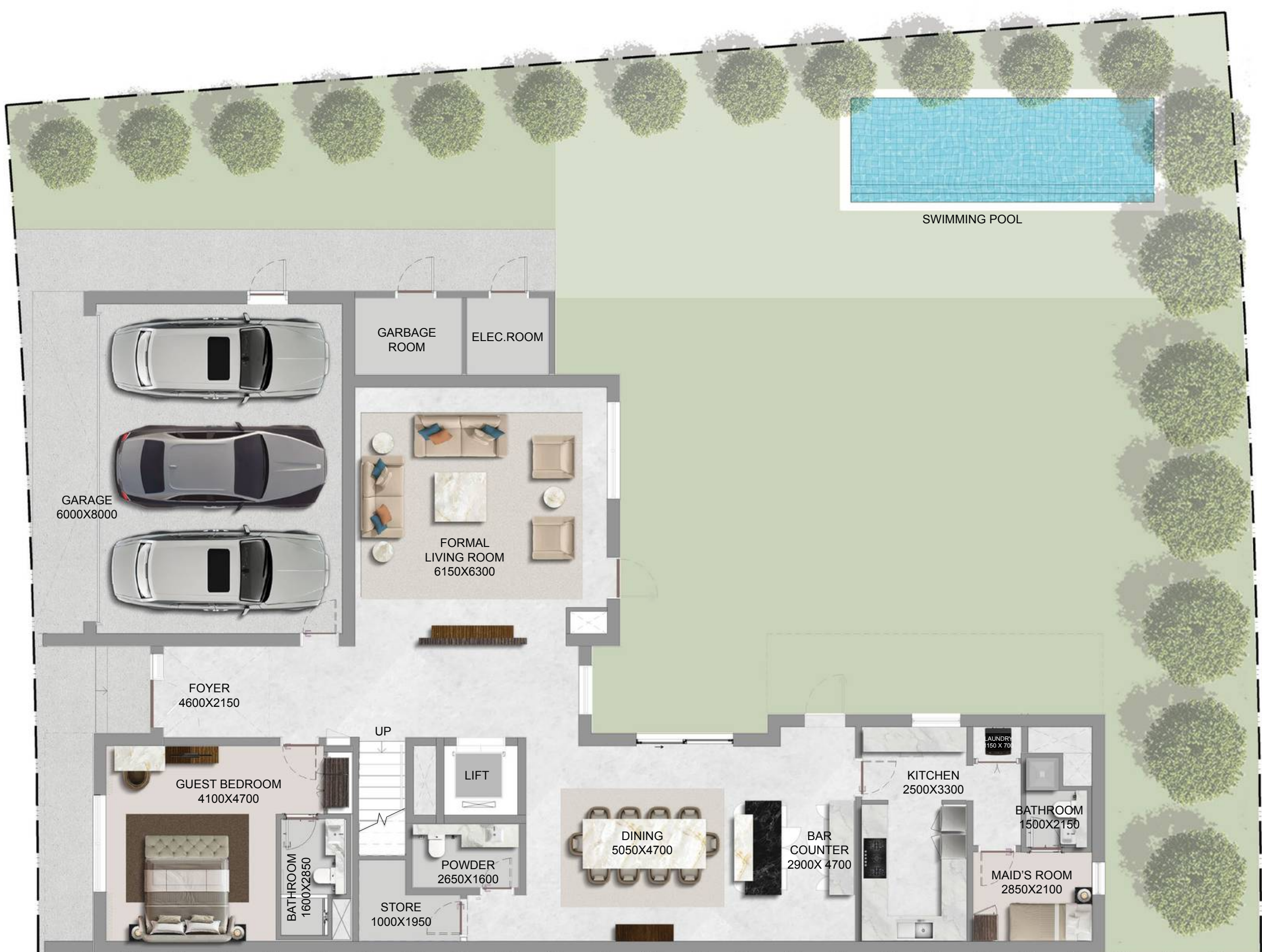
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ESTATE VILLAS

V6 Bedroom - Type A

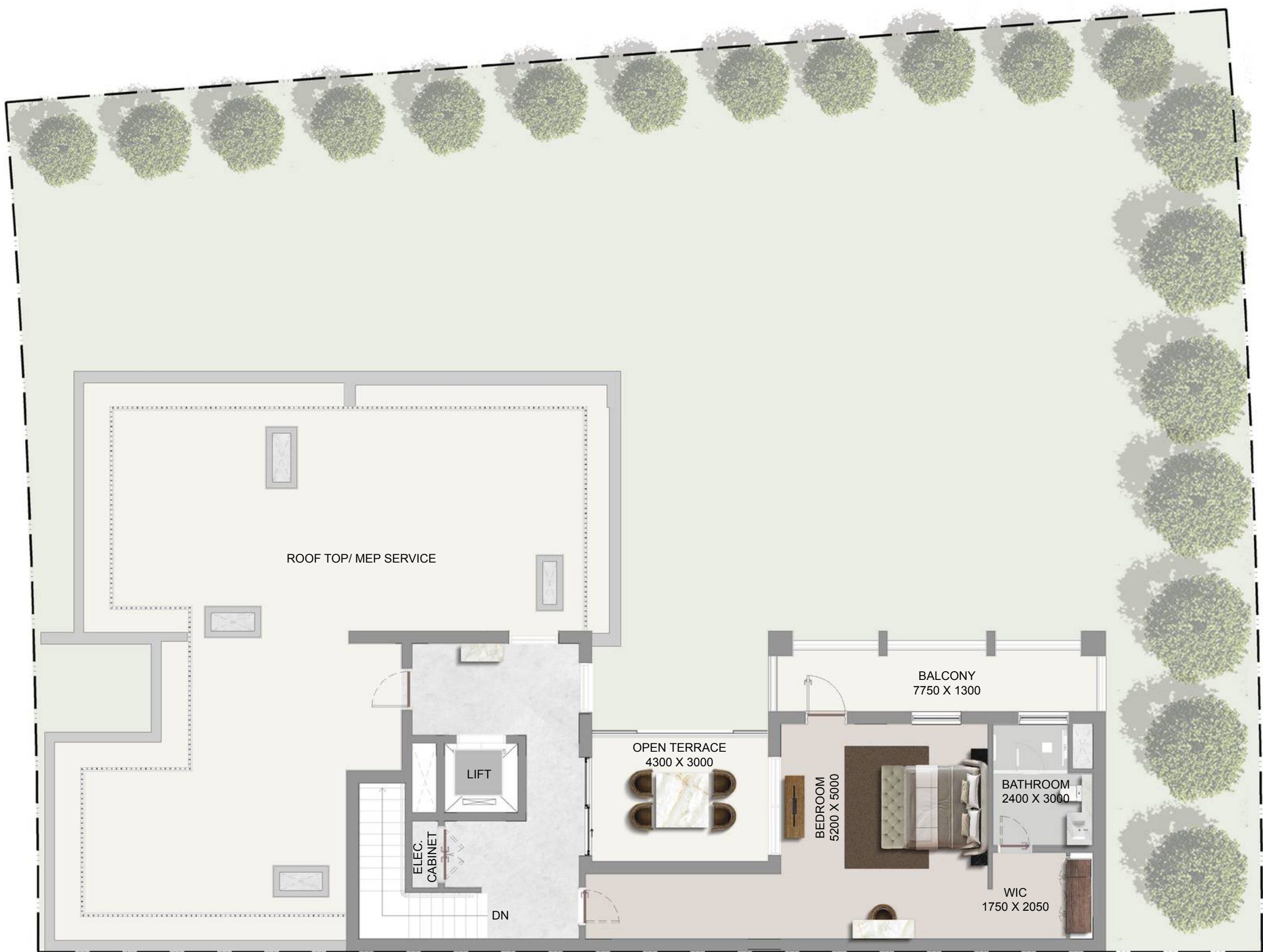
Plot Area	Saleable Area
660.00 sq.m	670.68 sq.m
7,104.18 sq.ft	7,219.14 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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ESTATE VILLAS

V6 Bedroom - Type AM

Plot Area	Saleable Area
660.00 sq.m	670.68 sq.m
7,104.18 sq.ft	7,219.14 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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