THE BROOKS

AT SOBHA SANCTUARY

SOBHA

REALTY

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.

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 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 landscape defined by water

Create moments of pause, while sculpted 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

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Illustrative Masterplan



Introducing

THE BROOKS

AT SOBHA SANCTUARY

Where Life Moves With Purpose



THE BROOKS

AT SOBHA SANCTUARY

A dynamic, wellness-driven neighbourhood
designed for residents who thrive on
movement, energy, and everyday vitality.

Located within the central green spine

The location of The Brooks cluster offers direct access to the central green spine and places nature at the heart of daily movement, creating a calm and continuous landscape that flows through the community.

Homes are within easy walking distance of the district park, wellness centre, community mall, and sports grounds, connected by cycling and walking networks and gently buffered from surrounding roads by masterfully layered landscaping.

Garden Villas

4 Bedroom

Smart-home ready Garden

Courtyard
Villas
5 Bedroom

Smart-home ready
Garden
Terraces
Lift

Master Bedroom

Living Area



Dining Area

Community Amenities

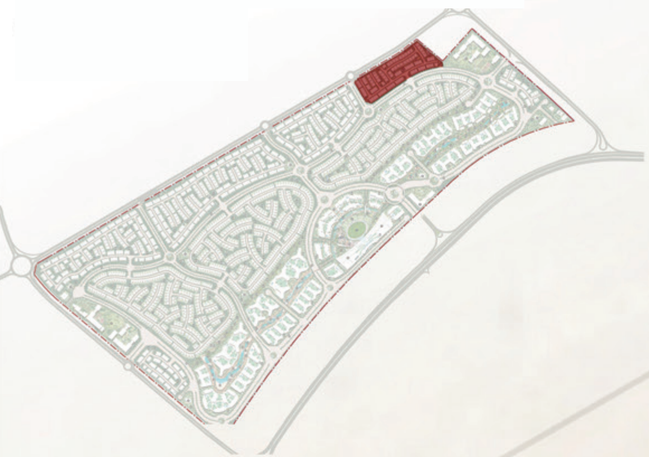
Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

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

Lifestyle

Quiet mornings.
Shaded walks.
A gentler way of living.

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THE BROOKS

AT SOBHA SANCTUARY

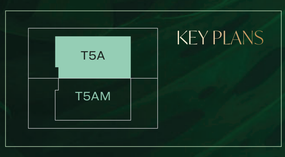
FLOOR AND UNIT PLANS

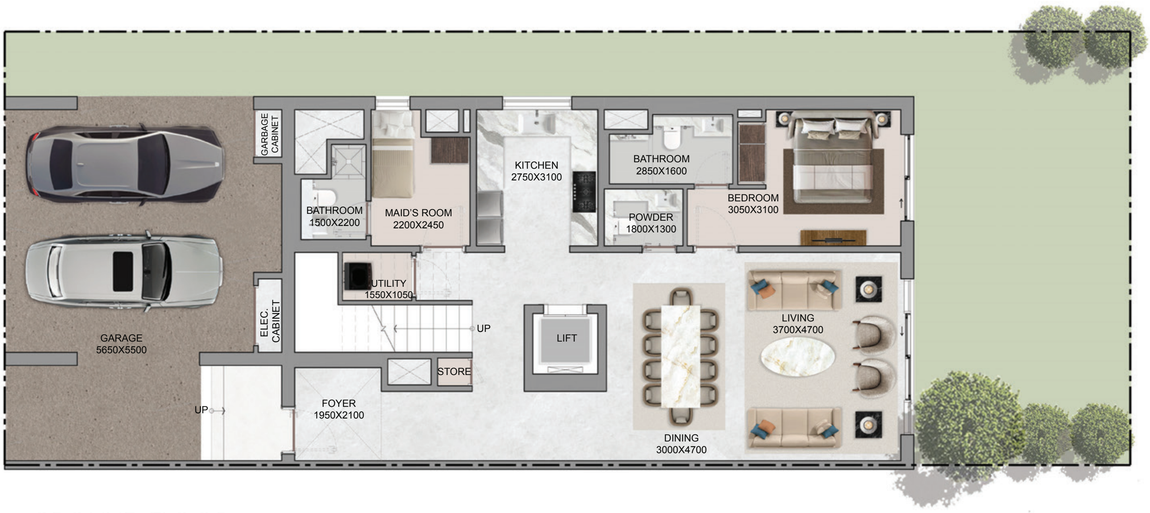
SOBHA
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COURTYARD VILLAS

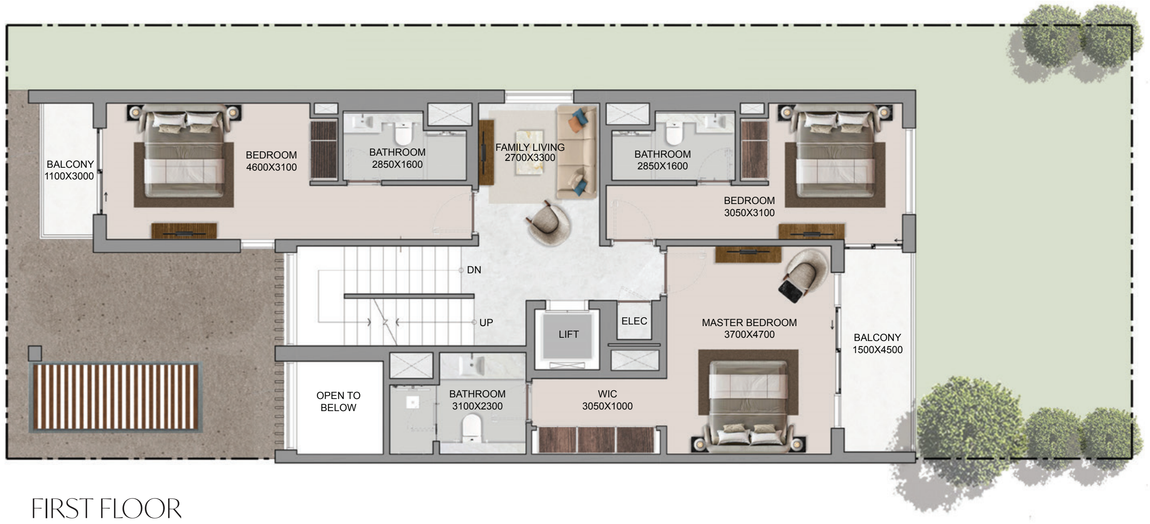
T5 Bedroom - Type A

KEY PLANS

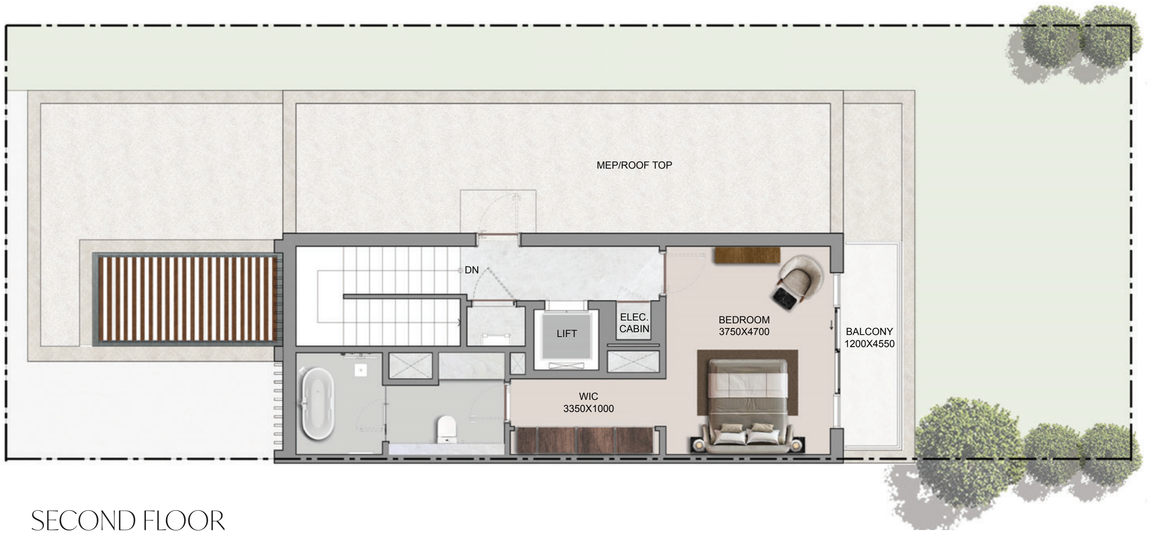




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

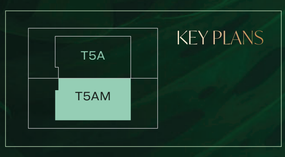
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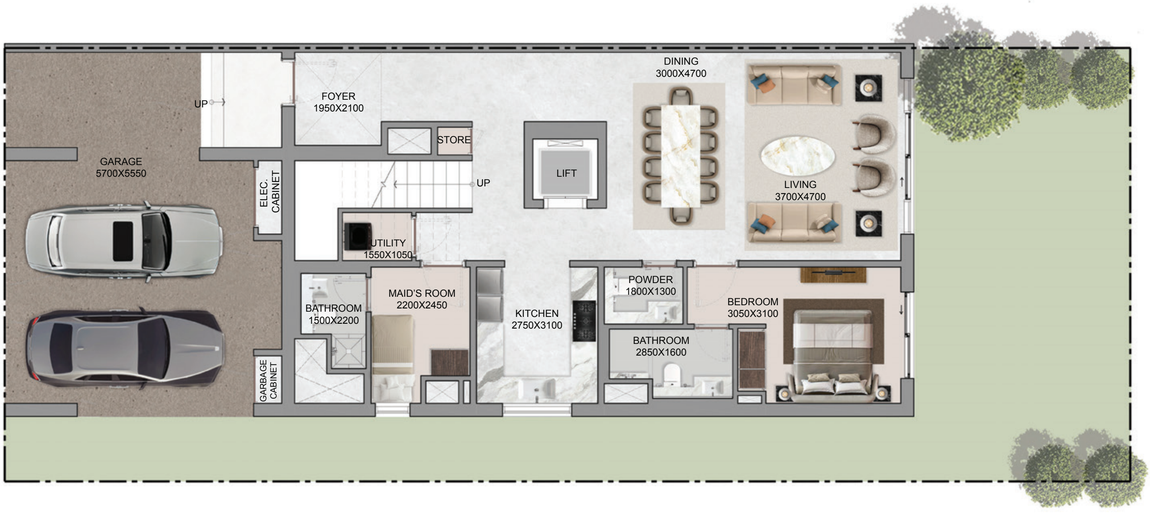
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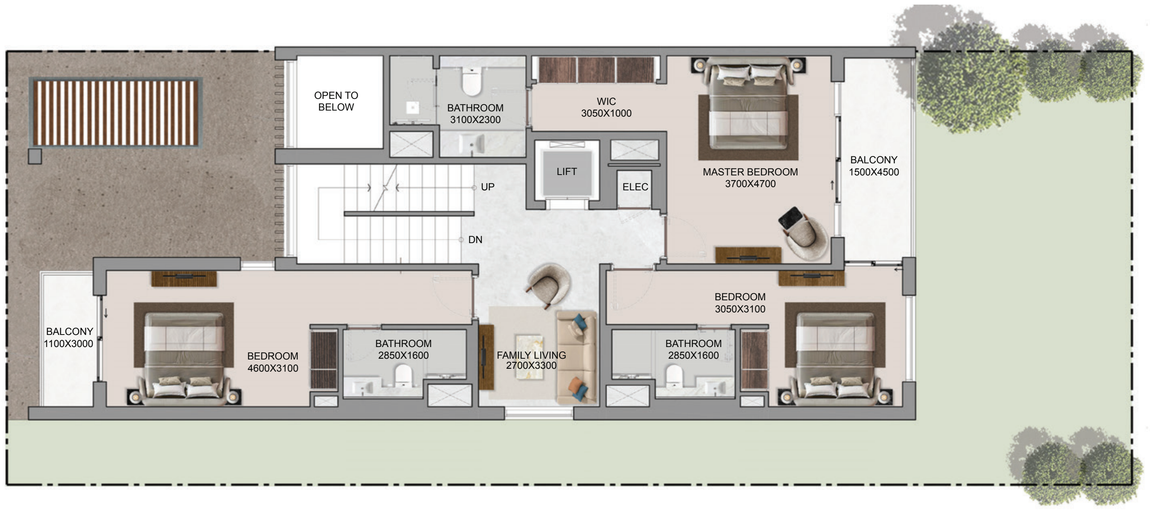
T5 Bedroom - Type AM

KEY PLANS

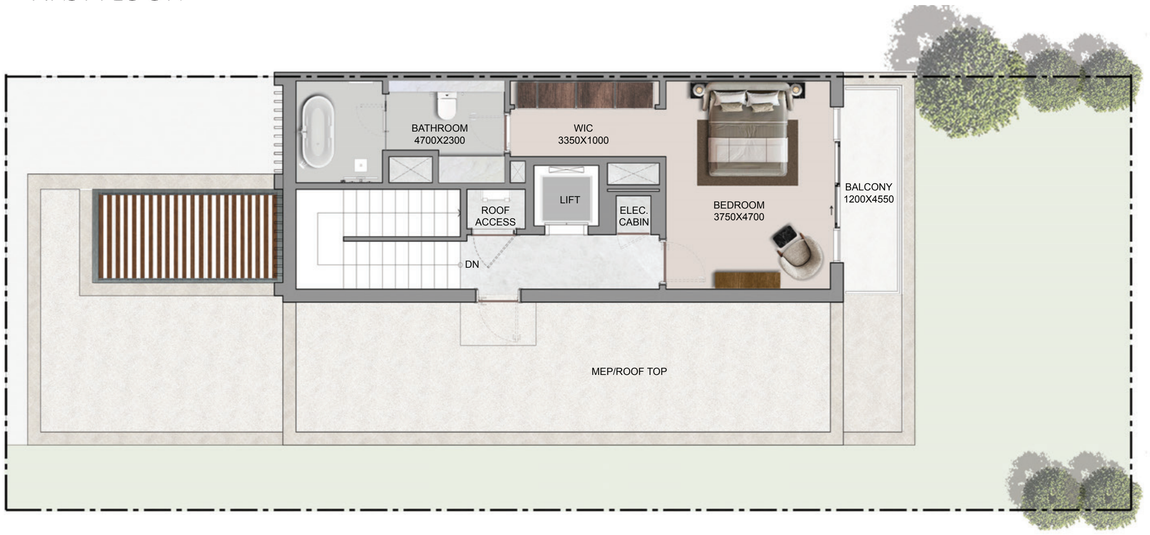




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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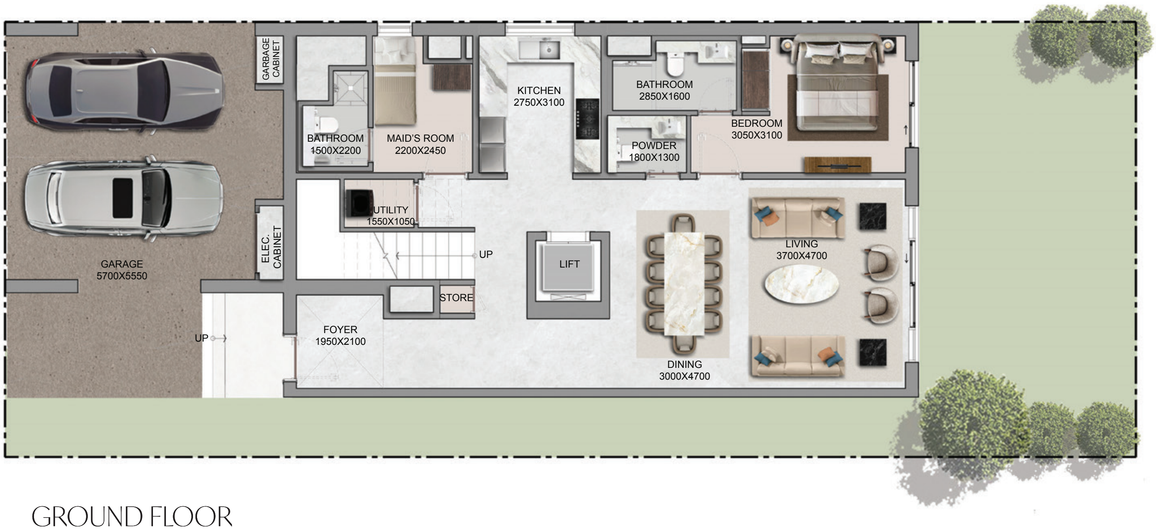
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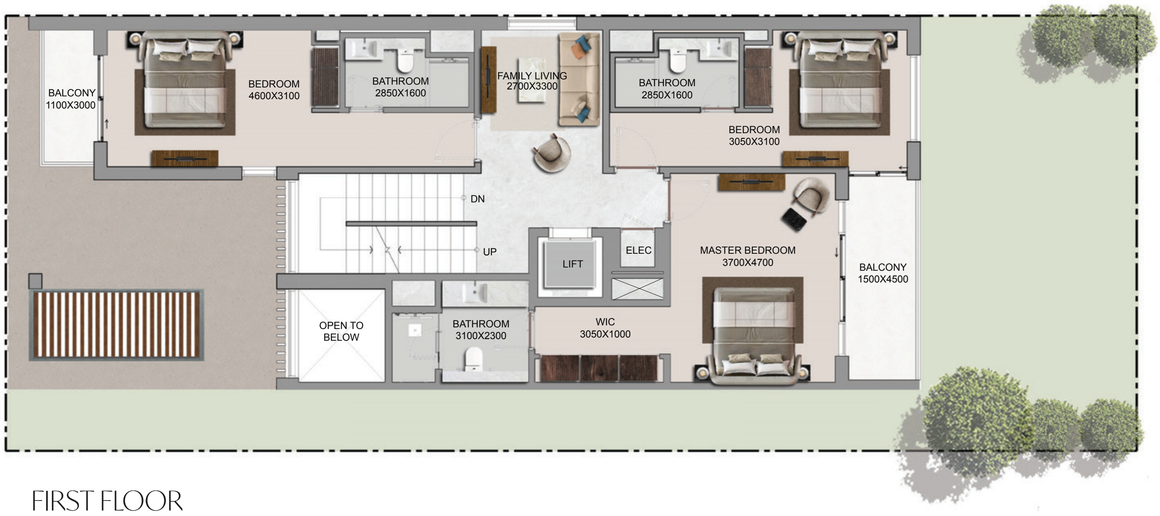
T5 Bedroom - Type A Variant 01

KEY PLANS

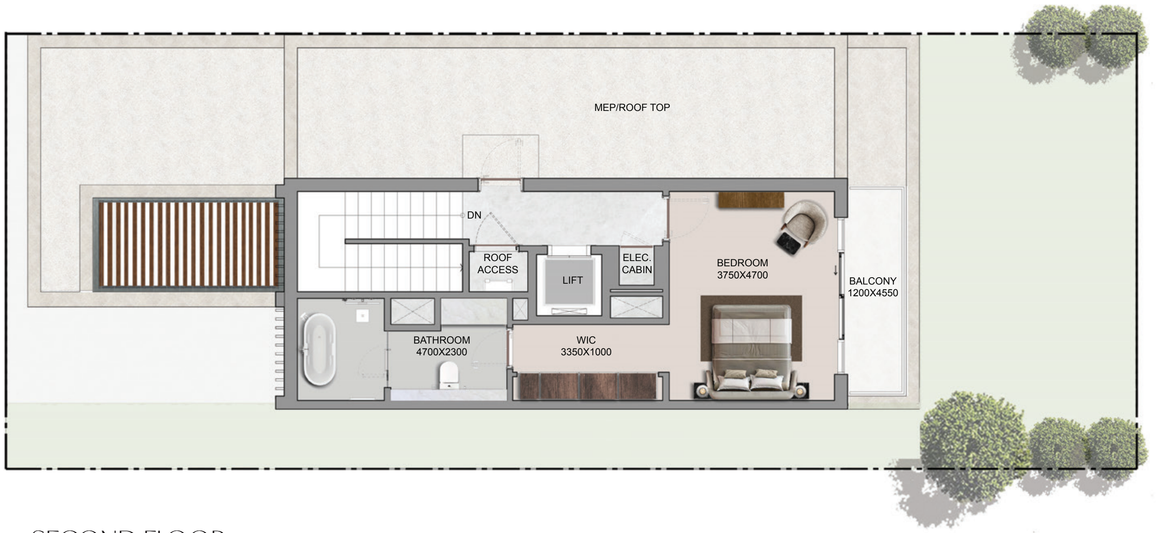




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

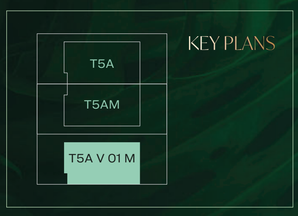
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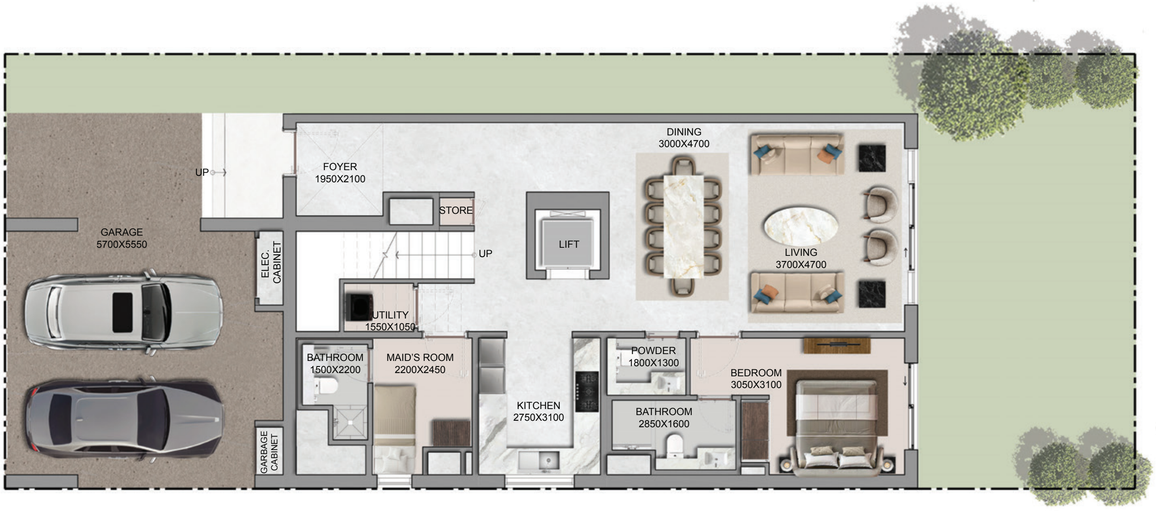
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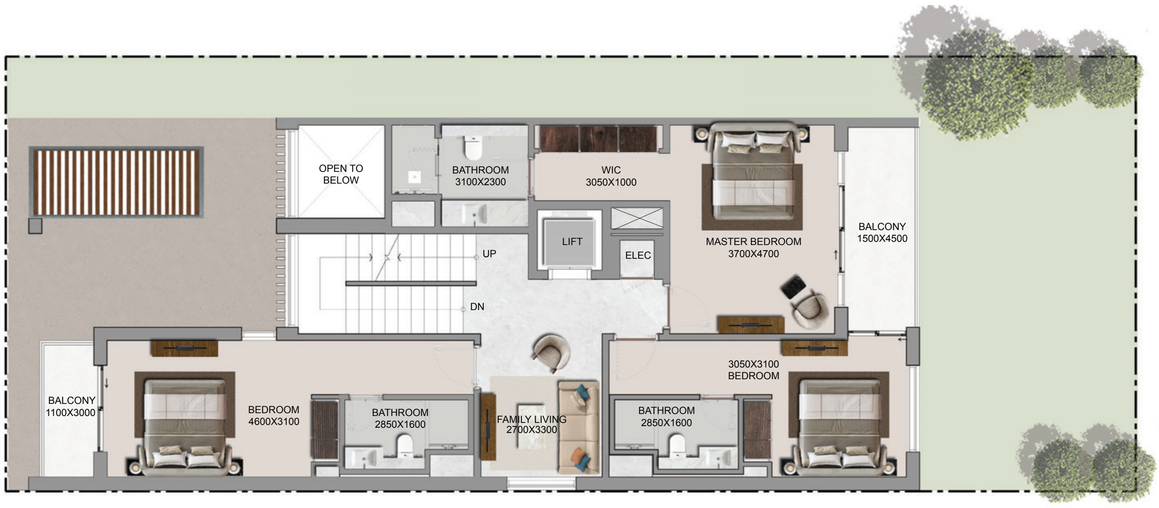
T5 Bedroom - Type A Variant 01 Mirror

KEY PLANS

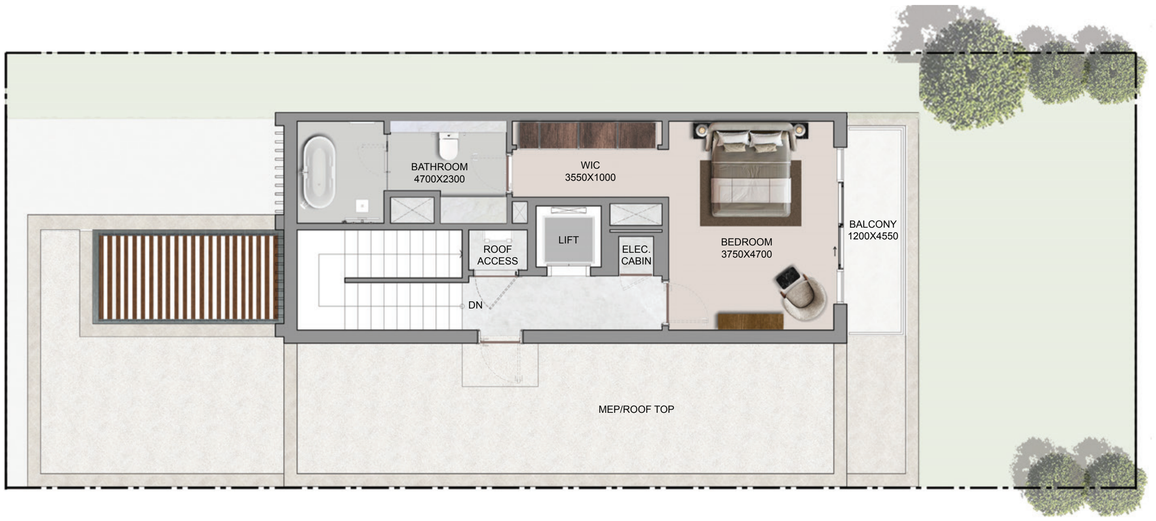




GROUND FLOOR



FIRST FLOOR



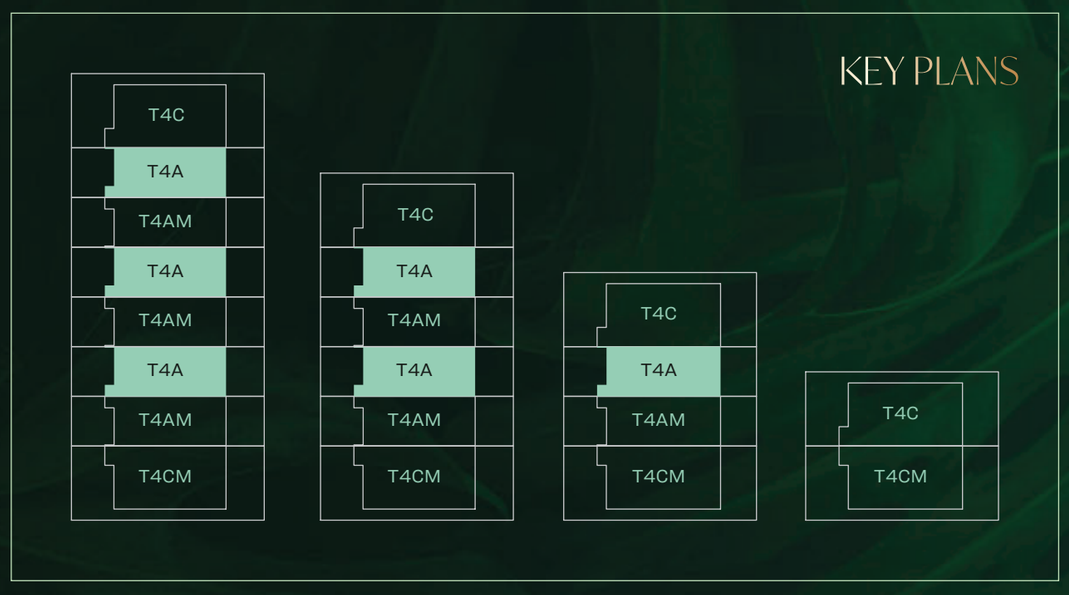
SECOND FLOOR

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GARDEN VILLAS

T4 Bedroom - Type A





GROUND FLOOR



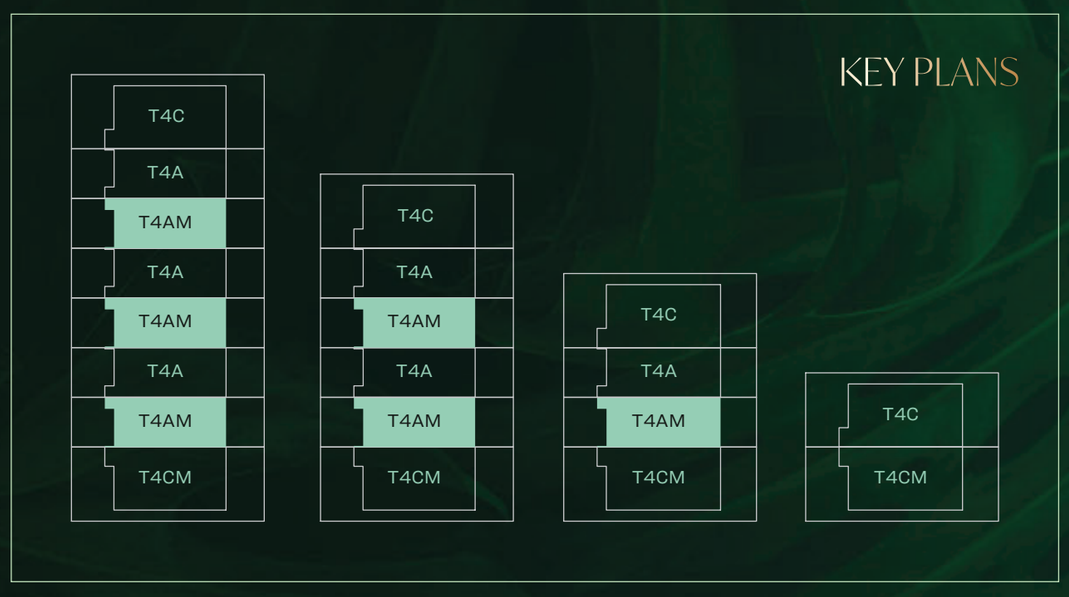
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GARDEN VILLAS

T4 Bedroom - Type AM





GROUND FLOOR



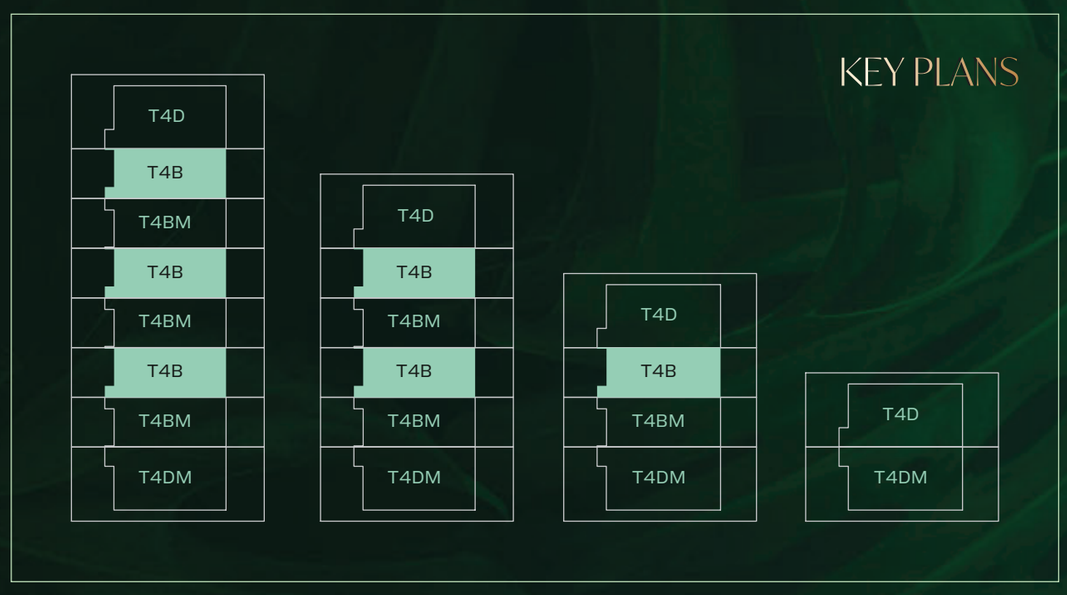
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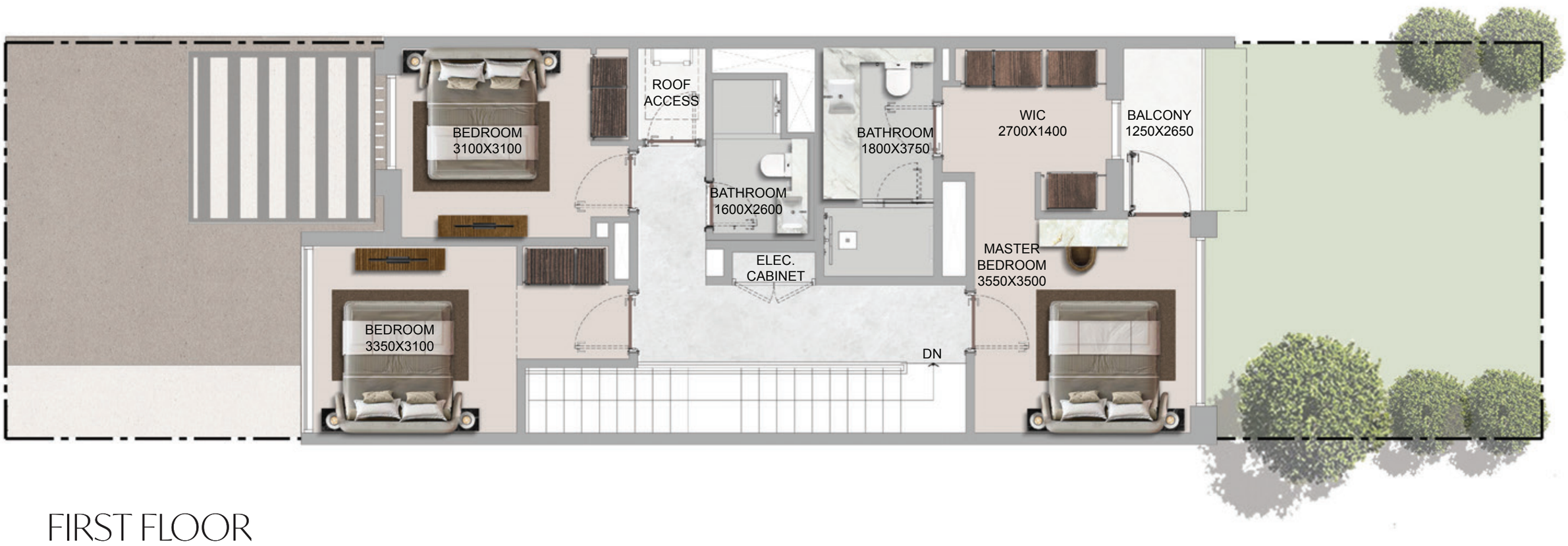
GARDEN VILLAS

T4 Bedroom - Type B





GROUND FLOOR



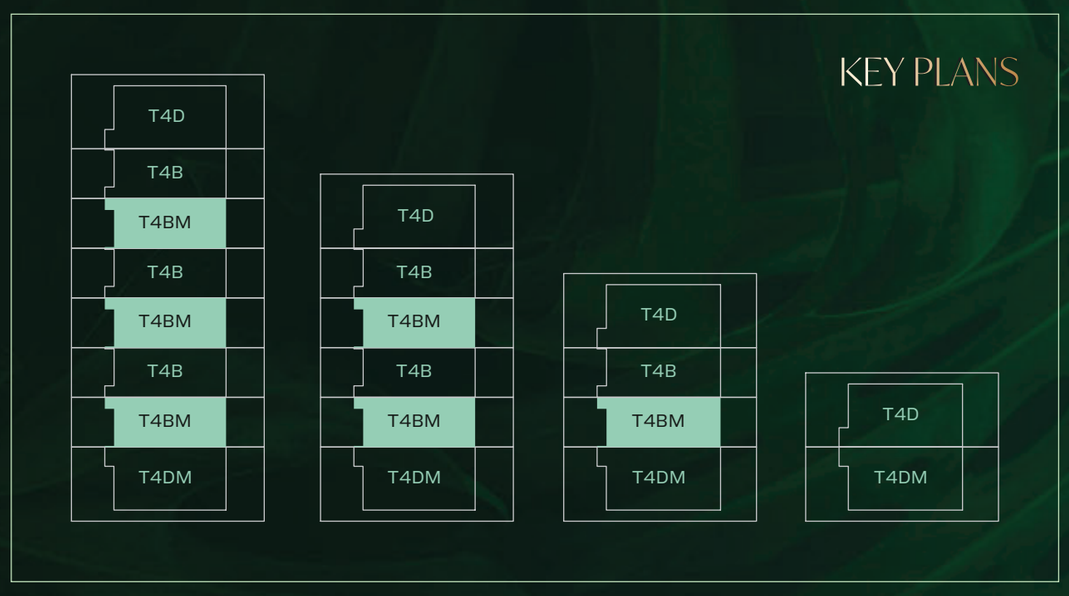
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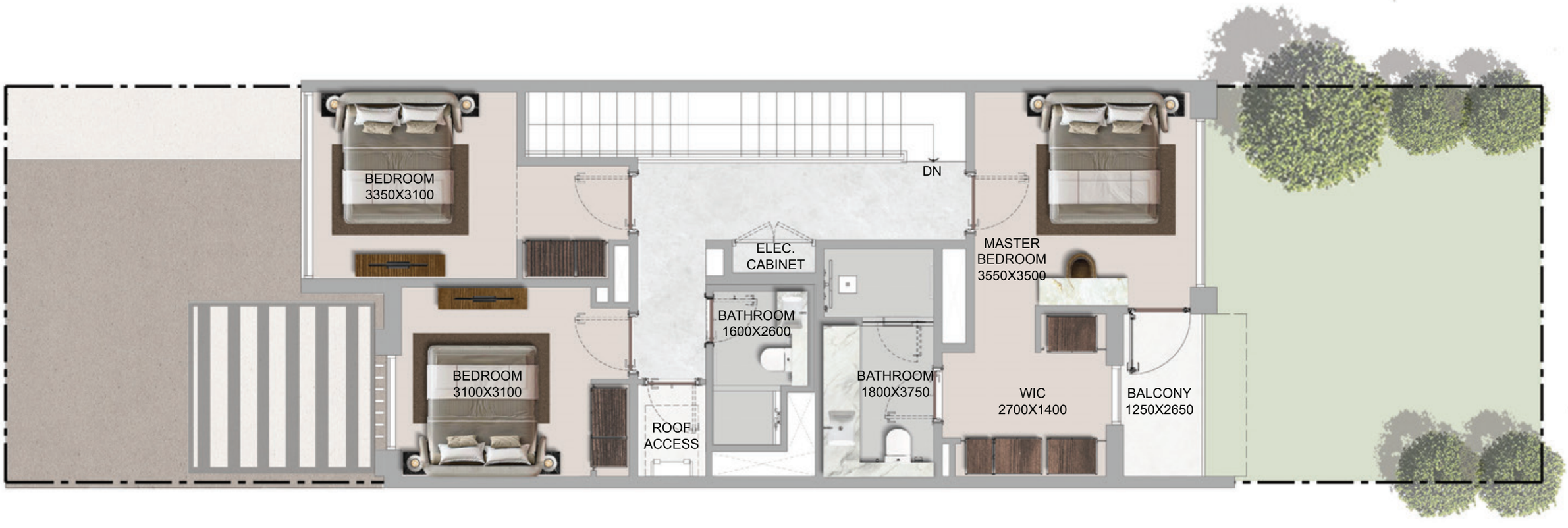
GARDEN VILLAS

T4 Bedroom - Type BM





GROUND FLOOR



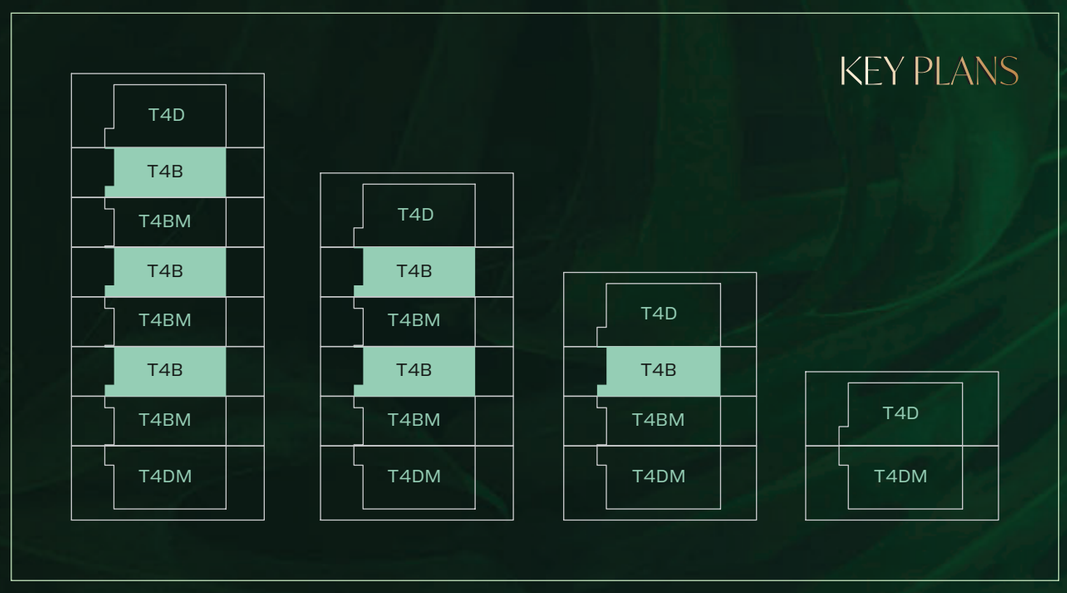
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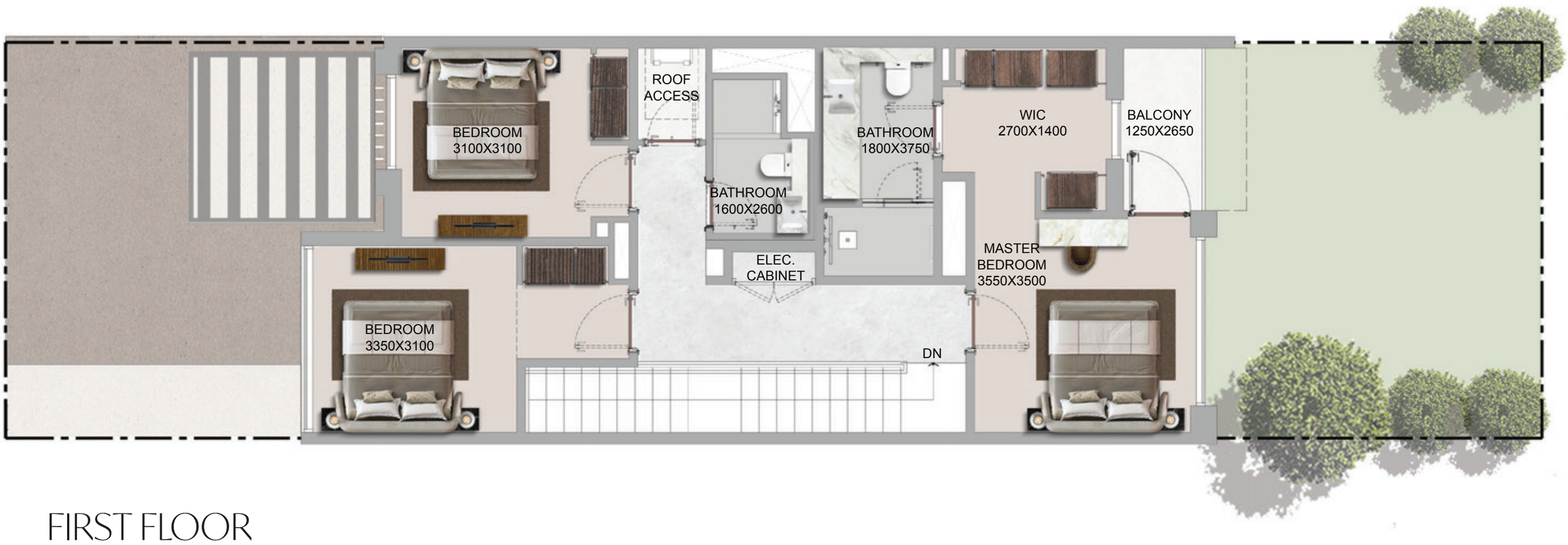
GARDEN VILLAS

T4 Bedroom - Type B Variant 01





GROUND FLOOR



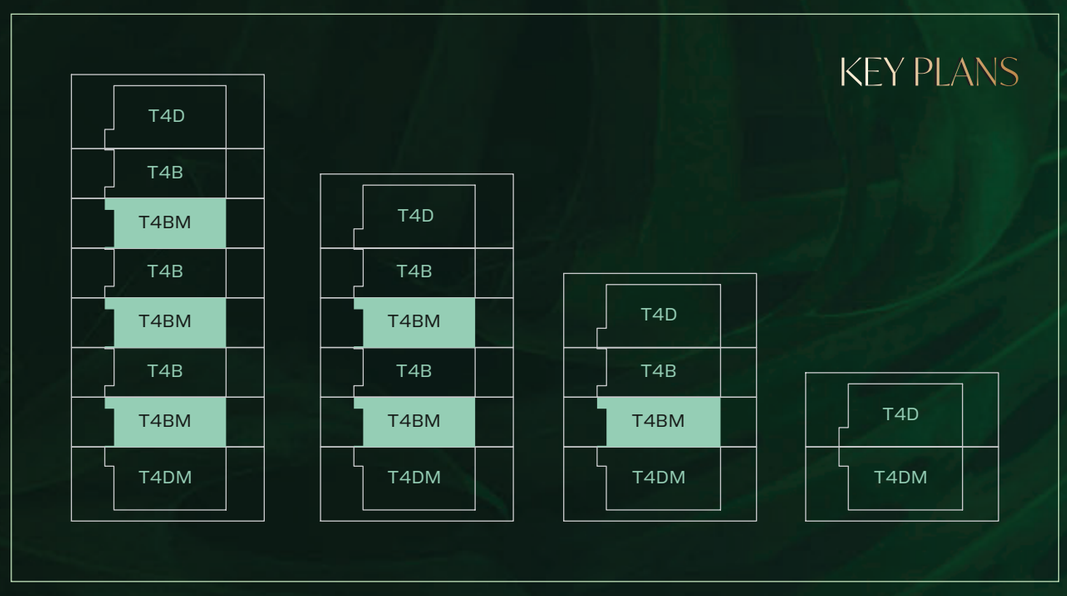
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SOBHA
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GARDEN VILLAS

T4 Bedroom - Type B Variant 01 Mirror





GROUND FLOOR



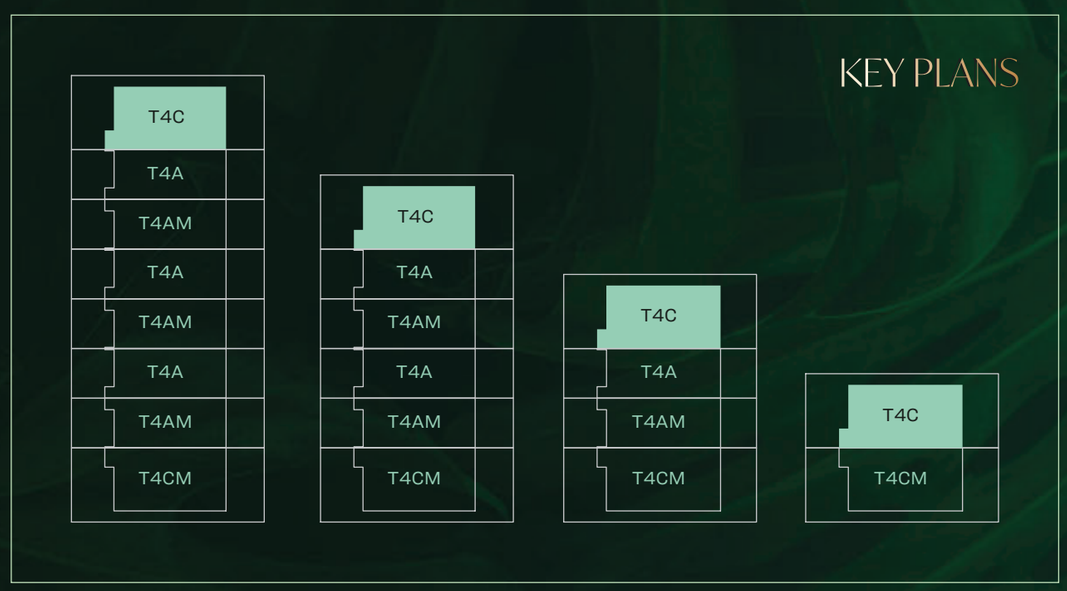
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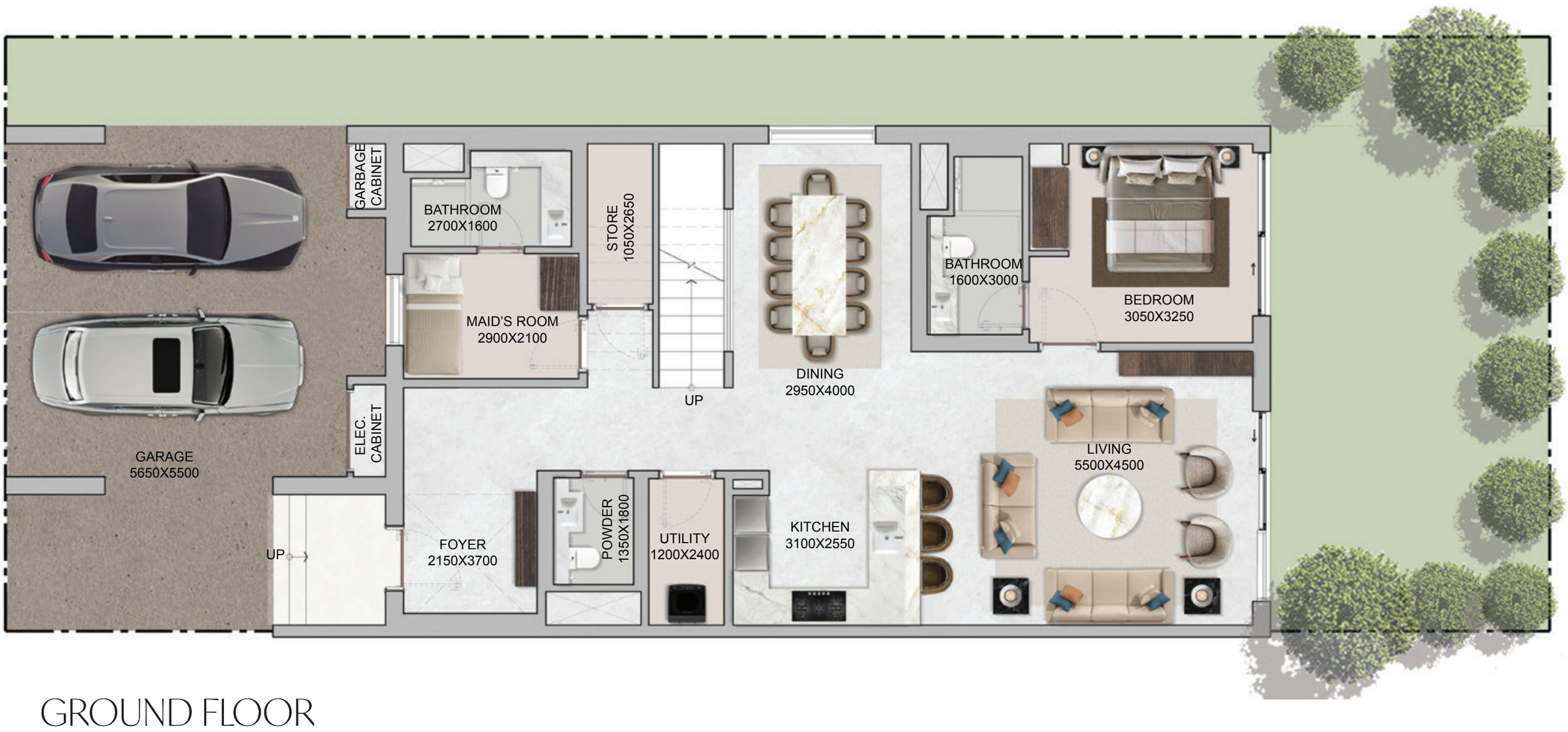
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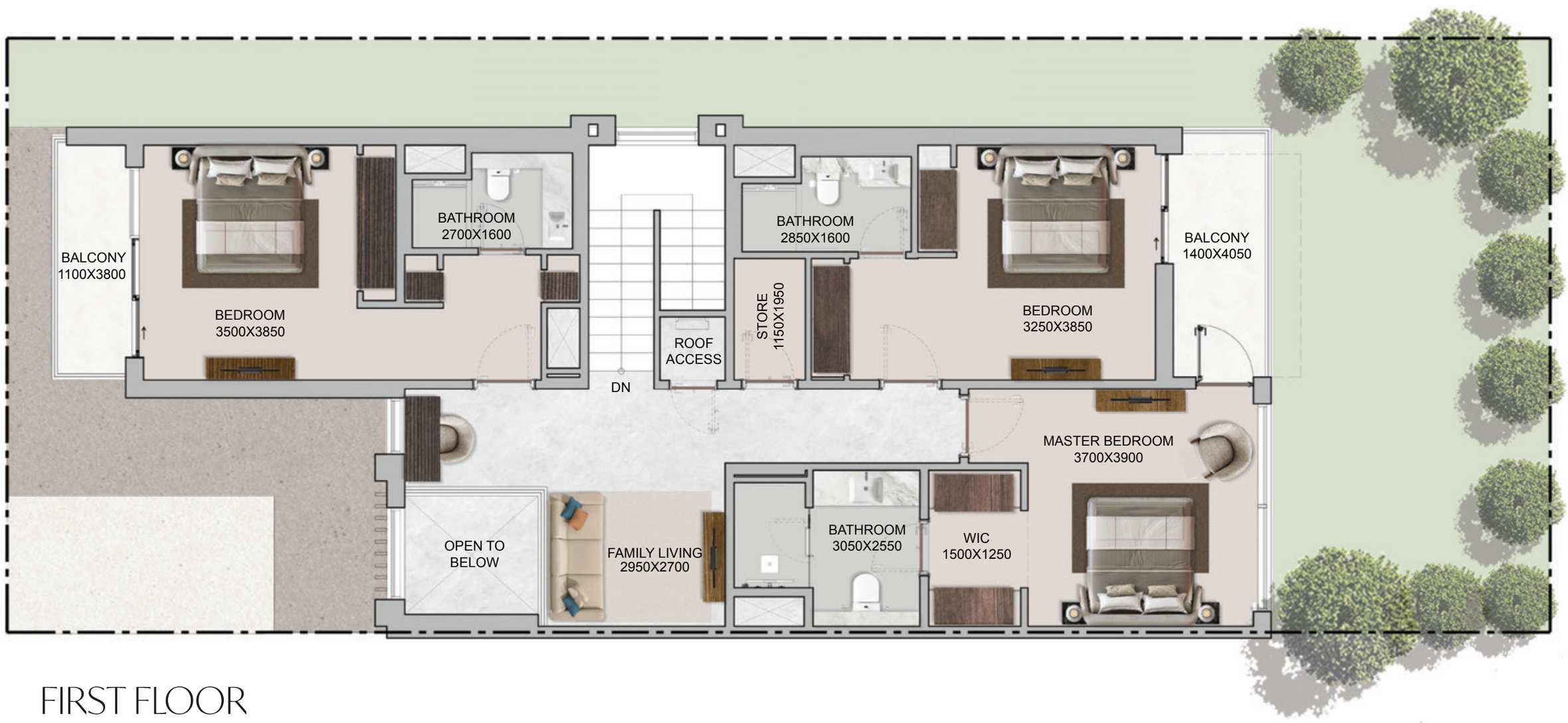
GARDEN VILLAS

T4 Bedroom - Type C





GROUND FLOOR



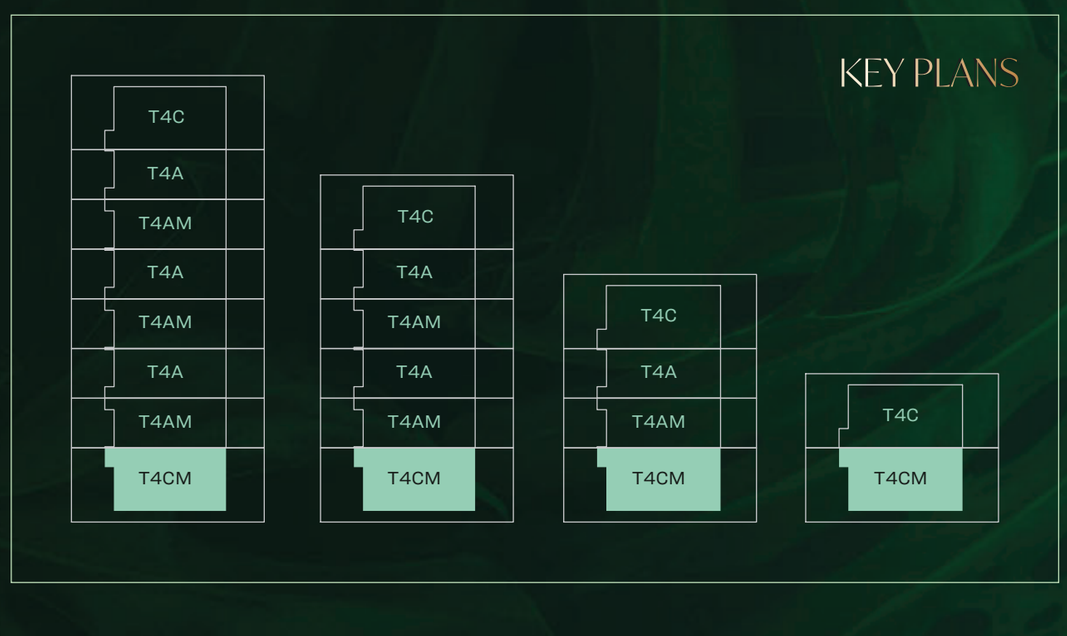
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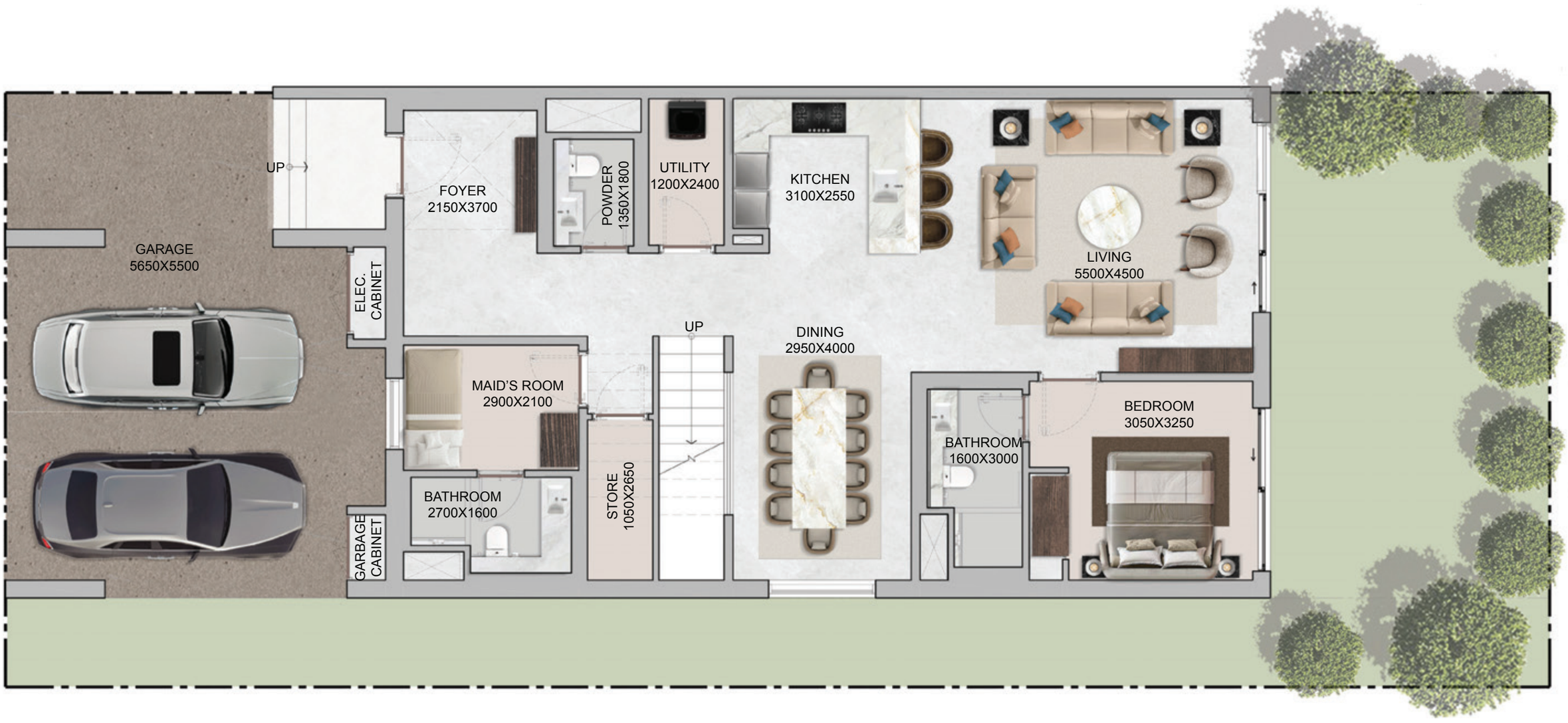
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SOBHA
SANCTUARY

GARDEN VILLAS

T4 Bedroom - Type CM





GROUND FLOOR



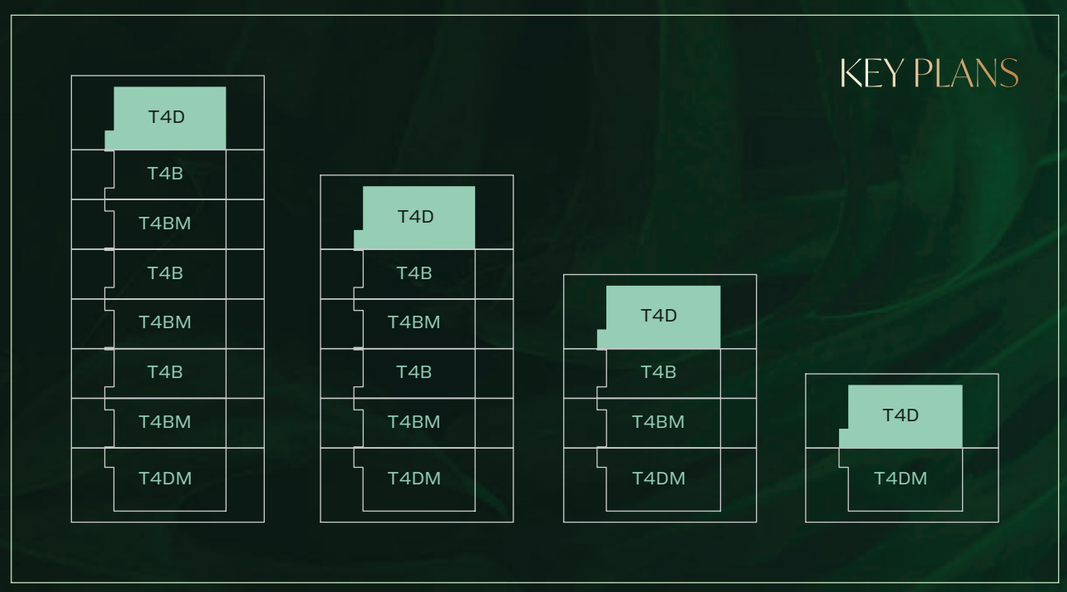
FIRST FLOOR

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GARDEN VILLAS

T4 Bedroom - Type D



GROUND FLOOR



FIRST FLOOR

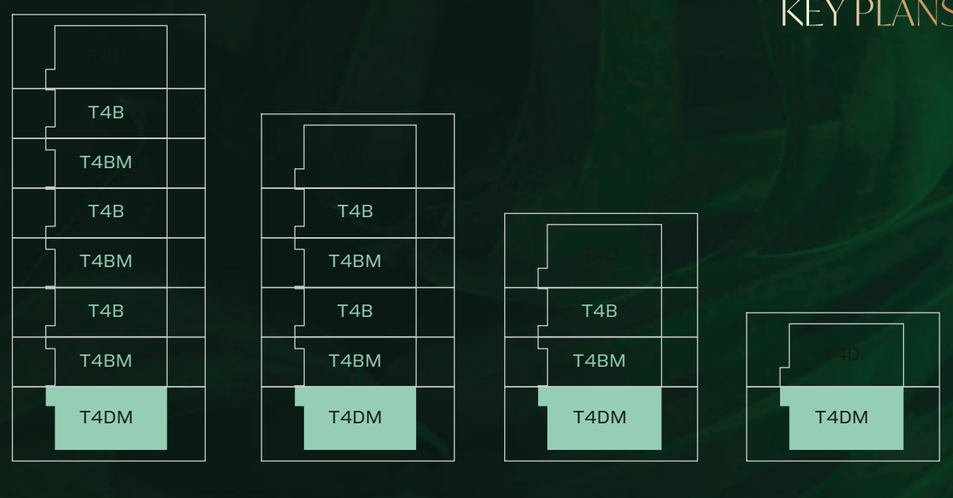
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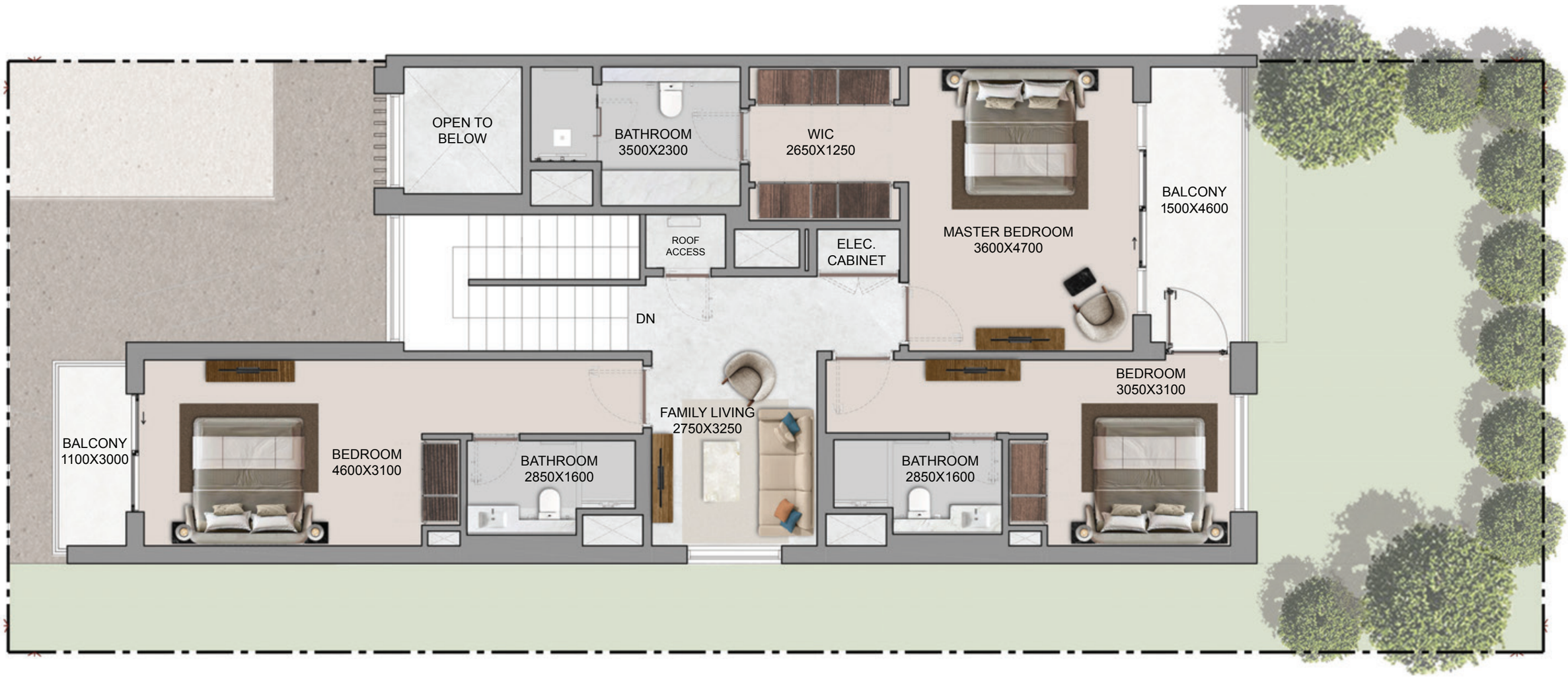
GARDEN VILLAS

T4 Bedroom - Type DM

KEY PLANS



GROUND FLOOR



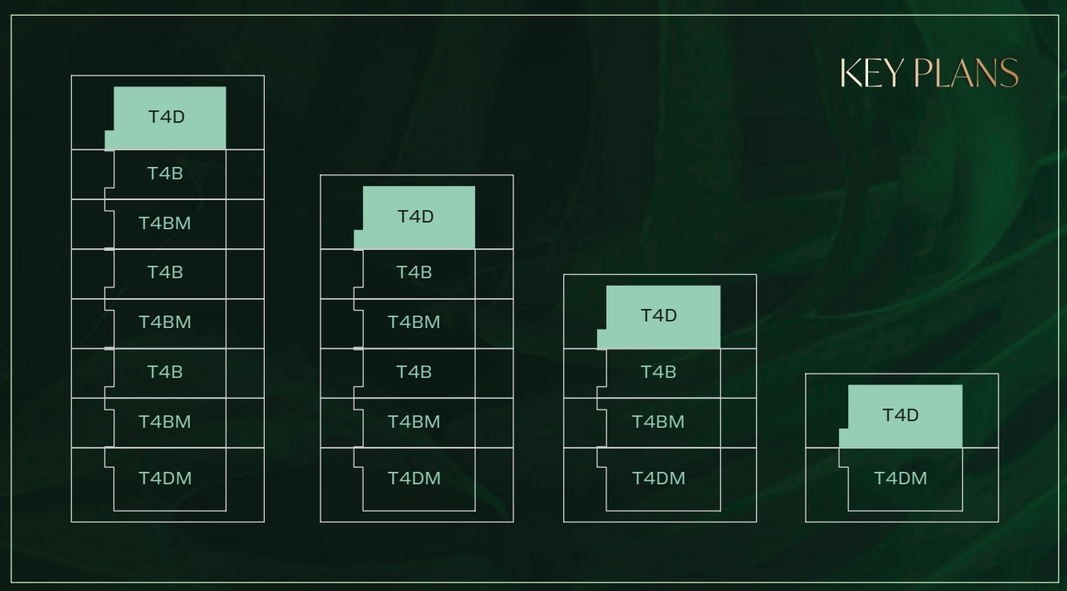
FIRST FLOOR

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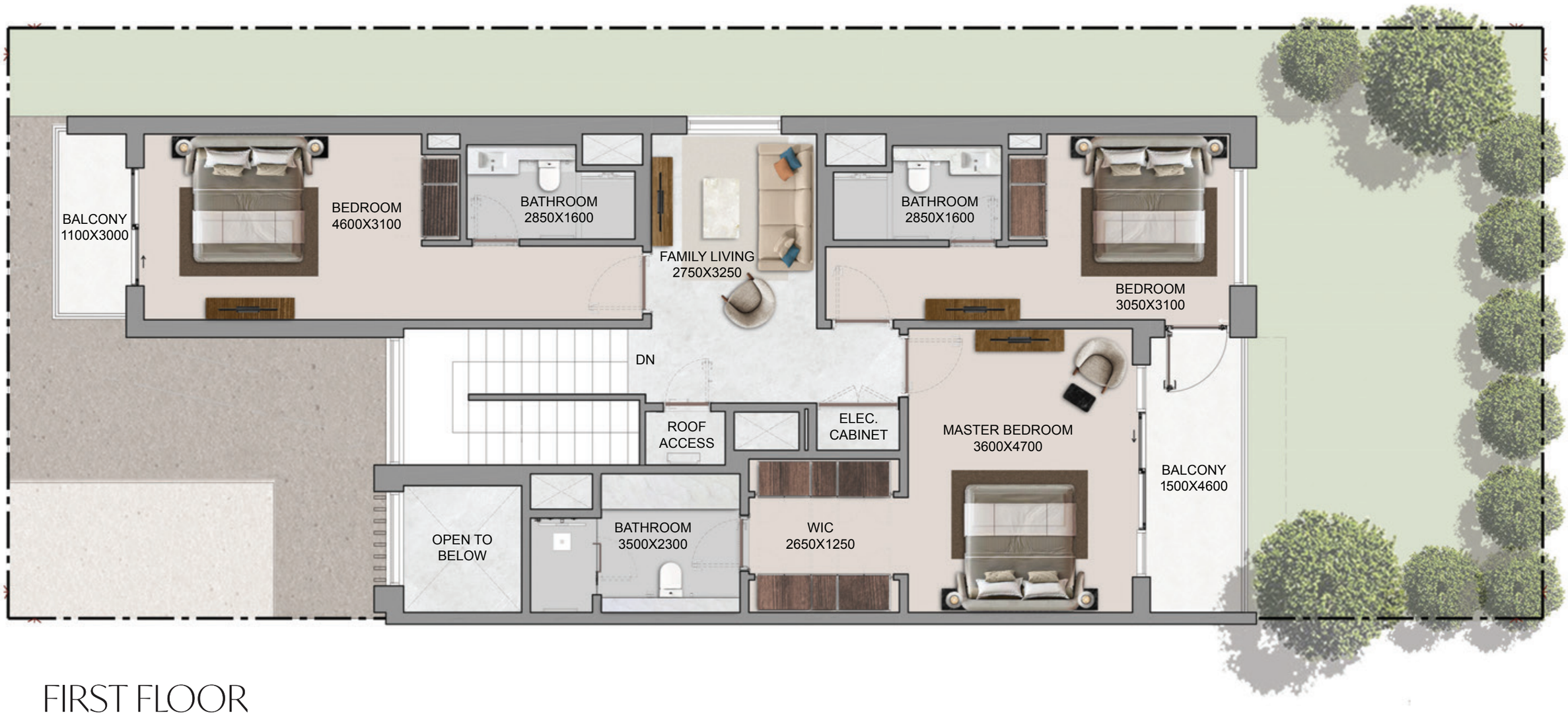
SOBHA
SANCTUARY

GARDEN VILLAS

T4 Bedroom - Type D Variant 01



GROUND FLOOR



FIRST FLOOR

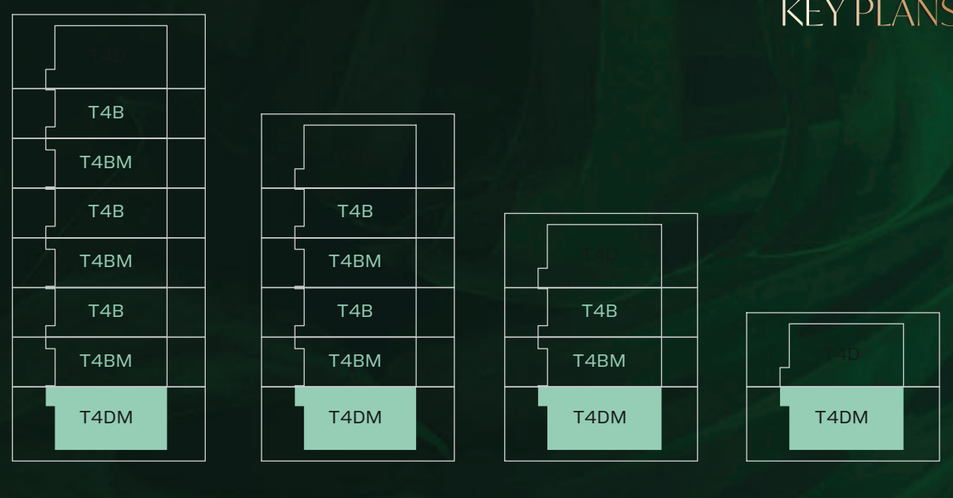
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GARDEN VILLAS

T4 Bedroom - Type D Variant 01 Mirror

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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REALTY