

—

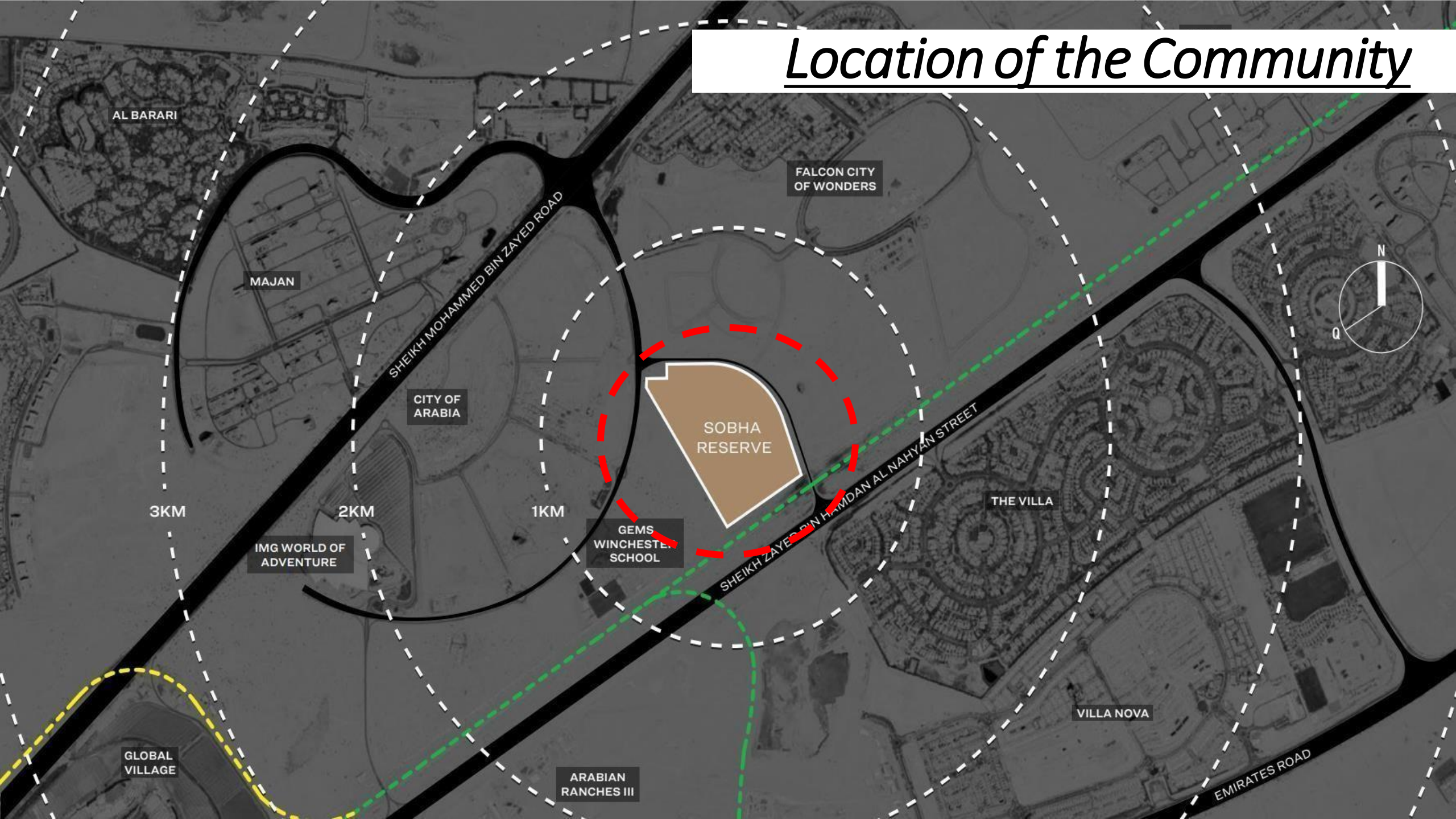
SOBHA RESERVE

*Exclusive Gated
4, 5 & 6 Bedroom
Villa Community*

COMPLETION: JUNE 2026



Location of the Community





1 | Primary Access
to the Community

2 | Secondary Access
to the Community



MASTER PLAN
Designed for life less ordinary



GROUND FLOOR



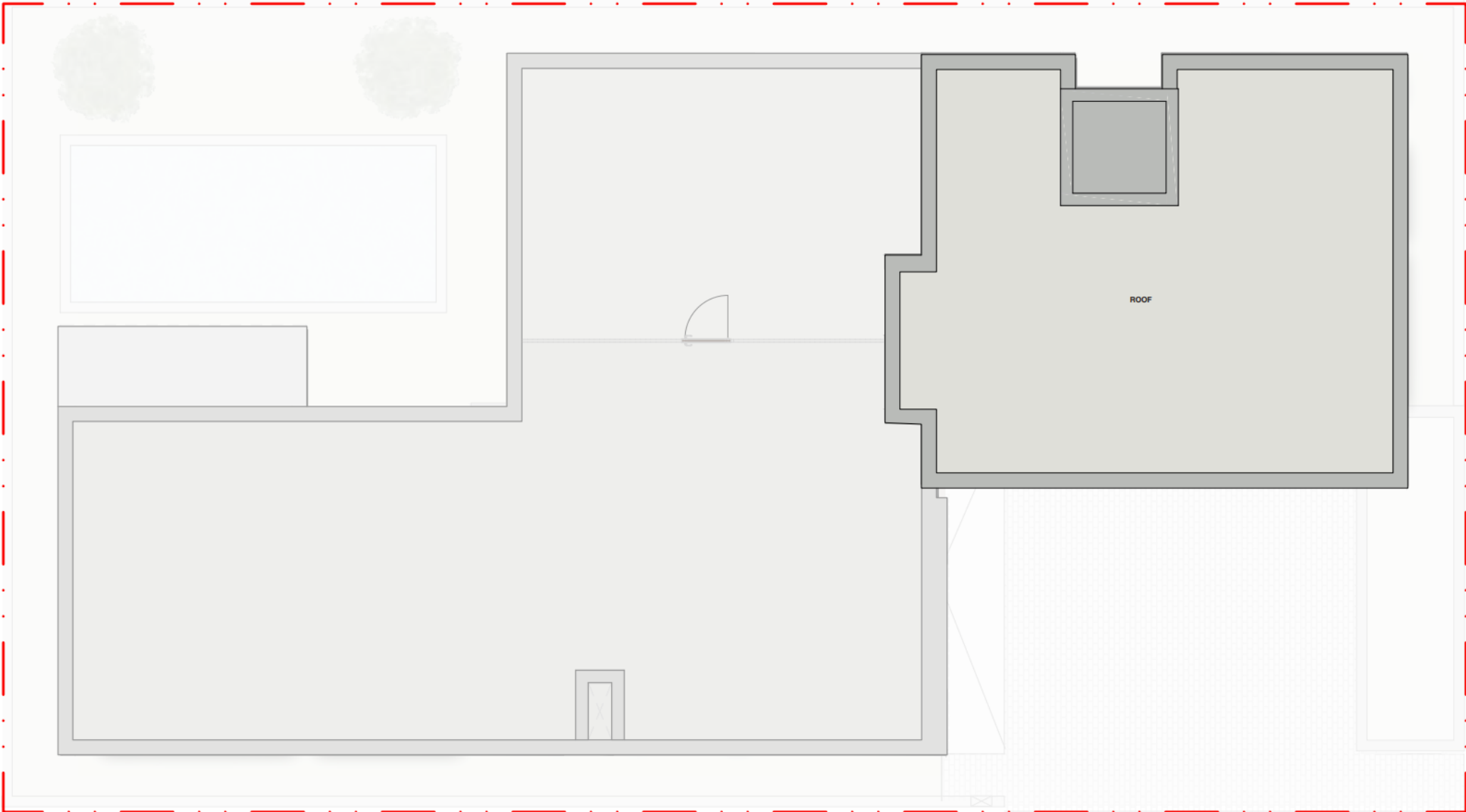
FIRST FLOOR




SECOND FLOOR



ROOF FLOOR



Project		SOBHA RESERVE VILLAS		
Unit Type		4 BED TYPE D (POOL+LIFT+MAIDS+DOUBLE CEILING)		
BUA(Sq.ft)		6,023		
Floor		SR-V 812		
Completion by		Jun-26		
Price		AED	Dollars	
		10,798,378	\$2,958,459.73	
Booking	20%	2,159,676	\$591,691.95	Dec-23
DLD	4%	433,085	\$118,653.46	Dec-23
9 Months from Booking	10%	1,079,838	\$295,845.97	Sep-24
15 Months from Booking	10%	1,079,838	\$295,845.97	Mar-25
18 Months from Booking	10%	1,079,838	\$295,845.97	May-25
21 Months from Booking	10%	1,079,838	\$295,845.97	Aug-25
On completion	40%	4,319,351	\$1,183,383.89	Jun-26

Community Overview

- 3.5 Million Sq Ft Gated, Green community (80 acres / 325,000 Sq. m)
- Well connected to Central Road Network (D54 and E311 Roads)
- Next to the Largest Indoor theme park in the world (IMG World of Adventure) and Global Village (1 of the most popular tourist destinations in Dubai)
- Surrounded by Entertainment / Education / Shopping options to suit the needs of the entire family
- Mature location popular for Villa and Townhouse Communities
- Exclusive Boutique Community with only 330 Villas (4 and 5 BR)
- 25,000 sq ft club House for the community with a host of amenities
- 25% Open, Green Space in the community
- **Service Charges – 5 AED per sq.ft**

Amenities

- 25,000 sq. ft exclusive Club House
 - Swimming Pool with Beach Edge
 - Botanical Gardens
 - Dog Park
 - Static Outdoor Gym
 - BBQ stations
 - Amphitheater with Outdoor Cinema
 - Zen and Yoga Garden
 - Tea House
 - Cycling / Running / Walking Tracks
 - Cricket Pitch / Basketball Courts / Multi-use sports Courts
 - Skate Park
 - Beach Volleyball and Paddle Tennis
 - Community Mall
- 

1. Club House



2. Lagoon Beach



3. Paddle Tennis



4. Basketball Court



5. Cricket Pitch



10. Barbeque Area



12. Obstacle Course



11. Dog park



13. Rock Climbing



14. Outdoor Cinema



15. Yoga Garden



17. Retail Centre



16. Zen Garden



25,000 sqft Club House



Internal Renders & Specifications

SPECIFICATION

- Floor Finishes: Porcelain tiles in all living spaces
- Wall Finishes: Porcelain tiles on Toilet walls. Matt emulsion paint on unit walls
- External Façade: High-performance double-glazed system and Aluminum Composite panels / EIFS with Glass railing.
- Fixture & Fitting: Millwork to be finished with melamine / veneer.
- White goods: Fully fitted kitchen with Refrigerator, Freezer, Oven, Gas Hob & Hood, Washer- Dryer & Dish washer from reputed brands.
- Countertop stone: Reconstituted stone
- Sanitary fixtures & fittings: From reputed brands like Duravit / Grohe Equivalent
- Home Automation: Light & Air conditioner controls enabled. Containment provisions for curtains.

