



## SOBHA RESERVE



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LOCATION: WADI AL SAFA 2- DUBAILAND COMPLETED: JUNE 2026

Sobha Reserve is a gorgeous, serene and tranquil community that will have 2 clusters of 60 villas, consisting of 4 & 5-bedrooms. The master development will cover 3.47 million sqft and will have tree lined walkways and forests, and will make the most of the surrounding natural beauty. Villas will come with 2 storey's and a roof terrace, as well as a swimming pool with balconies and terraces. There will be excellent residential amenities and facilities on-site that encourages people to live a healthy lifestyle and make the most of the outdoors.

### FACILITIES

- CLUBHOUSE
- PARKS AND PATHWAYS
- FOREST
- SPORTS FACILITIES
- OPEN SPACES
- RUNNING TRACK
- WATER ACTIVITIES
- SKATE PARK
- INFINITY POOL & SWIMMING POOLS

### SIZES & PRICES

4 BR - 4,983 SQFT TO 4,998 SQFT	FROM AED 7,500,000
5 BR - 5,684 SQFT TO 5,747 SQFT	FROM AED 10,000,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Spinneys 1 The Villa, Carrefour Market, Bluemart, Choithram Layan Community

**PUBLIC TRANSPORT:** METRO - Dubai Investment Park 2, BUS - DAMAC Hills Golf Vista A

**SCHOOLS/NURSERIES:** Fairgreen International School, Aspire Horizon Academy, GEMS Founders School Al Waha, Akoya Nursery, Blossom Mudon Nursery Dubai

**MEDICAL FACILITIES:** Aster Clinic Arabian Ranches, Aster Clinic Remraam, Medicentres Motorcity, Vitalite Medical Centre

**RETAIL/F&B:** Clubhouse, The Ranches Souk - Arabian Ranches, Sustainable City, Global Village

**PETROL STATION:** ENOC 1094

**LANDMARKS:** Al Qudra Lake, Town Square, Expo 2020 site, Hamdan Sports Complex, Global Village

### LOCATION FACTORS

- GREAT ROAD CONNECTIVITY WITH CONVENIENT LOCATION
- LOCATED JUST OFF SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
- SITS NEXT TO THE VILLA COMMUNITY AND IS SURROUNDED BY ARABIAN RANCHES AND GEMS WINCHESTER SCHOOL
- MINUTES FROM HESSA STREET, UMM SUQEIM AND AL KHAIL ROAD
- EXCELLENT COMMUNITY ENVIRONMENT ONCE THE PROJECT IS COMPLETED
- MASTER PLAN INCLUDES NORTH AVENUE, EAST AVENUE AND CLUSTERS 2,3,4,7 & 8
- EXCELLENT SURROUNDING INFRASTRUCTURE
- 5 MINUTES TO SHEIKH MOHAMMED BIN ZAYED ROAD
- 15 MINUTES TO DUBAI MARINA
- 20 MINUTES TO DOWNTOWN DUBAI
- 25 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Sobha Reserve will be inspired by nature with contemporary and chic spaces with modern architectural and interior styles. Four-bedroom villas come in 3 façade design styles and 5-bedrooms have 4 design types, each ranging from ultra modern to a more contemporary minimal style. All residences will come with vast floor-to-ceiling windows and interior finishes will be neutral and modern.

## PITCH POINTS / WHY BUY?

- VERY REPUTABLE PROPERTY DEVELOPER – ONE OF THE BEST HIGH-END DEVELOPERS IN THE COUNTRY
- EXCELLENT SURROUNDING INFRASTRUCTURE
- PLENTY OF GREENERY AND PLACES TO WALK AROUND
- THE DEVELOPMENT INSPIRES RESIDENTS TO MAKE THE MOST OF THE OUTDOORS AND WILL BE SURROUNDED BY NATURAL BEAUTY
- GOOD ROI OPPORTUNITY
- EASY ACCESS TO THE REST OF DUBAI
- GREAT LOCATION BOTH WITHIN THE MASTER COMMUNITY AND GREAT ROAD CONNECTIONS TO THE REST OF DUBAI
- EXCELLENT FACILITIES AND AMENITIES WITHIN THE SOBHA RESERVE DEVELOPMENT
- SPACIOUS FLOOR PLANS WITH ULTRA-LUXURY ELEMENTS

**PAYMENT PLAN:** 80/20

**ROI:** 4.88 - 5.23% in surrounding areas

## DEVELOPER OVERVIEW

Sobha realty is an international luxury developer which was established back in 1976 in Oman. The company has grown its presence in the uae, Oman, Bahrain, Brunei and India and recorded a record \$544m in revenues in h1 2021. Well known projects of sobha realty include, sobha Hartland, the crest and one park avenue.

## THINGS TO KNOW

SERVICE CHARGE:	AED 5 PER SQFT
ALLOCATED PARKING:	YES – GARAGE FOR 2 CARS
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

## IN CLOSE PROXIMITY

- 1.4km PETROL STATION
- 1.6km SUPERMARKET
- 2.3km JEBEL ALI SCHOOL
- 3.6km SHEIKH ZAYED RD
- 7.9km ASTER MEDICAL CENTRE
- 8.3km FIRST AVENUE MALL
- 15.9km METRO – DUBAI INVESTMENT
- PARK 1



## KEY FEATURES

- ALMOST ALL VILLAS COME WITH 3-STOREY'S: GF, 1ST AND 2ND (TERRACE)
- ALL BEDROOMS COME WITH A BATHROOM AND MANY COME WITH THEIR OWN BALCONY
- MASTER BEDROOMS INCLUDE A WALK-IN-WARDROBE AND SOME HAVE HIS & HERS DRESSING AREAS
- ALL 5BR UNITS AND SOME 4BR UNITS COME WITH A SHOW AND DIRTY KITCHEN
- SOME 4 & 5BR VILLAS COME WITH A STUDY ROOM AND A CLOAK ROOM
- 5-BEDROOMS VILLAS INCLUDE AN OPEN TERRACE
- ALL UNITS COME WITH LAUNDRY ROOM, POWDER ROOM, A MAID'S ROOM AND BATHROOM, A STORAGE ROOM AND A SWIMMING POOL