



# SOBHA SEAHAVEN



## SOBHA SEAHAVEN

LOCATION: DUBAI HARBOUR/DUBAI MARINA

COMPLETED: Q4 2026

This is the first Sobha SeaHaven launch out of the 3 towers within the overall project that sits right on the edge of Dubai Harbour, just behind Dubai Marina. Sobha SeaHaven will be inspired by the wind and the elegant curves of luxurious yachts, celebrating the maritime location of where the development will be located. The first tower includes 1-3 bedroom residences that all come with a balcony and a fabulous view of either Dubai Harbour, Dubai Marina or Palm Jumeirah. The other 2 towers will be released at a later date.

### FACILITIES

- INFINITY LEISURE POOL
- INDOOR GAMES AREA
- SKATE PARK
- VALET & CONCIERGE
- OUTDOOR CINEMA
- YOGA & MEDITATION ZONE
- FAMILY ZONE
- MULTI-PURPOSE HALL
- SPORTS FACILITIES
- CHILDREN'S PLAYGROUND
- HEALTH CLUB
- PET FRIENDLY ZONE

### SIZES & PRICES

1 BR - FROM 861 SQFT TO 1,106 SQFT	FROM AED 3,150,000
2 BR - FROM 1,282 SQFT TO 1,474 SQFT	FROM AED 5,000,000
3 BR - FROM 2,029 SQFT TO 2,458 SQFT	FROM AED 10,000,000
FULL FLOOR	FROM AED 45,000,000

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Caramel Center, Carrefour Marina Crown, Atlantis, Fresh Plus

**PUBLIC TRANSPORT:** METRO - Sobha Realty, TRAM - Mina Seyahi

**SCHOOLS/NURSERIES:** Art Basis School, Raffles Nursery, iCademy Middle East, Regents International School

**MEDICAL FACILITIES:** King's Marina Medical Centre, Top Medical Centre, Medcar Medical Center JBR

**RETAIL/F&B:** Dubai Harbour, Nakheel Mall, Dubai Marina, MOE

**PETROL STATION:** Dubai Harbour

**LANDMARKS:** Ain Dubai, Bluewaters Island, Dubai Marina, Palm Jumeirah

### LOCATION FACTORS

- ULTIMATE BEACHFRONT LIVING
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT NEARBY
- SITS BETWEEN DUBAI MARINA & DUBAI HARBOUR
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- DIRECT ACCESS TO THE BEACH ROAD THAT LEADS TO SRZ, JUMEIRAH, AL WASL AND JBR
- INCREDIBLE VIEWS OF THE PALM, DUBAI MARINA, BLUEWATERS ISLAND
- SITUATED CLOSE TO DUBAI MARINA, JBR & THE PALM JUMEIRAH
- 30 MINUTES TO DXB AIRPORT



+7 969 179 97 79



Sobha SeaHaven will be inspired by luxury yachts, the wind and the sea which means interiors will be ultra-contemporary with nautical lines throughout. All residence will come with fully-fitted kitchens with marble and solid surface countertops. There will also be smart TV's and smart home automation systems in every home, as well as flexi track lighting. All bedrooms will include built-in leatherette and rich veneer finished wardrobes.

## PITCH POINTS / WHY BUY?

- THIS IS THE FIRST LAUNCH OF THE 3 TOWERS. ONLY 30 FLOORS GOING ON SALE OUT OF 67
- HIGHLY ANTICIPATED DEVELOPMENT PROJECT
- SPECTACULAR VIEWS OF THE SEA, PALM JUMEIRAH, DUBAI MARINA, AL AIN FERRIS WHEEL
- THE ULTIMATE BEACH LIFESTYLE EXPERIENCE
- FULL FLOORS AVAILABLE
- EXCELLENT LOCATION & INFRASTRUCTURE
- GREAT OFF-PLAN PAYMENT PLAN
- LARGEST AND MOST ADVANCED MARINIA IN THE REGION
- RENTAL OF ONE-BEDROOM APARTMENT IN DUBAI HARBOUR IS FROM 45K PER YEAR
- AED 4,000 PER SQFT
- 8-10 UNITS PER FLOOR (AED 45M)

**PAYMENT PLAN:** 80/20 (20% deposit)

**ROI:** 7.1% Emaar Beachfront

## DEVELOPER OVERVIEW

SHOBHA 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 SHOBHA REALTY INCLUDE, SHOBHA HARTLAND, THE CREST AND ONE PARK AVENUE.

## THINGS TO KNOW

SERVICE CHARGE:	AED APPROX. 20 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

## IN CLOSE PROXIMITY

- 850m CAMEL CENTER SUPERMARKET
- 1.1km KING'S MEDICAL CENTRE
- 1.2km PETROL STATION
- 1.5km RAFFLES NURSERY
- 2.1km METRO – SOBHA REALTY
- 2.7km MARINA MALL
- 3.5km iCADEMY MIDDLE EAST
- 4.6km SHEIKH ZAYED RD
- 21km DOWNTOWN DUBAI



## KEY FEATURES

- ALL UNITS COME WITH A POWER ROOM, LAUNDRY ROOM AND A BALCONY
- ALL BEDROOMS COME WITH A BATHROOM AND BUILT-IN WARDROBES
- 3BR UNITS ALSO INCLUDE A MAID'S ROOM AND BATHROOM
- ALL KITCHENS COME FULLY FITTED WITH MIELE APPLIANCES
- HOMES WILL COME WITH SMART TV'S AND SMART HOME AUTOMATION SYSTEMS
- EXCELLENT RESIDENTIAL AMENITIES
- GREAT VIEWS OF THE REST OF DUBAI HARBOUR, DUBAI MARINA AND PALM JUMEIRAH