



VERDE

BY SOBHA

SOBHA
REALTY



PROINVEST

VERDE BY SOBHA

LOCATION: JLT - BEHIND CLUSTER H COMPLETED: Q4 2026

Verde by Sobha is the first residential development by Sobha Realty in Jumeirah Lake Towers. The iconic 58-storey tower is located across from JLT Cluster H, and will consist of 1-3BR residences, as well as 1.5 and 2.5-bedroom units that include a study/office. Some units also include an external storage room. All properties will include at least one balcony and a laundry/utility room, and the complex will have a wide range of first-class leisure and entertainment amenities for all residents to enjoy either on the podium level or at the very top of the.

FACILITIES

- SWIMMING POOL & INFINITY POOL
- RETAIL
- GYM
- KID'S PLAYGROUND
- MULTI-PURPOSE HALL
- BBO SPACES
- RELAXATION ZONES
- STEAM & SAUNA ROOMS
- RECREATION ZONE
- RESTAURANTS
- RESIDENTS' LOUNGE

SIZES & PRICES

1 BR - 771 SQFT TO 876 SQFT	FROM AED 1,690,000
1.5 BR - 1,050 SQFT TO 1,060 SQFT	FROM AED - 2,050,000
2 BR - 1,018 SQFT TO 1,420 SQFT	FROM - 2,050,000
2.5 BR - 1,366 SQFT TO 1,528 SQFT	FROM AED - 2,700,000
3 BR - 1,787 SQFT TO 1,921 SQFT	FROM AED - 3,750,000
FULL FLOOR - 13,993 SQFT	FROM AED 30,800,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Big Buy Supermarket, ZOOM, Near Me Minimart DMCC, Spinneys, Grab Mart

PUBLIC TRANSPORT: METRO - DMCC Metro Station, Sobha Realty Metro Station
BUS - Dubai Arch Tower, Dubai Star Tower

SCHOOLS/NURSERIES: Oakfield Early Learning Center DMCC, Emirates International School - Meadows, Kids Kingdom Nurseries JLT

MEDICAL FACILITIES: Armada Medical Centre, Life Medical Center DMCC, Mediclinic Meadows, Aster Clinic JLT

RETAIL/F&B: JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

PETROL STATION: bOMIN oLI dmcc, OPP Emirates International School

LANDMARKS: Dubai Harbour, Dubai Marina, Palm Jumeirah

LOCATION FACTORS

- LOCATED BEHIND CLUSTER H
- EXCELLENT SURROUNDING INFRASTRUCTURE
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- GREAT VIEWS OF SURROUNDING GOLF COURSES AND DUBAI MARINA
- EASY ACCESS TO THE SZR AND SURROUNDING ROAD LINKS
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+9 969 179 97 79



These residences will have open-plan living and dining areas, with some units coming with another dining space in the enclosed kitchen. Every unit comes with at least one balcony and floor-to-ceiling windows that will overlook either the JLT skyline, Emirates Hills Golf Estate, Meadows Emirates Hills, Jumeirah Park or Jumeirah Islands. Interiors will be clean and modern with hues of greys and a natural colour palette.

PITCH POINTS / WHY BUY?

- PROJECT IS EXPECTED TO GENERATE AED 1.6B
- INITIAL RELEASE - FLOORS 1—23 AND 37-57 FLOORS
- JLT IS ONE THE MOST SOUGHT-AFTER AREAS FOR REAL ESTATE IN DUBAI
- VERY REPUTABLE DEVELOPER WITH POPULAR PREVIOUS DEVELOPMENT PROJECTS
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE JLT AREA GENERATE 8.2%
- 10-12 UNITS PER FLOOR
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- SET AMONGST GREAT INFRASTRUCTURE, DINING VENUES AND PUBLIC TRANSPORT STATIONS
- JLT IS PET FRIENDLY WITH PLENTY OF POCKET PARKS
- LOTS OF NURSERIES AND ACTIVITIES FOR CHILDREN WITHIN THE AREA

PAYMENT PLAN: 80/20 (20% deposit)

ROI: 1BR – 8.2%

DEVELOPER OVERVIEW

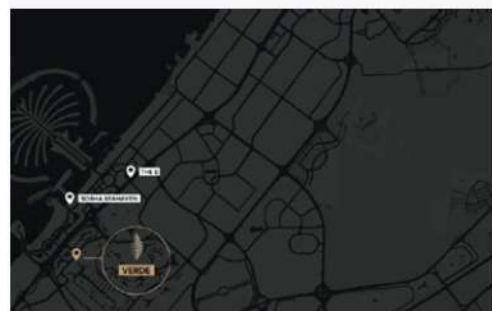
SOBHA REALTY IS AN INTERNATIONAL LUXURY DEVELOPER WHICH WAS ESTABLISHED BACK IN 1976 IN OMAN. THE COMPANY HAS GROWN ITS PRESENCE IN THE UAE, OMAN, BAHRAIN, BRUNEI AND INDIA AND RECORDED A RECORD \$544M IN REVENUES IN H1 2021. WELL KNOWN PROJECTS OF SOBHA REALTY INCLUDE, SOBHA HARTLAND, THE CREST AND ONE PARK AVENUE.

THINGS TO KNOW

SERVICE CHARGE:	AED 16 – 18 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

IN CLOSE PROXIMITY

- 300m BIG BUY SUPERMARKET
- 350m OAKFIELD EARLY LEARNING
- 1.1km BUS – JLT DUBAI ARCH TOWER
- 2km SHEIKH ZAYED RD
- 2km ARMADA MEDICAL CENTER
- 3.4km DUBAI MARINA MALL
- 3.7km PETROL STATION



KEY FEATURES

- ALL UNITS COME WITH ONE BALCONY AND A UTILITY/LAUNDRY ROOM, AS WELL AS AN ENCLOSED KITCHEN
- 1.5 AND 2.5 BR UNITS INCLUDE A STUDY/OFFICE
- MOST 2 & 3BR RESIDENCES COME WITH A MAID'S ROOM AND BATHROOM, AS WELL AS A POWDER ROOM
- ALL BEDROOMS COME WITH A BATHROOM AND MOST MASTER BEDROOMS COME WITH A WALK-IN-CLOSET
- ALL OTHER BEDROOMS INCLUDE BUILT-IN WARDROBES
- SOME OF THE ENCLOSED KITCHENS INCLUDE A DINING AREA AS WELL
- SOME UNITS ALSO INCLUDE AN EXTERNAL STORAGE UNIT