

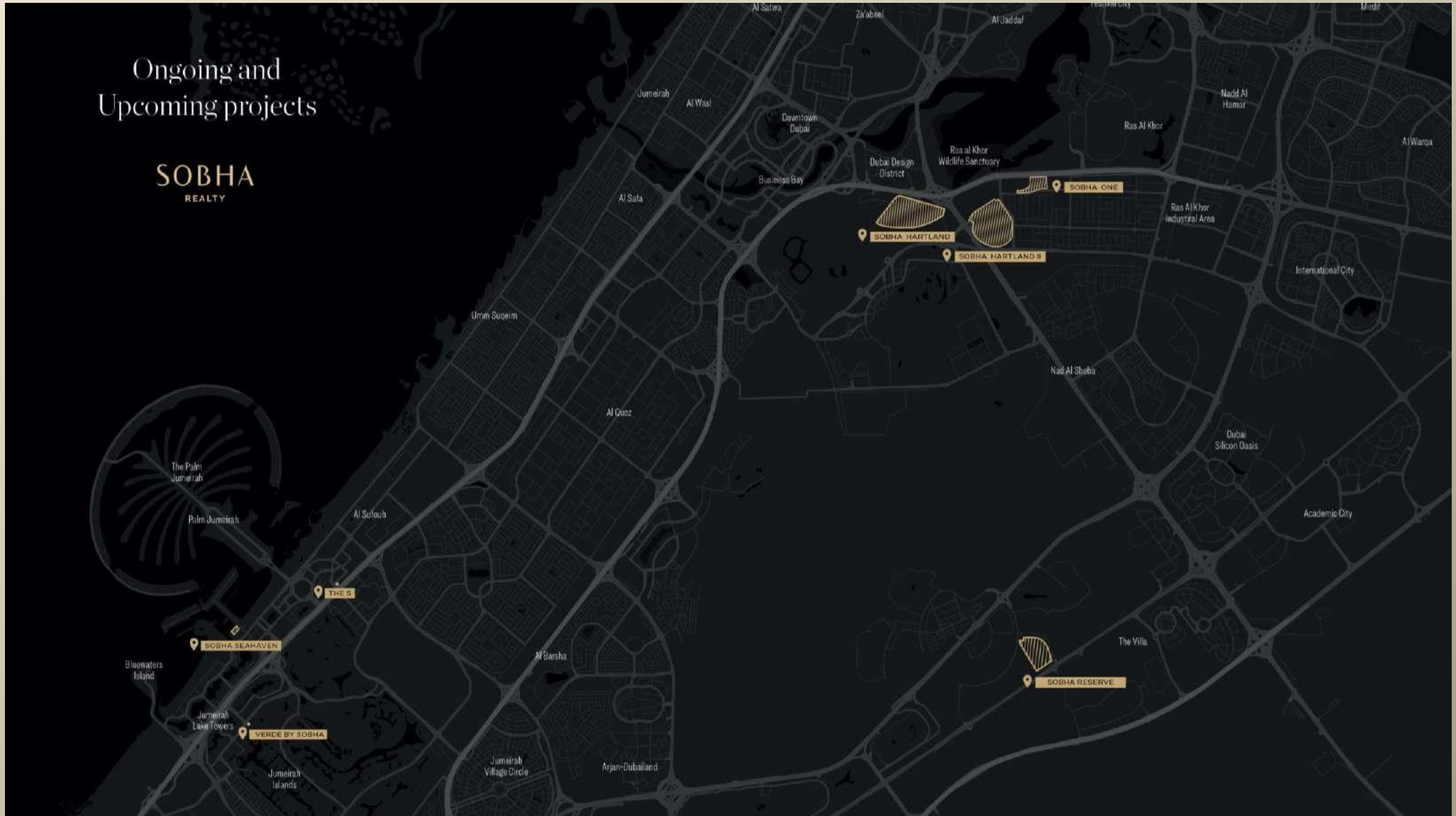


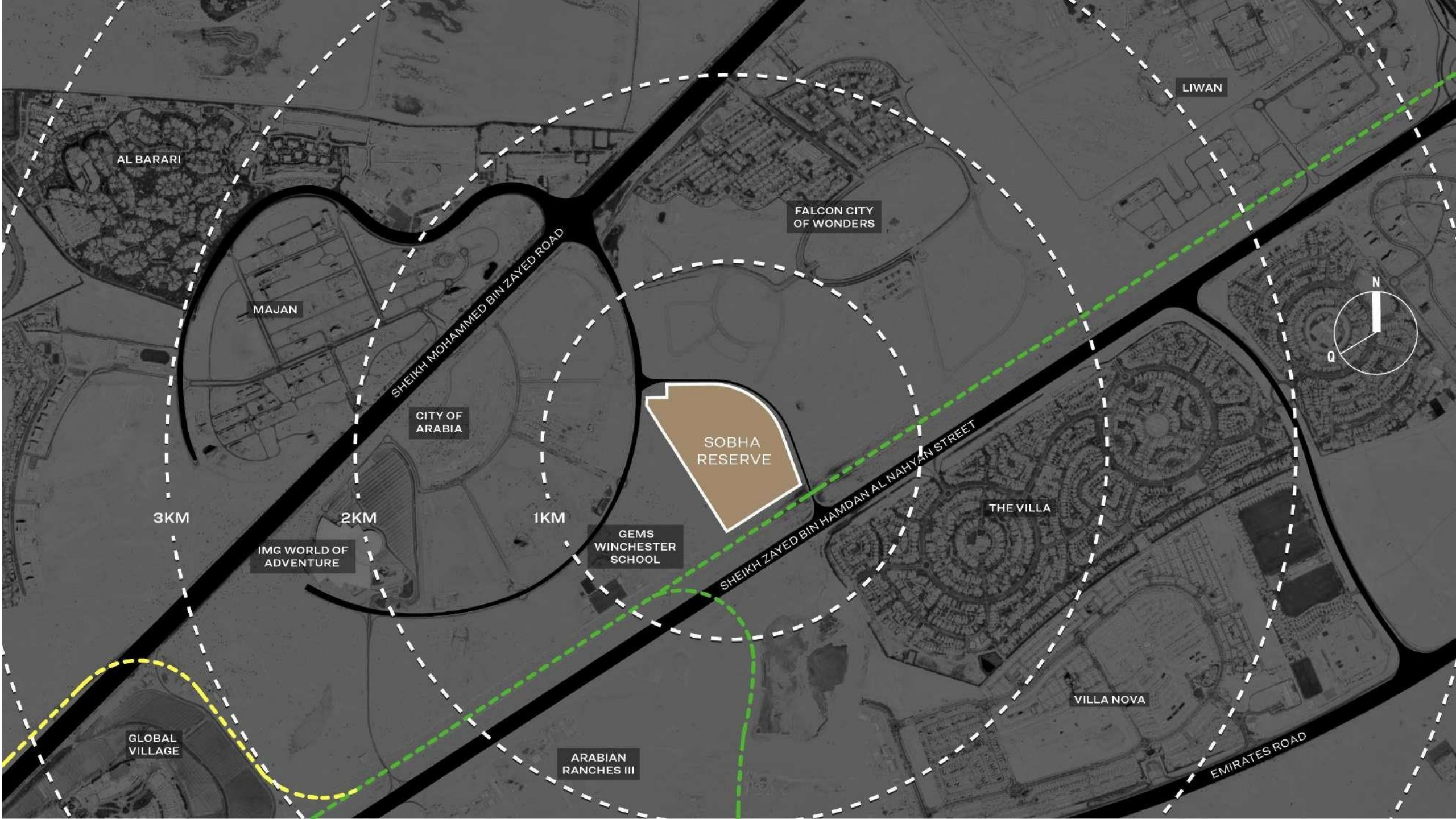
SOBHA RESERVÉ

SOBHA  
REALTY

# Ongoing and Upcoming projects

**SOBHA**  
REALTY





AL BARARI

LIWAN

FALCON CITY OF WONDERS

MAJAN

CITY OF ARABIA

SOBHA RESERVE

SHEIKH MOHAMMED BIN ZAYED ROAD

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

3KM

2KM

1KM

IMG WORLD OF ADVENTURE

GEMS WINCHESTER SCHOOL

THE VILLA

GLOBAL VILLAGE

ARABIAN RANCHES III

VILLA NOVA

EMIRATES ROAD



# MASTER PLAN

- Site Area: 3.47 million square feet
- No. of Villas : Over 300
- Location : Wadi Al Safa 2, Dubailand
- All Villas open to green spaces with several accessible amenities
- The Villa Community is designed to establish a direct connection with Nature
- Each Villa has a Private Pool and a Lawn space





ENTRANCE TO THE COMMUNITY



## DESIGN

Open canvas of 3.47 million square feet

Located in the heart of Wadi Al Safa 2, Dubailand

An exquisite abode with the size of each villa starting from 4900 square feet

Niche set of exquisite villas situated in the heart of an idyllic green

Luxury gated community encompasses bouldering walls, exotic flower-patterned clusters and tree-lined walkways

RESERVE • D FOR A SELECT FEW











# LANDSCAPE FEATURES

Forest Landscapes

Seasonal Garden Areas

Tree lined Walkways

Shared Streets

25%

GREEN & OPEN SPACES

# AMENITIES

- Entry Water Feature
- Botanical Garden
- Dog Park
- Static Outdoor Gym
- BBQ Stations
- Amphitheatre
- Outdoor Cinema
- Zen Garden
- Yoga Garden
- Tea House
- Swimming Pool with beach edge
- Cycling Track + Jogging Track
- Rock Climbing, Obstacle/Course ropes
- Half Basketball Court
- Skate Park
- Playground
- Beach Volleyball
- Paddle Tennis
- Basketball Court
- Multi-Use Court
- Cricket Pitch





For ref only



WELCOME  
TO SERENE LIVING







# 4 BEDROOM VILLA

## DETAILS

Saleable Area: 4983 sq.ft. - 4998 sq.ft.

Available Types: 3

Building Configuration: Ground + 1

- 
- Villa with private garden
  - Private Swimming Pool
  - Living spaces overlook the Pool Area and garden beyond
  - Direct easy access to the forest
  - 2 Covered Car Parks
  - Separate Maid's Rooms
  - Master Bedroom with luxury walk-in Wardrobe, and spacious Bathroom
  - Open Terrace Area over-looking the pool



## 5 BEDROOM VILLA DETAILS

Saleable Area: 5684 sq.ft. - 5747 sq.ft.

Available Types: 4

Building Configuration: Ground + 1

- 
- Villa with private garden
  - Private Swimming Pool
  - Living spaces overlook the Pool Area and garden beyond
  - Direct easy access to the forest
  - Separate Show Kitchen/Bar in each Villa
  - 2 Covered Car Parks
  - Separate Maid's Rooms
  - Master Bedroom with luxury walk-in Wardrobe, and spacious Bathroom
  - Private Balconies and Open Terrace Area options in multiple villa types





4 BEDROOM TYPE A



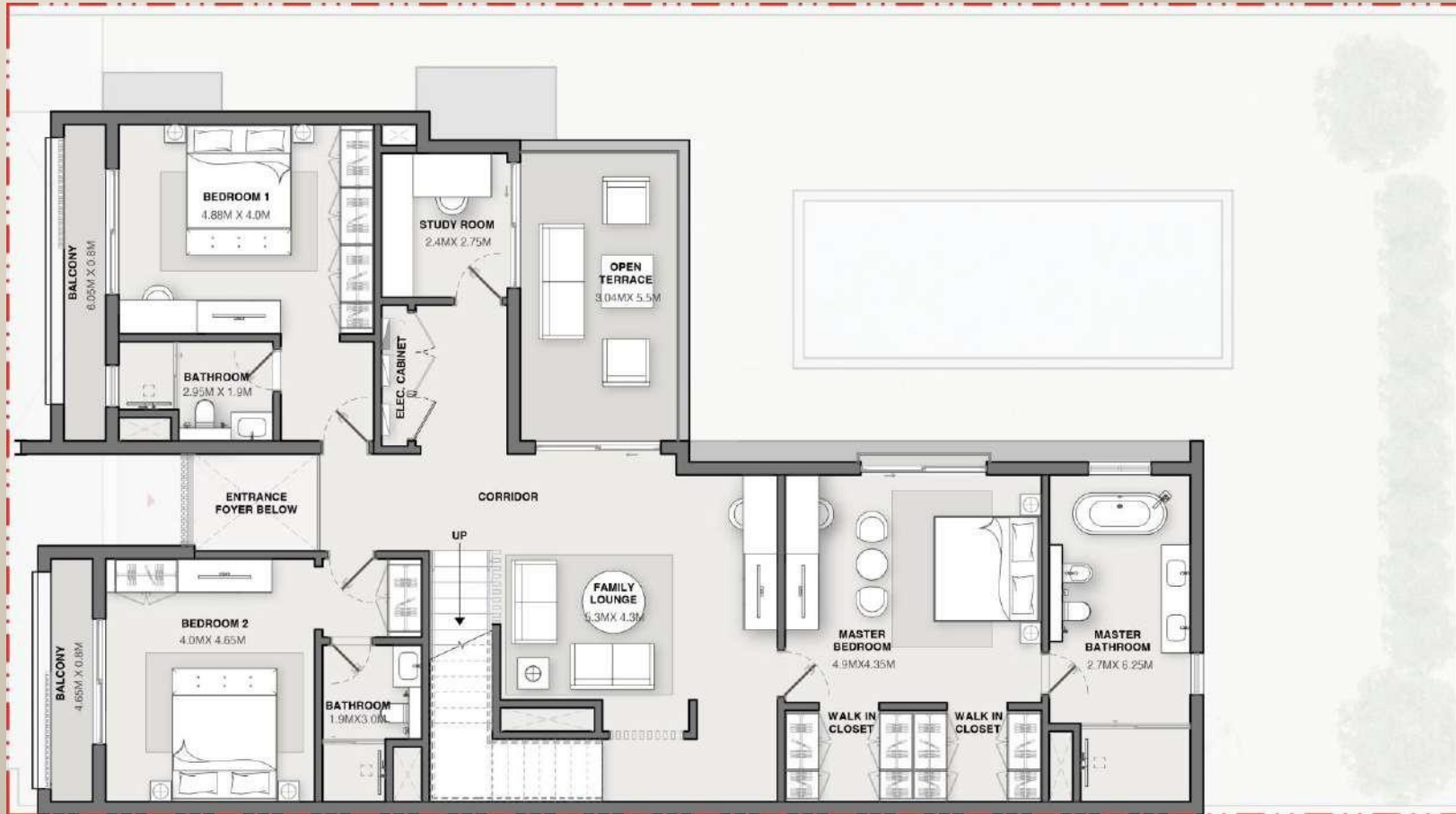
4 BEDROOM TYPE B



4 BEDROOM TYPE C



4 A GROUND FLOOR



4 A FIRST FLOOR



4 A TERRACE



5 BEDROOM TYPE A



5 BEDROOM TYPE B





5 BEDROOM TYPE C



5 BEDROOM TYPE D



5 A GROUND FLOOR



5 A FIRST FLOOR



5 A TERRACE



VILLA INTERIOR



## SPECIFICATIONS

- 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.









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## PRICE AND PAYMENT PLAN

TYPE	AREA (SQFT)		PRICE (AED)	
	MIN	MAX	MIN	MAX
4 Bed	4,983	4,998	7.70 Mn	8.80 Mn
5 Bed	5,684	5,747	8.80 Mn	10.10 Mn

**80%**

DURING CONSTRUCTION

**20%**

ON COMPLETION

POTENTIAL ADDITIONAL EARNINGS PER SHARE

UNITS	SPECIAL BONUS
3	AED 100,000
5	AED 200,000
10	AED 500,000
15	AED 1,000,000



## COMMISSION STRUCTURE

UNITS	COMMISSION VALUE (IN MN AED)	SPECIAL BONUS (IN MN AED)	TOTAL COMMISSION (IN MN AED)
3	1.40	0.10	1.50
5	2.55	0.20	2.75
10	5.10	0.50	5.60
15	7.65	1.00	8.65

## EOI AMOUNTS

AED 1 Mn

(1<sup>st</sup> Preference)

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AED 200,000

(2<sup>nd</sup> Preference)

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## EOI TIMELINES

27<sup>th</sup> March 3<sup>rd</sup> April 2023

