



SOBHA ELWOOD

The Canvas of Nature



SOBHA ELWOOD

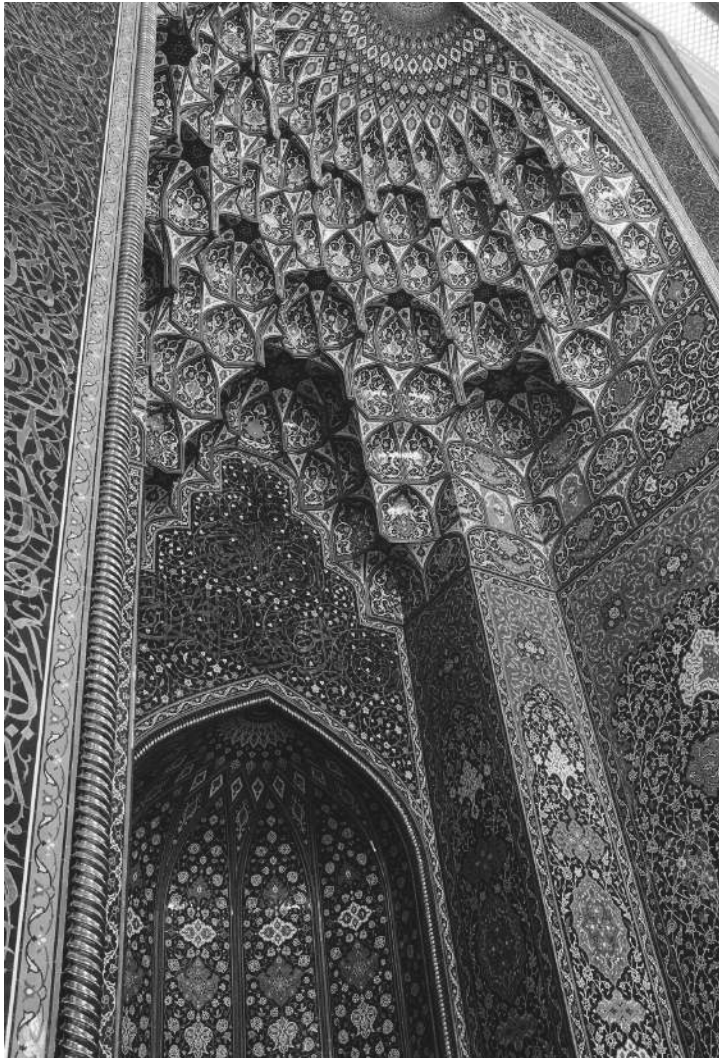




**WE NOTICE THE
SMALLEST
DETAILS.**

So you won't have to.

SOBHA
REALTY



SPEARHEADING THE SOBHA WAY!

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations

Backward Integration.
Forward Thinking.

DESIGN

Masterfully
conceptualized.

**MATERIAL
SOURCING**

Employing cutting-edge
technology for world-class
manufacturing.

**QUALITY
CONTROL**

Establishing a new global
standard.

**ENGINEERING &
CONTRACTING**

Scrupulously refined to
perfection.

CRAFTSMANSHIP

Exquisite attention to
detail from inception to
completion.

A close-up photograph of a hand holding a fern frond. The hand is positioned in the lower-left quadrant, with the fingers gently gripping the stem of the frond. The frond is a vibrant green, with its delicate, feathery structure clearly visible. The background is a soft, out-of-focus green, suggesting a lush, natural setting. The lighting is soft and directional, coming from the upper left, which casts long, dark shadows of the fern fronds onto the skin of the hand. These shadows are sharp and detailed, mirroring the intricate patterns of the fern. The overall mood is serene and connected to nature.

Nature

The essence of
human life

IN A WORLD THAT OFTEN RUSHES BY,
NATURE IS OUR
GREATEST INSPIRATION
AND SOLACE.

Its beauty, resilience, and serenity remind us of life's simplest joys. It's the heartbeat of our existence. It nurtures our well-being, sparks creativity, and connects us to our deeper purpose. That's why we have designed our community to celebrate and integrate the four fundamental elements of nature—greens, water, air, and land – creating a vibrant tapestry of life on the canvas of nature.



the
canvas *of*
nature ❁



DISCOVER
NATURE'S
MASTERPIECE

Embodying the essence of The Canvas of Nature, our community redefines the standards of luxury living. Each residence is a masterpiece of design, meticulously crafted to blend seamlessly with the lush, green landscapes that envelop it.

Here, the beauty of nature intertwines seamlessly with everyday moments. Picture yourself stepping into a vast canopy of greenery, where the hustle and bustle of life fades away. This is a sanctuary where every breath you take is filled with the clean air of the great outdoors, and every step leads you deeper into the heart of nature's embrace.

INTRODUCING



SOBHA ELWOOD

ABUNDANT

greenery

As you jog along the winding trails of lush, green parks surrounded by over 10,000 trees, let the pure, fresh air invigorate your senses.

In this verdant sanctuary, residents are a mere step away from lush, green spaces.

LIVE AMONGST

10,000+

TREES



M U L T I P L E
W A T E R - S P O R T S
O P P O R T U N I T I E S

A Q U A T I C
blues

Challenge your friends as you dive into the exhilarating lap pool. Nearby, the sound of laughter fills the air as your children splash joyfully in the splash pad, their sun-kissed faces beaming with delight.

Sobha Elwood boasts pristine water bodies, maintained to offer a range of experiences from youthful adventures to tranquil escapes for rejuvenation and well-being.

INHALE THE
purity

Breathe in the city's purest air, rejuvenated by a lush landscape beautifully curated to enhance your well-being.

Wake up to the gentle rustling of leaves, the crisp scent of greenery, and the symphony of birdsong—each day a testament to embracing nature's timeless allure.

COMMUNITY
WITH BETTER AIR
QUALITY INDEX

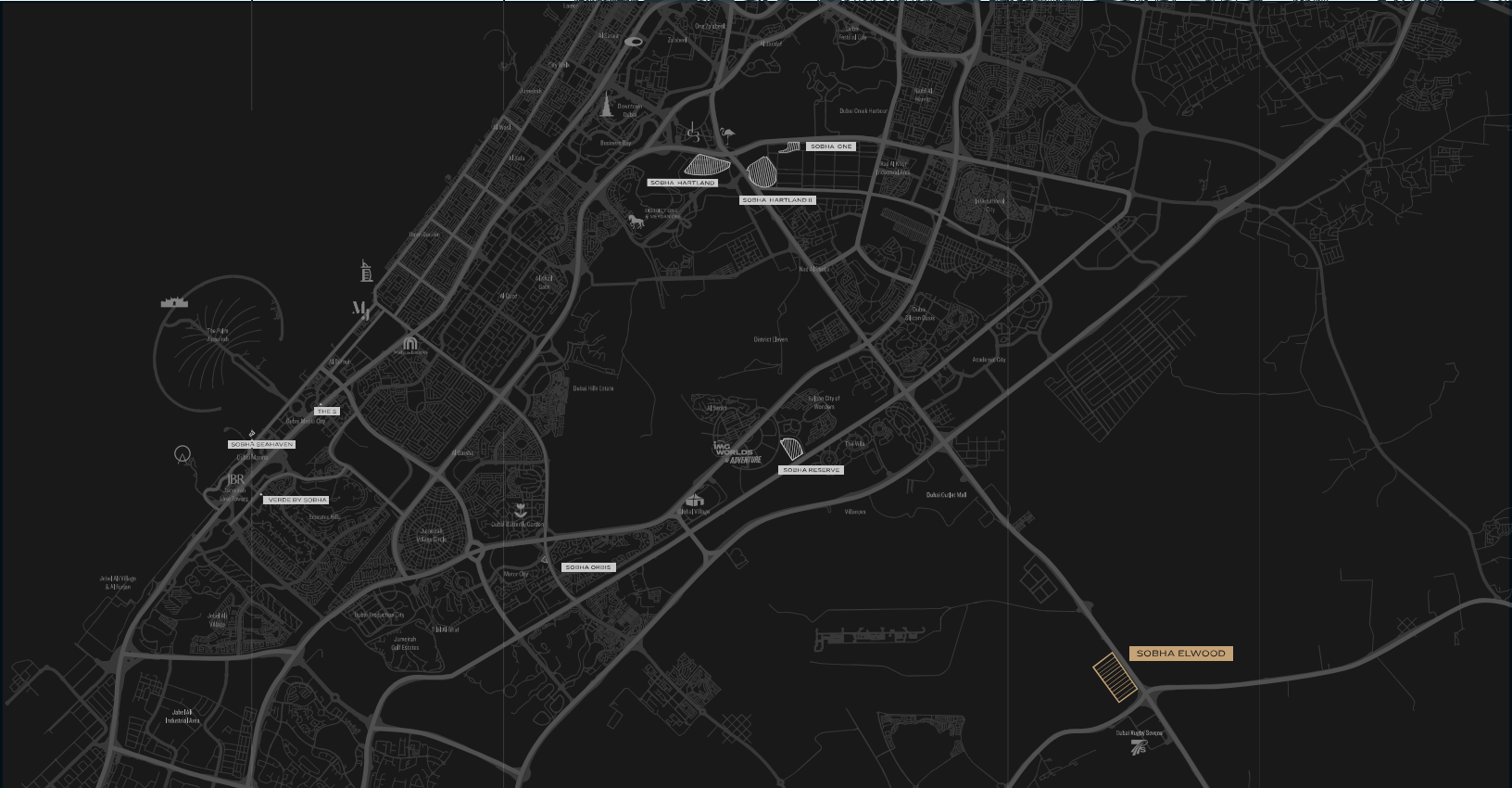


ELYSIAN
expansE

Imagine whispering little secrets as a soothing song emerges from a nearby baobab tree where a bird has found its abode.

Sobha Elwood, spanning around 416,000* square meters of expansive open space and lush parks, provides ample room to reconnect with those who matter most.

47% * OF EXPANSIVE
OPEN SPACE



Location

5 minutes from
DUBAI RUGBY SEVENS

8 minutes from
DUBAI OUTLET MALL

20 minutes from
DOWNTOWN DUBAI

25 minutes from
DUBAI INTERNATIONAL AIRPORT

30 minutes from
AL MAKTUM INTERNATIONAL AIRPORT



Master Plan

Enhance your lifestyle with our Exclusive Club House and community centre, while ensuring peace of mind with an on-site school, clinic, and kindergarten/daycare/nursery facilities, all designed to cater to your every need.

- | | |
|-----------------------------------|----------------------------|
| 1. Entry Plaza | 14. Fragrance Garden |
| 2. Club House – Master Community | 15. Kid's Play Area |
| 3. Club House – Villa Community | 16. Community Garden |
| 4. Fitness Courts | 17. Play Court |
| 5. Community Shopping Centre | 18. Dog Park |
| 6. Multi-functional Events Ground | 19. Bicycle/ Jogging Track |
| 7. Sports Venue | 20. Elwood Trail |
| 8. Padel Court | 21. Forest Trail |
| 9. Skate Park | 22. Open Fitness Area |
| 10. Toddler Play Area | 23. Open Amphitheatre |
| 11. Activity Lawn | 24. Half Basketball Court |
| 12. Pond | 25. Activity/ Lap Pool |
| 13. Sensory Garden | 26. Gala Ground |
| | 27. Mosque |

Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



Elwood Estates Community

A SANCTUARY FOR
EVERY SOUL



Elwood's Enclaves

Where every corner is a testament to harmonious
and thoughtful design.

EDEN'S

Botanica

NATURE'S PARADISE AWAITS

Infuse your life with the vibrant hues of Eden's Botanica, a serene haven where nature and tranquillity converge. Wander through the **Botanical Garden and Community Garden**, each designed to transport you to another world.





WELLNESS

Sanctuary

REJUVENATE YOUR BODY,
MIND, AND SOUL

Discover the exhilarating **Jogging Track** and **Cycling Track**, perfect for challenging yourself. Experience the ultimate escape walk on **Therapeutic Isle**, where nature's serenity and holistic wellness create a haven of tranquility.

ADVENTURE

Trails

WHERE EVERY PATH

LEADS TO SELF-DISCOVERY

As the leaves turn brilliant shades of red, orange, and yellow, each hike along the trail becomes an adventure that strengthens bonds and deepens your appreciation for the changing seasons. Feel the thrill of discovery as you explore **Nature Play Area**, **Boardwalk Trail**, and conquer the exciting **Adventure Park**. Whether you are seeking a tranquil retreat or an exhilarating outdoor adventure, this haven offers the perfect backdrop for every moment.



LEISURE

Escape

YOUR SANCTUARY FOR SERENITY

Spread out a blanket beneath the shade of majestic trees at **Forest Trail** and set up a delightful feast at the **Rolling Mounds**. Play tag with your little ones as they explore the tranquil **Hammock Court**, where the natural beauty enhances their sense of adventure.



I N T R O D U C I N G E L W O O D E S T A T E S

Luxury Villas in



SOBHA ELWOOD

Nestled within the serene and sustainable community of Sobha Elwood, the Elwood Estates offer an unmatched living experience. These exquisite villas, available in 4, 5, and 6 bedroom configurations, are thoughtfully designed to immerse residents in a natural & tranquil environment.

Drawing inspiration from nature's canvas, these villas are adorned with earthy tones, expansive spaces and large windows that invite abundant natural light.

Here, every moment is an opportunity to connect with nature and enjoy the finest comforts of modern living.



SOBHA ELWOOD

T H E M A G I C A L L A N D S C A P E





DISCOVER
NATURE'S MASTERPIECE:

The world's seven
grand forests infused
in parks

STEP INTO A LIVING TAPESTRY

Imagine stepping into a world where the grandeur of the planet's most iconic forests is brought to life right before your eyes. Welcome to our visionary project – a breathtaking collection of landscapes, each embodying the spirit and splendour of the world's largest forests.

A SYMPHONY OF NATURE

Our design philosophy is rooted in creating an authentic woodland ambience.

Each park is more than a mere representation. It's an immersive experience that evokes the essence of these legendary forests.

DESIGN INSPIRATION

Distinct Forest Landscapes and Woodland Ambiance:

Each park boasts a unique identity, inspired by 7 largest forests of the world

Harmonious Integration:

Our design intertwines human habitation with lush greenery, fostering a sense of living within nature.

01



PARK INSPIRED BY
Daintree Rainforest
A U S T R A L I A



Experience towering trees, verdant foliage and lush landscape inspired by the ancient beauty of one of the oldest rainforests on Earth.



~ 6 Acres

02



PARK INSPIRED BY
Baobab Forest
S O U T H A F R I C A



Stand in awe of the majestic baobabs, whose iconic silhouettes and unique textures create a landscape unlike any other.



~ 2 Acres

03



PARK INSPIRED BY
Bristlecone Forest
CALIFORNIA



Encounter the enduring beauty of the Bristlecone pines, the oldest living trees on the planet, amidst a timeless landscape.



~ 2 Acres

04



PARK INSPIRED BY
Białowieża Forest
P O L A N D



Wander through the mystical primeval forest landscape, home to towering oaks and ancient pines.



~ 6 Acres

05



PARK INSPIRED BY
Amazon Rainforest
S O U T H A M E R I C A



Lose yourself in the vibrant landscape of the world's largest tropical rainforest.



~ 7 Acres

06



PARK INSPIRED BY
Yakushima Forest
J A P A N



Delight in the landscape inspired by the mystical Yakushima forest, where ancient cedars create a fairy-tale setting.



~ 4 Acres

07



PARK INSPIRED BY
Taiga Forest
R U S S I A | C A N A D A



Embrace the landscape inspired by the vast, untamed wilderness of the Taiga, where coniferous trees stretch endlessly towards the horizon, embodying the raw beauty of the boreal forest.



~ 4 Acres

A N U N F O R G E T T A B L E
E X P E R I E N C E

Our parks are designed to be more than just a visit. They are an invitation to reconnect with nature. Each element, from the selection of plant species to the layout and design, is chosen to enhance both the aesthetic and functional aspects of the space. This integration of forest components ensures a harmonious blend that elevates the overall experience.





D E S I G N C O N C E P T F O R
S O B H A E L W O O D

Sobha Elwood merges modern design with lush greenery, creating a harmonious living experience. Our vision emphasizes sleek aesthetics and seamless indoor-outdoor spaces.



Design Philosophy

MINIMALIST MODERNISM

Embrace simplicity and elegance with geometric forms and neutral tones, seamlessly integrating with nature.

INTEGRATION WITH NATURE

Large windows and balconies offer panoramic views, creating a seamless flow between indoor and outdoor spaces.

FUNCTIONAL LAYOUTS

Open-plan living areas encourage social interaction, balancing privacy and communal spaces for modern lifestyles



VILLA CHARACTERISTICS

Discover beautiful spaces that enhance well-being and harmonize with the environment.



CONTEMPORARY HAVEN

The contemporary design and extensive glass capture contemporary living, with open plans ideal for art displays.



PRIVATE RETREAT

Focus on luxury and privacy, with secluded outdoor areas and a soothing, nature-integrated design.



URBAN OASIS

Designed for urban comfort, with modern materials and textures creating a striking visual appeal.



MULTI-LEVEL LIVING / FAMILY LOUNGE

Expansive balconies offer clean lines contrasting the greenery.



GARDEN SANCTUARY

Large windows and sliding doors flood interiors with light, offering uninterrupted garden views and enhancing outdoor living.



POOLSIDE RETREAT

A tranquil pool area extends your living space, with private balconies for secluded relaxation.



Each unit within this project offers a unique interpretation of modern living, tailored to different lifestyles but united by a common theme of elegance, functionality, and a deep connection to nature. The designs reflect a commitment to creating spaces that are not only beautiful but also enhance the well-being of their inhabitants.

EXEMPLARY
MICRO-MOBILITY
SOLUTIONS

To ensure unmatched connectivity, Sobha Elwood provides cutting-edge micromobility solutions. This meticulously orchestrated network offers swift, eco-conscious travel epitomizing convenience and enhancing the refined lifestyle of our residents of Sobha Elwood.



Meticulously
Orchestrated
Network



S U S T A I N A B I L I T Y
A T I T S H E A R T

Future- Forward Lifestyle

Embrace a future-forward lifestyle with our comprehensive EV charging solution exclusively tailored for our Villas, ensuring seamless integration of sustainable mobility. Additionally, our Mixed-Use Apartments feature integrated parking facilities complemented by an EV charging infrastructure, promising convenience and environmental responsibility at every turn.

Image is only for artistic impression*



SOBHA ELWOOD

V I L L A 4 B E D R O O M





This image is a computer-generated rendering and should not be taken as a guarantee of the actual appearance of the property. The actual appearance of the property may vary from the image shown. All furniture, lighting, and fixtures are for illustrative purposes only. For this reason, all images are purely illustrative and subject to change without notice.



This image is a digital rendering of a property. It is not intended to be used as a substitute for a professional architectural drawing or a site plan. The actual property may vary from the rendering. All furniture, lighting, and landscaping are for illustrative purposes only. For this reason, all images are purely illustrative and subject to change. (Illustration purposes only)



SOBHA ELWOOD

V I L L A 5 B E D R O O M





This image is a computer-generated rendering. All details are subject to change without notice. The final design and construction are subject to the final approved plans and specifications. The actual appearance may vary from the rendering. All dimensions and specifications are subject to change without notice. All dimensions and specifications are subject to change without notice. All dimensions and specifications are subject to change without notice.



SOBHA ELWOOD
TYPOLOGY



PROPOSED ROAD

ACCESS

DUBAI - AL AIN ROAD

UTILITY CORRIDOR



This image is a virtual representation of the proposed design and is not intended to be used for any purpose other than for illustrative purposes only. The actual design and construction may vary from the image shown. All rights are reserved and subject to change without notice.



SOBHA ELWOOD

I N T E R I O R S







SOBHA ELWOOD

CLUBHOUSE







This image is a computer-generated illustration and should not be taken as an offer or a guarantee of any kind. The developer does not assume any liability for the accuracy of the information provided in this image. The developer reserves the right to change the design and details of the project without any prior notice. All rights are reserved. For more information, please contact the developer.



SOBHA ELWOOD

U N I T P L A N S

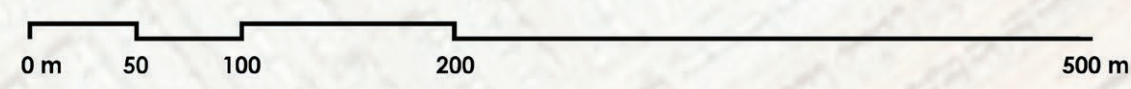




SOBHA ELWOOD TYPOLOGY



- 4 Bedroom Type A
- 4 Bedroom Type A - Mirror
- 4 Bedroom Type B
- 4 Bedroom Type B - Mirror
- 4 Bedroom Type C
- 4 Bedroom Type C - Mirror
- 5 Bedroom Type A
- 5 Bedroom Type A - Mirror
- 5 Bedroom Type B
- 5 Bedroom Type B - Mirror
- 6 Bedroom Type A
- Unreleased Villa





SOBHA ELWOOD

4 Bedroom Villa I Type A

Plot Area

Min 575.11 sq.m

Max 650.10 sq.m

Min 6,190.43 sq.ft

Max 6,997.62 sq.ft

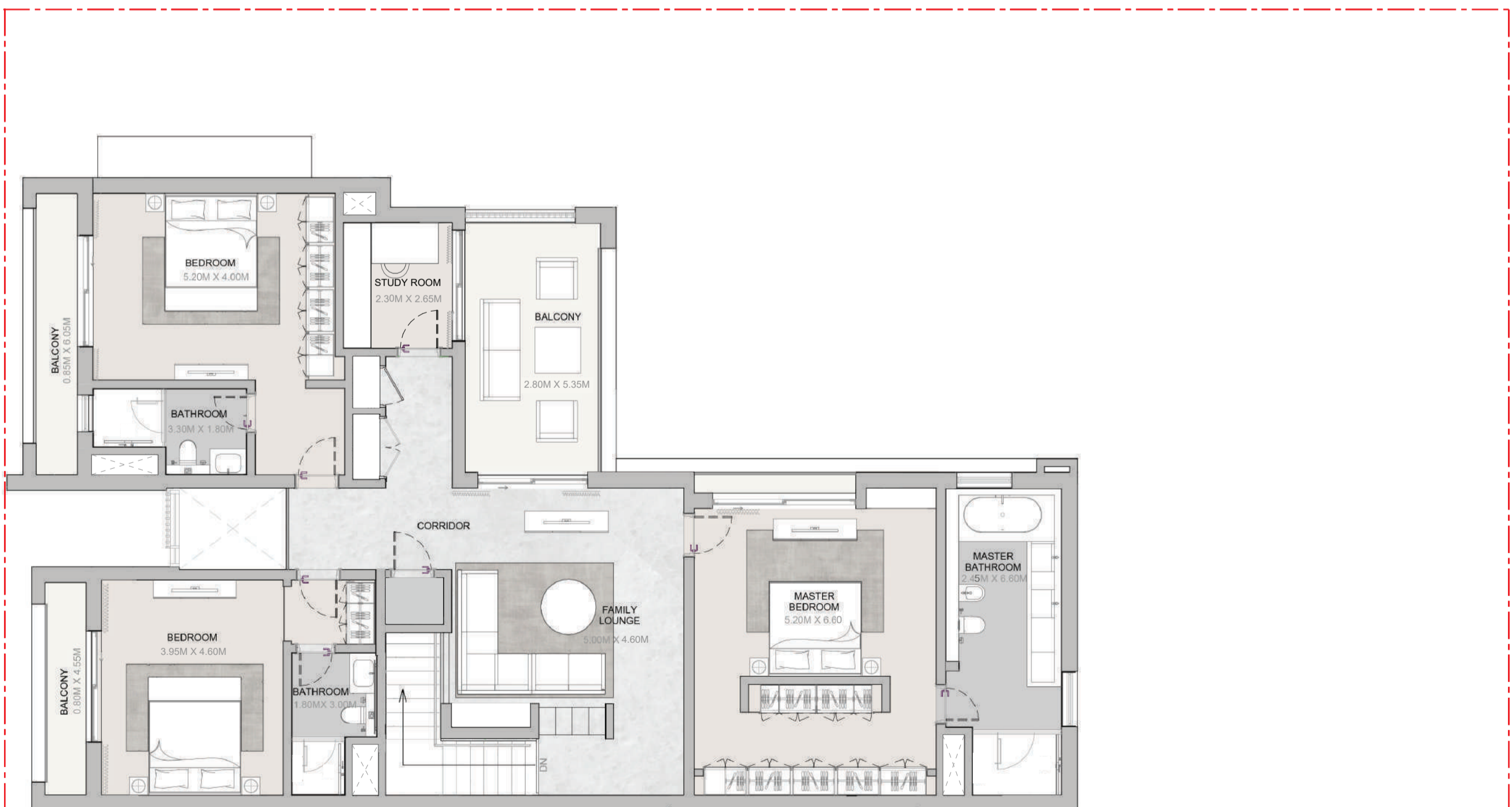
Saleable Area

460.58 sq.m

4,957.64 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

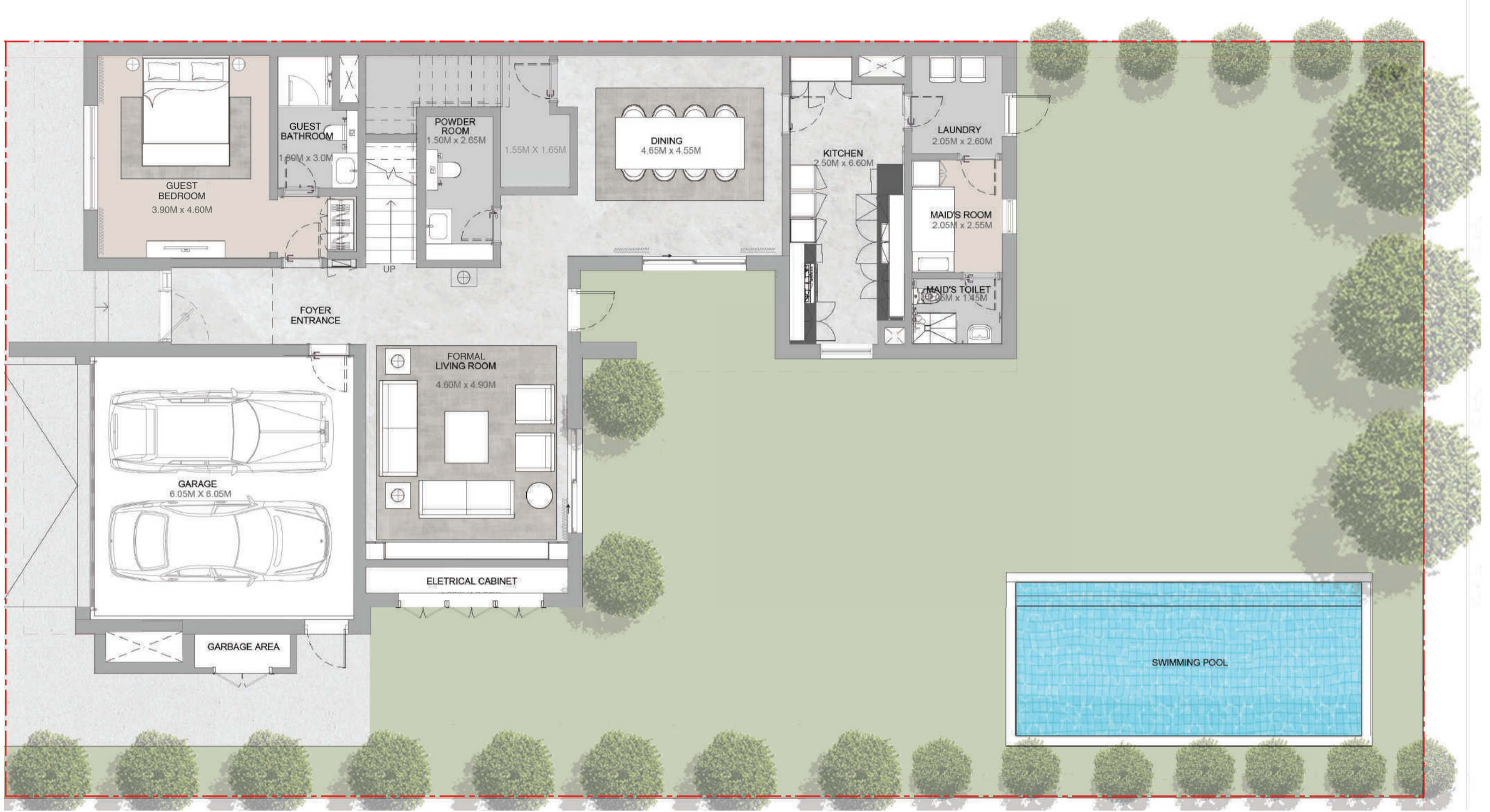


SOBHA ELWOOD

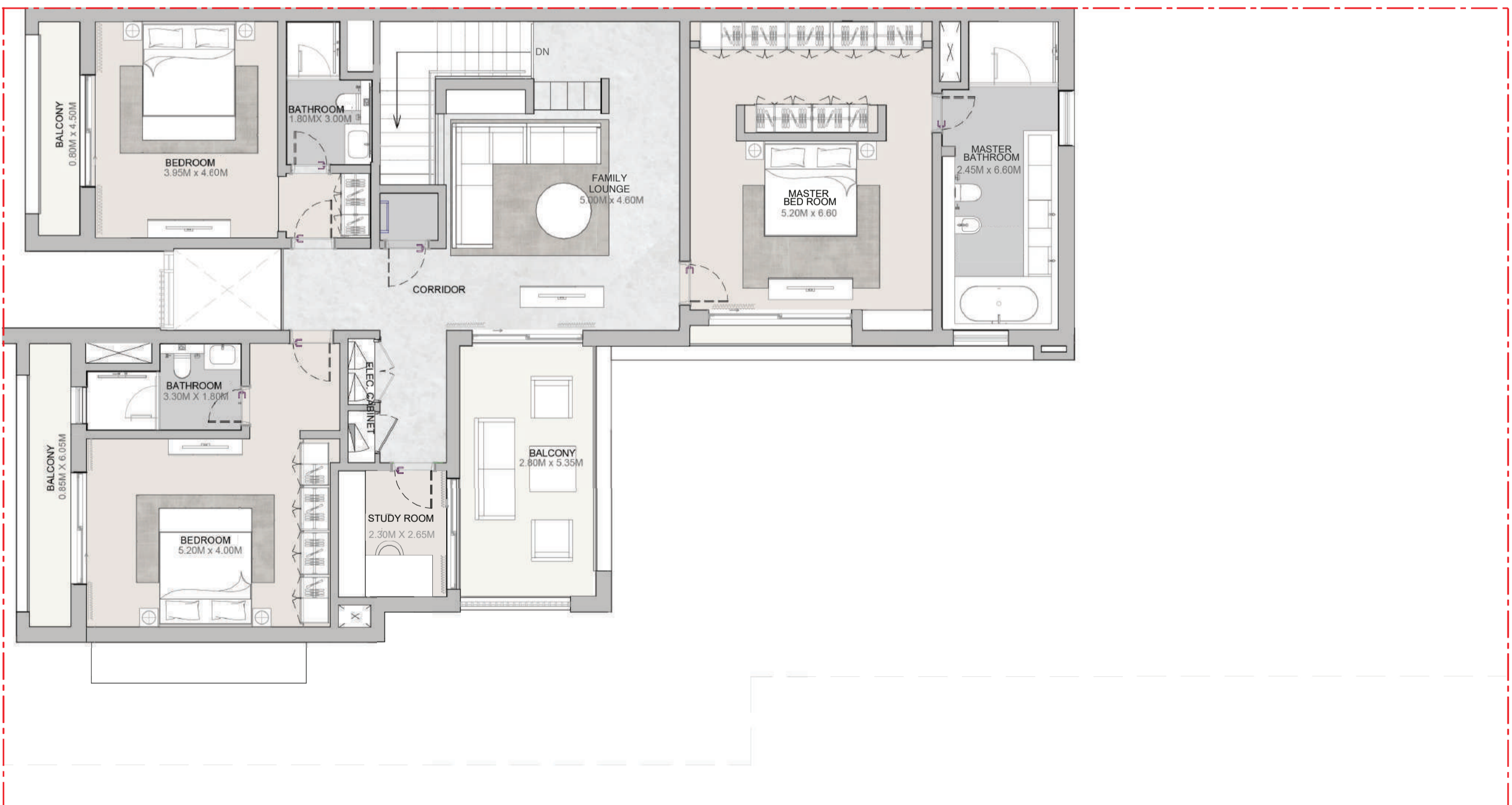
4 Bedroom Villa | Type A Mirror

Plot Area	
Min 567.03 sq.m	Max 650.10 sq.m
Min 6,103.46 sq.ft	Max 6,997.62 sq.ft

Saleable Area	
460.58 sq.m	
4,957.64 sq.ft	



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA WORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

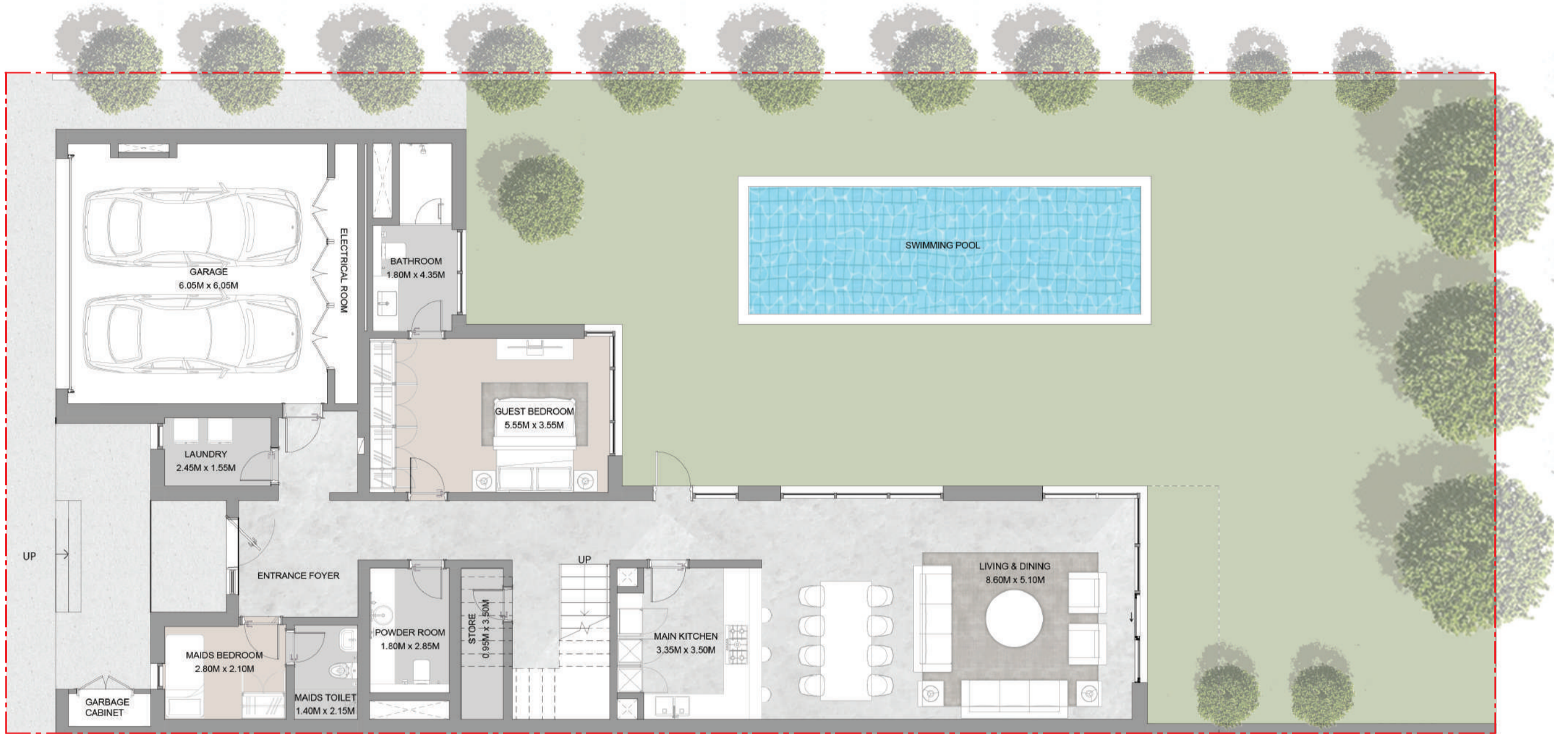


SOBHA ELWOOD

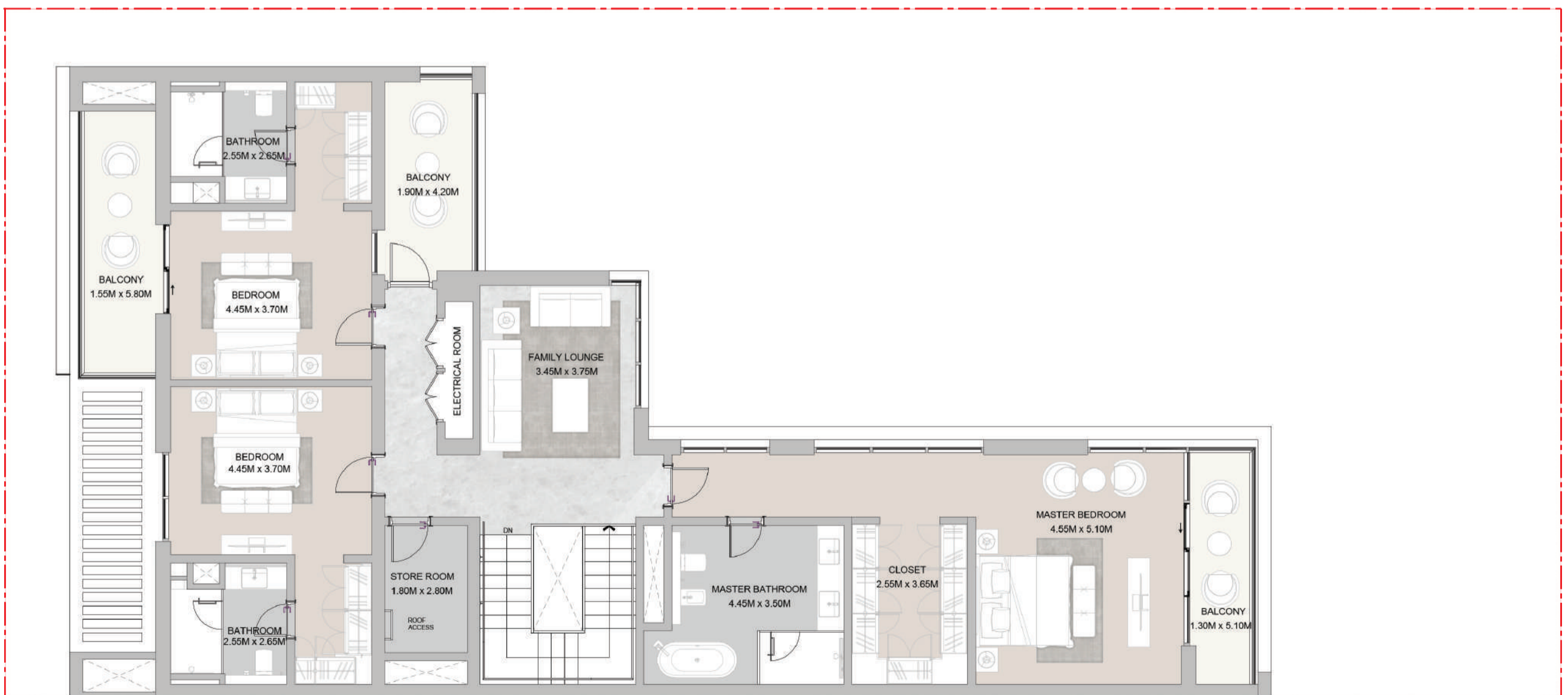
4 Bedroom Villa I Type B

Plot Area
 Min 575.11 sq.m Max 661.21 sq.m
 Min 6,190.43 sq.ft Max 7,117.21 sq.ft

Saleable Area
 465.18 sq.m
 5,007.16 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

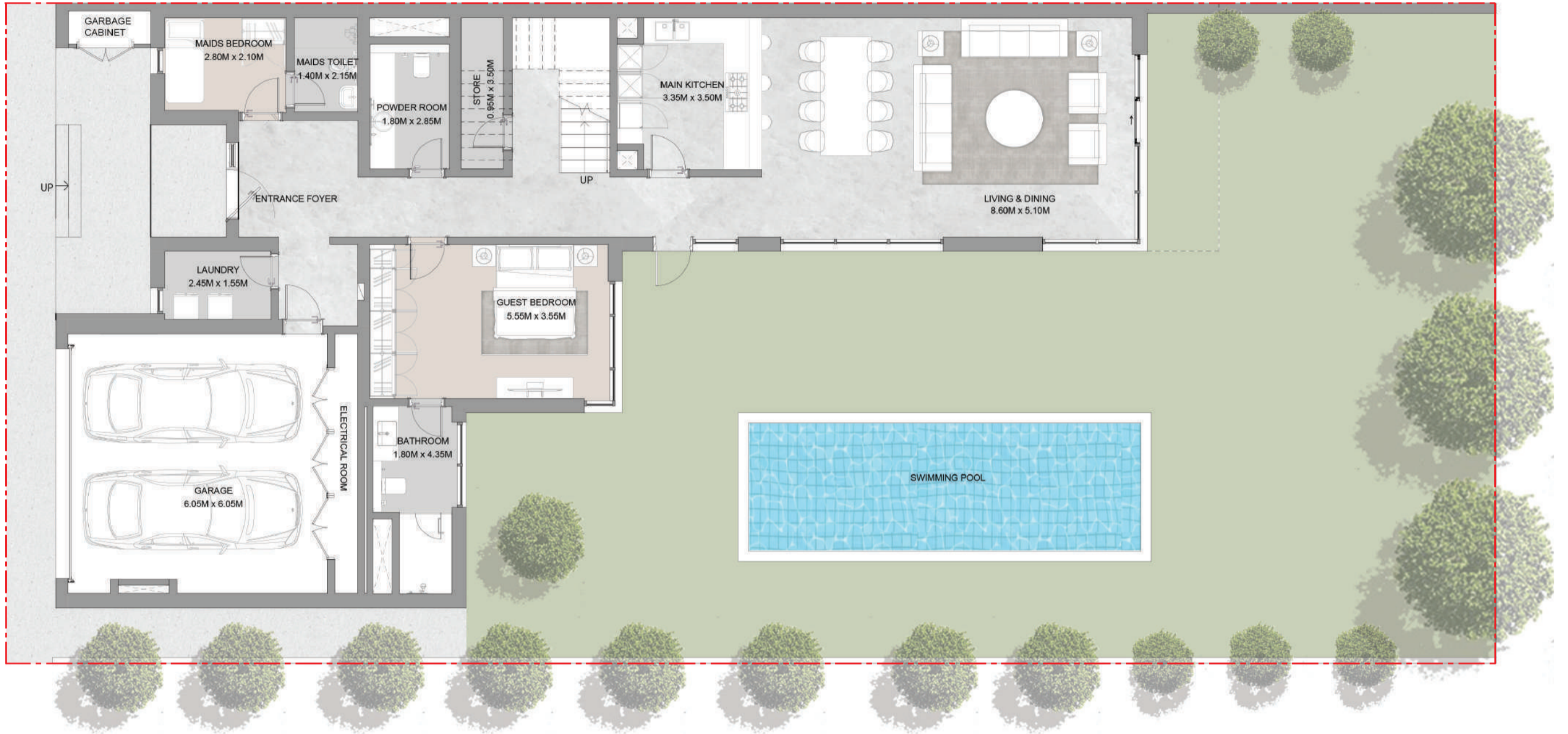


SOBHA ELWOOD

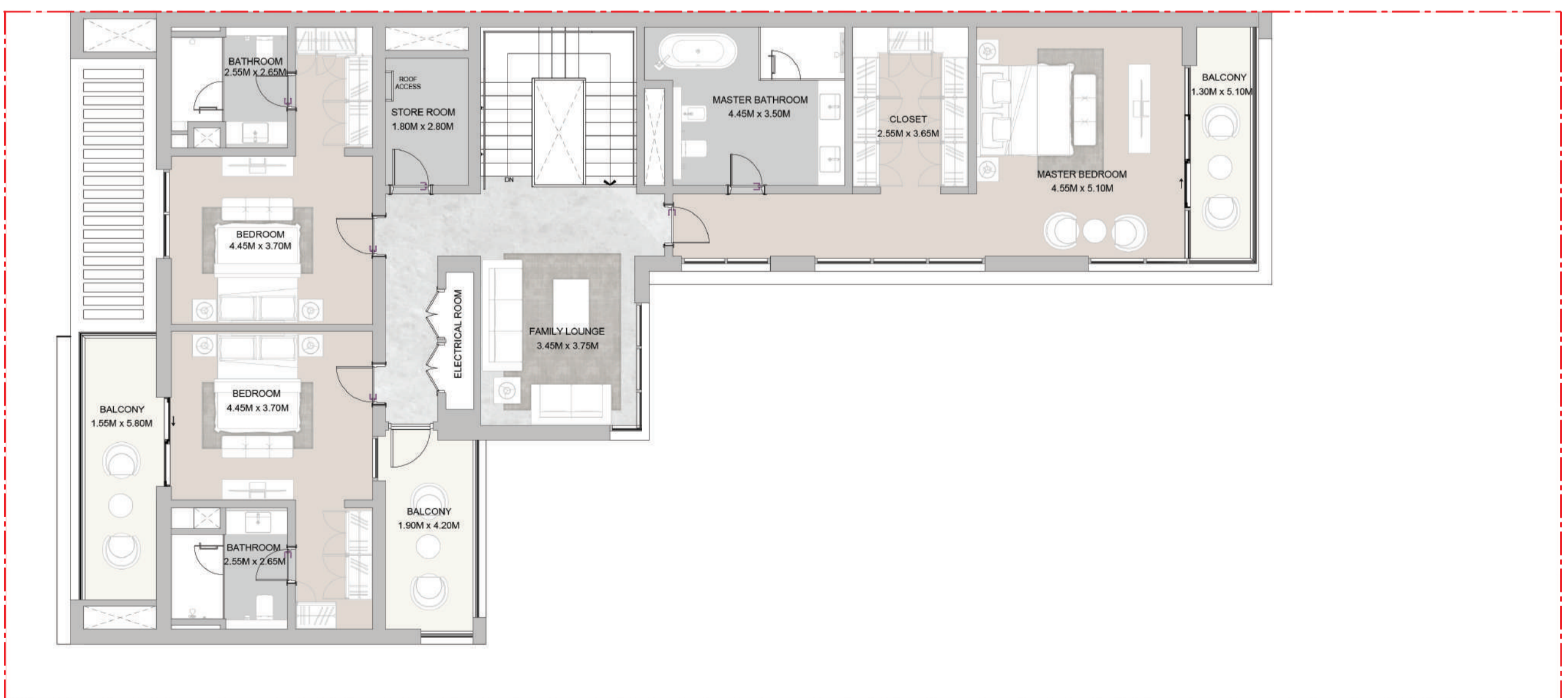
4 Bedroom Villa I Type B Mirror

Plot Area	
Min 576.00 sq.m	Max 650.10 sq.m
Min 6,200.01 sq.ft	Max 6,997.62 sq.ft

Saleable Area
465.18 sq.m
5,007.16 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



SOBHA ELWOOD

4 Bedroom Villa I Type C

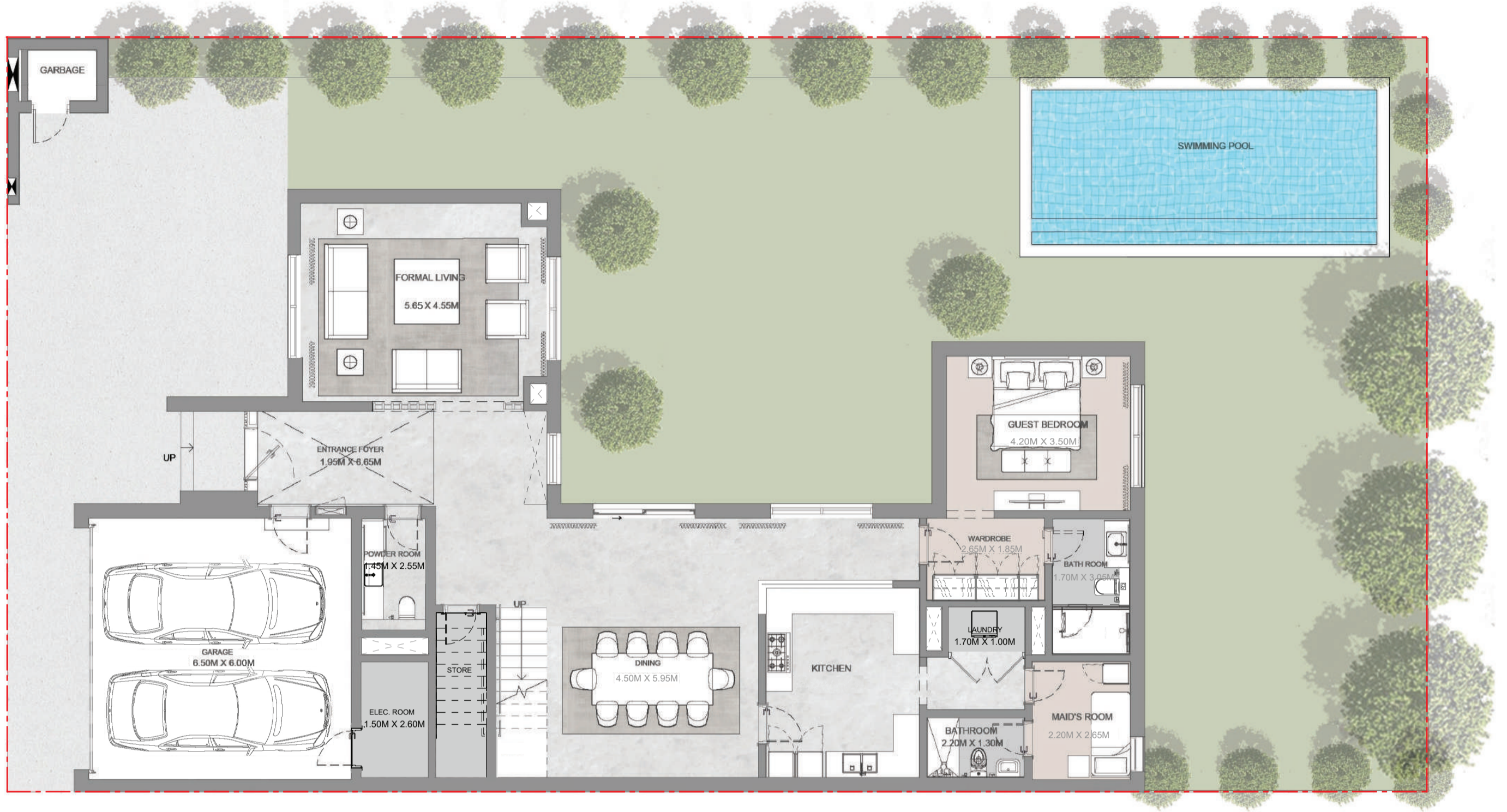
Plot Area

Min 575.10 sq.m
Min 6,190.32 sq.ft

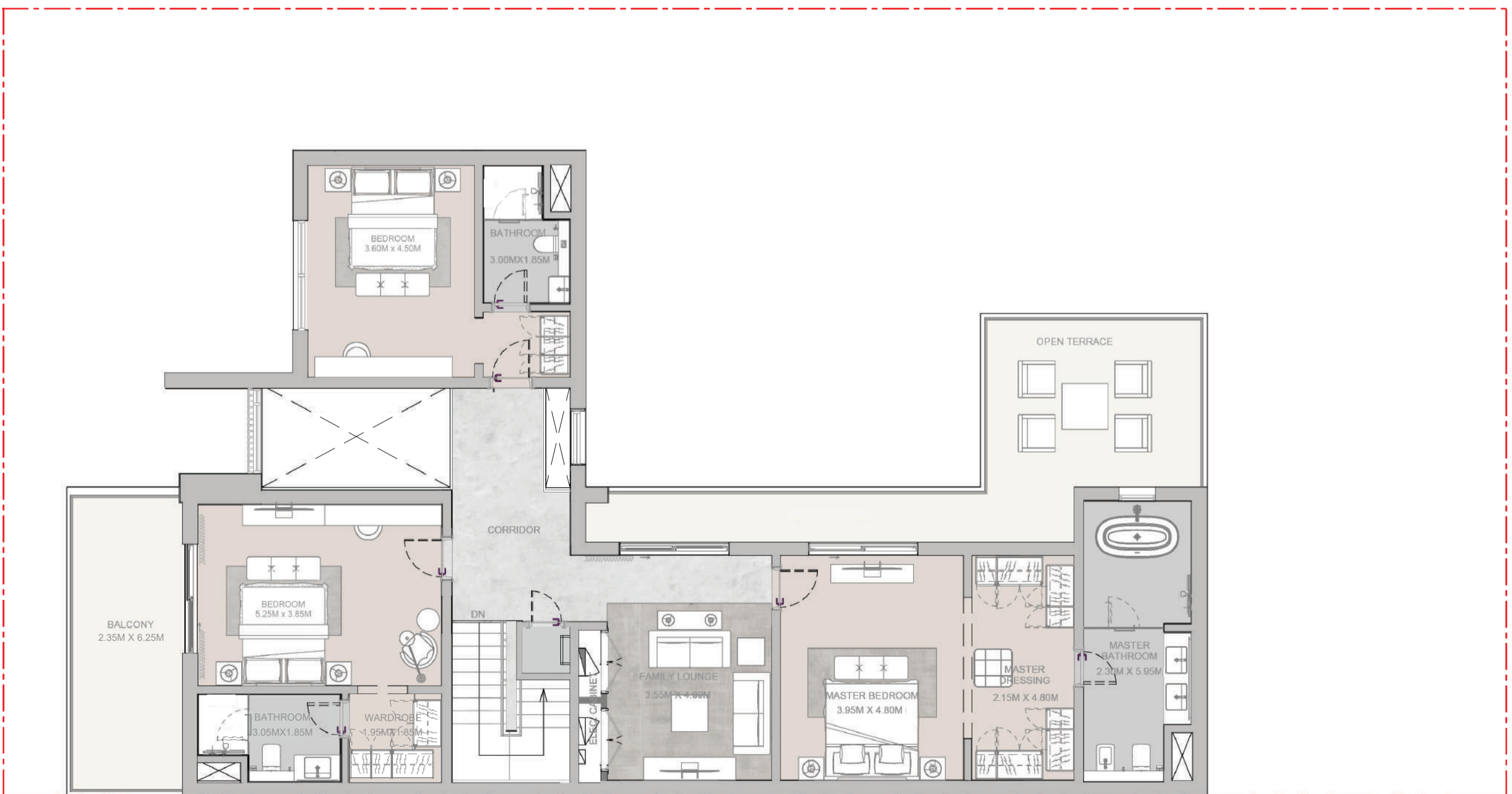
Max 650.10 sq.m
Max 6,997.62 sq.ft

Saleable Area

461.63 sq.m
4,968.94 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



SOBHA ELWOOD

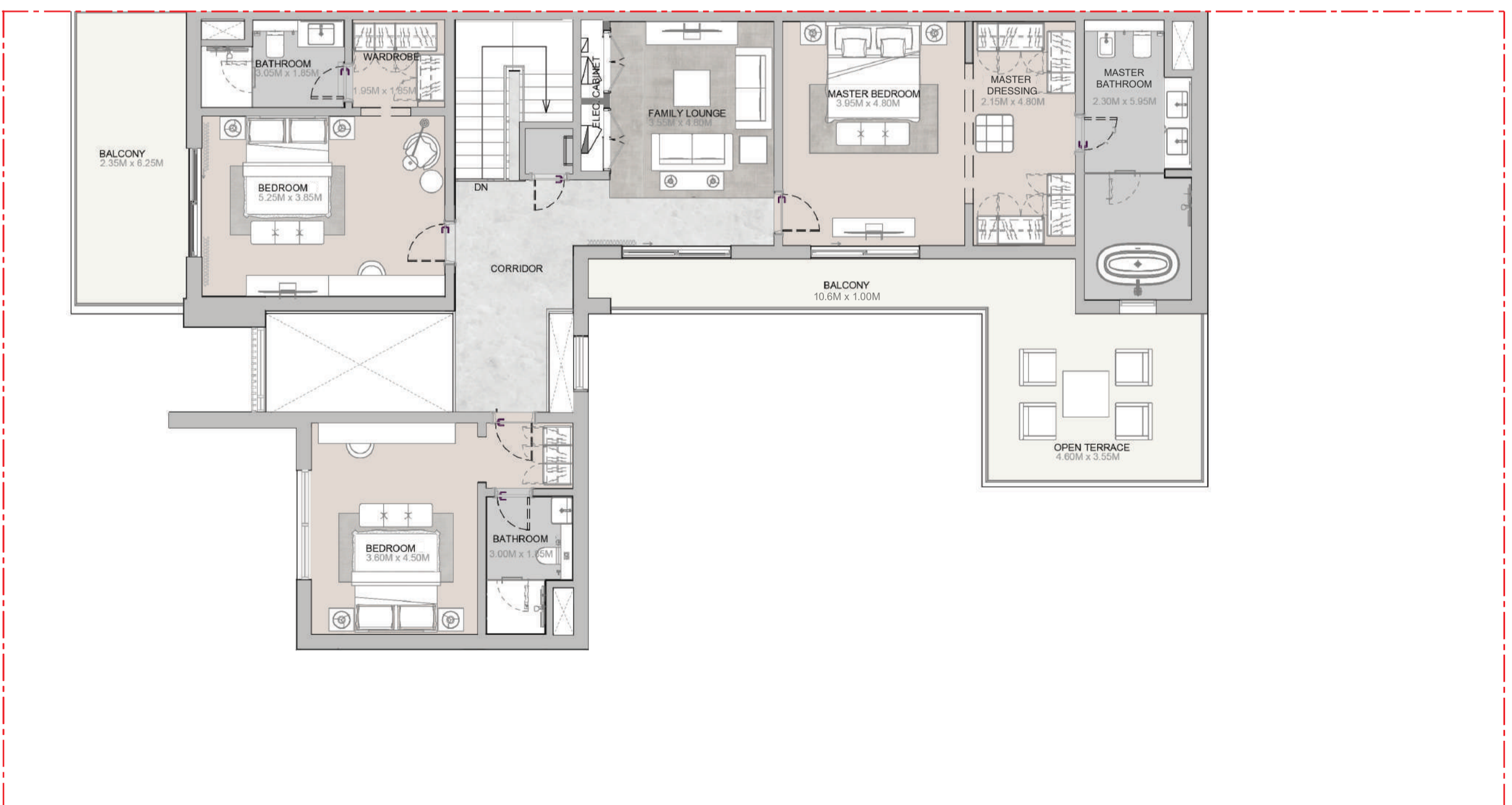
4 Bedroom Villa | Type C Mirror

Plot Area	
Min 576.00 sq.m	Max 577.50 sq.m
Min 6,200.01 sq.ft	Max 6,216.16 sq.ft

Saleable Area
461.63 sq.m
4,968.94 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



SOBHA ELWOOD

5 Bedroom Villa | Type A

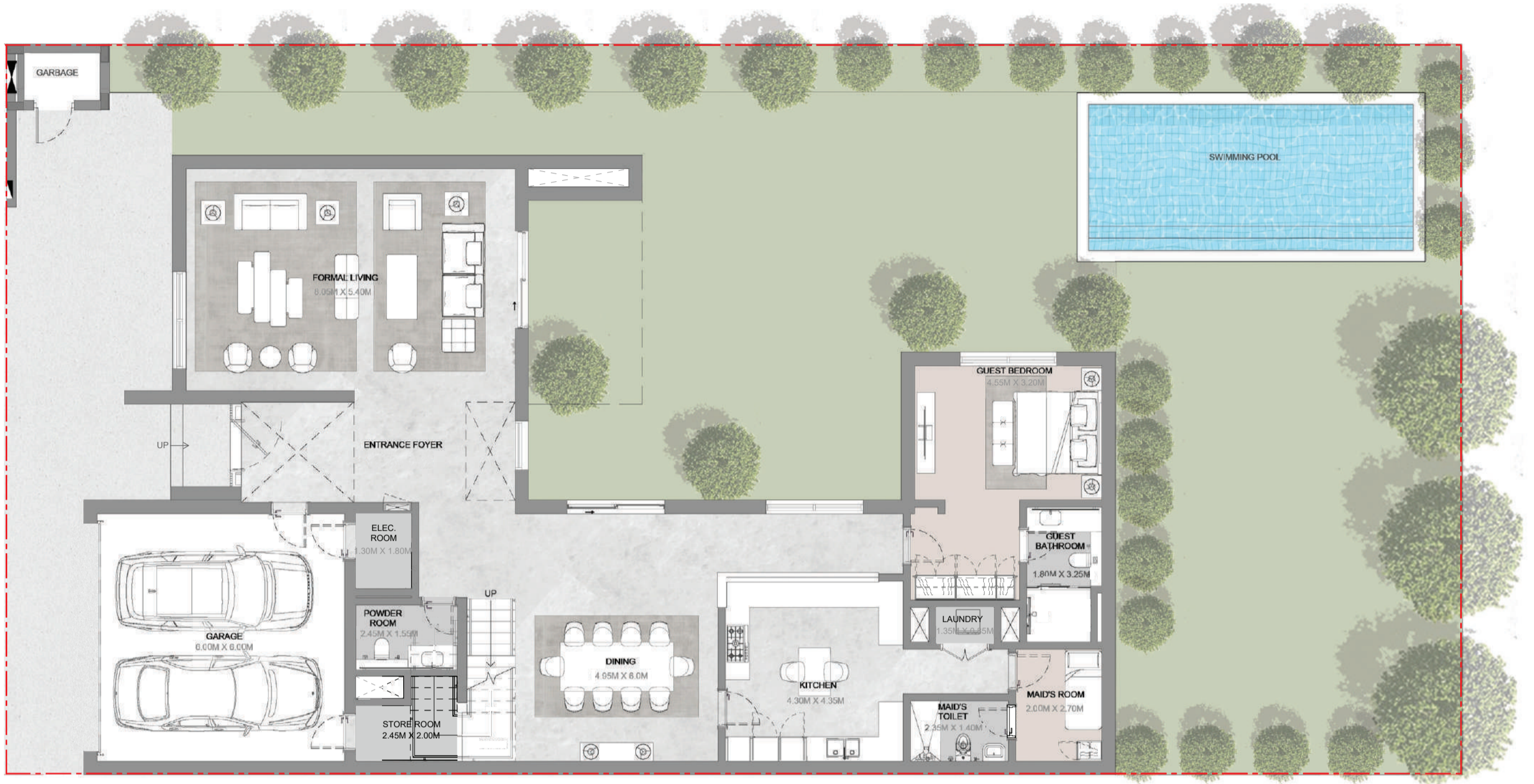
Plot Area

Min 577.50 sq.m
Min 6,216.16 sq.ft

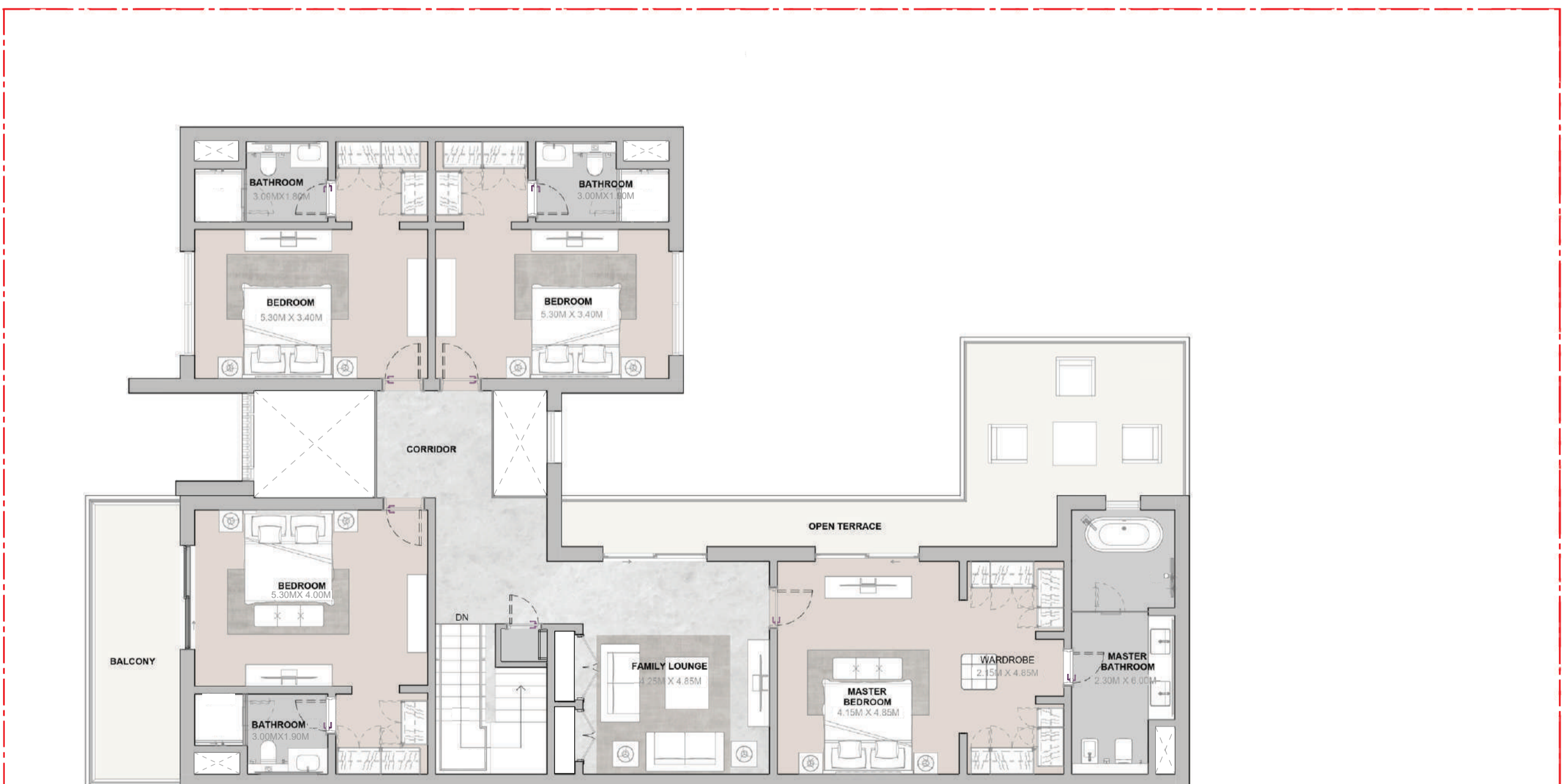
Max 650.10 sq.m
Max 6,997.62 sq.ft

Saleable Area

540.64 sq.m
5,819.40 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

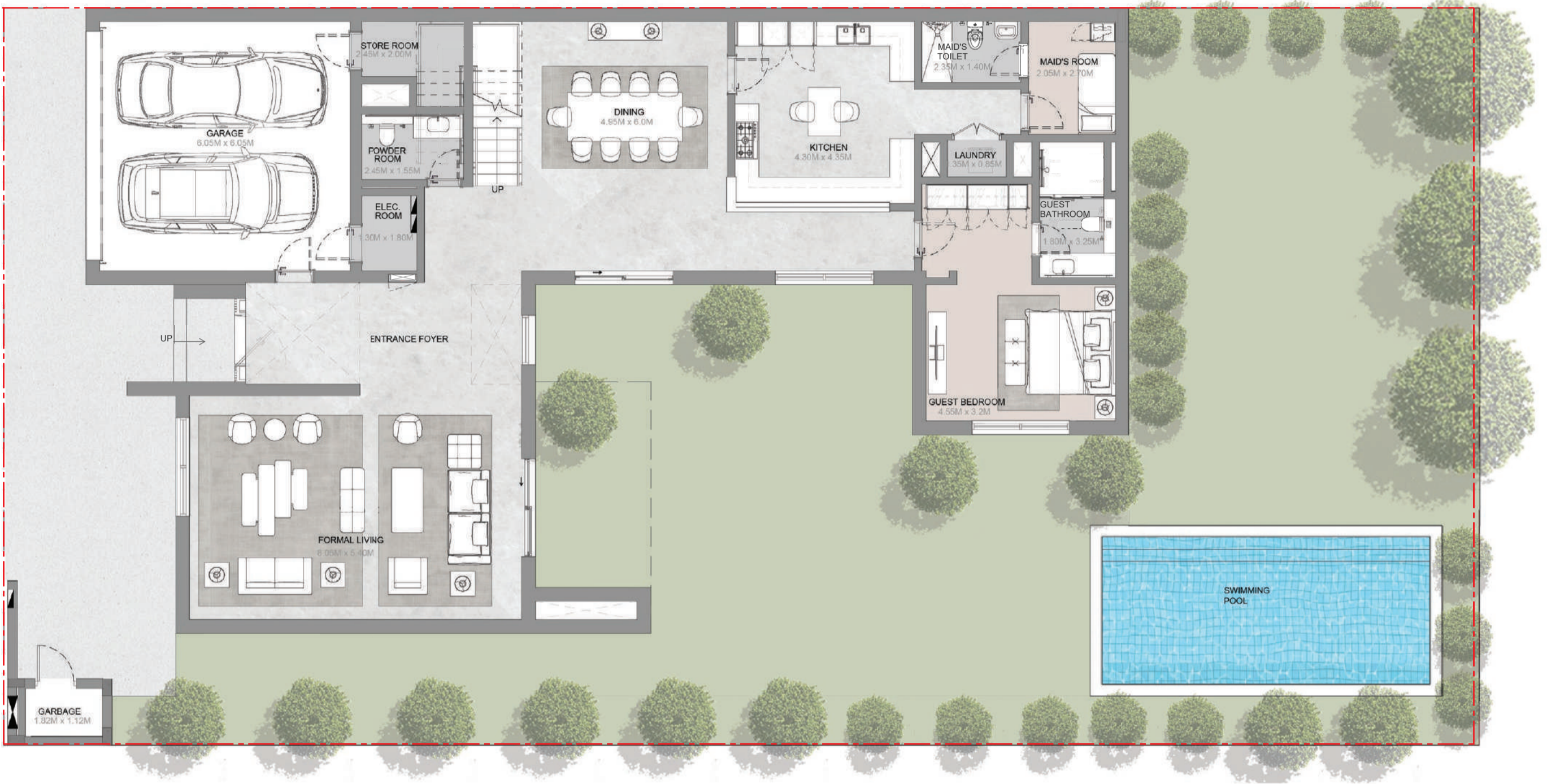


SOBHA ELWOOD

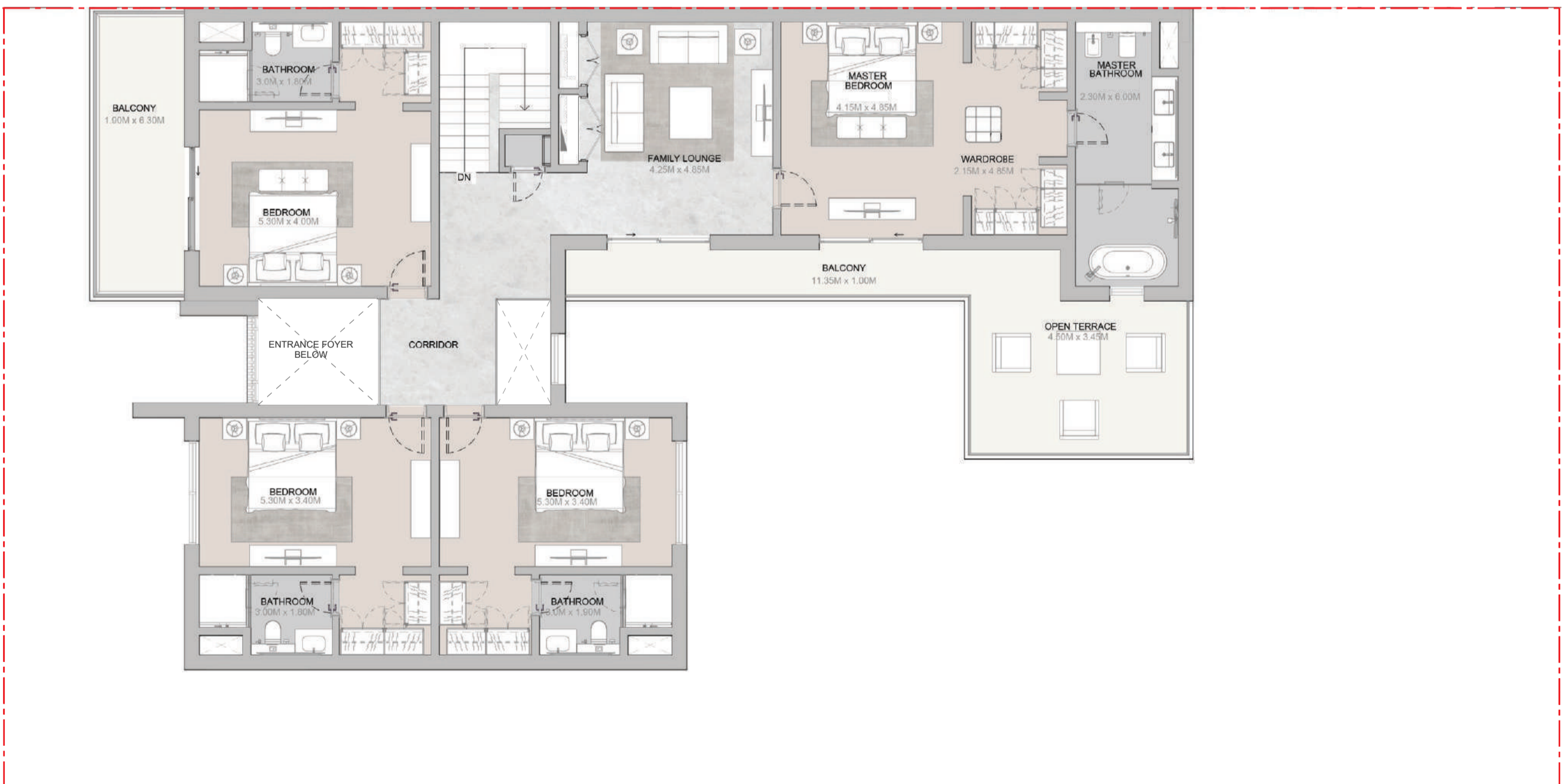
5 Bedroom Villa I Type A Mirror

Plot Area	
Min 646.80 sq.m	Max 650.61 sq.m
Min 6,962.10 sq.ft	Max 7,003.11 sq.ft

Saleable Area
540.64 sq.m
5,819.40 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



SOBHA ELWOOD

5 Bedroom Villa I Type B

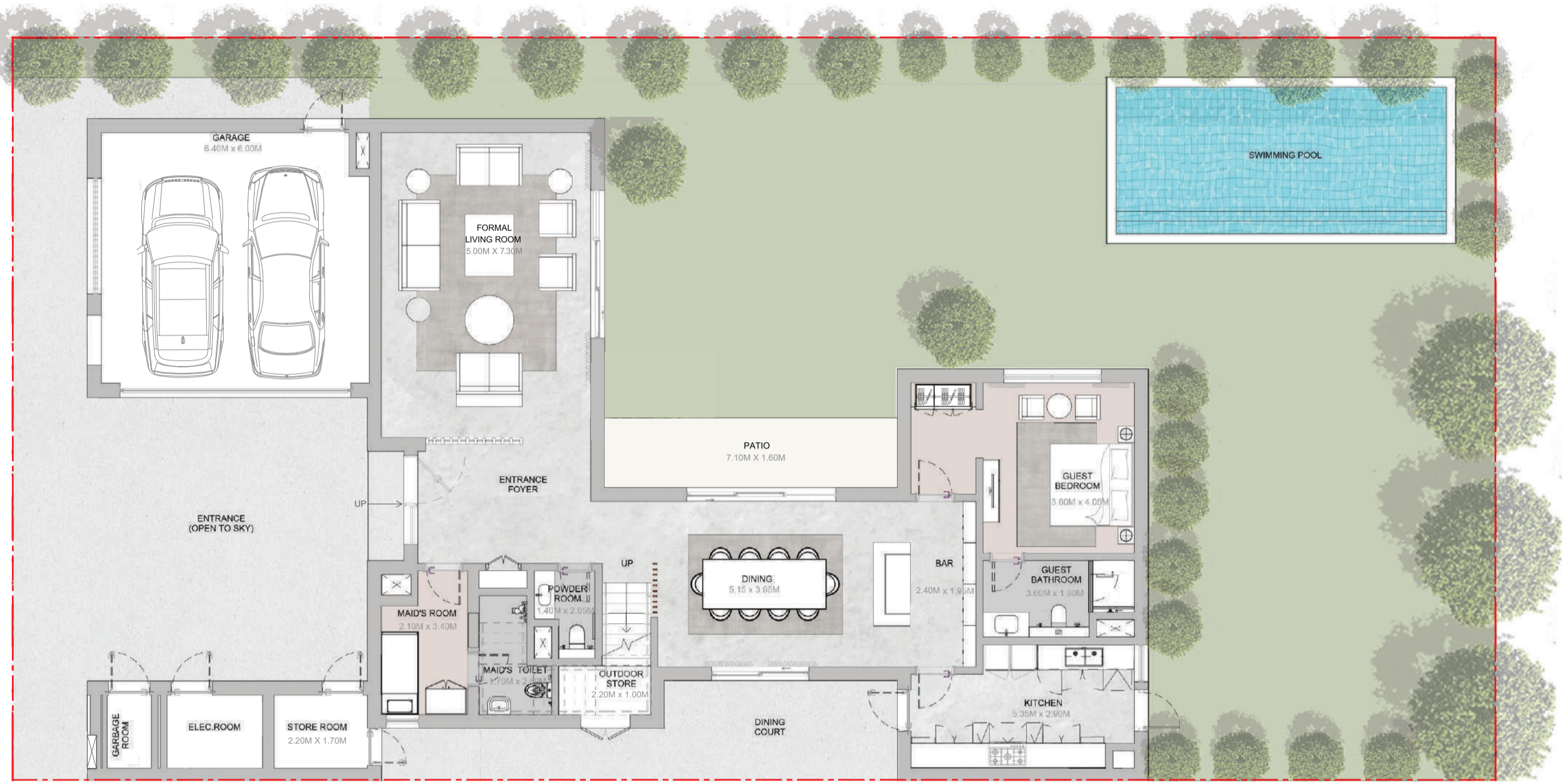
Plot Area

Min 577.50 sq.m
Min 6,216.16 sq.ft

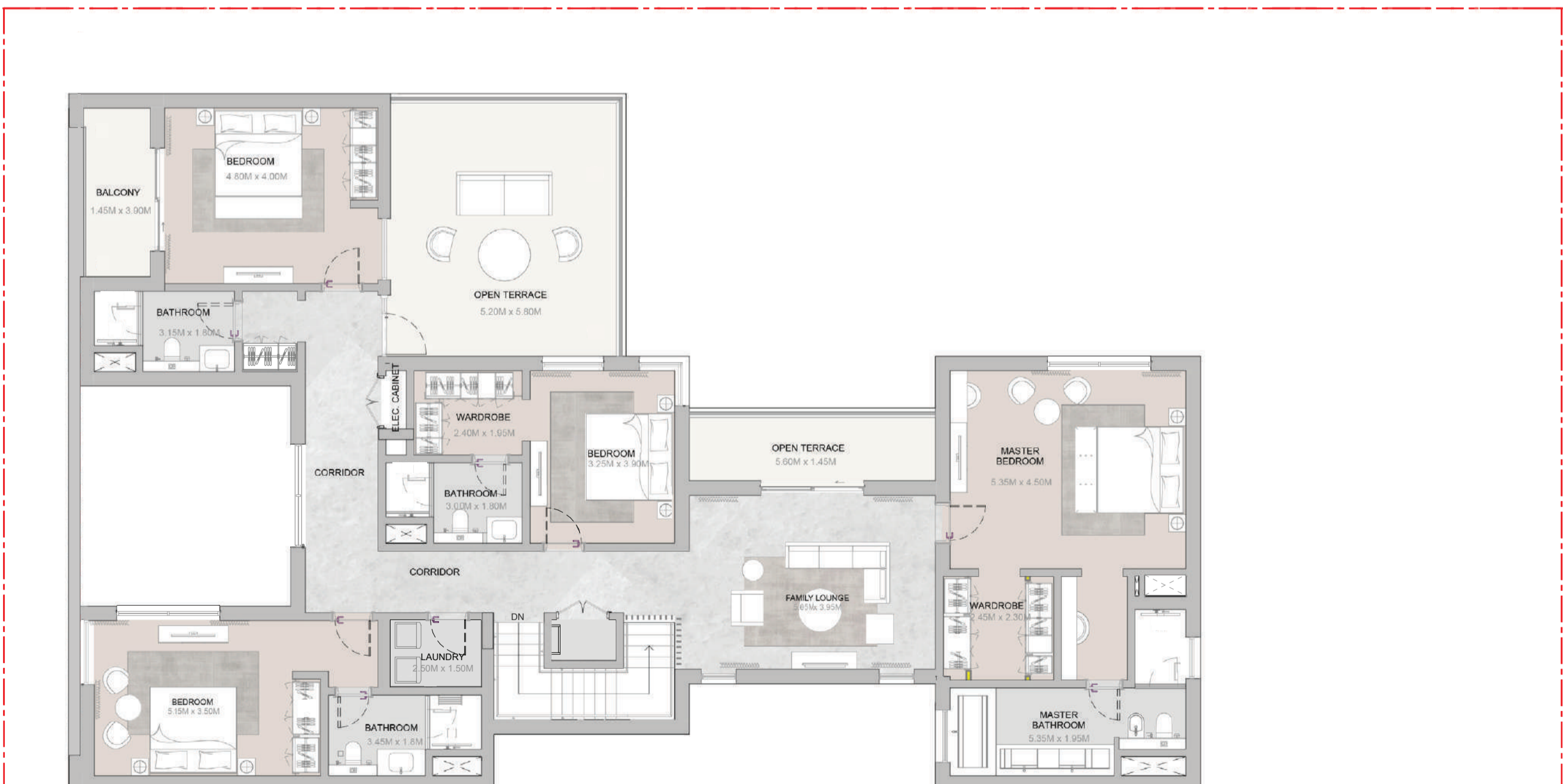
Max 650.10 sq.m
Max 6,997.62 sq.ft

Saleable Area

540.80 sq.m
5,821.12 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.

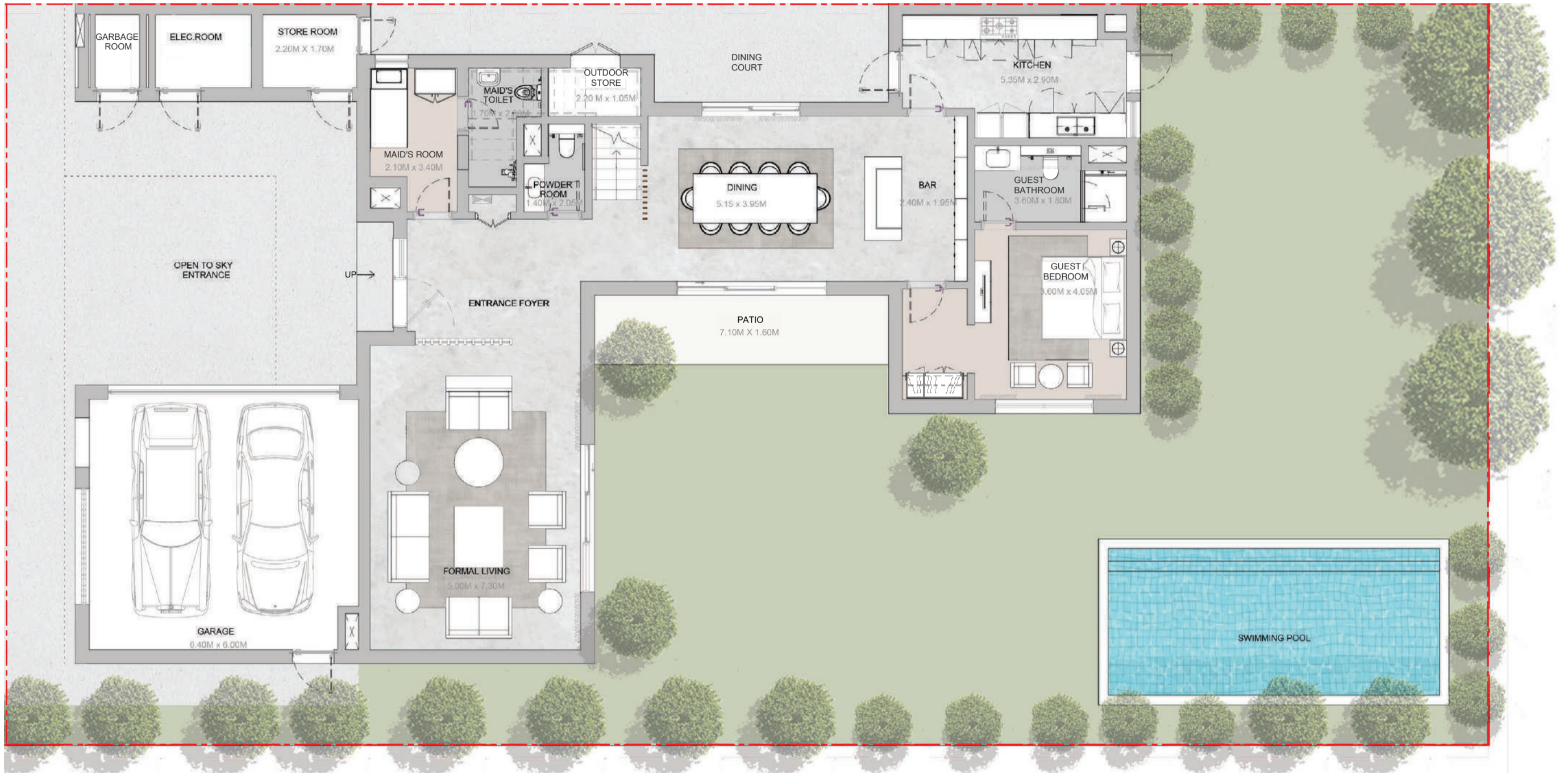


SOBHA ELWOOD

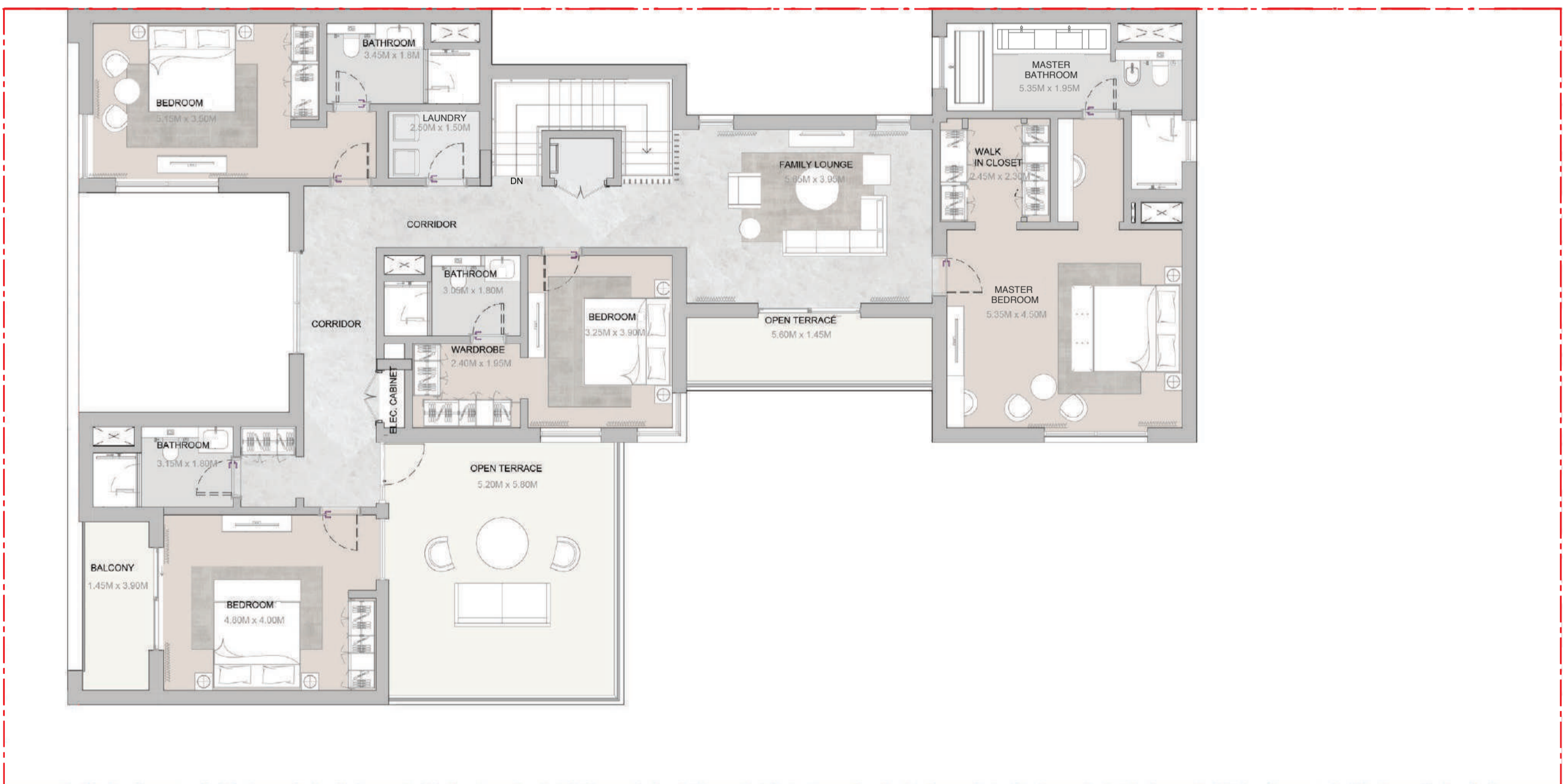
5 Bedroom Villa I Type B Mirror

Plot Area
 Min 646.80 sq.m Max 650.60 sq.m
 Min 6,962.10 sq.ft Max 7,003.00 sq.ft

Saleable Area
 540.80 sq.m
 5,821.12 sq.ft



Ground Floor



First Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARBAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILLA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTERPLAN.



6 Bedroom Villa | Type A

Plot Area

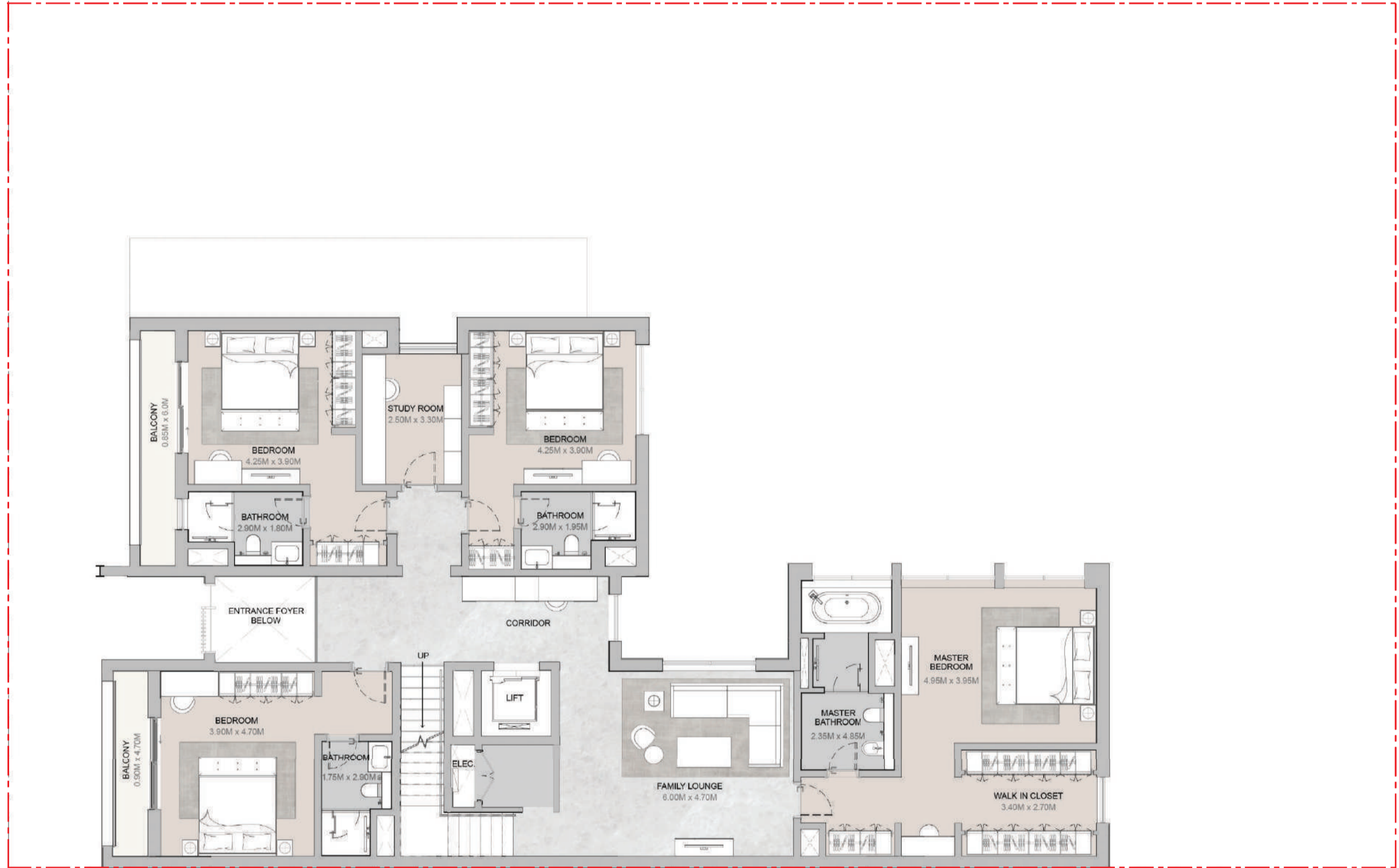
Min 650.10 sq.m Max 810.08 sq.m
Min 6,997.62 sq.ft Max 8,719.63 sq.ft

Saleable Area

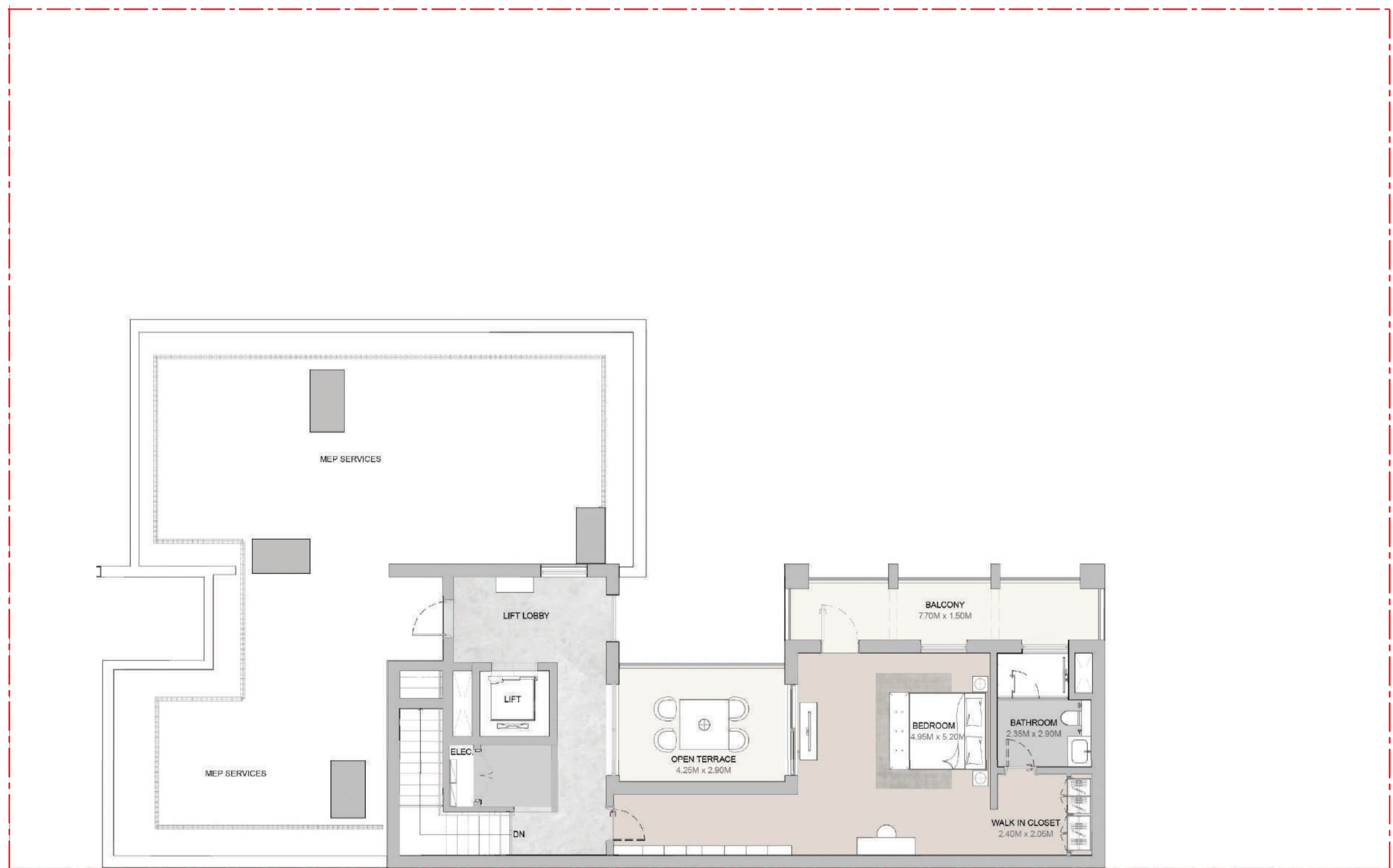
668.26 sq.m
7,193.09 sq.ft



Ground Floor



First Floor



Second Floor

GENERAL DISCLAIMER: PLOT PROFILE, GARAGE ROOM & SWIMMING POOL PARAMETERS WILL VARY FROM PLOT TO PLOT. THE ABOVE AS SHOWN IN THE PLANS ARE INDICATIVE. PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATED. VILA NORTH AND QUBLA DIRECTION SHALL VARY BASED ON ITS LOCATION WITHIN MASTER PLAN.



SOBHA
REALTY

PRINCIPAL PARTNER TO





KONTAKT:
UAE: +971 58 586 4405
CH: +41 79 777 3773
info@majara-realestate.com
www.majara-realestate.com

MAJARA REAL ESTATE L.L.C
Burj Al Salam Tower, 36th floor
Sheikh Zayed Road
Dubai, U.A.E.

SOBHA
REALTY

ART of THE DETAIL