



THE ELEM³ENT
AT SOBHA ONE

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AT SOBHA ONE

The Sobha Way

The Sobha way

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

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

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

Timely Delivery

Unmatched Quality

A R T O F T H E D E T A I L
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A R T O F T H E D E T A I L

Art of the detail

We notice smallest details

So you wont have to

*“I am never
completely satisfied.
I always feel there
is so much more to
progress towards
quality.”*

PNC MENON
FOUNDER - SOBHA GROUP



At Sobha,
we don't
exceed
international
building
standards,
we define
them.

Iconic projects

Across world

From luxury villas to exquisite palaces,
hotels, multiplexes and convention centers,

Sobha has made its presence felt across
Bahrain, Dubai and Oman among
the discerning.

Our forte lies in creating world-class
projects with a great emphasis
to detail.

Dubai

The Golden Gateway

Renowned for its tax-friendly environment, strategic location, and visionary development, Dubai offers a gateway to unparalleled life. Experience a lifestyle of opulence and exclusivity, surrounded by an international community of like-minded individuals. With a lifestyle that blends extravagance and sophistication, Dubai grants access to a world of exclusive experiences and limitless possibilities.



An Address of Distinction



Discover a community which is
Designed around you
Designed for you.



Sobha One redefines luxury living with a vibrant community designed for connection and convenience. With lush landscapes, an 18-hole pitch & putt golf course, and world-class amenities, it's a haven where residents thrive together. Every detail is crafted to create a harmonious blend of nature, leisure, and unmatched sophistication.

Where Luxury Meets Central Convenience



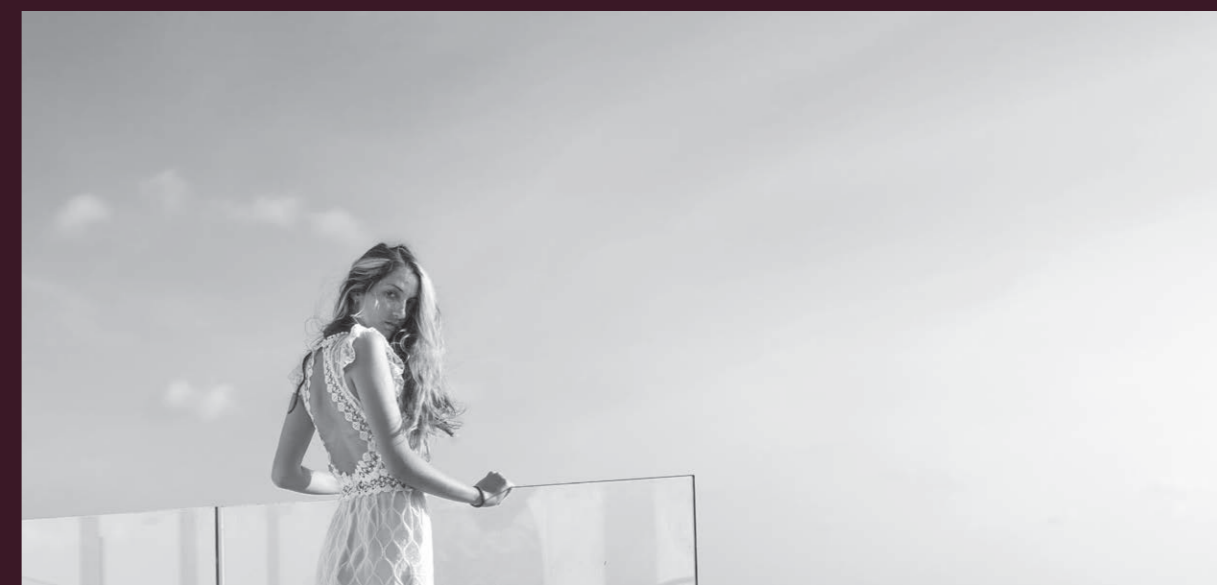
Nestled gracefully within the twin interchanges on Ras Al Khor Road, lies a haven touched by the essence of the elements. Here, the Ras Al Khor Wildlife Sanctuary stretches its timeless arms gently across one's vista. Embrace the Creek's serene waters and Dubai skyline's eloquent dance of ambition. All converge to echo the meaning of the element's: harmony, balance, and the eternal flow of life's interconnected beauty.

- | | | | | |
|--|---|--|---|--|
| 
RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES | 
MEYDAN
RACE COURSE
10 MINUTES | 
SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES | 
DUBAI INTERNATIONAL
AIRPORT
12 MINUTES | 
BUSINESS BAY
12 MINUTES |
| 
THE DUBAI MALL
15 MINUTES | 
BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES | 
DUBAI FRAME
15 MINUTES | 
DUBAI OPERA
15 MINUTES | 
PALM JUMEIRAH
25 MINUTES |



Uninterrupted
Panoramas
Endless
Horizons

Bask in uninterrupted vistas that redefine luxury living. From Dubai Downtown to Ras Al Khor wildlife sanctuary, window is a canvas of breathtaking sights, capturing the skyline, waterways, and the tranquil horizon.



INTRODUCING

THE ELEMENT
AT SOBHA ONE

Experience Life
— IN —
Full Panorama

Where luxury soars to new heights amidst
captivating views.





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A Masterpiece of Urban Sophistication *and Natural Harmony*



The Element is a masterpiece in elegance, with views unparalleled in their splendour and expansive open spaces that warmly embrace each resident. Inspired by the finest of elements redefining luxury with an elevated living experience. Tranquil open spaces revive the soul, while sweeping vistas captivate the eye.

This architectural marvel features a mix of 1 to 4-bedroom units, seamlessly blending modern elegance with unparalleled comfort. This standalone masterpiece combines modern design with timeless charm.

Refined Living *Redefined*



Immerse yourself in spaces where each day unfolds with panoramic views, natural light, and a seamless connection to modern comforts. Find your sanctuary in the perfect blend of urban luxury and natural serenity as your senses capture the Dubai Skyline, Dubai Creek and endless breathtaking horizons.

Let your imagination and vision become One.

Where every view is a *Masterpiece*



Step into a realm where urban sophistication meets nature's embrace, each moment framed by the poetry of unparalleled vistas.

Experience uninterrupted views, from the iconic skyline to the serene horizon and the natural beauty of Ras Al Khor Wildlife Sanctuary.

Residence captures the essence of urban grandeur and tranquil landscapes, offering unparalleled vistas. From serene sunrises to glittering nightscapes, each moment is magical.





Unveiling Views *that* Inspire Dreams



From every vantage, marvel at the captivating Dubai skyline. Gaze upon the enchanting skyline as it transforms from the golden hues of dawn to the glittering lights of night. Each view is a masterpiece waiting to inspire.



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A Haven of Scenic Tranquility

Welcome to your life of unparalleled luxury and endless horizons, surrounded by the tranquility of nature. Experience breathtaking scenes of tranquil waters, lush mangroves, and flamingos soaring gracefully. The views from the tower blend urban luxury with the sanctuary's untamed charm, creating a truly unique perspective.





Luxury Framed *by* Verdant Beauty

Witness the serene beauty of the pitch and putt golf course, where rolling greens meet tranquil skies. This picturesque view transforms everyday living into a scene of unrivalled elegance and peace.



A Landmark of Excellence

Every space beckons you to gather and revel in the perfect harmony of refinement and natural beauty. Let panoramic vistas cradle your moments of rest and reflection, offering the ideal backdrop to connect, unwind, and flourish within exquisitely crafted community spaces.



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Your Sanctuary, Your Space, Your Escape

Urban elegance meets natural beauty in our thoughtfully crafted community spaces designed to foster shared experiences and create lasting memories, seamlessly enhancing your life. From stunning pitch and putt golf course vistas to world-class amenities, every moment in the tower is designed to elevate your lifestyle and enrich daily living. From serene evenings to vibrant social gatherings, The Element at Sobha One offers a tapestry of experiences tailored for a life well-lived.



Your Gateway to World-Class Living



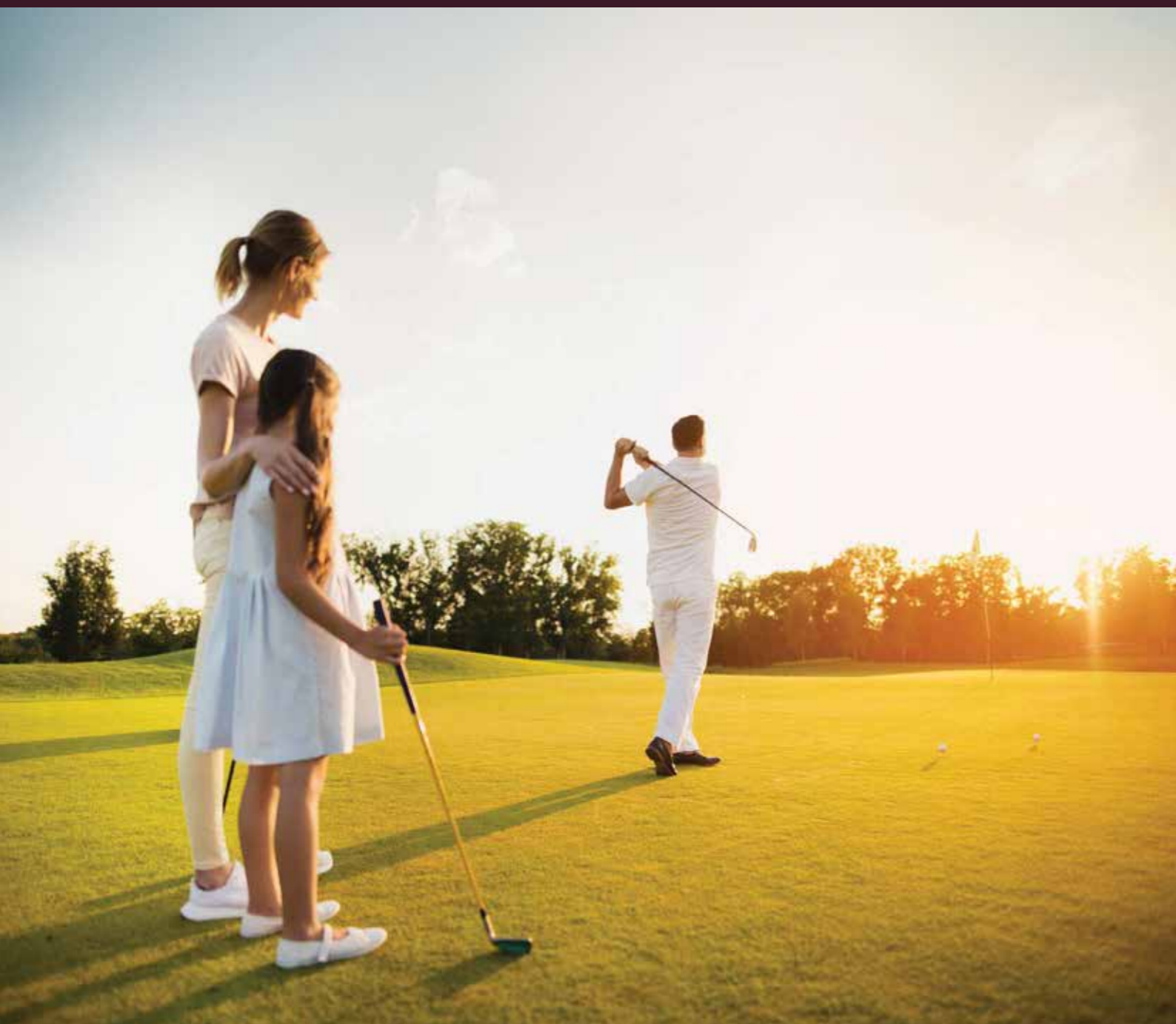
Step into a world with state-of-the-art facilities designed for both relaxation and recreation. Dive into luxury with our stunning swimming pools, unwind at the exclusive podium offering breathtaking views or connect at our elegant clubhouse*, the perfect place for creating lasting memories.

*Clubhouse shall be part of the community offering available to all users with a paid membership.





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Play Beyond *the* Ordinary Fairways

The first of its kind in Dubai, a world class Pitch and Putt golf course featuring 18 holes of golf, each meticulously designed.

It is the perfect way to unwind after a long day at work. After all, there's nothing like sinking a long putt on a sun-drenched fairway. The clubhouse* is appointed with upscale amenities and a patio overlooking the greens.

*Clubhouse shall be part of the community offering available to all users with a paid membership.

Dine *by* The Waters

The food & beverage esplanade that borders the calm waters is also a feast for the palate to suit every taste and time. It offers fine restaurants for an intimate dinner, quick catch-up over a cup of coffee, or a power lunch.



The Pinnacle of Indulgence



Indulge in rooftop luxury with a resort-style pool offering 270° panoramic views and a stylish observation deck. The podium level seamlessly blends indoor and outdoor spaces, featuring amenities for health, recreation, and entertainment-crafted for a life beyond extraordinary.

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Outdoor Amenities



Swimming pool Equipped with Aqua Fitness Activities



Jacuzzi



Observation Deck



Outdoor Gym



Children Play Area



Padel Court



Obstacle Course or CrossFit



Outdoor BBQ



Yoga/ Meditation Deck



Cycling track, Walking Track and Cycling Track*



Table Tennis



Battle Ropes



Lawn with Seating













Pet-Friendly spaces





Indoor Amenities



-  Co-working Spaces & Business Lounge
-  Cinema Room
-  Multipurpose Hall
-  VR Games/ Youth Zone
-  Indoor Gym
-  Roof Top Lounge
-  Pilates & Yoga
-  Kids Club/ Toddler Club
-  Library
-  Nursing Room

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 prior notice.

Location Plan



THE ELEMENT
AT SOBHA ONE

Location Plan

Master Plan



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Site Plan

Amenities

Podium Level

Rooftop Level

- ① Circulation Walkways
- ② Kids Play Area
- ③ BBQ + Dining Area
- ④ Game Zone: Table Tennis, Foosball
- ⑤ Open Lawn
- ⑥ Yoga/ Meditation Area
- ⑦ Outdoor Gym
- ⑧ Battle Ropes
- ⑨ Obstacle Course/ Crossfit Area
- ⑩ Paddle Court
- ⑪ Raised Planter

- ⑫ Main Swimming Pool
- ⑬ Wet Deck
- ⑭ Jacuzzi
- ⑮ Kids Pool
- ⑯ Sun Loungers
- ⑰ Pool Shower
- ⑱ Observation Deck
- ⑲ Outdoor Lounge



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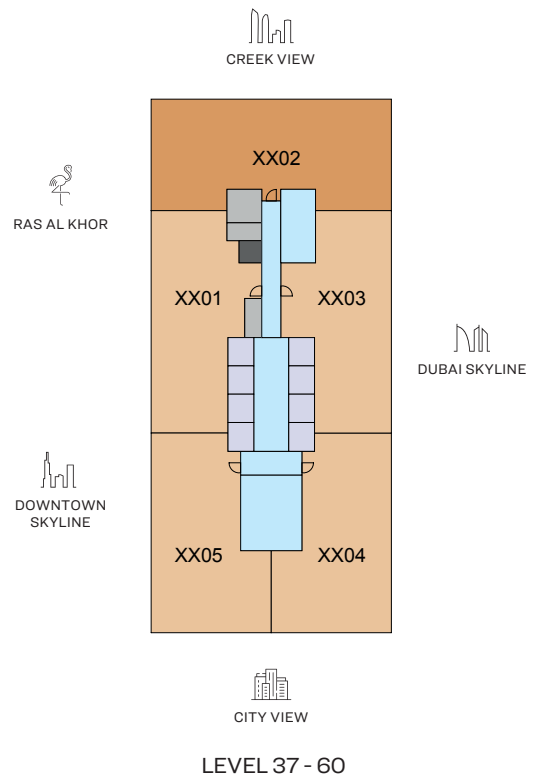
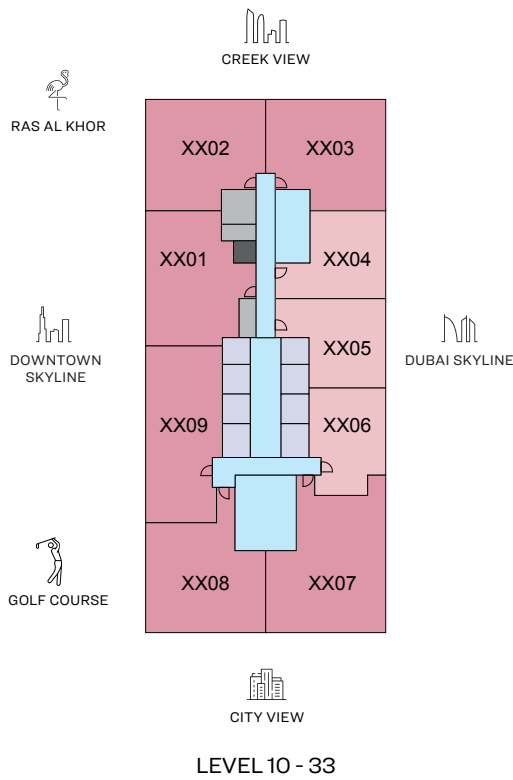
FLOOR AND UNIT
PLANS



THE ELEMENT

AT SOBHA ONE

FLOOR AND UNIT PLANS



- | | | | |
|--|--|---|--|
| 1 BED UNIT | 3 BED UNIT | CIRCULATION | LIFTS |
| 2 BED UNIT | 4 BED UNIT | SERVICES | GARBAGE ROOM |

DISCLAIMER: 1. ALL DIMENSIONS ARE IN METRIC, MEASURED TO WALL. 2. ALL DIMENSIONS & DRAWINGS ARE APPROXIMATE. 3. ACTUAL AREA MAY VARY FROM THE STATED AREA. 4. DRAWING ARE NOT TO SCALE. 5. LAYOUT REPRESENTATION AND IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT THE ACTUAL SIZE, FEATURES, SPECIFICATIONS FOR KITCHEN FIXTURES, APPLIANCES, FITTINGS, FURNITURE OR FURNISHINGS AND FACADE. ACTUAL PRODUCTS AND DETAILS MAY VARY. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS/ ALTERATIONS, AT ITS ABSOLUTE DISCRETION, WITHOUT PRIOR INTIMATION OR ANY LIABILITY WHATSOEVER.

1

BEDROOM APARTMENT

TYPE A

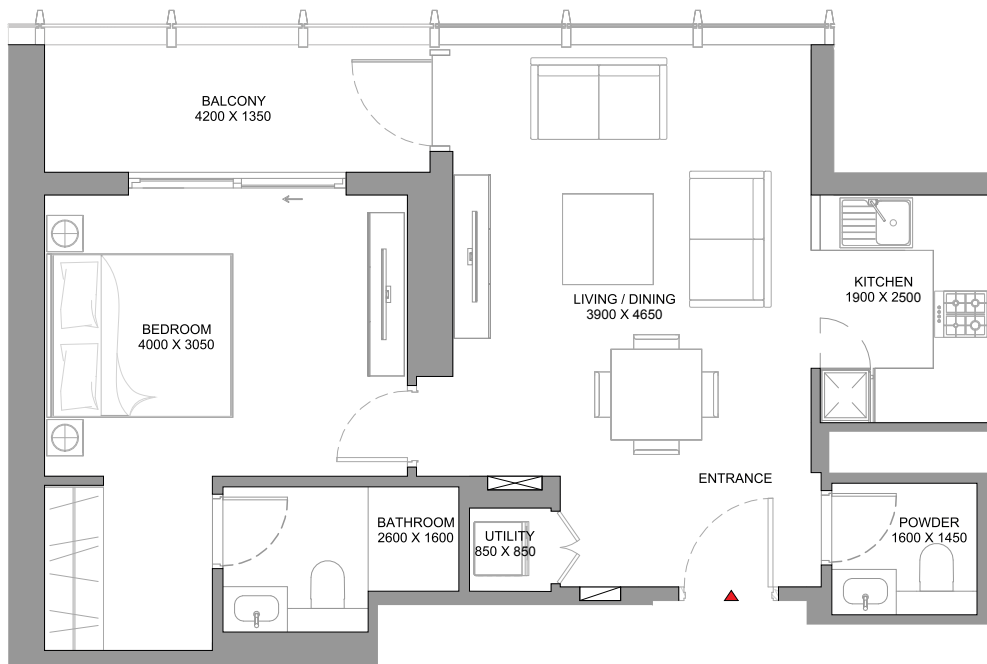
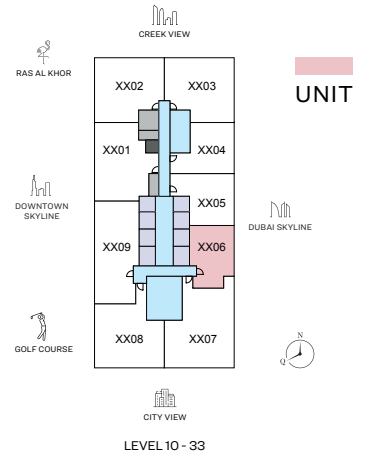
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 650.36 SQ.FT.

BALCONY = 89.45 SQ.FT.

TOTAL = 739.81 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306

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1

BEDROOM APARTMENT

TYPE B

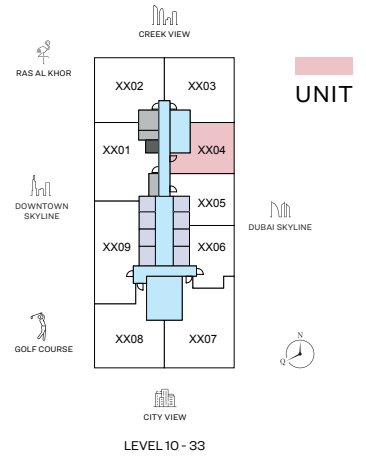
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 647.99 SQ.FT.

BALCONY = 89.45 SQ.FT.

TOTAL = 737.44 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

1

BEDROOM APARTMENT

TYPE C

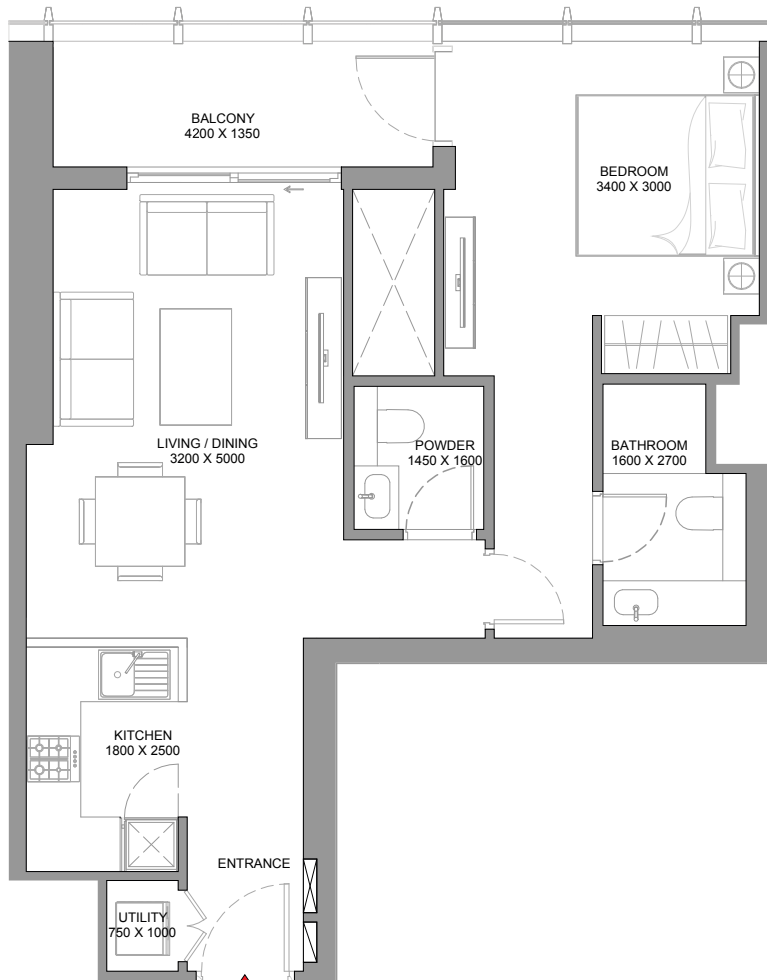
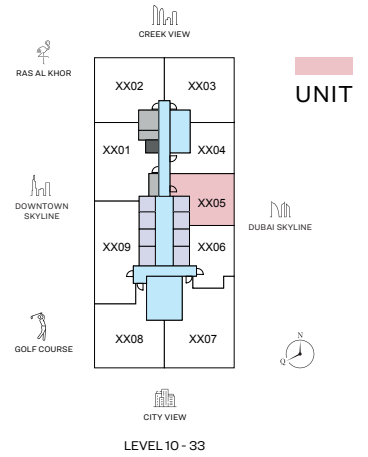
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 667.36 SQ.FT.

BALCONY = 86.65 SQ.FT.

TOTAL = 754.01 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

2

BEDROOM
APARTMENT

TYPE A

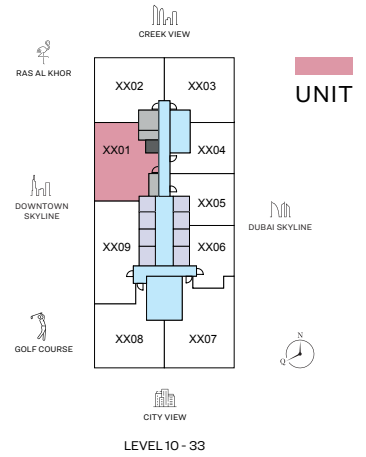
(with powder room and store room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,046.25 SQ.FT.

BALCONY = 173.94 SQ.FT.

TOTAL = 1,220.19 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities
1101, 1201, 1301, 1401, 1501

Golf course, Ras Al Khor, Downtown Skyline
1601, 1701, 1801, 1901, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901

Ras Al Khor, Downtown Skyline
3101, 3201, 3301



2

BEDROOM
APARTMENT

TYPE B

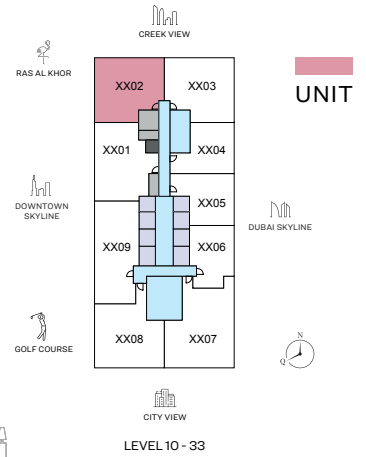
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,097.81 SQ.FT.

BALCONY = 86.11 SQ.FT.

TOTAL = 1,183.92 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Creek, Amenities
1002, 1102, 1202, 1302, 1402, 1502

Golf course, Ras Al Khor, Creek, Downtown Skyline

1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002

Ras Al Khor, Creek, Downtown Skyline

3102, 3202, 3302



2

BEDROOM
APARTMENT

TYPE B - VARIANT 1

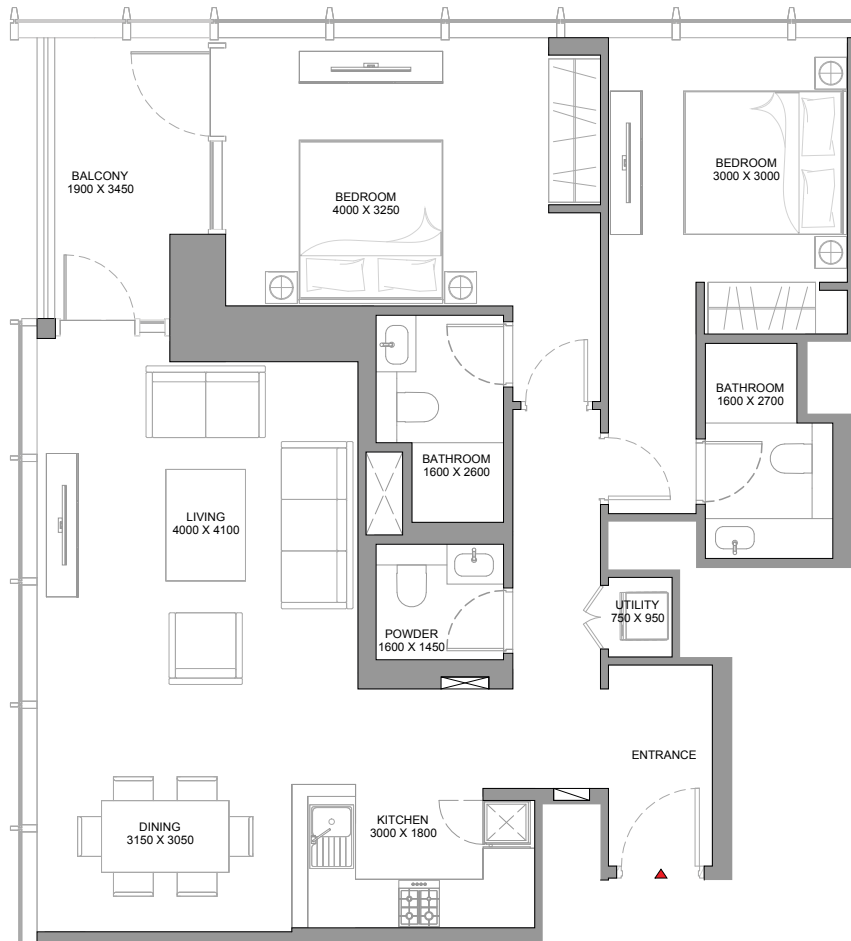
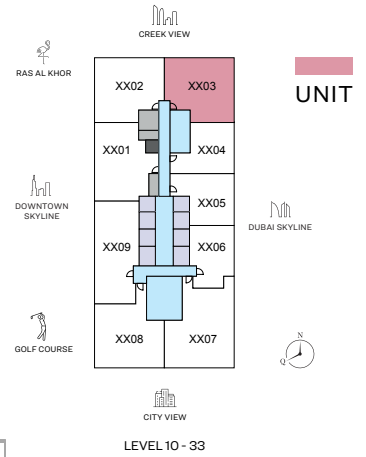
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,097.6 SQ.FT.

BALCONY = 86.11 SQ.FT.

TOTAL = 1,183.71 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Creek, Dubai Skyline

1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303

2 BEDROOM APARTMENT

TYPE C

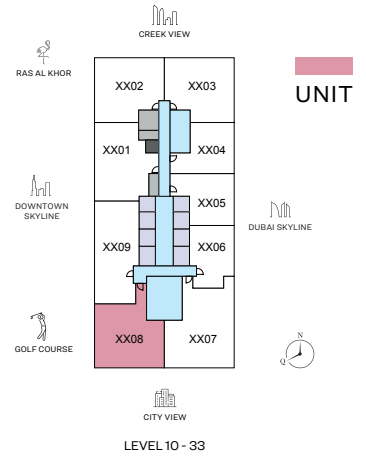
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,189.63 SQ.FT.

BALCONY = 93.75 SQ.FT.

TOTAL = 1,283.38 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf Course, Ras Al Khor, Downtown Skyline, Amenities
1008, 1108, 1208, 1308, 1408, 1508

Golf course, Ras Al Khor, Downtown Skyline
1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008

Golf course, Ras Al Khor, Downtown Skyline
3108, 3208, 3308



2

BEDROOM
APARTMENT

TYPE D

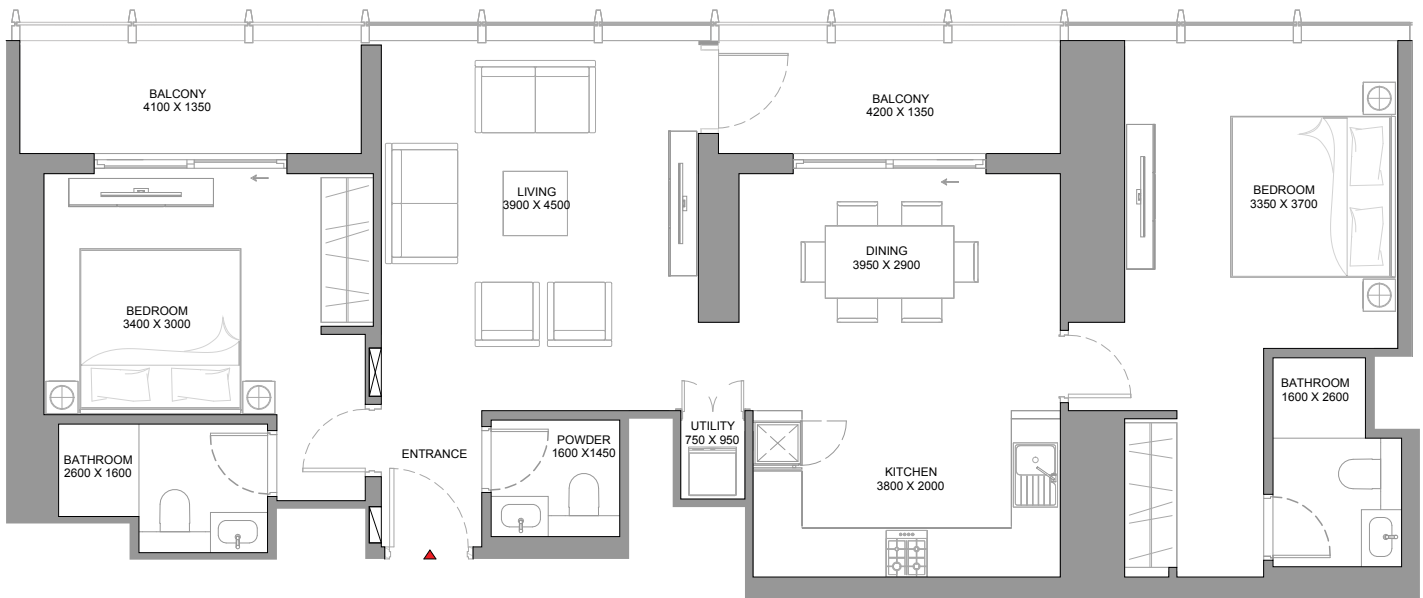
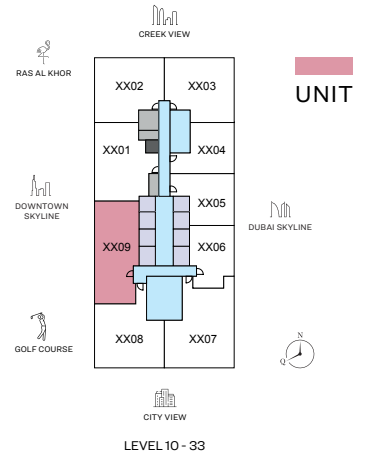
(with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,085.54 SQ.FT.

BALCONY = 176.31 SQ.FT.

TOTAL = 1,261.85 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Golf course, Ras Al Khor, Downtown Skyline, Amenities

1009, 1109, 1209, 1309, 1409, 1509

Golf course, Ras Al Khor, Downtown Skyline

1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009

Golf course, Ras Al Khor, Downtown Skyline

3109, 3209, 3309



2 BEDROOM APARTMENT

TYPE E

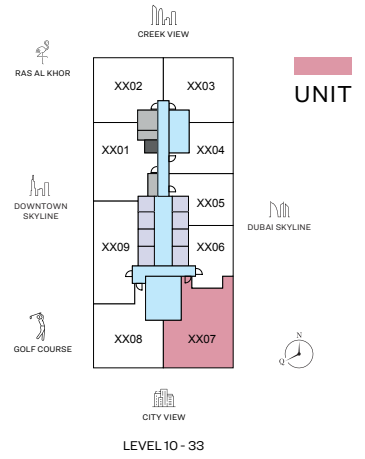
(with study room and shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,336.66 SQ.FT.

BALCONY = 179.54 SQ.FT.

TOTAL = 1,516.2 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

City View, Dubai Skyline

1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307

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3 BEDROOM APARTMENT

TYPE A

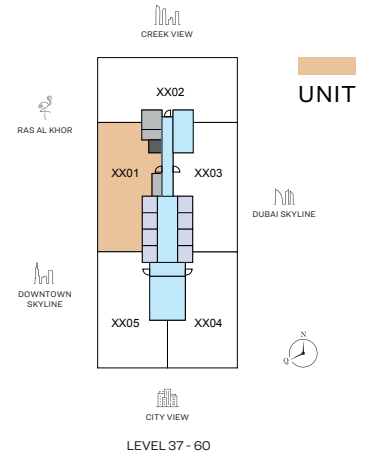
(with maid's room, store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,591.44 SQ.FT.

BALCONY = 261.56 SQ.FT.

TOTAL = 1,853.00 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Downtown Skyline

3701, 3801, 3901, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 4901, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901

3 BEDROOM APARTMENT

TYPE B

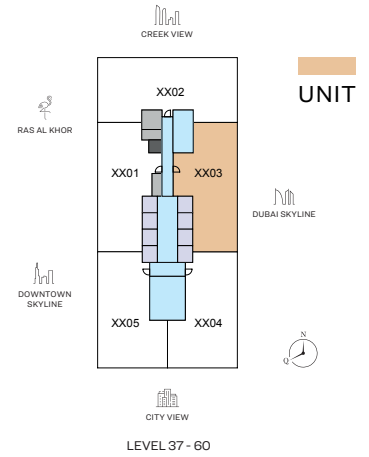
(with maid's room, store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,610.28 SQ.FT.

BALCONY = 263.82 SQ.FT.

TOTAL = 1,874.10 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003

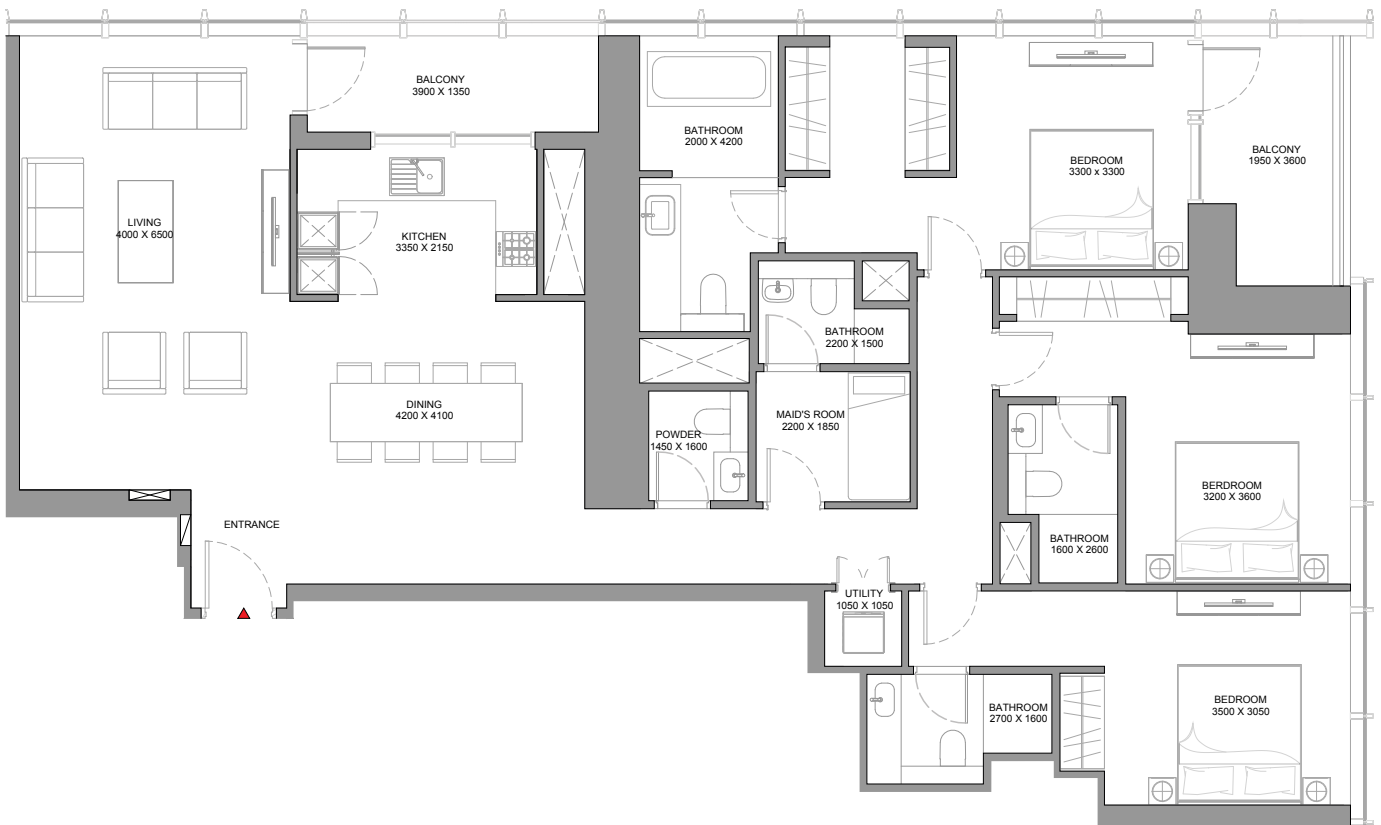
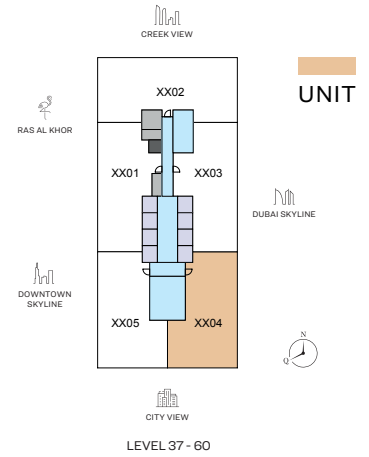
3 BEDROOM APARTMENT

TYPE C

(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,777.66 SQ.FT. - 1,777.88 SQ.FT.
 BALCONY RANGE = 180.40 SQ.FT. - 180.51 SQ.FT.
 TOTAL RANGE = 1,958.17 SQ.FT. - 1,958.28 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, City view

3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004

3 BEDROOM APARTMENT

TYPE C - VARIANT 1

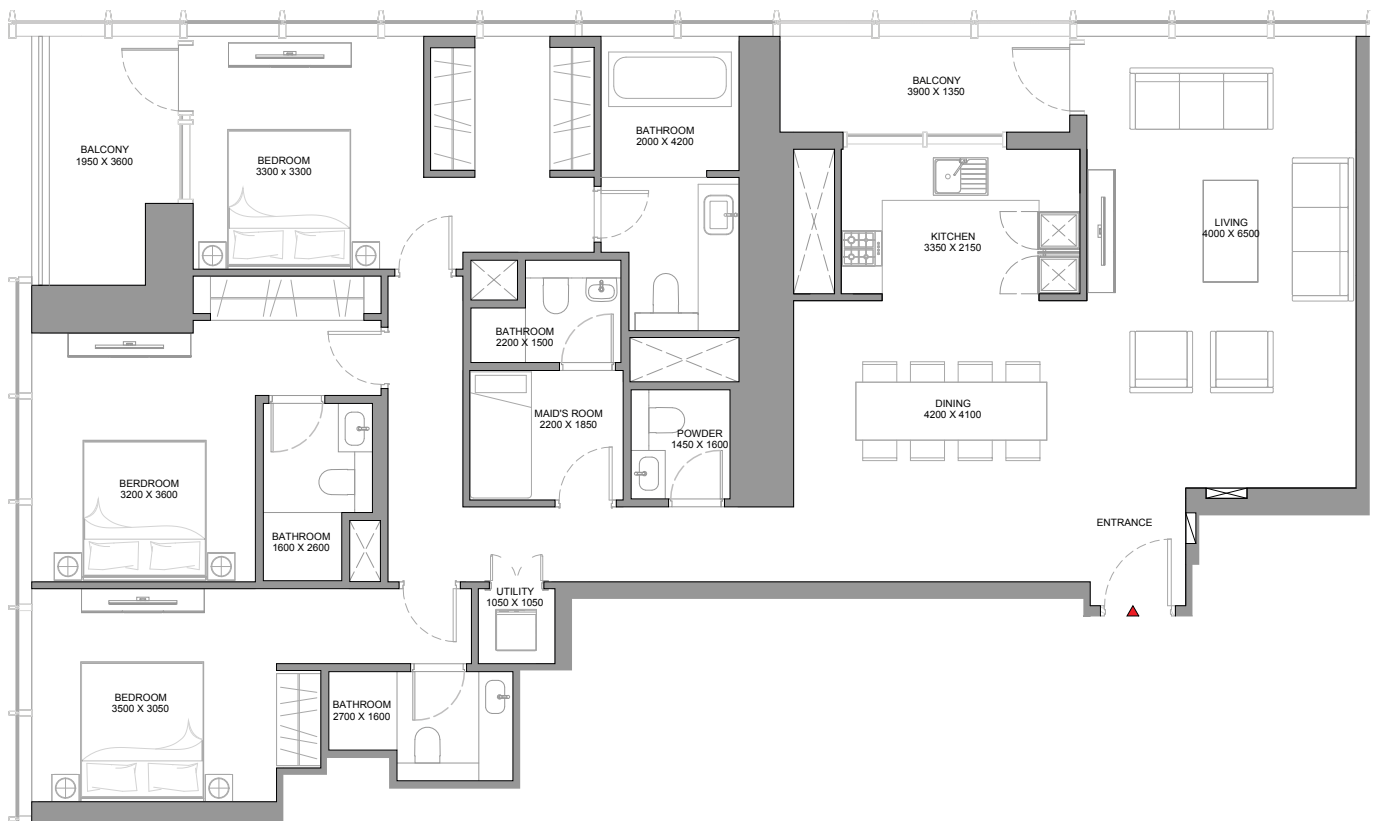
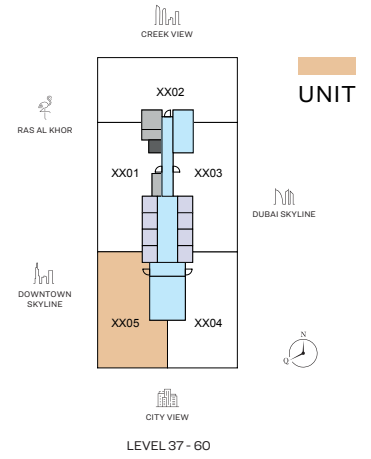
(with maid's room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,777.34 SQ.FT.

BALCONY = 180.4 SQ.FT.

TOTAL = 1,957.74 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Downtown Skyline, Community, City view

3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905

4 BEDROOM APARTMENT

TYPE A

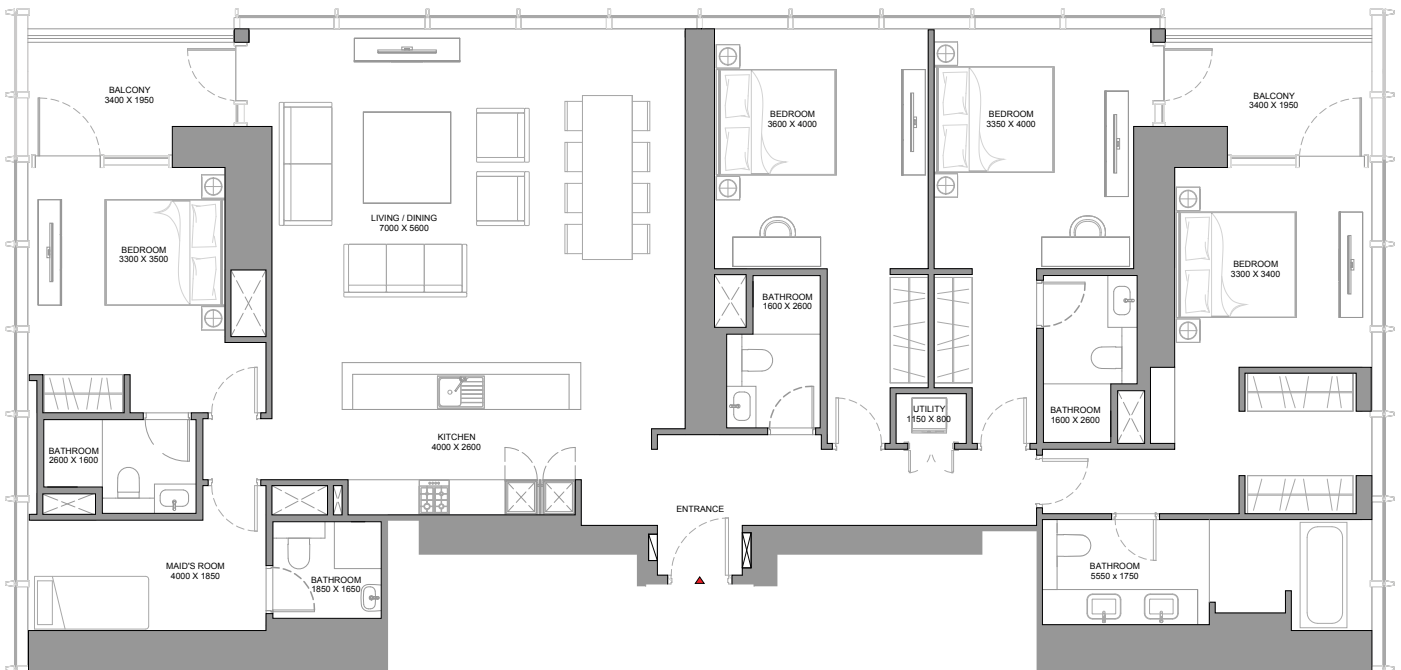
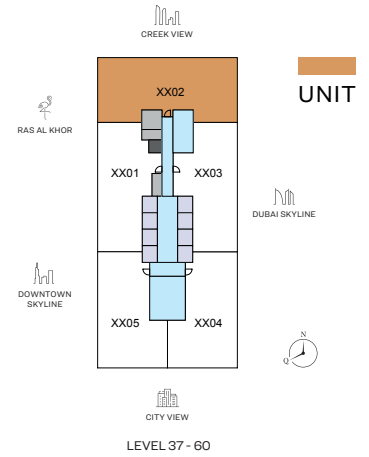
(with maid room and shared powder + balcony)

TOTAL SALEABLE AREA

SUITE = 2,270.11 SQ.FT.

BALCONY = 172.33 SQ.FT.

TOTAL = 2,442.44 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

210 degree views (Ras Al Khor, Creek, Dubai Skyline, Downtown Skyline)

3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402, 4502, 4602, 4702, 4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502, 5602, 5702, 5802, 5902, 6002



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