



MAJARA
LUXURY REAL ESTATE L.L.C



SOBHA

SANCTUARY

A Life Within

SOBHA
REALTY

About

SOBHA

REALTY

Built from Within.
Designed to Endure.

For nearly half a century, Sobha Realty has been guided by a quiet belief: what is built to last must be shaped with patience, and what truly matters must remain under one's own care.

Founded in 1976 in Oman as the vision of Mr. PNC Menon, Sobha was shaped through the disciplined creation of palaces, royal residences, and sacred landmarks across the Gulf, including the Sultan Qaboos Grand Mosque in Muscat, where precision was never an embellishment, but a responsibility.

From this lineage emerged Sobha's pioneering Backward Integrated philosophy, drawing design, engineering, manufacturing, and construction inward, so that every element is resolved at its source with clarity and intent.

As Sobha approaches its fiftieth year in 2026, this philosophy remains unchanged. Because true luxury is not defined by first impressions, but by how a place continues to feel - year after year.



A close-up photograph of several green leaves, likely from a plant like an iris, covered in numerous water droplets. The droplets are of various sizes and are scattered across the surface of the leaves, which are arranged in a diagonal pattern from the top-left to the bottom-right. The lighting is soft, highlighting the texture of the leaves and the clarity of the water.

The Art of Detail

Where precision becomes a form of care.

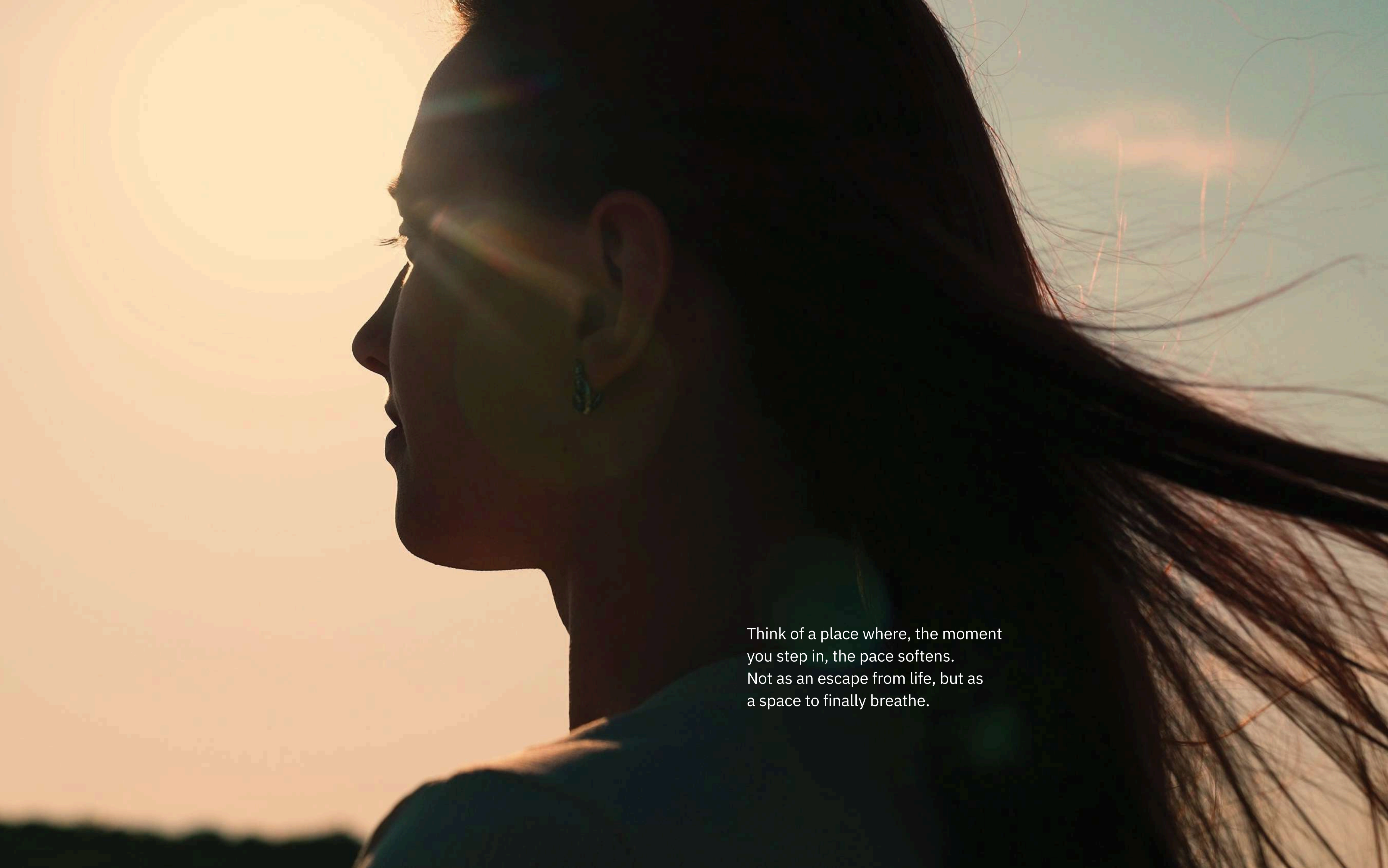
Details are not decoration.

They are architecture for the senses.



In a life that never slows,
Days that blur into one another,
Noise that grows louder,
Somewhere beneath the
surface of it all,
we forget to answer the most
important question:

How does it
feel to be
fully alive?



Think of a place where, the moment
you step in, the pace softens.
Not as an escape from life, but as
a space to finally breathe.

And in the calmness,
time stretches and
meaning fills the air.



Where life unfolds in quiet
harmony with nature
and 50,000+ trees
rise around you,

wrapping
your world
in green.



Introducing



SOBHA
SANCTUARY

A life within



SOBHA SANCTUARY

Masterplan

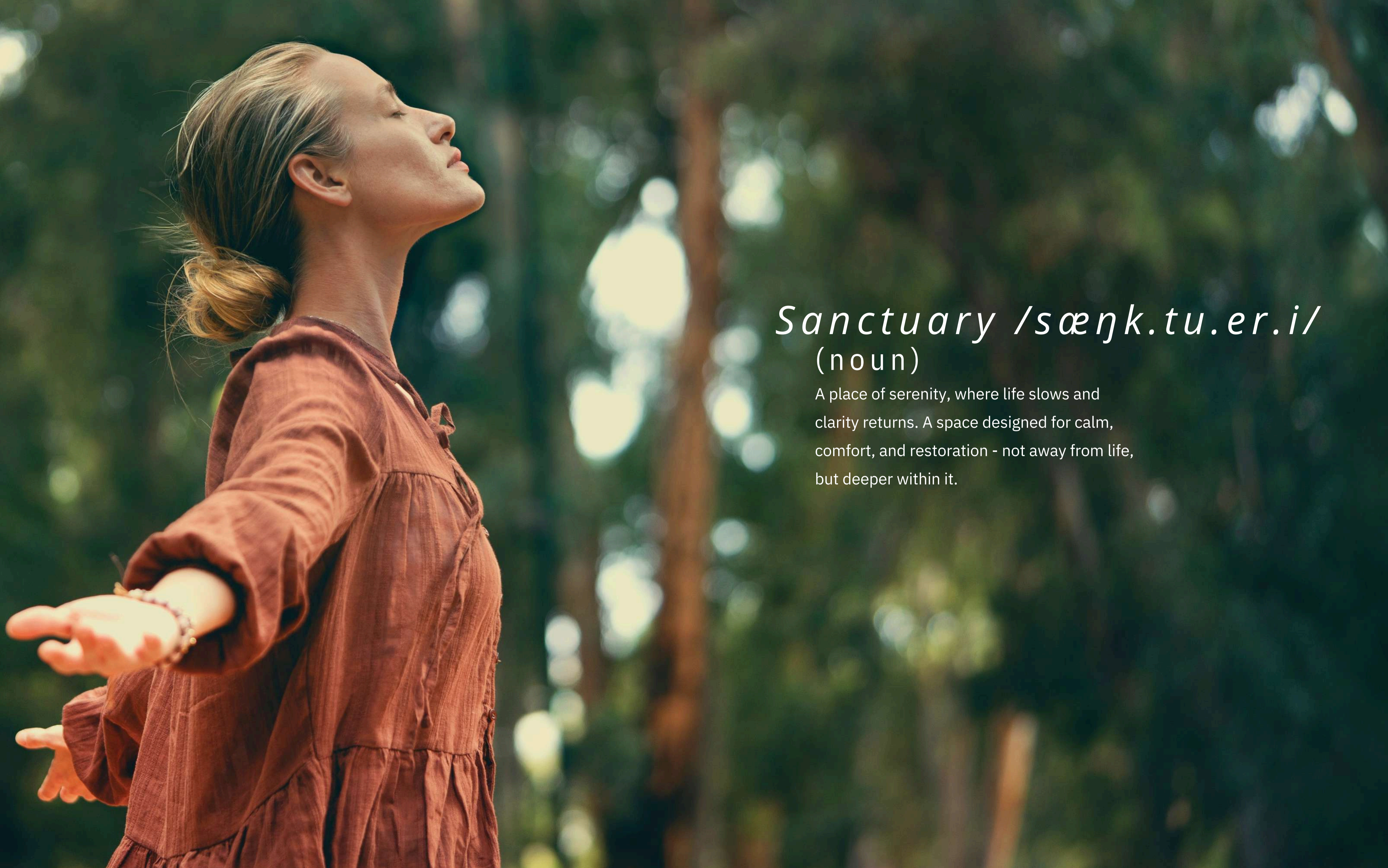
50,000+
TREES

9+ Km
WELLNESS LOOP

~800,000 Sq. Ft.
PARK

~5 Km
LEISURE LOOP

~20 Km
CYCLING LOOP



Sanctuary /sæŋk.tu.er.i/
(noun)

A place of serenity, where life slows and clarity returns. A space designed for calm, comfort, and restoration - not away from life, but deeper within it.

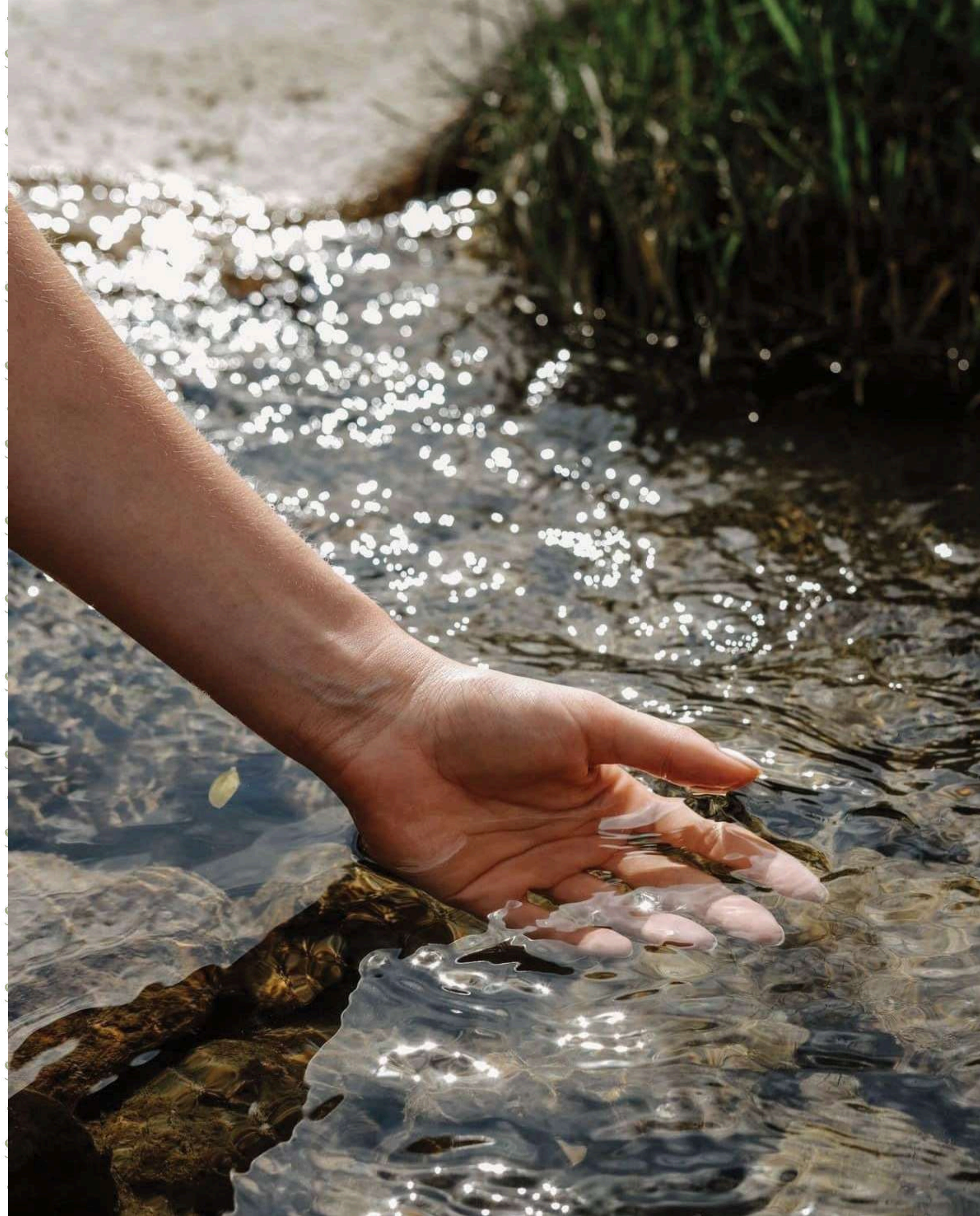


Imagine
nature as your
everyday

Not something you visit. But something
that lives around you, and gently resets
the way you feel.

Imagine water as a daily rhythm.
A sense of freshness built
into the day.

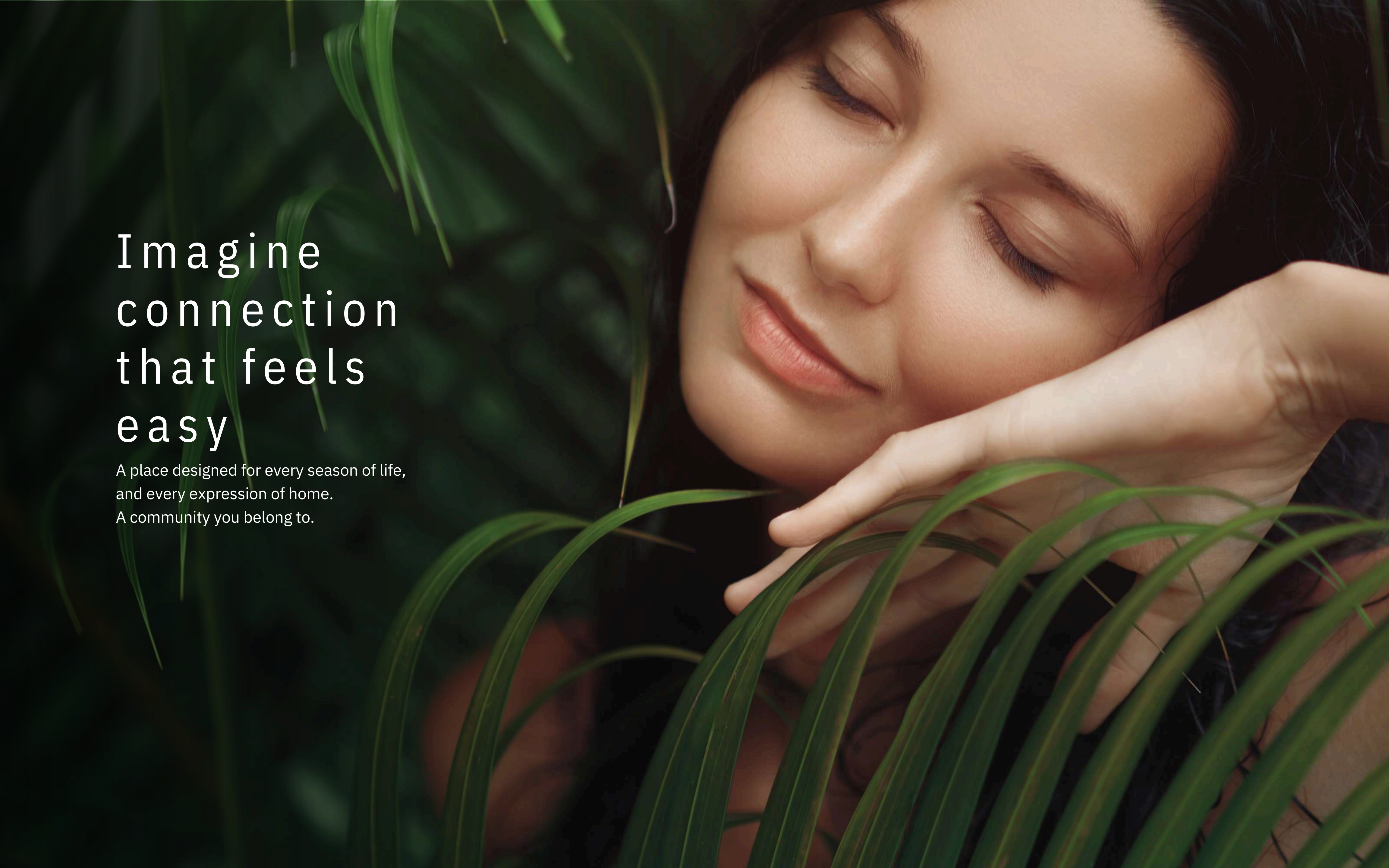
Cooling, calming, restoring,
like balance that arrives
without effort.



A man and a woman are practicing yoga on a wooden deck by a lake. The woman is in the foreground, wearing a pink tank top and leggings, in a warrior II pose. The man is behind her, wearing a blue t-shirt and shorts, also in a warrior II pose. They are both barefoot. In the background, there are several modern, curved apartment buildings with large windows and balconies. The sky is bright with some clouds and birds flying. The lake has several white swans swimming. There are trees and greenery around the buildings and the lake. The overall scene is peaceful and suggests a healthy, active lifestyle.


Imagine wellness as a way of living

Movement that feels natural, and
stillness that is always within reach.
A life composed in perfect balance.

A close-up photograph of a woman with dark hair, her eyes closed in a peaceful expression. She is resting her head on her right hand, which is gently touching some long, green, blade-like leaves. The background is dark and filled with more of these leaves, creating a sense of being immersed in nature.

Imagine connection that feels easy

A place designed for every season of life,
and every expression of home.
A community you belong to.



Then imagine what that means for the entire family. Fewer compromises. More comfort. A place where every member belongs, and every detail, even the smallest, supports the feeling you came here for:

A life that
feels complete
from within.

The Philosophy behind

A complete environment shaped
through distinct layers of wellbeing:

NATURE

Nature is woven through Sobha Sanctuary as
an everyday presence.

WATER

Water shapes the atmosphere as its presence
carries through the community, creating a
sense of ease.

WELLNESS

Wellness feels natural, supported by design,
space, and movement.

COMMUNITY

A destination to carry daily life, shared
moments and a sense of belonging.



*What to
expect within Sobha
Sanctuary*



Human connection at the core

RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is bringing together ~20,000 families while being shaped around nature, balance, and daily ease.

Social Gathering

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



Family

Family life is enriched by a vibrant social club and a thoughtfully curated mix of children's play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers' market experiences bring a sense of freshness and vitality.



Pets

Petwellness is seamlessly integrated into the community through dedicated therapy gardens and play zones.



An architectural rendering of the Sobha Sanctuary development. The scene is set in a lush, green park with a large pond in the foreground. A woman in a white dress is sitting on a wicker swing hanging from a large tree on the left. In the background, several modern, curved high-rise buildings with glass facades are visible. People are seen walking and sitting on the grass, and swans are swimming in the pond. The overall atmosphere is peaceful and natural.

*Nature immersion,
restoration, and
balance.*

Nature leads the experience across Sobha Sanctuary, with ~50% open and green spaces flowing through every zone, anchored by a ~800,000 sq. ft. park.

Sobha Sanctuary's green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



Wellness built into the day

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a ~ 5 km leisure loop that invites recreation, exploration, and everyday movement. A 9+ km wellness loop is also purpose-built for walking, cycling and a myriad of health-focused activities.

Outdoor fitness zones

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





Meditation lawns

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.

A wide-angle photograph of a modern residential complex. In the foreground, a large, curved swimming pool with clear blue water is the central focus. People are seen swimming and playing in the pool. On the sandy beach area around the pool, several people are relaxing on wooden lounge chairs. Some are sitting on the chairs, while others are playing in the sand. In the background, several multi-story apartment buildings with balconies and large windows are visible, surrounded by lush greenery and trees. The sky is bright blue with a few wispy clouds. The overall atmosphere is one of a high-end, well-maintained community space.


A Refined Expression of **Water Spaces**

A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.

A modern, curved glass building with a swimming pool and lounge area. The building has multiple stories with large glass windows and balconies. In the foreground, there is a large swimming pool with people relaxing on lounge chairs and umbrellas. The scene is set in a lush, tropical environment with palm trees and other greenery. The sky is clear and blue.

A landscape defined by water

Create moments of pause, while watersculpture plazas introduce a sense of reflective calm. A vibrant splashpad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.

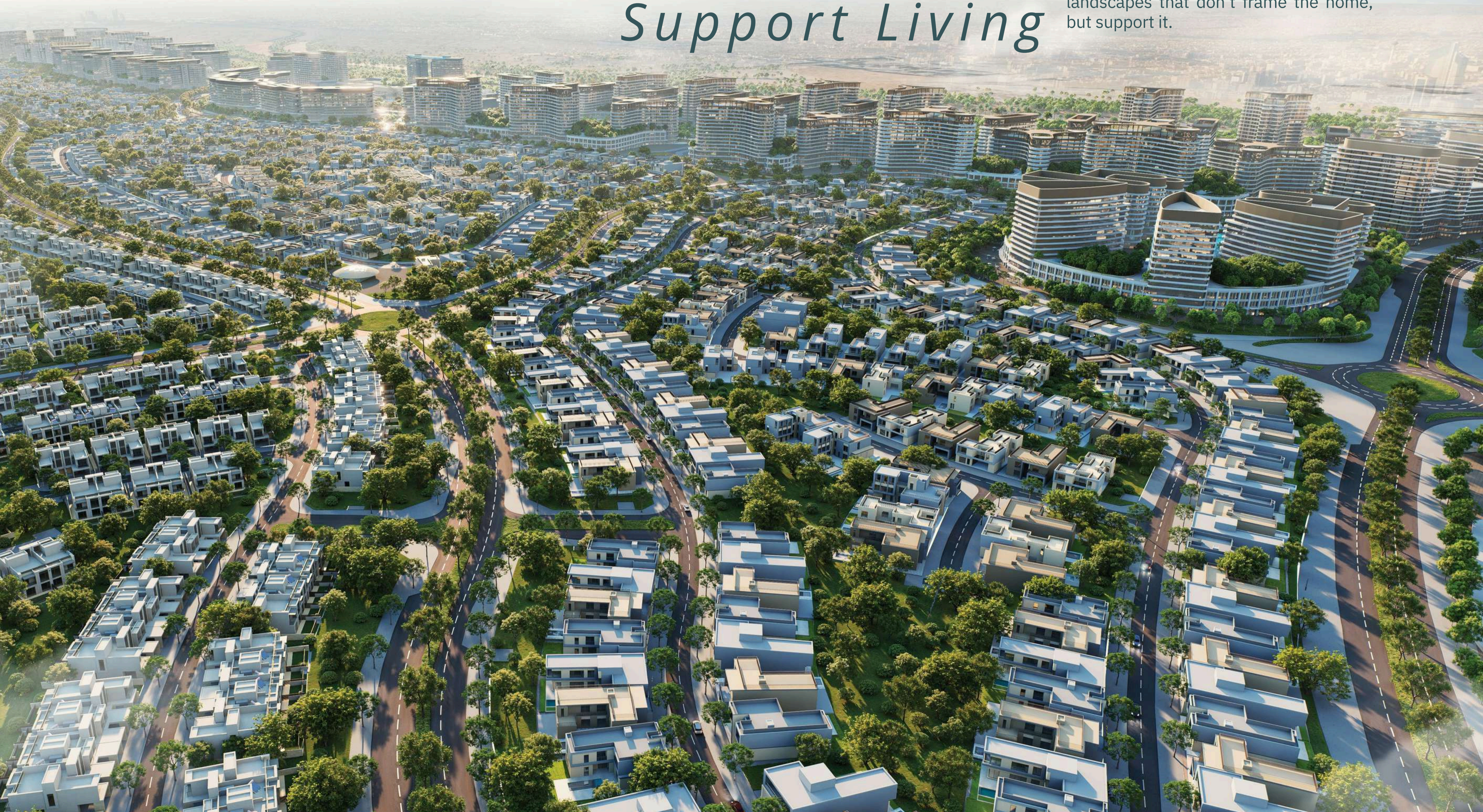


Sustainability
at Sobha
Sanctuary
is a framework

From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

Landscapes That Support Living

For those who want space without separation, the villas are set within landscapes that don't frame the home, but support it.





Where the Future
Takes Shape

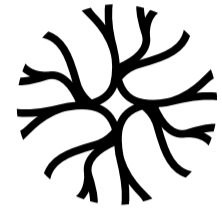


SOBHA SANCTUARY

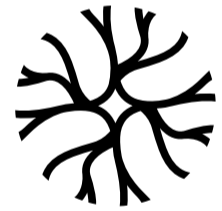
Illustrative Masterplan



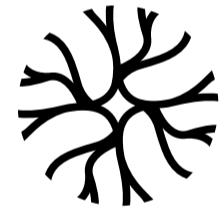
Introducing



THE GROVE
AT SOBHA SANCTUARY

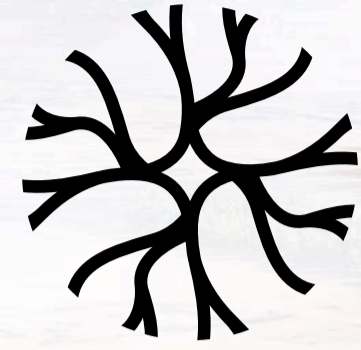


THE BROOKS
AT SOBHA SANCTUARY



THE GREENS
AT SOBHA SANCTUARY



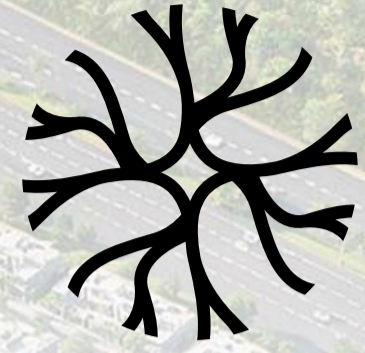


THE GROVE

AT SOBHA SANCTUARY

An exclusive villa enclave offering expansive living, refined privacy, and curated landscapes.





THE BROOKS

AT SOBHA SANCTUARY

A dynamic neighbourhood designed for residents who thrive on movement, energy, and everyday vitality.





THE GREENS

AT SOBHA SANCTUARY

A calm, nature-immersed villa community
crafted for residents seeking balance, privacy,
and restorative living.



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

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

SOBHA
REALTY

