



SOBHA
ORBIS



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 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



ART *of* THE DETAIL

At SOBHA, the 'Art of the Detail' is more than just a philosophy that permeates every aspect of their projects. Its meticulous attention to detail defines every project, crafting luxury living experiences that go beyond the ordinary. From architectural precision to premium materials and innovative technologies, SOBHA's commitment to perfection ensures each property is a masterpiece of fine living.



A VIBRANT CITY WITHIN *a* CITY

Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm. This enclave near Al Barari and Al Barsha features residential buildings, office towers, and motorsport facilities.

DISCOVER *the* CHARMED LIFESTYLE

DUBAI'S OASIS OF ELEGANCE,
WHERE EVERY CORNER BECKONS
WITH THRILLING ADVENTURES
AND TRANQUIL RETREATS!

Dubai Motor City boasts amenities like the
Adrenaline-pumping Dubai Autodrome and
First Avenue Mall. Every corner offers a unique
mix of leisure and excitement.

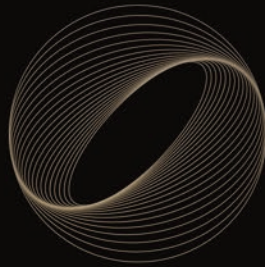


THE CIRCLE OF LIFE



The choice of concentric circles for our logo symbolizes the seamless integration and unity within our luxury-focused community living property. Just as the circles radiate outward from a central point, our amenities and services are interconnected, forming a harmonious environment where residents can experience a world of luxury without ever having to leave the community. The concentric circles also evoke a sense of exclusivity and sophistication, reflecting the premium lifestyle that our residents can expect. With our tagline, "A world in its own," we encapsulate the idea that within our community, residents can find everything they desire, creating a self-contained world of elegance and convenience.

INTRODUCING



SOBHA ORBIS

A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwine seamlessly. Our community embodies the essence of

"A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication.



A WORLD IN ITS OWN.





THE PINNACLE *of* SOPHISTICATION

Step into the world of SOBHA ORBIS. Nestled amidst the dynamic cityscape, SOBHA ORBIS emerges as an emblem of refined living, beckoning those who crave the pinnacle of sophistication.

From its sleek architectural design to its sumptuous interior finishes, every facet of SOBHA ORBIS is meticulously curated to evoke a timeless aura of luxury. Here, indulge in a realm where extravagance knows no limits, where each amenity is tailored to fulfill your every desire, and where every moment exudes a palpable sense of grandeur.

Welcome to SOBHA ORBIS, where luxury finds its truest expression.

LUXURY BUILT AROUND YOU

Welcome to the epitome of urban living in Motor City, Dubai – where luxury meets convenience at every turn. Our premium 3 tower luxury apartments stand as a jewel in the crown of this vibrant new community.

1, 1.5 AND 2 BED HOMES
WITH AREA RANGE OF
545 SQ. FT. - 988 SQ. FT.





INDULGE *in a*
LIFESTYLE THAT
TRANSCENDS
THE ORDINARY

Our meticulously crafted apartments exude sophistication and elegance, offering a lifestyle that transcends the ordinary. From sleek contemporary design to lavish finishes, every detail has been curated to indulge your senses and elevate your living experience.

PREMIER AMENITIES *at* YOUR FINGERTIPS

Experience unparalleled convenience with access to the latest amenities right at your doorstep. Whether you crave rejuvenation or recreation, our community offers a wealth of options to cater to your every need. Dive into the refreshing waters of our resort-style pool, unwind in the serene ambiance of our landscaped gardens, or stay active in our state-of-the-art fitness center – all within walking distance from your home.



THE GRANDEUR OF TIMELESS ELEGANCE



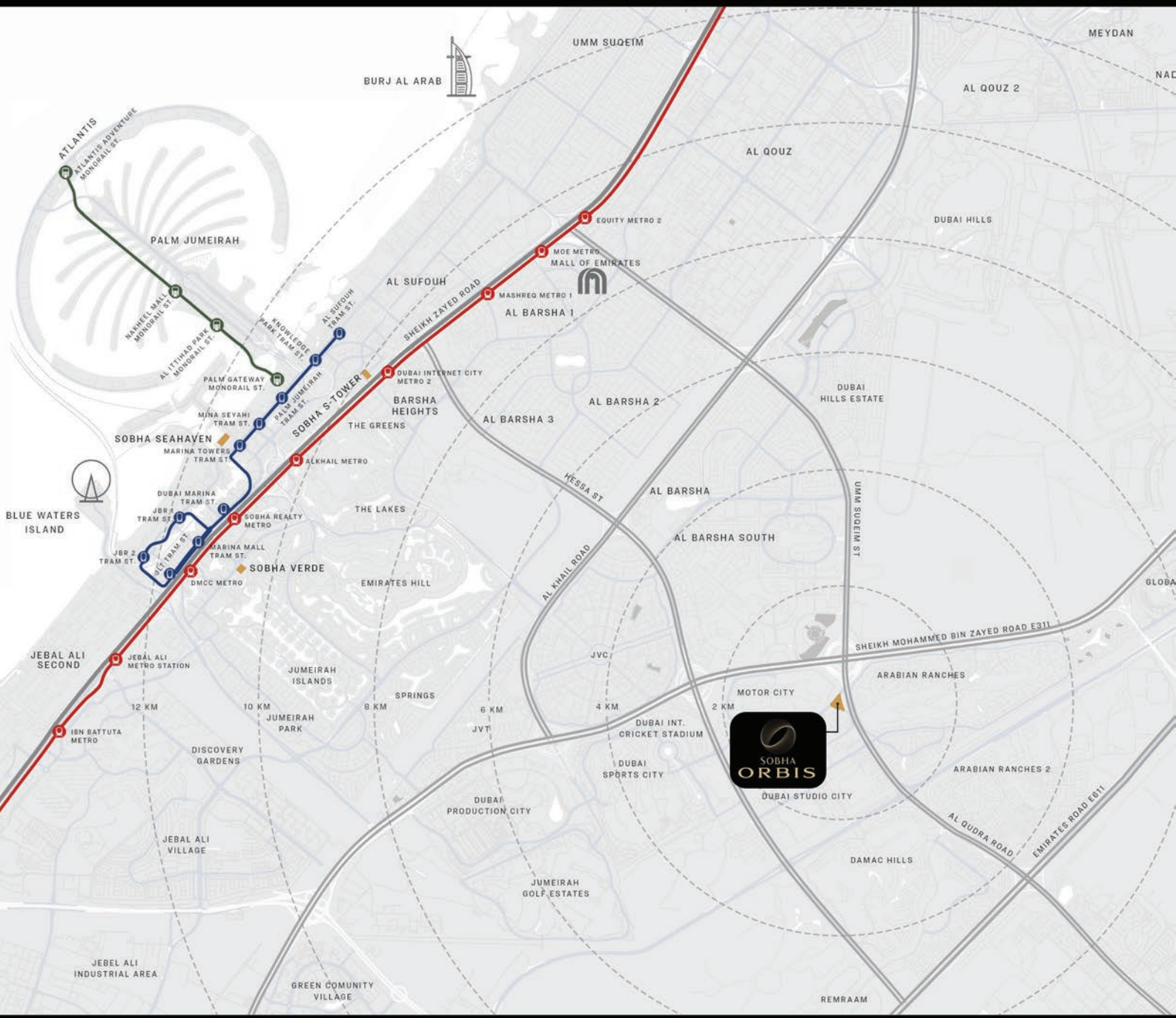


AN IMPRESSIVE SUITE OF
INDOOR AND OUTDOOR AMENITIES

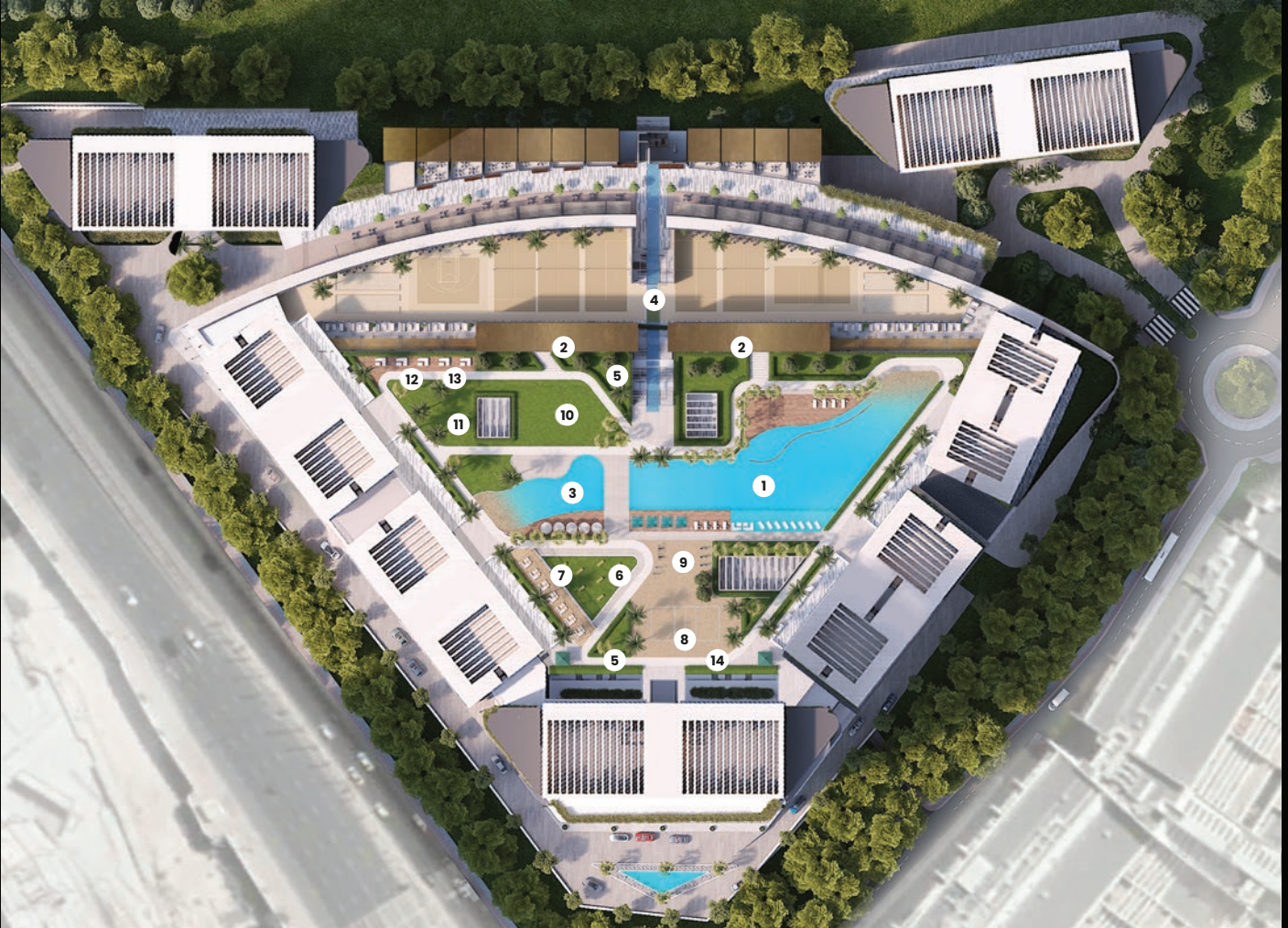


SEAMLESS CONNECTIVITY

Lies at the heart of our community. With a proposed metro station adjacent to the tower, exploring the vibrant city of Dubai has never been easier. Sobha Orbis conveniently located just minutes away from both Mohammed bin Zayed Road and Al Qudra Road, ensuring easy accessibility to key destinations. Whether you're commuting to work or exploring the city's countless attractions, enjoy effortless access to everything Dubai has to offer, right from your doorstep.



AMENITIES



1 Resort Style Pool

Lazy River
 Beach Edge
 Jacuzzi
 Pool Deck with Day Beds
 Aquatic Aerobics
 Water Polo/ Volleyball
 Cabana Shade
 Outdoor Showers
 Swimming Pool with Indoor
 Changing Room/ Shower/ Toilets

2 BBQ Areas

3 Kids Pool

Beach Edge
 Pool Deck with Day Beds
 Toddler Splash Pad
 Water Features

4 Club House

Racquet Club - with Squash
 Courts, Badminton Courts, Padel
 Tennis Courts, Volleyball Court,
 Basketball Court
 Pétanque/ Boulee Fields

5 Landscaped Garden

6 Yoga Zone

7 Meditation Zone

8 Beach Volley Ball

9 Outdoor Jungle Gym

10 Open Lawn

11 Hammock Garden

12 Pingpong Tables

13 Giant Chess

14 Walking Paths

SITE PLAN

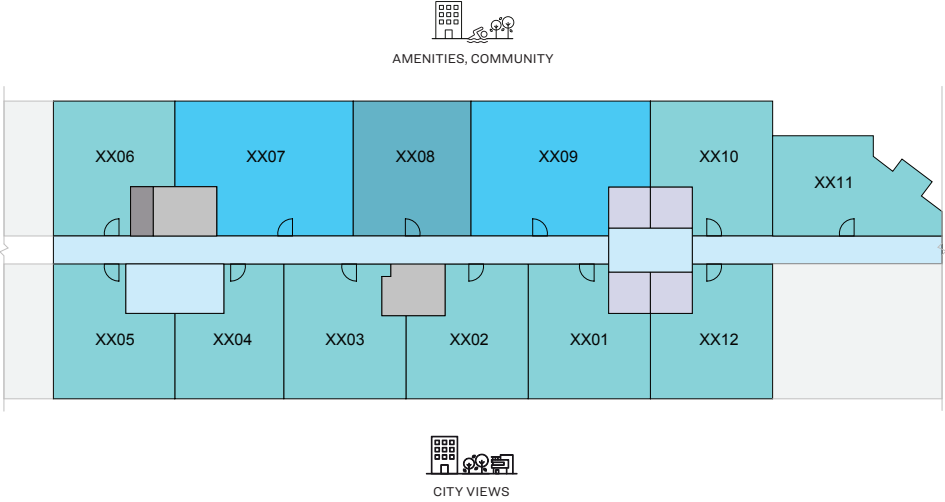


TOWER F
FLOOR AND UNIT PLANS



FLOOR PLAN LAYOUT

TOWER F - SOBHA ORBIS



LEVEL 04-23

- 1 BED UNIT

2 BED UNIT

CIRCULATION

LIFTS
- 1.5 BED UNIT

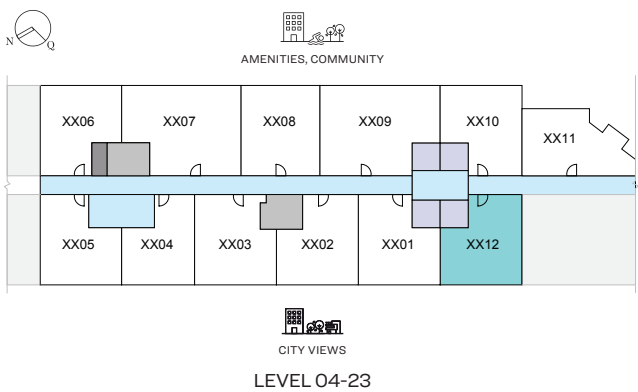
SERVICES

GARBAGE ROOM

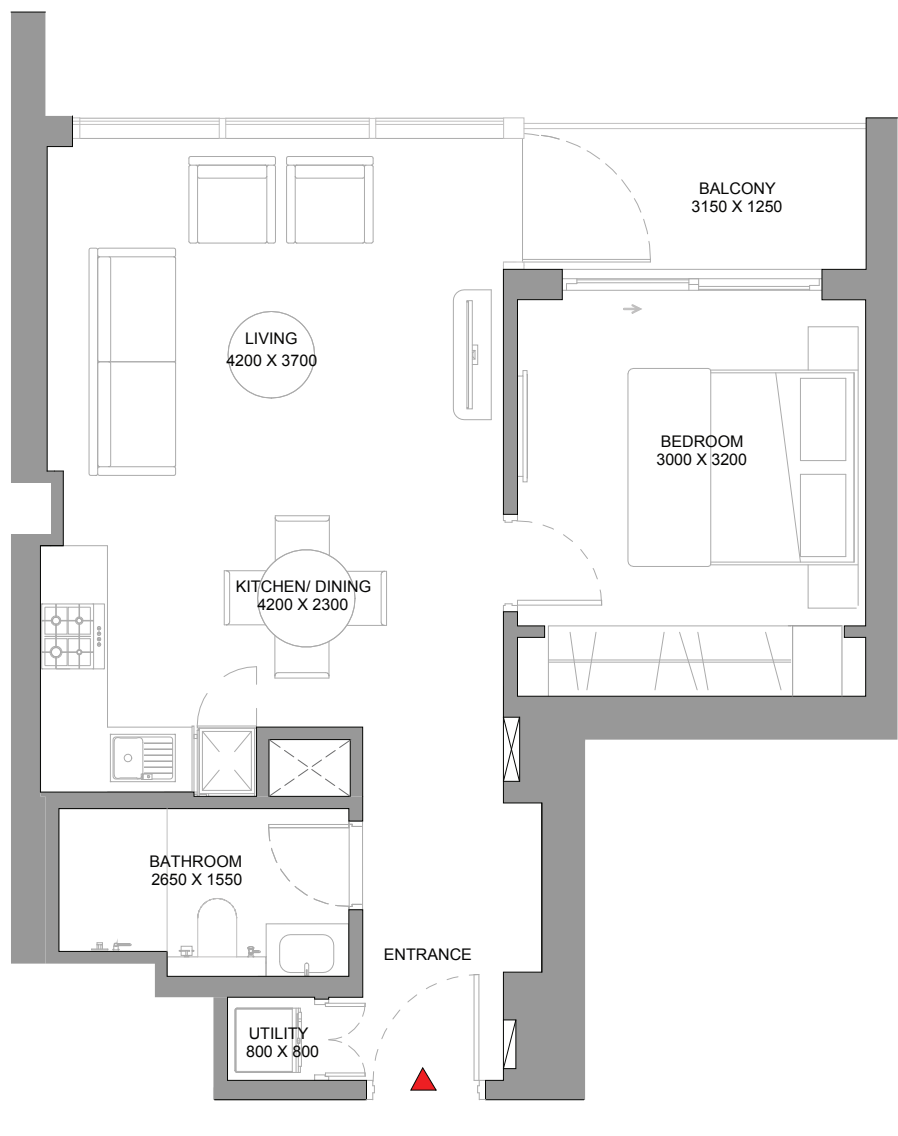
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1 BEDROOM APARTMENT
TYPE L (with balcony)

TOTAL SALEABLE AREA
SUITE = 577.81 SQ.FT.
BALCONY = 52.85 SQ.FT.
TOTAL = 630.66 SQ.FT.



UNIT



List of unit numbers with this unit plan:

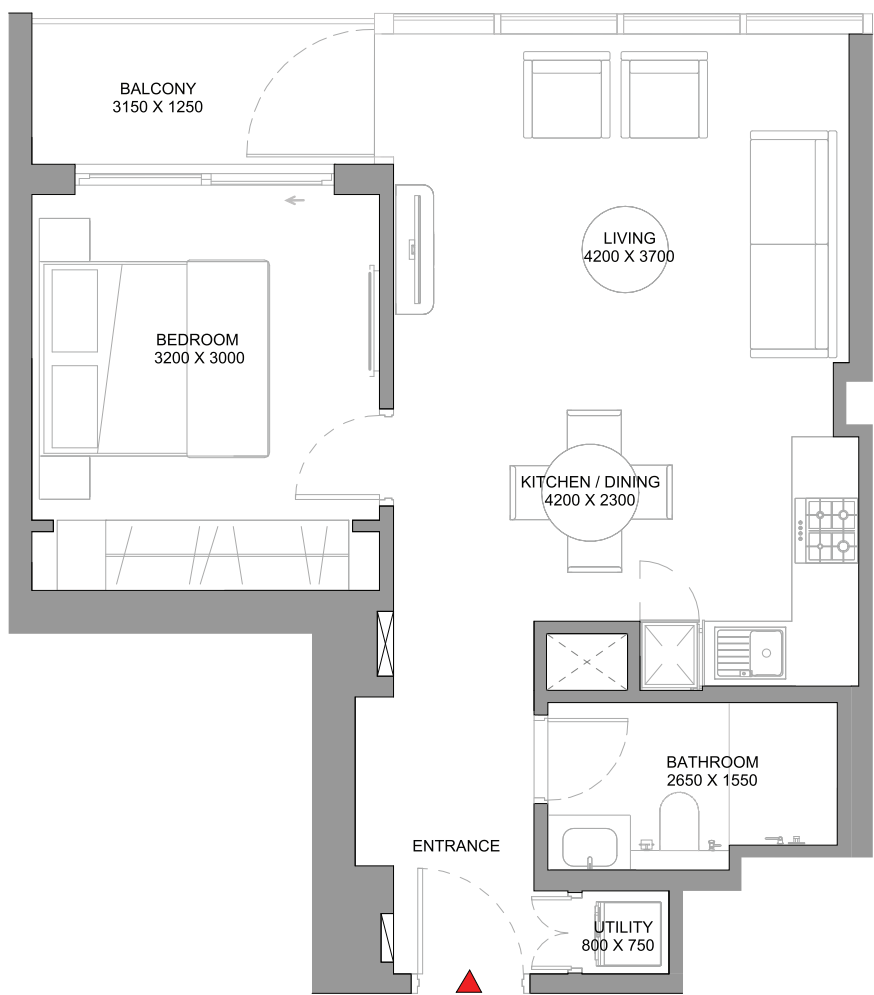
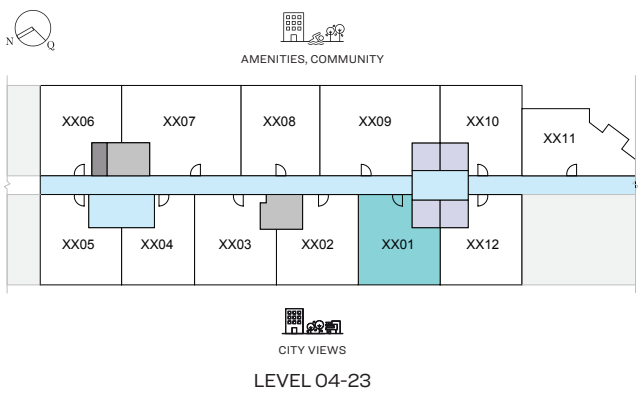
VIEWS

City View
F412, F512, F612, F712, F812, F912, F1012, F1112, F1212, F1312, F1412, F1512, F1612, F1712, F1812, F1912, F2012, F2112, F2212, F2312

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1 BEDROOM APARTMENT
TYPE M (with balcony)

TOTAL SALEABLE AREA
SUITE = 575.01 SQ.FT.
BALCONY = 52.85 SQ.FT.
TOTAL = 627.86 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

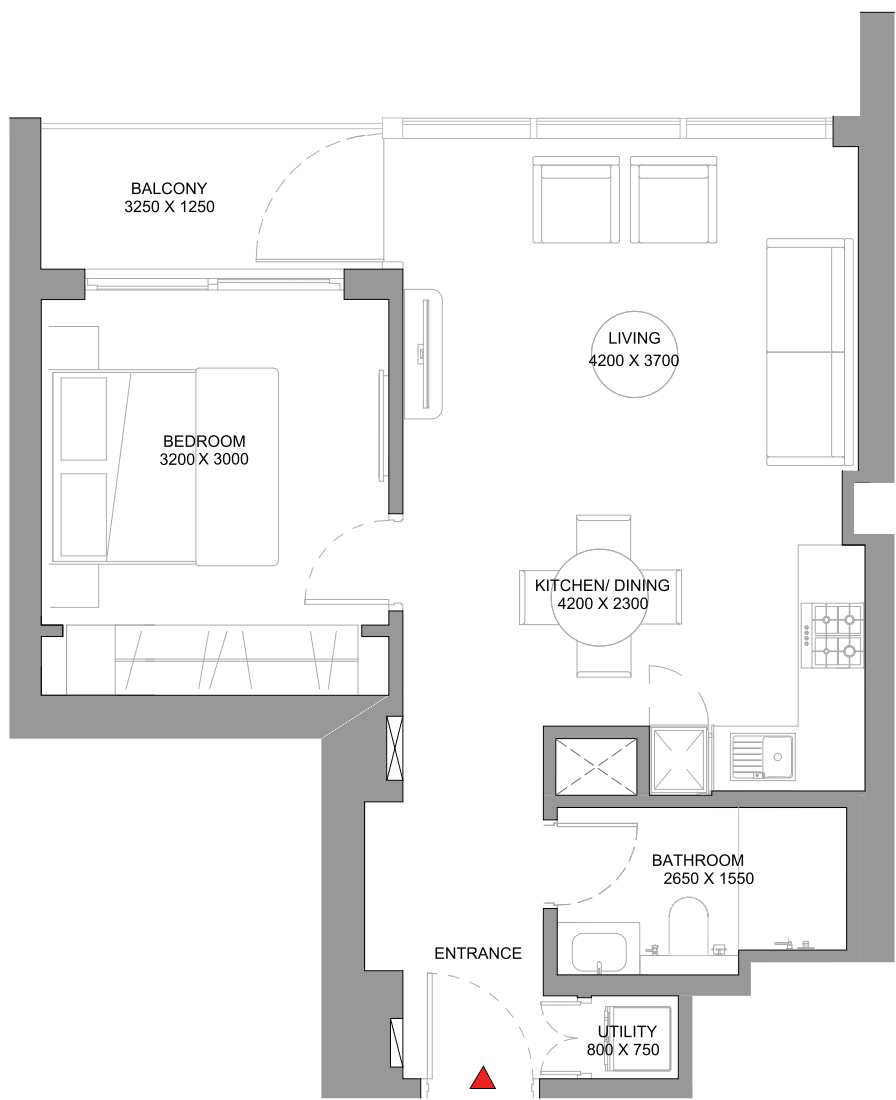
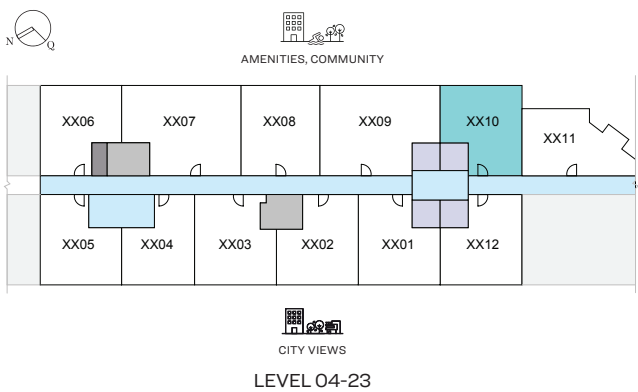
City View

F401, F501, F601, F701, F801, F901, F1001, F1101, F1201, F1301, F1401, F1501, F1601, F1701, F1801, F1901, F2001, F2101, F2201, F2301

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1 BEDROOM APARTMENT
TYPE M (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 573.50 SQ.FT.
BALCONY = 54.03 SQ.FT.
TOTAL = 627.53 SQ.FT.



List of unit numbers with this unit plan:

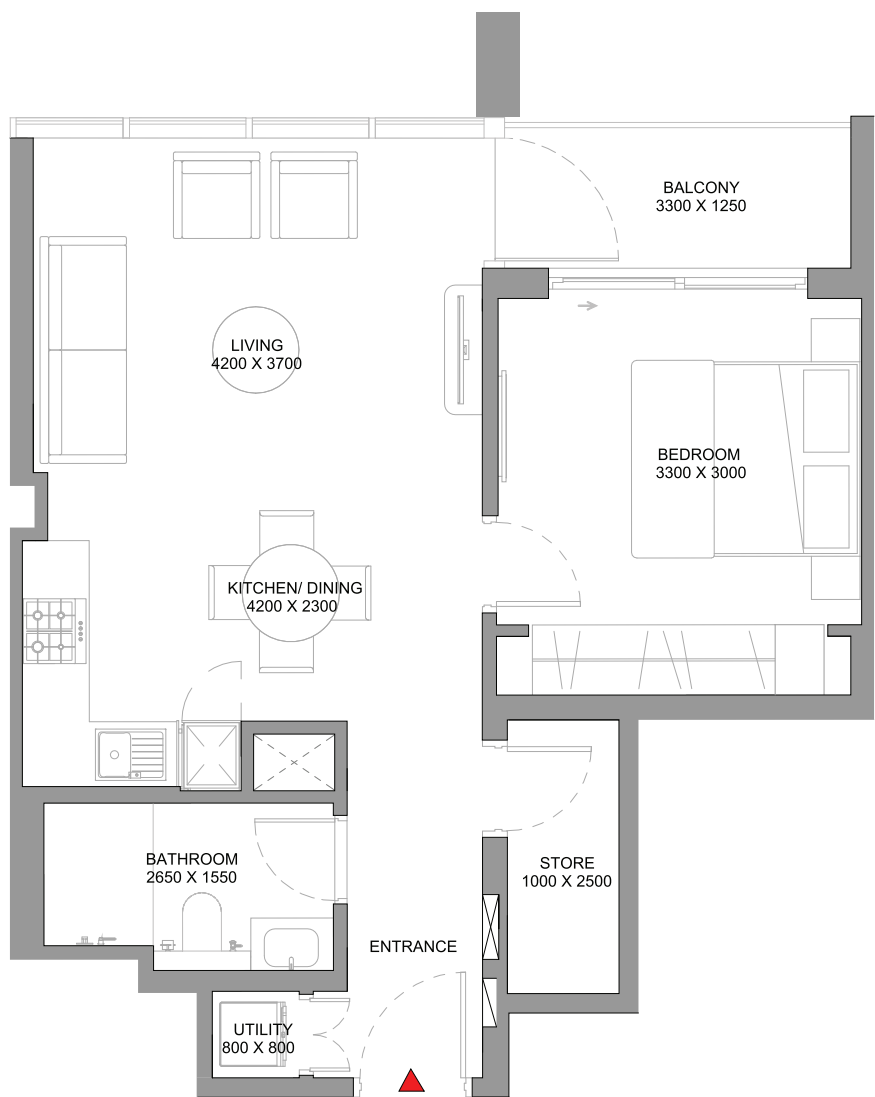
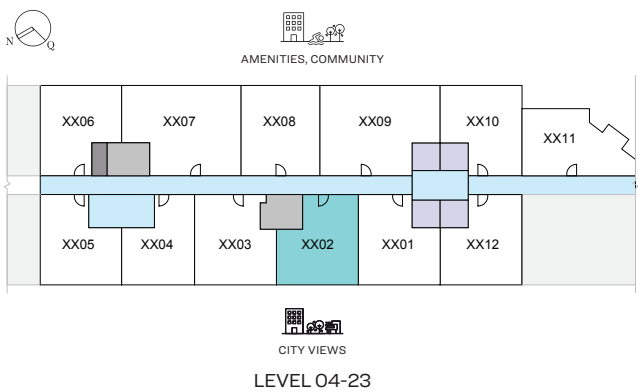
VIEWS

- Amenities**
F410, F510, F610, F710, F810, F910, F1010, F1110, F1210, F1310, F1410, F1510, F1610, F1710, F1810, F1910, F2010
- Community**
F2110, F2210, F2310

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1 BEDROOM APARTMENT
TYPE N (with store room + balcony)

TOTAL SALEABLE AREA
SUITE = 587.49 SQ.FT.
BALCONY = 54.79 SQ.FT.
TOTAL = 642.28 SQ.FT.



List of unit numbers with this unit plan:

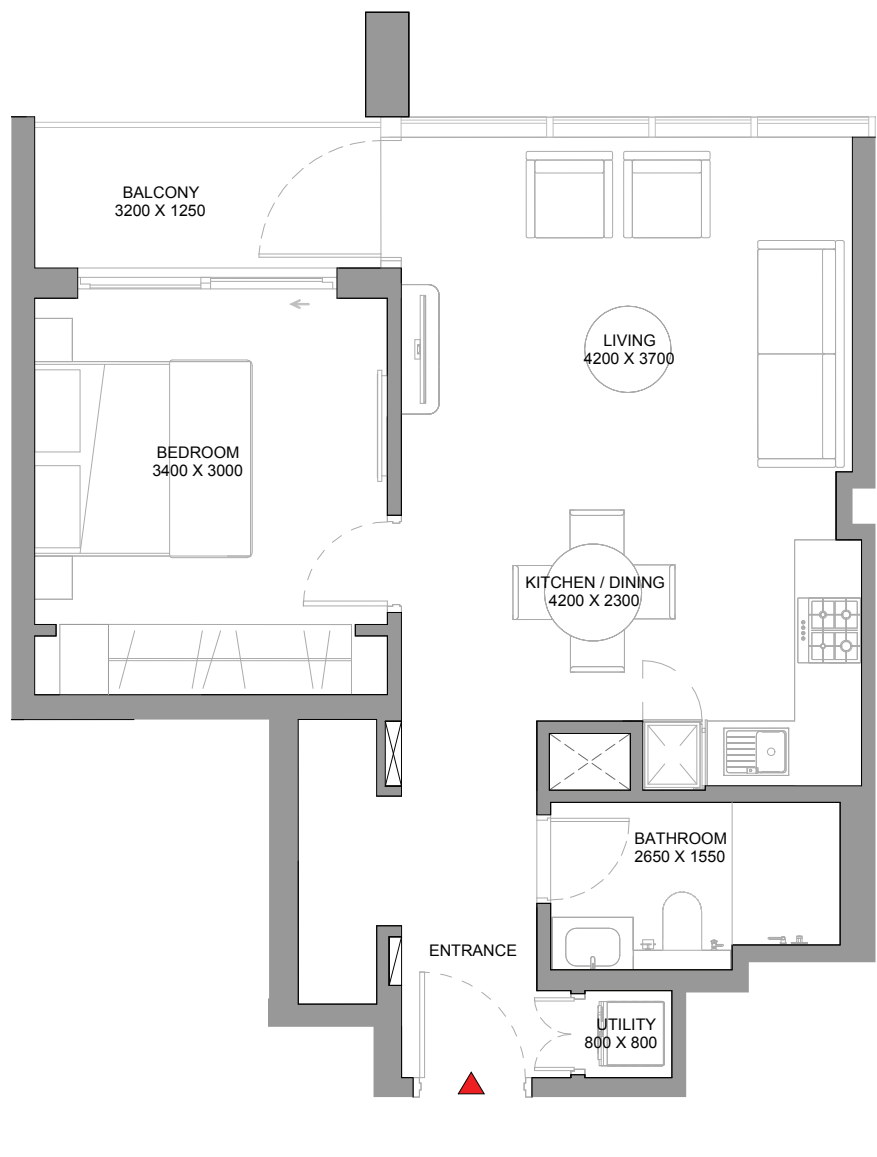
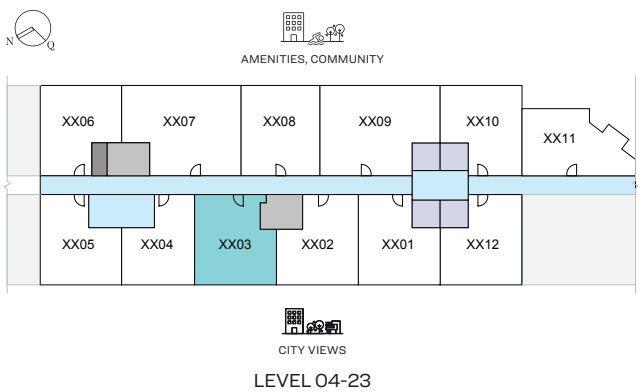
VIEWS

City View
F402, F502, F602, F702, F802, F902, F1102, F1202, F1302, F1402, F1502, F1602, F1702, F1802, F1902, F2102, F2202, F2302

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1 BEDROOM APARTMENT
TYPE O (with balcony)

TOTAL SALEABLE AREA
SUITE = 581.36 SQ.FT.
BALCONY = 53.50 SQ.FT.
TOTAL = 634.86 SQ.FT.



List of unit numbers with this unit plan:

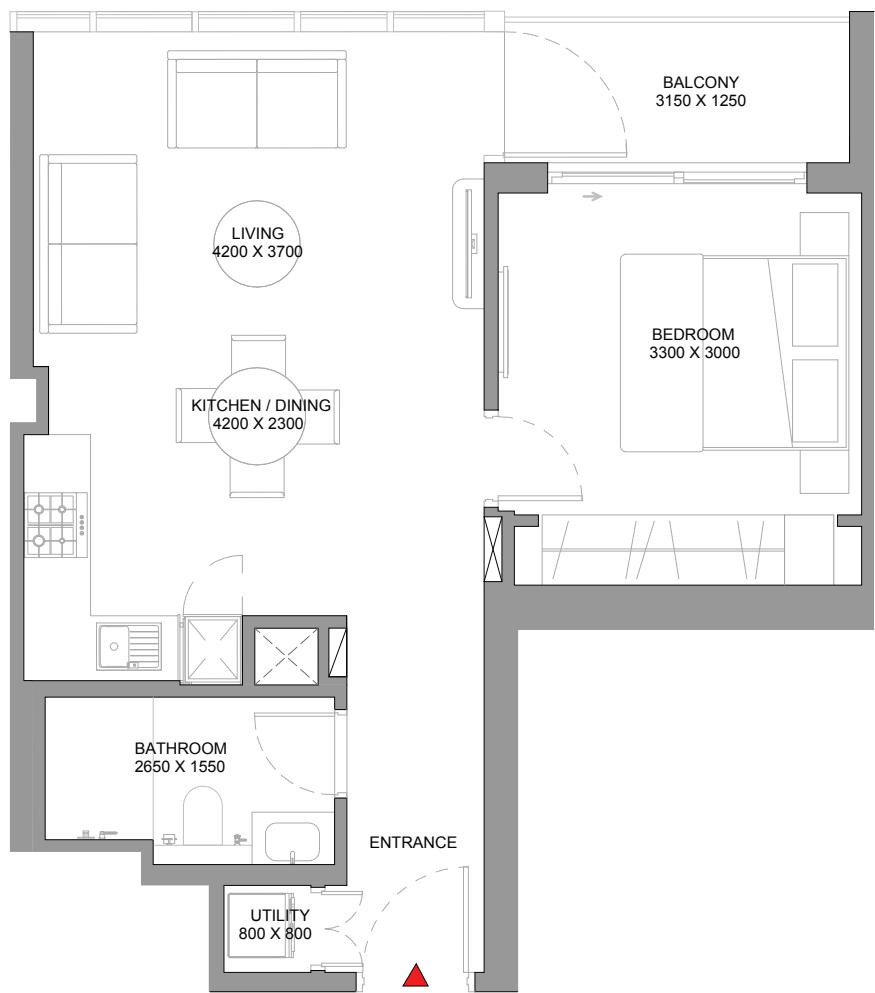
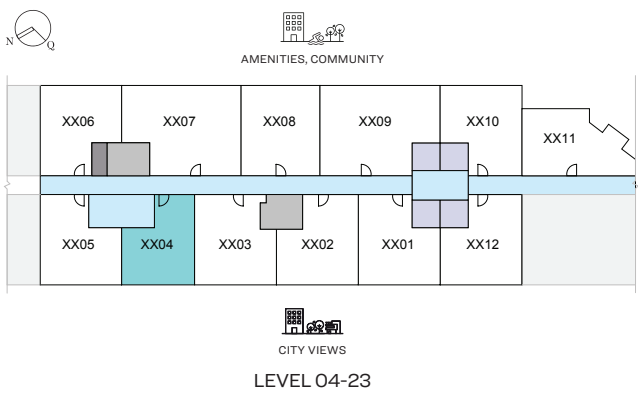
VIEWS

City View
F403, F503, F603, F703, F803, F903, F1003, F1103, F1203, F1303, F1403, F1503, F1603, F1703, F1803, F1903, F2003, F2103, F2203, F2303

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1 BEDROOM APARTMENT
TYPE P (with balcony)

TOTAL SALEABLE AREA
SUITE = 556.82 SQ.FT.
BALCONY = 53.39 SQ.FT.
TOTAL = 610.21 SQ.FT.



List of unit numbers with this unit plan:

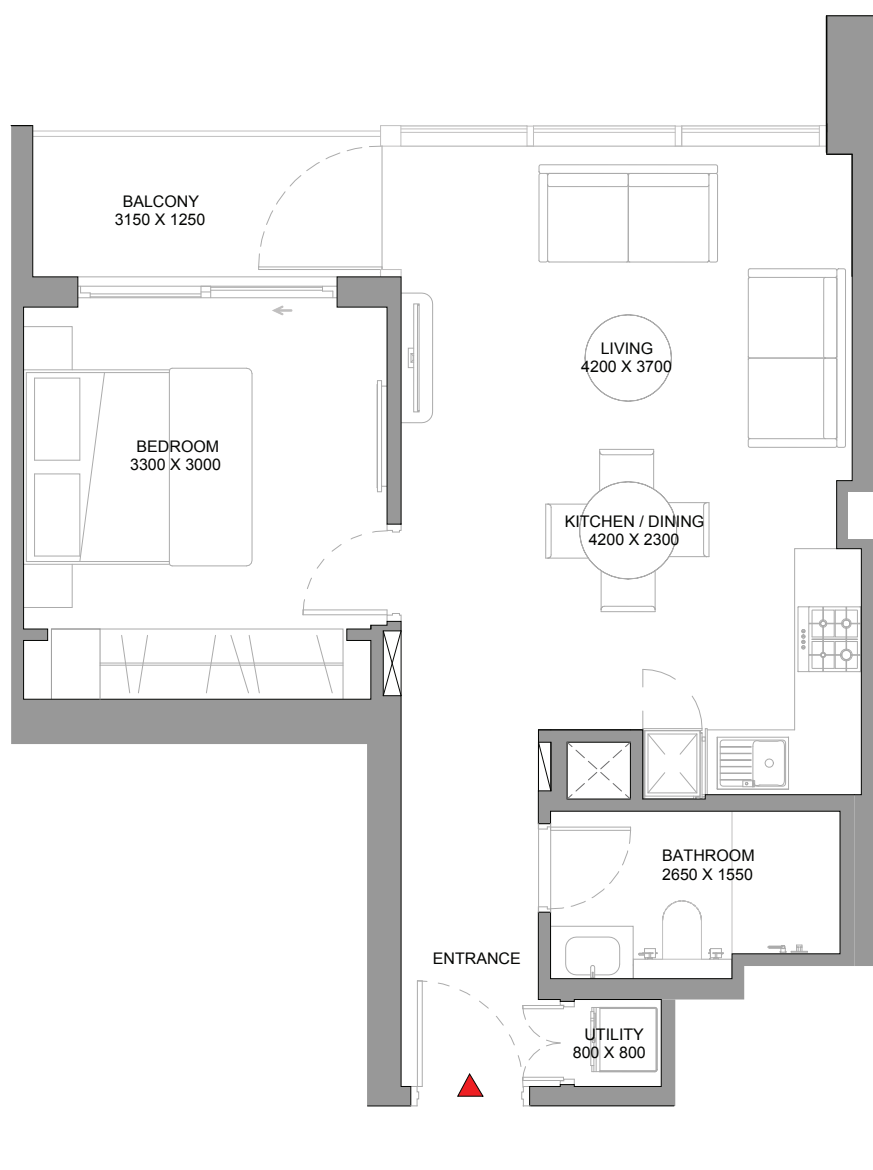
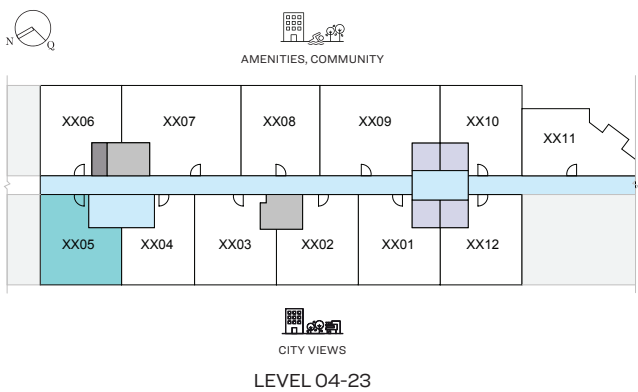
VIEWS

City View
F404, F504, F604, F704, F804, F904, F1004, F1104, F1204, F1304, F1404, F1504, F1604, F1704, F1804, F1904, F2004, F2104, F2204, F2304

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1 BEDROOM APARTMENT
TYPE Q (with balcony)

TOTAL SALEABLE AREA
SUITE = 560.58 SQ.FT.
BALCONY = 53.71 SQ.FT.
TOTAL = 614.29 SQ.FT.



List of unit numbers with this unit plan:

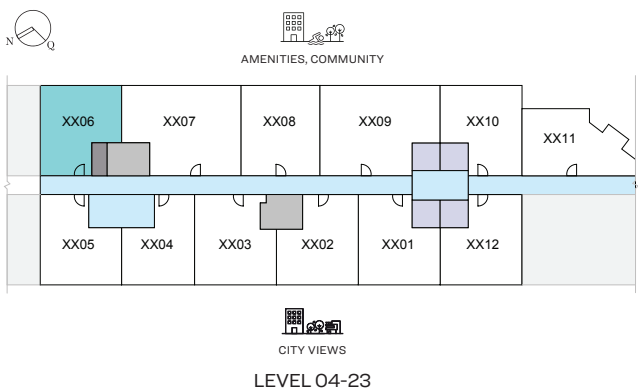
VIEWS

City View
F405, F505, F605, F705, F805, F905, F1005, F1105, F1205, F1305, F1405, F1505, F1605, F1705, F1805, F1905, F2005, F2105, F2205, F2305

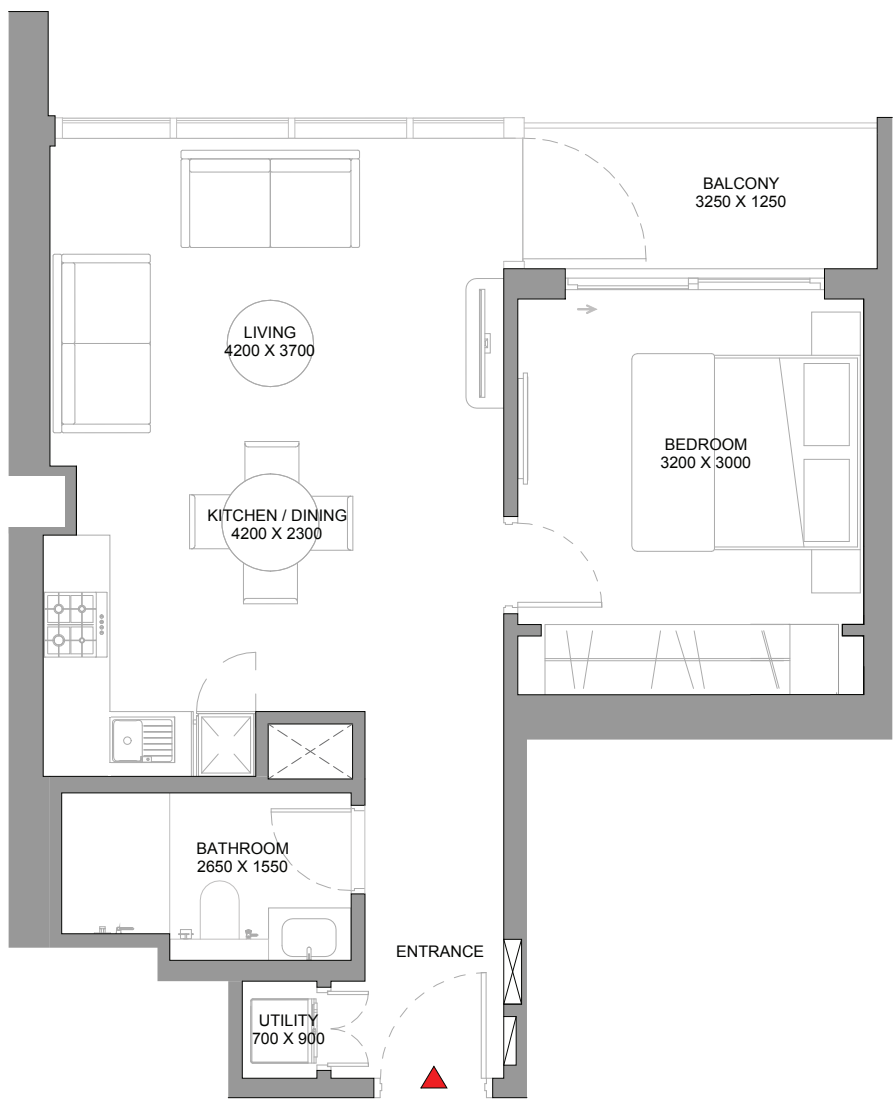
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1 BEDROOM APARTMENT
TYPE R (with balcony)

TOTAL SALEABLE AREA
SUITE = 568.87 SQ.FT.
BALCONY = 53.39 SQ.FT.
TOTAL = 622.26 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

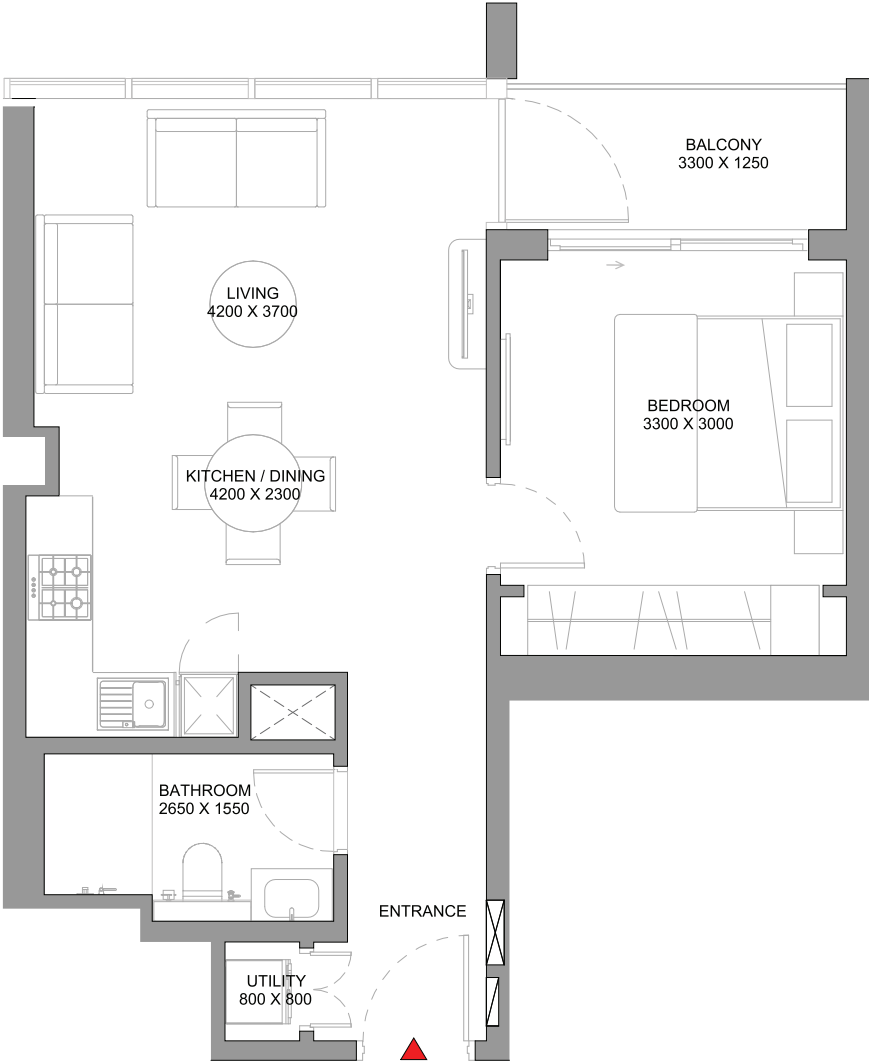
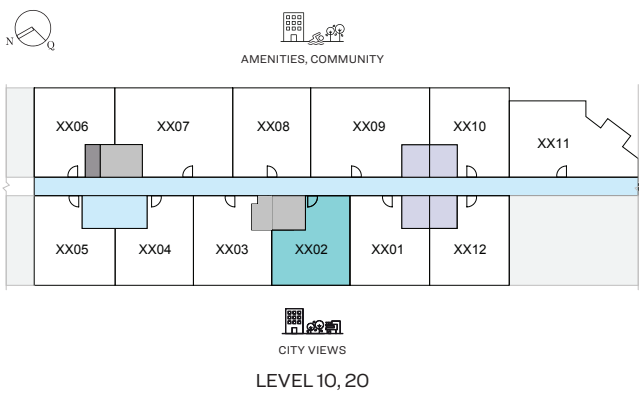
Amenities
F506, F606, F706, F806, F906, F1006, F1106, F1206, F1306, F1406, F1506, F1606, F1706, F1806, F1906, F2006

Community
F2106, F2206, F2306

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1 BEDROOM APARTMENT
TYPE R (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 548.53 SQ.FT.
BALCONY = 54.68 SQ.FT.
TOTAL = 603.21 SQ.FT.



List of unit numbers with this unit plan:

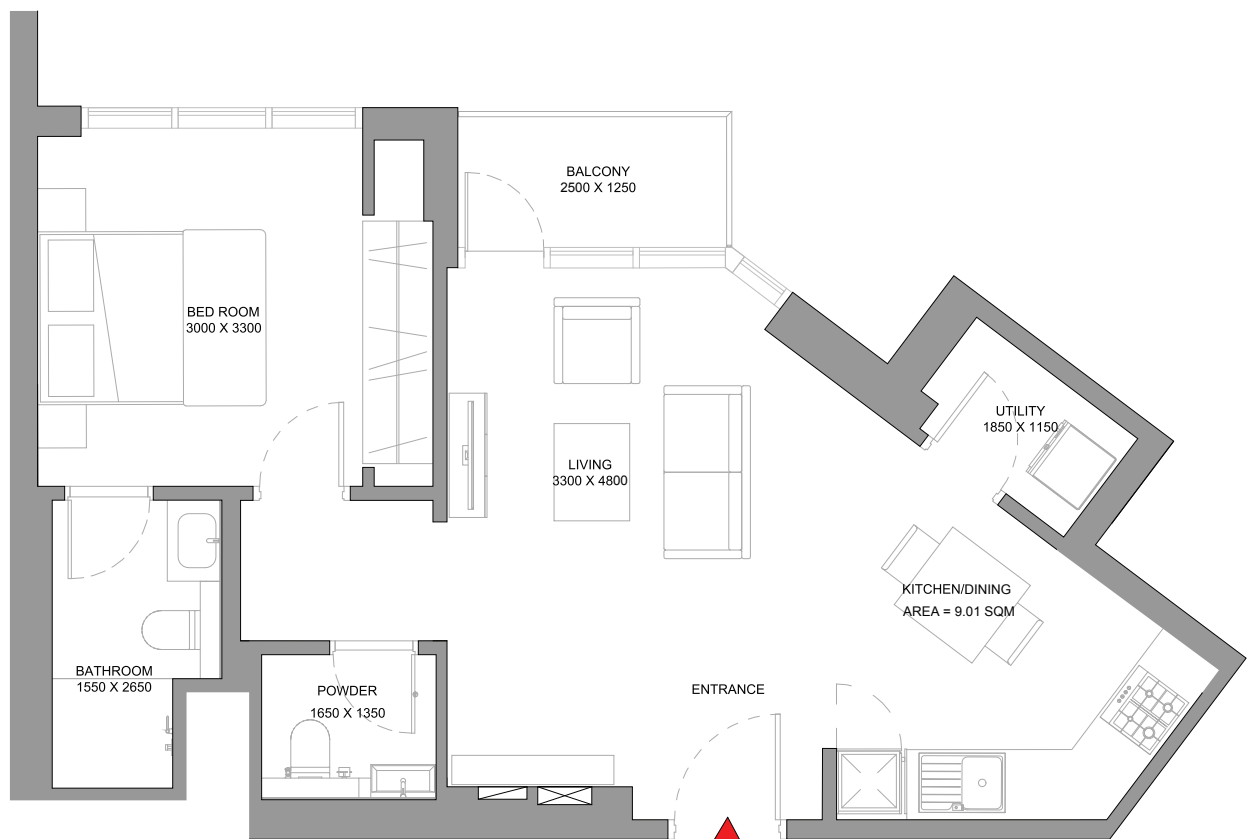
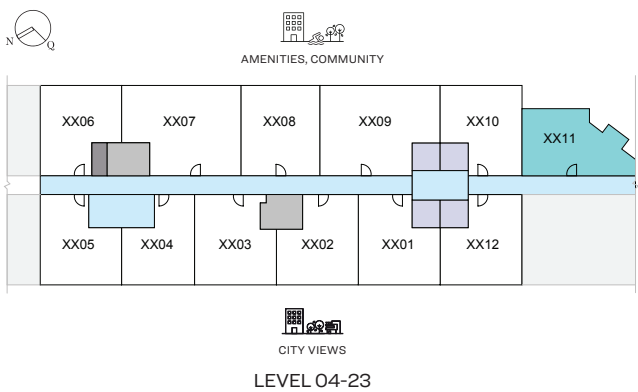
VEWS

City View
F1002, F2002

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1 BEDROOM APARTMENT
TYPE V (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 626.46 SQ.FT.
BALCONY = 37.24 SQ.FT.
TOTAL = 663.70 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

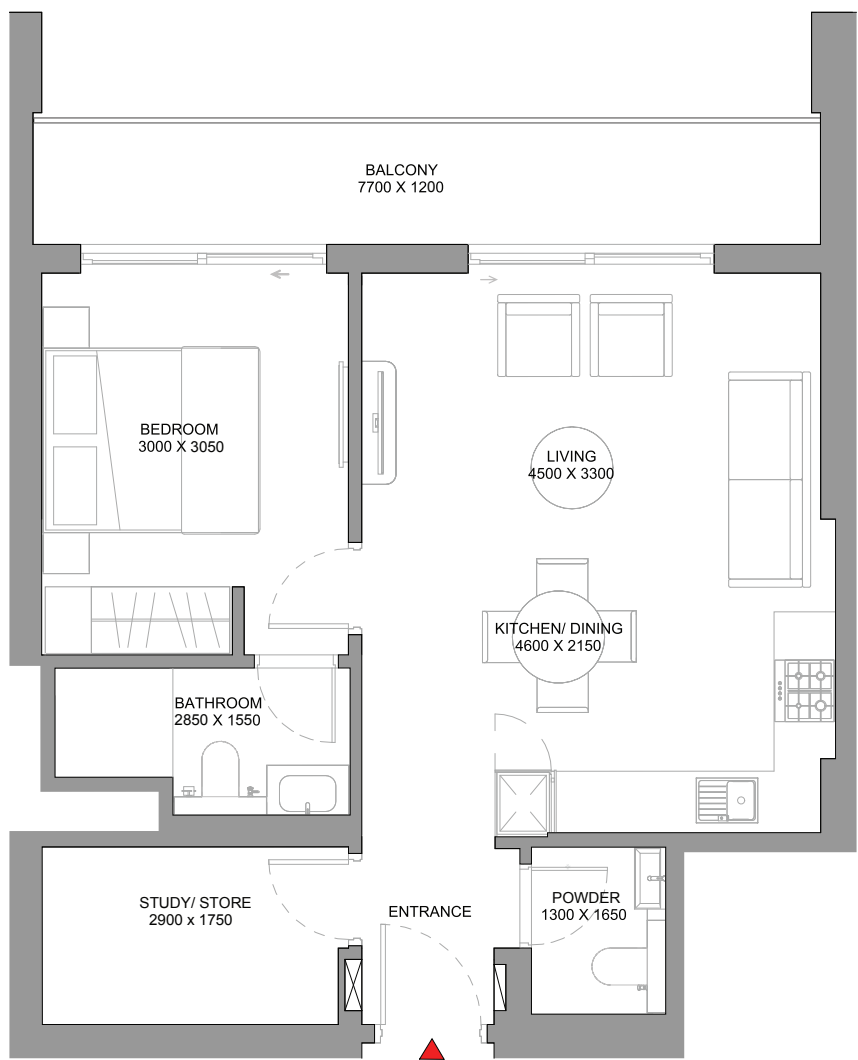
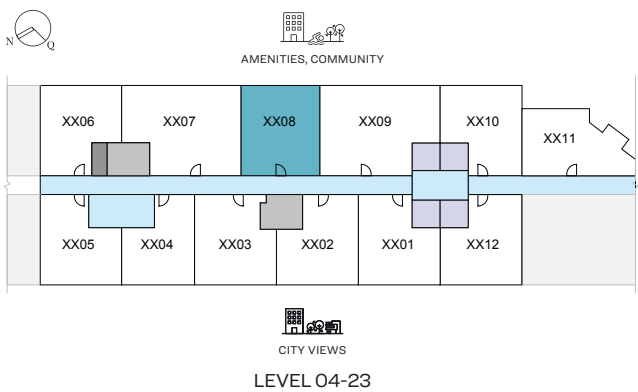
Amenities
F511, F611, F711, F811, F911, F1011, F1111, F1211, F1311, F1411, F1511, F1611, F1711, F1811, F1911, F2011

Community
F2111, F2211, F2311

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1.5 BEDROOM APARTMENT
TYPE Q (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 643.25 SQ.FT.
BALCONY = 87.30 SQ.FT.
TOTAL = 730.55 SQ.FT.



List of unit numbers with this unit plan:

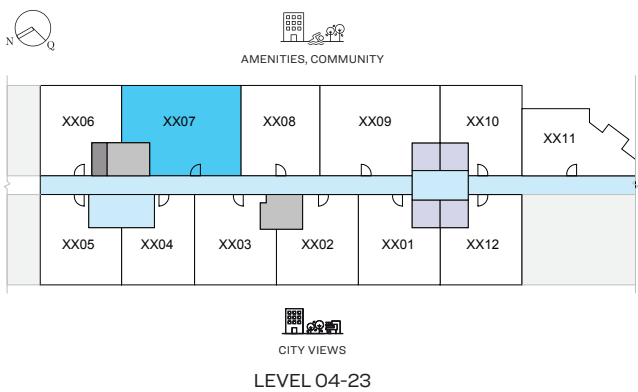
VIEWS

- Amenities**
F408, F508, F608, F708, F808, F908, F1008, F1108, F1208, F1308, F1408, F1508, F1608, F1708, F1808, F1908, F2008
- Community**
F2108, F2208, F2308

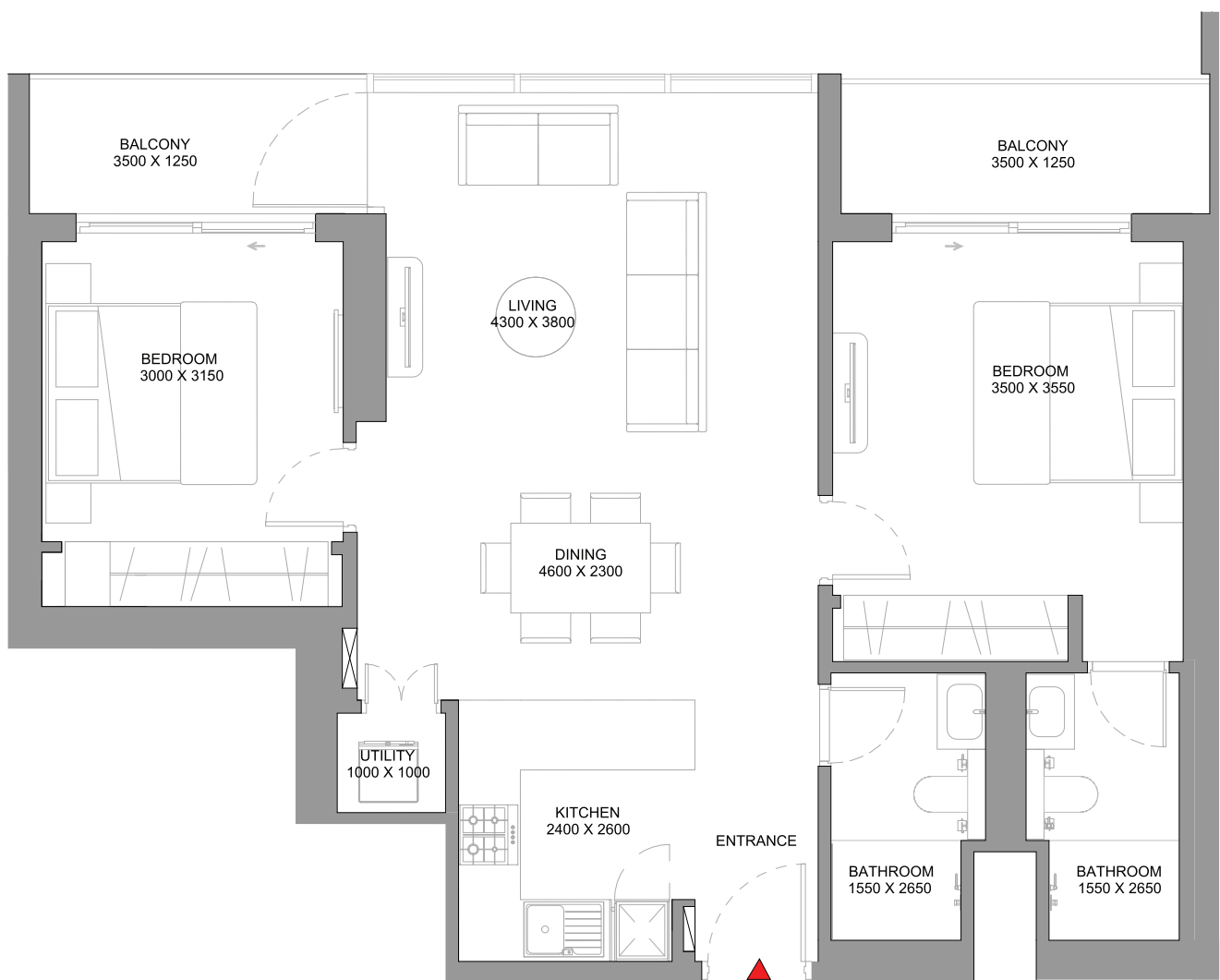
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2 BEDROOM APARTMENT
TYPE C (with shared powder + balcony)

TOTAL SALEABLE AREA
SUITE = 891.79 SQ.FT.
BALCONY = 115.28 SQ.FT.
TOTAL = 1,007.07 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

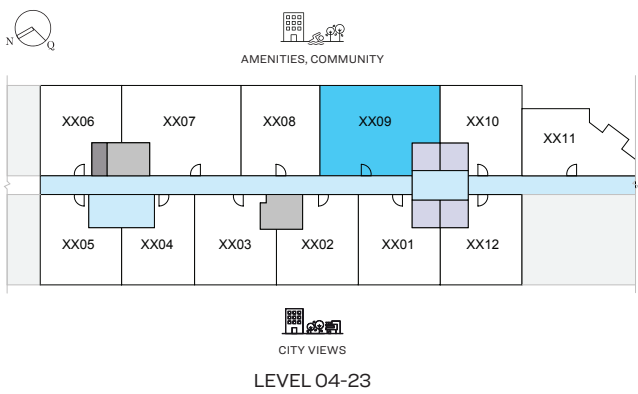
Amenities
F407, F507, F607, F707, F807, F907, F1007, F1107, F1207, F1307, F1407, F1507, F1607, F1707, F1807, F1907, F2007

Community
F2107, F2207, F2307

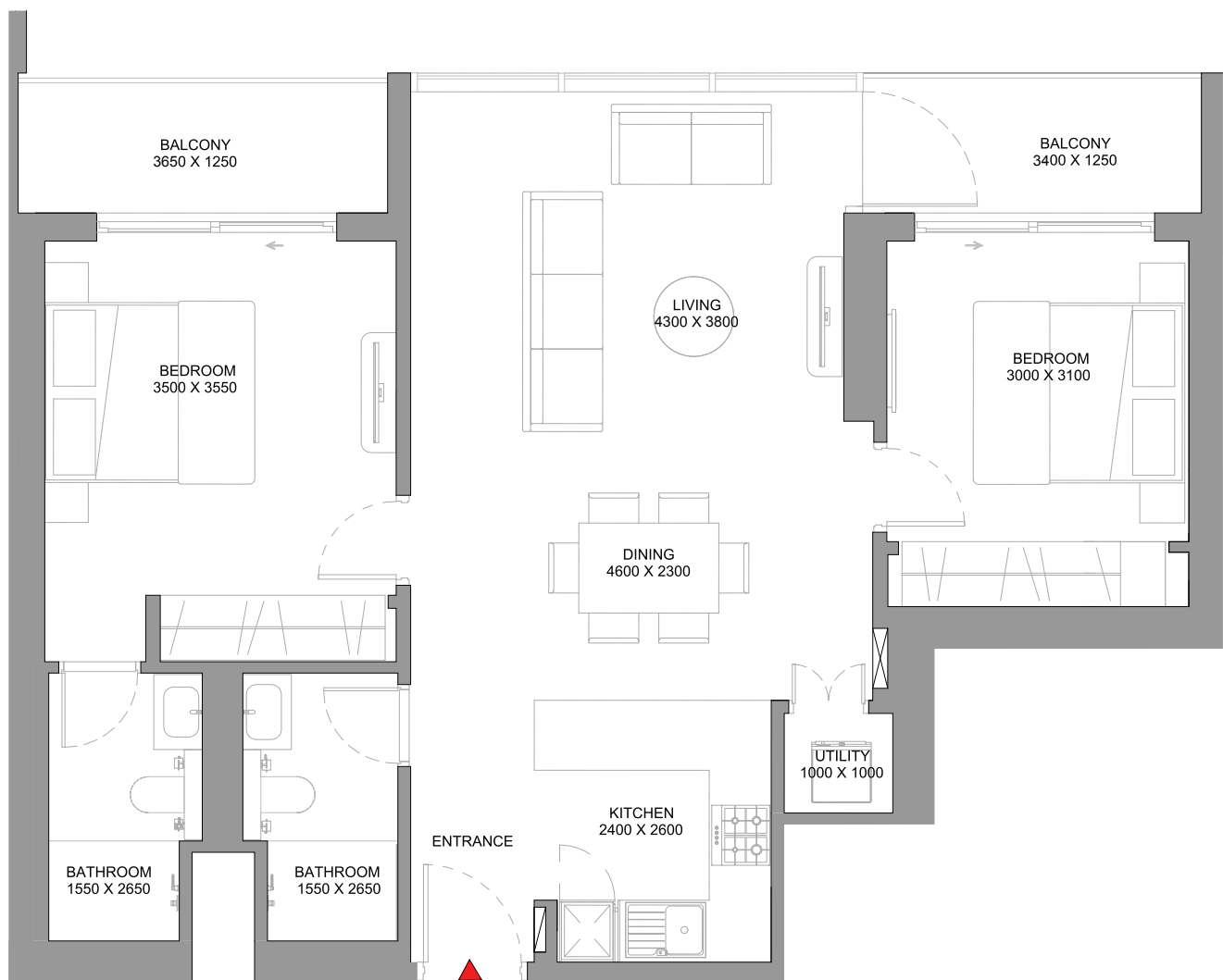
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2 BEDROOM APARTMENT
TYPE D (with shared powder + balcony)

TOTAL SALEABLE AREA
SUITE = 892.65 SQ.FT.
BALCONY = 115.93 SQ.FT.
TOTAL = 1,008.58 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities

F409, F509, F609, F709, F809, F909, F1009, F1109, F1209, F1309, F1409, F1509, F1609, F1709, F1809, F1909, F2009

Community

F2109, F2209, F2309



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SOBHA
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