



SOBHA

INTERNATIONAL LUXURY
REAL ESTATE DEVELOPER



INVESTMENT COMPANY

S Tower

Sobha Realty

The company projects on the Dubai Real Estate market are represented by villas, private houses, elite class apartments and land plots. Sobha Contracting and Sobha Manufacturing are the main company divisions.

Sobha Contracting activity is aimed at making complex solutions a reality, from the project development to its construction and commissioning.

Sobha Manufacturing provides a full range of services for the implementation of reinforced concrete structures, glazing and interior decoration.

The highest level of quality is ensured by the most thorough project testing at every stage, using proven materials from the world's best suppliers. Everything – from the foundation pouring to the moment of commissioning is under the specialists supervision, accompanied by a multi-level assessment including the ground parts structure inspection by independent experts. The buildings quality meets the highest industry standards.

Sobha Hartland is one of the most famous company projects.

Sobha Developers has a lot of implemented exclusive projects in their portfolio, but there is one object built in Dubai that deserves special attention. This is Sobha Hartland, built on a plot located 3 km from Burj Khalifa.

A unique 8 million square meters complex, consisting of 282 luxury villas, 3 comfortable hotels, 3 mosques. The facility includes schools, a community center, club and huge amount of retail space. Beautifully landscaped territory has everything you may need for a comfortable life.

Within the framework of the project they have built: 3 residential complexes (Hartland Greens Apartments, One Park Avenue and Sobha Creek Vistas), several townhouses and luxury villas so





you could choose the object that fully satisfies all your wishes. The price for apartments in Dubai by Sobha starts at 754 thousand AED, villas cost from 7.5 million AED.

Various Sobha projects options.

Sobha Hartland

You will totally fall in love with this project if you appreciate chic and comfort in every detail. The object is a complex of apartments, townhouses and premium seashore villas for sale in Dubai. The total square of the Real Estate built within the project framework is 8 million square feet. Sleek, lush green houses, equipped with the latest technology are waiting for their owners. To achieve the maximum comfort, in the immediate vicinity of residential Real Estate you will find shopping malls, restaurants and snack bars, as well as entertainment establishments for good leisure working for you. The complex is located in the heart of Dubai, just a couple of minutes walk to one of the local attractions – Burj Khalifa.

Waves Grande

A logical continuation of the first Sobha Waves Tower, with comfortable apartments located in its north-western part, and sea view apartments in the south-eastern side. The residential part starts from the fifth level, made in the form of a podium; the exclusive amenities are on three levels. There is also a spacious indoor parking at your full disposal.



Crest Grande

The original addition to The Crest project is a residence built and landscaped in accordance with the latest fashion trends. Located in the Sobha district, it is in well-deserved demand among people seeking comfort. The complex is bordered by an embankment made in the style of Miami, its highlight is a luxurious lagoon in the Caribbean style. You can choose from exclusive 1-4 bedroom apartments for sale in Dubai Crest Grande, so you will definitely find the project meeting your expectations.

One Park Avenue

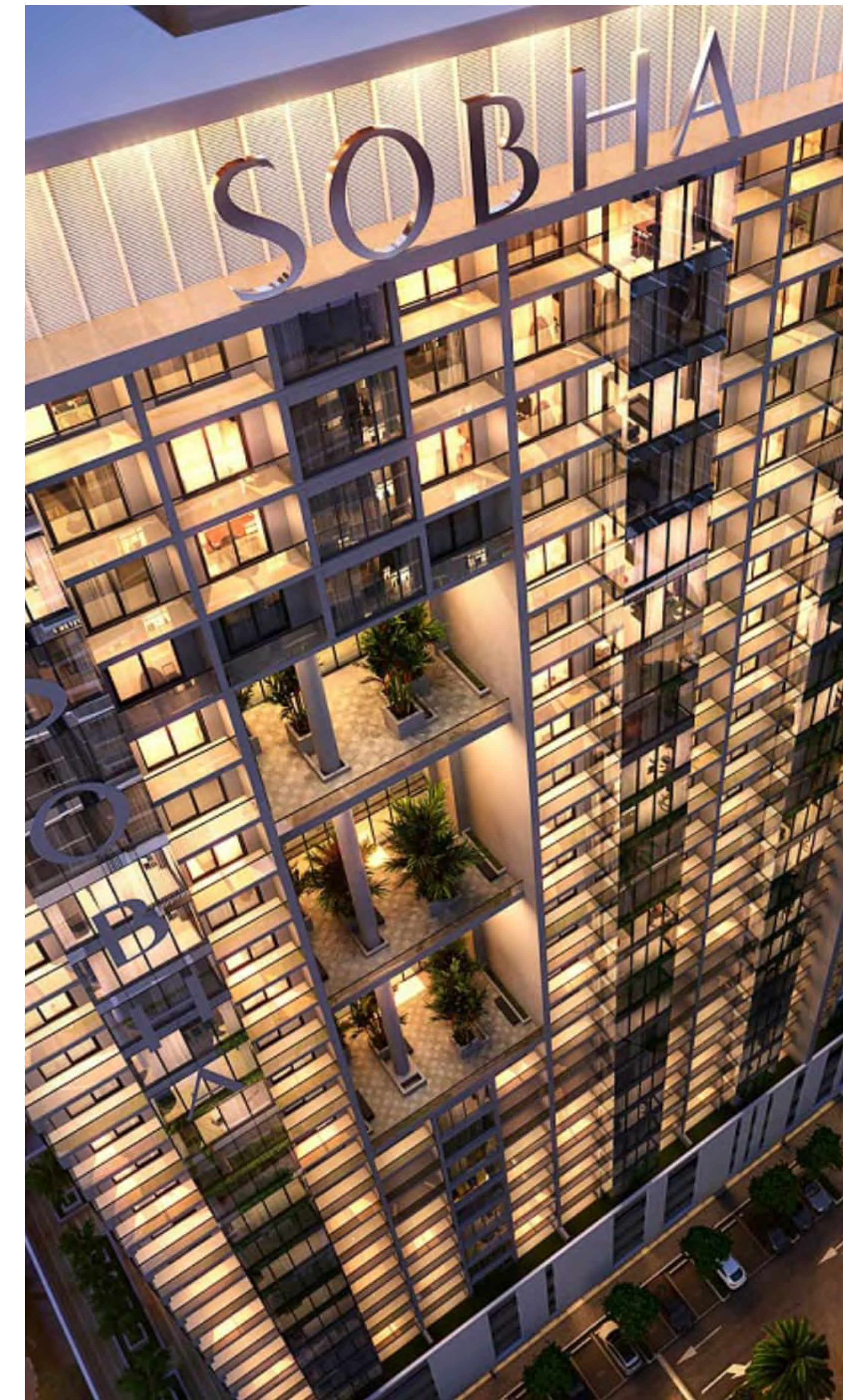
The project implementation was launched in 2019 and now is underway at a rapid pace. The 28-storey skyscraper has both residential and commercial facilities. There are 403 one, two, three and four bedroom apartments for sale in Dubai One Park Avenue with exclusive design and unprecedented security system will soon hospitably open their doors to buyers, offering you the highest comfort and reliable protection from outside interference. The world's best specialists worked on the implementation of the security system. You will access the premises using biometric data – face recognition function to be more clear.

Greens Apartments

The project, with implementation starting in 2016, is represented by an entire ensemble consisting of six medium-rise objects. The building is located on the Sobha Hartland residential complex territory, it perfectly combines the abundance of soothing greenery and a crazy modern city rhythm. The windows overlook the Ras Al Khor Nature Reserve and the Dubai Water Canal.

Forest Villas

Villa is a magical green harbor in the heart of the UAE capital. An exclusive property for sale in Dubai Green Apartments consists of several 4-5 bedroom villas. An exquisite interior, minimum of details, all the amenities and the maximum level of security – if you strive for exclusivity, you will not find a more optimal solution.





S Tower

S-Tower is another impressive Sobha project, a luxury real estate development located close to the Palm Jumeirah in Al Sufouh, Dubai. There are a limited number of apartments for sale, with a total of 84 units, including 4 and 5 bedroom apartments with world-class finishes and amenities. The internal infrastructure of the complex is diverse and self-sufficient, the owners of luxury apartments will have access to an infinity-edge swimming pool, a sauna and a steam room, a jacuzzi, an indoor and outdoor gym, children's playgrounds, an open-air mini-theater, a cafe and a conference room with a library, a cafe in lobby, spacious landscaped closed area, concierge service 24/7. Also the advantage of the complex is 6 levels of closed parking with cameras and sensors. The location of the Tower in an active area provides access to a huge range of entertainment. Restaurants with different cuisines to choose from. To Alltihad Park, with lots of entertainment for children, is literally 10 minutes away. For lovers of active recreation, the services of the Nemo Diving Center are available. Emirates Golf Club is 5 minutes away by car. Skydive Dubai Parachute Center can be reached in 15 minutes. Due to its advantageous location and premium lifestyle, the S-Tower project has already managed to attract attention from potential buyers, both those choosing this project for life and investors in Dubai real estate.



S-Tower is another impressive Sobha project, a luxury real estate complex located near Palm Jumeirah Island, in Al Sufouh district, Dubai.

There are a limited number of apartments for sale, with a total of 84 units, including apartments with 4 and 5 bedrooms with world-class finishes and amenities. On each of the 44 residential levels of the skyscraper, there are 2 apartments with 4 bedrooms and 1 apartment with 5 bedrooms.

Each apartment in the S-Tower will have additional rooms for staff, equipped bathrooms and spacious balconies with views of the Emirates Golf Course, the Burj Al Arab Sail Hotel and Palm Jumeirah Island.

The internal infrastructure of the complex is diverse and self-sufficient, the owners of luxury apartments will have access to an infinity-edge temperature-controlled swimming pool, sauna and steam room, outdoor Ja-



cuzzi, indoor and outdoor gym, indoor and outdoor children's playground, an open-air mini-theater, a café and a conference room with a library, a café in the lobby, spacious landscaped enclosed area. A 24/7 concierge service is provided for residents.

Also, the advantage of the complex is 6 levels of closed parking with cameras and sensors, where apartment owners are offered 3 Parking spaces, and owners of penthouses with 5 bedrooms — 5 parking spaces.

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S Tower
Delivery date 30.09.2024

| | |
|------------|--------|
| Total qnty | 1 unit |
|------------|--------|

| S TOWER | | | | | | |
|----------------------|-------------|-------|------|--------------------|-----------------------|--------------------|
| Total qn-ty of units | Unit number | Floor | Type | Saleable area sqft | AGREEMENT SALES PRICE | Instalment payment |
| 1 unit | S-1601 | 16 | 4 BR | 4850,64 | 20 645 300,28 AED | fully paid (100%) |
| TOTAL | | | | | 20 645 300,28 AED | |

Prices as of 10.01.2024



SOBHA
REALTY

