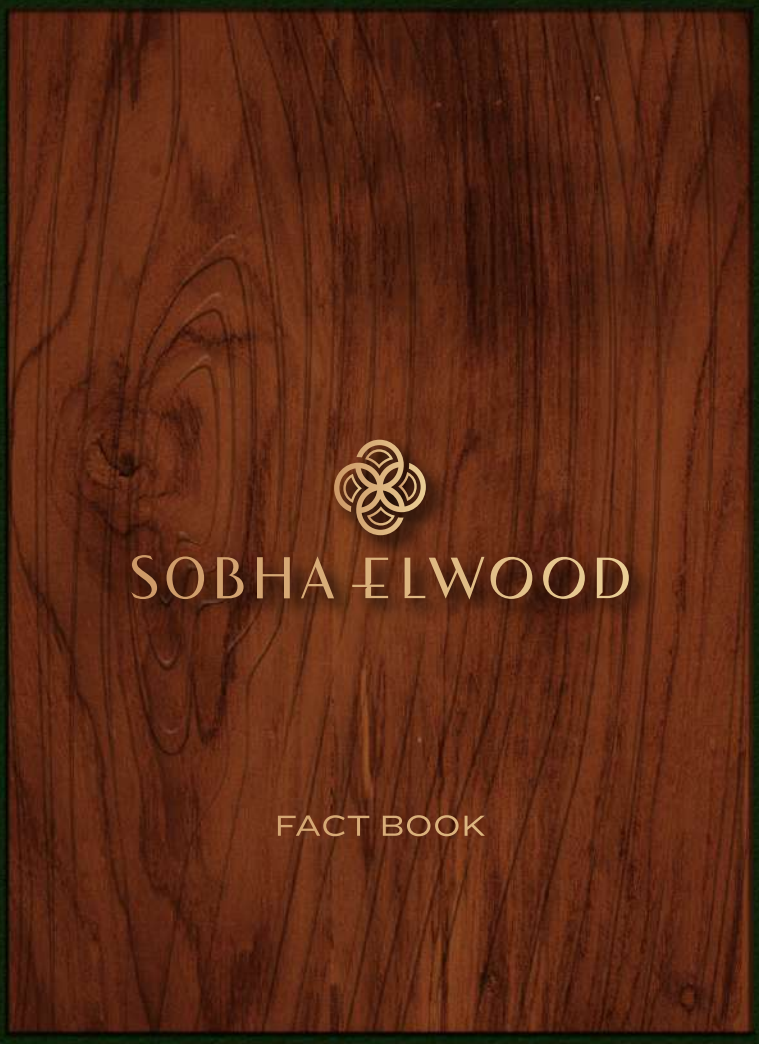

The Canvas of Nature

Sobha Elwood is envisioned as an exclusive Urban Living Retreat, strategically positioned along the Dubai-Al Ain Road nestled amidst 10,000+ trees and amongst the landscape inspired by

7 largest forests of the world

This prime locale integrates serenity with exceptional connectivity to Dubai, offering a harmonious blend of natural tranquillity and integration into a flourishing residential district.

Sobha Elwood is designed to cultivate a healthy and sustainable lifestyle, seamlessly fusing urban living with a restorative natural environment.

The master plan emphasizes sustainability and adaptability, ensuring the development evolves with future trends and provides residents with a

modern living experience

Villa Architecture & Landscape Features

A SANCTUARY FOR EVERY SOUL

Characterized by minimalist modernism, emphasizing simplicity and elegance.

PRIVACY

Villas are designed without shared walls, each featuring an exclusive backyard with a private swimming pool.

DESIGN

Large windows and expansive terraces offer panoramic views, enhancing openness and natural light. Each villa is designed to prioritize privacy and luxury, with secluded outdoor areas for serene and comfortable living.

Community Features

MASTER PLAN

Centered around a central green spine, designed to foster community spirit and a sense of belonging among families.

ONE MASSIVE CLUBHOUSE

A dedicated facility for villa residents, equipped with comprehensive amenities.

LIVING DESTINATION

A holistic environment that provides a rich and fulfilling lifestyle.

Villa Interior

GENERAL

- Direct access from each plot to open green areas.
- Spacious living and dining areas with views of green spaces.
- High-quality marble flooring in living and dining spaces.
- Master suite with a premium walk-in closet.
- En-suite guest bedrooms with premium, fully fitted wardrobes.
- Family living area on the first floor.
- Laundry room with washing machine and dryer.
- Separate maid's room.
- Large outdoor terraces.
- Home automation features.
- Ceiling Heights:
  ~2.7 meters in corridors
  ~3.0 meters in living and dining rooms (variable as per design)
  ~2.8 meters in bedrooms
  ~2.5 meters in bathrooms
  ~2.6 meters in garages

Kitchen

BUILT-IN APPLIANCES

Oven, gas hob, hood, fridge, freezer, and dishwasher from Bosch/Siemens or equivalent.

High-quality countertops with reconstituted stone or equivalent.

Bathrooms & Powder Room

- High-quality porcelain tiles for walls and floors.
- Vanity tops with reconstituted stone or equivalent.
- Sanitary ware from Duravit or equivalent.
- Bathroom accessories from Grohe or equivalent.
- Glass door partitions in showers.

PREMIUM VILLA FEATURES

4 Bedroom Villas

- Four en-suite bedrooms with premium wardrobes
- Two covered car parks

PREMIUM VILLA FEATURES

5 Bedroom Villas

- Five en-suite bedrooms with premium wardrobes
- Two covered car parks
- Show/Bar counter

PREMIUM VILLA FEATURES

6 Bedroom Villas

- Six en-suite bedrooms with premium wardrobes
- Three covered car parks
- Passenger lift
- Exclusive bar area

COMMUNITY LEVEL AMENITIES

1. Community Garden
2. Boardwalk
3. Seating Court
4. Botanical Garden
5. Fragrant Garden
6. Orchard Garden
7. Flower Garden
8. Feature Pavilion Structure
9. Rolling Mounds
10. Hammock Court
11. Wadi/Bioswale
12. Pond

COMMUNITY LEVEL AMENITIES

13. Treehouse
14. Forest Trail
15. Therapeutic Isle
16. Olive Courtyard
17. Ficus Tree Court
18. Baobab Tree Court
20. Lap Pool
21. Water Feature with Activities
22. Splash Pad/Water Play
23. Sun Lounger
24. Day Bed/Cabana
25. Cycle Track

COMMUNITY LEVEL AMENITIES

26. Yoga Lawn
27. Open Fitness Area
28. Walking/Jogging Track
29. Football Court
30. Basketball Court
31. Cricket Practice Pitch
32. Running Track
33. Group Fitness Court
34. Barbecue Area/Multipurpose Lawn
35. Community Event Pavilion
36. Lawn with Seating
37. Outdoor Kids Play Area

COMMUNITY LEVEL AMENITIES

38. Toddlers Play Area
39. Pickleball/Padel Tennis
40. Badminton Court (Multipurpose Court)/Half Basketball Court
41. Skate Park
42. Forest Theme Play/Natural Play
43. Adventure Walk/Net
44. Dog Park with Agility Equipment
45. Sports Café

SOBHA

REALTY