



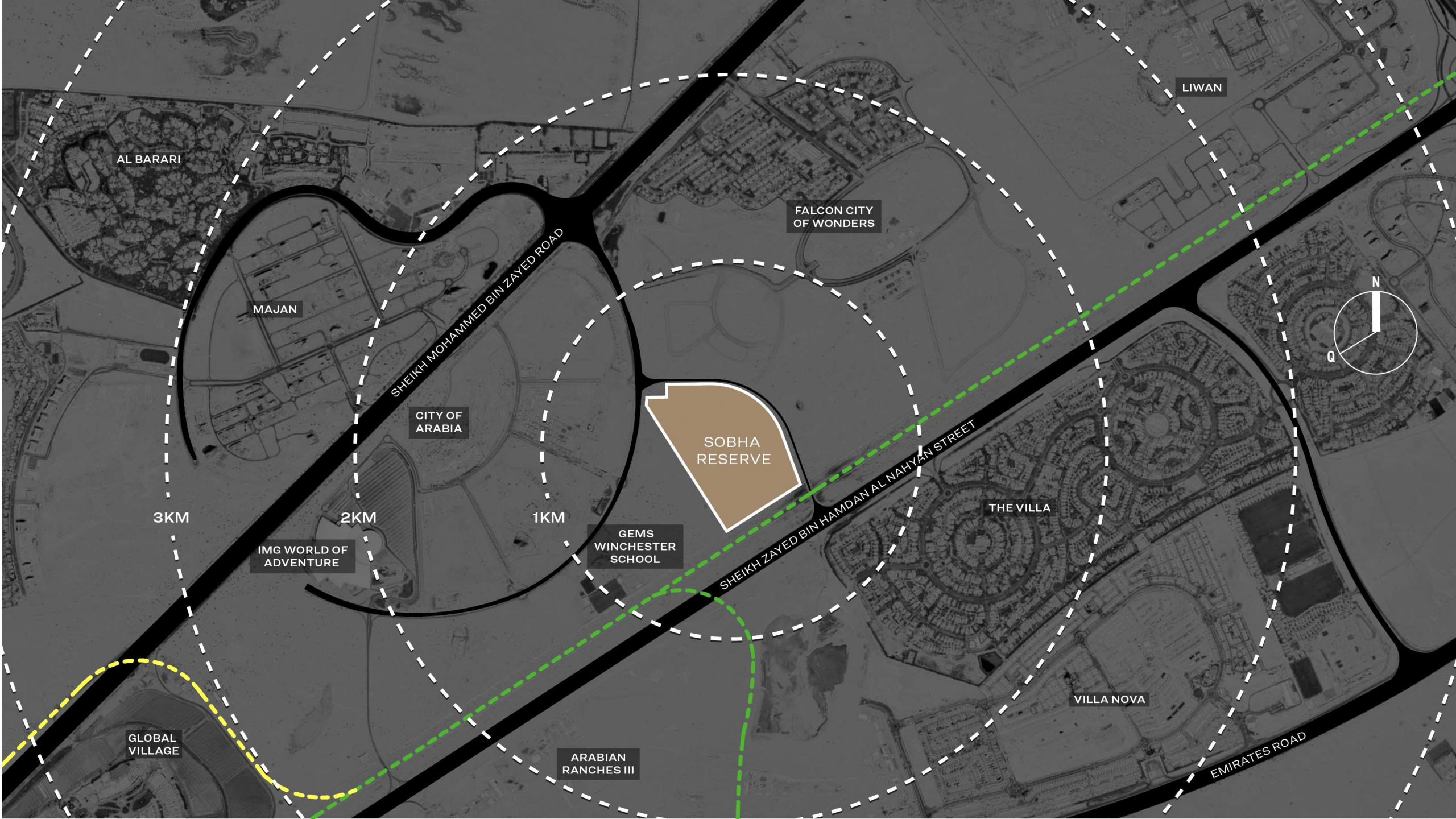
SOBHA RESERVÉ

SOBHA
REALTY

Ongoing and Upcoming projects

SOBHA
REALTY





AL BARARI

MAJAN

CITY OF ARABIA

FALCON CITY OF WONDERS

LIWAN

SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

GEMS WINCHESTER SCHOOL

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

THE VILLA

VILLA NOVA

GLOBAL VILLAGE

ARABIAN RANCHES III

EMIRATES ROAD

3KM

2KM

1KM

IMG WORLD OF ADVENTURE



MASTER PLAN

- Site Area: 3.47 million square feet
- No. of Villas : Over 300
- Location : Wadi Al Safa 2, Dubailand
- All Villas open to green spaces with several accessible amenities
- The Villa Community is designed to establish a direct connection with Nature
- Each Villa has a Private Pool and a Lawn space





ENTRANCE TO THE COMMUNITY



D E S I G N

Open canvas of 3.47 million square feet

Located in the heart of Wadi Al Safa 2, Dubai Land

An exquisite abode with the size of each villa starting from 4900 square feet

Niche set of exquisite villas situated in the heart of an idyllic green

Luxury gated community encompasses bouldering walls, exotic flower-patterned clusters and tree-lined walkways

RESERVE • D FOR A SELECT FEW









LANDSCAPE FEATURES

Forest Landscapes

Seasonal Garden Areas

Tree lined Walkways

Shared Streets

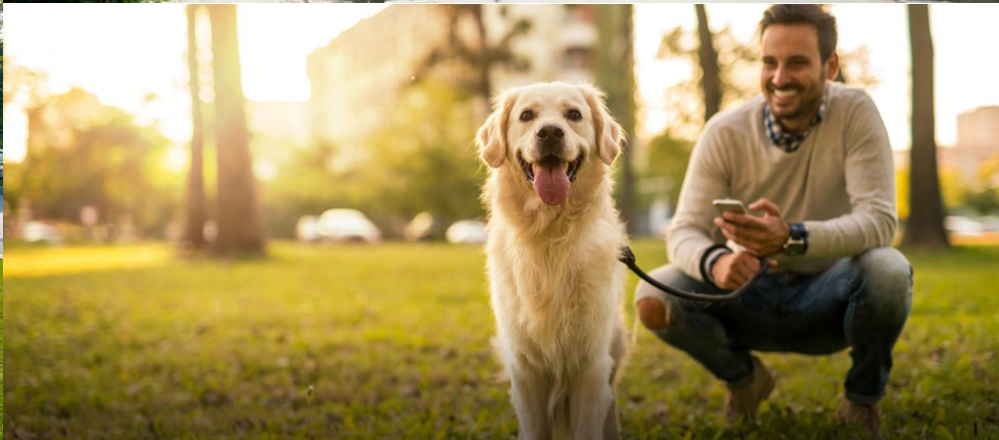
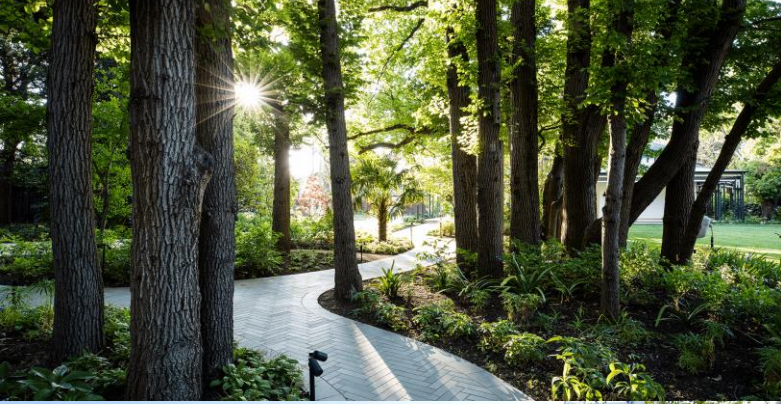
25%

GREEN & OPEN SPACES

AMENITIES

- Entry Water Feature
- Botanical Garden
- Dog Park
- Static Outdoor Gym
- BBQ Stations
- Amphitheatre
- Outdoor Cinema
- Zen Garden
- Yoga Garden
- Tea House
- Swimming Pool with beach edge
- Cycling Track + Jogging Track
- Rock Climbing, Obstacle/Course ropes
- Half Basketball Court
- Skate Park
- Playground
- Beach Volleyball
- Paddle Tennis
- Basketball Court
- Multi-Use Court
- Cricket Pitch





For ref only



W E L C O M E
T O S E R E N E L I V I N G







4 BEDROOM VILLA DETAILS

Saleable Area: 4983 sq.ft. - 4998 sq.ft.

Available Types: 3

Building Configuration: Ground + 1

-
- Villa with private garden
 - Private Swimming Pool
 - Living spaces overlook the Pool Area and garden beyond
 - Direct easy access to the forest
 - 2 Covered Car Parks
 - Separate Maid's Rooms
 - Master Bedroom with luxury walk-in Wardrobe, and spacious Bathroom
 - Open Terrace Area over-looking the pool



5 BEDROOM VILLA DETAILS

Saleable Area: 5684 sq.ft. - 5747 sq.ft.

Available Types: 4

Building Configuration: Ground + 1

-
- Villa with private garden
 - Private Swimming Pool
 - Living spaces overlook the Pool Area and garden beyond
 - Direct easy access to the forest
 - Separate Show Kitchen/Bar in each Villa
 - 2 Covered Car Parks
 - Separate Maid's Rooms
 - Master Bedroom with luxury walk-in Wardrobe, and spacious Bathroom
 - Private Balconies and Open Terrace Area options in multiple villa types



4 BEDROOM TYPE A



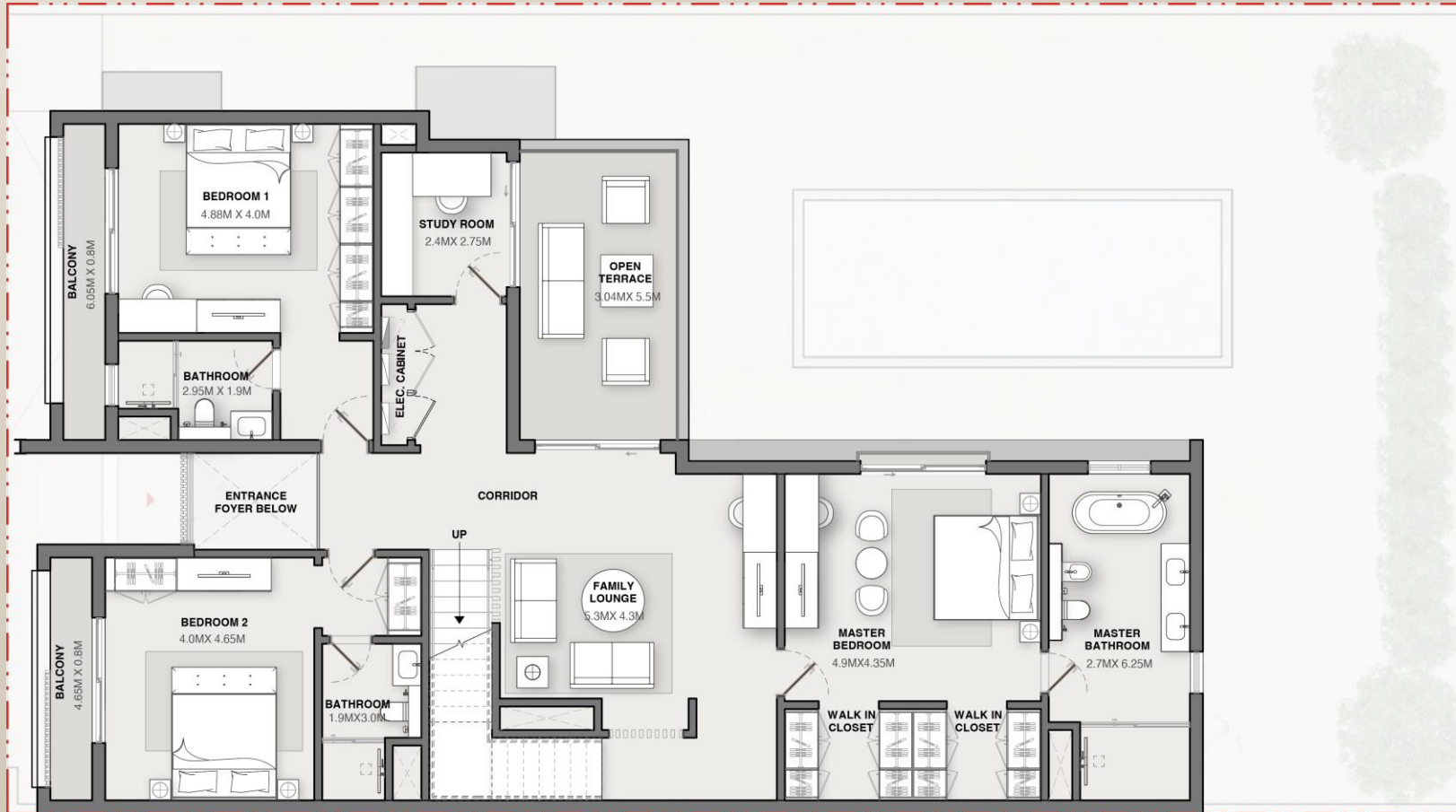
4 BEDROOM TYPE B



4 BEDROOM TYPE C



4 A GROUND FLOOR



4 A FIRST FLOOR



4 A TERRACE



5 BEDROOM TYPE A



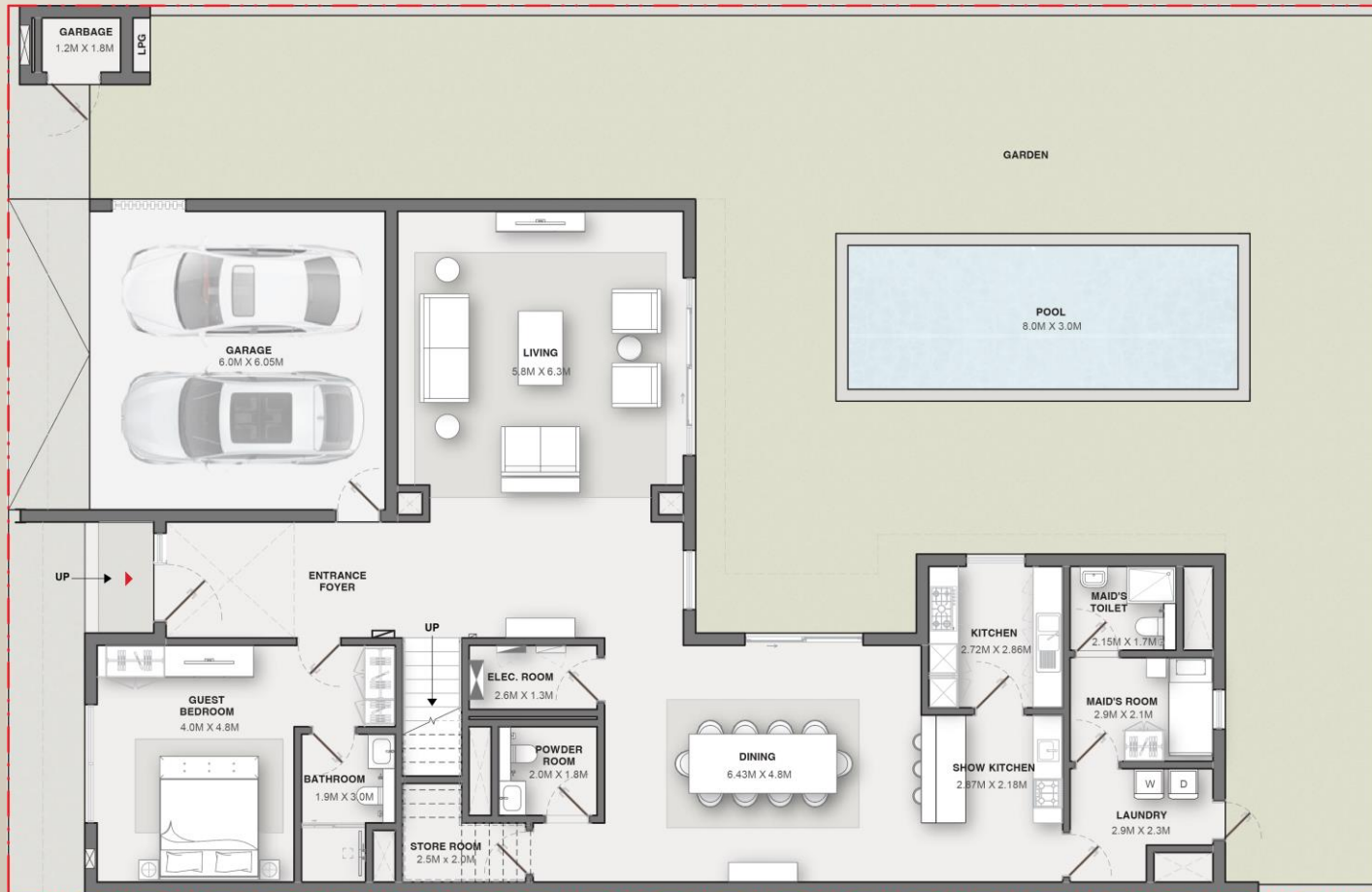
5 BEDROOM TYPE B



5 BEDROOM TYPE C



5 BEDROOM TYPE D



5 A GROUND FLOOR



5 A FIRST FLOOR



5 A TERRACE



VILLA INTERIOR



SPECIFICATION

- Floor Finishes: Porcelain tiles in all living spaces
- Wall Finishes: Porcelain tiles on Toilet walls. Matt emulsion paint on unit walls
- External Façade: High-performance double-glazed system and Aluminum Composite panels / EIFS with Glass railing.
- Fixture & Fitting: Millwork to be finished with melamine / veneer.
- White goods: Fully fitted kitchen with Refrigerator, Freezer, Oven, Gas Hob & Hood, Washer- Dryer & Dish washer from reputed brands.
- Countertop stone: Reconstituted stone
- Sanitary fixtures & fittings: From reputed brands like Duravit / Grohe Equivalent
- Home Automation: Light & Air conditioner controls enabled. Containment provisions for curtains.







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THANK YOU