



# THE GROVE

AT SOBHA SANCTUARY

**SOBHA**  
REALTY

# *The Philosophy of The Grove*

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 to bring 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*

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



An architectural rendering of the Sobha Sanctuary development. The scene is dominated by lush greenery and mature trees. In the foreground, a woman sits in a large, round, wicker hanging chair. A pond with a small waterfall and several white swans is in the middle ground. People are seen walking and sitting on the grass, some holding colorful balloons. In the background, several modern, multi-story buildings with curved facades and balconies are visible under a bright sky.

*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 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 swimming and sunbathing. The pool is surrounded by lounge chairs, umbrellas, and palm trees. The sky is clear and blue. The overall scene is a resort-style retreat.

# *A landscape defined by water*

Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad 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.



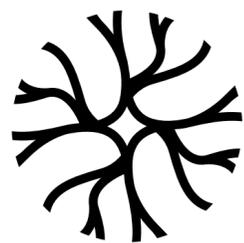
Sustainability  
at Sobha  
*Sanctuary*  
is a framework

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.

SOBHA  
**SANCTUARY**  
Illustrative Masterplan



Introducing

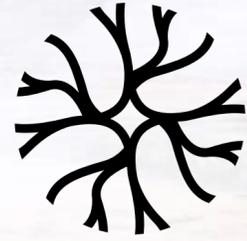


# THE GROVE

AT SOBHA SANCTUARY

Where Luxury Flows in Its Purest Form





# THE GROVE

AT SOBHA SANCTUARY

A low-rise neighbourhood offering expansive living, refined privacy, and curated landscapes.



# Located within the blue-green network



The location of The Grove cluster is embedded within Sobha Sanctuary's blue-green network, where landscaped and linear parks shape daily movement and create a calm, flowing environment across the community.

Homes are linked directly to cycling paths and pedestrian routes, a short walk from neighbourhood amenities, and gently set apart from main activity zones through layered landscape buffers that preserve privacy and quiet living.



*Estate  
Villas  
4,5,6 Bedroom*

*Smart-home ready  
Courtyard  
Private pool  
Large terraces  
Lift (select layouts)*

*Master  
Bedroom*



A modern, minimalist kitchen with light-colored cabinetry, a marble countertop, and a glass display cabinet in the background. The kitchen features a long countertop on the left with a sink and a teapot set, and a cooking area on the right with a gas stove and oven. The background shows a glass display cabinet filled with glassware and a framed picture on the wall.

# *Kitchen*

A modern dining room featuring a long, light-colored wooden dining table with a white marble top. The table is set with white dishes, glassware, and a centerpiece of dried flowers. Several upholstered chairs with dark wood frames are arranged around the table. A large window on the left side of the room offers a view of a lush green landscape. A contemporary light fixture with multiple spherical bulbs hangs above the table. The room is finished with light-colored walls, a patterned rug, and a dark wood door on the right.

*Dining  
Area*



*Living  
Area*

A modern master bathroom featuring a double vanity with a white countertop and dark grey cabinets. The vanity has two sinks with gold faucets and is illuminated by warm under-cabinet lighting. A large mirror is mounted above the vanity, reflecting the shower area. To the right, a glass shower enclosure with a gold frame contains a white freestanding bathtub. A window with a dark frame is visible behind the tub, offering a view of greenery. The walls are covered in light-colored stone tiles, and the floor is a light, polished material. The overall aesthetic is clean, minimalist, and luxurious.

*Master  
Bathroom*



# Community Amenities

Indoors, calm takes a different form. Wellness lounges, meditation rooms, and fitness studios provide space to reset, while co-working and community spaces support focus and purpose, completing a lifestyle balanced between movement and rest.

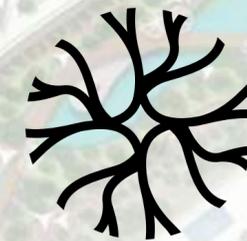
Central district  
Wellness center & spa facilities  
Beach lagoon & lazy river  
Forest adventure playground  
Sports courts & outdoor fitness zones  
Community mall.



# Lifestyle

Parks at your door.  
Paths under shade.  
Movement built into daily routine.

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# THE GROVE

AT SOBHA SANCTUARY



*FLOOR AND UNIT PLANS*

## ESTATE VILLAS

### V4 Bedroom - Type A

Plot Area		Saleable Area	
Min	460.35 sq.m	4,955.12 sq.ft	455.72 sq.m
Max	537.87 sq.m	5,789.62 sq.ft	4,905.33 sq.ft



GROUND FLOOR



FIRST FLOOR

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## ESTATE VILLAS

### V4 Bedroom - Type AM

Plot Area		Saleable Area
Min	460.36 sq.m	4,955.26 sq.ft
Max	522.08 sq.m	5,619.60 sq.ft



GROUND FLOOR



FIRST FLOOR

## ESTATE VILLAS

### V4 Bedroom - Type B

Plot Area		Saleable Area
Min	460.35 sq.m      4,955.12 sq.ft	463.13 sq.m
Max	572.15 sq.m      6,158.54 sq.ft	4,985.09 sq.ft



## GROUND FLOOR



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**ESTATE VILLAS**  
V4 Bedroom - Type BM

Plot Area		Saleable Area
Min	460.36 sq.m	4,995.26 sq.ft
Max	522.08 sq.m	5,619.60 sq.ft
		463.13 sq.m
		4,985.09 sq.ft



**GROUND FLOOR**



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**ESTATE VILLAS**  
V4 Bedroom - Type C

Plot Area		Saleable Area
Min	460.35 sq.m	4,955.12 sq.ft
Max	566.01 sq.m	6,092.43 sq.ft



**GROUND FLOOR**



**FIRST FLOOR**

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**ESTATE VILLAS**  
V4 Bedroom - Type CM

Plot Area		Saleable Area
Min	460.36 sq.m	4,955.26 sq.ft
Max	582.84 sq.m	6,273.61 sq.ft



**GROUND FLOOR**



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**ESTATE VILLAS**  
V5 Bedroom - Type A

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



**GROUND FLOOR**



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**ESTATE VILLAS**  
V5 Bedroom - Type AM

Plot Area	Saleable Area
540.00 sq.m	538.12 sq.ft
5,812.51 sq.m	5,792.28 sq.ft



**GROUND FLOOR**



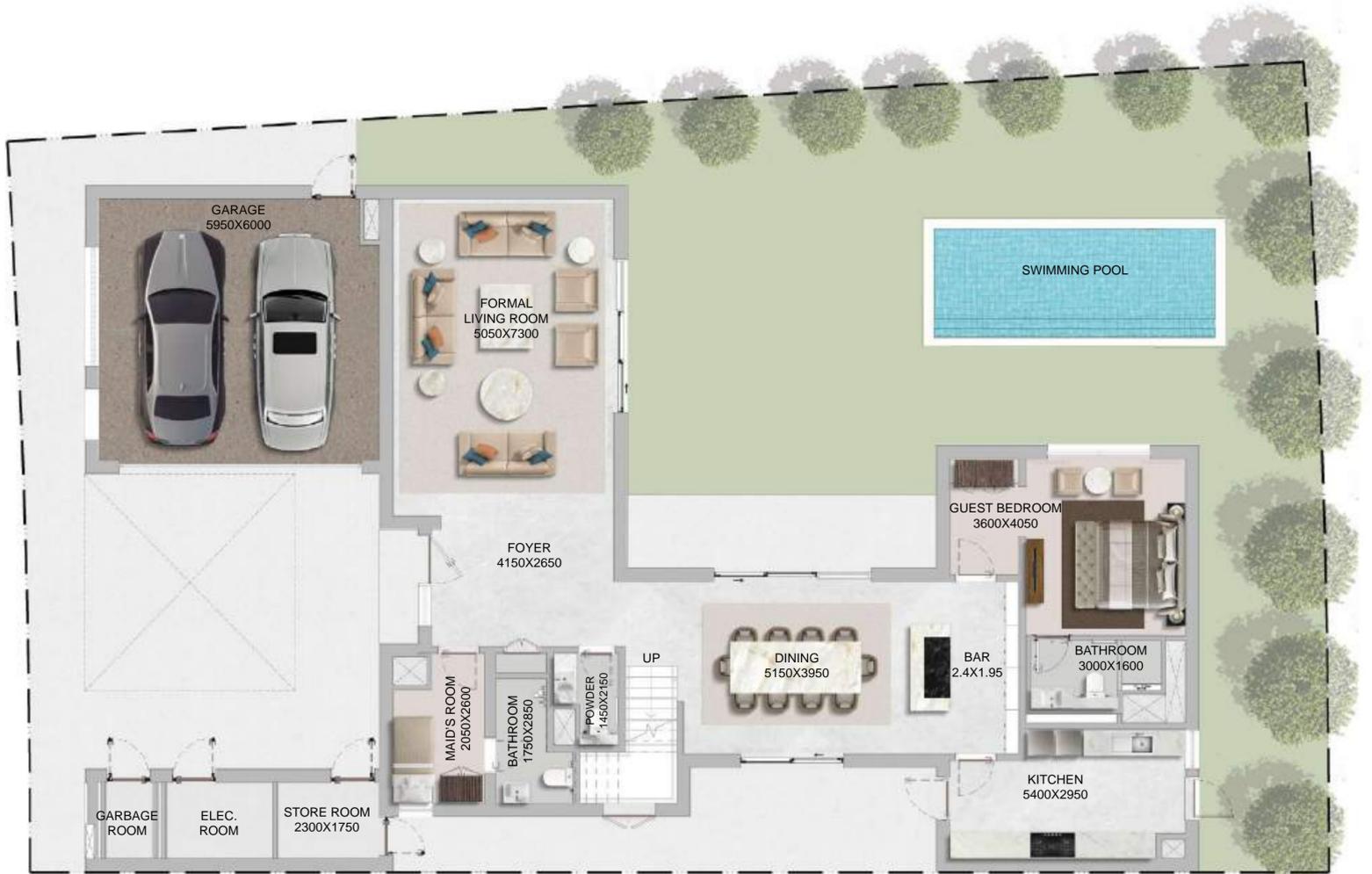
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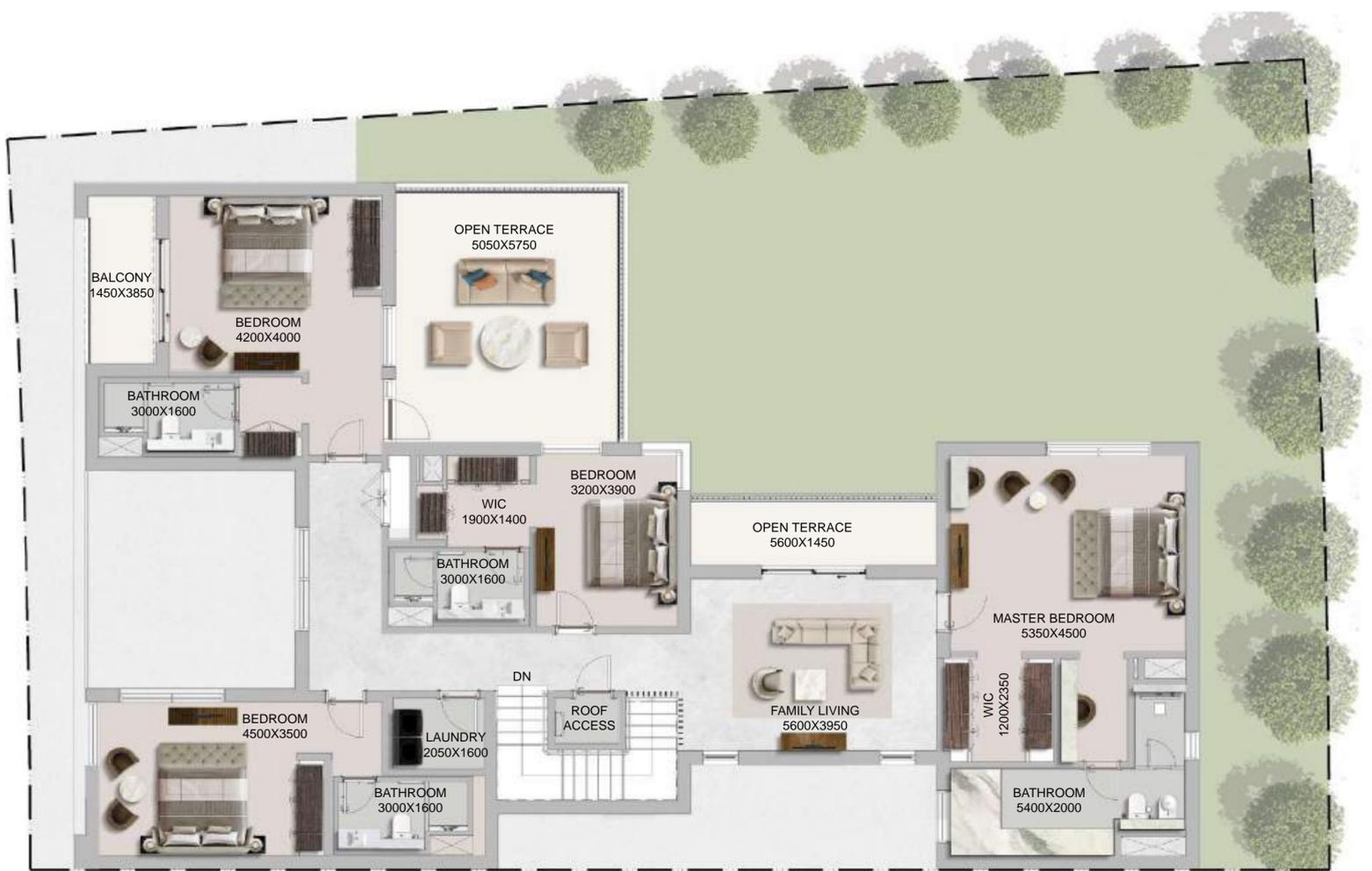
## ESTATE VILLAS

### V5 Bedroom - Type B

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.ft
5,812.51 sq.m	5,813.80 sq.ft



### GROUND FLOOR



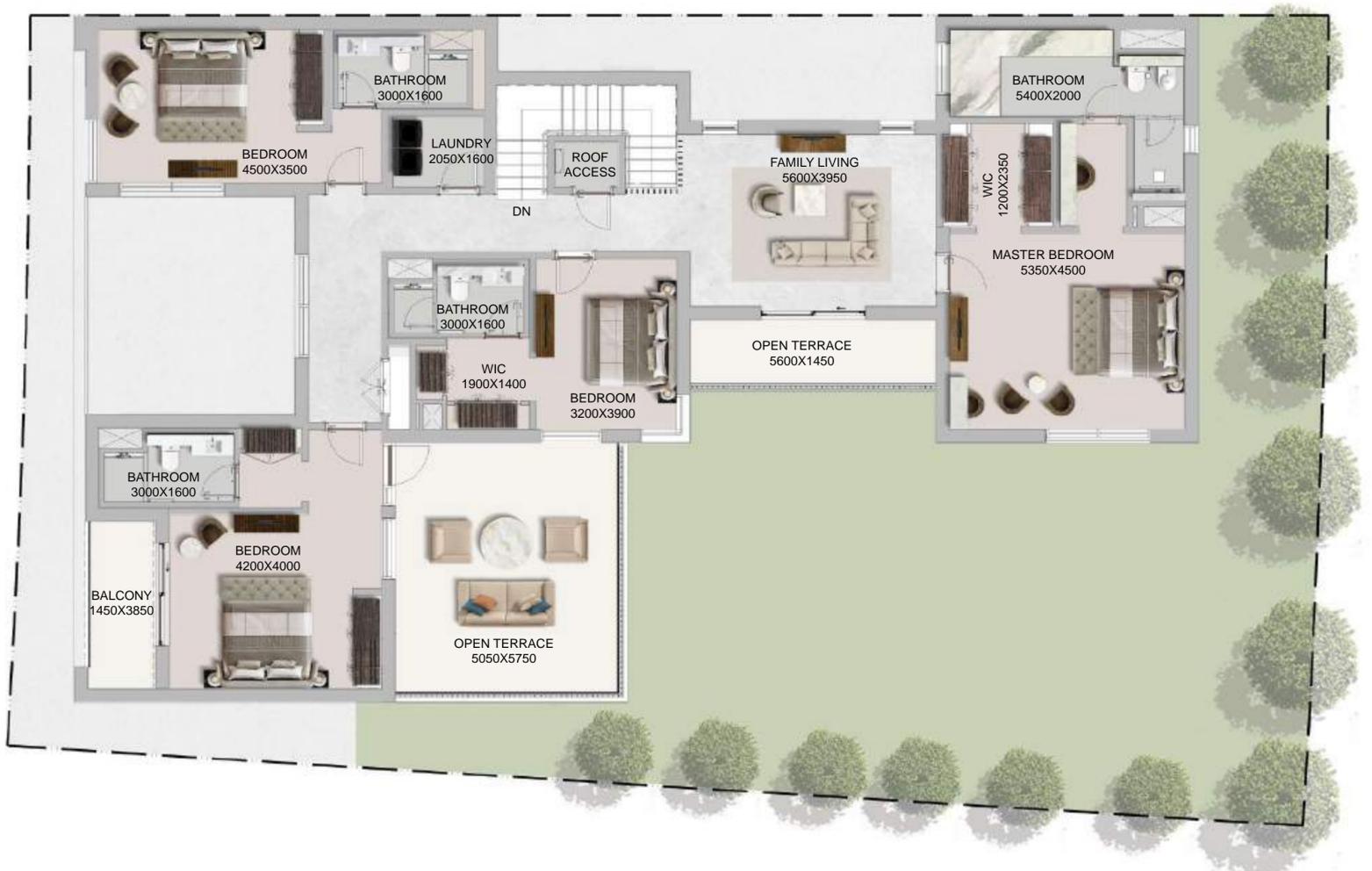
### FIRST FLOOR

**ESTATE VILLAS**
  
**V5 Bedroom - Type BM**

Plot Area	Saleable Area
540.00 sq.m	540.12 sq.ft
5,812.51 sq.m	5,813.80 sq.ft



GROUND FLOOR

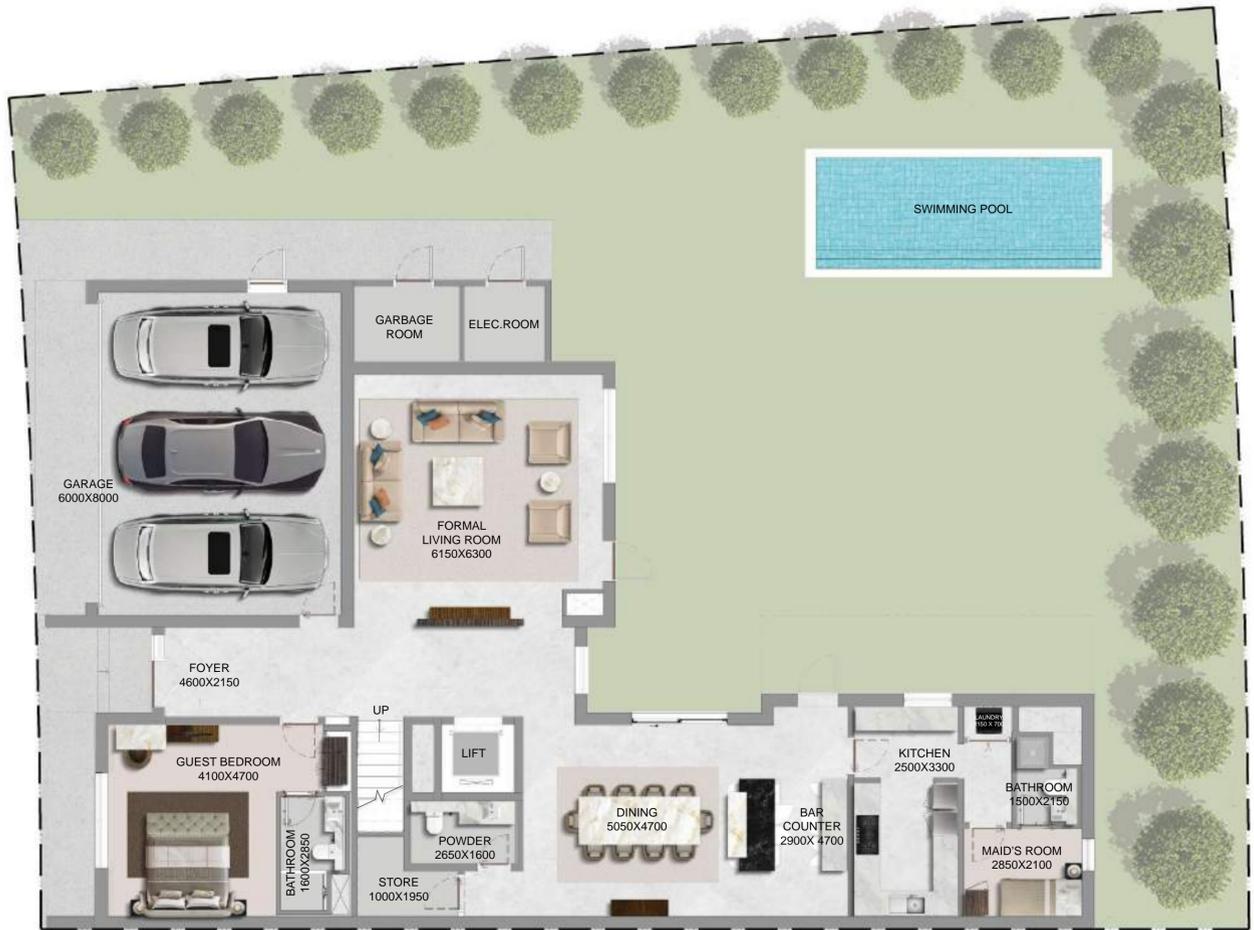


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**ESTATE VILLAS**
  
**V6 Bedroom - Type A**

Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR

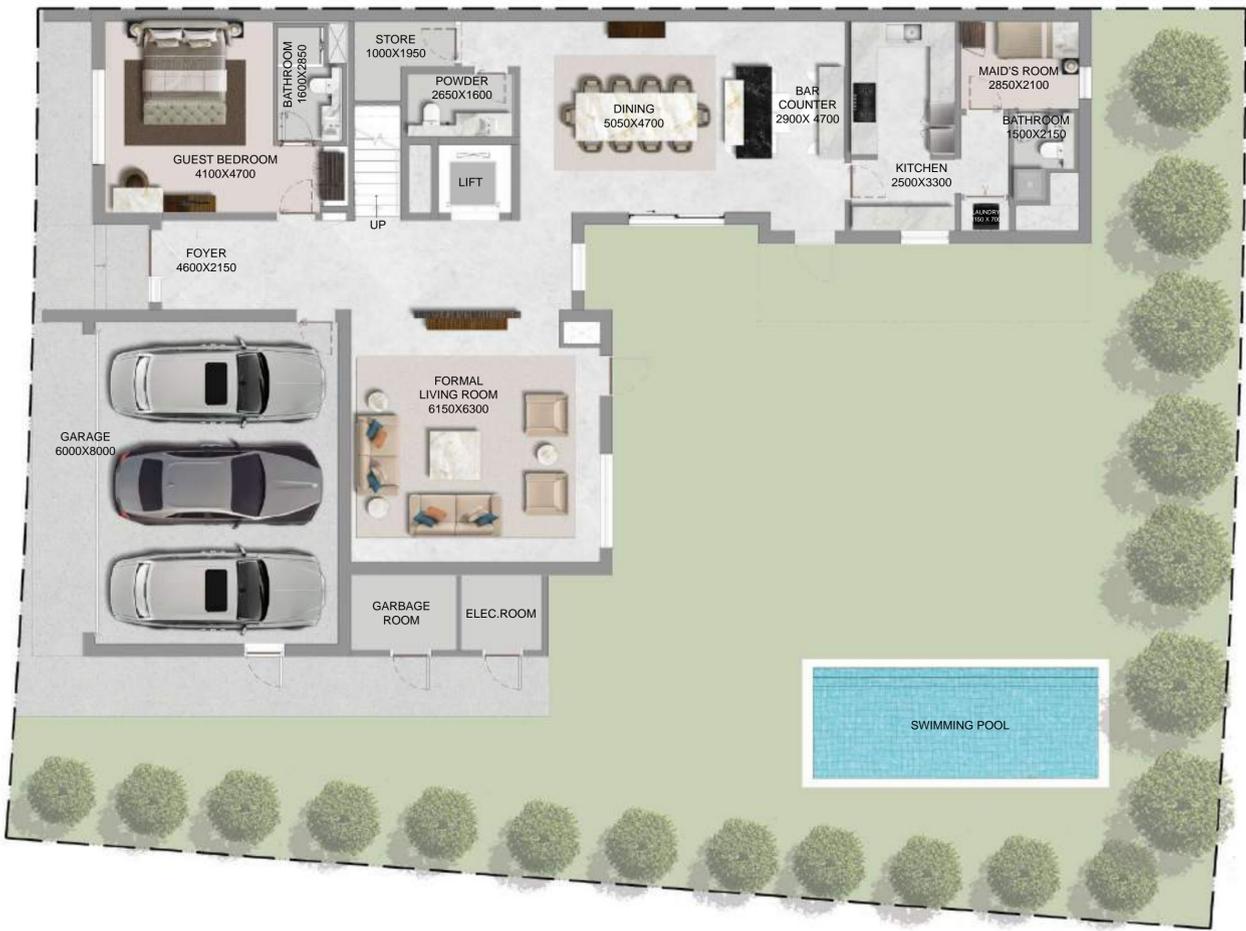


SECOND FLOOR

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**ESTATE VILLAS**
  
**V6 Bedroom - Type AM**

Plot Area	Saleable Area
660.00 sq.m	668.14 sq.ft
7,104.18 sq.m	7,191.80 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# SOBHA

REALTY

