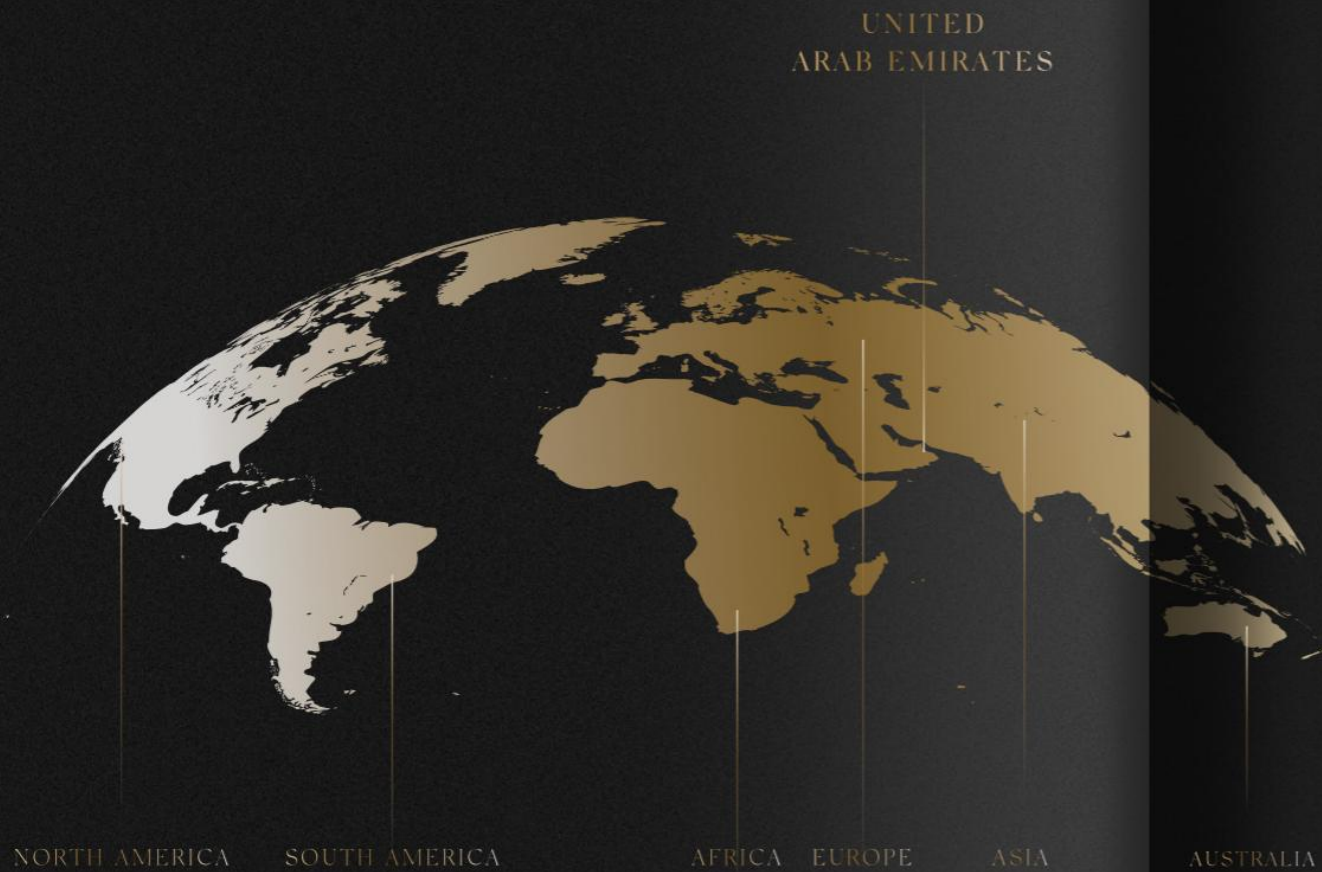




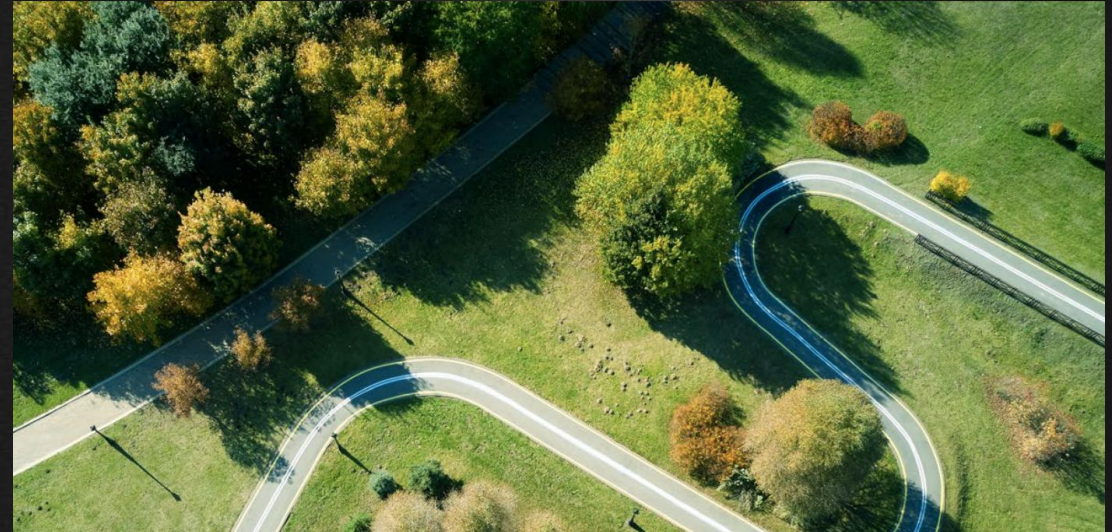
The Landmark of Tomorrow
Delivered by Masters of Today



GEOGRAPHICAL LOCATION

Area and Vision

Downtown UAQ - Sobha Realty is designed with a clear vision; to foster a smarter, greener, and more connected urban experience. A fully integrated network of pedestrian and cycling pathways, shaded walkways, cooling water features, and futuristic commute hubs encourages eco-friendly movement and enhances everyday comfort.



From untapped potential to the Next Big Opportunity Just as Dubai rose from sand to skyline two decades ago, Downtown UAQ | Sobha Realty is set to rewrite the region's history. Thoughtfully planned and positioned, it's a vision in motion. There's something quite powerful about milestone beginnings that mark a turning point - not only for the emirate, but for coastal living in the UAE.





- 40 minutes from Dubai
- 20 minutes from Sharjah Airport



- 25 minutes to Marjan Island
- connectivity via E11 and 311



Spanning 25 m sqft

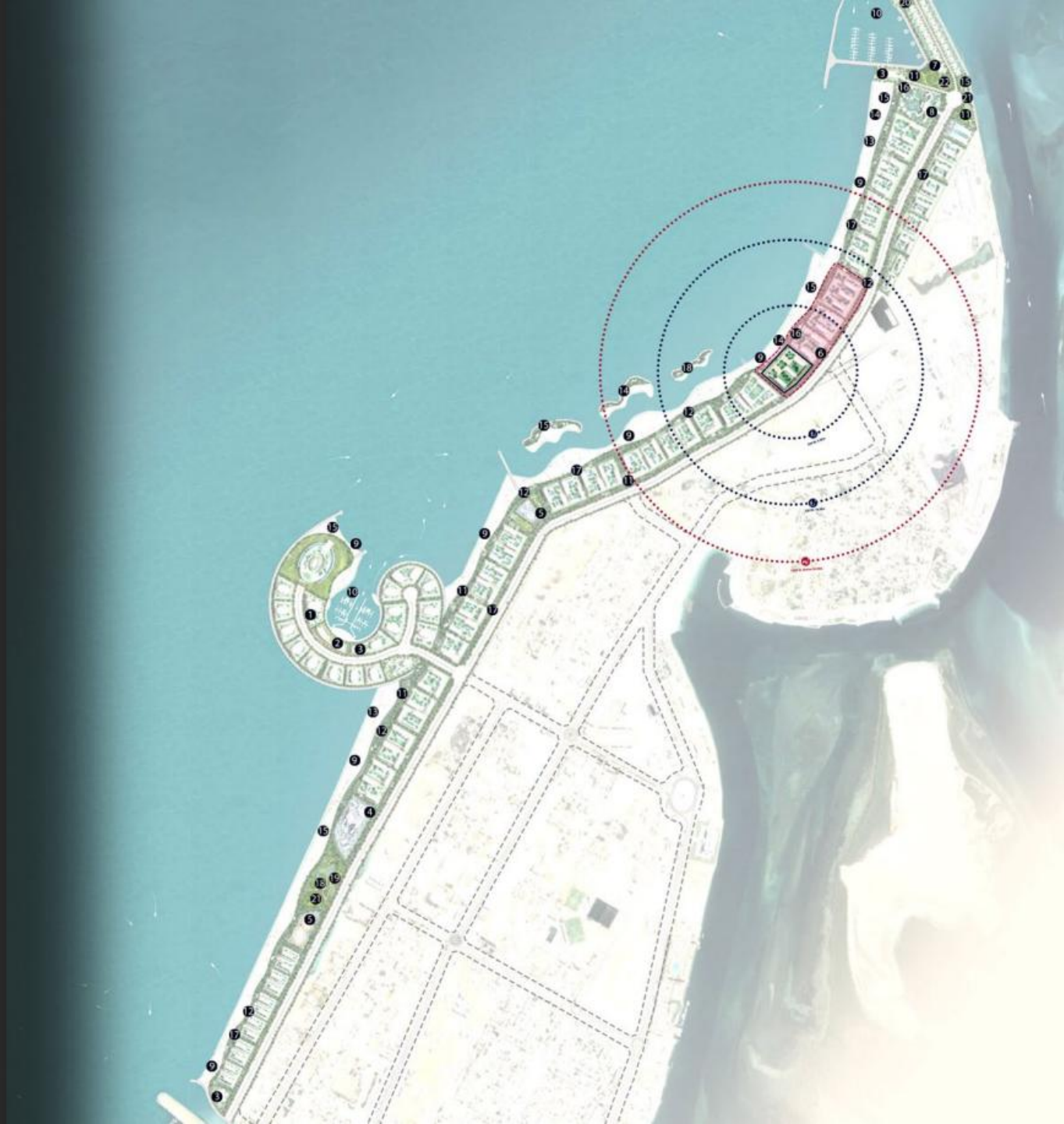
- 7 km of uninterrupted beachfront
- 7 km of Beach park
- Luxury, Commence, Culture, and heritage seamlessly blended
- Massive entertainment Arena
- Land Reclamation Engineering
- Arts and Culture Centre
- Multiple Green pockets



Key Highlights of Downtown UAQ

- Beachfront lifestyle, A sector with longest beach access
- Convention and Conference Centers
- 5 star Hotels and Resorts
- Retail, Dining, and Beach Access
- 50% greenery and open zones
- 15 million sqft Trade Center
- Museum
- Grade-A Offices
- Multiple Green Parks
- Art and Design District
- Exclusive Marinas

MASTER PLAN



120 m podium

Approximately 57 m between each tower

G+2P+26
TOWER C

G+2P+34
TOWER B

G+2P+42
TOWER A





to stay with you

- | | | | | | |
|---|---------------------------------|----|------------------------|----|---------------------------|
| 1 | Entrance to podium | 10 | Foosball tables | 19 | Fragrant garden |
| 2 | Feature sculpture | 11 | Outdoor fitness | 20 | Zen garden with yoga deck |
| 3 | Swimming pool | 12 | Kids play area | 21 | BBQ deck |
| 4 | Wet bed | 13 | Teenagers play area | 22 | Jungle trail |
| 5 | Submerged seating with sea view | 14 | Activities lawn | 23 | Picnic lawn |
| 6 | Pool Jacuzzi | 15 | Sitting deck | 24 | Outdoor cinema |
| 7 | Pool deck | 16 | Outdoor lounge | 25 | Outdoor amphitheatre |
| 8 | Kids pool | 17 | Edible garden | 26 | Maze garden |
| 9 | Ping pong tables | 18 | Shaded relaxation zone | | |



SOBHA
SINIYA ISLAND



A

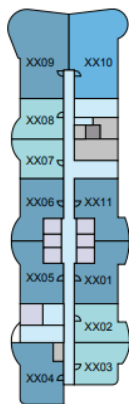
GREEN VIEW



PODIUM LEVEL 01 & 02

AMENITY VIEW

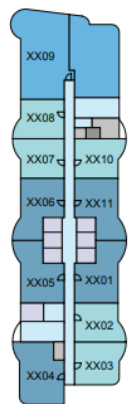
GREEN VIEW



LEVEL 01

SEA & AMENITY VIEW

SEA & GREEN VIEW

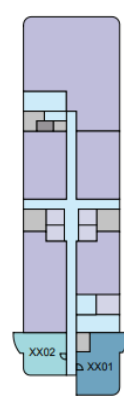


LEVEL 02

B

AMENITY VIEW

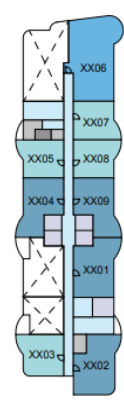
AMENITY VIEW



LEVEL 01

SEA & AMENITY VIEW

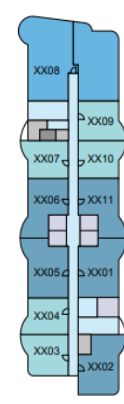
SEA & AMENITY VIEW



LEVEL 02

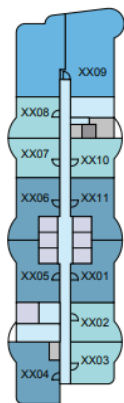
SEA & AMENITY VIEW

SEA & AMENITY VIEW

LEVEL 03, 05, 09, 11, 13, 15,
19, 23, 25, 29, 31 & 33

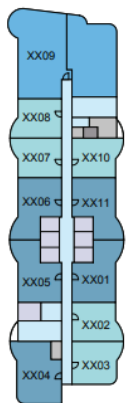
SEA & AMENITY VIEW

SEA & GREEN VIEW

LEVEL 03, 05, 09, 11, 13, 15,
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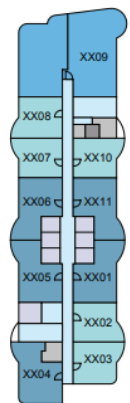
SEA & AMENITY VIEW

SEA & GREEN VIEW

LEVEL 04, 06, 10, 12, 14, 16, 18, 20, 22,
24, 26, 28, 30, 32, 34, 36, 38, 40

SEA & AMENITY VIEW

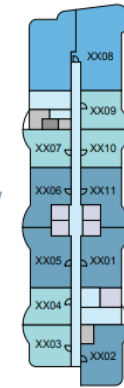
SEA & GREEN VIEW



LEVEL 07, 17, 27, 37

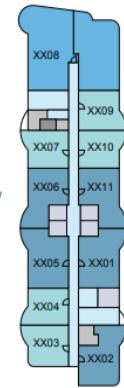
SEA & AMENITY VIEW

SEA & AMENITY VIEW

LEVEL 04, 06, 10, 12, 14, 16,
18, 20, 24, 26, 28, 30 & 32

SEA & AMENITY VIEW

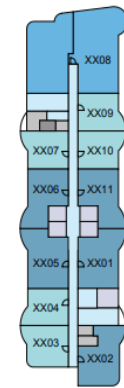
SEA & AMENITY VIEW



LEVEL 07, 17, 27

SEA & AMENITY VIEW

SEA & AMENITY VIEW



LEVEL 08

1 BED UNIT

3 BED UNIT

CIRCULATION

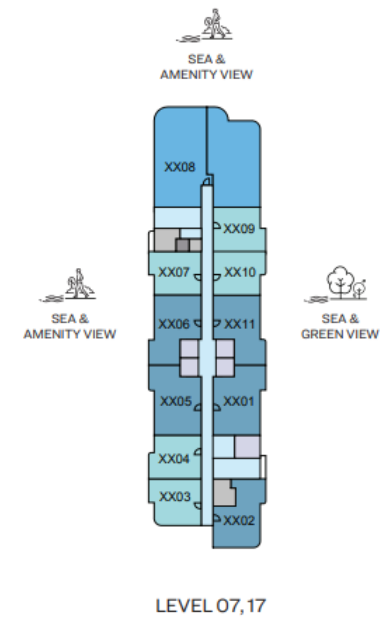
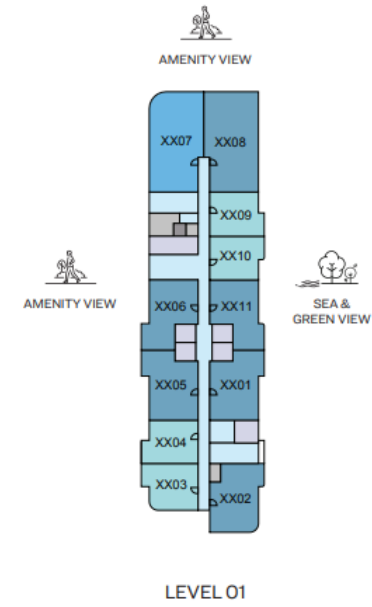
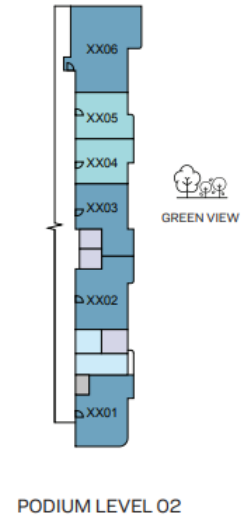
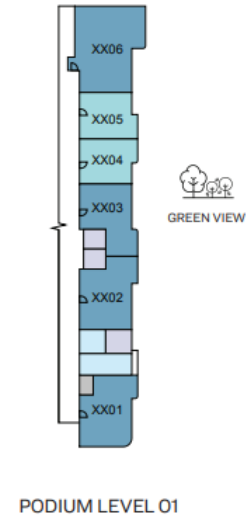
LIFTS

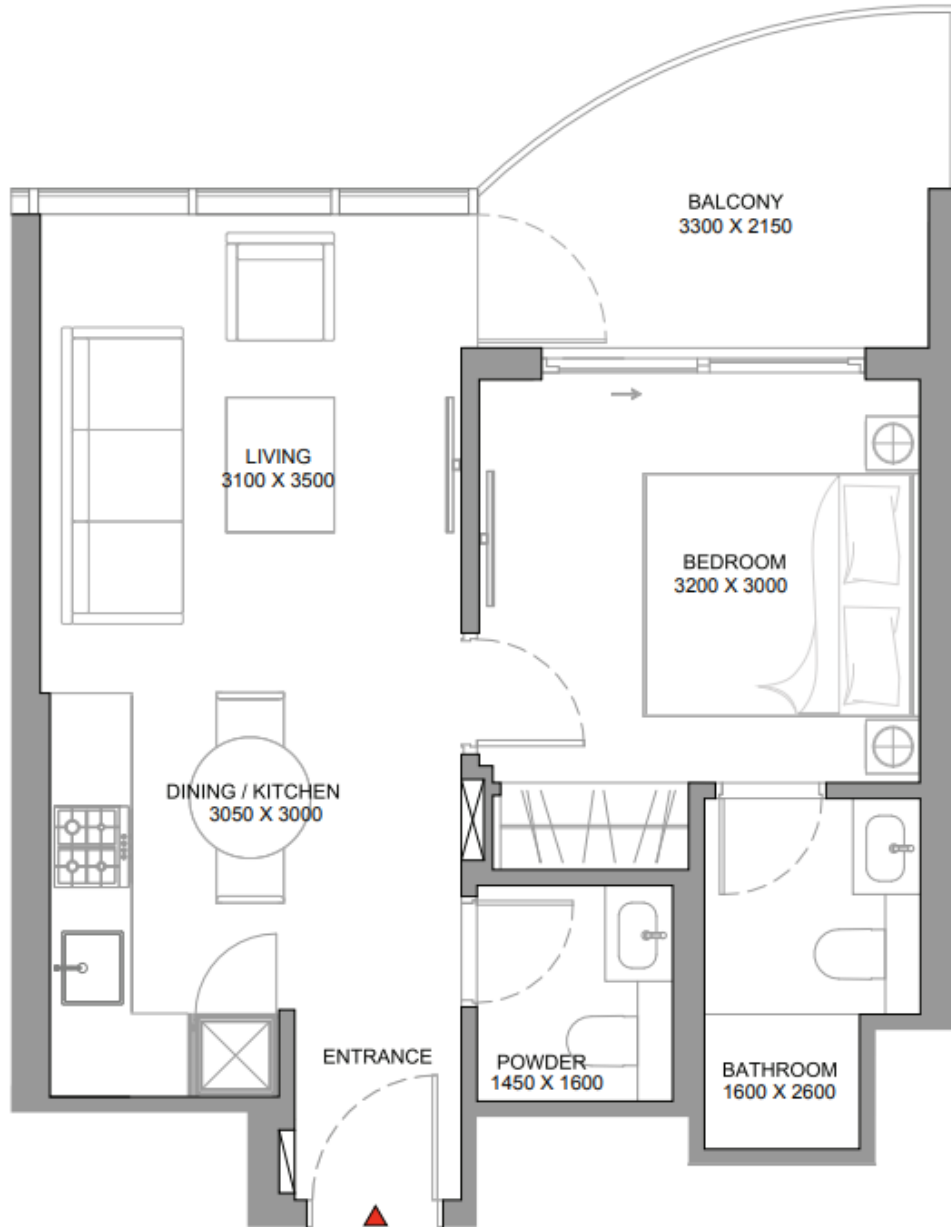
2 BED UNIT

SERVICES

GARBAGE ROOM

C



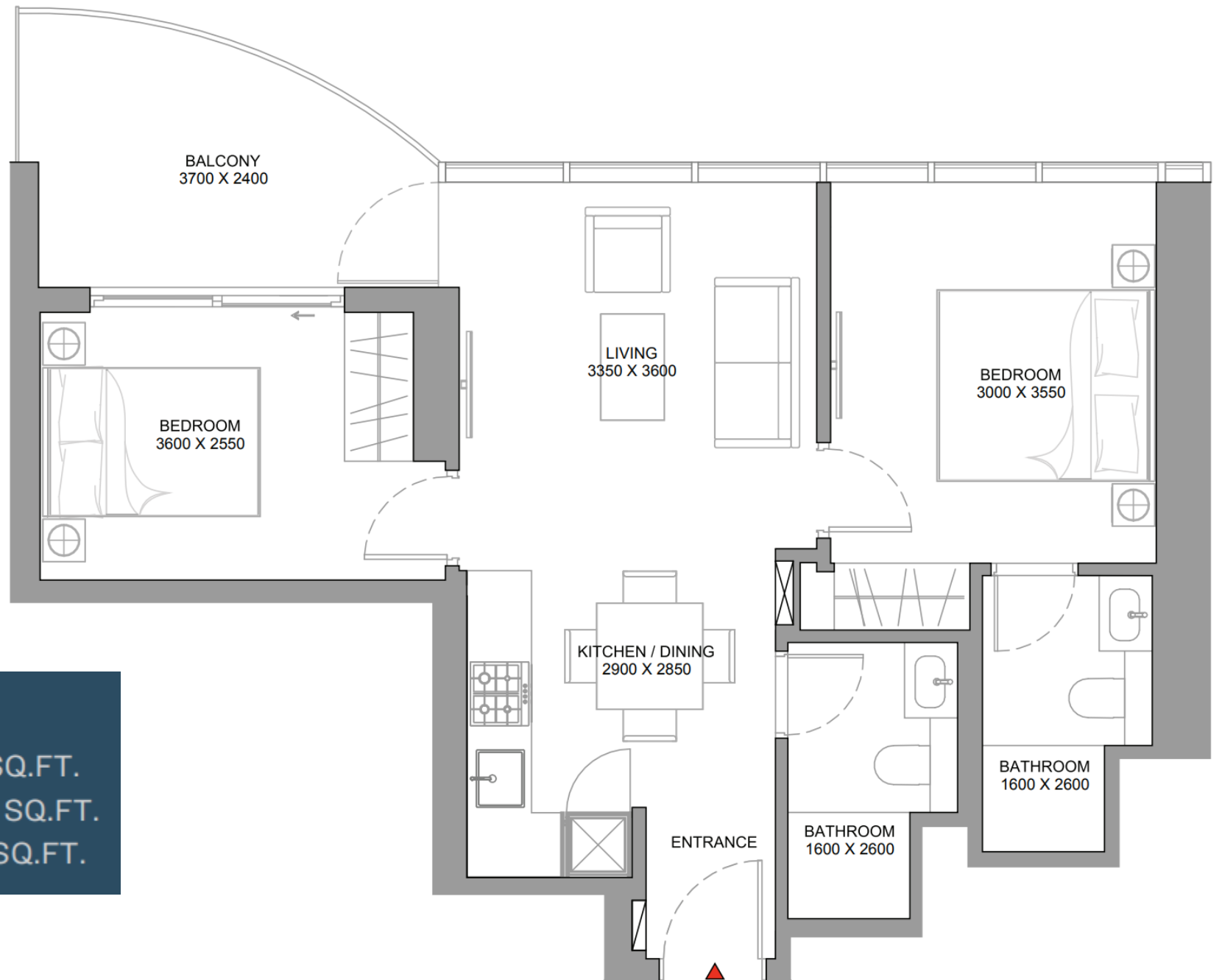


TOTAL SALEABLE AREA

SUITE RANGE = 479.75 - 481.04 SQ.FT.

BALCONY RANGE = 86.22 - 87.51 SQ.FT.

TOTAL RANGE = 565.97 - 568.55 SQ.FT.



TOTAL SALEABLE AREA

SUITE RANGE = 634.10 - 638.62 SQ.FT.

BALCONY RANGE = 97.74 - 97.84 SQ.FT.

TOTAL RANGE = 731.84 - 736.36 SQ.FT.

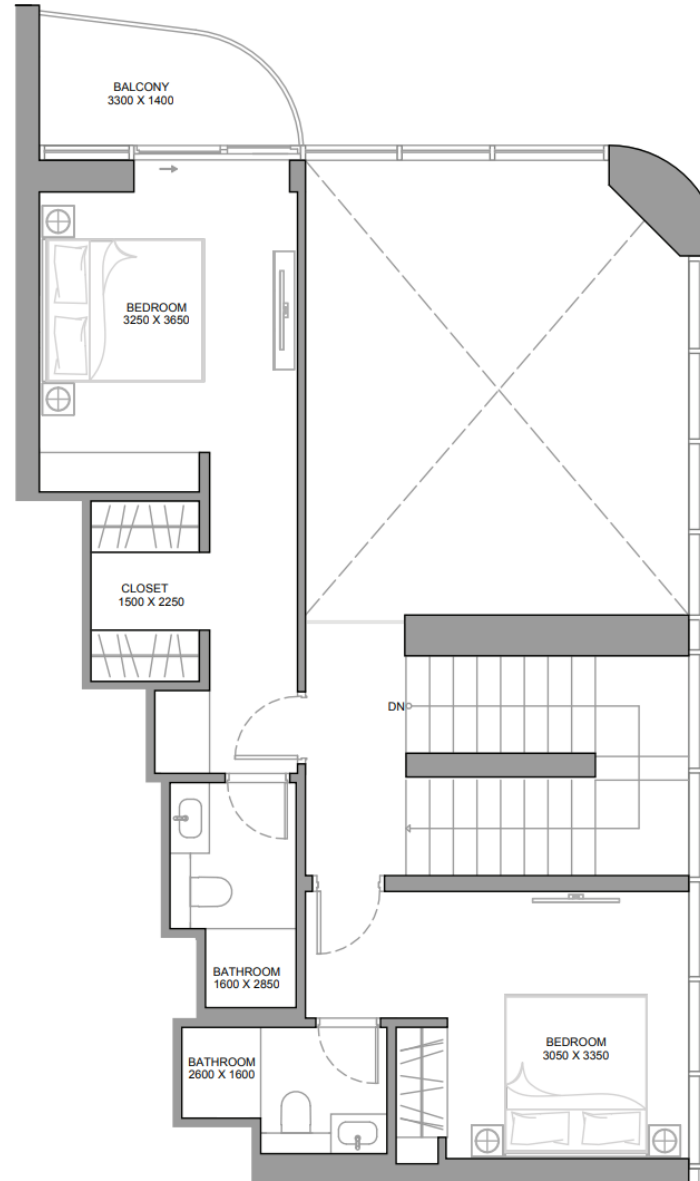
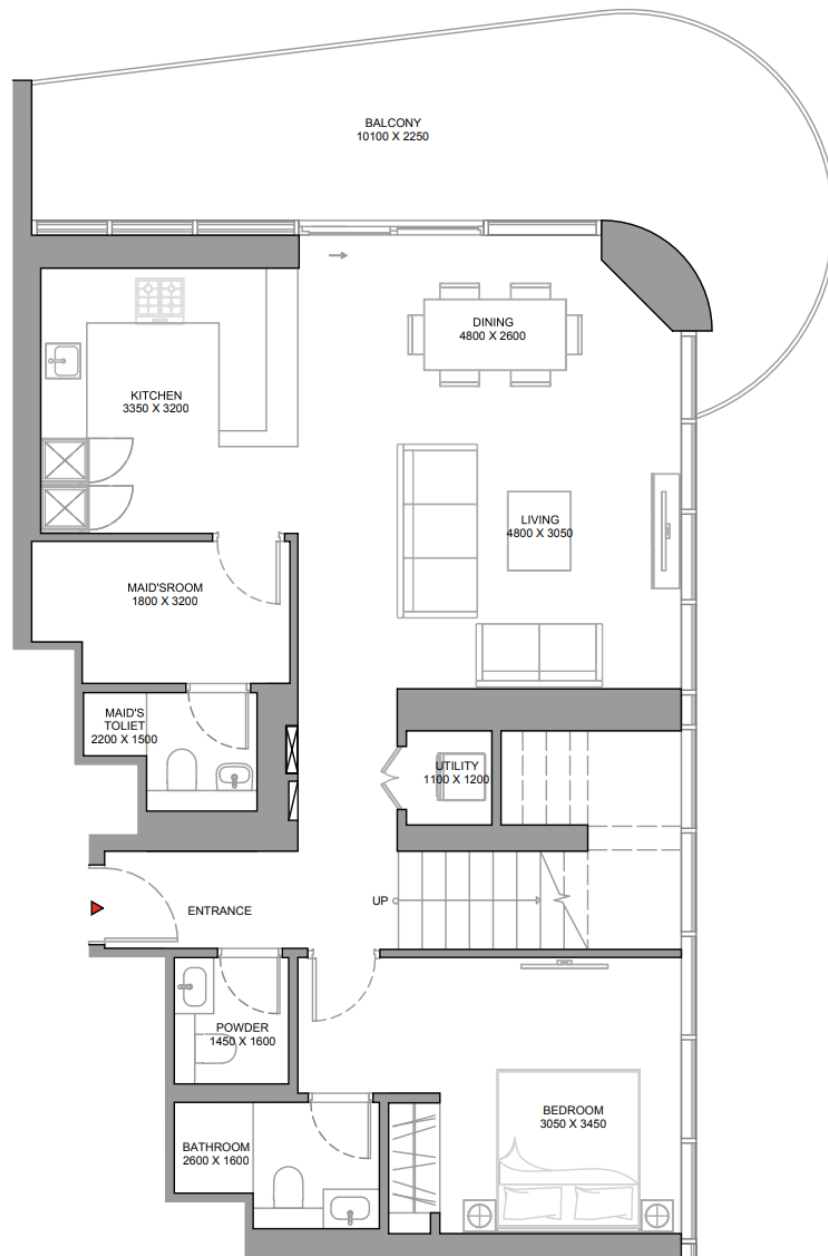


TOTAL SALEABLE AREA

SUITE = 1,094.37 SQ.FT.

BALCONY = 287.29 SQ.FT.

TOTAL = 1,381.65 SQ.FT.



TOTAL SALEABLE AREA
 SUITE = 1,825.23 SQ.FT.
 BALCONY = 342.61 SQ.FT.
 TOTAL = 2,167.85 SQ.FT.







Payment plan 60/40			
Jun-28			
Configuration	Size (Sqft)	Varients	Starting price
1 bedroom	556 - 620	10	1.11 m
2 bedrooms	720-1398	23	1.44 m
3 bedrooms	2149-2218	6	4.03m