



# THE BROOKS

AT SOBHA SANCTUARY

SOBHA  
REALTY

# *The* *Philosophy* *behind*

**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 master plan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is bringing 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

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



An architectural rendering of the Sobha Sanctuary development. The scene is set in a lush, green park with a large pond in the foreground. A woman in a white dress is sitting on a wicker swing hanging from a large tree on the left. In the background, several modern, multi-story buildings with curved facades and balconies are visible. People are seen walking and sitting on the grass, and swans are swimming in the pond. The overall atmosphere is peaceful and natural.

*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 large, modern residential complex with a swimming pool and lounge area. The scene is set in a lush, green environment with many trees and palm trees. In the background, several multi-story apartment buildings with balconies and large windows are visible. The sky is bright blue with some light clouds. In the foreground, there is a sandy beach area with several lounge chairs and people relaxing. A woman in a blue hijab is sitting on a lounge chair on the left. A man is sitting on a lounge chair in the center. Two children are playing with a yellow ball on the beach. In the middle ground, there is a large swimming pool with people swimming and playing. There are several decorative, curved structures made of wood or metal near the pool. The overall atmosphere is relaxed and luxurious.

# *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 landscape defined by water*

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

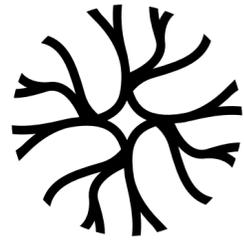
From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

# SOBHA SANCTUARY

Illustrative Masterplan



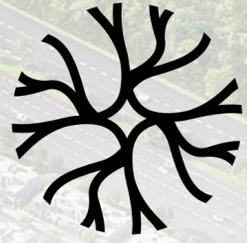
Introducing



# THE BROOKS

AT SOBHA SANCTUARY

Where Life Moves With Purpose



# THE BROOKS

AT SOBHA SANCTUARY

A dynamic, wellness-driven neighbourhood  
designed for residents who thrive on  
movement, energy, and everyday vitality.





# Located within the central green spine

The location of The Brooks cluster offers direct access to the central green spine and places nature at the heart of daily movement, creating a calm and continuous landscape that flows through the community.

Homes are within easy walking distance of the district park, wellness centre, community mall, and sports grounds, connected by cycling and walking networks and gently buffered from surrounding roads by masterfully layered landscaping.

# Garden Villas

4 Bedroom

*Smart-home ready  
Garden*

# Courtyard Villas 5 Bedroom

*Smart-home ready  
Garden  
Terraces  
Lift*





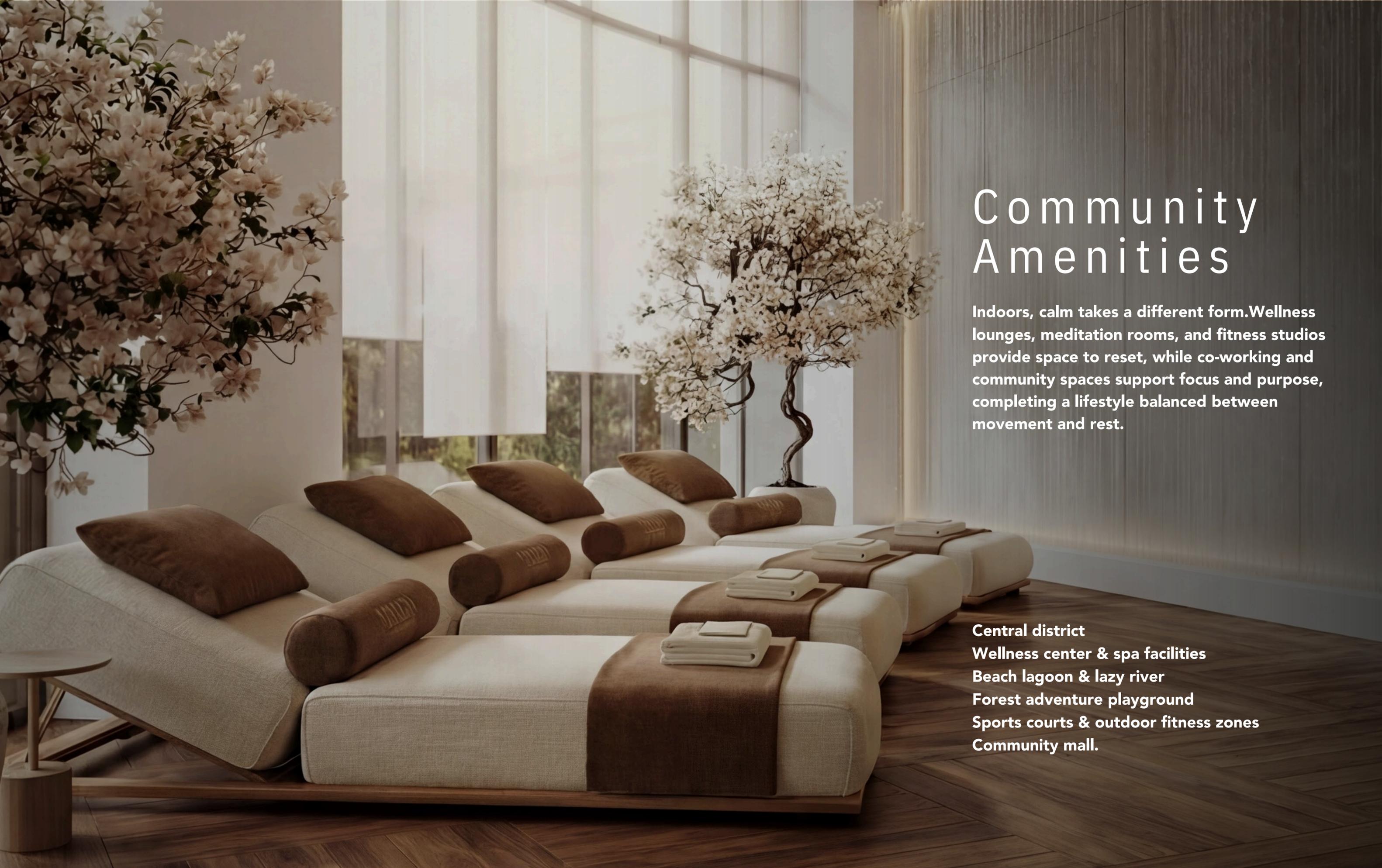
# *Master Bedroom*

*Living  
Area*



A modern dining room featuring a long, rectangular table with a white marble top and a light-colored wooden base. The table is surrounded by upholstered chairs with a textured, light-colored fabric and wooden legs. The room is lit by a chandelier with several spherical glass pendant lights. In the background, there is a kitchen area with a white countertop and a sink, and a large abstract painting on the wall. The floor is made of large, light-colored tiles. The overall aesthetic is clean, minimalist, and sophisticated.

*Dining  
Area*



# 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.

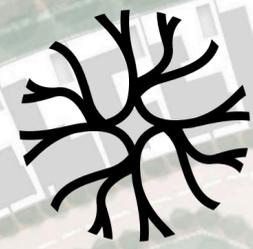
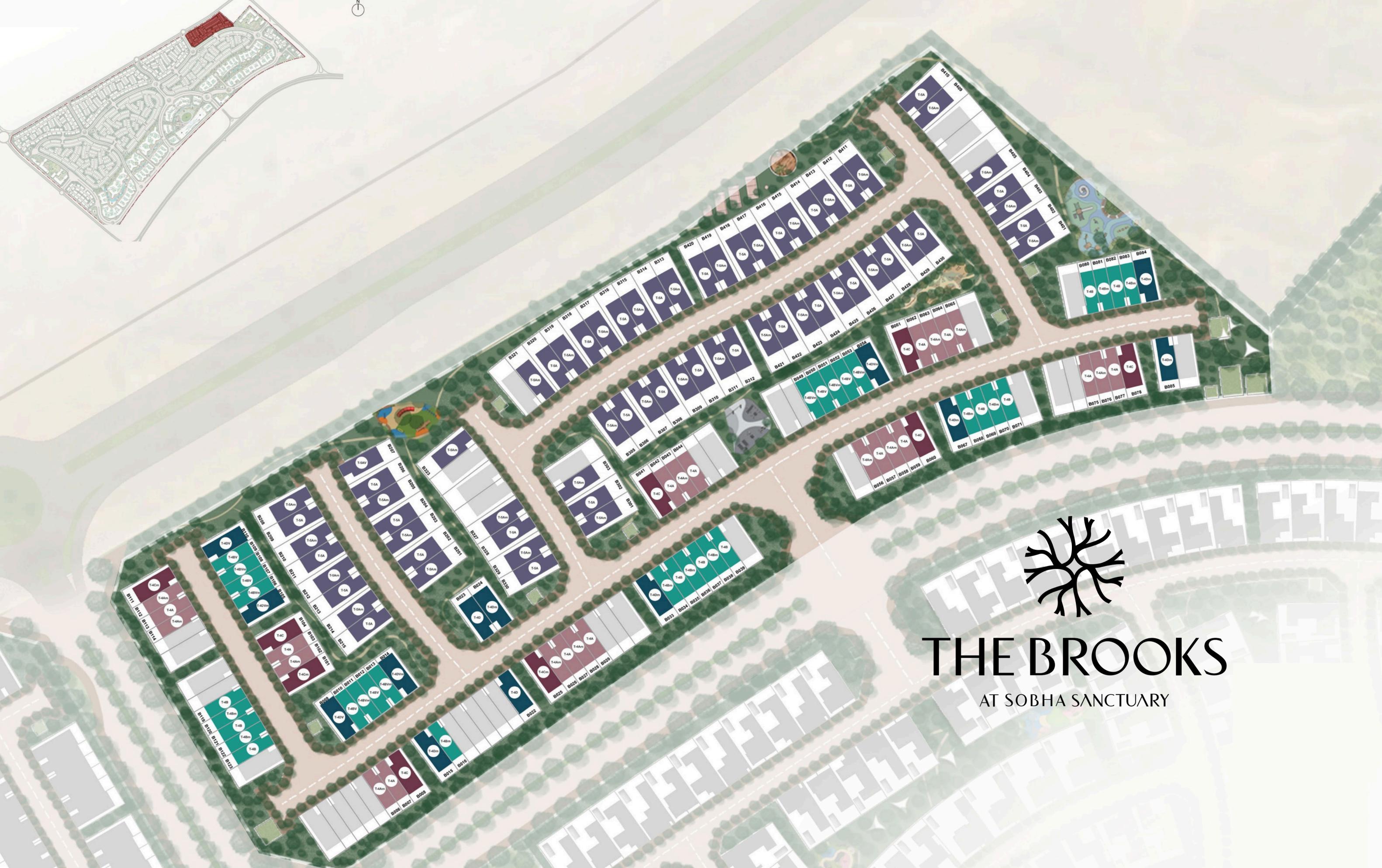
**Central district  
Wellness center & spa facilities  
Beach lagoon & lazy river  
Forest adventure playground  
Sports courts & outdoor fitness zones  
Community mall.**



# Lifestyle

Quiet mornings.  
Shaded walks.  
A gentler way of living.

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# THE BROOKS

AT SOBHA SANCTUARY



*FLOOR AND UNIT PLANS*

**COURTYARD VILLAS**

**T5 Bedroom - Type A**

Plot Area

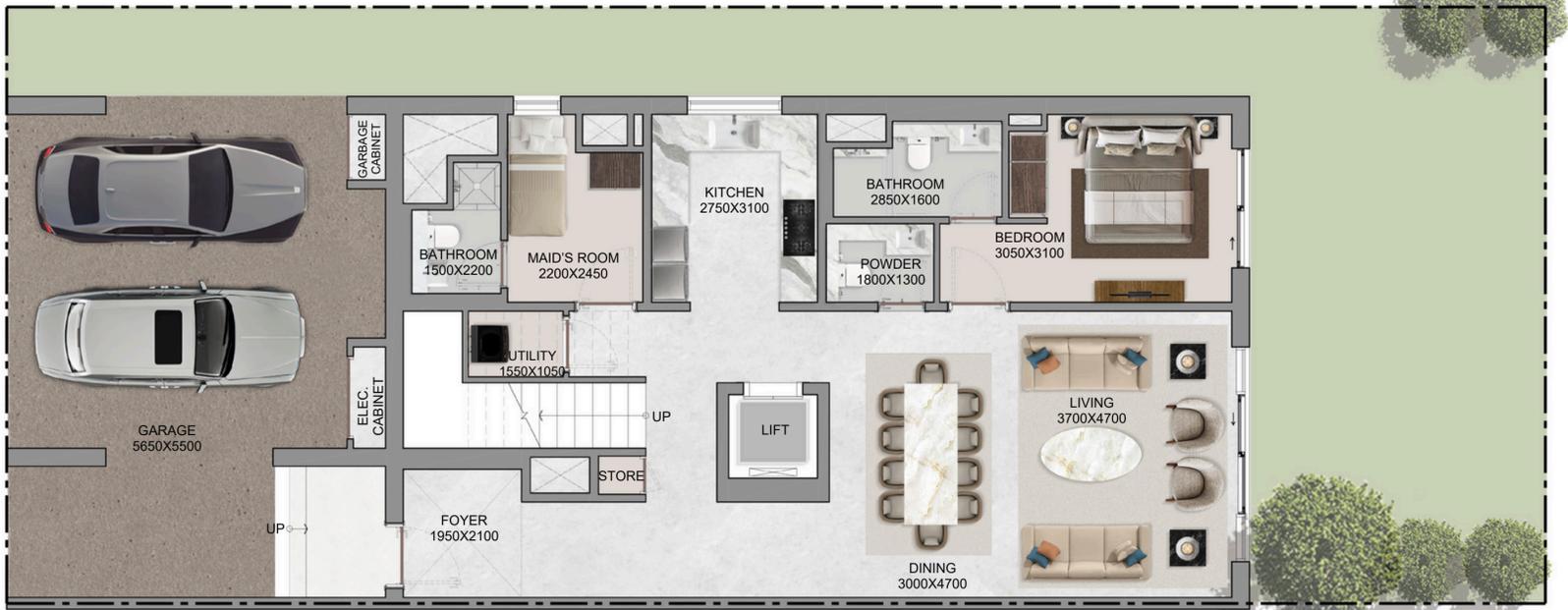
Min 291.07 sq.m

Max 302.05 sq.m, 3,251.24 sq.ft

Saleable Area

381.53 sq.m

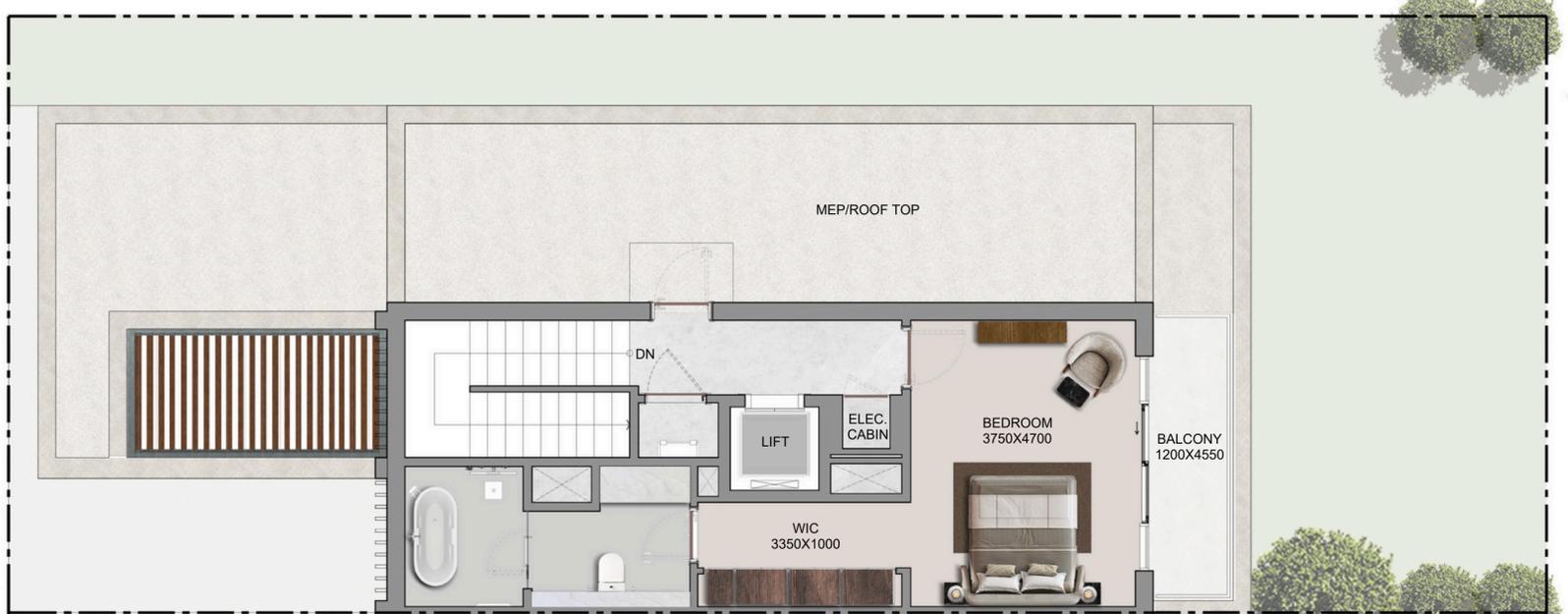
4,106.75 sq.ft



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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## COURTYARD VILLAS

### T5 Bedroom - Type AM

Plot Area

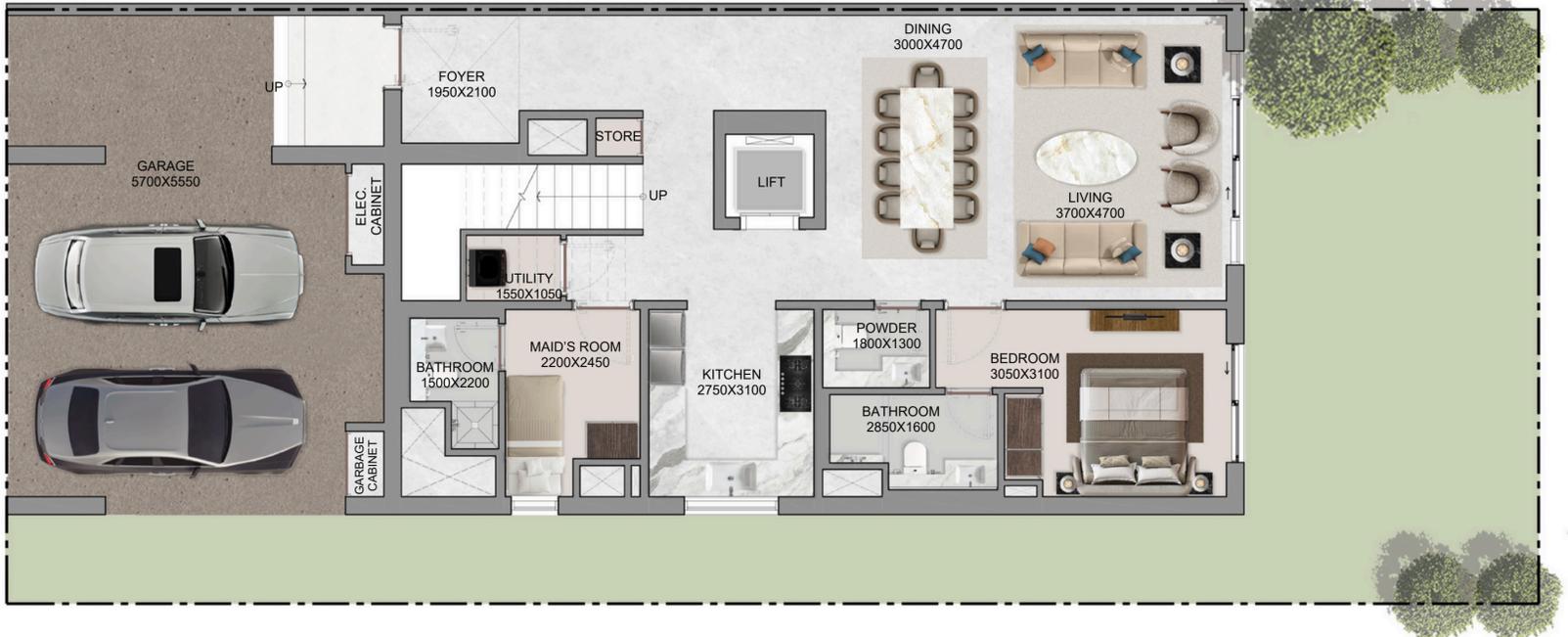
Min 294.77 sq.m

Max 302.05 sq.m, 3,251.24 sq.ft

Saleable Area

381.53 sq.m

4,106.75 sq.ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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## COURTYARD VILLAS

### T5 Bedroom - Type A Variant 01

Plot Area Min300.93 sq.m,3,239.18 sq.ft

Saleable Area

Max302.05 sq.m,3,251.24 sq.ft

385.95 sq.m

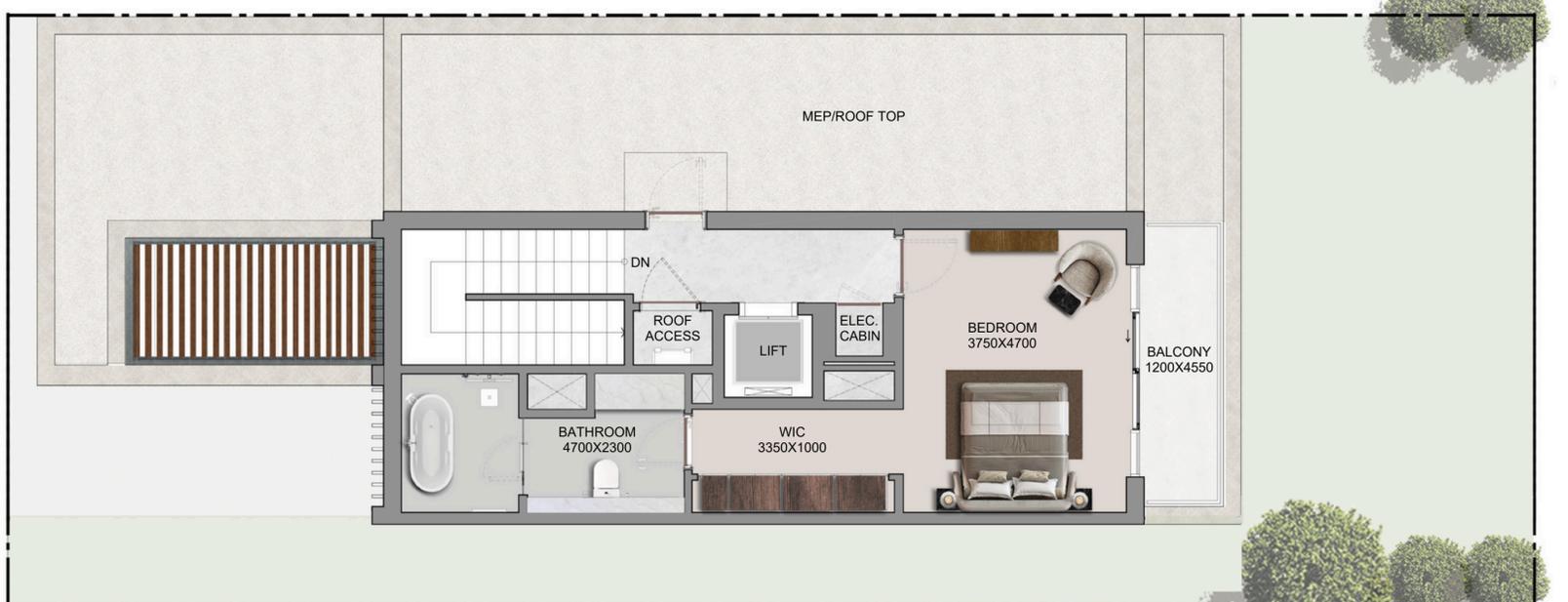
4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



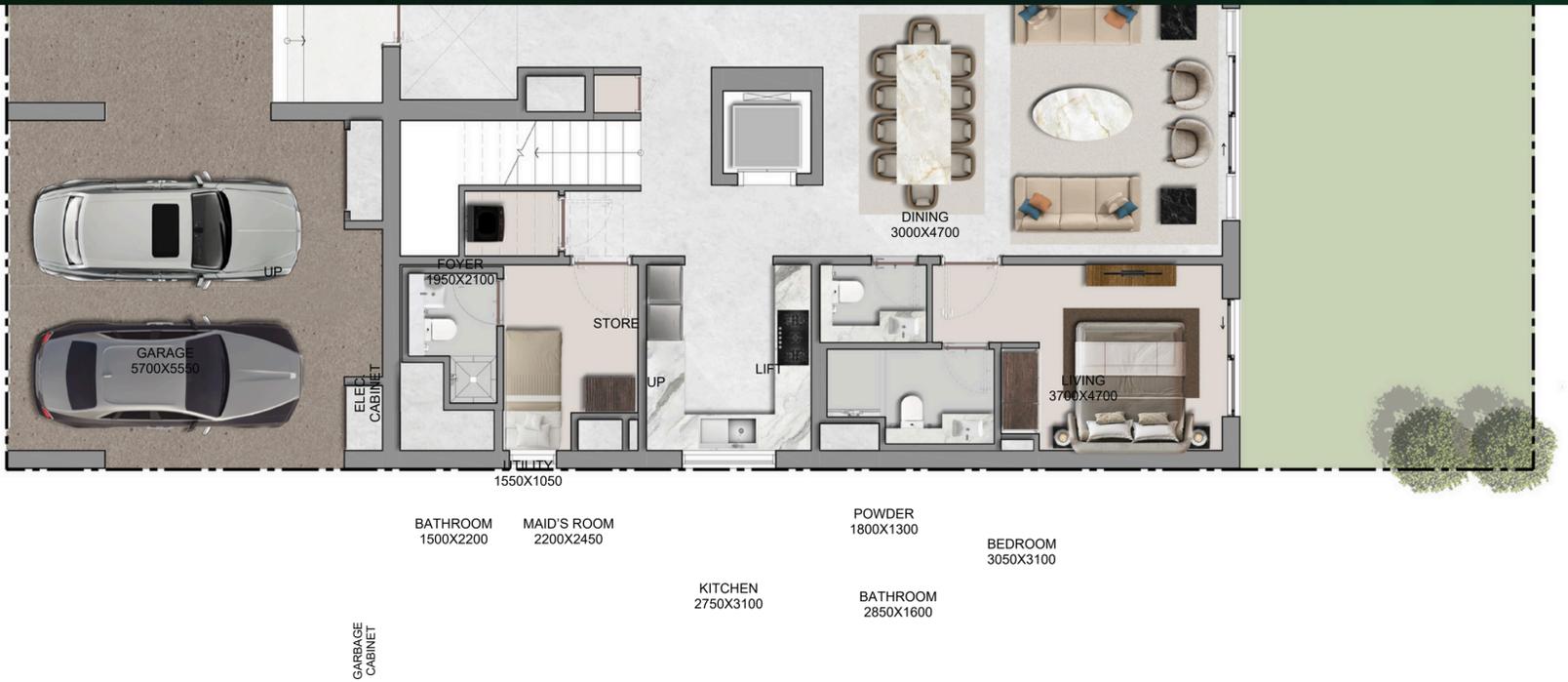
SECOND FLOOR

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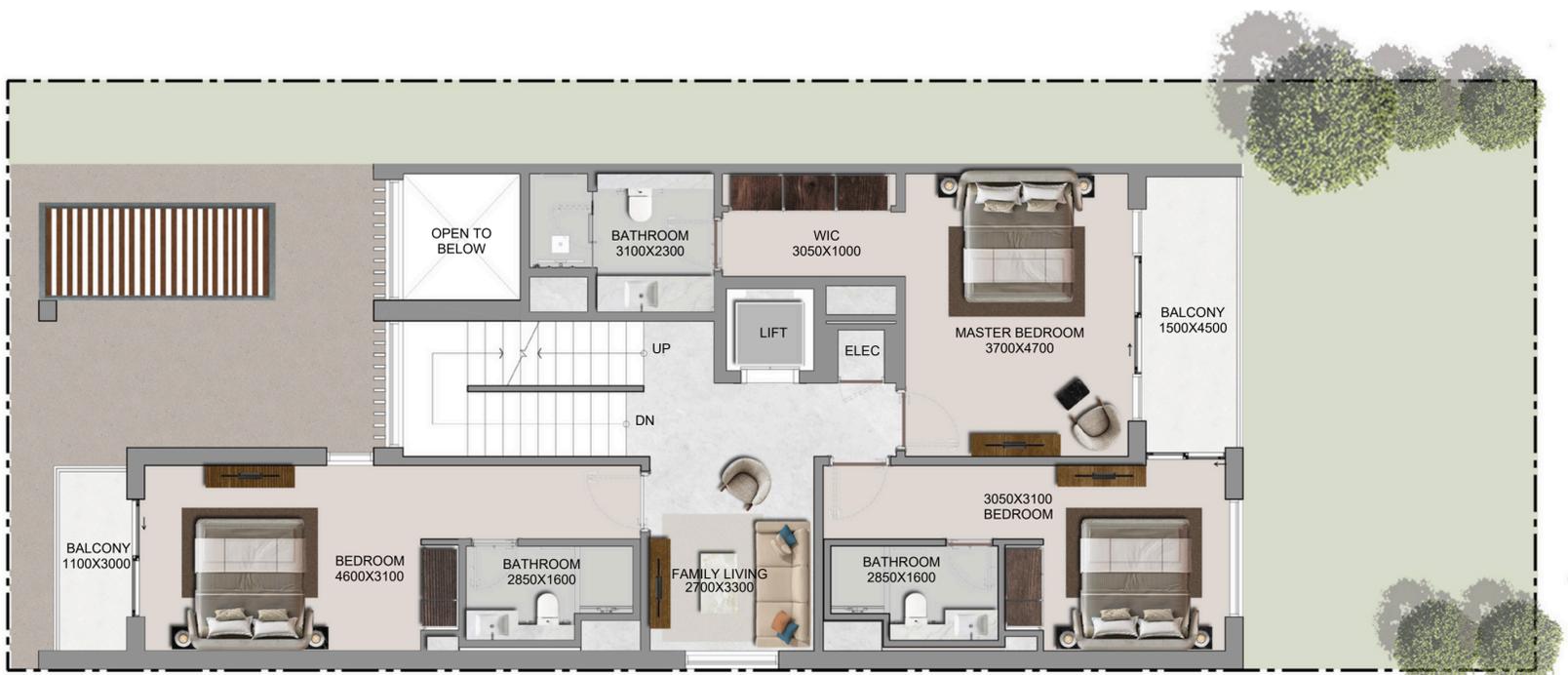
## COURTYARD VILLAS

### T5 Bedroom - Type A Variant 01 Mirror

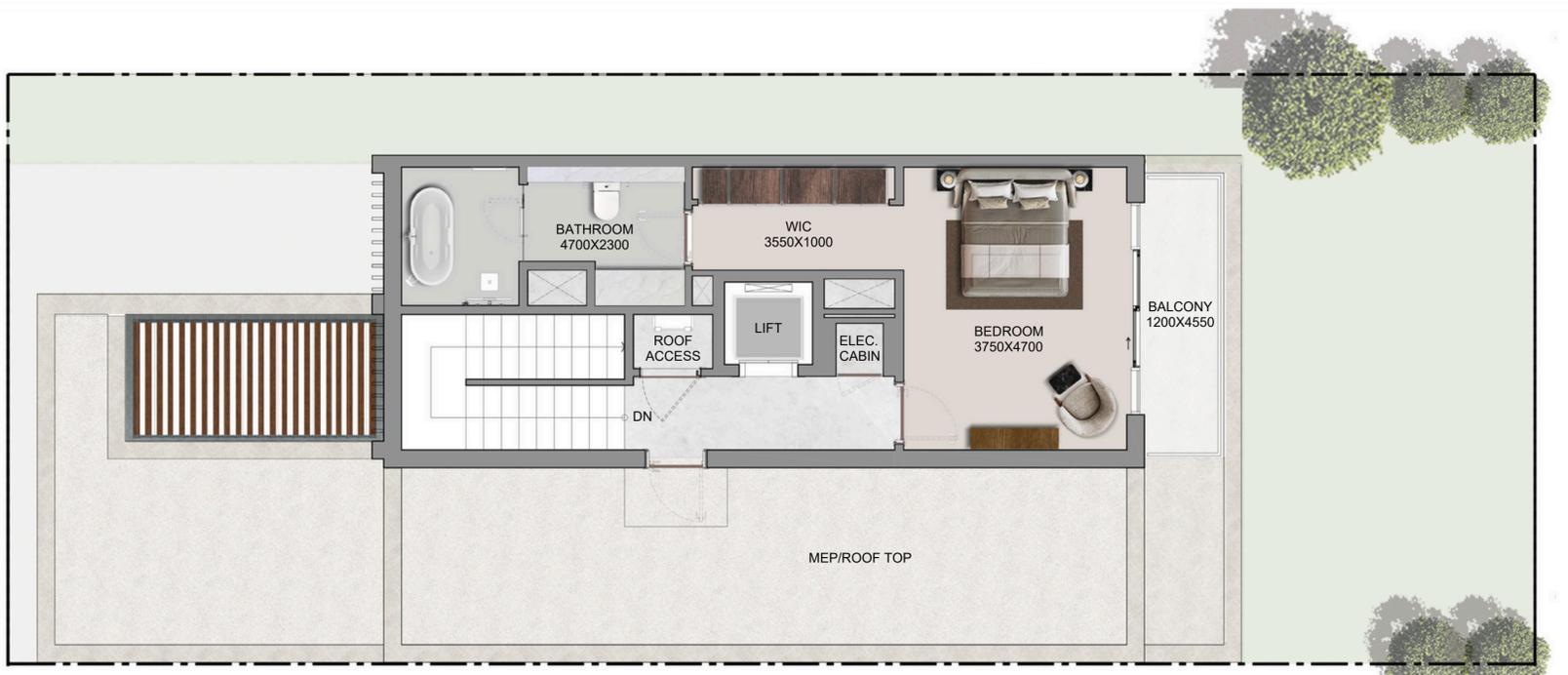
Plot	Area	Min	Saleable Area
	3,239.18 sq.ft	300.93	385.95 sq.m
	3,251.24 sq.ft	302.05	4,154.33 sq.ft



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

SECOND FLOOR

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## GARDEN VILLAS

### T4 Bedroom - Type A

Plot Area

Min 174.17 sq.m

Max 185.65 sq.m

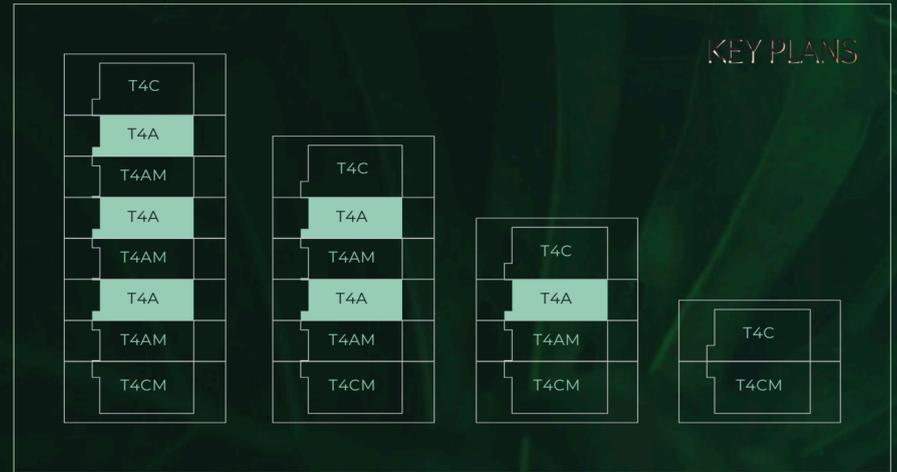
1,874.75 sq.ft

1,998.32 sq.ft

Saleable Area

234.20 sq.m

2,520.91 sq.ft



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS  
T4 Bedroom - Type AM

Plot Area

Min 174.17 sq.m

Max 185.48 sq.m

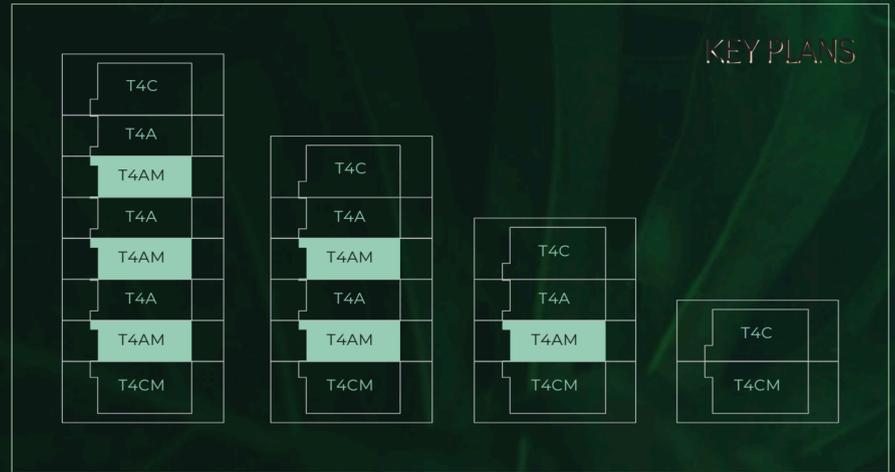
1,874.75 sq.ft

1,996.49 sq.ft

Saleable Area

234.20 sq.m

2,520.91 sq.ft



GROUND FLOOR



FIRST FLOOR

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# SOBHA SANCTUARY

## GARDEN VILLAS

### T4 Bedroom - Type B

Plot Area

Min 174.17 sq.m

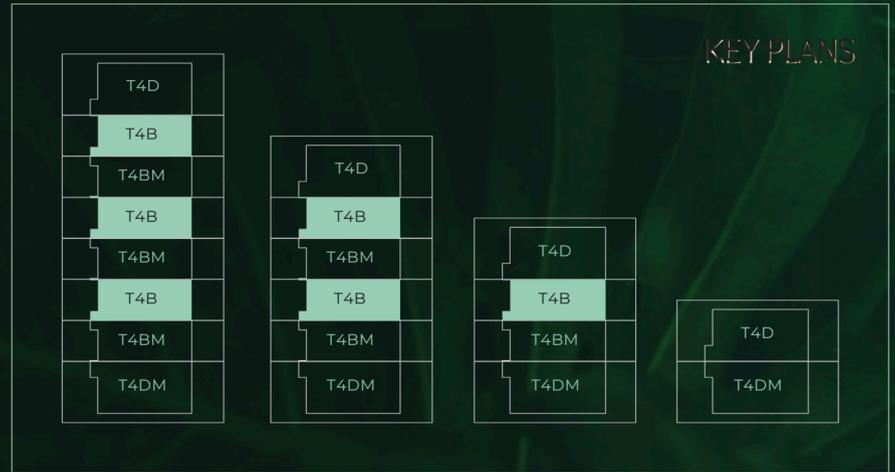
Max 186.00 sq.m, 2,002.09 sq.ft

Saleable Area

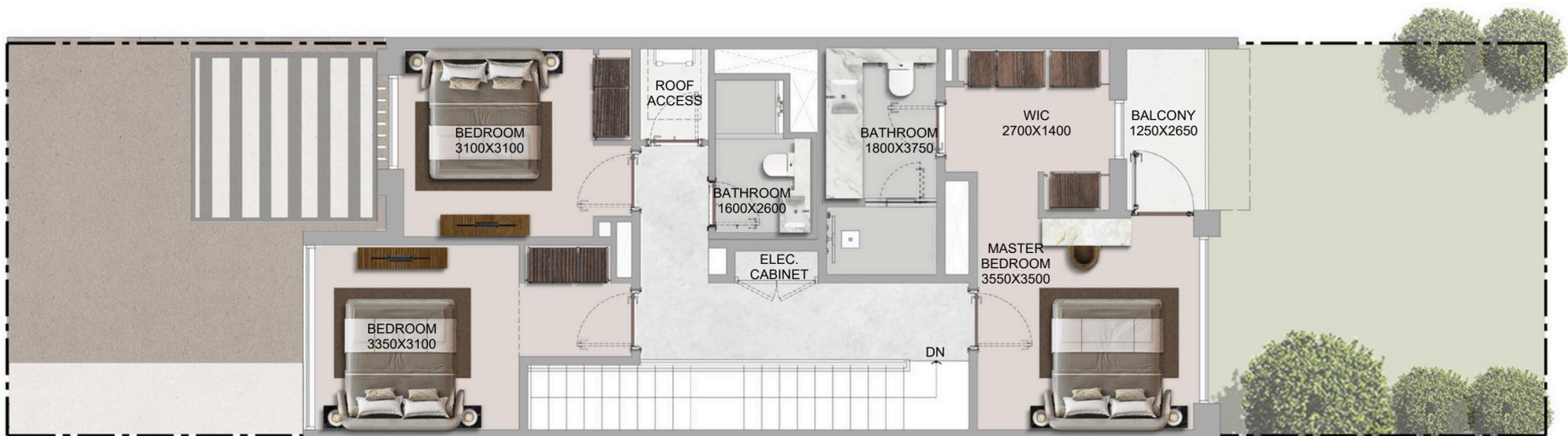
228.45 sq.m

2,459.02 sq.ft

#### KEY PLANS



### GROUND FLOOR



### FIRST FLOOR

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# SOBHA SANCTUARY

## GARDEN VILLAS

### T4 Bedroom - Type BM

Plot Area

Min 174.17 sq.m

Max 185.97 sq.m

1,874.75 sq.ft

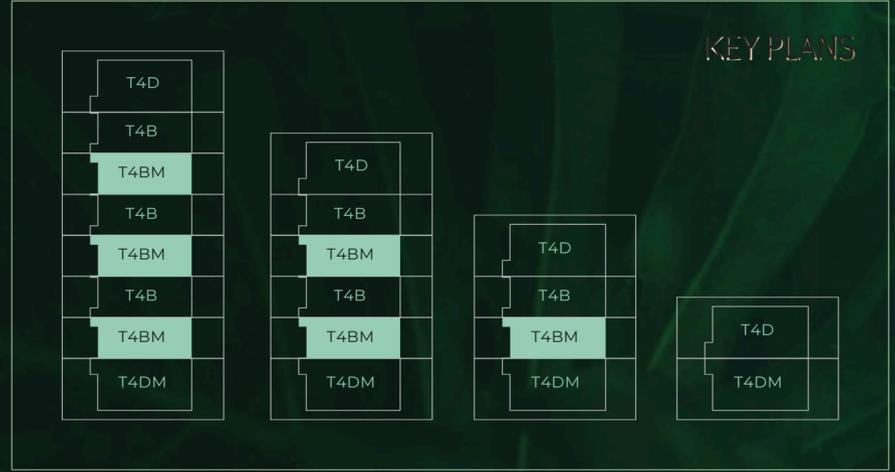
2,001.76 sq.ft

Saleable Area

228.45 sq.m

2,459.02 sq.ft

#### KEY PLANS



### GROUND FLOOR



### FIRST FLOOR

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## GARDEN VILLAS

### T4 Bedroom - Type B Variant 01

Plot Area

Min 160.77 sq.m

Max 164.23 sq.m

1,730.51

sq.ft

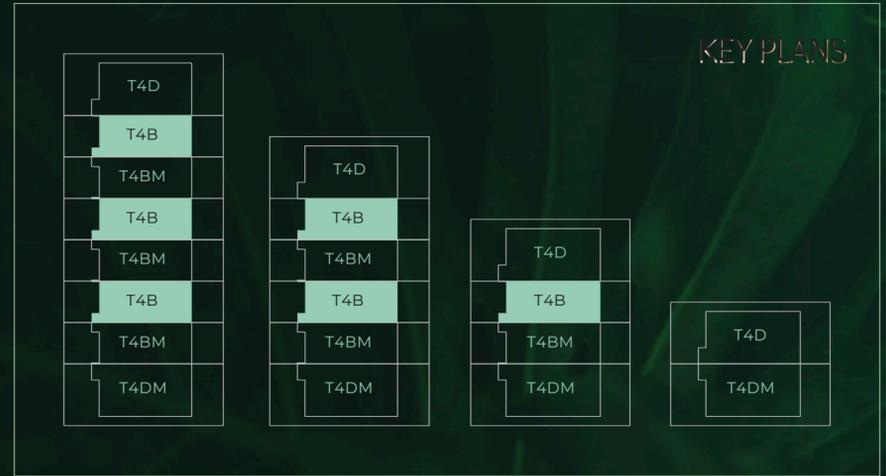
1,767.76

sq.ft

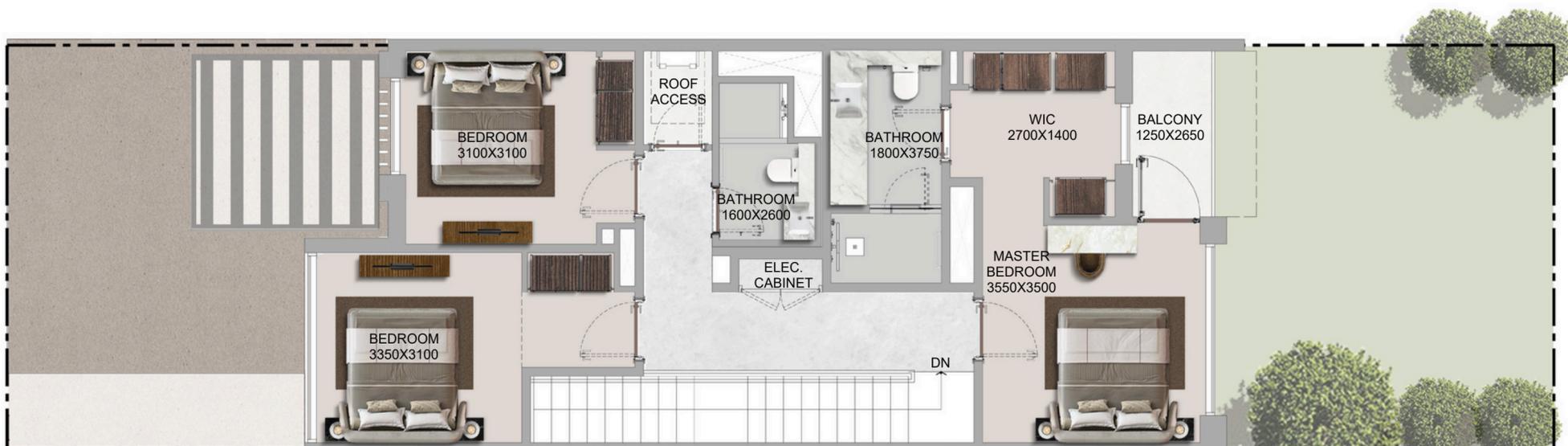
Saleable Area

228.45 sq.m

2,459.02 sq.ft



GROUND FLOOR



FIRST FLOOR

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## GARDEN VILLAS

### T4 Bedroom - Type B Variant 01 Mirror

<b>Plot Area</b>	<b>Saleable Area</b>
Min 160.77 sq.m	1,730.51
Max 164.23 sq.m	228.45 sq.m
sq.ft	2,459.02 sq.ft
	1,767.76 sq.ft



**GROUND FLOOR**



**FIRST FLOOR**

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**GARDEN VILLAS**  
T4 Bedroom - Type C

Plot Area

Min 260.00 sq.m

Max 271.32 sq.m

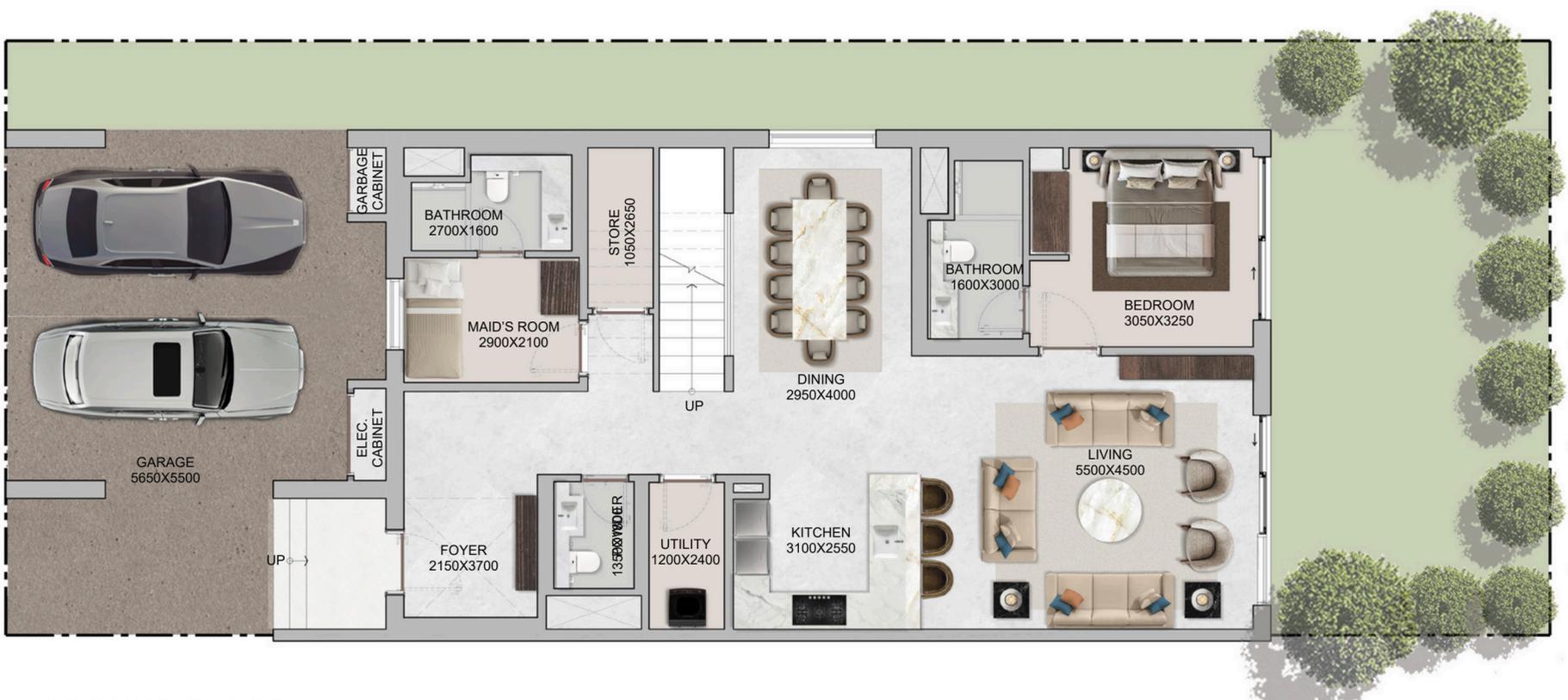
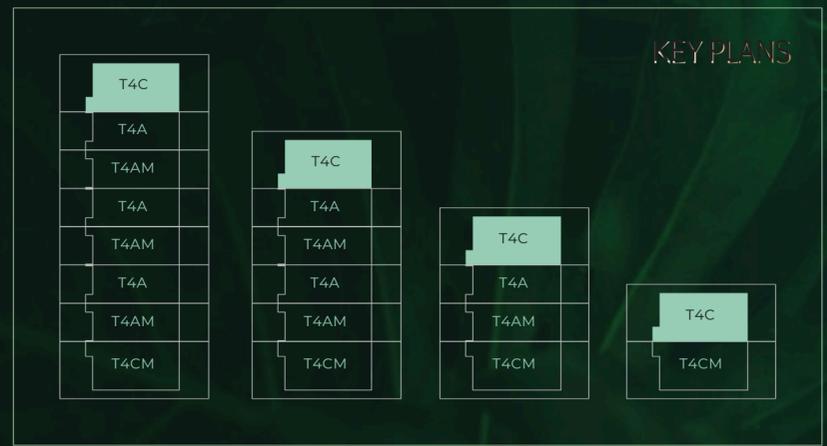
Saleable Area

2,798.62 sq.ft

2,920.46 sq.ft

318.68 sq.m

3,430.24 sq.ft



GROUND FLOOR



FIRST FLOOR

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**GARDEN VILLAS**  
**T4 Bedroom - Type CM**

Plot Area

Min 260.00 sq.m

Max 272.15 sq.m

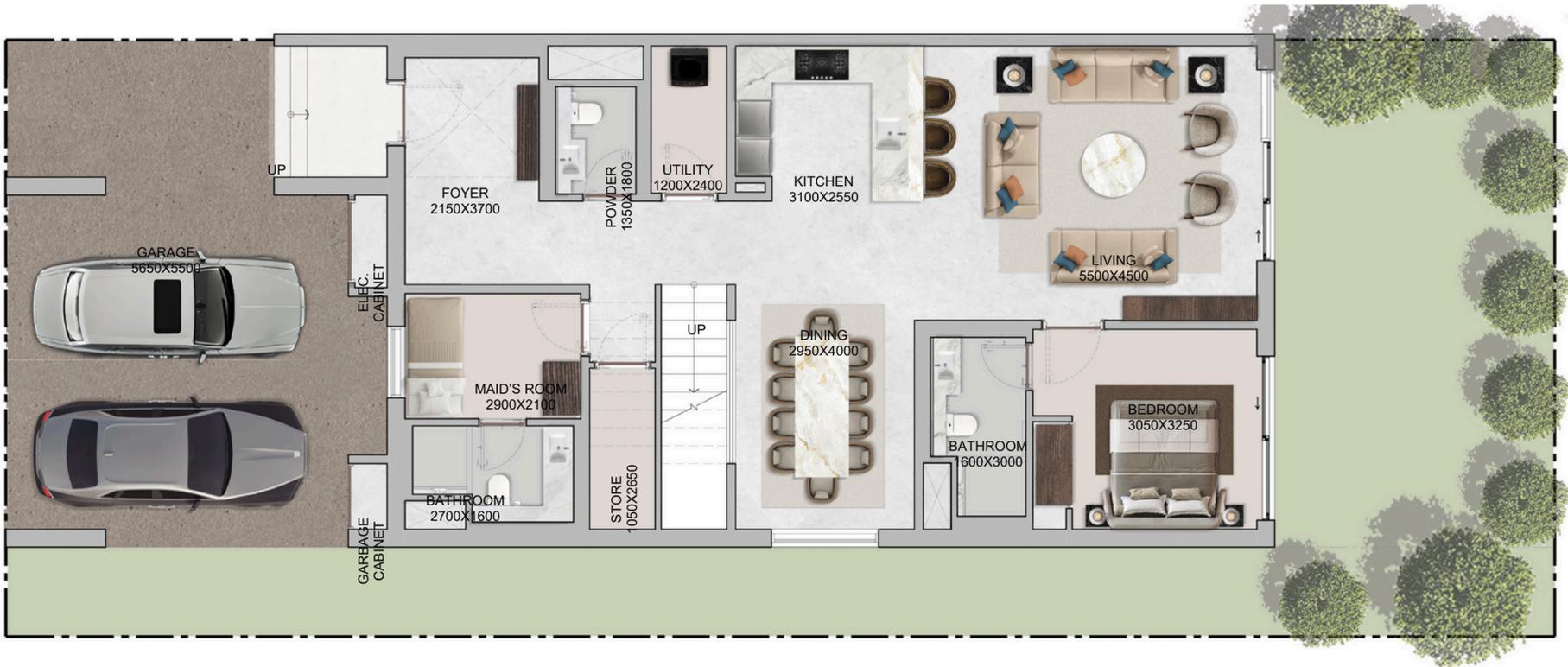
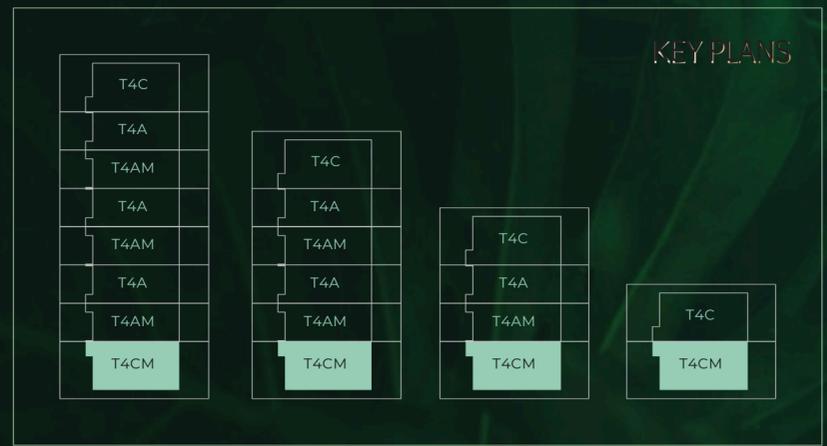
2,798.62 sq.ft

2,929.40 sq.ft

Saleable Area

318.68 sq.m

3,430.24 sq.ft



**GROUND FLOOR**



**FIRST FLOOR**

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**GARDEN VILLAS**  
**T4 Bedroom - Type D**

Plot Area

Min 260.00 sq.m

Max 272.92 sq.m

Saleable Area

2,798.62 sq.ft

2,937.69 sq.ft

309.25 sq.m

3,328.74 sq.ft

KEY PLANS



GROUND FLOOR



FIRST FLOOR

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 4. Final orientation, including north direction and Qibla direction, may vary depending on the unit's location within the master plan.  
 5. The developer reserves the right to make revisions, modifications, or alterations at its absolute discretion without incurring any liability.

**GARDEN VILLAS**  
T4 Bedroom - Type DM

Plot Area

Min 260.00 sq.m

Max 273.84 sq.m

Saleable Area

2,798.62 sq.ft

2,947.59 sq.ft

309.25 sq.m

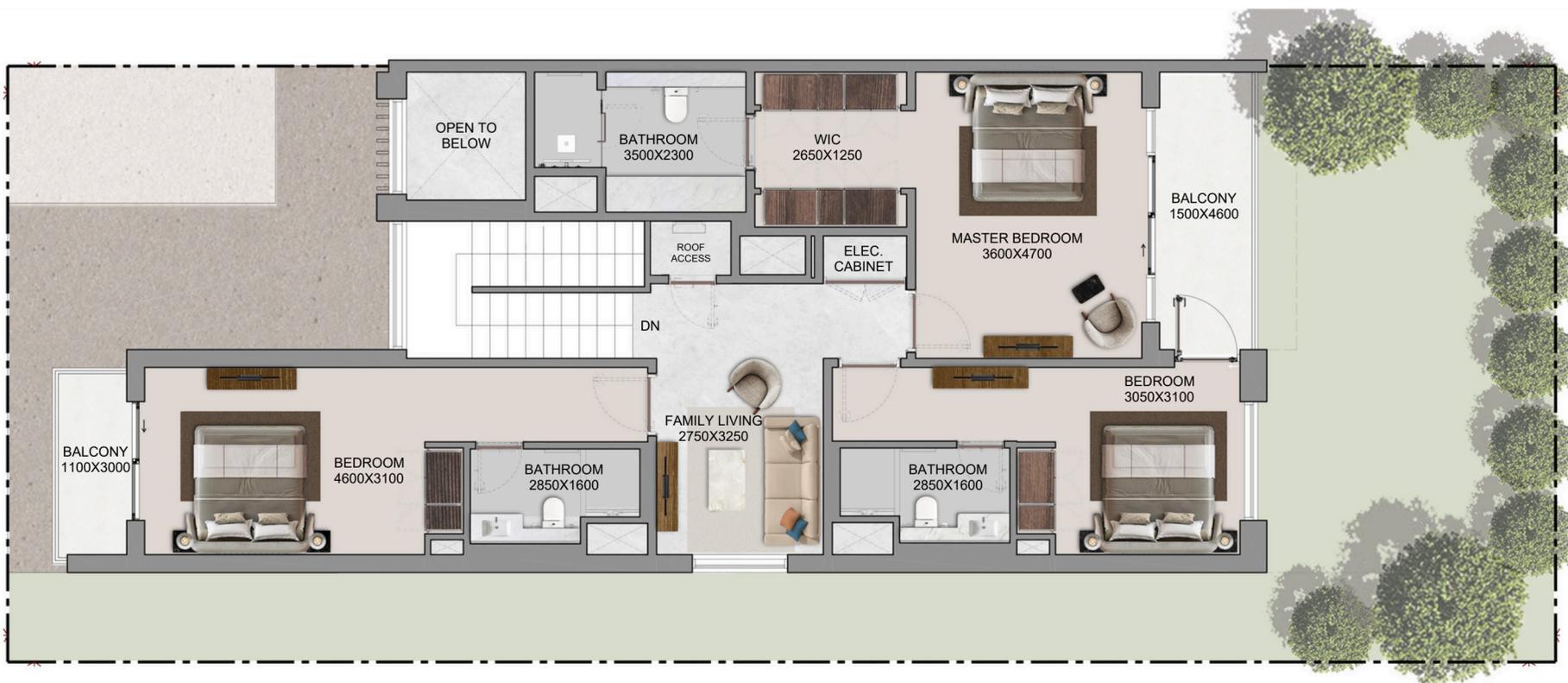
3,328.74 sq.ft



ROOF FLOOR



GROUND FLOOR



FIRST FLOOR

Disclaimer:

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## GARDEN VILLAS

### T4 Bedroom - Type D Variant 01

#### Plot Area

Min 240.00 sq.m

Max 241.54 sq.m

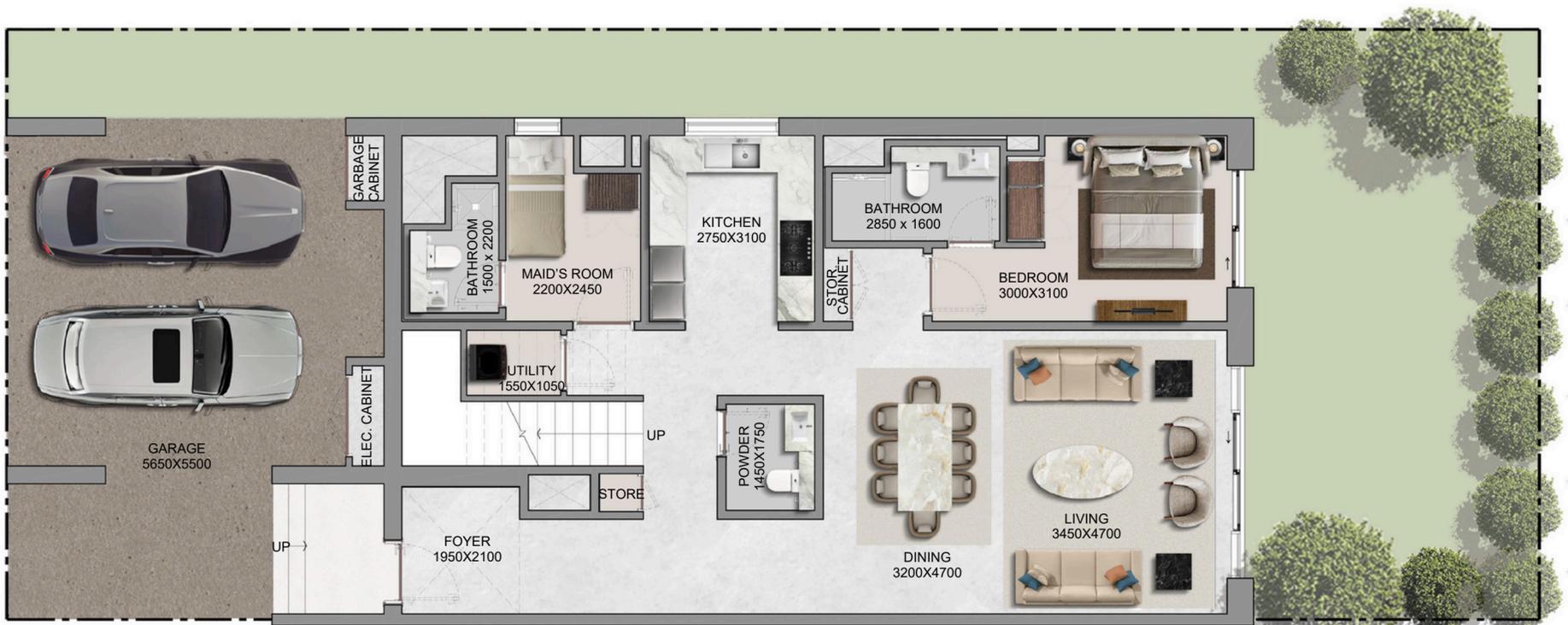
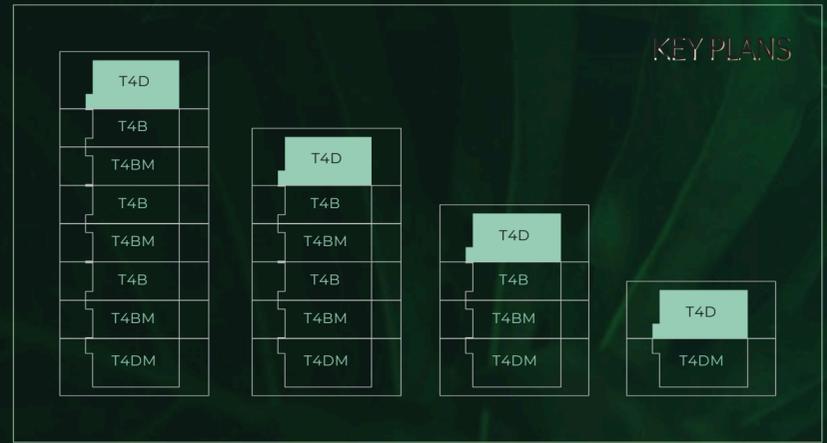
#### Saleable Area

2,583.34 sq.ft

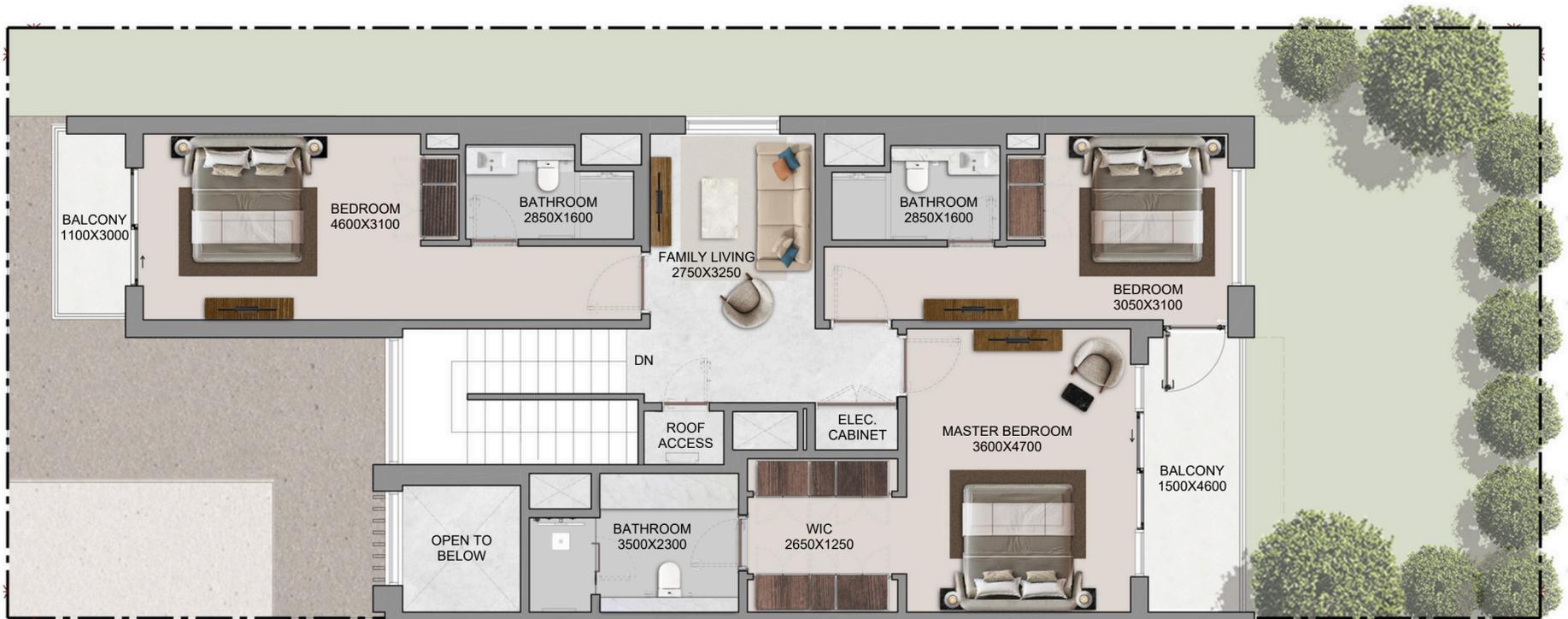
2,599.91 sq.ft

309.25 sq.m

3,328.74 sq.ft



GROUND FLOOR



FIRST FLOOR

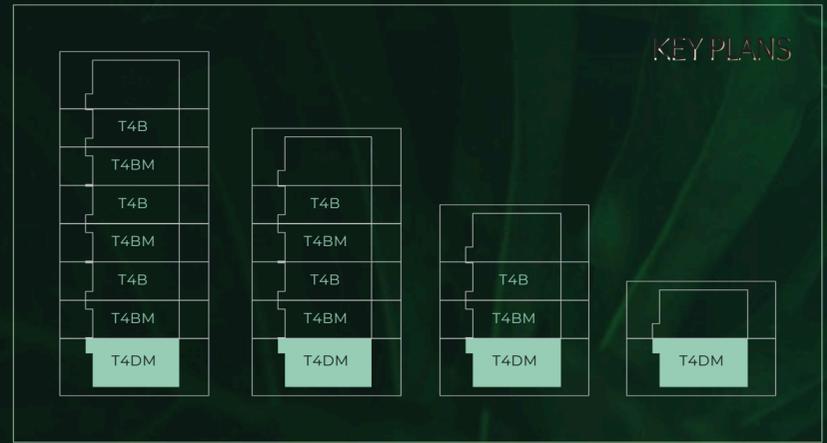
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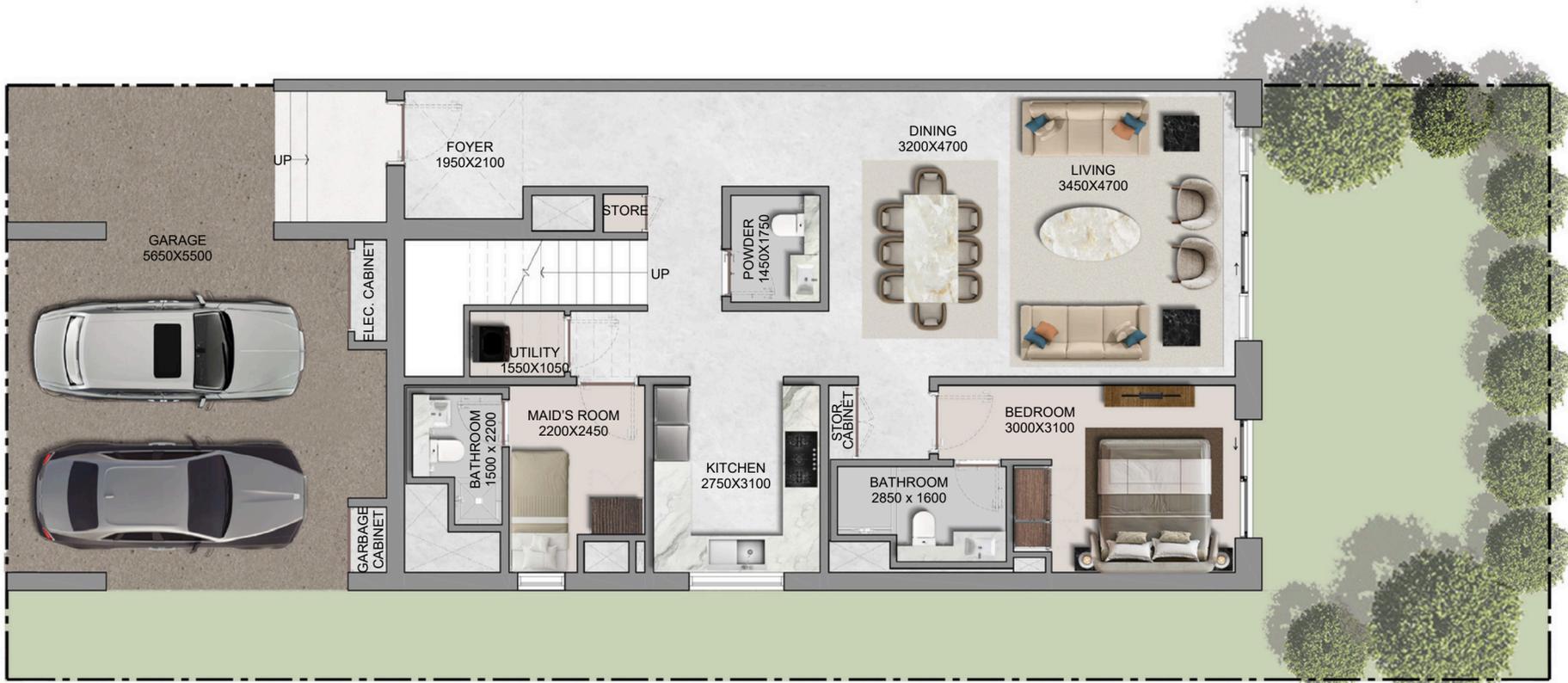
## GARDEN VILLAS

### T4 Bedroom - Type D Variant 01 Mirror

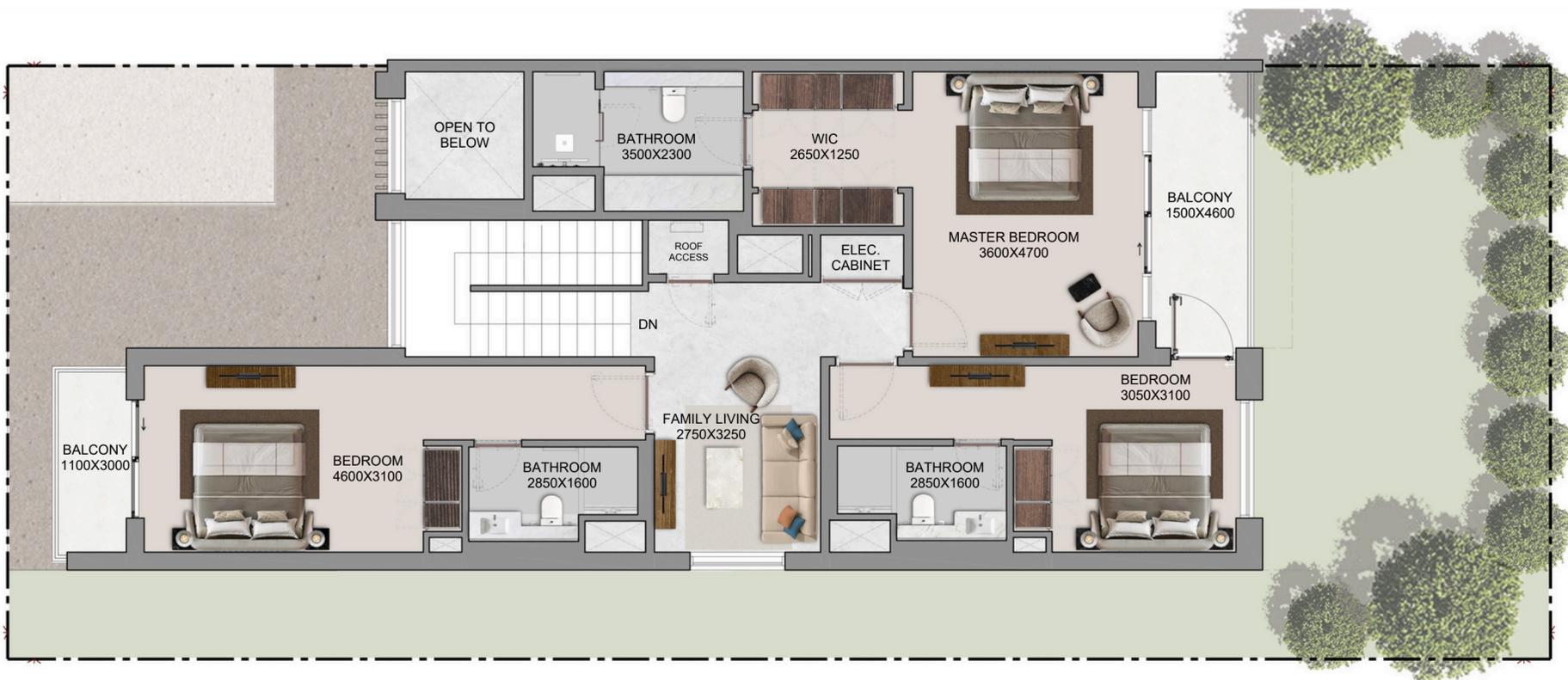
Plot Area		Saleable Area
Min	240.00 sq.m	2,583.34 sq.ft
Max	246.27 sq.m	2,650.83 sq.ft
		309.25 sq.m
		3,328.74 sq.ft



## ROOF FLOOR



## GROUND FLOOR



## FIRST FLOOR

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