



Sobha Reserve Sobha Reserve (Sobha Reserve)

SH-492622

Floor Number	
Type	5E
Unit Number	SR-V 90
Saleable Area (Sq.ft)	6,046
Purchase Price (AED)	9,934,252
Pre- Registration Fees (AED)	398,521

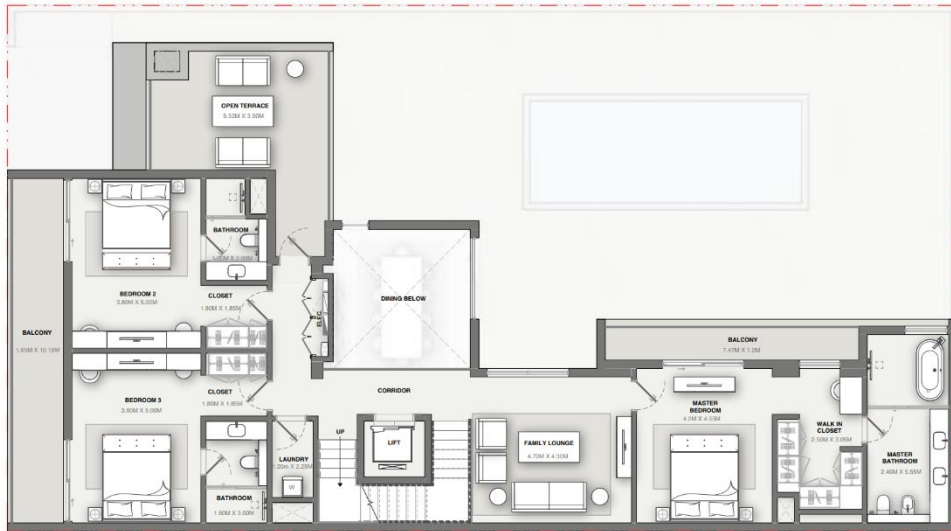
Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	1,986,850.33	On Booking	On Booking date
First Installment	10.00%	993,425.16	-	3 Months from booking date
Second Installment	10.00%	993,425.16	-	6 Months from booking date
Third Installment	10.00%	993,425.16	-	12 Months from booking date
Fourth Installment	10.00%	993,425.16	-	18 Months from booking date
Final Installment	40.00%	3,973,700.65	-	On Completion

GROUND FLOOR



FIRST FLOOR

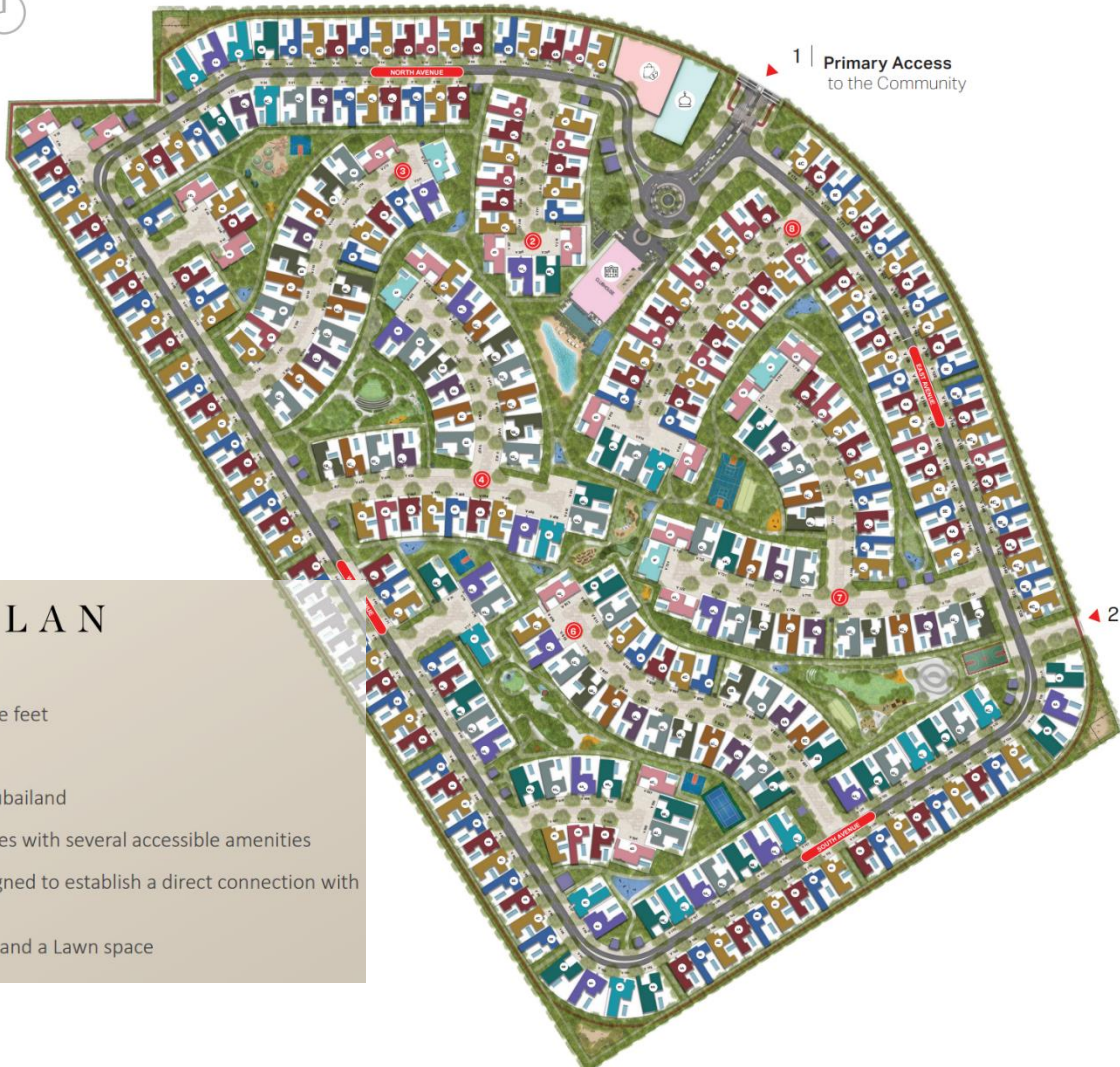


SECOND FLOOR



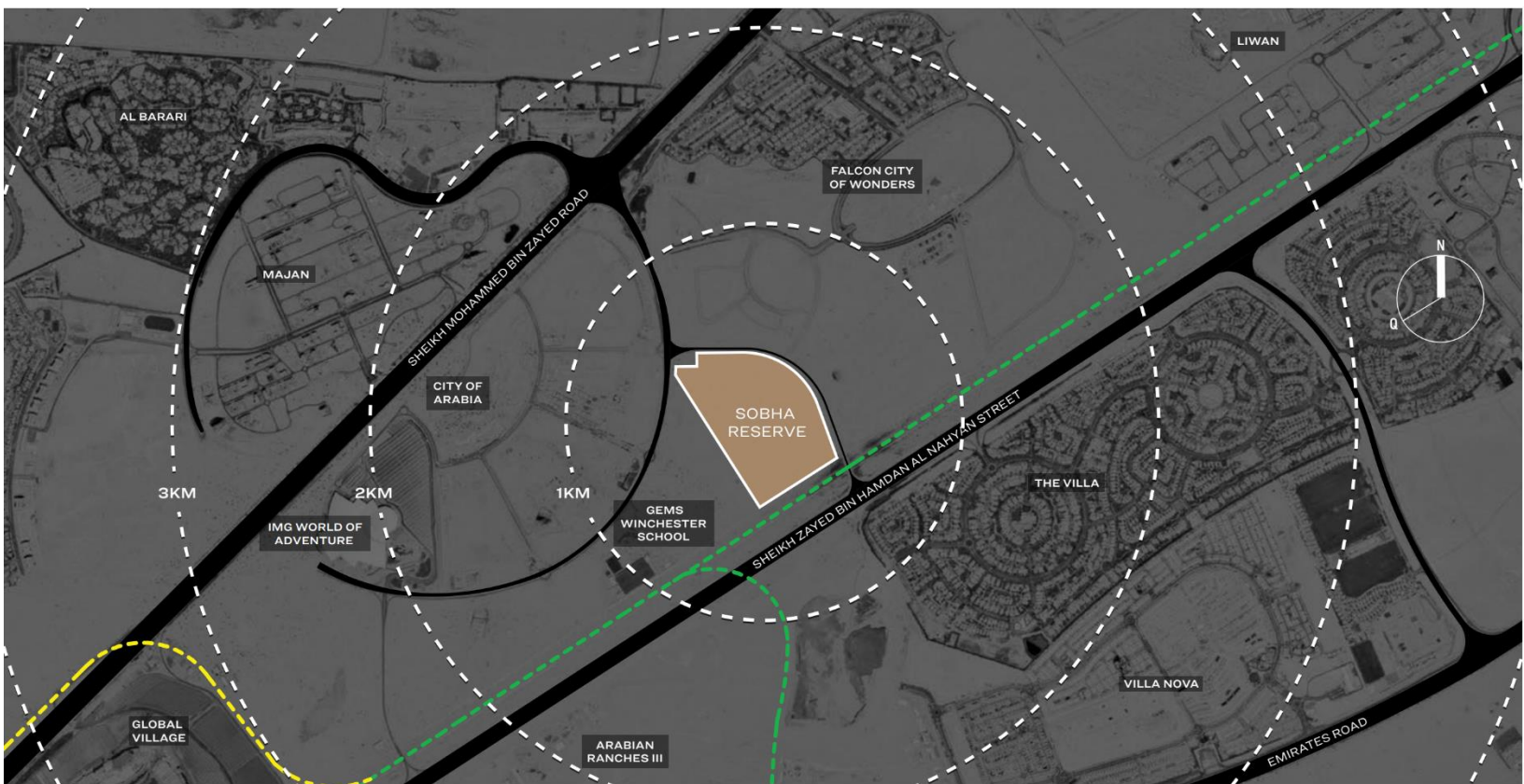
AMENITIES











- 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



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



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RAS AL KHOR
WILDLIFE SANCTUARY
17 MINUTES
- 
MEYDAN
RACE COURSE
14 MINUTES
- 
SCHOOL
4 MINUTES
- 
DUBAI INTERNATIONAL
AIRPORT
15 MINUTES
- 
BUSINESS BAY
15 MINUTES
- 
THE DUBAI MALL
17 MINUTES
- 
BURJ KHALIFA &
DOWNTOWN DUBAI
10 MINUTES
- 
DUBAI FRAME
10 MINUTES
- 
DUBAI OPERA
20 MINUTES
- 
MUSEUM OF
THE FUTURE
18 MINUTES

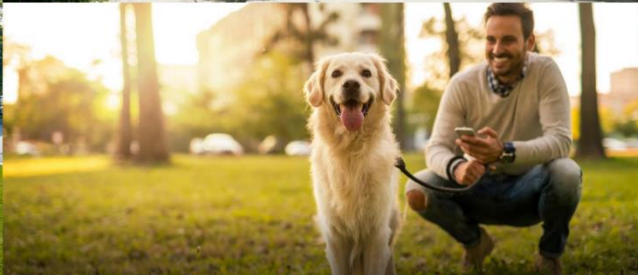
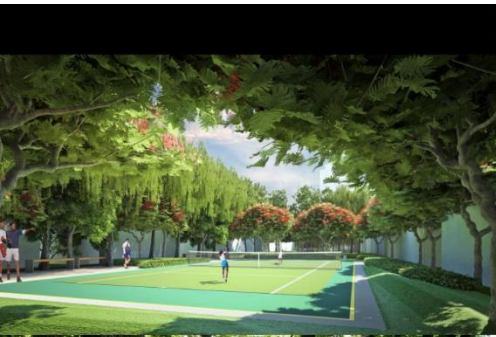
LUXURY HAS A NEW ADDRESS

Located in the heart of Wadi Al Safa 2 DubaiLand, discover yourself in the cooling shades of a contemporary green community.

Ongoing and
Upcoming projects

SOBHA
REALTY







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.



