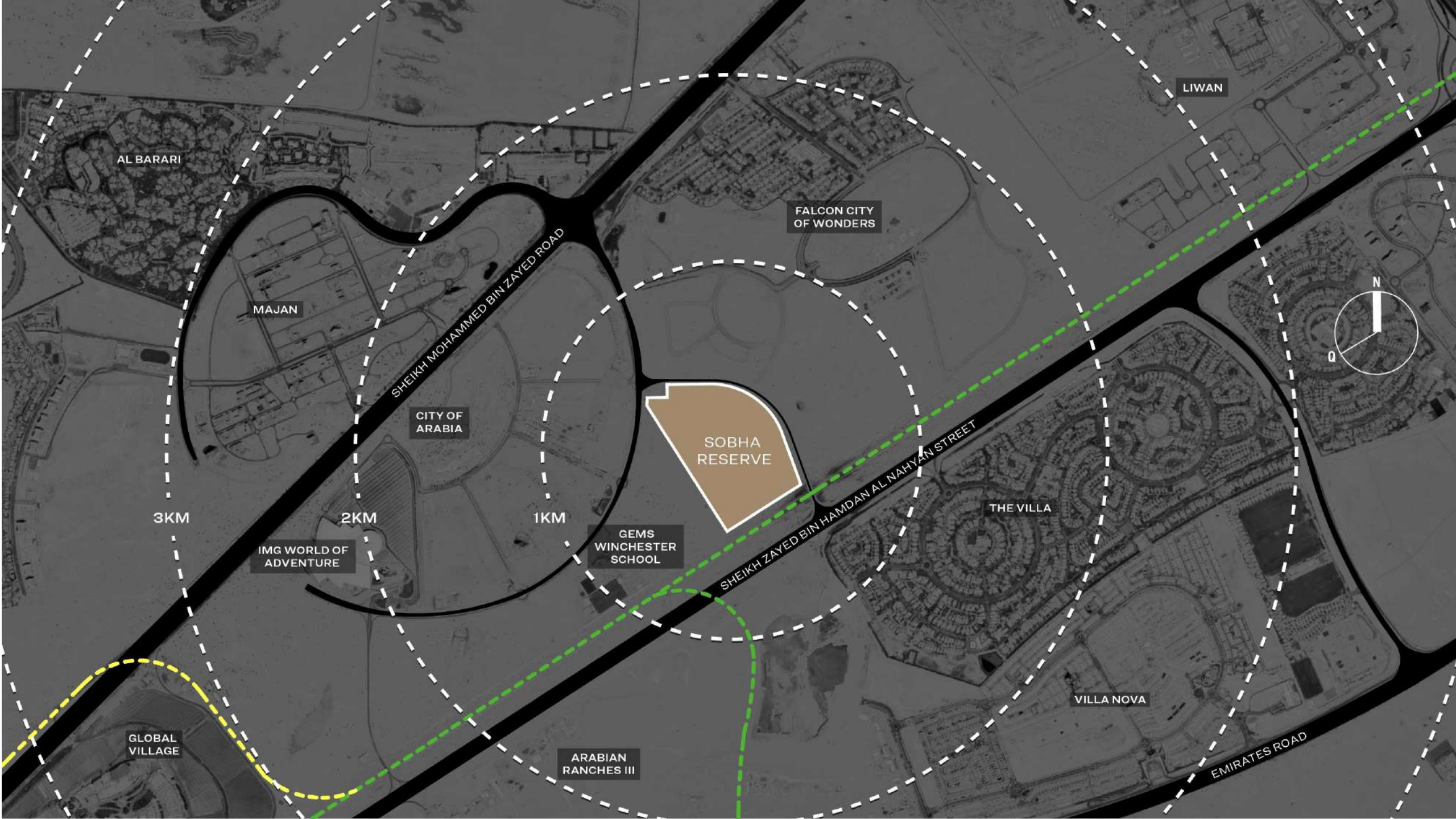
SOBHA RESERVÉ

SOBHA
REALTY


Ongoing and
Upcoming projects
SOBHA
REALTY
Al Satwa
Za'abeel
Al Jaddaf
Jumeirah
Al Wasl
Downtown
Dubai
Business Bay
Dubai Design
District
Ras al Khor
Wildlife Sanctuary
Ras Al Khor
Nadd Al
Hamar
Al Warqa
Al Safa
SOBHA ONE
SOBHA HARTLAND
SOBHA HARTLAND II
Ras Al Khor
Industrial Area
International City
Umm Suqeim
Nad Al Sheba
Al Quoz
Dubai
Silicon Oasis
The Palm
Jumeirah
Palm Jumeirah
Al Sufouh
Academic City
THE S
SOBHA SEAHAVEN
Bluewaters
Island
Al Barsha
The Villa
SOBHA RESERVE
Jumeirah
Lake Towers
VERDE BY SOBHA
Jumeirah
Islands
Jumeirah
Village Circle
Arjan-Dubailand


AL BARARI
MAJAN
SHEIKH MOHAMMED BIN ZAYED ROAD
FALCON CITY OF WONDERS
LIWAN
CITY OF ARABIA
SOBHA RESERVE
3KM
2KM
1KM
IMG WORLD OF ADVENTURE
GEMS WINCHESTER SCHOOL
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
THE VILLA
VILLA NOVA
GLOBAL VILLAGE
ARABIAN RANCHES III
EMIRATES ROAD
N
Q

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

DESIGN

Open canvas of 3.47 million square feet

Located in the heart of Wadi Al Safa 2, Dubailand

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




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RESERVE


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LANDSCAPE FEATURES

Forest Landscapes

Seasonal Garden Areas

Tree lined Walkways

Shared Streets

25%

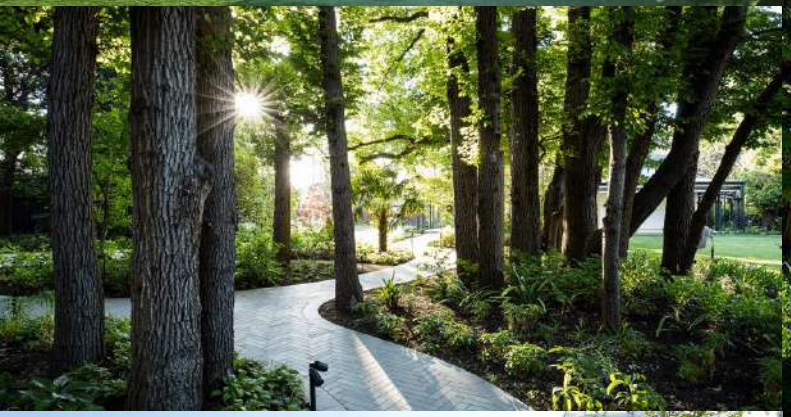
GREEN & OPEN SPACES

AMENITIES

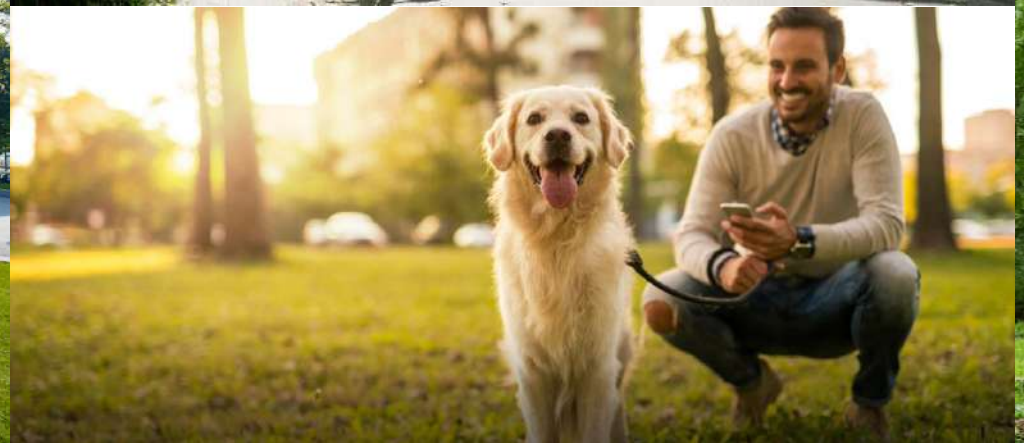
- Entry Water Feature
- Botanical Garden
- Dog Park
- Static Outdoor Gym
- BBQ Stations
- Amphitheatre
- Outdoor Cinema
- Zen Garden
- Yoga Garden
- Tea House
- Swimming Pool with beach edge
- Cycling Track + Jogging Track
- Rock Climbing, Obstacle/Course ropes
- Half Basketball Court
- Skate Park
-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










For ref only



WELCOME

TO SERENE LIVING



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



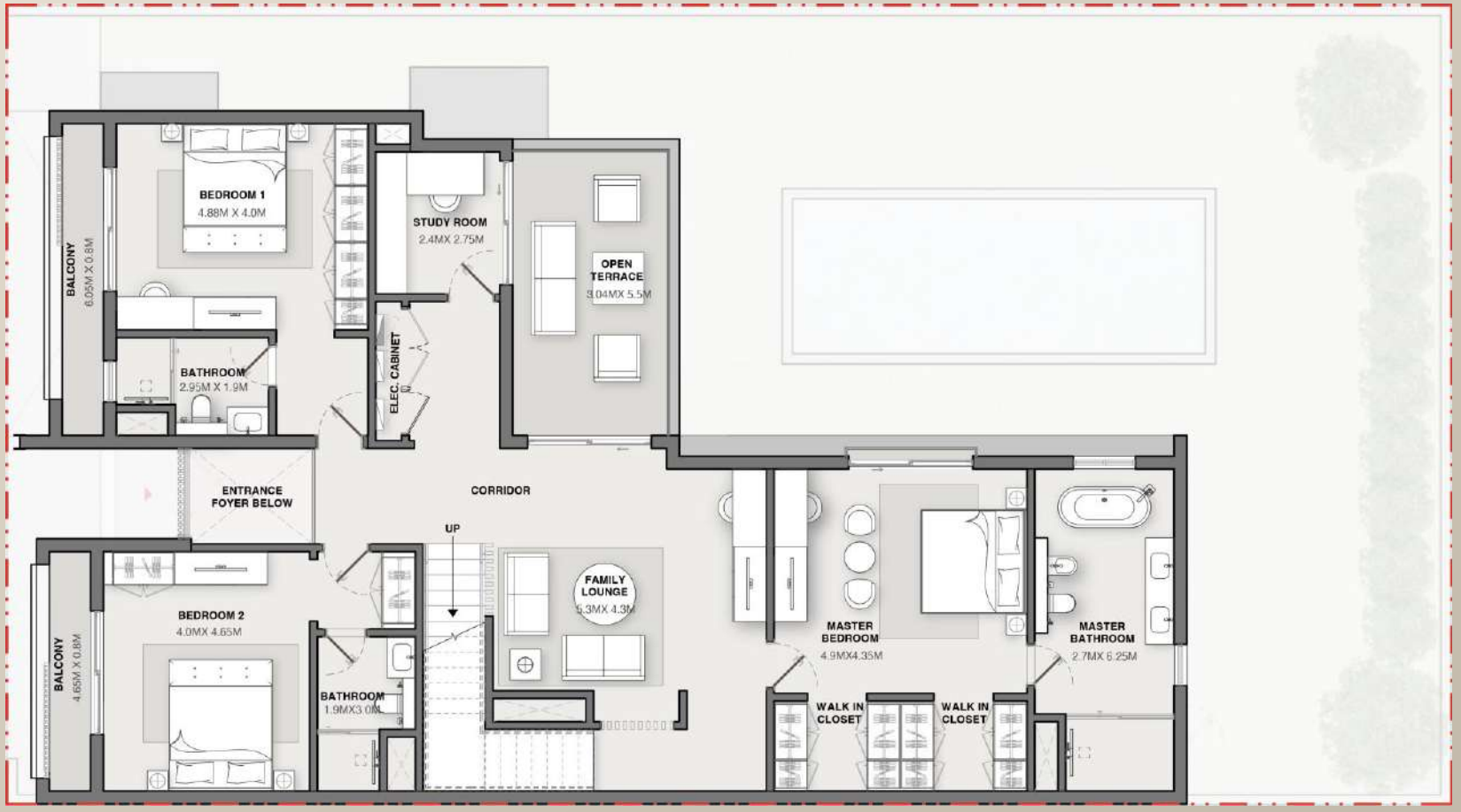
4 BEDROOM TYPE B



4 BEDROOM TYPE C



4 A GROUND FLOOR



4 A FIRST FLOOR


MEP SERVICE
TERRACE
MEP SERVICE
SERVICES
5.5MX 3.0M
MEP
SERVICE
DN

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



SPECIFICTION

- 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.






S
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PRICE AND PAYMENT PLAN

	AREA (SQFT)		PRICE (AED)	
TYPE	MIN	MAX	MIN	MAX
4 Bed	4,983	4,998	7.70 Mn	8.80 Mn
5 Bed	5,684	5,747	8.80 Mn	10.10 Mn

80%	20%
DURING CONSTRUCTION	ON COMPLETION

POTENTIAL ADDITIONAL EARNINGS IN 7 DAYS

UNITS	SPECIAL BONUS
3	AED 100,000
5	AED 200,000
10	AED 500,000
15	AED 1,000,000

COMMISSION STRUCTURE

UNITS	COMMISSION VALUE (IN MN AED)	SPECIAL BONUS (IN MN AED)	TOTAL COMMISSION (IN MN AED)
3	1.40	0.10	1.50
5	2.55	0.20	2.75
10	5.10	0.50	5.60
15	7.65	1.00	8.65

EOI AMOUNT

AED 1 Mn

(1st Preference)

AED 200,000

(2nd Preference)

EOI TIMELINES

27th March 3rd April 2023