



SOBHA ONE

SOBHA  
REALTY



ONE

THE JOURNEY BEGINS

ONE that brings you  
closer to nature



A place where you can take  
one day at a time



ONE

BE ONESELF

It's one of a kind, like you



BEST THAT LIFE HAS TO OFFER

One where the world is  
close yet far away

# THE POWER OF ONE



*When imagination and vision  
come together Life meets style.*

City and nature hum together,  
Work & play find a balance and become One

# ONE WAY: YOUR WAY

The best places are hidden in plain sight

Near the vital Ras Al Khor Road, Sobha One is a little world tucked away. Look to the north at the calming waters of the Creek as they look back. Further north in the skyline with panoramic views of The Burj Khalifa, Creek Tower to the Northeast and Downtown to the West.



# ARRIVE & DEPART WITH GRACE

Sobha One is right near two new interchanges on Ras Al Khor Road. So, getting home has never been faster. With exits in both the West and East, a new planned metro line behind Sobha One, soar where you need to be on your terms.





# LIVING BY THE WATER

Imagine waking up each morning next to serene water. The sun glints off the water, casting a sparkling path across the ripples. A light breeze blows, rustling the leaves of the nearby trees.

It's yours to stroll down the pathway or sit peacefully watching the calm waters. Go on, spend lazy weekends lounging near the water, reading, and soaking up the sun.



# ONE POINT OF VIEW: YOURS

With a canvas spread over 1.5 million square feet, its breathtaking views as far as your eye can see. Look around to views of Golf Course, calm water, iconic Burj Khalifa & Downtown. Every glance sets a different mood.



# ONE

SPACE

Sobha One spreads its tapestry over five interlinked towers. Rising from 30 stories tall and hitting a crescendo of 65 stories, it's one note after another that sings in chorus with the skyline

With 1 to 4 bedroom apartments & 2 to 4 bedroom Duplex, it's a world of its own.



ONE FOR ALL  
ALL FOR ONE



*Life is too short to settle for anything less than  
the best. At Sobha One, luxury living is a  
natural choice.*

# TEE OFF IN STYLE

The first of its kind in Dubai, a world class Pitch and Putt golf course featuring 18 holes of golf, each meticulously designed.

It is the perfect way to unwind after a long day at work. After all, there's nothing like sinking a long putt on a sun-drenched fairway. The clubhouse is appointed with upscale amenities and a patio overlooking the greens.



# DINE BY THE WATERS

The food & beverage esplanade that borders the calm waters is also a feast for the palate to suit every taste and time.

Spread over almost half a kilometer, it offers fine restaurants for an intimate dinner, quick catch-up over a cup of coffee, or a power lunch.



# SKY GARDEN

Rise high above and look at the stars. Soak in the stunning views of the city. Catch the sun rays when they rise and set. Do it all from the magnificent panoramic sky terrace in each tower



# COURTYARD FOR THE SENSES



*All the 5 Towers at Sobha One have interconnected four themed courtyards. As private outdoor retreats, these lush, landscaped spaces add to the overall aesthetic.*

# RELAX

In a fast-paced world, finding ways to relax is more important than ever. Take a leisurely stroll through the tree avenues, do yoga on the group decks, or stroll in the gardens. And when you need to refuel, enjoy a meal at the BBQ & dining areas or catch a movie under the stars on our cinema screen. There is something for everyone





# REMEMBER

The family courtyard is a great way to spend quality time together. You can pack a picnic lunch and enjoy the beautiful weather. Or spending a day cooling off in the water, splashing with the little ones. So, come on down and make memories with your loved ones!





# RECHARGE

We believe that fitness should be fun! That's why we've created a unique courtyard that combines the best of gyms with exciting new indoor and outdoor features from static bikes, treadmills, circuit training areas and battle ropes. So sweat it out and be the best version of yourself.





# REFRESH

This themed courtyard is the way to do just that after a long day. Step into the pool area, and the stress of daily life melts away. Feel your muscles loosening and your mind clearing as you swim laps. Close your eyes and let the warm sun wash over you, lulling you into a state of relaxation.





SOBHA ONE



FLEXIBLE PAYMENT PLAN

60%

During Construction

40%

On Completion

Grand 1 to 4 Bedroom apartments & 2, 3, 4 Bedroom Duplex

ONE

*awaits you...*

# LOCATION MAP



RAS AL KHOR  
WILDLIFE SANCTUARY  
05 MINUTES



MEYDAN  
RACE COURSE  
10 MINUTES



SOBHA HARTLAND &  
2 INTERNATIONAL SCHOOLS  
10 MINUTES



DUBAI INTERNATIONAL  
AIRPORT  
12 MINUTES



BUSINESS BAY  
12 MINUTES



THE DUBAI MALL  
15 MINUTES



BURJ KHALIFA &  
DOWNTOWN DUBAI  
15 MINUTES



DUBAI FRAME  
15 MINUTES

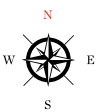


DUBAI OPERA  
15 MINUTES



PALM JUMERIAH  
25 MINUTES

# MASTER PLAN

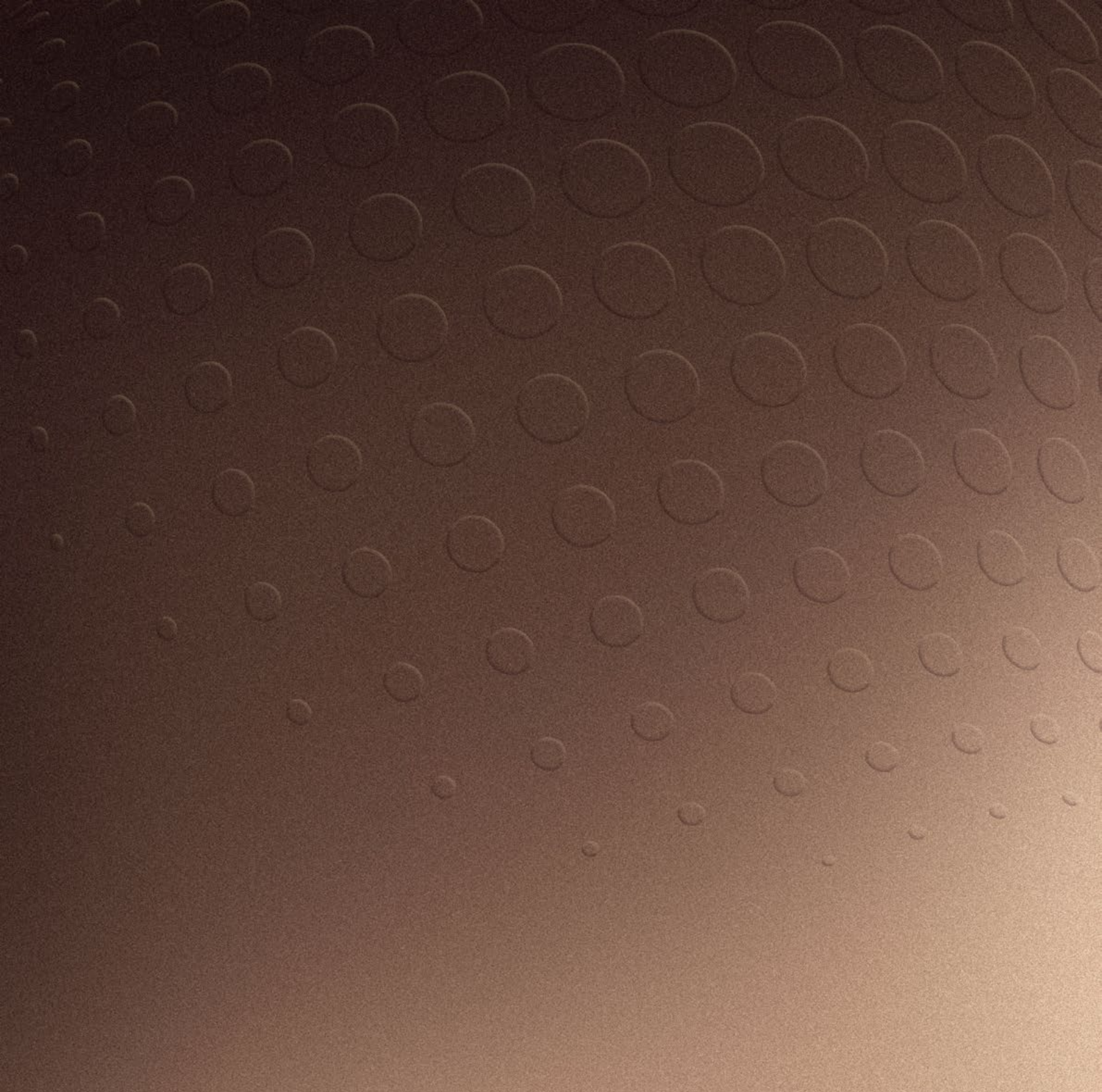




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**GOLF RIDGES**  
AT SOBHA ONE

Take a **swing** at life



play

on your terms and turf





# golf

is not just a sport.  
It is a metaphor for life.

Both require patience and practice to master. Whatever the course's challenges, you overcome them with a calm mind, discipline, and focus.

YOU SET GOALS AND SUCCEED.  
LIKE YOU ALWAYS DO.

Best of many

worlds



Golf Ridges at Sobha One  
redefines fine living with golf  
course facing villaments.

The first of its kind in the region, it brings together the best of a luxury villa, duplex, and master community.

The 54 villaments, for the select few, designed to offer a villa's elegance, spaciousness, and privacy with the convenience and amenities of a duplex and luxury apartments, with the warmth of an exclusive community.

It's draped in a lush golf course with stunning views to create a world of its own. Yours.





Inspired by  
**golf**

Designed for life.

Introducing



**GOLF RIDGES**  
AT SOBHA ONE

The newest and most prestigious luxury estate in Sobha One:  
overlooking a world-class 18-hole pitch and putt golf course.

IT IS MORE THAN A PLACE TO LIVE.  
IT IS A PLACE TO EXPERIENCE THE ULTIMATE GOLF LIFESTYLE.



Dedicated to  
**you**



With private lifts within villaments with dedicated lobby access and parking right outside their homes. Mesmerising views of the golf course.





Live life at the edge of the

**green**



gaze to

**amaze**

As the sun rises, your bedroom glows with golden light.

Wake up to the green bliss of Golf Ridges. Gaze at the fairway's kiss.

At sunset, witness the sky turn into a rich palette of colours.

Marvel at the vast green horizon



# art of the detail

meets the art of the drive.

Golf Ridges is masterfully designed by one of the greatest golfers ever, with 159 professional wins, including nine times on the Champions Tour.

Also a world-renowned golf course architect who has crafted over 400 design projects in five continents. His decades of passion for life and golf all come to play at the Golf Ridges at Sobha One.

Live life beyond

# luxury





Little comforts by the **green**

As a resident of Golf Ridges at Sobha One, you enjoy the best of the Apartments, Villaments, Golf Course and a whole world of amenities.







Laze by the

# lagoon

Few places are as serene as a lagoon. The still water and lush flora create a sense of peace. The gentle sound of waves lapping against the shore is endlessly calming. It's yours to stroll or sit at peace watching the calm waters.



# dine

by the waters

The F&B esplanade bordering the lagoon is also a feast for the eyes.

Whether it's a quick coffee at the café, an intimate setting or a grand affair, there's something for every taste and time.

# Bbq

at home

Ah, the smell of BBQs wafting through the air. And what better way to enjoy than to host a BBQ party in the private sky courts?

Invite friends and fire up the grill for a day of good food and great company.



themed

# courtyards

All the five Towers at Sobha One have themed courtyards. These beautiful spaces with eye-catching flora and décor are connected as private outdoor retreats.

Whisk past each tower or socialize.



## sky terrace

Escape from the city's hustle bustle to another world.

Soak in the best views from the sky terrace in the early morning when the sun rises.

# amenities

## RECREATE

18-hole pitch  
Golf course

Clubhouse

## FAMILY

BBQ area

Sky Garden

Family Park

Open Lawn

Giant Chess

Play equipment

Pool Slides

Toddler play area

## ENTERTAIN

Amphitheatre

BBQ & Dining Areas

Cinema Screen

Sensory Gardens

Group Yoga Decks

Nature Trail

Open Lawns

Tranquil water

## REJUVENATE

Battle Ropes

Fitness Podium

Handball courts

Trampoline

Gym

Wellness Park

Ping pong tables

Rock climbing

Running Circuit

Training areas

Jumping blocks

## REFRESH

Adults Pool

Pool with Beach

Jacuzzi

Lap pool 25 m

Sunbeds

Wet bed lounges

Toddler Pool