

SOBHA ORBIS



The Sobha Way

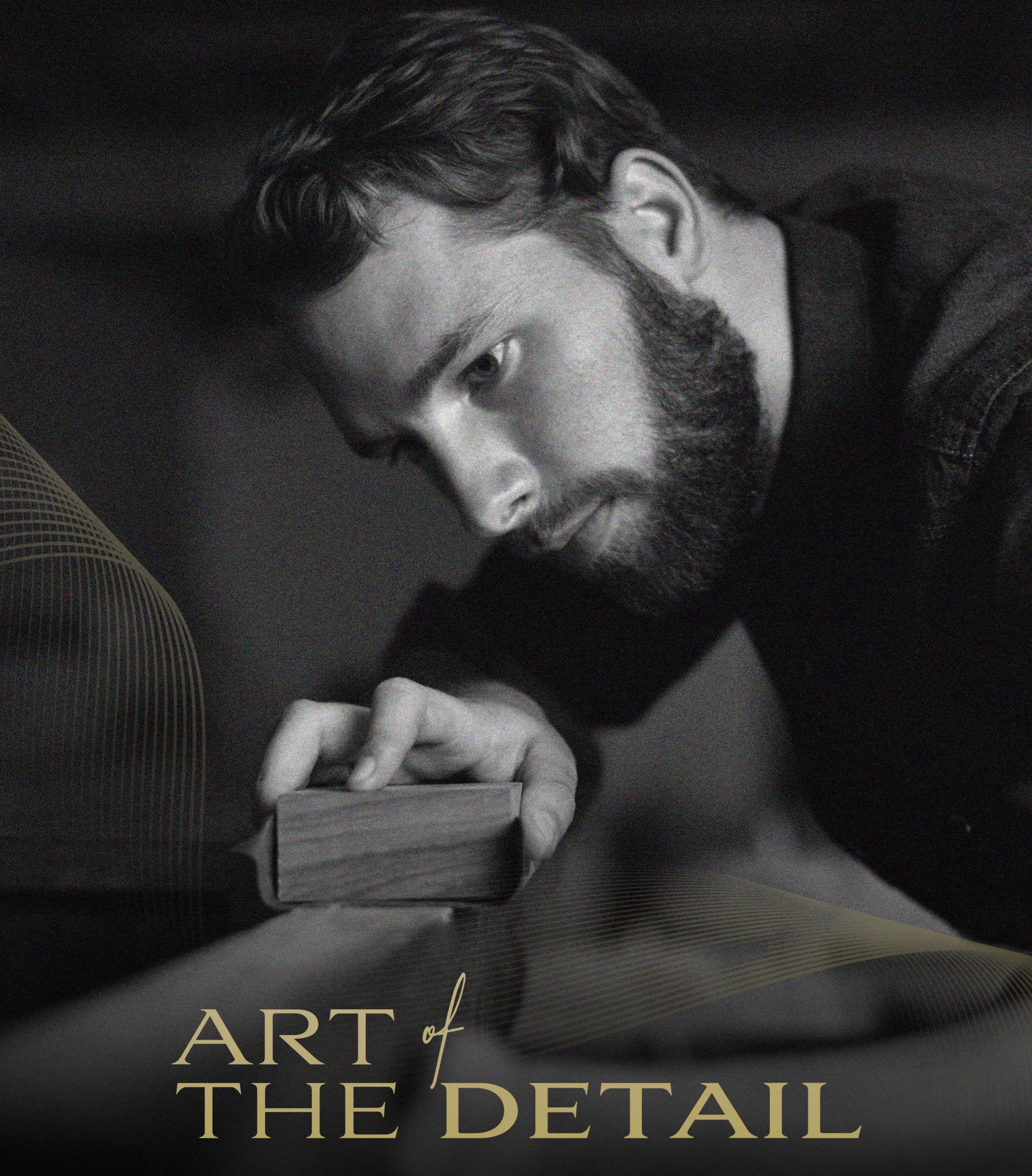
SOBHA REALTY
REDEFINES THE
CONCEPT OF LUXURY
RESIDENTIAL LIVING
WITH A REPERTOIRE
OF REAL ESTATE
PROJECTS ACROSS
DUBAI.

Pioneering the 'Backward
Integration' model in real estate,
Sobha Realty employs in-house
mastery to create a unique
offering of fine living that extends
beyond customer's expectations.

Backward Integration

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

TIMELY DELIVERY
UNMATCHED QUALITY



At SOBHA, the 'Art of the Detail' is more than just a philosophy that permeates every aspect of their projects. Its meticulous attention to detail defines every project, crafting luxury living experiences that go beyond the ordinary. From architectural precision to premium materials and innovative technologies, SOBHA's commitment to perfection ensures each property is a masterpiece of fine living.



AVIBRANT CITY WITHIN & CITY

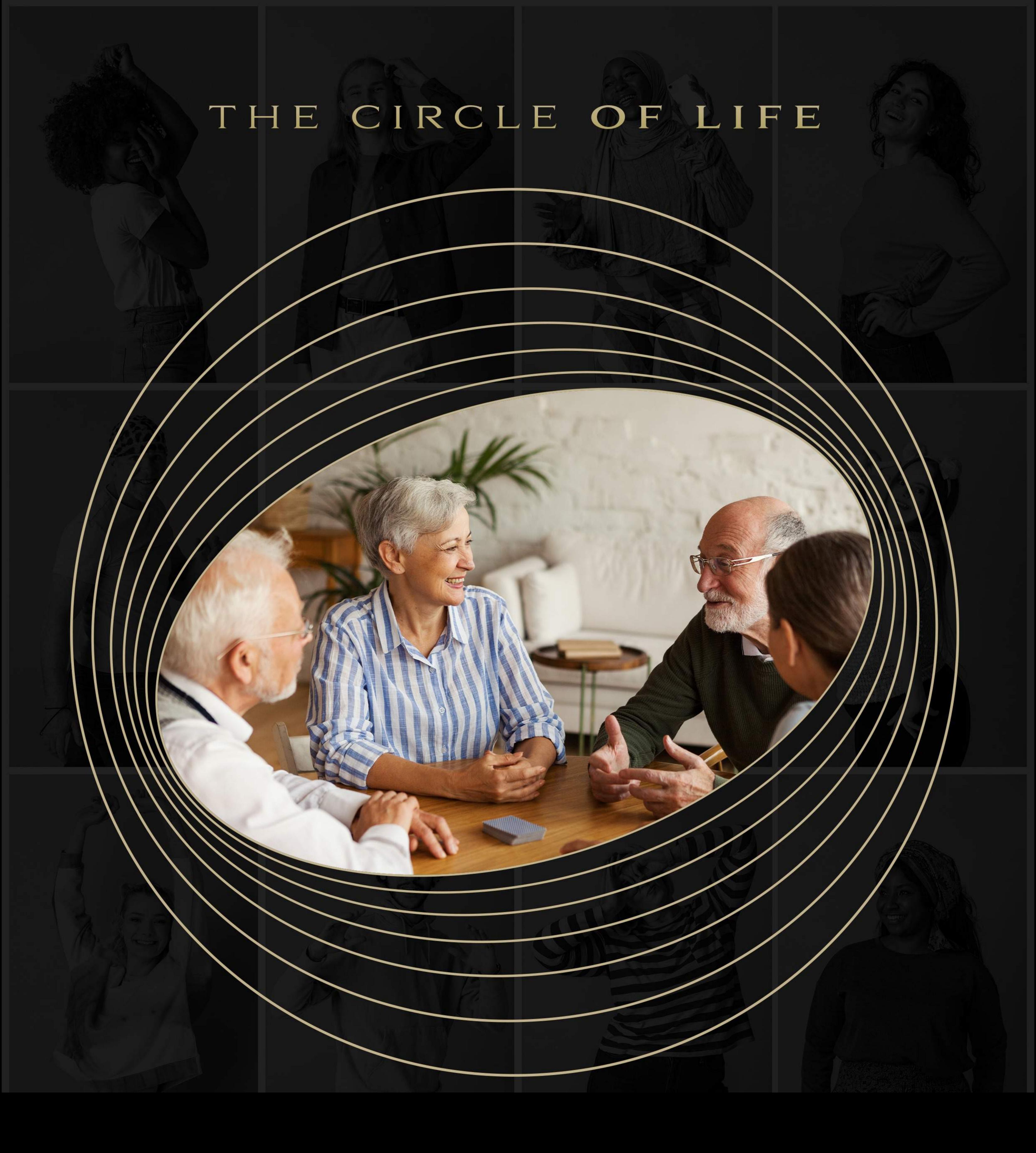
Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm. This enclave near Al Barari and Al Barsha features residential buildings, office towers, and motorsport facilities.



DUBAI'S OASIS OF ELEGANCE, WHERE EVERY CORNER BECKONS WITH THRILLING ADVENTURES AND TRANQUIL RETREATS!

Dubai Motor City boasts amenities like the Adrenaline-pumping Dubai Autodrome and First Avenue Mall. Every corner offers a unique mix of leisure and excitement.





The choice of concentric circles for our logo symbolizes the seamless integration and unity within our luxury-focused community living property. Just as the circles radiate outward from a central point, our amenities and services are interconnected, forming a harmonious environment where residents can experience a world of luxury without ever having to leave the community. The concentric circles also evoke a sense of exclusivity and sophistication, reflecting the premium lifestyle that our residents can expect. With our tagline, "A world in its own," we encapsulate the idea that within our community, residents can find everything they desire, creating a self-contained world of elegance and convenience.





A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwine seamlessly. Our community embodies the essence of "A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication.





Step into the world of SOBHA ORBIS. Nestled amidst the dynamic cityscape, SOBHA ORBIS emerges as an emblem of refined living, beckoning those who crave the pinnacle of sophistication.

From its sleek architectural design to its sumptuous interior finishes, every facet of SOBHA ORBIS is meticulously curated to evoke a timeless aura of luxury. Here, indulge in a realm where extravagance knows no limits, where each amenity is tailored to fulfill your every desire, and where every moment exudes a palpable sense of grandeur.

Welcome to SOBHA ORBIS, where luxury finds its truest expression.

LUXURY BUILT AROUND YOU

Welcome to the epitome of urban living in Motor City, Dubai – where luxury meets convenience at every turn. Our premium 3 tower luxury apartments stand as a jewel in the crown of this vibrant new community.

1, 1.5 AND 2 BED HOMES WITH AREA RANGE OF 545 SQ. FT. - 988 SQ. FT.





INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

Our meticulously crafted apartments exude sophistication and elegance, offering a lifestyle that transcends the ordinary. From sleek contemporary design to lavish finishes, every detail has been curated to indulge your senses and elevate your living experience.

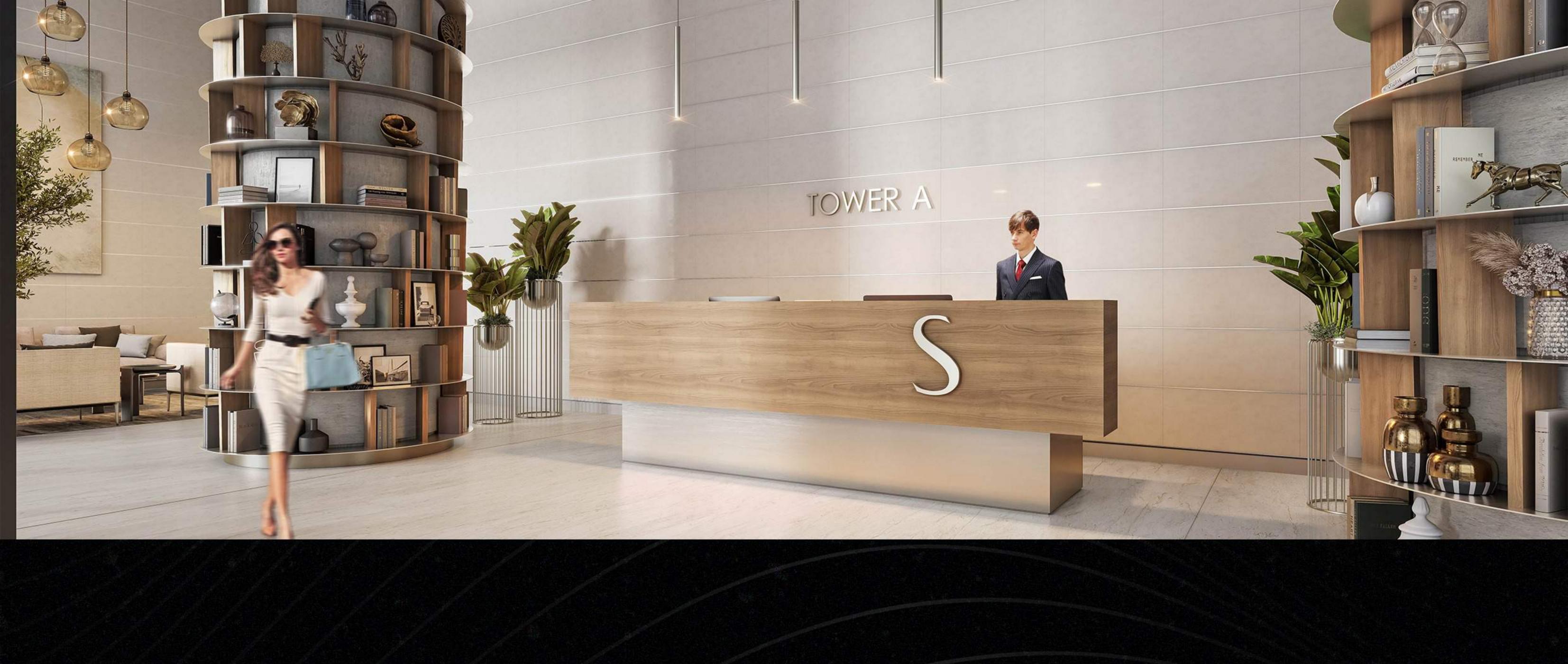
PREMIER AMENITIES YOUR FINGERTIPS

Experience unparalleled convenience with access to the latest amenities right at your doorstep. Whether you crave rejuvenation or recreation, our community offers a wealth of options to cater to your every need. Dive into the refreshing waters of our resort-style pool, unwind in the serene ambiance of our landscaped gardens, or stay active in our state-of-the-art fitness center – all within walking distance from your home.



THE GRANDEUR OF TIMELESS ELEGANCE





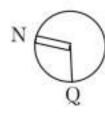
AN IMPRESSIVE SUITE OF INDOOR AND OUTDOOR AMENITIES



SEAMLESS CONNECTIVITY

Lies at the heart of our community. With a proposed metro station adjacent to the tower, exploring the vibrant city of Dubai has never been easier. Sobha Orbis conveniently located just minutes away from both Mohammed bin Zayed Road and Al Qudra Road, ensuring easy accessibility to key destinations. Whether you're commuting to work or exploring the city's countless attractions, enjoy effortless access to everything Dubai has to offer, right from your doorstep.

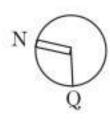


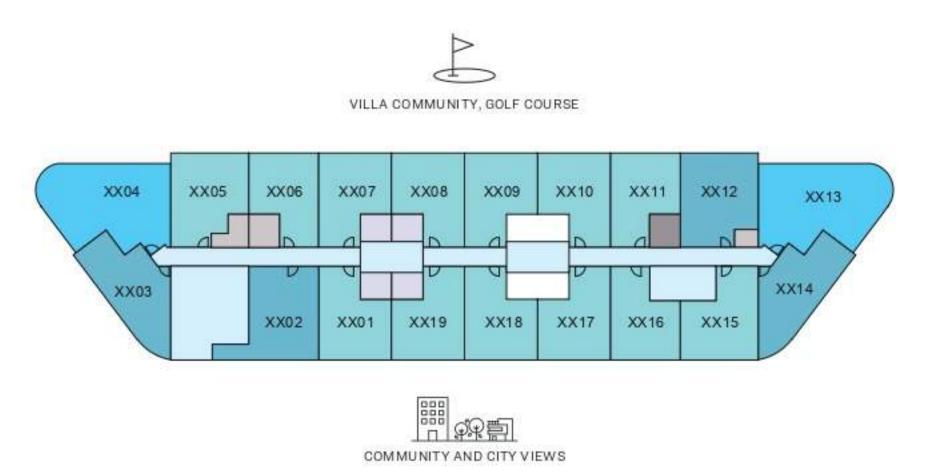




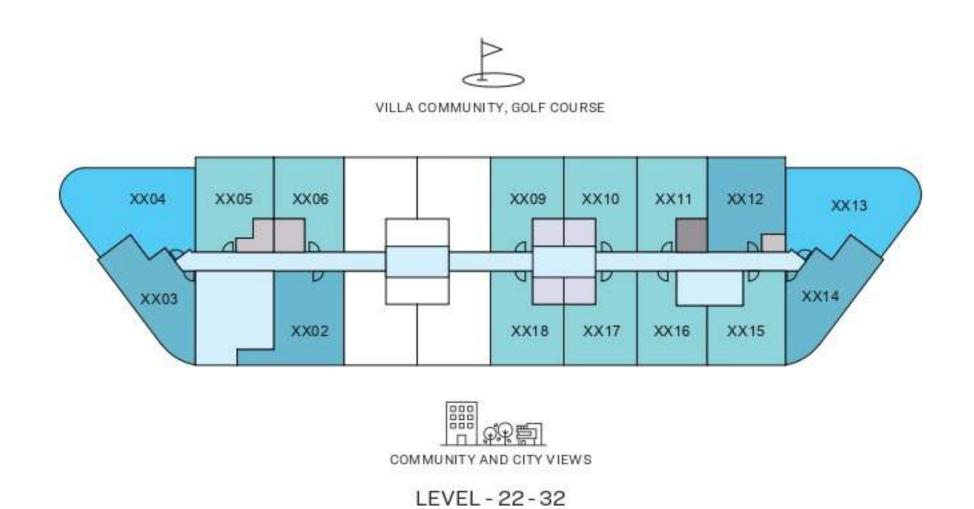


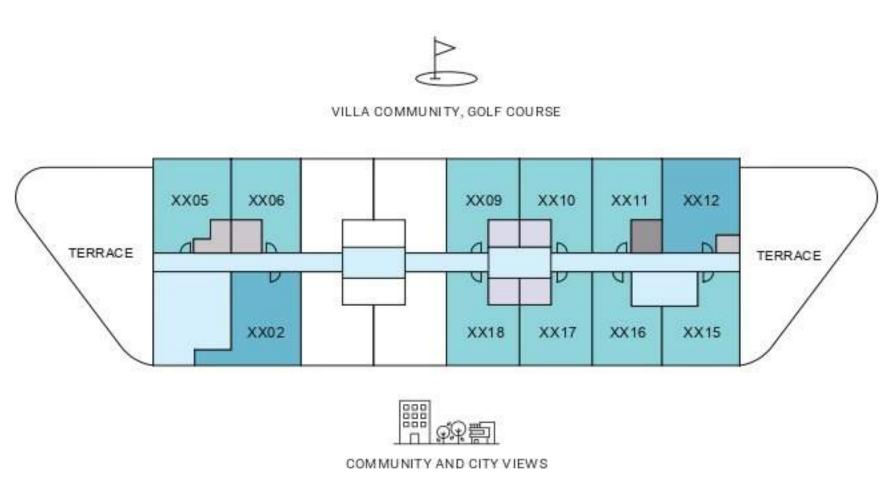
SITE PLAN





LEVEL - 03 - 21





LEVEL - 33, 34

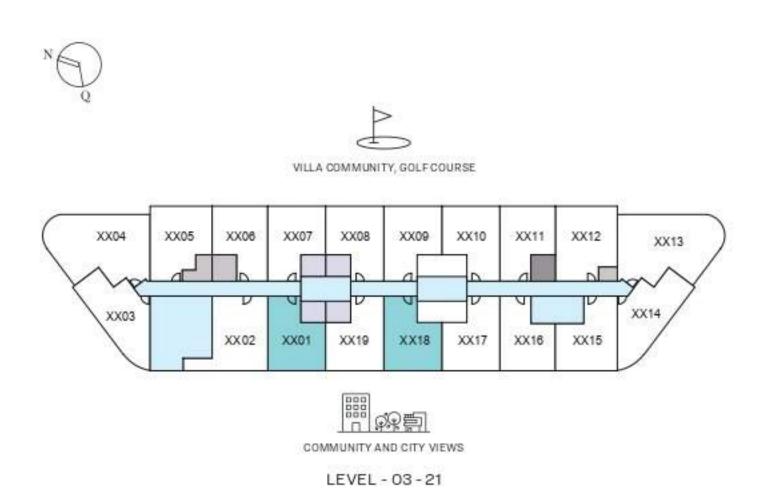


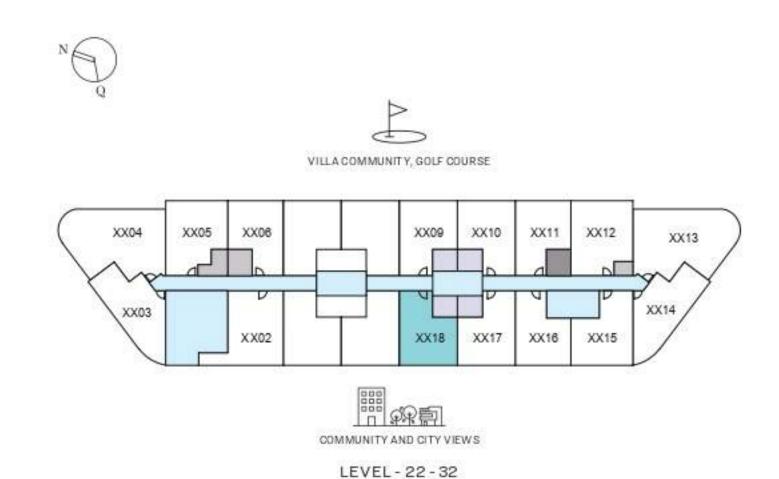
TYPE A (with balcony)

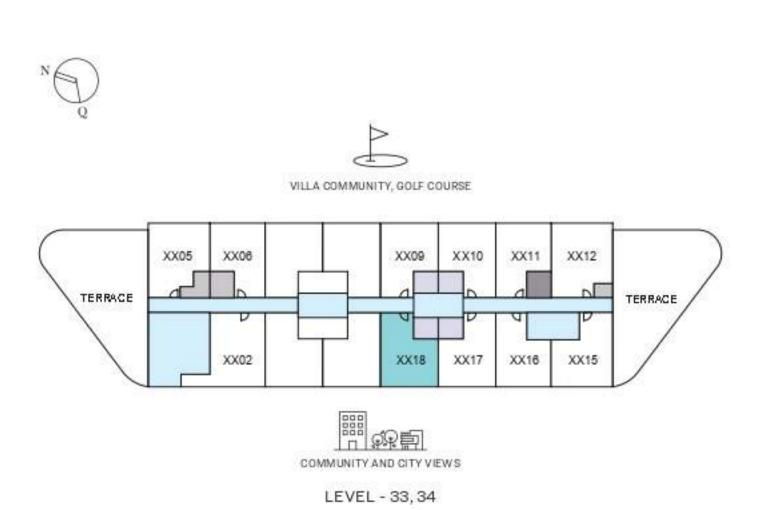
TOTAL SALEABLE AREA

SUITE RANGE = 490.94 SQ.FT. - 493.09 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL RANGE = 545.08 SQ.FT. - 547.23 SQ.FT.

UNIT







List of unit numbers with this unit plan:

VIEWS

Amenities

A318, A418, A518, A618, A718, A818, A918, A1018, A1118, A1218, A1318, A1418, A1518, A1618, A1718, A1818, A1918, A2018

Community, City View

A501, A601, A701, A801, A901, A1001, A1101, A1201, A1301, A1401, A1501, A1601, A1701, A1801, A2118, A2218, A2318, A2418, A2518, A2618, A2718, A2818, A2918, A3018, A3118, A3218, A3318, A3418

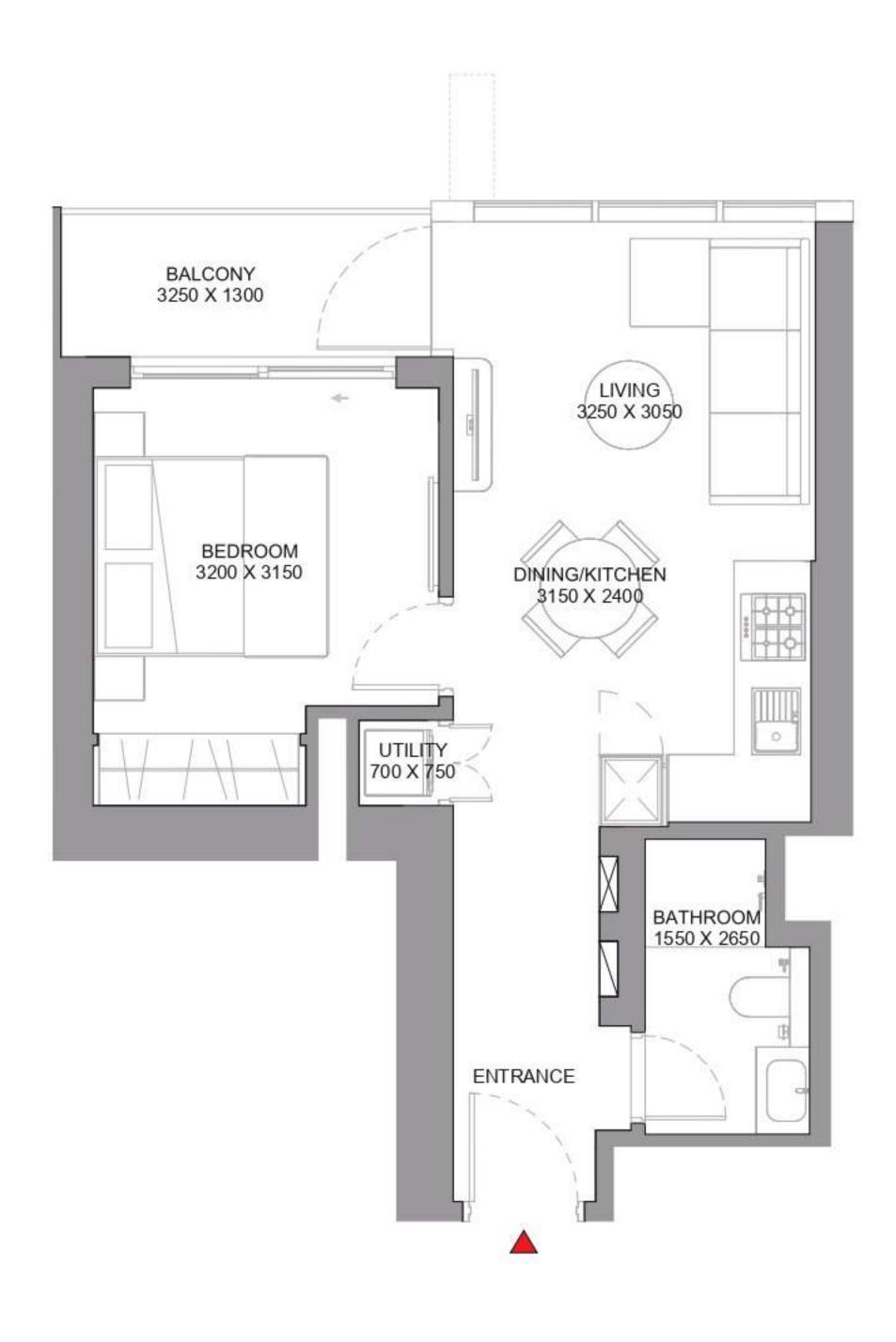
Street View

A301, A401

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 SQ.FT. - 493.09 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL RANGE = 545.08 SQ.FT. - 547.23 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities

A318, A418, A518, A618, A718, A818, A918, A1018, A1118, A1218, A1318, A1418, A1518, A1618, A1718, A1818, A1918, A2018

Community, City View

A501, A601, A701, A801, A901, A1001, A1101, A1201, A1301, A1401, A1501, A1601, A1701, A1801, A2118, A2218, A2318, A2418, A2518, A2618, A2718, A2818, A2918, A3018, A3118, A3218, A3318, A3418

Street View

A301, A401

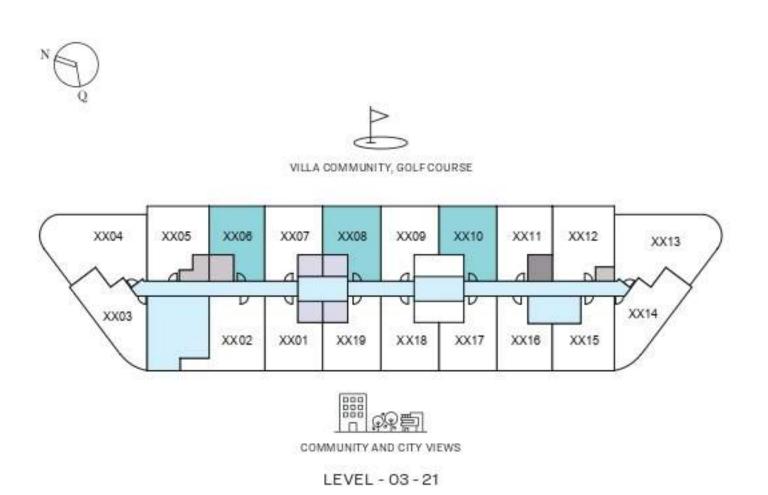


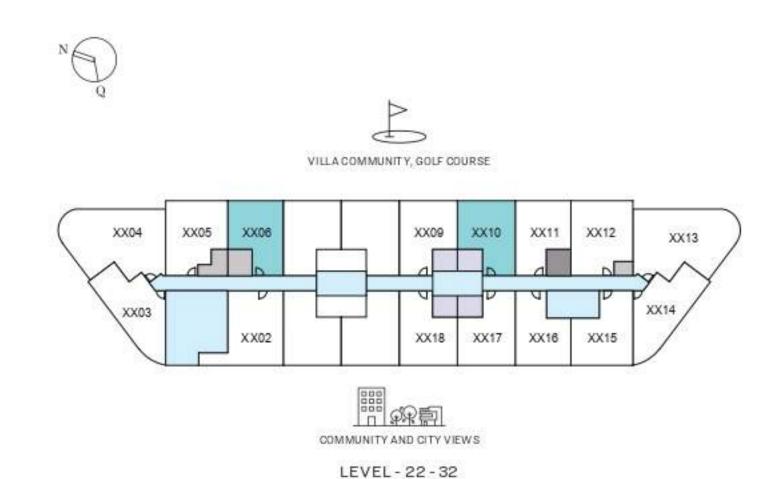
TYPE A (with balcony) VARIANT 1

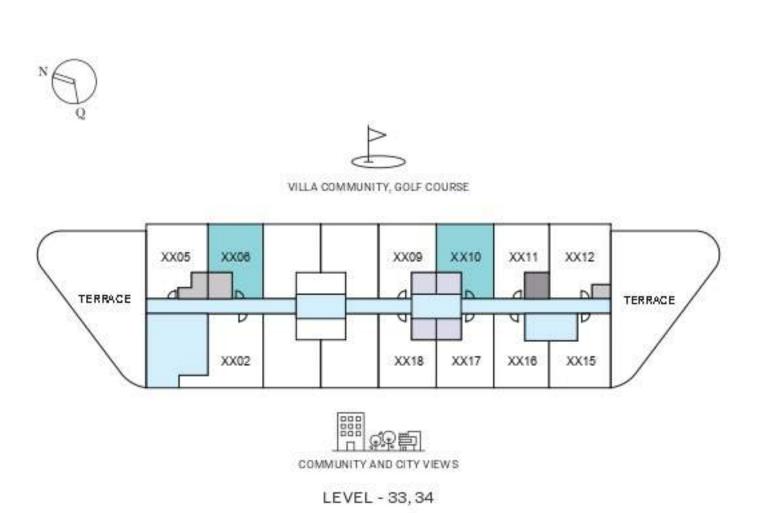
TOTAL SALEABLE AREA

SUITE RANGE = 486.96 SQ.FT. - 490.40 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL RANGE = 543.47 SQ.FT. - 546.91 SQ.FT.

UNIT







List of unit numbers with this unit plan:

VIEWS

Street View

A306, A308, A310, A406, A408, A410

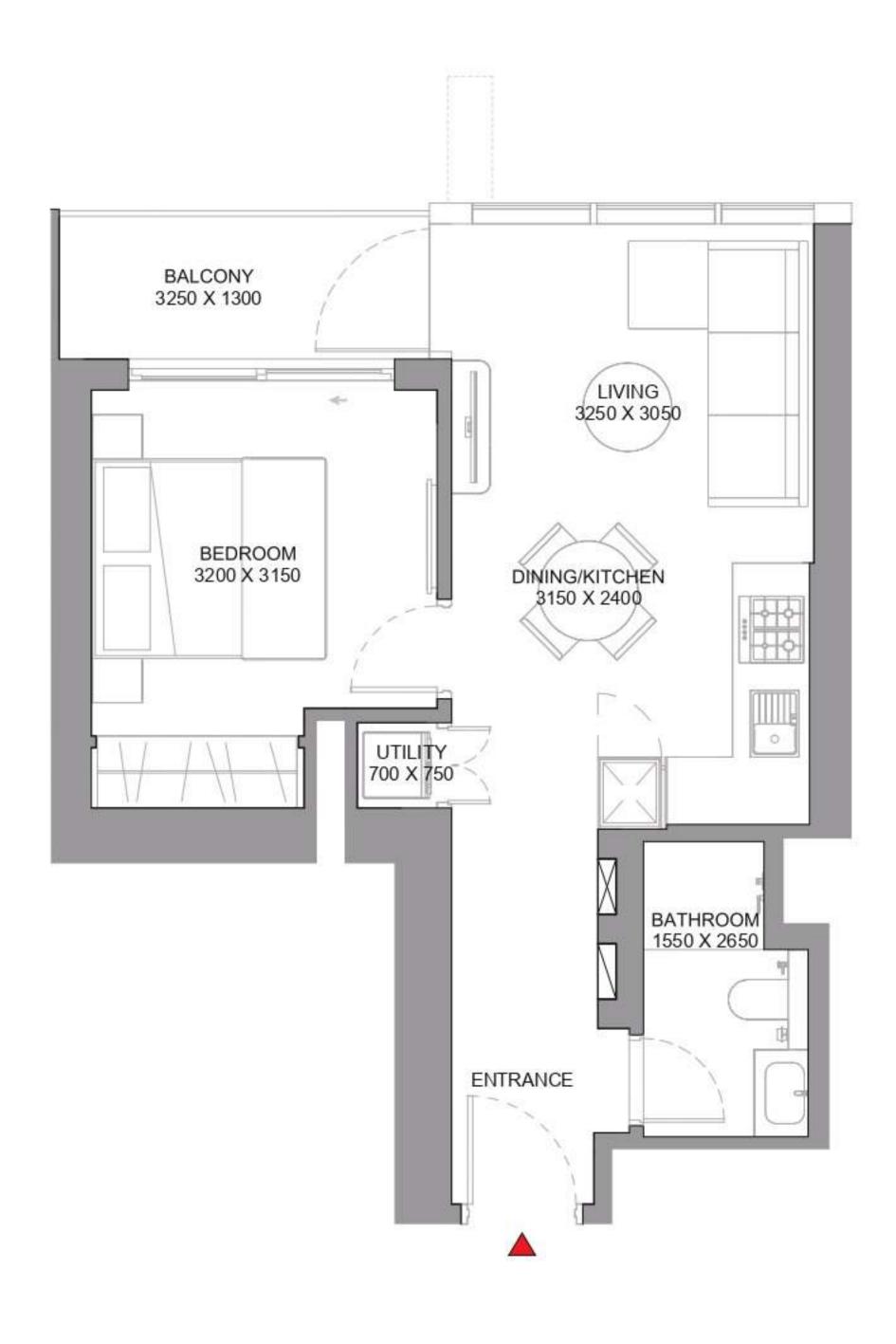
Villa Community, Golf Course

A506, A508, A510, A606, A608, A610, A706, A708, A710, A806, A808, A810, A906, A908, A910, A1006, A1008, A1010, A1106, A1108, A1110, A1206, A1208, A1210, A1306, A1308, A1310, A1406, A1408, A1410, A1506, A1508, A1510, A1606, A1608, A1610, A1706, A1708, A1710, A1806, A1808, A1810, A1906, A1910, A2006, A2010, A2106, A2110, A2206, A2210, A2306, A2310, A2406, A2410, A2506, A2510, A2606, A2610, A2706, A2710, A2806, A2810, A2906, A2910, A3006, A3010, A3106, A3110, A3206, A3210, A3306, A3310, A3406, A3410

TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE = 486.96 SQ.FT. - 490.40 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL RANGE = 543.47 SQ.FT. - 546.91 SQ.FT.



List of unit numbers with this unit plan:

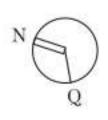
VIEWS

Street View

A306, A308, A310, A406, A408, A410

Villa Community, Golf Course

A506, A508, A510, A606, A608, A610, A706, A708, A710, A806, A808, A810, A906, A908, A910, A1006, A1008, A1010, A1106, A1108, A1110, A1206, A1208, A1210, A1306, A1308, A1310, A1406, A1408, A1410, A1506, A1508, A1510, A1606, A1608, A1610, A1706, A1708, A1710, A1806, A1808, A1810, A1906, A1910, A2006, A2010, A2106, A2110, A2206, A2210, A2306, A2310, A2406, A2410, A2506, A2510, A2606, A2610, A2706, A2710, A2806, A2810, A2906, A2910, A3006, A3010, A3106, A3110, A3206, A3210, A3306, A3310, A3406, A3410

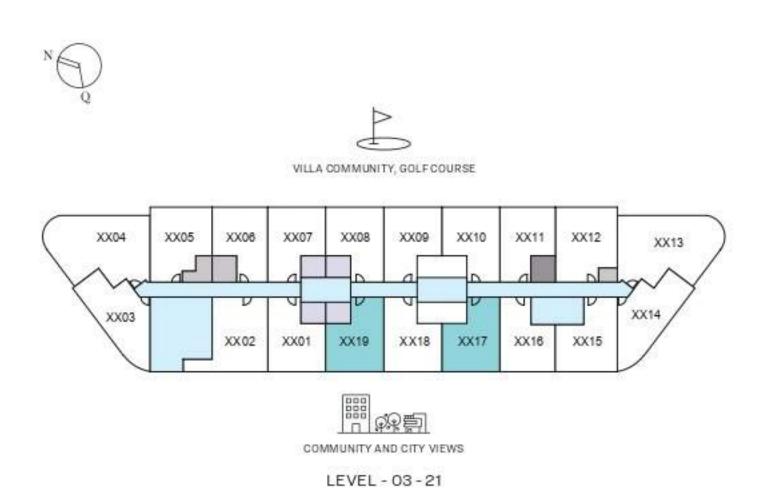


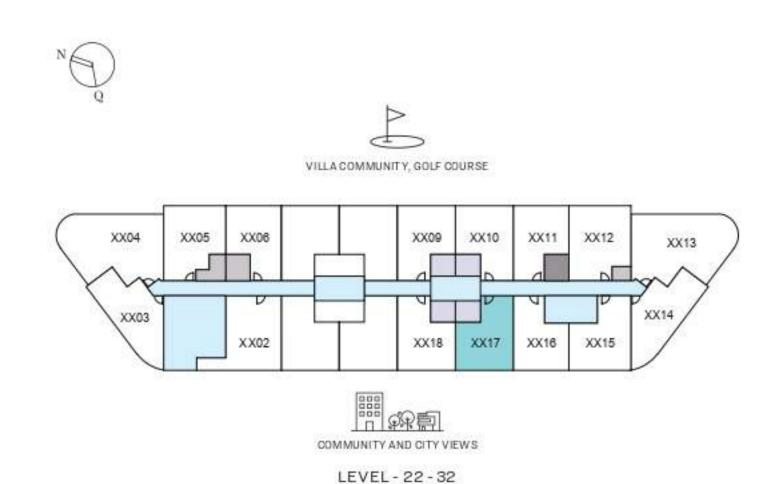
TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 491.16 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 545.30 SQ.FT.

UNIT





VILLA COMMUNITY, GOLF COURSE

XX05 XX08 XX10 XX11 XX12

TERRACE

XX02 XX18 XX17 XX16 XX15

COMMUNITY AND CITY VIEWS

LEVEL - 33, 34

List of unit numbers with this unit plan:

VIEWS

Amenities

A317, A319, A417, A419, A517, A519, A617, A619, A717, A719, A817, A819, A917, A919, A1017, A1019, A1117, A1119, A1217, A1219, A1317, A1319, A1417, A1419, A1517, A1519, A1617, A1619, A1717, A1719, A1817, A1819, A1917, A2017

Community, City View

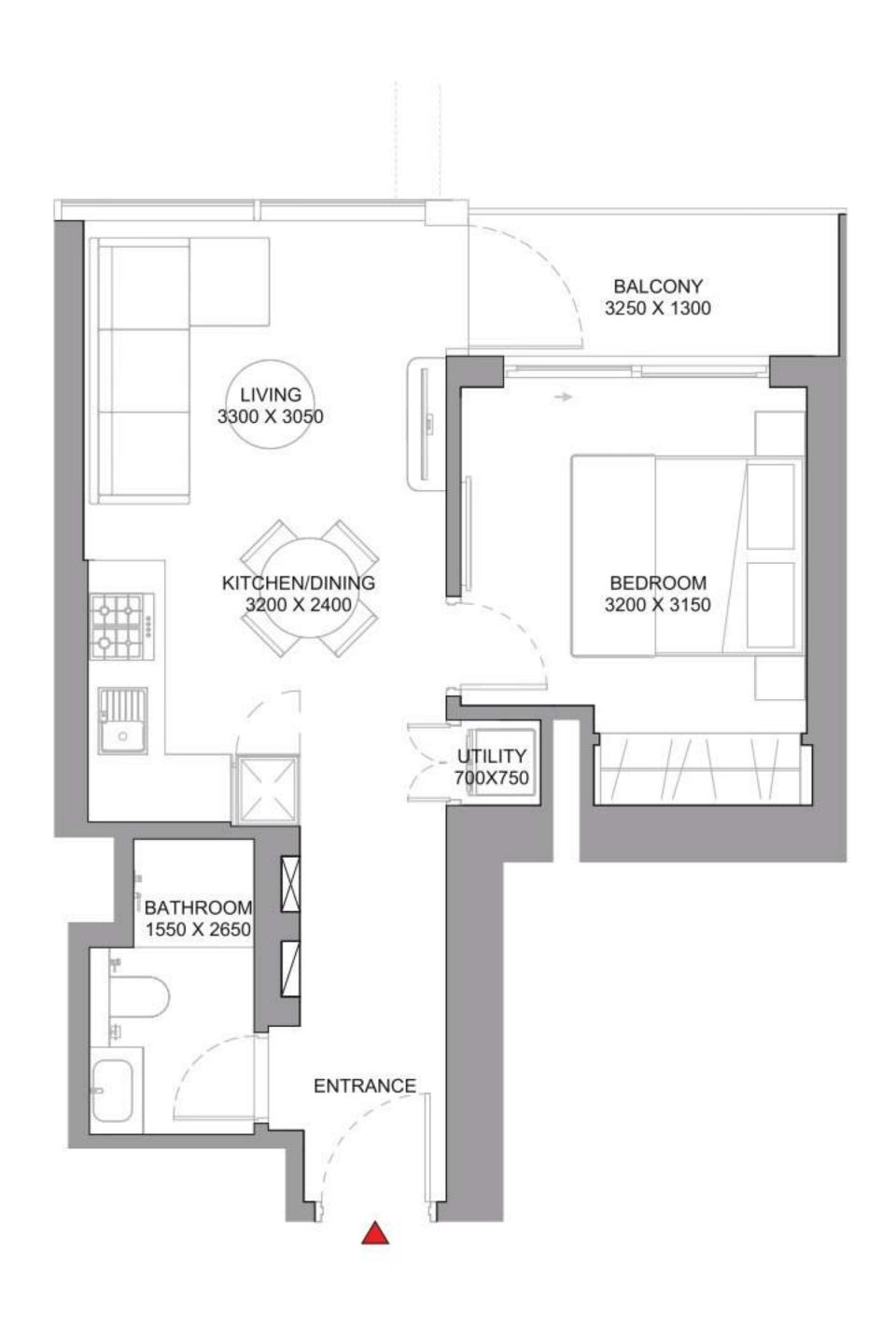
A2117, A2217, A2317, A2417, A2517, A2617, A2717, A2817, A2917, A3017, A3117, A3217, A3317, A3417

TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 491.16 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 545.30 SQ.FT.





List of unit numbers with this unit plan:

VIEWS

Amenities

A317, A319, A417, A419, A517, A519, A617, A619, A717, A719, A817, A819, A917, A919, A1017, A1019, A1117, A1119, A1217, A1219, A1317, A1319, A1417, A1419, A1517, A1519, A1617, A1619, A1717, A1719, A1817, A1819, A1917, A2017

Community, City View

A2117, A2217, A2317, A2417, A2517, A2617, A2717, A2817, A2917, A3017, A3117, A3217, A3317, A3417

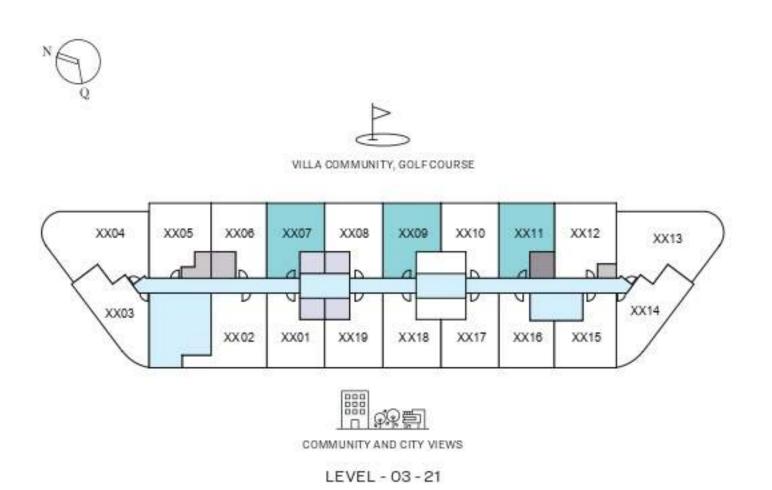


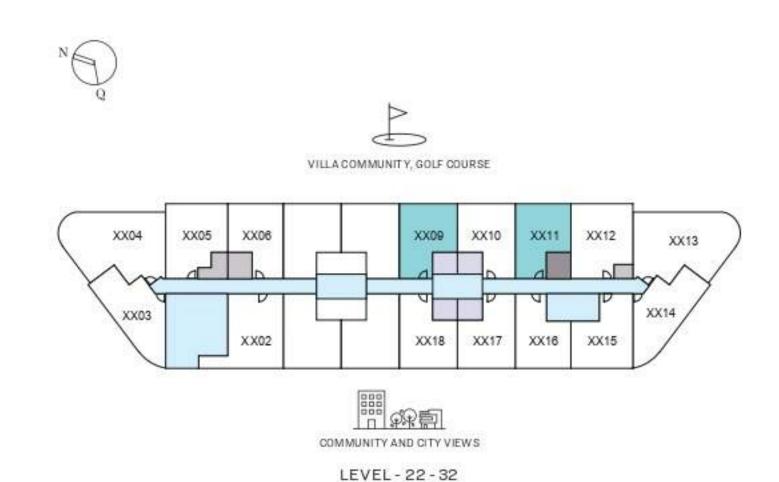
TYPE B (with balcony) VARIANT 1

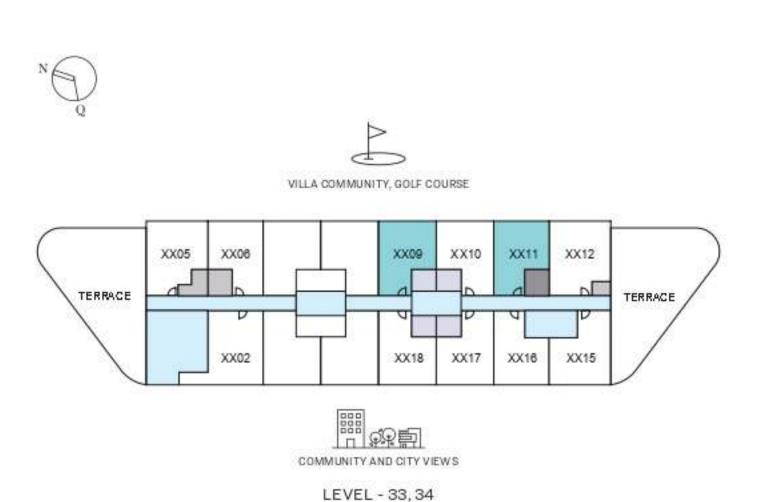
TOTAL SALEABLE AREA

SUITE RANGE =490.40 SQ.FT. - 490.62 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL RANGE = 546.91 SQ.FT. - 547.13 SQ.FT.

UNIT







List of unit numbers with this unit plan:

VIEWS

Street View

A307, A309, A311, A407, A409, A411

Villa Community, Golf Course

A507, A509, A511, A607, A609, A611, A707, A709, A711, A807, A809, A811, A907, A909, A911, A1007, A1009, A1011, A1107, A1109, A1111, A1207, A1209, A1211, A1307, A1309, A1311, A1407, A1409, A1411, A1507, A1509, A1511, A1607, A1609, A1611, A1707, A1709, A1711, A1807, A1809, A1811, A1909, A1911, A2009, A2011, A2109, A2111, A2209, A2211, A2309, A2311, A2409, A2411, A2509, A2511, A2609, A2611, A2709, A2711, A2809, A2811, A2909, A2911, A3009, A3011, A3109, A3111, A3209, A3211, A3309, A3311, A3409, A3411

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoverer.

TYPE B (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE =490.40 SQ.FT. - 490.62 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL RANGE = 546.91 SQ.FT. - 547.13 SQ.FT.



List of unit numbers with this unit plan:

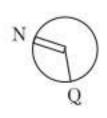
VIEWS

Street View

A307, A309, A311, A407, A409, A411

Villa Community, Golf Course

A507, A509, A511, A607, A609, A611, A707, A709, A711, A807, A809, A811, A907, A909, A911, A1007, A1009, A1011, A1107, A1109, A1111, A1207, A1209, A1211, A1307, A1309, A1311, A1407, A1409, A1411, A1507, A1509, A1511, A1607, A1609, A1611, A1707, A1709, A1711, A1807, A1809, A1811, A1909, A1911, A2009, A2011, A2109, A2111, A2209, A2211, A2309, A2311, A2409, A2411, A2509, A2511, A2609, A2611, A2709, A2711, A2809, A2811, A2909, A2911, A3009, A3011, A3109, A3111, A3209, A3211, A3309, A3311, A3409, A3411

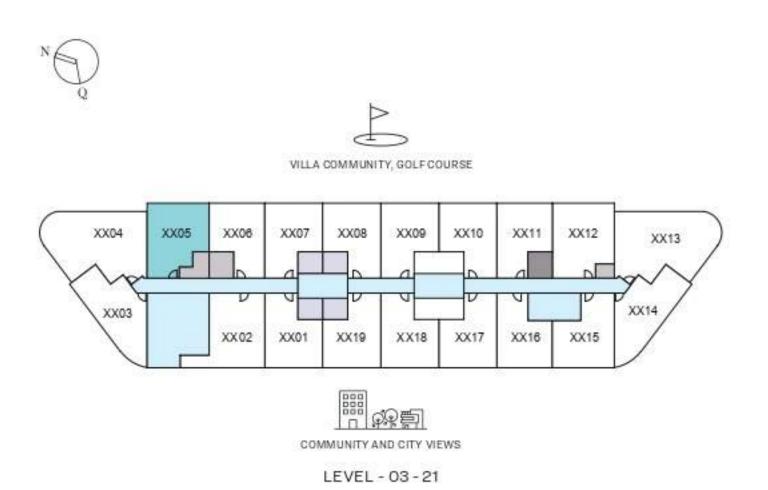


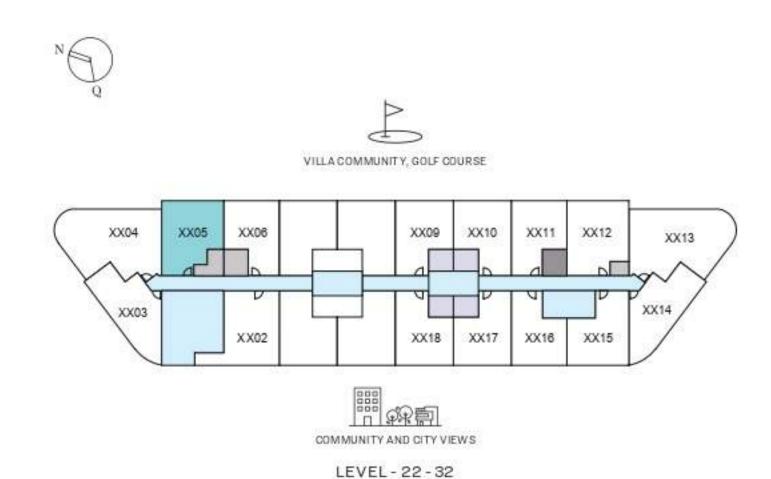
TYPE C (with store room + balcony)

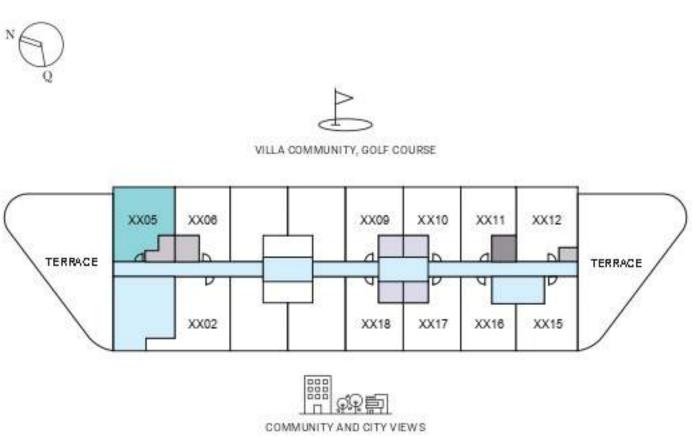
TOTAL SALEABLE AREA

SUITE = 524.31 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL = 580.82 SQ.FT.

UNIT







LEVEL - 33, 34

List of unit numbers with this unit plan:

VIEWS

Street View A305, A405

Villa Community, Golf Course

A505, A605, A705, A805, A1305, A1405, A1505, A1605, A1705, A1805, A2105, A2205, A2505, A2605, A2705, A2805, A3105, A3205, A3305, A3405

TYPE C (with store room + balcony)

TOTAL SALEABLE AREA

SUITE = 524.31 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL = 580.82 SQ.FT.



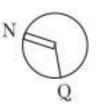
List of unit numbers with this unit plan:

VIEWS

Street View A305, A405

Villa Community, Golf Course

A505, A605, A705, A805, A1305, A1405, A1505, A1605, A1705, A1805, A2105, A2205, A2505, A2605, A2705, A2805, A3105, A3205, A3305, A3405

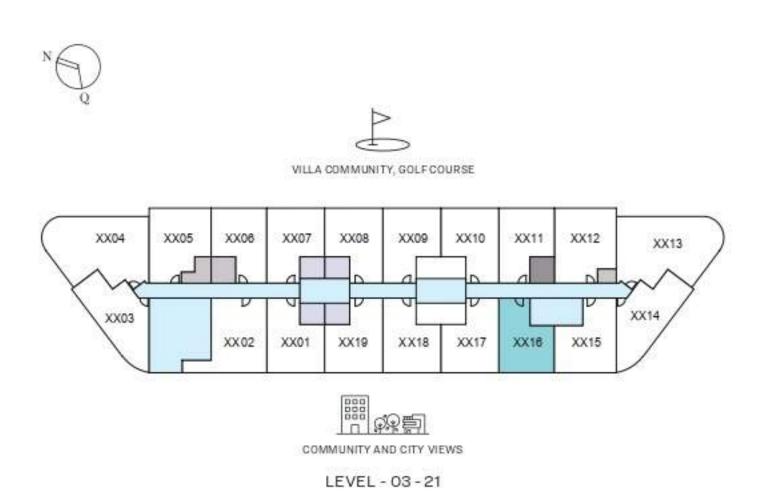


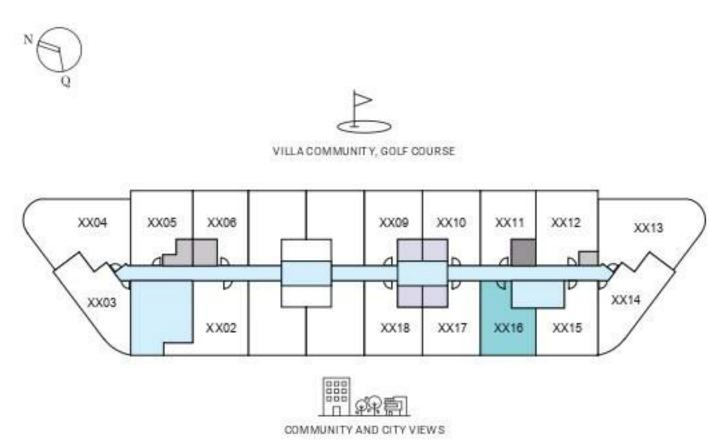
TYPE D (with balcony)

TOTAL SALEABLE AREA

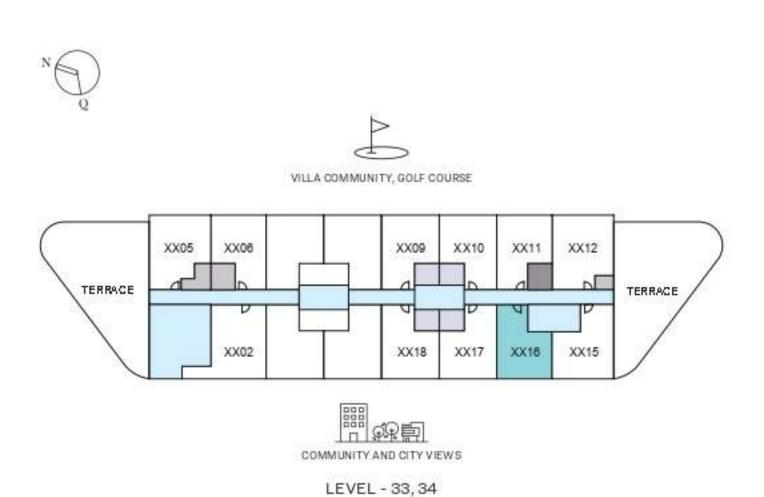
SUITE = 484.27 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 538.41 SQ.FT.

UNIT





LEVEL - 22 - 32



List of unit numbers with this unit plan:

VIEWS

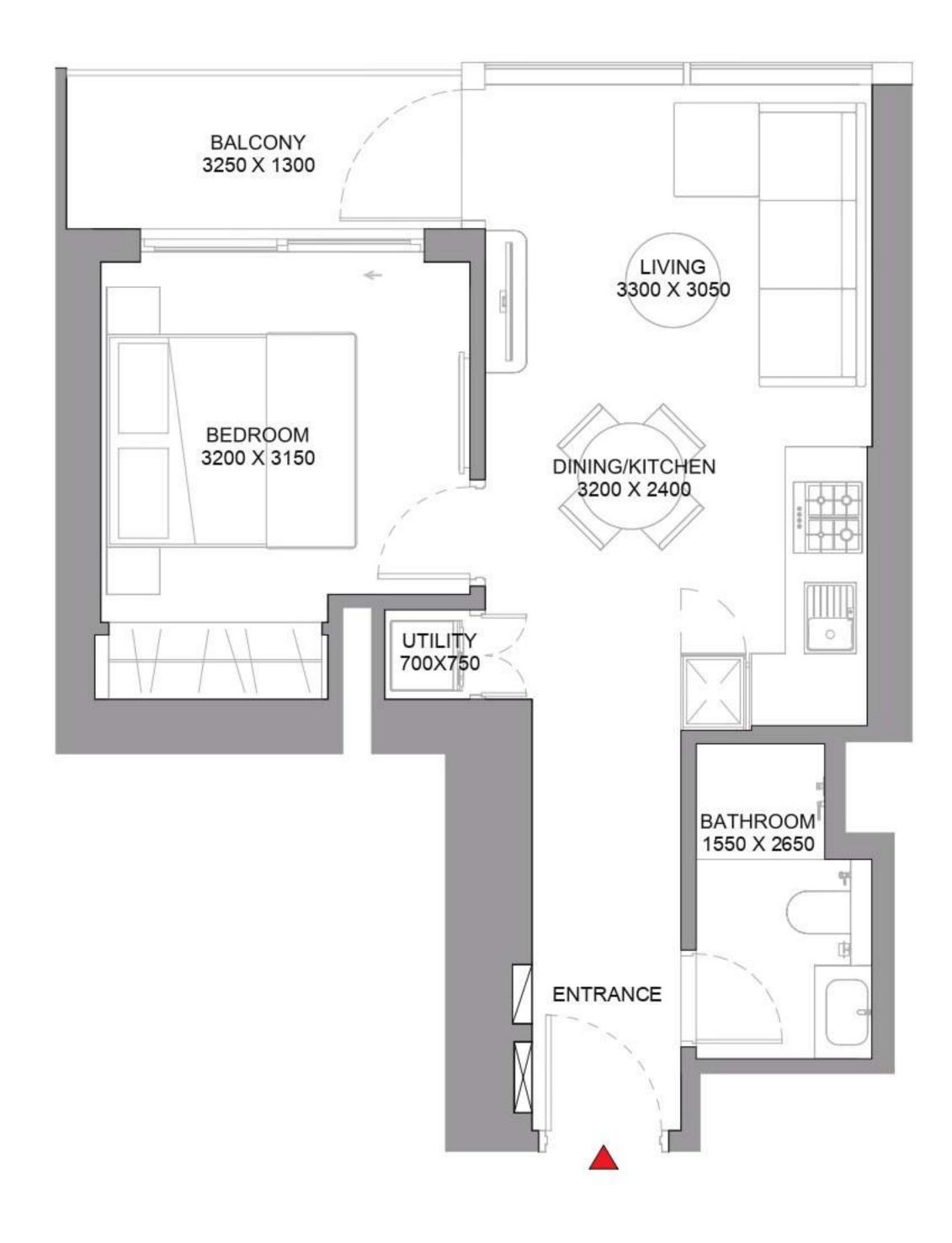
Amenities

A316, A416, A516, A616, A716, A816, A916, A1016, A1116, A1216, A1316, A1416, A1516, A1616, A1716, A1816, A1916, A2016

Community, City View

A2116, A2216, A2316, A2416, A2516, A2616, A2716, A2816, A2916, A3016, A3116, A3216, A3316, A3416

SUITE = 484.27 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 538.41 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities

A316, A416, A516, A616, A716, A816, A916, A1016, A1116, A1216, A1316, A1416, A1516, A1616, A1716, A1816, A1916, A2016

Community, City View

A2116, A2216, A2316, A2416, A2516, A2616, A2716, A2816, A2916, A3016, A3116, A3216, A3316, A3416

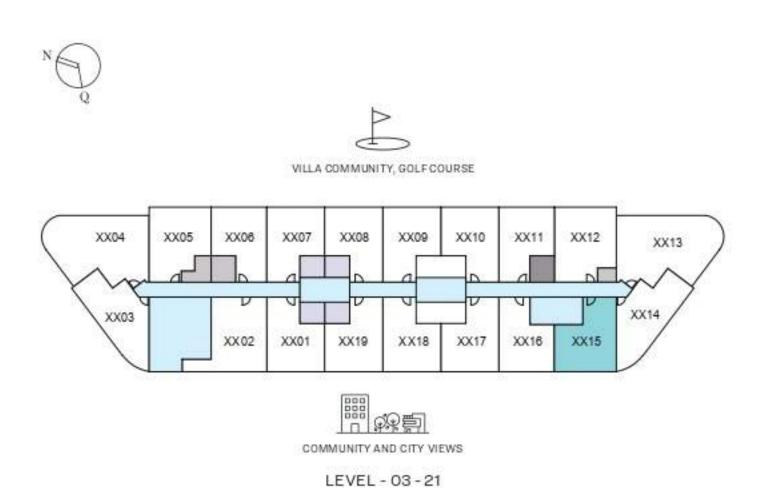


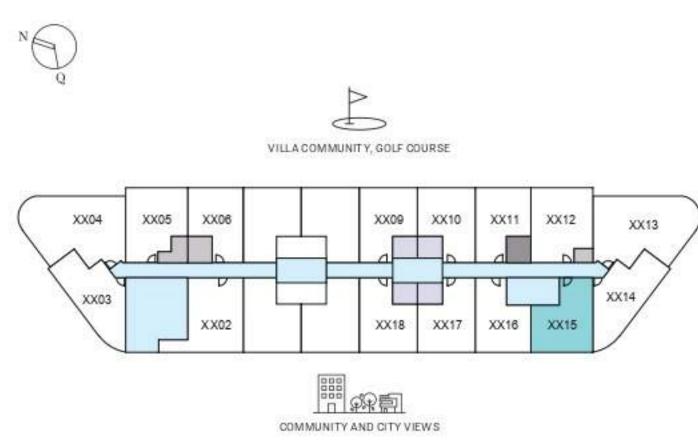
TYPE E (with balcony)

TOTAL SALEABLE AREA

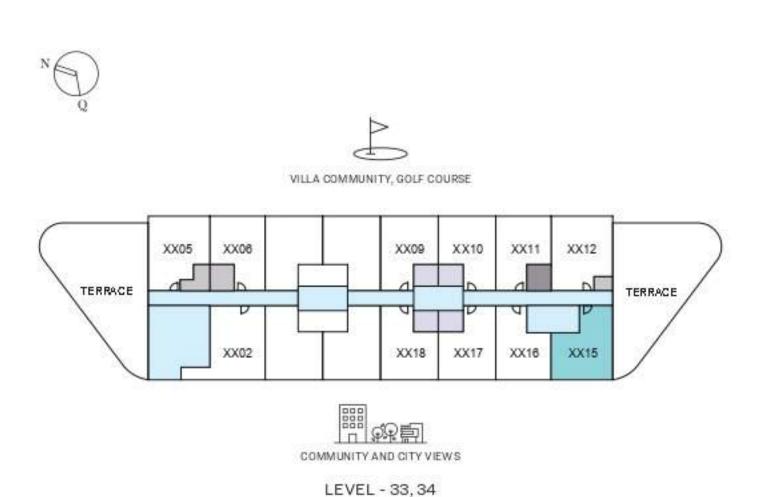
SUITE = 485.56 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 539.70 SQ.FT.

UNIT





LEVEL - 22 - 32



List of unit numbers with this unit plan:

VIEWS

Amenities

A315, A415, A515, A615, A715, A815, A915, A1015, A1115, A1215, A1315, A1415, A1515, A1615, A1715, A1815, A1915, A2015

Community, City View

A2115, A2215, A2315, A2415, A2515, A2615, A2715, A2815, A2915, A3015, A3115, A3215, A3315, A3415

TYPE E (with balcony)

TOTAL SALEABLE AREA

SUITE = 485.56 SQ.FT. BALCONY = 54.14 SQ.FT. TOTAL = 539.70 SQ.FT.





VIEWS

Amenities

A315, A415, A515, A615, A715, A815, A915, A1015, A1115, A1215, A1315, A1415, A1515, A1615, A1715, A1815, A1915, A2015

Community, City View

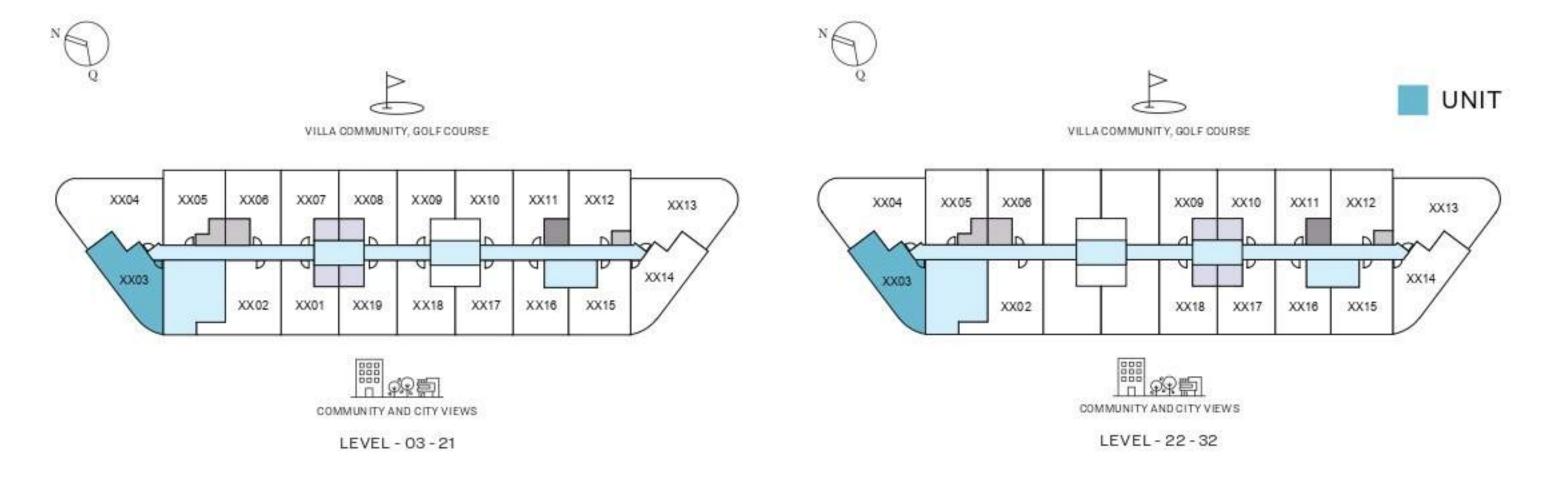
A2115, A2215, A2315, A2415, A2515, A2615, A2715, A2815, A2915, A3015, A3115, A3215, A3315, A3415



TYPE A (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 609.02 SQ.FT. BALCONY = 61.78 SQ.FT. TOTAL = 670.80 SQ.FT.







Street View A303, A403

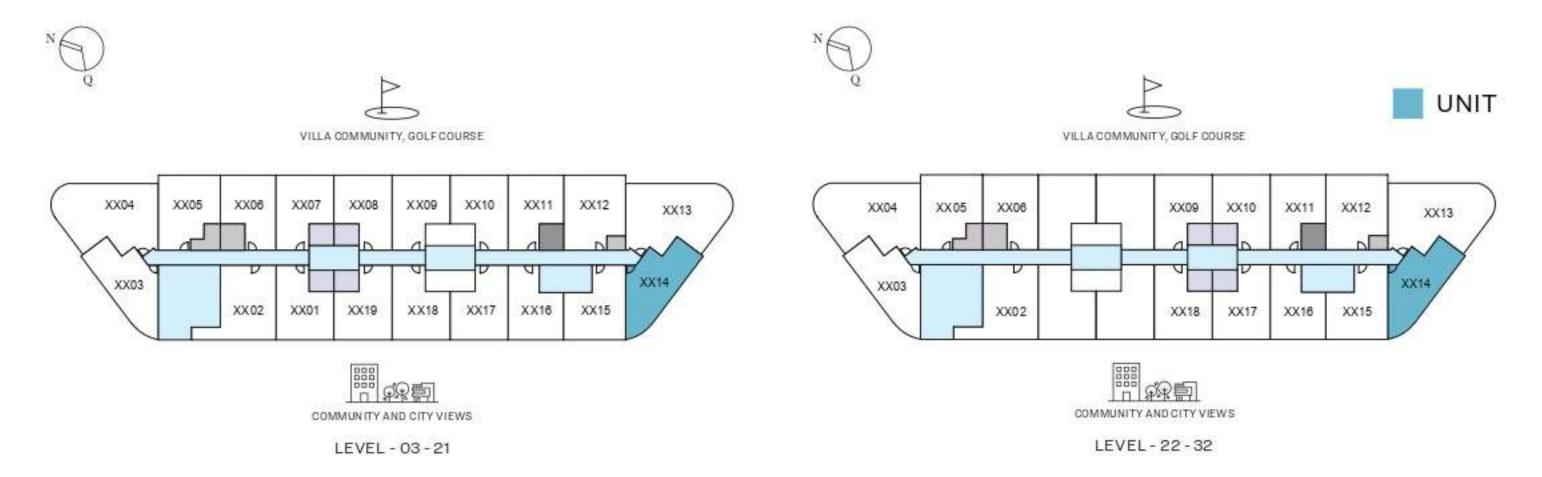
Community, City View

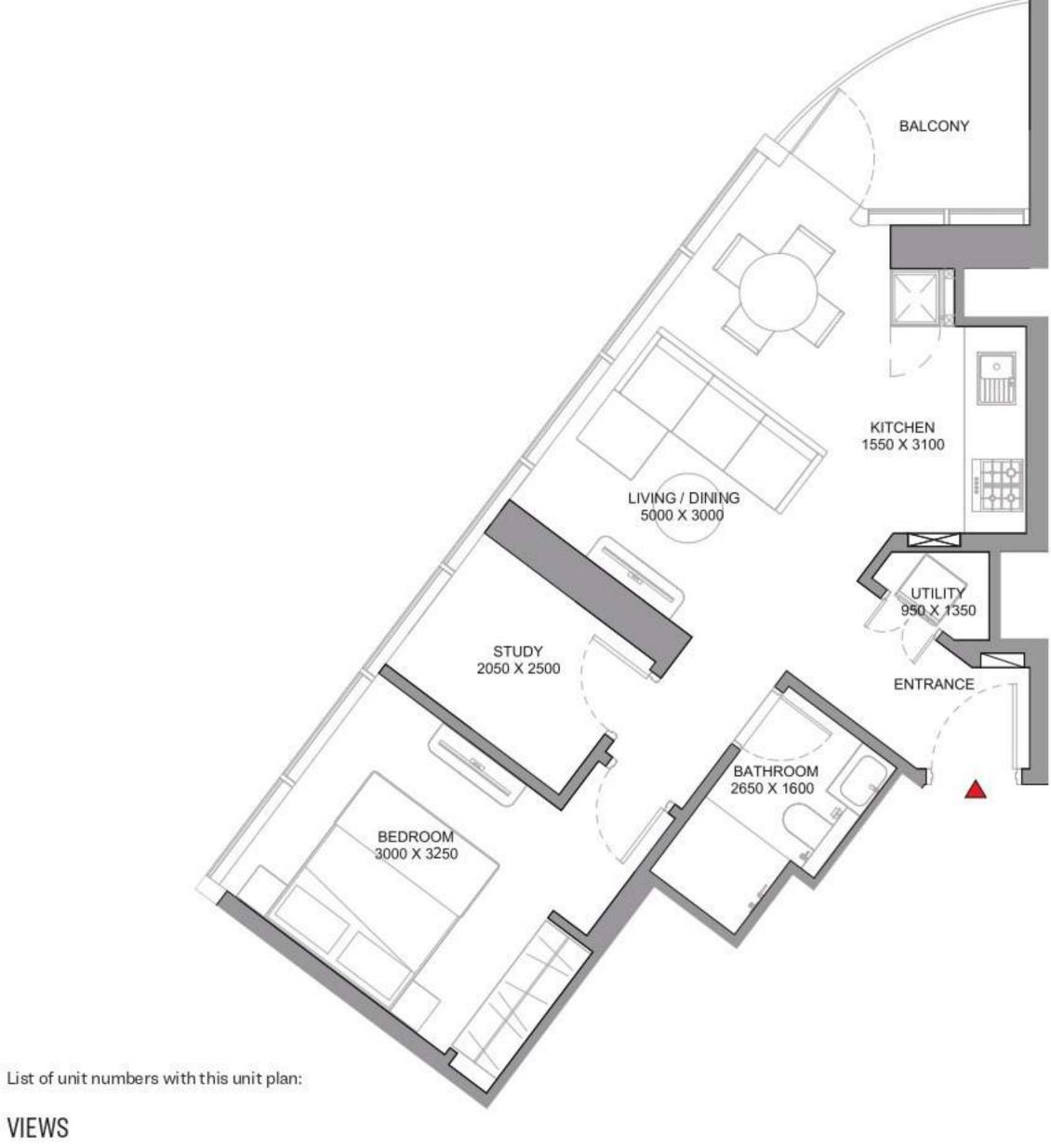
A503, A603, A703, A803, A903, A1003, A1103, A1203, A1303, A1403, A1503, A1603, A1703, A1803, A1903, A2003, A2103, A2203, A2303, A2403, A2503, A2603, A2703, A2803, A2903, A3003, A3103, A3203

TYPE B (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 605.25 SQ.FT. BALCONY = 61.78 SQ.FT. TOTAL = 667.03 SQ.FT.







VIEWS

Amenities

A314, A414, A514, A614, A714, A814, A914, A1014, A1114, A1214, A1314, A1414, A1514, A1614, A1714, A1814, A1914, A2014

Community, City View

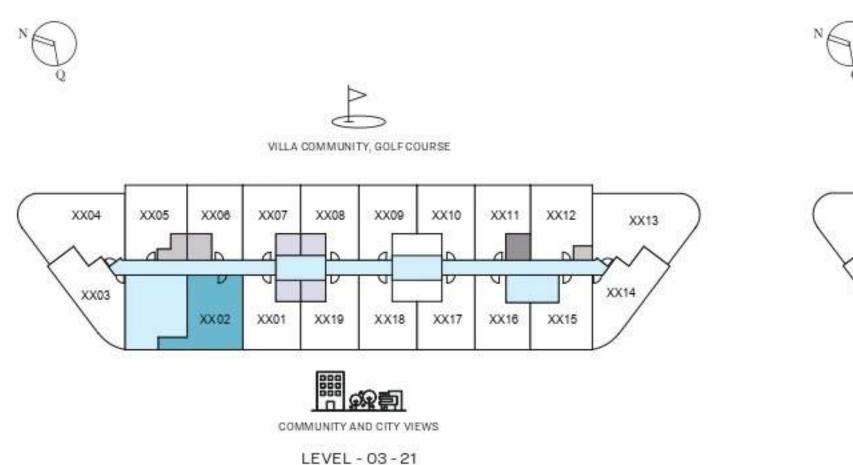
A2114, A2214, A2314, A2414, A2514, A2614, A2714, A2814, A2914, A3014, A3114, A3214

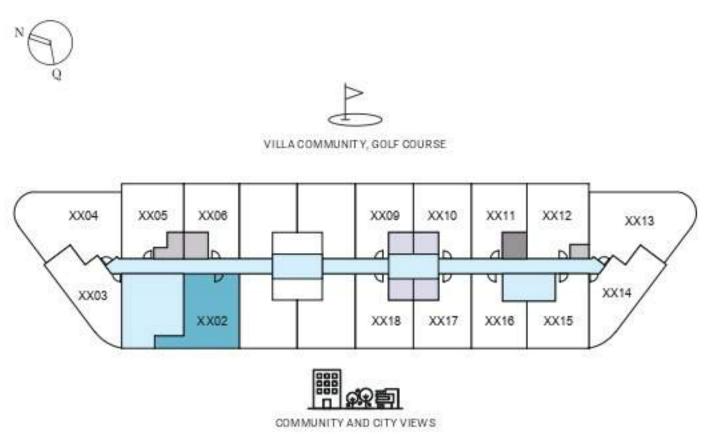
TYPE C (with store/study room, powder room + balcony)

TOTAL SALEABLE AREA

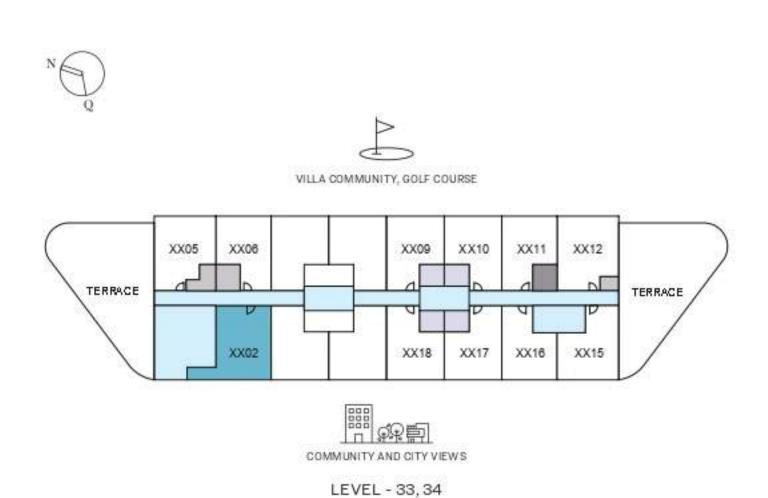
SUITE = 597.40 SQ.FT. BALCONY = 99.78 SQ.FT. TOTAL = 697.18 SQ.FT.







LEVEL - 22 - 32



List of unit numbers with this unit plan:

VIEWS

Street View A302, A402

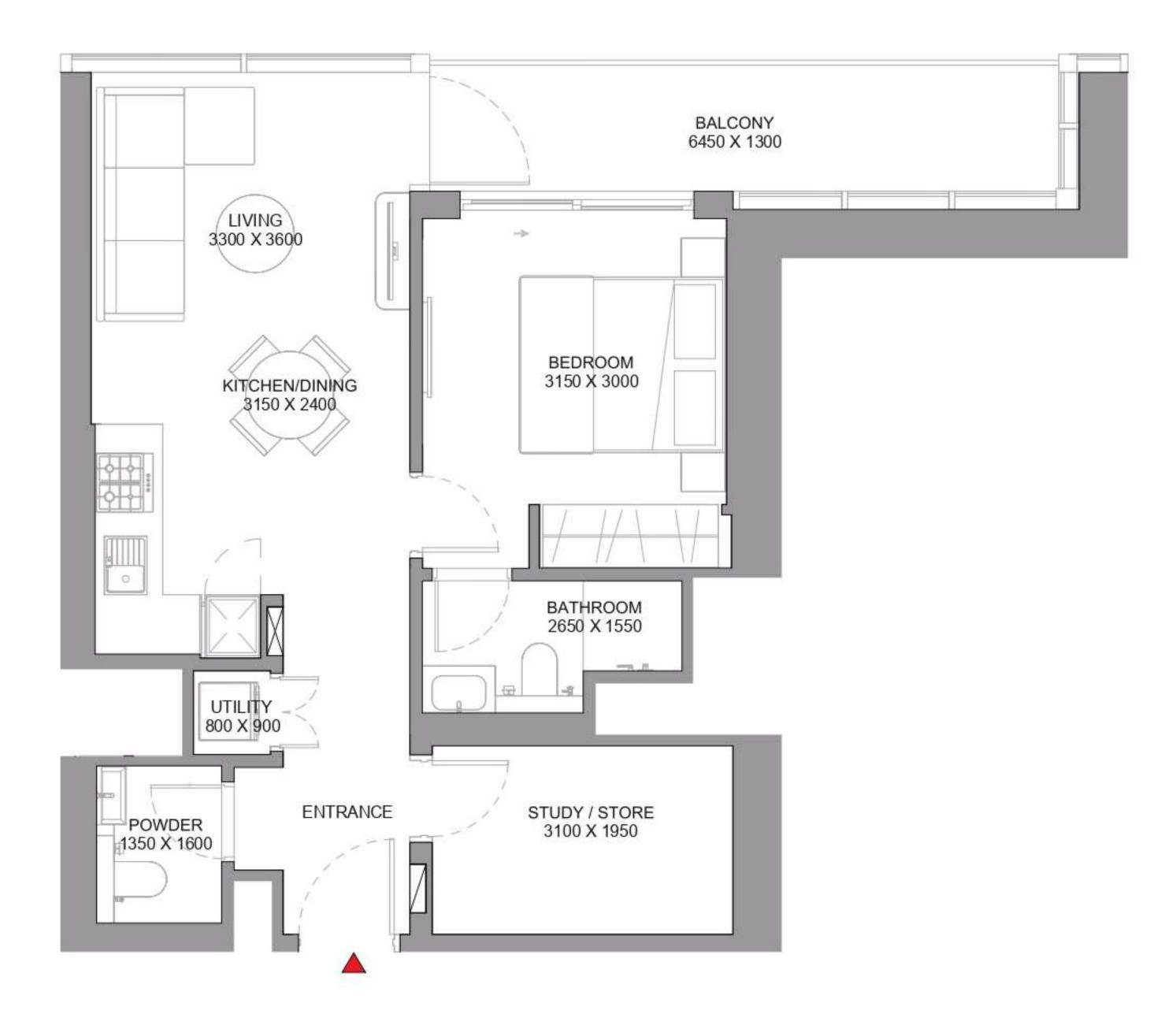
Community, City View

A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302, A1402, A1502, A1602, A1702, A1802, A1902, A2202, A2302, A2402, A2502, A2602, A2702, A2802, A2902, A3002, A3102, A3202, A3302, A3402

TYPE C (with store/study room, powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 597.40 SQ.FT. BALCONY = 99.78 SQ.FT. TOTAL = 697.18 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View

A302, A402

Community, City View

A502, A602, A702, A802, A902, A1002, A1102, A1202, A1302, A1402, A1502, A1602, A1702, A1802, A1902, A2202, A2302, A2402, A2502, A2602, A2702, A2802, A2902, A3002, A3102, A3202, A3302, A3402

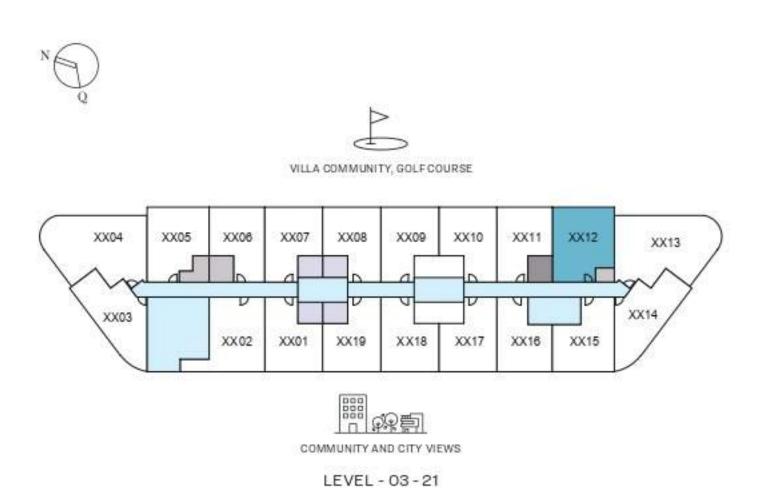


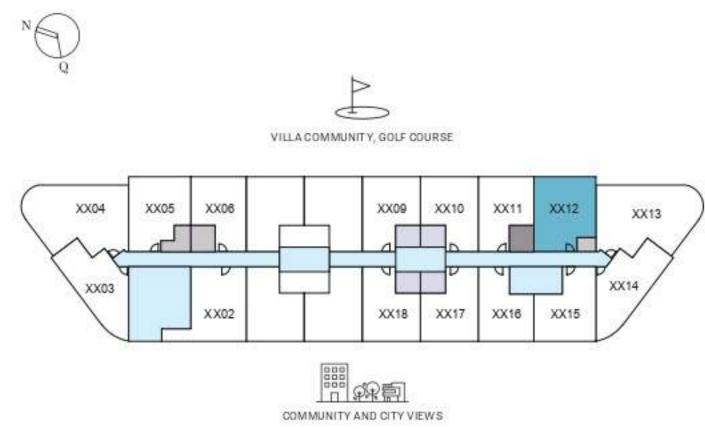
TYPE D (with store/study room, powder room + balcony)

TOTAL SALEABLE AREA

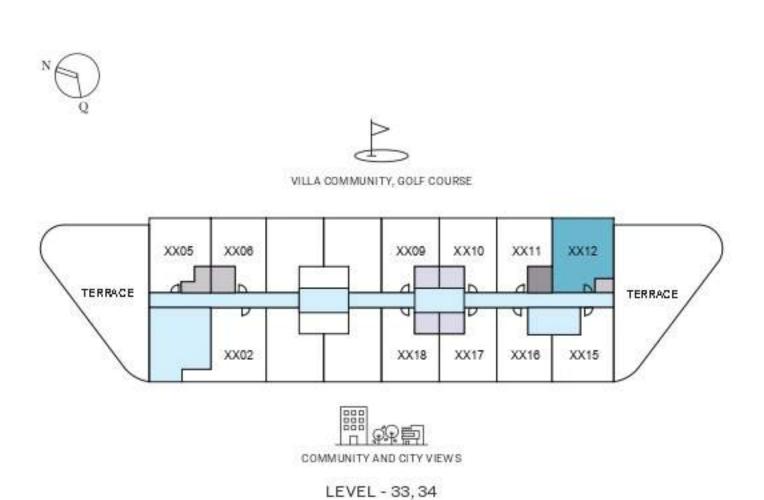
SUITE = 567.47 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL = 623.98 SQ.FT.

UNIT





LEVEL - 22 - 32



List of unit numbers with this unit plan:

VIEWS

Street View A312, A412

Villa Community, Golf Course

A512, A612, A712, A812, A912, A1012, A1112, A1212, A1312, A1412, A1512, A1612, A1712, A1812, A1912, A2012, A2112, A2212, A2312, A2412, A2512, A2612, A2712, A2812, A2912, A3012, A3112, A3212, A3312, A3412

TYPE D (with store/study room, powder room + balcony)

SUITE = 567.47 SQ.FT. BALCONY = 56.51 SQ.FT. TOTAL = 623.98 SQ.FT.



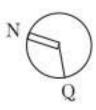
List of unit numbers with this unit plan:

VIEWS

Street View A312, A412

Villa Community, Golf Course

A512, A612, A712, A812, A912, A1012, A1112, A1212, A1312, A1412, A1512, A1612, A1712, A1812, A1912, A2012, A2112, A2212, A2312, A2412, A2512, A2612, A2712, A2812, A2912, A3012, A3112, A3212, A3312, A3412



TYPE A (with external shared powder + balcony)

TOTAL SALEABLE AREA

SUITE = 906.32 SQ.FT. BALCONY = 78.15 SQ.FT. TOTAL = 984.47 SQ.FT.



Street View A304, A404

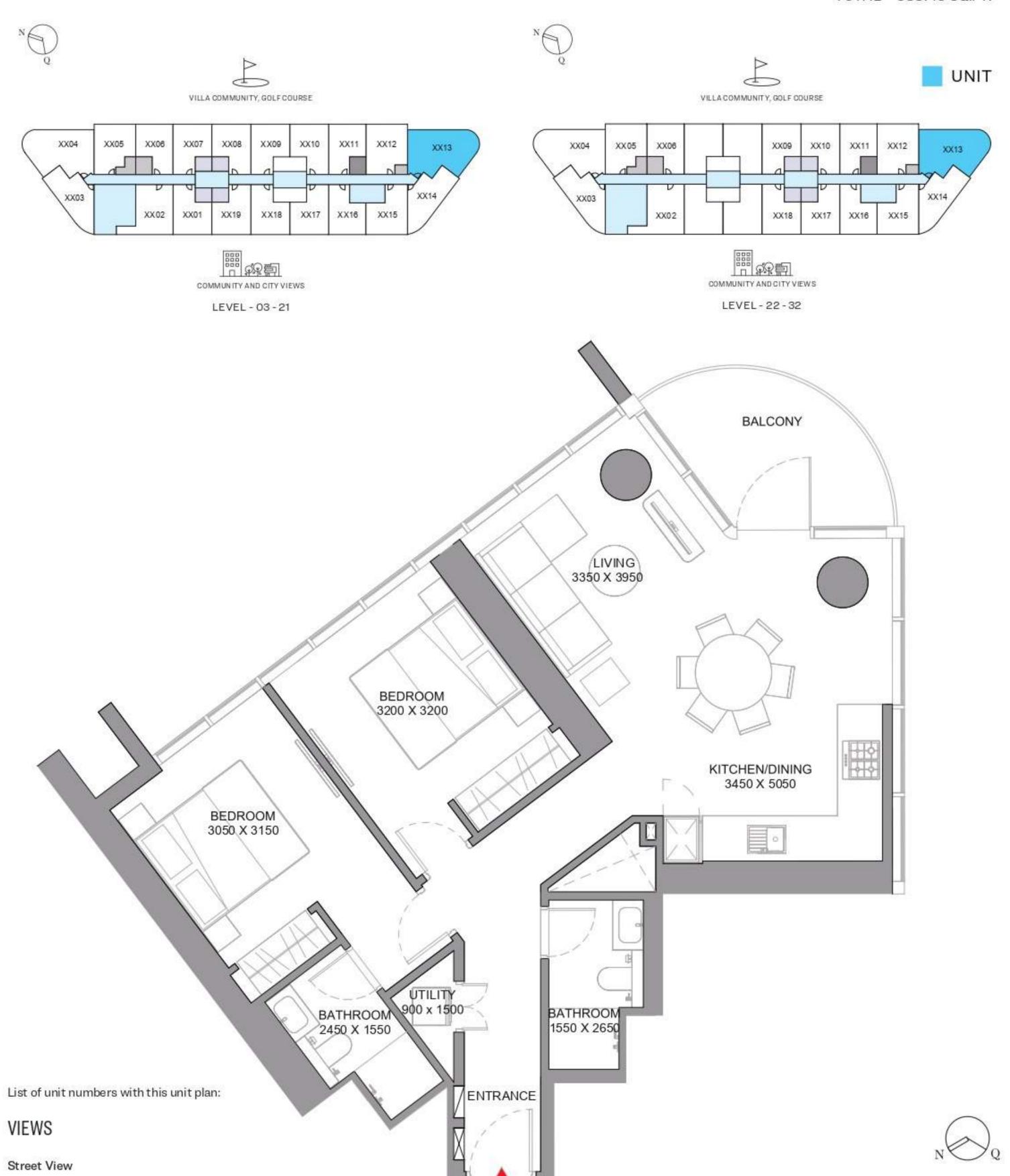
180 degree views (City View, Miracle Garden, Villa Community, Golf Course)

A504, A604, A704, A804, A904, A1004, A1104, A1204, A1304, A1404, A1504, A1604, A1704, A1804, A1904, A2004, A2104, A2204, A2304, A2404, A2504, A2604, A2704, A2804, A2904, A3004, A3104, A3204

TYPE B (with external shared powder + balcony)

TOTAL SALEABLE AREA

SUITE = 910.41 SQ.FT. BALCONY = 78.04 SQ.FT. TOTAL = 988.45 SQ.FT.



180 degree views (Amenities, Community, Villa Community, Golf Course)

A513, A613, A713, A813, A913, A1013, A1113, A1213, A1313, A1413, A1513, A1613, A1713, A1813, A1913, A2013

180 degree views (Community, Villa Community, Golf Course)

A313, A413

A2113, A2213, A2313, A2413, A2513, A2613, A2713, A2813, A2913, A3013, A3113, A3213







