THE ELEMENT

AT SOBHA ONE

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# The Sobha Way

## 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 the 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*

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# Art *of* the detail

We notice smallest details

*So you wont have to*

*"I am never completely satisfied. I always feel there is so much more to progress towards quality."*

PNC MENON
FOUNDER - SOBHA GROUP

At Sobha, we don't exceed international building standards, we define them.

# Iconic projects

## *Across world*

From luxury villas to exquisite palaces, hotels, multiplexes and convention centers,

Sobha has made its presence felt across Bahrain, Dubai and Oman among the discerning.

Our forte lies in creating world-class projects with a great emphasis to detail.

# Dubai

## *The Golden Gateway*

Renowned for its tax-friendly environment, strategic location, and visionary development, Dubai offers a gateway to unparalleled life. Experience a lifestyle of opulence and exclusivity, surrounded by an international community of like-minded individuals. With a lifestyle that blends extravagance and sophistication, Dubai grants access to a world of exclusive experiences and limitless possibilities.

# An Address *of* Distinction

Discover a community which is

**Designed around you**
**Designed for you.**

Sobha One redefines luxury living with a vibrant community designed for connection and convenience. With lush landscapes, an 18-hole pitch & putt golf course, and world-class amenities, it's a haven where residents thrive together. Every detail is crafted to create a harmonious blend of nature, leisure, and unmatched sophistication.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

# Where Luxury *Meets* Central Convenience

Nestled gracefully within the twin interchanges on Ras Al Khor Road, lies a haven touched by the essence of the elements. Here, the Ras Al Khor Wildlife Sanctuary stretches its timeless arms gently across one's vista. Embrace the Creek's serene waters and Dubai skyline's eloquent dance of ambition. All converge to echo the meaning of the element's: harmony, balance, and the eternal flow of life's interconnected beauty.

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 JUMEIRAH
25 MINUTES

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Uninterrupted
# Panoramas
Endless
# Horizons

Bask in uninterrupted vistas that redefine luxury living. From Dubai Downtown to Ras Al Khor wildlife sanctuary, window is a canvas of breathtaking sights, capturing the skyline, waterways, and the tranquil horizon.

INTRODUCING

# THE ELEMENT

## AT SOBHA ONE

Experience Life

IN

Full Panorama

Where luxury soars to new heights amidst captivating views.

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# A Masterpiece of Urban Sophistication *and Natural Harmony*

The Element is a masterpiece in elegance, with views unparalleled in their splendour and expansive open spaces that warmly embrace each resident. Inspired by the finest of elements redefining luxury with an elevated living experience. Tranquil open spaces revive the soul, while sweeping vistas captivate the eye.

This architectural marvel features a mix of 1 to 4-bedroom units, seamlessly blending modern elegance with unparalleled comfort. This standalone masterpiece combines modern design with timeless charm.

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# Refined Living
# *Redefined*

Immerse yourself in spaces where each day unfolds with panoramic views, natural light, and a seamless connection to modern comforts. Find your sanctuary in the perfect blend of urban luxury and natural serenity as your senses capture the Dubai Skyline, Dubai Creek and endless breathtaking horizons.

Let your imagination and vision become One.

# Where every view is a *Masterpiece*

Step into a realm where urban sophistication meets nature's embrace, each moment framed by the poetry of unparalleled vistas.

Experience uninterrupted views, from the iconic skyline to the serene horizon and the natural beauty of Ras Al Khor Wildlife Sanctuary.

Residence captures the essence of urban grandeur and tranquil landscapes, offering unparalleled vistas. From serene sunrises to glittering nightscapes, each moment is magical.

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# Unveiling Views *that* Inspire Dreams

From every vantage, marvel at the captivating Dubai skyline. Gaze upon the enchanting skyline as it transforms from the golden hues of dawn to the glittering lights of night. Each view is a masterpiece waiting to inspire.

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# A Haven *of* Scenic Tranquility

Welcome to your life of unparalleled luxury and endless horizons, surrounded by the tranquillity of nature. Experience breathtaking scenes of tranquil waters, lush mangroves, and flamingos soaring gracefully. The views from the tower blend urban luxury with the sanctuary's untamed charm, creating a truly unique perspective.

# Luxury Framed *by* Verdant Beauty

Witness the serene beauty of the pitch and putt golf course, where rolling greens meet tranquil skies. This picturesque view transforms everyday living into a scene of unrivalled elegance and peace.

# A Landmark *of* Excellence

Every space beckons you to gather and revel in the perfect harmony of refinement and natural beauty. Let panoramic vistas cradle your moments of rest and reflection, offering the ideal backdrop to connect, unwind, and flourish within exquisitely crafted community spaces.

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# Your Sanctuary, Your Space, Your Escape

Urban elegance meets natural beauty in our thoughtfully crafted community spaces designed to foster shared experiences and create lasting memories, seamlessly enhancing your life. From stunning pitch and putt golf course vistas to world-class amenities, every moment in the tower is designed to elevate your lifestyle and enrich daily living. From serene evenings to vibrant social gatherings, The Element at Sobha One offers a tapestry of experiences tailored for a life well-lived.

# Your Gateway *to* World-Class Living

Step into a world with state-of-the-art facilities designed for both relaxation and recreation. Dive into luxury with our stunning swimming pools, unwind at the exclusive podium offering breathtaking views or connect at our elegant clubhouse*, the perfect place for creating lasting memories.

*Clubhouse shall be part of the community offering available to all users with a paid membership.

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# Play Beyond *the* Ordinary Fairways

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.

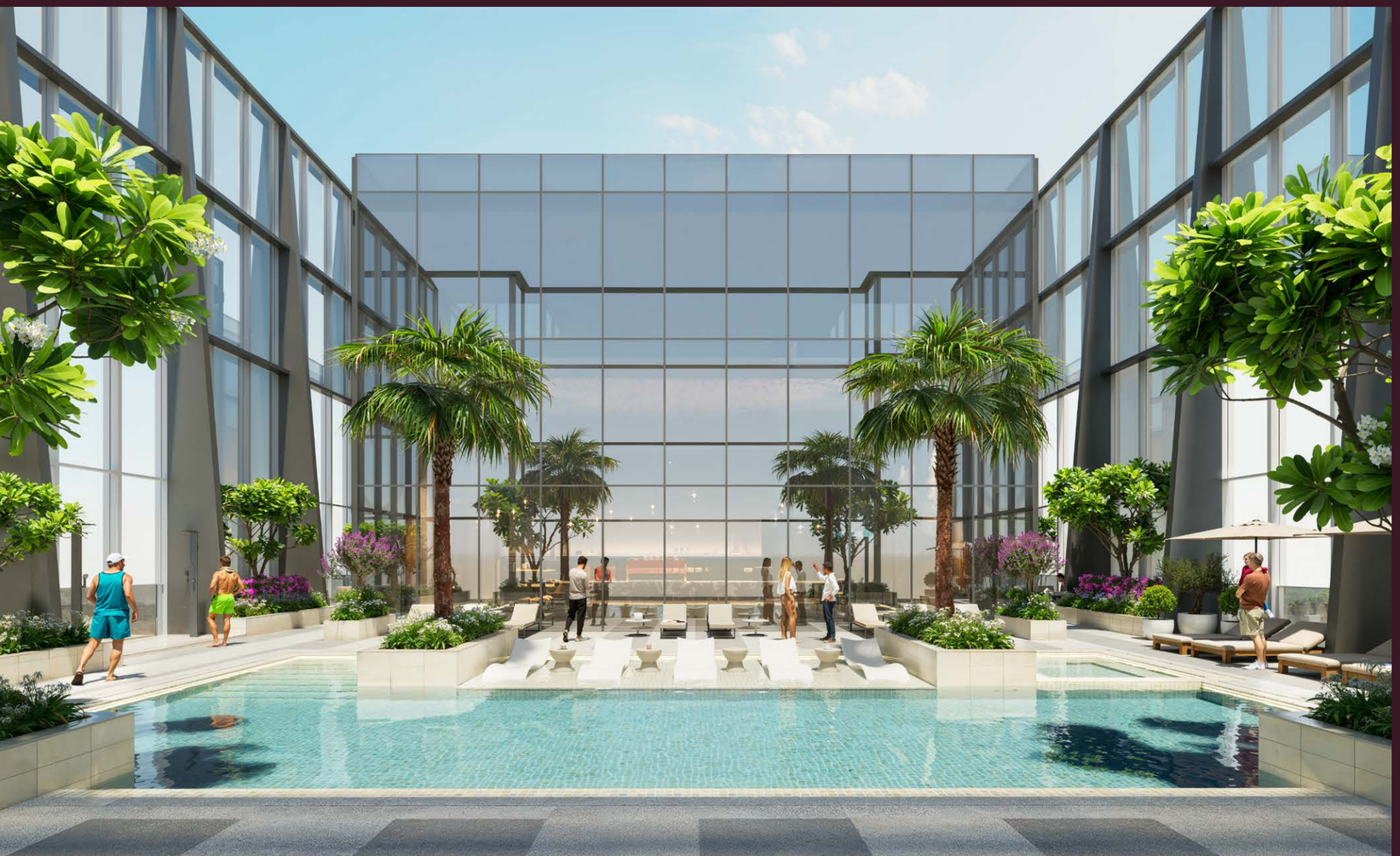
*Clubhouse shall be part of the community offering available to all users with a paid membership.

# 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. It offers fine restaurants for an intimate dinner, quick catch-up over a cup of coffee, or a power lunch.

*Shall be part of the community offering shared by all users.

# The Pinnacle *of* Indulgence



Indulge in rooftop luxury with a resort-style pool offering 270° panoramic views and a stylish observation deck. The podium level seamlessly blends indoor and outdoor spaces, featuring amenities for health, recreation, and entertainment-crafted for a life beyond extraordinary.

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# Outdoor Amenities

Swimming pool Equipped with Aqua Fitness Activities

Jacuzzi

Padel Court

Obstacle Course or CrossFit

Table Tennis

Battle Ropes

Observation Deck

Outdoor Gym

Children Play Area

Outdoor BBQ

Yoga/ Meditation Deck

Cycling track, Walking Track and Cycling Track*

Lawn with Seating

Pet-Friendly spaces

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*In Master Community

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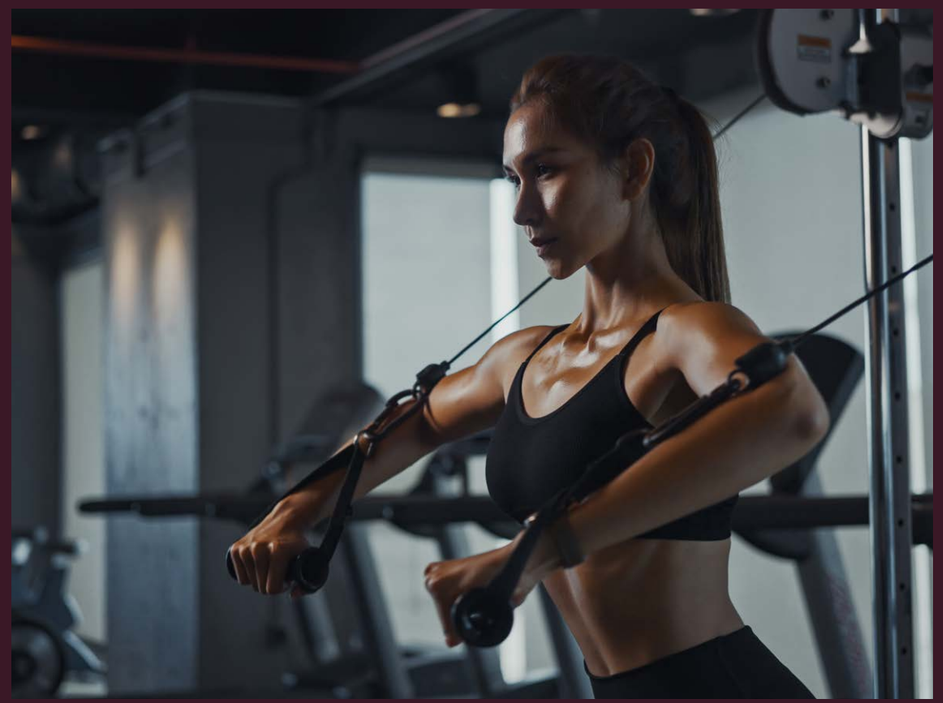

# Indoor Amenities

- Co-working Spaces & Business Lounge
- Cinema Room
- Multipurpose Hall
- VR Games/ Youth Zone
- Indoor Gym
- Roof Top Lounge
- Pilates & Yoga
- Kids Club/ Toddler Club
- Library
- Nursing Room

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# Location Plan

# Master Plan

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# Site Plan

# Amenities

## Podium Level

1. Circulation Walkways
2. Kids Play Area
3. BBQ + Dining Area
4. Game Zone: Table Tennis, Foosball
5. Open Lawn
6. Yoga/ Meditation Area
7. Outdoor Gym
8. Battle Ropes
9. Obstacle Course/ Crossfit Area
10. Paddle Court
11. Raised Planter

## Rooftop Level

12. Main Swimming Pool
13. Wet Deck
14. Jacuzzi
15. Kids Pool
16. Sun Loungers
17. Pool Shower
18. Observation Deck
19. Outdoor Lounge

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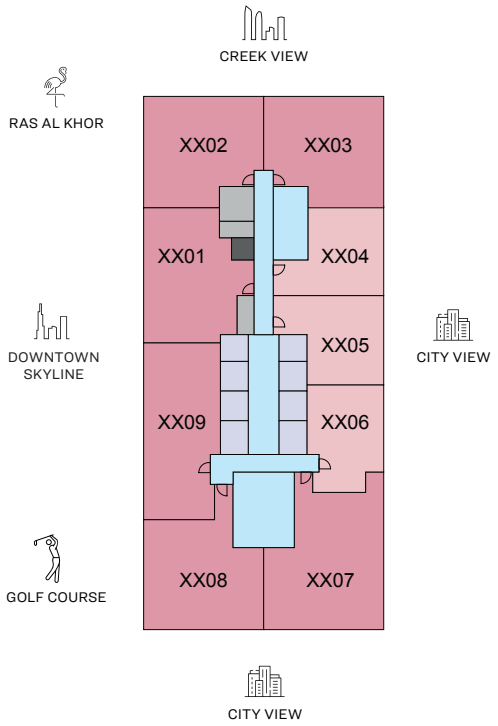
FLOOR AND UNIT

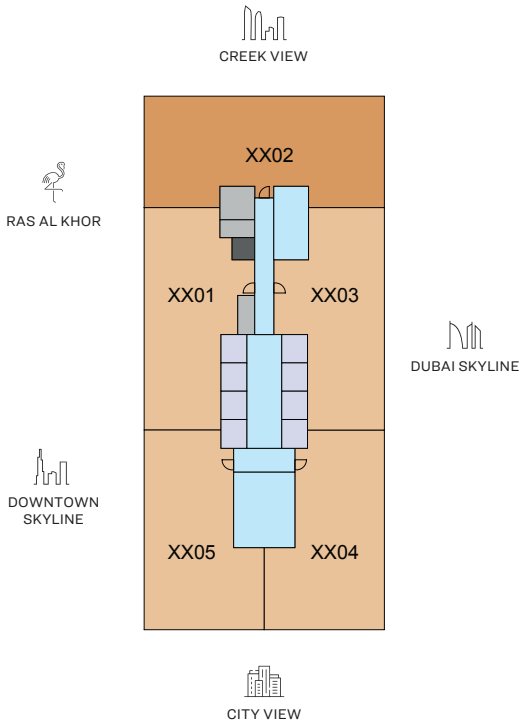
# PLANS

# THE ELEMENT
AT SOBHA ONE

## FLOOR AND UNIT PLANS




LEVEL 10 - 33




LEVEL 37 - 60

| | | | |
|---|---|---|---|
| 1 BED UNIT | 3 BED UNIT | CIRCULATION | LIFTS |
| 2 BED UNIT | 4 BED UNIT | SERVICES | GARBAGE ROOM |

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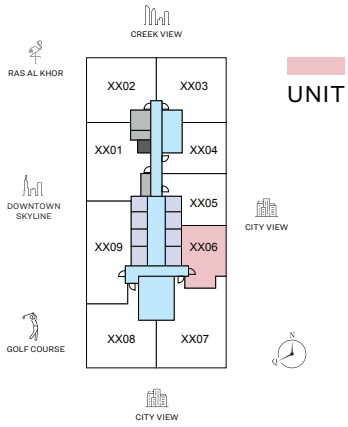
# 1 BEDROOM APARTMENT

## TYPE A

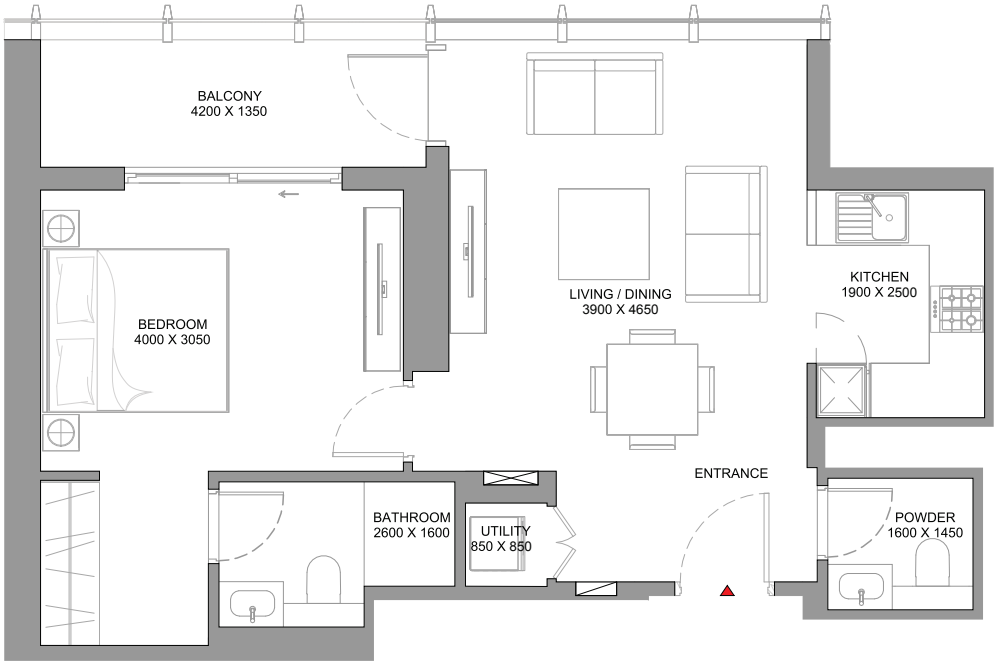
(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 650.46 SQ.FT.
BALCONY = 89.56 SQ.FT.
TOTAL = 740.02 SQ.FT.




LEVEL 10 - 33



List of unit numbers with this unit plan:

## VIEWS

City View

1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306

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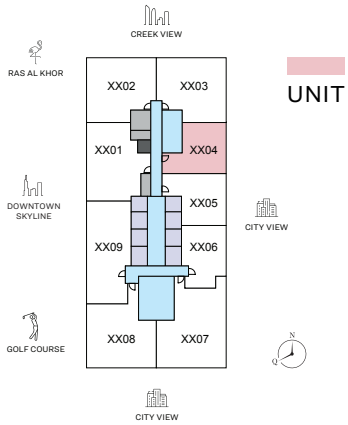
# 1 BEDROOM APARTMENT

## TYPE B

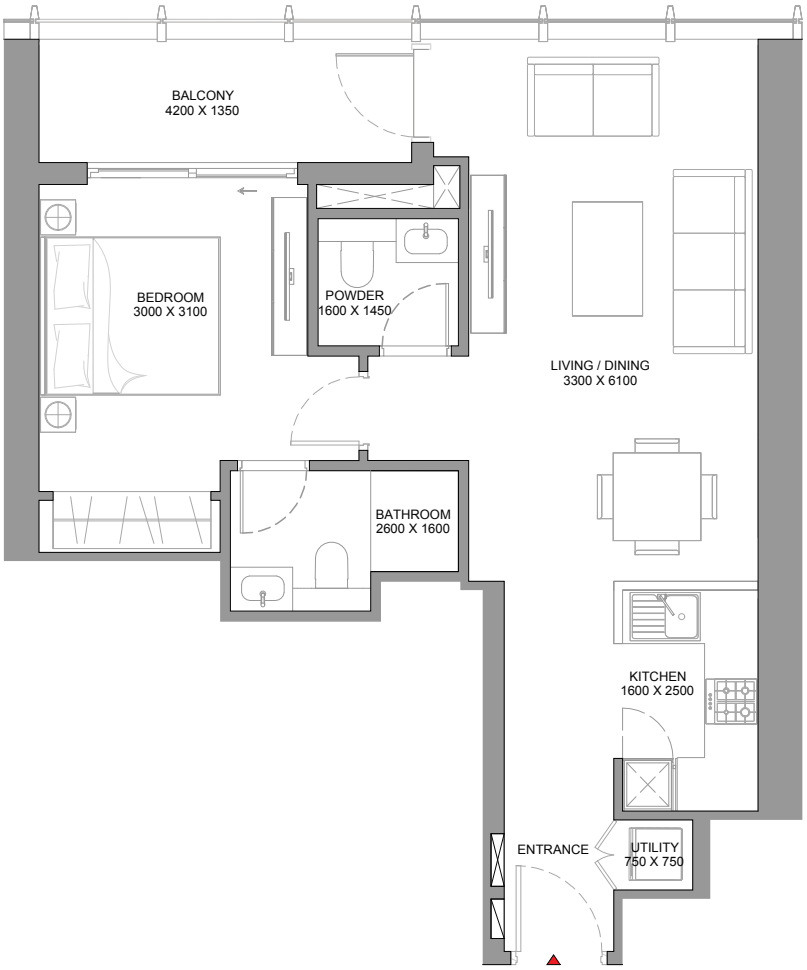
(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 639.81 SQ.FT.
BALCONY = 89.56 SQ.FT.
TOTAL = 729.37 SQ.FT.




LEVEL 10 - 33



List of unit numbers with this unit plan:

## VIEWS

City View

1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

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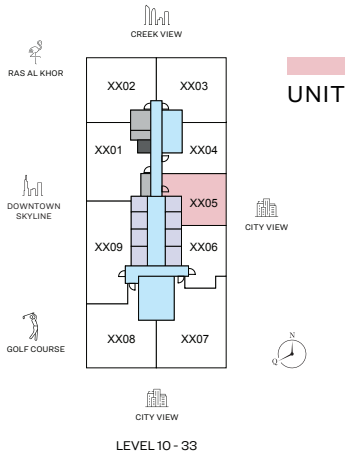
# 1 BEDROOM APARTMENT

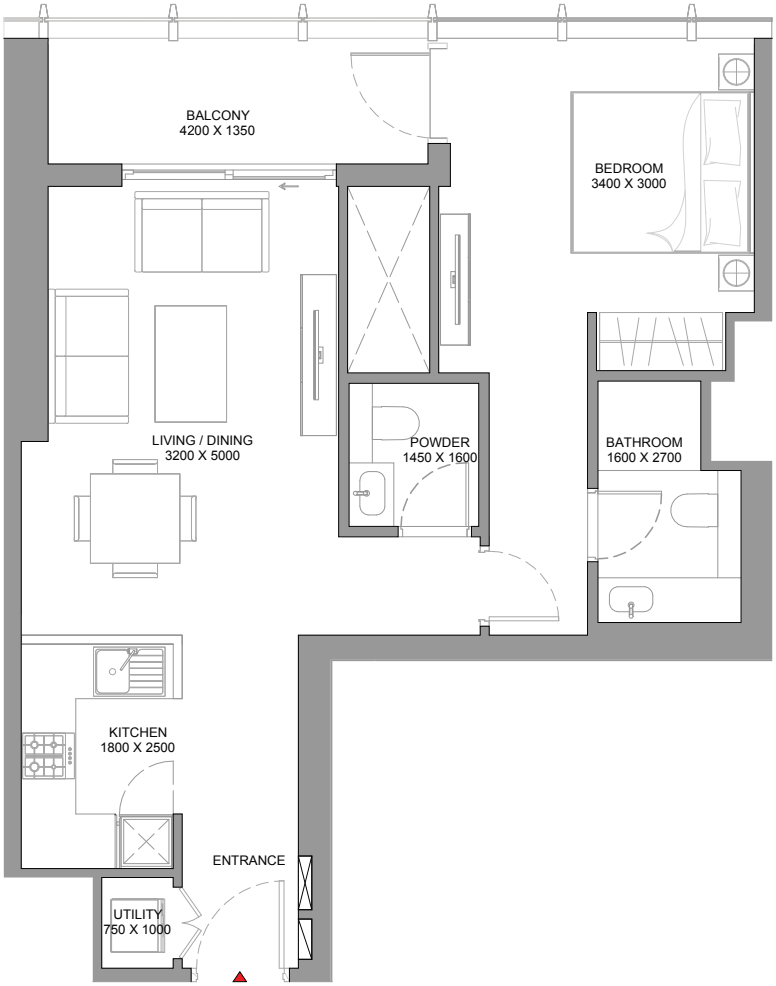
## TYPE C

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 666.72 SQ.FT.
BALCONY = 86.76 SQ.FT.
TOTAL = 753.48 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

City View

1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

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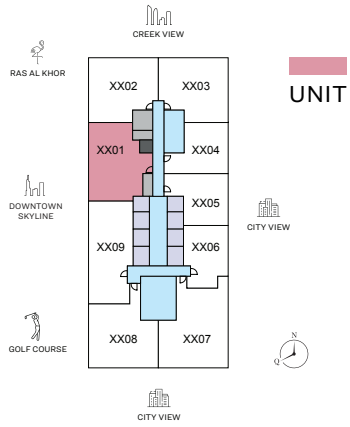
# 2 BEDROOM APARTMENT

## TYPE A

(with powder room and store room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,046.25 SQ.FT.
BALCONY = 170.61 SQ.FT.
TOTAL = 1,216.86 SQ.FT.




LEVEL 10 - 33

List of unit numbers with this unit plan:

## VIEWS

**Golf course, Ras Al Khor, Dubai Skyline, Amenities**
1101, 1201, 1301, 1401, 1501

**Golf course, Ras Al Khor, Dubai Skyline**
1601, 1701, 1801, 1901, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901

**Ras Al Khor, Downtown Skyline**
3101, 3201, 3301

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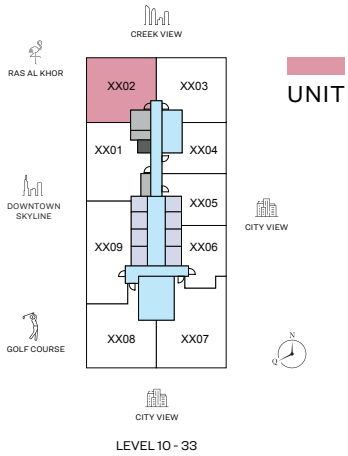
# 2 BEDROOM APARTMENT

## TYPE B

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,101.26 SQ.FT.
BALCONY = 83.31 SQ.FT.
TOTAL = 1,184.57 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

**Golf course, Ras Al Khor, Creek, Amenities**
1002, 1102, 1202, 1302, 1402, 1502

**Golf course, Ras Al Khor, Creek, Dubai Skyline**
1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002

**Ras Al Khor, Creek, Downtown Skyline**
3102, 3202, 3302

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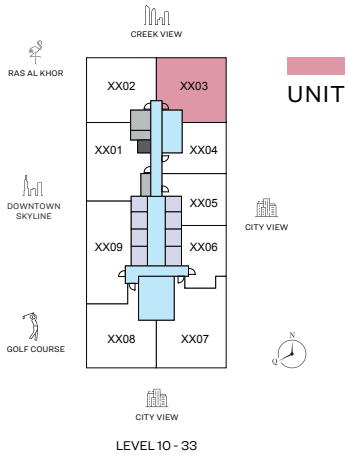
# 2 BEDROOM APARTMENT

## TYPE B - VARIANT 1

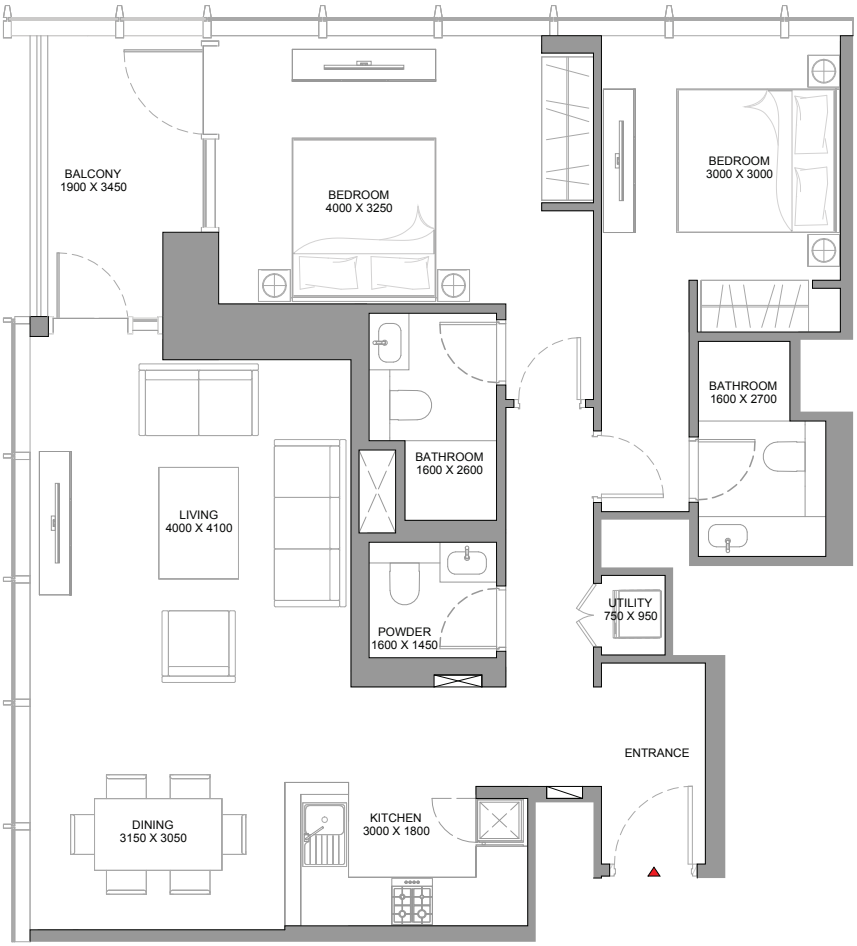
(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,100.83 SQ.FT.
BALCONY = 83.31 SQ.FT.
TOTAL = 1,184.14 SQ.FT.




LEVEL 10 - 33




List of unit numbers with this unit plan:

## VIEWS

**Creek, Dubai Skyline**

1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303

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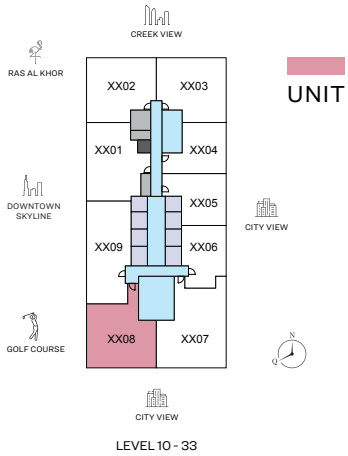
# 2 BEDROOM APARTMENT

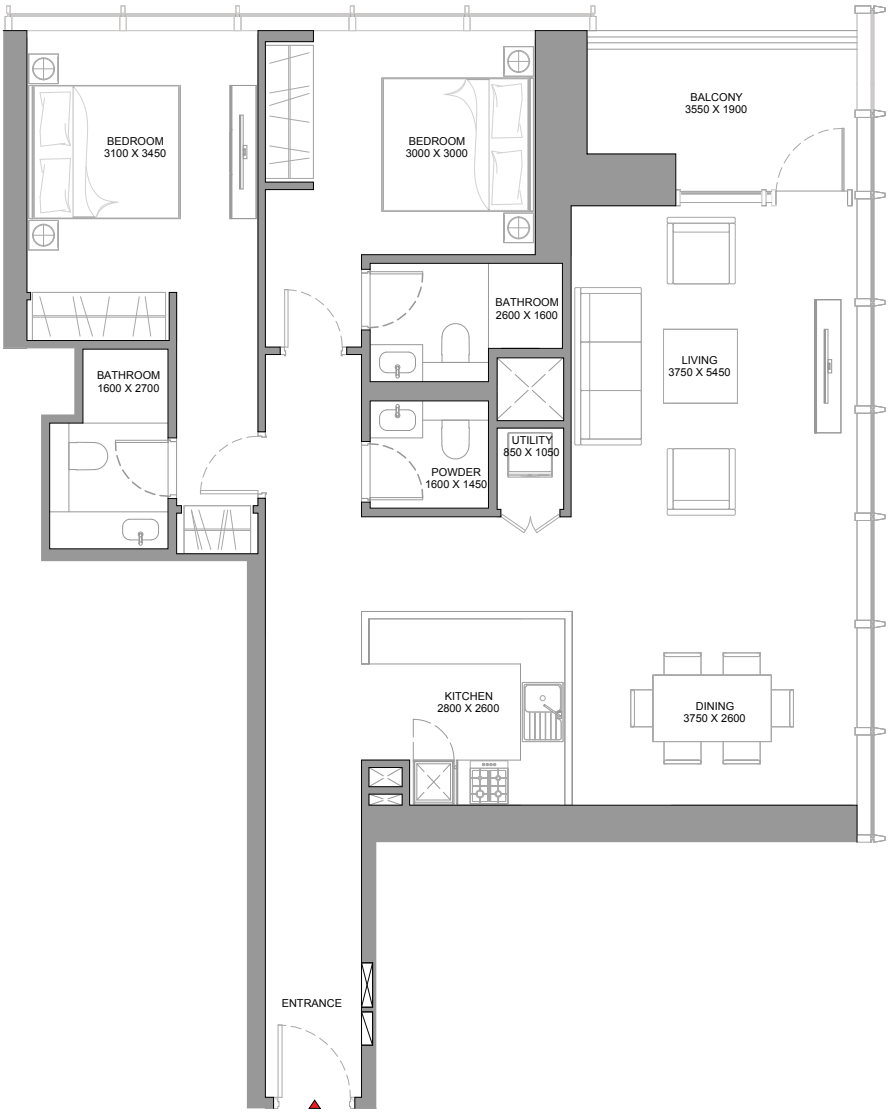
## TYPE C

(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,191.35 SQ.FT.
BALCONY = 92.25 SQ.FT.
TOTAL = 1,283.60 SQ.FT.




List of unit numbers with this unit plan:

## VIEWS

**Golf Course, Ras Al Khor, Dubai Skyline, Amenities**
1008, 1108, 1208, 1308, 1408, 1508

**Golf course, Ras Al Khor, Dubai Skyline**
1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008

**Golf course, Ras Al Khor, Downtown Skyline**
3108, 3208, 3308

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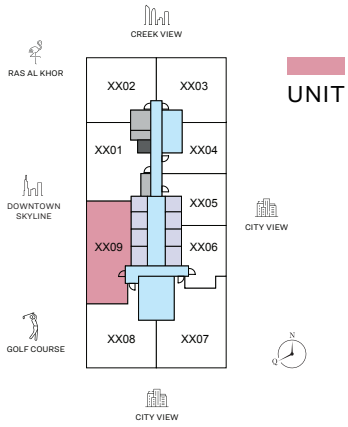
# 2 BEDROOM APARTMENT

## TYPE D

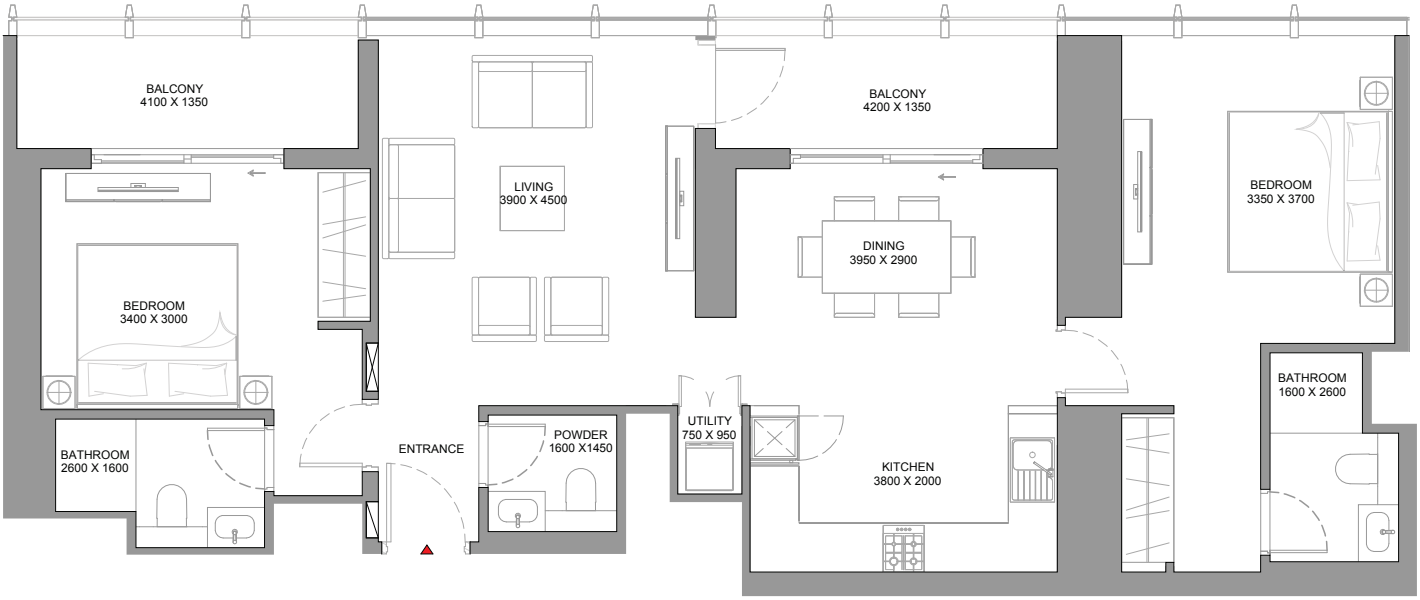
(with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,086.19 SQ.FT.
BALCONY = 175.45 SQ.FT.
TOTAL = 1,261.64 SQ.FT.




LEVEL 10 - 33




List of unit numbers with this unit plan:

## VIEWS

**Golf course, Ras Al Khor, Dubai Skyline, Amenities**
1009, 1109, 1209, 1309, 1409, 1509

**Golf course, Ras Al Khor, Dubai Skyline**
1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009

**Golf course, Ras Al Khor, Downtown Skyline**
3109, 3209, 3309

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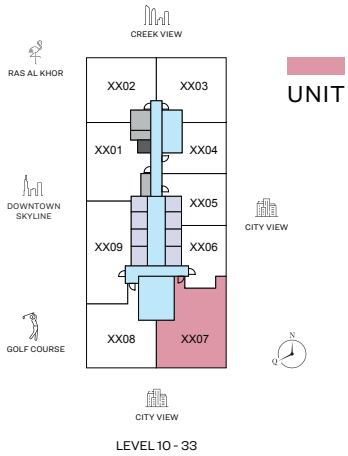
# 2 BEDROOM APARTMENT

## TYPE E

(with study room and shared powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,341.08 SQ.FT.
BALCONY = 175.67 SQ.FT.
TOTAL = 1,516.75 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

**City View**

1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307

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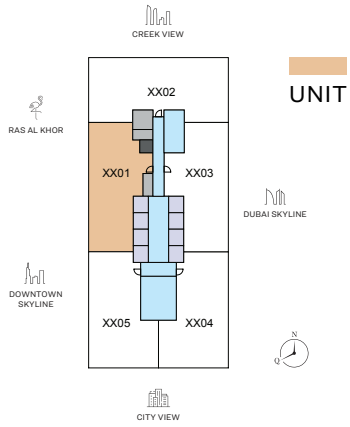
# 3 BEDROOM APARTMENT

## TYPE A

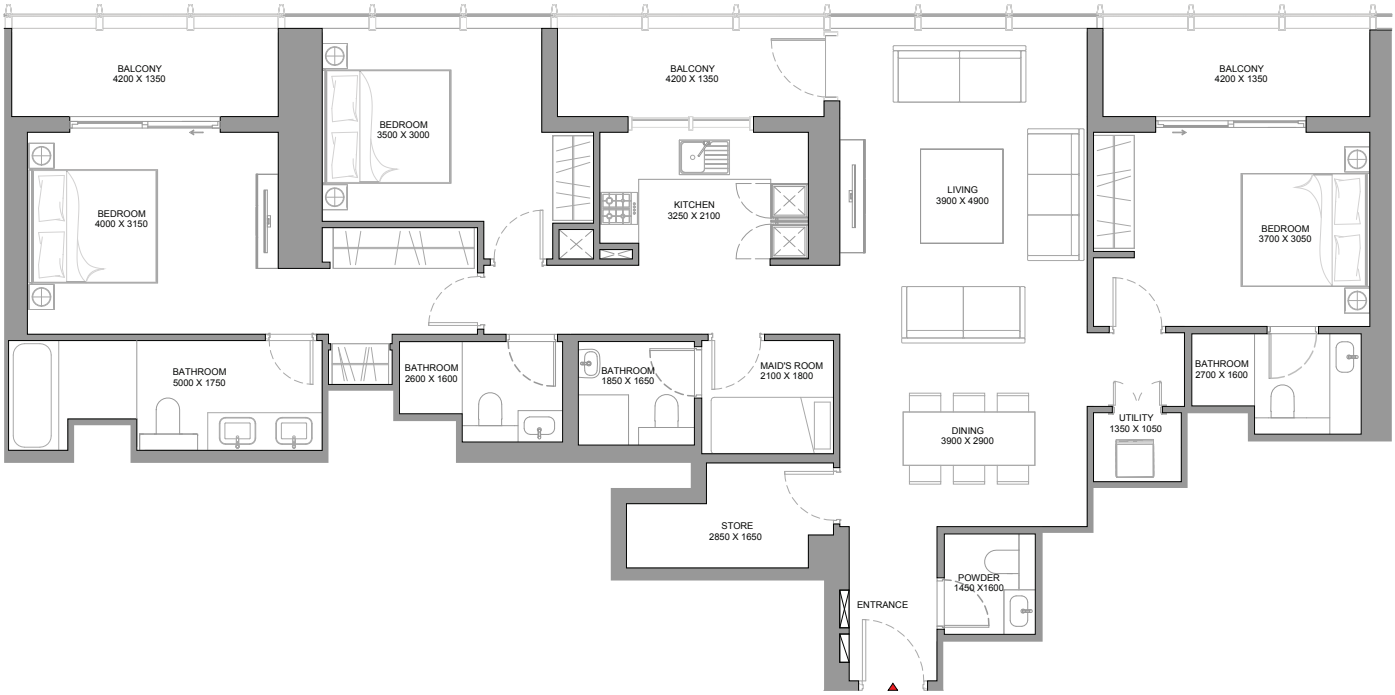
(with maid's room, store room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,592.20 SQ.FT.
BALCONY = 261.67 SQ.FT.
TOTAL = 1,853.87 SQ.FT.




LEVEL 37 - 60




List of unit numbers with this unit plan:

## VIEWS

**Ras Al Khor, Downtown Skyline**

3701, 3801, 3901, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 4901, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901

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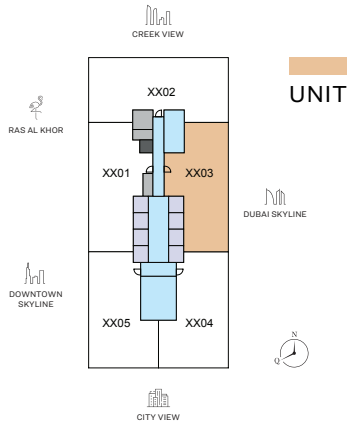
# 3 BEDROOM APARTMENT

## TYPE B

(with maid's room, store room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,610.28 SQ.FT.
BALCONY = 263.93 SQ.FT.
TOTAL = 1,874.21 SQ.FT.




LEVEL 37 - 60

List of unit numbers with this unit plan:

## VIEWS

**Dubai Skyline**

3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003

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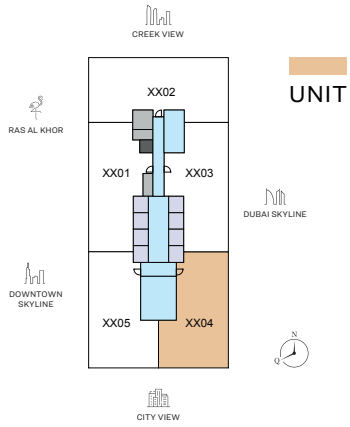
# 3 BEDROOM APARTMENT

## TYPE C

(with maid's room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,783.36 SQ.FT.
BALCONY = 175.34 SQ.FT.
TOTAL = 1,958.70 SQ.FT.




LEVEL 37 - 60

List of unit numbers with this unit plan:

## VIEWS

**Dubai Skyline, City view**

3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004

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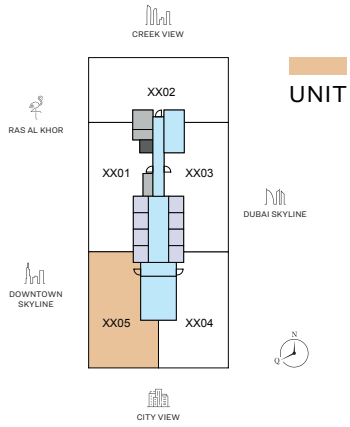
# 3 BEDROOM APARTMENT

## TYPE C - VARIANT 1

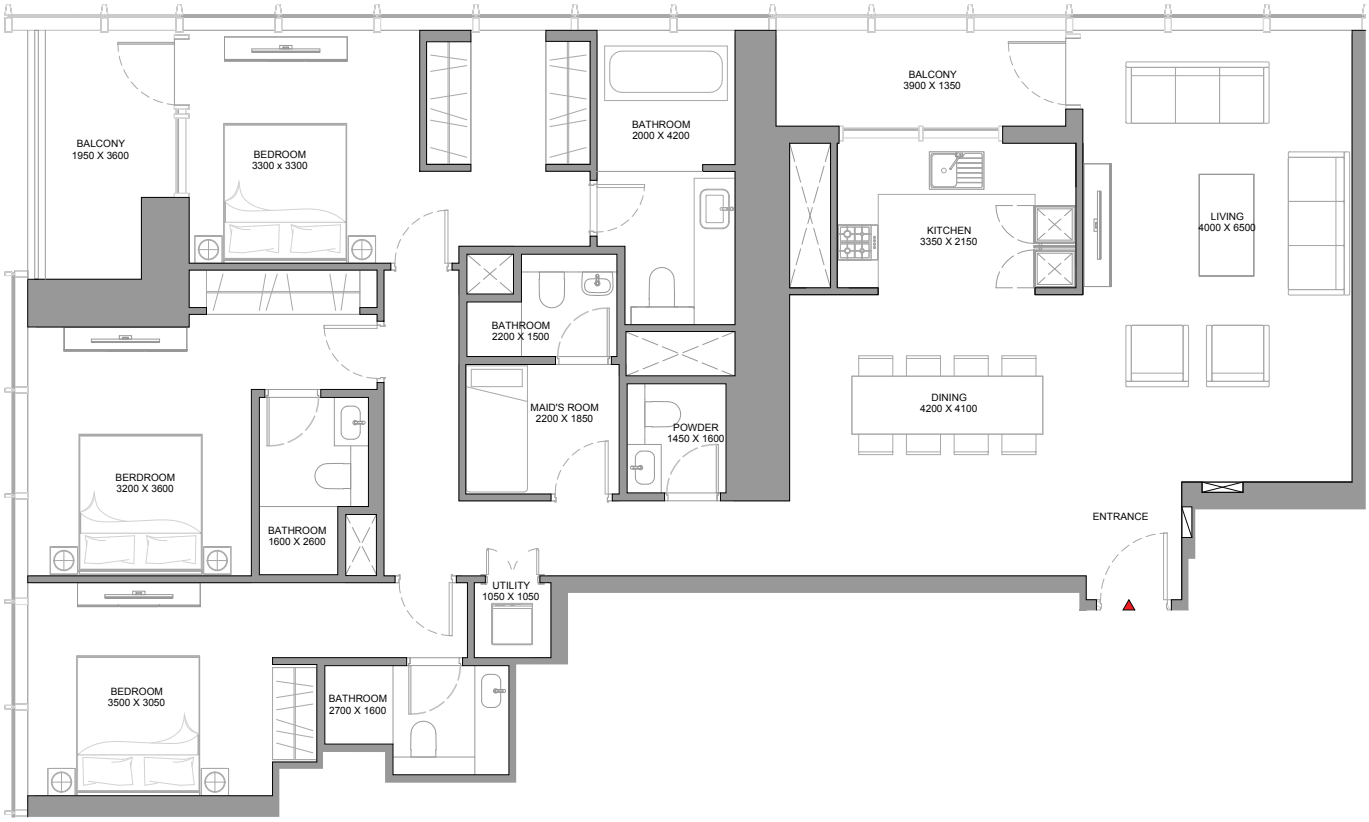
(with maid's room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,782.83 SQ.FT.
BALCONY = 175.34 SQ.FT.
TOTAL = 1,958.17 SQ.FT.




LEVEL 37 - 60



List of unit numbers with this unit plan:

## VIEWS

**Downtown Skyline, Community, City view**

3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905

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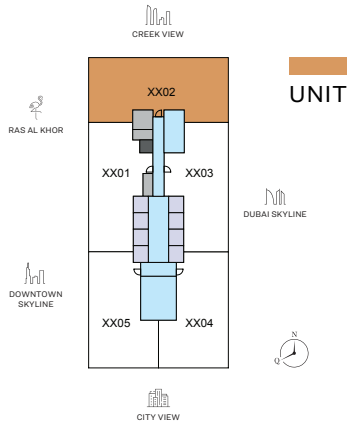
# 4 BEDROOM APARTMENT

## TYPE A

(with maid room and shared powder + balcony)

**TOTAL SALEABLE AREA**

SUITE = 2,278.40 SQ.FT.
BALCONY = 166.63 SQ.FT.
TOTAL = 2,445.03 SQ.FT.




LEVEL 37 - 60

List of unit numbers with this unit plan:

## VIEWS

210 degree views (Ras Al Khor, Creek, Dubai Skyline, Downtown Skyline)

3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402, 4502, 4602, 4702, 4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502, 5602, 5702, 5802, 5902, 6002

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