

GET READY FOR THE
BIGGEST

REVEAL EVER

by

SOBHA
REALTY

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

THE COAST'S LAST SECRET.
NOW THE WORLD'S NEW BENCHMARK

In a country known for transforming skylines, one pristine stretch of coast still remained – a canvas untouched, waiting for the masterstroke!

This is not just land. This is legacy.

We saw more than potential.

We saw the future of coastal living - redefined, elevated, and made it timeless.

A VISION BY SOBHA REALTY
THE RISE OF A CITY LIKE NO OTHER

Along the crystal-clear beachfront of Umm Al Quwain,
a city unlike any other is rising.

A destination where **Sobha's architectural strength**
dances with the ocean's breeze.

A PICTURESQUE BEACHFRONT

A GLOBALLY CONNECTED BUSINESS CORE

A CULTURAL RENAISSANCE

DOWNTOWN



DOWNTOWN UAQ

INSPIRED BY GREAT DOWNTOWNS.
DESIGNED TO RIVAL THEM

This coastal city spanning over **25 million sq.ft.** which blends:

Coastal elegance of

Europe

Cultural richness of

The Middle East

Visionary edge of

The UAE

- 7 km of uninterrupted beachfront
- 7 km of Beach Park
- Luxury, commerce, culture, and heritage seamlessly blended
- Massive Entertainment Arena
- Land Reclamation Engineering
- Arts and Culture Centre
- Multiple Green Pockets

PERFECTLY PLACED. EFFORTLESSLY CONNECTED.

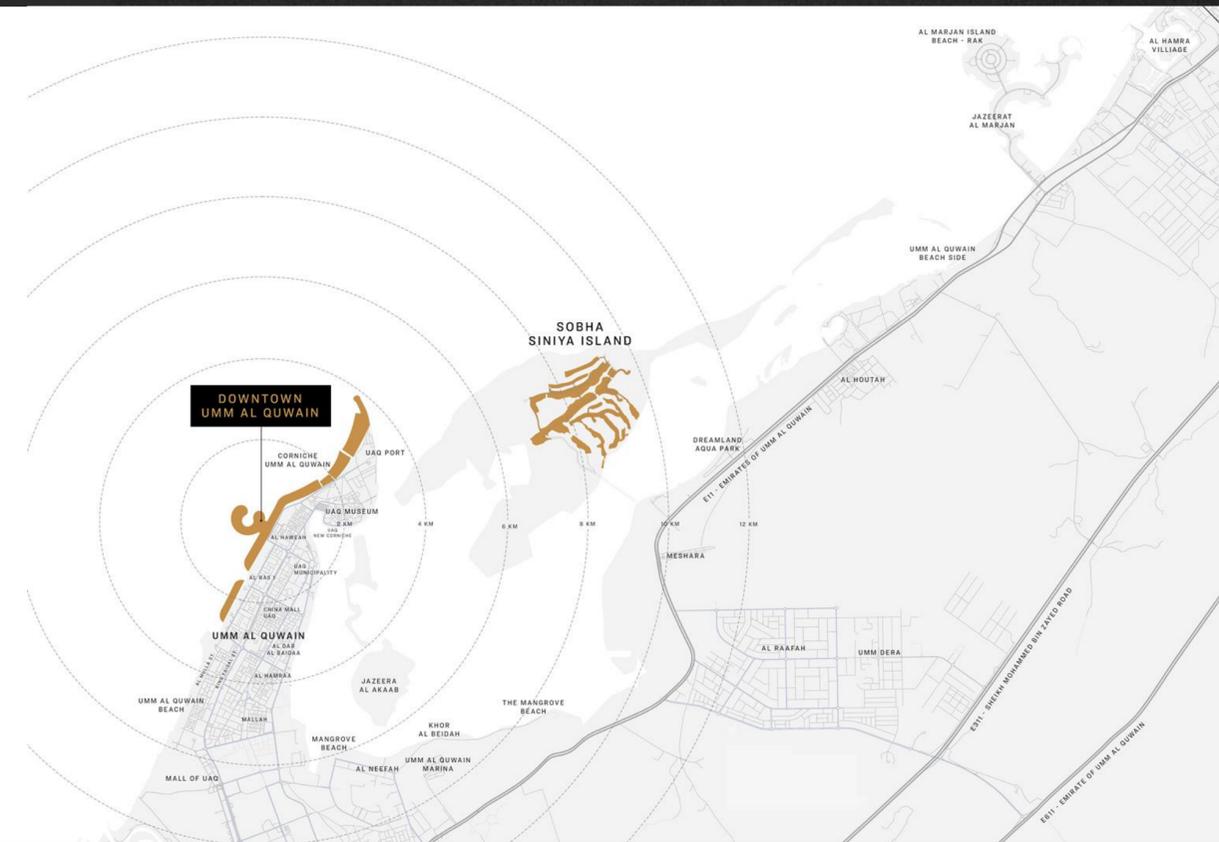
Positioned between major Emirates of UAE

Strategically connected via
E11 & 311

Quick access to
DUBAI, SHARJAH & RAK

Just **40 mins** drive
from the heart of DUBAI

Close to
INTERNATIONAL
AIRPORTS



DOWNTOWN UAQ

KEY HIGHLIGHTS OF DOWNTOWN UAQ

Beachfront lifestyle –
A sector with longest
beach access

5-Star
Hotels &
Resorts

Exclusive
Marinas

Museum

Multiple
Green Parks

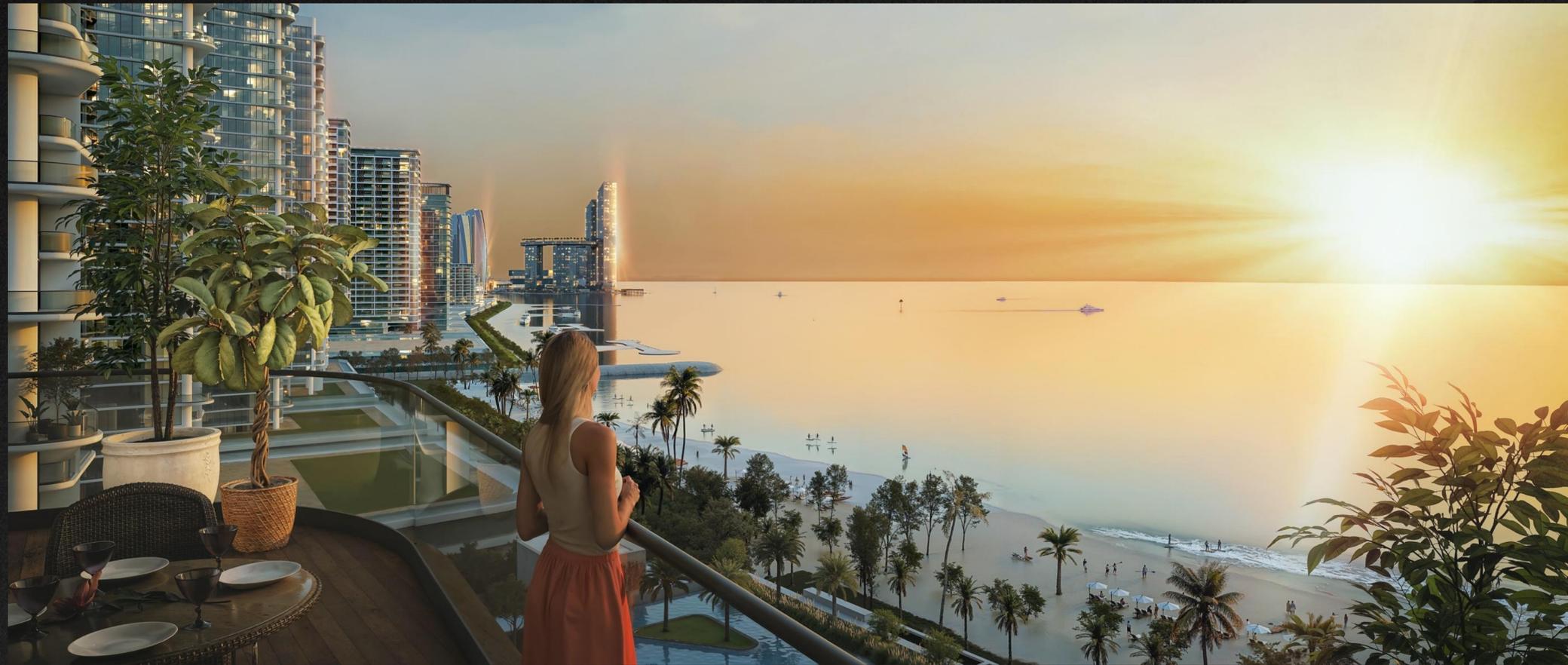
Convention &
Conference Centers

Retail, Dining &
Beach Access

15 million sq.ft.
Trade Center

Grade-A
Offices

Art & Design
District



BEACHFRONT BLISS

Lounge by the beach or take a sunset stroll along golden sands of UAQ.

Actual render of the project

DOWNTOWN



HOSPITALITY & HERITAGE

Luxurious 5-star hotel brings together modern comfort and traditional culture.



MARINA MOMENTS

A world-class marina invites residents and visitors to experience and enjoy the seafaring lifestyle.

Actual render of the project

DOWNTOWN



EXCLUSIVE LEISURE

Distinguished hotels, clubhouse and retail spaces to offer a private escape for social and wellness experiences.

Actual render of the project



PARKS AND GREEN POCKETS

Multiple parks scattered across the sectors provide the greenest spaces for families, fitness, and self-reflection.

Actual render of the project



SOBHA
AQUAMONT





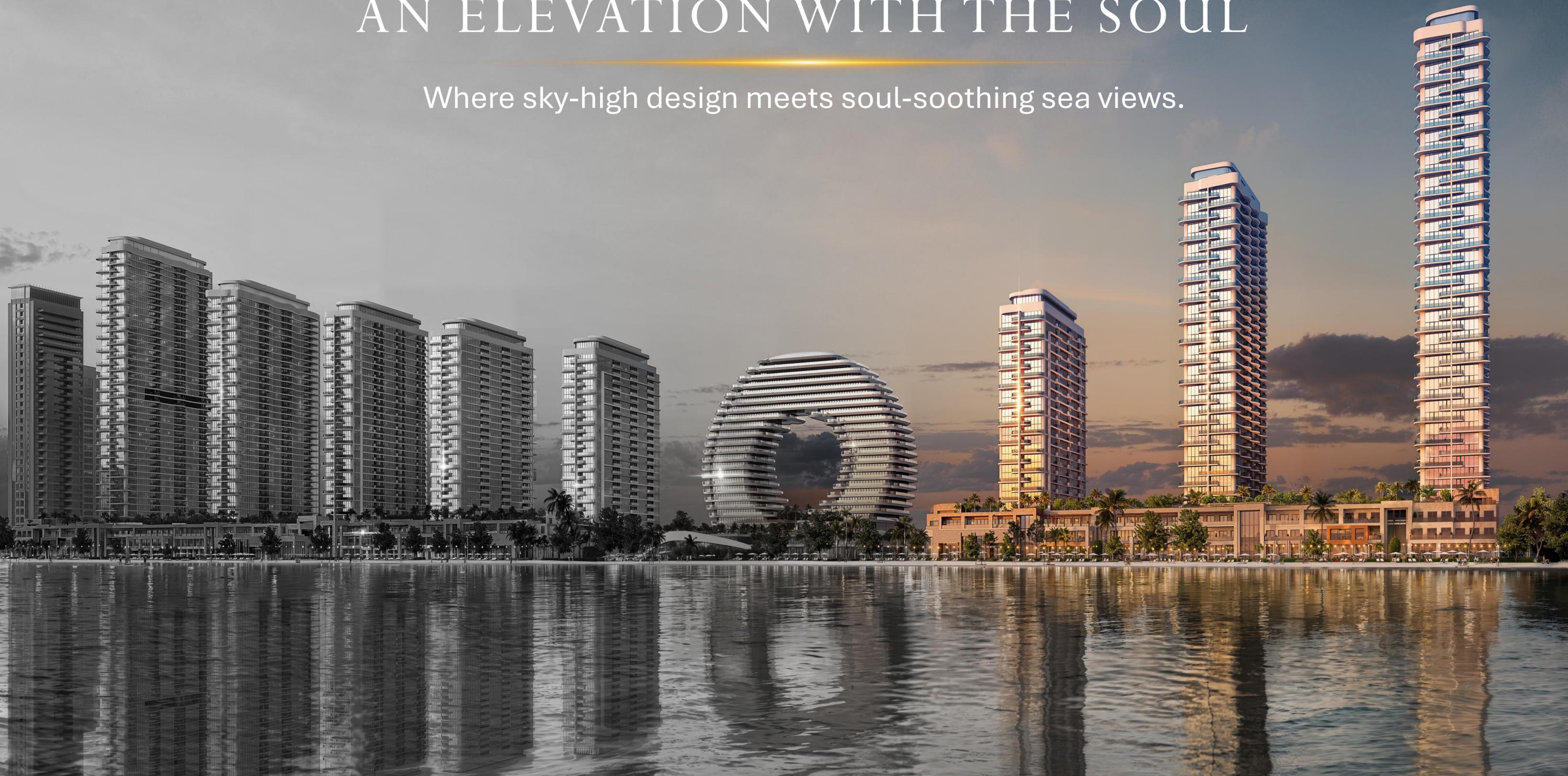
INTRODUCING
SKYLINE BY
THE SHORE
A RARE LIFESTYLE

WHY SOBHA AQUAMONT?

Aquamont: This word suggests a unique combination of waterfront peacefulness and mountain-inspired elevation (high-rise towers of the cluster), offering residents a beachfront lifestyle experience where they can enjoy both the whispers of oceanic waves and the grandeur of views from the high-rise buildings.

AN ELEVATION WITH THE SOUL

Where sky-high design meets soul-soothing sea views.





KEY HIGHLIGHTS



SOBHA
AQUAMONT

Skyline by the Shore

120 meters mega
podium

Every home with
uninterrupted sea
view

Quick access to 7
km of beach and
beach park

Strategically
curated amenities
for all age groups

DOWNTOWN



KEY PLAN

- 1 Entrance to podium
- 2 Feature Sculpture
- 3 Swimming Pool
- 4 Wet Bed
- 5 Submerged seating with sea view
- 6 Pool Jacuzzi
- 7 Pool Deck
- 8 Kids Pool
- 9 Ping Pong tables
- 10 Football Tables
- 11 Outdoor Fitness
- 12 Kids Play
- 13 Teenagers Play
- 14 Activities Lawn
- 15 Sitting deck
- 16 Outdoor Lounge
- 17 Edible Garden
- 18 Shaded Relaxation Zone
- 19 Fragrant Garden
- 20 Zen Garden with Yoga Deck
- 21 BBQ Deck
- 22 Jungle Trail
- 23 Picnic Lawn
- 24 Outdoor Cinema
- 25 Outdoor Amphitheatre
- 26 Maze Garden

THE UNIQUE EDGE

Tallest tower of **42 floors**

Dual access (**Beach + Beach Park**)

Exclusive introduction of **3-bed duplexes** with **Horizon view**

Signature **Sobha finishes**

Next to a **5-star hotel**

PRODUCT CONFIGURATION & SPECIFICATION

Configurations: 1, 2, 3 Bedroom Residences

Units with **Panoramic sea views**

Units with **Grand podium amenities view**

Private balconies

Maximum space utilization



DOWNTOWN



DOWNTOWN



DOWNTOWN

CONSTRUCTION IS ALREADY UNDERWAY AT
SOBHA DOWNTOWN UAQ

THE FUTURE IS RISING, AND IT'S HAPPENING
NOW!

DOWNTOWN



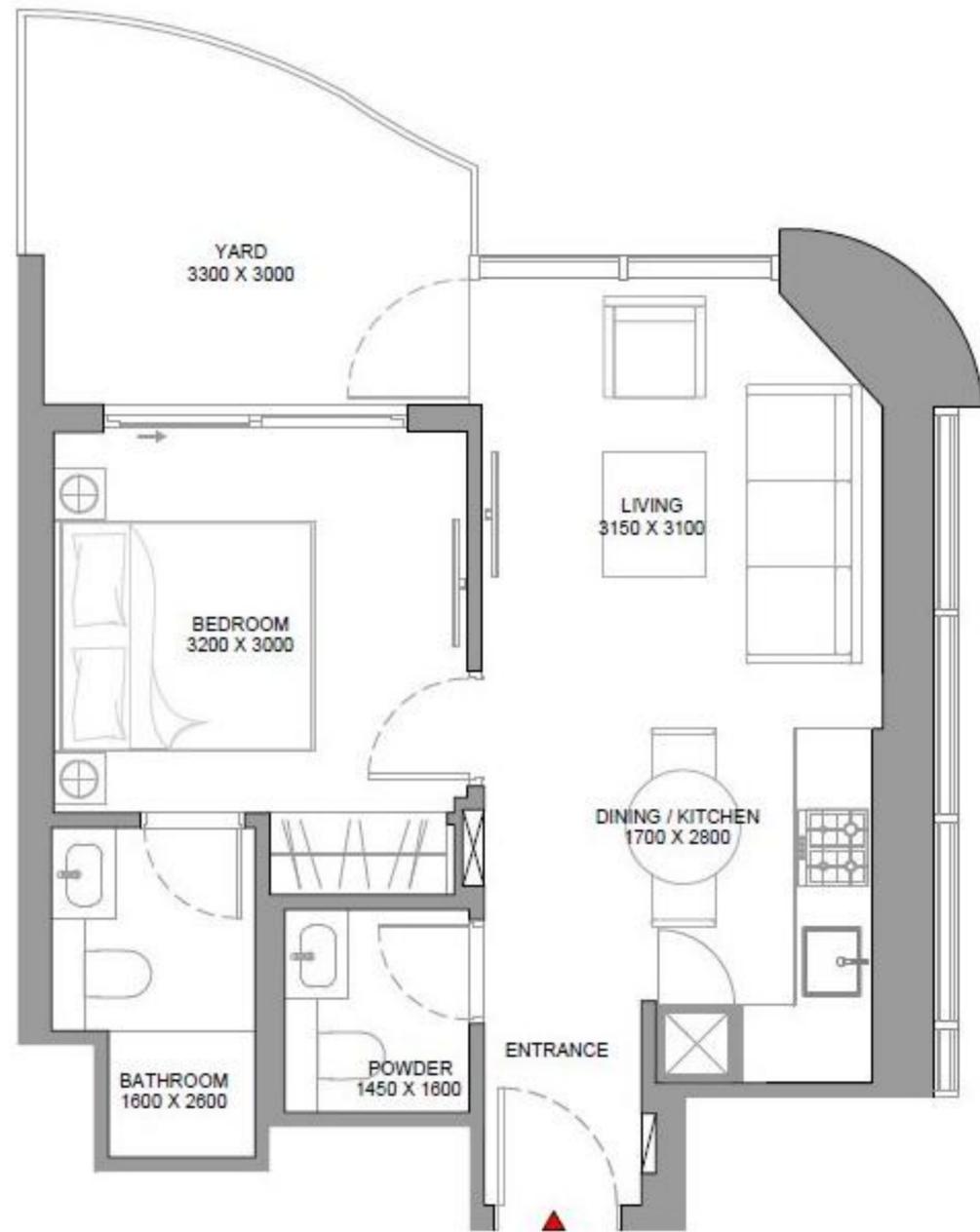
DOWNTOWN



DOWNTOWN

1 BED
TYPICAL FLOOR PLAN

DOWNTOWN



PARTICULARS

DETAILS

Total Variants

10

Size bracket

556 sq.ft to 620 sq.ft

2 BED
TYPICAL FLOOR PLAN

DOWNTOWN



PARTICULARS

DETAILS

Total Variants

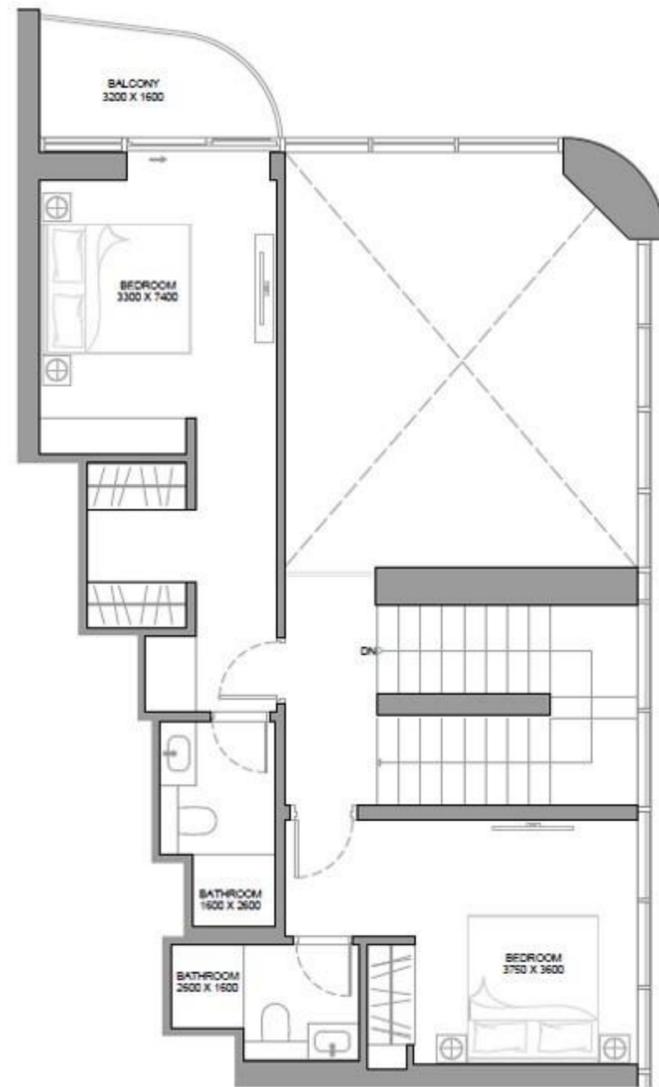
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Size bracket

720 sq.ft to 1398 sq.ft

3 BED
TYPICAL FLOOR PLAN

DOWNTOWN



PARTICULARS

DETAILS

Total Variants

6

Size bracket

2149 sq.ft to 2218 sq.ft

VALUE . VIEW . VISION .

The longest beachfront community of the region

1 BED
Residences

Starting from
AED

1.11 million

2 BED
Residences

Starting from
AED

1.44 million

3 BED
Residences

Starting from
AED

4.30 million

THE INVENTORY WILL
BE RELEASED ON

2 MAY 2025

DOWNTOWN

Channel Partner Commission

6%

Earn big with one of the most rewarding commission structures in the market.
Your efforts deserve the best. And we are making sure you get it!

WHERE VISION MEETS REWARD.
BEYOND THE HORIZON, BEYOND EXPECTATION.

SALES VALUE (IN MN AED)	MONTHLY BONUS AMOUNT (IN AED)
10	15,000
30	40,000
50	75,000
75	100,000

CAPITALIZE ON COASTAL EXCELLENCE - SPOT CASH

TYPOLOGY	ELIGIBLE SPOT CASH (AED)
1 Bed	3,000
2 Bed	5,000
3 Bed	7,000

OVER AND ABOVE – QUARTERLY BONUS IS STILL APPLICABLE

SALES VALUE	QUARTERLY BONUS (AED)
60 million	75,000
80 million	200,000
150 million	750,000
200 million	1,000,000
250 million	1,500,000

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