



FACT BOOK



DOWNTOWN SOBHA









DOWNTOWN | SOBHA UMM AL QUWAIN REALTY

THE COASTAL CITY

Downtown UAQ | Sobha Realty is a visionary destination designed to elevate every moment by the shore. Spanning over 25 million sq. ft., it blends beachfront living, wellness, and purposeful design.

Strategically located between Dubai and Ras Al Khaimah, it offers both beachside tranquility and access to major growth corridors.

Sobha Aquamont at Downtown UAQ offers beachfront residences with access to a staggering 11 KM of uninterrupted shoreline, including 7 KM of pristine beaches and beach parks making it one of the longest coastlines in the region.

Community Features

11km Uninterrupted Shoreline

7km Direct Beach & Beach Park Access

Multiple

Marinas

I

Luxurious Hotels & Resorts

BÓ

Yacht Club

& Harbour

Commercial

Spaces

50% Open Green Spaces

Arena & Museum

Entertainment

40 Mins

from Dubai

Art & Design District

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Strategically Located



Connected via E11 & 311



ACD JUNE 2028

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PROJECT MIX Beachfront Residences | Commercial hub Entertainment | Arenas, etc.

COMMUNITY FEATURES

- Coastal paradise offering luxury, recreation, and relaxation
- Perfect union of Downtown & Beachfront living
- Mixed-use development with uninterrupted beach views
- Leisure community with passive & active water activities
- Vibrant retail promenades and marinas
- Multiple indoor and outdoor amenities

PROJECT FEATURES

- 3 towers
- Unit Configuration: 1- & 2-Bedroom Residences & 3-Bedroom Duplexes
- 1152 residences and multiple retail units
- Retail & parking on the ground floor
- Residences & parking on podium level 1 & 2
- Residences & Duplexes From 1st floor onwards
- AED 20/Sq.Ft ± 20 % /Annum (Subject to Authority Approval) + Chiller Charges (as per actuals)

SPECIFICATIONS





LIVING ROOM:

Walls are finished with matt emulsion paint and feature skirting, creating a refined and elegant living space. Porcelain tiles in all living area providing a durable and sophisticated aesthetic.

BEDROOM

The master bedroom includes an ensuite bathroom, providing added privacy and convenience.

Bedrooms feature walls with matt emulsion paint and skirting for a polished look.

Porcelain tiles are used in all bedrooms, ensuring a consistent and high-quality finish.



Disclaimer. The images use 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.



BATHROOMS & POWDER ROOM

The bathrooms and powder rooms are designed with a focus on quality and luxury.

Sanitary ware, including WCs and wash basins, are provided by premium brands.

Chrome-plated fittings add a touch of elegance and durability.

High-quality porcelain tiles are used for both floor and wall finishes, creating a sleek and modern aesthetic.



KITCHEN FEATURES

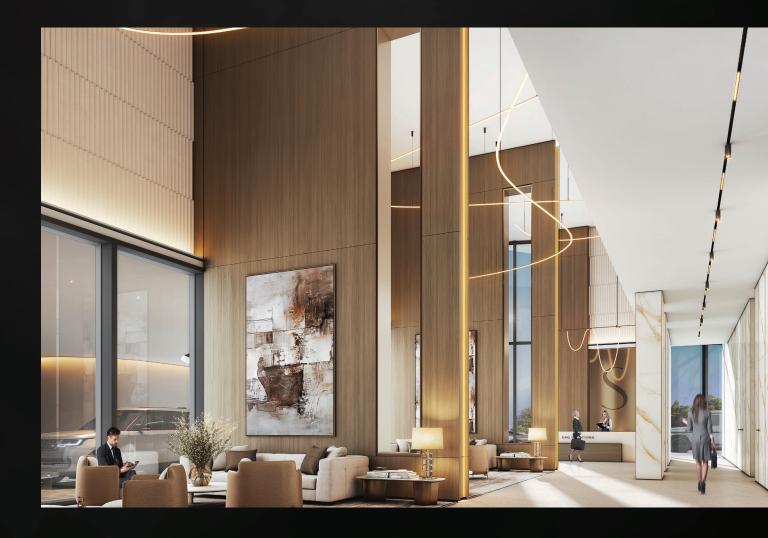
The kitchen comes equipped with a full suite of premium-brand appliances, including an oven, gas hob, hood, refrigerator, and washing machine

The walls are finished with matt emulsion paint, and a high-quality finish is applied to the area between the base and wall cabinets.

The kitchen cabinetry is crafted from laminate or an equivalent material, ensuring durability and a sleek appearance.

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HOME AUTOMATION

Future-ready provisions are integrated for smart home technology, allowing residents to effortlessly control lighting and temperature. District Cooling System for reduced power consumption and carbon footprint.

FIXTURE AND FITTINGS

Door, kitchen, wardrobe, and vanity to be finished with laminate, melamine or equivalent offering both style and functionality.

EXTERNAL FAÇADE

Double-glazed façade with heat and sound insulation.



MASTER PLAN







- Art and Design District Retail F&B Transportation Hub Museum & Marine experience center Arts & Cultural Center Club House Hotel & Souk
- Public Beach Marina Wellness Park Running Circuit Beach Volleyball Barbeque & Dinning Area Event Cabana
- Fiesta Square
 Linear Park
 Yoga Deck
 Community Park
 Community Garden
 Trampoline zone
 Sports Arena

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LINEAR PARK with the following AMENITIES

Amphitheatre BBQ & Dining Areas Yoga Deck Trampoline Wellness Park Ping Pong Tables Running Circuit Tennis Courts Paddle Courts Skateboarding Zone

AMENITIES FOR CLUBHOUSE

Entrance Lobby with reception Library lounge Gymnasium Health club with Steam & Sauna Multipurpose Hall Indoor Games Area Business Lounge / Meeting Space Café Lounge Swimming pool Barbeque Area





