



GOLF RIDGES
AT SOBHA ONE

SOBHA
REALTY



Inspired by
golf

Designed for life.



Project Highlights

54
Villaments

Configuration

4&5
bed villaments

LOCATION MAP



Sheikh Zayed Road

Business Bay

Burj Khalifa & Downtown Dubai

Sobha Hartland &
2 International Schools

The Dubai Mall

Dubai Canal

SOBHA ONE

Ras Al Khor Wildlife Sanctuary

Golf Course

Ras Al Khor Road

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

DURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES

DUBAI FRAME
15 MINUTES

DUBAI OPERA
15 MINUTES

PALM JUMEIRAH
25 MINUTES





4 Bedrooms Villaments

- Arrival into the villament with grand double heightened entrance foyer
- The living and Dining Area is overlooking lush green landscape of Golf course
- Huge dining area connected to semi-open kitchen and a dedicated breakfast counter
- The two levels in duplex villaments are connected with internal lift and staircase
- The huge double height balcony space is best for outdoor living and dining
- A fully fitted kitchen and bathroom with white goods
- Master Bedroom has ensuite bathroom and walk-in closet
- Matt emulsion paint on walls with skirting for living rooms and Bedrooms
- All units have Maid's room, Powder, Store and Utility as Standard offering

5 Bedrooms Villaments

- Arrival into the villament with grand double heightened entrance foyer
- The living area has huge double heightened ceiling and window looking at the golf course
- A second family living space is provided on second floor
- Huge dining area connected to semi-open kitchen and a dedicated breakfast counter
- The two levels in duplex villaments are connected with internal lift and staircase
- The huge double height balcony space is best for outdoor living and dining
- A fully fitted kitchen and bathroom with white goods
- Master Bedroom has ensuite bathroom and walk-in closet
- Matt emulsion paint on walls with skirting for living rooms and Bedrooms
- All units have Maid's room, Powder, Store and Utility as Standard offering



Kitchen

- White goods including Oven, Gas Hob and Hood, Dish Washer, and Washer-Dryer of Bosch or equivalent brands
- Matt emulsion paint on walls with good quality finish between base and wall cabinets
- Good quality reconstituted stone or equivalent provided for countertop stone in vanity and kitchen
- Fridge-freezer of Bosch or equivalent brands
- Double Bowl kitchen sink
- Kitchen cabinet of Laminate/ High Gloss PET or equivalent



Bathrooms and Powder room

- All WC and Wash Basin is provided by Duravit or equivalent brands
- Concealed Cistern of Geberit, or equivalent brands
- CP fittings of Grohe or equivalent brands
- Floor and wall finishes are done with high quality Porcelain Tiles, matt emulsion and skirting
- Vanity and Wardrobe with fixture and fittings of Laminate/ High Gloss PET or equivalent



Community Features

- A residential community where city and nature merge together and work finds a balance with play to become 'One'
- An ultra-luxury urban development overlooking Dubai Creek with panoramic views of the Ras Al Khor sanctuary to the north and Downtown to the west
- This urban oasis contains several multi use towers of varying heights rising from 30 stories tall and hitting a crescendo of 65 stories
- This residential development comprising of 3028 apartments and some commercial units
- Urban oasis would rise to be an important architectural marvel in Dubai
- A unique lifestyle environment which shall include state-of art indoor and outdoor amenities
- Strong sense of place, peace, and well-being



A world class Pitch and Putt golf course featuring
18 Holes of Golf, right in front of the building

Golf Course is masterfully designed by one of the
greatest golfers ever, with **159 Professional Wins**,
including nine times on the Champions Tour

A world-renowned golf course architect who has crafted over
400 Design Projects in Five Continents
is appointed for the design



Golf Course



- Golf Ridges at Sobha One redefines fine living with golf course facing villaments
- All the villaments are overlooking a world-class 18-hole pitch and putt golf course with a water body
- Golf Course is masterfully designed by one of the greatest golfers ever, with 159 professional wins, including nine times on the Champions Tour
- A world-renowned golf course architect who has crafted over 400 design projects in five continents is appointed for the design



RECREATE

18-hole pitch and putt golf course
Clubhouse

FAMILY

BBQ Area
Sky Garden
Family Park
Open Lawn
Giant Chess
Play Equipment
Pool Slides
Toddler Play Area





Amphitheatre
BBQ & Dining
Areas
Cinema Screen
Sensory Gardens
Group Yoga Decks
Natural Trials
Open Lawns
Tranquil Water

ENTERTAIN

REJUVENATE

Battle Ropes
Fitness Podium
Handball Courts
Trampoline
Gym
Wellness Park
Ping Pong Tables
Rock Climbing
Running Circuit
Training Areas
Jumping Blocks





Adults pool
Pool with beach
Jacuzzi
25 Mts Lap pool
Sunbeds
Wet Bed
lounges
Toddler pool

REFRESH

MEP Features

- District Cooling and FCU provided*(Charge separately)
- Home Automation provisions for Lighting and Temperature control - for convenience and energy conservation

Sustainability Features

- Double-glazed façade – floor to ceiling glass curtain wall with superior heat and sound insulation
- EV Charging stations *(As per statutory requirement)
- Energy efficient HVAC system; condensate water recycled for irrigation
- District Cooling System used – reduced power consumption and carbon footprint
- Locally sourced concrete, steel, gypsum, insulation, and tiles emphasizing on regional materials
- Sustainable, non-toxic materials used throughout, for a healthy living environment

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