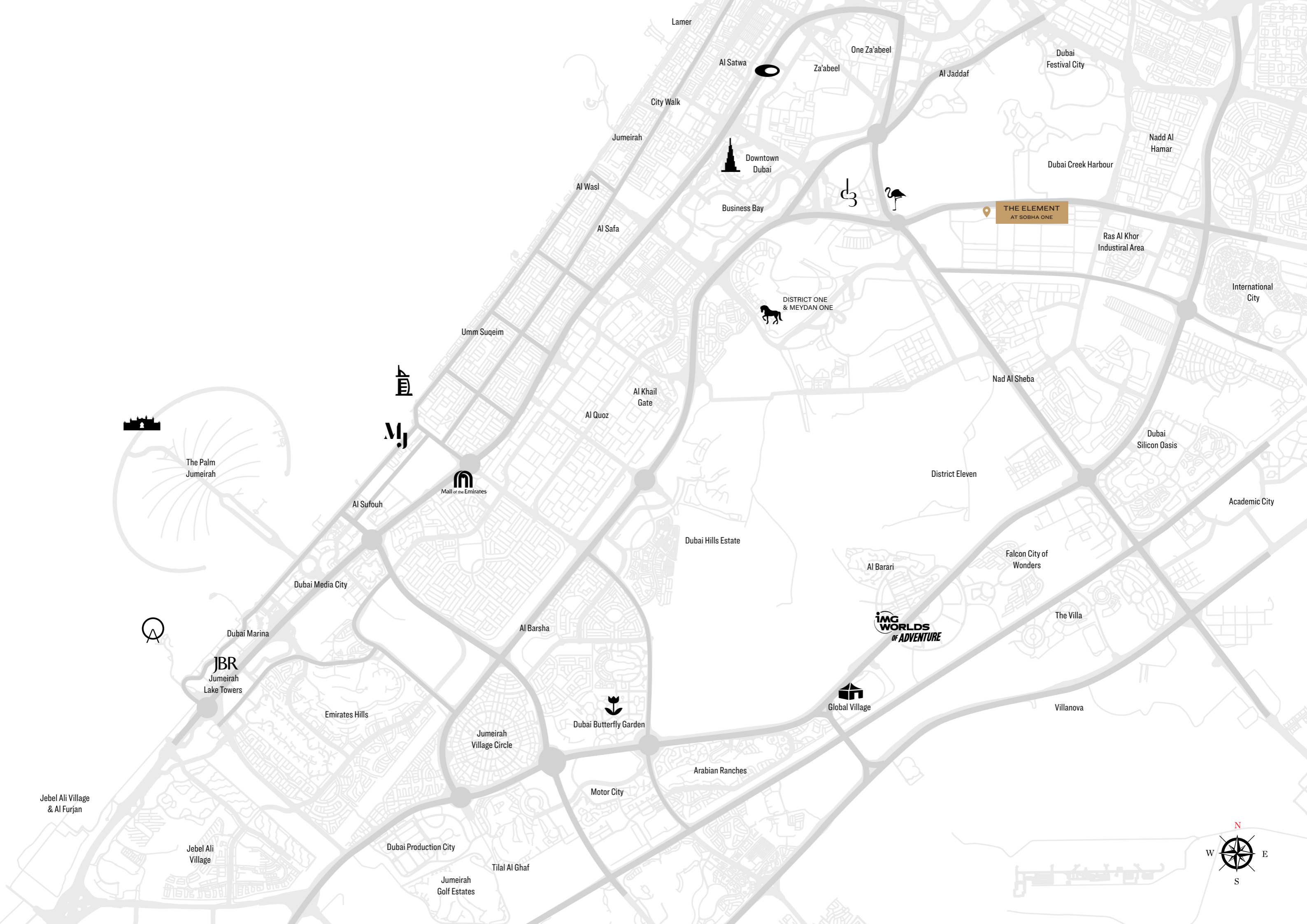


THE ELEM³ENT
AT SOBHA ONE

FACTBOOK





Experience Life — IN — Full Panorama

Where luxury soars to new heights
amidst captivating views.

A Haven of
Scenic Tranquillity





Where every view is _____ *a Masterpiece*

SITEPLAN





APARTMENT

- Clean rectangular geometric shaped tower
- With immense natural light each apartments has large windows and spill out balconies for those evening coffee
- Bedrooms with sufficient wardrobe modules
- All balconies have standard offerings
- Acrylic Emulsion paint on wall with skirting for bedrooms & Living areas
- External Façade: High-performance double-glazed system and Aluminum Composite panels / EIFS with glass railing

KITCHEN

- White goods including Oven, Hob and Hood and Washer-Dryer of Bosch or equivalent brands
- Acrylic emulsion paint on walls with good quality finish tile/reconstituted stone between base and wall cabinets
- Good quality tile/reconstituted stone or equivalent provided for countertop stone in vanity and kitchen
- Fridge-freezer of reputed brand
- Dish Washer of Bosch or equivalent brands
- Kitchen cabinet of Laminate/ Melamine/ High gloss PET or equivalent

BATHROOMS & POWDER ROOM

- WC and Wash Basin are provided by Duravit or equivalent brands
- Concealed Cistern by Geberit/TECE or equivalent brands
- CP fittings by Safnon or equivalent brands
- The floor and wall finishes are done with high quality Porcelain Tiles and Acrylic emulsion paint
- Vanity of Laminate/Melamine/High Gloss PET or equivalent



AMENITIES

- The amenities are spread across podium top and terrace level
- At the roof level, the amenities are centered around a resort-inspired swimming pool that offers over 270 degrees of panoramic views. Lavish lounge area is designed to take full advantage of the breathtaking vistas at the rooftop.
- The podium level offers a diverse array of amenities that integrate indoor and outdoor spaces, designed for health, recreation, and entertainment

Outdoor Amenities

- Swimming Pool
- Kids Pool
- Jacuzzi
- Outdoor Gym
- Padel Court
- Obstacle course / CrossFit
- Outdoor BBQ
- Yoga / Meditation Deck
- Viewing Deck
- Children play area
- Table Tennis
- Battle Ropes
- Lawn with seating
- Pet-Friendly spaces
- Cycling track, Walking Track and Jogging Track - In Master Community

Indoor Amenities

- Co-working space & Business Lounge
- Multipurpose Hall
- Indoor Gym
- Pilates and Yoga Studio
- Library
- Cinema Room
- VR Games / Youth club
- Roof top Lounge
- Kids club / Toddler club
- Nursing Room
- Changing Rooms
- Steam And Sauna

COMMUNITY AMENITIES

- 18-hole pitch & putt golf-course designed by renowned golfer, with clubhouse facilities in proximity to The Element at Sobha One
- Direct access to the pathway around the lagoon, providing a tranquil setting for leisurely walks or relaxing moments by the water
- 350 Mts+ long F&B Esplanade directly bordering the lagoon
- Polyclinic and Nursery
- Community Mosque
- Cycling, Jogging and Walking loop





SUSTAINABILITY FEATURES

- Double-glazed façade – floor to ceiling glass curtain wall with superior heat and sound insulation
- EV Charging stations*. Energy efficient HVAC system and 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

*As per statutory requirement

MEP FEATURES

- District Cooling and FCU provided*
- Home Automation provisions for Lighting and Temperature control



*Charge separately

SOBHA
REALTY

ART *of* THE DETAIL

Disclaimers:

The images shown are for illustration purposes only and may not be an exact representation of the product” and “The images used are 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.

The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.