



SOBHA  
SANCTUARY

A Life Within

SOBHA  
REALTY

About

# SOBHA

## REALTY

Built from Within.  
Designed to Endure.

For nearly half a century, Sobha Realty has been guided by a quiet belief: what is built to last must be shaped with patience, and what truly matters must remain under one's own care.

Founded in 1976 in Oman as the vision of Mr. PNC Menon, Sobha was shaped through the disciplined creation of palaces, royal residences, and sacred landmarks across the Gulf, including the Sultan Qaboos Grand Mosque in Muscat, where precision was never an embellishment, but a responsibility.

From this lineage emerged Sobha's pioneering Backward Integrated philosophy, drawing design, engineering, manufacturing, and construction inward, so that every element is resolved at its source with clarity and intent.

As Sobha approaches its fiftieth year in 2026, this philosophy remains unchanged. Because true luxury is not defined by first impressions, but by how a place continues to feel - year after year.



A close-up photograph of several long, narrow green leaves, possibly from a grass or reed, covered in numerous small, clear water droplets. The lighting is soft, highlighting the texture of the leaves and the glistening surface of the water. The background is slightly blurred, emphasizing the sharp details of the foreground leaves.

# *The Art of Detail*

Where precision becomes a form of care.

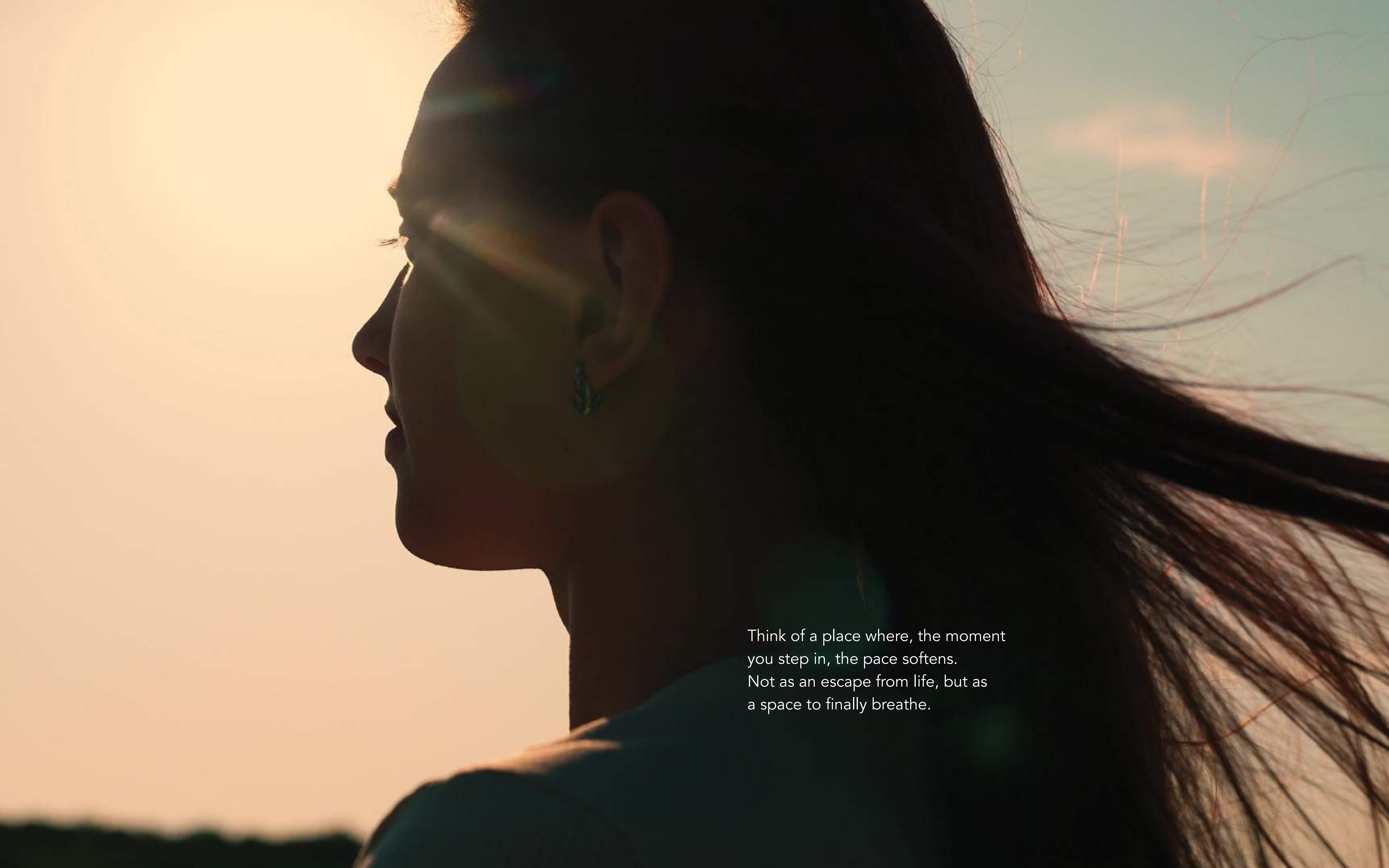
Details are not decoration.

They are architecture for the senses.



In a life that never slows,  
Days that blur into one another,  
Noise that grows louder,  
Somewhere beneath the  
surface of it all,  
we forget to answer the most  
important question:

How does it  
feel to be  
*fully alive?*



Think of a place where, the moment  
you step in, the pace softens.  
Not as an escape from life, but as  
a space to finally breathe.

And in the calmness,  
time stretches and  
meaning fills the air.



Where life unfolds in quiet  
harmony with nature  
and **50,000+ trees**  
rise around you,

wrapping  
your world  
*in green.*



Introducing



SOBHA  
SANCTUARY

*A life within*





# SOBHA SANCTUARY

Masterplan

50,000+

TREES

9+ Km

WELLNESS LOOP

~800,000 Sq. Ft.

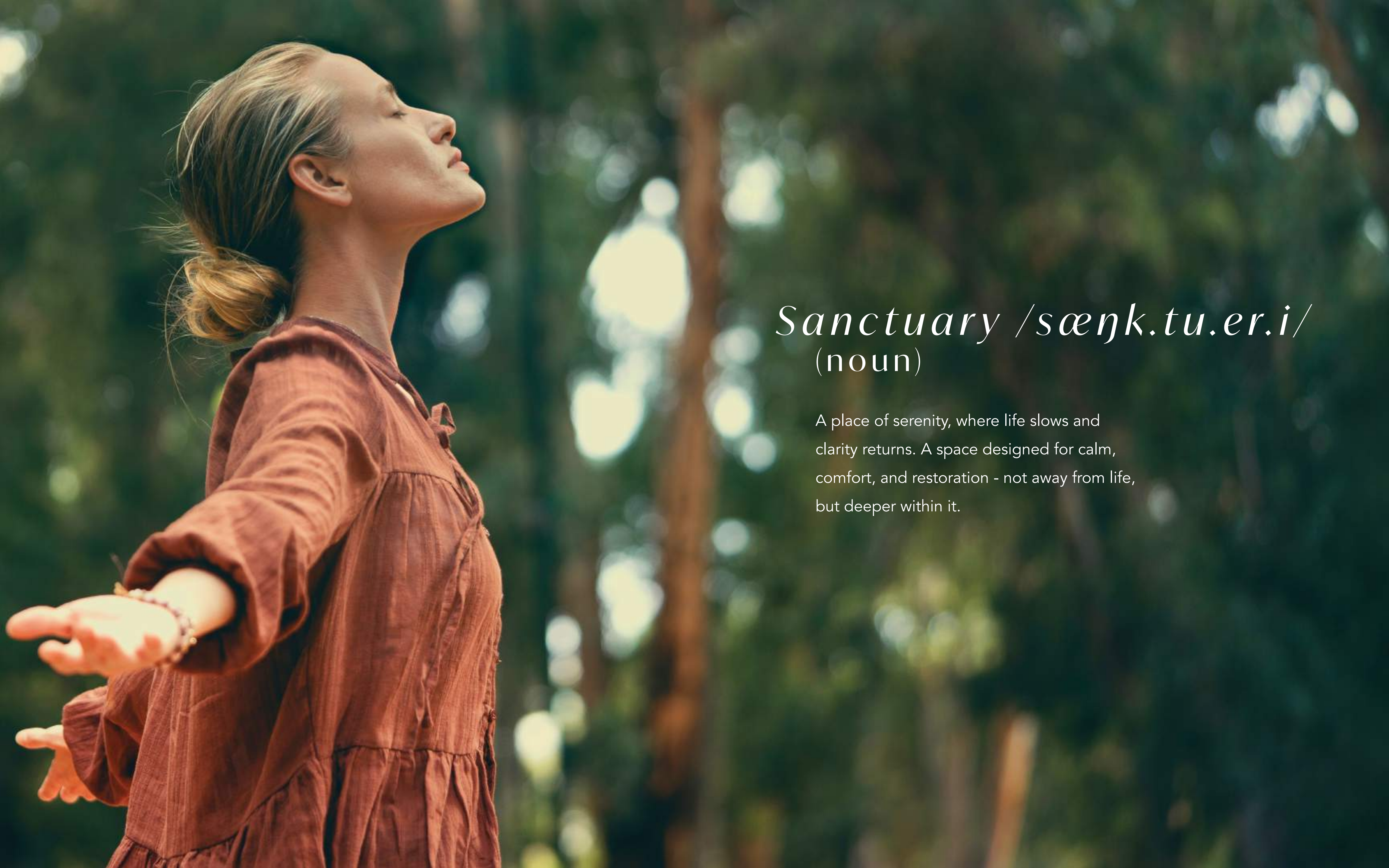
PARK

~5 Km

LEISURE LOOP

~20 Km

CYCLING LOOP



*Sanctuary* /sæŋk.tu.er.i/  
(noun)

A place of serenity, where life slows and clarity returns. A space designed for calm, comfort, and restoration - not away from life, but deeper within it.

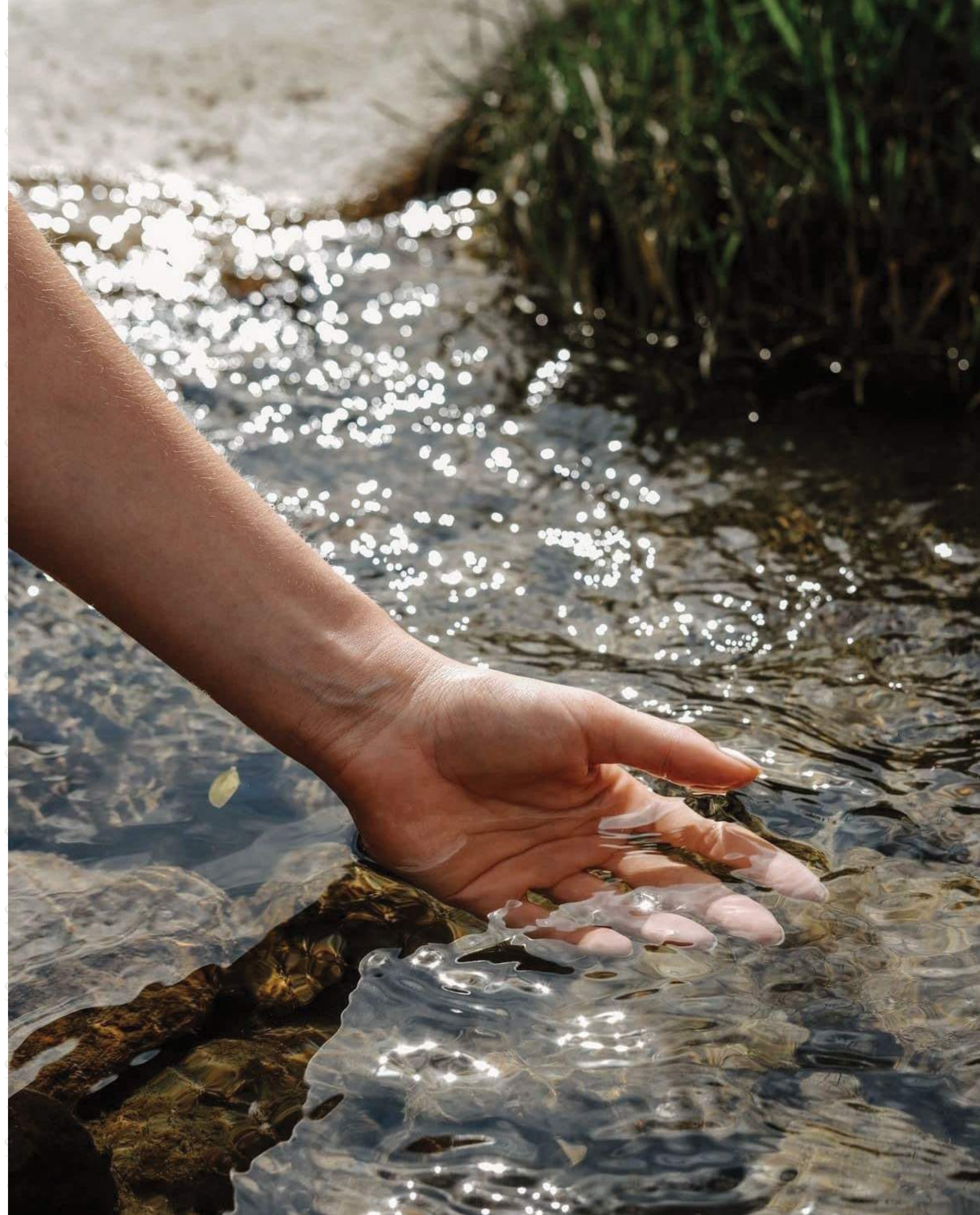



# Imagine nature as your everyday

Not something you visit. But something  
that lives around you, and gently resets  
the way you feel.

Imagine water as a daily rhythm.  
A sense of freshness built  
into the day.

Cooling, calming, restoring,  
like balance that arrives  
without effort.



A man and a woman are practicing yoga on a wooden deck by a lake. The woman is in the foreground, wearing a pink tank top and leggings, in a warrior II pose. The man is behind her, wearing a blue t-shirt and shorts, also in a warrior II pose. They are both barefoot. In the background, there are several modern, curved apartment buildings with large windows and balconies. The sky is bright with some clouds and birds flying. The lake has several white swans swimming in it. There are trees and greenery around the lake and buildings.

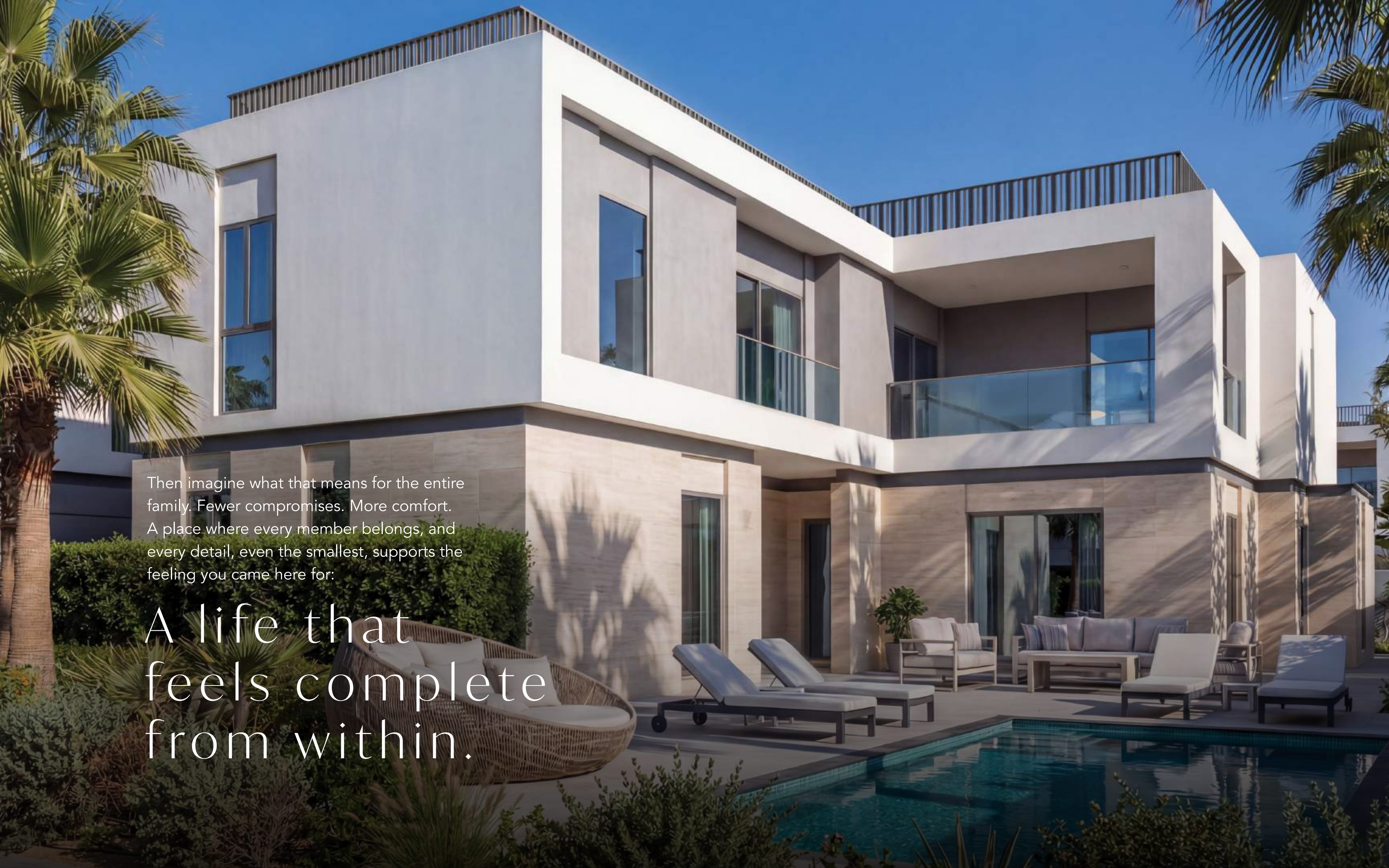
# Imagine wellness as a way of living

Movement that feels natural, and stillness that is always within reach. A life composed in perfect balance.

A close-up photograph of a woman with dark hair, her eyes closed in a peaceful expression. She is resting her head on her right hand, which is gently touching some long, green, blade-like leaves. The background is dark and filled with more of these leaves, creating a sense of being immersed in nature.

# Imagine connection that feels easy

A place designed for every season of life,  
and every expression of home.  
A community you belong to.



Then imagine what that means for the entire family. Fewer compromises. More comfort. A place where every member belongs, and every detail, even the smallest, supports the feeling you came here for:

A life that  
feels complete  
from within.

# *The Philosophy behind*

A complete environment shaped through distinct layers of wellbeing:

## **NATURE**

Nature is woven through Sobha Sanctuary as an everyday presence.

## **WATER**

Water shapes the atmosphere as its presence carries through the community, creating a sense of ease.

## **WELLNESS**

Wellness feels natural, supported by design, space, and movement.

## **COMMUNITY**

A destination to carry daily life, shared moments and a sense of belonging.



*What to  
expect within Sobha  
Sanctuary*



# *Human connection at the core*

## RESIDENCES OVERVIEW

A masterplan designed to hold life at scale, without losing its sense of quiet. Sobha Sanctuary is to bring together **~20,000 families** while being shaped around nature, balance, and daily ease.

# *Social Gathering*

Social life unfolds across community hubs and shared courtyards, with event lawns and open gathering spaces. Amphitheatre settings create moments worth sharing, while co-working spaces and multi-purpose halls support the rhythm of everyday connection.



# *Family*

Family life is enriched by a vibrant social club and a thoughtfully curated mix of children's play spaces, family zones, and youth-friendly areas. Daily routines feel effortless with walkable retail close at hand, while farmers' market experiences bring a sense of freshness and vitality.



# *Pets*

Pet wellness is seamlessly integrated into the community through dedicated therapy gardens and play zones.



An architectural rendering of the Sobha Sanctuary development. The scene is dominated by lush greenery and mature trees. In the foreground, a woman sits in a large, round, wicker hanging chair. A pond with several white swans is in the middle ground. People are seen walking and sitting on the grass. In the background, several modern, multi-story buildings with curved facades and balconies are visible. The sky is bright and clear.

*Nature immersion,  
restoration, and  
balance.*

Nature leads the experience across Sobha Sanctuary, with **~50% open and green spaces** flowing through every zone, anchored by a **~800,000 sq. ft. park.**

Sobha Sanctuary's green corridors flow through forest walks and shaded trails, leading into botanical gardens and sensory landscapes. Along the way, create moments of stillness, perspective, and connection with the environment.



# *Wellness built into the day*

Wellness at Sobha Sanctuary is designed to feel natural, supported by space through a **~5 km leisure loop** that invites recreation, exploration, and everyday movement. A **9+ km wellness loop** is also purpose-built for walking, cycling and a myriad of health-focused activities.

# *Outdoor fitness zones*

Open-air training spaces, sports courts, and a full-size football field, tennis court, and cricket ground make everyday activities effortless, while inclusive wellness areas for seniors offer a relaxed setting for gentle routines and meaningful social connection.





# *Meditation lawns*

Serene enclaves are woven throughout the landscape, unfolding into Zen rock gardens and forest trails. Hammock courts and reflexology paths invite unhurried moments to pause, reset, and return to the day feeling lighter and more grounded.



# *A Refined Expression of Water Spaces*

A composed sequence of water-based spaces, including a hydrotherapy facilities, saunas, and steam rooms, forms an integral part of the community's shared environments, designed to support daily life with quiet consistency.

A modern, curved glass building with a beach lagoon and lounge area. The building has multiple stories with large glass windows and balconies. In the foreground, there is a large, curved lagoon with people swimming and sunbathing. The scene is set in a tropical environment with palm trees and lush greenery. The sky is clear and blue.

# *A landscape defined by water*

Create moments of pause, while water sculpture plazas introduce a sense of reflective calm. A vibrant splash pad brings playful energy for all ages. At its heart, a beach lagoon offers a relaxed, resort-style retreat, shaping landscapes designed for calm, delight, and retreat.

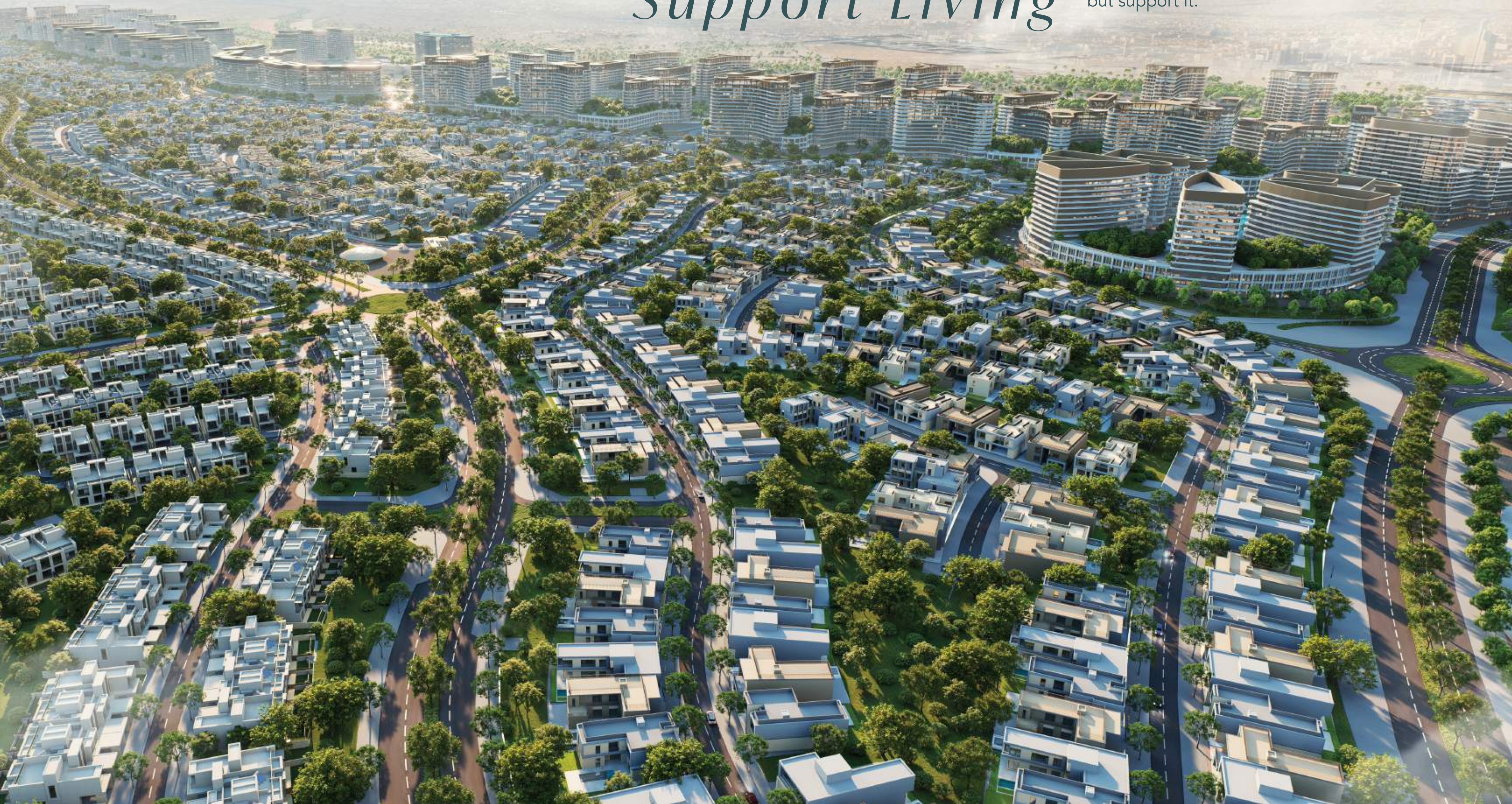


Sustainability  
at Sobha  
*Sanctuary*  
is a framework

From smart mobility and ~20km of connected cycling networks to sustainability, it is all woven throughout the masterplan. Extending across infrastructure, community spaces, and homes, integrated systems seamlessly minimize environmental impact.

# *Landscapes That Support Living*

For those who want space without separation, the villas are set within landscapes that don't frame the home, but support it.





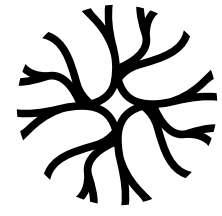
Where the Future  
Takes Shape



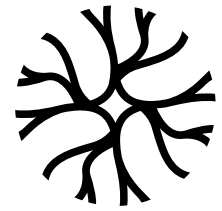
SOBHA  
**SANCTUARY**  
Illustrative Masterplan



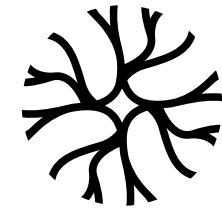
Introducing



**THE GROVE**  
AT SOBHA SANCTUARY



**THE BROOKS**  
AT SOBHA SANCTUARY



**THE GREENS**  
AT SOBHA SANCTUARY





# THE GROVE

AT SOBHA SANCTUARY

An exclusive villa enclave offering expansive living, refined privacy, and curated landscapes.





# THE BROOKS

AT SOBHA SANCTUARY

A dynamic neighbourhood designed for residents who thrive on movement, energy, and everyday vitality.





# THE GREENS

AT SOBHA SANCTUARY

A calm, nature-immersed villa community  
crafted for residents seeking balance, privacy,  
and restorative living.

# SOBHA

REALTY

