

Backward Integration.
Forward Thinking.

DESIGN

Masterfully
conceptualized.

**MATERIAL
SOURCING**

Employing cutting-edge
technology for world-class
manufacturing.

**QUALITY
CONTROL**

Establishing a new global
standard.

**ENGINEERING &
CONTRACTING**

Scrupulously refined to
perfection.

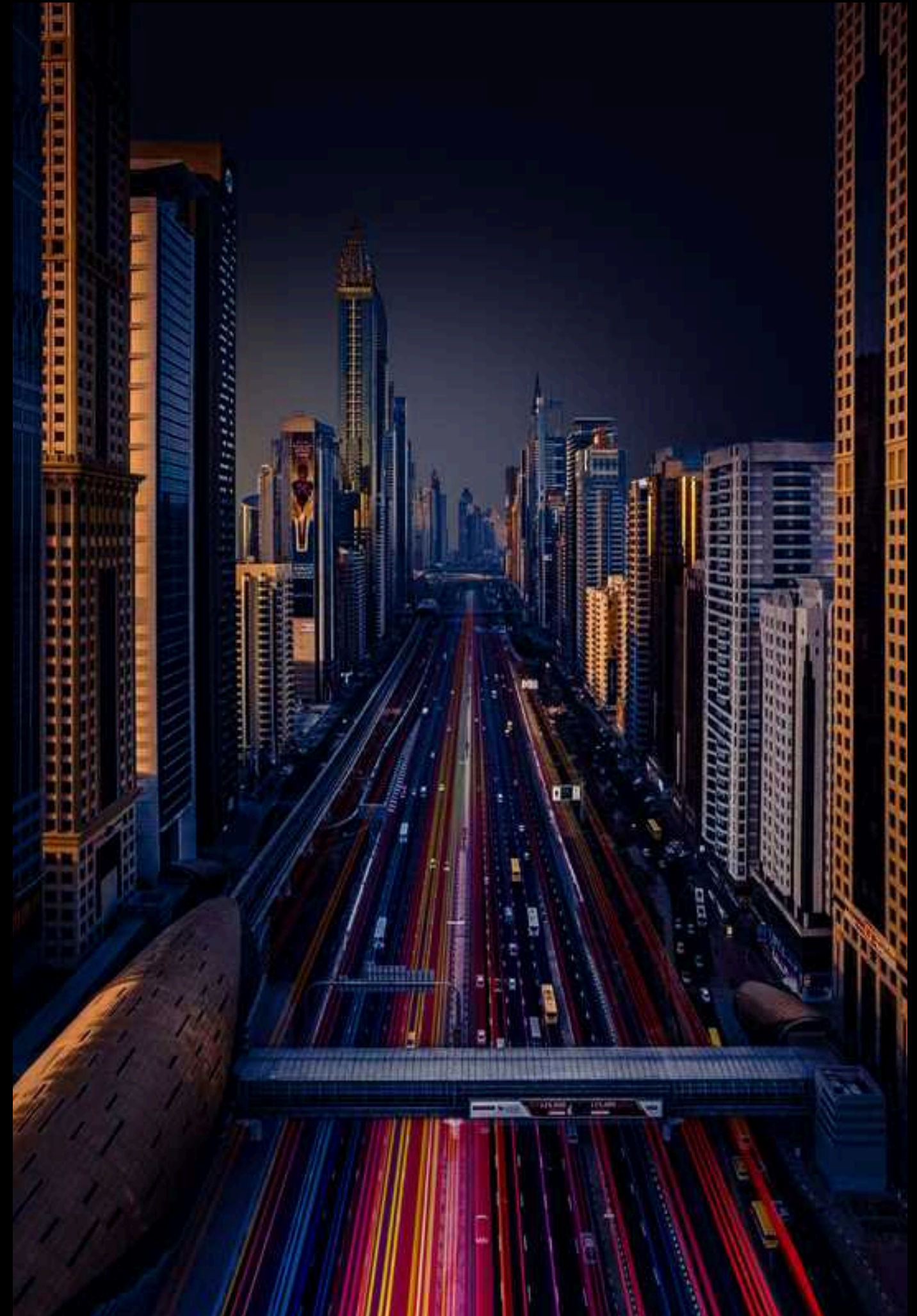
CRAFTSMANSHIP

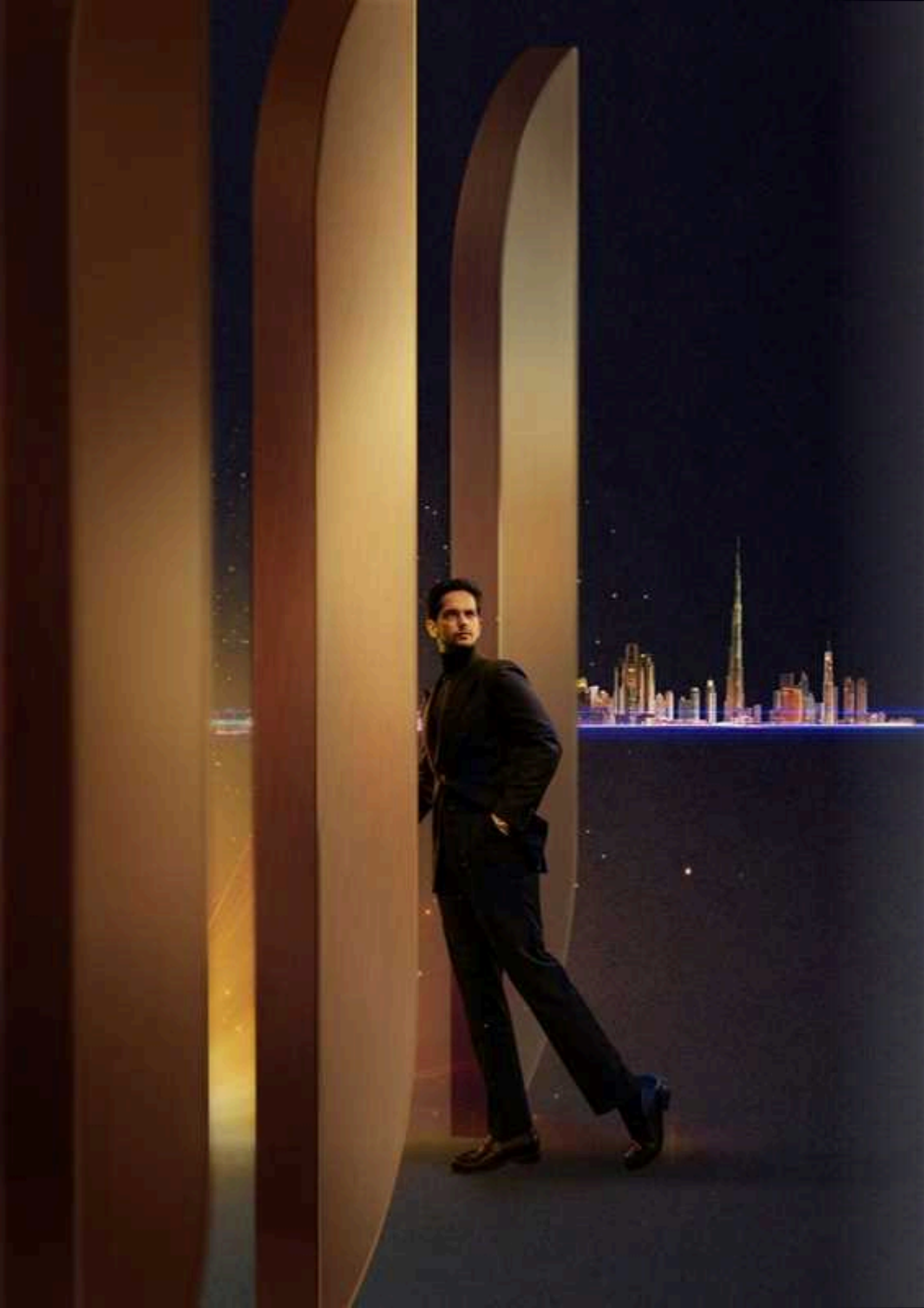
Exquisite attention to
detail from inception to
completion.

THE MOST POWERFUL
CORRIDOR OF THE
MIDDLE EAST

SHEIKH ZAYED ROAD

The city's most prized real estate is adorned on Sheikh Zayed Road. A testament of the city's rapid evolution and visionary planning. This is not just any road, it's a symbol of ambition, connecting and serving as the backbone of the city's urban landscape.





WELCOME TO

Set along Sheikh Zayed Road, the development sits at the intersection of movement, meaning, and modernity. With the Dubai skyline as your backdrop and the city's pulse at your doorstep, this address redefines what it means to live in the centre of it all.

Designed for those who seek balance—between work and home, pace and pause—it offers direct access to business hubs, retail districts, and the vibrant energy of urban life.

RE IT AL
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Sheikh Zayed Road at your doorstep. Within walking distance of the Jebel Ali Metro Station. Fast access to Dubai Marina, Al Khail, Downtown, DIFC, and beyond. This is a location that moves with you—no detours, no delays. Whether it's the morning rush, a late-night grocery run, or weekend plans across town, every direction feels effortless.



FORM, FUNCTION, AND FORWARD VISION

Every line, every angle, every finish—intentionally crafted to reflect both ambition and elegance. Characterized by six elegantly designed towers, each reflecting a commitment to aesthetic excellence and structural integrity, Sobha Central's vertical expanse offers panoramic views of Dubai's skyline.

Internally, layouts maximize natural light and smart space. Externally, the tower's sleek silhouette becomes a quiet icon on the skyline. It's not just about looking good—it's about living well.



VIEWS

THAT MAKE A STATEMENT

This isn't just about height—it's about perspective. The development offers a higher lifestyle that opens your mind. With unobstructed panoramic views, every window frames a rare sense of openness that breathe space and light into daily life.

Veering off the traditional path, it holds its innovation in a large urban park on top of its crown jewel - the podium which treats residents to a spectacular view from their homes.





URBAN LIVING
REIMAGINED

Spaces that are designed to bring people together, not isolate them. Be it dedicated office spaces or rooftop retreats, every corner is an invitation to connect, unwind, or simply be. Business center, fitness spaces, shaded green zones, and everyday essentials flow seamlessly into one another—creating a community that feels alive, balanced, and built for the way people live. Every corner is purposefully placed — from the grand prayer hall to the commercial gym, from boutique retail to the supermarket. Whether it's an early morning spin, a quick game of football, or a serene moment at the meditation room, your routine flows effortlessly through spaces designed for wellness, connection, and pause.



CONNECTING

OFFICES & OPEN SPACES

Here, work meets convenience with 175,000 sq. ft. of leasable premium office spaces right within the development. For added flexibility, residents can also access modern co-working areas and a business centre just an elevator ride away.

Residents move freely across a network of experiences designed for convenience, community, and calm, be it the clubhouse, gym, theatre, or serene green escapes. Whether you're dialling in or zoning out, your day flows without compromise. Meetings, meditation, movement - it all fits in.





EVERY CORNER INVITES

A NEW EXPERIENCE

Anchoring this elevated community are thoughtfully integrated experiences: a Grand Prayer Hall, a fully functional mall for effortless convenience, and exclusive resident-only lobbies—all surrounded by jogging tracks, landscaped courtyards, and calm corners that turn daily rituals into something extraordinary.



Across every corner, terrace, and tier, life unfolds in curated layers amongst living art spaces — where mornings can begin at the cafe followed by a relaxing treatment at the spa and salons*. Children can explore adventure mounds, the projection playground* or the bubble lounge* while grown-ups gather around barbecue pavilions or practice their game at the Mini Putt-Putt golf experience.



IN THE LAP OF LEISURE



LIVE ARTFULLY

PLAY FREELY

WATER



- Children's pool
- Lap pool
- Leisure pool
- Jacuzzi

FITNESS & SPORT

- Outdoor exercise space
- Jogging track
- Mini putt-putt course
- Football ground
- Cricket batting enclosure
- Calisthenic gym



LIVE ARTFULLY PLAY FREELY

RECREATION

- Outdoor cinema / Movie Lawn
- Outdoor games
- Open activity/picnic/event lawn
- Main activity boulevard



GREEN SPACES

- Gardens - Ornamental, Sensory, Fragrance and Medicinal
- Open plaza with water feature & sculpture
- Outdoor courtyard
- Open amphitheatre lawn
- Outdoor sitting area pockets
- Seating tree courtyard

LIVE ARTFULLY
PLAY FREELY



Disclaimer: 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.

LIVE ARTFULLY
PLAY FREELY

FAMILY & CHILDREN

- Artificial turf play mounds
- Activity mound
- Climbing walls
- Family barbecue gathering space
- Dog park



INDOOR

- Gym
- Yoga studio
- Steam and sauna with changing rooms
- Multipurpose hall
- Children's play area
- Library
- Leisure lounge
- Fitness studio & spinning room
- Indoor theatre
- Meditation room / time free zones
- Business centre

LIVE ARTFULLY
PLAY FREELY



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LIFE,

ON A HIGHER LEVEL

The first beacon rising within the development constellation. Perfectly aligned with the core of the Bluewaters & JLT interchange, it commands unrivalled, panoramic views that stretch effortlessly across Dubai's skyline. With no towers obstructing its gaze for about 500 meters in any direction, it offers a front-row seat to the city's spectacular vistas - from serene podium parks to endless horizons beyond. This is elevated living, where every window frames freedom.









SITE PLAN

