

# DOWNTOWN LIFE

## EVERYTHING WITHIN REACH

From morning coffee to moonlit walks, downtowns are designed to keep life flowing. Anchored by community hubs, open promenades, and cultural landmarks, this is a place in the city where movement is effortless and discovery is constant.



Boutique shopping, beachfront cafés, marinas, and wellness spaces are never far - each element adding to a life of ease and enrichment.

With key destinations intuitively placed, you're always connected to what matters most: moments, meaning, and the

*joy of daily living.*

AN EXTRAORDINARY  
**Urban Life**

Your days start with the buzz of lively streets and the scent of fresh espresso in the air. Some head to work, others linger at sidewalk cafés over quick bites and headlines.



*This is more than city living.  
It's a dynamic downtown*



The city hums with life, art spills out of creative spaces, fitness classes pop up in open green spaces, and the lunch hour feels more like an occasion than a routine.

As the sun sets, skyline views become the backdrop to al fresco dinners and live music under city lights.

This is more than city living. It's a dynamic downtown lifestyle shaped by forward-thinking and energy that never fades.

# Sand, Sea Sunny Days

Just a short walk brings the sound of waves into focus. The street noise fades, replaced by laughter on the beach and musical notes of the tide.



Locals gather at beachfront cafés, flip-flops tapping against decks, fresh juices in hand tasting all that life has to offer in every sip. Children race along the shoreline while others stretch into yoga poses with the horizon ahead.



The Arabian Sea offers more than a view — it offers a lifestyle. Unhurried mornings, golden afternoons, and evenings that end with feet in the sand and sea breeze in your hair.

# BEST OF BOTH WORLDS

Ever wonder if both these lifestyles could co-exist and you never have to choose between the two?

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Start the day with a seaside run, then pivot effortlessly to downtown meetings.

A short stroll takes you from high-end boutiques to beachfront restaurants, from cultural venues to quiet beach trails.

A place where contrasts don't compete - they connect. Where energy and ease live side by side, offering a way of life that's dynamic, balanced, and endlessly rewarding.

*From untapped potential to the*

## Next Big Opportunity

Just as Dubai rose from sand to skyline two decades ago, Downtown UAQ is set to rewrite the region's history. Thoughtfully planned and positioned, it's a vision in motion.

There's something quite powerful about milestone beginnings that mark a turning point - not only for the emirate, but for coastal living in the UAE.

*Thoughtfully planned &  
positioned to scale,  
it's a vision in motion.*

# THE COASTAL CITY

## The Coastal City Designed to Inspire

Downtown UAQ is not built around just a center - it's built around life. Spanning over **25 million square feet of seamless wellness,** beachfronts, movement, and meaning, each element is placed with intention.



## Urban living redefined by the rhythm of the sea

Green corridors link quiet beach parks to bustling promenades. Pedestrian boulevards flow toward retail, cafes, a yacht club, marinas, luxurious hotels and resorts where every zone is designed for connection: to nature, to people, to purpose.

# At the Helm of Extravagance

Yacht Club and Marinas



Life flows differently when the marina is your front yard. The yacht club offers more than boardwalks - it's a space to gather, celebrate, and feel part of a community shaped by the tides. From sleek yachts to sun-drenched terraces, it's coastal living at its most refined.



# Nature

in Every Breath  
~ 50% Green and Open Space



Amidst the rhythm of the coast and architecture lies a different kind of luxury - spaces to pause, breathe, and reconnect with yourself. Downtown UAQ is meticulously designed with 50% of its expanse dedicated to green open spaces - an effortless blend of parks, gardens, natural landscapes, and thoughtful amenities.

The exceptional planning fosters a healthier, more beautiful environment, enriching the quality of life for residents and visitors alike

A Place to

Live.  
Invest.

& Belong.



This is more than a way of living - it's a legacy. Perfectly positioned between Dubai and Ras Al Khaimah, and closely linked to emerging infrastructure and growth corridors, the location offers both serenity and strength. Whether it's the calm of the beachfront or the clarity of long-term vision, every detail is aligned with value.

A rare opportunity to invest in the UAE's next chapter - *while it's still being written.*

# Crafted in HARMONY



Every line, every curve, every material choice is guided by the rhythm of the sea. The architecture flows with its surroundings - never imposing, always in harmony. Clean silhouettes mirror the horizon, while open layouts blur the line between interior and the open air.



Natural textures and soft palettes evoke the calm of coastal life, creating spaces that feel intuitive and alive. Sustainability is embedded in the vision, not as a feature, but as a foundation. From energy-efficient systems to the thoughtful orientation of each structure, the design is as responsible as it is refined.

# The Heart of Retail

Iconic shopping experiences



At the core of this landmark development lies a premium shopping and retail experience - a refined blend of luxury, lifestyle, and global elegance. Designed to attract residents and visitors alike, it features flagship high-end boutiques, concept stores, and unique dining experiences.



More than a retail destination, it's a dynamic hub of expression and indulgence. Seamlessly integrated into the community, the mall enhances everyday living while defining Downtown UAQ - Sobha Realty as a place of holistic and effortless experience. Where style isn't just seen - it's lived, celebrated, and constantly reimagined.

# Blueprint for a Smarter

Greener Tomorrow



Downtown UAQ - is designed with a clear vision; to foster a smarter, greener, and more connected urban experience. A fully integrated network of pedestrian and cycling pathways, shaded walkways, cooling water features, and futuristic commute hubs encourages eco-friendly movement and enhances everyday comfort.



Smart city infrastructure ensures seamless operations through intelligent traffic systems and energy-efficient technology. Aligned with the UAE's Net Zero 2050 goal, the development embraces a responsible approach to reducing emissions and building a truly sustainable urban community.



The Landmark of Tomorrow  
Delivered by Masters of Today

# Elegance Endless Views

Anchored by expansive sands and uninterrupted sea views, this coastal enclave offers a quieter, more refined way of life.

Enjoy timeless charm at the upscale hotel, and set sail from the exclusive marina, and unwind in lush parks and state-of-the-art retreats.

A perfect blend of sophistication, natural beauty, and world-class amenities awaits.



# SKYLINE BY THE SHORE

The development carves a new chapter for waterfront living.

It carves a new chapter for beachfront living.

Between the shimmer of the Arabian sea and the reach of the horizon, a new landmark begins to take shape. Defined by its shoreline charm and envisioned as Skyline by the Shore, the name evokes a sense of movement - of mountains meeting tide, of architecture rising gently from nature's edge. Every element is imagined to flow, to breathe, to belong.

TOWER C

TOWER B

TOWER A



# MOMENTS THAT MOVE YOU

Spaces That Breathe

This is where morning sails begin from your private berth, where the water's edge hosts open-air performances, and wellness retreats unfold beneath the sky. The everyday blends into the extraordinary - crafted spaces that stir the senses, designed not only to be seen but to be felt. Whether it's the quiet hum of a tucked-away lounge or the energy of a vibrant promenade, every moment has been thought through, down to the last sunset.



# A LANDMARK OF FIRSTS

On the Coastline

Our development grants access to 11 kilometers of uninterrupted shoreline with 7 kilometers of seamless beach and beach parks to all making it one of the longest beachfronts in the region. Perfectly positioned along Umm Al Quwain's evolving coast, its scale and ambition set it apart as a once-in-a-generation opportunity, remarkable in potential.

The beach park is a standout feature, adding even more value with its serene spaces to rejuvenate and reconnect with nature.





Every Corner Invites

## A NEW RITUAL

From serene beachfront lounges to lush parks and vibrant promenades, every element within the development is curated to elevate your lifestyle. Residents can enjoy tranquil mornings by the water, energize in state-of-the-art wellness spaces, or gather with loved ones in beautifully landscaped social zones.















