



AN ICON IS RISING

SOBHA
REALTY

The background is a solid black field. On the left side, there is a complex, abstract pattern of thin, glowing golden lines. These lines form a series of overlapping, concentric-like loops and spirals, creating a sense of dynamic movement and interconnectedness. Scattered throughout this pattern and across the black field are numerous small, bright golden particles or specks, some of which appear to be trailing off into the distance, giving the impression of a cosmic or digital space. The overall aesthetic is futuristic and ethereal.

WHAT DOES
CONNECTION MEAN?



SHEIKH ZAYED ROAD

CENTRALLY LOCATED



SHEIKH ZAYED ROAD



CENTRALLY LOCATED

02 min
walk from **Jebel Ali
Metro Station**

13 min
from **JBR**

13 min
from **Dubai Marina**

12 min
from **JLT**

A futuristic cityscape at night. Several tall, modern skyscrapers with glass facades and illuminated windows stand against a dark sky. In the foreground, a road with glowing orange and yellow light trails curves through a dark, reflective surface, possibly water or a polished plaza. The overall atmosphere is one of advanced technology and urban development.

DIRECT ACCESS INTO DEVELOPMENT

CENTRALLY BUILT



**250,000 sq ft. of
green open spaces**



**160,000 sq ft. of retail -
including a built-in mall**

6

**Towering architectural
marvels (G+60 to G+90)**

1

**Integrated
community**



SOBHA CENTRAL

WHERE IT ALL CONNECTS



VIEWS THAT CENTRE YOU

UNOBSTRUCTED
PANORAMIC VIEWS



Bluewaters



Marina



Emirates Hills



Jumeirah Islands



Palm





LIVE, WORK AND PLAY CENTRAL

A 11th level well
connected podium

A large elevated urban
park at the podium

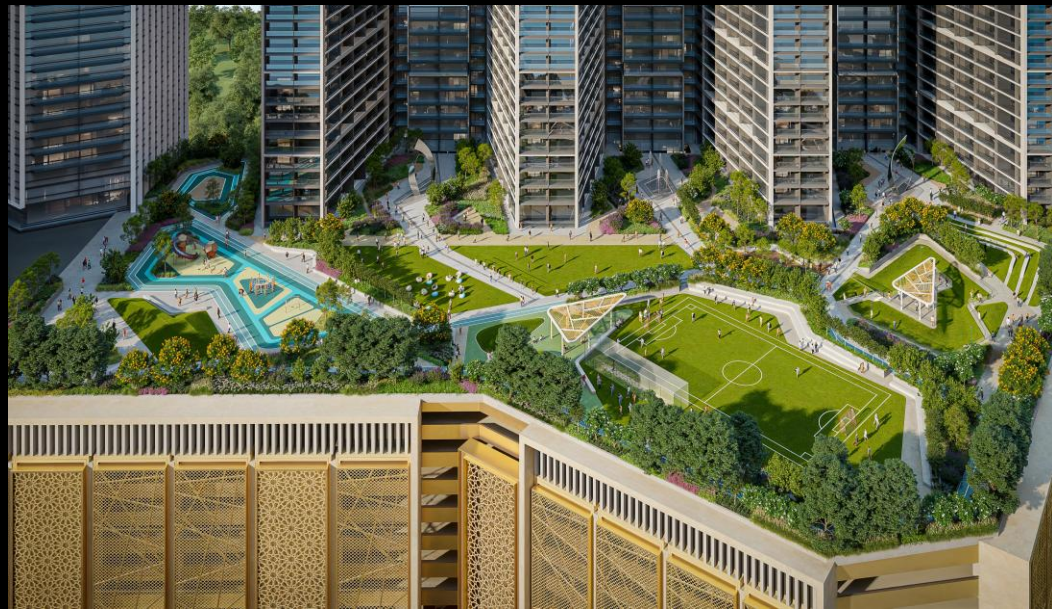
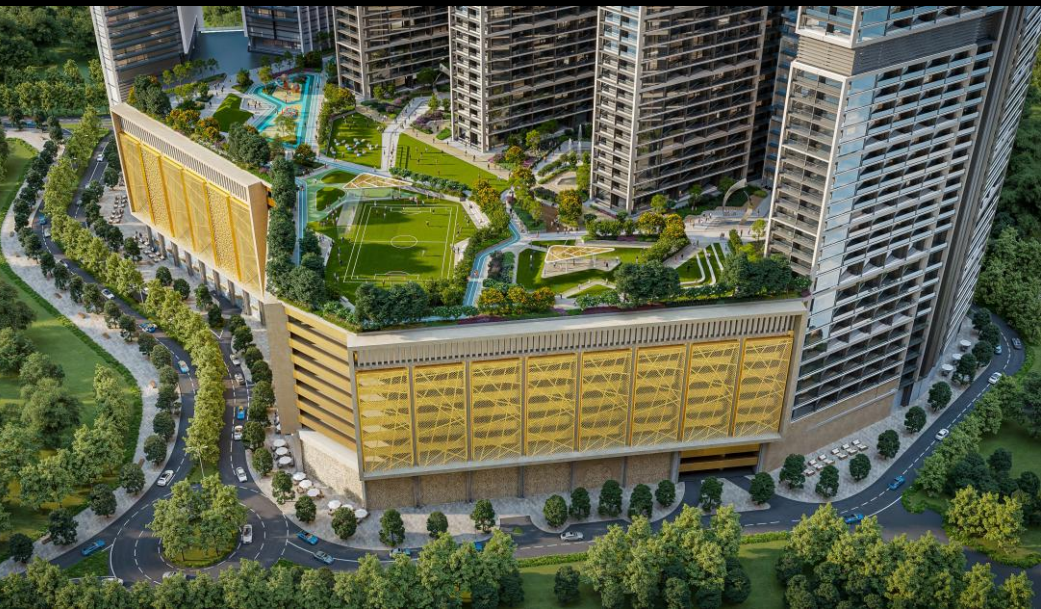
Open green spaces & themed
gardens - Ornamental, Sensory,
Fragrance and Medicinal

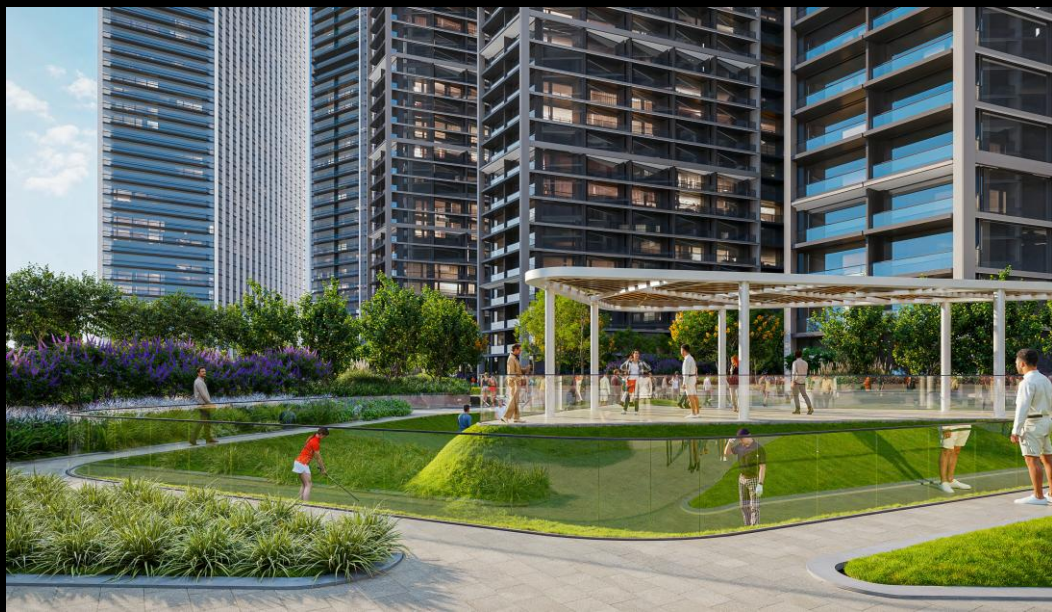
Putt-putt mini course,
football pitch and cricket
batting enclosure

Connected
shopping mall at
the base of
towers

Working spaces &
business centre







CENTERED AROUND YOUR EVERYDAY



Supermarket



Mall



Gym



Park



Restaurants & Cafes

RETAIL AT ITS CORE

**160,000 sq ft. of retail -
including a built-in mall**

**The mall is located at
the base of the towers**

**A bustling boulevard of
boutiques and cafes on a
retail podium**





WHERE SPORT & FITNESS ALIGN CENTRALLY

Outdoor exercise
space

Jogging track

Putt-putt mini
course

Football
ground

Cricket batting
enclosure

Calisthenic
gym







A DOOR TO THE CORRIDOR (AGAIN)

With the limited land, development on SZR is scarce. Only a few can call this their home.

**An opportunity like
this doesn't just rise,
it towers.**



THANK YOU



SOBHA CENTRAL