



THE TERRACES
AT SOBHA CITY



THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,
without compromise.

LIVE

DESIGNED
FOR LIFE,
NOT JUST
LIVING.

Homes shaped by light, proportion,
and privacy. Villas and residences
planned for every stage of life, with
clarity, comfort, and lasting value.



CONNECT

WHERE COMMUNITY
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven
into everyday movement.



RESTORE

BALANCE
BUILT INTO
DAILY LIFE.

Nature as infrastructure.

Shade, water, greenery, and calm,
designed to restore body and mind,
every day.





SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.
Each setting supports privacy.





A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.



SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.

Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

SHAPED BY WATER AND LAND.

Sobha City is structured by water, landscape, and movement.

Featuring canals, open spaces, and green corridors that shape daily life. Nature is not decorative, it is foundational.





ESSENTIALS, THOUGHTFULLY CURATED.

Amenities serve routine, not spectacle.
Everything needed for daily life,
planned with intent.

Daily conveniences, family spaces,
leisure areas, and active living
integrated throughout the city.

EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



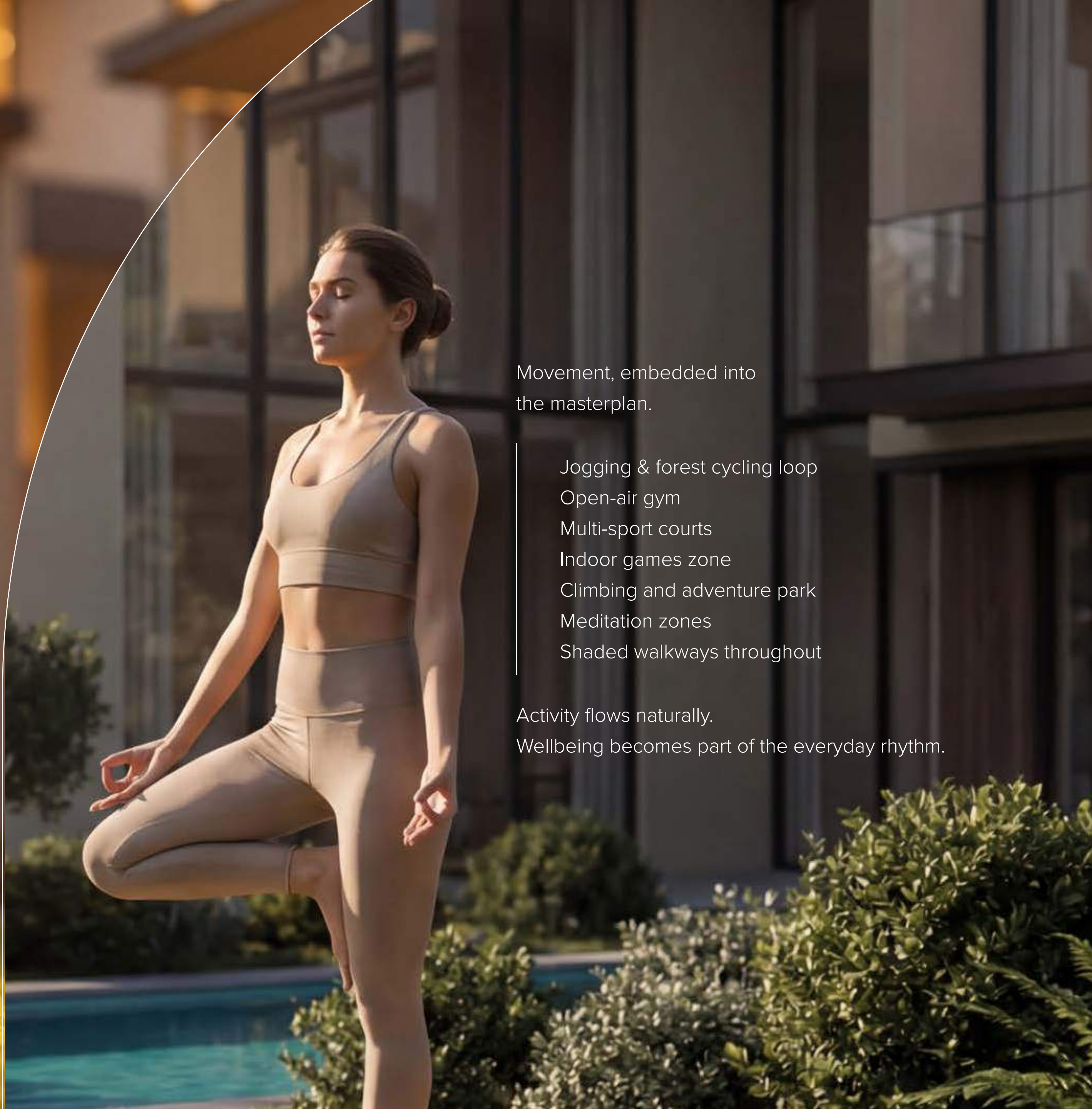
MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

ACTIVE BY DESIGN.



Movement, embedded into the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

Activity flows naturally.

Wellbeing becomes part of the everyday rhythm.

A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,
it defines them.



A modern, multi-story building with a glass balcony and a Mercedes-AMG GT car parked in front. The car is dark grey and is parked on a paved area. The building has a light-colored facade and large windows. The balcony has a glass railing and is furnished with outdoor seating. The scene is set in a lush, green environment with trees and bushes. The text "EVERYDAY, MADE EFFORTLESS." is overlaid on the image in a white, serif font.

EVERYDAY,
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

Designed to anticipate every need.

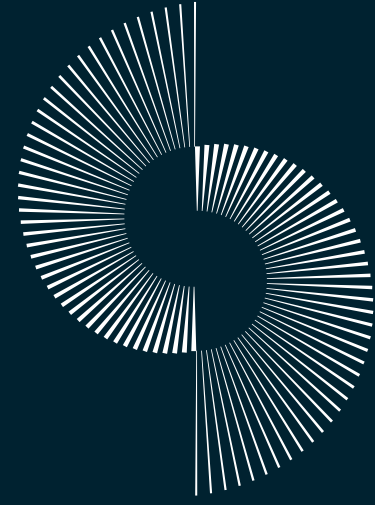
HOMES SHAPED FOR LIVING.



Layouts designed for efficiency, light, and adaptability.

Every home prioritises comfort, privacy, and long-term liveability.

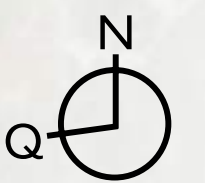
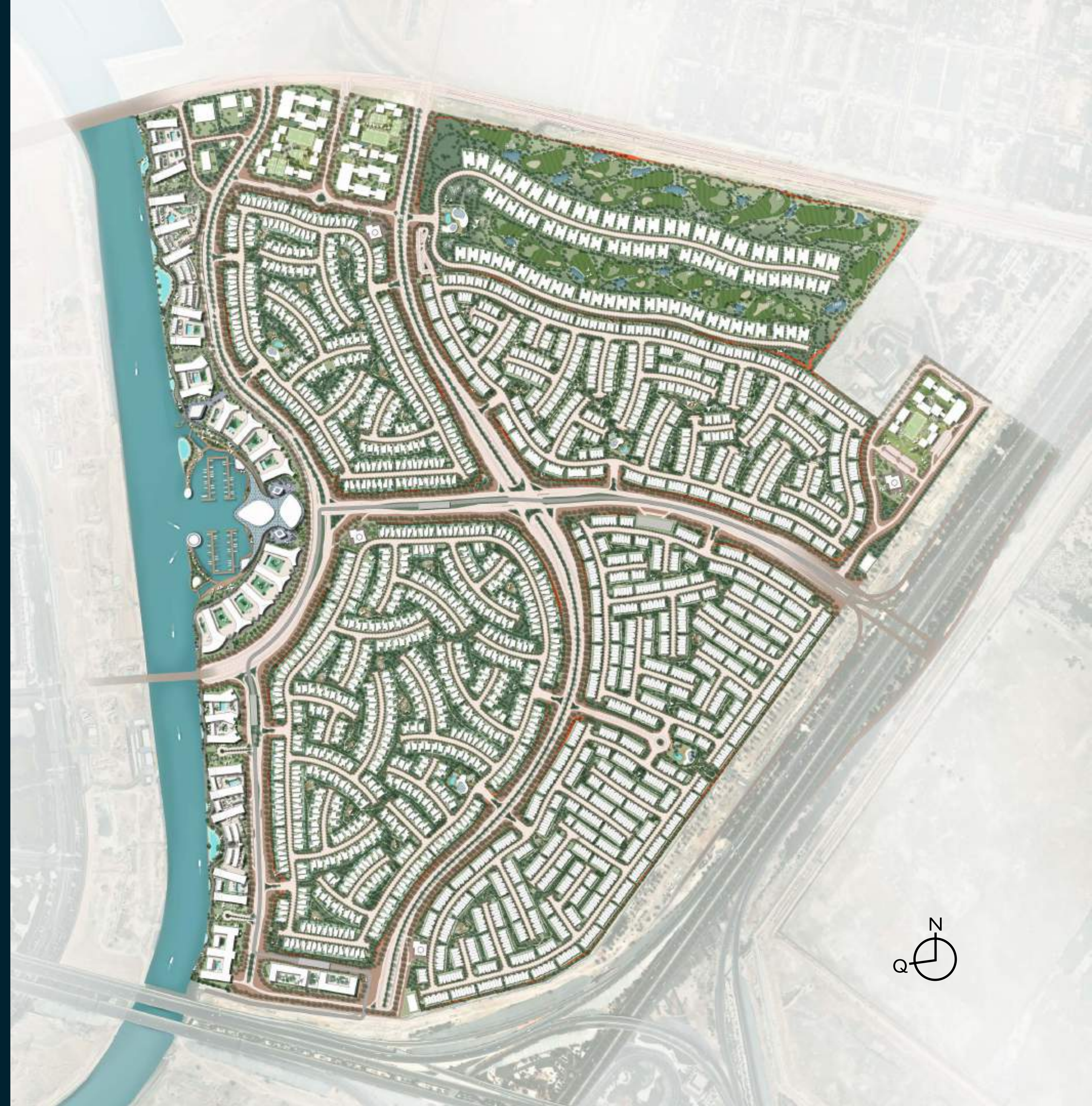
Spaces made to settle into.

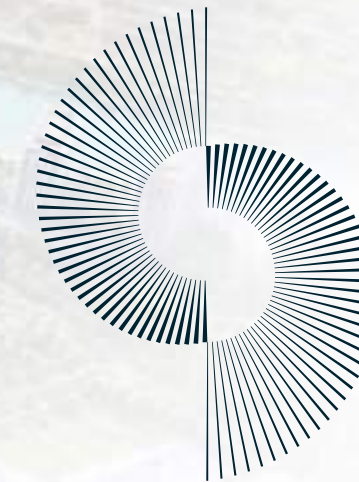


SOBHA CITY

ABU DHABI

ILLUSTRATIVE MASTERPLAN





THE TERRACES

AT SOBHA CITY

GARDEN LIVING, RE-IMAGINED.



THE TERRACES AT SOBHA CITY.

A collection of garden villas designed around openness, light, and layered living.

Here, architecture unfolds outward. Private gardens connect seamlessly with elevated terraces, creating homes that extend beyond walls.

Space is experienced across levels, indoors and outdoors moving as one continuous environment.



CRAFTED TO EMBRACE
THE RHYTHM OF NATURE.

Residences are positioned for light, views, and privacy.

Outdoor living becomes part of everyday life.
Terraces invite gathering, pause, and retreat.
Gardens introduce softness to contemporary form.

A residential experience shaped by openness, proportion, and
the freedom of expanded living.

GARDEN VILLAS

3 BEDROOM + MAJLIS

Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS

Lift
Private backyard
Panoramic green vistas
Entrance foyer court
Covered parking

GARDEN VILLAS

4 BEDROOM + MAJLIS



- Lift
- Private backyard
- Panoramic green vistas
- Entrance foyer court
- Covered parking



LIVING ROOM



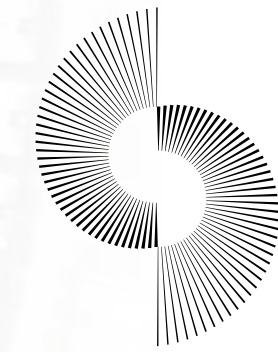
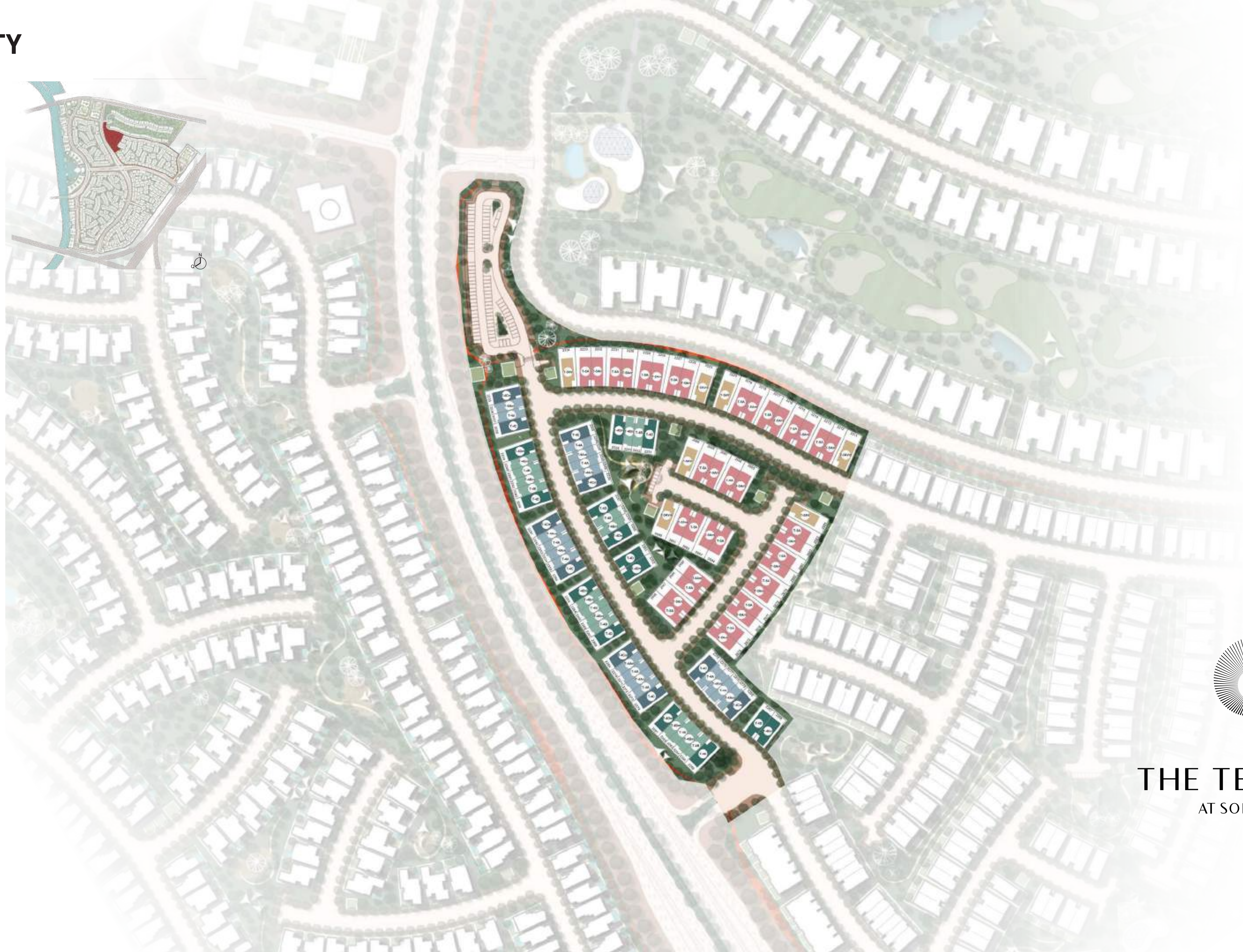
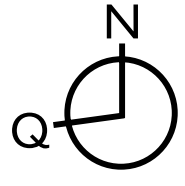
MASTER BEDROOM



A modern dining area featuring a long, rectangular table with a white marble top and a dark wood base. The table is surrounded by upholstered chairs with dark wood frames. A large, rectangular crystal chandelier hangs above the table. In the background, a kitchen with light-colored cabinetry and a countertop is visible. A large abstract painting is mounted on the wall behind the table. A potted tree is on the left side of the frame.

DINING AREA & KITCHEN

SOBHA CITY



THE TERRACES
AT SOBHA CITY

FLOOR & UNIT PLANS

GARDEN VILLAS

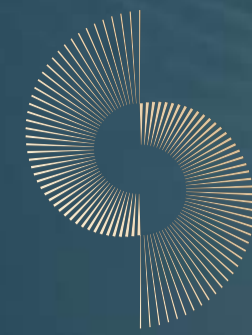
T3 Bedroom + Majlis - Type A

Plot Area

Min 184.69 sq.m 1,987.99 sq.ft
 Max 194.16 sq.m 2,089.91 sq.ft

Saleable Area

239.54 sq.m
 2,578.39 sq.ft



THE TERRACES AT SOBHA CITY



GROUND FLOOR

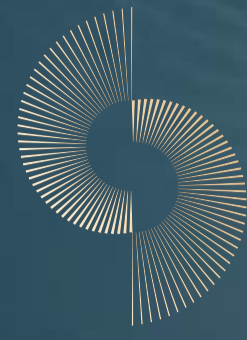


FIRST FLOOR

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GARDEN VILLAS

T3 Bedroom + Majlis - Type AM



THE TERRACES
AT SOBHA CITY

Plot Area

Min 184.69 sq.m 1,987.98 sq.ft
Max 194.16 sq.m 2,089.94 sq.ft

Saleable Area

239.54 sq.m
2,578.39 sq.ft



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

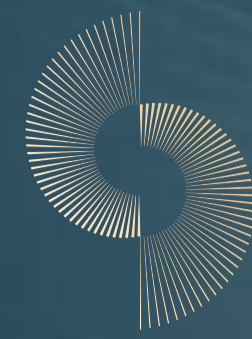
T3 Bedroom + Majlis - Type B

Plot Area

Min 184.69 sq.m 1,988.00 sq.ft
 Max 188.87 sq.m 2,032.94 sq.ft

Saleable Area

239.49 sq.m
 2,577.85 sq.ft



THE TERRACES
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GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

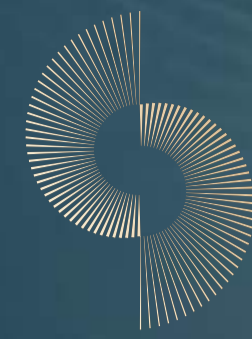
T3 Bedroom + Majlis - Type BM

Plot Area

Min 184.69 sq.m 1,987.98 sq.ft
 Max 188.92 sq.m 2,033.54 sq.ft

Saleable Area

239.49 sq.m
 2,577.85 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

T3 Bedroom + Majlis - Type C

Plot Area

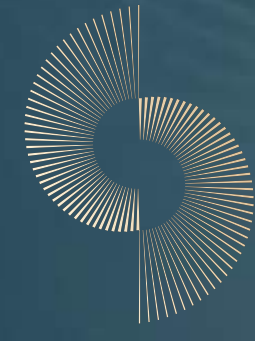
Min 282.36 sq.m 3,039.34 sq.ft

Max 286.29 sq.m 3,081.63 sq.ft

Saleable Area

320.84 sq.m

3,453.49 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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GARDEN VILLAS

T3 Bedroom + Majlis - Type CM

Plot Area

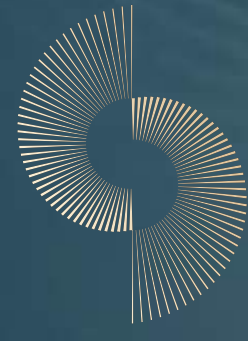
Min 282.36 sq.m 3,039.31 sq.ft

Max 288.66 sq.m 3,107.06 sq.ft

Saleable Area

320.84 sq.m

3,453.49 sq.ft



THE TERRACES
AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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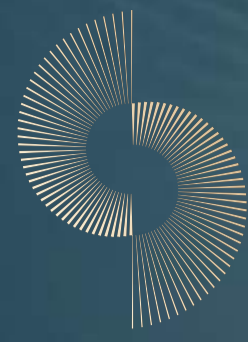
T3 Bedroom + Majlis - Type D

Plot Area

Min 281.13 sq.m 3,026.02 sq.ft
 Max 289.64 sq.m 3,117.67 sq.ft

Saleable Area

317.74 sq.m
 3,420.12 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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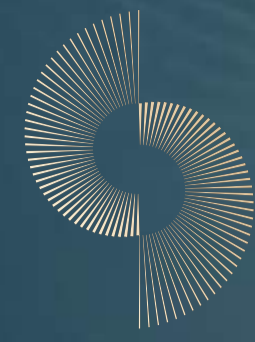
T3 Bedroom + Majlis - Type DM

Plot Area

Min 281.13 sq.m 3,026.01 sq.ft
 Max 289.64 sq.m 3,117.66 sq.ft

Saleable Area

317.74 sq.m
 3,420.12 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR

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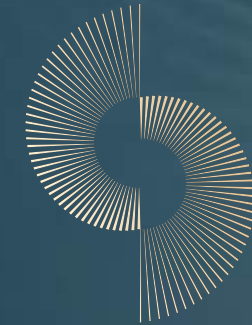
T4 Bedroom + Majlis - Type A

Plot Area

Min 319.31 sq.m 3,437.07 sq.ft
 Max 330.21 sq.m 3,554.33 sq.ft

Saleable Area

389.68 sq.m
 4,194.48 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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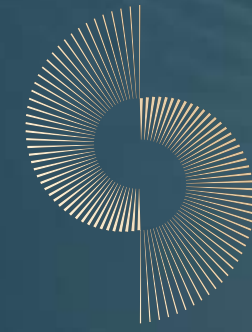
T4 Bedroom + Majlis - Type AM

Plot Area

Min 314.72 sq.m 3,387.60 sq.ft
 Max 330.21 sq.m 3,554.36 sq.ft

Saleable Area

389.68 sq.m
 4,194.48 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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GARDEN VILLAS

T4 Bedroom + Majlis - Type A Variant

Plot Area

Min 352.82 sq.m 3,797.73 sq.ft
 Max 360.78 sq.m 3,883.38 sq.ft

Saleable Area

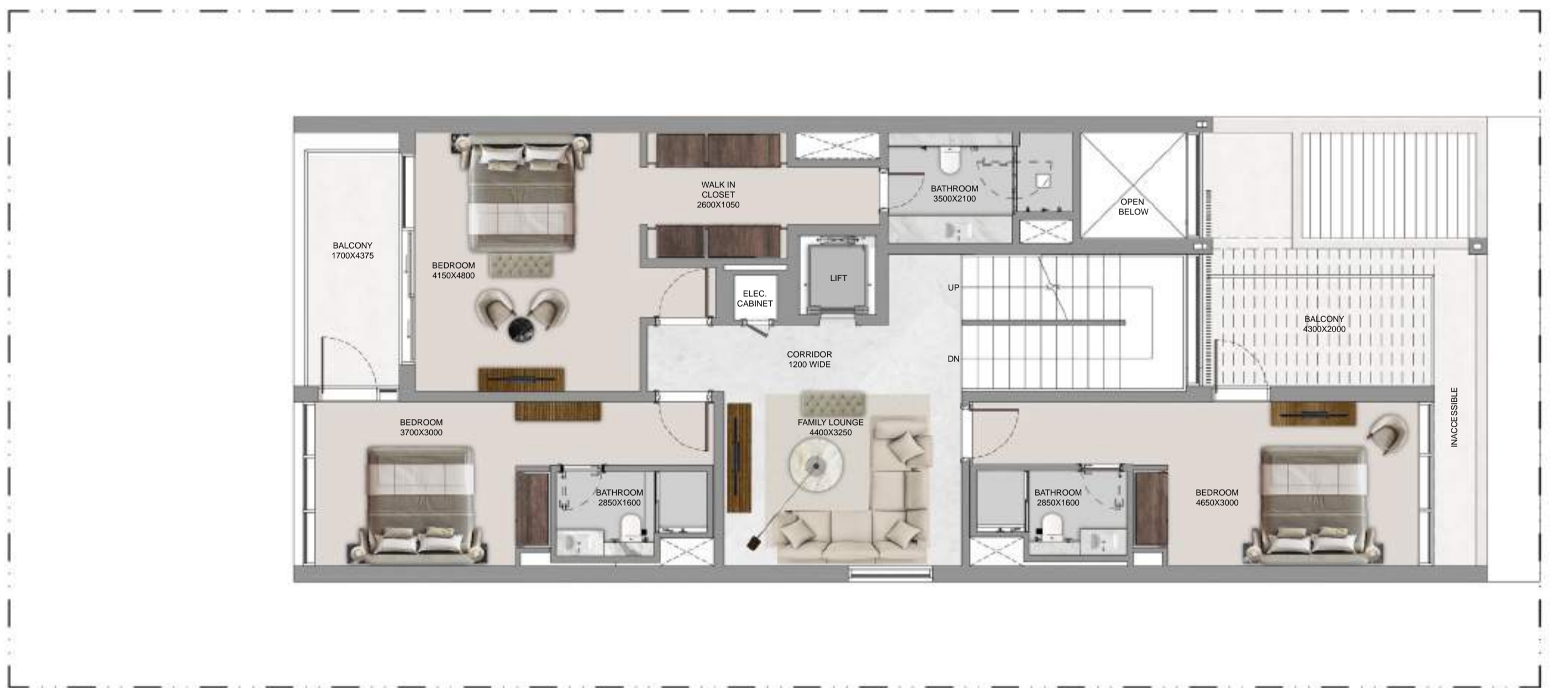
420.32 sq.m
 4,524.29 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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GARDEN VILLAS

T4 Bedroom + Majlis - Type A Variant Mirror

Plot Area

Min 348.88 sq.m 3,755.30 sq.ft
 Max 360.20 sq.m 3,877.21 sq.ft

Saleable Area

420.32 sq.m
 4,524.29 sq.ft



THE TERRACES
 AT SOBHA CITY



GROUND FLOOR

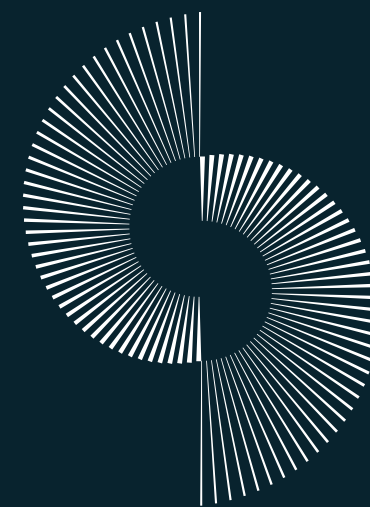


FIRST FLOOR



SECOND FLOOR

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SOBHA CITY

ABU DHABI

ACD : DECEMBER 2029

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SOBHA
REALTY