SOBHA CENTRAL

FACTBOOK

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WHERE IT ALL CONNECTS

Disclaimer: The images use computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, façade, and [illegible] are for our marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

INTRODUCTION

WHERE IT
ALL CONNECTS

Sobha Central is a landmark residential community rising on Sheikh Zayed Road, Dubai's most iconic corridor. This architectural giant unites six sleek and elegant towers around lush, elevated parks, a tech-powered retail mall, along with a dedicated office space, and curated lifestyle amenities.

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6 INTERCONNECTED TOWERS
G+60 TO G+94

CONFIGURATIONS
1 AND 2 BEDROOM
APARTMENTS

TOTAL UNITS: THE HORIZON
~1225 UNITS

ACD: DECEMBER
2029

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LOCATION MAP

MASTER PLAN

Set in one of the most iconic locations in Dubai along Sheikh Zayed Road, Sobha Central busks with breathtaking views of the sparkling Arabian Sea, the prestigious Jumeirah Lake Towers (JLT), and the bustling Dubai Marina. This extraordinary project redefines the concept of integrated living, working, and leisure.

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AMENITIES

ON A HIGHER LEVEL

Set on the expansive podium top, the amenities deck brings together indoor comforts and outdoor vibrancy.

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.

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AMENITIES

THE BREAK AND THE HUSTLE

Residents move freely across a network of experiences designed for convenience, community, and calm, be it the clubhouse, gym, theatre, or serene green escapes.

At Sobha Central, 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.

WATER

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

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FITNESS & SPORT

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

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 pocket
- Seating tree courtyard

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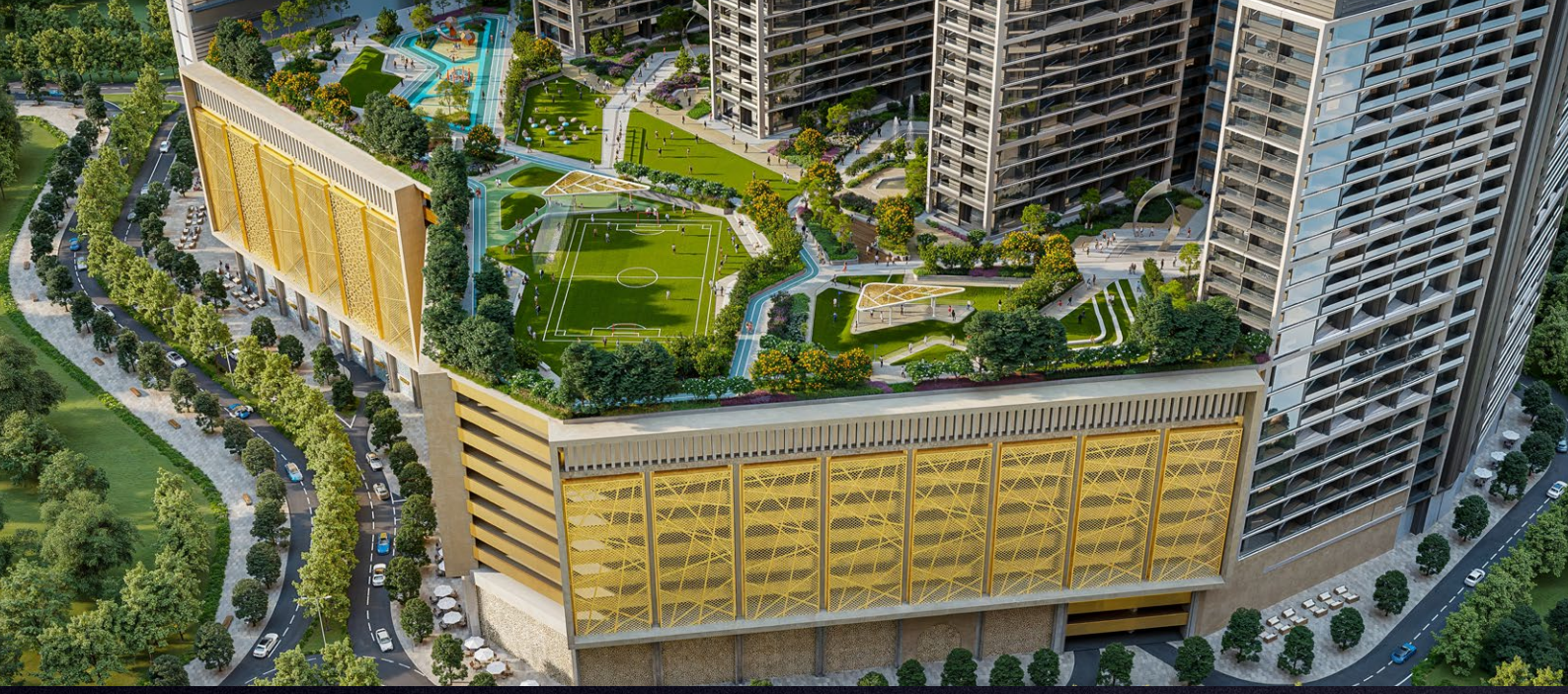

FAMILY & CHILDREN

- Artificial turf play mounds
- Activity mound
- Climbing walls
- Family barbeque / 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

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THE APARTMENTS

STEP INTO A WORLD OF REFINED ELEGANCE, WHERE EVERY DETAIL IS DESIGNED FOR SOPHISTICATION AND COMFORT.

A grand double-height lobby with a dedicated lift for each tower

Floor to ceiling glazed walls flooded with natural light

Spacious layouts featuring large windows and private balconies

Smooth acrylic emulsion paint finish on walls in living rooms, bedrooms, and kitchens

Wardrobes crafted in laminate, melamine, high-gloss PET, or equivalent

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KITCHEN

THOUGHTFULLY DESIGNED FOR BOTH FUNCTION AND STYLE, EQUIPPED WITH PREMIUM FINISHES AND APPLIANCES.

Fully fitted kitchen featuring an oven, gas hob & hood, and washer-dryer from Bosch or equivalent brands

Fridge-freezer provided from Hoover or equivalent brands

Kitchen cabinets finished in laminate, melamine, high-gloss PET, or equivalent

Acrylic emulsion paint on walls with high-quality finish tiles or reconstituted stone backsplash between base and wall cabinets

Kitchen and vanity countertops in reconstituted stone or equivalent

BATHROOMS & POWDER ROOM

DESIGNED WITH REFINED FINISHES AND PREMIUM FITTINGS FOR ELEVATED DAILY LIVING.

Bathrooms fitted with sanitary fixtures and fittings from reputed brands such as Duravit or equivalent

Floor and wall finishes feature high-quality porcelain tiles

MEP FEATURES

MEP FEATURES ARE THOUGHTFULLY ENGINEERED FOR COMFORT, EFFICIENCY, AND SUSTAINABILITY.

District Cooling and FCU provided (*charged separately)

Provision for home automation

SUSTAINABILITY FEATURES

EMBRACE AN ECO-FRIENDLY LIFESTYLE.

Double-glazed façade for superior heat and sound insulation

EV charging stations (*as per statutory requirements)

Energy-efficient HVAC system with condensate water recycled for irrigation

District cooling system for reduced power consumption and carbon footprint

Use of locally sourced concrete, steel, gypsum, insulation, and tiles emphasizing regional materials

Sustainable, non-toxic materials used throughout for a healthier living environment

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