# SOBHA CENTRAL

FACTBOOK



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WHERE IT ALL CONNECTS



# INTRODUCTION

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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.



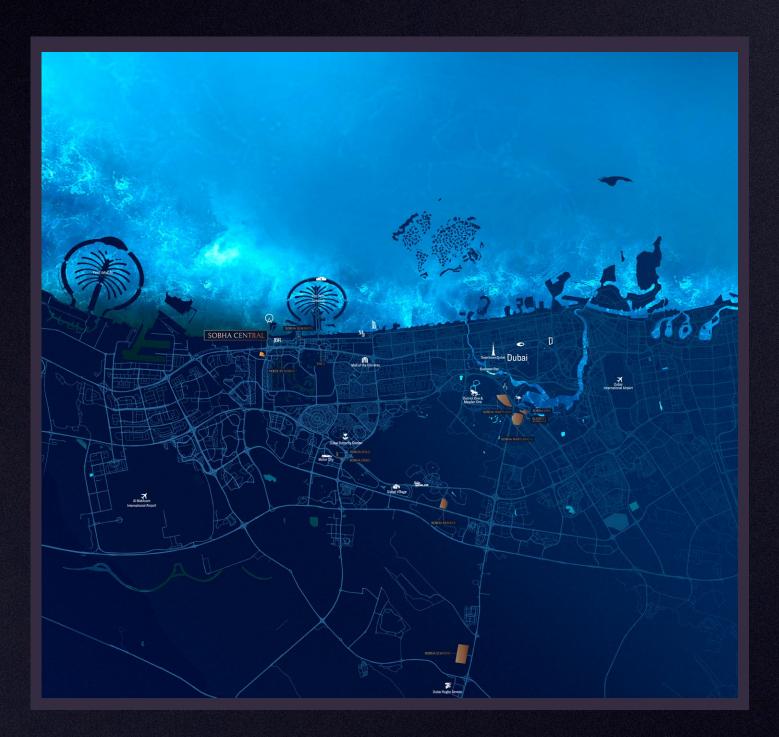


CONFIGURATIONS 1 AND 2 BEDROOM APARTMENTS

total units: the horizon  $\sim 1225$  units

ACD: DECEMBER

# LOCATION MAP









Outdoor cinema / movie lawn
Outdoor games
Open activity / pionic / event lawn
Main activity boulevard



ECREATION



#### 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

Disclaimer: The images use computer graphics technology (photorealistic rendering) to showcase the building and ties. apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade, and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and isolated to hange.



#### 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

