



SOBHA CENTRAL

PROJECT INSIGHTS

ABOUT THE PROJECT

Sobha Central is a high-rise residential development by **Sobha Realty**, located along **Sheikh Zayed Road**. Comprising six interconnected towers rising up to 90 floors, this upcoming project offers breathtaking views of the sea, as well as Dubai Marina, Palm Jumeirah, and Bluewaters Island. The complex includes two dedicated lanes for smooth entry and exit, along with a rare fly-out bridge—providing direct and convenient access to key destinations.

The first tower launched within the complex, The Horizon, features **1 and 2-bedroom apartments**, each offering unique views of the city. The tower includes seven levels of parking, a high-end lobby, and a full suite of amenities located on the podium level. Residents will also have access to community features such as a mall, hotel, mini golf area, football court, and landscaped green spaces.

STARTING PRICE

AED 1.52M

HANDOVER

2029

PAYMENT PLAN

60/40

LOCATION

Live Where Every Turn Leads to a Landmark

Nestled in one of Dubai's most prestigious urban corridors, Sobha Central boasts a landmark address on Sheikh Zayed Road. Whether commuting, unwinding, or exploring, residents are just minutes away from the very best the city has to offer. Beyond exceptional connectivity, the area surrounding Sobha Central is rich in lifestyle offerings. From fine dining and premium retail to wellness centers and cultural attractions, everything is within easy reach.

- 2 minutes to Dubai Marina
- 2 minutes to Jumeirah Lake Towers (JLT)
- 10 minutes to Downtown Dubai
- 10 minutes to Jebel Ali Beach
- 7 minutes to Ibn Battuta Mall



The Horizon

1 and 2 Bedroom Apartments

RANGING FROM

AED 1.53 M* | INR 3.5 CR* | USD 419 K* |

EUR 414 K* | GBP 340 K*



From 568.3 Sq. Ft.

From 52.8 Sq. M.

TO

AED 4.59 M* | INR 10.6 CR* | USD 1.26 M* |

EUR 1.24 M* | GBP 1.02 M*



To 1554.0 Sq. Ft.

To 144.37 Sq. M.

Sobha Central combines various infrastructure clusters, with a business centre and co-working spaces alongside fitness studios, yoga lawns and spa areas. The complex features a full-scale mall, an integrated indoor gallery with access to a cinema, a children's club and a medical clinic. For families with children there are playgrounds, shady alleys with entertainment elements, as well as exclusive facilities such as a bubble lounge. Sports infrastructure includes jogging tracks, outdoor swimming pools, jacuzzi, football pitch, mini golf, cricket and workout areas. There is also an amphitheatre, picnic areas, gardens with aroma plants, meditation pods and a large prayer room within the complex. The variety of amenities makes Sobha Central a fulfilling ecosystem for living, relaxing and working.

A strategic benefit of the project is its direct interchange with Sheikh Zayed Road. Moreover, an exit bridge from the second level podium allows quick access to any part of the emirate, avoiding traffic jams and congestion. In walking distance are Jebel Ali Metro Station, business parks, schools, medical facilities and the largest shopping centres such as Ibn Battuta, Mall of the Emirates and Nakheel Mall. It takes just half an hour to drive to Dubai Intl. Airport.

Apartments at Sobha Central at Sheikh Zayed Road are one of the most promising options on the market for investment due to the unique location, Sobha's brand and premium concept. The starting price of 1-bedroom residences is 1 520 000 AED (413 800 \$), while 2-bedroom units are available from 2 481 000 AED (675 500 \$). To buy a property at Sobha Central, there is an interest free payment plan from the developer — 20% on booking, 40% during construction and 40% on handing over the keys. Horizon at Sobha Central is scheduled for completion in Q4 2029.

What is the starting price of apartments at Sobha Central?

Prices start from AED 1.52 million for 1-bedroom apartments, with 2-bedroom units starting from AED 2.48 million.

Sobha Central offers a range of luxury apartments for sale in Dubai, designed with spacious layouts, modern interiors, and panoramic city views. The towers will offer 1- and 2-bedroom residential units, designed for luxury and comfort, with breathtaking views.



Where is Sobha Central located?

Sobha Central is located on Sheikh Zayed Road, right next to Jebel Ali Metro Station, offering direct access to major highways and seamless connectivity to Dubai's top destinations.



LIFE,

ON A HIGHER LEVEL

The first beacon rising within the Sobha Central constellation. Perfectly aligned with the core of the Bluewaters & JLT interchange, The Horizon commands unrivalled, panoramic views that stretch effortlessly across the Dubai's skyline. With no towers obstructing its gaze for about 500 meters in any direction, it offers a front-row seat to the city's spectacular vistas — from serene podium parks to endless horizons beyond. This is elevated living, where every window frames freedom.





WHERE SPORT & FITNESS ALIGN CENTRALLY

Outdoor exercise
space

Jogging track

Putt-putt mini
course

Football
ground

Cricket batting
enclosure

Calisthenic
gym



FORM, FUNCTION, AND FORWARD VISION

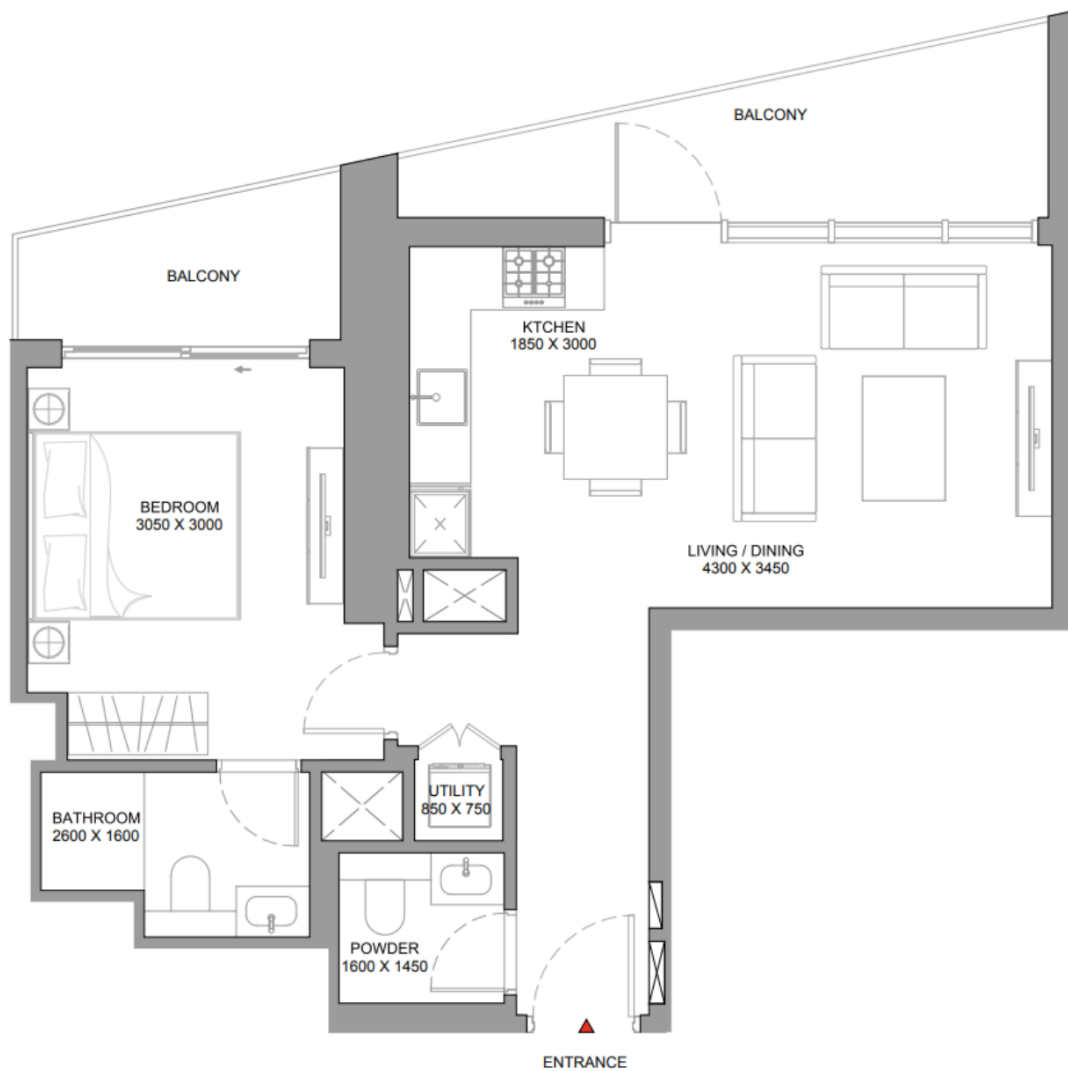
Every line, every angle, every finish—intentionally crafted to reflect both ambition and elegance.

Characterized by six elegantly designed towers, each reflecting a commitment to aesthetic excellence and structural integrity, Sobha Central's vertical expanse offers panoramic views of Dubai's skyline.

Internally, layouts maximize natural light and smart space. Externally, the tower's sleek silhouette becomes a quiet icon on the skyline. It's not just about looking good—it's about living well.



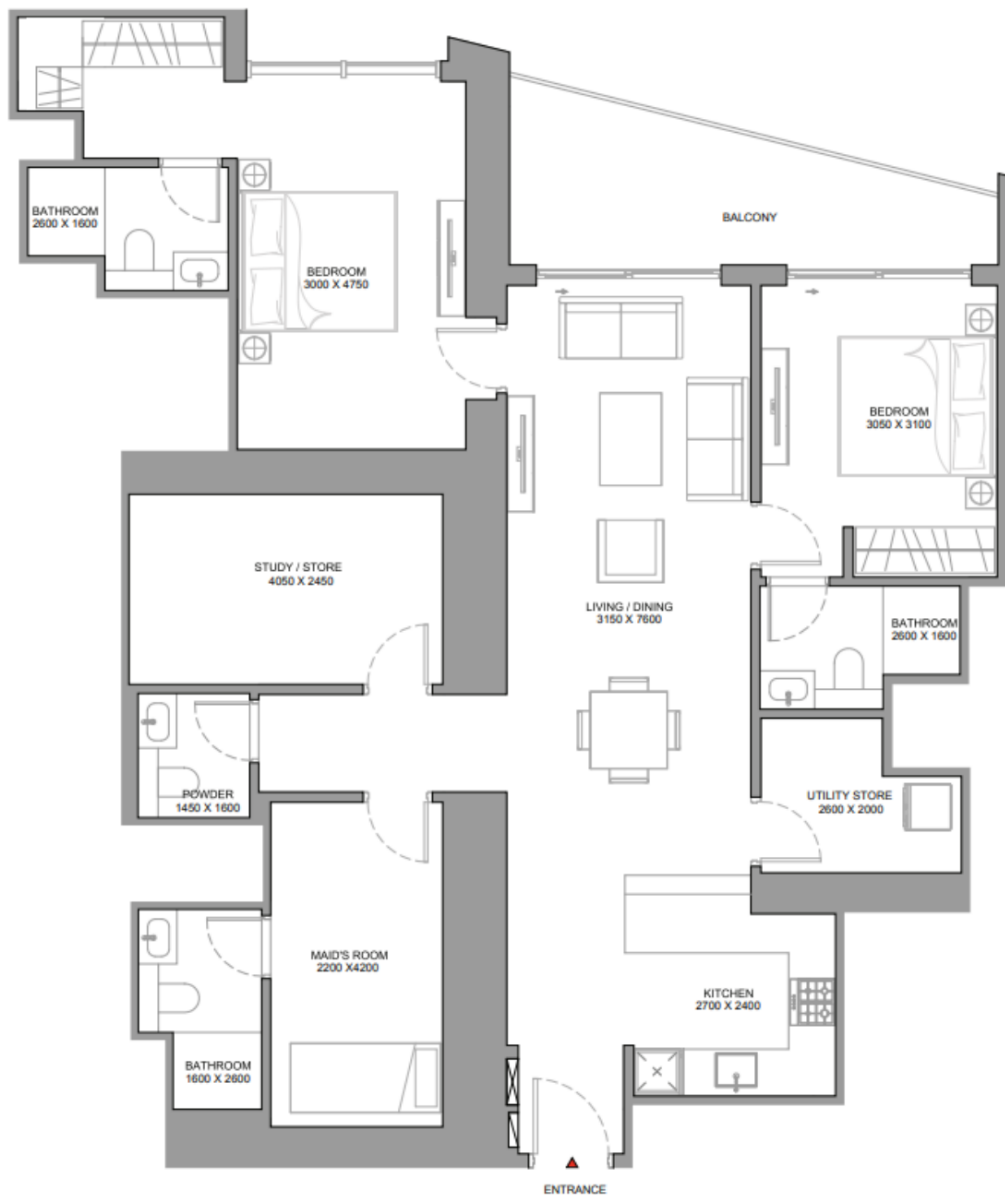
1 BEDROOM TYPICAL FLOORPLAN



568 sq ft. to 781 sq ft.

10 variants

2 BEDROOM TYPICAL FLOORPLAN



936 sq ft. to 1554 sq ft.

10 variants



WHERE SPORT & FITNESS ALIGN CENTRALLY

Outdoor exercise
space

Jogging track

Putt-putt mini
course

Football
ground

CENTERED AROUND YOUR EVERYDAY



Supermarket



Mall



Gym



Park



Restaurants & Cafes



LIVE, WORK AND PLAY CENTRAL

**A 11th level well
connected podium**

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

**Connected
shopping mall at
the base of
towers**

**A large elevated urban
park at the podium**

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

**Working spaces &
business centre**



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**

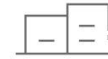
**A bustling boulevard
boutiques and
retail podium**



WHERE IT ALL CONNECTS: *Sobha Central*



160000 Sq. Ft.
of retail



6 Premium
Residential Towers



94 Floors
Tallest Tower in Sobha
Central

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 dedicated office space, and curated lifestyle amenities. Designed as a vibrant neighborhood, it offers panoramic views, seamless connectivity, and a complete living experience —bringing together everything residents need at their doorstep, in one place. This is where it all connects.



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THANK YOU