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OFF PLAN

The Brooks at Sobha Sanctuary

Location: The Valley, Dubai

Starting From: AED 4,160,000

Permit No: 1876838264

The Brooks at Sobha Sanctuary

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Villas**	**Q3 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

The Brooks at Sobha Sanctuary is an exclusive villa enclave by **Sobha Realty**, located within the expansive **Sobha Sanctuary** master community in **Dubailand (The Valley)**. Designed around the concept of wellness, nature, and low-density luxury living, the project forms part of one of Dubai's newest master-planned communities, where green corridors, landscaped trails, water features, and open spaces shape everyday life. Unlike conventional villa developments, The Brooks comprises only **58 premium villas**, creating an intimate and highly exclusive neighbourhood that prioritises privacy, spaciousness, and community living.

The development offers a limited collection of **4-bedroom Garden Villas** and **5-bedroom Courtyard Villas**, with residences ranging from approximately **2,459 sq. ft. to 4,107 sq. ft.** Every villa has been thoughtfully designed with contemporary architecture, double-height living spaces, floor-to-ceiling windows, premium finishes, designer kitchens, spacious family areas, private gardens, expansive terraces, and seamless indoor-outdoor living. Selected 5-bedroom villas also feature private courtyards, G+2 layouts, and enhanced entertainment spaces, creating exceptional homes for modern family living. All residences are delivered **semi-furnished** and are smart-home ready.

Residents enjoy a comprehensive range of wellness-focused amenities integrated throughout the Sobha Sanctuary master community. Facilities include a **beach lagoon**, landscaped parks, community hubs, wellness loop, cycling and jogging tracks, outdoor fitness zones, children's play areas, social club, steam and sauna facilities, pet park, event lawns, shaded courtyards, water features, and dedicated gathering

spaces. The wider Sobha Sanctuary community is also planned to include schools, healthcare facilities, retail destinations, and extensive green infrastructure, creating a self-sustained environment centred on health, recreation, and family living.

Strategically located within **Dubailand**, The Brooks at Sobha Sanctuary offers convenient connectivity to **Global Village**, **Dubai Miracle Garden**, **Mall of the Emirates**, **Downtown Dubai**, **Dubai International Airport**, and major highways including **Emirates Road (E611)** and **Sheikh Mohammed Bin Zayed Road (E311)**. As one of Sobha Realty's flagship master communities, Sobha Sanctuary is designed to become a landmark residential destination featuring approximately **50,000 trees**, a vast green spine, extensive cycling trails, and nature-inspired public spaces. The Brooks presents an outstanding opportunity for buyers seeking luxury villa living, strong long-term capital appreciation, and the exceptional construction quality for which Sobha Realty is renowned.

Why Buy The Brooks at Sobha Sanctuary Through A1 Properties?
Purchasing **The Brooks at Sobha Sanctuary** through **A1 Properties** gives you access to experienced Dubai luxury real estate professionals with extensive expertise in villa communities and Sobha Realty's premium developments. Our consultants provide personalised guidance to help you identify the ideal villa based on your family's lifestyle requirements or investment objectives while ensuring access to the latest inventory, preferred plot selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Sobha Sanctuary's master plan and Sobha Realty's uncompromising commitment to quality, we help you secure an exceptional luxury villa that offers world-class living and outstanding long-term investment potential.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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