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OFF PLAN

The Greens

Location: Dubailand, Dubai

Starting From: AED 9,300,000

Permit No: 2

The Greens

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Villas**	**Q1 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

The Greens at Sobha Sanctuary is a premium villa neighbourhood by **Sobha Realty** within the expansive **Sobha Sanctuary** master development in Dubailand. Designed around greenery, privacy and large-format family residences, The Greens forms part of Sobha's move toward low-density master-planned living and offers a substantially different proposition from the developer's better-known high-rise and waterfront apartment projects.

The residential collection comprises spacious **4, 5 and 6-bedroom villas**, with published configurations beginning at approximately **4,936 sq. ft.** and larger residences extending to around **7,099 sq. ft.** This generous size range positions The Greens firmly within Dubai's premium villa segment, targeting families and buyers seeking considerably more internal and outdoor space than conventional townhouse communities.

Architecture is centred on contemporary forms, generous proportions and a close relationship with the surrounding landscape. Large windows introduce natural light throughout the residences, while private gardens and outdoor areas extend the living environment beyond the interiors. The overall design language emphasises understated luxury rather than highly ornamental architecture.

A major differentiator is the project's location within **Sobha Sanctuary**, a large-scale master community conceived around nature and wellness. The masterplan integrates extensive greenery, landscaped corridors and water features throughout its residential neighbourhoods, creating a more resort-like environment than a conventional suburban development.

Residents are expected to benefit from an extensive range of community facilities spanning **swimming, fitness, sports, children's recreation, landscaped parks, walking and cycling environments, social spaces and wellness-oriented amenities**. These neighbourhood facilities are complemented by the wider retail, leisure and everyday infrastructure planned throughout Sobha Sanctuary.

For families, the master-community approach is particularly relevant. Rather than offering villas as an isolated residential cluster, Sobha Sanctuary is intended to create a comprehensive lifestyle destination where green spaces, recreational facilities and community infrastructure are integrated into the wider development.

The project's location within the **Dubailand growth corridor** provides connectivity toward established destinations across Dubai while giving residents access to a lower-density suburban environment. The wider area's continued expansion of schools, retail, leisure destinations and residential communities supports the long-term development of this part of the emirate.

The Greens is targeted for **handover in 2029**. Sobha's investor reporting places the neighbourhood among the Sobha Sanctuary launches scheduled for delivery that year. Until Sobha publishes or contractually confirms a specific quarter for the selected unit, **2029 is the safer handover date to use rather than assigning an unsupported quarter**.

From an investment perspective, The Greens combines **Sobha Realty's developer positioning, large villa sizes and a nature-focused master community**. With an entry point around AED 9 million, however, this is not an entry-level Dubailand investment. Its target market is more likely to comprise high-net-worth families, long-term owner-occupiers and investors seeking premium villa exposure.

Buyers should therefore pay close attention to **built-up area, plot size, villa configuration, internal community position, proximity to landscaped or water features and acquisition price per square foot**. Within large master communities, these factors can create significant differences in long-term desirability between otherwise similar villas.

Why Buy The Greens at Sobha Sanctuary Through A1 Properties?
Purchasing **The Greens at Sobha Sanctuary** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare the neighbourhood with other releases within Sobha Sanctuary and Dubai's wider premium villa market. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help evaluate available 4, 5 and 6-bedroom villas according to **square footage, plot size, orientation, community position, pricing and payment structure**.

For investors, our advisors can benchmark The Greens against **The Brooks, The Willows and other Sobha Sanctuary neighbourhoods**, as well as competing luxury villa communities across Dubai. For end-users, the selection process can focus on privacy, family space, gardens, proximity to greenery and long-term lifestyle requirements.

From property selection and reservation through documentation, financing, ownership transfer and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right**

opportunity.

PAYMENT PLAN

10%	40%	50%
Down Payment	During Construction	On Handover

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