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OFF PLAN

The Willows

Location: Dubailand, Dubai

Starting From: AED 9,000,000

Permit No: 2

The Willows

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

ABOUT THE PROJECT

The Willows at Sobha Sanctuary is a premium villa neighbourhood by **Sobha Realty** within the expansive Sobha Sanctuary master development in Dubai. Conceived around nature, privacy and low-density living, the project offers large family residences surrounded by landscaped green spaces, water features and extensive recreational environments.

The Willows features **4, 5 and 6-bedroom luxury villas**, positioning the neighbourhood firmly within Dubai's premium family-home segment. Published configurations indicate residences beginning at approximately **4,900 sq. ft.**, while the largest villa types extend beyond **7,000 sq. ft.** Exact built-up areas vary according to villa configuration and should be verified against the individual Sobha floor plan when selecting a property.

The architecture follows a contemporary design language characterised by strong horizontal lines, expansive glazing and generous proportions. Large windows bring natural light into the interiors, while private gardens, terraces and outdoor spaces create a stronger relationship between the residences and Sobha Sanctuary's landscaped environment.

Interiors are designed around spacious family living, with substantial living and dining areas, large bedroom suites and carefully planned circulation. The larger configurations provide the flexibility required by multi-generational households and buyers seeking more private and functional space than conventional townhouse communities can offer.

A defining characteristic of The Willows is its integration into the broader **Sobha Sanctuary** masterplan. Rather than functioning as an isolated villa compound, the neighbourhood forms part of a large nature-focused community where residential clusters are connected through landscaped corridors, parks and water elements.

The wider master development is designed around an extensive collection of **parks, walking and cycling environments, swimming facilities, sports and fitness areas, children's recreation spaces, wellness facilities and community gathering areas**. Retail, dining and everyday services are also expected to form part of the broader Sanctuary environment as the master community develops.

Sobha Sanctuary's nature-led positioning gives The Willows a different character from Dubai's denser urban communities. The combination of large private residences, extensive landscaping and lower-density planning is intended to appeal particularly to families seeking long-term owner-occupation and a quieter residential environment.

The Willows is targeted for **completion in 2029**. Because specific handover quarters can change during the construction cycle, buyers should refer to the individual SPA for the contractual completion date rather than relying on third-party portal estimates.

From an investment perspective, The Willows combines **Sobha Realty's development quality, large villa formats and a major new master-community proposition**. The project targets a considerably higher price segment than typical Dubailand townhouses, making future performance more dependent on the successful maturation of Sobha Sanctuary as a premium destination.

Unit selection should therefore focus on **built-up area, plot size, villa type, privacy, orientation and position relative to parks, water features and major community amenities**. These characteristics can create meaningful differences in both resale desirability and end-user demand as the community matures.

Why Buy The Willows Through A1 Properties?
Purchasing **The Willows at Sobha Sanctuary** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare different villa types and neighbourhoods throughout the master community. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can help buyers assess available 4, 5 and 6-bedroom villas according to **built-up area, plot size, orientation, community position, price per square foot and payment structure**.

For investors, our advisors can compare The Willows with **The Greens, The Brooks and other Sobha Sanctuary releases**, as well as competing premium villa communities throughout Dubai. For end-users, the selection process can focus on privacy, family space, gardens, proximity to greenery and the suitability of each villa configuration for long-term living.

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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