



SOBHA
REALTY

MOTOR CITY

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ART *of* THE DETAIL

INVEST IN DUBAI

with

SOBHA
REALTY

ECONOMIC GROWTH

- Accelerated business & job creation cycle since Expo 2020
- Zero income or capital gains tax
- Stable economy with no foreign exchange controls, trade barriers or quotas and minimal currency risk

POSITIVE CHANGES

- New residency visa options including Golden Visas for real estate investors
- Dubai ranks 16th out of 190 nations in ease of doing business

ASPIRATIONAL LUXURY

Ultra-prime residential real estate in Dubai offers more long-term value than other metropolis such as London, New York and Singapore

CROSSROADS OF THE WORLD

- A 4-Hour Flight - from 31% of the world's population with 11% of global GDP
- An 8-Hour Flight - from 76% of the world's population with 53% of global GDP
- Dubai Airport continues to be ranked as the busiest airport in the world

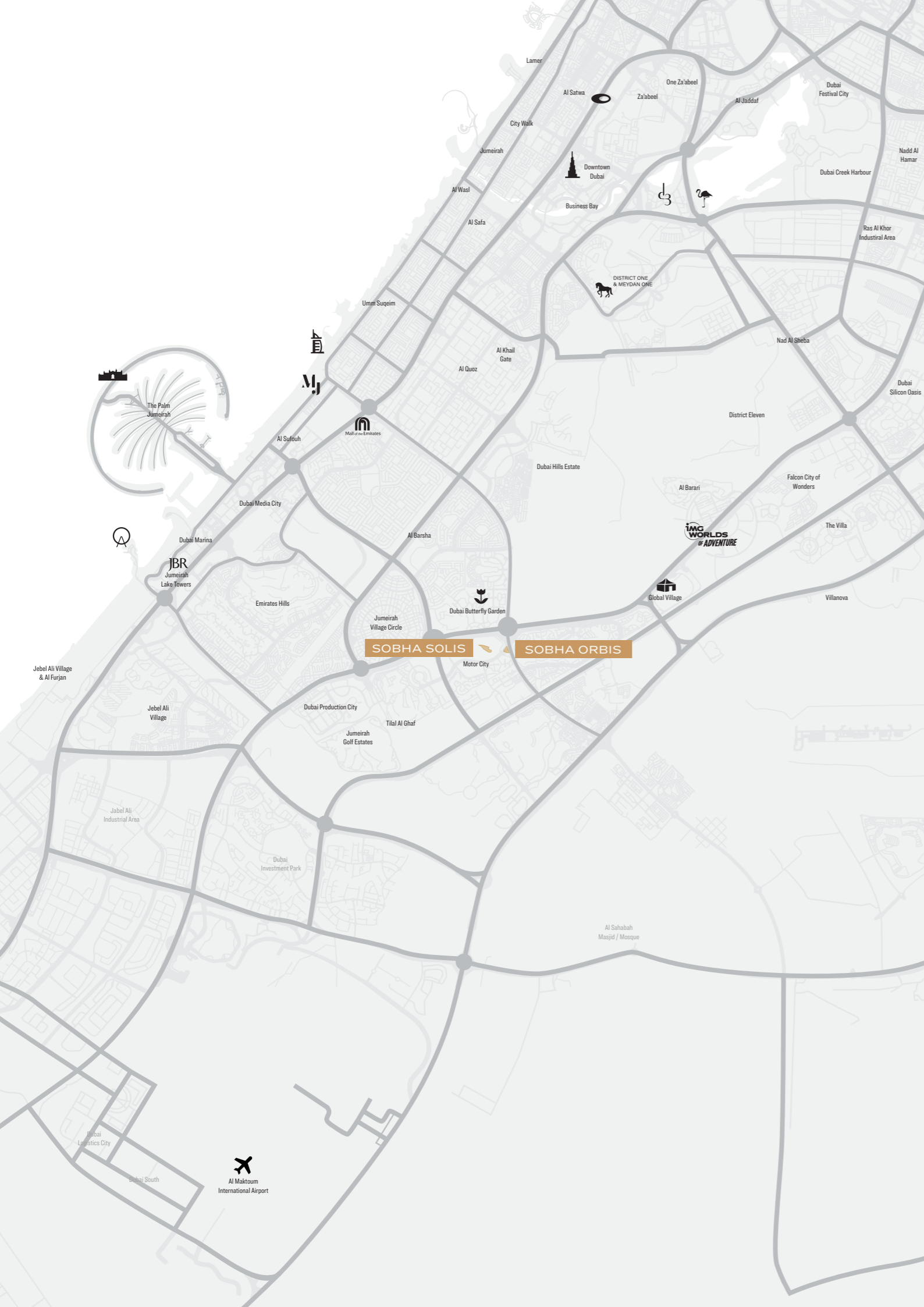
SAFETY & SECURITY

- Dubai's global ranking among the best cities to live and work was boosted to 3rd place in 2021
- Dubai consistently ranks as one of the safest cities in the world

A THRIVING METROPOLIS

In Dubai's dynamic landscape, Motor City blends cobblestone streets with sleek, modern homes, radiating an irresistible charm with seamless access to Al Qudra Road and Hessa Street. This enclave, close to Dubai Sports City and Al Barsha, bursts with energy, featuring residential towers, commercial spaces, and top-tier healthcare, education, and entertainment facilities such as Dubai Autodrome and First Avenue Mall ensuring all essentials are within reach.





SEAMLESS CONNECTIVITY

Experience unparalleled connectivity at Sobha Orbis and Sobha Solis in Dubai’s Motor City. Strategically located near Mohammed Bin Zayed Road (E311) and Al Qudra Road, these residences offer swift access to key destinations like Downtown Dubai, Dubai Marina and the Dubai International Airport. A proposed metro station in Motor city further enhances urban mobility. Embrace a lifestyle where luxury meets convenience, ensuring you’re always connected to the heart of the city.

COMMUNITY CRAFTED FOR INSPIRED LIVING

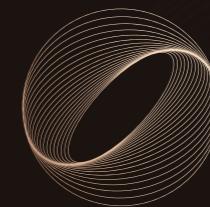
Discover a harmonious blend of luxury and community at Sobha Solis and Sobha Orbis in Dubai's Motor City. These developments offer meticulously designed residences that provide not only comfort but also a profound sense of belonging. Experience a lifestyle where your family can flourish, your interests are nurtured, and connections with neighbours become lasting friendships. With thoughtfully crafted spaces for all ages, including state-of-the-art fitness centres, serene parks, and vibrant social areas, these communities cater to every aspect of modern living. It's more than just a place to reside; it's a destination to create cherished memories, foster meaningful relationships, and truly feel at home in an environment designed to enrich your life at every turn.





The images are developed with computer graphics technology (photorealistic renders) with reference to details for the facade and elevations, common areas, private areas and interior community, for the sole purpose of presenting future realization and/or the various potential solutions following user customization. All furniture, decorative lighting, wall finishes, and art are represented for the marketing and rendering purposes only. For this reason, all images are purely indicative and subject to change (for illustrative purposes only).

INTRODUCING



SOBHA
ORBIS

A WORLD IN IT'S OWN

Break free from the mundane and embrace a realm where luxury, convenience and connectivity intertwine seamlessly. Our community embodies the essence of “A world in it’s own” providing a haven where you can escape the chaos of urban living and immerse yourself in an unparallel lifestyle of opulence and sophistication



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INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

CLUBHOUSE AMENITIES

- BADMINTON

VOLLEYBALL COURT

PÉTANQUE / BOULEE FIELDS

COMMUNITY GYM

KID’S PLAY AREA

BILLIARDS

SQUASH COURT
- PADEL TENNIS COURT

BASKETBALL COURT

MPH SPORTS HALL

STUDIOS

INDOOR GAMES

KARAOKE

TODDLER PLAY AREA

AMENITIES TO RE-DISCOVER YOUR SOUL

- YOGA ZONE

CABANA SHADE

WATER FEATURE

HAMMOCK GARDEN

OPEN LAWN
- LIBRARY

MEDITATION ZONE

LANDSCAPED GARDENS

WALKING PATHS

ZEN GARDEN

RESORT-LIFE BLISS AWAITS

- RESORT-STYLE POOL

BEACH-VOLLEYBALL

SWIMMING POOL

JACUZZI

WATER POLO

BARBECUE AREA

POOL DECK WITH DAY BEDS

OUTDOOR JUNGLE GYM
- LAZY RIVER

BEACH EDGE

OUTDOOR SHOWERS

AQUATIC AEROBICS

TODDLER SPLASH PAD

KID’S POOL

GIANT CHESS

BUSINESS CENTER

F & B STREET

- RESTAURANTS

RETAL STORES
- OPEN PLAZA



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CONFIGURATION	SIZE RANGE (SQ.FT.)
1 BR	536 - 830
1.5 BR	671 - 929
2 BR	985 - 1160

Disclaimer: Configuration and size subject to availability



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I N T R O D U C I N G



SOBHA SOLIS



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ADVENTURE AWAITS

@ YOUR DOORSTEP



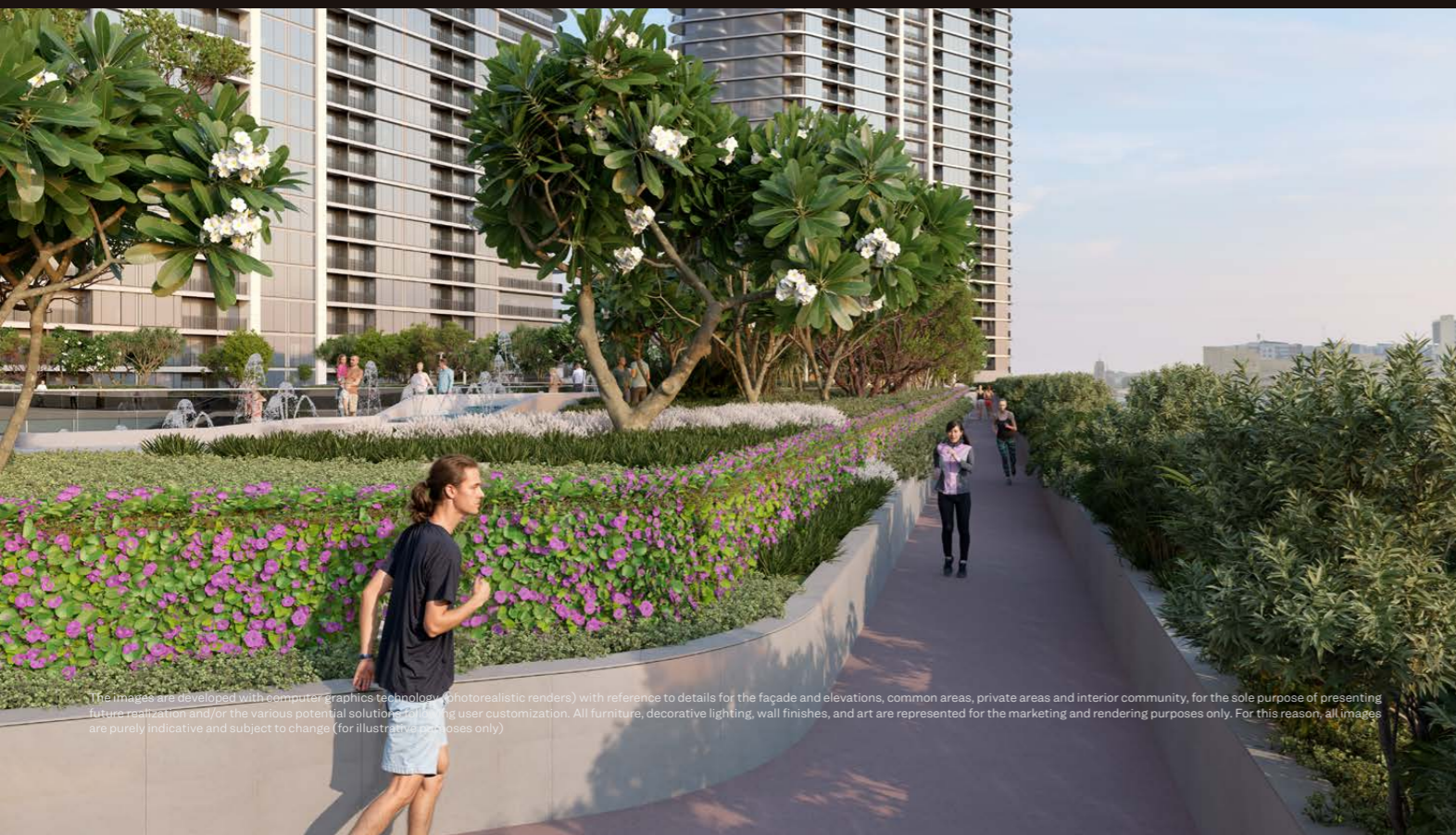
A community that fuels your passions and invigorates you with the high-octane vibrancy of life.

Let the thrill of new experiences drive you towards a vivacious existence.

LIVE BOLDLY. LIVE FULLY

Let your spirit race towards endless possibilities

WAKE UP TO STUNNING HORIZONS



Wake up to uninterrupted panoramic views of the iconic Dubai skyline, the lush expanse of Dubai Miracle Garden and the ever-thrilling Dubai Autodrome.

Marvel at the breathtaking cityscape that unfolds before you, with every sunrise illuminating the grandeur of these renowned landmarks.

Enjoy the visual feast of vibrant gardens and the exhilarating backdrop of the racetrack, all from the comfort of your serene home.

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INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

OUTDOOR AMENITIES

LAP POOL

KID'S POOL

LEISURE POOL

ENTRY WATER FEATURE

COMMON PARKS / LAWNS

SEATING COURTS

ZEN GARDEN

PARKOUR LEISURE

DOG PARK

BBQ

PICNIC AREA

JOGGING TRACK.

OUTDOOR ROCK CLIMBING

PLAZA

TENNIS

CRICKET NETS

OUTDOOR CINEMA

INTERACTIVE PLAY FOUNTAIN

INDOOR AMENITIES

TABLE TENNIS

INDOOR KIDS PLAY AREA

INDOOR ROCK CLIMBING FOR KIDS

GYM

FITNESS ZONE

CALISTHENICS

RACETRACK VIEWING DECK

LIBRARY

YOGA + MEDITATION ZONE

STEAM AND SAUNA

PILATES STUDIO

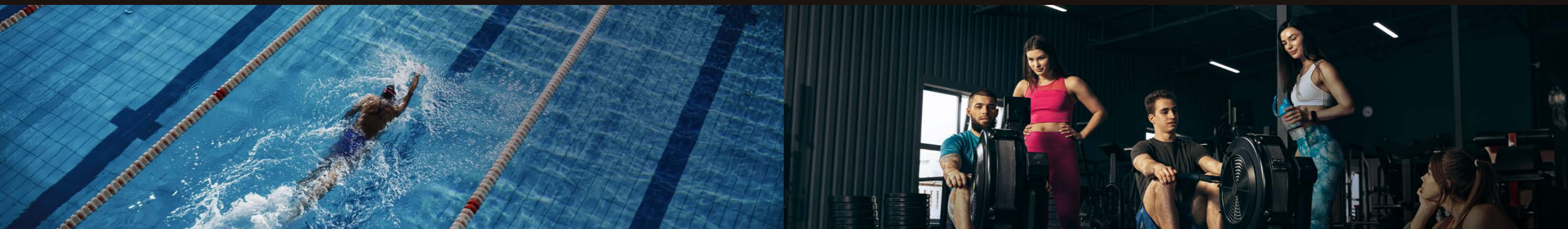
BOXING CORNER

INDOOR GAMES ROOM

LOUNGE

MUSIC STUDIO

CO-WORKING SPACE





SOBHA SOLIS

CONFIGURATION	SIZE RANGE (SQ.FT.)
1 BR	535 - 717
1.5 BR	630 - 782
2 BR	1124 - 1130
3 BR	1895 - 1895

Disclaimer: Configuration and size subject to availability



The images are developed with computer graphics technology (photorealistic renders) with reference to details for the facade and glass units, common areas and data areas and the wider community, for the sole purpose of presenting future realization and/or the various potential solutions following user customization. All furniture, decorative lighting, wall finishes and art are represented for marketing and advertising purposes only. For this reason, all images are purely indicative and subject to change (for illustrative purposes only).

TRAIN LIKE THE GUNNERS

Elevate your fitness routine with cutting-edge equipment akin to that used by Arsenal's elite athletes.

Arsenal Fitness Zone, designed in collaboration with Arsenal, offers a vibrant and dynamic environment where you can push your limits and achieve your fitness goals in style.

Immerse yourself in a space that reflects the high energy and professional standards of Arsenal's training facilities, ensuring every workout is both inspiring and effective.



GUNNERS GUNNERS *GIINNEDC GIINNEDC*



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