

SOBHA
ORBIS

FACTBOOK



A WORLD IN ITS OWN

Break free from the mundane and embrace a realm where luxury, convenience, and connectivity intertwines seamlessly. Our community embodies the essence of "A World in Its Own," providing a haven where you can escape the chaos of urban living and immerse yourself in an unparalleled lifestyle of opulence and sophistication

PROJECT HIGHLIGHTS

3 INTER-LINKED TOWERS
(G+46, G+34, G+34)

LINK TOWERS
(G+17, G+26)





PROJECT HIGHLIGHTS

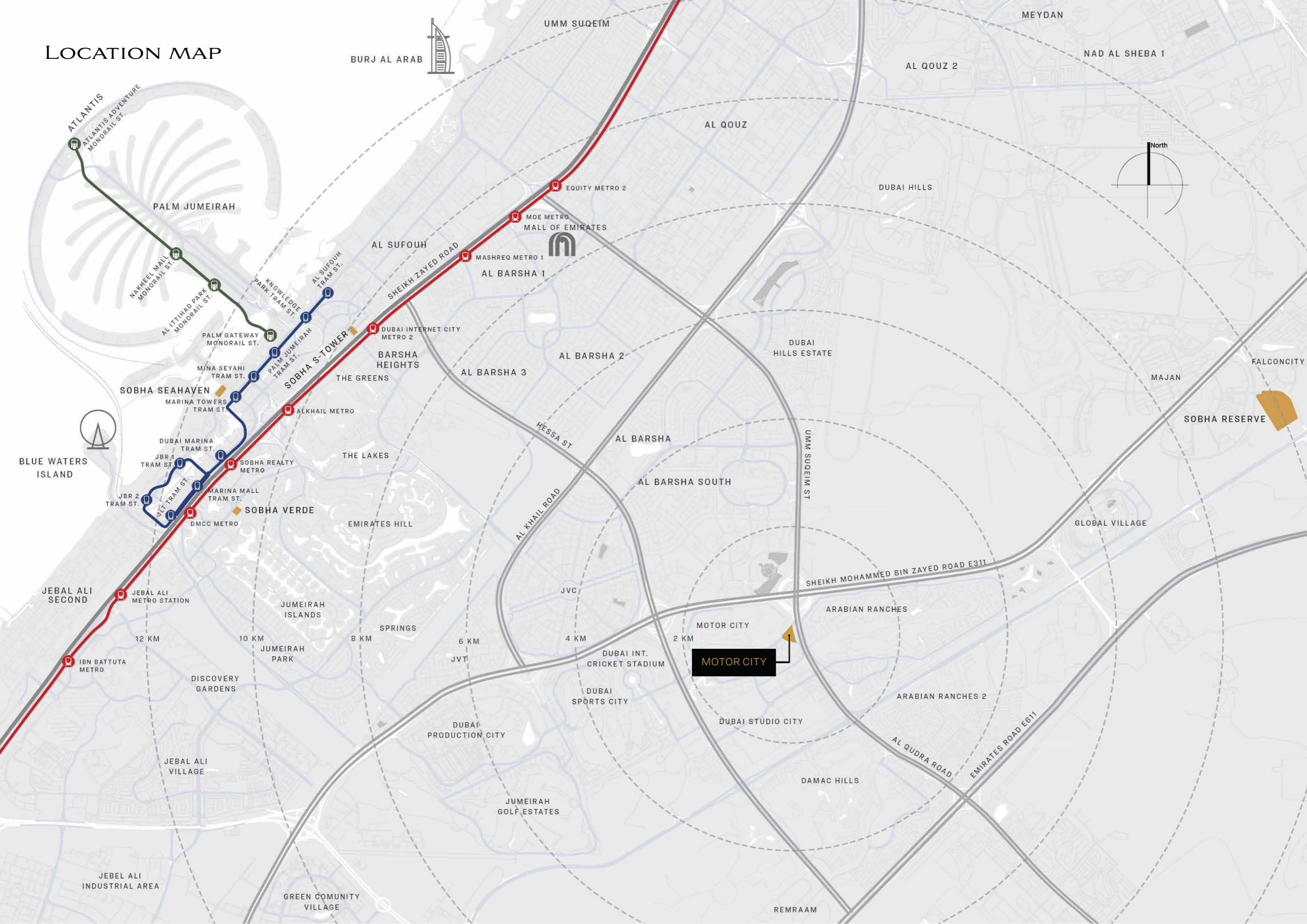
CONFIGURATION
1, 1.5 and 2 bedroom homes

TOTAL UNITS IN THE PROJECT

2900
Apartments

1 BHK – 1850 units
1.5 BHK – 750 units
2 BHK – 300 units

LOCATION MAP



MASTER PLAN

Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm.



AMENITIES

INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

Sobha Orbis enjoys themed courtyards with beautiful spaces and amenities. Numerous landscaped amenities are planned in each tower. Each courtyard has a dedicated theme that reflects in amenities planned.



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

F&B STREET

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

Restaurants
Retail stores
Open plaza



1 BEDROOM APARTMENT

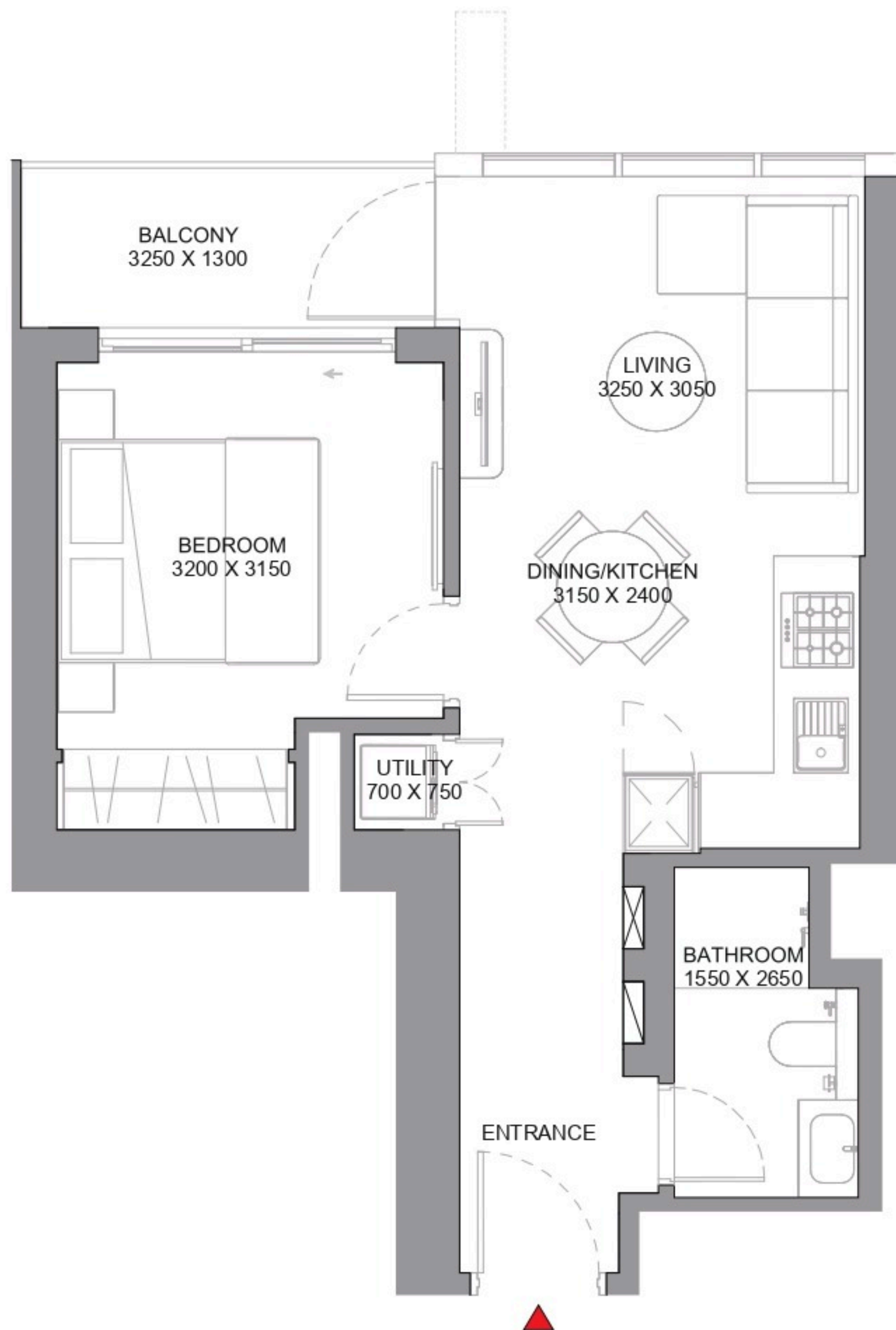
TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 490.94 SQ.FT. - 493.09 SQ.FT.

BALCONY = 54.14 SQ.FT.

TOTAL RANGE = 545.08 SQ.FT. - 547.23 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities

A318, A418, A518, A618, A718, A818, A918, A1018, A1118, A1218, A1318, A1418, A1518, A1618, A1718, A1818, A1918, A2018

Community, City View

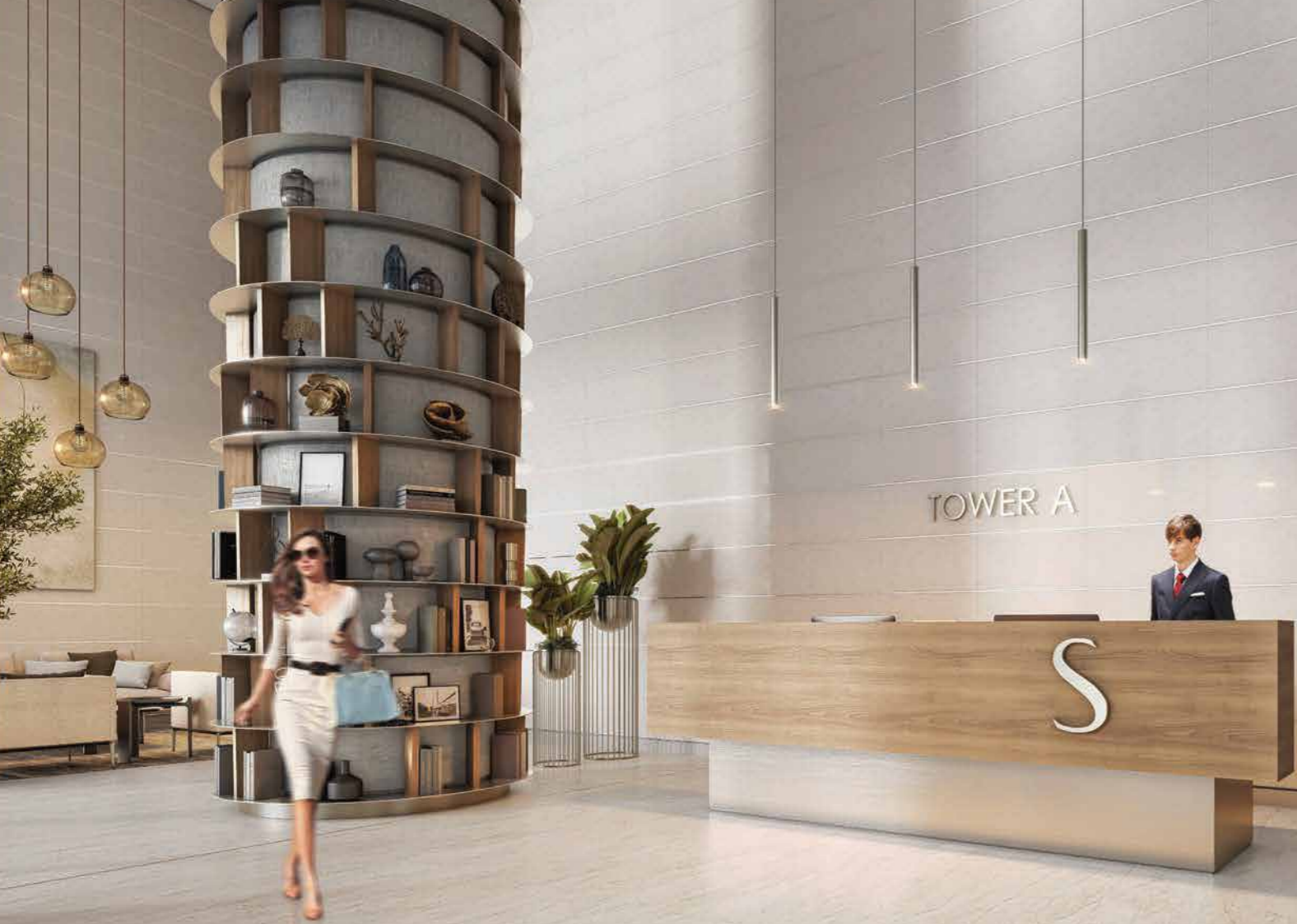
A501, A601, A701, A801, A901, A1001, A1101, A1201, A1301, A1401, A1501, A1601, A1701, A1801, A2118, A2218, A2318, A2418, A2518, A2618, A2718, A2818, A2918, A3018, A3118, A3218, A3318, A3418

Street View

A301, A401



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



KITCHEN

White goods include oven, gas hob, hood, and dish washer by Bosch or of equivalent brand.

Matt emulsion paint on walls with premium tiling between base and wall cabinets.

High quality reconstituted stone or equivalent provided for counter-tops in vanity and kitchen.

Refrigerator by Bosch or equivalent brand

Kitchen cabinet of laminate/melamine or equivalent.

THE APARTMENTS

Each tower to have a dedicated lobby with multiple lifts

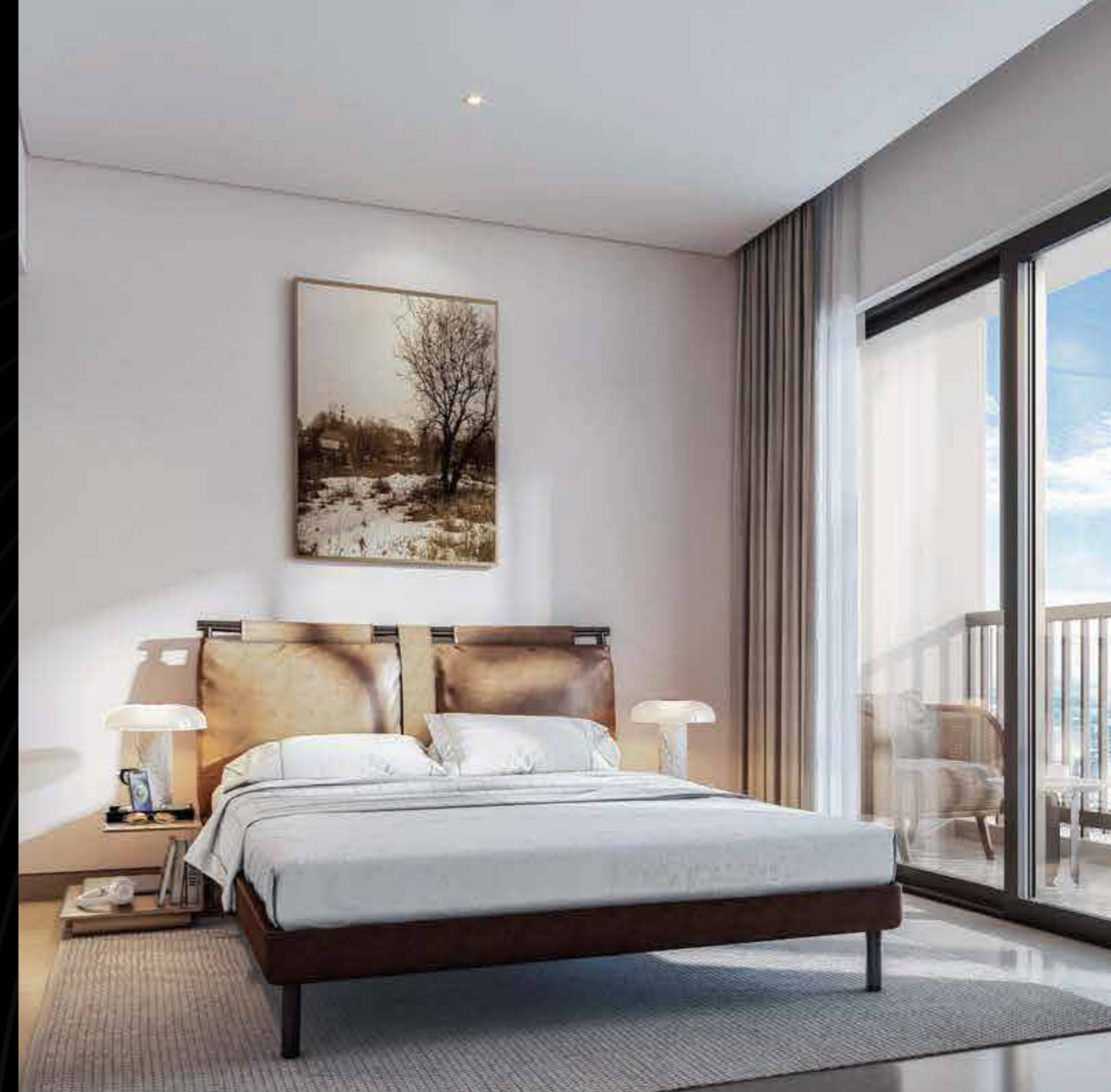
Fully fitted kitchen with white goods

Master bedroom with ensuite bathroom and inbuilt wardrobe.

Matt emulsion paint on walls

All units are inclusive of a balcony as a standard offering.





BATHROOMS AND POWDER ROOM

WC and wash-basin are provided by Duravit or equivalent brands.

CP fittings by Huayi or equivalent brands

Floor and wall finishing with high quality porcelain tiles and matt emulsion acrylic paint

Vanity and wardrobe with fixture and fittings of laminate/ melamine or equivalent

MEP FEATURES

District Cooling and FCU provided

Home Automation provisions for lighting and temperature control.

EMBRACE ECO-FRIENDLY LIVING

SUSTAINABILITY FEATURES

Double-glazed façade – floor-to-ceiling glass curtain wall with superior heat and sound insulation.

EV charging stations

Energy efficient HVAC system and condensate water recycled for irrigation.

District cooling system to reduce power consumption and carbon footprint.

Sustainable materials used throughout for a healthy living environment



SOBHA
REALTY