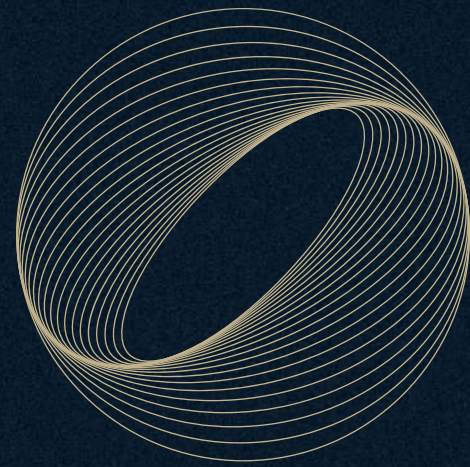


SOBHA
REALTY

IN THE ORBIT OF
OPULENCE

PRESENTING



SOBHA
ORBIS

AT MOTOR CITY

SOBHA
ORBIS



ORBIS Destination



ORBIS Community



ORBIS Connectivity



ORBIS Views





ORBIS DESTINATION

Where imagination meets exploration



MOTOR CITY DUBAI 2.0?



D63 and Mohammad Bin Zayed Road Connectivity



Close to Al Barari (premium villa community)



Close proximity to **Jumeirah Village Circle and Al Barsha**



Guess who's next door? - **Dubai Autodrome and Dubai Polo Club**



ORBIS CONNECTIVITY

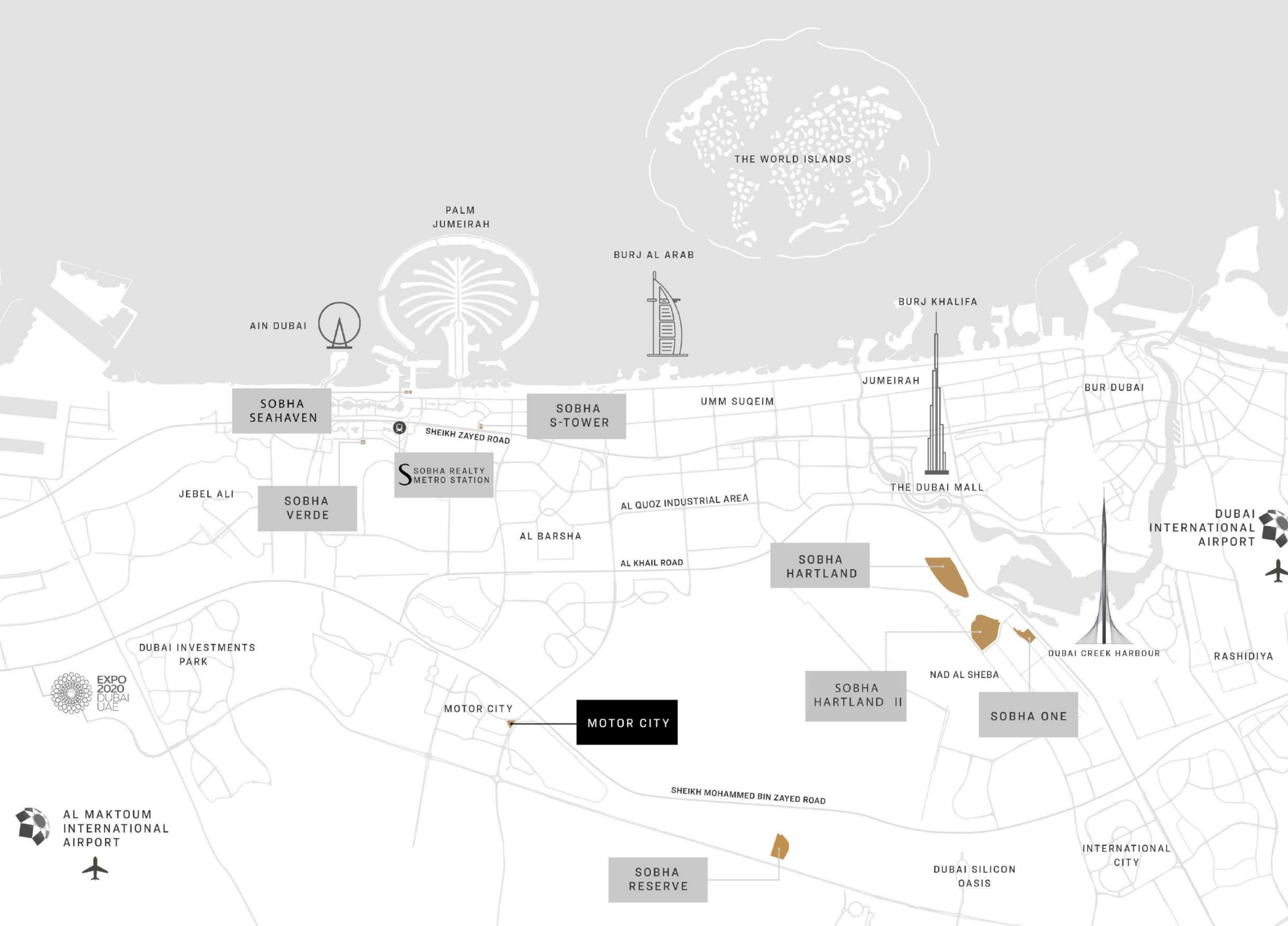
Bridging Realms, Enabling connectivity

Nestled in the heart of

ADVENTURE

CONVENIENCE

TRANQUILITY





TIME TAKEN TO TRAVEL TO PRIME LOCATIONS

5 mins	Dubai Polo Club
10 mins	Al Qudra Road & Al Khail Road
15 mins	Palm Jumeirah, Sheikh Zayed Road & Mall of Emirates
20 mins	Dubai mall, Burj Al Arab, The Walk JBR & Dubai Marina
25 mins	New Al Maktoum International Airport
30 mins	New Al Maktoum International Airport



CONNECTIVITY AT ITS BEST



Located near the intersection of Al Qudra Road and Mohammed Bin Zayed Road.



D63, Al Qudra Road and Al Khail Road are easily accessible



ORBIS COMMUNITY

Cultivating vibrant spaces to thrive



What elevates **Soba Orbis** to a league of its own?

The ONLY resort-style waterfront community in Motor City

The first and ONLY community living project with exclusive green views

Tallest towers in Motor City

Excellent connectivity to Umm Suqeim Road – D63

Proposed Metro line

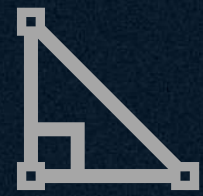




AN OPULENT LIVING TO MAKE
YOUR MOMENTS SHINE BRIGHTER



SUMPTUOUS
LIVING.



Triangular Placement of the towers



It aims to create an iconic landmark visible from **311, Umm Suqeim, and Al Qudra motorways.**



One tower occupies a key traffic junction



Another tower is strategically positioned closest to the interchange



The **third tower** completes the triangular layout, defining the **scheme's external boundaries**





Mid-rise inter-connected blocks

These mid-rise buildings harmonize with the scale of neighboring developments.





Expansive terraced podium

The expansive terraced podium integrates various amenities, cascading down toward Al Qudra Road.

The amenities include

- F&B street
- A clubhouse
- A resort-style pool
- Sports court facilities
- Dedicated retail spaces





World-class F&B street

The pedestrian only arc
street encourages a holistic
ecosystem that fosters
connection, community, and
individual growth.





Dive into the Harmony of a Resort-Style Pool



Gather, Converse and Play!



Quench your thirst for adventure at the sports court



Welcome your guests in an opulent lounge setting



Experience modern-day royalty in your personal sanctuary



Iconic residences with unobstructed views



ORBIS VIEWS

Views that inspire awe



Expansive Horizon: From Motor City's tallest towers, soak in the vast vistas of lush and verdant scenery



Iconic Landmarks: Dubai Polo & Equestrian Club and Dubai Autodrome



Natural Tranquility: Soak in abundant peace and serenity amidst the greenery within the project



360-Degree Scenic Delight: Captivating visual spectacle from the towers' vantage points

TYPOLGY

1 BR | 538 sq. ft. to 581 sq. ft.

1.5 BR | 624 sq. ft. to 697 sq. ft.

2 BR | 984 sq. ft. to 988 sq. ft.

