
SOBHA ELWOOD
The Canvas of Nature

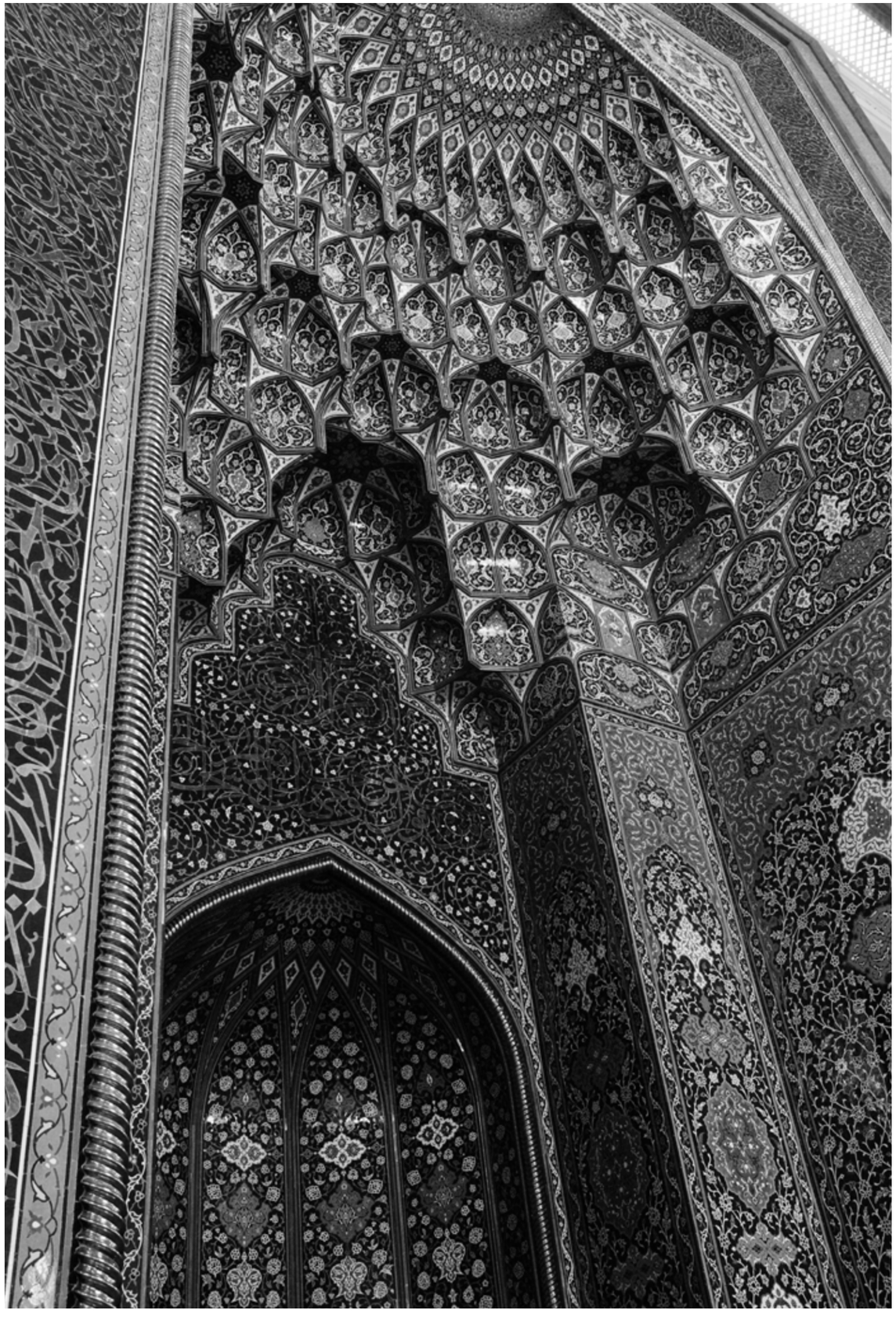
SOBHA ELWOOD



WE NOTICE THE SMALLEST DETAILS.

So you won't have to.

SOBHA
REALTY



SPEARHEADING THE SOBHA WAY!

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. Pioneering the ‘Backward Integration’ model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer’s expectations

Backward Integration.
Forward Thinking.

DESIGN

Masterfully conceptualized.

MATERIAL SOURCING

Employing cutting-edge technology for world-class manufacturing.

QUALITY CONTROL

Establishing a new global standard.

ENGINEERING & CONTRACTING

Scrupulously refined to perfection.

CRAFTSMANSHIP

Exquisite attention to detail from inception to completion.

Nature
The essence of human life

IN A WORLD THAT OFTEN RUSHES BY,

NATURE IS OUR GREATEST INSPIRATION AND SOLACE.

Its beauty, resilience, and serenity remind us of life's simplest joys. It's the heartbeat of our existence. It nurtures our well-being, sparks creativity, and connects us to our deeper purpose. That's why we have designed our community to celebrate and integrate the four fundamental elements of nature—greens, water, air, and land - creating a vibrant tapestry of life on the canvas of nature.


the
canvas of
nature



DISCOVER NATURE'S MASTERPIECE

Embodying the essence of The Canvas of Nature, our community redefines the standards of luxury living. Each residence is a masterpiece of design, meticulously crafted to blend seamlessly with the lush, green landscapes that envelop it.

Here, the beauty of nature intertwines seamlessly with everyday moments. Picture yourself stepping into a vast canopy of greenery, where the hustle and bustle of life fades away. This is a sanctuary where every breath you take is filled with the clean air of the great outdoors, and every step leads you deeper into the heart of nature's embrace.

INTRODUCING

SOBHA ELWOOD



ABUNDANT

greenery

As you jog along the winding trails of lush, green parks surrounded by over 10,000 trees, let the pure, fresh air invigorate your senses.

In this verdant sanctuary, residents are a mere step away from lush, green spaces.

LIVE AMONGST

10,000+

TREES

MULTIPLE
WATER-SPORTS
OPPORTUNITIES

AQUATIC
blues

Challenge your friends as you dive into the exhilarating lap pool. Nearby, the sound of laughter fills the air as your children splash joyfully in the splash pad, their sun-kissed faces beaming with delight.

Sobha Elwood boasts pristine water bodies, maintained to offer a range of experiences from youthful adventures to tranquil escapes for rejuvenation and well-being.

INHALE THE

purity

Breathe in the city’s purest air, rejuvenated by a lush landscape beautifully curated to enhance your well-being.

Wake up to the gentle rustling of leaves, the crisp scent of greenery, and the symphony of birdsong—each day a testament to embracing nature’s timeless allure.

COMMUNITY
WITH BETTER AIR
QUALITY INDEX

ELYSIAN

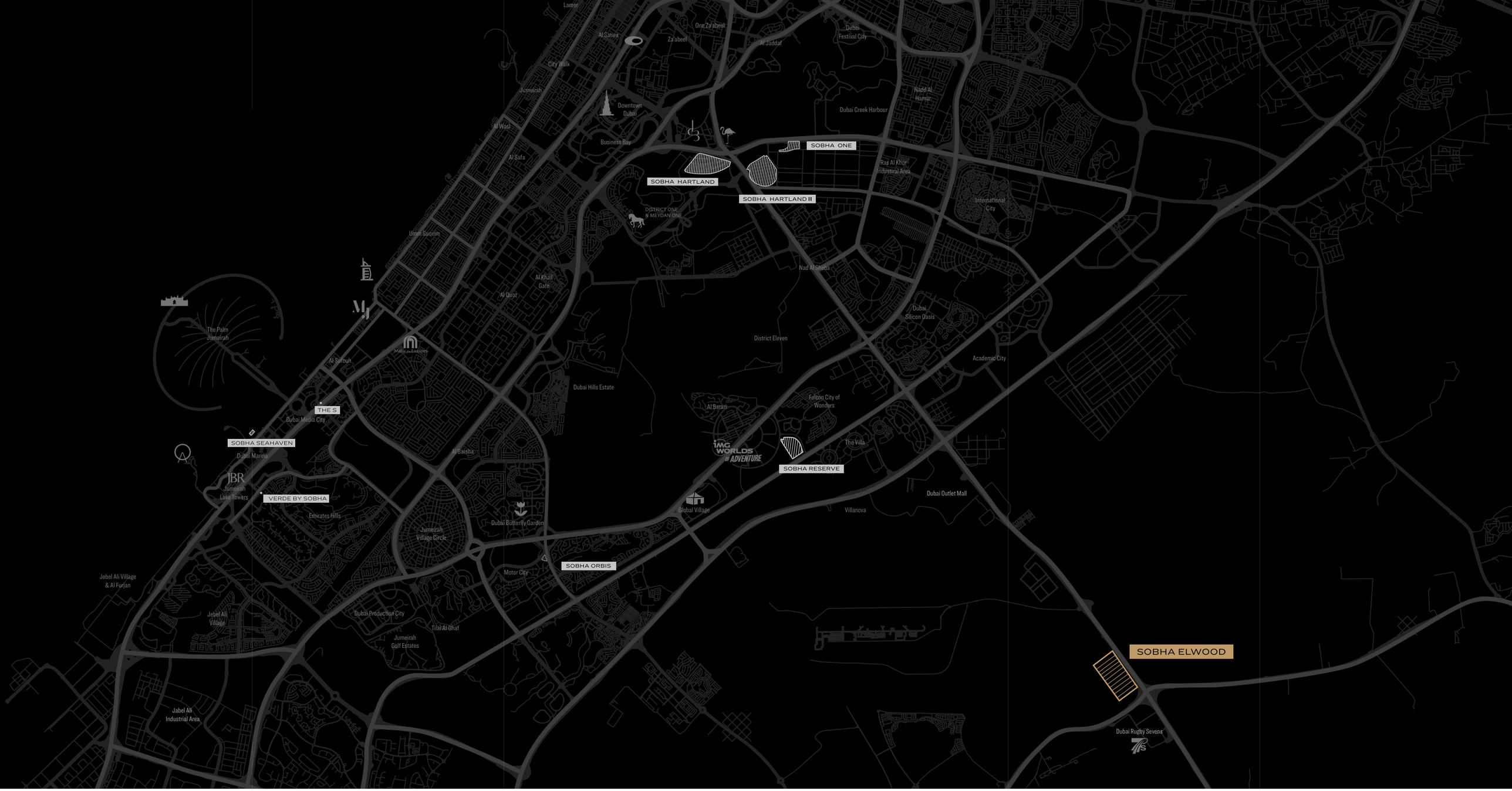
expanse

Imagine whispering little secrets as a soothing song emerges from a nearby baobab tree where a bird has found its abode.

Sobha Elwood, spanning around 416,000* square meters of expansive open space and lush parks, provides ample room to reconnect with those who matter most.

47%* OF EXPANSIVE OPEN SPACE

*Include Roads



Location

5 *minutes from*
DUBAI RUGBY SEVENS

8 *minutes from*
DUBAI OUTLET MALL

20 *minutes from*
DOWNTOWN DUBAI

25 *minutes from*
DUBAI INTERNATIONAL AIRPORT

30 *minutes from*
AL MAKTOUM INTERNATIONAL AIRPORT



Master Plan

Enhance your lifestyle with our Exclusive Club House and community centre, while ensuring peace of mind with an on-site school, clinic, and kindergarten/daycare/nursery facilities, all designed to cater to your every need.

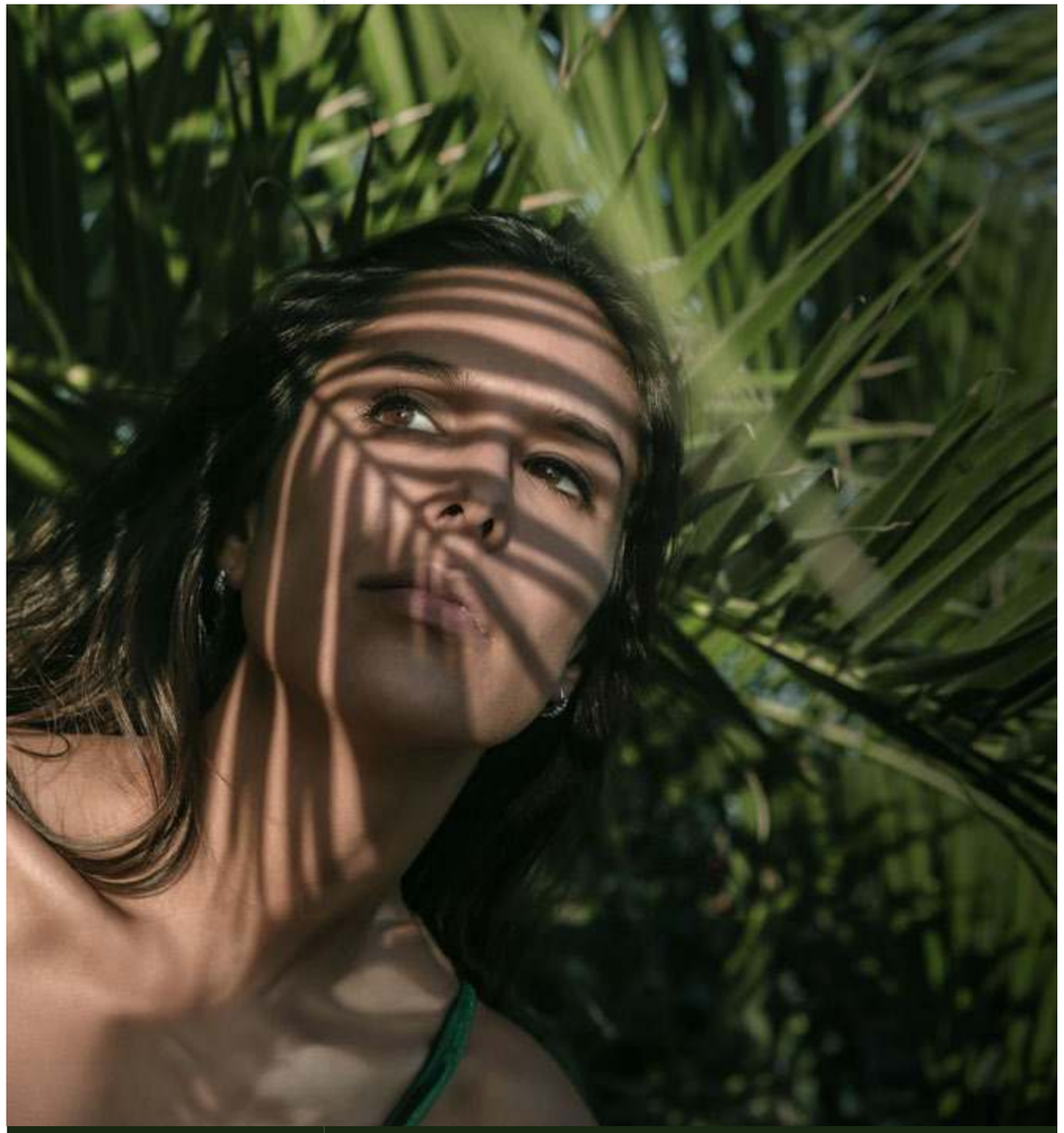
1. Entry Plaza
2. Club House – Master Community
3. Club House – Villa Community
4. Fitness Courts
5. Community Shopping Centre
6. Multi-functional Events Ground
7. Sports Venue
8. Padel Court
9. Skate Park
10. Toddler Play Area
11. Activity Lawn
12. Pond
13. Sensory Garden
14. Fragrance Garden
15. Kid's Play Area
16. Community Garden
17. Play Court
18. Dog Park
19. Bicycle/ Jogging Track
20. Elwood Trail
21. Forest Trail
22. Open Fitness Area
23. Open Amphitheatre
24. Half Basketball Court
25. Activity/ Lap Pool
26. Gala Ground
27. Mosque

Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



Elwood Estates Community

A SANCTUARY FOR EVERY SOUL



Elwood's Enclaves

Where every corner is a testament to harmonious and thoughtful design.

EDEN'S

Botanica

NATURE'S PARADISE AWAITS

Infuse your life with the vibrant hues of Eden's Botanica, a serene haven where nature and tranquillity converge. Wander through the **Botanical Garden and Community Garden**, each designed to transport you to another world.





ADVENTURE

Trails

WHERE EVERY PATH LEADS TO SELF-DISCOVERY

As the leaves turn brilliant shades of red, orange, and yellow, each hike along the trail becomes an adventure that strengthens bonds and deepens your appreciation for the changing seasons. Feel the thrill of discovery as you explore **Nature Play Area**, **Boardwalk Trail**, and conquer the exciting **Adventure Park**. Whether you are seeking a tranquil retreat or an exhilarating outdoor adventure, this haven offers the perfect backdrop for every moment.

WELLNESS

Sanctuary

REJUVENATE YOUR BODY, MIND, AND SOUL

Discover the exhilarating **Jogging Track and Cycling Track**, perfect for challenging yourself.
Experience the ultimate escape walk on **Therapeutic Isle**, where nature's serenity and holistic wellness create a haven of tranquillity.



LEISURE

Escape

YOUR SANCTUARY FOR SERENITY

Spread out a blanket beneath the shade of majestic trees at **Forest Trail** and set up a delightful feast at the **Rolling Mounds**. Play tag with your little ones as they explore the tranquil **Hammock Court**, where the natural beauty enhances their sense of adventure.





INTRODUCING ELWOOD ESTATES

Luxury Villas in SOBHA ELWOOD

Nestled within the serene and sustainable community of Sobha Elwood, the Elwood Estates offer an unmatched living experience. These exquisite villas, available in 4, 5, and 6 bedroom configurations, are thoughtfully designed to immerse residents in a natural & tranquil environment.

Drawing inspiration from nature's canvas, these villas are adorned with earthy tones, expansive spaces and large windows that invite abundant natural light.

Here, every moment is an opportunity to connect with nature and enjoy the finest comforts of modern living.

SOBHA ELWOOD

THE MAGICAL LANDSCAPE



DISCOVER
NATURE'S MASTERPIECE:

The world's seven grand forests infused in parks

STEP INTO A LIVING TAPESTRY

Imagine stepping into a world where the grandeur of the planet's most iconic forests is brought to life right before your eyes. Welcome to our visionary project - a breathtaking collection of landscapes, each embodying the spirit and splendour of the world's largest forests.

A SYMPHONY OF NATURE

Our design philosophy is rooted in creating an authentic woodland ambience.

Each park is more than a mere representation. It's an immersive experience that evokes the essence of these legendary forests.

DESIGN INSPIRATION

Distinct Forest Landscapes and Woodland Ambiance:

Each park boasts a unique identity, inspired by 7 largest forests of the world

Harmonious Integration:

Our design intertwines human habitation with lush greenery, fostering a sense of living within nature.

OUR DESIGN IN
HUMAN HABITA
WITH LUSH GRE
FOSTERING A SE
LIVING WITHIN N



01



PARK INSPIRED BY

Daintree Rainforest

AUSTRALIA



Experience towering trees, verdant foliage and lush landscape inspired by the ancient beauty of one of the oldest rainforests on Earth.



~ 6 Acres

02



PARK INSPIRED BY

Baobab Forest

SOUTH AFRICA



Stand in awe of the majestic baobabs, whose iconic silhouettes and unique textures create a landscape unlike any other.



~ 2 Acres

03



PARK INSPIRED BY

Bristlecone Forest

CALIFORNIA



Encounter the enduring beauty of the Bristlecone pines, the oldest living trees on the planet, amidst a timeless landscape.



~ 2 Acres

04



PARK INSPIRED BY

Białowieża Forest

POLAND



Wander through the mystical primeval forest landscape, home to towering oaks and ancient pines.



~ 6 Acres

05



PARK INSPIRED BY

Amazon Rainforest

SOUTH AMERICA



Lose yourself in the vibrant landscape of the world’s largest tropical rainforest.



~ 7 Acres

06



PARK INSPIRED BY

Yakushima Forest

J A P A N



Delight in the landscape inspired by the mystical Yakushima forest, where ancient cedars create a fairy-tale setting.



~ 4 Acres

07



PARK INSPIRED BY

Taiga Forest

RUSSIA | CANADA



Embrace the landscape inspired by the vast, untamed wilderness of the Taiga, where coniferous trees stretch endlessly towards the horizon, embodying the raw beauty of the boreal forest.



~ 4 Acres



AN UNFORGETTABLE EXPERIENCE

Our parks are designed to be more than just a visit. They are an invitation to reconnect with nature. Each element, from the selection of plant species to the layout and design, is chosen to enhance both the aesthetic and functional aspects of the space. This integration of forest components ensures a harmonious blend that elevates the overall experience.





DESIGN CONCEPT FOR SOBHA ELWOOD

Sobha Elwood merges modern design with lush greenery, creating a harmonious living experience. Our vision emphasizes sleek aesthetics and seamless indoor-outdoor spaces.

Design Philosophy

MINIMALIST MODERNISM

Embrace simplicity and elegance with geometric forms and neutral tones, seamlessly integrating with nature.

INTEGRATION WITH NATURE

Large windows and balconies offer panoramic views, creating a seamless flow between indoor and outdoor spaces.

FUNCTIONAL LAYOUTS

Open-plan living areas encourage social interaction, balancing privacy and communal spaces for modern lifestyles





VILLA CHARACTERISTICS

Discover beautiful spaces that enhance well-being and harmonize with the environment.

CONTEMPORARY HAVEN

The contemporary design and extensive glass capture contemporary living, with open plans ideal for art displays.

PRIVATE RETREAT

Focus on luxury and privacy, with secluded outdoor areas and a soothing, nature-integrated design.

URBAN OASIS

Designed for urban comfort, with modern materials and textures creating a striking visual appeal.

MULTI-LEVEL LIVING / FAMILY LOUNGE

Expansive balconies offer clean lines contrasting the greenery.

GARDEN SANCTUARY

Large windows and sliding doors flood interiors with light, offering uninterrupted garden views and enhancing outdoor living.

POOLSIDE RETREAT

A tranquil pool area extends your living space, with private balconies for secluded relaxation.



Each unit within this project offers a unique interpretation of modern living, tailored to different lifestyles but united by a common theme of elegance, functionality, and a deep connection to nature. The designs reflect a commitment to creating spaces that are not only beautiful but also enhance the well-being of their inhabitants.

EXEMPLARY MICRO-MOBILITY SOLUTIONS

To ensure unmatched connectivity, Sobha Elwood provides cutting-edge micromobility solutions. This meticulously orchestrated network offers swift, eco-conscious travel epitomizing convenience and enhancing the refined lifestyle of our residents of Sobha Elwood.





Meticulously Orchestrated Network



SUSTAINABILITY AT ITS HEART

Future-Forward Lifestyle

Embrace a future-forward lifestyle with our comprehensive EV charging solution exclusively tailored for our Villas, ensuring seamless integration of sustainable mobility. Additionally, our Mixed-Use Apartments feature integrated parking facilities complemented by a EV charging infrastructure, promising convenience and environmental responsibility at every turn.

Image is only for artistic impression*

SOBHA ELWOOD

VILLA 4 BEDROOM



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SOBHA ELWOOD

VILLA 5 BEDROOM



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VILLA 6 BEDROOM



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INTERIORS



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CLUBHOUSE



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UNIT PLANS

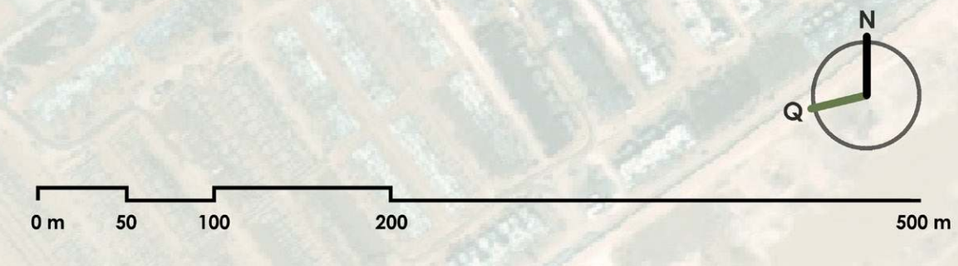
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TYPOLOGY



FUTURE EXPANSION

- 4 Bedroom Type A
- 4 Bedroom Type A - Mirror
- 4 Bedroom Type B
- 4 Bedroom Type B - Mirror
- 4 Bedroom Type C
- 4 Bedroom Type C - Mirror
- 5 Bedroom Type A
- 5 Bedroom Type A - Mirror
- 5 Bedroom Type B
- 5 Bedroom Type B - Mirror
- 6 Bedroom Type A
- Unreleased Villa



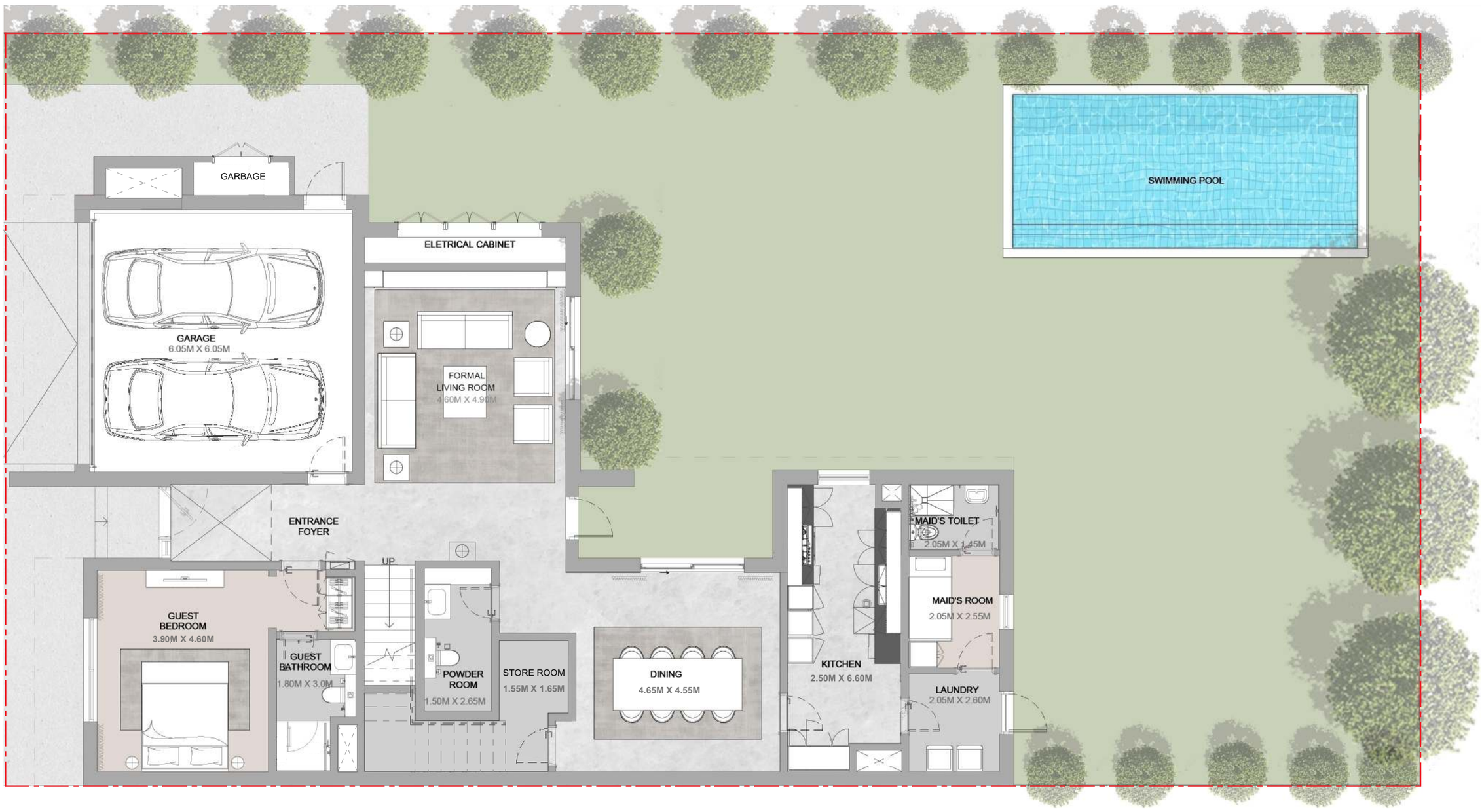
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4 Bedroom Villa I Type A

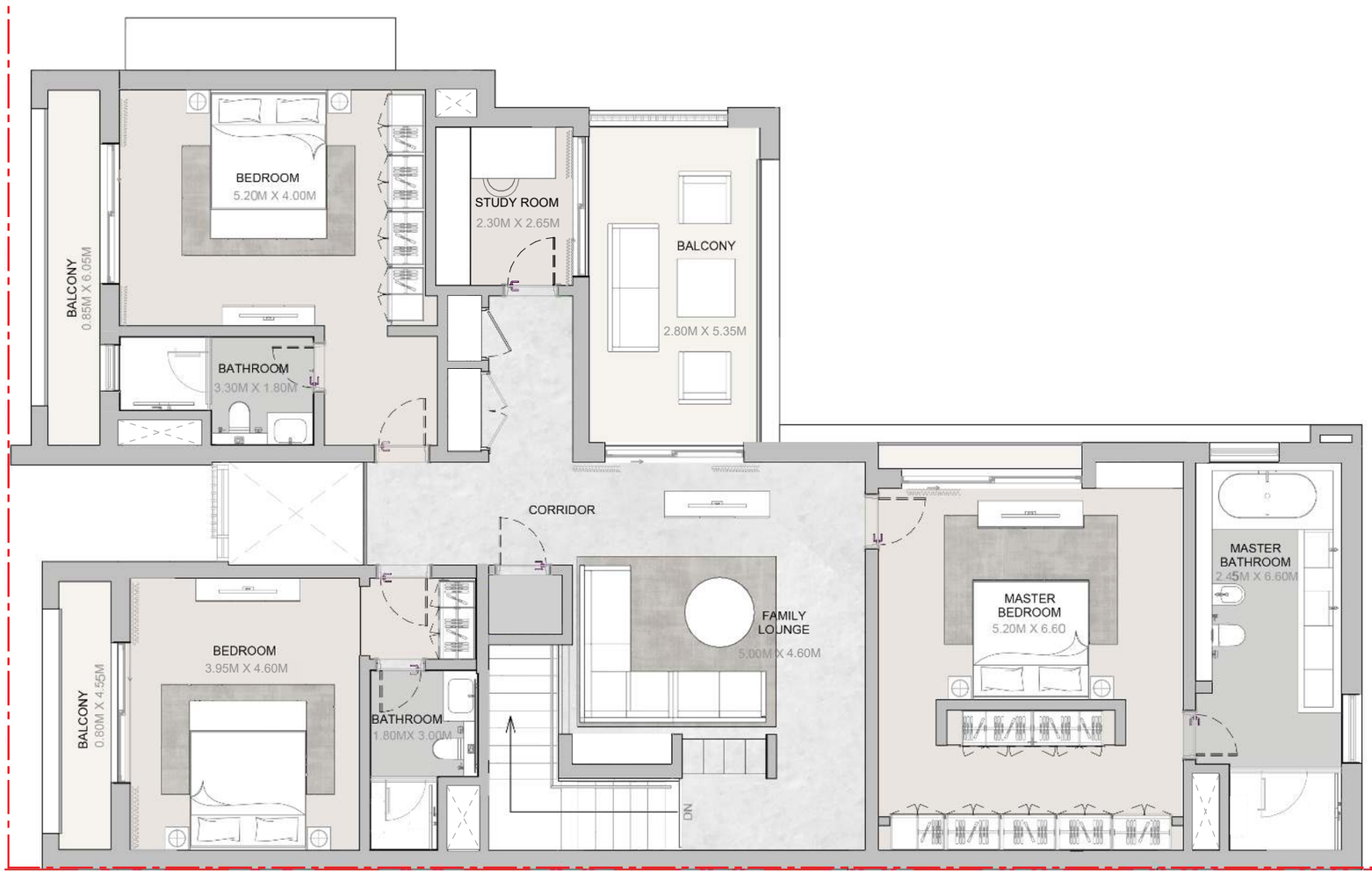
Plot Area			
Min	497.16 sq.m	Max	576.00 sq.m
Min	5,351.39 sq.ft	Max	6,200.01 sq.ft

Saleable Area
460.58 sq.m
4,957.64 sq.ft

Ground Floor



First Floor



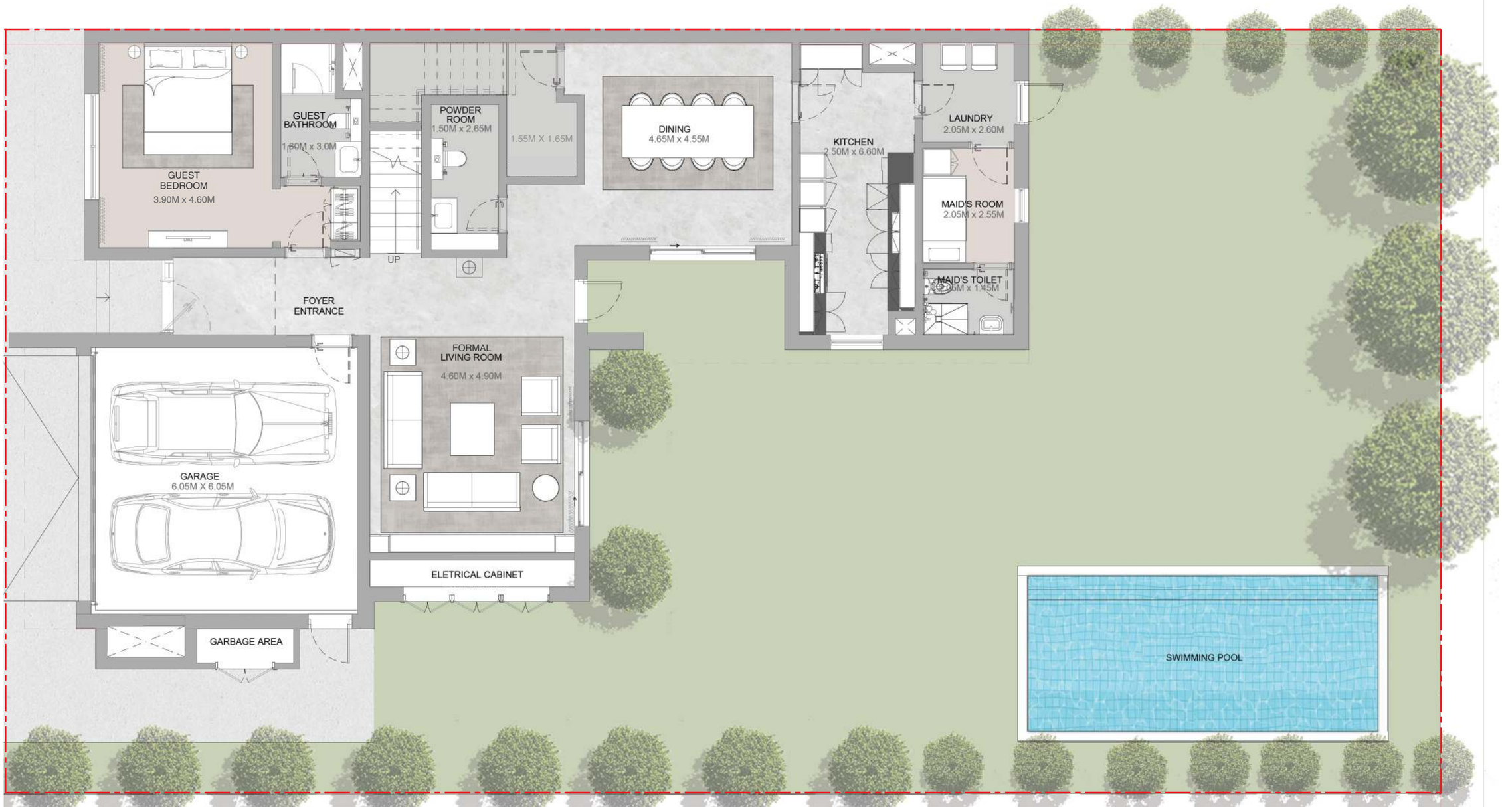
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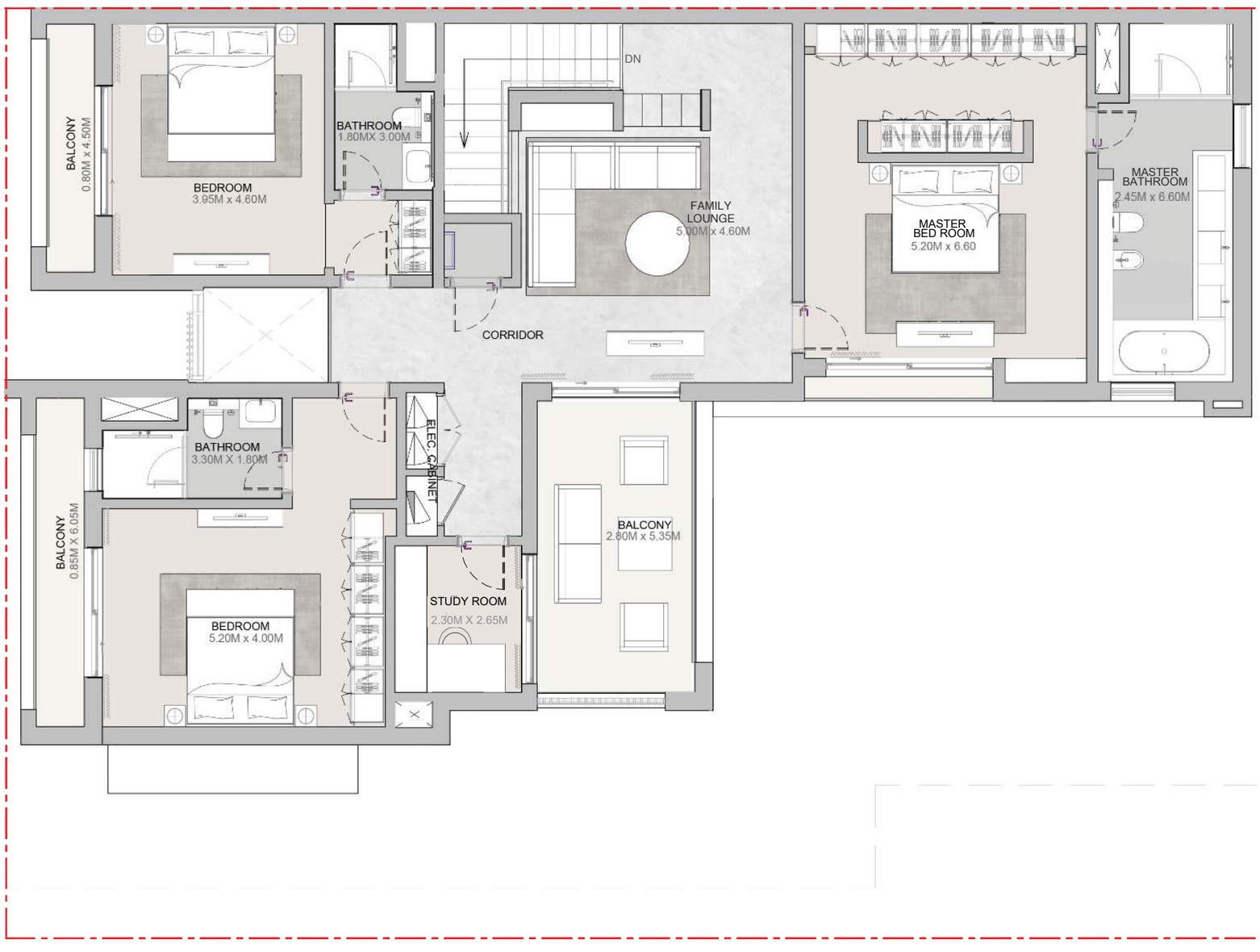
4 Bedroom Villa I Type A Mirror

Plot Area		Saleable Area
Min 567.03 sq.m	Max 650.10 sq.m	460.58 sq.m
Min 6,103.46 sq.ft	Max 6,997.62 sq.ft	4,957.64 sq.ft

Ground Floor



First Floor



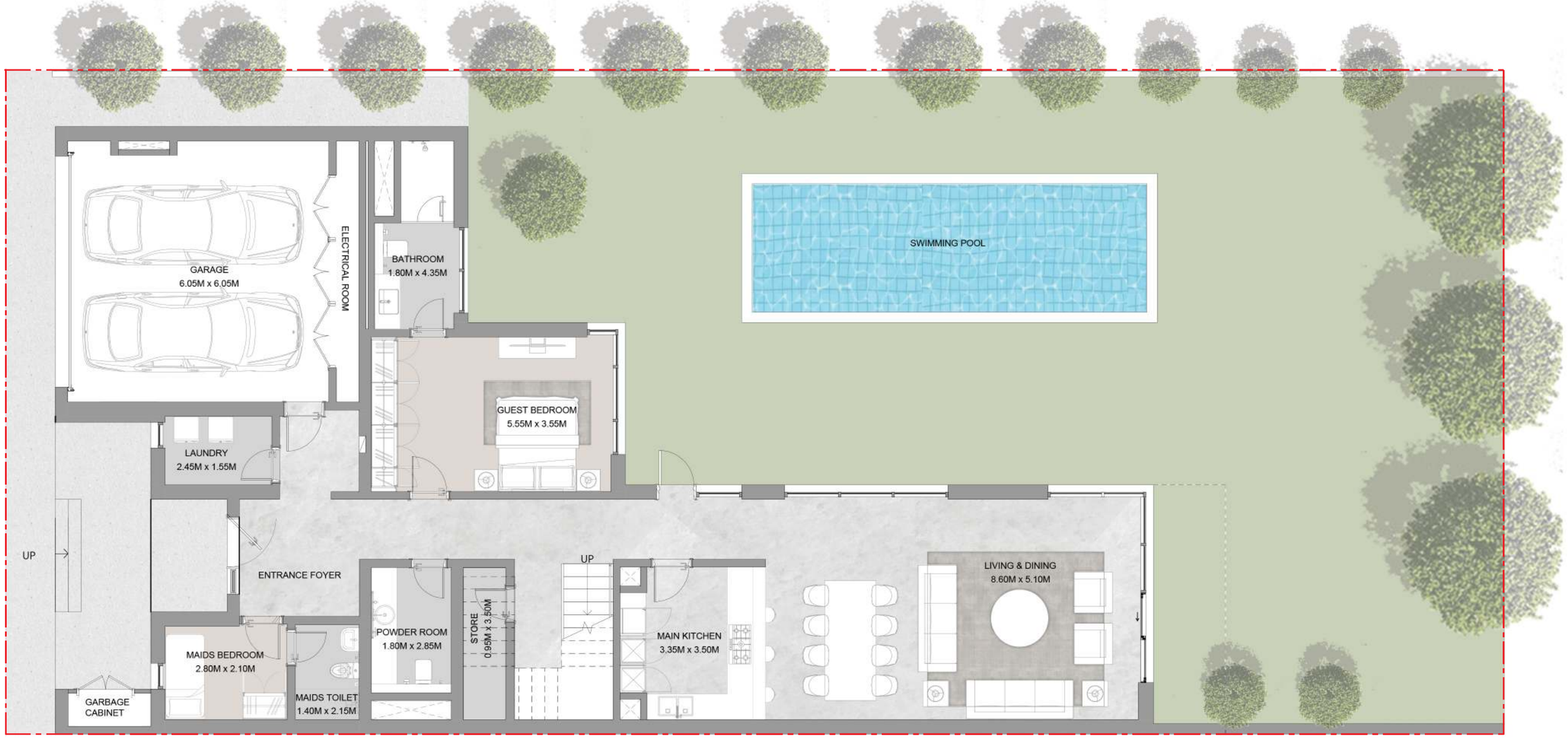
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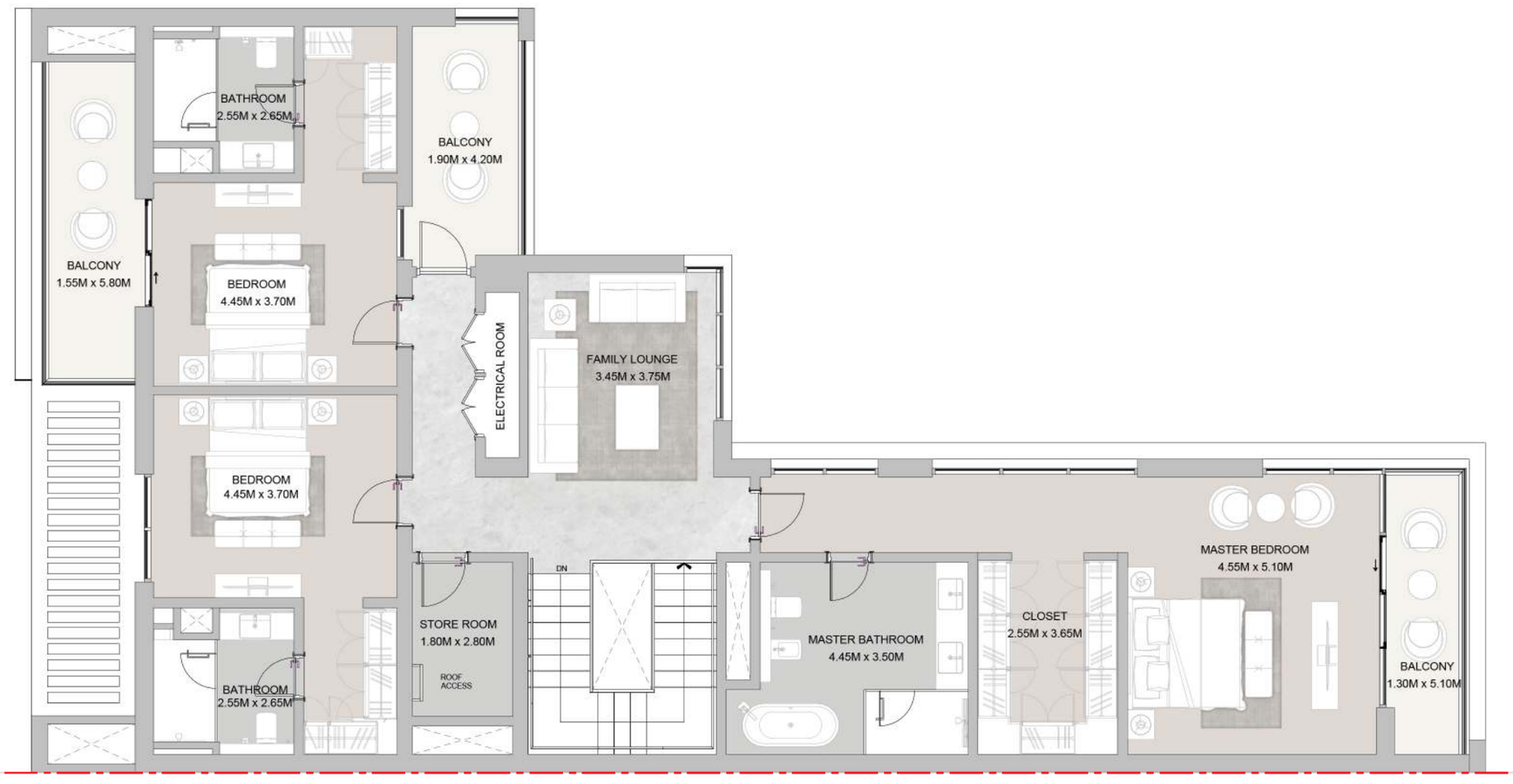
4 Bedroom Villa I Type B

Plot Area		Saleable Area
Min 546.30 sq.m	Max 622.03 sq.m	465.18 sq.m
Min 5,880.32 sq.ft	Max 6,695.47 sq.ft	5,007.16 sq.ft

Ground Floor



First Floor



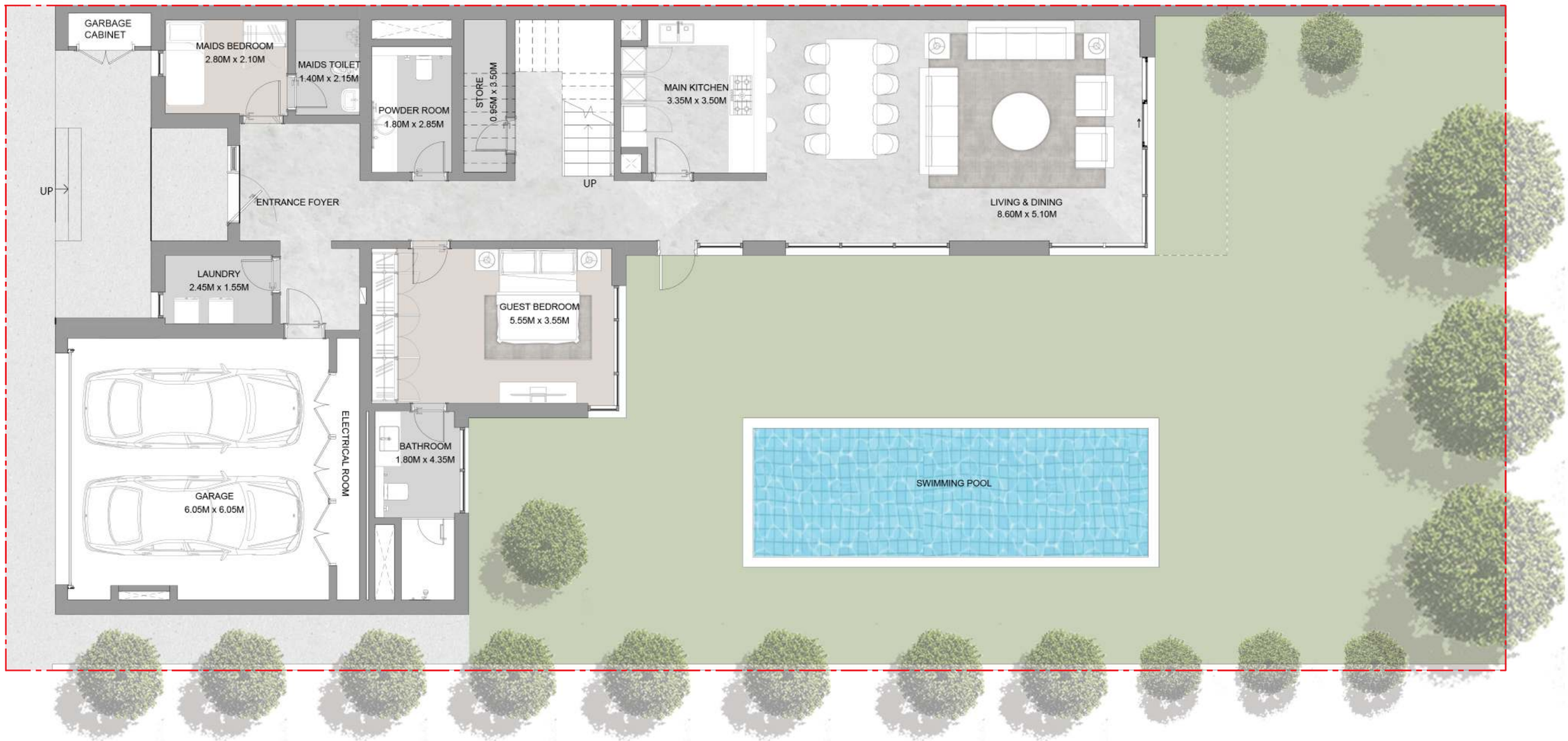
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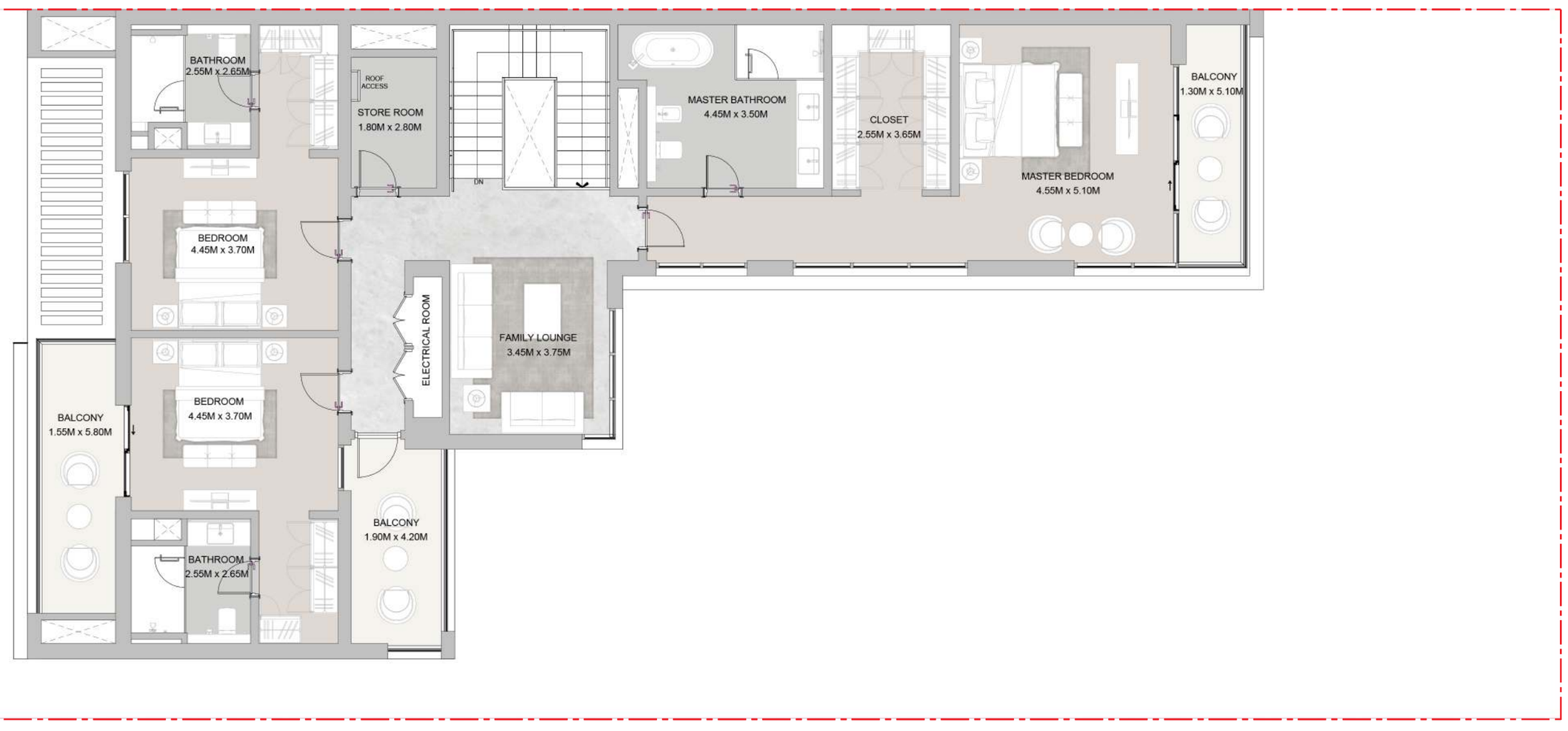
4 Bedroom Villa I Type B Mirror

Plot Area		Saleable Area
Min 577.50 sq.m	Max 577.50 sq.m	465.18 sq.m
Min 6,216.16 sq.ft	Max 6,216.16 sq.ft	5,007.16 sq.ft

Ground Floor



First Floor



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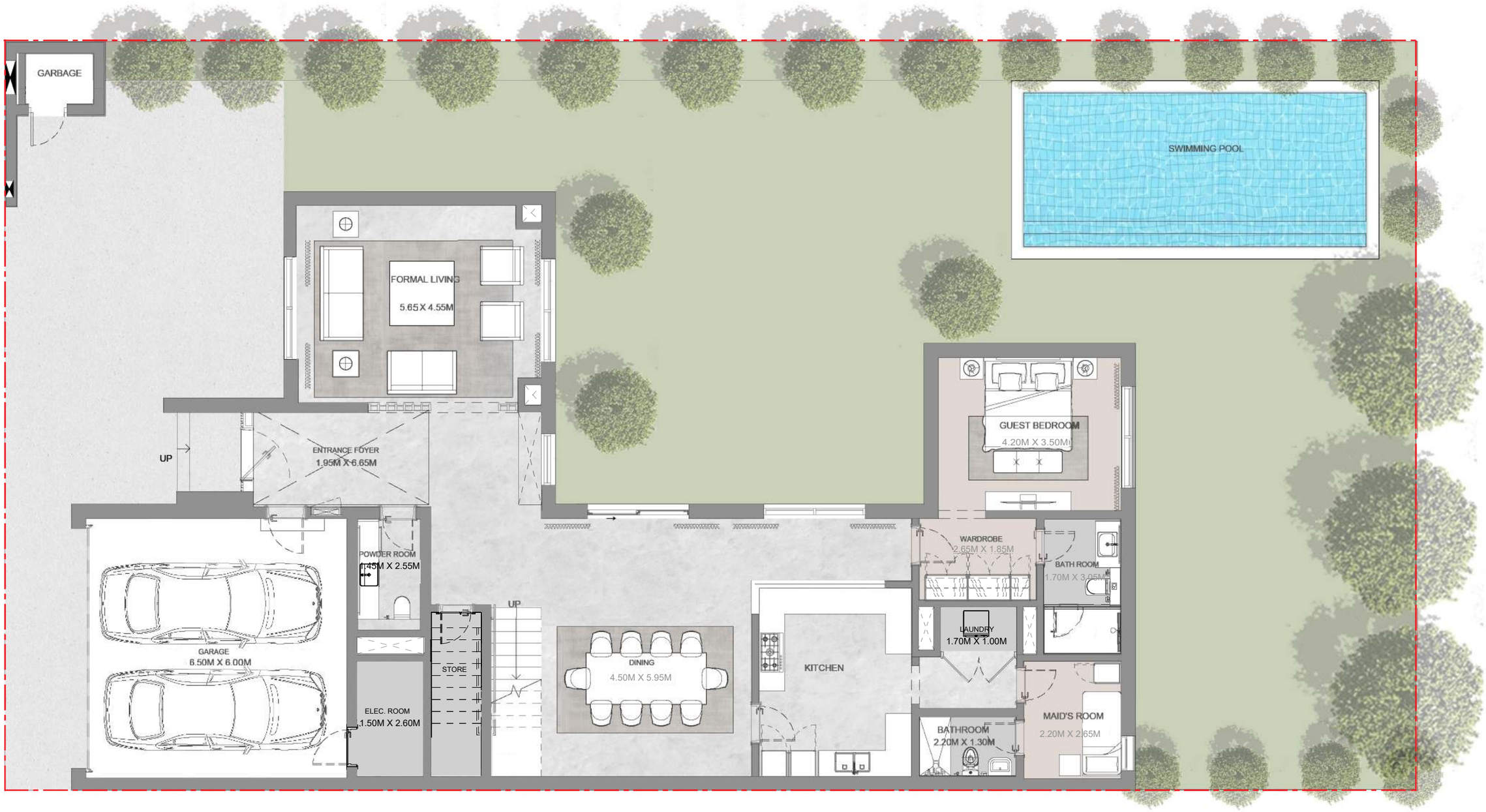
SOBHA ELWOOD

4 Bedroom Villa I Type C

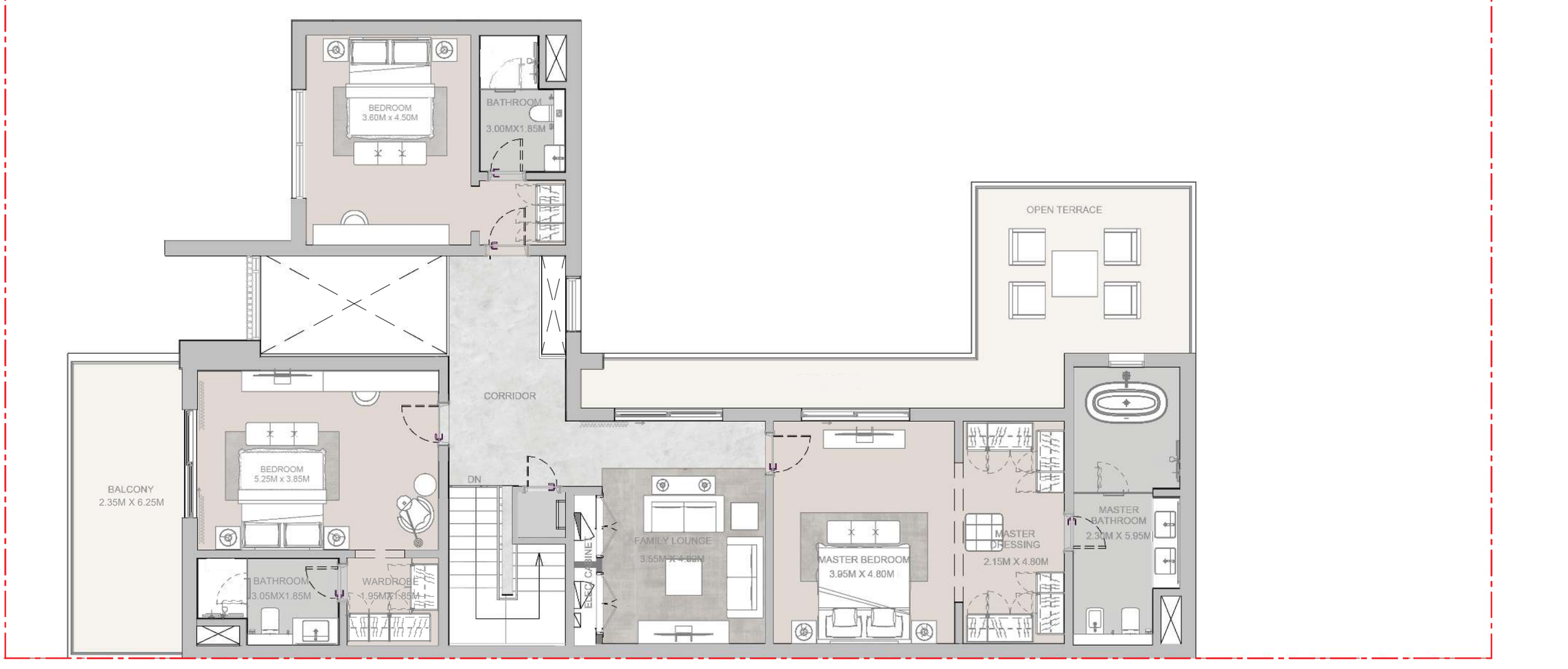
Plot Area			
Min	489.92 sq.m	Max	635.10 sq.m
Min	5,273.45 sq.ft	Max	6,836.16 sq.ft

Saleable Area
461.63 sq.m
4,968.94 sq.ft

Ground Floor



First Floor



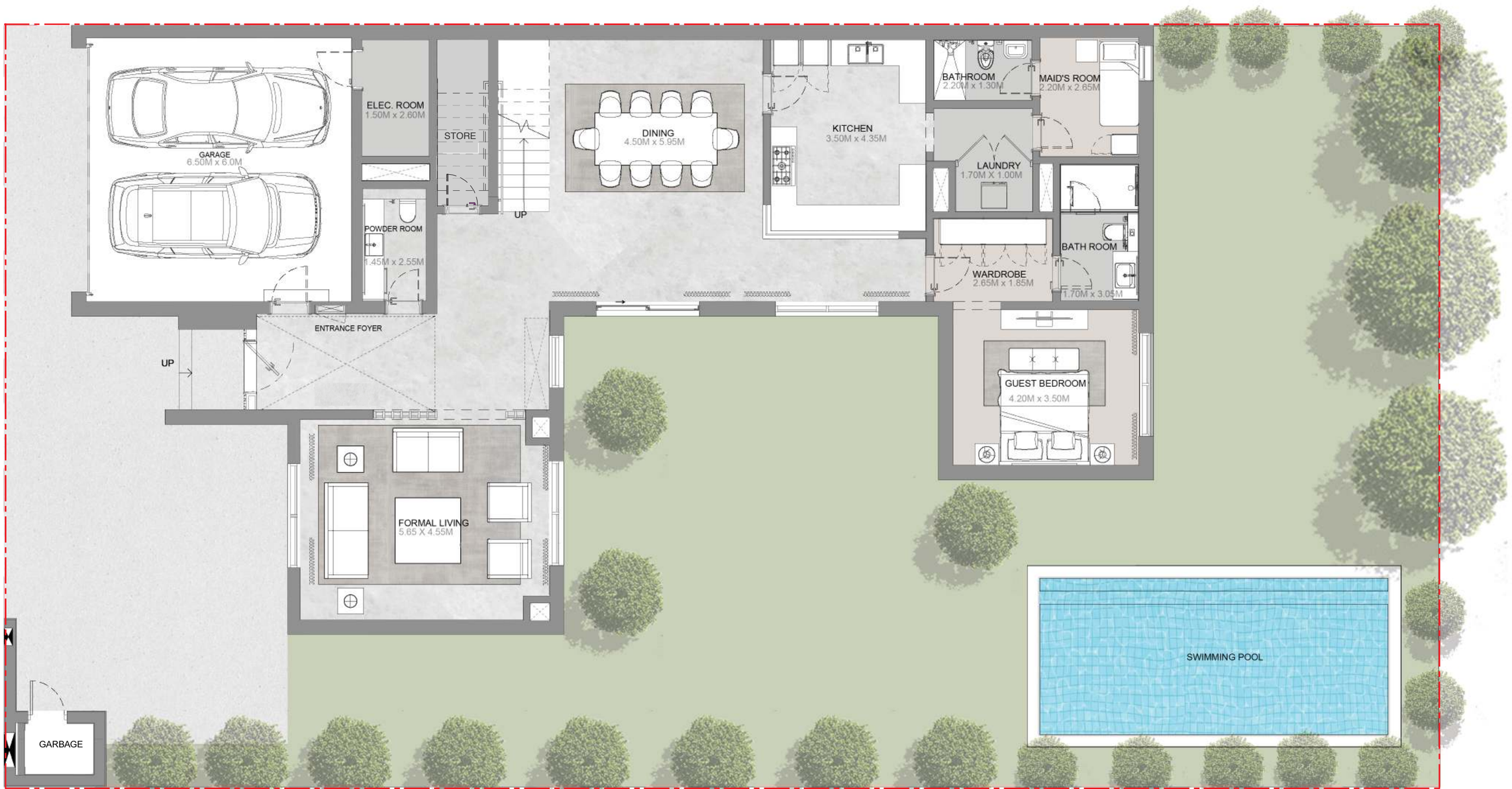
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SOBHA ELWOOD

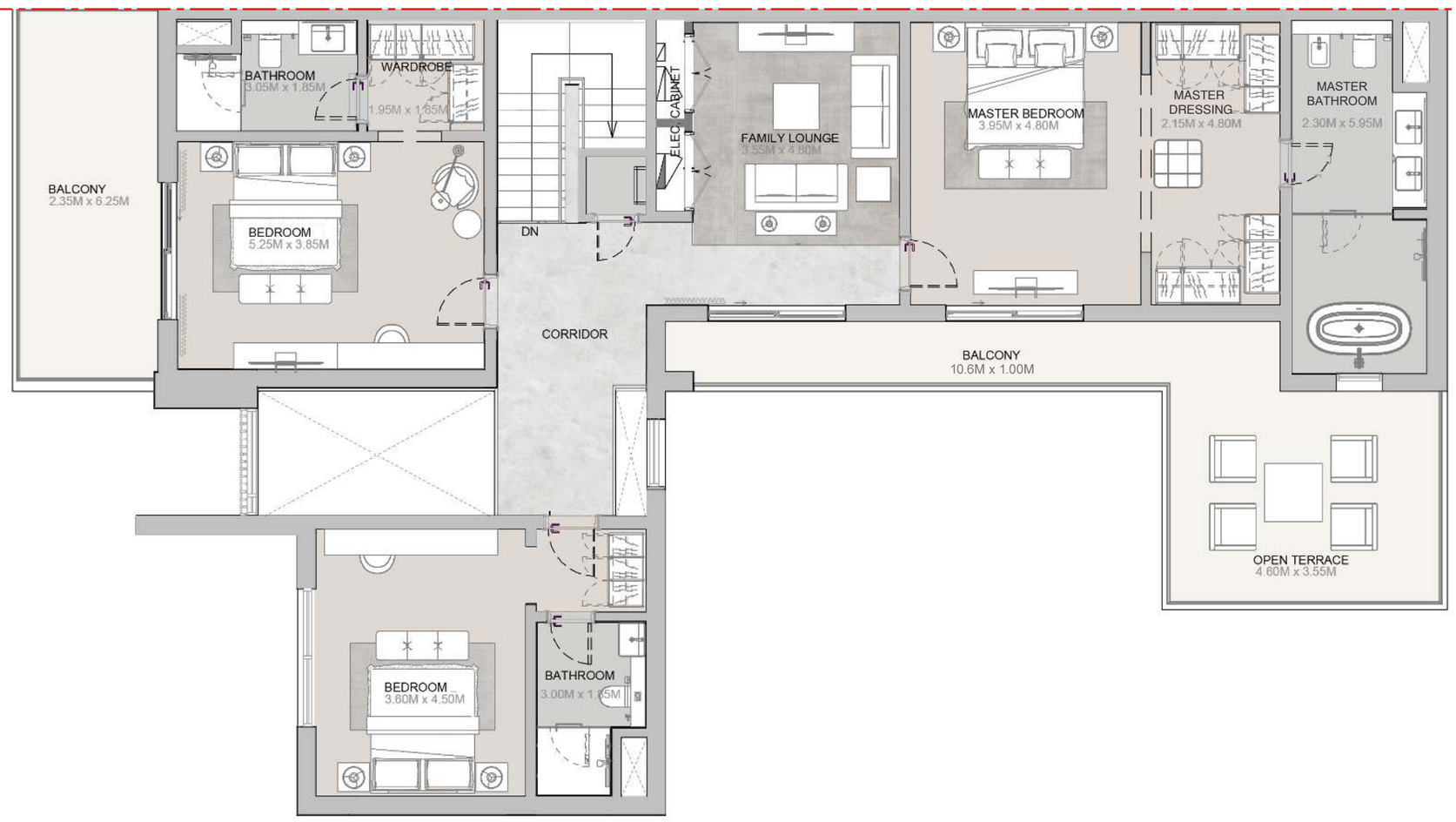
4 Bedroom Villa I Type C Mirror

Plot Area		Saleable Area
Min 576.00 sq.m	Max 577.50 sq.m	461.63 sq.m
Min 6,200.01 sq.ft	Max 6,216.16 sq.ft	4,968.94 sq.ft

Ground Floor



Ground Floor



First Floor

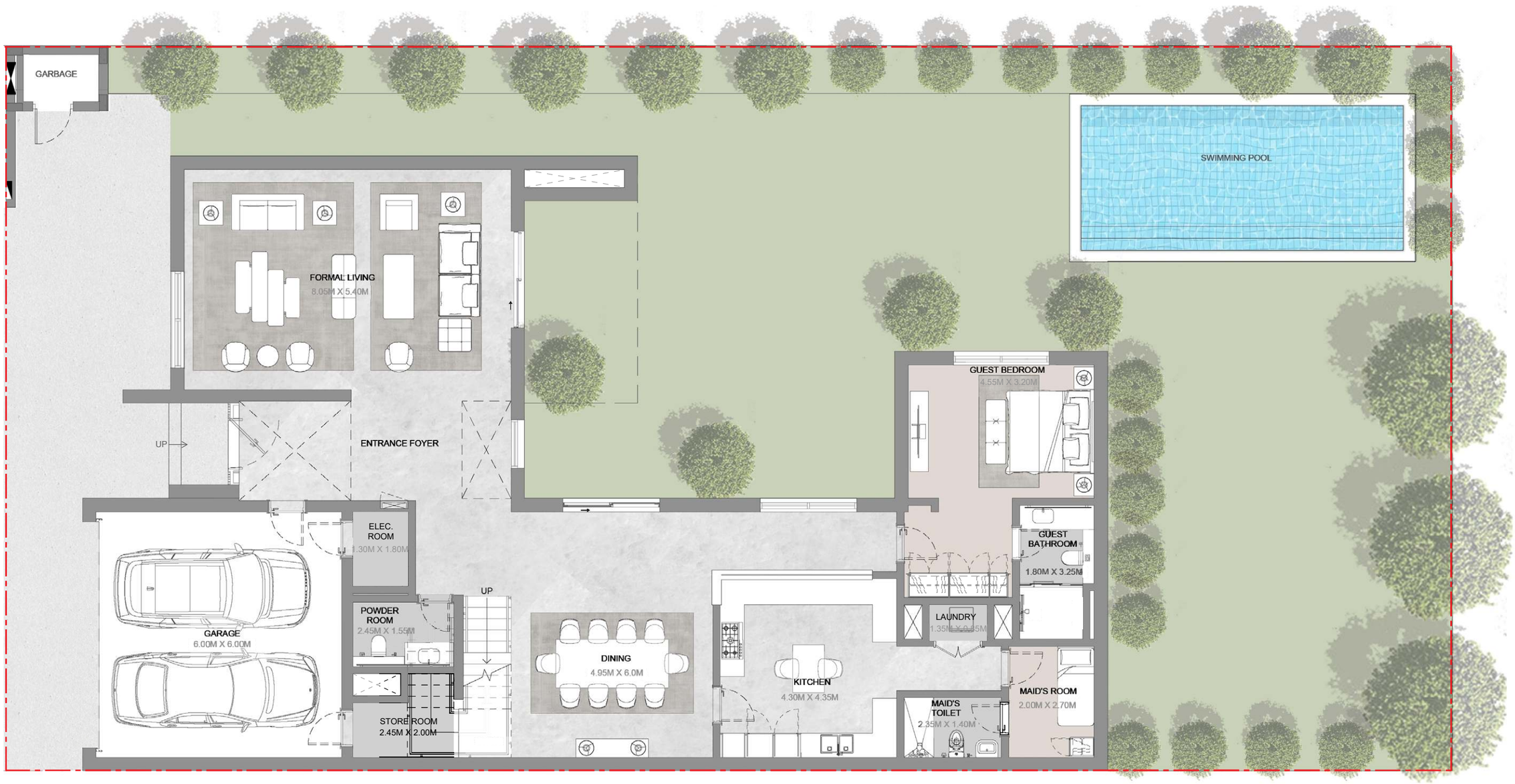
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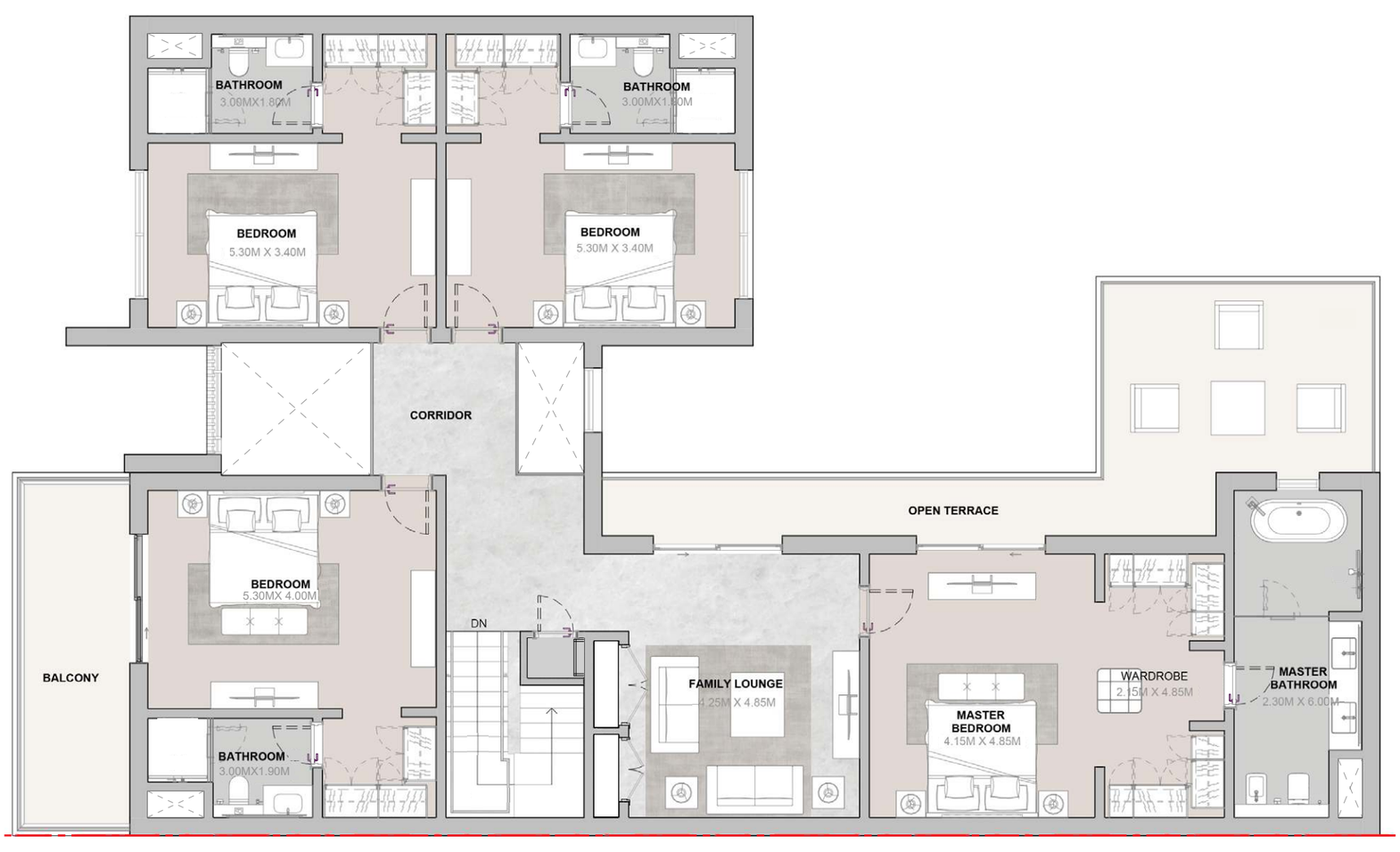
5 Bedroom Villa I Type A

Plot Area		Saleable Area
Min 564.97 sq.m	Max 646.80 sq.m	540.64 sq.m
Min 6,081.29 sq.ft	Max 6,962.10 sq.ft	5,819.40 sq.ft

Ground Floor



First Floor



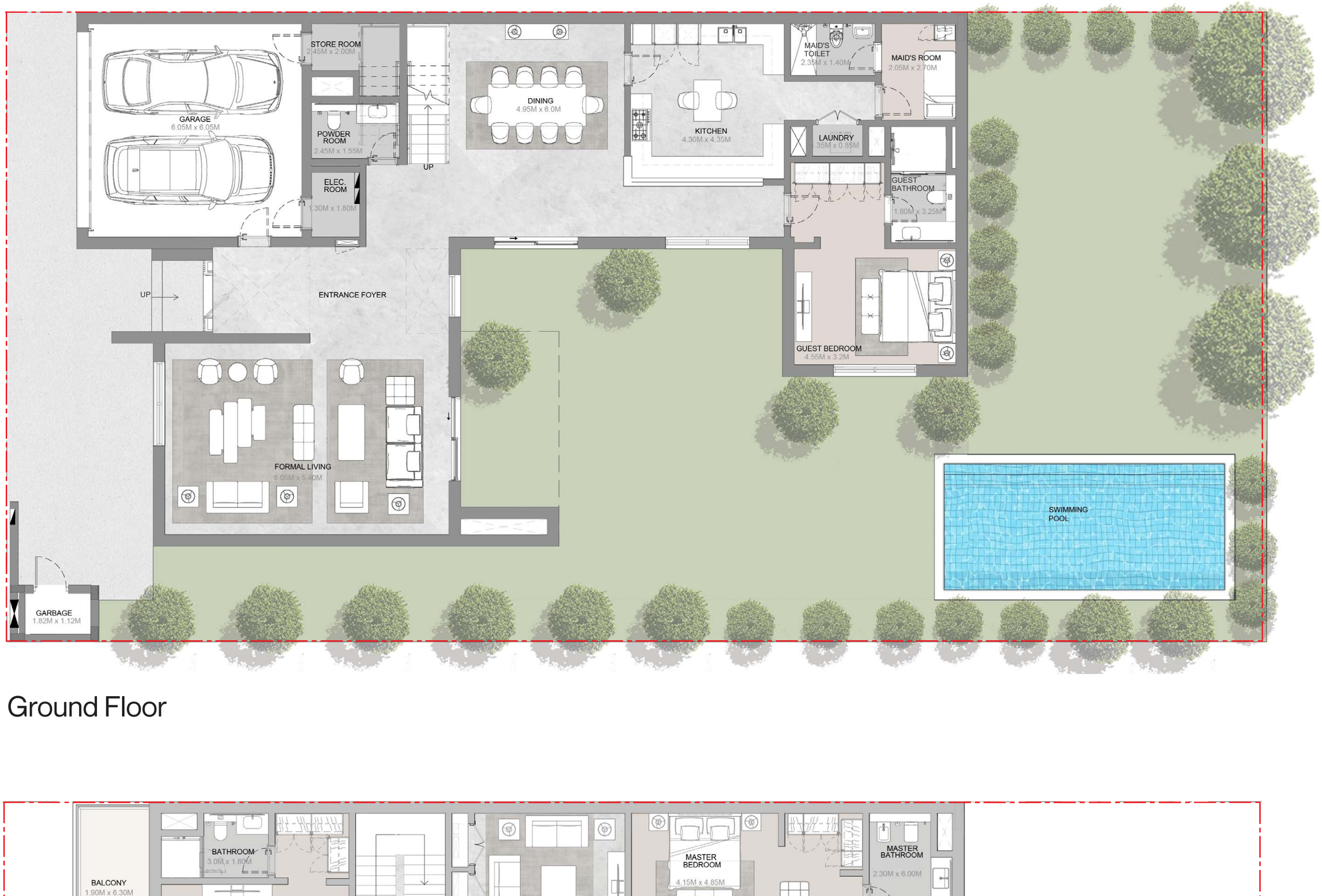
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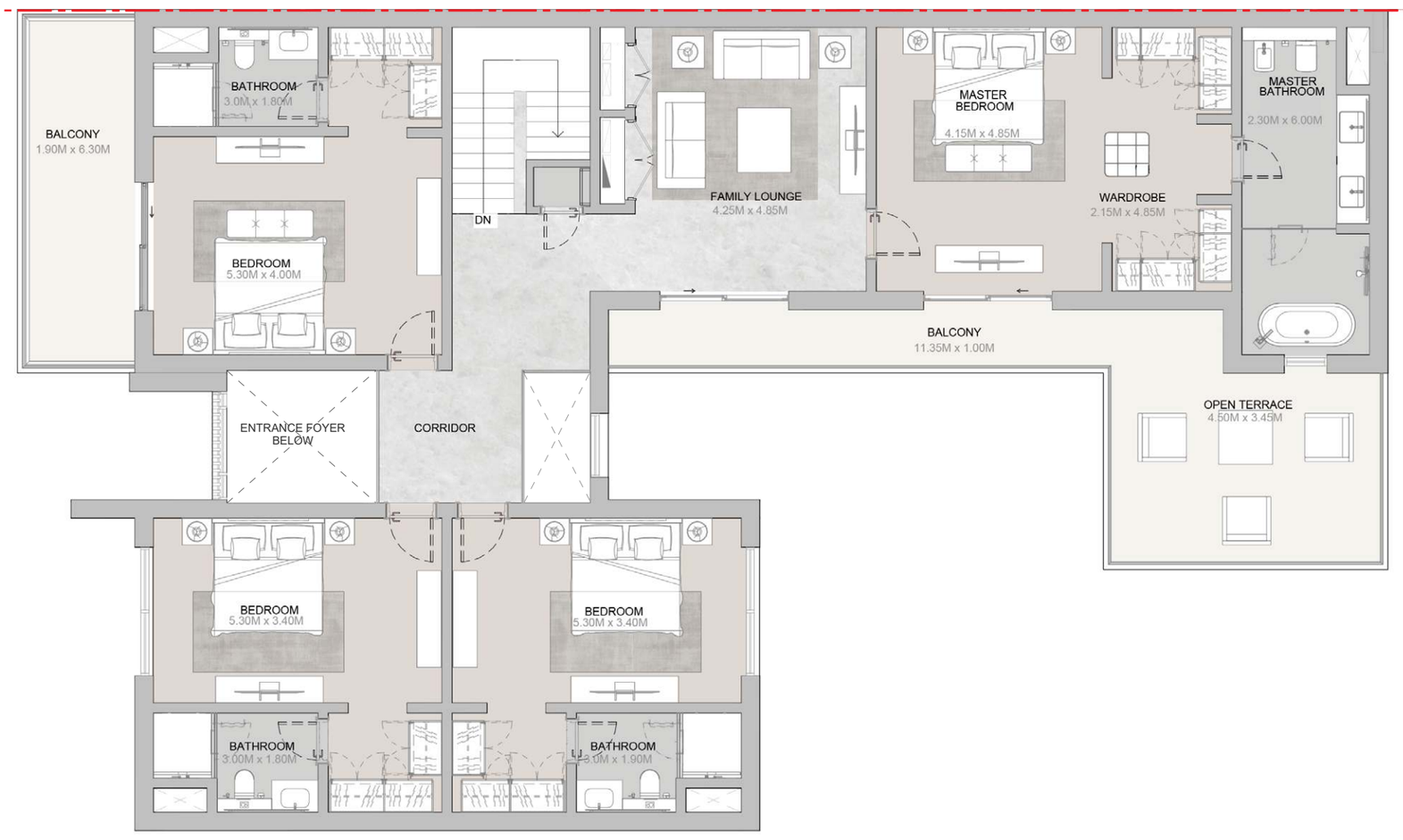
5 Bedroom Villa I Type A Mirror

Plot Area		Saleable Area
Min 569.68 sq.m	Max 570.21 sq.m	540.64 sq.m
Min 6,131.98 sq.ft	Max 6,137.69 sq.ft	5,819.40 sq.ft

Ground Floor



First Floor



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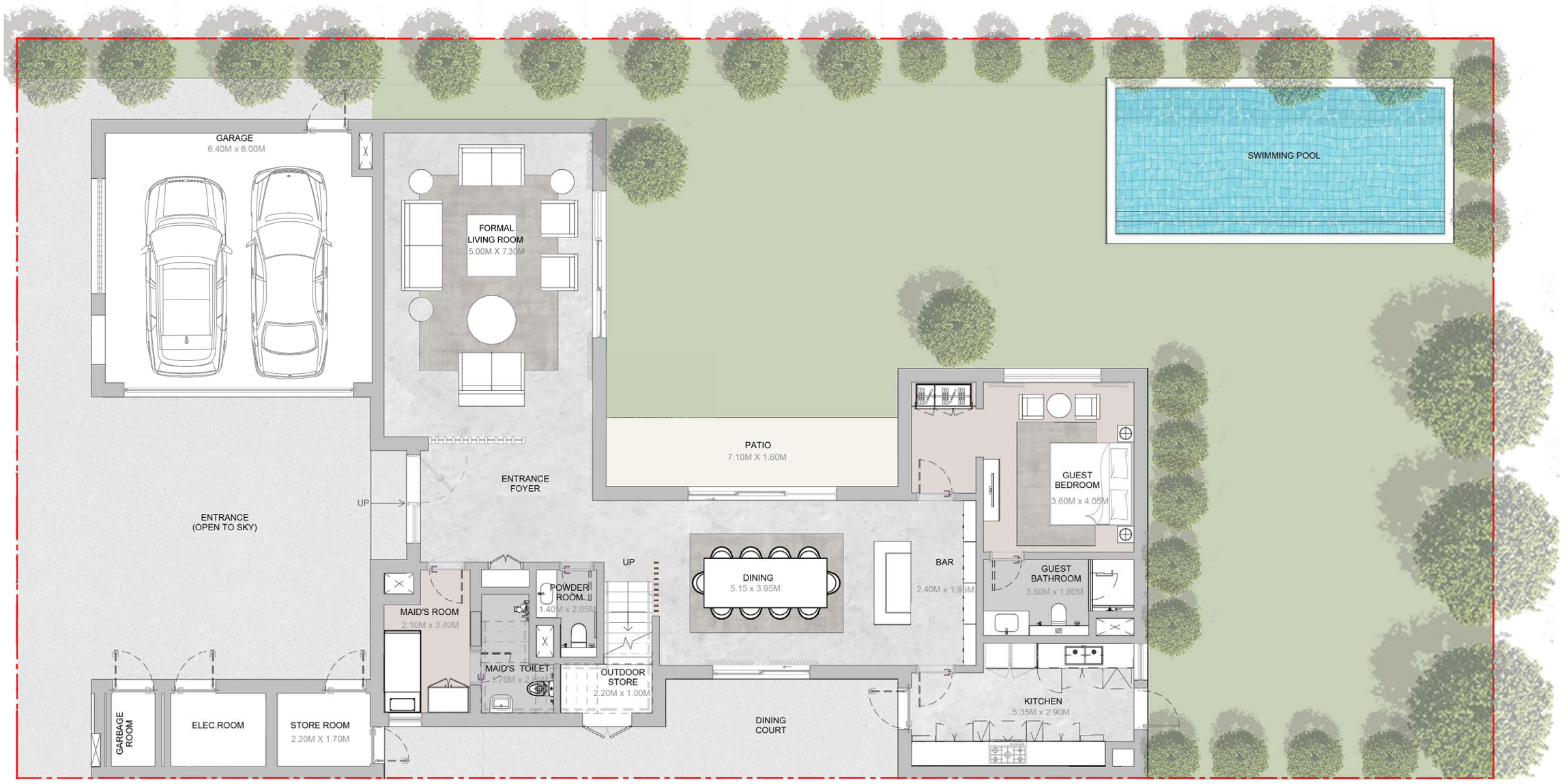
SOBHA ELWOOD

5 Bedroom Villa I Type B

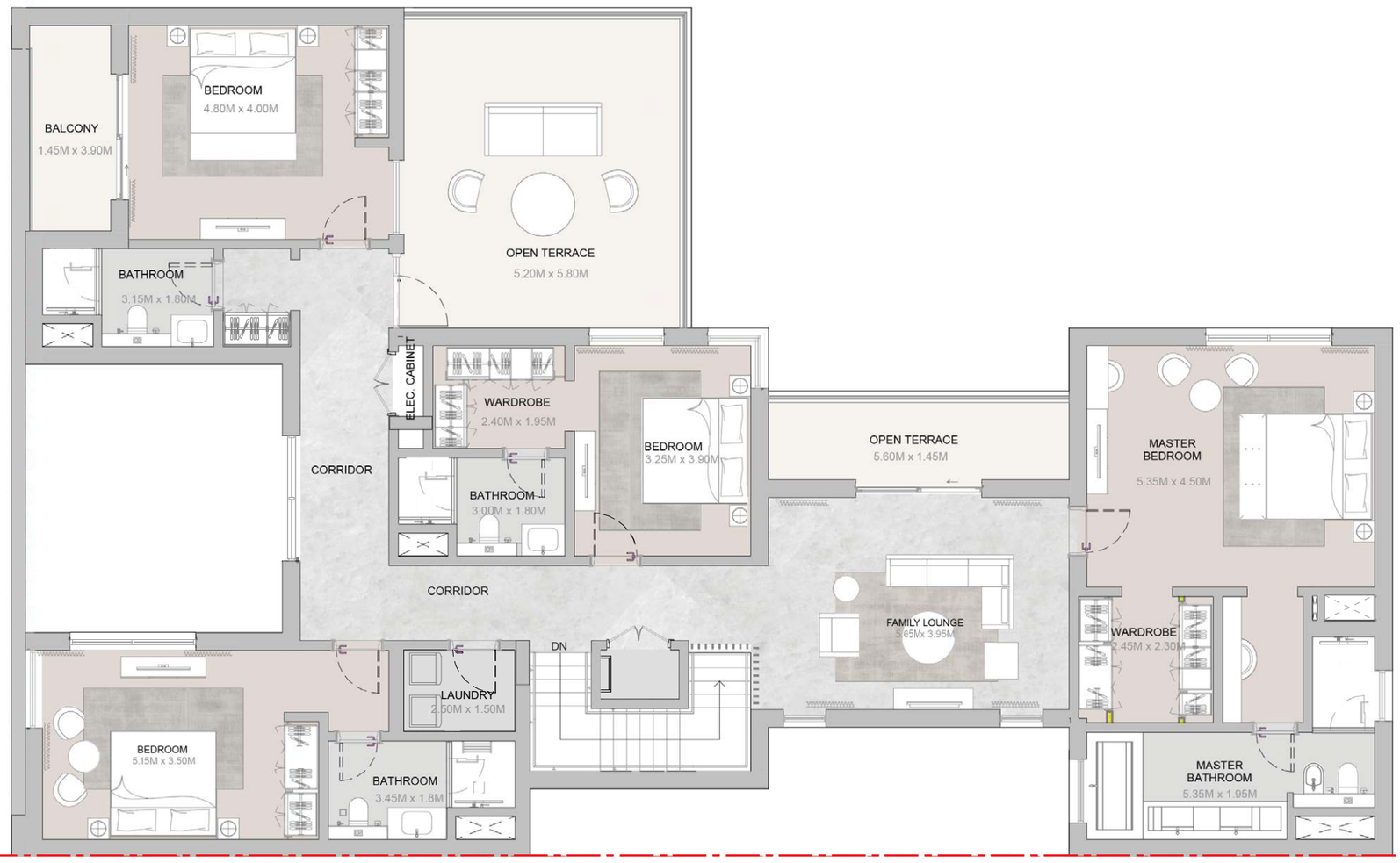
Plot Area			
Min	562.64 sq.m	Max	643.67 sq.m
Min	6,056.21 sq.ft	Max	6,928.41 sq.ft

Saleable Area
540.80 sq.m
5,821.12 sq.ft

Ground Floor



First Floor

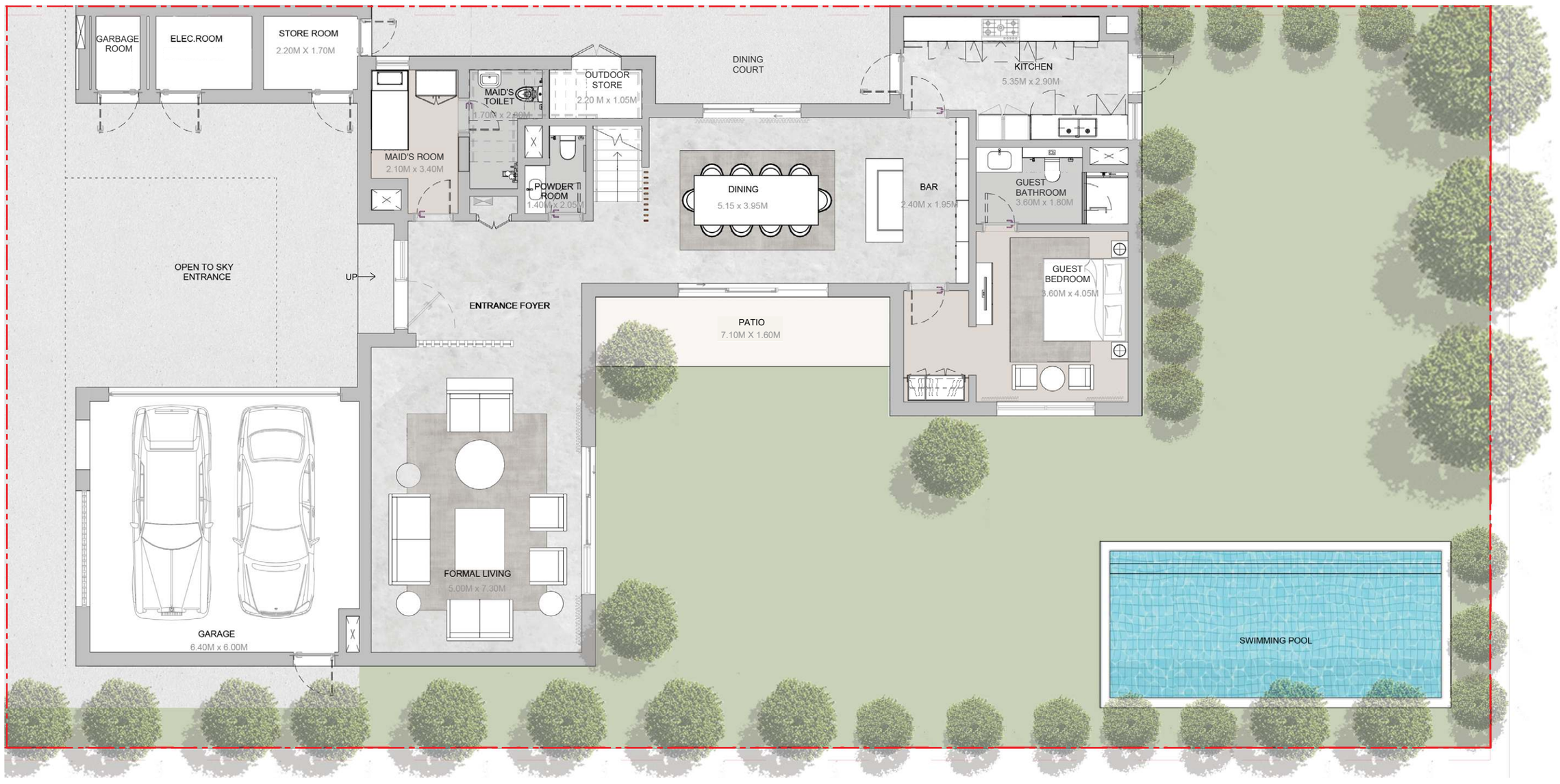


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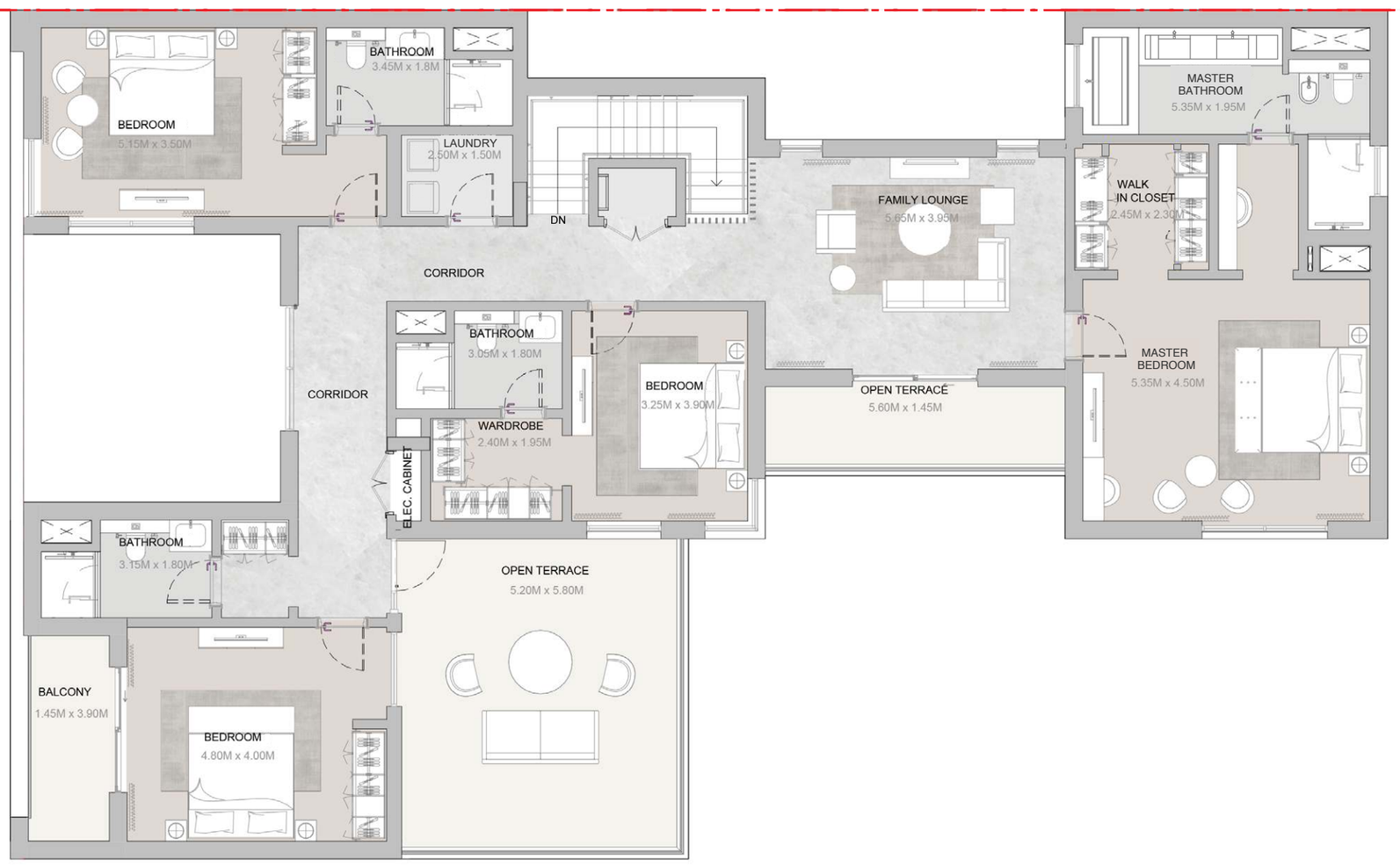
SOBHA ELWOOD

5 Bedroom Villa I Type B Mirror

Plot Area		Saleable Area
Min 559.46 sq.m	Max 559.86 sq.m	540.80 sq.m
Min 6,021.98 sq.ft	Max 6,026.28 sq.ft	5,821.12 sq.ft



Ground Floor



First Floor

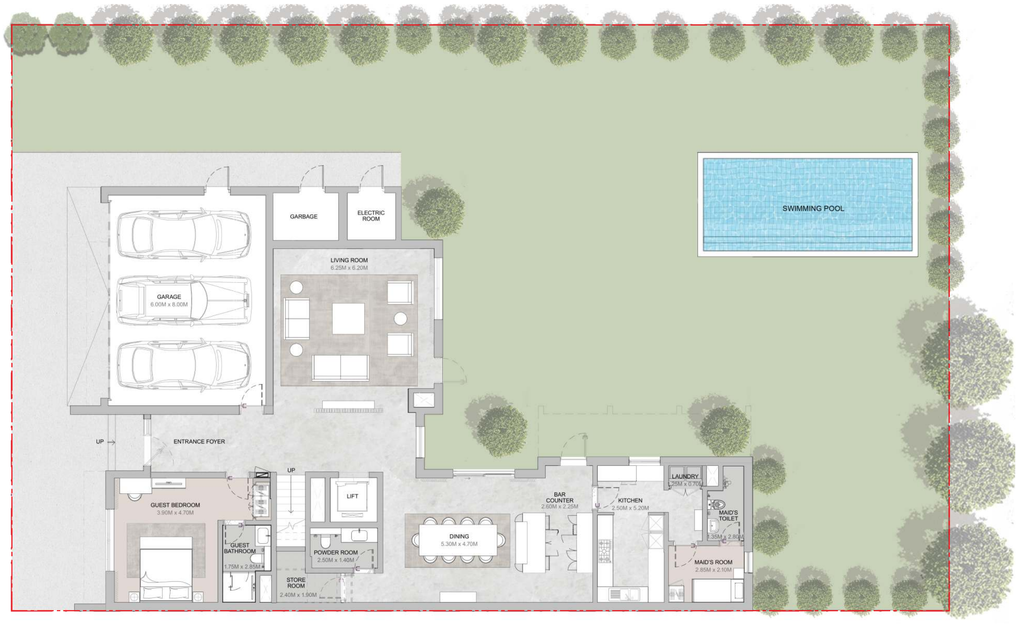
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SOBHA ELWOOD

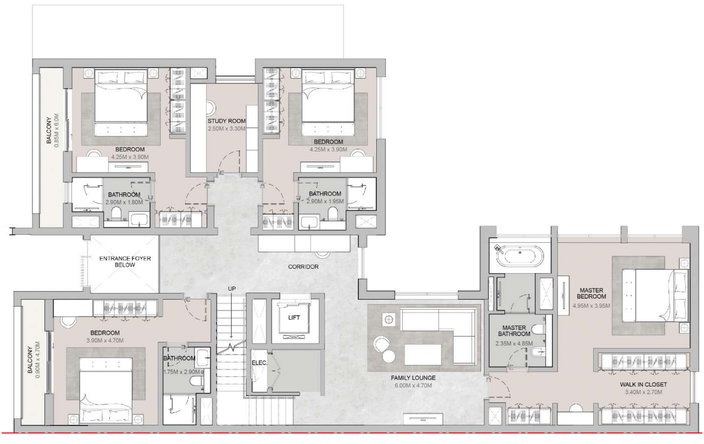
6 Bedroom Villa I Type A

Plot Area			
Min	616.20 sq.m	Max	638.93 sq.m
Min	6,632.72 sq.ft	Max	6,877.39 sq.ft

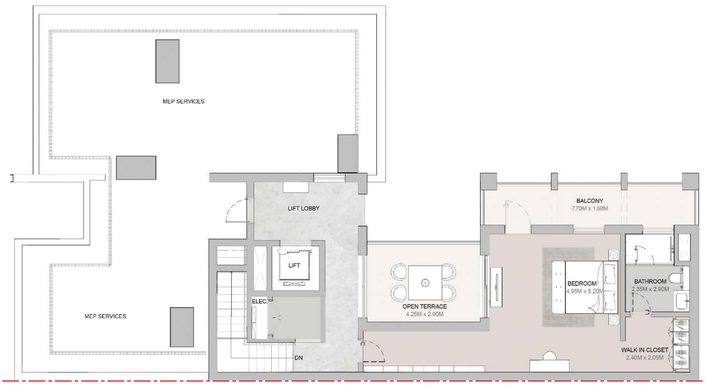
Saleable Area
668.26 sq.m
7,193.09 sq.ft



Ground Floor



First Floor



Second Floor

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