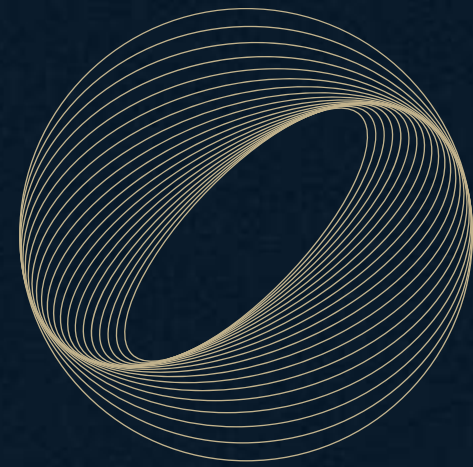


SOBHA  
REALTY

A cosmic scene featuring the curved horizon of Earth on the left, glowing with a blue and white atmosphere. The background is a deep blue space filled with numerous stars and nebulae. The text is centered in the middle of the frame.

IN THE ORBIT OF  
**OPULENCE**

PRESENTING



SOBHA  
**ORBIS**

AT MOTOR CITY

SOBHA  
**ORBIS**



**ORBIS** Destination



**ORBIS** Community



**ORBIS** Connectivity



**ORBIS** Views



A WORLD IN ITS OWN.



# 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

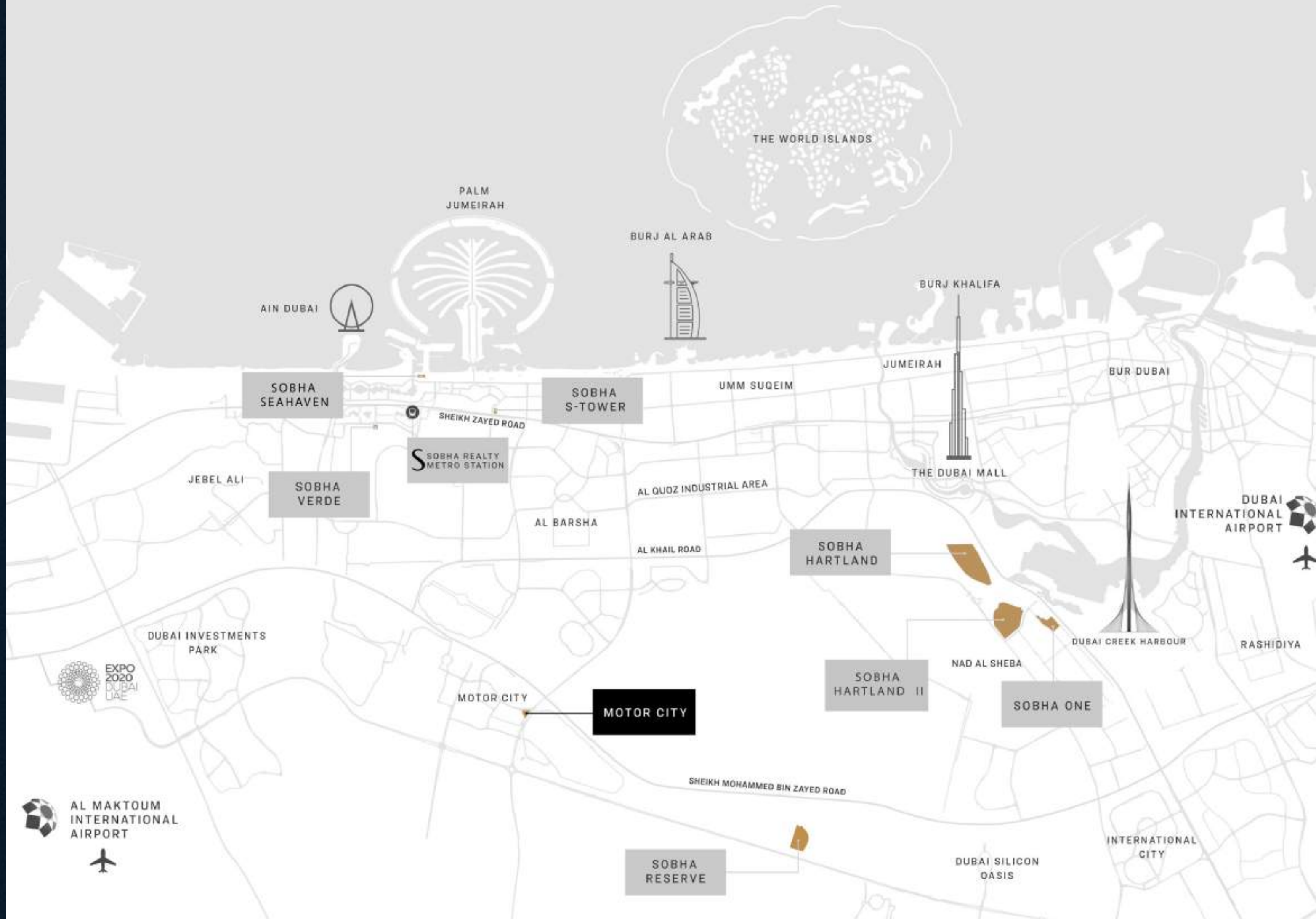
Bridging Realms, Enabling connectivity

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

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The first and **ONLY** community living project with exclusive green views

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Tallest towers in Motor City

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Excellent connectivity to Umm Suqeim Road – D63

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Proposed Metro line

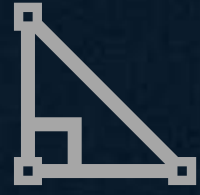




AN OPULENT LIVING TO MAKE  
YOUR MOMENTS SHINE BRIGHTER



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



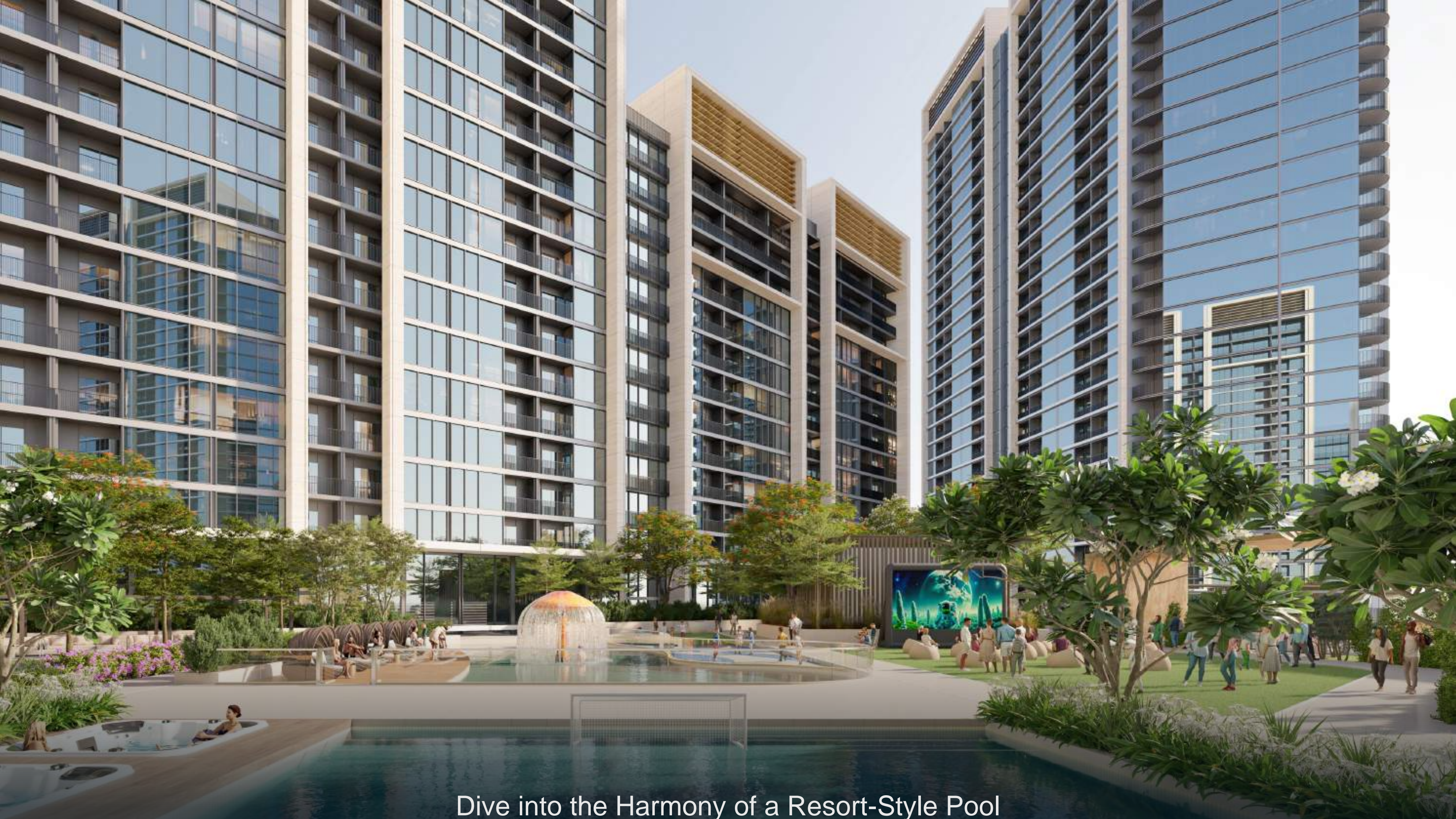


## World-class F&B street

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



## TYPOLOGY

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.

