

SOBHA
ORBIS

A WORLD IN ITS OWN.



LUXURY BUILT AROUND YOU

Welcome to the epitome of urban living in Motor City, Dubai – where luxury meets convenience at every turn. Our premium 3 tower luxury apartments stand as a jewel in the crown of this vibrant new community.

1, 1.5 AND 2 BED HOMES
WITH AREA RANGE OF
545 SQ. FT. - 988 SQ. FT.





INDULGE *in a*
LIFESTYLE THAT
TRANSCENDS
THE ORDINARY

Our meticulously crafted apartments exude sophistication and elegance, offering a lifestyle that transcends the ordinary. From sleek contemporary design to lavish finishes, every detail has been curated to indulge your senses and elevate your living experience.

PREMIER AMENITIES *at* YOUR FINGERTIPS

Experience unparalleled convenience with access to the latest amenities right at your doorstep. Whether you crave rejuvenation or recreation, our community offers a wealth of options to cater to your every need. Dive into the refreshing waters of our resort-style pool, unwind in the serene ambiance of our landscaped gardens, or stay active in our state-of-the-art fitness center – all within walking distance from your home.



THE GRANDEUR OF TIMELESS ELEGANCE



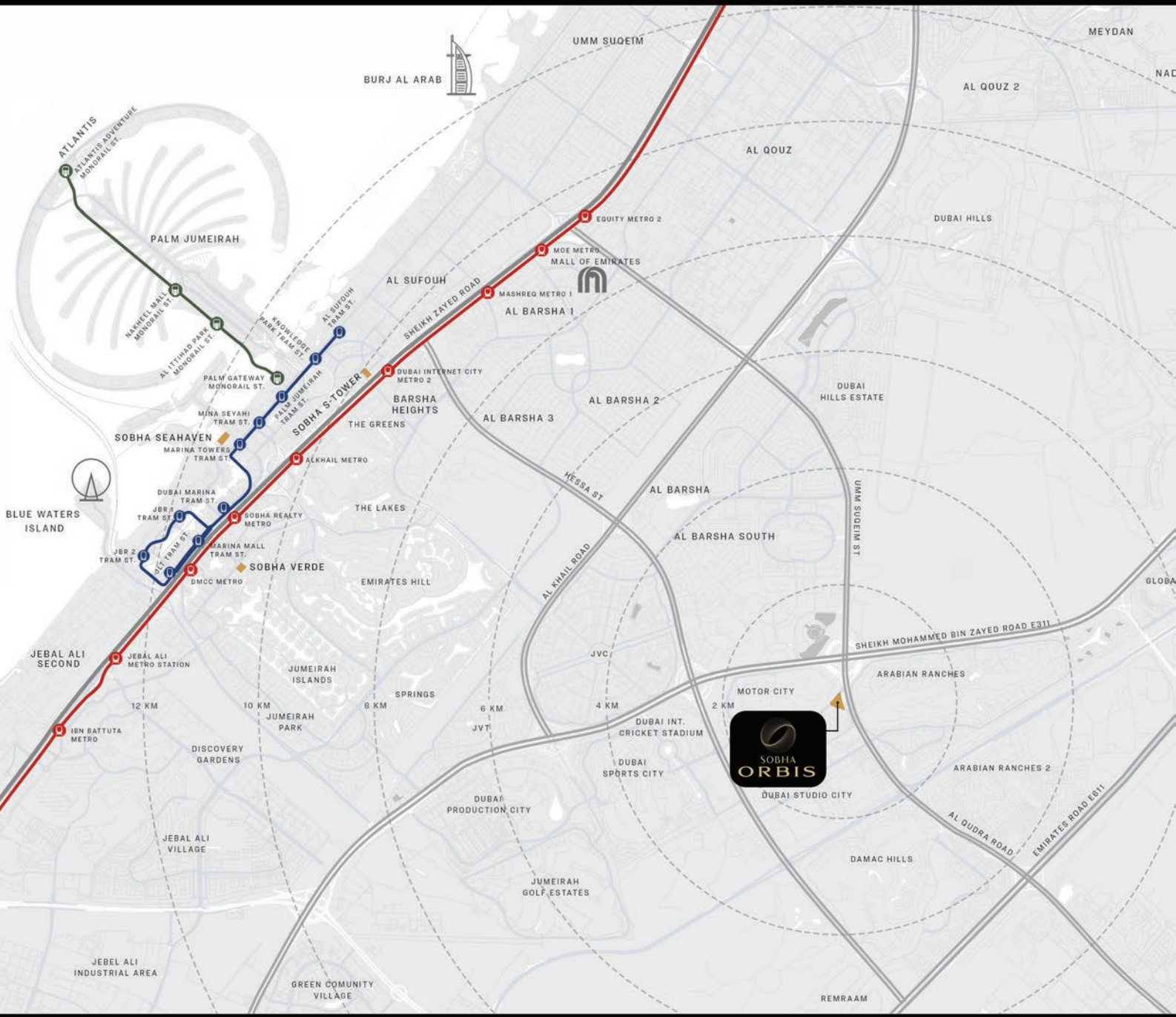


AN IMPRESSIVE SUITE OF
INDOOR AND OUTDOOR AMENITIES



SEAMLESS CONNECTIVITY

Lies at the heart of our community. With a proposed metro station adjacent to the tower, exploring the vibrant city of Dubai has never been easier. Sobha Orbis conveniently located just minutes away from both Mohammed bin Zayed Road and Al Qudra Road, ensuring easy accessibility to key destinations. Whether you're commuting to work or exploring the city's countless attractions, enjoy effortless access to everything Dubai has to offer, right from your doorstep.



AMENITIES



1 Resort Style Pool

Lazy River
 Beach Edge
 Jacuzzi
 Pool Deck with Day Beds
 Aquatic Aerobics
 Water Polo/ Volleyball
 Cabana Shade
 Outdoor Showers
 Swimming Pool with Indoor
 Changing Room/ Shower/ Toilets

3 Kids Pool

Beach Edge
 Pool Deck with Day Beds
 Toddler Splash Pad
 Water Features

6 Yoga Zone

7 Meditation Zone

8 Beach Volley Ball

9 Outdoor Jungle Gym

10 Open Lawn

11 Hammock Garden

12 Pingpong Tables

13 Giant Chess

4 Club House

Racquet Club - with Squash
 Courts, Badminton Courts, Padel
 Tennis Courts, Volleyball Court,
 Basketball Court
 Pétanque/ Boulee Fields

14 Walking Paths

2 BBQ Areas

5 Landscaped Garden

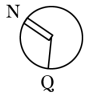
SITE PLAN



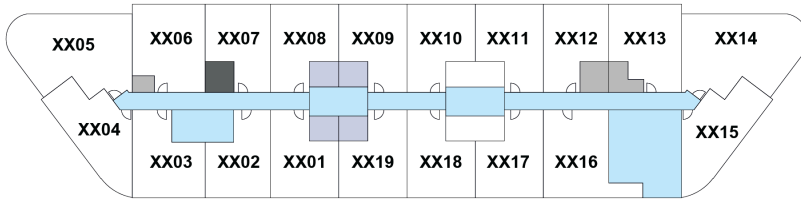

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1 BEDROOM APARTMENT TYPE A

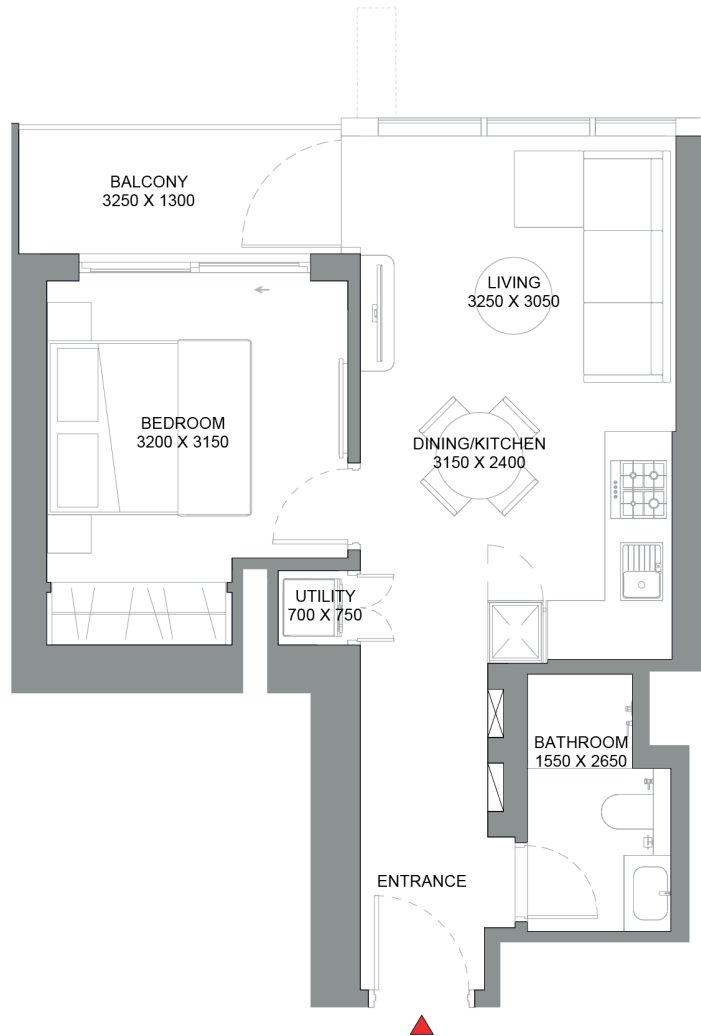
Total Saleable Area
 SUITE= 491 SQFT
 BALCONY= 54 SQFT
 TOTAL = 545 SQFT



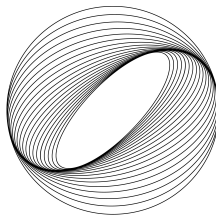
VILLA COMMUNITY, GOLF COURSE



COMMUNITY AND CITY VIEWS



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.



SOBHA ORBIS

QUOTATION

Sobha Orbis (Orbis Tower B)

Sobha Orbis Sobha Orbis (Orbis Tower B)

SH-561100

Floor Number	11
Type	1 Bed Type A
Unit Number	SOR-B1118
Saleable Area (Sq.ft)	545
Purchase Price (AED)	1,005,876
Pre- Registration Fees (AED)	41,386

Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	201,175.11	On Booking	On Booking date
First Installment	10.00%	100,587.56	-	6 Months from booking date
Second Installment	10.00%	100,587.56	-	12 Months from booking date
Third Installment	10.00%	100,587.56	-	18 Months from booking date
Fourth Installment	10.00%	100,587.56	-	24 Months from booking date
Final Installment	40.00%	402,350.22	-	On Completion

Pre-Registration Fees

Description	Amount (AED)
4% Pre-Registration Charges	40,236.00
Knowledge Fee	40.00
Oqood Fees	1,110.00

Developer Details

Developer / ID	966
Project Name / ID	Sobha Orbis / 3070 (Free Hold)

Bank Details

Name of the Bank	Mashreq Bank, Mashreq Al Islami Main Branch, Post Box 1250, Dubai, U.A.E.
Favouring	Sobha LLC (Sobha Orbis) Trust
Escrow Account No.	019500000632
IBAN	AE660330000019500000632
Swift Code	BOMLAHAD

Print Quotation:

[Print Quotation](#)