

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

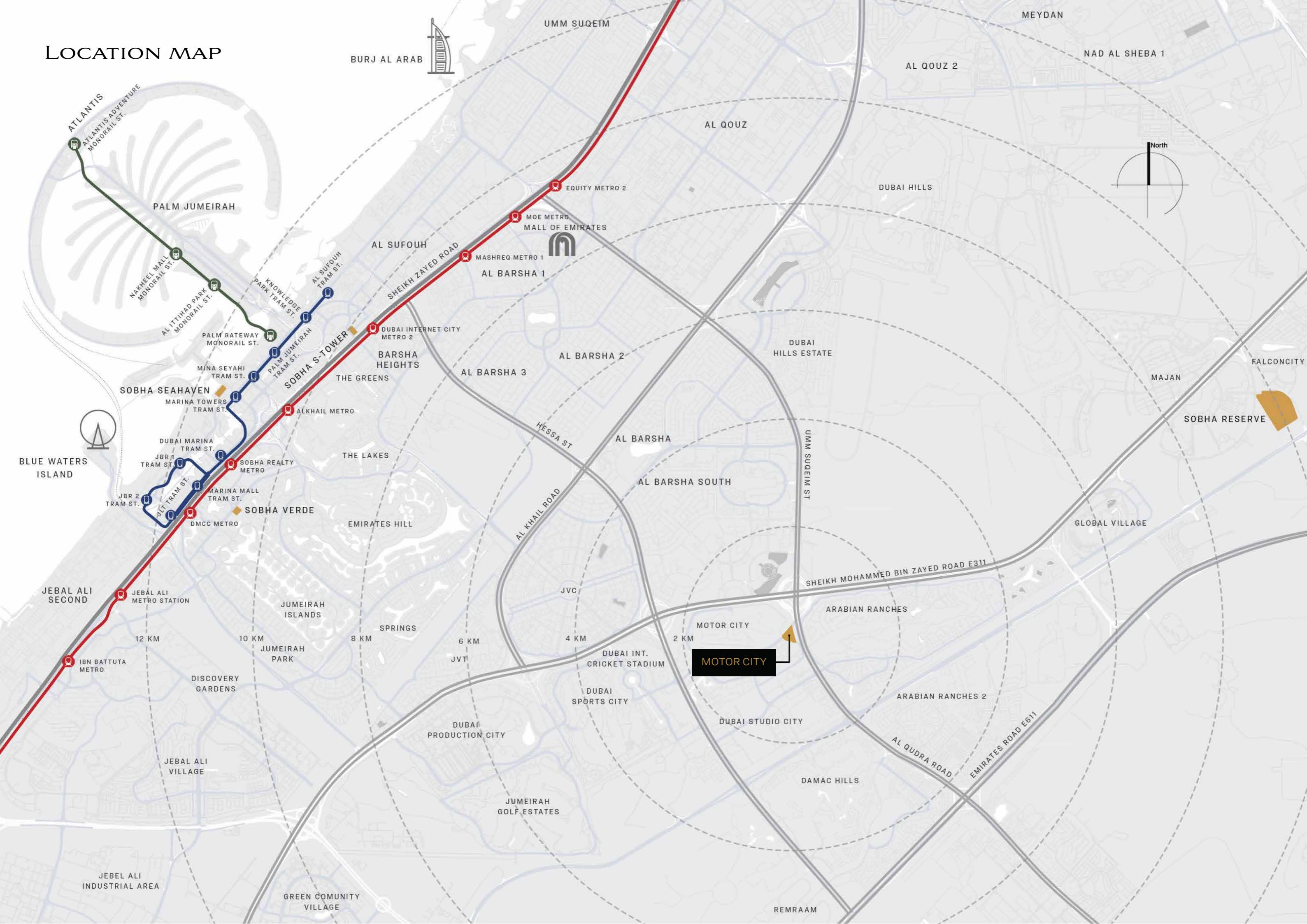
1, 1.5 and 2 bedroom homes

TOTAL UNITS IN THE PROJECT

2900
Apartments

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

LOCATION MAP



MASTER PLAN

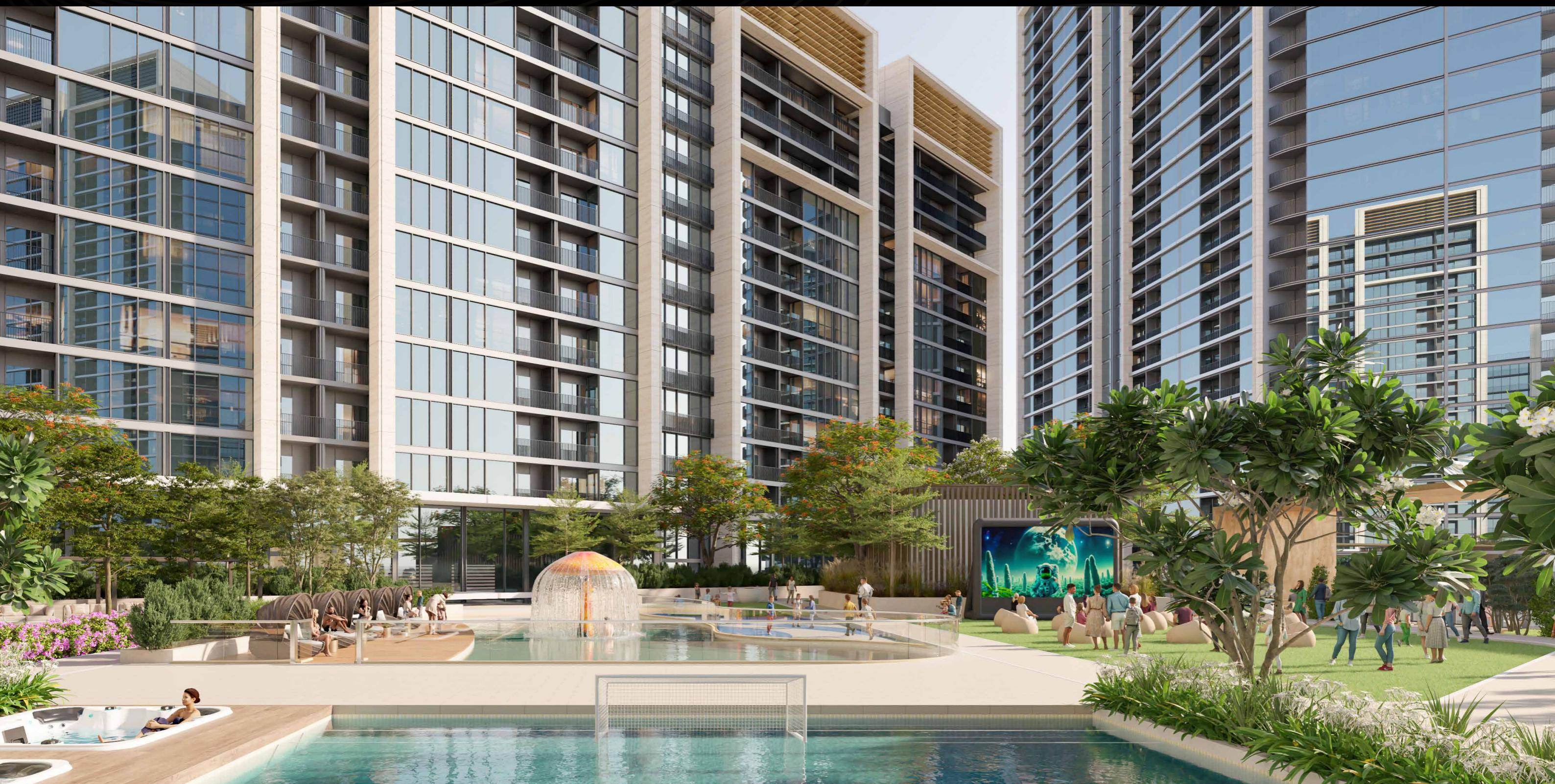
Nestled in Dubai's vibrant tapestry, Motor City offers a coveted blend of cobblestone lanes and spacious homes, creating refined charm.



INDULGE IN A LIFESTYLE THAT
TRANSCENDS THE ORDINARY

AMENITIES

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

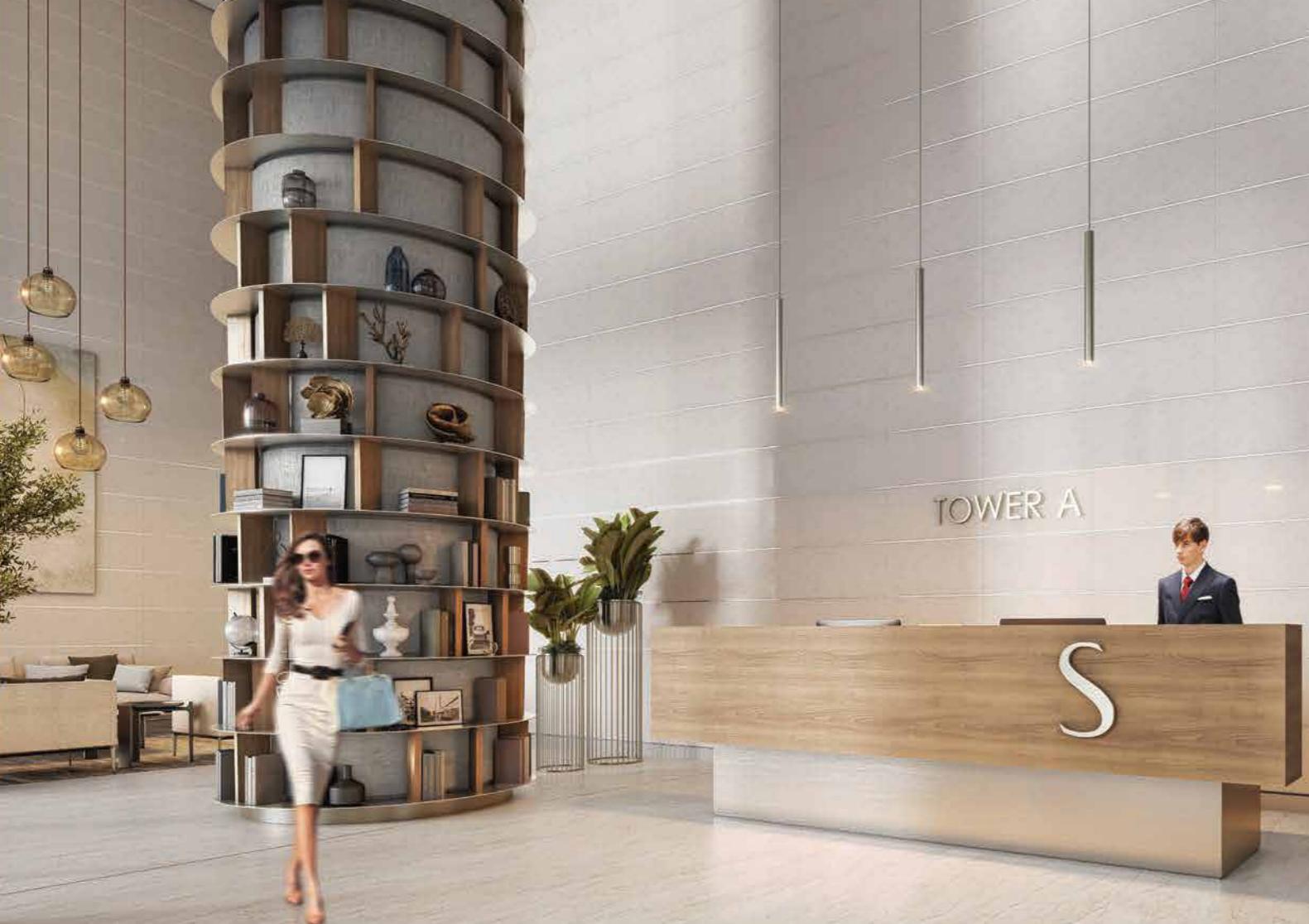
Giant Chess

Business center

Restaurants

Retail stores

Open plaza



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.

KITCHEN

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

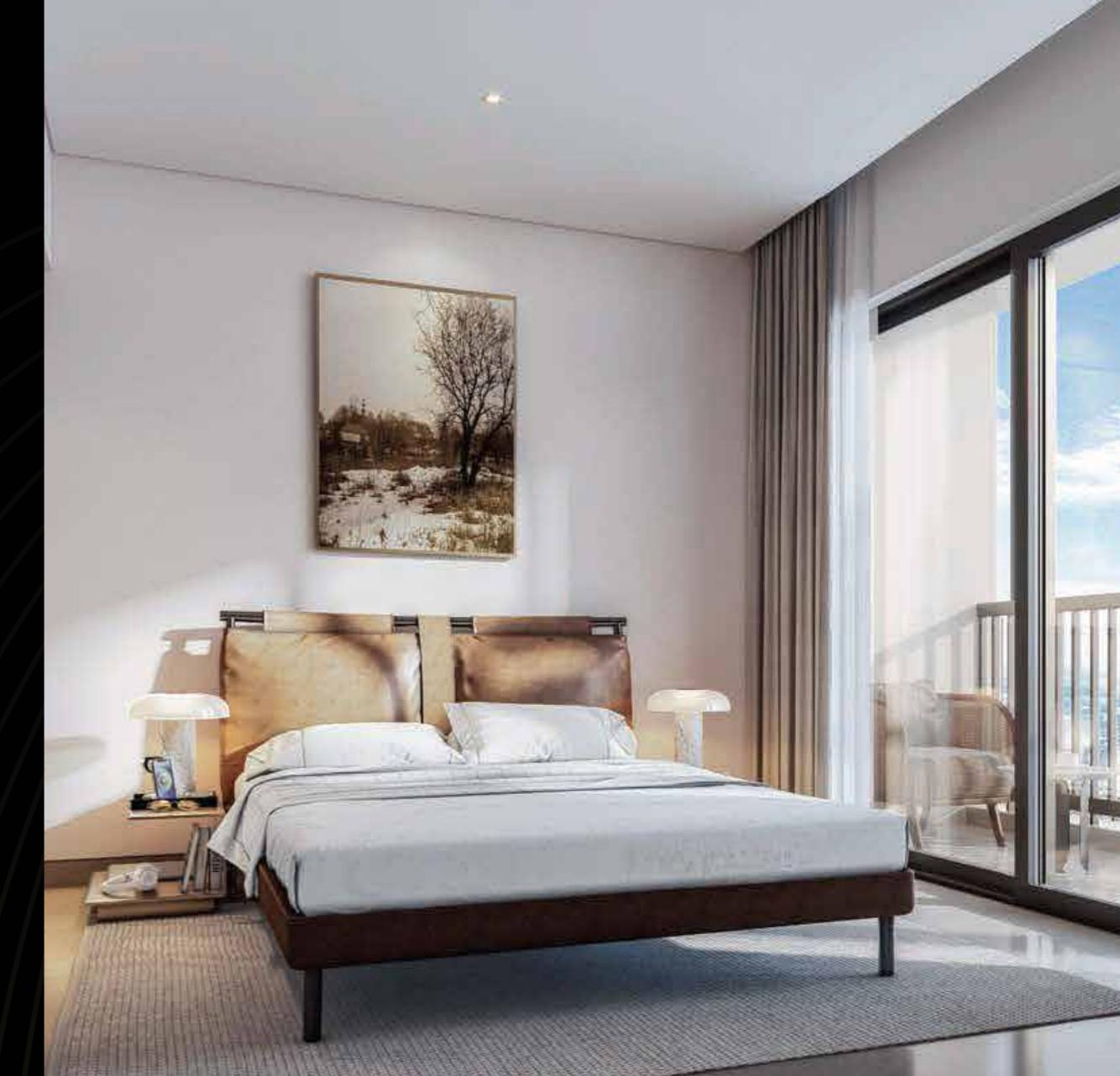
Matt emulsion paint on walls with premium tiling between base and wall cabinets.

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.





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