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OFF PLAN

Sobha Central

Location: Jumeirah Lake Towers, Dubai

Starting From: AED 1,420,000

Permit No: 2

Sobha Central

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Apartments**	**Q2 2030**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Sobha Central is a landmark mixed-use development by Sobha Realty, rising directly along Sheikh Zayed Road and introducing a new generation of integrated urban living to one of Dubai's most established and strategically connected corridors. Conceived as a self-contained vertical community, the development brings together six premium residential towers with landscaped parks, retail, dining, offices, wellness facilities and recreational spaces in one master-planned destination.

The development is designed around six architecturally distinctive towers that rise above an expansive interconnected podium. At the centre of the community are elevated green spaces and landscaped environments that create a sense of openness within the high-rise setting. The tallest tower reaches approximately 360 metres and 95 floors, establishing Sobha Central as a prominent addition to the Sheikh Zayed Road skyline.

Sobha Central offers a collection of contemporary **1 and 2-bedroom apartments**, designed for residents seeking modern interiors, efficient layouts and panoramic views from a central Dubai address. Across the current releases, residences range from approximately **565 sq. ft. to 1,554 sq. ft.**, providing options for individual buyers, couples, professionals and investors.

The residences reflect Sobha Realty's focus on craftsmanship and attention to detail, with thoughtfully planned interiors, generous glazing and layouts designed to maximise natural light. Floor-to-ceiling windows strengthen the visual connection with the surrounding city, while selected residences enjoy expansive views across Dubai Marina, Bluewaters Island, Jumeirah Lake Towers, Emirates Hills and the wider Dubai skyline.

A defining feature of Sobha Central is the way its towers and lifestyle facilities are integrated. Elevated circulation routes and interconnected areas create convenient access between residential buildings and key community amenities, allowing residents to move easily between their homes, leisure facilities, retail destinations and everyday services.

The masterplan incorporates approximately **250,000 sq. ft. of landscaped green parks**, creating extensive outdoor environments for relaxation, recreation and socialising. These green spaces are complemented by landscaped terraces, private courtyards, shaded areas and elevated recreational decks designed to bring nature into the heart of the development.

Residents can enjoy an extensive selection of lifestyle amenities, including **swimming pools, fitness centres, outdoor gyms, wellness facilities, children's play areas, outdoor cinema spaces, family barbecue and gathering areas, clubhouses and landscaped recreational zones**. The development also integrates retail, dining and entertainment facilities, creating a lifestyle where many everyday requirements are available within the community.

Sobha Central further incorporates approximately **160,000 sq. ft. of retail space**, including an integrated mall, alongside approximately **175,000 sq. ft. of leasable office space**. Restaurants, cafés, supermarkets, commercial facilities and everyday services contribute to the development's live-work-play character and make it more than a conventional residential address.

Its location on **Sheikh Zayed Road** is one of Sobha Central's strongest advantages. Residents benefit from convenient access to **Jumeirah Lake Towers, Dubai Marina, JBR, Bluewaters Island, Dubai Internet City and Dubai Media City**, while Sheikh Zayed Road provides direct connectivity towards Downtown Dubai, Business Bay, DIFC and other major destinations.

Metro accessibility further enhances the location for residents who prefer public transport, while the development's road connections make it practical for professionals commuting between Dubai's major commercial districts. This combination of residential quality and connectivity strengthens Sobha Central's appeal to both end-users and tenants.

Sustainability is also integrated into the masterplan through features including energy-efficient building systems, double-glazed façades, district cooling and electric vehicle charging infrastructure. Landscaping and shaded outdoor areas are designed to contribute to a more comfortable pedestrian environment while supporting the community's broader emphasis on contemporary urban living.

From an investment perspective, Sobha Central benefits from a combination of **Sobha Realty's reputation, direct Sheikh Zayed Road positioning, proximity to Dubai Marina and JLT, integrated retail and commercial infrastructure, and limited availability of comparable large-scale master developments along this established corridor**.

The range of individual towers also gives buyers the opportunity to select residences according to their preferred floor, orientation, square footage and view. Higher-floor properties with unobstructed views towards Dubai Marina, Bluewaters Island and the coastline may offer particularly attractive positioning within the development.

For end-users, Sobha Central provides an opportunity to live within a comprehensive community without sacrificing access to Dubai's principal employment and lifestyle districts. The combination of landscaped spaces, extensive amenities, retail, dining and connectivity creates an environment suited to residents seeking both convenience and a premium urban lifestyle.

Why Buy Sobha Central Through A1 Properties?
Buying a residence at **Sobha Central through A1 Properties** gives buyers access to experienced Dubai property advisors who can help identify the most suitable opportunities across the development's different towers. Our team can compare properties according to exact square footage, floor level, orientation, views, layout efficiency, price per square foot and payment structure to help clients make informed decisions.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties combines extensive knowledge of Dubai real estate with a personalised approach to property selection. For investors, our advisors can assess entry pricing, rental demand, potential capital appreciation, future supply and resale positioning, while end-users can receive tailored guidance based on lifestyle requirements, space, views and connectivity.

A1 Properties provides end-to-end support throughout the buying journey, from selecting and comparing properties to negotiation, documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10% Down Payment	**50%** During Construction	**40%** On Handover