
DOWNTOWN
UMM AL QUWAIN
SOBHA
REALTY

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

The Sobha way

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

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.



Infosys Global Education Center - Mysore

At Sobha,
we don't exceed international
building standards, we define them.

SOBHA
REALTY

A R T O F T H E D E T A I L
R T O F T H E D E T A I L A
T O F T H E D E T A I L A R
O F T H E D E T A I L A R T
F T H E D E T A I L A R T O
T H E D E T A I L A R T O F
H E D E T A I L A R T O F T
E D E T A I L A R T O F T H
D E T A I L A R T O F T H E
E T A I L A R T O F T H E D
T A I L A R T O F T H E D E
A I L A R T O F T H E D E T
I L A R T O F T H E D E T A
L A R T O F T H E D E T A I
A R T O F T H E D E T A I L

Art of the Detail

We notice smallest details

so you wont have to



DOWNTOWN LIFE

EVERYTHING WITHIN REACH

From morning coffee to moonlit walks, downtowns are designed to keep life flowing. Anchored by community hubs, open promenades, and cultural landmarks, this is a place in the city where movement is effortless and discovery is constant.



Boutique shopping, beachfront cafés, marinas, and wellness spaces are never far - each element adding to a life of ease and enrichment.

With key destinations intuitively placed, you're always connected to what matters most: moments, meaning, and the

joy of daily living.

AN EXTRAORDINARY

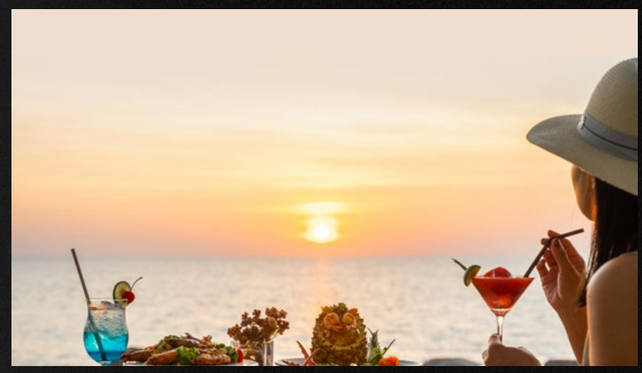
Urban Life

Your days start with the buzz of lively streets and the scent of fresh espresso in the air. Some head to work, others linger at sidewalk cafés over quick bites and headlines.



This is more than city living.

It's a dynamic downtown



The city hums with life, art spills out of creative spaces, fitness classes pop up in open green spaces, and the lunch hour feels more like an occasion than a routine.

As the sun sets, skyline views become the backdrop to al fresco dinners and live music under city lights.

This is more than city living. It's a dynamic downtown lifestyle shaped by forward-thinking and energy that never fades.

YOUR City Rhythm

Every corner offers a new tempo. There's a rhythm in the footsteps along promenades, in the conversations over shared tables, in the way the day unfolds between work and leisure.

Start with a quiet moment tucked away at a bookstore, then dive into the buzz of a nearby business hub.

Routine doesn't exist

only flow. You set the pace, and the city moves with you.



Sand, Sea & Sunny Days

Just a short walk brings the sound of waves into focus. The street noise fades, replaced by laughter on the beach and musical notes of the tide.



Locals gather at beachfront cafés, flip-flops tapping against decks, fresh juices in hand tasting all that life has to offer in every sip. Children race along the shoreline while others stretch into yoga poses with the horizon ahead.



The Arabian Sea offers more than a view — it offers a lifestyle. Unhurried mornings, golden afternoons, and evenings that end with feet in the sand and sea breeze in your hair.

BEST OF BOTH WORLDS

Ever wonder if both these lifestyles could co-exist and you never have to choose between the two?

Start the day with a seaside run, then pivot effortlessly to downtown meetings.

A short stroll takes you from high-end boutiques to beachfront restaurants, from cultural venues to quiet beach trails.

A place where contrasts don't compete - they connect. Where energy and ease live side by side, offering a way of life that's dynamic, balanced, and endlessly rewarding.

INTRODUCING

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY



Umm Al Quwain (UAQ) - where the vast blue horizon stretches endlessly, and the promise of a new tomorrow rises with the tide.

welcome to

DOWNTOWN UAQ | SOBHA REALTY

the coastal city

a destination born of harmony, envisioned to elevate every moment of life by the shore.



Your invitation

to live with purpose,

in a world framed by peace, promise, and possibility.

From untapped potential to the

Next Big Opportunity

Just as Dubai rose from sand to skyline two decades ago, Downtown UAQ I Sobha Realty is set to rewrite the region's history. Thoughtfully planned and positioned, it's a vision in motion.

There's something quite powerful about milestone beginnings that mark a turning point - not only for the emirate, but for coastal living in the UAE.

Thoughtfully planned & positioned to scale,

it's a vision in motion.

THE COASTAL CI

The Coastal City

Designed to Inspire

Downtown UAQ I Sobha Realty is not built around just a center - it's built around life. Spanning over 25 million square feet of seamless wellness, beachfronts, movement, and meaning, each element is placed with intention.





Urban living redefined

by the rhythm of the sea

Green corridors link quiet beach parks to bustling promenades. Pedestrian boulevards flow toward retail, cafes, a yacht club, marinas, luxurious hotels and resorts where every zone is designed for connection: to nature, to people, to purpose.

At the Helm of

Extravagance

Yacht Club and Marinas



Life flows differently when the marina is your front yard. The yacht club offers more than boardwalks - it's a space to gather, celebrate, and feel part of a community shaped by the tides. From sleek yachts to sun-drenched terraces, it's coastal living at its most refined.

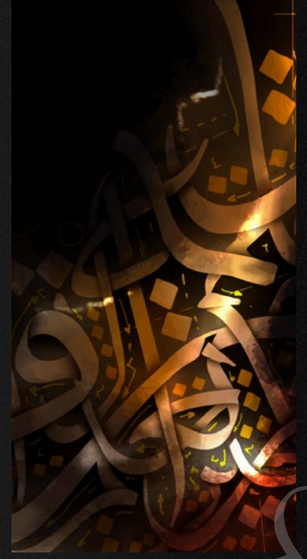
Life Flows Differently



Heritage

In the heart of the coastal city, creativity finds a home. The art & design hub brings together galleries, ateliers, concept stores, and curated spaces - created to inspire those who live and breathe thought-invoking design aesthetics.





Art & Culture

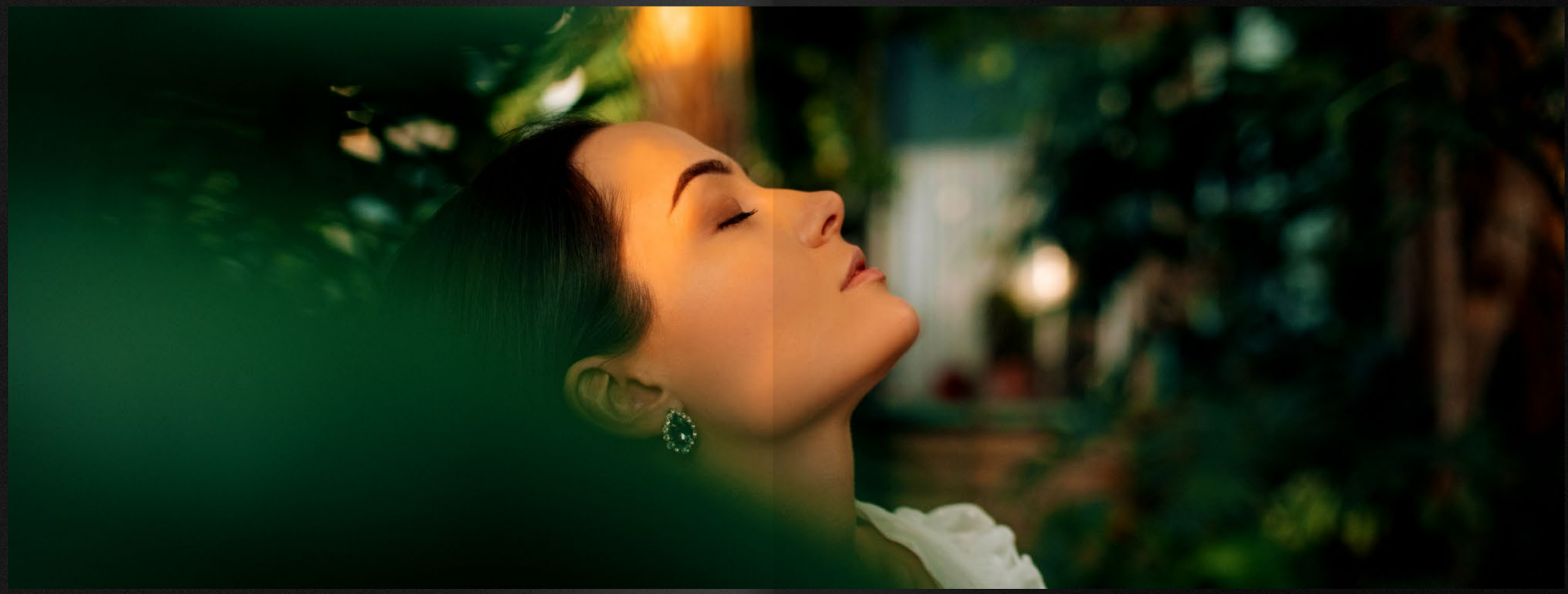
Art & design hub | Museum | Cultural Centre



In the same vicinity, the Museum and the Cultural Centre offers immersive experiences that celebrate heritage and innovation. From exhibitions that echo the past to installations that challenge the future, they invite everyone into a world that's constantly evolving - rooted in history, yet reaching forward.

Nature in Every Breath

~ 50% Green and Open Space



Amidst the rhythm of the coast and architecture lies a different kind of luxury - spaces to pause, breathe, and reconnect with yourself. Downtown UAQ I Sobha Realty is meticulously designed with 50% of its expanse dedicated to green open spaces - an effortless blend of parks, gardens, natural landscapes, and thoughtful amenities.

The exceptional planning fosters a healthier, more beautiful environment, enriching the quality of life for residents and visitors alike

A Place to

Live.
Invest.
& Belong.



This is more than a way of living - it's a legacy. Perfectly positioned between Dubai and Ras Al Khaimah, and closely linked to emerging infrastructure and growth corridors, the location offers both serenity and strength. Whether it's the calm of the beachfront or the clarity of long-term vision, every detail is aligned with value.

A rare opportunity to invest in the UAE's next chapter – *while it's still being written.*

Crafted in HARMONY



Every line, every curve, every material choice is guided by the rhythm of the sea. The architecture flows with its surroundings - never imposing, always in harmony. Clean silhouettes mirror the horizon, while open layouts blur the line between interior and the open air.

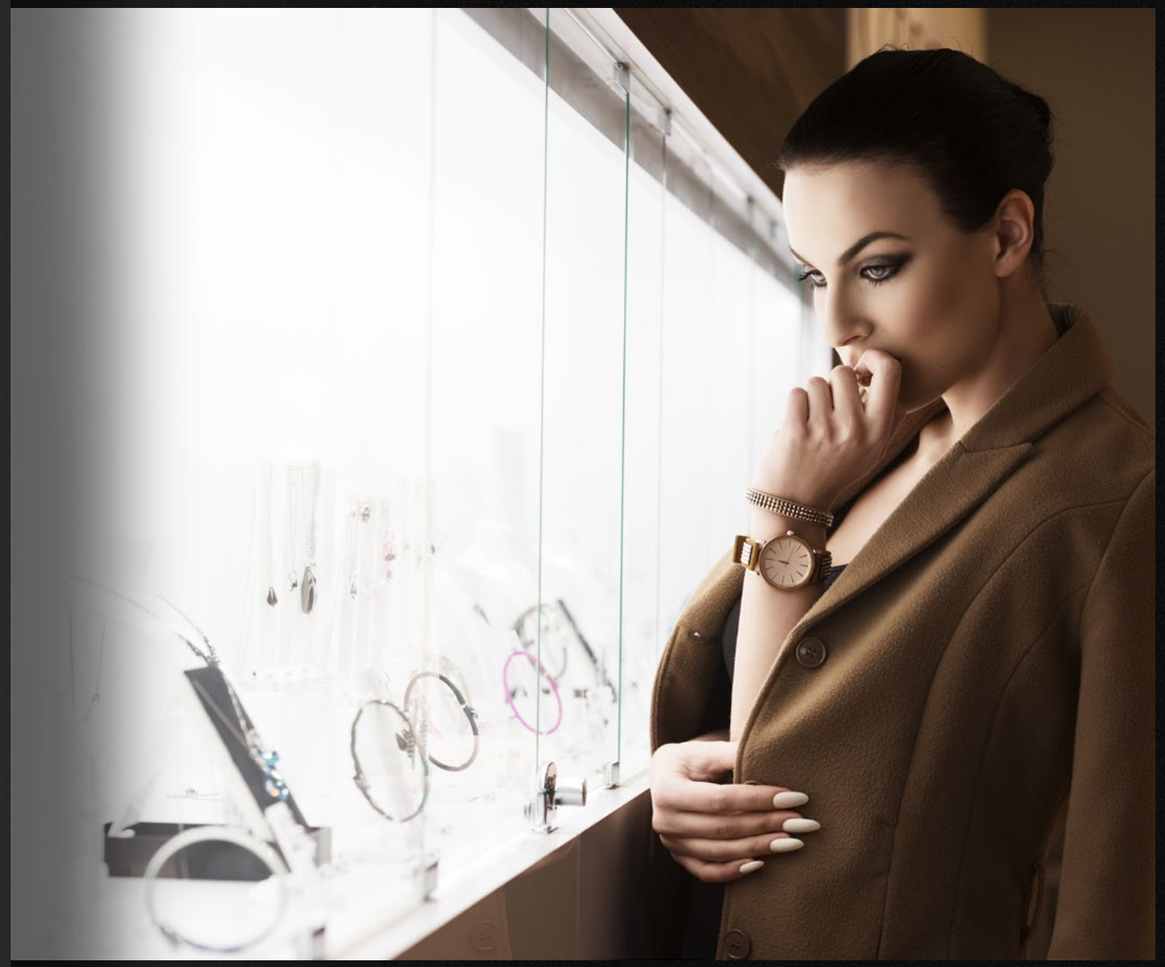
Natural textures and soft palettes evoke the calm of coastal life, creating spaces that feel intuitive and alive. Sustainability is embedded in the vision, not as a feature, but as a foundation. From energy-efficient systems to the thoughtful orientation of each structure, the design is as responsible as it is refined.

The Heart of Retail

Iconic shopping experiences



At the core of this landmark development lies a premium shopping and retail experience - a refined blend of luxury, lifestyle, and global elegance. Designed to attract residents and visitors alike, it features flagship high-end boutiques, concept stores, and unique dining experiences.



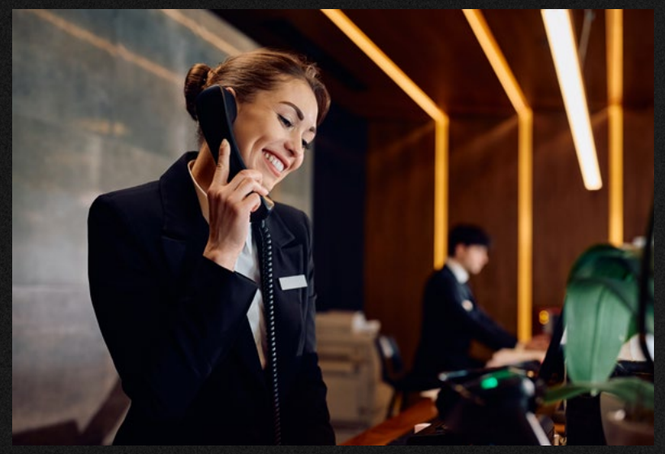
More than a retail destination, it's a dynamic hub of expression and indulgence. Seamlessly integrated into the community, the mall enhances everyday living while defining Downtown UAQ - Sobha Realty as a place of holistic and effortless experience. Where style isn't just seen - it's lived, celebrated, and constantly reimagined.

A new standard in

Hospitality

Luxurious 5-star hotels and resorts

Featuring luxurious 5-star hotels and resorts, Downtown UAQ - Sobha Realty offers an elevated hospitality experience for both business and leisure.

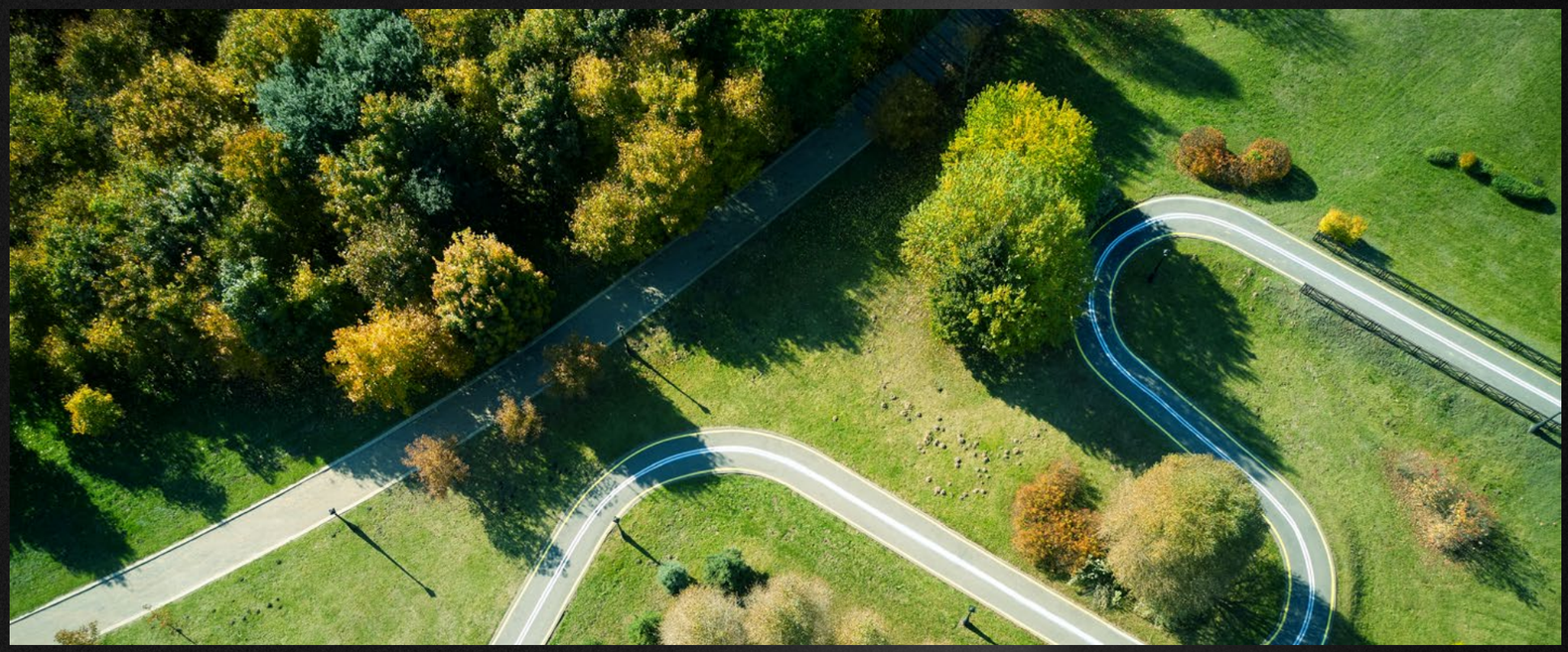




Each hotel and resort is thoughtfully designed to deliver exemplary service, world-class amenities, and unforgettable moments. From fine dining to wellness retreats, every element speaks to a life of opulence and comfort. These iconic destinations not only attract the affluent but also add prestige and vibrancy to the community making it a true landmark for luxury living.

Blueprint for a Smarter

Greener Tomorrow





Downtown UAQ - Sobha Realty is designed with a clear vision; to foster a smarter, greener, and more connected urban experience. A fully integrated network of pedestrian and cycling pathways, shaded walkways, cooling water features, and futuristic commute hubs encourages eco-friendly movement and enhances everyday comfort.

Smart city infrastructure ensures seamless operations through intelligent traffic systems and energy-efficient technology. Aligned with the UAE's Net Zero 2050 goal, the development embraces a responsible approach to reducing emissions and building a truly sustainable urban community.

GEOGRAPHICAL LOCATION



UMM AL QUWAIN



GEOGRAPHICAL LOCATION



40 *minutes from* DUBAI

Via E11 & 311

A New City *Rises*

Timeless, Iconic, Unforgettable.

After the successful launch of

SOBHA
Siniya Island

a new iconic destination emerges - a city unlike any other; crafted to be remembered through the ages. Rising from the endless blue tides and cradled by serene greenery, it flows in a perfect harmonious ebb. Each facet, each element, each moment, envisioned with extraordinary precision and purpose.



N

Master Plan


The Landmark of Tomorrow
Delivered by Masters of Today



THREE DISTRICTS. ONE COASTAL VISION.



Coastal Living Anchored in Nature

Elegance & Endless Views

Anchored by expansive sands and uninterrupted sea views, this coastal enclave offers a quieter, more refined way of life.

Enjoy timeless charm at the upscale hotel, and set sail from the exclusive marina, and unwind in lush parks and state-of-the-art retreats.

A perfect blend of sophistication, natural beauty, and world-class amenities awaits.



INTRODUCING

SOBHA

AQUAMONT

at

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

SKYLINE BY THE SHORE

Sobha Aquamont carves a new chapter for waterfront living.

SOBHA
AQUAMONT

DOWNTOWN
UMM AL QUWAIN | SOBHA
REALTY

Sobha Aquamont carves a new chapter for beachfront living.

Between the shimmer of the Arabian sea and the reach of the horizon, a new landmark begins to take shape. Defined by its shoreline charm and envisioned as Skyline by the Shore, the name evokes a sense of movement - of mountains meeting tide, of architecture rising gently from nature's edge. Every element is imagined to flow, to breathe, to belong.

DOWNTOWN
UMM AL QUWAIN | SOBHA
REALTY

SOBHA
AQUAMONT

TOWER C

TOWER B

TOWER A



MOMENTS THAT MOVE YOU

Spaces That Breathe

This is where morning sails begin from your private berth, where the water's edge hosts open-air performances, and wellness retreats unfold beneath the sky. The everyday blends into the extraordinary - crafted spaces that stir the senses, designed not only to be seen but to be felt. Whether it's the quiet hum of a tucked-away lounge or the energy of a vibrant promenade, every moment has been thought through, down to the last sunset.



A LANDMARK OF FIRSTS

On the Coastline

Sobha Aquamont grants access to 11 kilometers of uninterrupted shoreline with 7 kilometers of seamless beach and beach parks to all making it one of the longest beachfronts in the region. Perfectly positioned along Umm Al Quwain's evolving coast, its scale and ambition set it apart as a once-in-a-generation opportunity, remarkable in potential.

The beach park is a standout feature, adding even more value with its serene spaces to rejuvenate and reconnect with nature.





Every Corner Invites

A NEW RITUAL

From serene beachfront lounges to lush parks and vibrant promenades, every element within the development is curated to elevate your lifestyle. Residents can enjoy tranquil mornings by the water, energize in state-of-the-art wellness spaces, or gather with loved ones in beautifully landscaped social zones.



DOWNTOWN
UMM AL QUWAIN | SOBHA
REALTY

SOBHA
AQUAMONT






SOBHA
REALTY
Secret Rendezvous







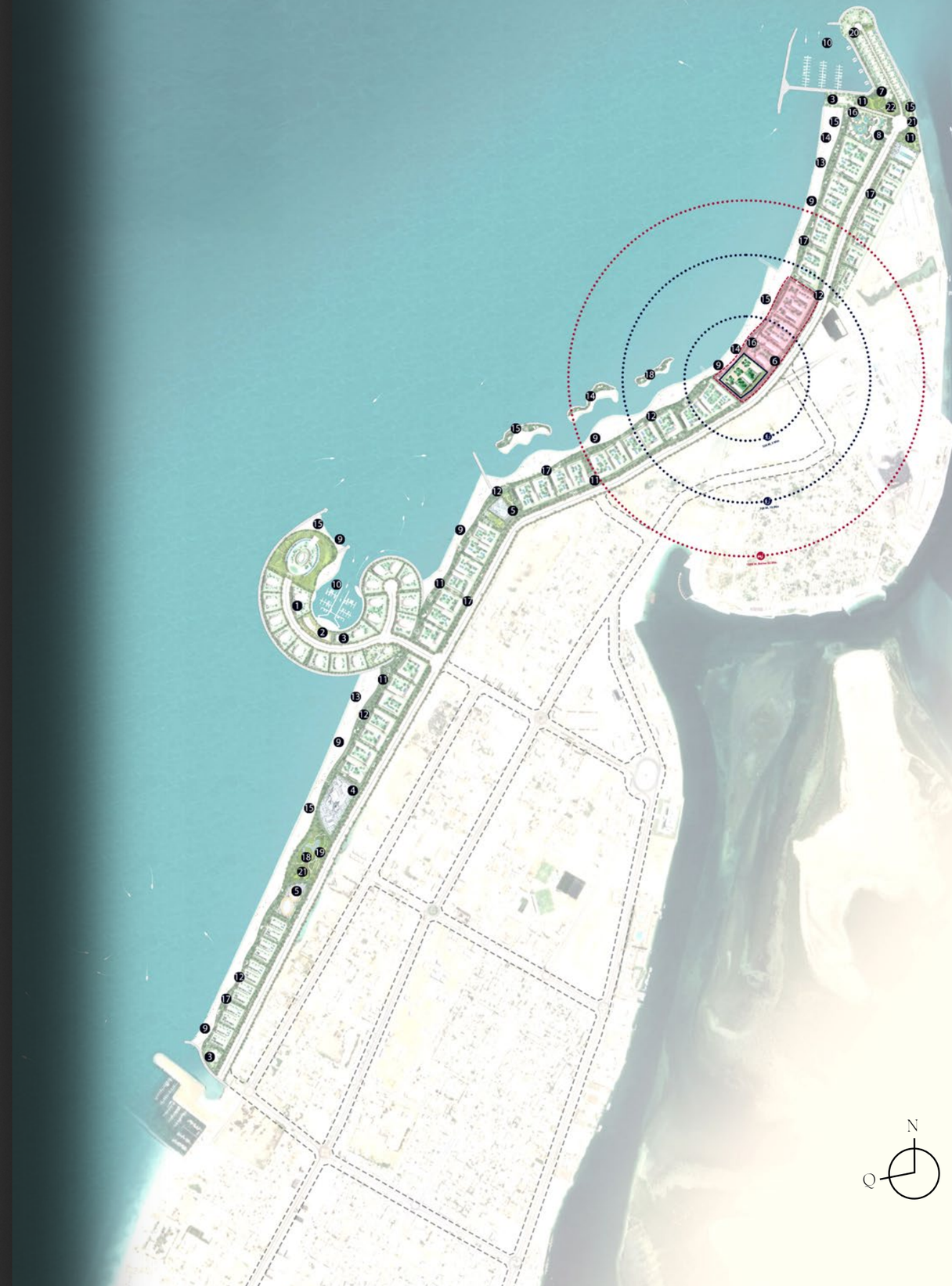


MASTER PLAN

SOBHA
AQUAMONT

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY



DOWNTOWN UMM AL QUWAIN | SOBHA REALTY

SOBHA AQUAMONT

EXPERIENCES CURATED

to stay with you

1. Entrance to podium
2. Feature sculpture
3. Swimming pool
4. Wet bed
5. Submerged seating with sea view
6. Pool Jacuzzi
7. Pool deck
8. Kids pool
9. Ping pong tables
10. Foosball tables
11. Outdoor fitness
12. Kids play area
13. Teenagers play area
14. Activities lawn
15. Sitting deck
16. Outdoor lounge
17. Edible garden
18. Shaded relaxation zone
19. Fragrant garden
20. Zen garden with yoga deck
21. BBQ deck
22. Jungle trail
23. Picnic lawn
24. Outdoor cinema
25. Outdoor amphitheatre
26. Maze garden

SITE PLAN

SEA



SOBHA SINIYA ISLAND

CITY

N