



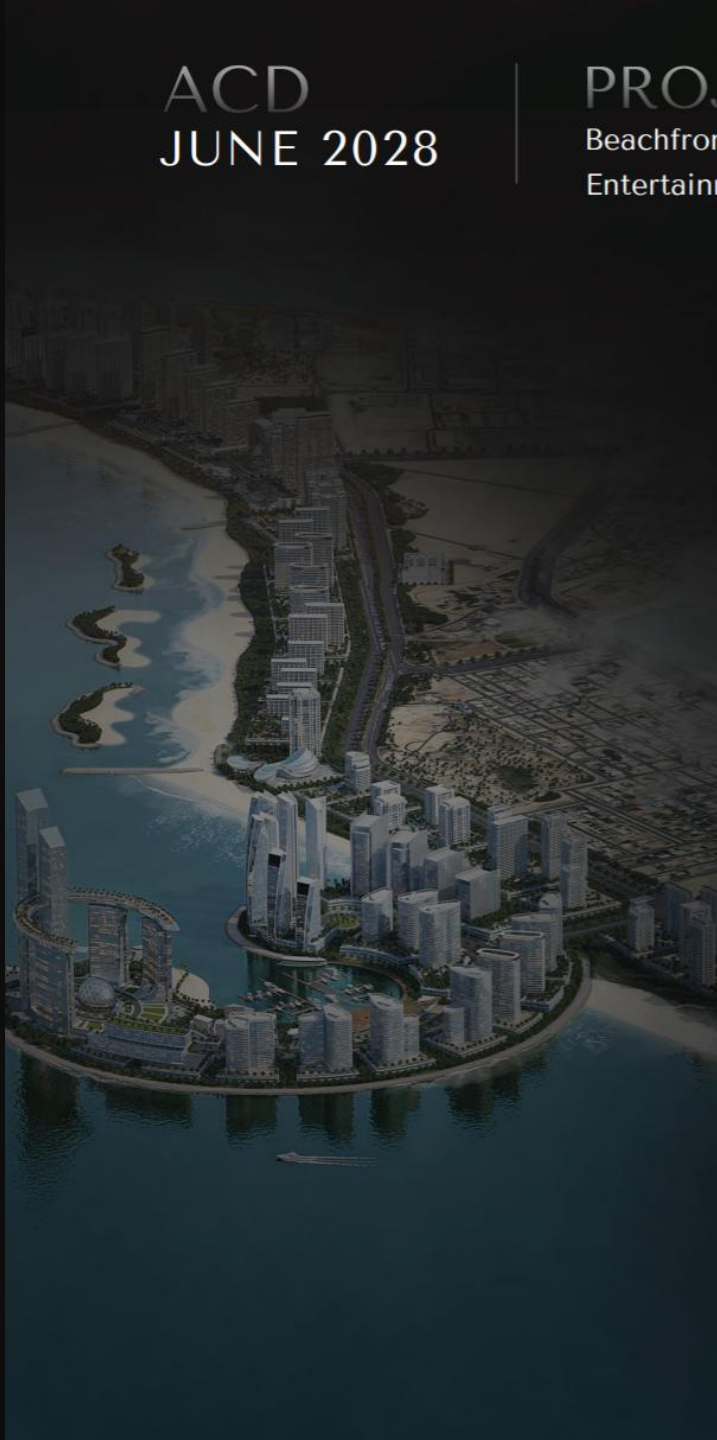
DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY



40 minutes from DUBAI





ACD
JUNE 2028

PROJECT MIX

Beachfront Residences | Commercial hub
Entertainment | Arenas, etc.

COMMUNITY FEATURES

- Coastal paradise offering luxury, recreation, and relaxation
- Perfect union of Downtown & Beachfront living
- Mixed-use development with uninterrupted beach views
- Leisure community with passive & active water activities
- Vibrant retail promenades and marinas
- Multiple indoor and outdoor amenities

PROJECT FEATURES

- 3 towers
- Unit Configuration: 1- & 2-Bedroom Residences & 3-Bedroom Duplexes
- 1152 residences and multiple retail units
- Retail & parking on the ground floor
- Residences & parking on podium level 1 & 2
- Residences & Duplexes From 1st floor onwards
- AED 20/Sq.Ft ± 20 % /Annum (Subject to Authority Approval) + Chiller Charges (as per actuals)

TOWER C

TOWER B

TOWER A





KEY PLAN

- 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 Football Tables
- 11 Outdoor Fitness
- 12 Kids Play
- 13 Teenagers Play
- 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



WE NOTICE THE
SMALLEST
DETAILS.

So you won't have to.

SOBHA
REALTY









Art and Design District

Retail F&B

Transportation Hub

Museum & Marine experience center

Arts & Cultural Center

Club House

Hotel & Souk

Public Beach

Marina

Wellness Park

Running Circuit

Beach Volleyball

Barbeque & Dinning Area

Event Cabana

Fiesta Square

Linear Park

Yoga Deck

Community Park

Community Garden

Trampoline zone

Sports Arena



LINEAR PARK WITH THE FOLLOWING AMENITIES

Amphitheatre

BBQ & Dining Areas

Yoga Deck

Trampoline

Wellness Park

Ping Pong Tables

Running Circuit

Tennis Courts

Paddle Courts

Skateboarding Zone

AMENITIES FOR CLUBHOUSE

Entrance Lobby with reception

Library lounge

Gymnasium

Health club with Steam & Sauna

Multipurpose Hall

Indoor Games Area

Business Lounge / Meeting Space

Café Lounge

Swimming pool

Barbeque Area

Installment Plan

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

VALUE. VIEW. VISION.

The longest beachfront community of the region

Configuration	Min. Area Sq.	Max Area Sq.	Starting Price (AED Million)
1 BR	565.10	601.05	1.1 M – 1.2 M
2 BR	730.11	1397.80	1.5 M – 1.6 M
3 BR	2210.25	2218.00	4.8 M – 4.9 M



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