

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

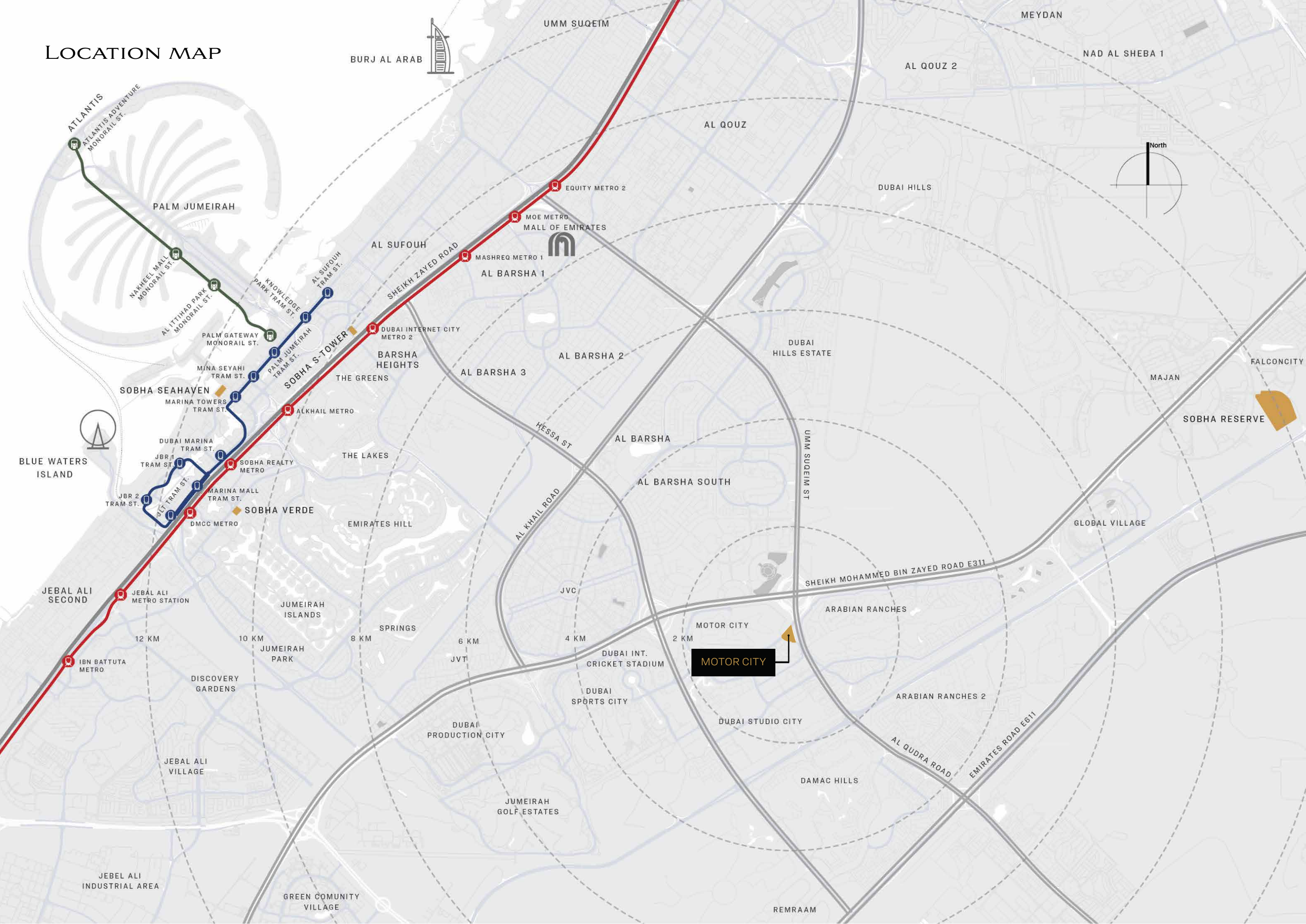
TOTAL UNITS IN THE PROJECT

**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.





# AMENITIES

## INDULGE IN A LIFESTYLE THAT TRANSCENDS THE ORDINARY

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







## 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.

\*Dish washer provision is only available for 2 BED units.

## THE APARTMENTS

Each tower to have a dedicated lobby with multiple lifts

Fully fitted kitchen with white goods

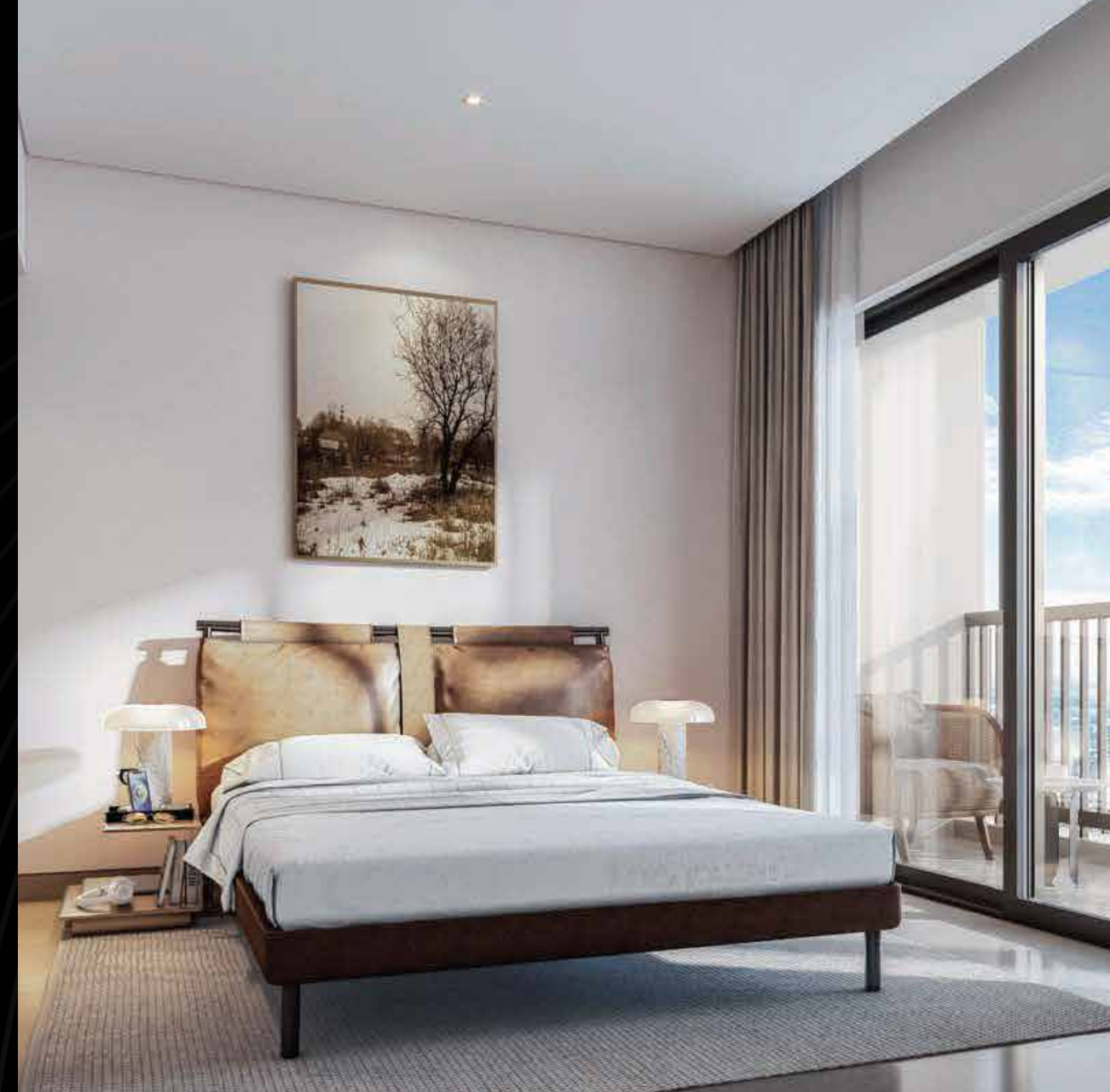
Master bedroom with ensuite bathroom and inbuilt wardrobe.

Matt emulsion paint on walls

All units are inclusive of a balcony as a standard offering.







## 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



The background of the image features a complex, circular pattern of numerous thin, dark lines. These lines are arranged in a way that creates a sense of depth and movement, resembling a stylized, three-dimensional sphere or a series of concentric, slightly offset rings. The lines are most densely packed in the center and become more sparse towards the edges, creating a gradient effect. The overall color scheme is dark, with the lines appearing in a deep charcoal or black hue against a slightly lighter, dark grey background.

SOBHA  
REALTY