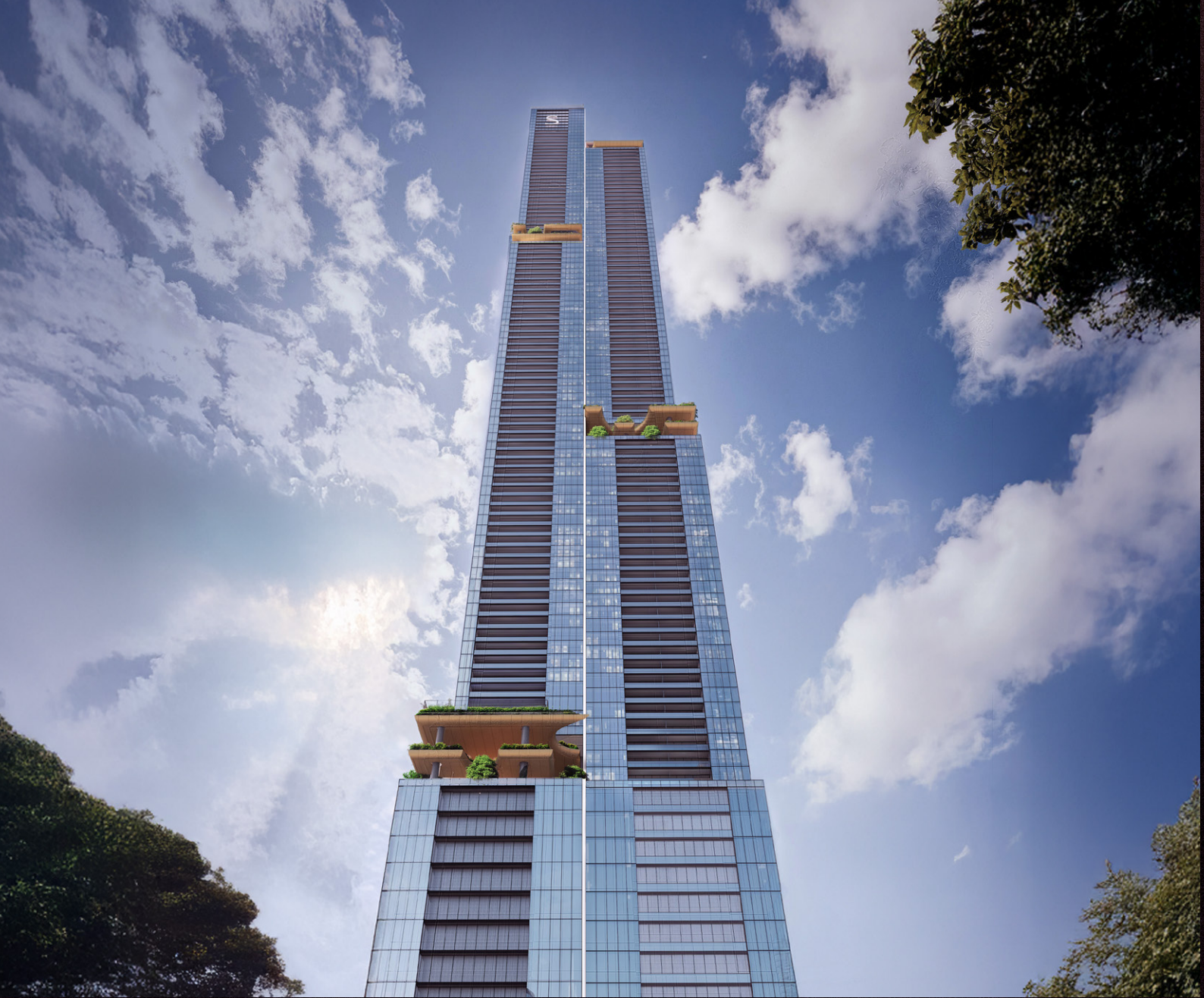




FACTBOOK

LIVE WHERE
THE SKY FEELS
LIKE HOME





INTRODUCING



Rising along Sheikh Zayed Road, Sobha SkyParks is more than a landmark; it is a journey into the sky. Each level carries light, air, and calm, flowing through homes that breathe and spaces that feel alive. From street to skyline, every moment within Sobha SkyParks reminds you that life can be lived with openness, serenity, and connection to the city and sky alike.



A TOWER OF DISTINCTION

Rising 450 metres above Sheikh Zayed Road, Sobha SkyParks captures the essence of elevated living and architectural grace. Spanning 109 levels, the tower also features 4 basement floors, a grand lobby level, eleven podiums, and ninety-seven mixed-use floors with residences, amenities, and MEP. The tower stands as a defining landmark of balance and poise on Dubai's most prestigious boulevard.

LIFE ELEVATED. ELEGANCE REDEFINED.

Within this vertical masterpiece lie 684 residences, from 1- to 4-bedroom homes and signature duplexes, each designed as a serene retreat above the city. **Perfectly connected to Business Bay, DIFC, and Jumeirah Beach,** Sobha SkyParks embodies refined urban living where architecture meets emotion, and every horizon feels like home. Completion is anticipated by December 2031.



WHERE

7

STORIES
CONVERGE

Stretching from Abu Dhabi to Ras Al Khaimah, Sheikh Zayed Road is the spine of the nation, connecting seven emirates, seven cities, and countless dreams into a single vision.

Every kilometre along this iconic corridor echoes ambition and progress. Each tower, every light, and every intersection reflects Dubai's relentless drive to build higher, move faster, and shape the extraordinary.

Sheikh Zayed Road stands not just as a highway, but as a living testament to connection, motion, and the spirit of possibility that defines the UAE.





AT THE HEART OF IT ALL

Set along Sheikh Zayed Road, Sobha SkyParks rises at the heart of Dubai's most connected address. With effortless access to Business Bay, DIFC, Downtown, and Jumeirah Beach, it's where movement meets serenity. Elevated, central, and perfectly in rhythm with the city's pulse.

A TOWER THAT BREATHES VERTICALLY

A slender, sculpted form rising
450 meters into the sky.

Two adjoining blocks rises in
rhythm; their glass lines mirror
clouds by the day and glow softly
by the night. It's a silhouette that
feels both graceful and grounded,
a masterpiece of proportion and
poise. By day, it reflects the city.
By night, it reflects the stars.

This is not a tower;
it's an ascent into light.

450 M





THE SKY-PARKS EXPERIENCE

While the tower carries Sobha's signature elegance, restrained and timeless, the Sky-Parks bring warmth, light, and celebration to the skyline. Rendered in golden hues and soft illumination, they are a declaration of a life lived joyfully in the vertical.

Positioned at four various levels of the tower, the Sky-Parks create visual separation while forming immersive spaces that rise six stories each.

They blend indoor and outdoor experiences, crafting vibrant, layered environments filled with light, air, and movement.



4

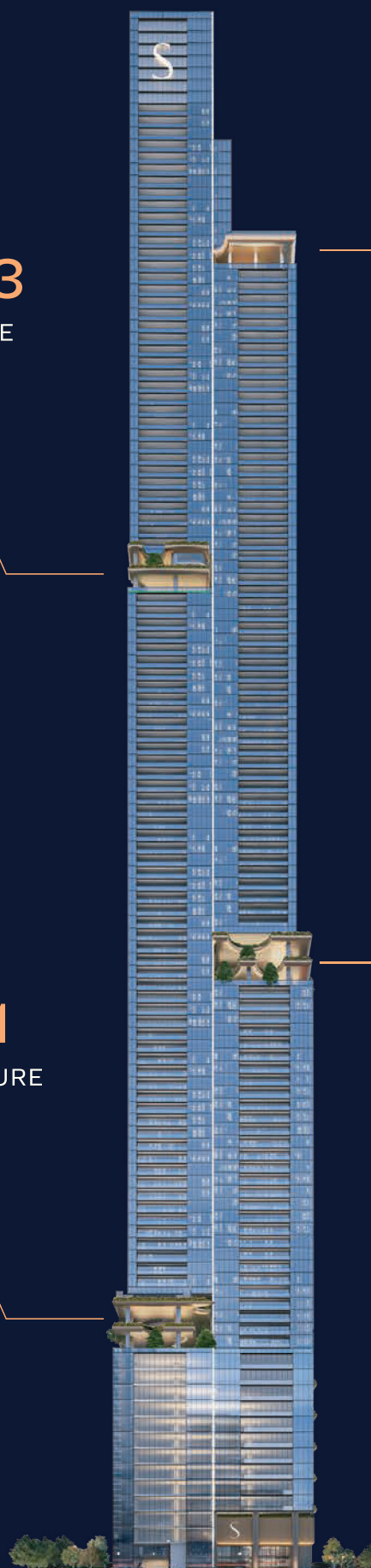
WORLDS
IN THE SKY

ZONE 3
LUSH LIFE
ZONE

ZONE 4
LUXE LIFE
ZONE

ZONE 2
ACTIVE LIFE
ZONE

ZONE 1
ADVENTURE
ZONE





ADVENTURE ZONE



ADVENTURE ZONE

HIGH ABOVE, HAPPINESS AWAITS

At Sobha SkyParks, mornings burst with laughter. Kids splash, climb, and chase the sun, while teens enjoy the gaming zone or padel court. Parents relax nearby, soaking in the joy that fills the air.

As the sun sets, stories take over with warm light, smiling faces, and moments that linger long after the day ends.



ACTIVE LIFE ZONE



ACTIVE LIFE ZONE

WHERE MOTION MEETS THE HORIZON

Set across three tiered levels, each about seven meters high, the Active Life Zone turns wellness into an experience. Run along skyline tracks, stretch on sunlit yoga decks, or power through calisthenics and circuit zones that buzz with energy.

And when you need to slow down, landscaped terraces and social corners invite connection, laughter, and calm.

At Sobha SkyParks, fitness rises higher, and so do you.



LUSH LIFE ZONE



LUSH LIFE ZONE

FIND CALM AMONG THE CLOUDS

The Lush Life Zone unfolds across three tranquil levels, where greenery, light, and stillness meet. Amid lush canopies, glass pavilions house quiet spaces to read, reflect, or simply breathe.

Outdoor nooks, zen gardens, and a sensory path invite slow moments of pause, where nature softens the skyline, and serenity takes root.



LUXE LIFE
ZONE



LUXE LIFE ZONE

WHERE THE HORIZON TURNS TO GOLD

High above the city, nearly 370 mts in the air, the Luxe Life Zone feels like a resort hidden in the clouds. Infinity pool extend towards the skyline, framed by lush tropical greens and the calm of refined luxury.

Floating deck and private terrace invite conversations and quiet dinners as golden sunsets paint the horizon. Every moment feels alive, suspended between exhilaration and serenity above the city.





THE LOBBY

LAYERS OF WELCOME

The lobby is not a threshold; it's a pause between the city and sky. Light is sculpted into soft gradients across stone and timber.

Delicate metallic veils filter sunlight, inspired by regional craftsmanship and timeless artistry.

This is the first breath of the building, where warmth meets wonder, and welcome is felt before spoken.

THE RESIDENCES

LIFE ABOVE THE CITY

Each home feels like a quiet retreat above the city. Floor-to-ceiling windows open to skyline views and the sea beyond. Private balconies and sky parks bring the outdoors closer, letting life flow between home and horizon.

With 684 residences, from one- to four-bedroom homes and exclusive duplexes, Sobha SkyParks offers a calm, connected way of living, where space, light, and stillness come naturally.



SPECIFICATIONS

General:

- Porcelain tile flooring throughout the apartment
 - Acrylic emulsion paint finish on internal walls in the apartment
 - Doors finished with Veneer or equivalent finish
 - Kitchen, Wardrobe and Vanity shutters to be finished with Acrylic/Laminate/Melamine or equivalent finish
-

Bathroom:

- Bathroom floors and walls finished with Porcelain Tiles
 - Sanitary fixtures from reputed brands like Duravit or equivalent
 - Vanity Countertop in Reconstituted stone or equivalent
-

Kitchen:

- Fully fitted kitchen equipped with Fridge-Freezer, Oven, Gas Hob, Hood, Dishwasher and Washer-Dryer from Bosch or equivalent brands
 - Kitchen Countertop in Reconstituted stone or equivalent
-

MEP:

- Home Automation provided for Temperature and Lighting Control
-

Lift lobby and corridors:

- Porcelain tile flooring in Lift Lobby and Corridors
-

External façade:

- High-performance double-glazed system , Aluminium Composite panels / EIFS
 - Glazed door and Glass railing
-

Disclaimer: All Dimensions Are In Metric, Measured To Wall. | All Dimensions & Drawings Are Approximate. | Actual Area May Vary From The Stated Area. | Drawing Are Not To Scale. | Layout Representation And Images Are For Illustrative Purposes Only And May Not Represent The Actual Size, Features, Specifications For Kitchen Fixtures, Appliances, Fittings, Furniture Or Furnishings And Facade. Actual Products And Details May Vary. | The Developer Reserves The Right To Make Revisions/ Alterations, At Its Absolute Discretion, Without Prior Intimation Or Any Liability Whatsoever.





ACD : DECEMBER 2031

