

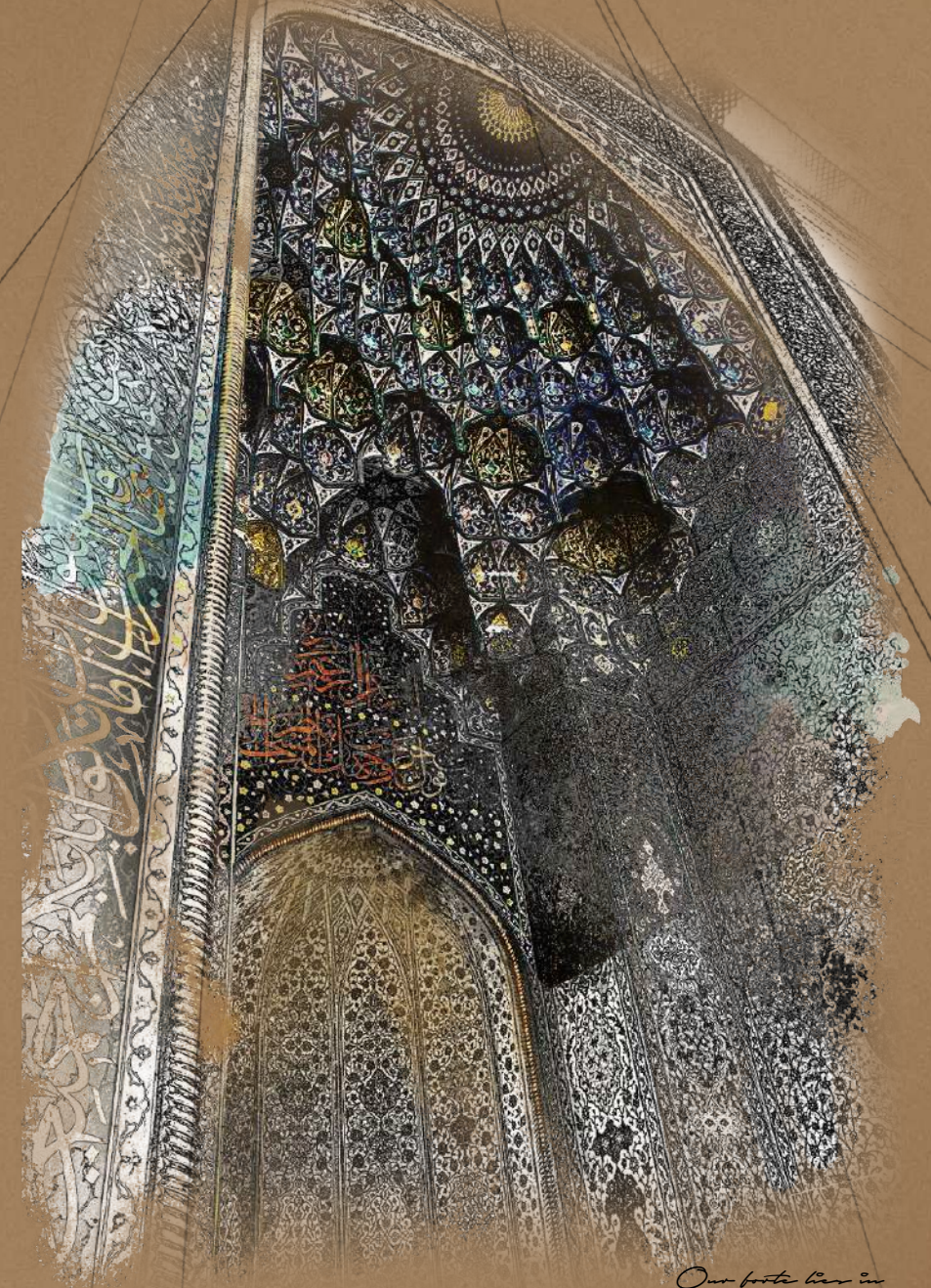
SPEARHEADING THE SOBHA WAY!

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.

*Precision for Excellence, Integrity, Customer
Focus, Innovation, and Sustainability.*

*Our forte lies in
creating world-class projects with a
great emphasis to detail.*



BACKWARD INTEGRATION

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

Timely Delivery
Unmatched Quality



THE ART OF DETAIL

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**WE NOTICE
THE SMALLEST DETAILS.**
So you wont have to.

The background of the entire page is a composite image of Umm Al Quwain. On the left, there is a large, multi-story fort with a prominent tower and a palm tree leaning against it. In the center, a traditional dhow is sailing on the water. To the right, a fisherman is shown in a small boat, casting a net. The sky is a warm, golden-brown color, and the water is a darker shade of the same color. On the far right, there is a vertical strip of intricate, golden Arabic calligraphy.

The spirit of Umm Al Quwain lies in transformation

where ancient sands meet modern
dreams, and every new idea grows from
the roots of culture and identity.

Rooted in Legacy

An emirate that carries stories
that stretch back centuries.
Umm Al Quwain – once home to
pearl divers and traders, its shores
hold echoes of tradition that shaped
communities. The heritage of UAQ is
not just remembered; it continues to
guide progress, weaving history into
the foundations of tomorrow.





A Tapestry of Traditions

The emirate thrives on culturally driven festivals, art, music, and daily rituals that celebrate connection.

Every gathering and exchange reflects authenticity. In UAQ, culture evolves – balancing roots with the creativity of a community looking confidently toward the future.

Shaping Tomorrow, Honouring Today

Sobha Realty brings a vision that respects heritage while setting new benchmarks for the future. In UAQ, transformation is not about change alone; it is about creating landmarks that carry the soul of the land forward. Every line of architecture, every detail of design, reflects progress rooted in tradition.





A Vision in Motion

Downtown UAQ | Sobha Realty marks a new chapter for Umm Al Quwain – a 25-million-square-foot beachfront city shaped by purpose and precision. Every boulevard, park, and promenade connects life to the Arabia Sea. From vibrant retail avenues to tranquil residential enclaves, this is a city that flows with energy and balance; a place where architecture rises with meaning, and progress moves in harmony with nature.

Symphony of Heritage & Modernization

In Umm Al Quwain, modernization is not an interruption; it is a continuation. Sleek skylines rise beside timeless landscapes, while innovation flows with the character of the coast. This is evolution as poetry, where heritage guides ambition and the future unfolds with elegance along the shore.





INTRODUCING

DOWNTOWN
UMM AL QUWAIN

SOBHA
REALTY

COASTAL SKYLINE OF THE FUTURE

Downtown UAQ | Sobha Realty emerges as a landmark destination by Sobha Realty. Planned with precision, it unites wellness, nature, and urban living across 25 million square feet. Every element, from marinas to parks, reflects a vision shaped by the sea and built with intention. This is where the city's new story begins.

A woman's silhouette is shown in profile, facing right. The interior of the silhouette is filled with a dynamic, blue-toned image of ocean waves crashing. The background of the entire image is a soft-focus photograph of a beach with gentle waves and a sandy shore. A large, thin, light-blue circular arc is superimposed over the background, partially enclosing the woman's head and shoulders.

THE PULSATING ENERGY OF DOWNTOWN

Downtown UAQ | Sobha Realty moves with a rhythm that never fades. From morning coffee to nights alive with music, every hour brings new encounters. Promenades, cafés, boutiques, marinas, and wellness spaces create a city that thrives on connection. Each step reveals energy, discovery, and the joy of living fully.

SAND, SEA & SUNNY DAYS

A few steps bring the sound of waves into focus. Street noise fades, replaced by laughter on the beach and the music of the tide. Locals gather at beachfront cafés, fresh juices in hand, tasting all that life has to offer. 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 way of life!



DAYS. SAND. SEA
& SUNNY

INTRODUCING



SOBHA
AQUACREST

THE PEAK OF BEACHFRONT LIVING

Life at Sobha AquaCrest - Downtown UAQ | Sobha Realty feels like a journey lived at the beach's edge. Mornings greet you with sweeping views of the sea, afternoons come alive in vibrant community spaces, and evenings are carried by golden horizons. Every moment reflects the rare privilege of living along the endless Arabian Sea.



THE ART OF ELEVATION

Sobha AquaCrest stands as a symbol of design excellence; 5 residential towers rising with fluid grace against the coastal horizon. The architecture draws from the rhythm of the waves, its façade moving with light and reflection. Each home opens to wide panoramas of sea and sky, shaped for openness, calm, and timeless beauty.





LIFE IN MOTION BY THE SEA

Dawn spills golden light across the water as footsteps trace the shoreline. Children's laughter mingles with the soft murmur of waves. Friends gather in sun-dappled courtyards while evening brings a symphony of golden skies and refreshing breezes. Every day invites you to live fully and to Savor moments that linger in memory.

EVERYDAY SERENITY

Life at Sobha AquaCrest moves at a gentler pace, surrounded by spaces that renew the body and the mind. The health club, gymnasium, and wellness park create moments of balance, while shaded walkways and green courtyards invite quiet reflection. From yoga decks to cross-fit zones, every corner inspires movement and mindfulness – a celebration of life's natural rhythm.



WHERE EVERY DAY FEELS LIKE A HOLIDAY

The beachfront unfolds as a destination of experiences.
A marina alive with activity, open-air cinemas, family parks, and
beach cafés transform daily living into discovery.
Children play under shaded canopies, friends gather on picnic lawns,
and evenings glow with amphitheatres and art districts.
Every space brings people together; to share, to celebrate, to live fully.



An architectural rendering of the Sobha AquaCrest development. The image shows a modern high-rise building with a curved facade and glass balconies on the left. In the foreground, there is a large, winding swimming pool with several palm trees and lounge areas. The background features a city skyline with various skyscrapers and a body of water with a bridge in the distance.

EVERYDAY MOMENTS, BEAUTIFULLY DESIGNED

The pool reflects the endless horizon as mornings awaken with quiet splashes. Families weave through landscaped parks while shaded paths welcome slow walks and laughter. Evenings glow with connection under skies painted with sunset hues. Every corner at Sobha AquaCrest is alive, designed to invite joy, nurture wellness, and turn ordinary moments into lasting memories.



THE PROMISE OF TOMORROW

Downtown UAQ | Sobha Realty embraces progress that honours the planet. Energy-efficient systems, double-glazed façades, and district cooling reduce environmental impact. EV charging stations and green mobility networks promote clean movement across the city. Every detail reflects a vision of responsible luxury – a future where design, comfort, and sustainability coexist with ease along the coast.



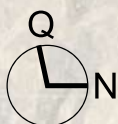


THE BEGINNING OF A LEGACY

Sobha AquaCrest at Downtown UAQ | Sobha Realty represent more than architecture – they mark the rebirth of an emirate. Rooted in culture, defined by innovation, and alive with opportunity, this is the coastal skyline of the future. Welcome to the dawn of a new Umm Al Quwain..

Where the past inspires the present, and the sea carries the promise of tomorrow.

MASTER PLAN



SITE PLAN



TOWER A

TOWER B

TOWER C

TOWER D



SOBHA
AQUACREST

ACD : JUNE 2029

