



# SOBHA ELWOOD

brochure of the new phase of the project in Dubailand





SOBHA ELWOOD



SOBHA ELWOOD IS A COLLECTION OF  
ELEGANT VILLAS DESIGNED IN A  
CONTEMPORARY MINIMALIST STYLE.



+971 (4) 581-4553



SOBHA ELWOOD

## INSPIRED BY THE WORLD'S FORESTS

The idea of the project is inspired by the nature of the seven largest forests in the world, which seem to come alive and stretch throughout the Elwood community.



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## Daintree Rainforest

A U S T R A L I A



Experience towering trees, verdant foliage and lush landscape inspired by the ancient beauty of one of the oldest rainforests on Earth.





## Baobab Forest

S O U T H   A F R I C A



Stand in awe of the majestic baobabs, whose iconic silhouettes and unique textures create a landscape unlike any other.





## Taiga Forest

R U S S I A | C A N A D A



Embrace the landscape inspired by the vast, untamed wilderness of the Taiga, where coniferous trees stretch endlessly towards the horizon, embodying the raw beauty of the boreal forest.





Yakushima  
J A P A N



Delight in the landscape inspired by the mystical Yakushima forest, where ancient cedars create a fairy-tale setting.



## 30 minutes TO DOWNTOWN

The nearest shopping center, Dubai Outlet Mall, is a 17-minute drive away. The road to Business Bay and Downtown Dubai will take about half an hour. The Sevens Stadium, which hosts rugby, football, tennis, athletics and other sports, is an 8-minute drive away.

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## THE AREA AT THE INTERSECTION OF EMIRATES ROAD AND DUBAI AL AIN ROAD

Dubailand is an eco-friendly residential area with family townhouses and villas, located at the intersection of Emirates Road and Dubai Al Ain Road. A community center with markets, a clinic, beauty salons and other amenities was built for residents. In the center of the area there is an Andalusian-style resort with polo fields from the St. Regis chain and a spacious stable. A real paradise for equestrian sports enthusiasts



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## PROJECT architecture



THE PROJECT OFFERS A CHOICE OF  
VILLAS WITH 4, 5 OR 6 BEDROOMS.





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THE THOUGHTFUL LAYOUT OF THE RESIDENCES  
WITHOUT COMMON EXTERNAL WALLS ENSURES  
MAXIMUM PRIVACY OF LIVING.



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## LIGHT FINISH USING STONE

Beige finish, marble floors in living rooms and dining rooms, built-in wardrobes and walk-in closets. The kitchen is equipped with appliances from Bosch/Siemens or similar brands. The kitchen countertop is made of artificial stone.



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## BACKYARD PATIO

The backyard features cozy green patios with private pools. In keeping with the project's eco-friendly principles, each villa is equipped with an electric vehicle charging station.



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# 5-BEDROOM VILLA LAYOUT



Ground Floor



First Floor

# 5-BEDROOM VILLA LAYOUT



Ground Floor



First Floor

# 4-BEDROOM VILLA LAYOUT



Ground Floor



First Floor

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## PROJECT architecture





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## PLANTS FROM DIFFERENT PARTS OF THE WORLD

Take a walk among more than ten thousand trees that have been brought from various forests around the world: from the Amazon rainforest to the majestic taiga and monumental baobabs of South Africa.



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## ARTIFICIAL BEACH

Relax on the community beach, swim in the crystal clear lagoon and enjoy the warm rays of the sun, comfortably settling down on a soft sun lounger.



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## PLAYGROUNDS

While the little ones play with their peers on the playgrounds, spend time with other residents playing cricket or paddle. And for pets and their owners, there is a separate park area for walks.



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## A PARK WITH a VARIETY OF ACTIVITIES



## CENTRAL COMMUNITY SQUARE

Spend a vibrant day in the bustling community center. Visit the farmers market for fresh produce and meat, then dine at one of the many cafes and restaurants. The indoor mall offers a full shopping experience and supplies.





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## SPORTS GROUNDS



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## DUBAI OUTLET MALL

The community is not short of urban amenities and is just steps away from Dubai Outlet Mall, a one-of-a-kind destination in the UAE where you can shop for discounted items from popular branded retailers. Beyond shopping, the venue offers a wide range of entertainment and dining options.



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## Tennis Academy

A new tennis academy has opened in Dubai Sports City. There are individual and group lessons for adults and children of all levels. Learn to play tennis in a couple of lessons under the supervision of professionals.



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## AQUILA SCHOOL

Aquila School is a British International School in Dubai, located 10 minutes from the Penthouses, offering a well-rounded and creative curriculum in a safe and secure school environment. Their experienced and passionate staff are committed to ensuring that each child develops a love of learning and the skills and knowledge they will need for the future.



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The project will be ready in the 4th quarter of 2025.

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The developer of the project is Sobha

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