

THE LANGUAGE OF PROGRESS

The skyline is more than architecture; it is the handwriting of progress.

Each tower tells a story of courage, and every light carries a promise to the world that greatness is not given, it is created.



WHERE STORIES CONVERGE

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

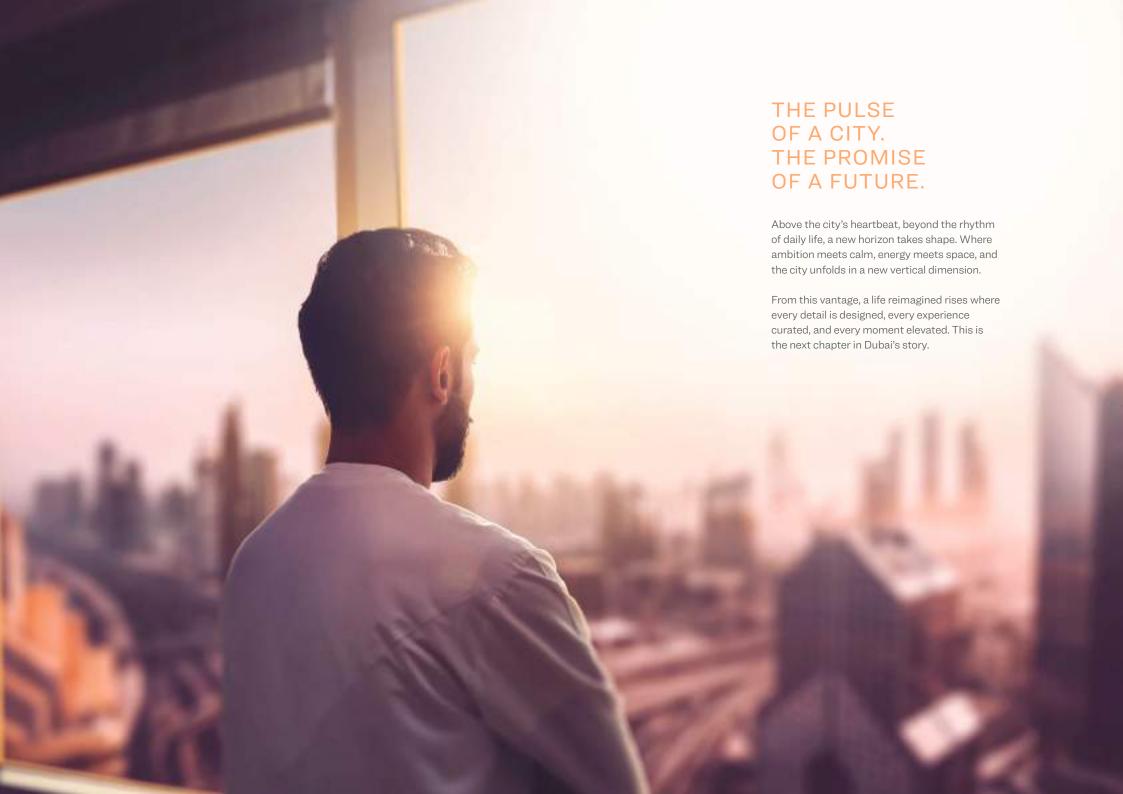
Each kilometre resonates with ambition. Every tower, every light, every intersection mirrors determination, innovation, and the belief that excellence is cultivated, not granted

Along this path, Dubai emerges as a symbol where possibility meets motion, and every journey becomes a statement. The road itself narrates a story of connection, progress, and the promise of what lies ahead.

Ras Al Khaimah







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.



COME HOME TO A LIFE ABOVE THE CLOUDS.

Rising along Sheikh Zayed Road, a landmark emerges as a sanctuary where architecture meets emotion, and every height holds a story.

WELCOME TO SOBHA SKYPARKS, WHERE LIFE FEELS LIGHTER AND EVERY HORIZON BEGINS ANEW.





THE NAME
AND ITS INSPIRATION

Sobha SkyParks takes its spirit from four vertical gardens spanning six floors, each a haven of greenery and flowing trails. These elevated gardens create a sense of calm in the sky, offering a quiet retreat from the energy of the city below. It is a space where nature threads through daily life, allowing you to stroll among lush greenery, pause under shaded canopies, and feel grounded even at great heights amongst the clouds.

THE ESSENCE OF SPACE

At Sobha SkyParks, every home is a stage for life in its fullest form. Sunlight pours through expansive windows, filling each room with warmth and welcoming the rhythm of daily living. Living spaces stretch freely, inviting movement, thought, and calm into every corner.

From levels 15 - 69, residents gaze over Sheikh Zayed Road, watching the city pulse with energy while the Arabian Sea shimmers in the distance. At higher floors of 70 - 108, golden sunsets spill across the skyline, painting towers, streets, and waves in hues of light and possibility.





THE SKY AS YOUR LIVING ROOM

Imagine stepping onto the balcony after a long day at the 100th level or above. The air carries the faint scent of the sea, and the city below hums with quiet energy. You pause, taking in endless views that stretch from the skyline to the horizon, feeling the calm of open space surrounding you. Every moment is framed by light, openness, and a sense of freedom that only a home in Sobha SkyParks can offer.

LIVING ON THE EDGE OF LIGHT

The higher you go, the more expansive life becomes. Living here is not just about height, it is about perspective, about space that breathes, about days that open with sunlight and evenings that close with golden serenity.

Sobha SkyParks is where the sky meets home, and every day becomes a horizon of endless possibility.



A LANDMARK
PERFECTLY
POISED BETWEEN
CITY AND SKY

Positioned along Sheikh Zayed Road, Sobha SkyParks rises where movement meets calm. To the north, the Arabian Gulf shimmers under sunlight. To the south, sunsets bathe the skyline in gold. To the east, the city's landmarks trace the horizon in light. Steps from the metro, life unfolds with effortless access, yet every moment feels elevated, quietly above the rhythm of the city below.





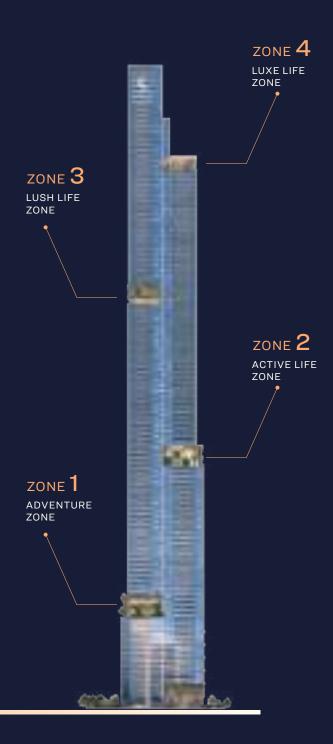
A TOWER THAT BREATHES VERTICALLY

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

Two adjoining blocks rises in rhythm; their glass lines mirror the clouds by day and glow softly by 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.





THE SKYPARKS EXPERIENCE

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

Positioned at four various levels of the tower, the SkyParks 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.











SOBHA SKYPARKS

ADVENTURE ZONE

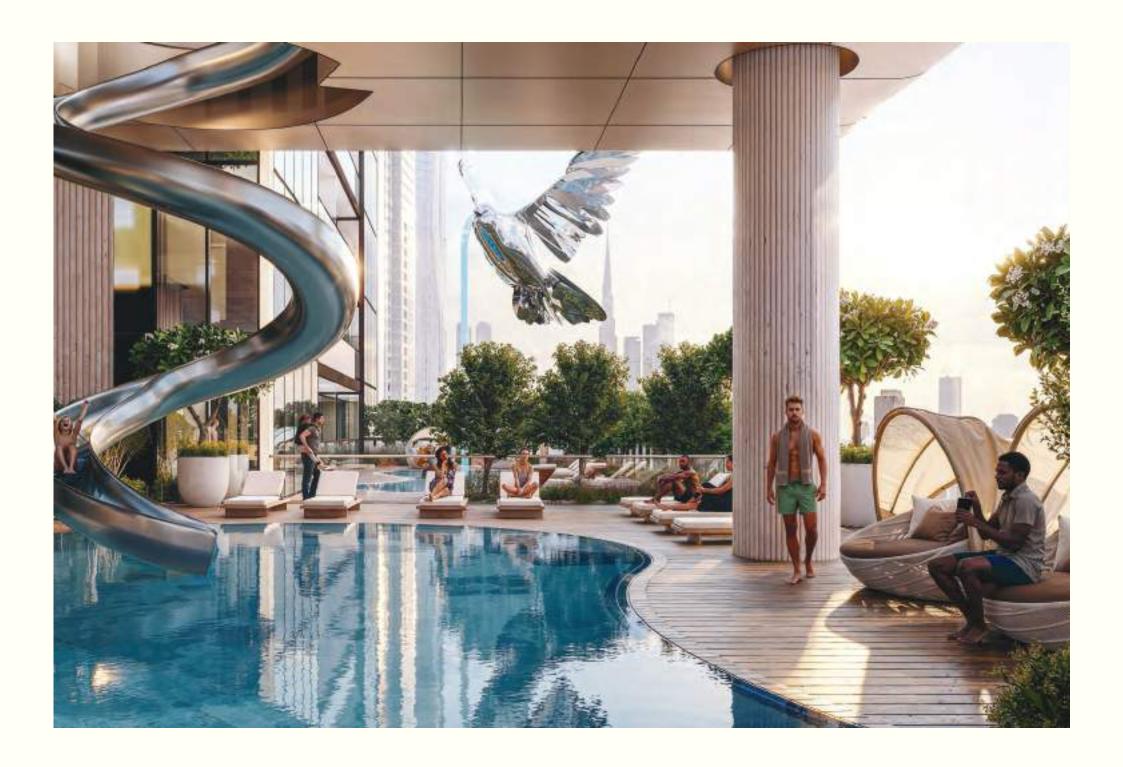


ADVENTURE ZONE

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.









ADVENTURE ZONE

(FLOOR 13-18)







- FAMILY POOL + KIDS POOL + SLIDE
- ROCK CLIMBING WALL
- KIDS PLAY AREA
- DOG PARK
- BUSINESS LOUNGE + MEETING ROOM
- MULTI PURPOSE HALL
- CINEMA
- ARCADE & GAMES ZONE
- TODDLER PLAY AREA
- CHILDREN PLAY AREA
- GYMNASIUM



LEVEL 02

- SCULPTURE
- BESPOKE FURNITURE
- TODDLER PLAY AREA
- LAWN MOUND WITH TUNNEL
- ACTIVITY TOWER FOR KIDS
- SOUNDSCAPE PLAY



LEVEL 03

- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- PADEL COURT

SOBHA SKYPARKS

ACTIVE LIFE ZONE

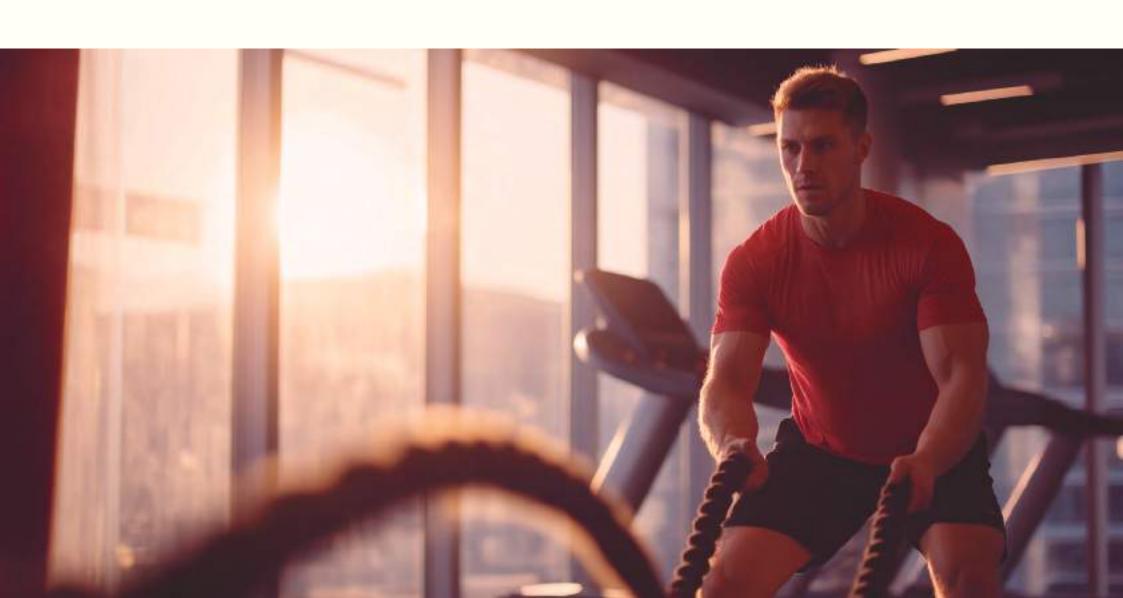
ACTIVE LIFE ZONE

WHERE MOTION MEETS THE HORIZON

Set across three cascading levels, each about seven meters high, the Sports SkyPark 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.

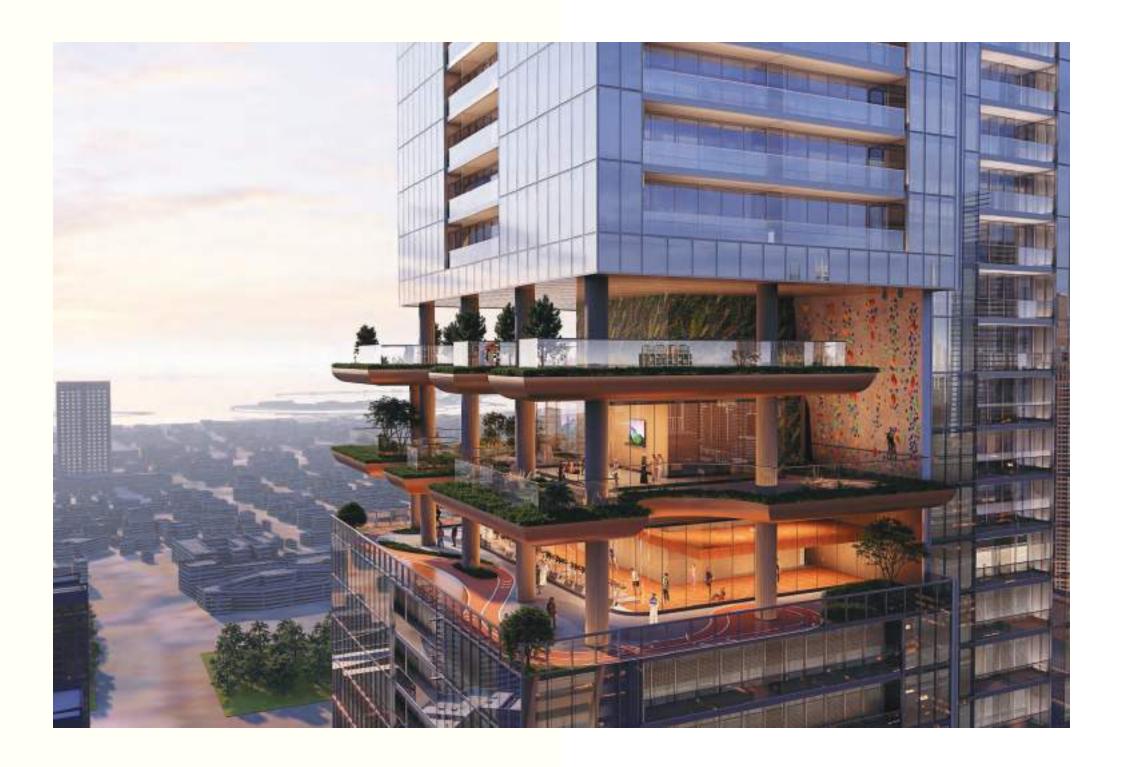














ACTIVE LIFE

(FLOOR 41-46)









- CALISTHENICS GYM
- JOGGING TRACK
- PARKOUR
- NET PLAY

LEVEL 02

- LAWN
- SEATING ZONES
- YOGA DECK
- VIRTUAL FITNESS

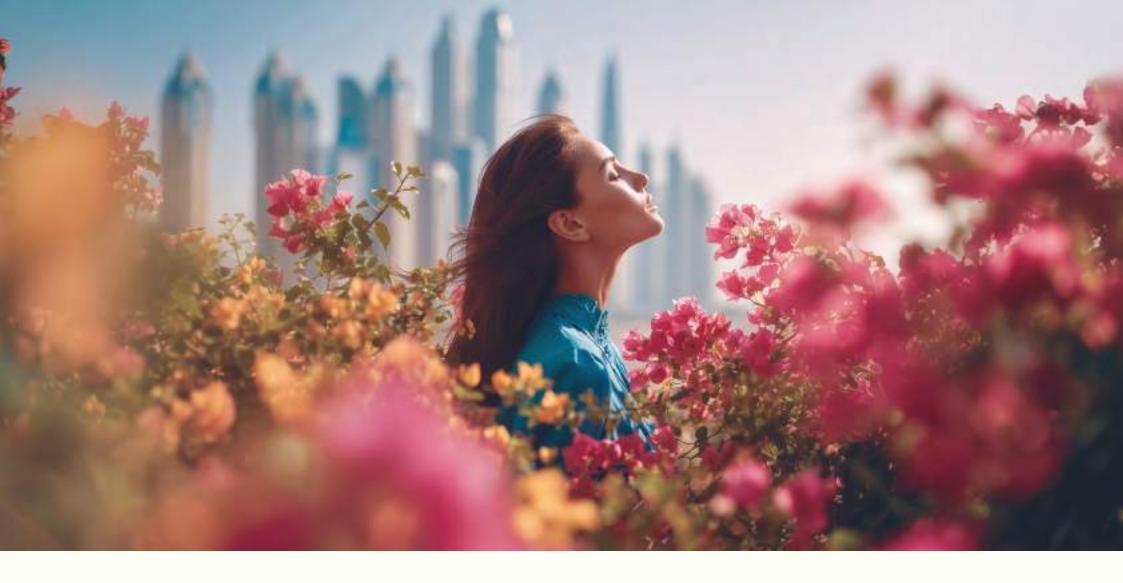
LEVEL 03

- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- · ADULT FITNESS CIRCUIT
- BREAKOUT ZONE FOOSEBALL
- SEATING / VIEWING DECK



SOBHA SKYPARKS

LUSH LIFE ZONE



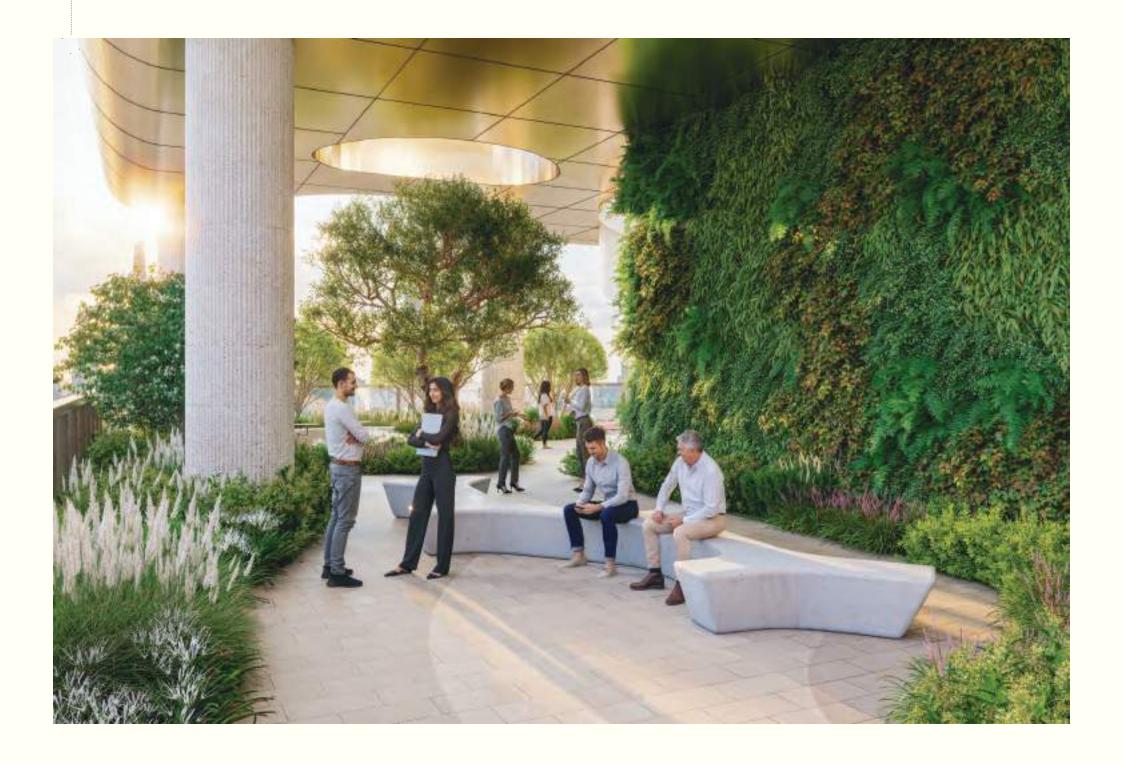
LUSH LIFE ZONE

FIND CALM AMONG THE CLOUDS

The Gardens SkyPark 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.







LUSH LIFE

(FLOOR 71-76)









LEVEL 01

- WORKSPACE GARDEN
- LIBRARY AND LOUNGE
- LAWN

LEVEL 02

- ZEN GARDEN
- SEATING NOOKS
- WATER FEATURE
- LEISURE / MAJALIS LOUNGE

LEVEL 03

- WALKING LOOP
- URBAN FARMING
- SCULPTURE
- YOGA AND MEDITATION AREA

SOBHA SKYPARKS

LUXE LIFE ZONE

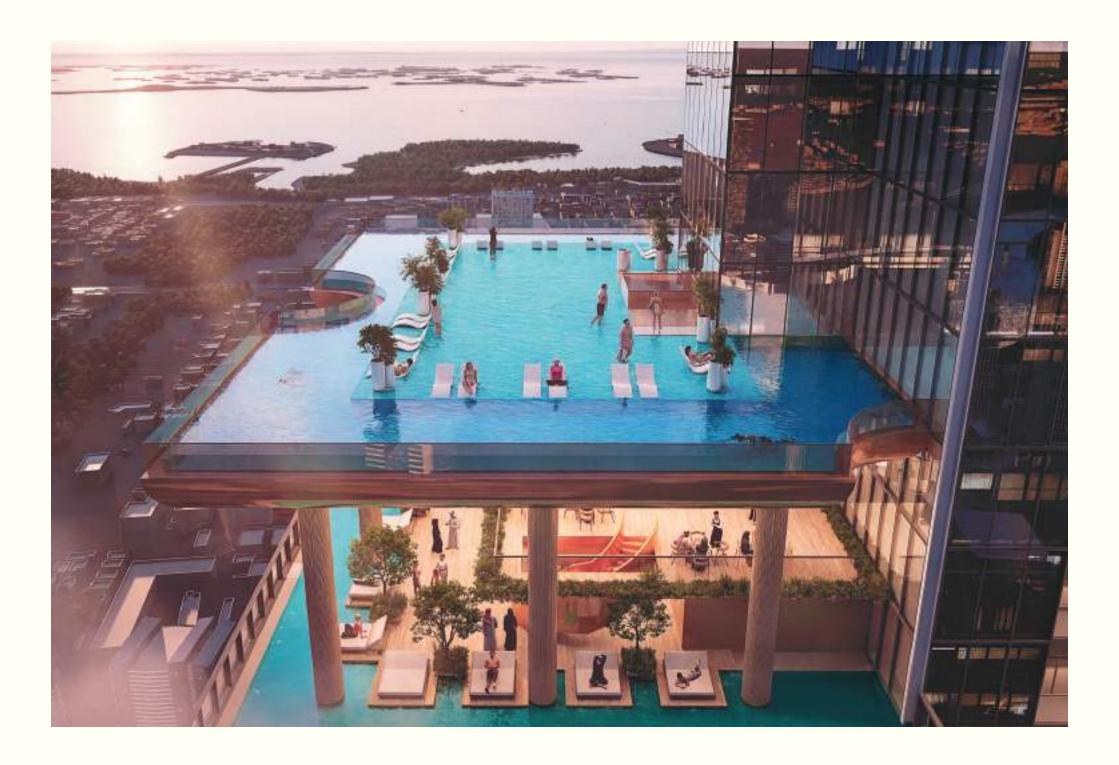
THE LUXLIFE SKYPARK

WHERE THE HORIZON TURNS TO GOLD

High above the city, nearly 375mts in the air, the LuxLife SkyPark feels like a resort hidden in the clouds. Infinity pools stretch toward the skyline, framed by lush tropical greens and the calm of refined luxury.

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







LUXE LIFE

(FLOOR 71-76)





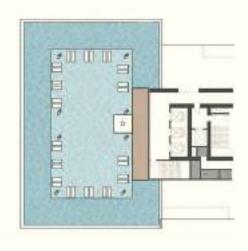
LEVEL 01

- TOILETS/ CHANGING FACILITIES
- STEAM / SAUNA
- OUTDOOR KITCHEN
- LOUNGERS
- SHALLOW REFLECTION POOL
- PLATFORM LIFT



LEVEL 02

- DECK
- PLATFORM LIFT



LEVEL 03

- REFLECTION POOL
- SWIMMING POOL
- PLATFORM LIFT
- JACUZZI

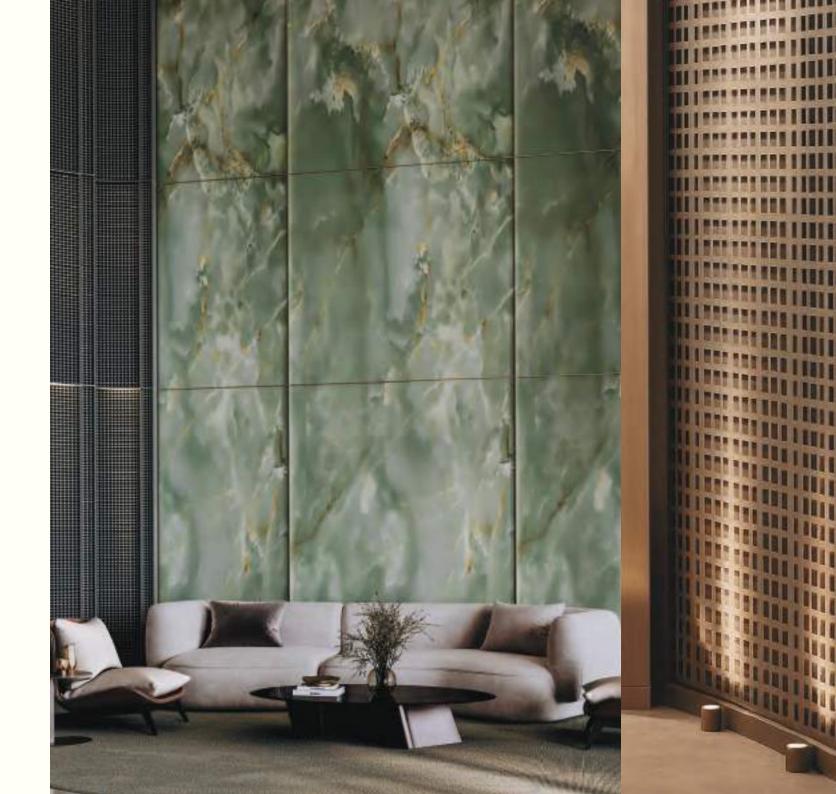
THE LOBBY

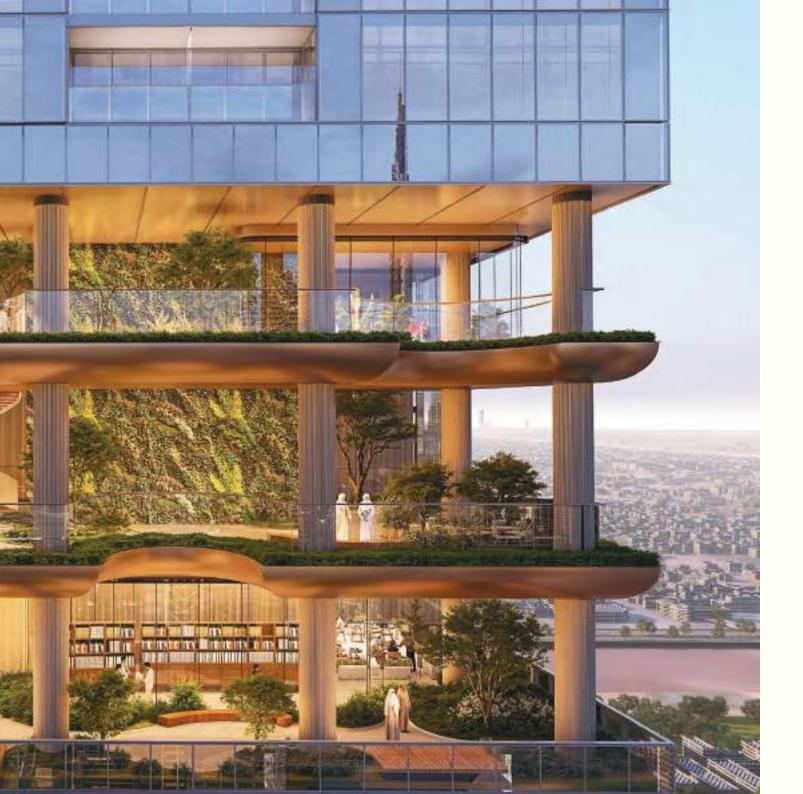
LAYERS OF WELCOME

The lobby is not a threshold; it's a pause between 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.

THE SKY LIVING EXPERIENCE

A LIFE ABOVE, YET DEEPLY GROUNDED

To live here is to experience both worlds, the pulse of Dubai below and the calm of the clouds above.

Sky living is not just about elevation but about emotion. It's the art of stillness amid motion, of being surrounded yet serene. Every sunrise feels personal. Every sunset feels infinite.















LOCATION & CONNECTIVITY

Close to everywhere that matters, yet far enough to breathe.



- 5 minutes to Business Bay
- minutes to
 Dubai Design District
 (D3)
- minutes to DIFC
- minutes to Downtown Dubai
- minutes to
 Jumeirah Beach
- minutes to Dubai International Airport



ACD: DECEMBER 2031