



Illustrative image

FOR SALE · DUBAI · RAS AL KHOR · OFF-PLAN RESALE

Sobha One

Tower D · Unit D2814

Type	1 Bedroom + Study
Floor	28th floor
Area	673.82 sq ft · 62.6 m ²
Completion	Expected Dec 2026

ASKING PRICE

AED 1,895,000

≈ CHF 429,800 · ≈ EUR 460,700

Developer: Sobha Realty

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The Property at a Glance

One-bedroom apartment with an additional study on the 28th floor of Tower D. Sobha One is Sobha Realty's residential community on Ras Al Khor Road – five interconnected towers between Dubai Creek, a golf course and Downtown Dubai. The unit is offered as an off-plan resale; completion is scheduled for the end of 2026 under the sale and purchase agreement.



Rendering of Sobha One (developer's illustration)

PROJECT

Sobha One (Project No. 2948)

BUILDING / UNIT

Tower D · SO-D2814

FLOOR

28th floor

UNIT TYPE (1.5 BEDROOM, TYPE B)

1 bedroom + study

SALEABLE AREA

673.82 sq ft · $\approx$ 62.6 m², incl. balcony

PARKING

1 allocated parking bay

DEVELOPER

Sobha LLC (Sobha Realty)

COMPLETION

Expected 31 Dec 2026 (per SPA)

PAYMENT STATUS

60% paid, 40% on completion

ASKING PRICE

AED 1,895,000



LIVING / DINING

02 — INTERIORS

Interiors & Ambience

Light, space and warm tones



KITCHEN



BEDROOM



STUDY

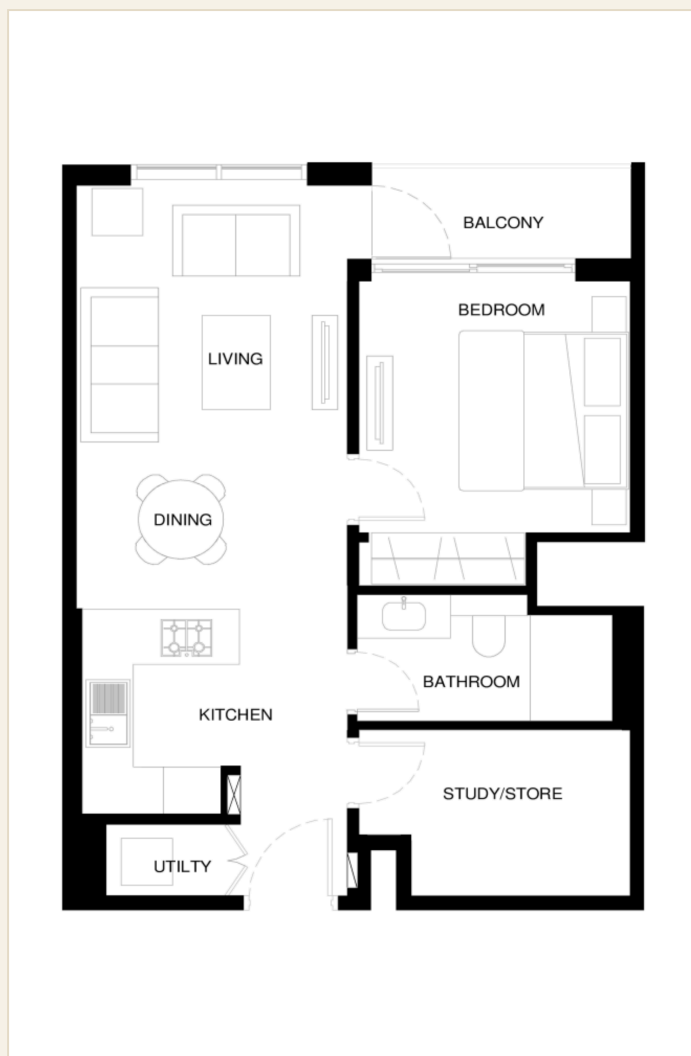


BATHROOM

Illustrative interior renderings. Furnishings, finishes and view may differ from the actual unit.

Layout

Open-plan living and dining area with kitchen, a separate bedroom with built-in wardrobe, and an additional room that can be used as a study or for storage. The balcony adjoins the living area and the bedroom.



Living / Dining

Open-plan with dining area

Kitchen

Open, with built-in appliances

Bedroom

With built-in wardrobe

Bathroom

Off the hallway

Study / Store

Flexible use as study or storage

Utility

Laundry space

Balcony

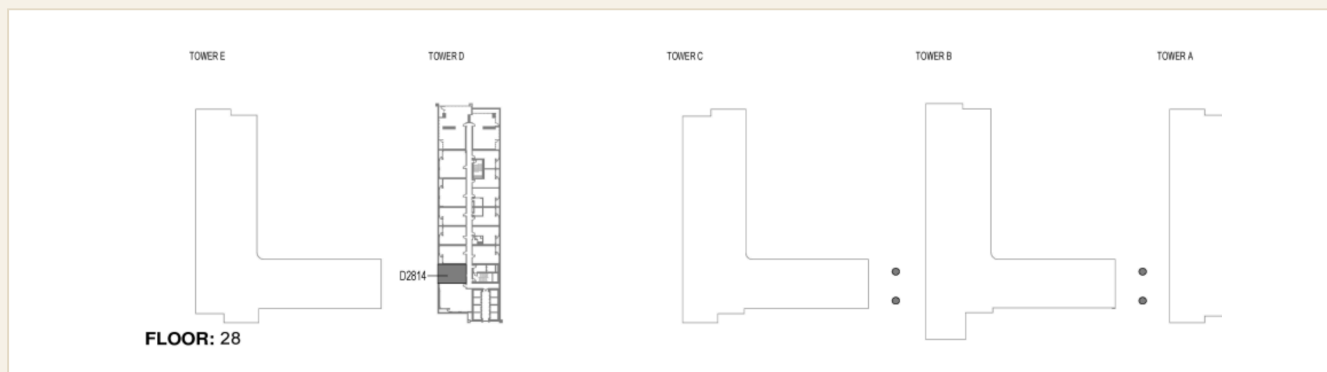
Adjoining living area and bedroom

AREA INCL. BALCONY

≈ 62.6 m²

673.82 sq ft (saleable area)

POSITION IN THE BUILDING · 28TH FLOOR



Floor plan and floor plate as per the Sale and Purchase Agreement (SPA), Schedule 1 – Property Plans. Not to scale; areas approximate; furniture for illustration only.

Price and Payment Structure

ASKING PRICE		Price per sq ft	AED 2,812
AED 1,895,000		Price per m²	AED 30,272
≈ CHF 429,800 · ≈ EUR 460,700		Price per m² in CHF	≈ CHF 6,870

Payment Structure on Transfer

Payment to the seller on transfer	AED 1,262,956.84
60% of the original price already paid, plus premium	

Balance payable to Sobha on completion	AED 632,043.16
40% of the original price as per the payment plan	

Total asking price	AED 1,895,000.00
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Original purchase price (booked May 2023): AED 1,580,108 · Premium: AED 314,892 (+19.9%)

Original Payment Plan (SPA)

INSTALMENT	SHARE	AMOUNT AED	DUE DATE
Down payment (booking)	20%	316,021.58	24 May 2023
1st instalment	10%	158,010.79	20 Nov 2023
2nd instalment	10%	158,010.79	18 May 2024
3rd instalment	10%	158,010.79	12 Feb 2025
4th instalment	10%	158,010.79	11 Aug 2025
Final payment	40%	632,043.16	On completion
Original purchase price	100%	1,580,108.00	

Transaction and Running Costs

DLD TRANSFER FEE 4% of the transfer price · ≈ AED 75,800	ADMINISTRATION FEE As per Sobha's tariff
SERVICE CHARGES (ESTIMATED) AED 20 per sq ft p.a. · ≈ AED 13,476 p.a.	DISTRICT COOLING, HOT WATER Billed by consumption

Transfer as per SPA clause 21: Sobha's written consent, registration in the Interim Register (Oqood), at least 40% paid; master developer fees and master community charges may apply. Payment status as per the payment plan; the developer's statement of account is authoritative. Exchange rates indicative as of 8 Oct 2026: 1 AED = 0.2268 CHF / 0.2431 EUR.

A Community of Five Towers

Five interconnected towers rising from 30 to 65 storeys across a canvas of around 1.5 million sq ft. The community offers 1- to 4-bedroom apartments and 2- to 4-bedroom duplexes, complemented by resort-style amenities.



Renderings of the courtyards (developer's illustrations)



Amenities

18-hole pitch & putt golf course

With clubhouse and patio overlooking the greens

Sky Garden

Panoramic sky terrace in every tower

Indoor and outdoor fitness

Cardio equipment, circuit training, battle ropes

Waterfront dining promenade

Almost half a kilometre of restaurants and cafés

Four themed courtyards

Relax, family, fitness and pool

Leisure

Open-air cinema, BBQ areas, yoga decks

Apartment Specifications (per SPA)

KITCHEN

Built-in oven, hob, cooker hood, built-in fridge, washing machine; reconstituted stone countertop

FLOORING & WARDROBES

Tiled floors throughout incl. balcony; built-in wardrobe in the bedroom

WINDOWS & DOORS

Powder-coated aluminium frames, veneered internal doors

BATHROOM

Vanity unit with reconstituted stone countertop, quality sanitaryware and fittings

AIR CONDITIONING

Concealed fan coil units with individual control; fresh air with heat recovery

TECHNOLOGY

Central hot water, video intercom, smart home provisions

Between Downtown and the Creek



Location rendering looking towards Downtown Dubai (developer's illustration)

Sobha One is located in Ras Al Khor on Ras Al Khor Road, right next to the Ras Al Khor Wildlife Sanctuary and Dubai Creek. Two new interchanges on Ras Al Khor Road, with exits to the east and west, connect the community quickly to Downtown, Business Bay and the airport.

Driving Times (as stated by the developer)

Ras Al Khor Wildlife Sanctuary	5 min	The Dubai Mall	15 min
Meydan Racecourse	10 min	Burj Khalifa & Downtown	15 min
Sobha Hartland & 2 int'l schools	10 min	Dubai Frame	15 min
Dubai International Airport	12 min	Dubai Opera	15 min
Business Bay	12 min	Palm Jumeirah	25 min

YOUR CONTACT

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All information is based on the Sale and Purchase Agreement (SPA) for unit SO-D2814 and Sobha Realty's project documentation and is provided without warranty. Renderings are the developer's illustrations and non-binding; areas are approximate. Subject to change and prior sale. The transfer requires Sobha's consent and registration with the Dubai Land Department.