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OFF PLAN

The Woods

Location: Dubailand, Dubai

Starting From: AED 999,000

Permit No: 2

The Woods

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Apartments**	**Q1 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

The Woods at Sobha Sanctuary is a nature-focused apartment development by **Sobha Realty**, forming the apartment component of the larger Sobha Sanctuary master community in Dubai. Unlike The Greens, The Willows, The Brooks and The Grove, which comprise villa residences, The Woods introduces a more accessible apartment offering within the master development. Sobha officially categorizes The Woods under its apartment portfolio for Sobha Sanctuary.

The project comprises **six residential towers** arranged around a landscaped central garden. Its residential collection is deliberately compact, offering only **1 and 2-bedroom apartments**, making The Woods suitable for individual buyers, couples, smaller families and investors seeking entry into Sobha Sanctuary without purchasing a large-format villa.

Residences range from approximately **540 sq. ft. to 964 sq. ft.** One-bedroom apartments begin around 540 sq. ft., while two-bedroom configurations extend to approximately 964 sq. ft. Private balconies are incorporated across the residential collection, providing additional outdoor space and views toward parks, landscaped areas or the surrounding community depending on the individual unit.

The Woods launched from approximately **AED 999,000 for a one-bedroom apartment**, while two-bedroom residences were introduced from approximately **AED 1.6 million**. Sobha's current inventory is more limited; for example, The Woods Retreat currently displays two-bedroom residences around 960.8–963.7 sq. ft. from approximately AED 1.78 million.

Nature is fundamental to the project's positioning. The towers are surrounded by landscaped environments and positioned to benefit from Sobha Sanctuary's extensive network of green spaces. The wider masterplan is designed with approximately **50% open and green space**, more than **50,000 trees**, approximately **800,000 sq. ft. of parks**, a roughly **9 km wellness loop** and a **5 km leisure loop**.

The Woods itself offers an extensive amenity programme. Facilities include a **swimming pool, children's pool, Jacuzzi, pool deck, outdoor fitness zone, yoga and meditation areas, children's play spaces, pet zone, sports court, reflexology path, barbecue area and landscaped relaxation spaces**. Indoor amenities include a **gymnasium, multipurpose hall, children's play area, toddler area, leisure lounge, library, co-working space and yoga and meditation studio**.

The wider Sobha Sanctuary concept is built around four principal themes: **nature, water, wellness and community**. These elements are integrated across landscaped corridors, recreational spaces and community facilities, creating a more comprehensive residential environment than a standalone apartment development.

Handover clarification
There is currently a discrepancy worth flagging rather than hiding. **Sobha Realty's official live inventory states “Handover – 2029”** for both The Woods Serenity and The Woods Retreat. Some current third-party project databases instead list **December 2030**.

For an A1 Properties project page, I recommend using **2029** because that is what **Sobha Realty currently publishes directly**. For an individual transaction, the buyer's SPA should be treated as definitive.

Why Buy The Woods Through A1 Properties?
Purchasing **The Woods at Sobha Sanctuary** through **A1 Properties** gives buyers access to experienced Dubai property advisors who can compare the different one and two-bedroom configurations according to size, floor, orientation, views, price per square foot and payment status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers distinguish between The Woods apartment inventory and the villa neighbourhoods elsewhere within Sobha Sanctuary.

For investors, our advisors can assess The Woods against other new apartment communities across Dubailand while considering its relatively accessible entry point into the larger Sobha Sanctuary masterplan. For end-users, the selection process can focus on usable living space, balcony size, views, proximity to green areas and access to community amenities.

From unit selection and reservation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10%	40%	50%
Down Payment	During Construction	On Handover

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