



RIVER COVE RESIDENCES  
AT SOBHA CITY



# THE FOUNDATIONS OF SOBHA CITY.

Three pillars shape the city.

Each designed to support life at scale,  
without compromise.

# LIVE

DESIGNED  
FOR LIFE,  
NOT JUST  
LIVING.

Homes shaped by light, proportion,  
and privacy. Villas and residences  
planned for every stage of life, with  
clarity, comfort, and lasting value.



# CONNECT

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WHERE COMMUNITY  
TAKES FORM.

Spaces that bring people together, naturally.

Retail, promenades, courtyards, and social nodes, woven  
into everyday movement.



# RESTORE

BALANCE  
BUILT INTO  
DAILY LIFE.

Nature as infrastructure.

Shade, water, greenery, and calm,  
designed to restore body and mind,  
every day.





# SPACES TO GATHER. SPACES TO GROW.

Community unfolds across crafted outdoor destinations.

- Mosque
- Multi-purpose lawns
- Amphitheatre
- Pavilion & social decks
- Sculptural gardens
- Tai-chi & wellness lawns
- Outdoor dining and gathering zones

Each space encourages interaction.  
Each setting supports privacy.





# A COMMUNITY THAT HOLDS TOGETHER.

Spaces for families and neighbours are woven into the fabric of the community.

Children's play areas, community lounges, and shared gathering spaces encourage connection that feels natural. Life here is social by design.



# SURROUNDED BY CALM AND CONNECTION.

Promenades follow the gentle curve of the shoreline.

Tree-lined walkways and thoughtfully landscaped seatings create gentle, shaded retreats at every turn.

Outdoor spaces extend living beyond the home, creating places to pause, connect, and return to.

# SHAPED BY WATER AND LAND.

Sobha City is structured by water, landscape, and movement.

Featuring canals, open spaces, and green corridors that shape daily life. Nature is not decorative, it is foundational.



# ESSENTIALS, THOUGHTFULLY CURATED.

Amenities serve routine, not spectacle.  
Everything needed for daily life,  
planned with intent.

Daily conveniences, family spaces,  
leisure areas, and active living  
integrated throughout the city.

# EVERYDAY LIFE, RESOLVED.

Sobha City is a fully integrated urban ecosystem.

Living, working, wellness, and community are designed to be part of one coherent plan.

Daily life functions with ease, balance, and continuity.



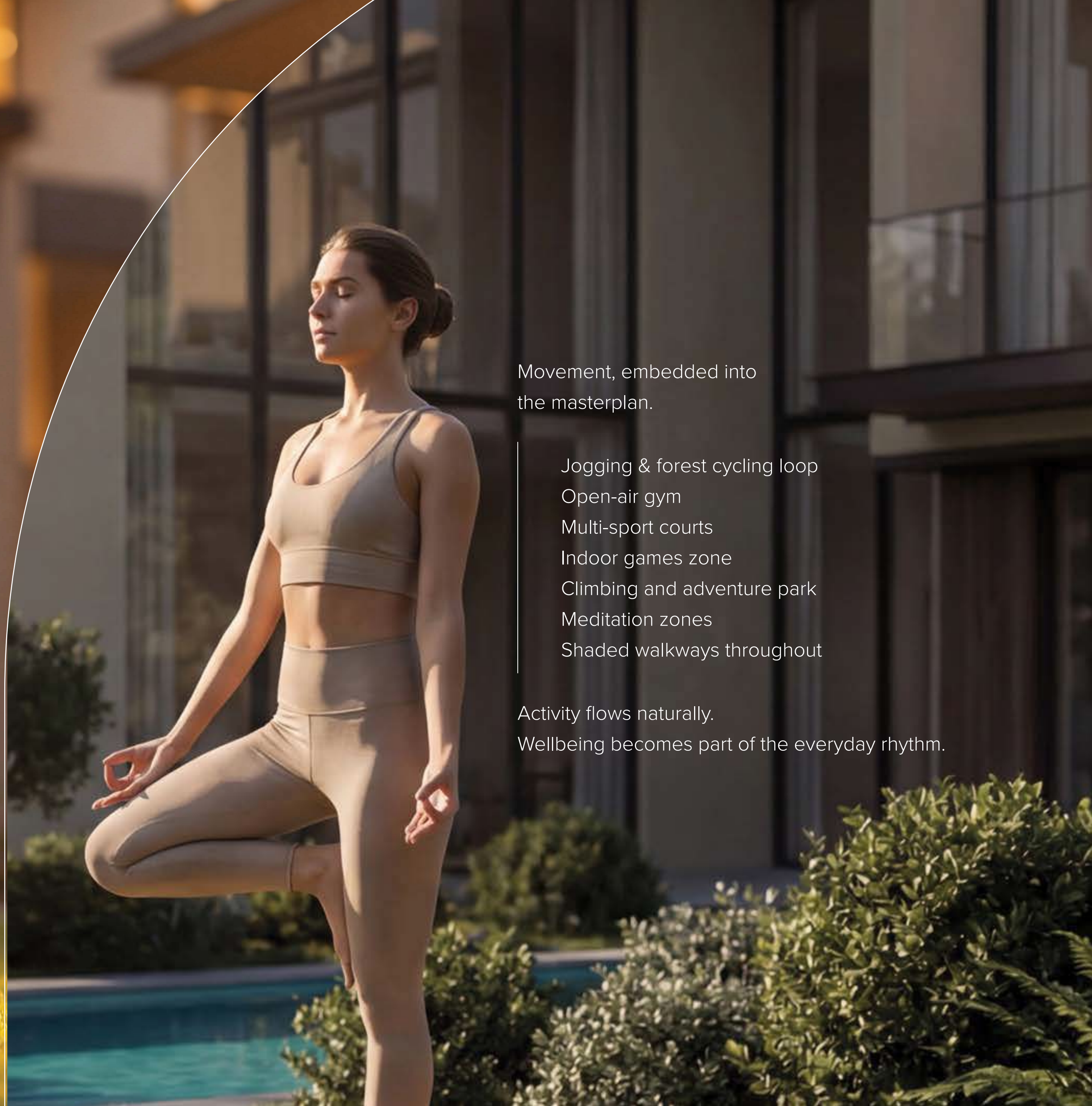
# MOVEMENT WITH PURPOSE.



Active living is embedded across Sobha City.

Jogging and cycling tracks, open-air fitness zones, golf areas, and green corridors support daily movement as part of routine life. Wellbeing here, simply happens.

# ACTIVE BY DESIGN.



Movement, embedded into the masterplan.

- Jogging & forest cycling loop
- Open-air gym
- Multi-sport courts
- Indoor games zone
- Climbing and adventure park
- Meditation zones
- Shaded walkways throughout

Activity flows naturally.

Wellbeing becomes part of the everyday rhythm.

# A LANDSCAPE DESIGNED FOR DAILY LIFE.

Shaped by green networks and  
open-air experiences.

- Children's play areas
- Forest trails
- Family parks
- Shaded seating gardens
- Open-air fitness zones

Nature is not placed around the homes,  
it defines them.



A modern, multi-story building with a prominent glass balcony. The balcony is furnished with white outdoor seating. Below the balcony, a dark grey Mercedes-AMG GT sports car is parked on a paved area. In the background, other cars are visible in a parking area. The scene is set in a lush, green environment with trees and shrubs. The overall atmosphere is one of luxury and modern living.

EVERYDAY,  
MADE EFFORTLESS.

Daily life moves smoothly at Sobha City. Parking, arrival courts, and concierge services are integrated into the masterplan, ensuring ease without interruption.

Designed to anticipate every need.

# HOMES SHAPED FOR LIVING.

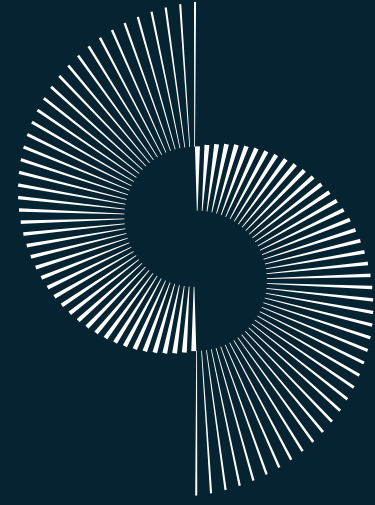
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Layouts designed for efficiency, light, and adaptability.

Every home prioritises comfort, privacy, and long-term liveability.

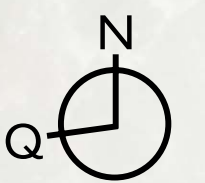
Spaces made to settle into.

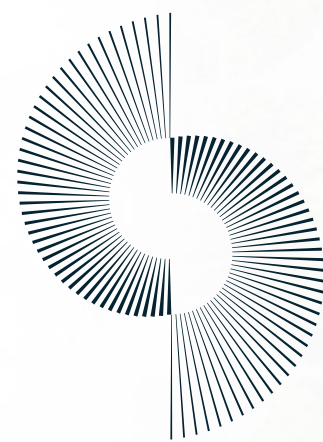


# SOBHA CITY

ABU DHABI

## ILLUSTRATIVE MASTERPLAN





# RIVER COVE RESIDENCES

AT SOBHA CITY

YOUR WATERFRONT ADDRESS WITHIN THE CITY.



# THE RIVER COVE RESIDENCES AT SOBHA CITY.



Three residential towers and two villaments positioned along the promenade, overlooking water, landscape, and the evolving rhythm of the city.

Here, waterfront living is defined by openness and uninterrupted views.

Architecture is shaped to invite light deep into every residence.

Generous glazing frames the horizon. Balconies extend living outward toward water and sky.



# MOVEMENT THAT FLOWS NATURALLY.

From home to promenade, from urban energy to moments of calm along the waterfront edge.

Connectivity, walkability, and lifestyle amenities converge at ground level, creating a seamless relationship between city living and natural surroundings.

River Cove Residences presents an urban address defined by clarity, continuity, and contemporary waterfront living.

# RESIDENTIAL APARTMENTS & VILLAMENTS

1, 2 & 3 BEDROOM



# LIVING ROOM



# MASTER BEDROOM



# MASTER BATHROOM

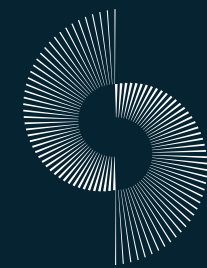




DINING AREA  
& KITCHEN

INTRODUCING  
**VILLAMENTS**

AT

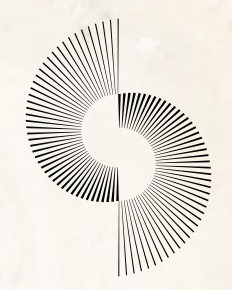
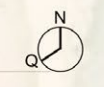


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AT SOBHA CITY

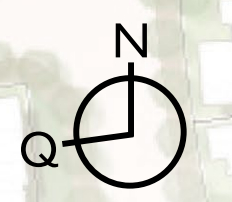
A rare collection of limited waterfront residences where refined luxury meets serene living, featuring expansive layouts, seamless indoor-outdoor spaces, and breathtaking panoramic waterfront views, crafted exclusively for a privileged few.



# SOBHA CITY

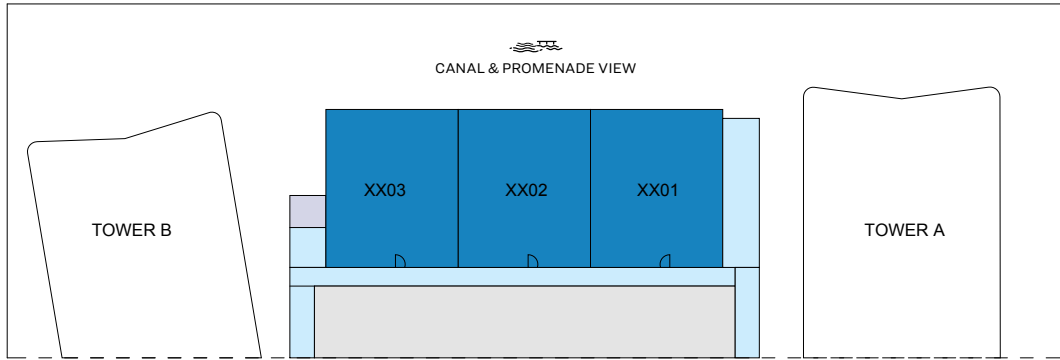


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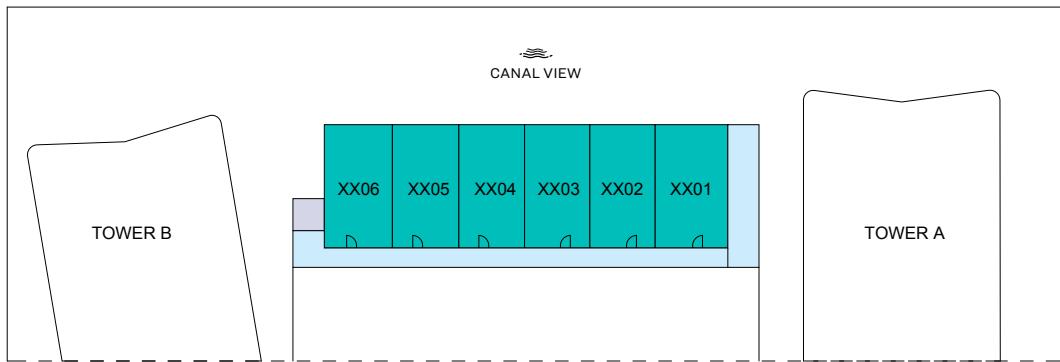


# FLOOR & UNIT PLANS

VILLAMENT F



GROUND LEVEL



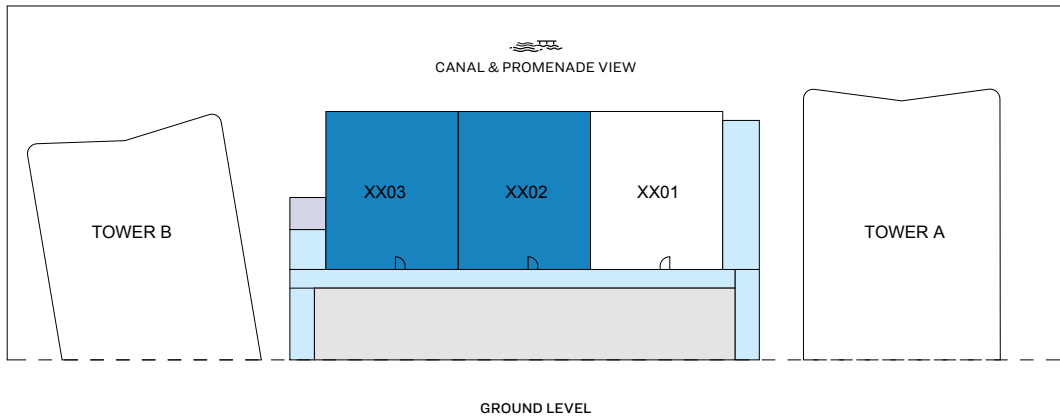
LEVEL 01

- 3 BED UNIT
- 3 BED DUPLEX
- CIRCULATION
- LIFTS
- PARKING



**RIVER COVE RESIDENCES**  
AT SOBHA CITY

FLOOR AND UNIT PLANS



■ 3 BED UNIT 

# 3

BEDROOM APARTMENT  
**TYPE C**  
 (with powder, store, study and maid's + yard)

**TOTAL SALEABLE AREA**  
 SUITE = 1,612.43 SQ.FT.  
 BALCONY RANGE = 430.66 - 432.06 SQ.FT.  
 TOTAL RANGE = 2,043.10 - 2,044.50 SQ.FT.

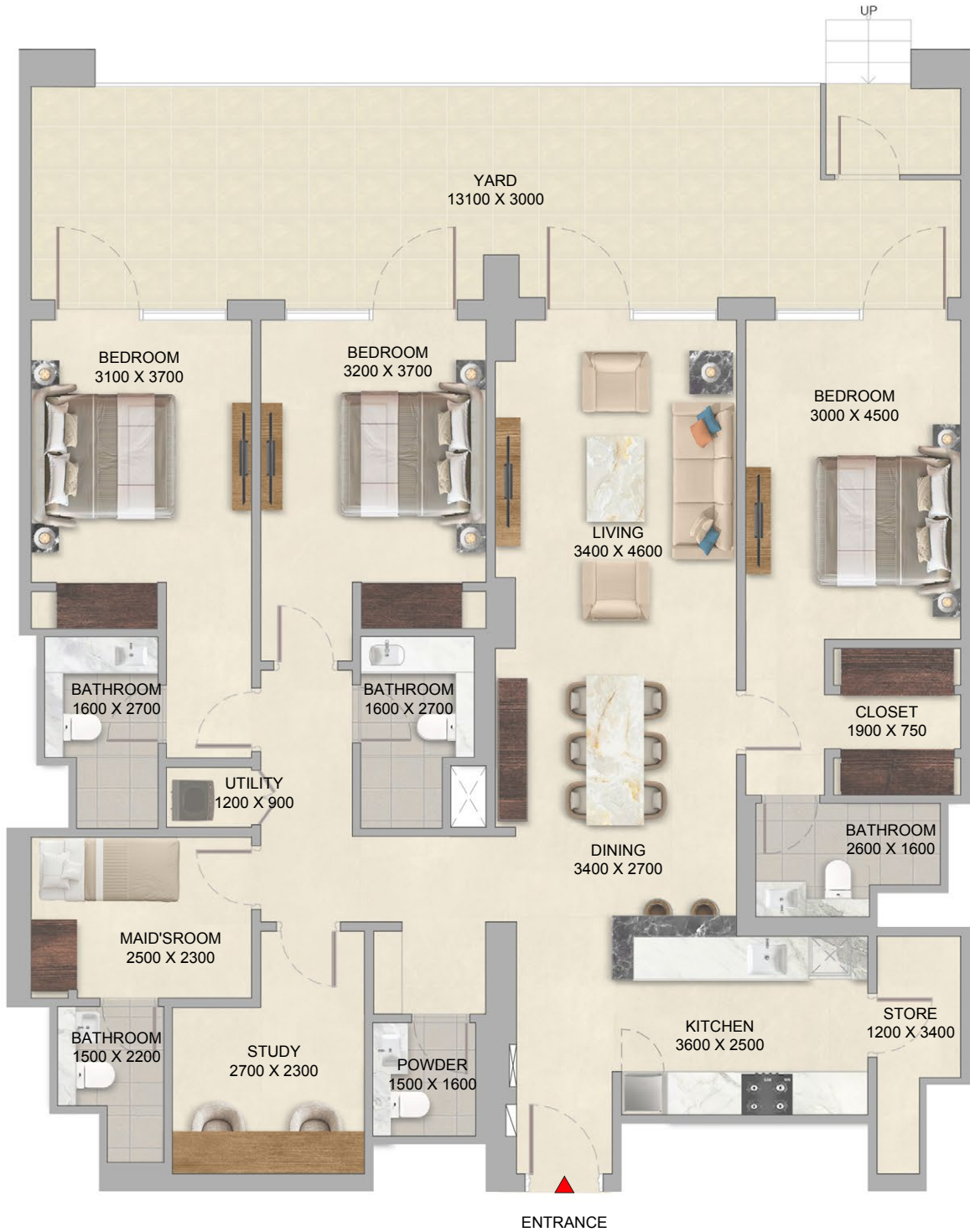
List of unit numbers with this unit plan:

**VIEWS**

Canal & Promenade View  
 F002, F003



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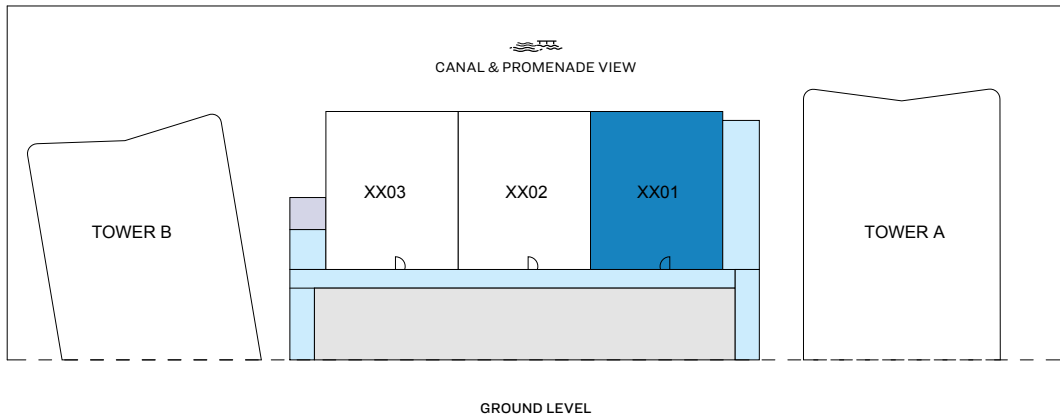
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**RIVER COVE RESIDENCES**  
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■ 3 BED UNIT
 

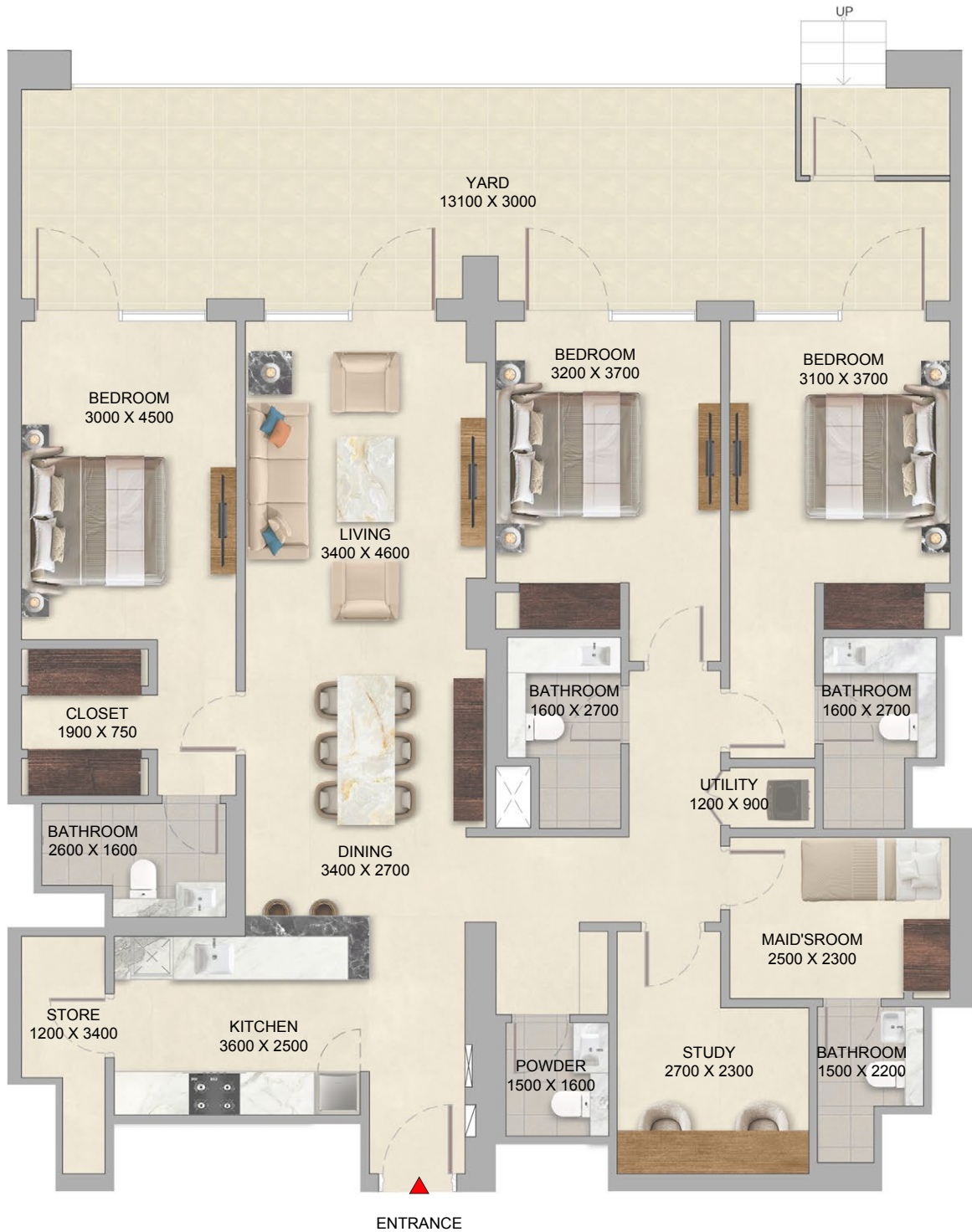
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 BALCONY = 429.16 SQ.FT.  
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**VIEWS**  
 Canal & Promenade View  
 F001



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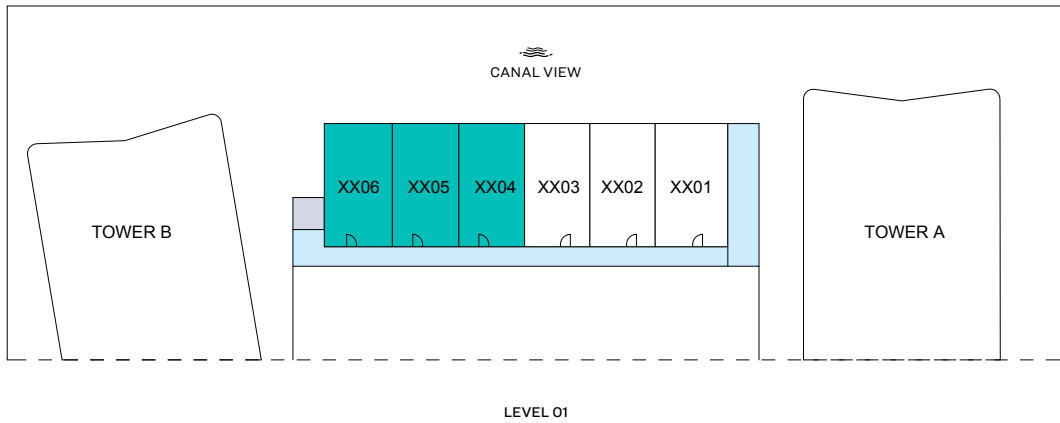
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### VIEWS

Canal & Promenade View  
 F001



**RIVER COVE RESIDENCES**  
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■ 3 BED DUPLEX
 

# 3

BEDROOM DUPLEX APARTMENT  
**TYPE D**  
 (with powder and maid's + balcony)

**TOTAL SALEABLE AREA**  
 SUITE = 1,640.64 SQ.FT.  
 BALCONY RANGE = 883.93 - 930.76 SQ.FT.  
 TOTAL RANGE = 2,524.57 - 2,571.39 SQ.FT.

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**VIEWS**  
 Canal View  
 F104, F105, F106



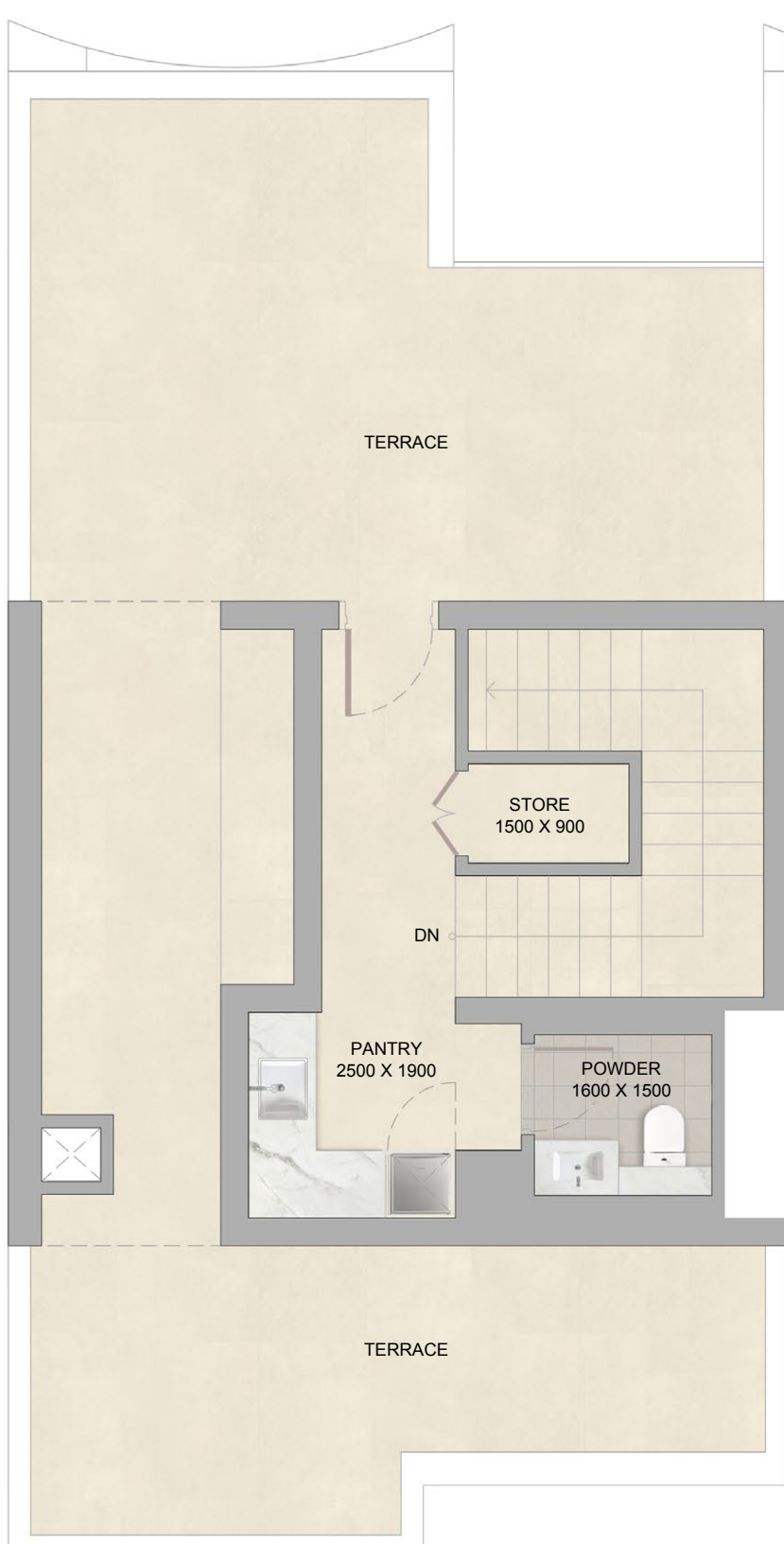
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LOWER LEVEL



UPPER LEVEL



ROOF LEVEL

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(with powder and maid's + balcony)

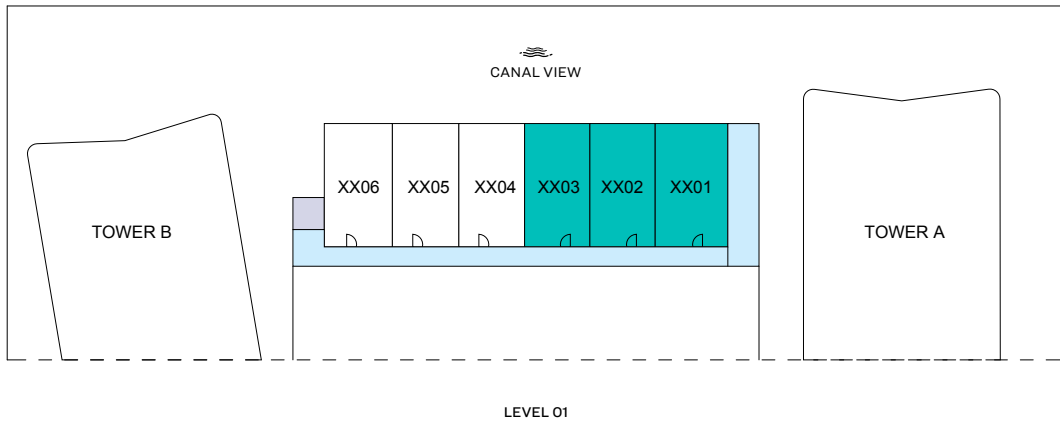
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**VIEWS**

Canal View  
 F101, F102, F103



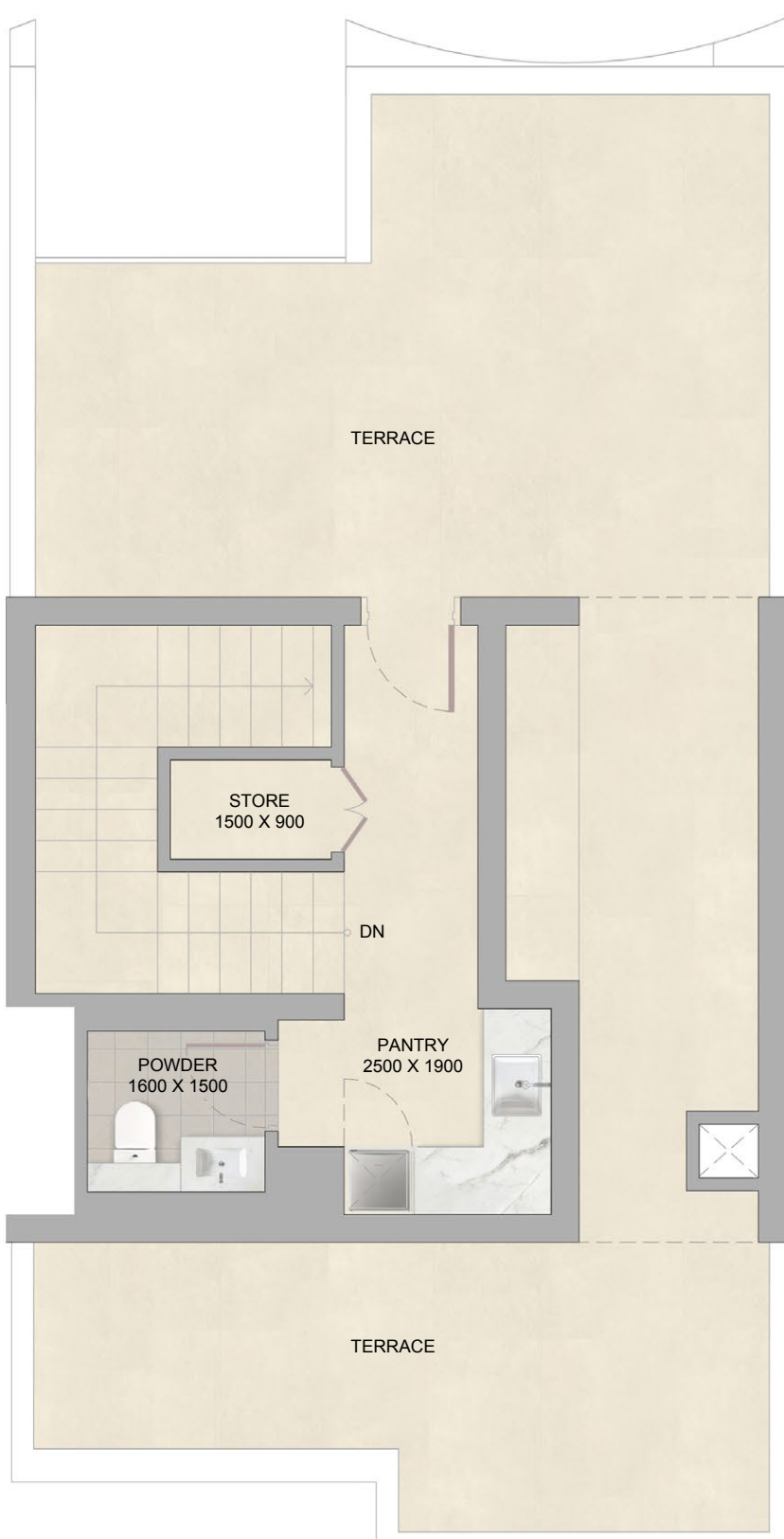
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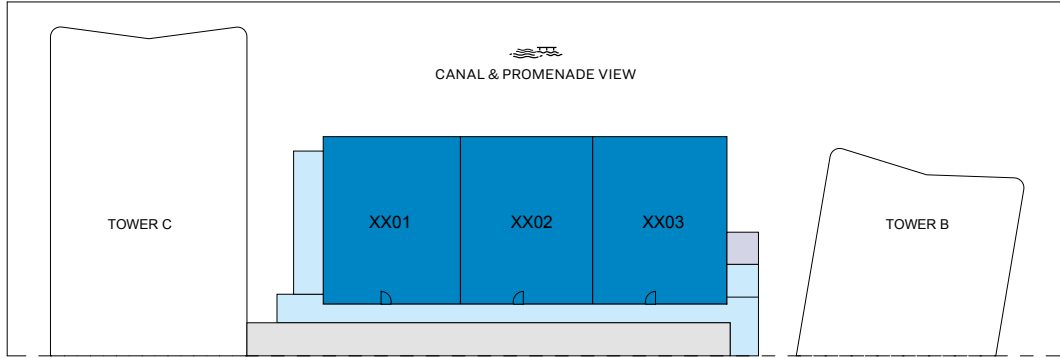
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 F101, F102, F103



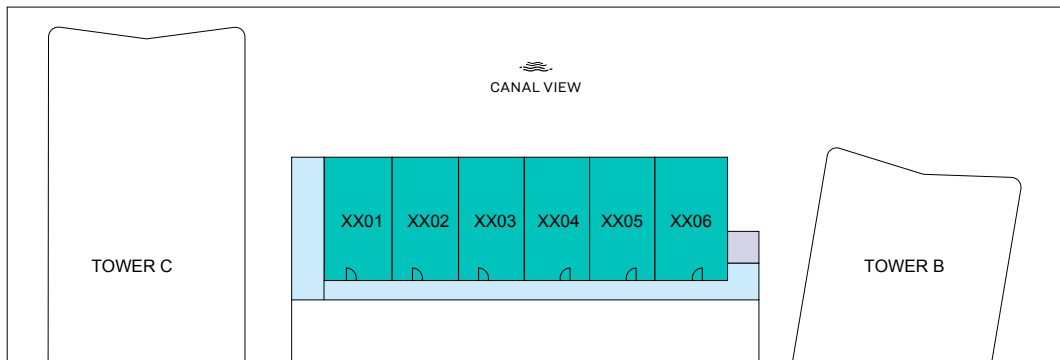
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VILLAMENT G



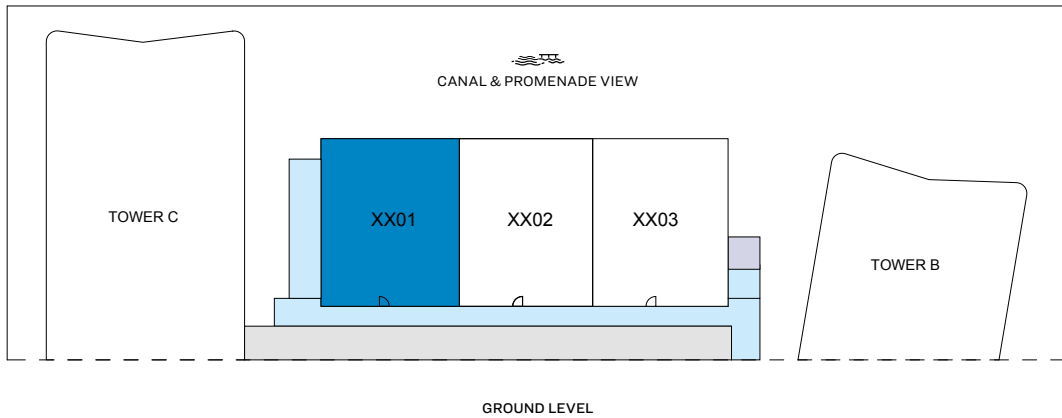
GROUND LEVEL



LEVEL 01

- 3 BED UNIT
  - 3 BED DUPLEX
  - CIRCULATION
- LIFTS
  - PARKING





■ 3 BED UNIT
 

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**TYPE C**  
 (with powder, store, study and maid's + yard)

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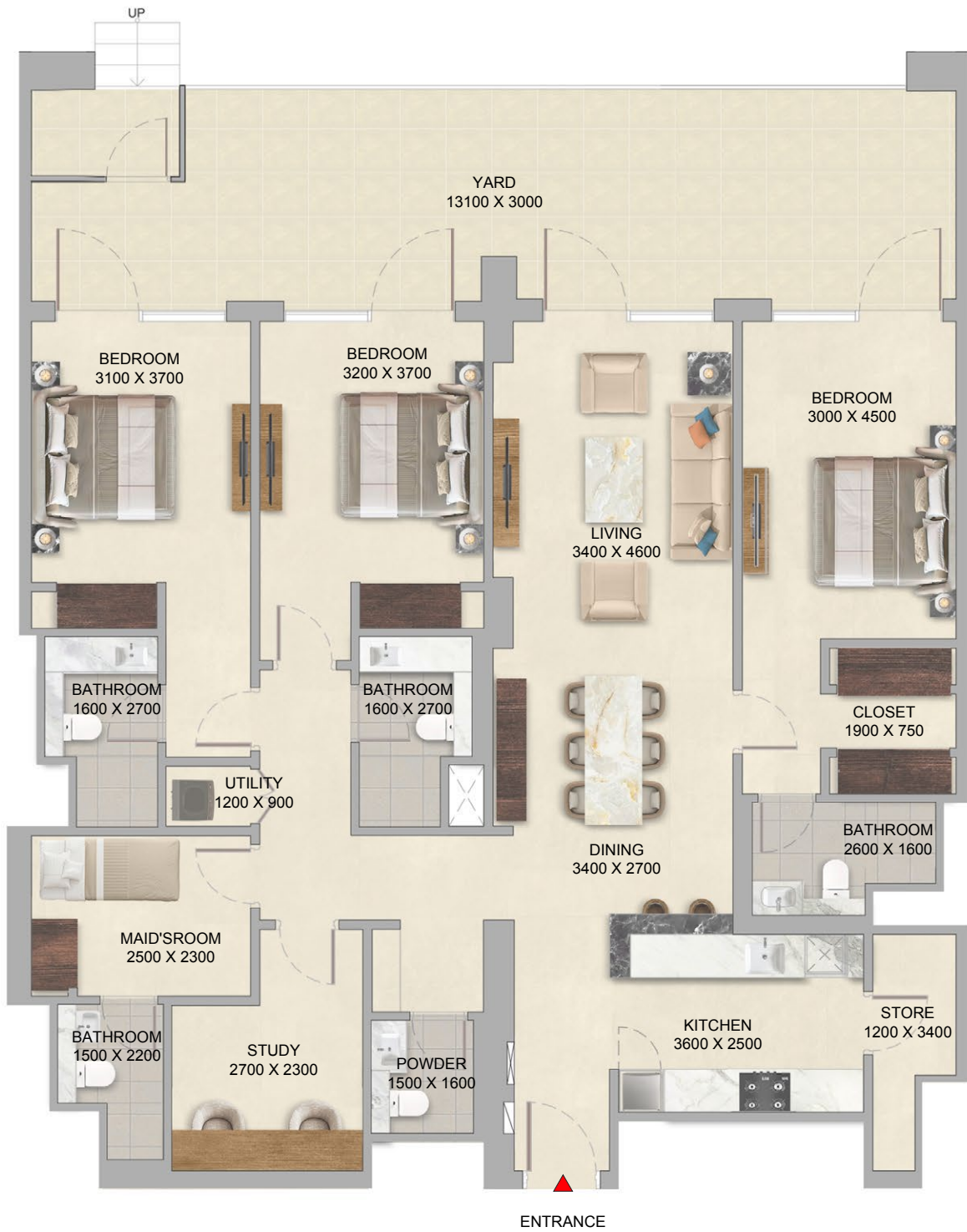
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**VIEWS**

Canal & Promenade View  
 G001



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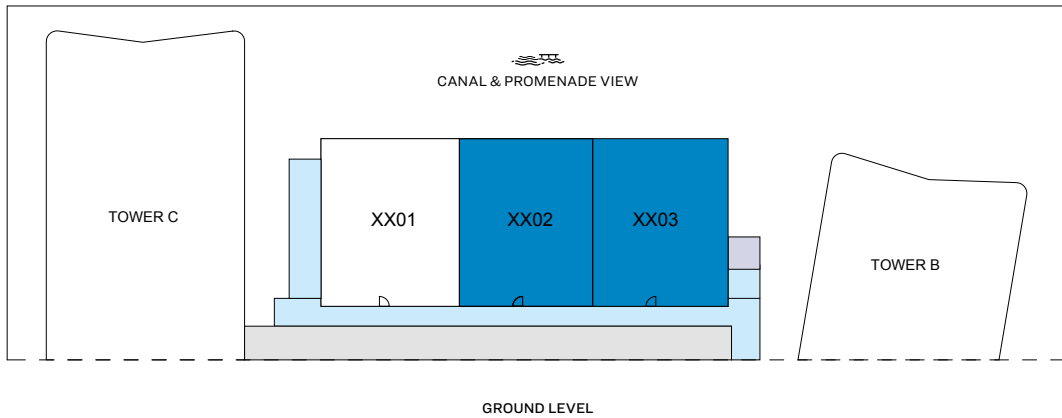
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**RIVER COVE RESIDENCES**  
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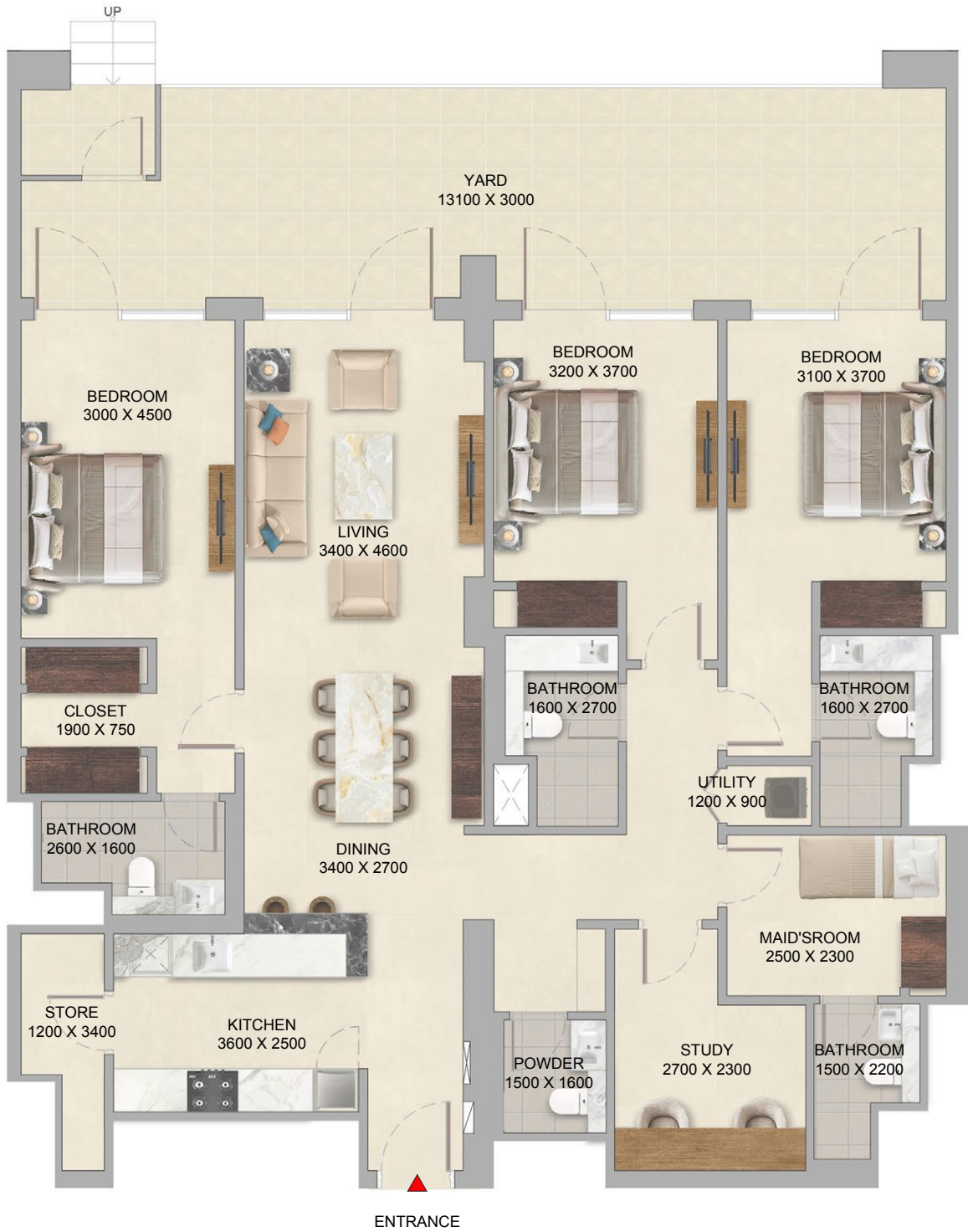
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Canal & Promenade View  
G002, G003



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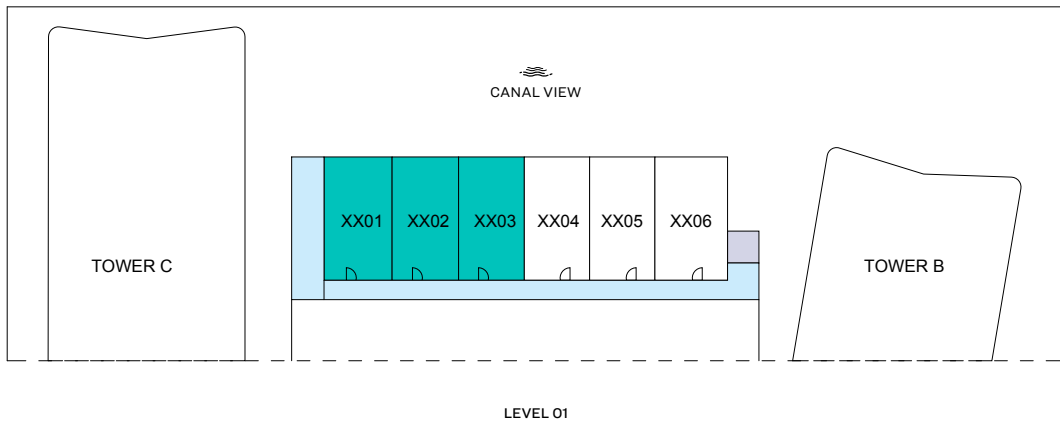
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■ 3 BED DUPLEX



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**VIEWS**

Canal View  
G101, G102, G103



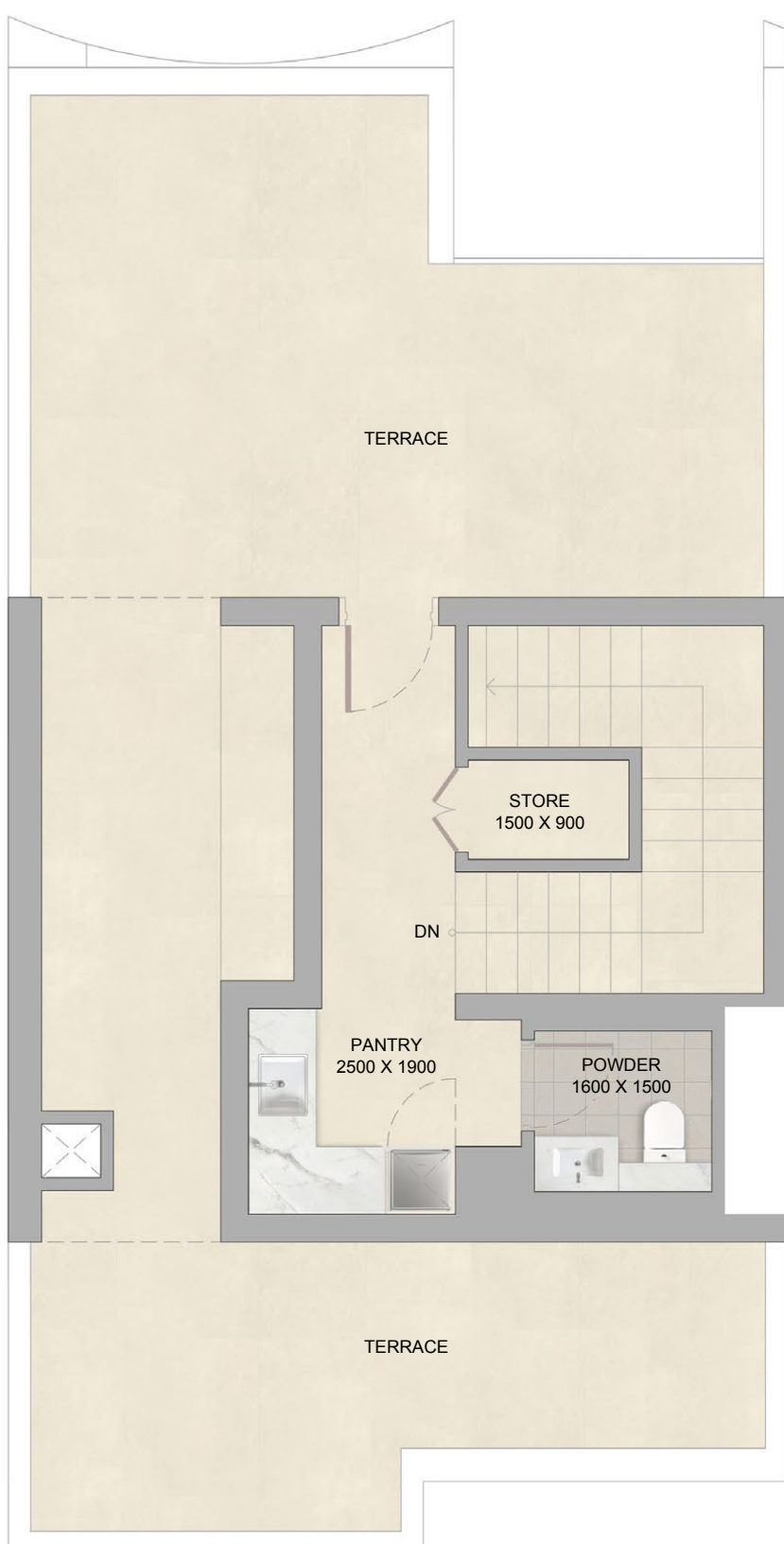
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LOWER LEVEL



UPPER LEVEL



ROOF LEVEL

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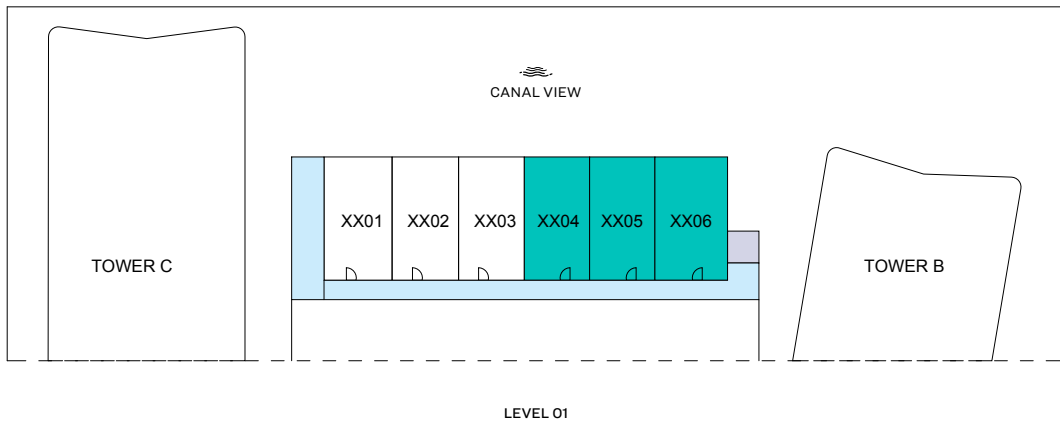
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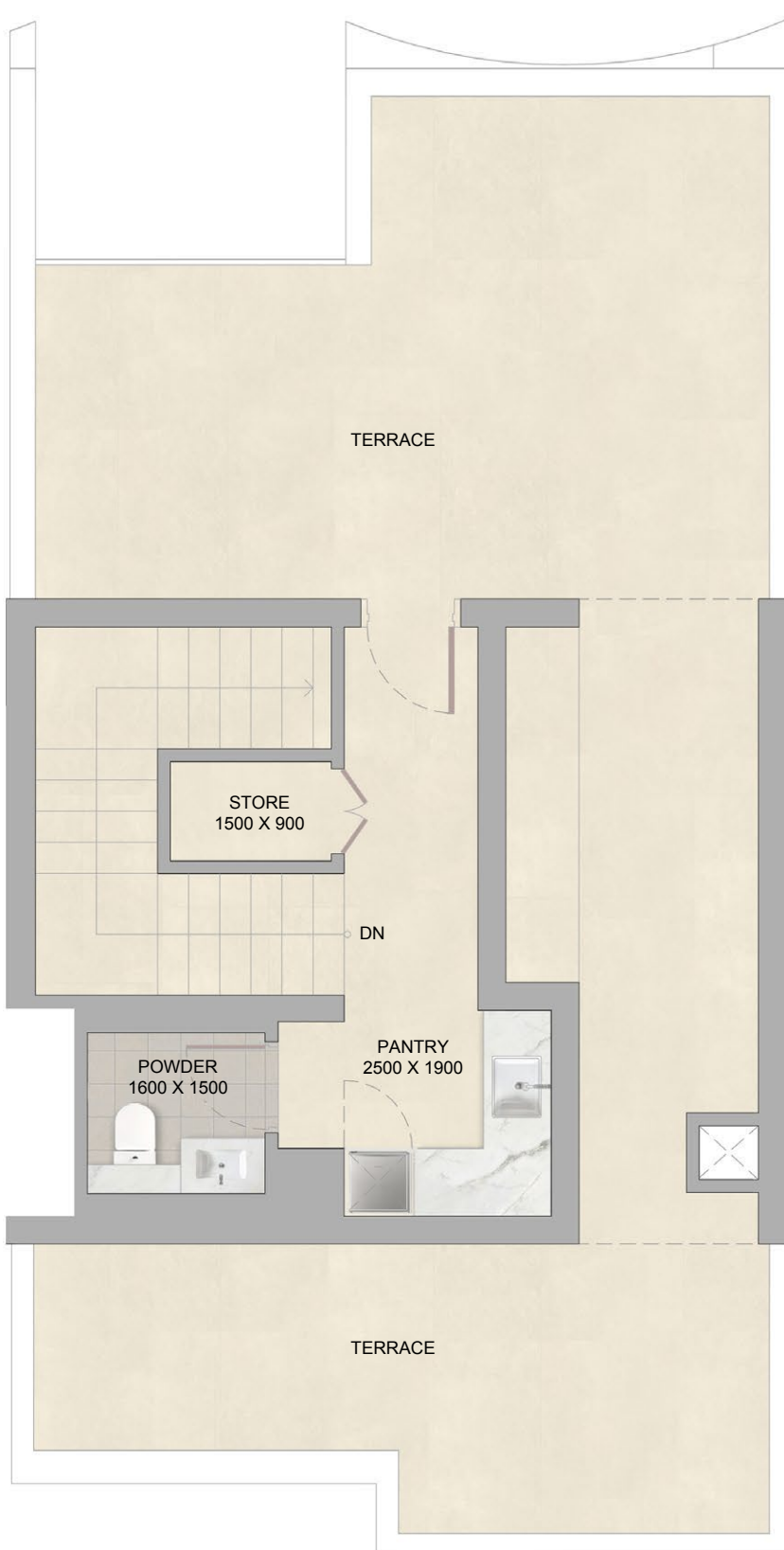
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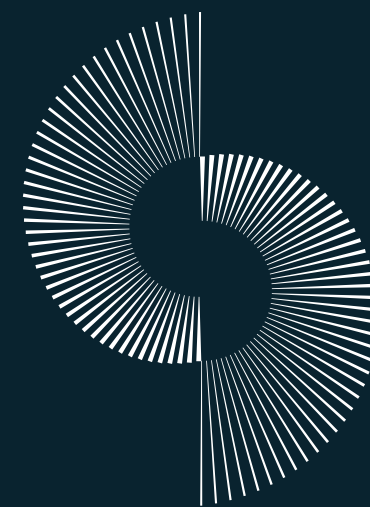
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ABU DHABI

ACD : DECEMBER 2029

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