

DOWNTOWN  
UMM AL QUWAIN

SOBHA  
REALTY



## THE COASTAL CITY OF UAE

Downtown UAQ | Sobha Realty is a visionary destination designed to elevate every moment by the shore. Spanning over 25 million sq. ft., it blends beachfront living, wellness, and purposeful design.

### PROJECT HIGHLIGHTS

- Coastal paradise offering luxury, recreation, and relaxation
- Perfect union of Downtown & Beachfront living
- Mixed-use development with uninterrupted beach views
- Leisure community with passive & active water activities
- Vibrant retail promenades and marinas
- Multiple indoor and outdoor amenities

## LOCATION AND VIEWS

Strategically located between Dubai and Ras Al Khaimah, it offers both beachside tranquility and access to major growth corridors. Sobha Aquamont at Downtown UAQ offers beachfront residences with access to a staggering 11 KM of uninterrupted shoreline, including 7 KM of pristine beaches and beach parks making it one of the longest coastlines in the region.

Strategically connected via  
**E11 & E311**

Quick access to  
**DUBAI, SHARJAH & RAK**

Just **40 mins** drive  
from the heart of **DUBAI**

Close to  
**INTERNATIONAL AIRPORTS**



### COMMUNITY FEATURES



11 KM Uninterrupted  
Shoreline



7 KM Direct Beach &  
Beach Park Access



Luxurious Hotels  
& Resorts



**50%** Open Green  
Spaces



Multiple  
Marinas



Yacht Club  
& Harbour



Entertainment  
Arena & Museum



Art & Design  
District



Commercial  
Spaces

### STRATEGICALLY LOCATED



40 mins from  
Dubai



Connected via  
E11 & E311

## CONFIGURATION

Configuration	Min. Area Sq.	Max Area Sq.	Starting Price (AED Million)
1 BR	565.10	601.05	1.11
2 BR	730.11	1397.80	1.44
3 BR	2210.25	2218.00	4.30

**COMPLETION  
DATE (ACD): JUNE 2028**

**PAYMENT  
PLAN:**

**60%**  
DURING CONSTRUCTION

**40%**  
ON COMPLETION

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REALTY

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The images shown are for illustration purposes only and may not be an exact representation of the product

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