



# SOBHA SEAHAVEN

SOBHA

REALTY







# WHERE THE ELEMENTS HARMONIZE

When the ocean and horizon unify, a shoreline comes alive. As you stand on the seashore, catch the sun rays glinting off the pristine waters. Feel the gentle breeze blow as ships dock safely home. Let the warmth of the day engulf you in a feeling of contentment.

Welcome to your sanctuary by the sea.



‘ THERE’S NOTHING MORE BEAUTIFUL THAN  
THE WAY THE OCEAN REFUSES TO STOP  
KISSING THE SHORELINE, NO MATTER HOW  
MANY TIMES IT’S SENT AWAY. ’

WAKE UP TO YOUR  
TYPICAL DAY.



‘ AT SEAHAVEN, LIFE IS DIFFERENT.  
TIME DOES NOT MOVE FROM HOUR TO  
HOUR BUT FROM MOOD TO MOMENT.

YOU LIVE BY THE CURRENTS,  
PLAN BY THE TIDES, AND  
FOLLOW THE SUN. ’







# ECHO YOUR SOUL'S RHYTHM

Cleanse your thoughts from the hustle and bustle of life.  
Let the sea absorb it with its energy and impose a rhythm  
upon everything.

At SeaHaven, wake up to the calming sound of waves.  
Like the ebb and flow of life, it is constant.

# THE OCEAN'S YOUR PLAYGROUND

Located in the heart of Dubai, take in the gorgeous views of the city's beloved landmarks- iconic Palm Jumeirah, stunning Dubai Harbour and Marina skyline, prominent Ain Dubai and the regal Burj Al Arab.

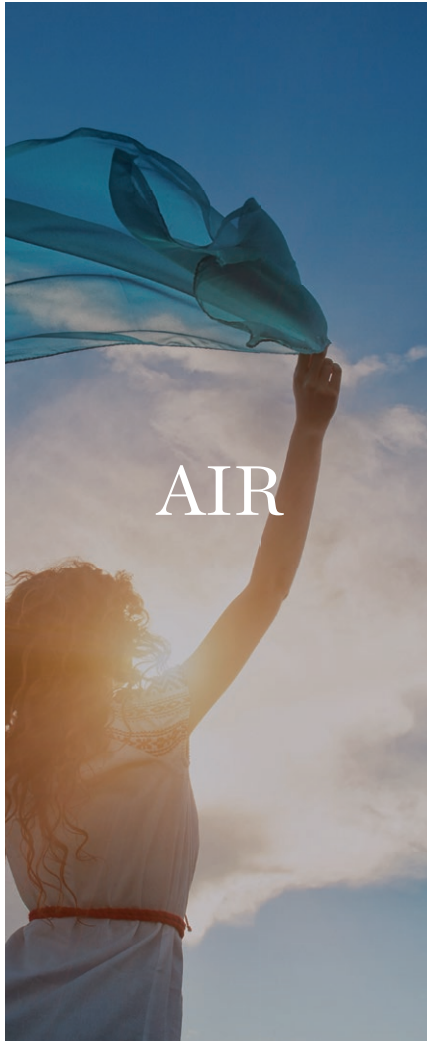
Sobha SeaHaven is an exciting sea-facing destination equidistant from the two international airports and a stone's throw away from the most cherished landmarks of Dubai.



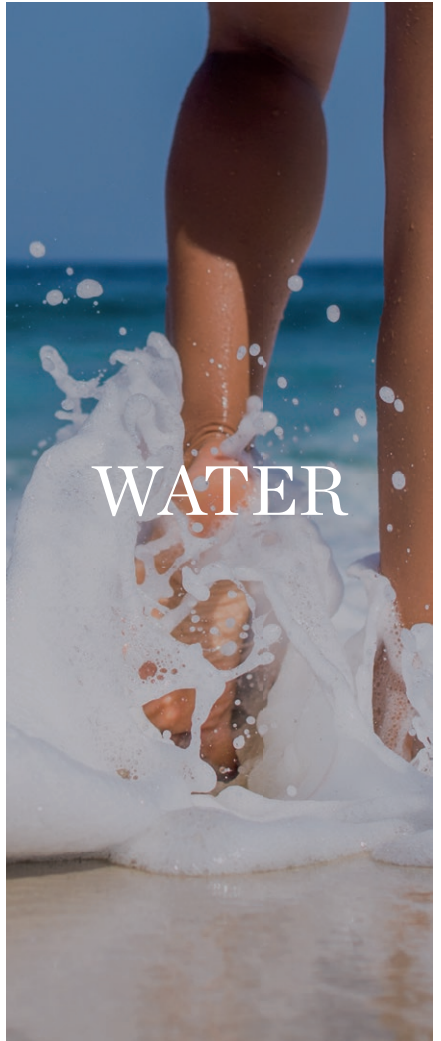




LAND



AIR



WATER

THREE ELEMENTS.  
ONE LOCATION.

# SEA YOUR IMAGINATION

*Beyond the horizon of the sea,  
Sobha SeaHaven towers over the  
skyline and your imagination.*

Across all floors - residents will have access to ocean views on three sides, a canal view on the other, including clear views of the world-famous Palm Jumeirah.

With a view of Dubai's pulsating seascape and Ain Dubai, Sobha SeaHaven is in a class of its own.







# A LITTLE PIECE OF HEAVEN IN THIS HAVEN

Hidden in a quiet corner of the Marina and Harbour, this little haven is the perfect place to unwind from the hustle and bustle of everyday life.

Escape to a little piece of heaven on earth without going far. SeaHaven is an oasis to protect what matters – your peace.

*A sanctuary where you can  
rest, recharge and simply be.*



# TAME THE SEAS

Discover yourself at the hub of a maritime gateway.

Every day brings a new opportunity to drop anchor in a different part of the world and experience the most exclusive destinations.

*Set sail to wherever your imagination takes you into the wild blue yonder.*





# LIVING BY THE WATER'S EDGE

*Limitless and eternal, water is the beginning and end of all things on earth.*

There is something special about life by the sea. The luxury of waking up and smelling the salty ocean air, the peace that comes from watching the waves caress the shore & the beauty of a setting sun reflecting off the water.

*At Sobha SeaHaven, bask in the euphoria of a unique waterfront lifestyle.*

From early morning walks along the water's edge to late-night dinners overlooking the city's twinkling lights, there is always something to enjoy in life's simple pleasures.





Set on the seashore, Sobha SeaHaven is a retreat of luxury, peace, and beauty. With exclusive amenities and lush landscaping, live the resort life at home.

*Sobha SeaHaven is the perfect place to enjoy what life offers, whether you are looking for a place to call home or a vacation getaway.*









# SEAHAVEN SETS THE STANDARD

This is Sobha Realty's first project at Dubai Harbour. It is a unique waterfront neighbourhood near the city's most-loved landmarks.

Whether you are looking to relax by the pool, on your yacht, stroll along the harbourfront to explore the Marina, or simply enjoy the incredible views, Sobha SeaHaven is the perfect place to find your piece of paradise.



Spectacular sea views



Overlooking the glittering skyline



1 to 4 bedroom apartments



Specifications to the highest quality by Sobha







# TAKE IT FOR GRANTED

There's something about luxury amenities that makes life feel more complete. Enjoy the exclusive feeling of being one of the few to access this peace and beauty of the sea.

Whatever it is, luxury amenities are a step above the rest. From our world-class infinity pool to views of the sea, we have everything you need.





# OBSERVE THE WORLD

On a clear day, see for miles in every direction. With access to an observation deck and amenities within the project, residents can enjoy unobstructed views and fresh air. Take a bird's-eye view of the Harbour or spot iconic landmarks from above. The city looks like a miniature wonderland from up here.

*Admire the Ain Dubai, catch the sunrise, and get a glimpse of the ships as they set sail or come to dock.*



# MASTER DEVELOPMENT AMENITIES

- Cruise terminal
- Retail mall
- Public beaches
- Leisure and entertainment
- Hospitality
- Community facilities





# FINE DINING

Relish on some of the world's most extraordinary gastronomy at your doorstep, without needing to venture far. Be transported from the yacht to the table with a range of waterfront restaurants.



# GYM

Reach your fitness goals faster with a luxury gym in your SeaHaven. With state-of-the-art facilities, fitness classes, the best equipment, and personal trainers- you will be in your best form.





# WATER SPORTS

From wakeboarding and surfing to kayaking and canoeing, there are plenty of ways to get your adrenaline pumping out on the open water.





# YACHTING MARINA LIFE

There's something about feeling the fresh air out in the open waters. Wake up to the sound of waves gently lapping against the boat's hull, take a dip in the ocean for a morning swim & sip coffee on the deck while watching the sunset.

Sail your own, lease, or hire from thousands of yachts for the day.





# SPECIFICATIONS

- Leatherette & rich veneer finished wardrobes
- Floor to Floor height of 3.6 meters
- Smart Home automation enabled
- Flexi track lighting
- Fully fitted kitchen with State of art home appliances (Mille or equivalent fittings)
- Smart WC



# PROJECT AMENITIES

- Health club with Sauna & Steam
- Outdoor Cinema
- Family Zone with Barbeque Area
- Valet & Concierge Services





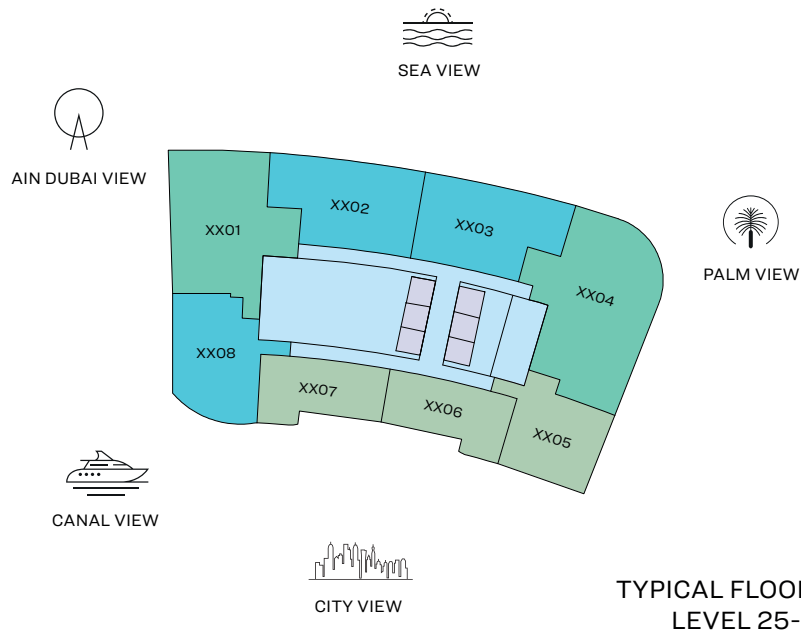
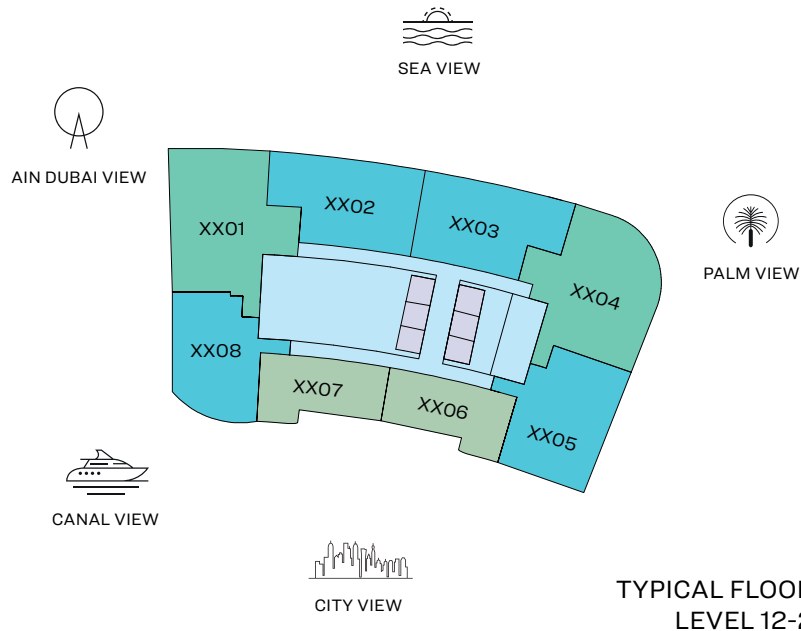
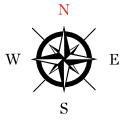
# LOCATION MAP





# FLOOR PLAN LAYOUT

## TOWER A



- 1 BED UNIT
- 3 BED UNIT
- LOBBIES, CORRIDORS & STAIRS
- 2 BED UNIT
- LIFTS

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# 3 BEDROOM APARTMENT

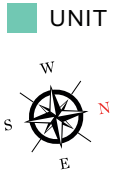
TYPE A (with maid room and powder room + balcony)

**TOTAL SALEABLE AREA**

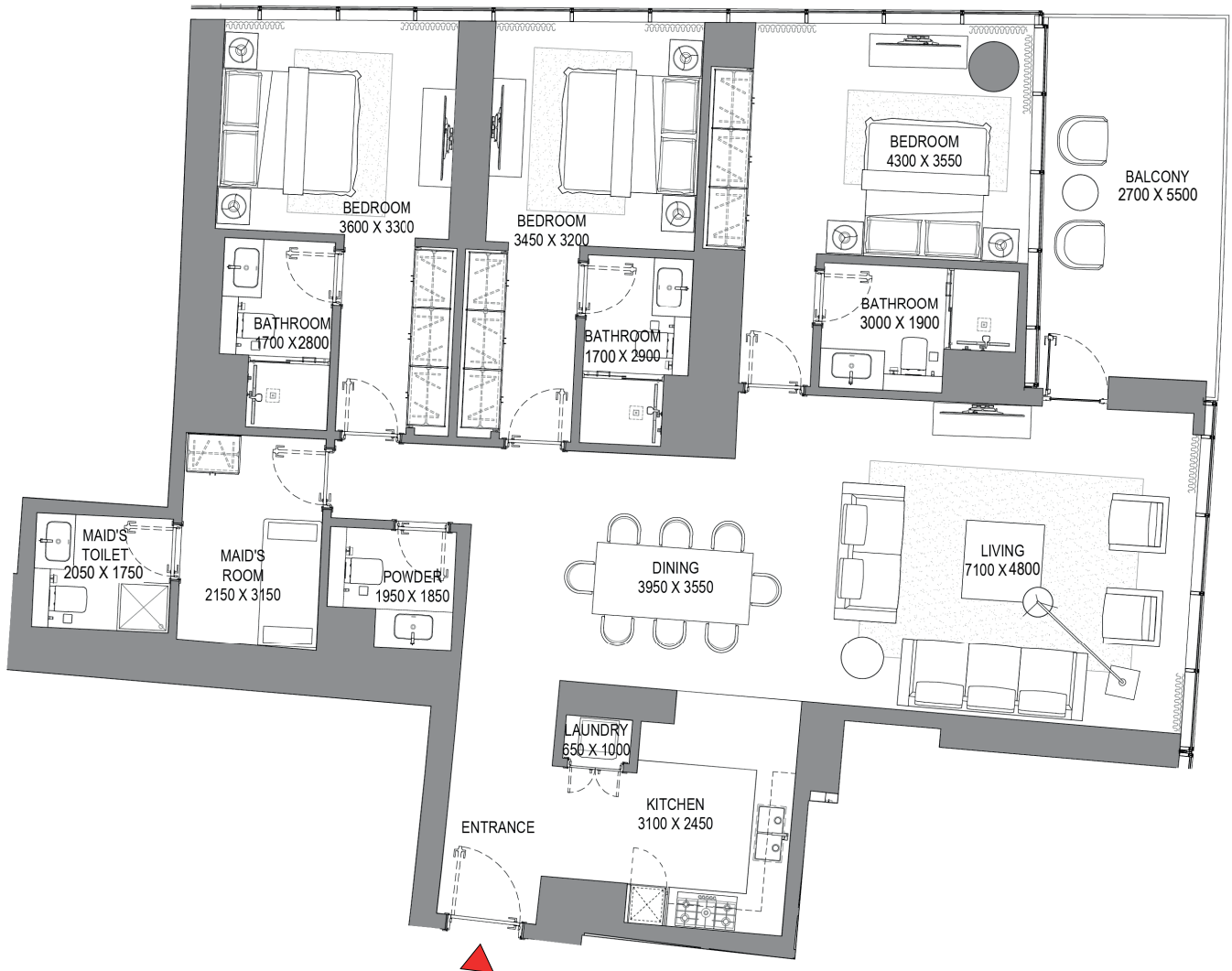
SUITE = 1,852.47 SQ.FT.

BALCONY = 176.53 SQ.FT.

TOTAL = 2,029.00 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

## VIEWS

Blue waters, Ain Dubai, Palm Jumeirah, Harbour, JBR Beach, Marina, Sea, Marina Skyline, Skydive

1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201

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# 3 BEDROOM APARTMENT

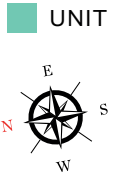
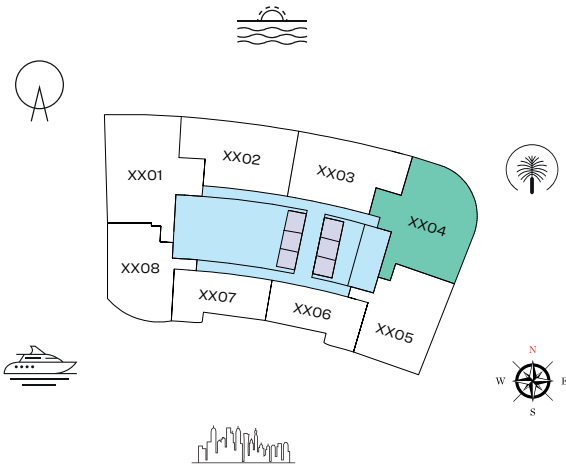
TYPE B (with maid room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,963.55 SQ.FT.

BALCONY = 119.16 SQ.FT.

TOTAL = 2,082.71 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23



List of unit numbers with this unit plan:

## VIEWS

Palm Jumeirah, Harbour, Sea, Skydive

1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304

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# 3 BEDROOM APARTMENT

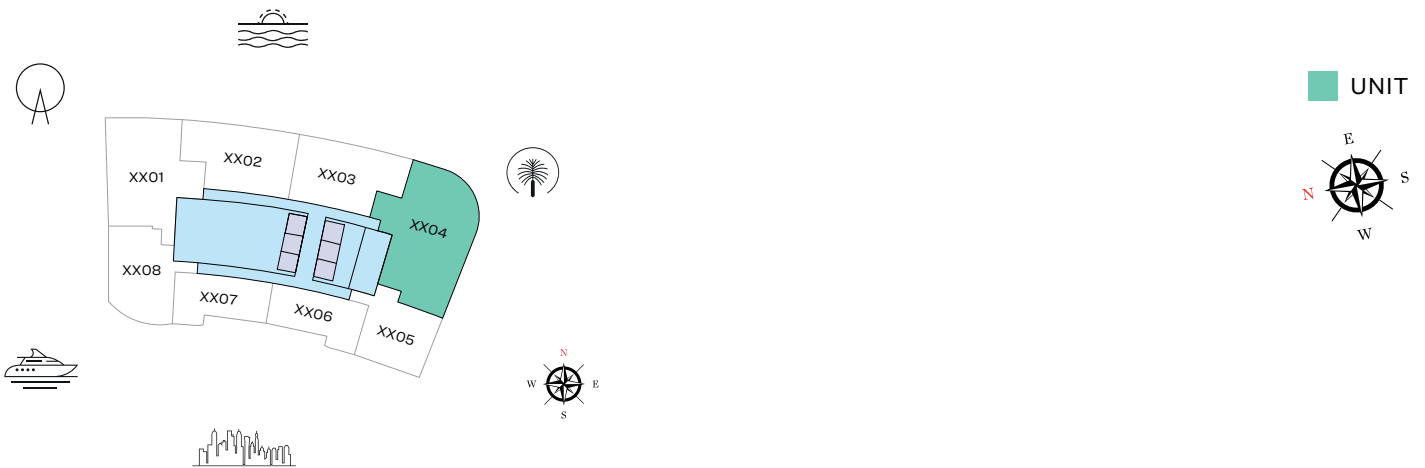
TYPE C (with maid room and powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 2,338.89 SQ.FT.

BALCONY = 119.16 SQ.FT.

TOTAL = 2,458.05 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 25-32



List of unit numbers with this unit plan:

## VIEWS

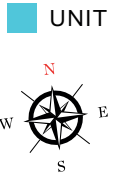
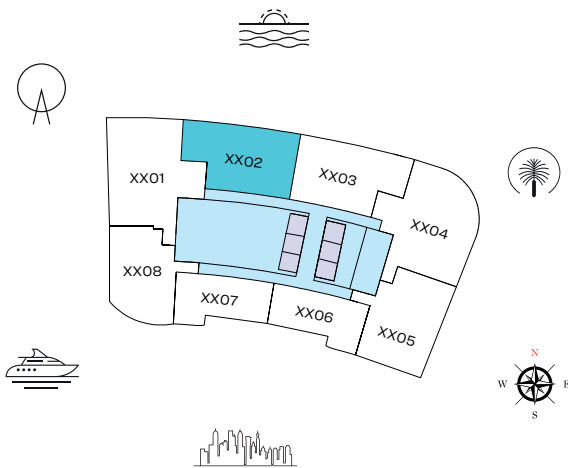
Palm Jumeirah, Harbour, Sea, Skydive

2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204

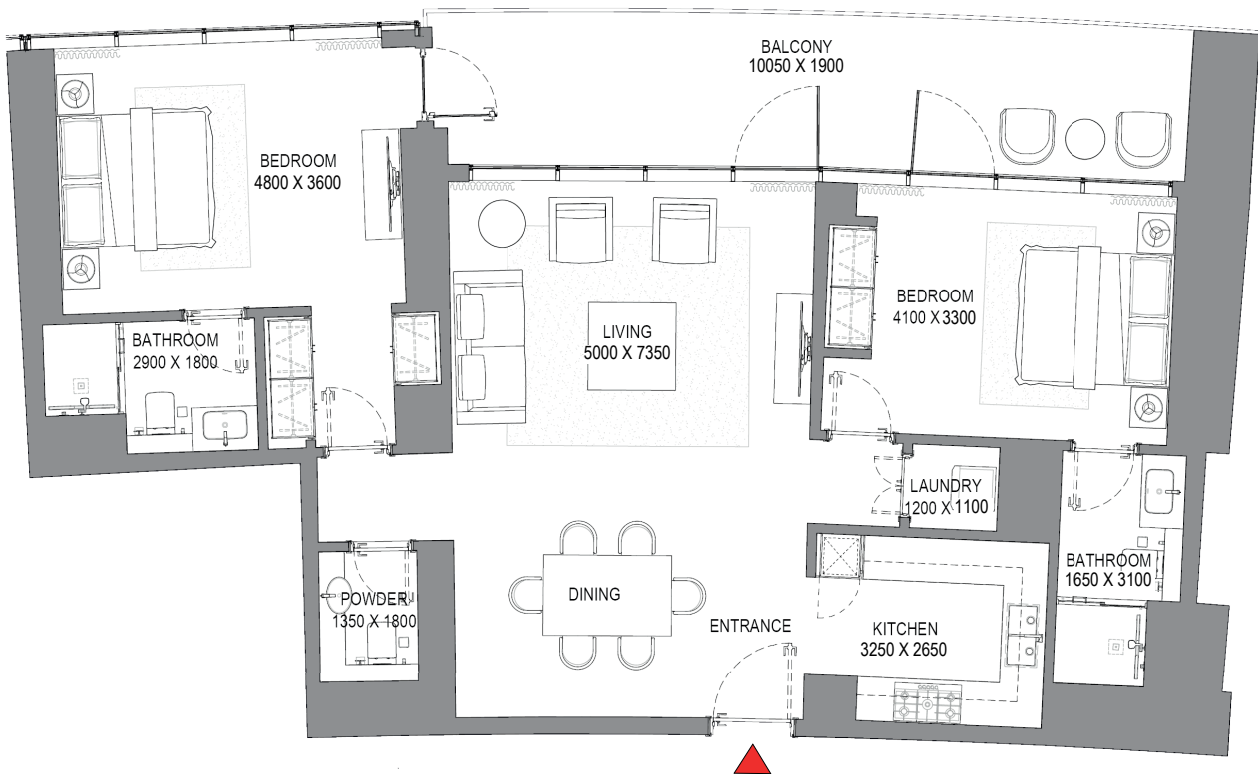
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**2 BEDROOM APARTMENT**  
**TYPE A (with powder room + balcony)**

**TOTAL SALEABLE AREA**  
 SUITE = 1,225.79 SQ.FT.  
 BALCONY = 230.89 SQ.FT.  
 TOTAL = 1,456.68 SQ.FT.



TYPICAL FLOOR PLAN  
 LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

**VIEWS**

Blue waters, Ain Dubai, Palm Jumeirah, Harbour, Sea, Skydive  
 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202

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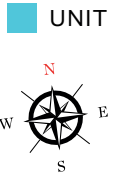
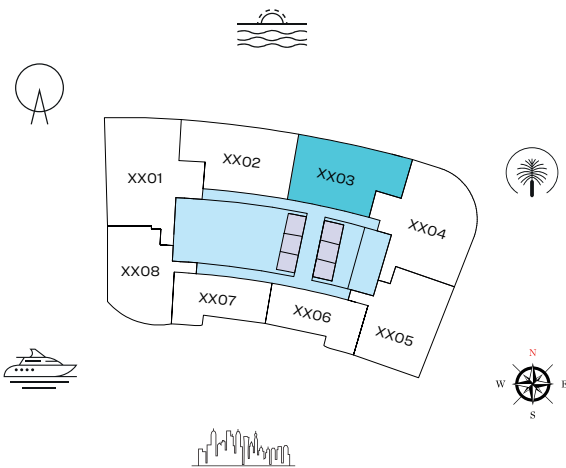


# 2 BEDROOM APARTMENT

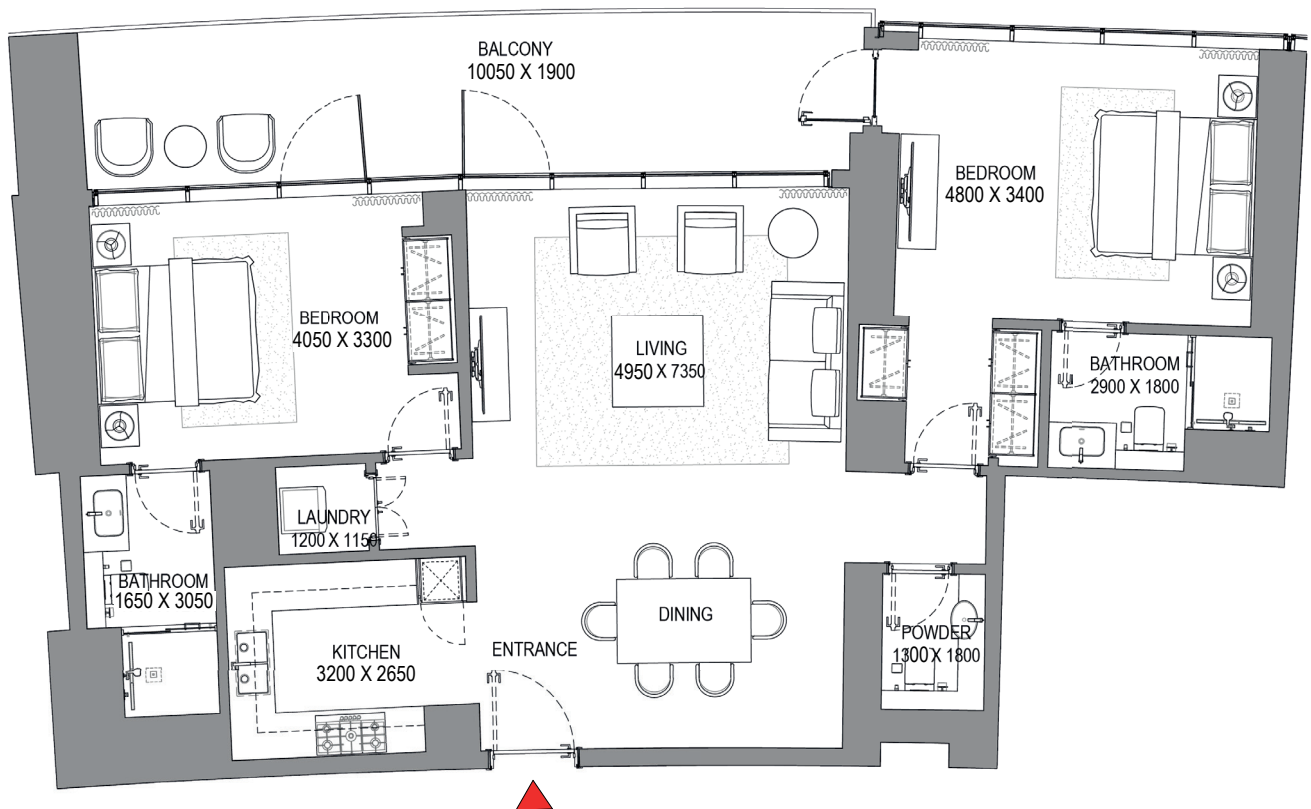
TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 1,213.95 - 1,214.28 SQ.FT.  
 BALCONY RANGE = 230.02 - 230.35 SQ.FT.  
 TOTAL = 1,444.30 SQ.FT.



TYPICAL FLOOR PLAN  
 LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

### VIEWS

Palm Jumeirah, Harbour, Sea, Skydive

1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203

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# 2 BEDROOM APARTMENT

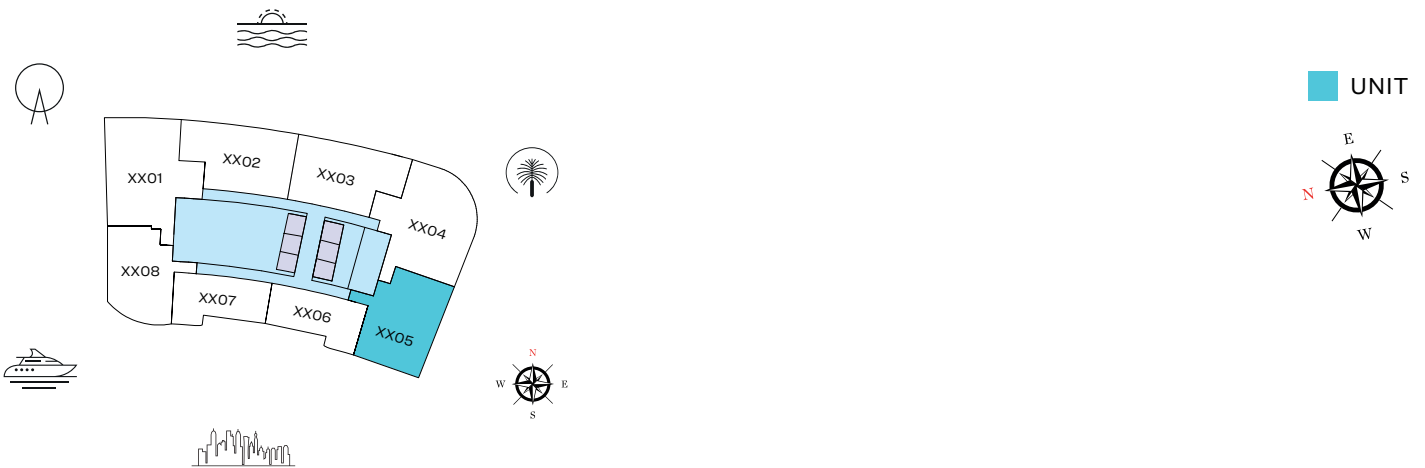
TYPE C (with powder room + balcony)

**TOTAL SALEABLE AREA**

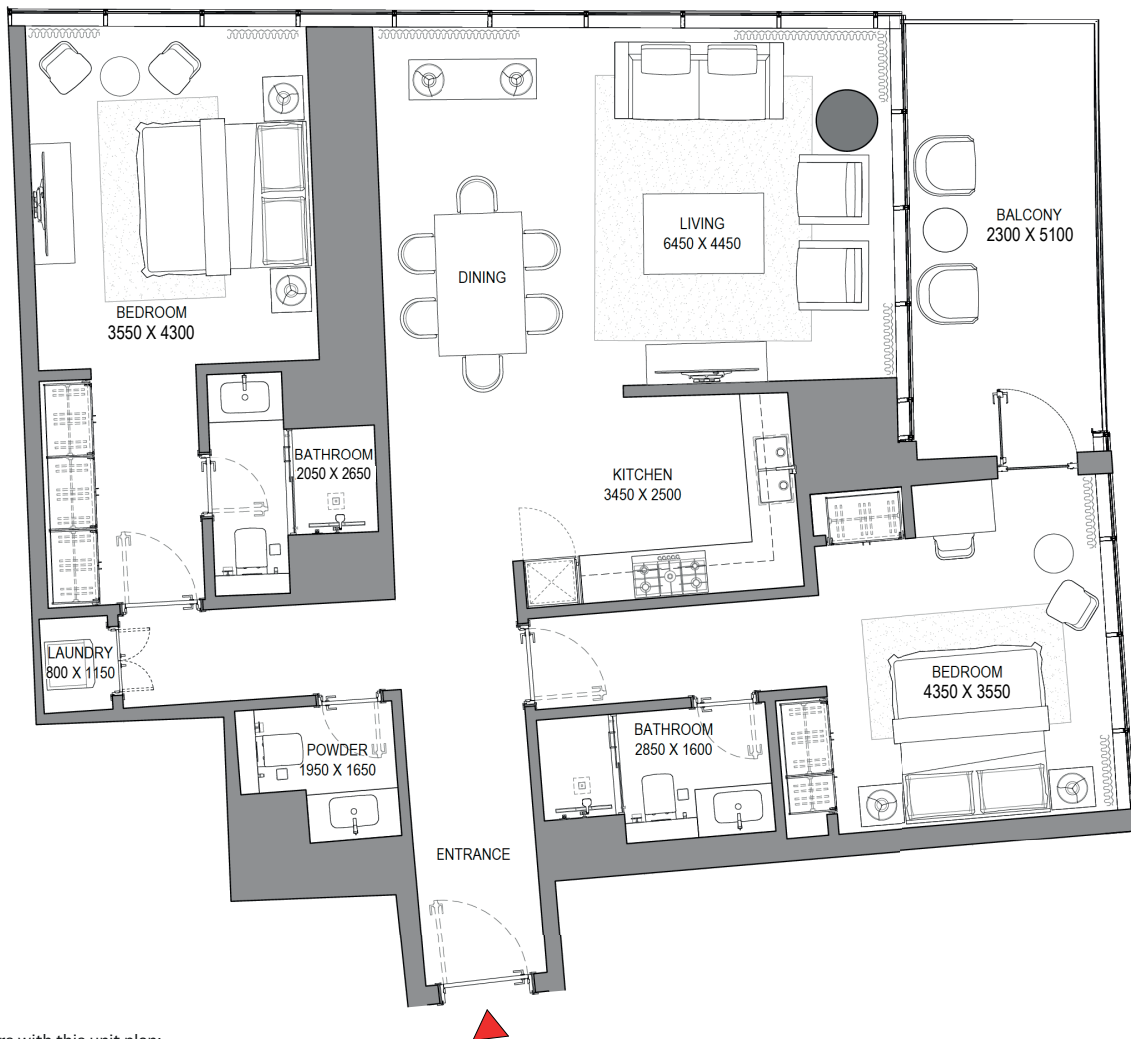
SUITE = 1,338.28 SQ.FT.

BALCONY = 136.49 SQ.FT.

TOTAL = 1,474.77 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23



List of unit numbers with this unit plan:

## VIEWS

Marina, Marina Skyline

1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305

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# 2 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

## TOTAL SALEABLE AREA

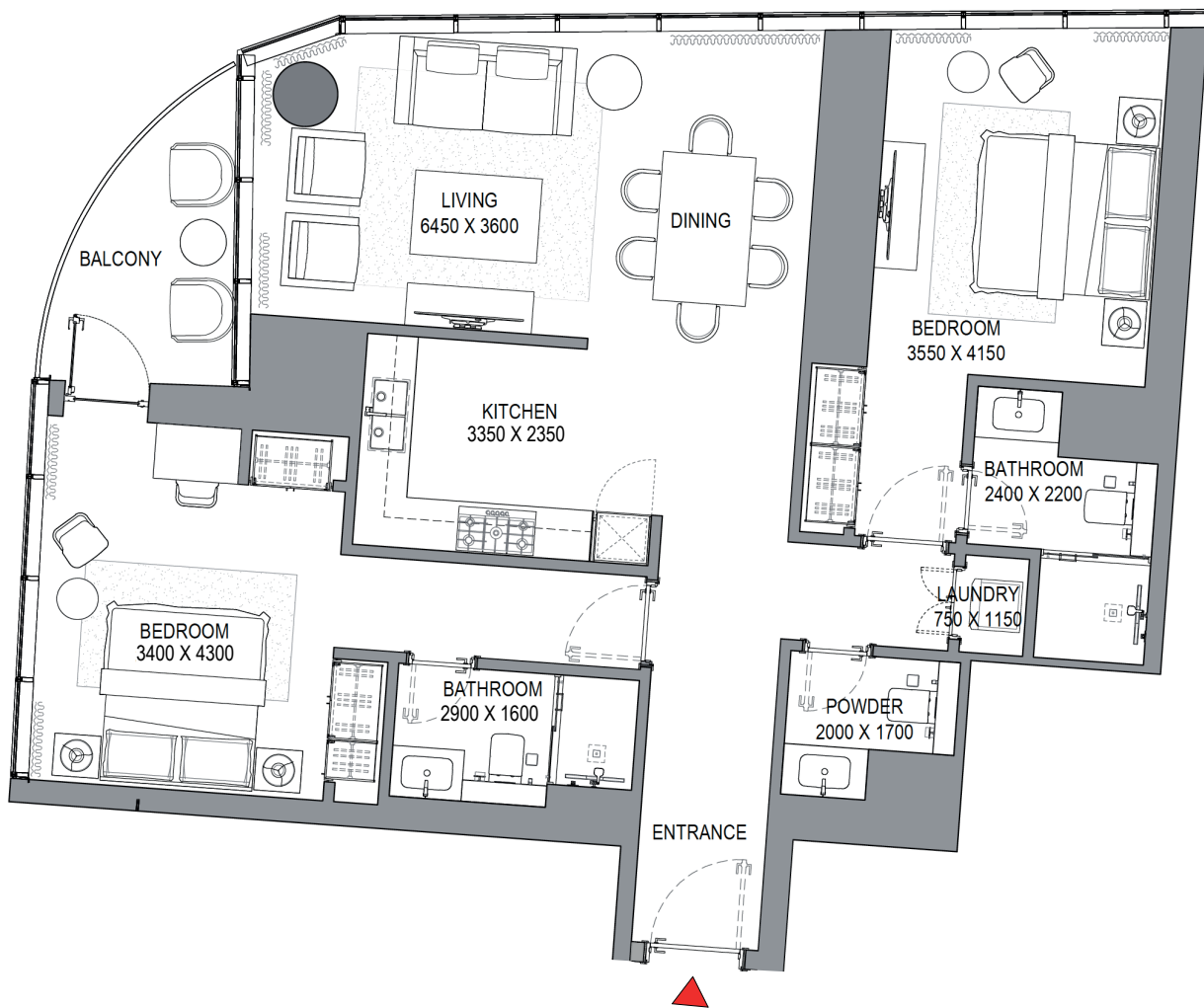
SUITE RANGE = 1,210.51 - 1,210.62 SQ.FT.

BALCONY RANGE = 70.93 - 71.04 SQ.FT.

TOTAL = 1,281.55 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

## VIEWS

Blue waters, Ain Dubai, JBR Beach, Marina, Sea

1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208

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# 1 BEDROOM APARTMENT

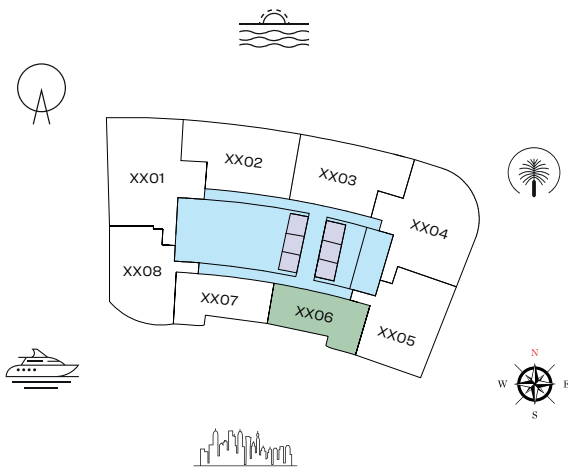
TYPE A (with powder room + balcony)

## TOTAL SALEABLE AREA

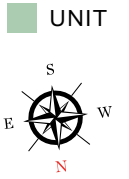
SUITE = 793.30 SQ.FT.

BALCONY = 68.67 SQ.FT.

TOTAL = 861.97 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

## VIEWS

Marina, Marina Skyline

1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206

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# 1 BEDROOM APARTMENT

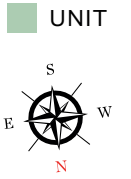
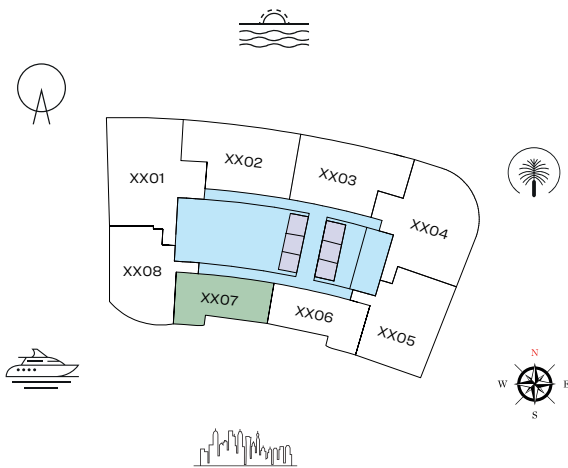
TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

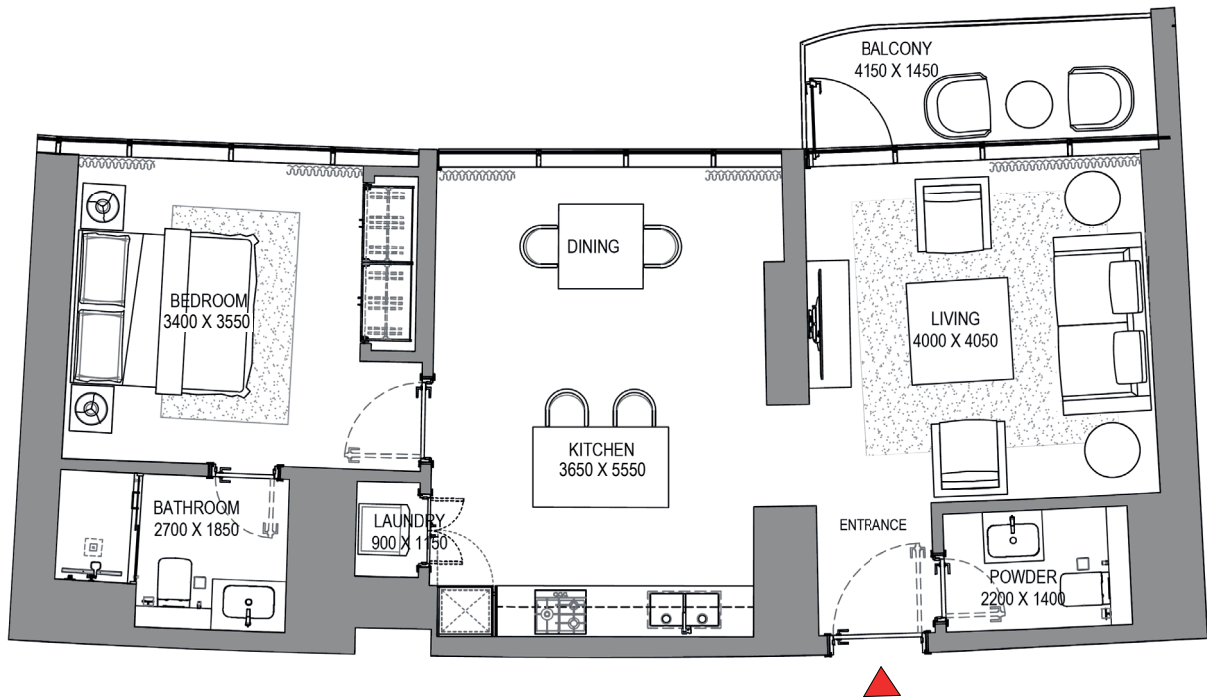
SUITE = 793.30 SQ.FT.

BALCONY = 67.38 SQ.FT.

TOTAL = 860.68 SQ.FT.



TYPICAL FLOOR PLAN  
LEVEL 12-23 & 25-32



List of unit numbers with this unit plan:

## VIEWS

Marina, Marina Skyline

1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207

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# 1 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 969.61 SQ.FT.

BALCONY = 136.49 SQ.FT.

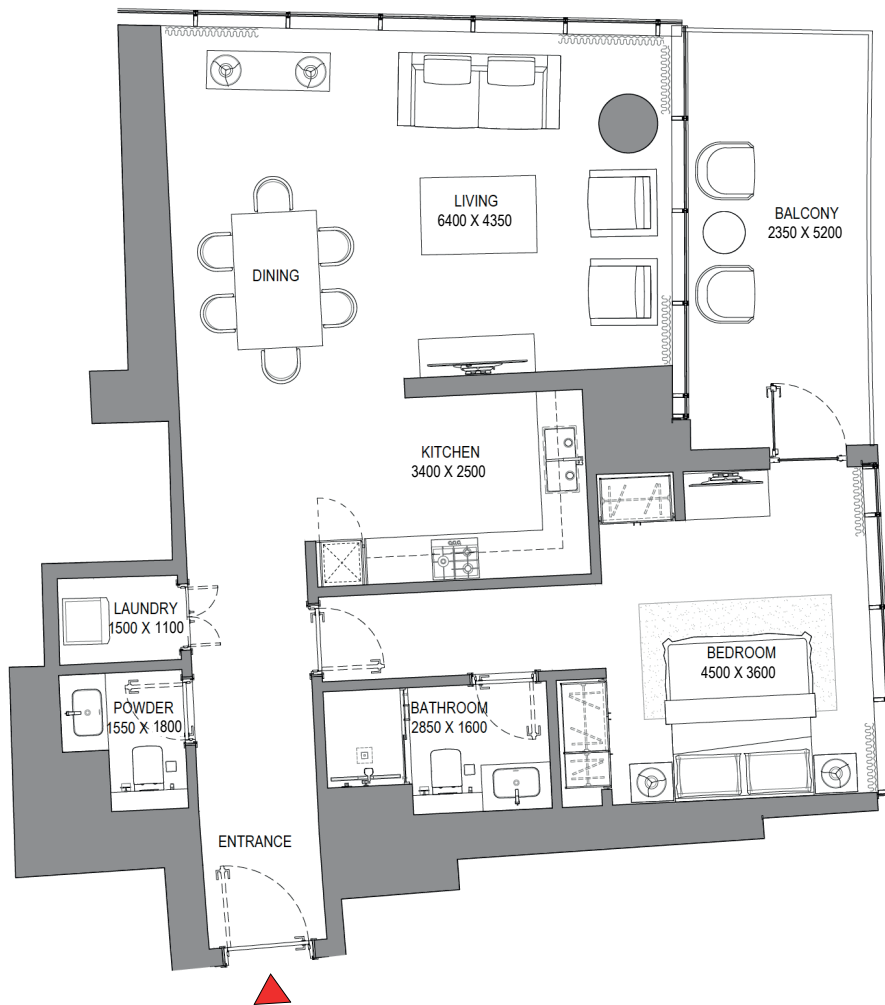
TOTAL = 1,106.10 SQ.FT.



UNIT



TYPICAL FLOOR PLAN  
LEVEL 25-32



List of unit numbers with this unit plan:

## VIEWS

Marina, Marina Skyline

2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205

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