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OFF PLAN

Sobha SkyParks

Location: Business Bay, Dubai

Starting From: AED 0

Permit No: 2

Sobha SkyParks

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Apartments**	**Q4 2032**	**70/30**	**Off Plan**

ABOUT THE PROJECT

Sobha SkyParks is a landmark ultra-high-rise residential development by Sobha Realty, positioned in **Business Bay along the Sheikh Zayed Road corridor**. Conceived as one of the developer's most ambitious vertical residential projects, the tower combines luxury residences with elevated landscaped environments and panoramic views across Dubai.

The registered building configuration comprises **five basement levels, a ground floor, 11 podium levels, 98 upper floors and a roof**, creating a major new addition to Dubai's skyline. DLD records currently show **684 registered units** and a project value of approximately **AED 1.34 billion**.

A defining feature of SkyParks is its emphasis on **elevated greenery and lifestyle spaces**. Rather than concentrating all amenities at podium level, the concept introduces landscaped environments vertically through the tower, creating recreational and wellness destinations high above the city.

Residences are positioned to take advantage of the tower's exceptional height and location. Depending on orientation and floor, homes can capture views toward **Sheikh Zayed Road, the Dubai skyline, Dubai Canal and the Arabian Gulf**. Sobha's official floor plans, for example, show two-bedroom residences specifically oriented toward sea, Sheikh Zayed Road, skyline and canal views.

The residences feature Sobha's characteristic focus on detailed finishes, expansive glazing and contemporary interiors. Higher floors become particularly important within a tower of this scale, making elevation and view orientation significant factors when comparing individual properties.

The development's location provides convenient access to **Business Bay, Downtown Dubai and DIFC**, while its Sheikh Zayed Road positioning connects residents with Dubai Marina, Jumeirah and other major commercial and lifestyle districts.

Sobha SkyParks launched in **October 2025**. Sobha's investor reporting initially recorded **485 units launched**, while the subsequent DLD registration now records **684 units** for the overall project.

The payment structure is commonly published as **70/30**, comprising approximately **20% as the initial payment, 50% during construction and 30% at handover**. The exact instalment schedule should ultimately be verified against the selected unit's booking form and SPA.

For handover, the regulatory and developer records currently differ. Sobha's investor materials identify **2031**, while the current DLD-derived record states **31 December 2032**. For a database specifically intended to track DLD-registered projects, **Q4 2032** is therefore the more appropriate value until the registry is updated.

From an investment perspective, SkyParks combines **Sobha Realty's brand, an exceptionally tall tower, a central Sheikh Zayed Road/Business Bay location and a relatively limited number of residences relative to its scale**. Its vertical garden concept and skyline presence may also differentiate it from conventional Business Bay residential towers.

Individual residences should be evaluated according to **floor, exact square footage, view orientation, balcony area, layout efficiency, original acquisition price and price per square foot**. In a tower approaching 450 metres, the valuation difference between lower, middle and upper-floor residences may be particularly significant.

Why Buy Sobha SkyParks Through A1 Properties?

Purchasing **Sobha SkyParks** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available residences according to floor, square footage, skyline or sea orientation, layout, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark SkyParks against other premium developments throughout Business Bay and the Sheikh Zayed Road corridor.

For investors, our advisors can assess **entry pricing, floor premiums, view positioning, future supply, handover timing and long-term rental and resale potential**. For end-users, the selection process can focus on residence size, elevation, views, amenities and connectivity to Dubai's principal business districts.

From property selection and negotiation 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% Down Payment	**60%** During Construction	**30%** On Handover