



SKYVUE
ALTIER



SOBHA HARTLAND II



The Sobha Standard: *Defining the Future of Luxury*

Sobha Realty doesn't just build homes, we elevate the entire concept of residential luxury across Dubai. Our portfolio is a collection of masterpieces, not just properties.

Backed by a razor-sharp focus on **uncompromising quality and relentless innovation**, our legacy is visible in iconic creations, from grand palaces and ornate mosques to cutting-edge corporate campuses and ultra-luxurious residential communities.

Through our pioneering '**Backward Integration**' model, every detail, from concept to completion, is controlled by our in-house mastery. This commitment ensures a unique offering of timeless fine living that inherently extends far beyond expectations.

Backward Integration.
Forward Thinking.

DESIGN

Masterfully conceptualized.

MATERIAL
SOURCING

Employing cutting-edge
technology for world-class
manufacturing.

QUALITY
CONTROL

Establishing a new global
standard.

ENGINEERING &
CONTRACTING

Scrupulously refined to
perfection.

CRAFTSMANSHIP

Exquisite attention to detail
from inception to completion.



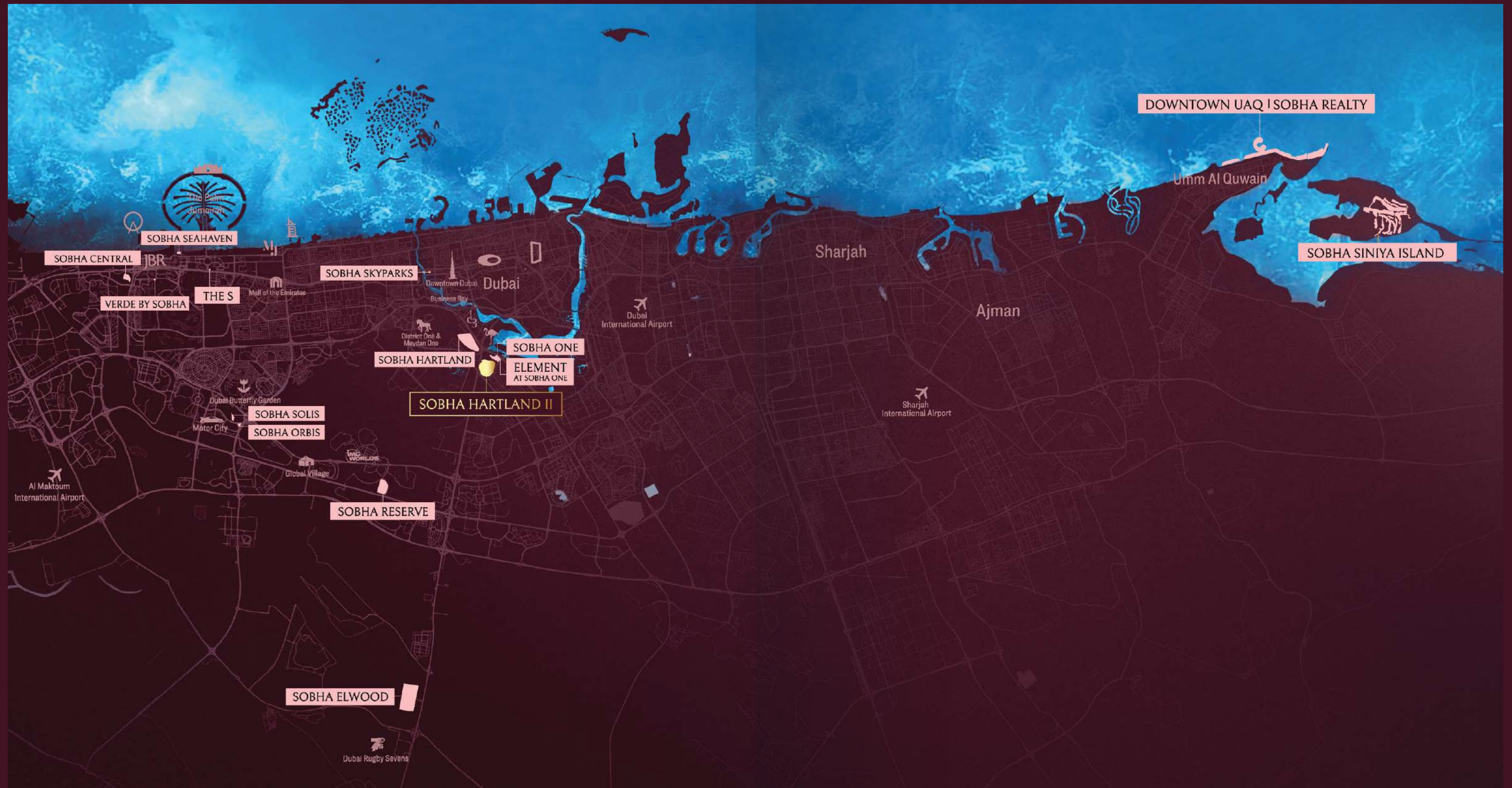
**WE NOTICE THE
SMALLEST
DETAILS.**

So you won't have to.

SOBHA
REALTY

Crowning the Horizon

A Landmark on the Northern Sky





A Defining Point

*Where Urban Energy
meets Sky-High Serenity*

Sobha Hartland II is the ultimate contemporary sanctuary, perfectly positioned at the nexus of connectivity and calm. Being centrally located, this community is seamlessly integrated with the pulse of Dubai, ensuring effortless access to all major landmarks.

Here, every moment is defined by **unparalleled convenience and modern elegance**. You are invited to immerse yourself in the dynamic life of the city knowing that Downtown Dubai and key destinations are just moments away before retreating to the tranquility of your bespoke home



RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES



MEYDAN
RACE COURSE
10 MINUTES



SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES



DOWNTOWN DUBAI
10 MINUTES



DUBAI INTERNATIONAL
AIRPORT
12 MINUTES



BUSINESS BAY
12 MINUTES



BURJ KHALIFA &
THE DUBAI MALL
15 MINUTES



DUBAI OPERA
15 MINUTES



DUBAI FRAME
15 MINUTES



PALM JUMEIRAH
25 MINUTES



Your Bespoke World

*An exclusive retreat,
crafted just for you*



Sobha Hartland II is recognized as Dubai's most premium master community—a sprawling 8 million sq ft domain where urban convenience is seamlessly woven with a vibrant community spirit. This is more than a neighborhood; it is a self-contained haven.

Every facet of life has been anticipated and provided for. Within this exclusive sphere, discover a fully integrated ecosystem, featuring a world-class mall, premium office spaces, an international school, a luxurious clubhouse, and a curated range of retail options. **Everything you desire is not just close it's right here.**



The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



Introducing



*Your Next Level of Living.
Smart Design. Timeless Appeal.*

We define elevated living through thoughtful design and enduring style. Every detail is curated to create spaces that feel intuitive, elegant, and timeless - crafted for those who value both beauty and functionality in the heart of the city.





One of the prestigious towers in the Skyvue collection, **Skyvue Altier** soars to new heights within Sobha Hartland II. This masterpiece delivers **unparalleled dual-aspect grandeur**, featuring breathtaking, unobstructed panoramas: the iconic Downtown Dubai skyline on one side, and the protected Ras Al Khor Wildlife Sanctuary on the other. Precision-crafted and exquisitely curated, Skyvue Altier reflects Sobha's steadfast commitment to absolute excellence.





Vision Engineered.
Designed for the Horizon.



An Architectural Dialogue with the Sky.

Here, architecture is the art of maximizing natural light and unparalleled sightlines. The masterful zigzag façade and innovative triangular floor plan are not mere design features; they are the result of a calculated philosophy dedicated to optimization. This revolutionary approach ensures that every residence is filled with sunlight and delivers sweeping, vast panoramic views. The result is a curated living experience perpetually connected to the endless horizon and the vibrant life beyond your windows.





Sophistication *at new heights*

Skyvue forms the crescendo of the Northern skyline within the centrally located Sobha Hartland II, the towers offers tranquil retreats and breathtaking vistas that elevate the living experience.







The Luxuries, The Heights, And the City!

Skyvue's architecture gracefully embraces its surroundings with a rhythmically flowing zig-zag facade set within a triangular floor plan.

This masterful design invites panoramic views into every space, creating an effortlessly elevated living experience where dual-aspect apartments* become a gateway to an endless horizon.

*selected units

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The Ultimate Indulgence

A curated collection of world-class amenities awaits, meticulously designed to elevate your everyday life and redefine the art of entertainment.



Water

- Kid's Pool
- Infinity Pool
- Jacuzzi
- Central water Feature

Fitness

- Outdoor Gym
- Indoor Gym
- Indoor Yoga Studio
- Circuit Training / Gym Area
- Walking/Jogging Loop
- Yoga and Meditation Area
- Sauna and Steam
- Outdoor Crossfit / Gym Area

Entertainment

- Multipurpose Hall
- Open Cinema Area
- Open Picnic Lawn
- Barbeque Area
- Party Terrace
- Open Amphitheatre Seating

Indoor

- Indoor Movie Theatre
- Library/Reading Room
- Cards room, Chess and Carrom
- Indoor video game room / Teenage space
- Music Room
- Art Room

Kids & Toddlers Zone

- Kids Play Zone
- Kids Playroom

Note : Shared amenities across 4 towers

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The View from the Summit

Overlooking the Skyline of Dreams



Standing tall above the city, this sanctuary offers unmatched, panoramic vistas that define the ultimate Dubai experience. Gaze upon the duality of the city: the dazzling, iconic Downtown skyline on one side, and the untouched tranquility of the Ras Al Khor Wildlife Sanctuary on the other. This opulent sanctuary is where life's greatest aspirations are not just imagined—they are realized.

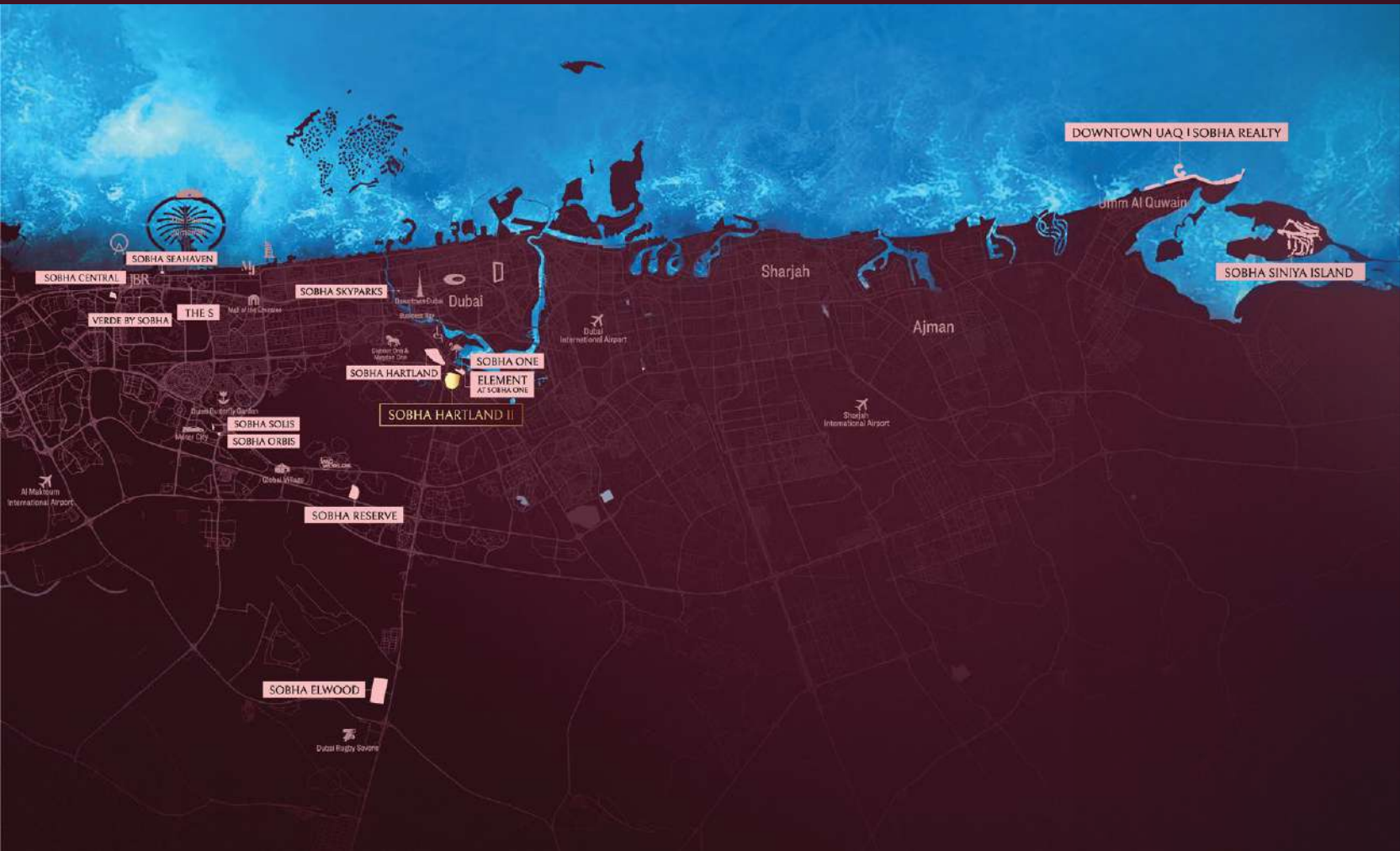








Location Plan



Master Plan



Site Plan



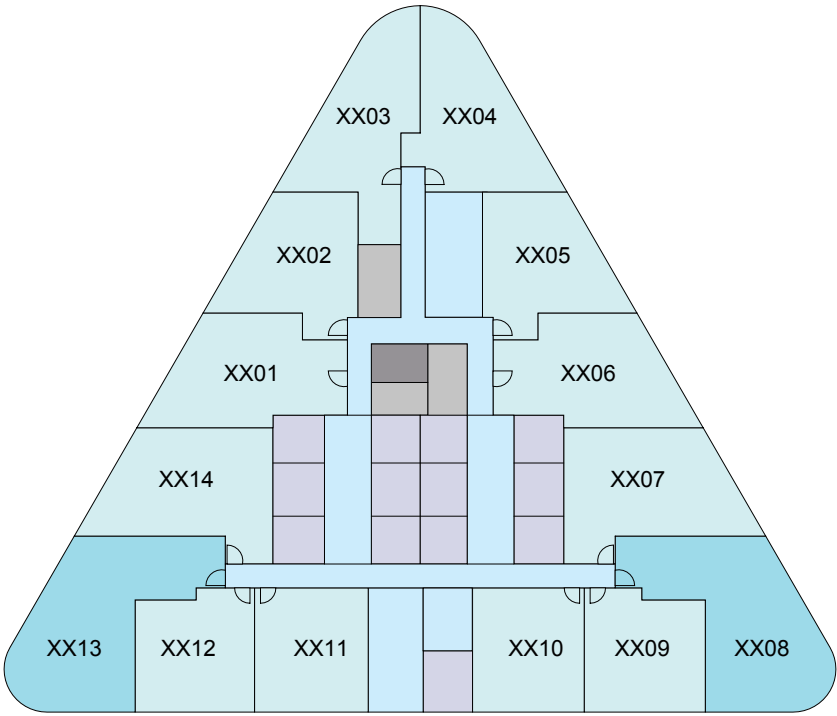
Floor Plan

FLOOR PLAN LAYOUT

SKYVUE ALTIER



LAGOONS, COMMUNITY



DOWNTOWN, DUBAI SKYLINE

LEVEL 10-20, 25-40

 1 BED UNIT	 CIRCULATION	 LIFTS
 2 BED UNIT	 SERVICES	 GARBAGE ROOM

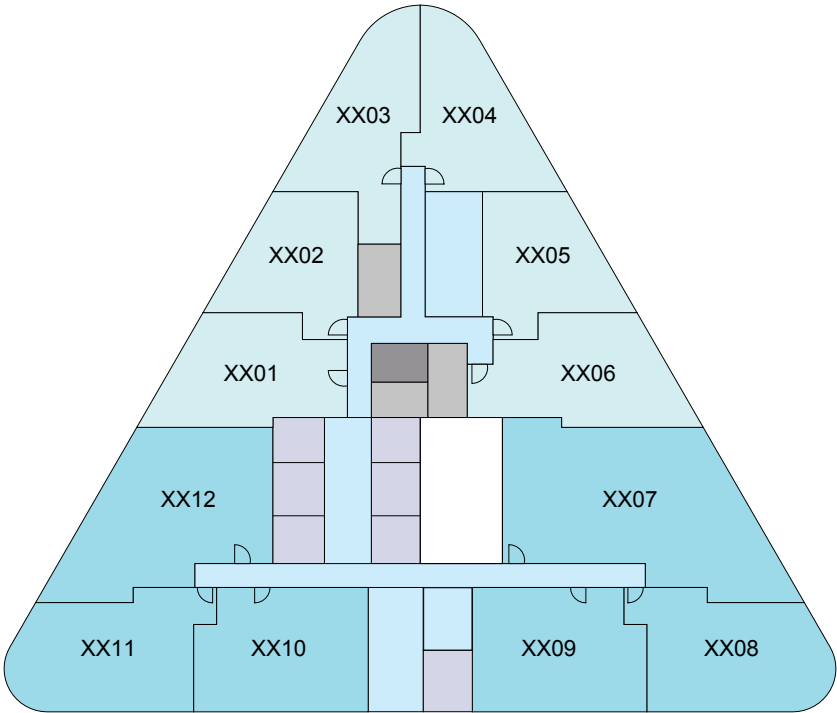
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FLOOR PLAN LAYOUT

SKYVUE ALTIER



LAGOONS, COMMUNITY



DOWNTOWN, DUBAI SKYLINE

LEVEL 44-57, 62-77

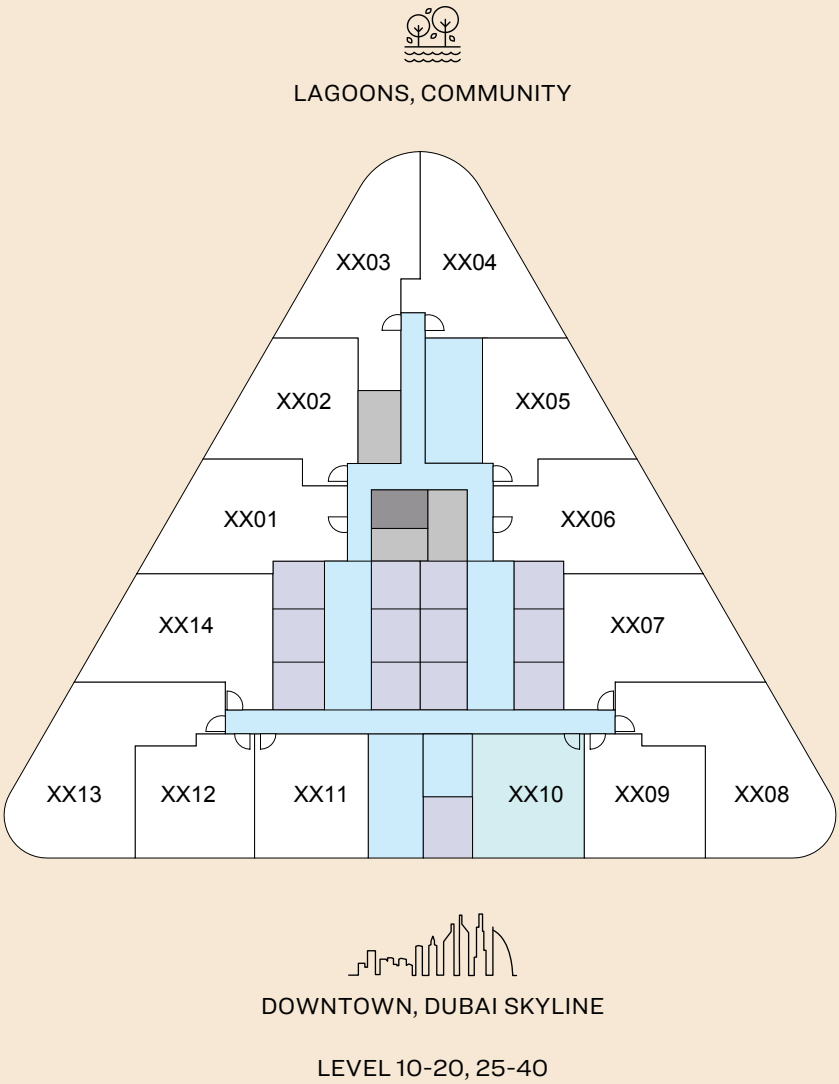
 1 BED UNIT	 CIRCULATION	 LIFTS
 2 BED UNIT	 SERVICES	 GARBAGE ROOM

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1 BEDROOM APARTMENT
TYPE A (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 498.37 SQ.FT.
BALCONY = 52.64 SQ.FT.
TOTAL = 551.01 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline
D1010, D1110, D1210, D1310, D1410, D1510, D1610, D1710, D1810, D1910,
D2010, D2510, D2610, D2710, D2810, D2910, D3010, D3110, D3210,
D3310, D3410, D3510

Dubai Skyline, Downtown Skyline
D3610, D3710, D3810, D3910



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Dubai Skyline, Downtown Skyline

D3610, D3710, D3810, D3910

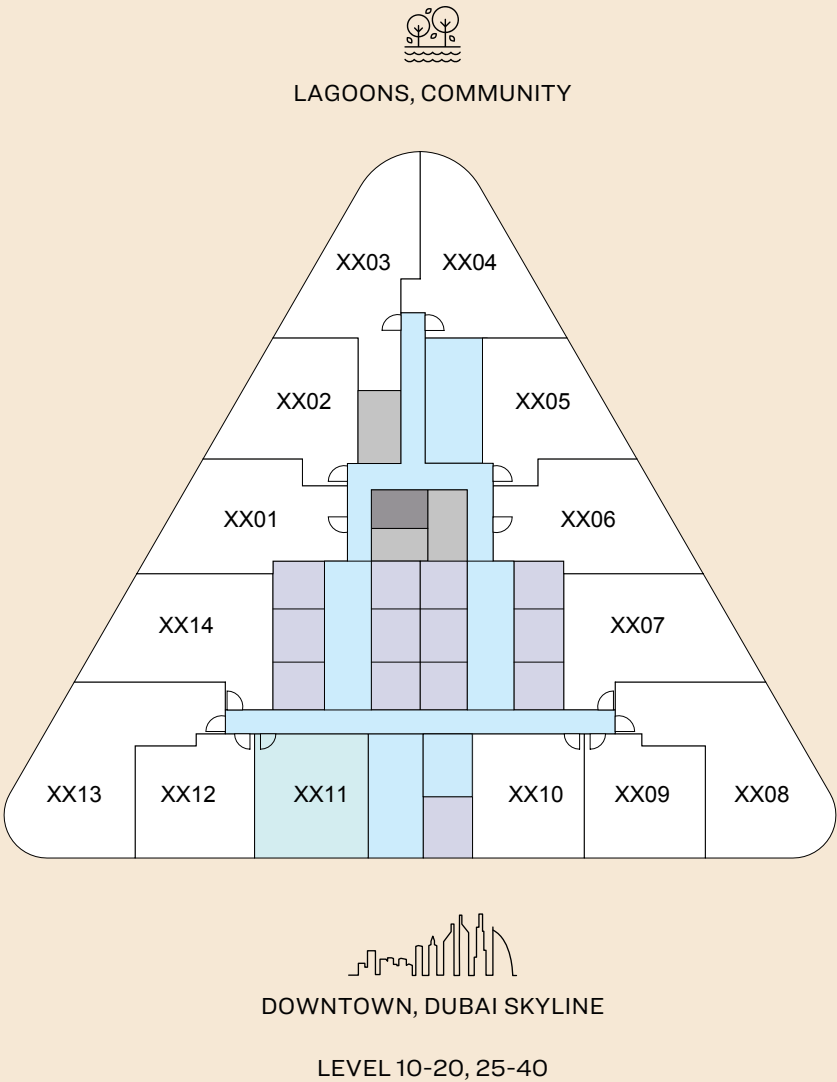


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1 BEDROOM APARTMENT
TYPE A - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 498.37 SQ.FT.
BALCONY = 52.64 SQ.FT.
TOTAL = 551.01 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline
D1011, D1111, D1211, D1311, D1411, D1511, D1611, D1711, D1811, D1911, D2011,
D2511, D2611, D2711, D2811, D2911, D3011, D3111, D3211, D3311, D3411, D3511

Dubai Skyline, Downtown Skyline
D3611, D3711, D3811, D3911



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D1011, D1111, D1211, D1311, D1411, D1511, D1611, D1711, D1811, D1911, D2011,
D2511, D2611, D2711, D2811, D2911, D3011, D3111, D3211, D3311, D3411, D3511

Dubai Skyline, Downtown Skyline
D3611, D3711, D3811, D3911

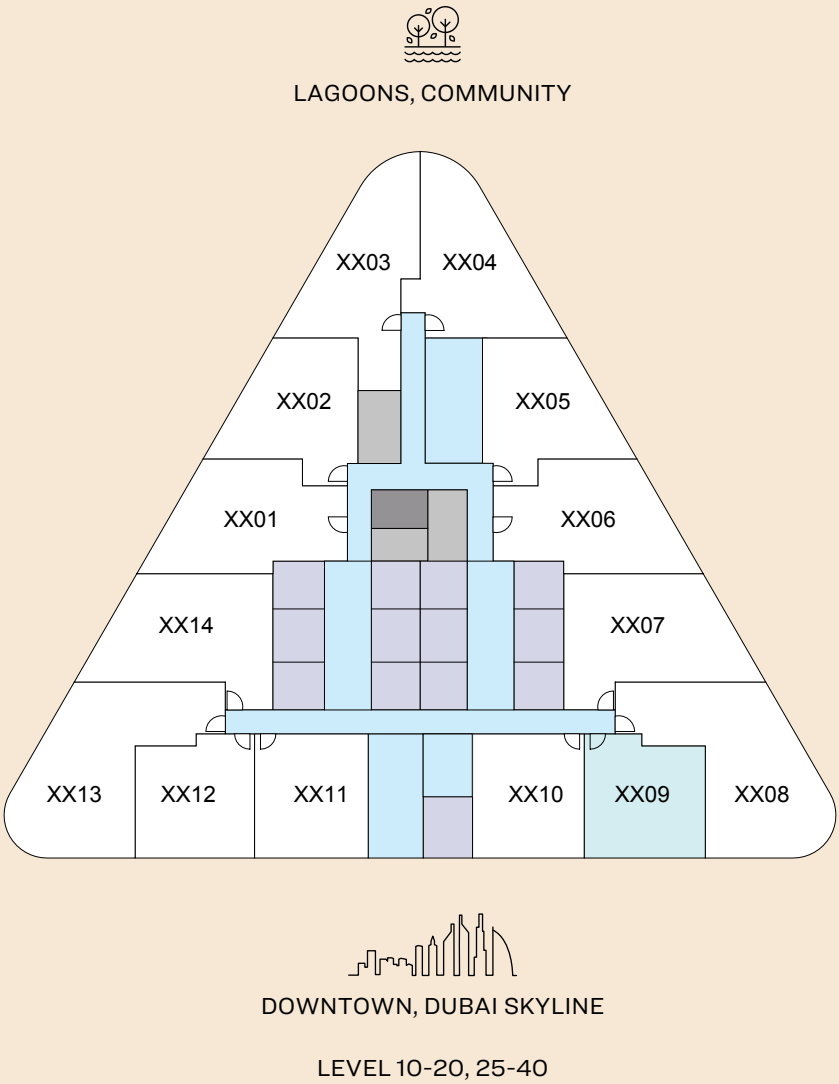


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1 BEDROOM APARTMENT
TYPE B (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 504.07 SQ.FT.
BALCONY = 56.08 SQ.FT.
TOTAL = 560.15 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline
D1009, D1109, D1209, D1309, D1409, D1509, D1609, D1709, D1809, D1909,
D2009, D2509, D2609, D2709, D2809, D2909, D3009, D3109, D3209,
D3309, D3409, D3509

Dubai Skyline, Downtown Skyline
D3609, D3709, D3809, D3909



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TYPE B (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 504.07 SQ.FT.
BALCONY = 56.08 SQ.FT.
TOTAL = 560.15 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline

D1009, D1109, D1209, D1309, D1409, D1509, D1609, D1709, D1809, D1909,
D2009, D2509, D2609, D2709, D2809, D2909, D3009, D3109, D3209,
D3309, D3409, D3509

Dubai Skyline, Downtown Skyline

D3609, D3709, D3809, D3909

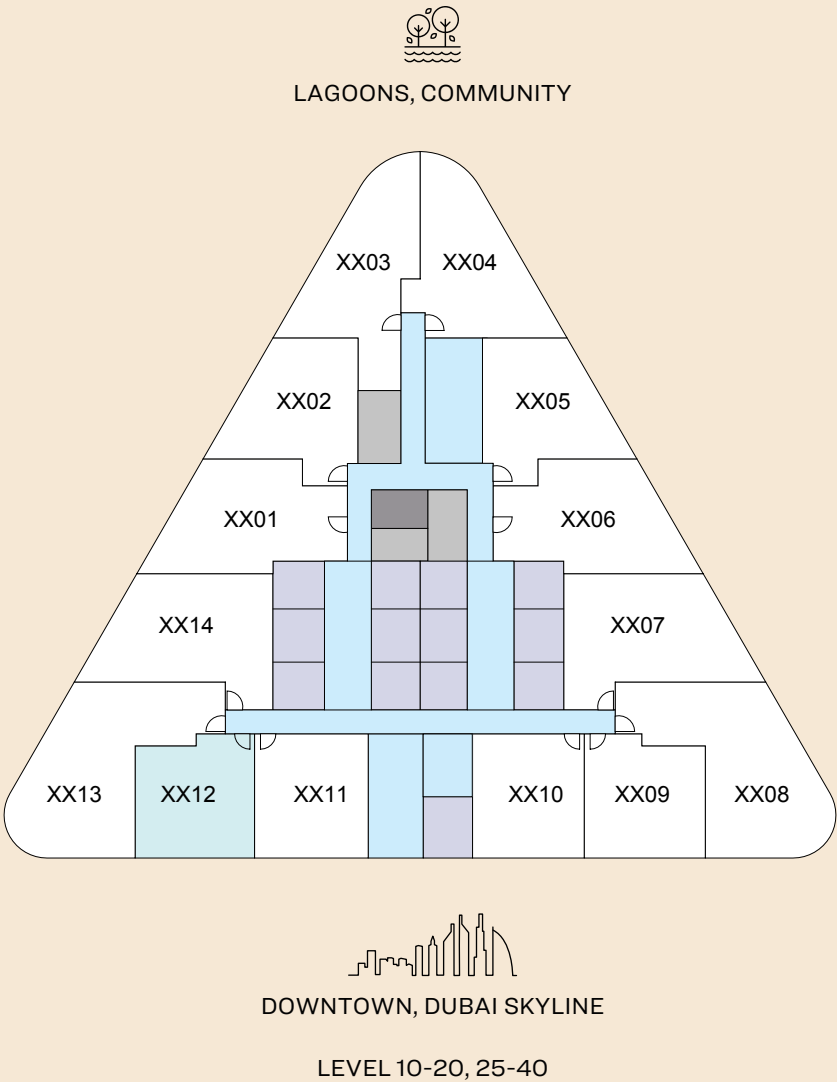


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1 BEDROOM APARTMENT
TYPE B - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 503.11 SQ.FT.
BALCONY = 56.08 SQ.FT.
TOTAL = 559.19 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline
D1012, D1112, D1212, D1312, D1412, D1512, D1612, D1712, D1812, D1912,
D2012, D2512, D2612, D2712, D2812, D2912, D3012, D3112, D3212, D3312,
D3412, D3512

Dubai Skyline, Downtown Skyline
D3612, D3712, D3812, D3912



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TYPE B - VARIANT 1 (with balcony)

LUXE RESIDENCES

TOTAL SALEABLE AREA

SUITE = 503.11 SQ.FT.

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TOTAL = 559.19 SQ.FT.



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D1012, D1112, D1212, D1312, D1412, D1512, D1612, D1712, D1812, D1912,
D2012, D2512, D2612, D2712, D2812, D2912, D3012, D3112, D3212, D3312,
D3412, D3512

Dubai Skyline, Downtown Skyline

D3612, D3712, D3812, D3912

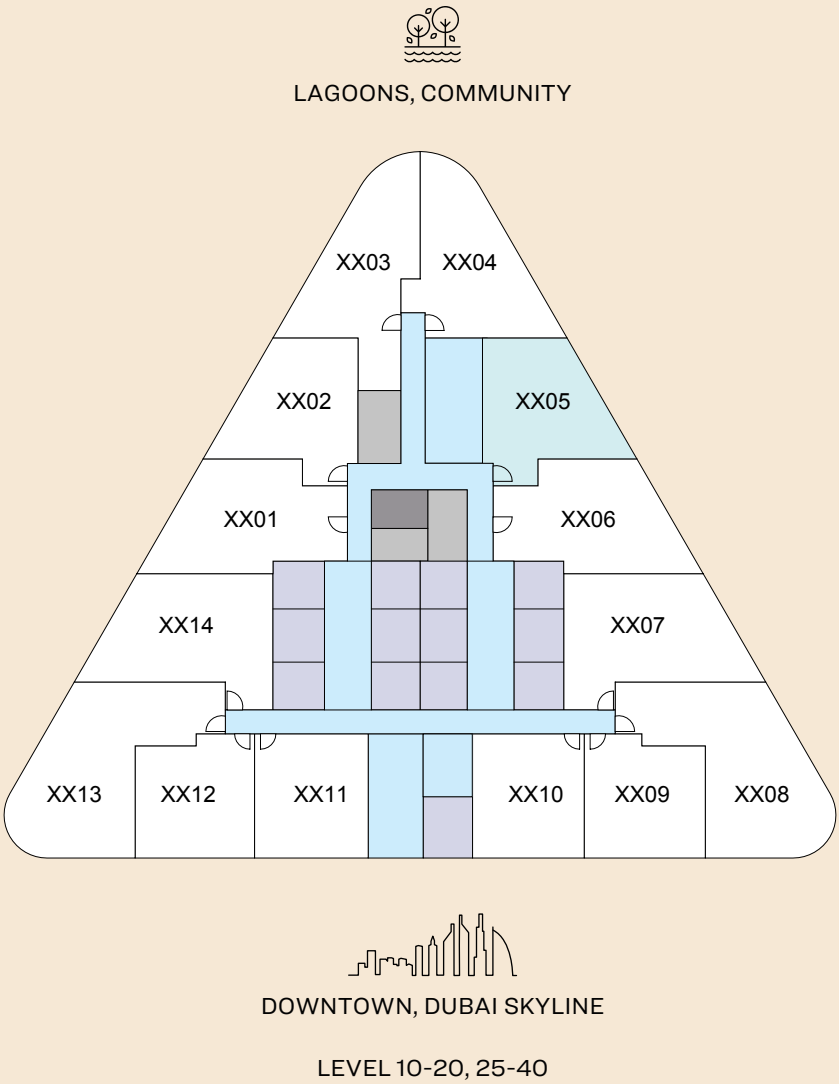


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1 BEDROOM APARTMENT
TYPE C (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE RANGE = 522.70 - 523.13 SQ.FT.
BALCONY RANGE = 103.44 - 103.98 SQ.FT.
TOTAL RANGE = 626.57 - 626.68 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1105, D1205, D1305, D1405, D1505, D1605, D1705, D1805, D1905, D2005, D2505, D2605, D2705, D2805, D2905, D3005, D3105, D3205, D3305, D3405, D3505, D3605, D3705, D3805, D3905, D4405, D4505, D4605, D4705, D4805, D4905, D5005, D5105, D5205, D5305, D5405, D5505, D5605, D5705, D6205, D6305, D6405, D6505, D6605, D6705, D6805, D6905, D7005, D7105, D7205, D7305, D7405, D7505, D7605

Community, Amenities
D1005



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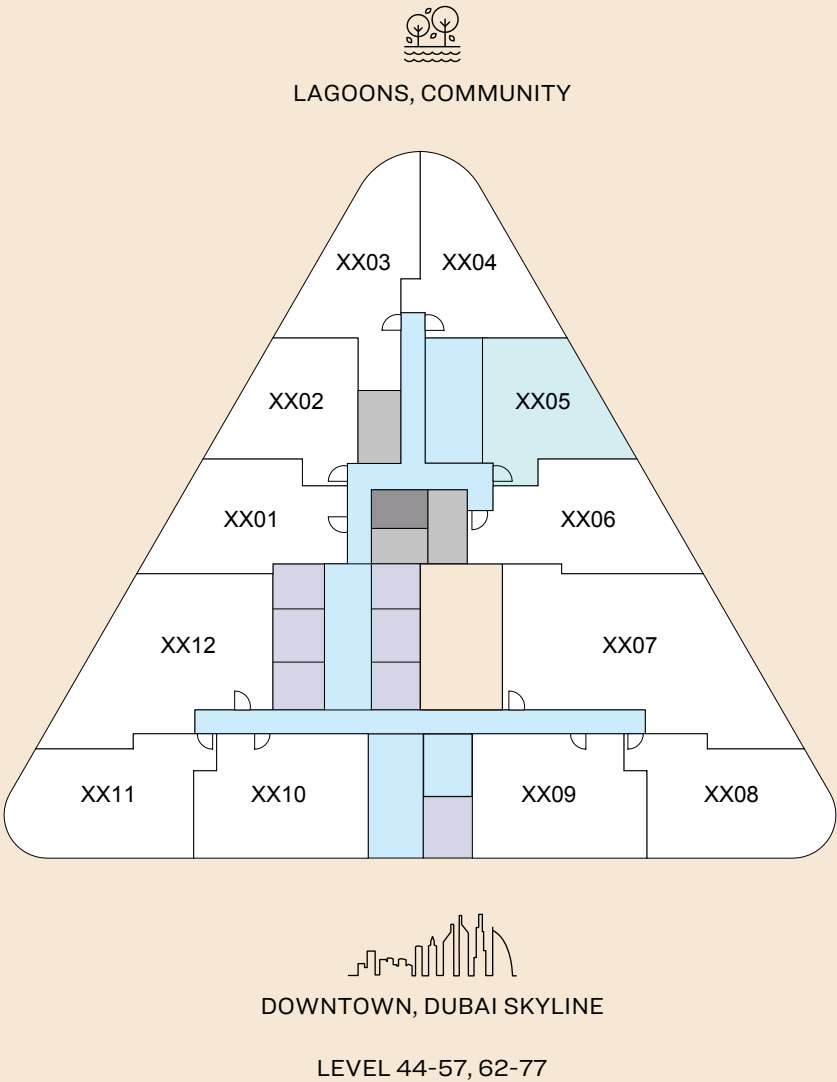
1 BEDROOM APARTMENT

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LUXE RESIDENCES

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UNIT



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VIEWS

Community
D1105, D1205, D1305, D1405, D1505, D1605, D1705, D1805, D1905, D2005, D2505, D2605, D2705, D2805, D2905, D3005, D3105, D3205, D3305, D3405, D3505, D3605, D3705, D3805, D3905, D4405, D4505, D4605, D4705, D4805, D4905, D5005, D5105, D5205, D5305, D5405, D5505, D5605, D5705, D6205, D6305, D6405, D6505, D6605, D6705, D6805, D6905, D7005, D7105, D7205, D7305, D7405, D7505, D7605

Community, Amenities
D1005



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VIEWS

Community
D1105, D1205, D1305, D1405, D1505, D1605, D1705, D1805, D1905, D2005, D2505, D2605, D2705, D2805, D2905, D3005, D3105, D3205, D3305, D3405, D3505, D3605, D3705, D3805, D3905, D4405, D4505, D4605, D4705, D4805, D4905, D5005, D5105, D5205, D5305, D5405, D5505, D5605, D5705, D6205, D6305, D6405, D6505, D6605, D6705, D6805, D6905, D7005, D7105, D7205, D7305, D7405, D7505, D7605

Community, Amenities
D1005

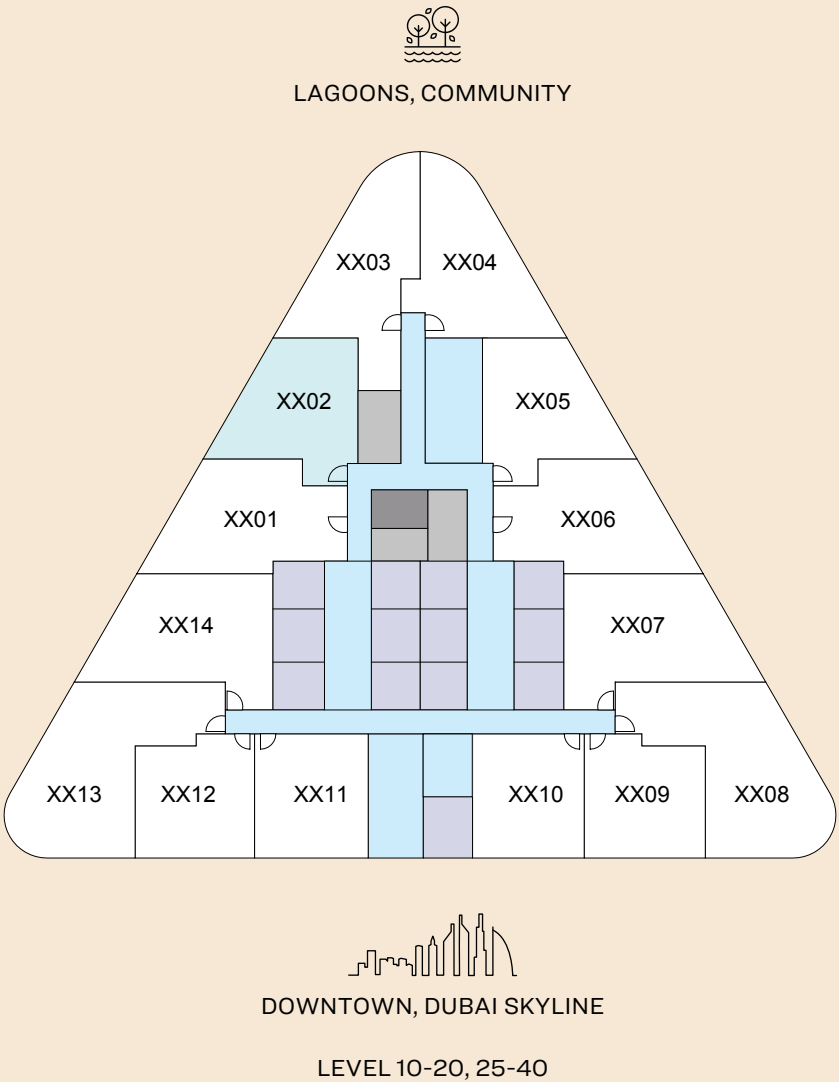


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1 BEDROOM APARTMENT
TYPE C - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 530.34 SQ.FT.
BALCONY = 103.33 SQ.FT.
TOTAL = 633.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1102, D1202, D1302, D1402, D1502, D1602, D1702, D1802, D1902, D2002, D2502, D2602, D2702, D2802, D2902, D3002, D3102, D3202, D3302, D3402, D3502, D3602, D3702, D3802, D3902, D4402, D4502, D4602, D4702, D4802, D4902, D5002, D5102, D5202, D5302, D5402, D5502, D5602, D5702, D6202, D6302, D6402, D6502, D6602, D6702, D6802, D6902, D7002, D7102, D7202, D7302, D7402, D7502, D7602

Community, Amenities
D1002

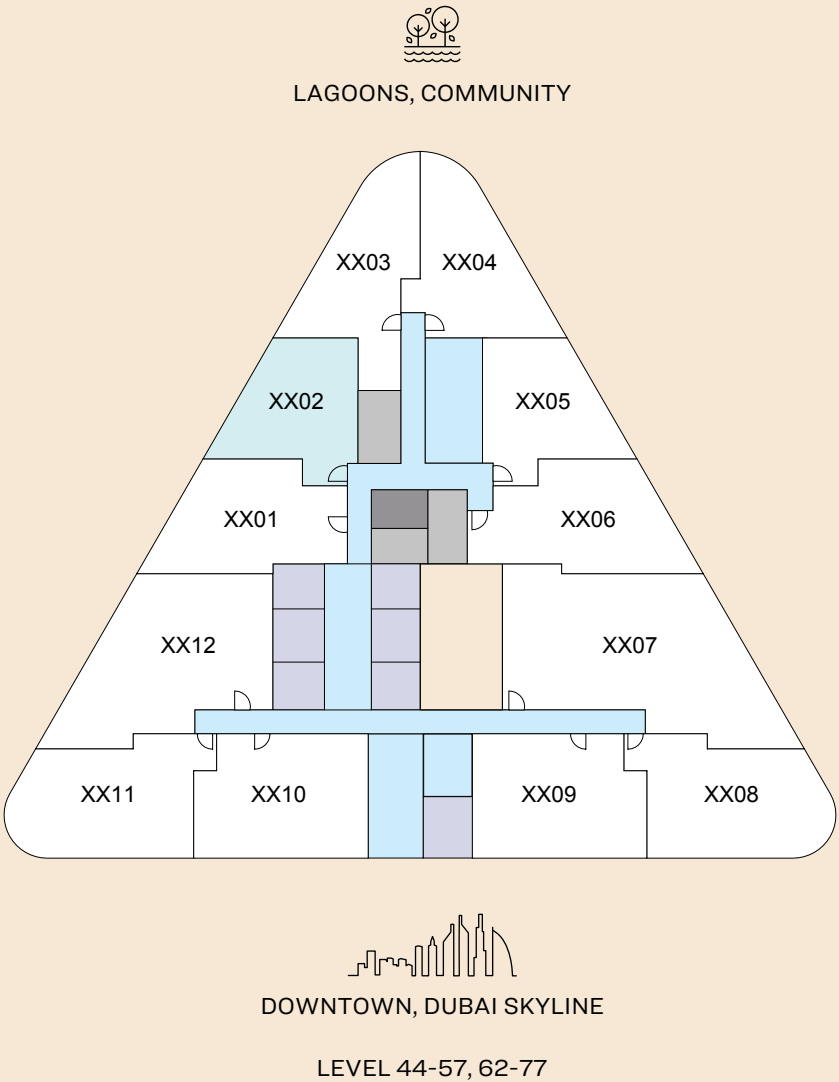


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VIEWS

Community
D1102, D1202, D1302, D1402, D1502, D1602, D1702, D1802, D1902, D2002, D2502, D2602, D2702, D2802, D2902, D3002, D3102, D3202, D3302, D3402, D3502, D3602, D3702, D3802, D3902, D4402, D4502, D4602, D4702, D4802, D4902, D5002, D5102, D5202, D5302, D5402, D5502, D5602, D5702, D6202, D6302, D6402, D6502, D6602, D6702, D6802, D6902, D7002, D7102, D7202, D7302, D7402, D7502, D7602

Community, Amenities
D1002



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1 BEDROOM APARTMENT
TYPE C - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 530.34 SQ.FT.
BALCONY = 103.33 SQ.FT.
TOTAL = 633.67 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
D1102, D1202, D1302, D1402, D1502, D1602, D1702, D1802, D1902, D2002, D2502, D2602, D2702, D2802, D2902, D3002, D3102, D3202, D3302, D3402, D3502, D3602, D3702, D3802, D3902, D4402, D4502, D4602, D4702, D4802, D4902, D5002, D5102, D5202, D5302, D5402, D5502, D5602, D5702, D6202, D6302, D6402, D6502, D6602, D6702, D6802, D6902, D7002, D7102, D7202, D7302, D7402, D7502, D7602

Community, Amenities
D1002

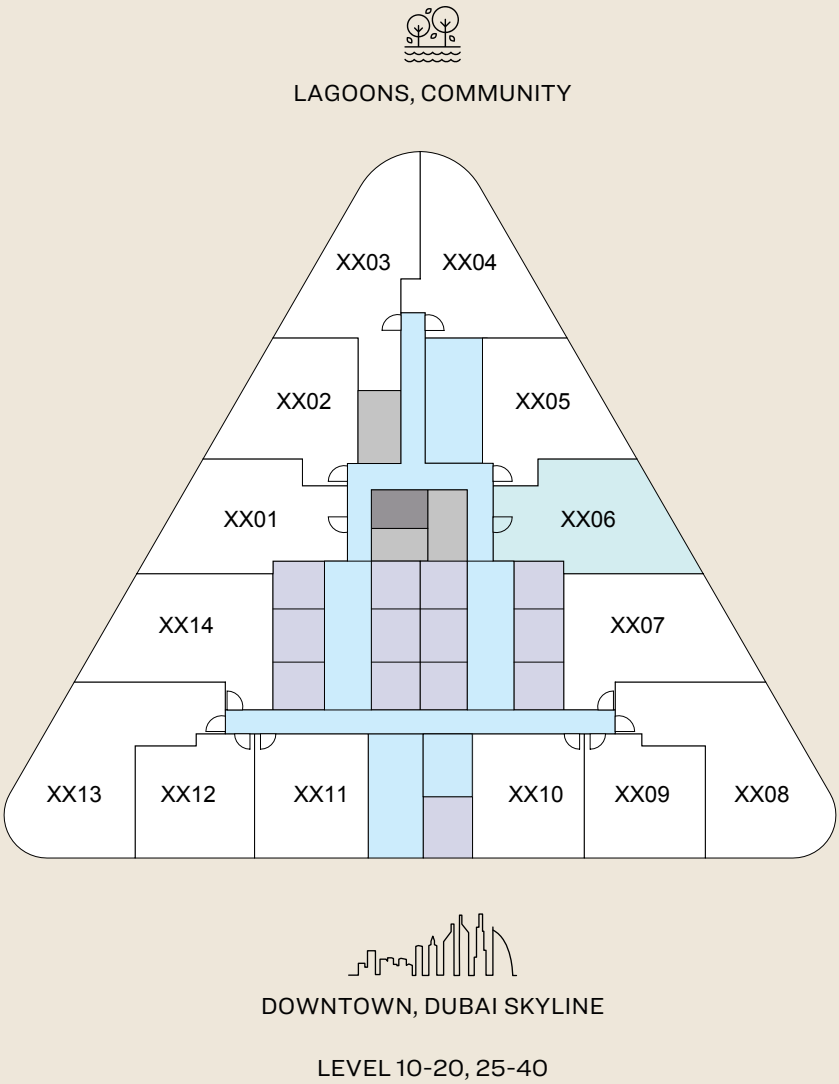


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1 BEDROOM APARTMENT
TYPE D (with powder room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 631.63 SQ.FT.
BALCONY = 107.42 SQ.FT.
TOTAL = 739.05 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1106, D1206, D1306, D1406, D1506, D1606, D1706, D1806, D1906, D2006, D2506, D2606, D2706, D2806, D2906, D3006, D3106, D3206, D3306, D3406, D3506, D3606, D3706, D3806, D3906

Community, Amenities
D1006



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1 BEDROOM APARTMENT
TYPE D (with powder room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 631.63 SQ.FT.
BALCONY = 107.42 SQ.FT.
TOTAL = 739.05 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
D1106, D1206, D1306, D1406, D1506, D1606, D1706, D1806, D1906, D2006, D2506, D2606, D2706, D2806, D2906, D3006, D3106, D3206, D3306, D3406, D3506, D3606, D3706, D3806, D3906

Community, Amenities
D1006

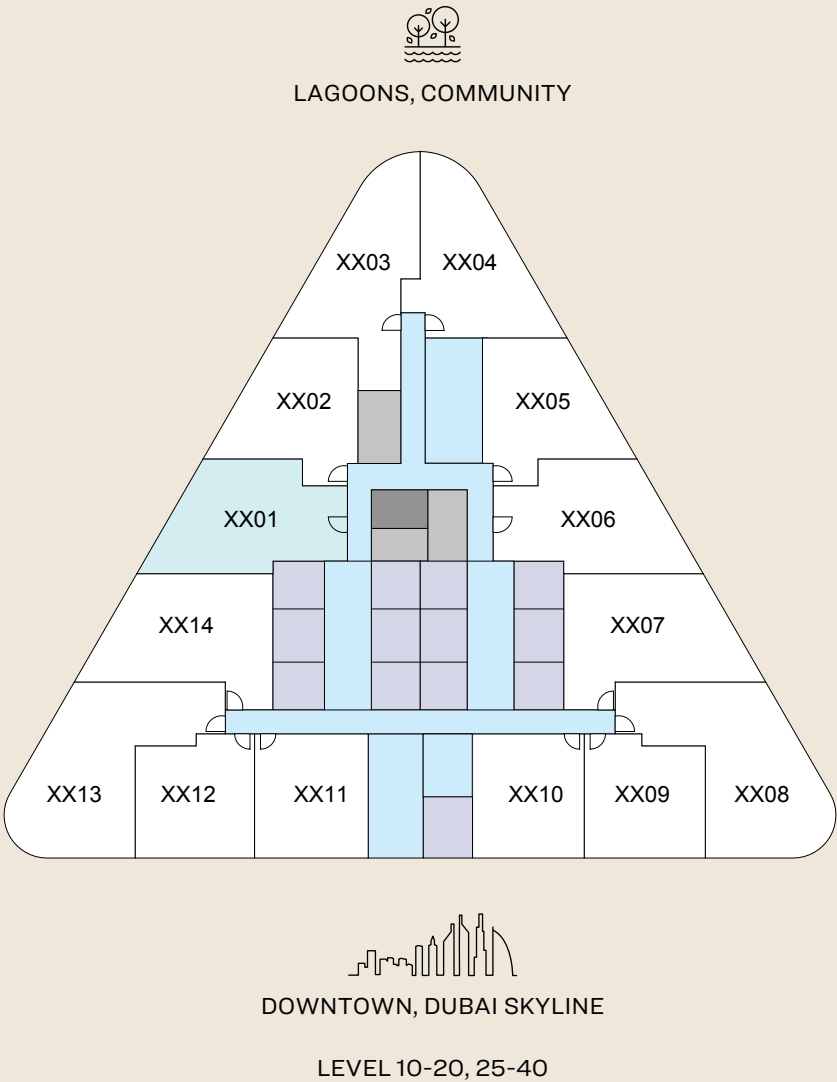


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1 BEDROOM APARTMENT
TYPE D - VARIANT 1 (with powder room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE RANGE = 627.97 - 631.63 SQ.FT.
BALCONY RANGE = 107.32 - 111.08 SQ.FT.
TOTAL RANGE = 738.95 - 739.05 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1101, D1201, D1301, D1401, D1501, D1601, D1701,
D1801, D1901, D2001, D2501, D2601, D2701,
D2801, D2901, D3001, D3101, D3201, D3301,
D3401, D3501

Community, Ras Al Khor
D3601, D3701, D3801, D3901, D4401, D4501, D4601, D4701,
D4801, D4901, D5001, D5101, D5201, D5301, D5401, D5501,
D5601, D5701, D6201, D6301, D6401, D6501, D6601, D6701,
D6801, D6901, D7001, D7101, D7201, D7301, D7401, D7501, D7601

Community, Amenities
D1001

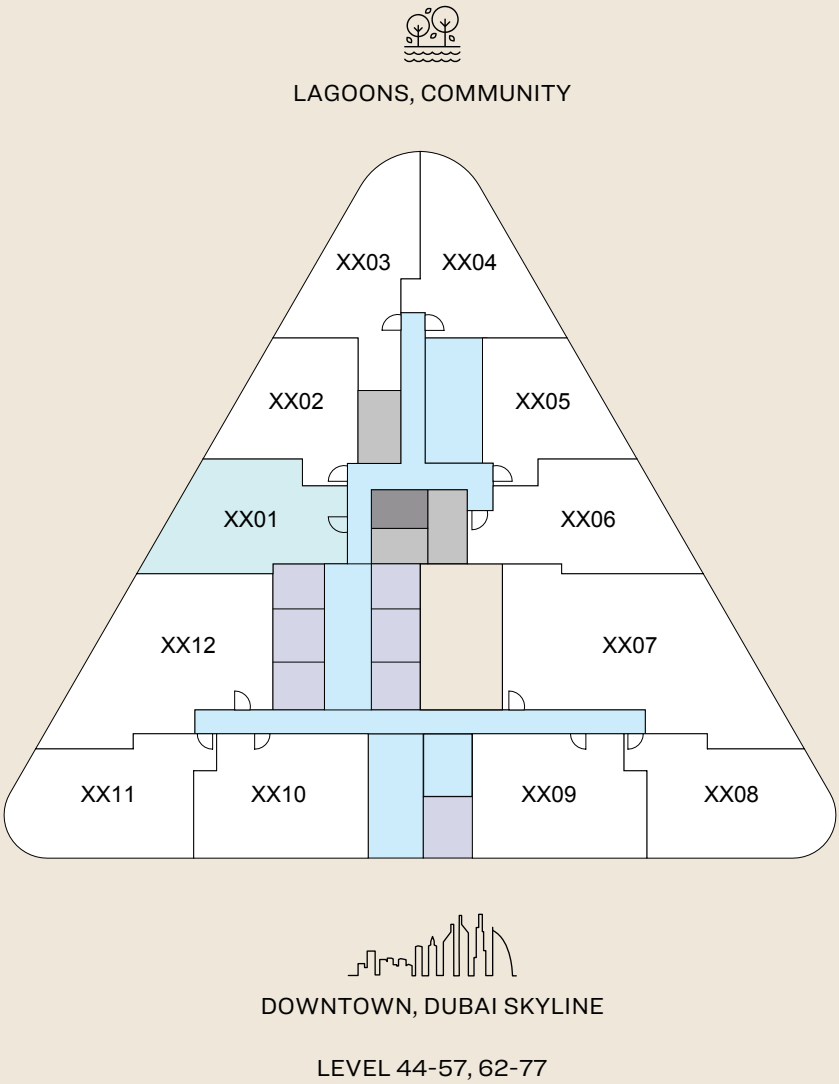


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1 BEDROOM APARTMENT
TYPE D - VARIANT 1 (with powder room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE RANGE = 627.97 - 631.63 SQ.FT.
BALCONY RANGE = 107.32 - 111.08 SQ.FT.
TOTAL RANGE = 738.95 - 739.05 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1101, D1201, D1301, D1401, D1501, D1601, D1701,
D1801, D1901, D2001, D2501, D2601, D2701,
D2801, D2901, D3001, D3101, D3201, D3301,
D3401, D3501

Community, Ras Al Khor
D3601, D3701, D3801, D3901, D4401, D4501, D4601, D4701,
D4801, D4901, D5001, D5101, D5201, D5301, D5401, D5501,
D5601, D5701, D6201, D6301, D6401, D6501, D6601, D6701,
D6801, D6901, D7001, D7101, D7201, D7301, D7401, D7501, D7601

Community, Amenities
D1001



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1 BEDROOM APARTMENT

TYPE D - VARIANT 1 (with powder room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA

SUITE RANGE = 627.97 - 631.63 SQ.FT.
BALCONY RANGE = 107.32 - 111.08 SQ.FT.
TOTAL RANGE = 738.95 - 739.05 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
D1101, D1201, D1301, D1401, D1501, D1601, D1701,
D1801, D1901, D2001, D2501, D2601, D2701,
D2801, D2901, D3001, D3101, D3201, D3301,
D3401, D3501

Community, Ras Al Khor
D3601, D3701, D3801, D3901, D4401, D4501, D4601, D4701,
D4801, D4901, D5001, D5101, D5201, D5301, D5401, D5501,
D5601, D5701, D6201, D6301, D6401, D6501, D6601, D6701,
D6801, D6901, D7001, D7101, D7201, D7301, D7401, D7501, D7601

Community, Amenities
D1001



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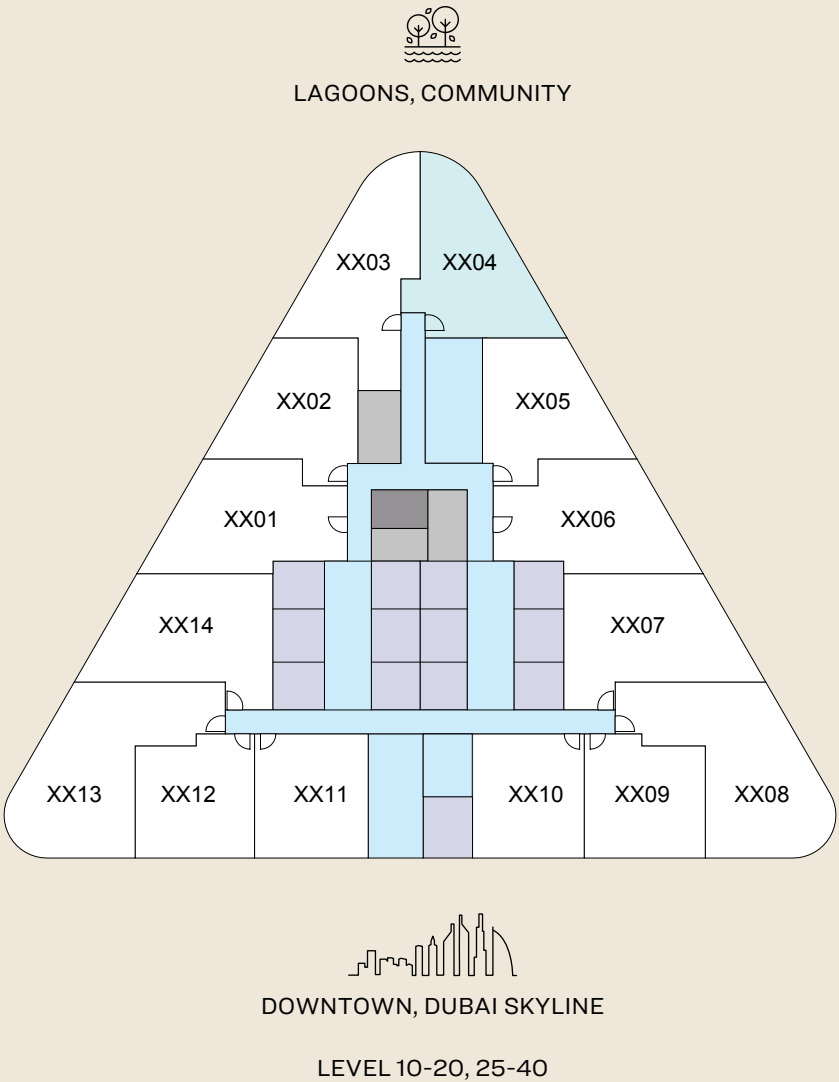
1 BEDROOM APARTMENT

TYPE E (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA

SUITE = 648.10 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 745.84 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1004

Community, Lagoon, Dubai Skyline
D1104, D1204, D1304, D1404, D1504, D1604, D1704, D1804, D1904, D2004, D2504, D2604, D2704, D2804, D2904, D3004, D3104, D3204, D3304, D3404, D3504, D3604, D3704, D3804, D3904, D4404, D4504, D4604, D4704, D4804, D4904, D5004, D5104, D5204, D5304, D5404, D5504, D5604, D5704, D6204, D6304, D6404, D6504, D6604, D6704, D6804, D6904, D7004, D7104, D7204, D7304, D7404, D7504, D7604

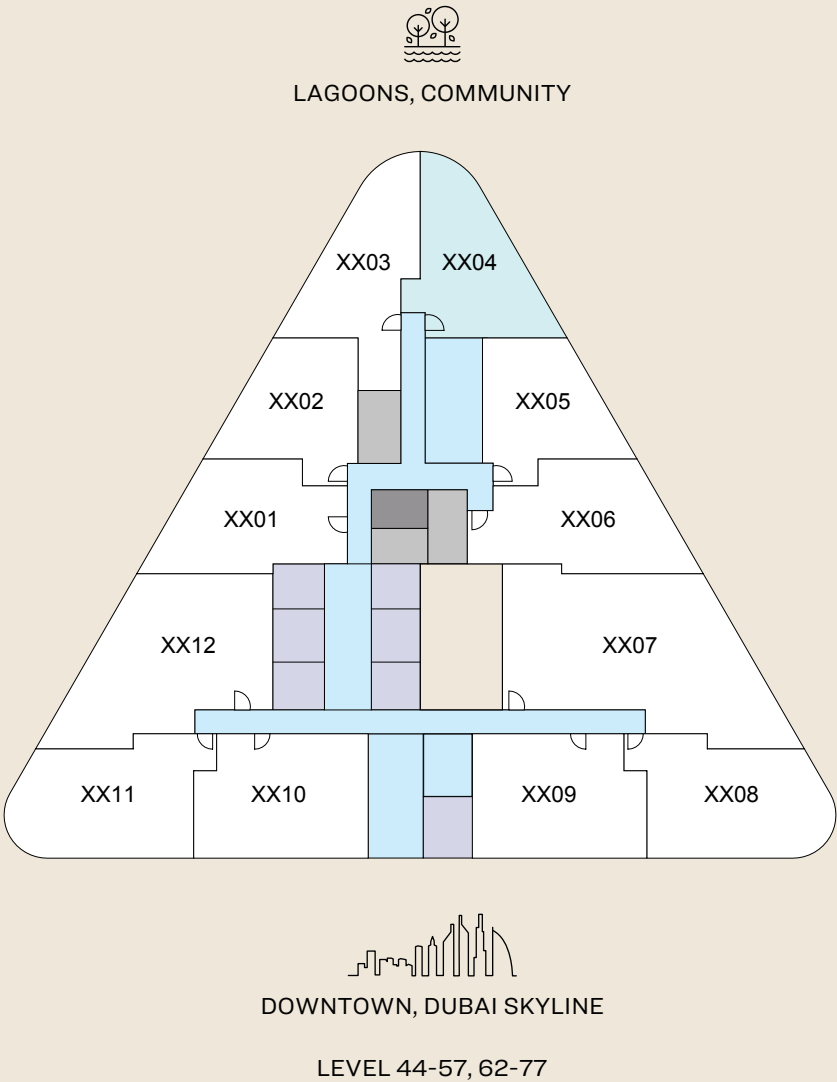


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1 BEDROOM APARTMENT
TYPE E (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 648.10 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 745.84 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1004

Community, Lagoon, Dubai Skyline
D1104, D1204, D1304, D1404, D1504, D1604, D1704, D1804, D1904, D2004, D2504, D2604, D2704, D2804, D2904, D3004, D3104, D3204, D3304, D3404, D3504, D3604, D3704, D3804, D3904, D4404, D4504, D4604, D4704, D4804, D4904, D5004, D5104, D5204, D5304, D5404, D5504, D5604, D5704, D6204, D6304, D6404, D6504, D6604, D6704, D6804, D6904, D7004, D7104, D7204, D7304, D7404, D7504, D7604



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1 BEDROOM APARTMENT

TYPE E (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 648.10 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 745.84 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1004

Community, Lagoon, Dubai Skyline
D1104, D1204, D1304, D1404, D1504, D1604, D1704, D1804, D1904, D2004, D2504, D2604, D2704, D2804, D2904, D3004, D3104, D3204, D3304, D3404, D3504, D3604, D3704, D3804, D3904, D4404, D4504, D4604, D4704, D4804, D4904, D5004, D5104, D5204, D5304, D5404, D5504, D5604, D5704, D6204, D6304, D6404, D6504, D6604, D6704, D6804, D6904, D7004, D7104, D7204, D7304, D7404, D7504, D7604

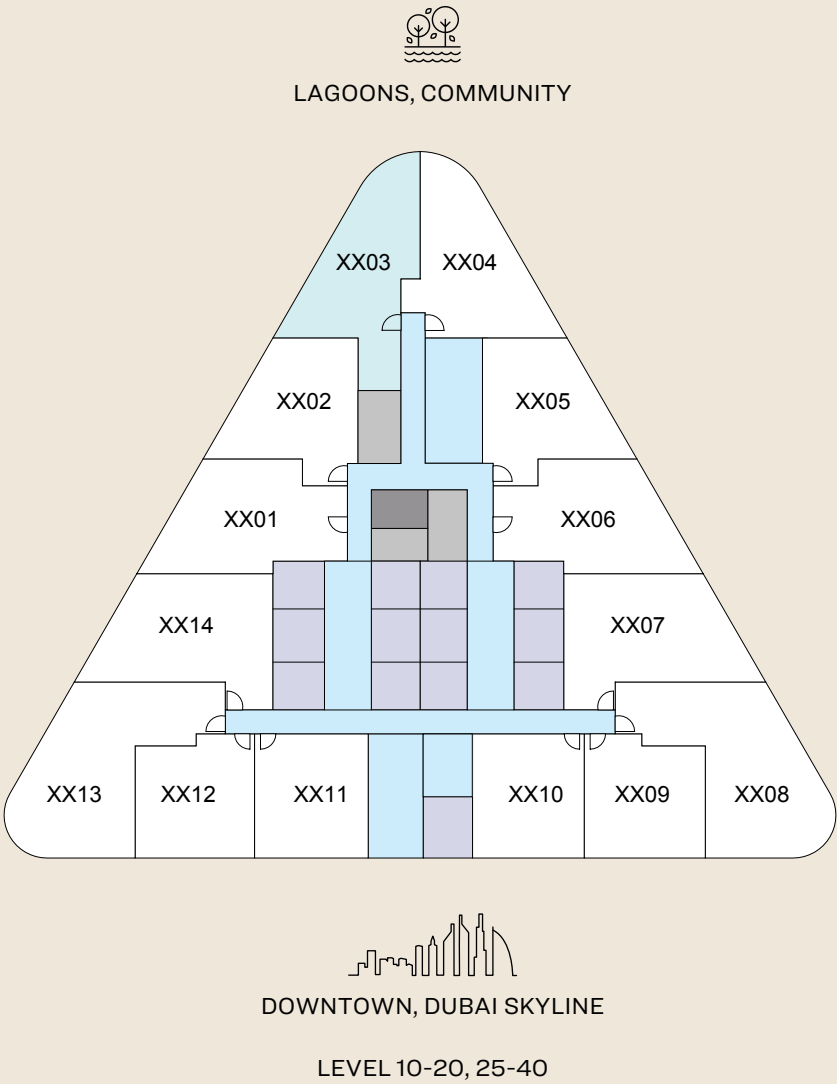


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1 BEDROOM APARTMENT
TYPE F (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 663.06 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 760.80 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1003

Community, Lagoon, Dubai Skyline
D1103, D1203, D1303, D1403, D1503, D1603, D1703, D1803, D1903, D2003, D2503, D2603, D2703, D2803, D2903, D3003, D3103, D3203, D3303, D3403, D3503, D3603, D3703, D3803, D3903, D4403, D4503, D4603, D4703, D4803, D4903, D5003, D5103, D5203, D5303, D5403, D5503, D5603, D5703, D6203, D6303, D6403, D6503, D6603, D6703, D6803, D6903, D7003, D7103, D7203, D7303, D7403, D7503, D7603

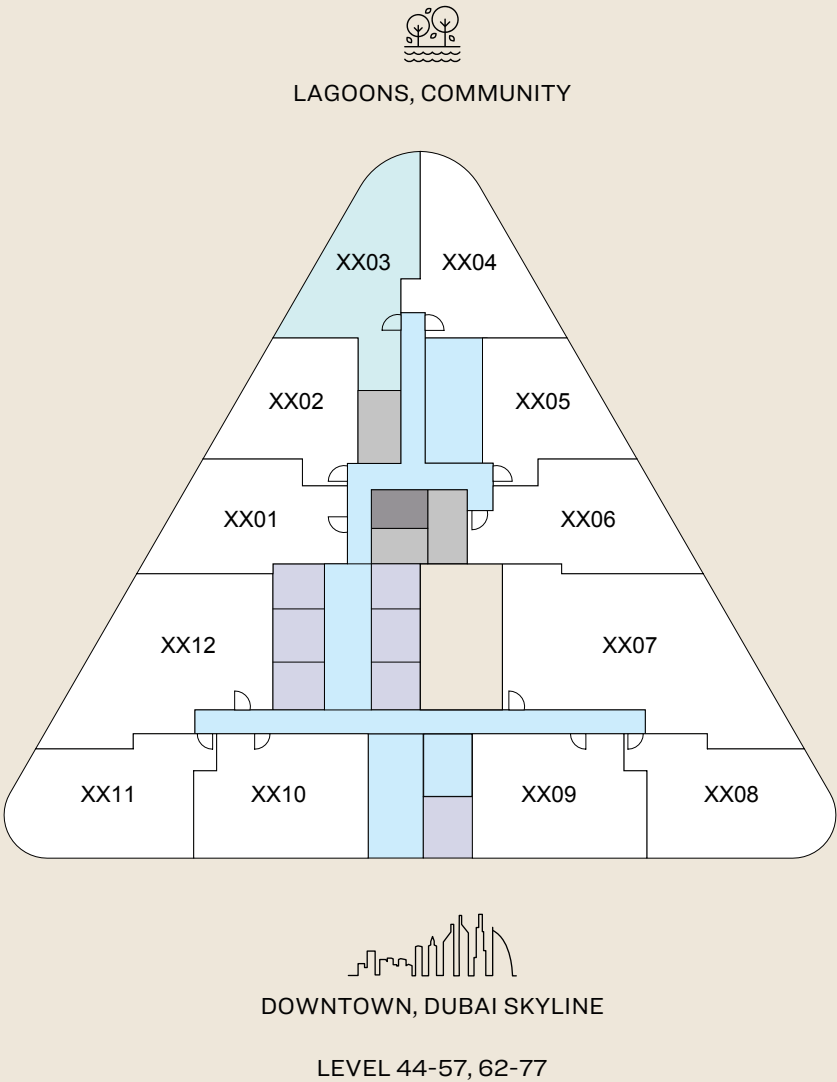


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1 BEDROOM APARTMENT
TYPE F (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 663.06 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 760.80 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1003

Community, Lagoon, Dubai Skyline
D1103, D1203, D1303, D1403, D1503, D1603, D1703, D1803, D1903, D2003, D2503, D2603, D2703, D2803, D2903, D3003, D3103, D3203, D3303, D3403, D3503, D3603, D3703, D3803, D3903, D4403, D4503, D4603, D4703, D4803, D4903, D5003, D5103, D5203, D5303, D5403, D5503, D5603, D5703, D6203, D6303, D6403, D6503, D6603, D6703, D6803, D6903, D7003, D7103, D7203, D7303, D7403, D7503, D7603



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1 BEDROOM APARTMENT

TYPE F (with balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 663.06 SQ.FT.
BALCONY = 97.74 SQ.FT.
TOTAL = 760.80 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities, Lagoon, Dubai Skyline
D1003

Community, Lagoon, Dubai Skyline
D1103, D1203, D1303, D1403, D1503, D1603, D1703, D1803, D1903, D2003, D2503, D2603, D2703, D2803, D2903, D3003, D3103, D3203, D3303, D3403, D3503, D3603, D3703, D3803, D3903, D4403, D4503, D4603, D4703, D4803, D4903, D5003, D5103, D5203, D5303, D5403, D5503, D5603, D5703, D6203, D6303, D6403, D6503, D6603, D6703, D6803, D6903, D7003, D7103, D7203, D7303, D7403, D7503, D7603



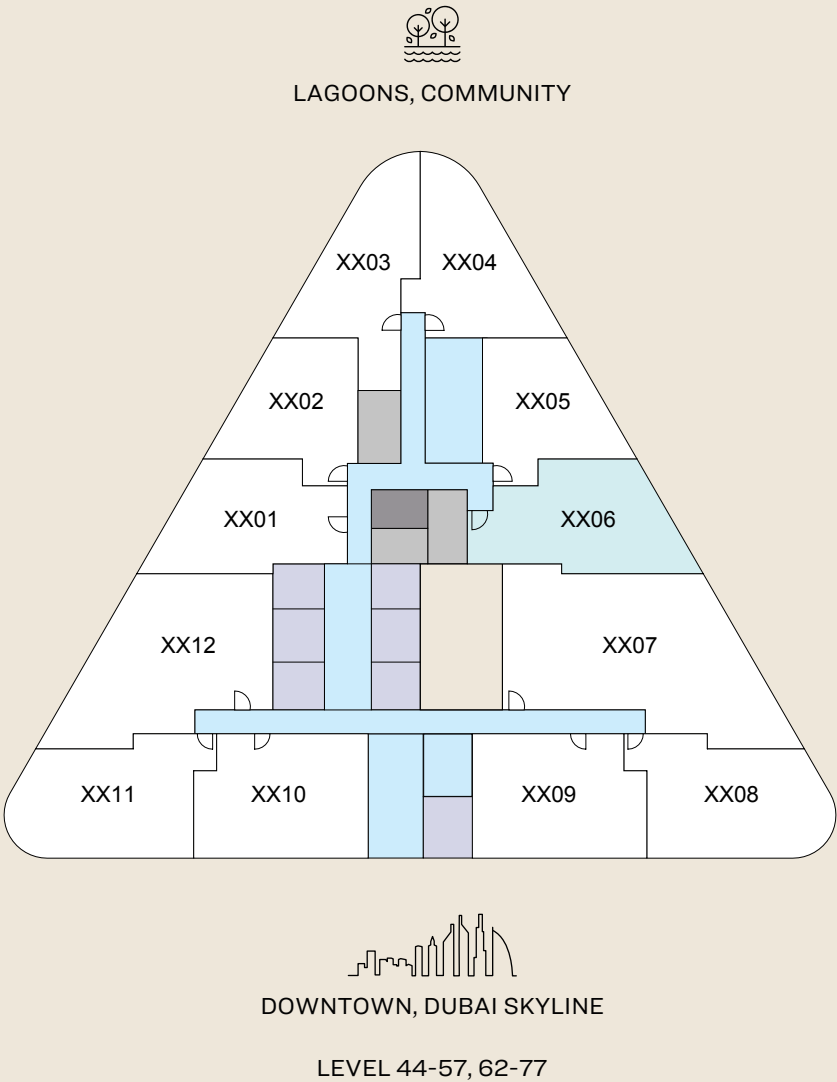
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1 BEDROOM APARTMENT

TYPE G (with powder room and store room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 691.80 SQ.FT.
BALCONY = 111.08 SQ.FT.
TOTAL = 802.88 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D4406, D4506, D4606, D4706, D4806, D4906, D5006, D5106, D5206, D5306,
D5406, D5506, D5606, D5706, D6206, D6306, D6406, D6506, D6606, D6706,
D6806, D6906, D7006, D7106, D7206, D7306, D7406, D7506, D7606



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1 BEDROOM APARTMENT

TYPE G (with powder room and store room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 691.80 SQ.FT.
BALCONY = 111.08 SQ.FT.
TOTAL = 802.88 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
D4406, D4506, D4606, D4706, D4806, D4906, D5006, D5106, D5206, D5306,
D5406, D5506, D5606, D5706, D6206, D6306, D6406, D6506, D6606, D6706,
D6806, D6906, D7006, D7106, D7206, D7306, D7406, D7506, D7606

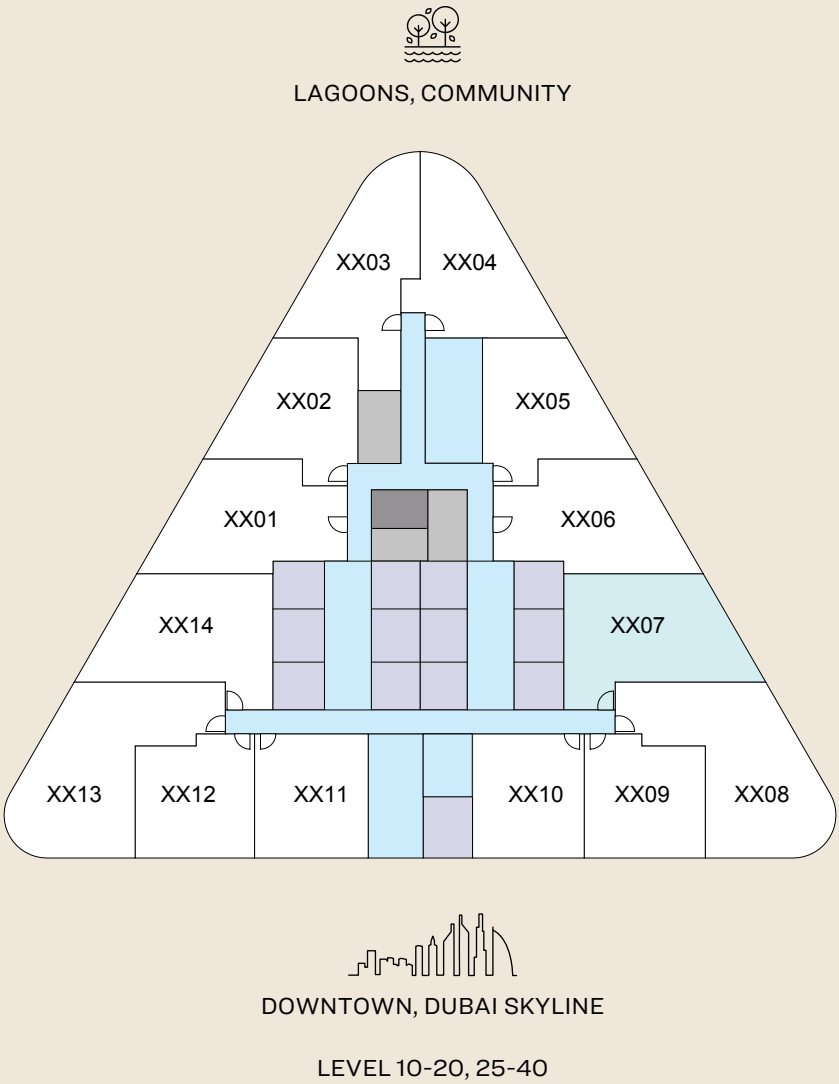


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1 BEDROOM APARTMENT
TYPE H (with powder room and study room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 127.98 SQ.FT.
TOTAL = 825.70 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1107, D1207, D1307, D1407, D1507, D1607, D1707, D1807, D1907, D2007, D2507, D2607, D2707, D2807, D2907, D3007, D3107, D3207, D3307, D3407, D3507, D3607, D3707, D3807, D3907

Community, Amenities
D1007



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1 BEDROOM APARTMENT

TYPE H (with powder room and study room + balcony)

PREMIUM RESIDENCES

TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.

BALCONY = 127.98 SQ.FT.

TOTAL = 825.70 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

D1107, D1207, D1307, D1407, D1507, D1607, D1707, D1807, D1907, D2007, D2507, D2607, D2707, D2807, D2907, D3007, D3107, D3207, D3307, D3407, D3507, D3607, D3707, D3807, D3907

Community, Amenities

D1007



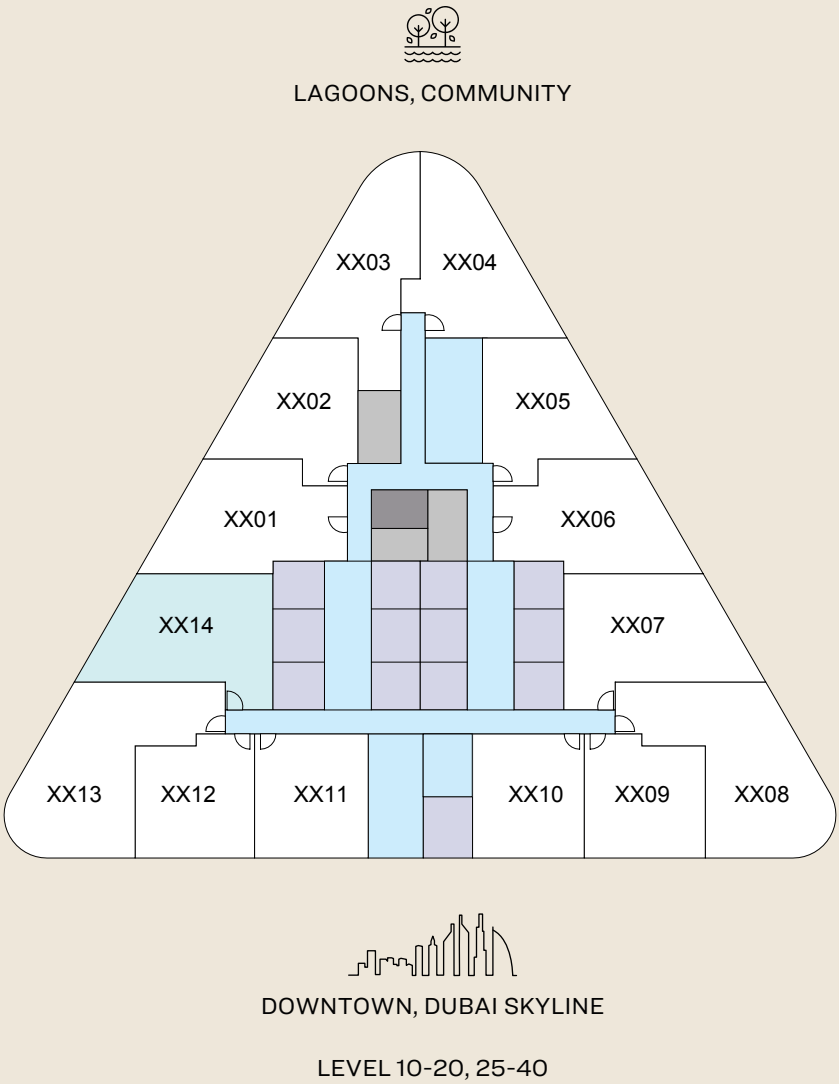
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1 BEDROOM APARTMENT

TYPE H - VARIANT 1 (with powder room and study room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 127.98 SQ.FT.
TOTAL = 825.70 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
D1114, D1214, D1314, D1414, D1514, D1614, D1714, D1814,
D1914, D2014, D2514, D2614, D2714, D2814, D2914,
D3014, D3114, D3214, D3314, D3414, D3514

Community, Ras Al Khor, Creek
D3614, D3714, D3814, D3914

Community, Amenities
D1014



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1 BEDROOM APARTMENT

TYPE H - VARIANT 1 (with powder room and study room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 127.98 SQ.FT.
TOTAL = 825.70 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
D1114, D1214, D1314, D1414, D1514, D1614, D1714, D1814,
D1914, D2014, D2514, D2614, D2714, D2814, D2914,
D3014, D3114, D3214, D3314, D3414, D3514

Community, Ras Al Khor, Creek
D3614, D3714, D3814, D3914

Community, Amenities
D1014



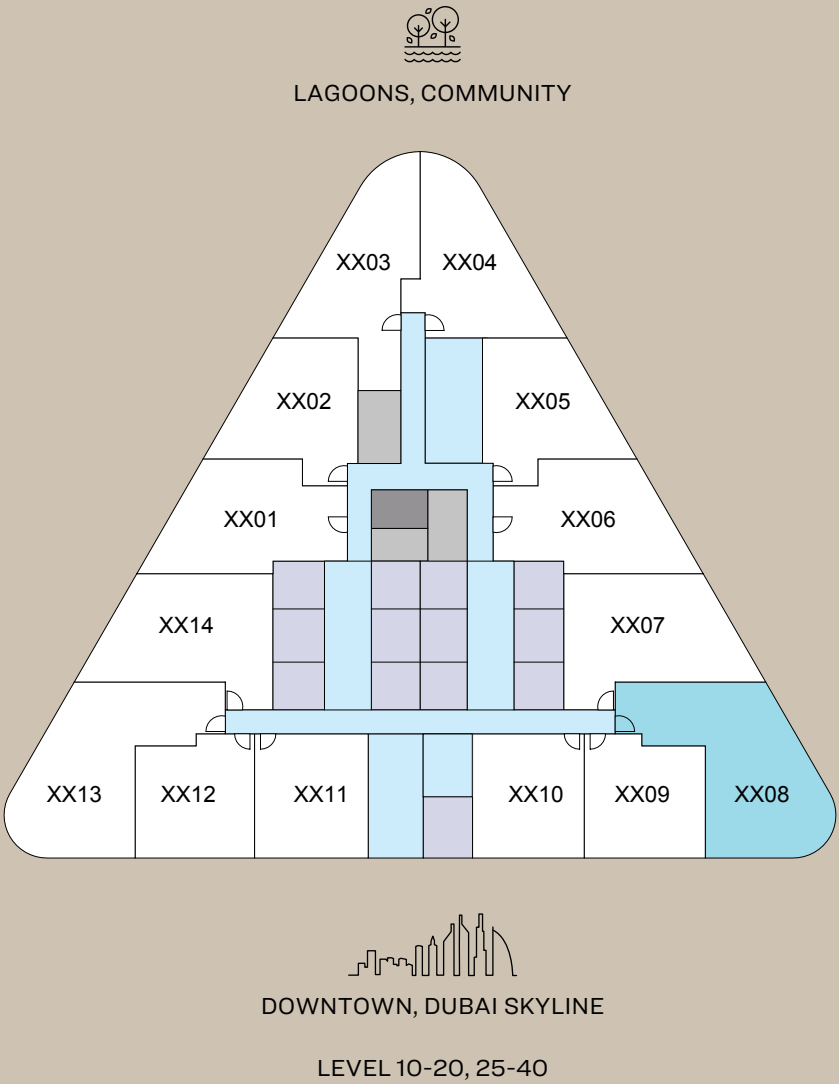
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2 BEDROOM APARTMENT

TYPE A (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 921.71 SQ.FT.
BALCONY = 79.87 SQ.FT.
TOTAL = 1,001.58 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

120 degrees (Community, Amenities, Dubai Skyline)
D1008

120 degrees (Community, Dubai Skyline, Downtown Skyline)
D3608, D3708, D3808, D3908

120 degrees (Community, Dubai Skyline)
D1108, D1208, D1308, D1408, D1508, D1608, D1708, D1808, D1908,
D2008, D2508, D2608, D2708, D2808, D2908, D3008, D3108,
D3208, D3308, D3408, D3508



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2 BEDROOM APARTMENT

TYPE A (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 921.71 SQ.FT.
BALCONY = 79.87 SQ.FT.
TOTAL = 1,001.58 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

- 120 degrees (Community, Amenities, Dubai Skyline)
D1008
- 120 degrees (Community, Dubai Skyline, Downtown Skyline)
D3608, D3708, D3808, D3908

- 120 degrees (Community, Dubai Skyline)
D1108, D1208, D1308, D1408, D1508, D1608, D1708, D1808, D1908,
D2008, D2508, D2608, D2708, D2808, D2908, D3008, D3108,
D3208, D3308, D3408, D3508

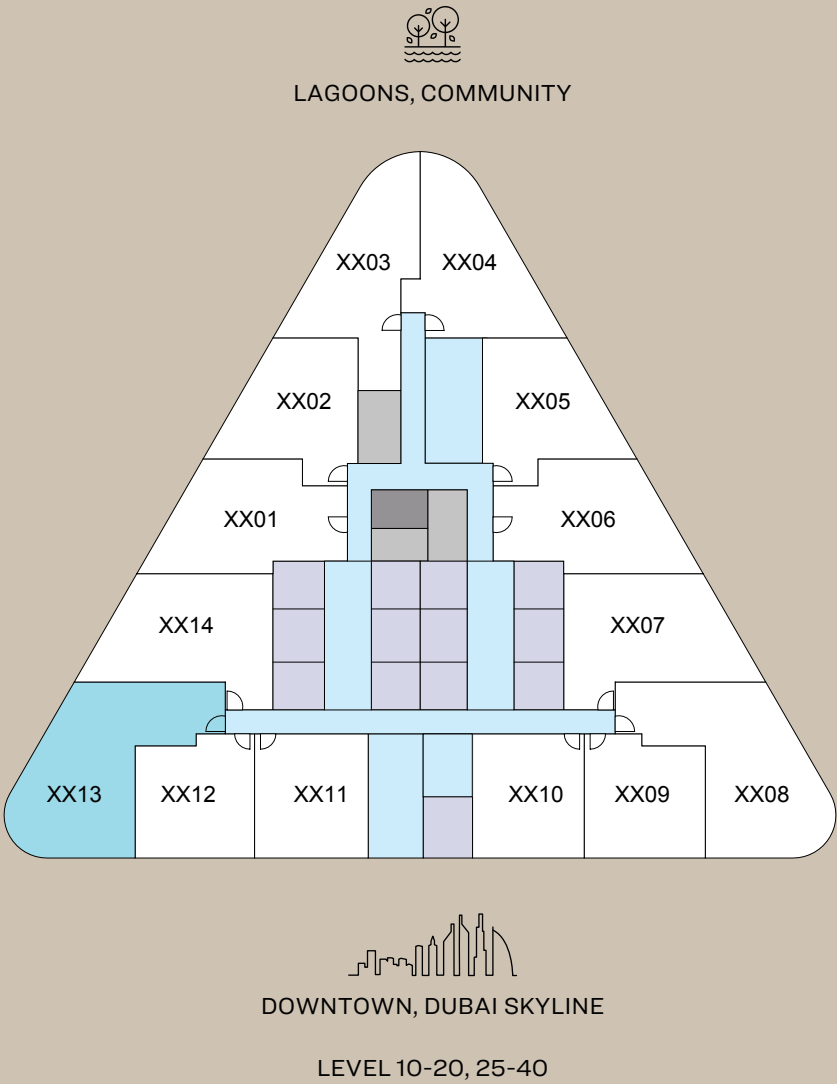


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2 BEDROOM APARTMENT
TYPE A - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 923.33 SQ.FT.
BALCONY = 79.87 SQ.FT.
TOTAL = 1,003.20 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

120 degrees (Community, Amenities, Dubai Skyline)
D1013

120 degrees (Community, Dubai Skyline, Downtown Skyline, Ras Al Khor, Creek)
D3613, D3713, D3813, D3913

120 degrees (Community, Dubai Skyline)
D1113, D1213, D1313, D1413, D1513, D1613, D1713, D1813, D1913, D2013,
D2513, D2613, D2713, D2813, D2913, D3013, D3113, D3213, D3313,
D3413, D3513



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2 BEDROOM APARTMENT

TYPE A - VARIANT 1 (with balcony)

LUXE RESIDENCES

TOTAL SALEABLE AREA

SUITE = 923.33 SQ.FT.
BALCONY = 79.87 SQ.FT.
TOTAL = 1,003.20 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

- 120 degrees (Community, Amenities, Dubai Skyline)
D1013
- 120 degrees (Community, Dubai Skyline, Downtown Skyline, Ras Al Khor, Creek)
D3613, D3713, D3813, D3913

- 120 degrees (Community, Dubai Skyline)
D1113, D1213, D1313, D1413, D1513, D1613, D1713, D1813, D1913, D2013,
D2513, D2613, D2713, D2813, D2913, D3013, D3113, D3213, D3313,
D3413, D3513



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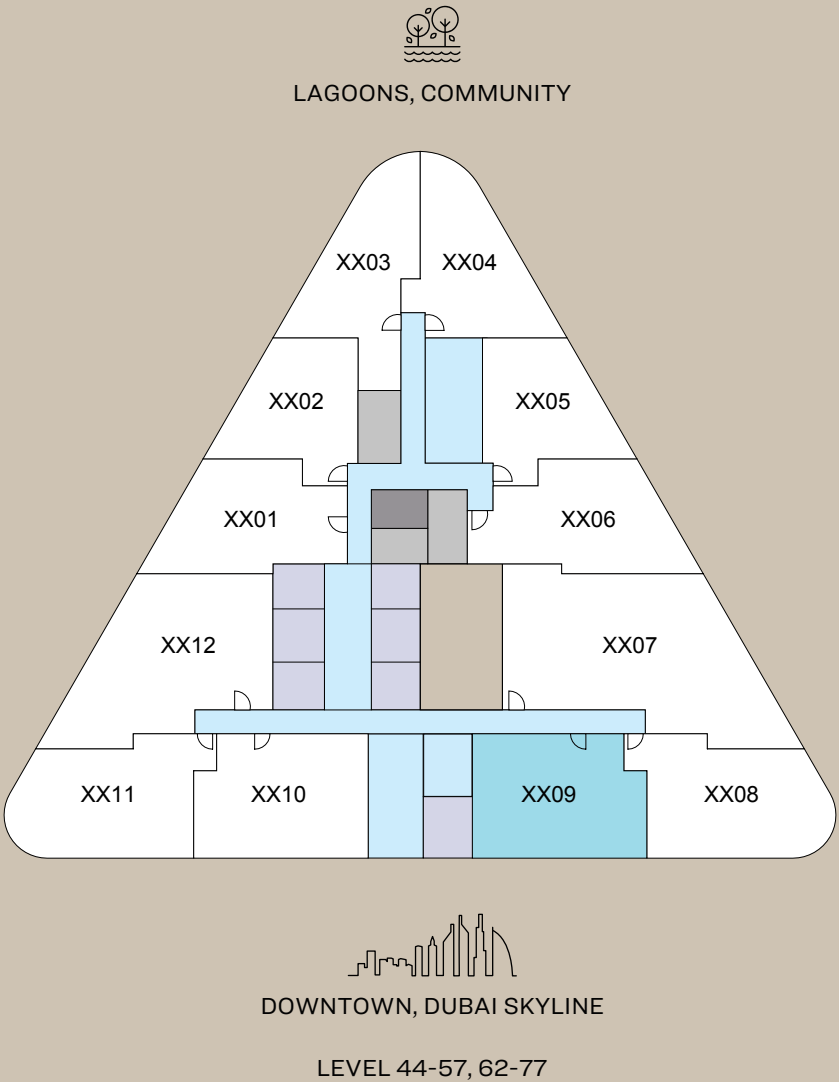
2 BEDROOM APARTMENT

TYPE B (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA

SUITE = 730.76 SQ.FT.
BALCONY = 108.72 SQ.FT.
TOTAL = 839.48 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, Downtown Skyline
D4409, D4509, D4609, D4709, D4809, D4909, D5009, D5109, D5209, D5309, D5409, D5509,
D5609, D5709, D6209, D6309, D6409, D6509, D6609, D6709, D6809, D6909, D7009, D7109,
D7209, D7309, D7409, D7509, D7609



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2 BEDROOM APARTMENT

TYPE B (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 730.76 SQ.FT.
BALCONY = 108.72 SQ.FT.
TOTAL = 839.48 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, Downtown Skyline
D4409, D4509, D4609, D4709, D4809, D4909, D5009, D5109, D5209, D5309, D5409, D5509,
D5609, D5709, D6209, D6309, D6409, D6509, D6609, D6709, D6809, D6909, D7009, D7109,
D7209, D7309, D7409, D7509, D7609



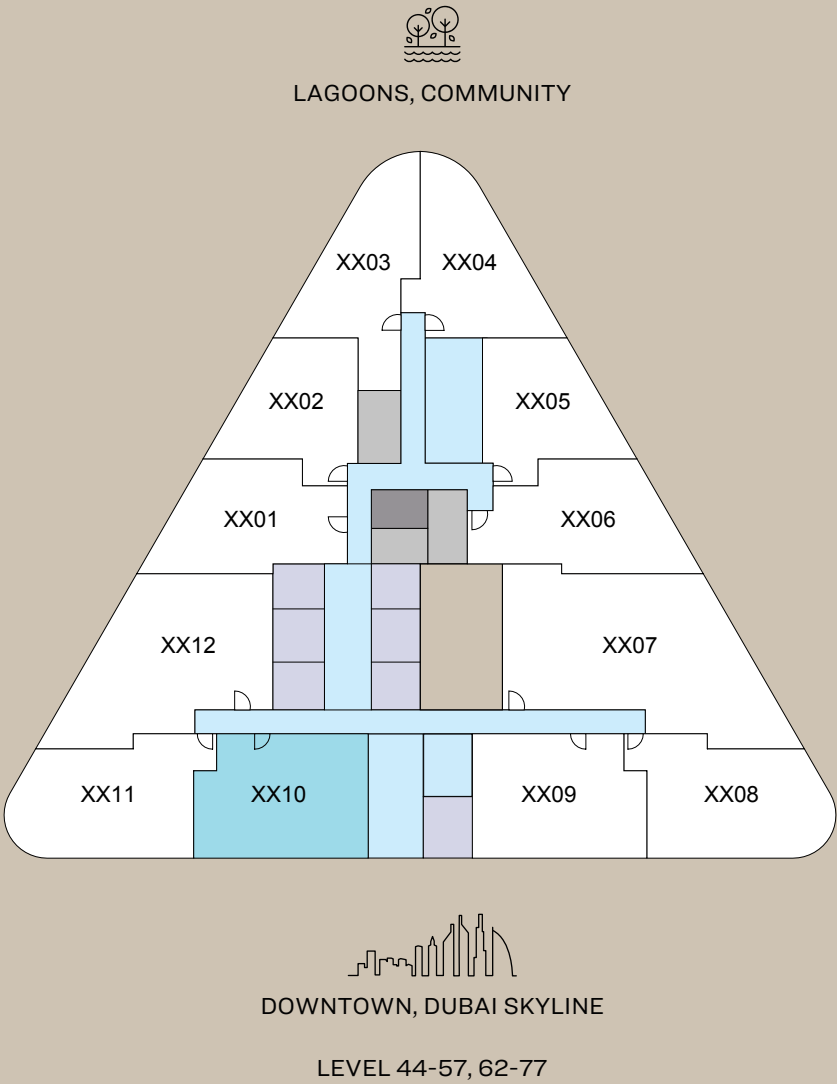
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2 BEDROOM APARTMENT

TYPE B - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 730.76 SQ.FT.
BALCONY = 108.72 SQ.FT.
TOTAL = 839.48 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, Downtown Skyline
D4410, D4510, D4610, D4710, D4810, D4910, D5010, D5110, D5210, D5310, D5410, D5510, D5610,
D5710, D6210, D6310, D6410, D6510, D6610, D6710, D6810, D6910, D7010, D7110, D7210, D7310,
D7410, D7510, D7610



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2 BEDROOM APARTMENT

TYPE B - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA

SUITE = 730.76 SQ.FT.
BALCONY = 108.72 SQ.FT.
TOTAL = 839.48 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dubai Skyline, Downtown Skyline
D4410, D4510, D4610, D4710, D4810, D4910, D5010, D5110, D5210, D5310, D5410, D5510, D5610,
D5710, D6210, D6310, D6410, D6510, D6610, D6710, D6810, D6910, D7010, D7110, D7210, D7310,
D7410, D7510, D7610



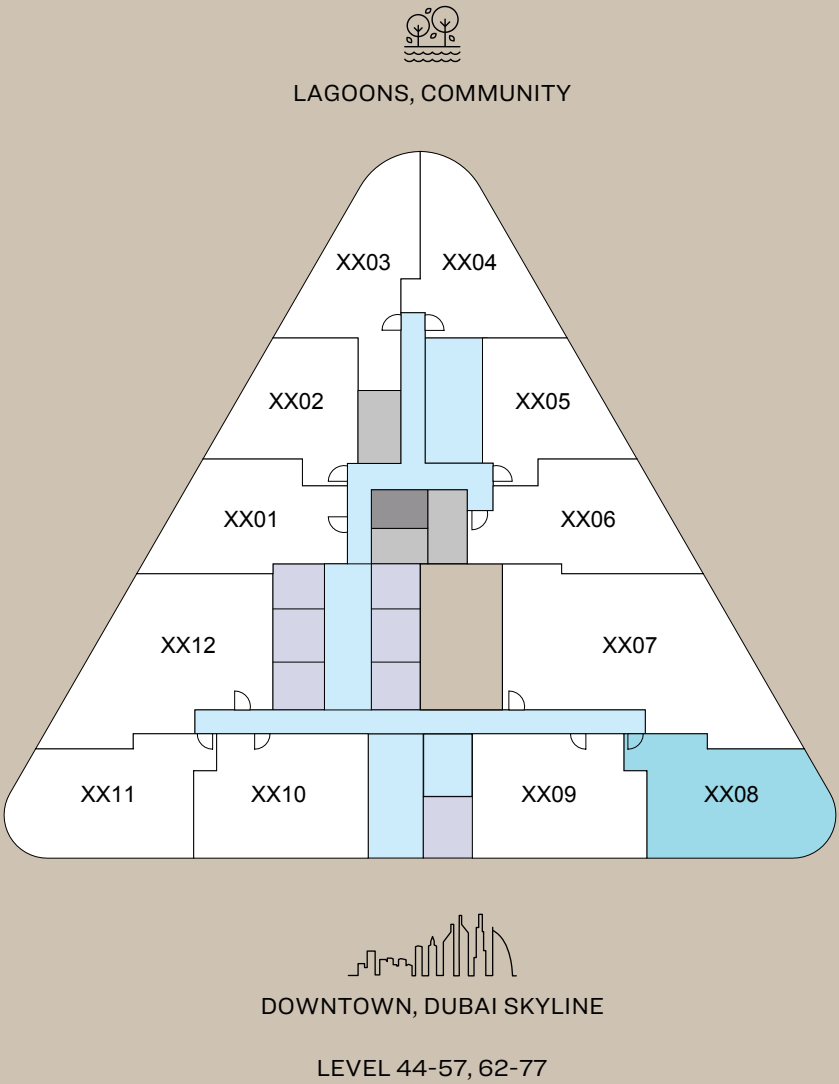
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2 BEDROOM APARTMENT

TYPE C (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 829.90 SQ.FT.
BALCONY = 54.68 SQ.FT.
TOTAL = 884.58 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

120 degrees (Community, Dubai Skyline, Downtown Skyline)
D4408, D4508, D4608, D4708, D4808, D4908, D5008, D5108, D5208, D5308, D5408, D5508,
D5608, D5708, D6208, D6308, D6408, D6508, D6608, D6708, D6808, D6908, D7008, D7108,
D7208, D7308, D7408, D7508, D7608

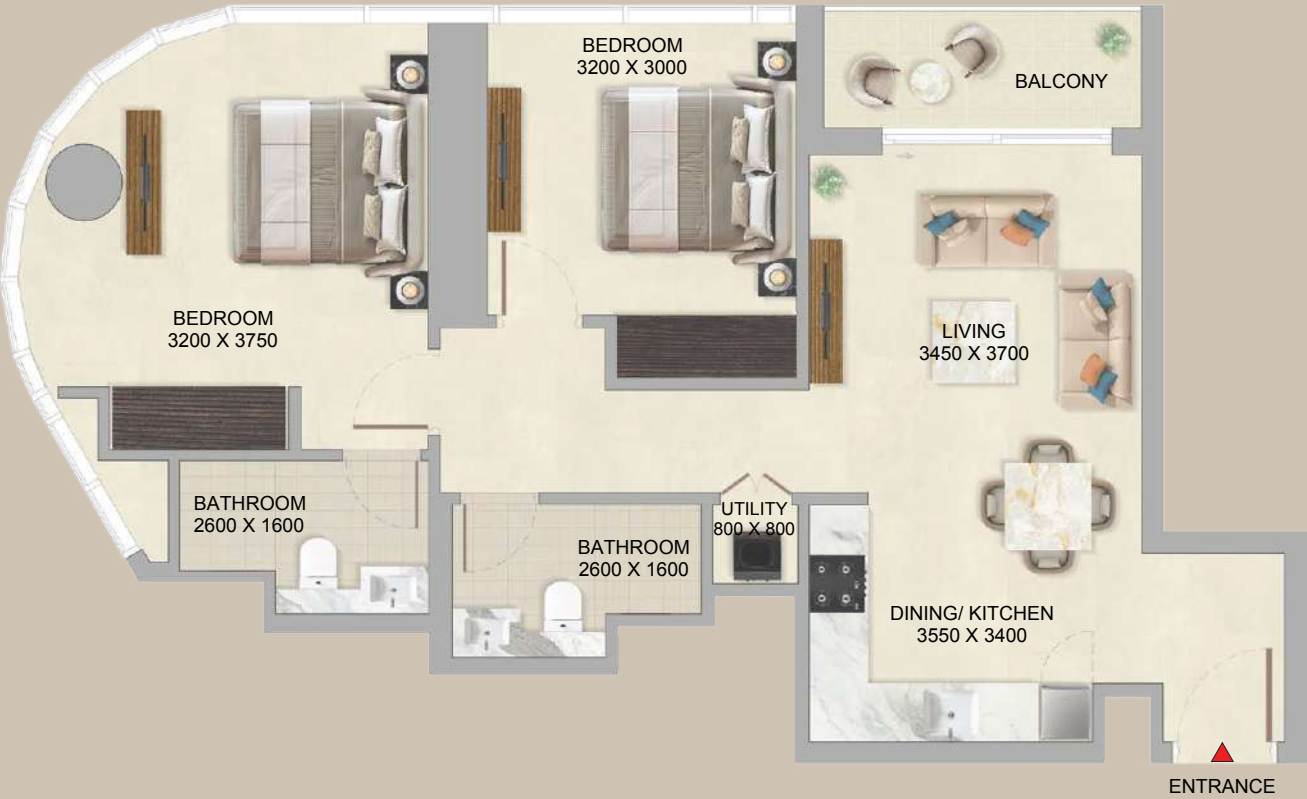


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2 BEDROOM APARTMENT

TYPE C (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 829.90 SQ.FT.
BALCONY = 54.68 SQ.FT.
TOTAL = 884.58 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

120 degrees (Community, Dubai Skyline, Downtown Skyline)
D4408, D4508, D4608, D4708, D4808, D4908, D5008, D5108, D5208, D5308, D5408, D5508,
D5608, D5708, D6208, D6308, D6408, D6508, D6608, D6708, D6808, D6908, D7008, D7108,
D7208, D7308, D7408, D7508, D7608



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TYPE C - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL = 884.58 SQ.FT.



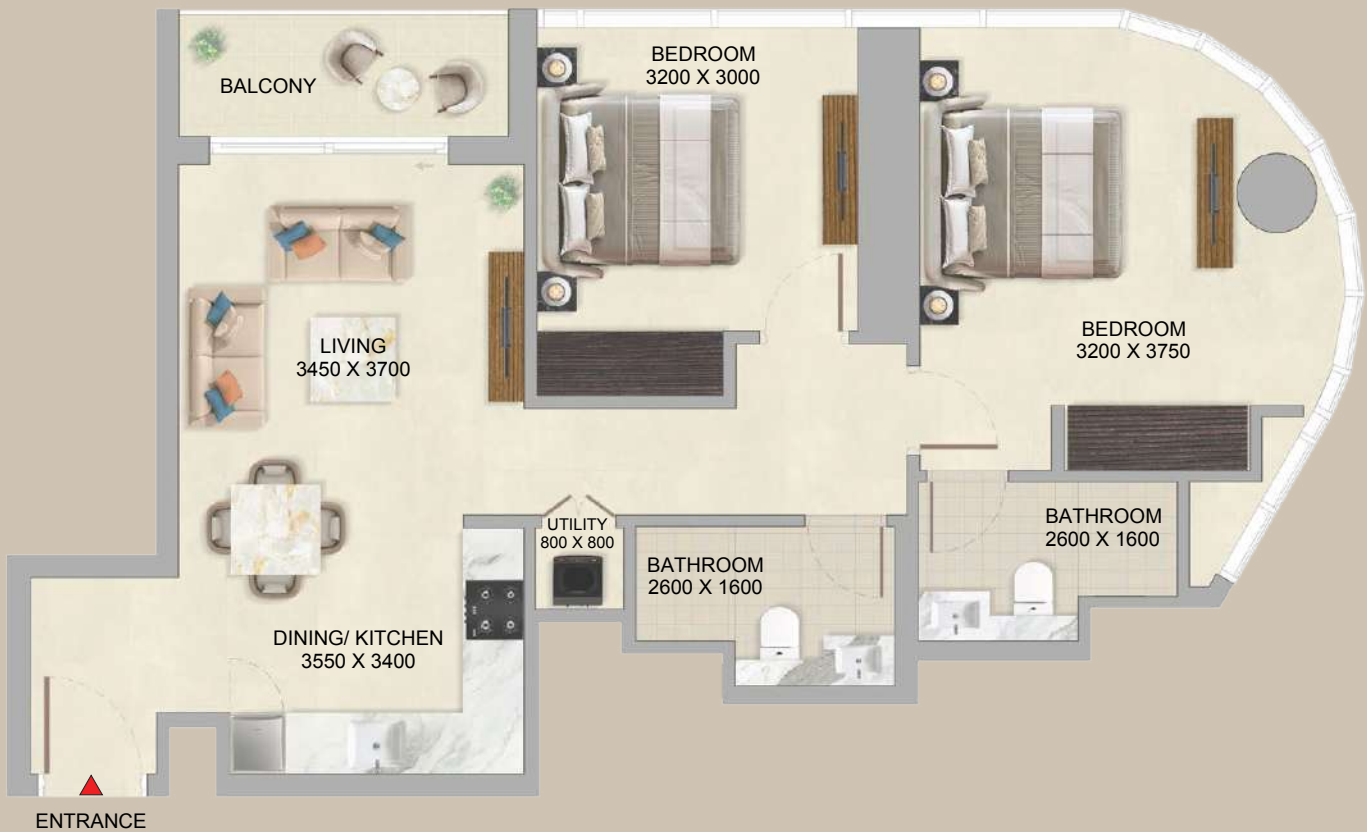
LEVEL 44-57, 62-77

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2 BEDROOM APARTMENT

TYPE C - VARIANT 1 (with balcony)
LUXE RESIDENCES

TOTAL SALEABLE AREA
SUITE = 829.90 SQ.FT.
BALCONY = 54.68 SQ.FT.
TOTAL = 884.58 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

120 degrees (Community, Dubai Skyline, Downtown Skyline, Ras Al Khor, Creek)
D4411, D4511, D4611, D4711, D4811, D4911, D5011, D5111, D5211, D5311, D5411, D5511, D5611,
D5711, D6211, D6311, D6411, D6511, D6611, D6711, D6811, D6911, D7011, D7111, D7211, D7311,
D7411, D7511, D7611



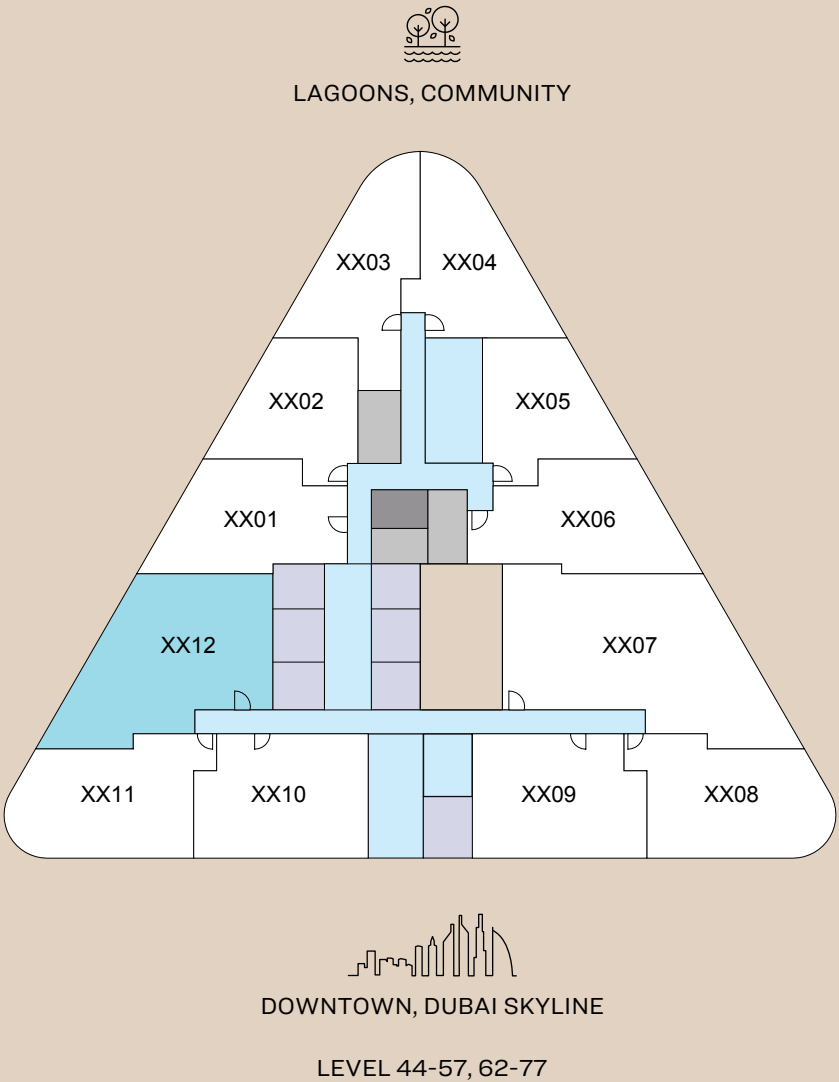
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2 BEDROOM APARTMENT

TYPE D (with powder room and store room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 1,020.10 SQ.FT.
BALCONY = 206.13 SQ.FT.
TOTAL = 1,226.23 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Ras Al Khor, Creek
D4412, D4512, D4612, D4712, D4812, D4912, D5012, D5112, D5212, D5312, D5412, D5512,
D5612, D5712, D6212, D6312, D6412, D6512, D6612, D6712, D6812, D6912, D7012, D7112,
D7212, D7312, D7412, D7512, D7612



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2 BEDROOM APARTMENT

TYPE D (with powder room and store room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 1,020.10 SQ.FT.
BALCONY = 206.13 SQ.FT.
TOTAL = 1,226.23 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Ras Al Khor, Creek
D4412, D4512, D4612, D4712, D4812, D4912, D5012, D5112, D5212, D5312, D5412, D5512,
D5612, D5712, D6212, D6312, D6412, D6512, D6612, D6712, D6812, D6912, D7012, D7112,
D7212, D7312, D7412, D7512, D7612

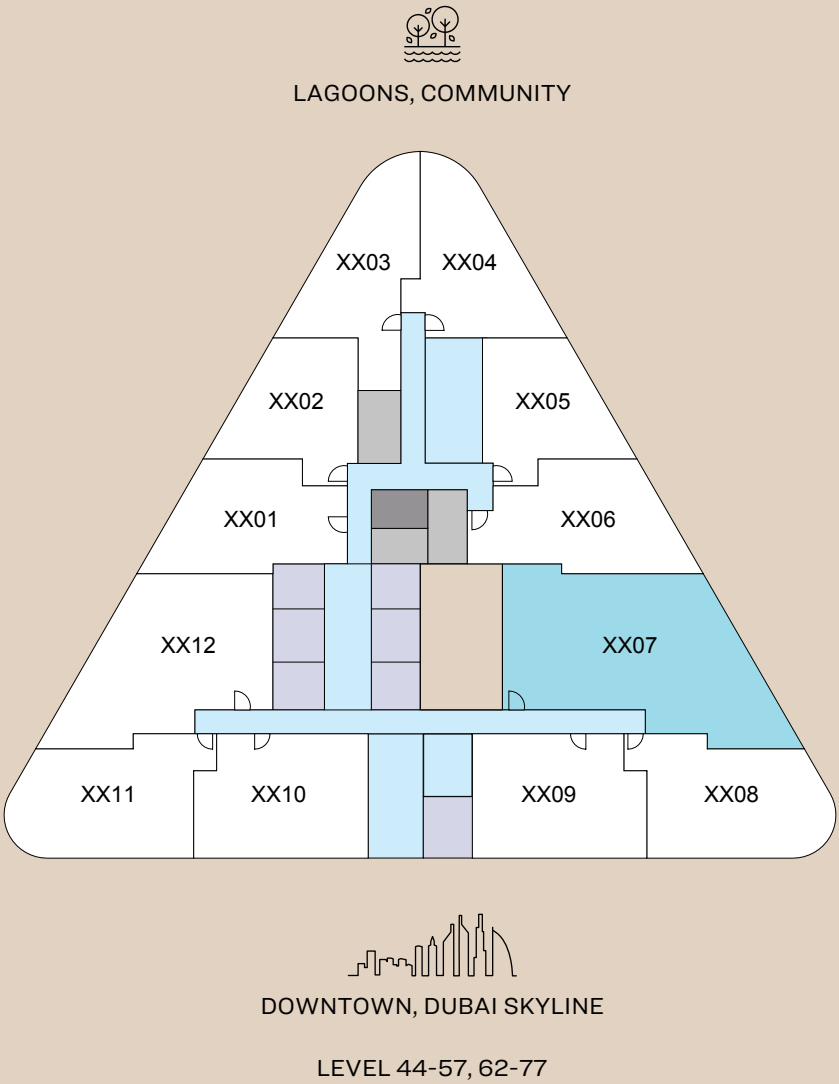


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2 BEDROOM APARTMENT
TYPE E (with powder room and study room + balcony)
PREMIUM RESIDENCES

TOTAL SALEABLE AREA
SUITE = 1,389.19 SQ.FT.
BALCONY = 206.13 SQ.FT.
TOTAL = 1,595.32 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon
D4407, D4507, D4607, D4707, D4807, D4907, D5007, D5107, D5207, D5307, D5407,
D5507, D5607, D5707, D6207, D6307, D6407, D6507, D6607, D6707, D6807, D6907,
D7007, D7107, D7207, D7307, D7407, D7507, D7607



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2 BEDROOM APARTMENT

TYPE E (with powder room and study room + balcony)

PREMIUM RESIDENCES

TOTAL SALEABLE AREA

SUITE = 1,389.19 SQ.FT.

BALCONY = 206.13 SQ.FT.

TOTAL = 1,595.32 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon

D4407, D4507, D4607, D4707, D4807, D4907, D5007, D5107, D5207, D5307, D5407, D5507, D5607, D5707, D6207, D6307, D6407, D6507, D6607, D6707, D6807, D6907, D7007, D7107, D7207, D7307, D7407, D7507, D7607



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SOBHA HARTLAND II

ACD - June 2030



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SOBHA
REALTY