



SKYVUE

SPECTRA



Spearheading the Sobha way!

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's 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

Adorning the Northern Skyline



THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

JUMEIRAH

BUR DUBAI

SHEIKH ZAYED ROAD

SOBHA REALTY METRO STATION

THE DUBAI MALL

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

AL BARSHA

AL KHAIL ROAD

SOBHA HARTLAND

DUBAI INTERNATIONAL AIRPORT

DUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK HARBOUR

RASHIDIYA



SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT



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

Where the city meets the sky

Sobha Hartland II, a contemporary sanctuary, is centrally located and seamlessly connected to the heart of Dubai, with convenient access to the city's major landmarks.

Each moment offers unparalleled convenience and modern elegance, immerse yourself in the dynamic life of Sobha Hartland II with effortless access to Downtown Dubai and other key destinations.



An exclusive retreat, crafted just for you

Sobha Hartland II, Dubai's most premium master community, sprawling across 8 million sq ft, is a perfect blend of urban convenience and community spirit. With an international school, office spaces, world-class mall, clubhouse and a range of retail options, this community keeps everything you need within reach.



Introducing



SKYVUE
SPECTRA

Sky High
Opulence

Taking Opulence
To the Next Level.
Whilst staying centered.

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.

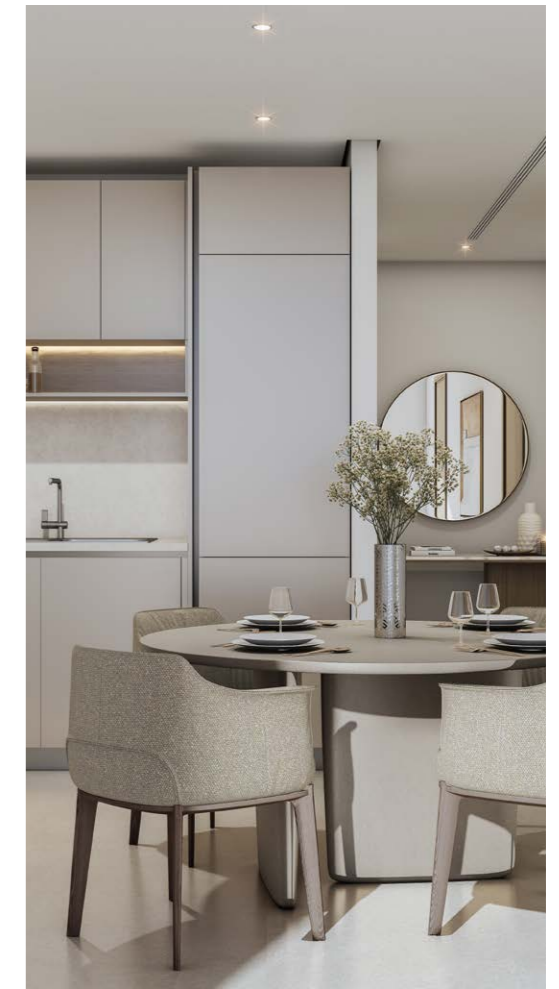


The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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

Following the extraordinary success of Skyvue Solair, a new opportunity unfolds at Sobha Hartland II- Skyvue Spectra.

The stunning tower boasts uninterrupted panoramic views that stretch all the way to the horizon. Floor-to-ceiling windows invite an abundance of natural light, filling your home with warmth and making every morning a truly blissful experience.

At Spectra every detail is thought through with the precision of a craftsman making it a true masterpiece.

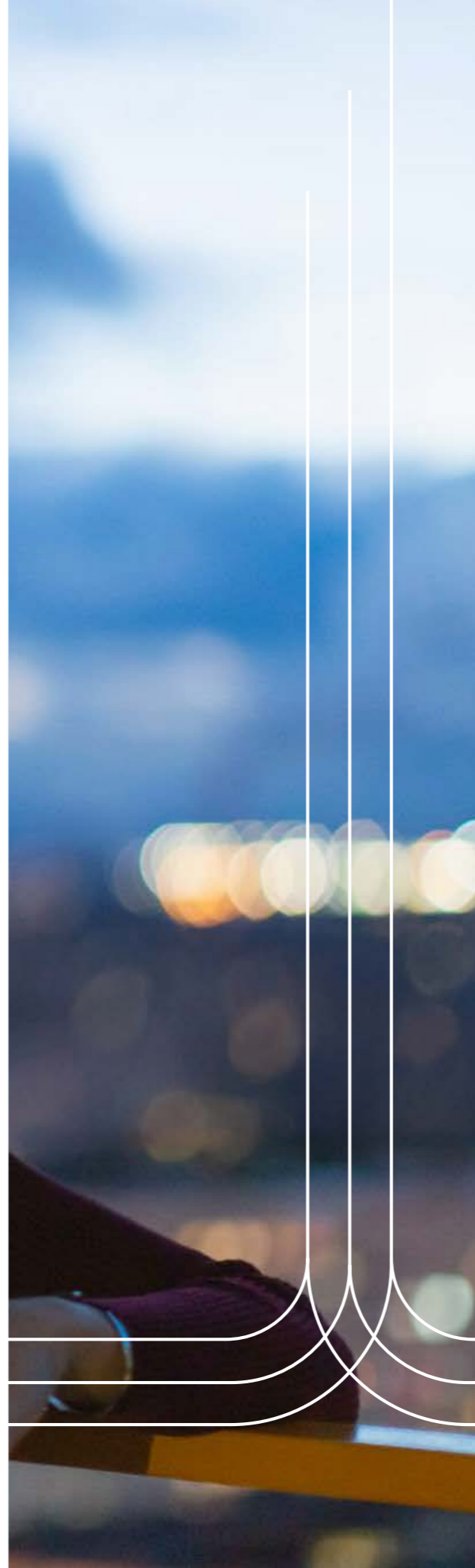


Elevated Luxury and Elegant Living

Surrounded by natural light, with panoramic views, these residences exude an air of sophistication and epitomize luxury living. Experience an unparalleled blend of convenience, sophistication and natural beauty.



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



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.



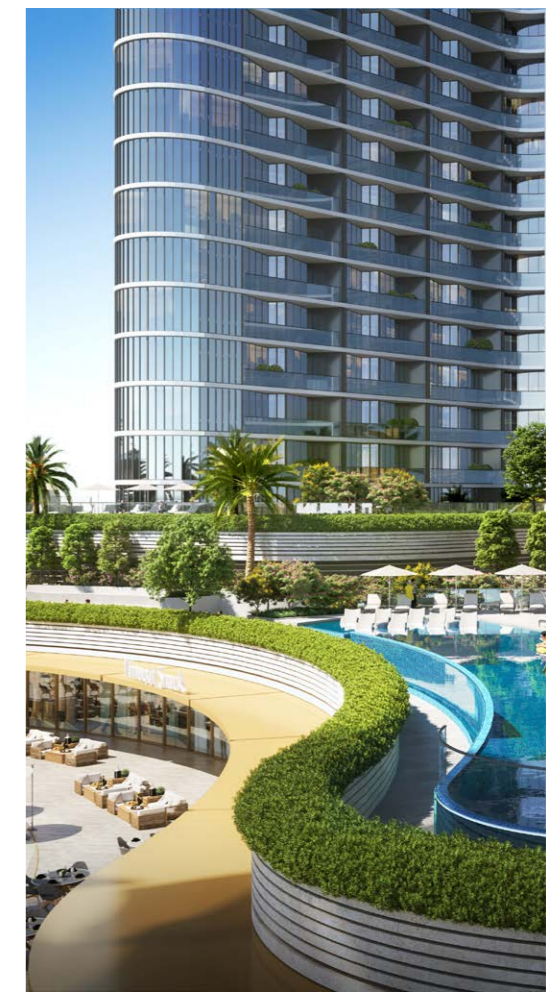
The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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



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.

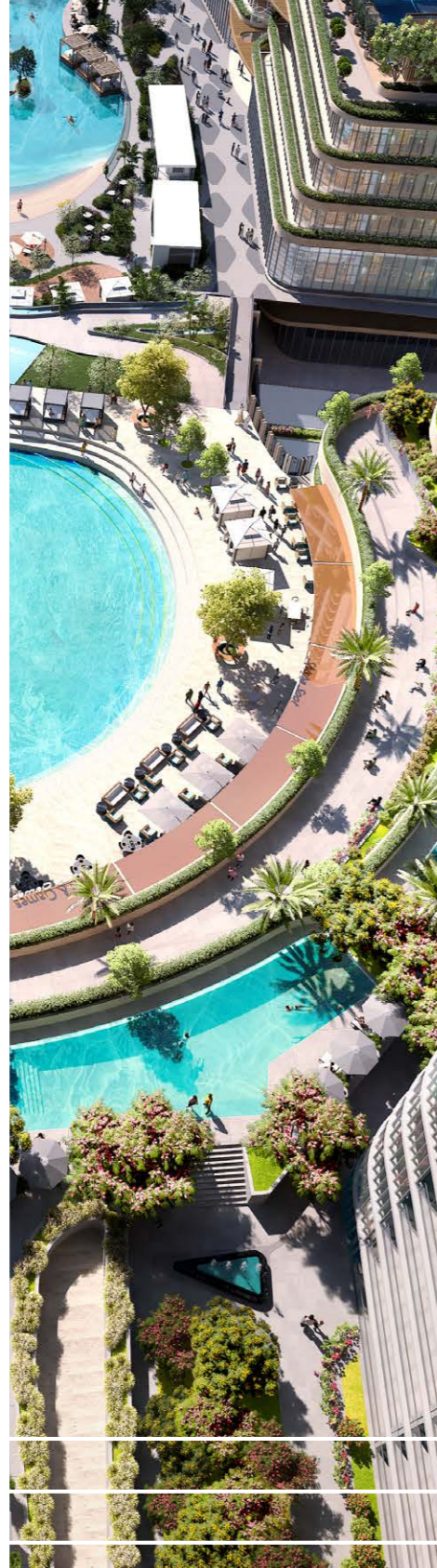
This masterful design invites panoramic views into every space, creating an effortlessly elevated living experience where dual-aspect apartments become a gateway to an endless horizon.



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

Overlooking the skyline of dreams

The tower stands tall with unmatched views of Dubai's Iconic skyline and views of Downtown Dubai and the Ras al Khor wildlife sanctuary one can only imagine the dreams birthed in this opulent sanctuary.



Find Your Place Above, Gaze upon Horizons

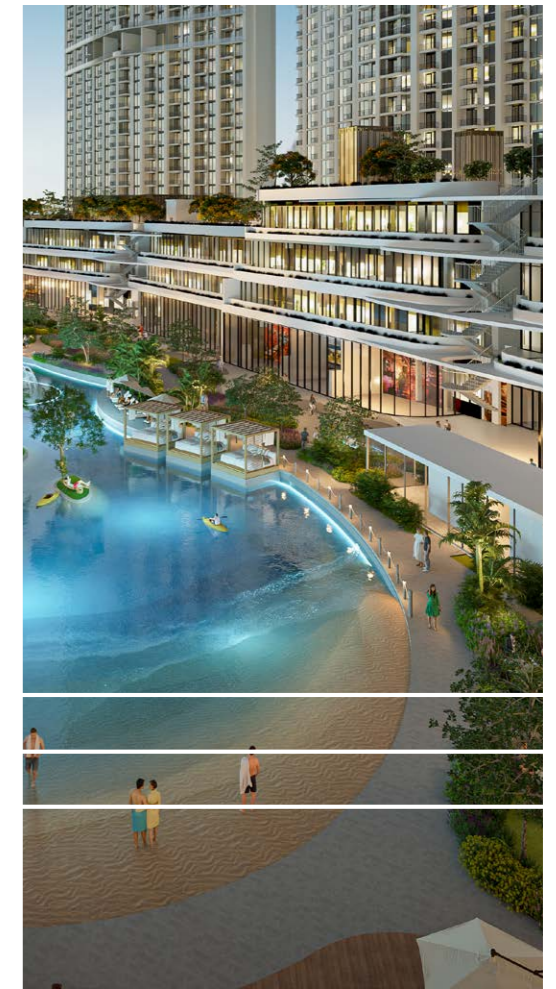
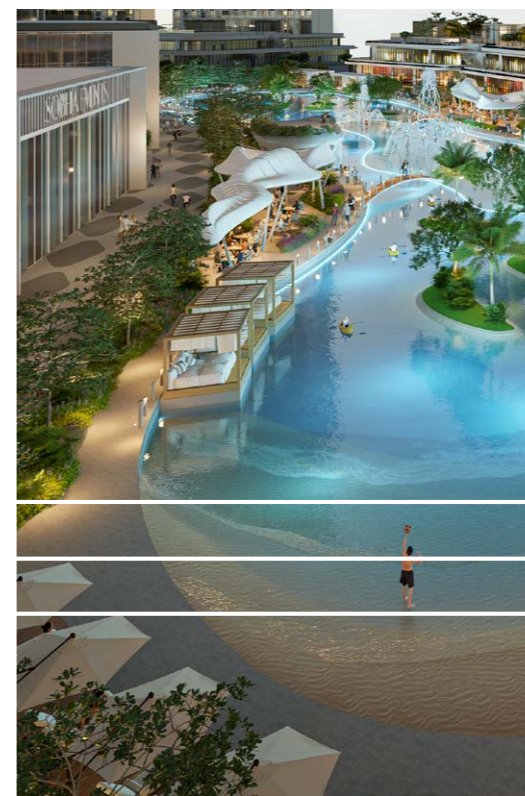
Skyvue Spectra offers unobstructed panoramas of the surrounding neighborhood, where each day unfolds with serenity and beauty.



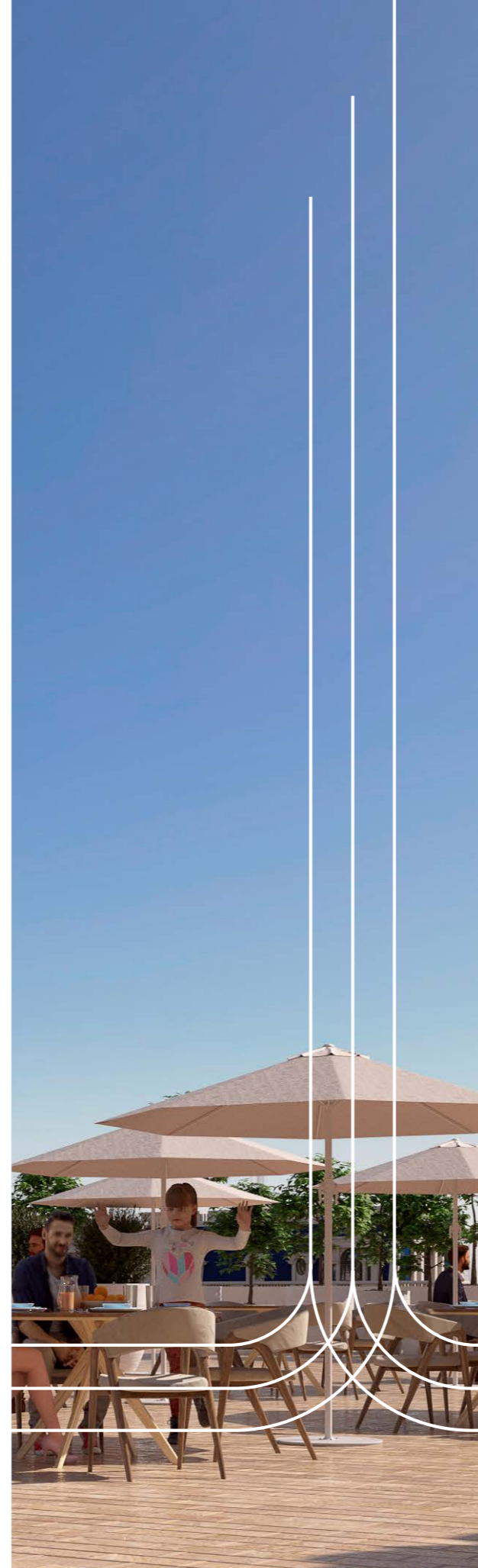


Exceptional as expected

As luxury evolves, so does the art of living. This tower redefines opulence, presenting an extravagant new approach to living with timeless elegance and unmatched grandeur.



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



Life at Skyvue Spectra

Unveil a world of boundless experiences, where every lifestyle, age, and passion find its perfect expression.

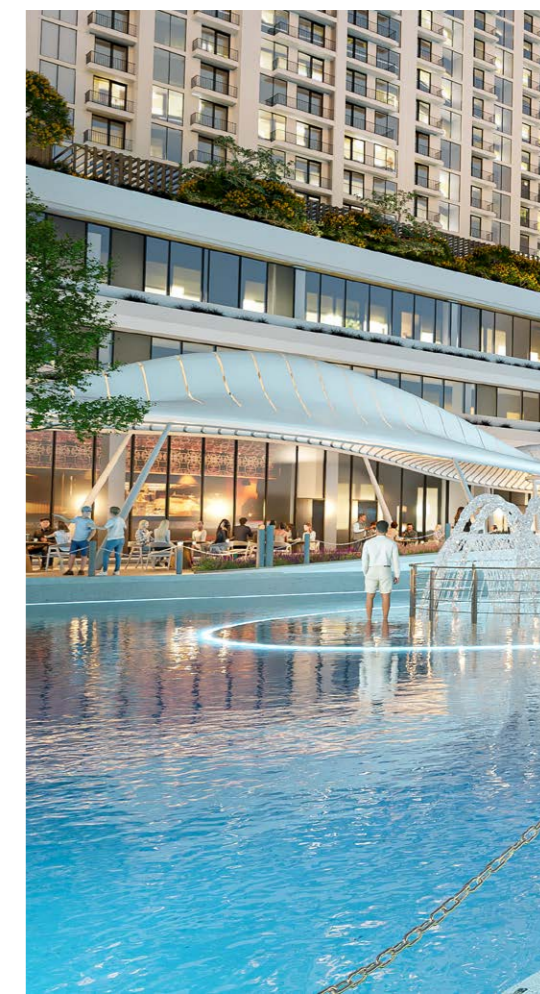




The Arc of luxury

Skyvue Spectra is masterfully crafted around a stunning amphitheater that adapts gracefully with the shifting water levels.

Encircling the mesmerizing water feature, you'll discover a curated collection of distinguished dining, offering a truly elevated experience.



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



Cherish every breath in this private community filled with extraordinary array of experiences – from tranquil sensory gardens and a water obstacle course to a refined clubhouse, thoughtfully designed indoor workspaces, and a scenic cycle path.



Designed for
Every Passion



Every day unfolds with new experiences and excitement. Relish a cinematic experience in the open-air theatre or create unforgettable moments in the BBQ Area and Party Terrace. This vibrant community caters to every need, allowing you to embrace life in its fullest, most enriching form.

A wealth of amenities awaits to enhance both entertainment and lifestyle



Water

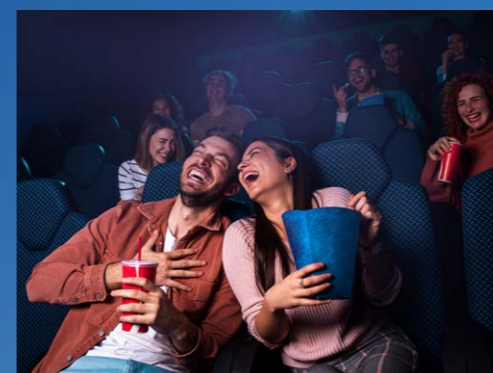
- Kid's Pool
- Infinity Pool
- Jacuzzi
- Central water Feature

Fitness

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

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
- Music Room
- Art Room



Kids & Toddlers Zone

- Kids Games Room
- Kids Playroom



Find your Connection

It's not just about sharing space; it's about fostering connections, offering support, and cultivating a true sense of belonging.

Unwind, recharge, and refresh your mind and body with exclusive clubhouse-style amenities right at home.



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.



Fresh, Bright and Breezy

Irradiating with natural light through floor-to-ceiling glazed walls, Skyvue Spectra exudes an air of sophistication and luxury at every point. Wake up invigorated and ready to face another sublime day in paradise.



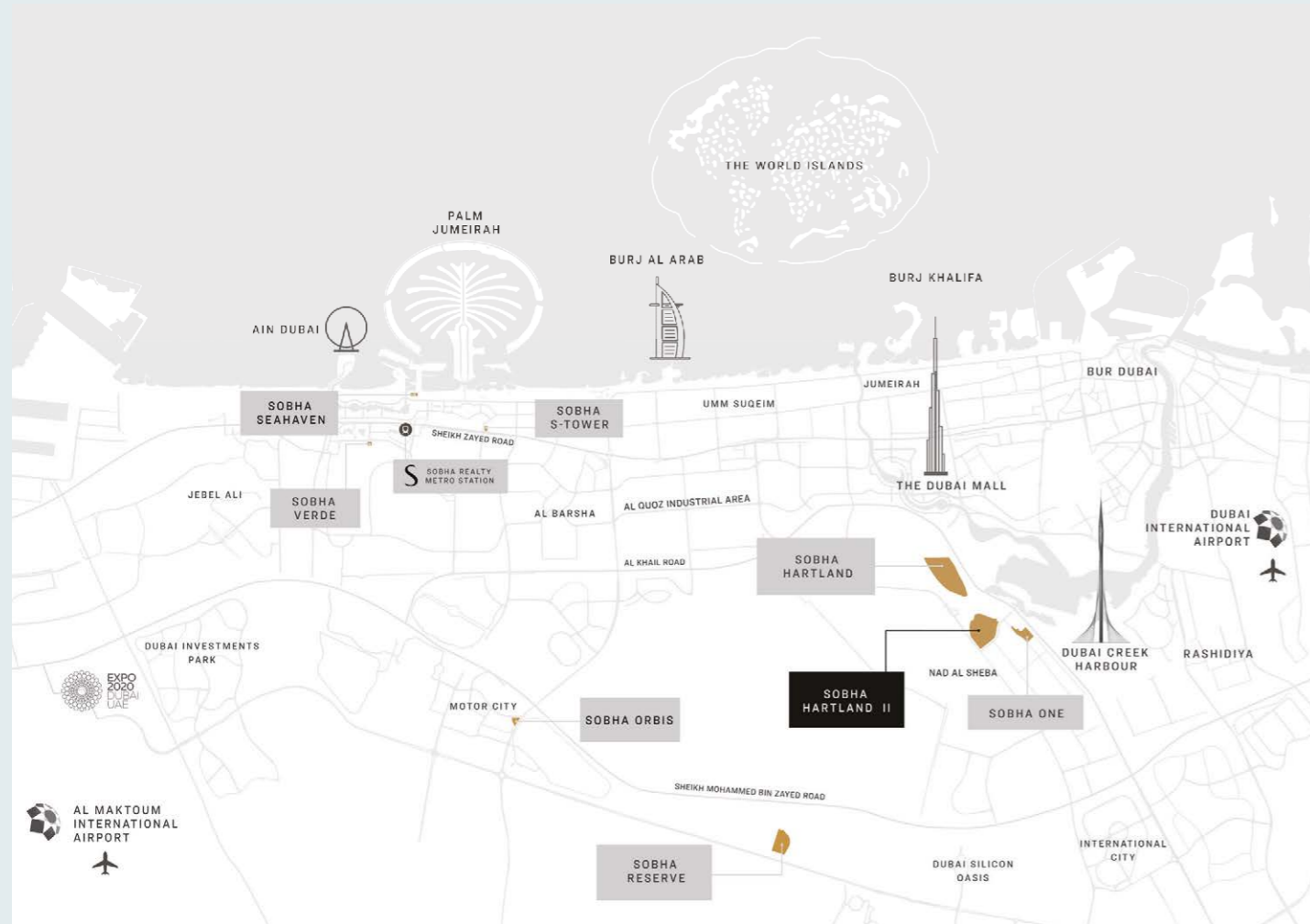


Residences Tailored to Perfection

Within these walls, tranquility reigns, as triangular elegance and refined design effortlessly guide one back to the serene haven of Skyvue, where every detail embodies perfection.

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

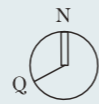
LOCATION MAP



MASTER PLAN



SITE PLAN



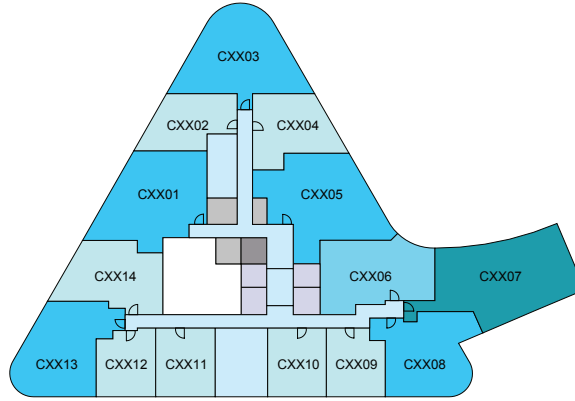
Floor Plans

FLOOR PLAN LAYOUT

SKYVUE SPECTRA



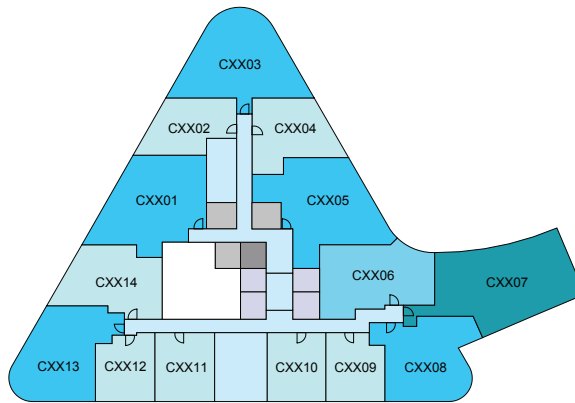
LAGOONS, COMMUNITY



COMMUNITY

LEVEL 08, 11-18, 20

LAGOONS, COMMUNITY



COMMUNITY

LEVEL 09, 19

- | | | | |
|--------------|------------|-------------|--------------|
| 1 BED UNIT | 2 BED UNIT | CIRCULATION | LIFTS |
| 1.5 BED UNIT | 3 BED UNIT | SERVICES | GARBAGE ROOM |

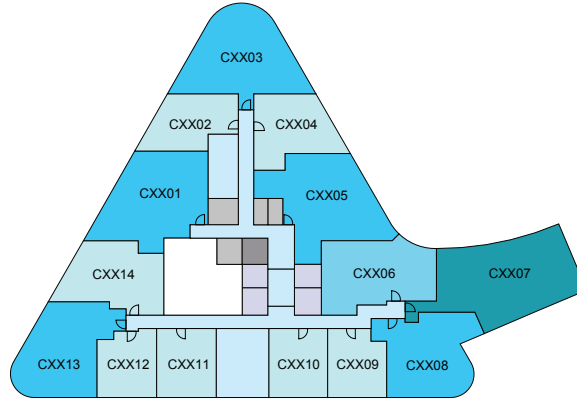
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

FLOOR PLAN LAYOUT

SKYVUE SPECTRA



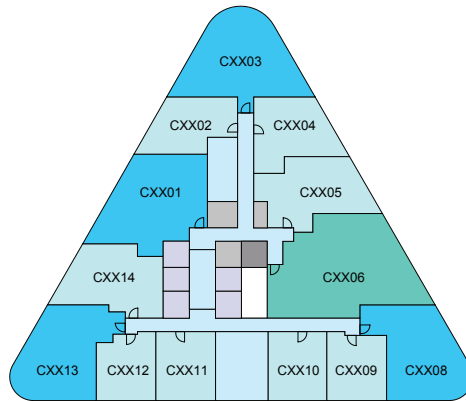
LAGOONS, COMMUNITY



COMMUNITY

LEVEL 10

LAGOONS, COMMUNITY



COMMUNITY

LEVEL 25-28, 30-34, 36-38, 40, 41

- | | | | | |
|--------------|--------------|------------|-------------|--------------|
| 1 BED UNIT | 2 BED UNIT | 3 BED UNIT | CIRCULATION | LIFTS |
| 1.5 BED UNIT | 2.5 BED UNIT | | SERVICES | GARBAGE ROOM |

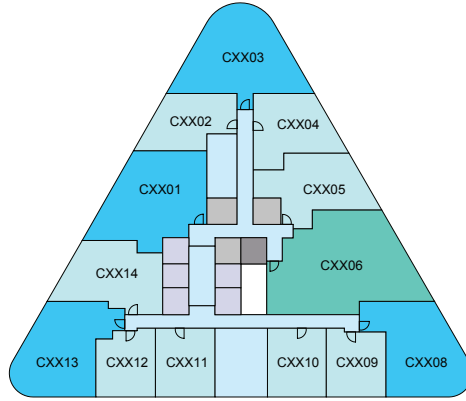
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

FLOOR PLAN LAYOUT

SKYVUE SPECTRA



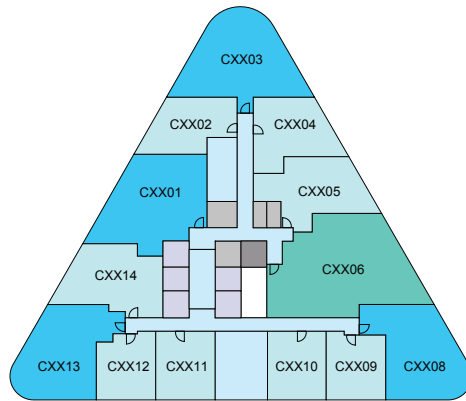
LAGOONS, COMMUNITY



COMMUNITY

LEVEL 29, 39

LAGOONS, COMMUNITY



COMMUNITY

LEVEL 35

- | | | | |
|------------|--------------|-------------|--------------|
| 1 BED UNIT | 2.5 BED UNIT | CIRCULATION | LIFTS |
| 2 BED UNIT | | SERVICES | GARBAGE ROOM |

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

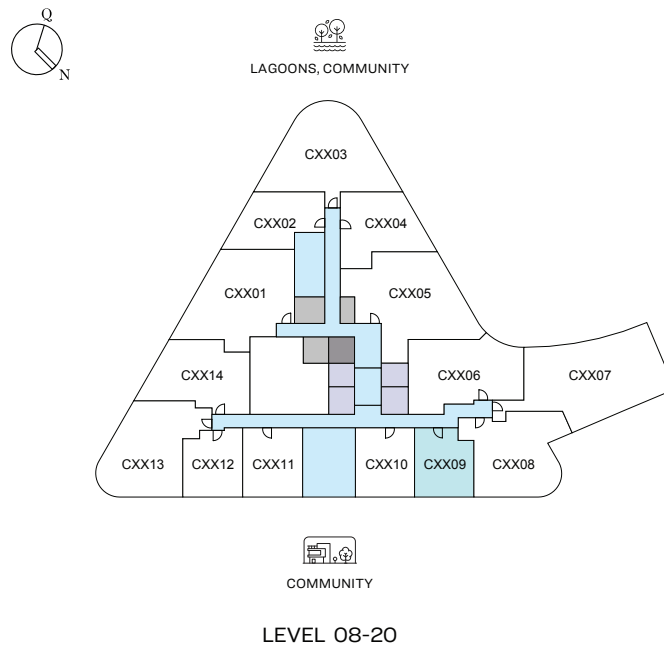
1 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 462.20 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 506.65 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C809, C909, C1009

Community

C1109, C1209, C1309, C1409, C1509, C1609, C1709, C1809, C1909, C2009

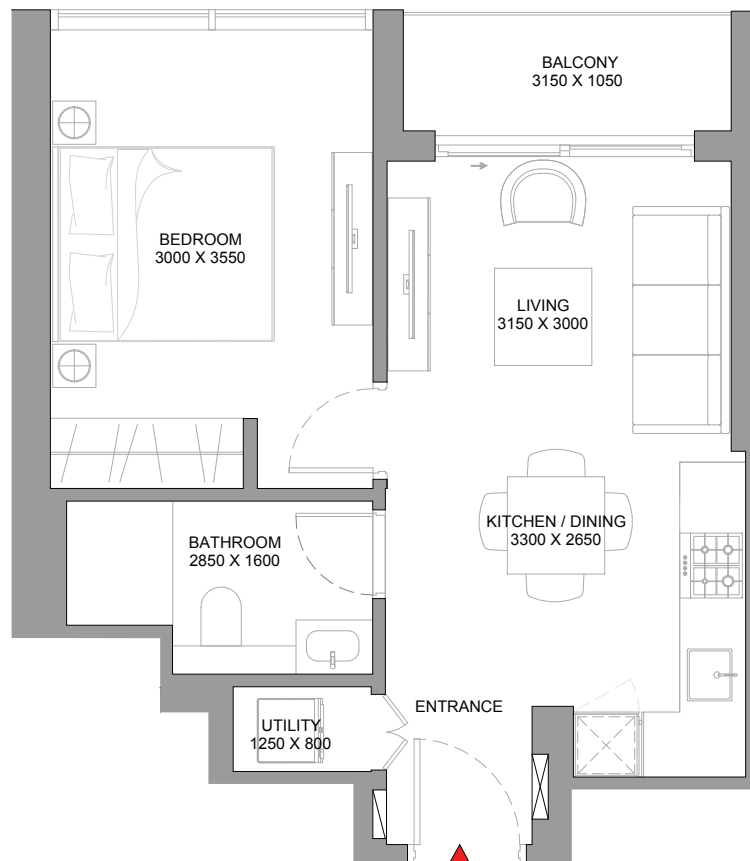
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 462.20 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 506.65 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C809, C909, C1009

Community
C1109, C1209, C1309, C1409, C1509, C1609, C1709, C1809, C1909, C2009



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

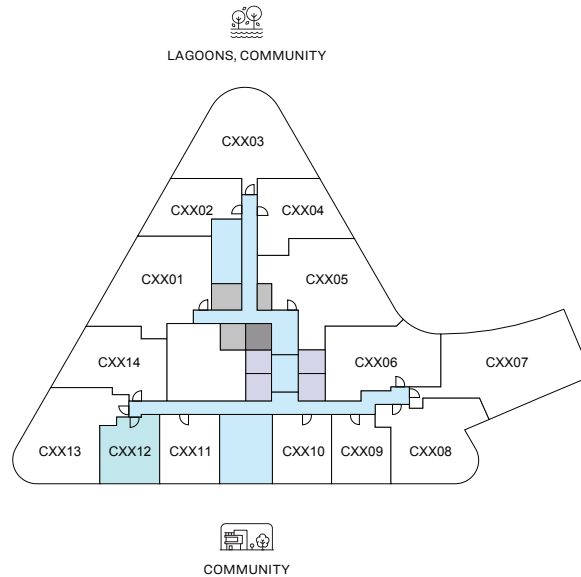
TOTAL SALEABLE AREA

SUITE RANGE = 462.20 SQ.FT. - 462.74 SQ.FT.

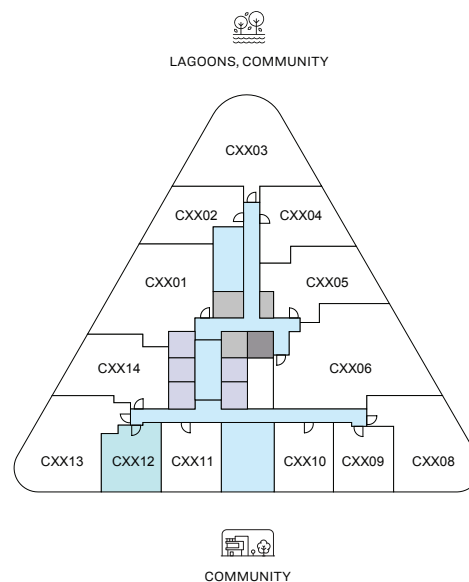
BALCONY = 44.56 SQ.FT.

TOTAL RANGE = 506.76 SQ.FT. - 507.30 SQ.FT.

UNIT



LEVEL 08-20



LEVEL 25-41

List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C812, C912, C1012

Community

C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

Community, Dubai Skyline

C3612, C3712, C3812, C3912, C4012, C4112

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

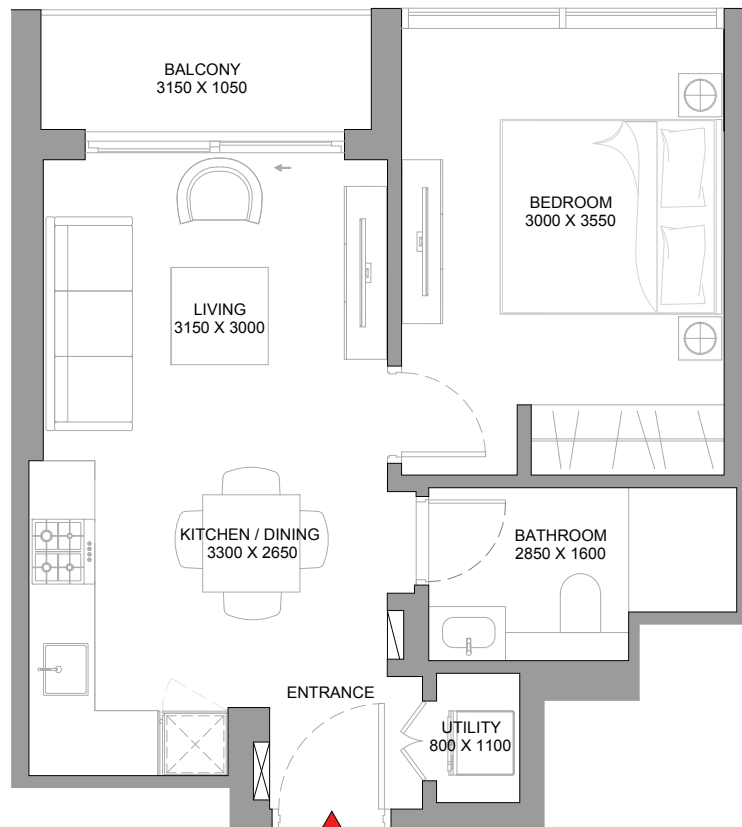
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE = 462.20 SQ.FT. - 462.74 SQ.FT.

BALCONY = 44.56 SQ.FT.

TOTAL RANGE = 506.76 SQ.FT. - 507.30 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C812, C912, C1012

Community

C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

Community, Dubai Skyline

C3612, C3712, C3812, C3912, C4012, C4112

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.



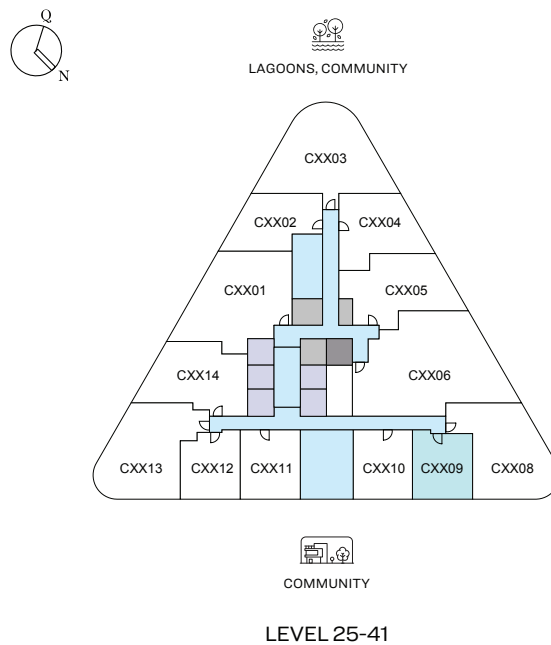
1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 475.12 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 519.57 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community

C2509, C2609, C2709, C2809, C2909, C3009, C3109, C3209, C3309, C3409, C3509

Community, Dubai Skyline

C3609, C3709, C3809, C3909, C4009, C4109

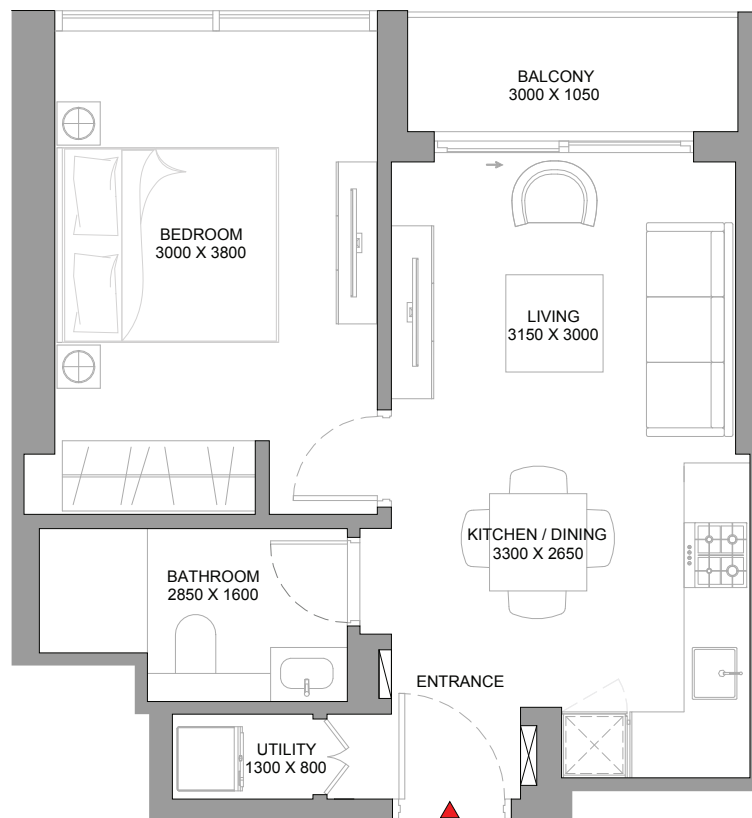
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 475.12 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 519.57 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

C2509, C2609, C2709, C2809, C2909, C3009, C3109, C3209, C3309, C3409, C3509

Community, Dubai Skyline

C3609, C3709, C3809, C3909, C4009, C4109

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.



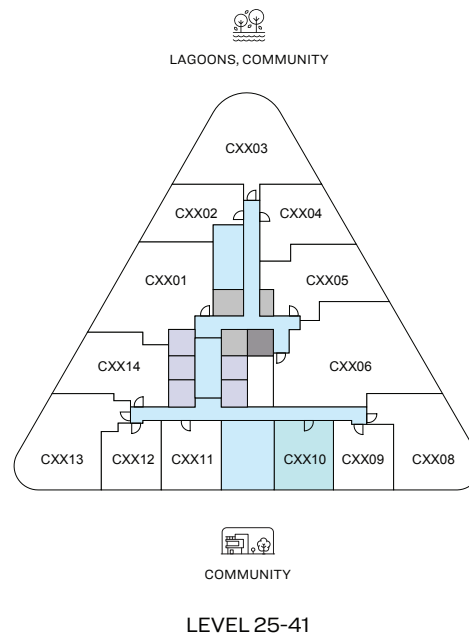
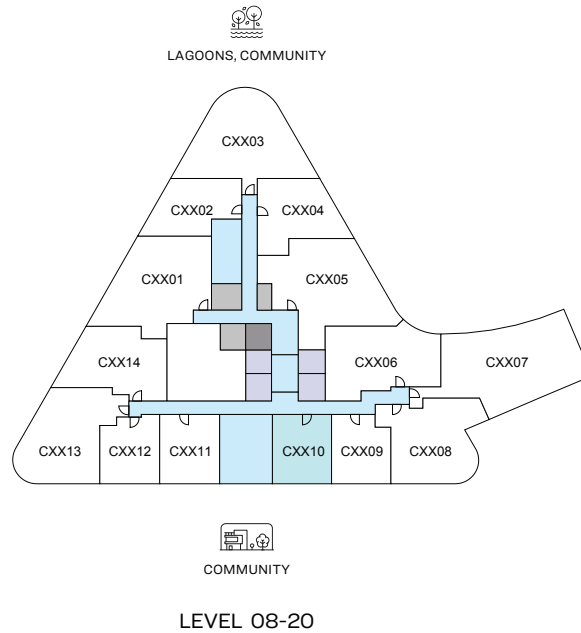
1 BEDROOM APARTMENT

TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.
BALCONY = 44.35 SQ.FT.
TOTAL = 527.97 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C810, C910, C1010

Community

C1110, C1210, C1310, C1410, C1510, C1610, C1710, C1810, C1910, C2010, C2510, C2610, C2710, C2810, C2910, C3010, C3110, C3210, C3310, C3410, C3510

Community, Dubai Skyline

C3610, C3710, C3810, C3910, C4010, C4110

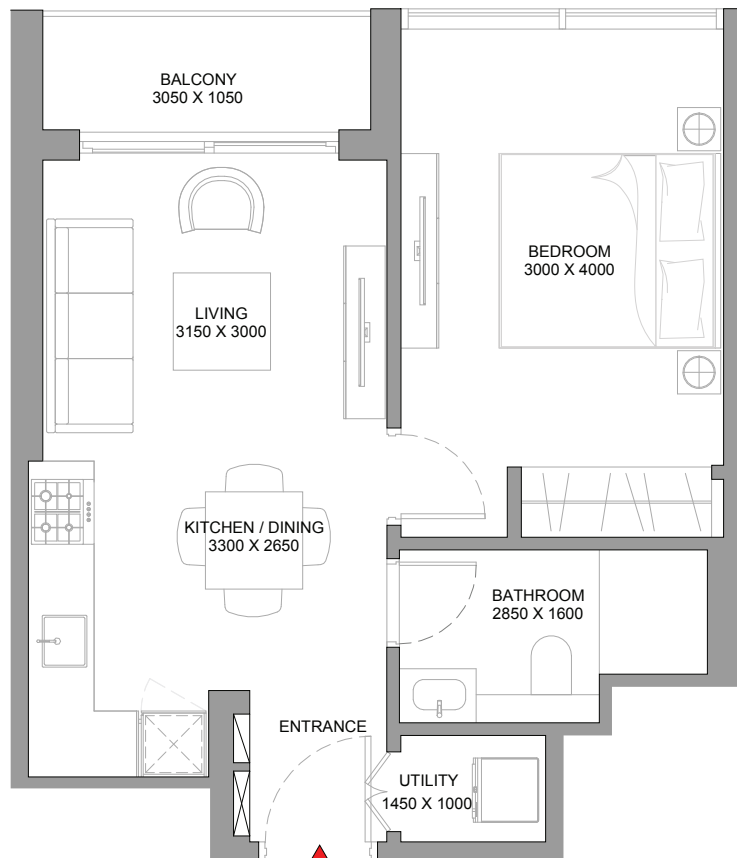
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.
BALCONY = 44.35 SQ.FT.
TOTAL = 527.97 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C810, C910, C1010

Community

C1110, C1210, C1310, C1410, C1510, C1610, C1710, C1810, C1910, C2010, C2510, C2610, C2710, C2810, C2910, C3010, C3110, C3210, C3310, C3410, C3510

Community, Dubai Skyline

C3610, C3710, C3810, C3910, C4010, C4110



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE B (with balcony) VARIANT 1

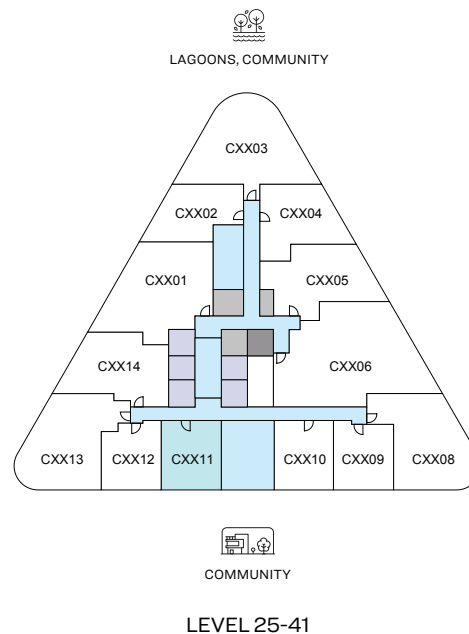
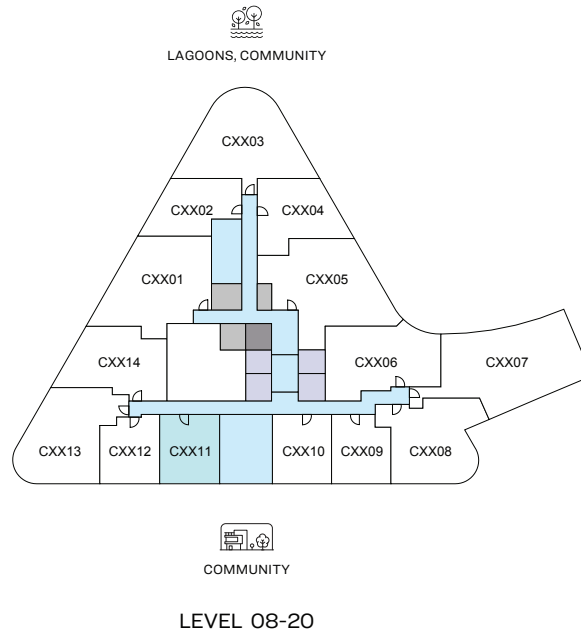
TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.

BALCONY = 44.45 SQ.FT.

TOTAL = 528.07 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C811, C911, C1011

Community

C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

Community, Dubai Skyline

C3611, C3711, C3811, C3911, C4011, C4111

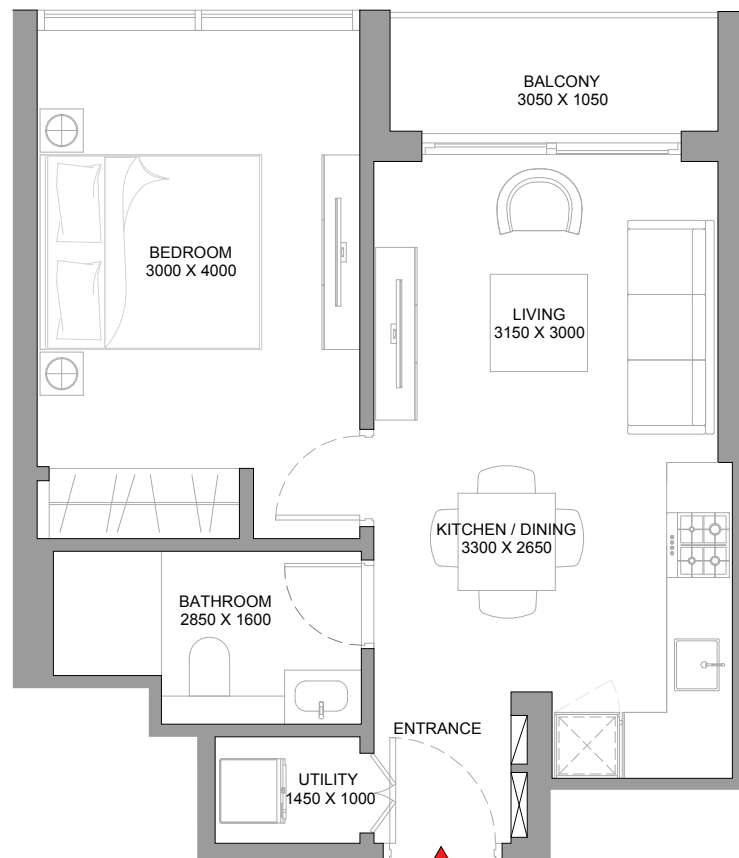
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE B (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 528.07 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C811, C911, C1011

Community

C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

Community, Dubai Skyline

C3611, C3711, C3811, C3911, C4011, C4111



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

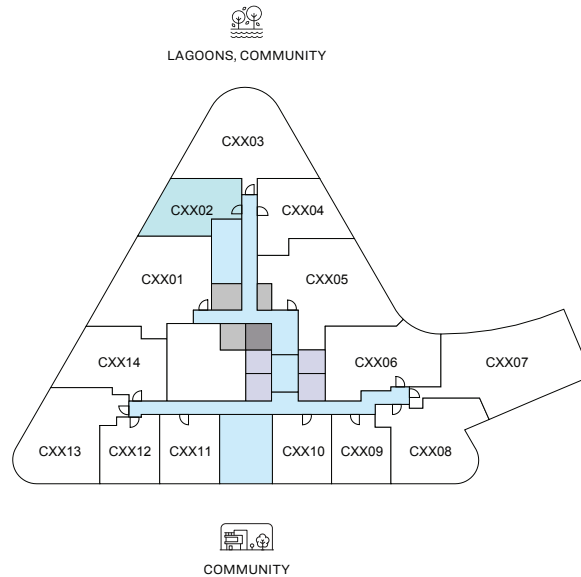
1 BEDROOM APARTMENT

TYPE C (with balcony)

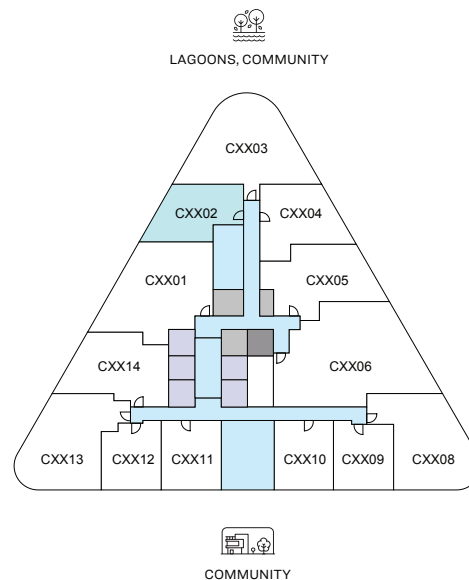
TOTAL SALEABLE AREA

SUITE = 521.19 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 606.22 SQ.FT.

UNIT



LEVEL 08-20



LEVEL 25-41

List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C802, C902, C1002

Community, Lagoon

C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

Community

C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,
C3502, C3602, C3702, C3802, C3902, C4002, C4102

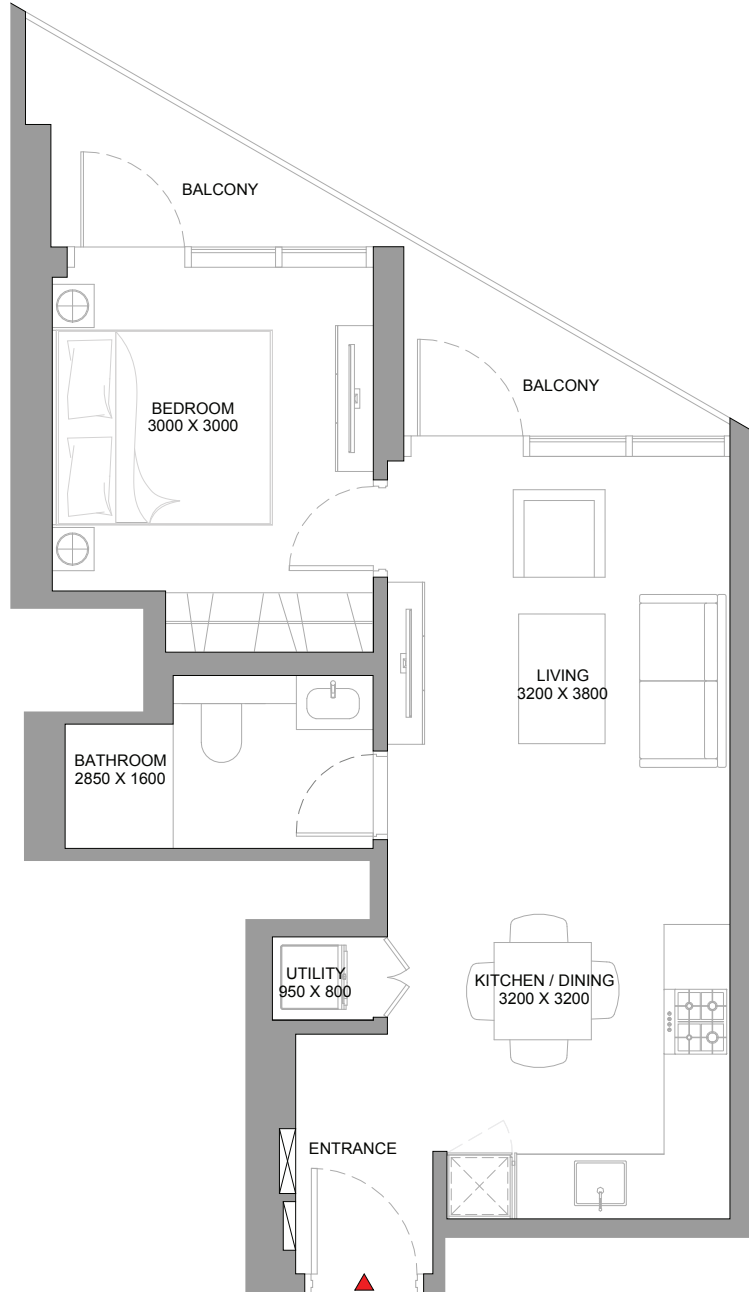
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE C (with balcony)

TOTAL SALEABLE AREA

SUITE = 521.19 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 606.22 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C802, C902, C1002

Community, Lagoon
C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

Community
C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,
C3502, C3602, C3702, C3802, C3902, C4002, C4102



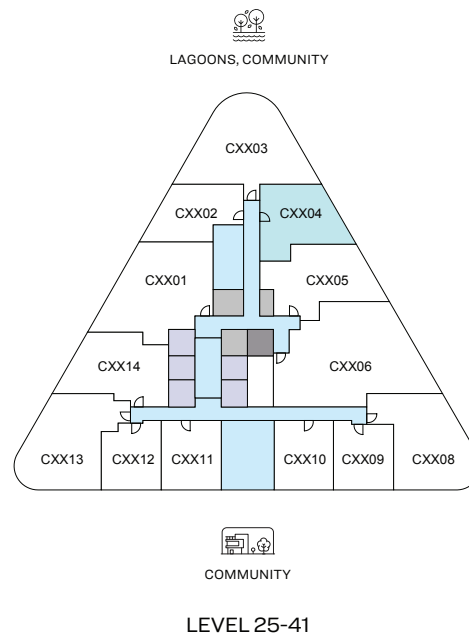
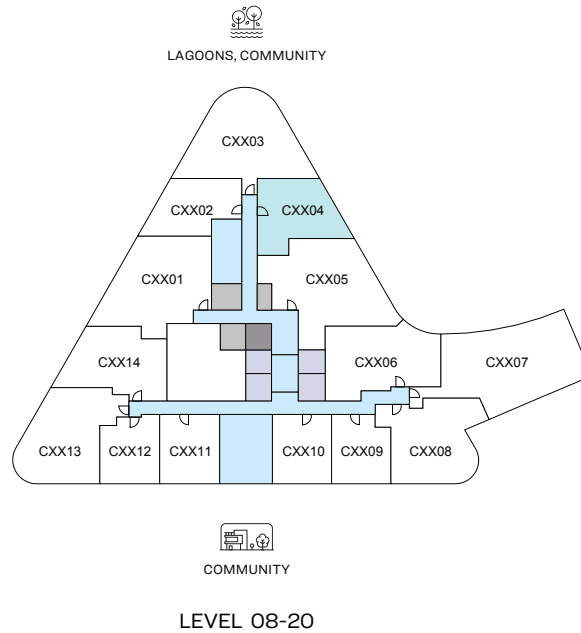
1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 586.31 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 671.34 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C804, C904, C1004

Community

C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104

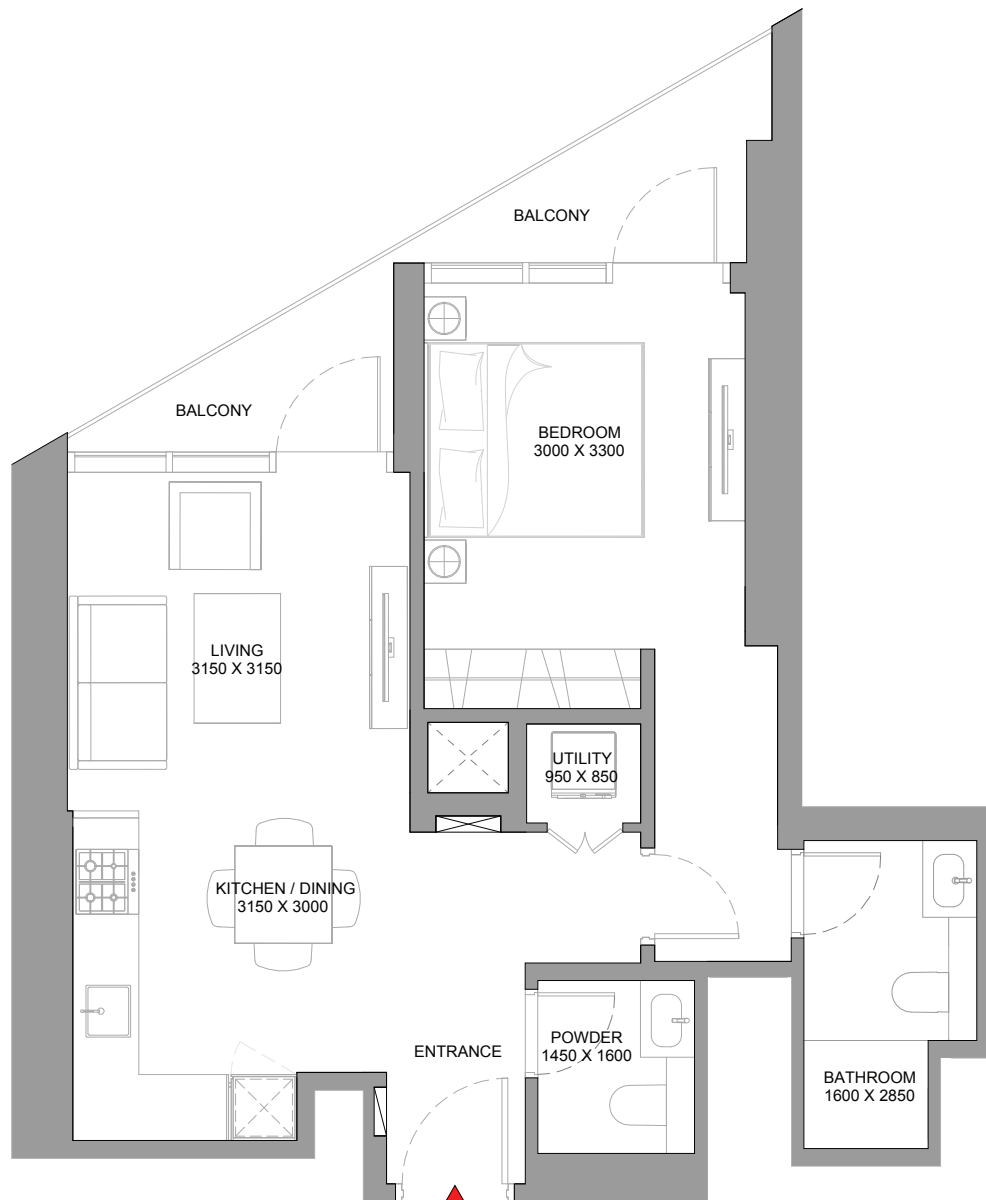
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 586.31 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 671.34 SQ.FT.



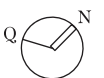
List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C804, C904, C1004

Community

C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

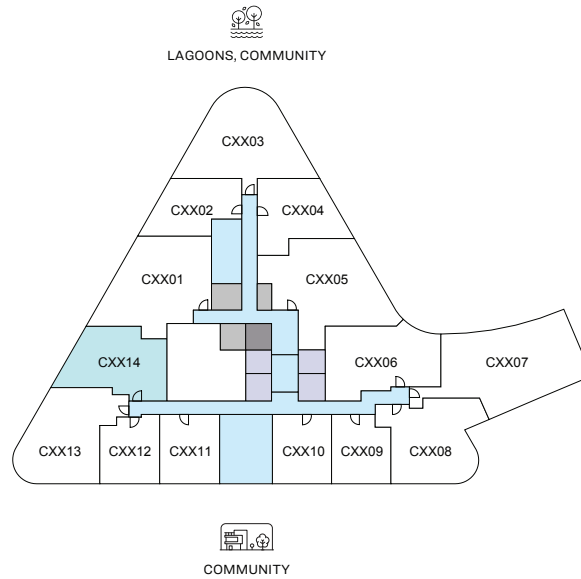
TOTAL SALEABLE AREA

SUITE = 743.46 SQ.FT.

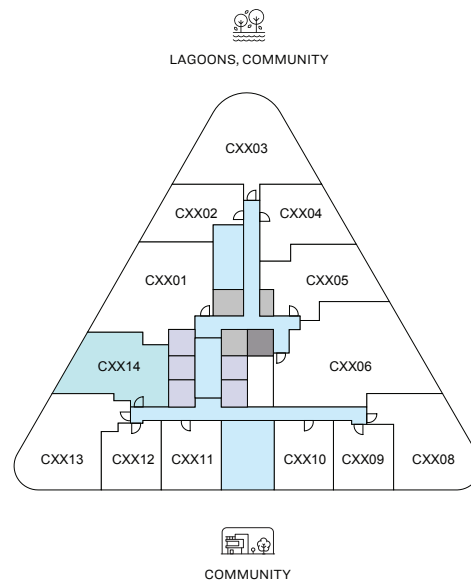
BALCONY = 94.08 SQ.FT.

TOTAL = 837.54 SQ.FT.

UNIT



LEVEL 08-20



LEVEL 25-41

List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C814, C914, C1014

Community, Lagoon

C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community

C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 743.46 SQ.FT.

BALCONY = 94.08 SQ.FT.

TOTAL = 837.54 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C814, C914, C1014

Community, Lagoon

C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community

C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

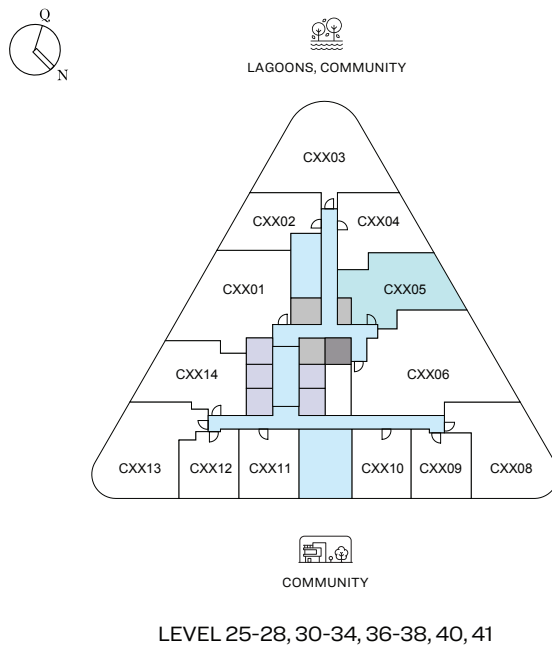
1 BEDROOM APARTMENT

TYPE F (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.
BALCONY = 82.24 SQ.FT.
TOTAL = 868.11 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community

C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

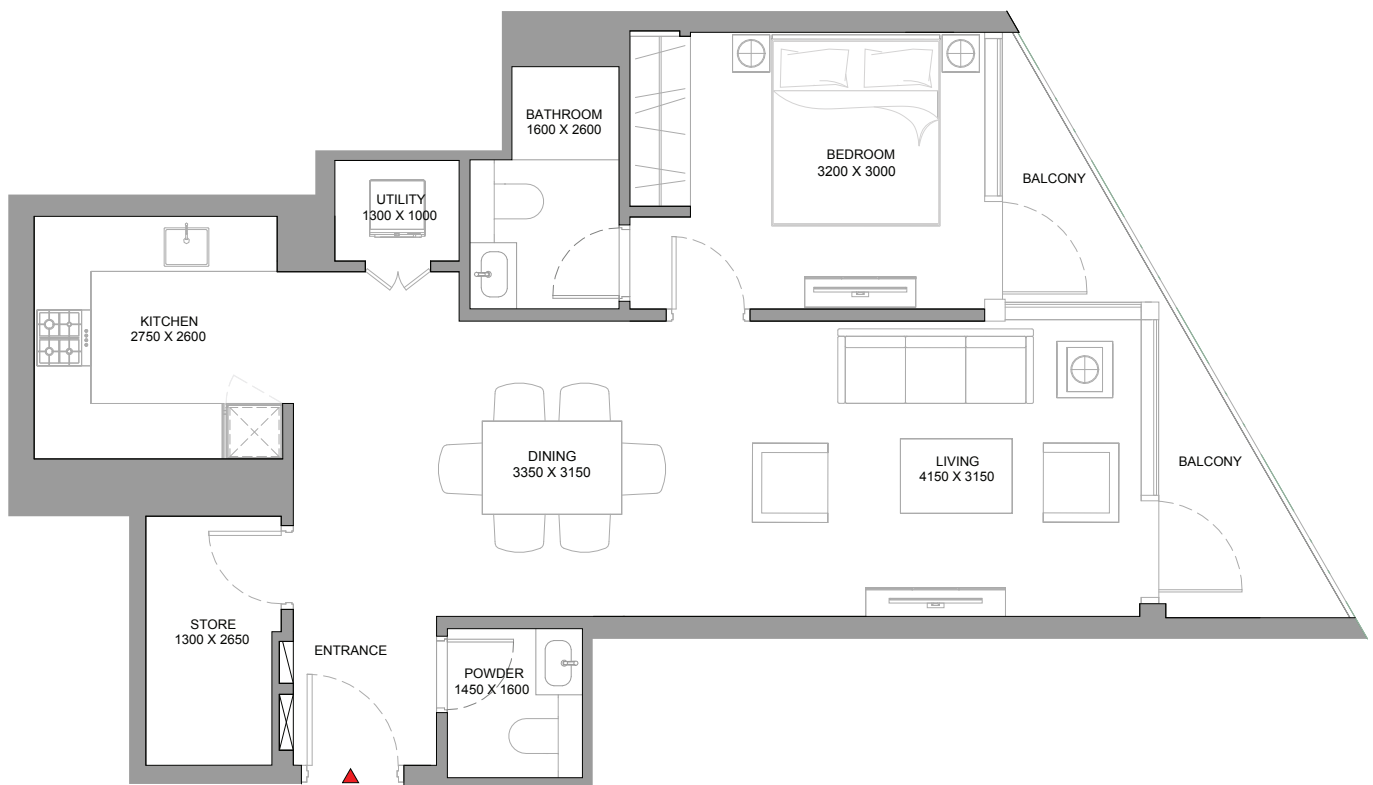
Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

1 BEDROOM APARTMENT

TYPE F (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.
BALCONY = 82.24 SQ.FT.
TOTAL = 868.11 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

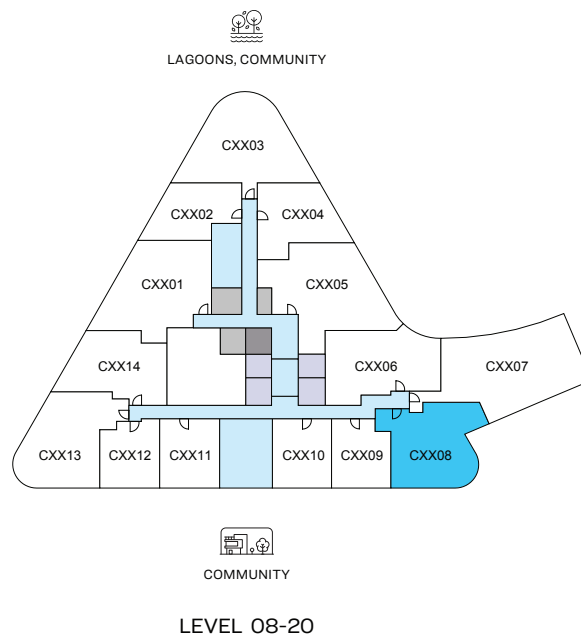
2 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 916.33 SQ.FT.
BALCONY = 56.19 SQ.FT.
TOTAL = 972.52 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C808, C908, C1008

Community

C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

2 BEDROOM APARTMENT

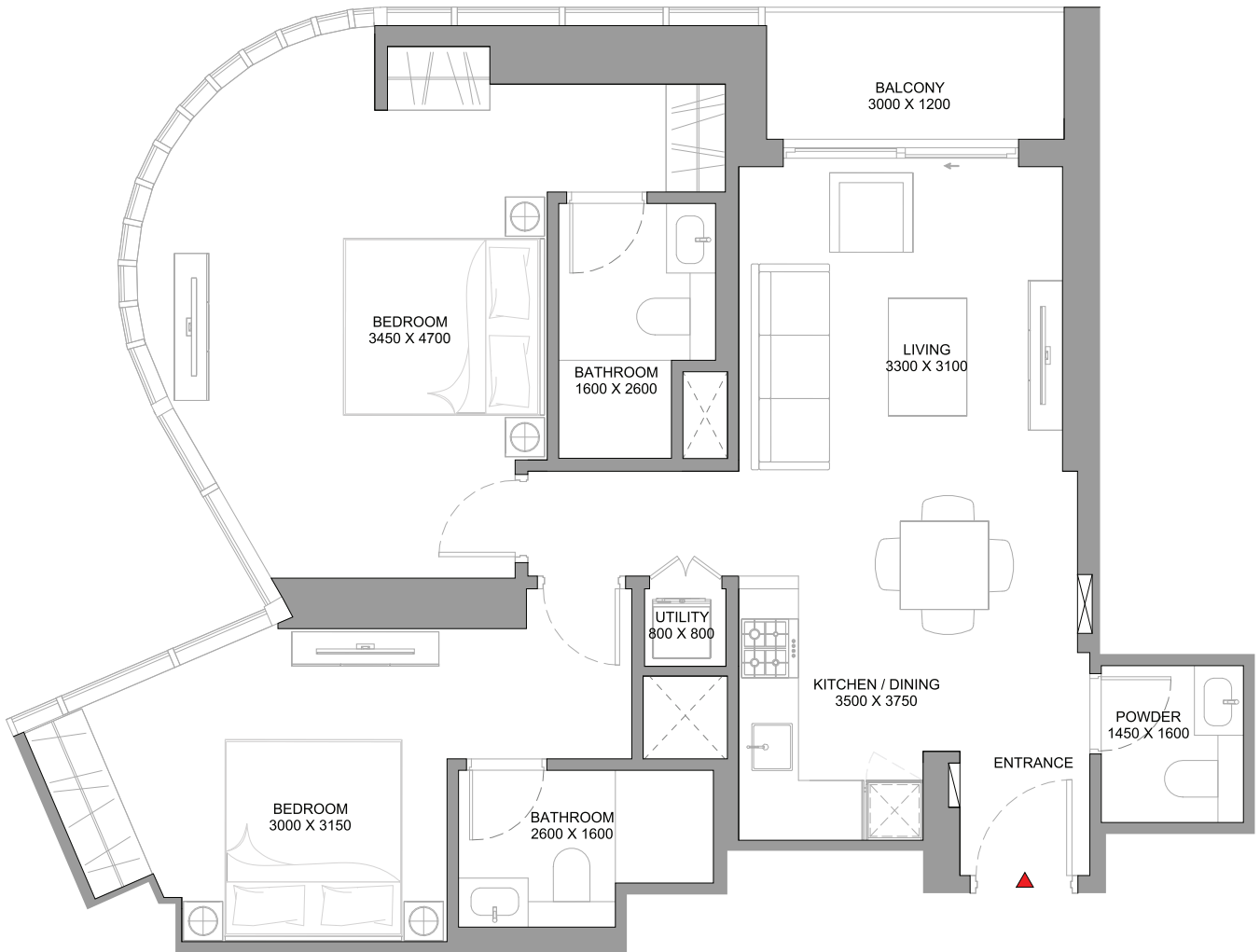
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 916.33 SQ.FT.

BALCONY = 56.19 SQ.FT.

TOTAL = 972.52 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C808, C908, C1008

Community

C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

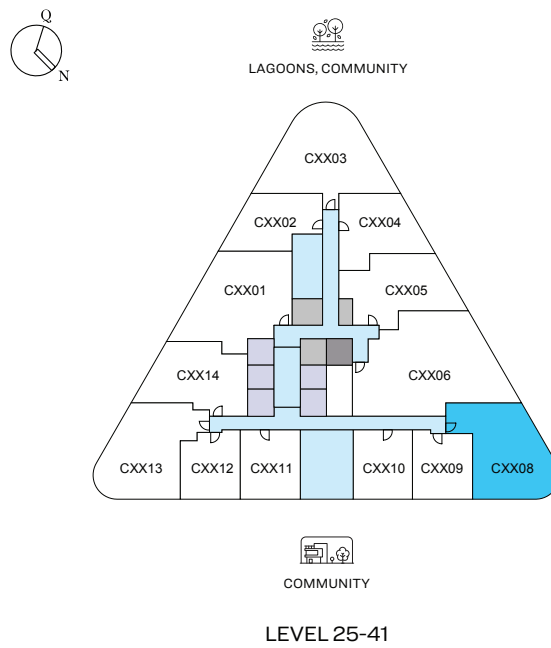
2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 934.31 SQ.FT.
BALCONY = 88.59 SQ.FT.
TOTAL = 1,022.90 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

VIEWS

Community

C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508

Community, Dubai Skyline, Ras Al Khor, Creek

C3608, C3708, C3808, C3908, C4008, C4108

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 934.31 SQ.FT.
BALCONY = 88.59 SQ.FT.
TOTAL = 1,022.90 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508

Community, Dubai Skyline, Ras Al Khor, Creek

C3608, C3708, C3808, C3908, C4008, C4108

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

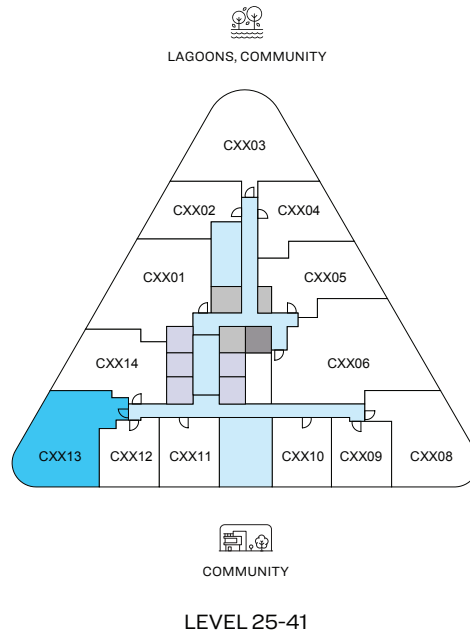
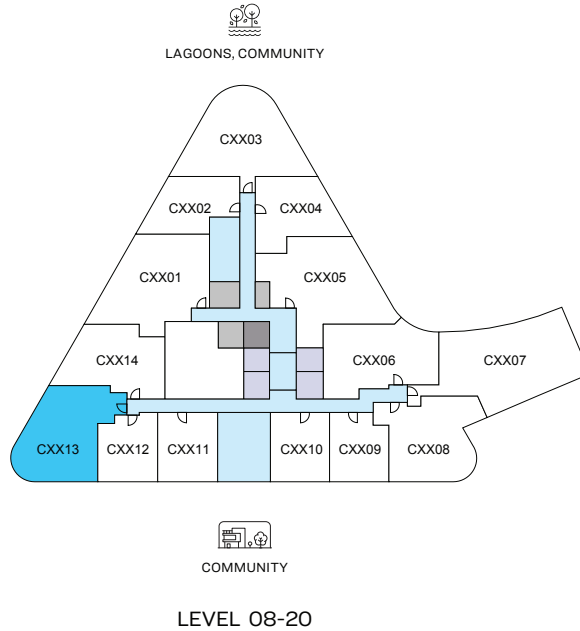
TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C813, C913, C1013

Community, Lagoon

C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

Community

C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

Community, Dubai Skyline

C3613, C3713, C3813, C3913, C4013, C4113

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

2 BEDROOM APARTMENT

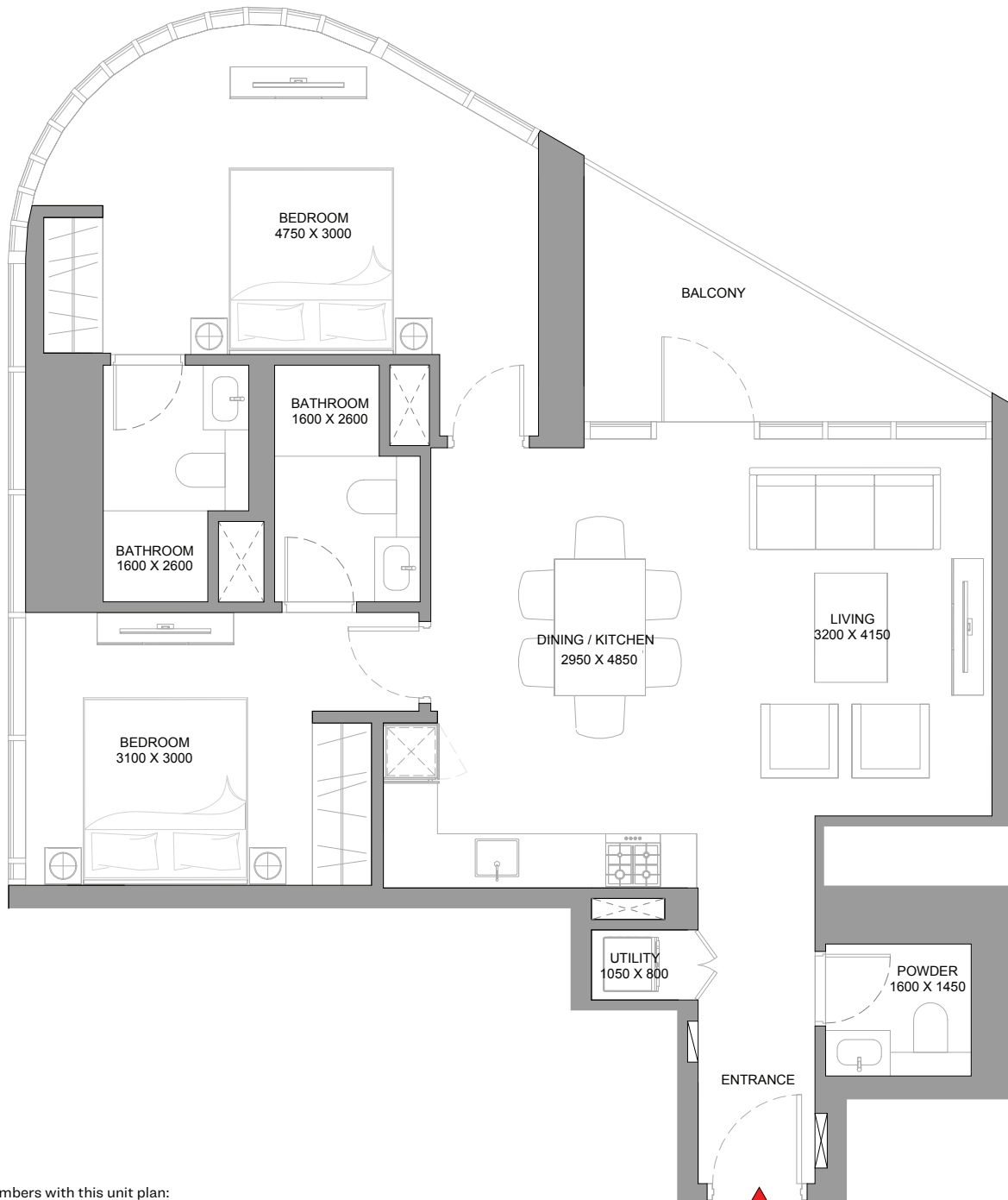
TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C813, C913, C1013

Community, Lagoon

C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

Community

C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

Community, Dubai Skyline

C3613, C3713, C3813, C3913, C4013, C4113



2 BEDROOM APARTMENT

TYPE D (with balcony)

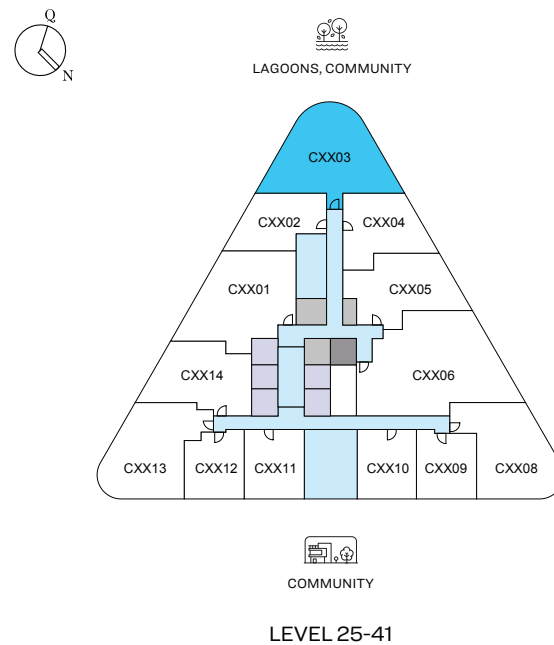
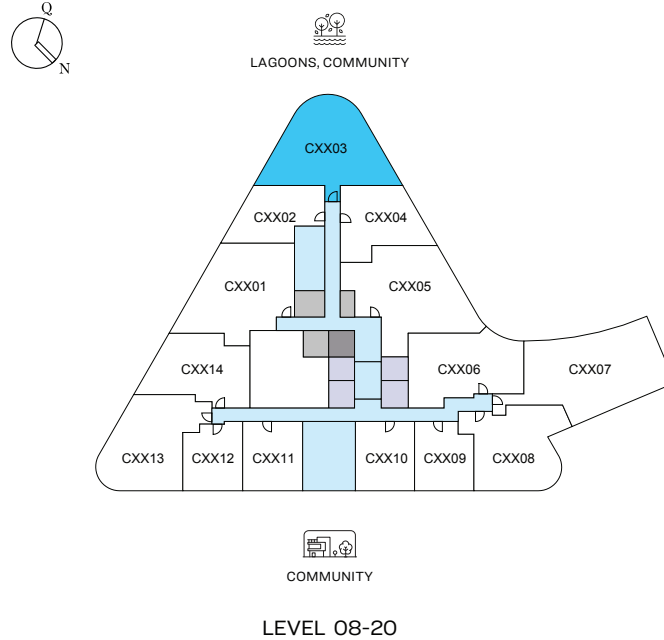
TOTAL SALEABLE AREA

SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C803, C903, C1003

Community, Lagoon

C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

Community

C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403,
C3503, C3603, C3703, C3803, C3903, C4003, C4103

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

2 BEDROOM APARTMENT

TYPE D (with balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C803, C903, C1003

Community, Lagoon

C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

Community

C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403,
C3503, C3603, C3703, C3803, C3903, C4003, C4103



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

3 BEDROOM APARTMENT

TYPE A (with balcony)

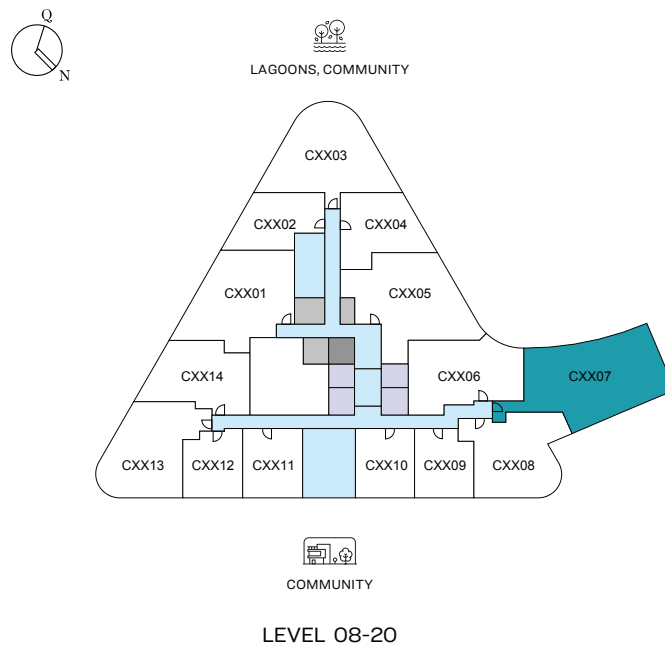
TOTAL SALEABLE AREA

SUITE = 1,383.16 SQ.FT.

BALCONY = 106.35 SQ.FT.

TOTAL = 1,489.51 SQ.FT.

■ UNIT



List of unit numbers with this unit plan:

VIEWS

Dual Aspect View, Community, Lagoon, Amenities

C807, C907, C1007

Dual Aspect View, Community, Lagoon

C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

3 BEDROOM APARTMENT

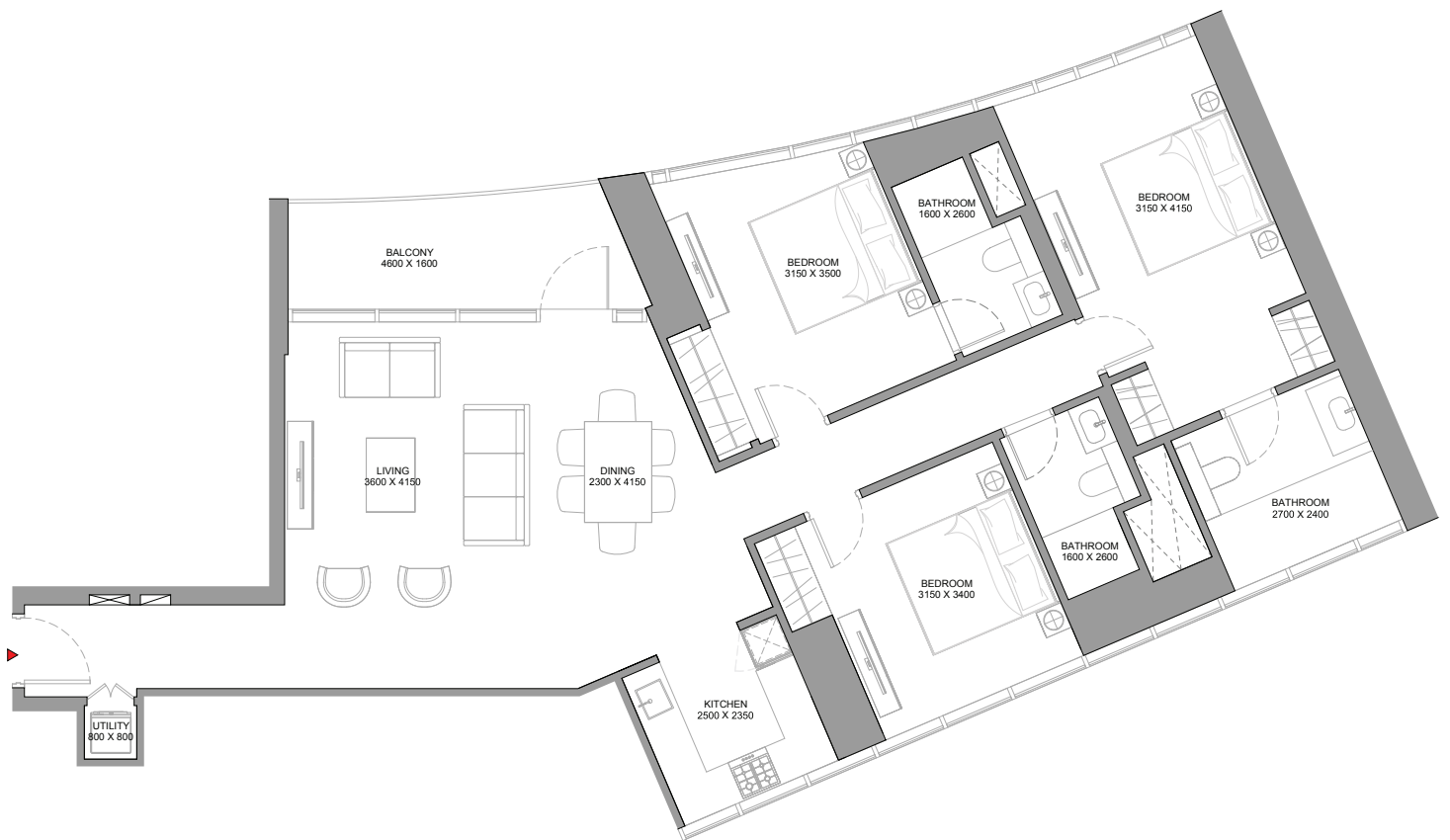
TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,383.16 SQ.FT.

BALCONY = 106.35 SQ.FT.

TOTAL = 1,489.51 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dual Aspect View, Community, Lagoon, Amenities
C807, C907, C1007

Dual Aspect View, Community, Lagoon
C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.



SOBHA
REALTY

