



SKYVUE

SOLAIR



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





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
SOLAIR

Sky High Opulence

Taking Opulence
To the Next Level.
Whilst staying centered.



Skyvue Solair, a unique gem, stands as the inaugural tower in the esteemed Skyvue cluster, marking the beginning of limitless possibilities.

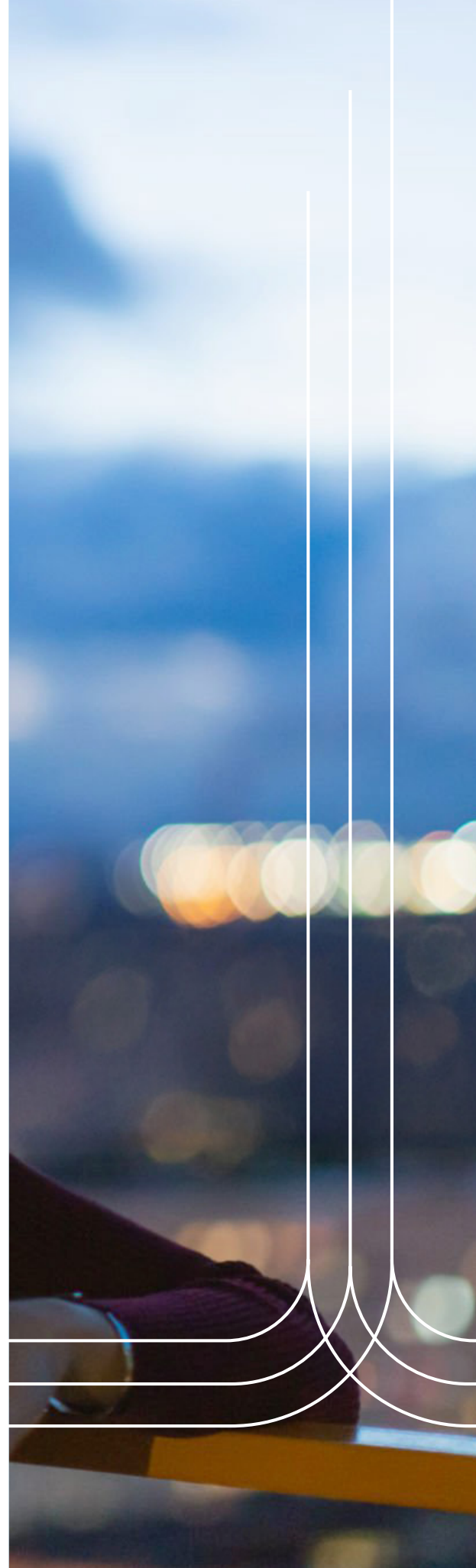
Skyvue Solair presents a collection of distinguished residences and exceptional amenities, offering an unparalleled living experience in a seamlessly connected environment.



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.





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.

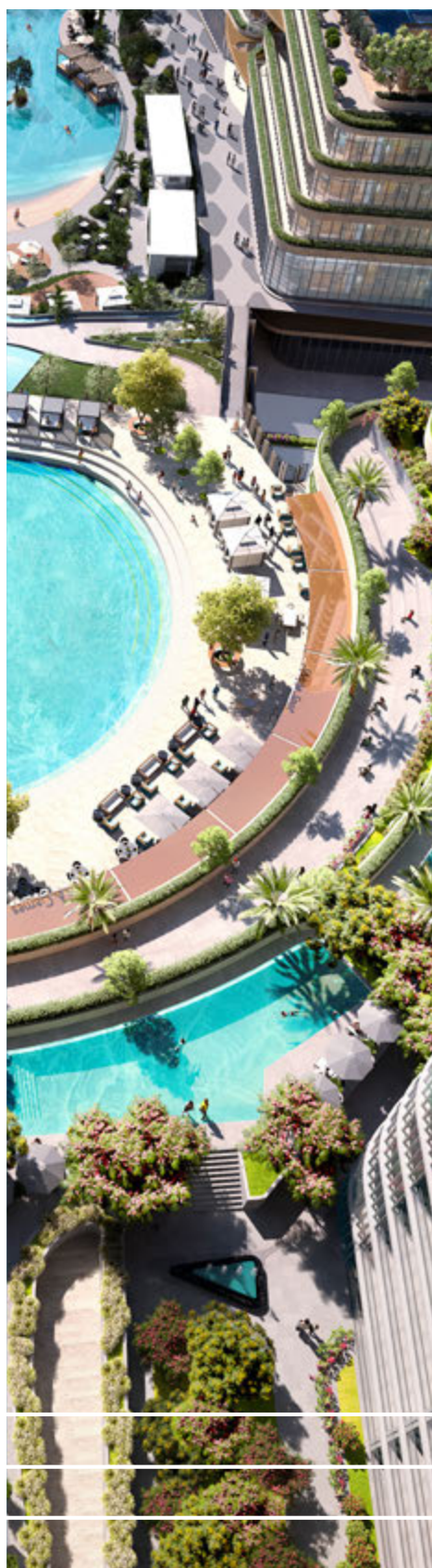
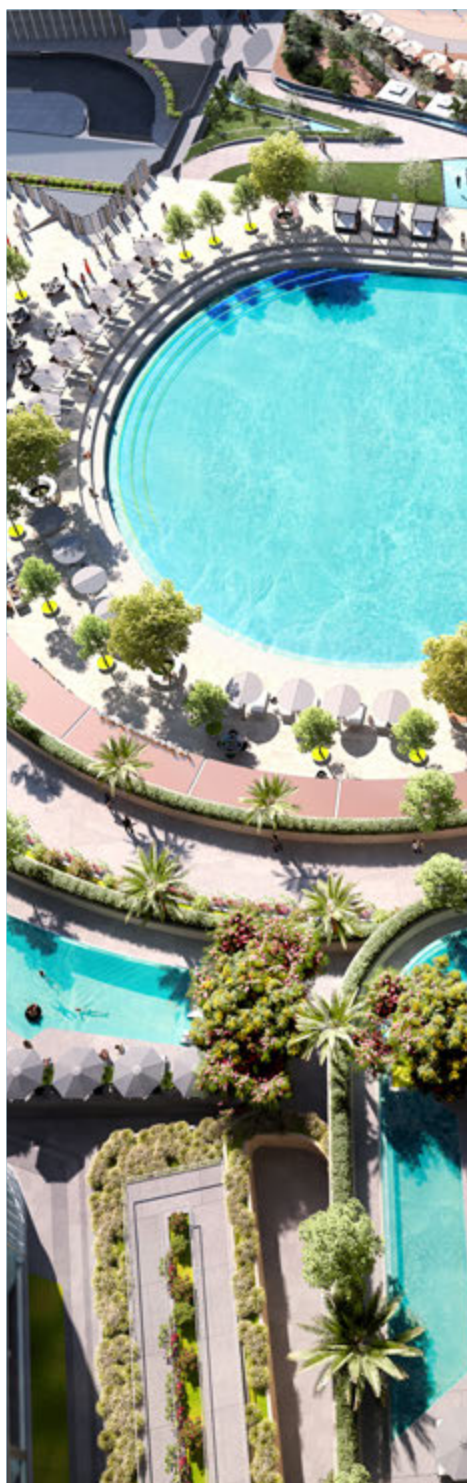
This masterful design invites panoramic views into every space, creating an effortlessly elevated living experience where dual-aspect apartments become a gateway to an endless horizon.





Overlooking the skyline of dreams

The tower stands tall with unmatched views of Dubai's iconic skyline, 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

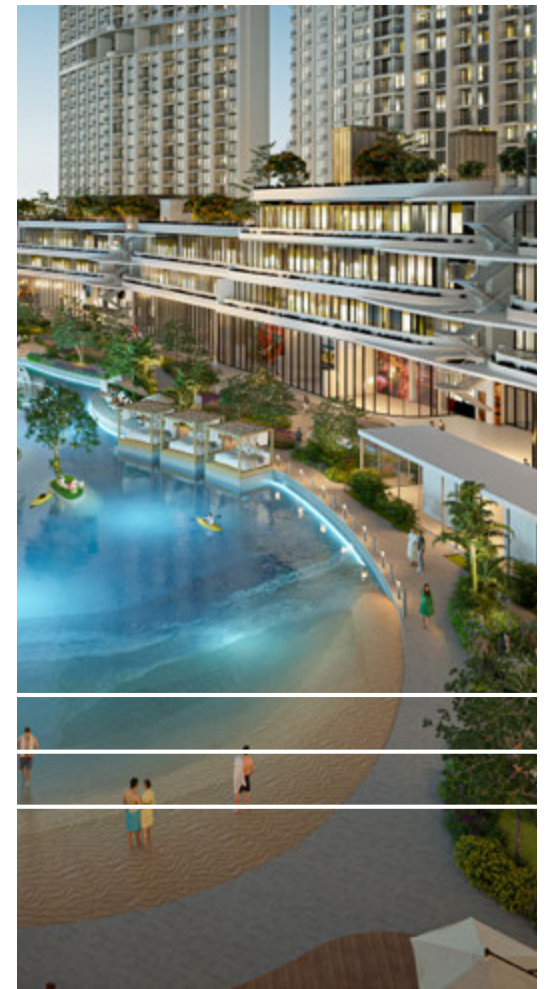
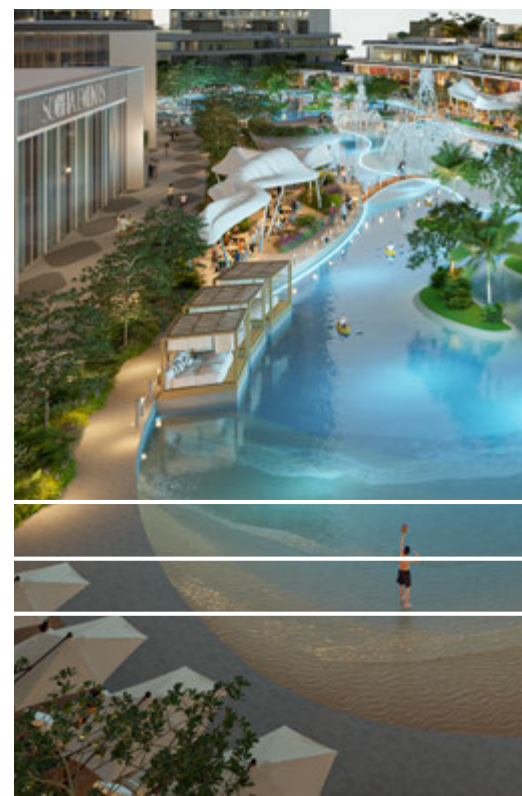
Skyvue Solair offers unobstructed panoramas of the surrounding neighborhood, where each day unfolds with serenity and beauty

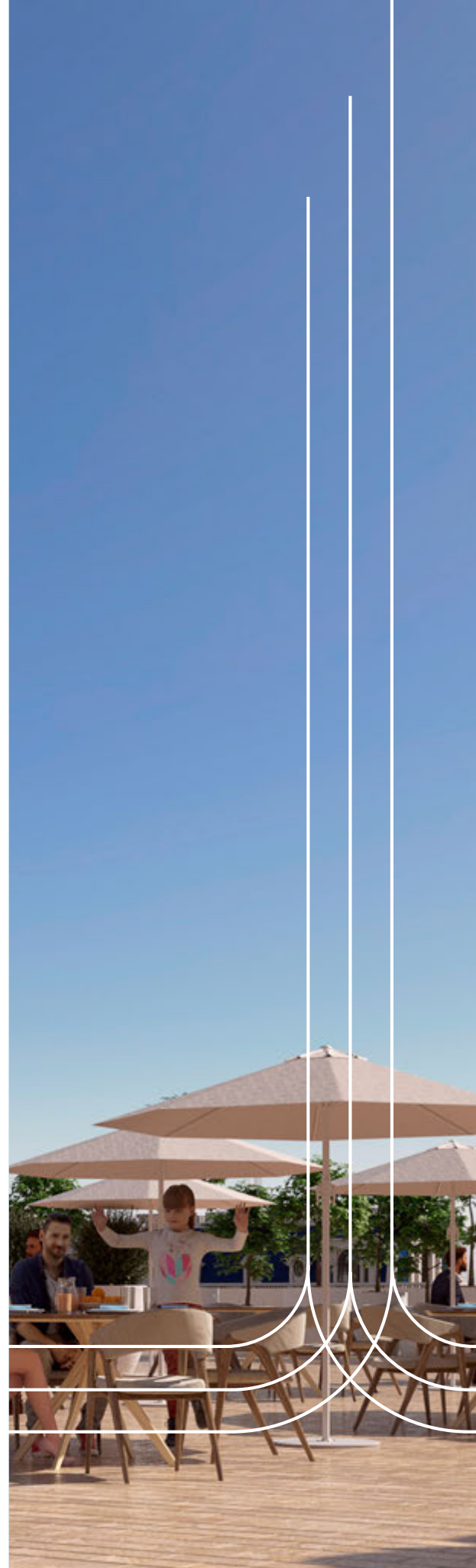




Exceptional as expected

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.





Life at Skyvue Solair

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

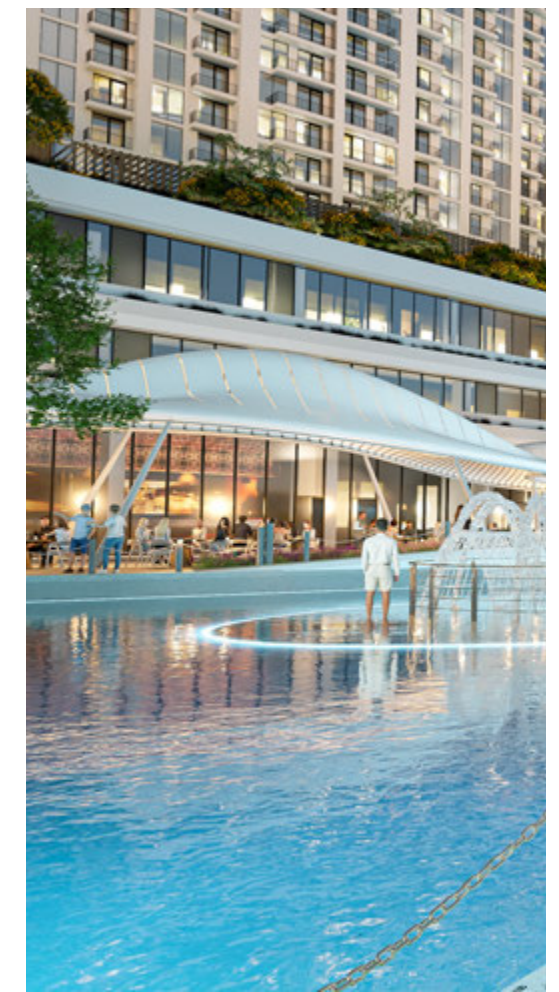




The Arc of luxury

Skyvue Solair 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.





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.

Skyvue - Amenities	
S.no	Outdoor Amenities
1	Kid's Play Zone
2	Outdoor Game Area
3	Infinity Pool
4	Kid's Pool
5	Jacuzzi
6	Fitness / Gym Area
7	Yoga And Meditation Area
8	Walking / Jogging Loop
9	BBQ Area
10	Party Terrace
11	Open Picnic Lawn
12	Open Viewing & Seating Deck
13	Open Seating Bean Bags Lawn
14	Central Water Feature
15	Community Gardening Space
16	Skateboarding Park
17	Open Cinema Area
18	Outdoor Crossfit / Gym Area
19	BBQ Area / Open Gathering
20	Outdoor Table Games
21	Circuit Training / Gym Area
22	Open Lawn
23	Open Party Terrace
24	Open Amphitheater Seating
25	Open Viewing Deck
26	Open Seating Area

Skyvue - Amenities	
S.no	Indoor Amenities
1	Music Room
2	Art Room
3	Sauna and Steam
4	Indoor Gym
5	Indoor Yoga Studio
6	Multipurpose Hall
7	Indoor Movie Theatre
8	Reading Room
9	Library/Reading Room
10	Executive Lounge
11	Majlis
12	Meditation Lounge
13	Cards room, Chess and Carrom
14	Kids Playroom
15	Indoor video game room/ Teenage space

A wealth of amenities awaits to enhance both entertainment and lifestyle.

Disclaimer:
The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

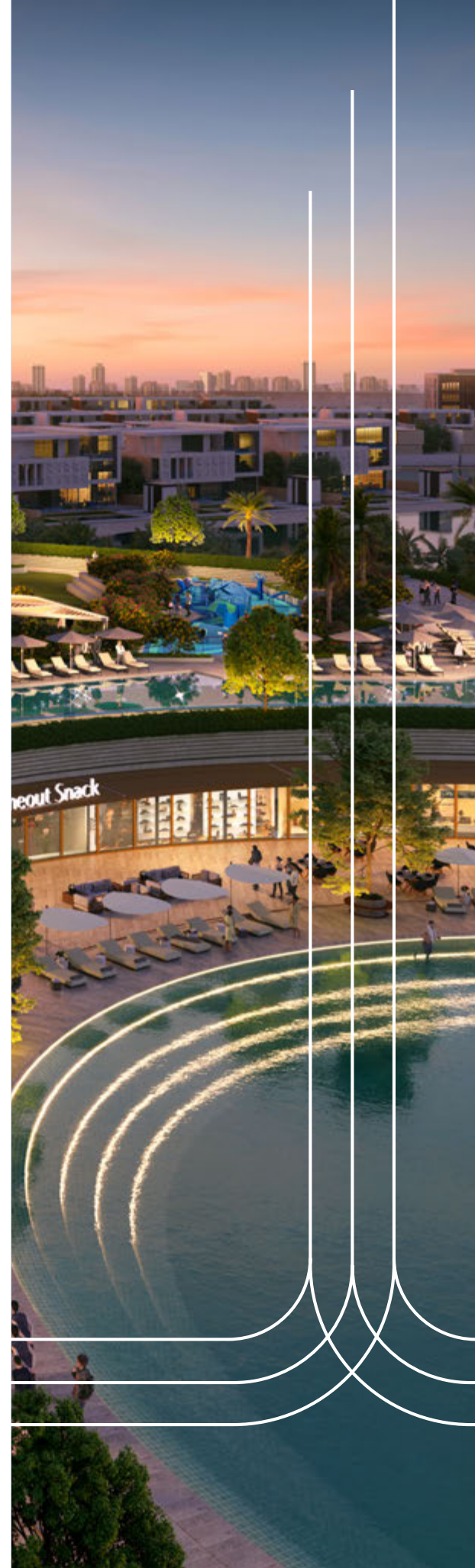


Find your Connection

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.





Fresh, Bright and Breezy

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





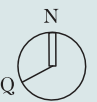
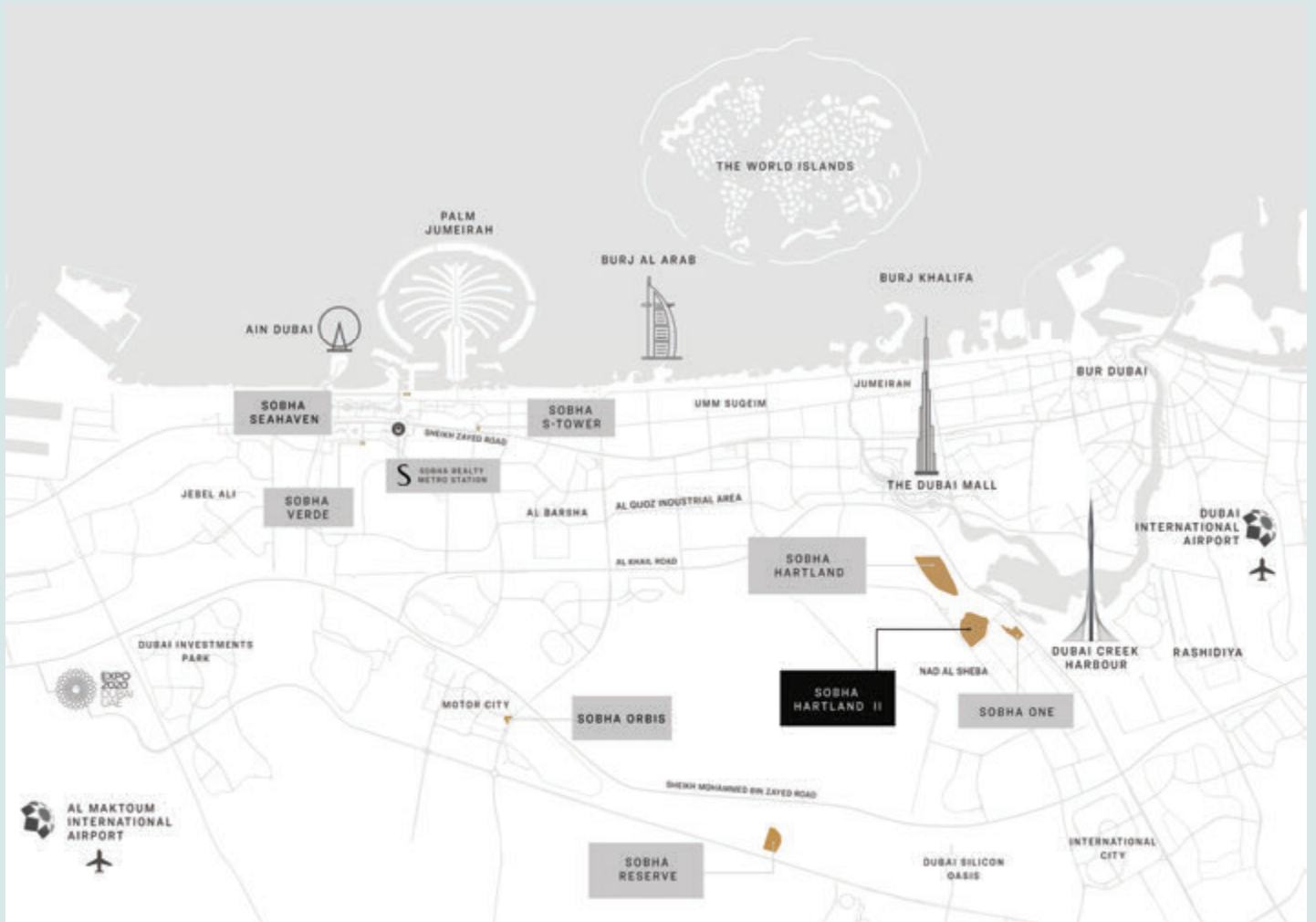
Residences Tailored to Perfection

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.

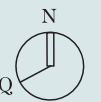
Disclaimer:

The images developed uses computer graphics technology (photorealistic 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





SOBHA
REALTY