



SKYVUE

STELLAR



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.

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



SKYVUE
STELLAR

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.



Skyvue Stellar, as the name suggests, stands as the tallest tower in the Skyvue collection, elevates luxury living by soaring to extraordinary heights within Sobha Hartland II, completing the prestigious Skyvue series.

This towering masterpiece offers unparalleled grandeur, featuring unobstructed vistas of iconic Downtown Dubai and the tranquil Ras Al Khor Wildlife Sanctuary. Residents can indulge in a plethora of world-class amenities and choose from a variety of meticulously designed residences that embody the essence of home. Crafted with precision and sophistication, Skyvue Stellar showcases expansive floor-to-ceiling windows, ensuring each residence is enveloped in natural light and offers panoramic views.

Every facet of this development has been thoughtfully curated, reflecting a steadfast commitment to excellence and providing residents with an unparalleled 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.

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 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.



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 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.

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.

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.



Find Your Place Above, Gaze upon Horizons

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



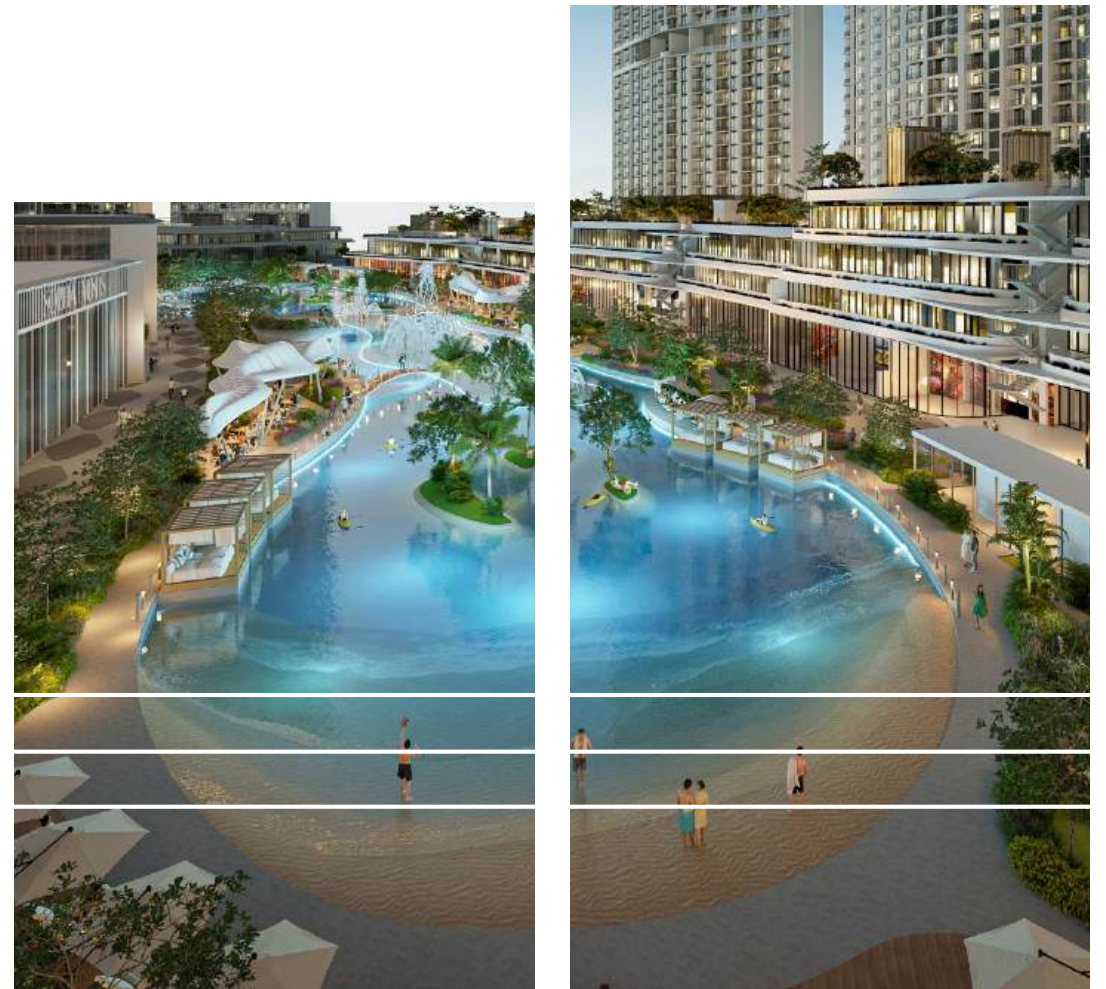
The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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

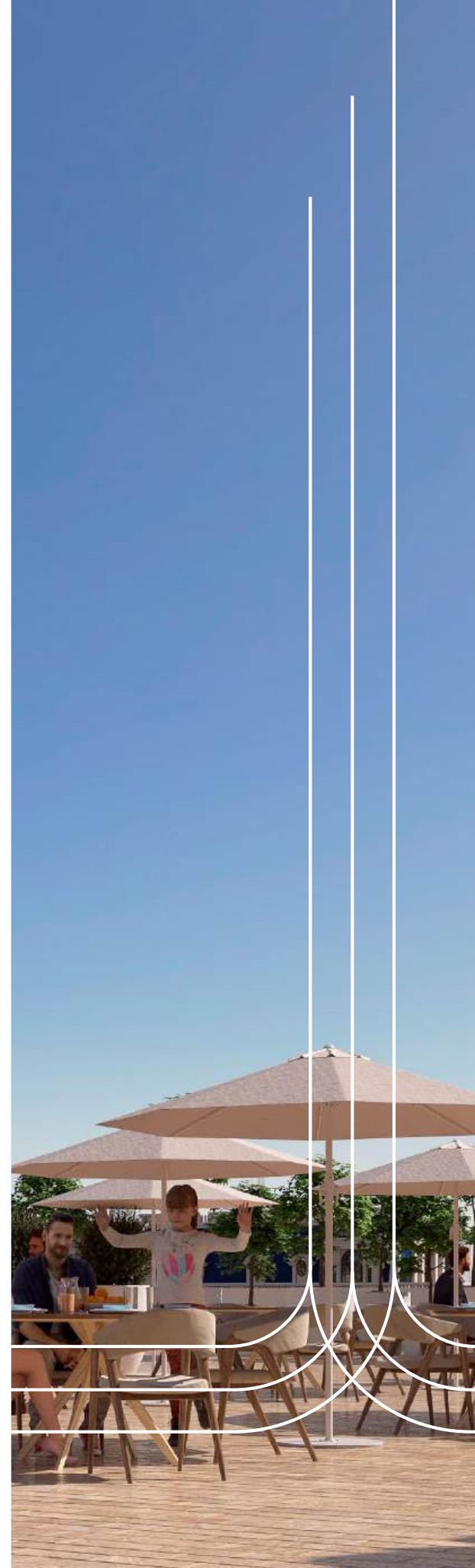


The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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

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 Stellar

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



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 Arc of luxury

Skyvue Stellar 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 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.



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 / 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 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 Stellar exudes an air of sophistication and luxury at every point. Wake up invigorated and ready to face another sublime day in paradise.



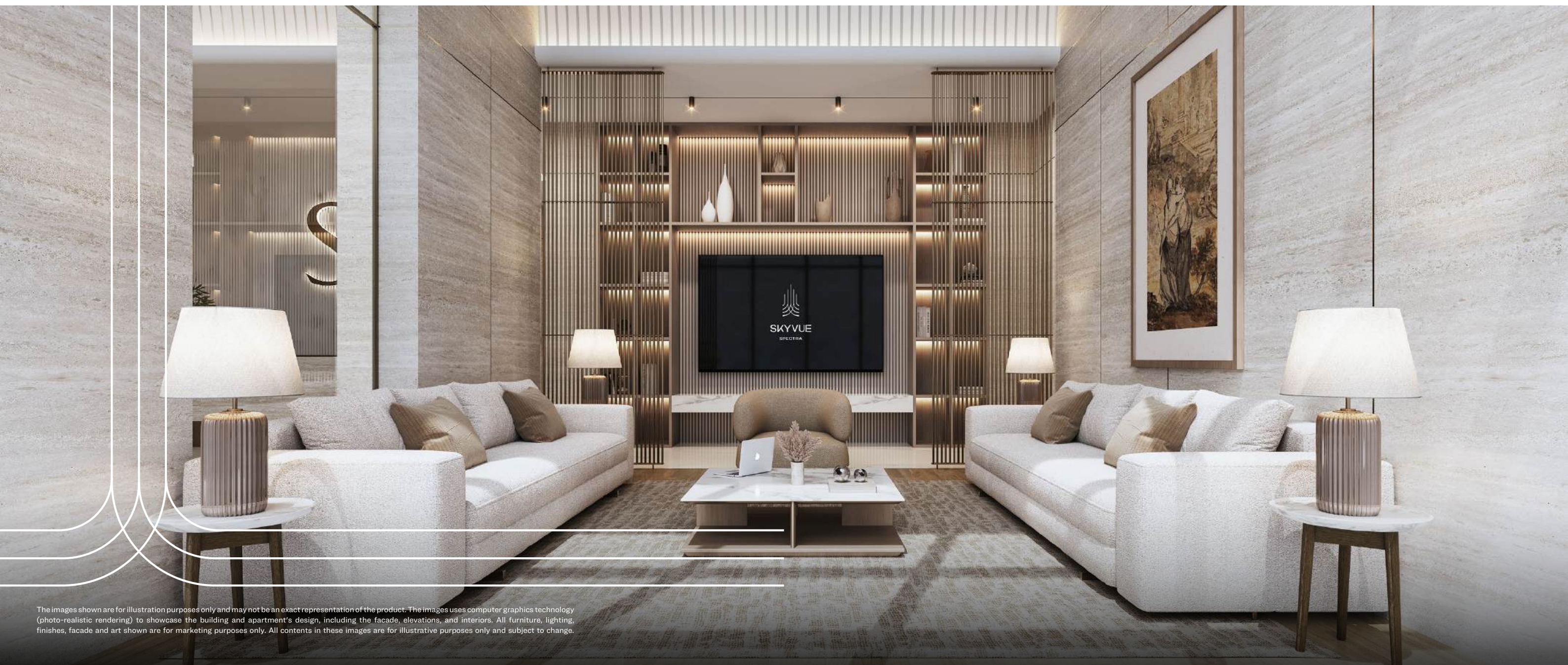


Residences Tailored to Perfection

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.

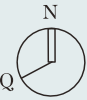
The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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

Exclusively crafted,
with every detail
in mind.

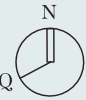


The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting,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

LOCATION MAP



MASTER PLAN





SOBHA
REALTY