

SOBHA

REALTY



SOBHA HARTLAND



HEART OF DUBAI

Now has a soul

Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicentre with the city's key attractions being just minutes away. It is built around a simple, yet life-changing vision of weaving nature into everyday living. At Sobha Hartland, luxury living moves seamlessly from exceptional interiors to holistic experiences.



A community located within Mohammad Bin Rashid Al Maktoum City

Extending lavishly across 8 million sq. ft.

With emphasis on sustainability and energy efficiency

Enclosing a waterfront community of luxurious apartments,
beautiful villas, and high-end town houses

Ranging from one-bedroom to six-bedroom

Characterized by an intuitive design philosophy and high-quality finishing



THE S

FROM THE HOUSE OF THE

Palace Maker



The S tower presents the best of the Sobha Group where every detail has been meticulously finished in both finesse and form. It brings together the creation of living spaces that transcend customer’s expectations. The S Tower makes a grand statement and is ahead of its time with a series of automated features.

A signature ultra-luxury residence adorning the powerful Sheikh Zayed Road

With sweeping sights of the sea and green vistas of the golf course

Having vantage access to all the key landmarks of Dubai

Containing indoor amenities such as the S café, steam & sauna, library & lounge area, and outdoor experiences such as infinity edge pool, jacuzzi, outdoor cinema, gym, kids play area and meditation corner

Including 4 and 5 bedroom apartments entailing smart features like contactless lifts, supersized magic mirror TV facing the bathtub and exclusive outdoor living spaces



SOBHA ONE



ONE
THE JOURNEY BEGINS



Sobha One is a little place tucked away where imagination and vision hum together. Rising from 30 stories tall and hitting a crescendo of 65 stories, it's a world of its own. Sobha One inspires a one-of-a-kind life and is situated near two new interchanges on Ras Al Khor Road.

Spread over a sprawling 1.5 million square feet

Overlooking the Ras Al Khor Wildlife Sanctuary, Dubai Creek, and Downtown Dubai

Extending over five interlinked towers

With 4 exclusive, themed, interconnected courtyards

And a world-class 18-hole golf course designed by Gary Player

Including 1-4 grand bedroom apartments and 2, 3 and 4 bedroom duplex



SOBHA SEAHAVEN





Set on the seashore, Sobha SeaHaven is a retreat of luxury, peace, and beauty. With exclusive amenities and lush landscaping, live the resort life at home. Being Sobha Realty’s first project at Dubai Harbour, Sobha SeaHaven brings forth the euphoria of a unique waterfront lifestyle. Beyond the horizon of the sea, Sobha SeaHaven towers over the skyline and your imagination.

Located in the heart of Dubai Harbour

With spectacular views of iconic Palm Jumeirah, prominent Ain Dubai, regal

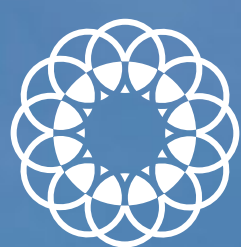
Burj Al Arab and stunning Dubai Harbour and Marina skyline

Access ocean views on three sides and a canal view on the other

Situated equidistant from the two international airports

And a stone’s throw away from the top conglomerates of Dubai

Including 1-4 bedroom apartments



SOBHA HARTLAND II



The epitome of luxury WATERFRONT LIVING



Sobha Hartland II is a premium sanctuary consisting of masterfully landscaped open spaces, tree-lined walkways, and linear parks. It is a residential community merging nature with your home, where all residents enjoy exclusive access to the blue lagoon.

Envisioned as a community of approximately 8 million sq.ft.

With over 1 million sq.ft. of dedicated lush green spaces

And two blue enclosed lagoons for apartments and villas

Along with exclusive school and retail space in the community

Including exclusively designed 5 Bedroom and 6 Bedroom Villas and Mansions
and 1 to 4 bedroom apartments



VERDE

BY SOBHA



Verde by Sobha is a new kind of living located in the thriving and eclectic district of Dubai-JLT. Being one of Sobha’s first projects at Jumeirah Lake Towers, Verde by Sobha is a striking façade featuring upscale amenities and two levels of podium. With state-of-the-art fittings and flawless finishing, the thoughtfully designed abode will provide a new perception on opulence and echo the jubilation of life in your private sanctuary.

Envisaged as one of the tallest residential skyscrapers with 66-storeys in Dubai’s coveted district

Offering sweeping, picturesque views of Dubai Marina skyline, villa communities of Emirates Living & Jumeirah Islands, and the lush green fairways of the EGC and Montgomerie golf courses

With close & direct access to Sheikh Zayed Road

And situated within proximity to revered landmarks such as Dubai Harbour and Marina, JBR Beach, Palm Jumeirah, Marina Mall, Mall of Emirates and Burj Al Arab

Ranging from one-bedroom to three-bedroom apartments



SOBHA RESERVÉ

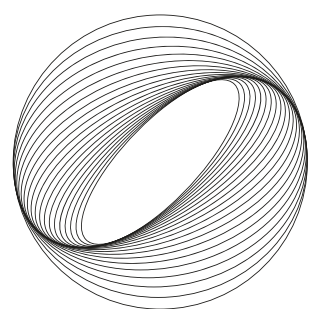


Reserve·d

FOR SELECT FEW

Sobha Reserve is a natural haven of serene living reserved for a select few. Being the first project at Wadi Al Safa 2 Dubailand, it is a sprawling community of 3.47 million sq. ft featuring spacious villas framed in a curvilinear design enhanced with tree-lined sidewalks and foliated lanes. With superior standards of urban design, Sobha Reserve elevates residential luxury to a whole new level of excellence.

- Conceived as a contemporary green community offering uninterrupted access to lush foliage and green avenues
- With villas ranging from 4900 sq ft, including a private pool and lawn
- Situated within proximity to Global Village, Dubai International Airport and GEMS Winchester School
- Including 300 villas starting with 4 bedrooms



SOBHA
ORBIS



A WORLD IN ITS OWN

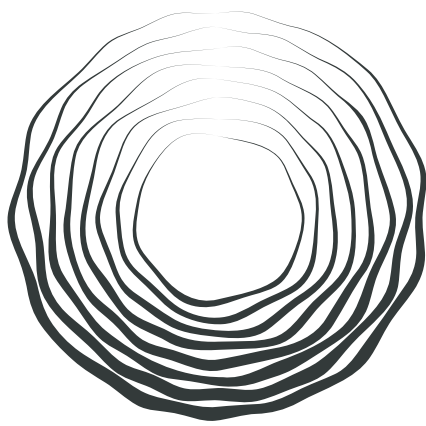
Welcome to the epitome of urban living in Motor City, Dubai where luxury, convenience, and connectivity intertwine seamlessly. Our premium 3 tower luxury homes stand as a jewel in the crown of this vibrant new community.

Resort-style living with 40+ amenities

Dedicated retail zone featuring a vibrant F&B street

Excellent connectivity to D63 and proposed metro line adds
an extra layer of convenience

1, 1.5 & 2 bed homes



SKYSCAPE
AURA



WHERE EVERY HUE SOOTHES THE SOUL

Introducing Skyscape Aura, the latest jewel of the crown. As the sequel to Skyscape Avenue, its unveiling herald's sophistication and grandeur. With its sleek design and commanding presence, Skyscape aura captivates with unparalleled charm.

Welcome to the new era where every silhouette is infused with the spirit of architectural excellence.

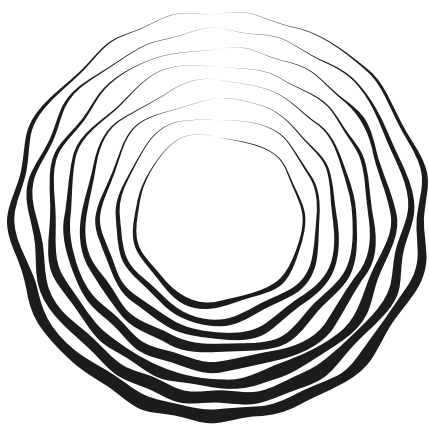
Located in the heart of Sobha Hartland -2

Waterfront living with 40+ amenities

Dedicated co-working space

Featuring zen garden, leisure pool, music room, art room, & more.

1- 3-bedroom premium waterfront apartments



SKYSCAPE
AVENUE



EVERY HORIZON TELLS A NEW STORY

Experience a lifestyle of refinement and grandeur, where every moment is framed by the spectacular panorama of the cityscape. Welcome to a world where luxury meets the sky.

Welcome to Skyscape Avenue.

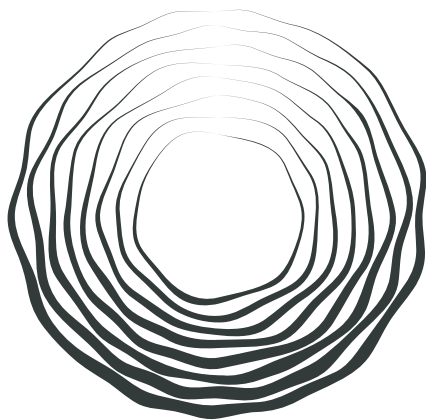
Located in the heart of Sobha Hartland -2

Waterfront living with 40+ amenities

Dedicated co-working space

Featuring zen garden, leisure pool, music room, art room, & more.

1- 3-bedroom premium waterfront apartments



SKYSCAPE
ALTUIS



AT THE PEAK OF PARADISE

Elevate to a great new level of luxury at a paramount address. With 85 floors stories of exceptional craftsmanship, fulfil your aspiration in vogue.

Welcome to Skyscape Altius.

Located in the heart of Sobha Hartland -2

Waterfront living with 40+ amenities

Stunning views

Featuring zen garden, leisure pool, music room, art room, & more.

1- 3-bedroom premium waterfront apartments



SOBHA
Siniya Island



UNTOUCHED. UNDISCOVERED. UNRIVALLED

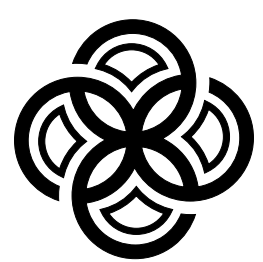
A natural island, inviting adventurers to forge their own path and uncover the treasures hidden within its untouched depths. Sobha Siniya Island awaits just a 50-minute drive from Dubai or 30 minutes from Sharjah & 10 minutes from Al Marjan Island making it a haven that is accessible yet tucked away.

Direct sea view

Mixed development of mansions, villas and apartments

Community connected by a 1.7 KM bridge

Access to natural beach, lagoon, golf course, marina boardwalk, clubhouse, parks, landscaped gardens, and community centre



SOBHA ELWOOD



THE CANVAS OF NATURE

Sobha Elwood is envisioned as an exclusive urban living retreat, a mixed-use community comprising of villas and apartments, strategically positioned along the Dubai-Al Ain Road, just 20 mins from Downtown Dubai. Embodying the essence of The Canvas of Nature, our community redefines the standards of luxury living. Each residence here is a masterpiece of design, meticulously crafted to blend seamlessly with the lush, green landscapes that envelop it.

Community developed on 10 million sqft land parcel

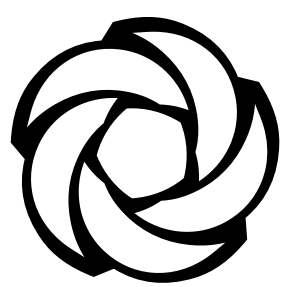
Exclusive parks inspired by 7 largest forests of the world

10,000+ trees in 26% of total site area

47%* open space and parks

Private swimming pool and garden in every villa

*Include roads



SOBHA SOLIS



ADVENTURE AWAITS AT YOUR DOORSTEP

Introducing Sobha Solis - An active lifestyle community that fuels your passions and invigorates you with the high-octane vibrancy of life. Located 10 minutes from Dubai Sports City and 25 minutes from Dubai Downtown, Sobha Solis pulses with life boasting 30+ amenities.

Uninterrupted Dubai Skyline and Autodrome views

1- 3-bedroom residences

4 towers intricately connected by a 4 acres podium

Community USPs:

Arsenal branded gym, sunken leisure pool, lap pool, clubhouse, indoor racetrack viewing deck, F&B and retail zone

Disclaimer: Sobha Realty will be offering an Arsenal branded fitness centre in the community, subject to continuity of the partnership of Sobha Realty & AFC, the offering will be for a defined number of years only.



SOBHA

REALTY