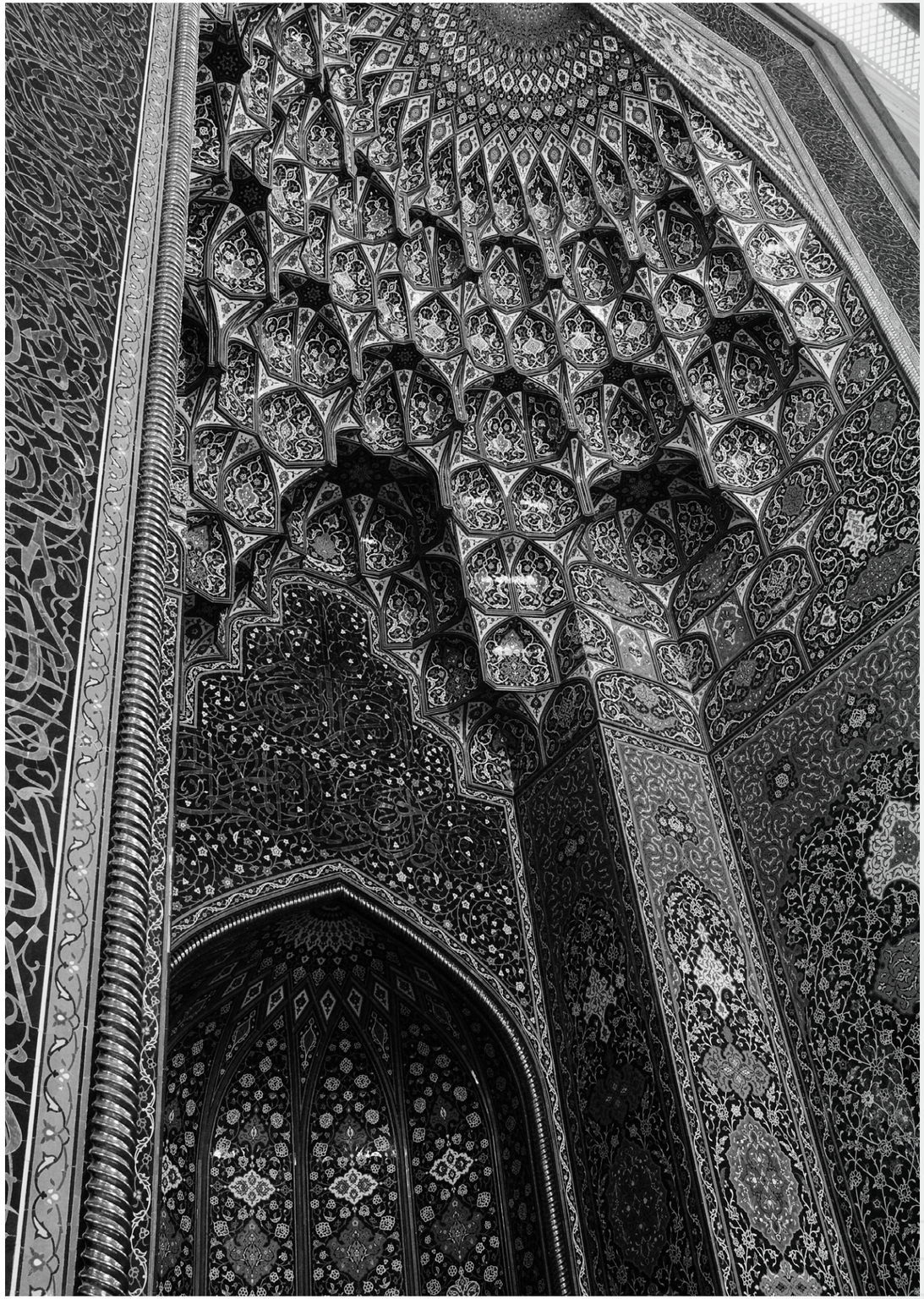
SKYVUE

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



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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**.

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Introducing

SKYVUE

ALTIER

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.

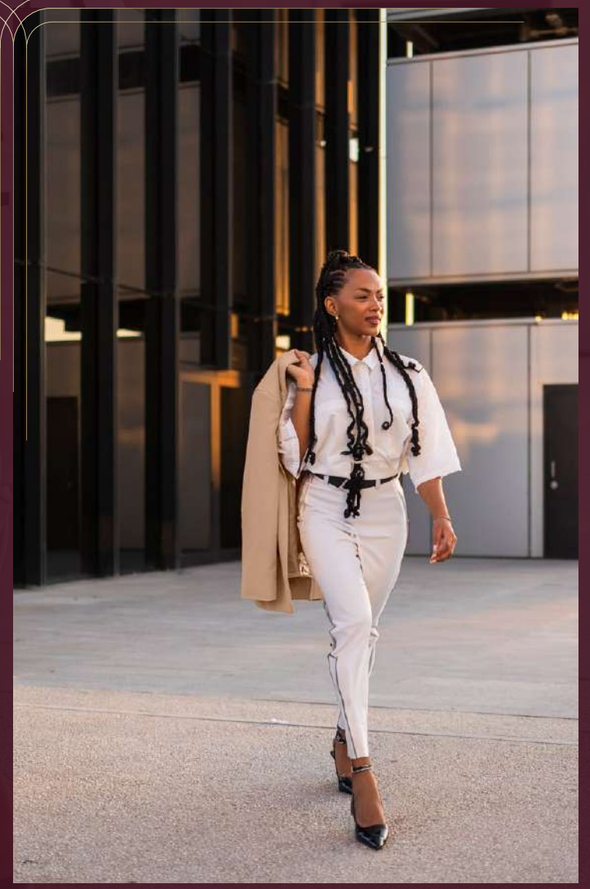
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One of the prestigious towers in the Skyvue collection, **Skyvue Altier** soars to new heights within Sobha Hartland II. This masterpiece delivers **unparalleled dual-aspect grandeur**, featuring breathtaking, unobstructed panoramas: the iconic Downtown 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.



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Vision Engineered.

Designed for the Horizon.





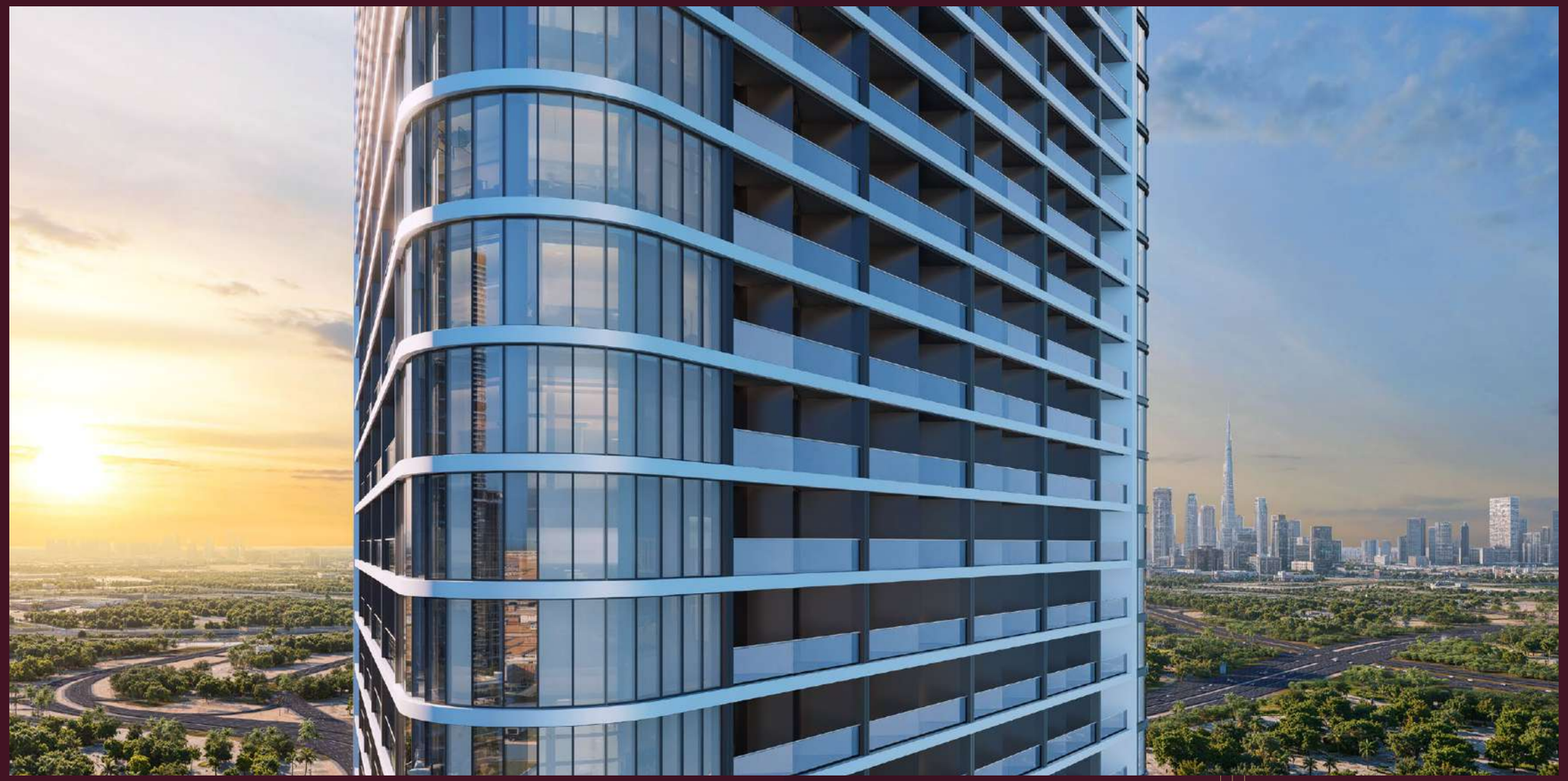
An Architectural Dialogue with the Sky.

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.

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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.

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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.

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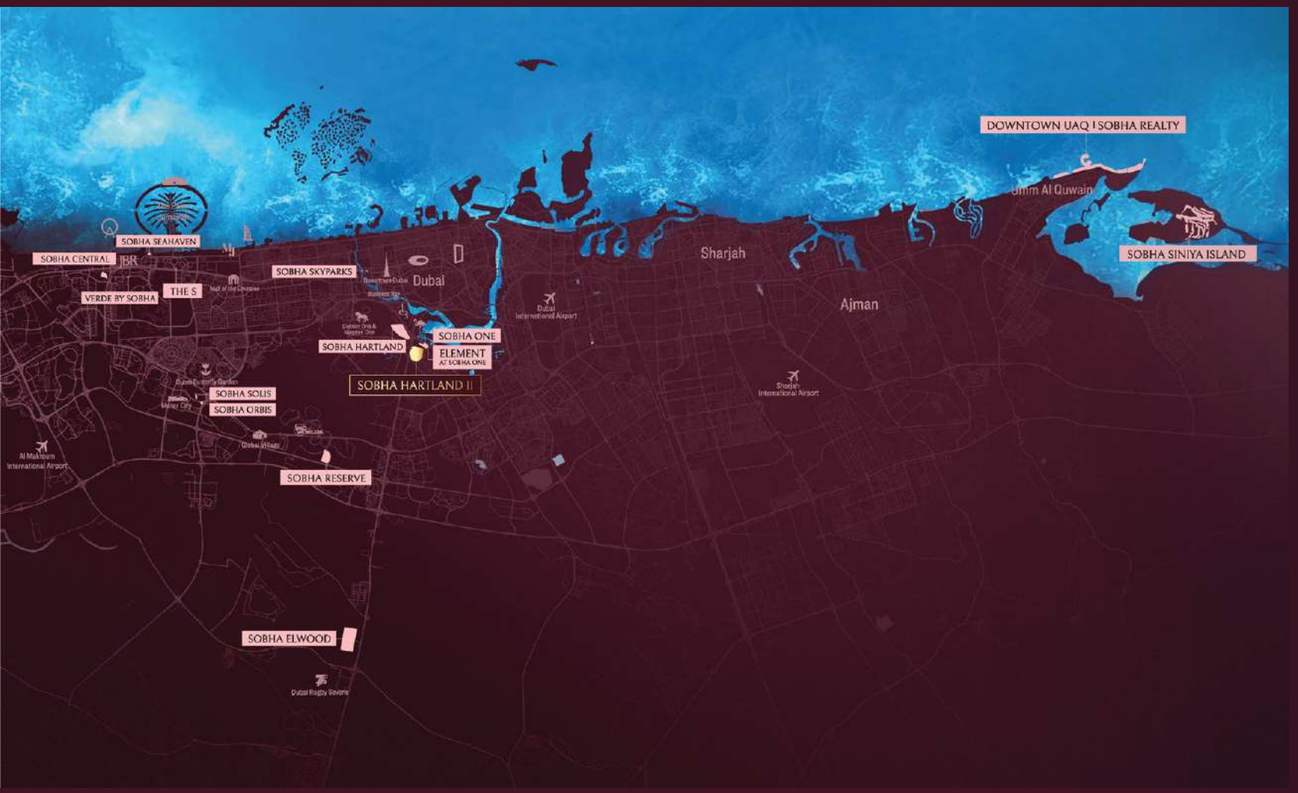


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Location Plan



Master Plan

