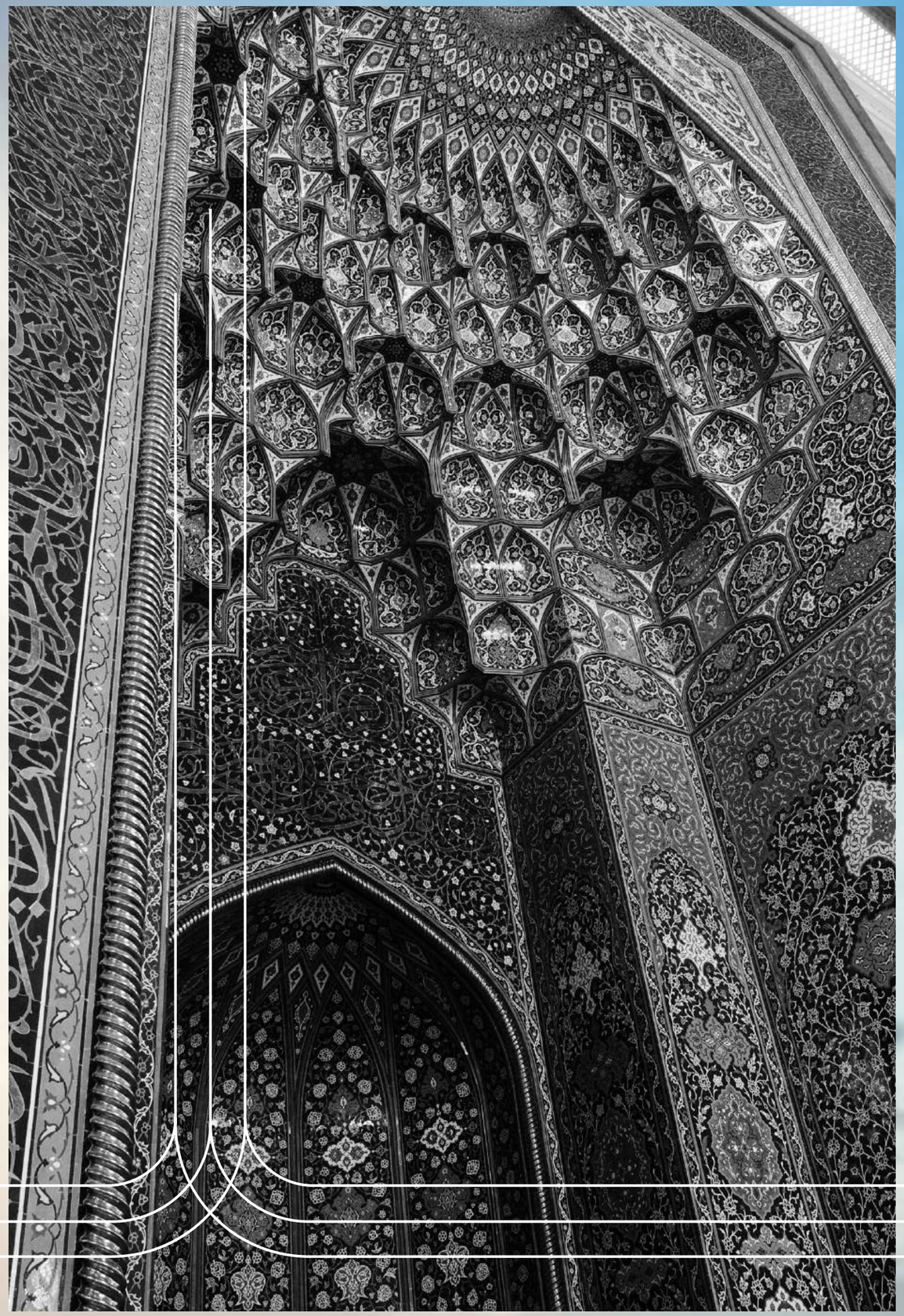

SKYVUE
STELLAR



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.

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Introducing

SKYVUE

STELLAR

Sky High Opulence

Taking Opulence
To the Next Level.
Whilst staying centered.

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.



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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.

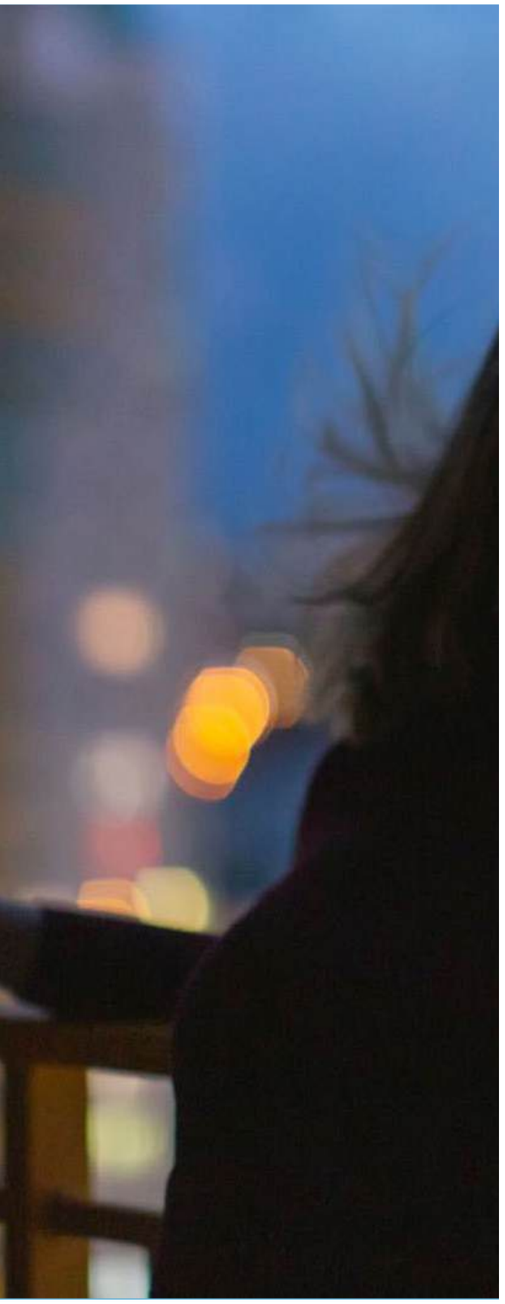




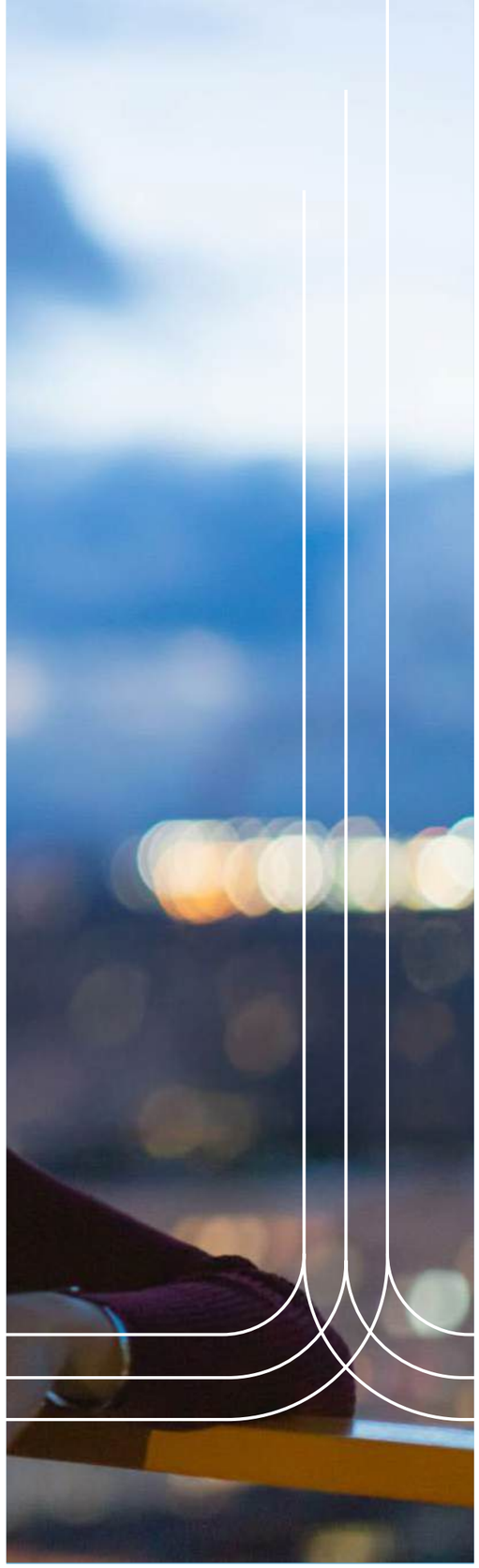




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Sophistication at new heights

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.



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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.

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Find Your Place Above, Gaze upon Horizons

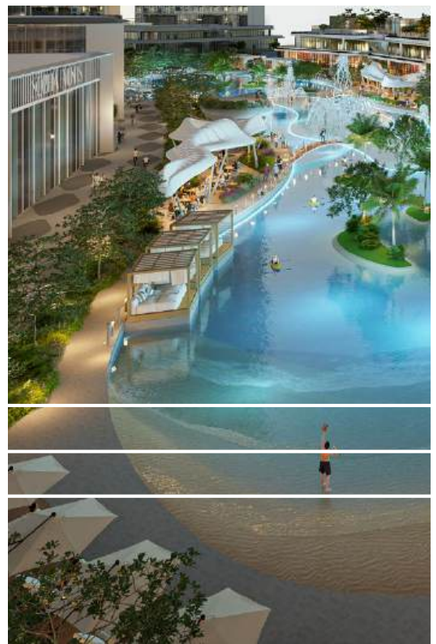


Skyvue Stellar offers unobstructed panoramas of the surrounding neighborhood, where each day unfolds with serenity and beauty.

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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.

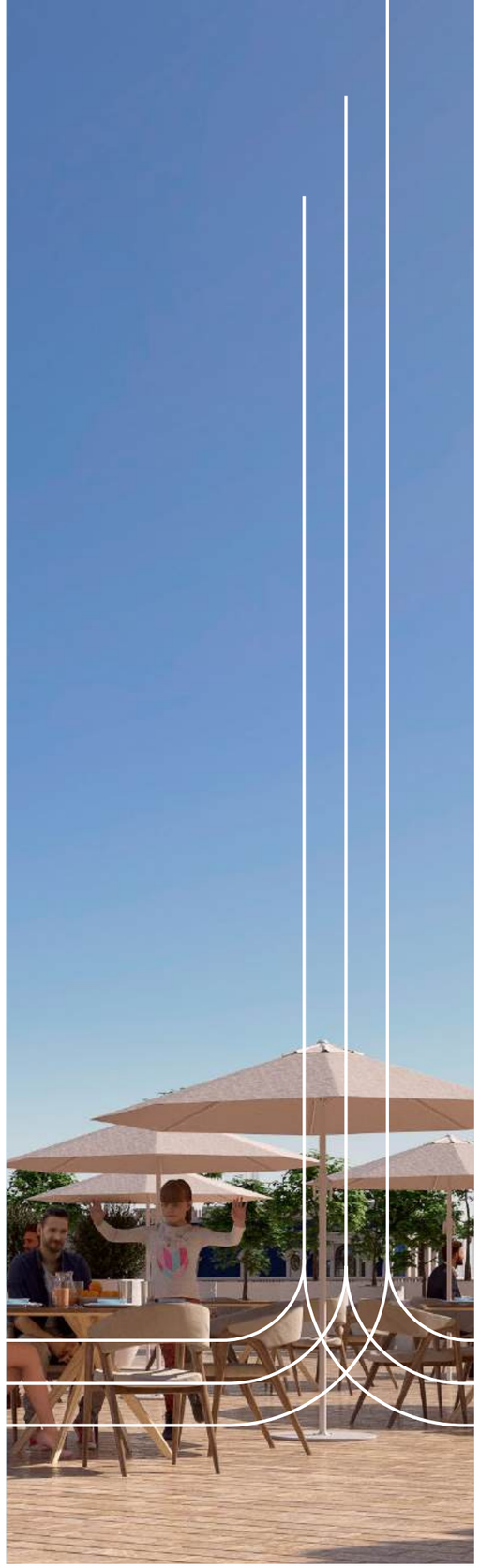




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Life at Skyvue Stellar

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

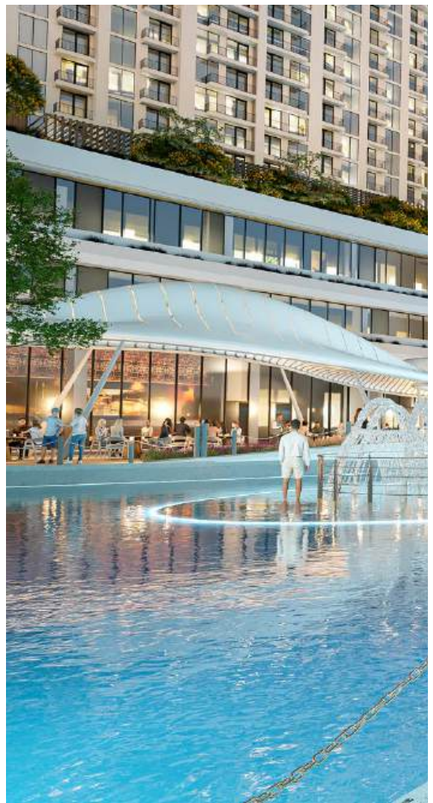


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The Arc of luxury

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.



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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.

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Designed for Every Passion

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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.

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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

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.

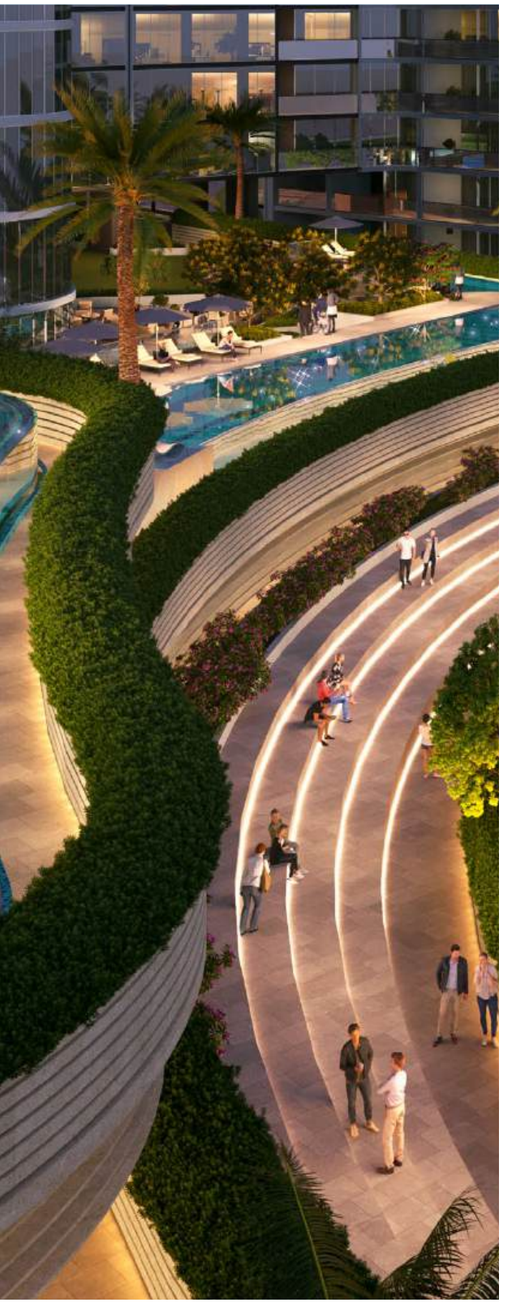
Find your Connection

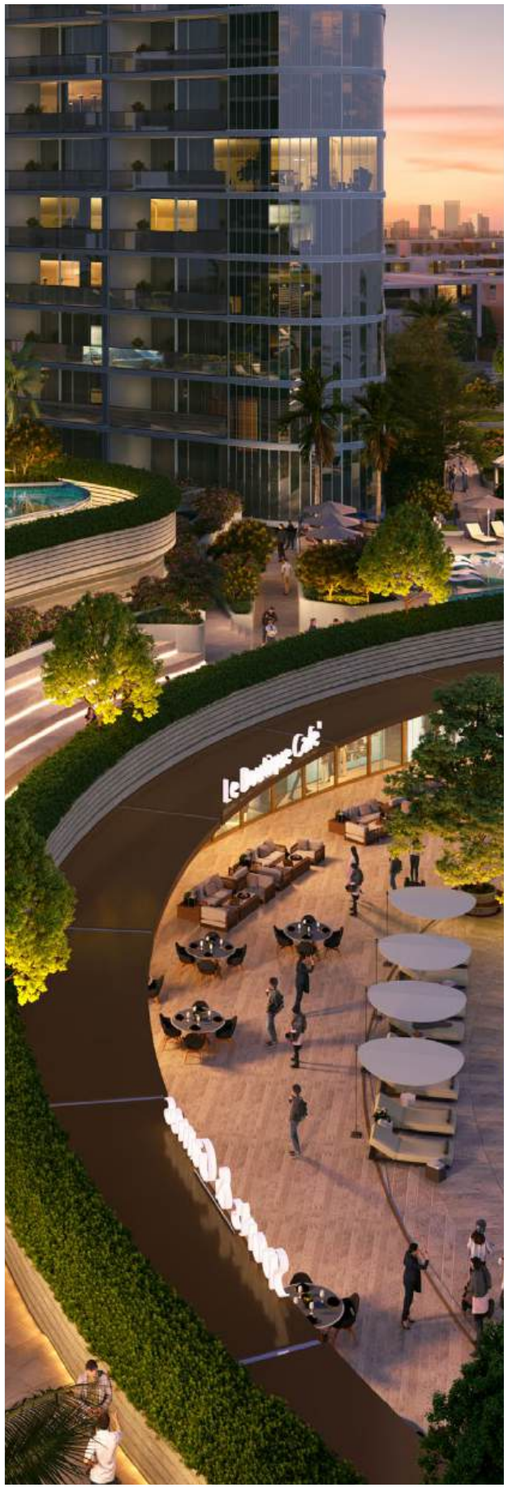
It's not just about sharing space; it's about fostering connections, offering support, and cultivating a true sense of belonging.

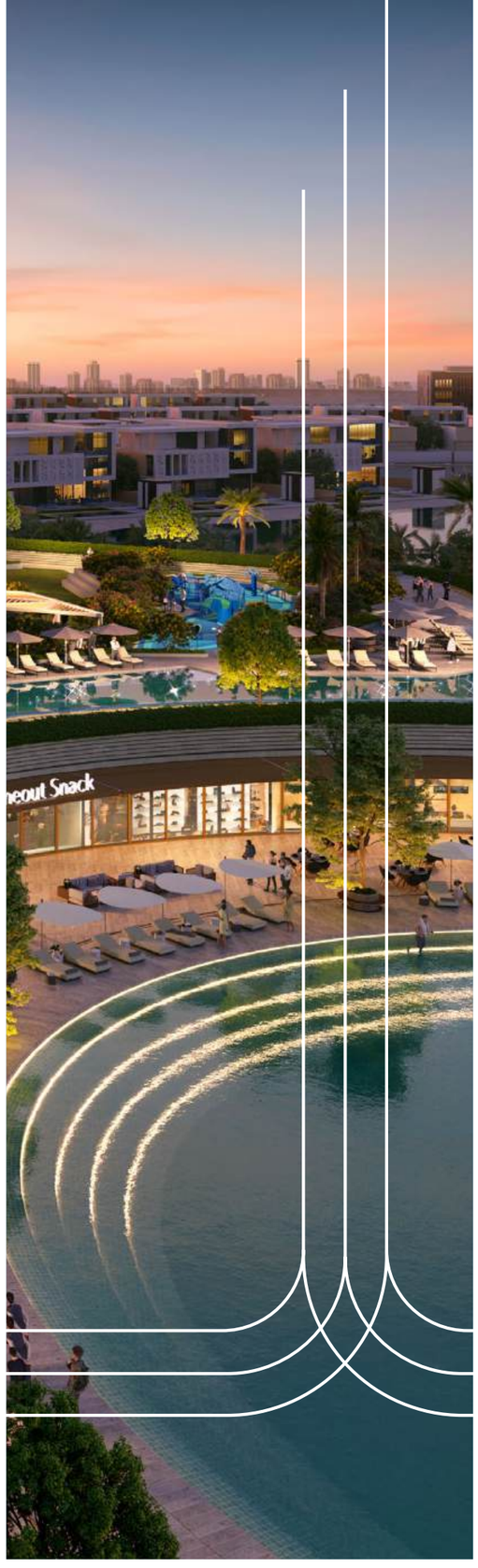
Unwind, recharge, and refresh your mind and body with exclusive clubhouse-style amenities right at home.



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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.



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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.

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Exclusively crafted, with every detail in mind.



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LOCATION MAP



MASTER PLAN




SOBHA
REALTY