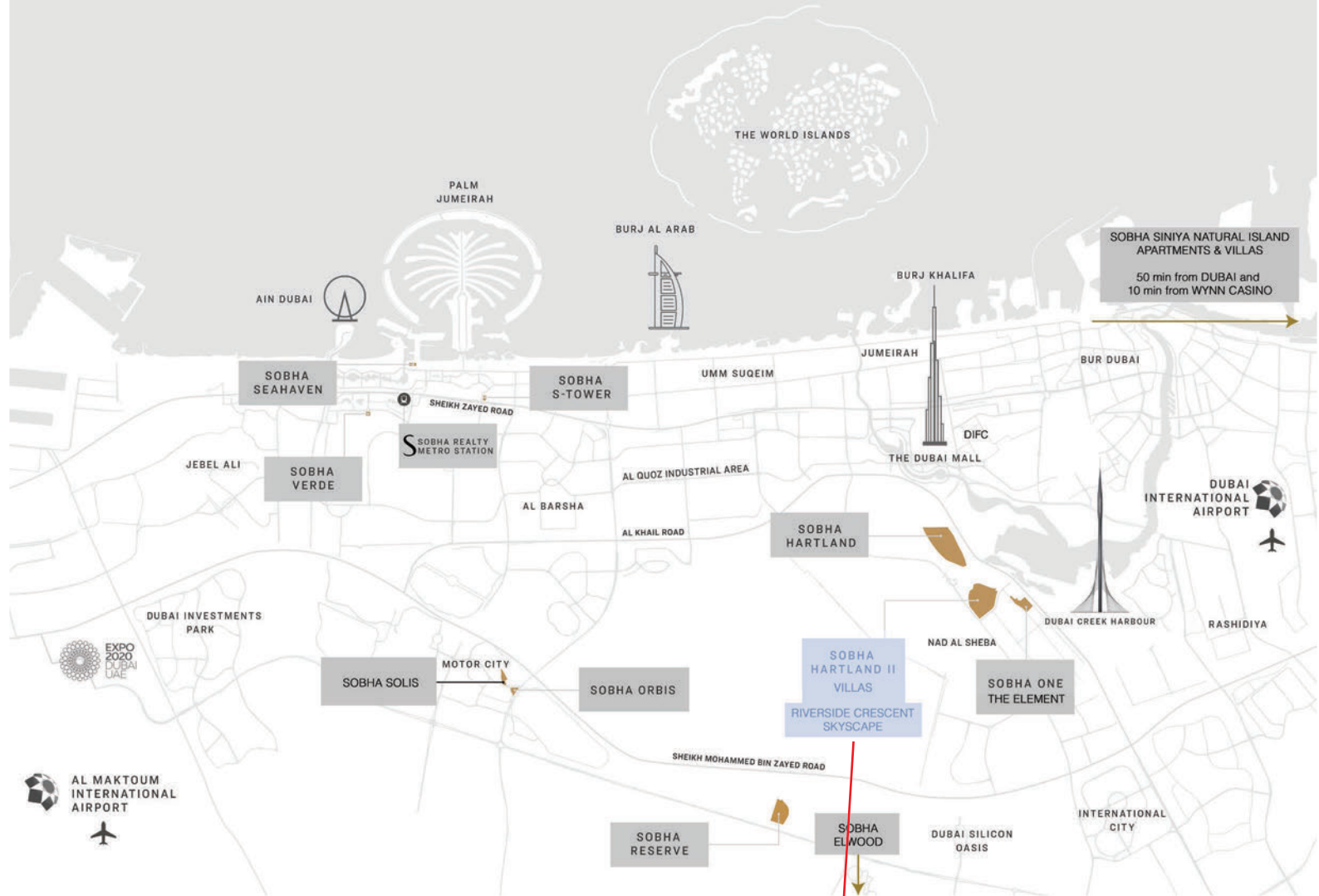




SKYSCAPE

SOBHA HARTLAND II

Completion: **± December 2028**
1, 1.5, 2, 2.5 and 3 Bedroom Apartments
from **AED 1.73 M* - AED 7.21 M*** *Subject to availability
Flexible payment plans
Projected returns: **10% - 15%**



SITE PLAN

Introducing Skyscape, safely located in the heart of Sobha Hartland-II. Perched atop the city skyline, this residential tower redefines urban elegance with its breathtaking views, deluxe amenities and expansive apartments.

- Enjoy waterfront living with 40+ amenities
- Embrace unparalleled vistas from every angle

DELIVERY March 2027

Flexible payment plans available





AMENITIES

- Concierge
- Clubhouse
- Infinity Pool
- Music Room / Art Room
- Leisure Pool
- Co-working Space
- Retail
- Movie theatre
- Outdoor Gym / Indoor Gym
- Yoga studio
- Zen Garden
- BBQ area
- Kids Play Areas
- so much more



APARTMENT FEATURES

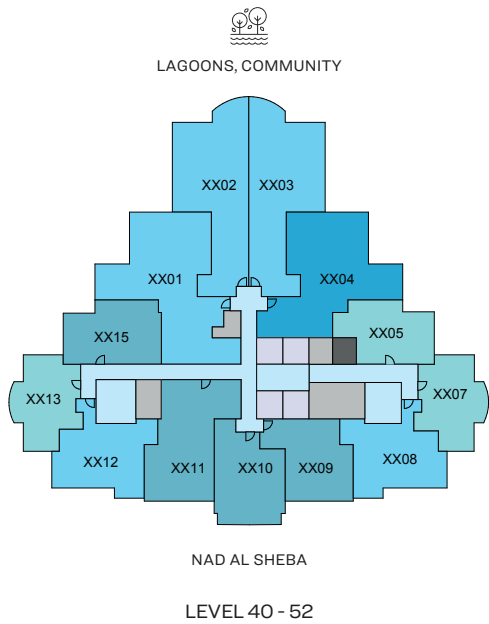
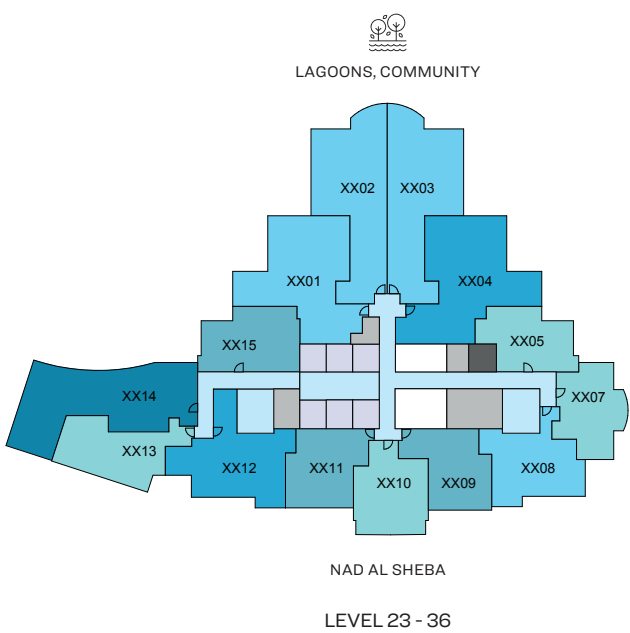
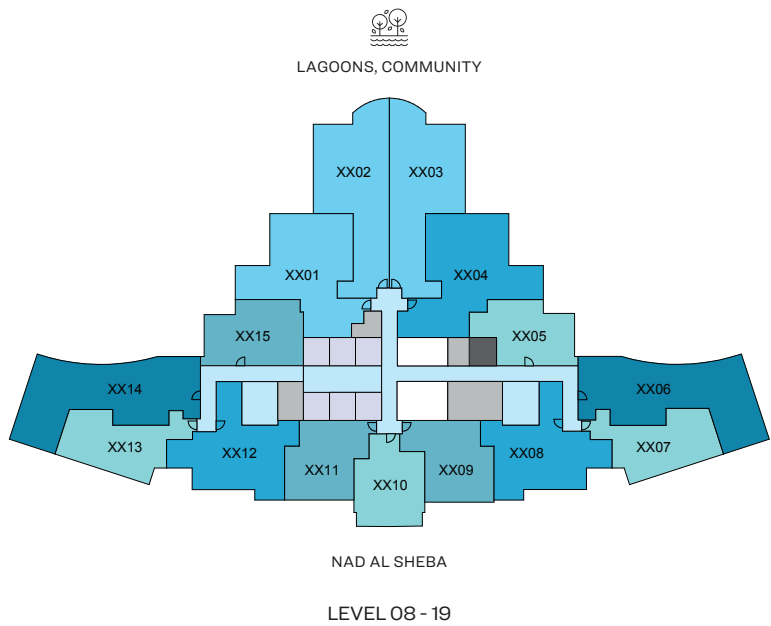
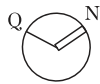
1, 1.5, 2, 2.5 and 3 Bed Apartments

- Each tower to have dedicated lobby with multiple lifts
- Spacious Living areas with porcelain tiles
- Fully fitted kitchens (white goods include refrigerator, oven, gas hob & hood, washer-dryer from Bosch or equivalent)
- Luxury bedrooms
- Bathrooms fitted with Duravit or equivalent quality brands
- District cooling and FCU provided
- Home automation provisions for lighting and temperature control



FLOOR PLAN LAYOUT

TOWER B - SKYSCAPE AVENUE



1 BED UNIT	2 BED UNIT	3 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	2.5 BED UNIT		SERVICES	GARBAGE ROOM

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 632.16 SQ.FT.

BALCONY = 148.11 SQ.FT.

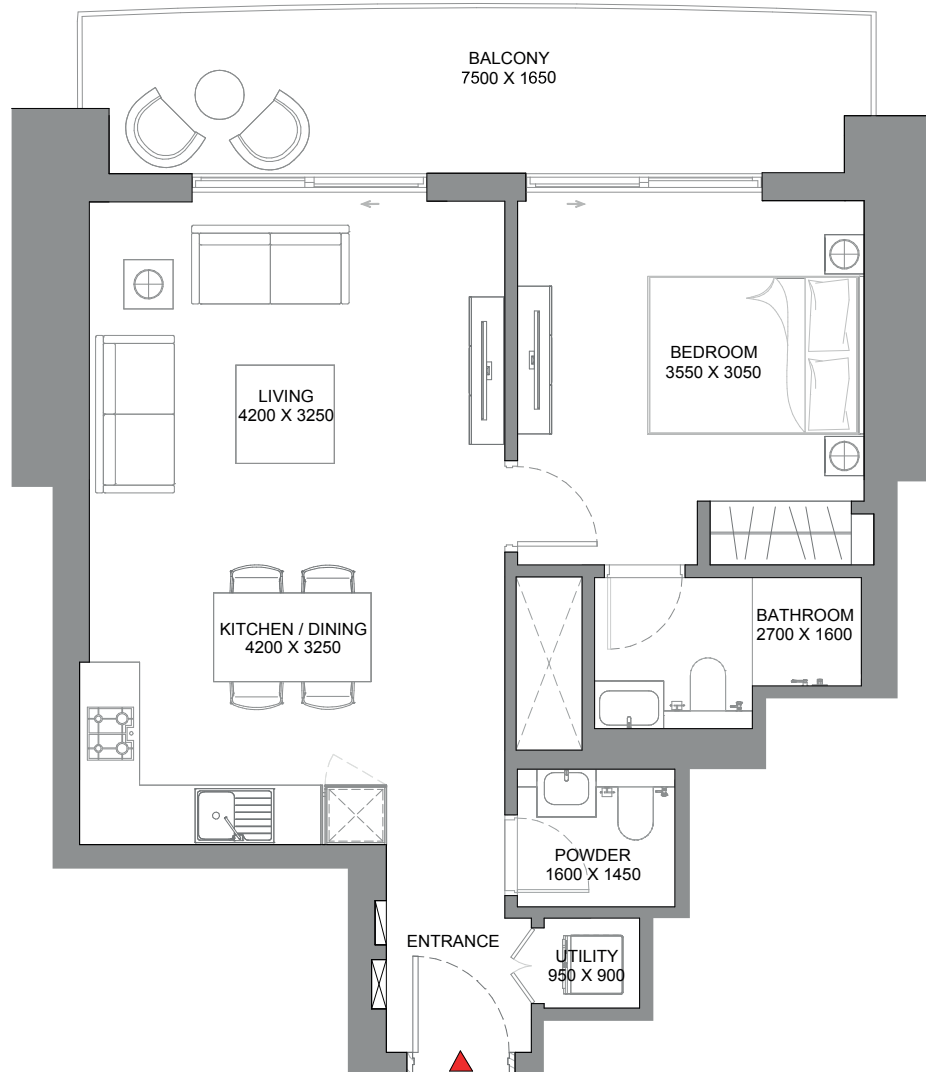
TOTAL = 780.27 SQ.FT.

1 BED

SIZE: 762 Sq.ft. - 1,151 Sq.ft.

PRICE: From AED 1.73 M - 2.69 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

B810, B910, B1010, B1110, B1210, B1310, B1410, B1510, B1610, B1710, B1810, B1910, B2310, B2410, B2510, B2610, B2710, B2810, B2910, B3010, B3110, B3210, B3310, B3410, B3510, B3610

1.5 BEDROOM APARTMENT
TYPE D (with study room, powder room + balcony)

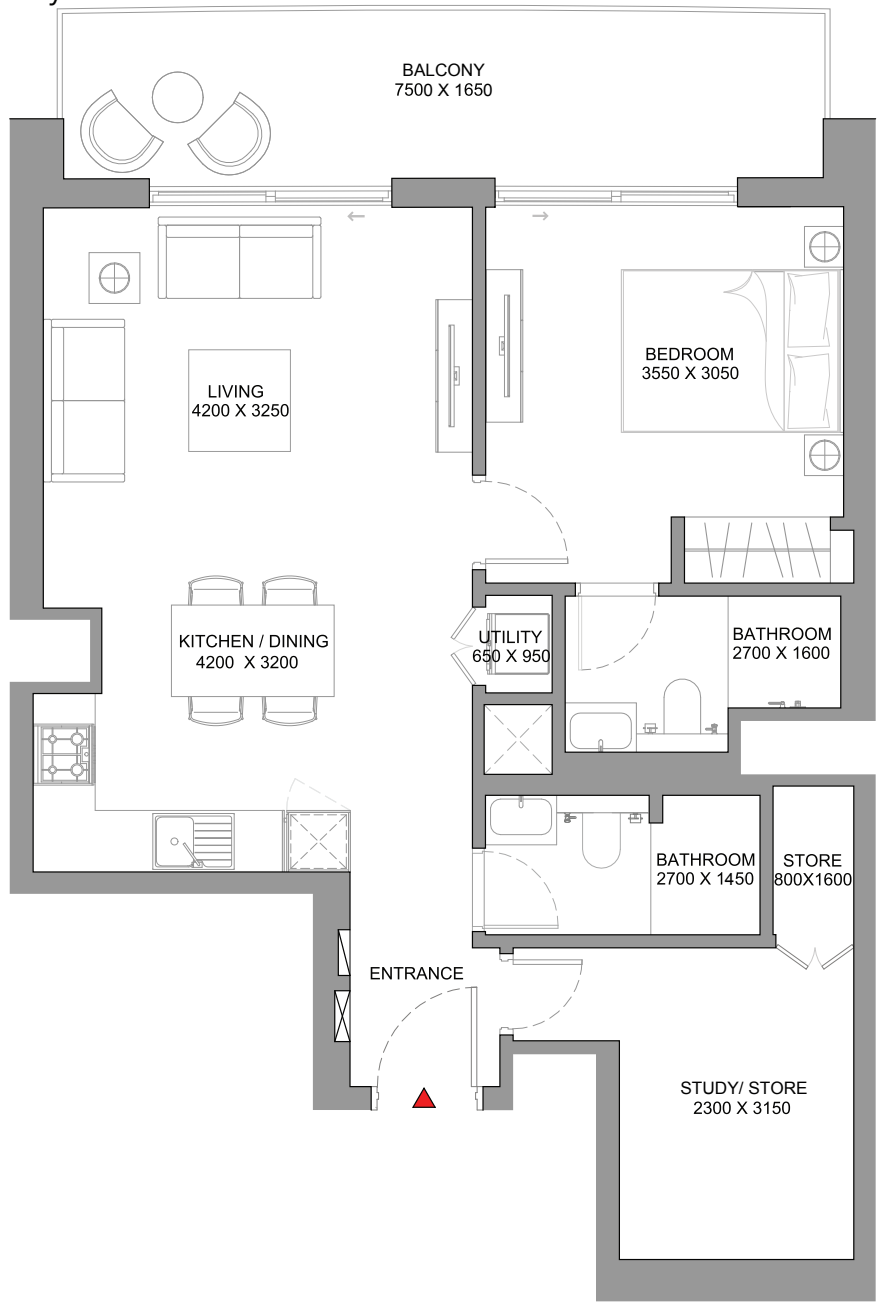
TOTAL SALEABLE AREA
SUITE = 764.02 SQ.FT.
BALCONY = 148.11 SQ.FT.
TOTAL = 912.13 SQ.FT.

1.5 BED

SIZE: 828 Sq.ft. - 1,153 Sq.ft.

PRICE: From AED 1.93 M - 2.75 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba
B4010, B4110, B4210, B4310, B4410, B4510, B4610, B4710, B4810, B4910, B5010, B5110, B5210

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2 BEDROOM APARTMENT

TYPE B (with library, maid room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 1,389.19 SQ.FT.

BALCONY = 115.07 SQ.FT.

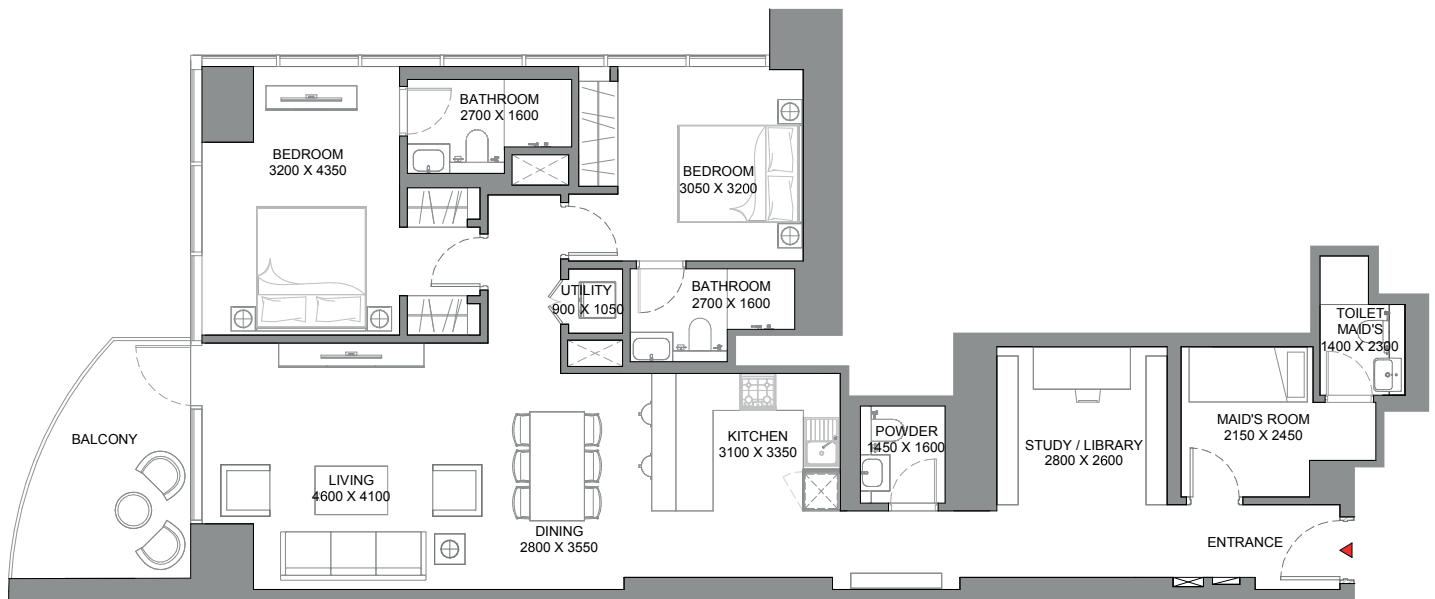
TOTAL = 1,504.26 SQ.FT.

2 BED

SIZE: 1,180 Sq.ft. - 2,063 Sq.ft.

PRICE: From AED 1.9 M - 2.9 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Amenities

B803, B903, B1003, B1103, B1203, B1303, B1403, B1503, B1603, B1703, B1803, B1903

Lagoons, Community

B2303, B2403, B2503, B2603, B2703, B2803, B2903, B3003, B3103, B3203, B3303, B3403

Lagoons, Community, Creek

B3503, B3603, B4003, B4103, B4203, B4303, B4403, B4503, B4603, B4703, B4803, B4903, B5003, B5103, B5203



2.5 BEDROOM APARTMENT

TYPE B (with study room, maid room and powder room + balcony)

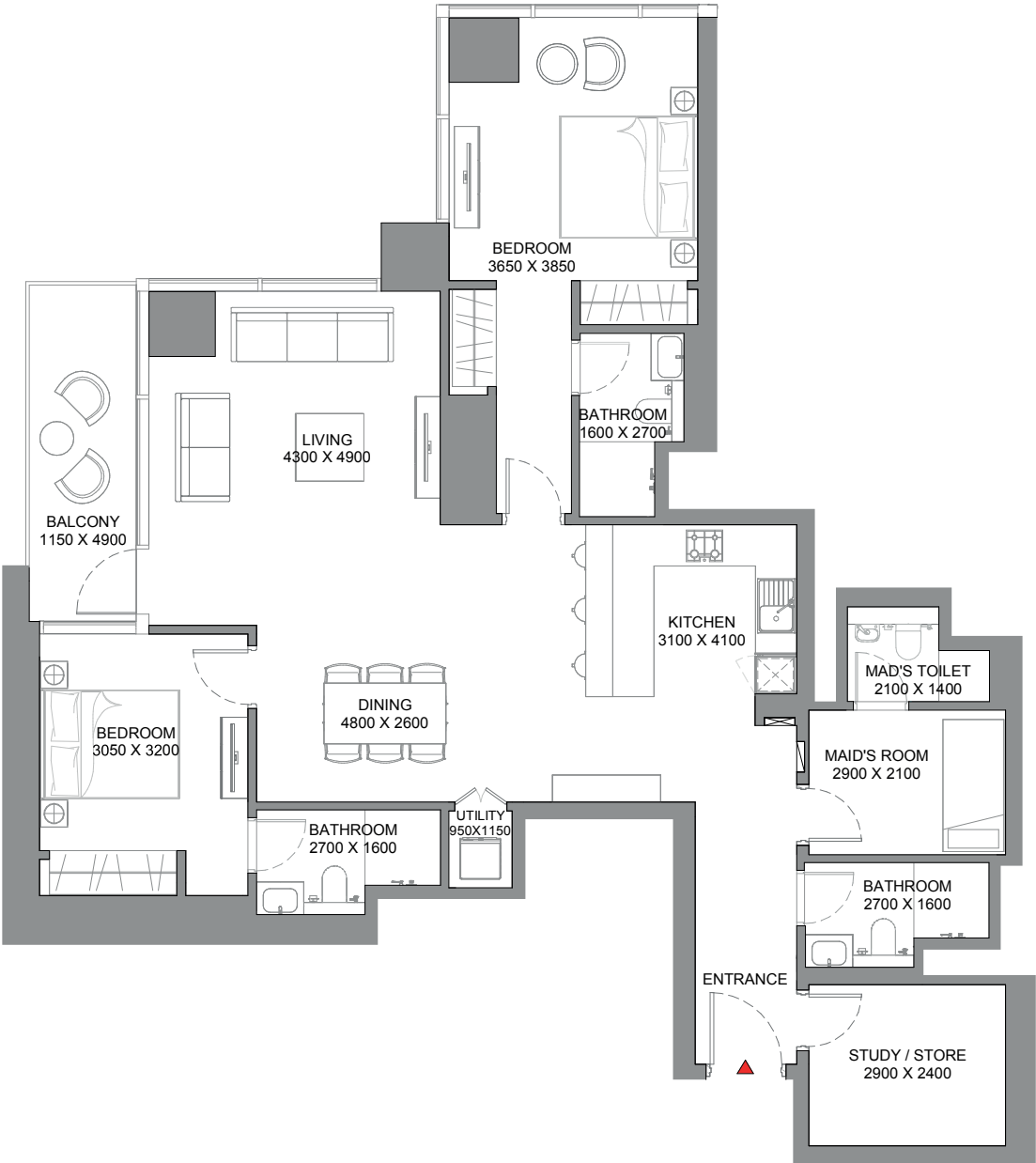
TOTAL SALEABLE AREA
SUITE = 1,454.10 SQ.FT.
BALCONY = 89.23 SQ.FT.
TOTAL = 1,543.33 SQ.FT.

2.5 BED

SIZE: 1,095 Sq.ft. - 2,063 Sq.ft.

PRICE: From AED 2.6 M - 4.9 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Amenities

B804, B904, B1004, B1104, B1204, B1304, B1404, B1504, B1604, B1704, B1804, B1904

Lagoons, Community

B2304, B2404, B2504, B2604, B2704, B2804, B2904, B3004, B3104, B3204, B3304, B3404

Lagoons, Community, Creek

B3504, B3604, B4004, B4104, B4204, B4304, B4404, B4504, B4604, B4704, B4804, B4904, B5004, B5104, B5204



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3 BEDROOM APARTMENT

TYPE A (with maid room + balconies)

TOTAL SALEABLE AREA

SUITE = 1,456.25 SQ.FT.

BALCONY = 105.59 SQ.FT.

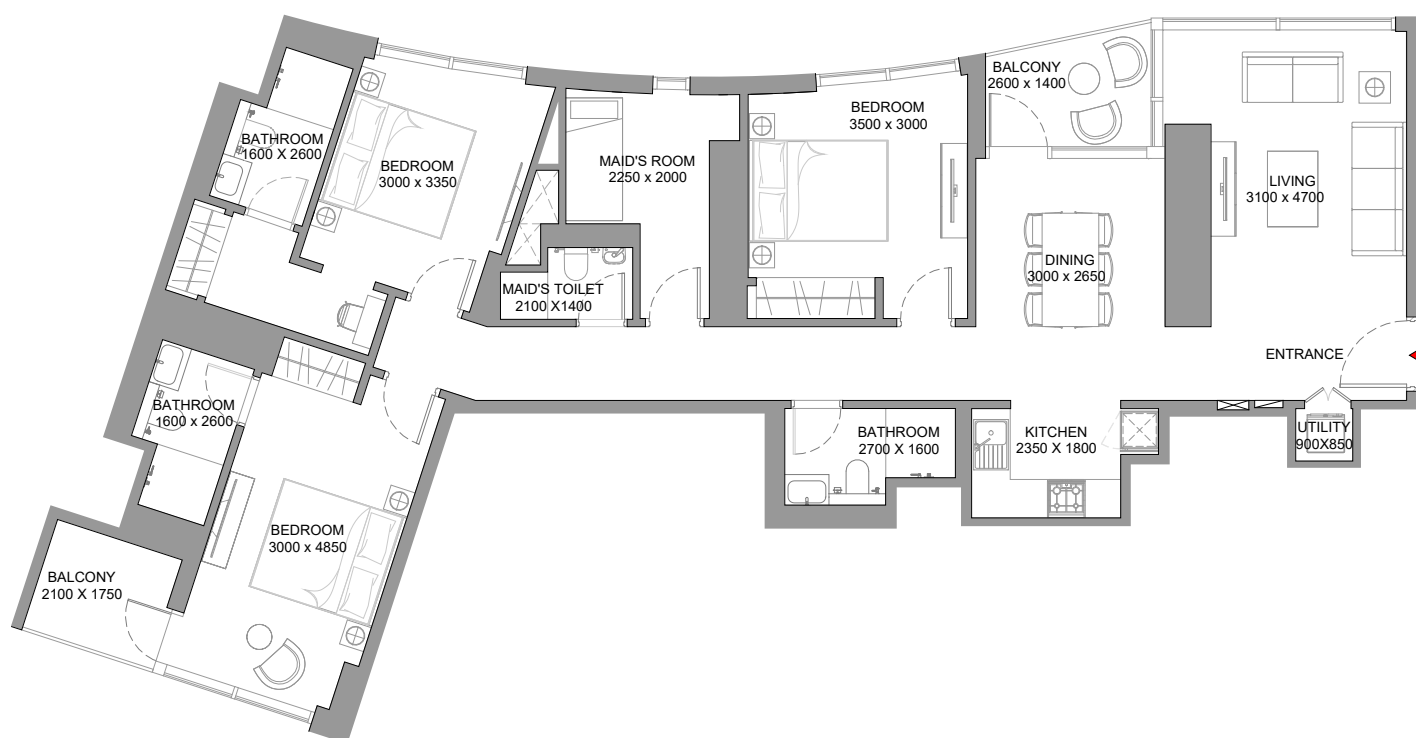
TOTAL = 1,561.84 SQ.FT.

3 BED

SIZE: 1,590 Sq.ft. - 2,790 Sq.ft.

PRICE: From AED 3.9 M - 7.21 M*

*Subject to availability



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba, Amenities

B814, B914, B1014, B1114, B1214, B1314, B1414, B1514, B1614, B1714, B1814, B1914

Lagoons, Community, Nad Al Sheba, Hartland Waterfront

B2314, B2414, B2514, B2614, B2714, B2814, B2914, B3014, B3114, B3214, B3314, B3414, B3514, B3614





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36 Years of Property Excellence & Over 270 Unique Developments.
Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements

SOBHA

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE