



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.



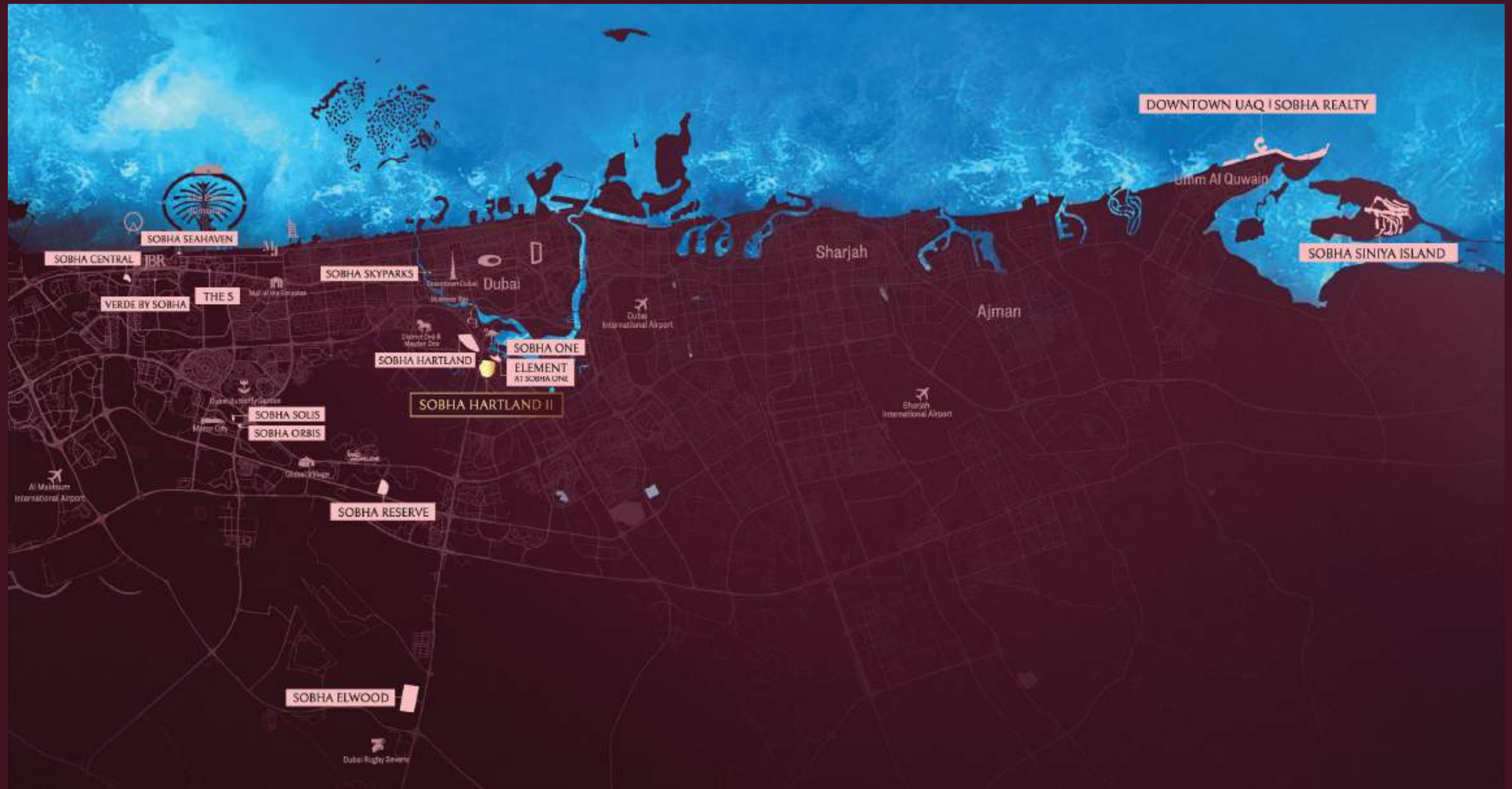
**WE NOTICE THE
SMALLEST
DETAILS.**

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

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.**





Introducing



*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.





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.





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.





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.



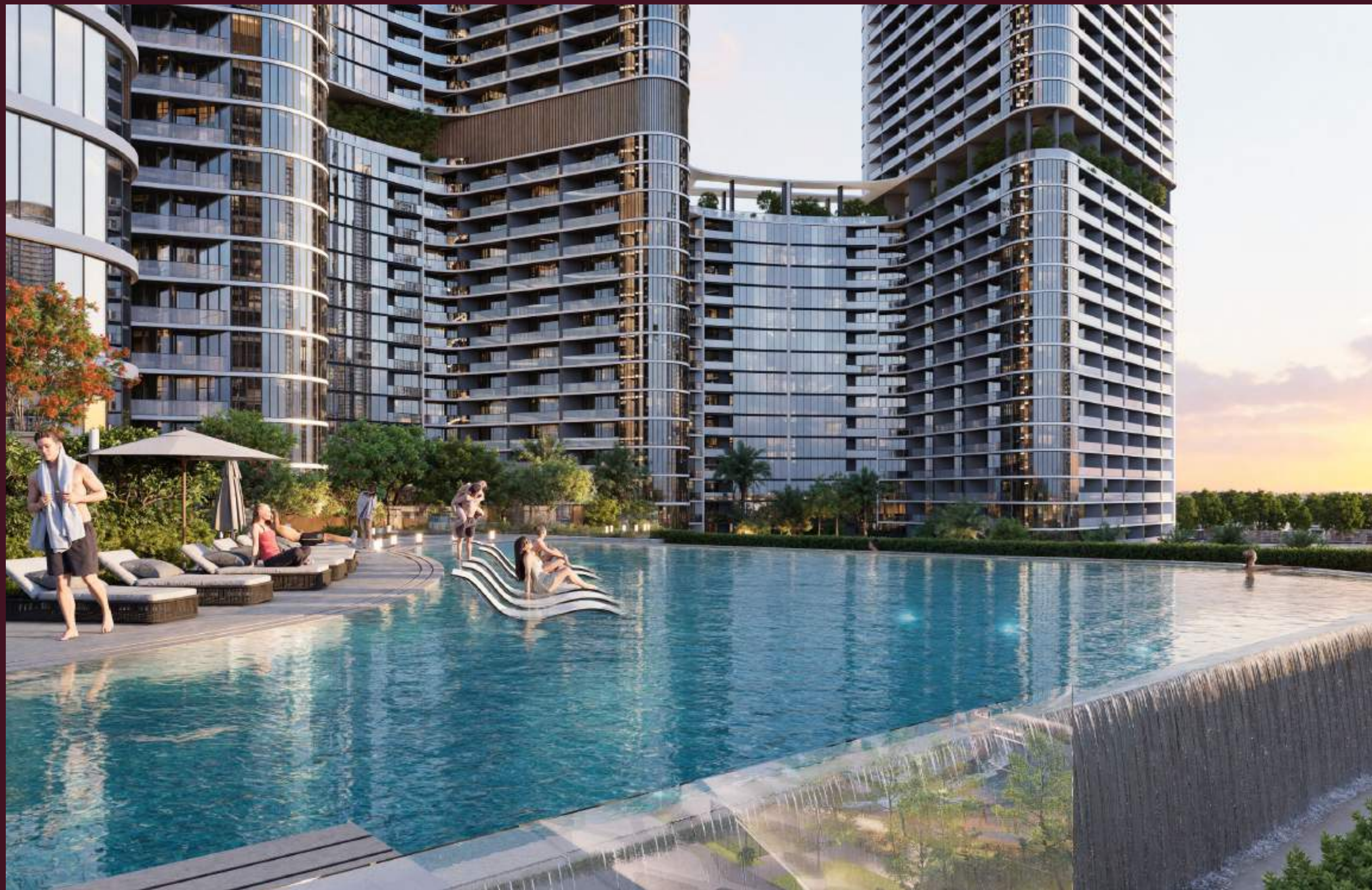




The Luxuries, The Heights, And the City!

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 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



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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