

SKYSCAPE AVENUE

Sobha Hartland 2 residential
project brochure





SKYSCAPE AVENUE IS A HIGH-RISE
APARTMENT COMPLEX CONSISTING
OF 3 INTERCONNECTED BUILDINGS
IN THE SOBHA HARTLAND II
COMMUNITY.

+971 (4) 581-4553





SKYSCAPE
AVENUE

RAS AL KHOR
WETLANDS

+971 (4) 581-4553

DUBAI
DESIGN
DISTRICT

RAS AL KHOR RD

RAS AL KHOR RD

SOBHA HARTLAND

SOBHA
HARTLAND II



4KM

3KM

2KM

1KM

10 MINUTES FROM BURJ KHALIFA

Hartland 2 is a modern developing community located a 10-minute walk from the iconic building of Dubai, the Burj Khalifa tower. The convenient location allows you to reach all locations of the city in no more than 30 minutes.

DUBAI - AL AIN RD

NAD AL SHEBA

PROJECT MASTER PLAN

+971 (4) 581-4553





SKYSCAPE
AVENUE

+971 (4) 581-4553



DIAMOND-SHAPED, EYE-CATCHING ARCHITECTURE

The tower has a diamond shape, which makes it stand out among the high-rise buildings of the community. The facade is lined with gray panels, and panoramic glazing makes it visually lighter.

PROJECT ARCHITECTURE



PROJECT ARCHITECTURE

+971 (4) 581-4553

THE PROJECT INCLUDES APARTMENTS
WITH 1, 2 AND 3 BEDROOMS.



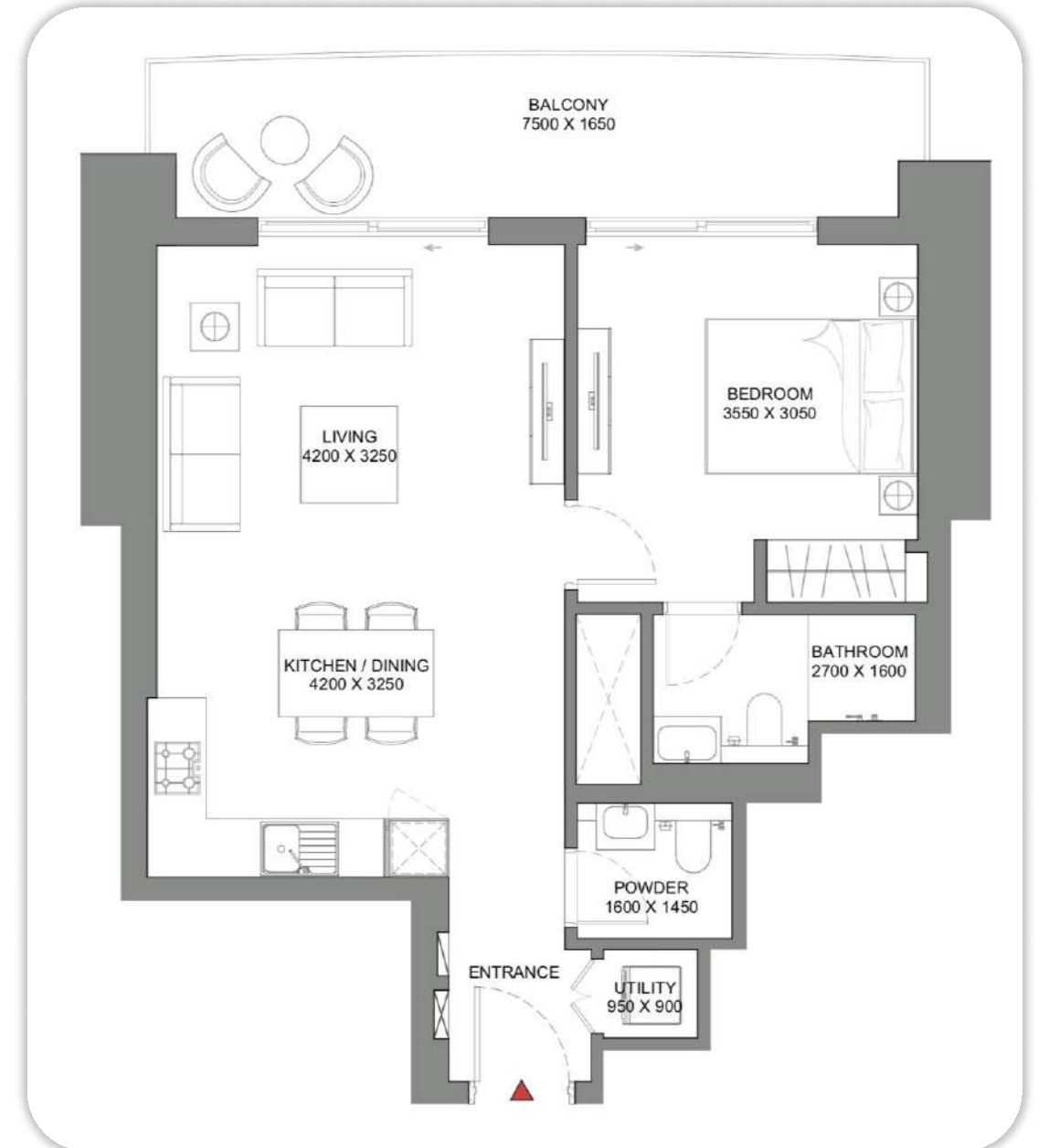
FINISH WITHOUT FURNITURE

The decoration is made in neutral, pleasant colors. If you wish, you can always bring your ideas and bright accents into the interior. The spacious rooms are filled with air and light thanks to floor-to-ceiling windows that replace the external walls. This glazing will allow you to admire panoramic views every day.



BEDROOM INTERIOR VARIATION

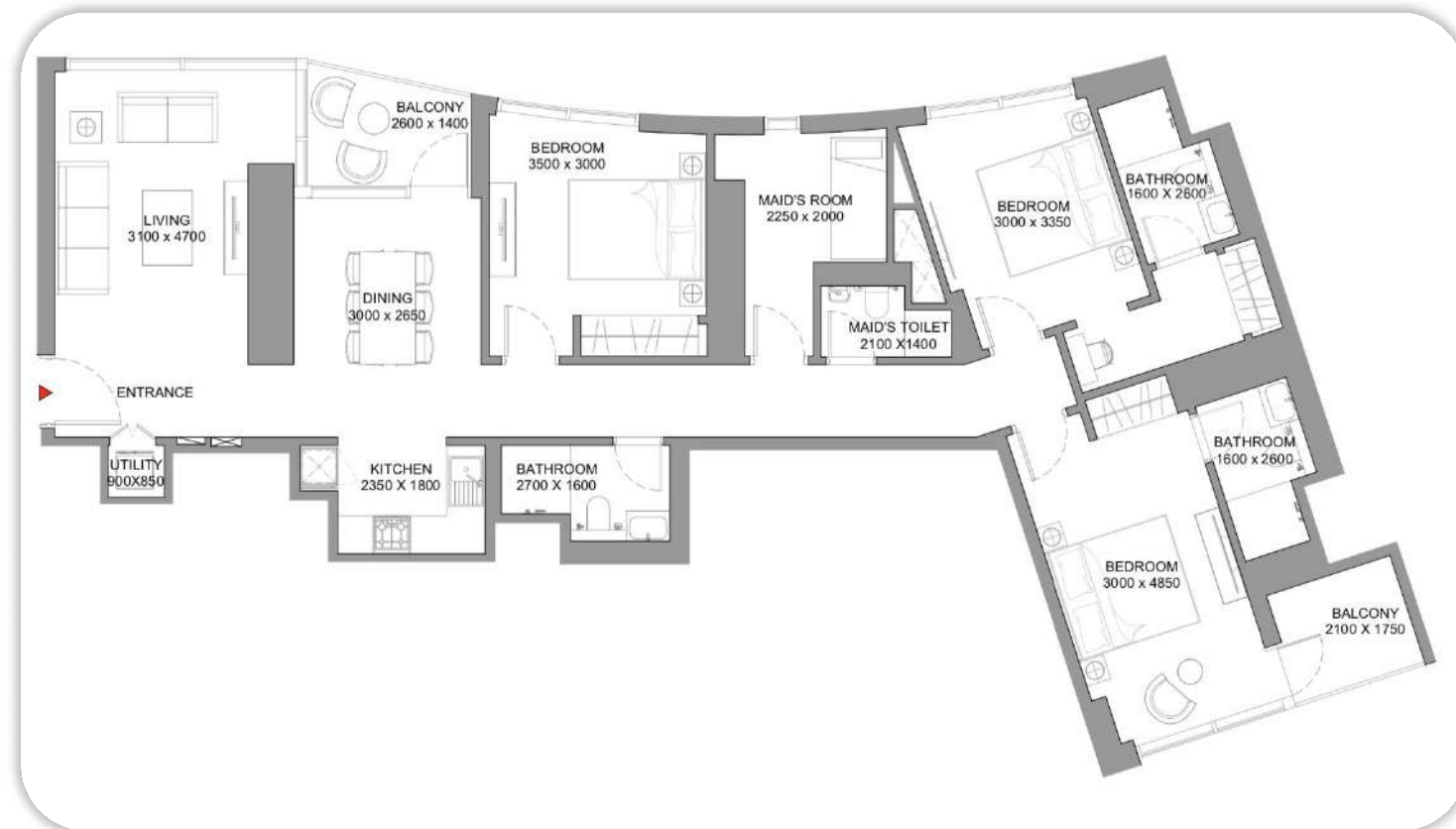
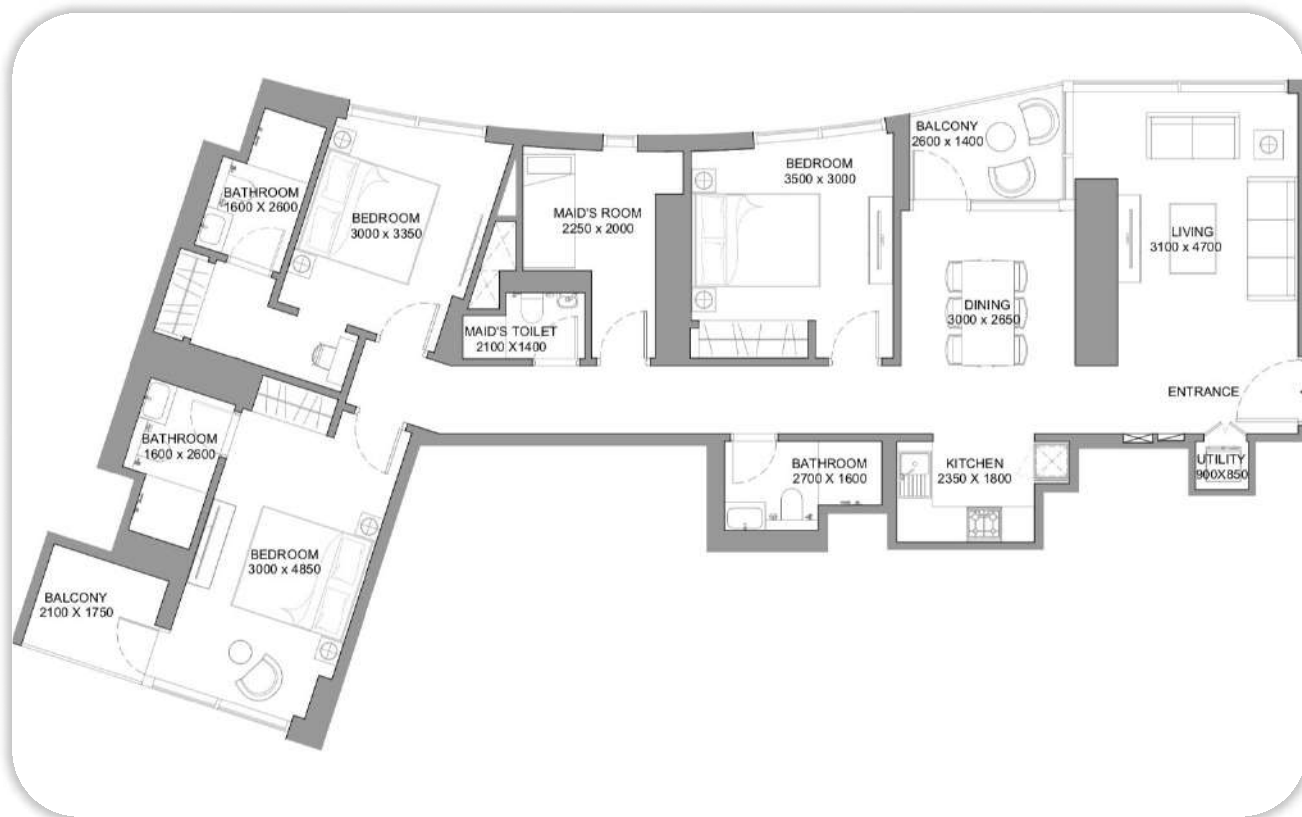
LAYOUT OF APARTMENTS WITH 1 BEDROOM



LAYOUT OF APARTMENTS WITH 2 BEDROOMS



LAYOUT OF APARTMENTS WITH 3 BEDROOMS





INFINITY POOL

Take a dip in the infinity wave pool and get rid of everyday stress. The seating areas are equipped with upscale amenities and patios overlooking the greenery.

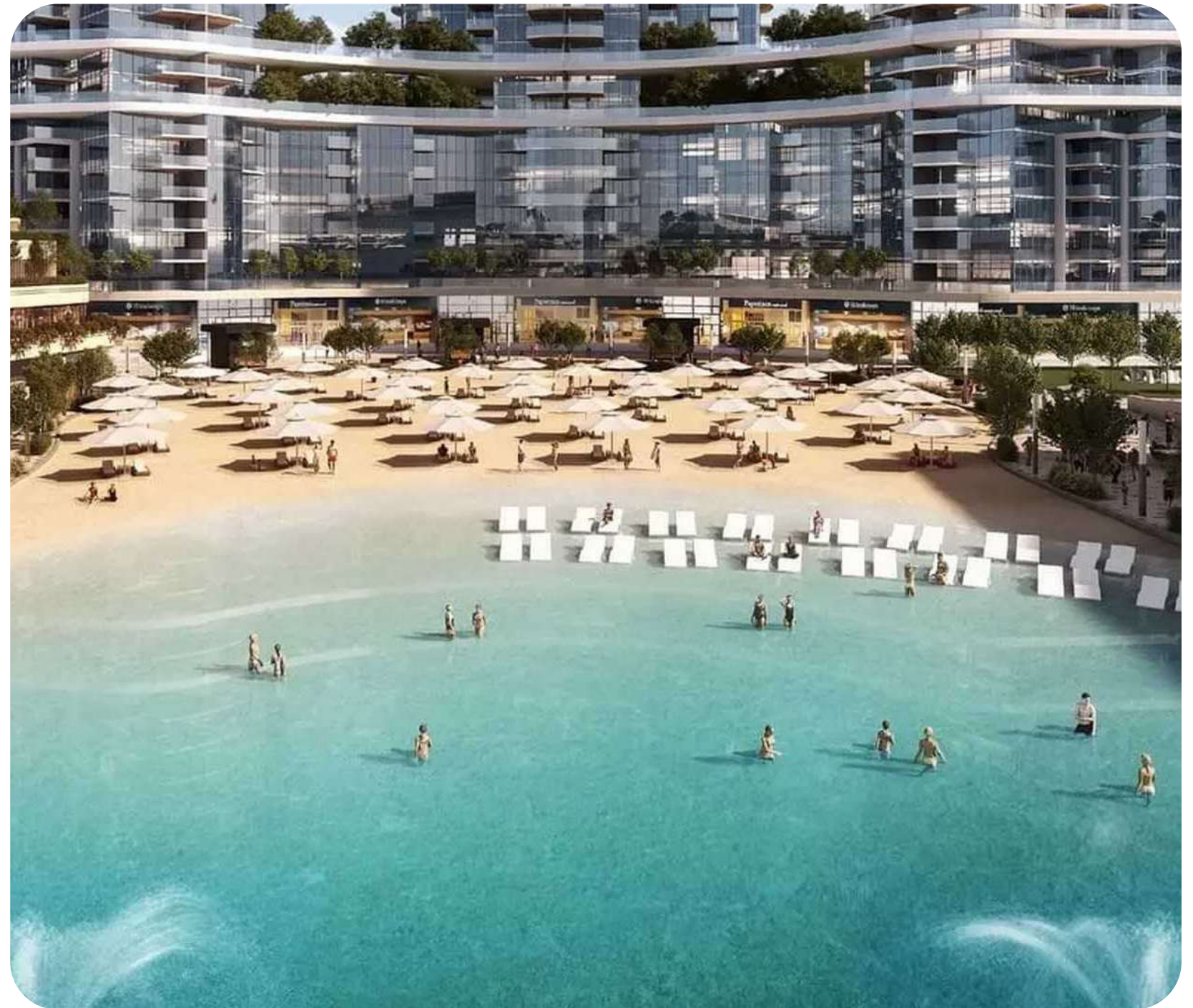
+971 (4) 581-4553

POOL AREA



PRIVATE BEACH

Skyscape Avenue is located along a new artificial lagoon with crystal clear water and white sand.





SKYSCAPE
ADVENTURE

+971 (4) 581-4553

BBQ AREA

Enjoy a meal in the BBQ and dining areas or watch a movie on the outdoor movie screen.



SKYSCAPE

PARKS AND GARDENS

Stroll through the shady greens of Shoba Hartland, home to 358 plant species.

+971 (4) 581-4553

TERRACES ON THE PODIUM

The podium features relaxation terraces with breathtaking views of the Burj Khalifa and the center of Dubai.

SPORTS GROUNDS

On the project territory there are running and walking tracks with soft surfaces, as well as equipped gyms and areas for individual training.



VIEW OF THE RESERVE AND BAY

The complex is located near the Ras al Khor Sanctuary - enjoy views of colorful pink flamingos, to the north overlooking the calming waters of the Creek, a skyline with panoramic views of the Burj Khalifa.





MEYDAN BRIDGE

The Meydan Bridge is an architectural marvel located a couple of minutes from Skyscape Avenue. Its wave-like shape and spectacular design are the pride of Dubai. The blue light perfectly complements and highlights the striking shape of the bridge with its continuous wavy line of light. The lighting transformed the bridge into a spectacular symbol, visible for miles.





MEYDAN HIPPODROME

Every March, tens of thousands of horse racing fans flock to Meydan Racecourse in Dubai to witness the massive \$35 million Dubai World Cup. Located 15 minutes drive from the project.



THE MEYDAN ONE SHOPPING CENTER

Meydan One Mall in Mohammed bin Rashid City will feature the world's longest indoor ski slope, measuring 1 km in length and covering an area of 12,000 sq.m. In addition, the shopping center will house the world's largest dancing fountain.





PROJECT DEVELOPER - SOBHA

Sobha is an international property developer founded in 1976 in Oman. The company specializes in the implementation of premium residential and mixed-use projects in the United Arab Emirates, Oman, Bahrain, Brunei and India.



+971 (4) 581-4553

SIGN UP FOR A TOUR BY PHONE: +971 (4) 581-4553

Dubai

+971 (4) 581-4553



Abu Dhabi

+971 (4) 362-6852

WE HELP PEOPLE TO BUY PROPERTY

We sell deluxe, premium and business class property
in more than 140 residential developments in Dubai.
We will be the first to congratulate you on buying a new home.
We work with love and with no commission.

