



**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.

\*selected units

The images shown are for illustration purposes only and may not be an exact representation of the product. The images use computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



# 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.

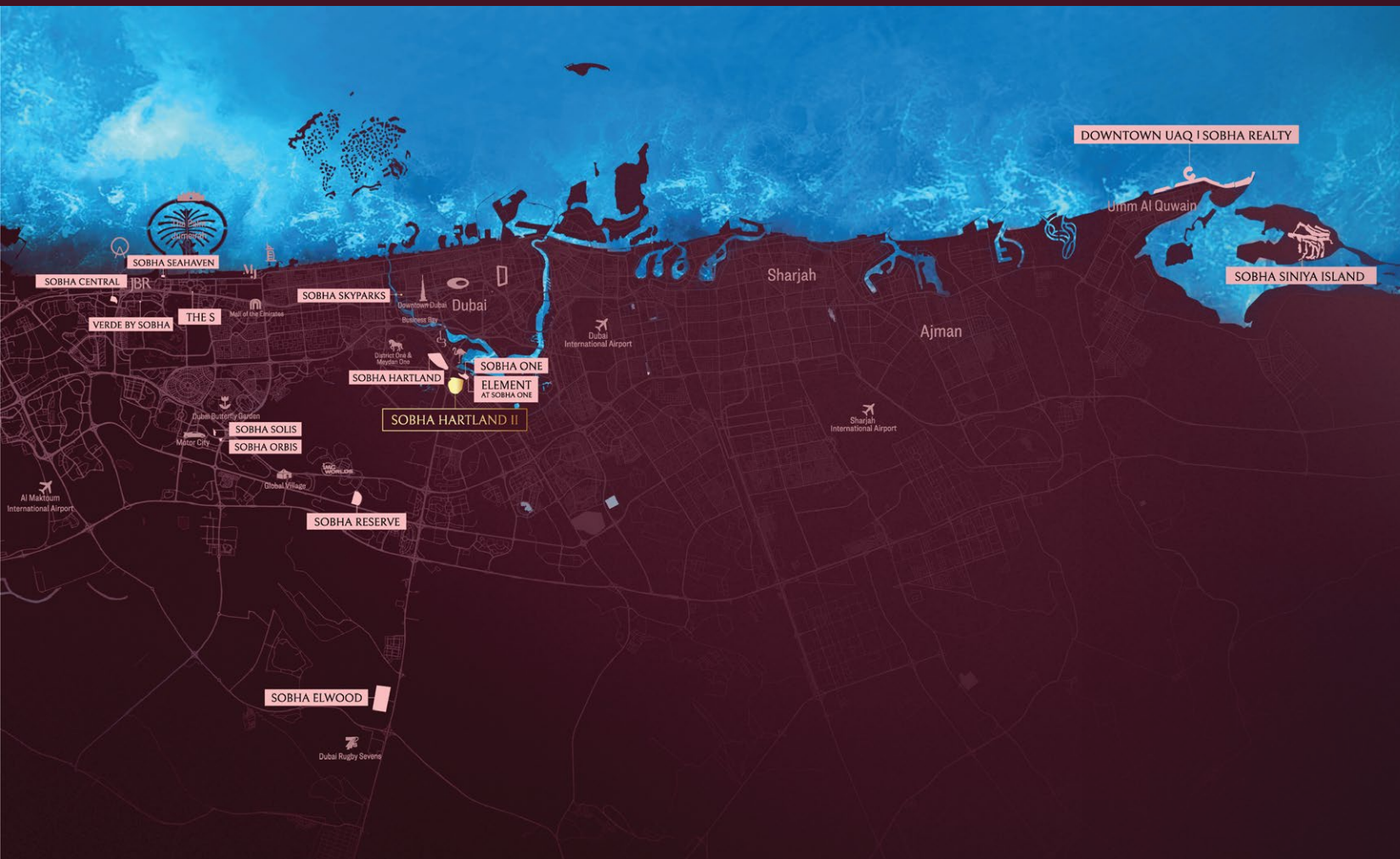








# Location Plan



# Master Plan



# Site Plan



# Floor Plan