

LUXURY —
COLLECTION



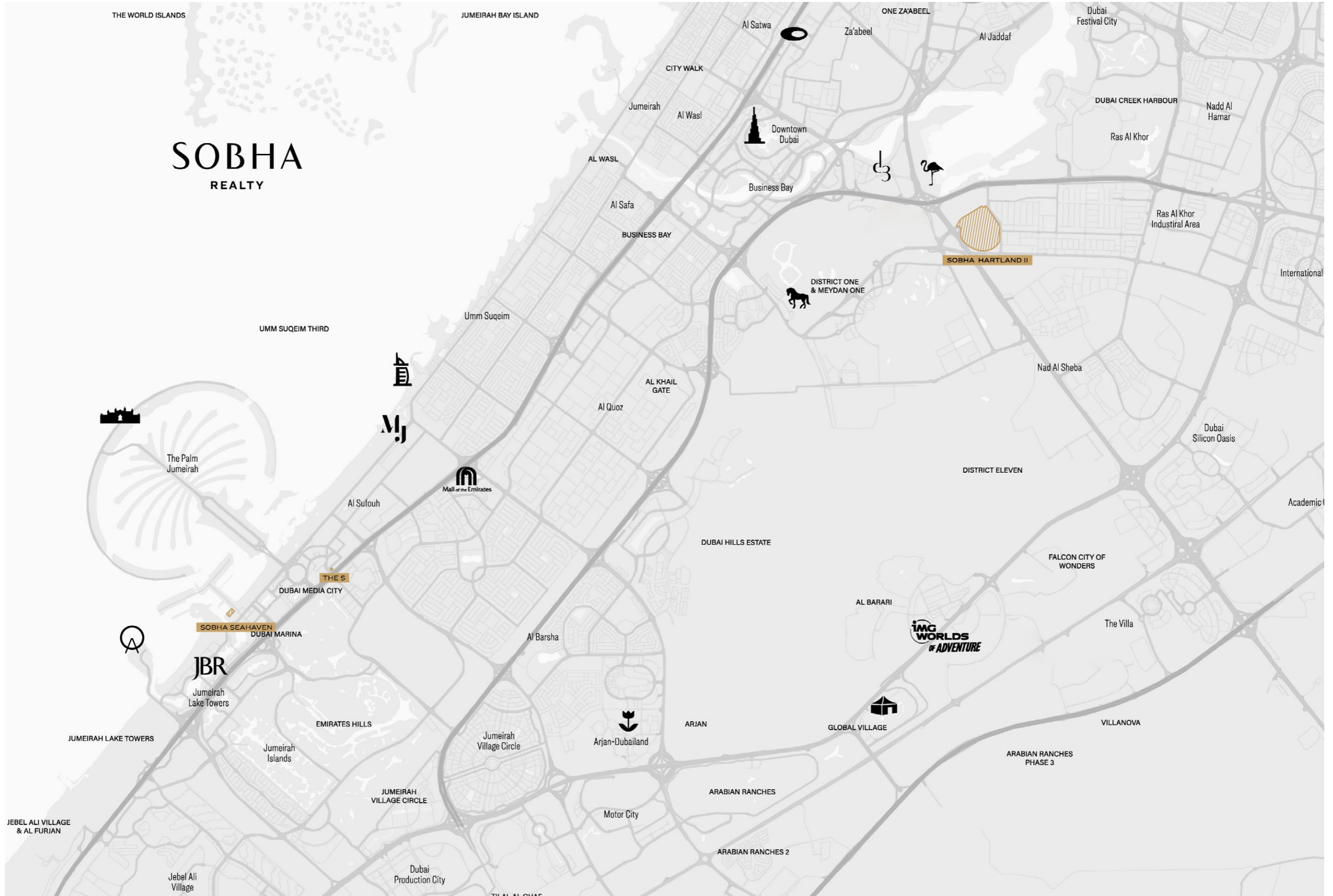
Sobha Luxury collection
represents the highest standards
in luxury living for the *world's
most discerning few.*

Changing the landscape of real estate, Sobha Luxury collection is curation of some of the world's finest residences, set within the most exclusive neighbourhoods from Dubai Harbour, Sheikh Zayed Road to MBR City.



SOBHA REALTY

LUXURY
COLLECTION





From majestic mansions,
opulent penthouses to private
villas, each of Sobha *Luxury
Collection masterpieces are
unique and rare.*

Bearing the distinctive hallmark of luxury living at its best.





True LUXURY
is in the heritage and rarity...

The Legacy *of Craft...*

Built on a rich legacy of craft, spanning over 5 decades, Sobha Luxury Collection is a curation of bespoke residences with exquisite living experiences for the rarest of the rare.





Landmark

Addresses...

Elegant precincts, vibrant contemporary city centres and locations endowed with rare beauty, Sobha Luxury Collection masterpieces are set in the world's most exclusive neighbourhoods.



LUXURY
COLLECTION

Unparalleled

Lifestyle...

Sobha Luxury Collection is curated to the needs of the the discerning few. With bespoke experiences and tailor made services that pamper you everyday.





Private *Club...*

With just a select few families from across the world owning a Sobha Luxury Collection masterpiece, and forming a private club, enjoying exclusive benefits and the pleasure of associating with like-minded connoisseurs.



The COLLECTION

Sobha Luxury Collection comprises of the most elegant residences from around the world.



Designed from the house of the palace-maker, Mr. PNC Menon and his obsession for detail and craftsmanship has made Sobha Luxury collection one of the most desirable collection in the world. The residential landmarks are in Dubai, each with its own unique design and architecture.

The *I* COLLECTION

MANIC
THE
MANSIONS



SOBHA HARTLAND II

LUXURY
COLLECTION

6 BEDROOM
(SE-M 3)

THE
MANSIONS

LUXURY
COLLECTION



LUXURY
COLLECTION







LUXURY
COLLECTION





6 BEDROOM
MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



	DESCRIPTION	DIMENSIONS
1	OUTDOOR COURTYARD	7350 X 6200
2	LIFT LOBBY	2200 X 2850
3	CELLAR	1800 X 3650
4	BAR	4900 X 5985
5	LOUNGE	6685 X 5985
6	CCTV ROOM	1950 X 3450
7	LIFT	2450 X 2850
8	PANTRY	2635 X 3850
9	HALLWAY	2335 X 3850
10	SERVER ROOM	1950 X 3450
11	POWDER	2350 X 3300
12	HOME THEATRE	6500 X 8100
13	GYM	8470 X 10070
14	STEAM	2200 X 1550
15	SAUNA	2200 X 1550
16	CHANGING ROOM	1800 X 1950
17	SHOWER ROOM	1150 X 1950
18	POWDER ROOM	3150 X 1900
19	LAUNDRY ROOM	6200 X 3250
20	COLD STORE / FREEZER	3900 X 2350
21	MASSAGE ROOM	3350 X 3450
22	SALON	5100 X 3450
23	DRY STORE	3950 X 4350
24	SERVICE LIFT	1550 X 2380
25	MAIDS ROOM	9450 X 5970
26	BATHROOM	2540 X 3240
27	DRIVERS ROOM	6970 X 6070
28	BATHROOM	2540 X 3240
29	AV STORE	2700 X 2650

BASEMENT FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



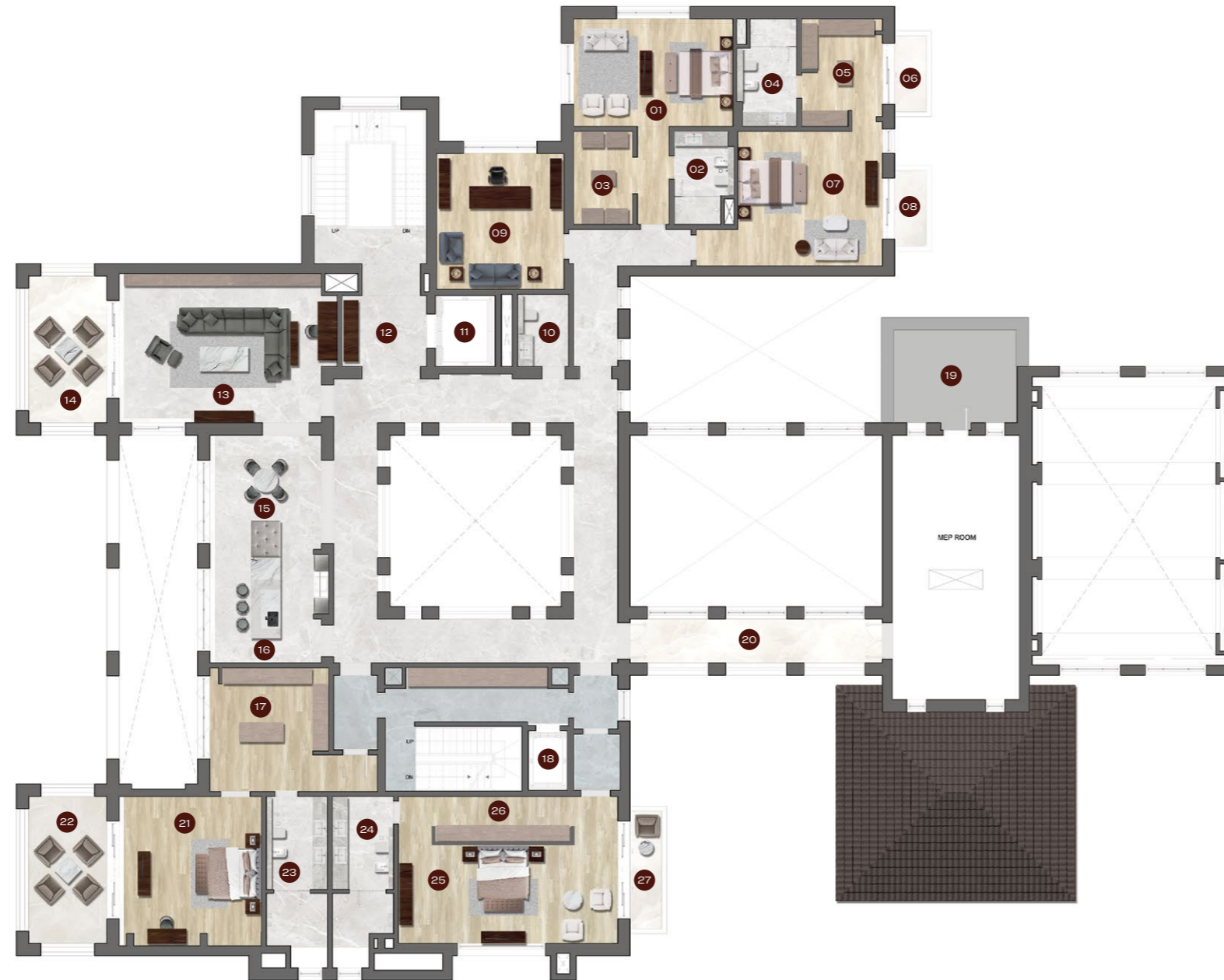
	DESCRIPTION	DIMENSIONS
1	PAVILION	4500 X 4500
2	SWIMMING POOL	8741 X 21900
3	GAZEBO	9300 X 5400
4	SHOWER	3050 X 2750
5	OPEN TO OUTDOOR COURTYARD BELOW	7380 X 6230
6	LIFT LOBBY	3400 X 2850
7	OFFICE	5235 X 5580
8	WALK IN CLOSET	2300 X 3750
9	GUEST BEDROOM 01	6400 X 4350
10	BATHROOM	2505 X 3750
11	GUEST BEDROOM 02	5800 X 5400
12	WALK IN CLOSET	3250 X 4450
13	BATHROOM	2350 X 4450
14	TERRACE	2150 X 9900
15	POWDER ROOM	5070 X 3650
16	COURTYARD	10230 X 5960
17	COURTYARD	6900 X 6900
18	LIFT	2400 X 2850
19	SHADED TERRACE	3210 X 5960
20	FAMILY LIVING ROOM	8150 X 5900
21	POWDER ROOM	2000 X 2850
22	FORMAL LIVING	7830 X 11670
23	FOYER	5180 X 3250
24	HALLWAY	10200 X 1750
25	PORTE COCHERE	7500 X 6500
26	FORMAL DINING	9845 X 6900
27	FAMILY DINING ROOM	4450 X 9200
28	TERRACE	2400 X 14150
29	SHADED PORCH	2250 X 14150
30	SHADED TERRACE	6800 X 5980
31	SHOW KITCHEN	4450 X 5150
32	SERVICE LIFT	1500 X 2378
33	STOREROOM	4850 X 2950
34	SCULLERY	4850 X 2850
35	MAIN KITCHEN	11500 X 5900
36	GUARD ROOM	3150 X 2250
37	GUARD ROOM	3150 X 1700
38	GARBAGE ROOM	3150 X 2250

GROUND FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



DESCRIPTION	DIMENSIONS
1 BEDROOM	6400 X 4350
2 BATHROOM	2400 X 3750
3 WALK-IN CLOSET	2350 X 3750
4 BATHROOM	2400 X 4350
5 WALK-IN CLOSET	3250 X 4350
6 BALCONY	1280 X 3050
7 BEDROOM	5800 X 5400
8 BALCONY	1280 X 3050
9 STUDY ROOM	5100 X 5400
10 POWDER ROOM	2050 X 2900
11 LIFT	2400 X 2850
12 LIFT LOBBY	3400 X 2850
13 FAMILY LOUNGE	8150 X 6000
14 BALCONY	3150 X 5900
15 DINE AREA	4450 X 4550
16 PANTRY	4450 X 4350
17 WALK-IN CLOSET	4750 X 4950
18 SERVICE LIFT	1500 X 2580
19 ROOF DECK	4900 X 3750
20 BALCONY	10400 X 1950
21 JUNIOR SUITE	5700 X 6000
22 BALCONY	3150 X 5900
23 BATHROOM	2450 X 6900
24 BATHROOM	2450 X 6900
25 JUNIOR SUITE	8850 X 5900
26 WALK-IN CLOSET	5400 X 1750
27 BALCONY	1250 X 4700

FIRST FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



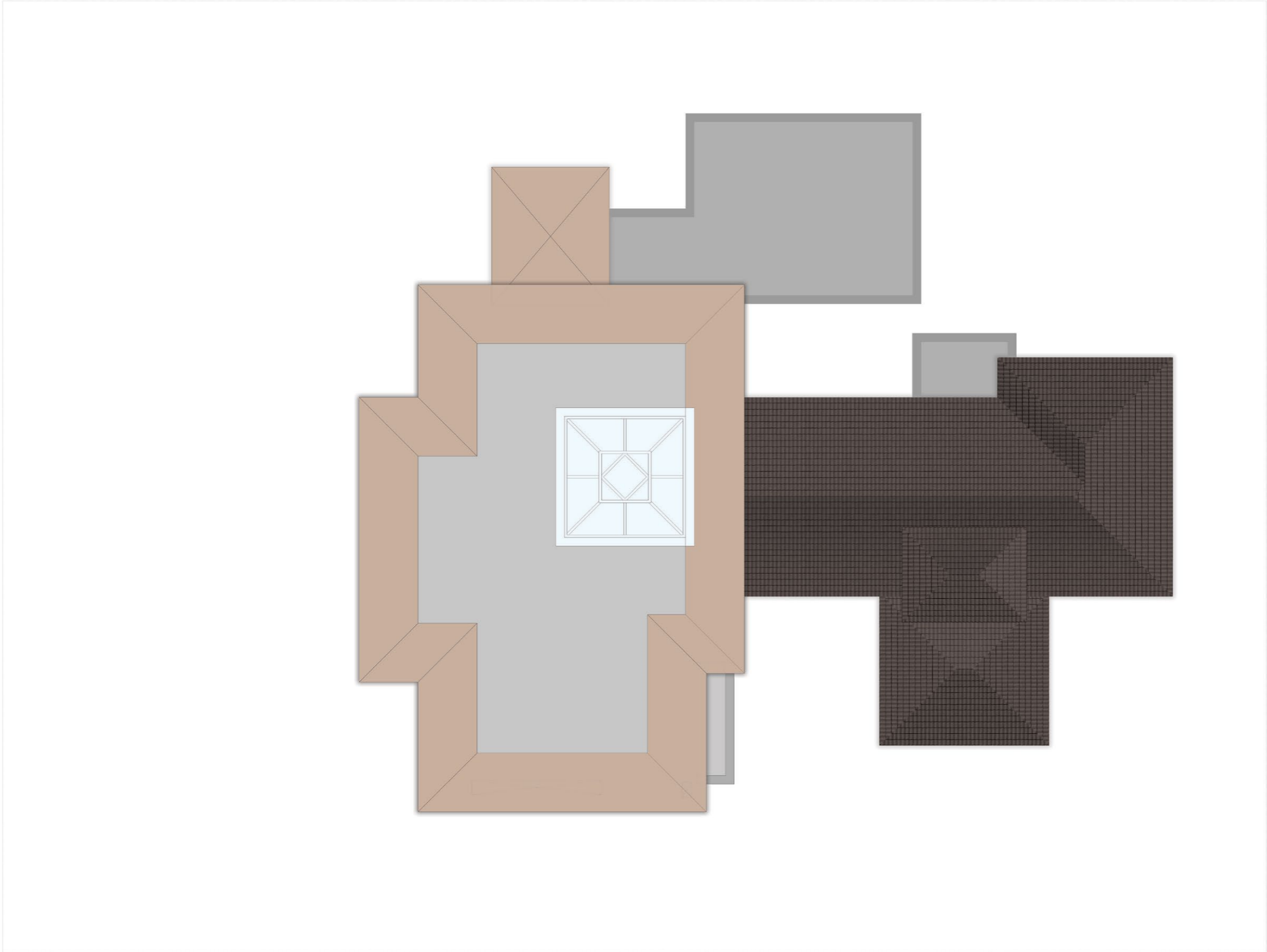
DESCRIPTION	DIMENSIONS
1 ROOF DECK	12500 X 9900
2 PANTRY	2335 X 3850
3 LIFT	2400 X 2850
4 LIFT LOBBY	1750 X 2850
5 BALCONY	6800 X 5900
6 SHADED TERRACE	3150 X 15150
7 LOUNGE	6750 X 3750
8 FOYER	2800 X 2650
9 MASTER SUITE	6750 X 9100
10 SAFE ROOM	7400 X 1850
11 BALCONY	6800 X 5900
12 MASTER SUITE BATHROOM	5085 X 3250
13 WC	1880 X 1900
14 WC	1880 X 1900
15 PLUNGE POOL	5085 X 4000
16 SHOWER	2400 X 1300
17 SHOWER	2400 X 1300
18 SERVICE LIFT	1550 X 2380
19 STORE	1850 X 1790
20 HIS	8900 X 5900
21 BALCONY	1750 X 6500

SECOND FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



ROOF

6 BEDROOM
(SE-M 5, SE-M 8, SE-M 10)

THE
MANSIONS

Timeless History

Discover the timeless luxury where owning a mansion transcends into owning a legacy of distinction.

Experience the allure of these rare & historic Mansions, meticulously designed for you to own it as a heritage, ensuring your place in the annals of opulent living for generations to come.

LUXURY
COLLECTION



LUXURY
COLLECTION







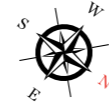
LUXURY
COLLECTION

6 BEDROOM

MANSION (SE-M 5, SE-M 8, SE-M 10)

TOTAL AREA - 30572.84 SQ. FT.

BASEMENT



	DESCRIPTION	DIMENSIONS
1	HOME CINEMA	8,000 X 7,000
2	GAMES AREA	8,000 X 11,420
3	LAUNDRY	3,230 X 3,410
4	MAIDS ROOM	3,230 X 4,790
5	BATHROOM 1	1,800 X 2,550
6	POWDER ROOM	3,230 X 2,120
7	SALON	5,020 X 5,230
8	KITCHENETTE	8,000 X 4,230
9	SAUNA	3,770 X 3,660
10	BATHROOM 2	2,830 X 3,890
11	MEP	2,800 X 1,205
12	STEAM	4,150 X 2,305
13	BATHROOM 3	2,065 X 3,470
14	DRIVER'S ROOM	4,305 X 3,470
15	GARAGE	12,650 X 20,450
16	STORAGE	1,770 X 3,150
17	OUT DOOR STORE	1,770 X 1,720
18	IT ROOM	1,770 X 2,080
19	LOBBY	1,720 X 2,325
20	FOYER	2,450 X 6,705

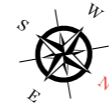
PRICE UPON REQUEST

6 BEDROOM

MANSION (SE-M 5, SE-M 8, SE-M 10)

TOTAL AREA - 30572.84 SQ. FT.

GROUND FLOOR



	DESCRIPTION	DIMENSIONS
1	AL-FRESCO KITCHEN	3,050 X 3,450
2	OUTDOOR SHOWER	3,050 X 2,100
3	SHOW KITCHEN	3,075 X 7,770
4	FORMAL DINING	5,025 X 11,650
5	POWDER ROOM	3,520 X 2,315
6	SCULLERY	2,505 X 3,050
7	WET KITCHEN	5,110 X 6,750
8	GARBAGE	2,910 X 1,500
9	CLOSET	2,450 X 1,895
10	SWIMMING POOL	18,500 X 4,800
11	FORMAL LIVING	7,600 X 11,155
12	FOYER	7,600 X 5,650
13	ENTRANCE FOYER	7,600 X 2,525
14	SECURITY	2,840 X 2,340
15	WALK IN WARDROBE	2,300 X 6,800
16	GUEST ROOM	5,950 X 4,375
17	POWDER ROOM	4,250 X 2,850
18	BATHROOM	4,510 X 2,225
19	OFFICE	4,410 X 4,430
20	BATHROOM	4,505 X 2,500
21	GUEST ROOM	6,600 X 4,500

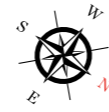
PRICE UPON REQUEST

6 BEDROOM

MANSION (SE-M 5, SE-M 8, SE-M 10)

TOTAL AREA - 30572.84 SQ. FT.

FIRST FLOOR



	DESCRIPTION	DIMENSIONS
1	BALCONY	7,630 X 1,880
2	BEDROOM	5,150 X 4,370
3	WALK IN WARDROBE	2,800 X 5,625
4	BATHROOM	3,770 X 2,500
5	POWDER ROOM	2,285 X 2,650
6	FAMILY DINING	5,650 X 5,400
7	BATHROOM	2,800 X 4,100
8	BEDROOM	5,150 X 5,200
9	BALCONY	4,580 X 1,795
10	WALK IN WARDROBE	2,800 X 4,870
11	BRIDGE	15,700 X 3,550
12	TERRACE	8,500 X 2,950
13	BEDROOM	5,450 X 5,695
14	WALK IN WARDROBE	2,800 X 6,472
15	BATHROOM	6,820 X 3,060
16	FAMILY ROOM	6,600 X 8,045
17	TERRACE	19,450 X 3,250

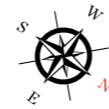
PRICE UPON REQUEST

6 BEDROOM

MANSION (SE-M 5, SE-M 8, SE-M 10)

TOTAL AREA - 30572.84 SQ. FT.

SECOND FLOOR



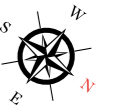
	DESCRIPTION	DIMENSIONS
1	TERRACE	7,610 X 2,925
2	MASTER BEDROOM	8,100 X 5,700
3	WALK IN CLOSET	4,100 X 7,750
4	TOILET	2,000 X 1,700
5	TOILET	2,000 X 1,700
6	MASTER SUITE BATHROOM	8,100 X 5,300
7	OUTDOOR SEATING	8,275 X 7,345
8	BAR	6,300 X 3,575
9	GYM	8,030 X 5,350
10	TERRACE	8,125 X 3,480
11	VESTIBULE	2,392 X 2,095
12	BATHROOM	2,700 X 2,725

PRICE UPON REQUEST

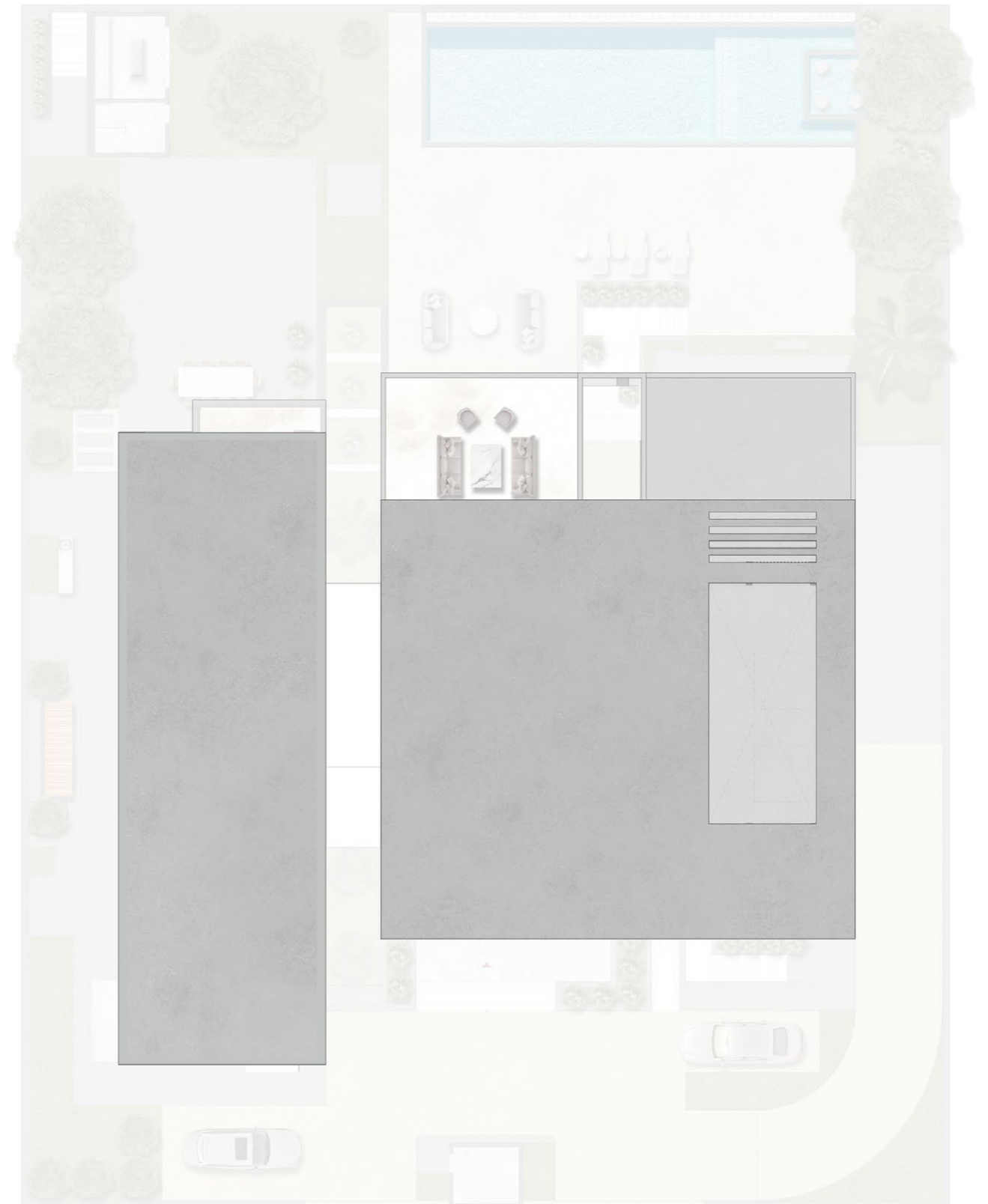
6 BEDROOM

MANSION (SE-M 5, SE-M 8, SE-M 10)

TOTAL AREA - 30572.84 SQ. FT.



ROOF



PRICE UPON REQUEST

6 BEDROOM
(SE-M 6, SE-M 9, SE-M 11)

THE
MANSIONS

LUXURY
COLLECTION



LUXURY
COLLECTION







LUXURY
COLLECTION

6 BEDROOM

MANSION (SE-M 6, M 9, M 11)

TOTAL AREA - 35,692.37 SQ. FT.



	DESCRIPTION	DIMENSIONS
1	DRIVERS ROOM	3450 X 5750
2	BATHROOM	1950 X 3950
3	PRIVATE SALON	7350 X 3650
4	SAUNA ROOM	2450 X 2650
5	STEAM ROOM	2450 X 2650
6	COLD SHOWER	2350 X 1450
7	WC	2350 X 1450
8	GYM	7300 X 7100
9	GARAGE	17700 X 16100
10	STORAGE ROOM	5350 X 2250
11	GAME ROOM	10000 X 4900
12	ENTRANCE FOYER	4150 X 4900
13	MAID'S ROOM	5350 X 2950
14	POWDER ROOM	4250 X 2850
15	BATHROOM	3550 X 1800
16	HOME CINEMA	7300 X 8500
17	AV ROOM	4550 X 1950
18	PANTRY	4400 X 10700

BASEMENT FLOOR

6 BEDROOM

MANSION (SE-M 6, M 9, M 11)

TOTAL AREA - 35,692.37 SQ. FT.



	DESCRIPTION	DIMENSIONS
1	SHOWER	1150 X 1650
2	OUTDOOR BATHROOM	2100 X 1150
3	SWIMMING POOL	17800 X 6100
4	FAMILY LIVING	7300 X 8950
5	BAR	7300 X 2750
6	POWDER ROOM	4250 X 2050
7	OFFICE	5050 X 5050
8	FORMAL LIVING	17800 X 7300
9	FORMAL DINING	9800 X 5100
10	POWDER ROOM	5300 X 2950
11	SHOW KITCHEN	9800 X 2900
12	MAIN KITCHEN	7400 X 5300
13	STORE ROOM	2050 X 3450
14	SCULLERY	2150 X 4750
15	MAIN ENTRANCE FOYER	4450 X 4950
16	GUEST SUITE	7300 X 5350
17	WALK-IN CLOSET	5050 X 2500
18	BATHROOM	5050 X 2300
19	SECURITY ROOM	7550 X 1650
20	GARBAGE ROOM	3150 X 2250

GROUND FLOOR

6 BEDROOM

MANSION (SE-M 6, M 9, M 11)

TOTAL AREA - 35,692.37 SQ. FT.



	DESCRIPTION	DIMENSIONS
1	BALCONY	17050 X 3000
2	BALCONY	7450 X 8950
3	FAMILY AREA	11500 X 7200
4	FAMILY KITCHENETTE	2700 X 7200
5	WALK-IN CLOSET	1900 X 4950
6	BEDROOM	5150 X 4950
7	BATHROOM	2100 X 5150
8	BATHROOM	2100 X 5150
9	BEDROOM	4100 X 5150
10	WALK-IN CLOSET	2600 X 5150
11	BALCONY	24600 X 1750
12	BEDROOM	4550 X 5150
13	BATHROOM	3125 X 2625
14	WALK-IN CLOSET	3125 X 2325
15	BATHROOM	2350 X 5200
16	BALCONY	5200 X 1450
17	WALK-IN CLOSET	3350 X 2950
18	BEDROOM	3800 X 6250
19	BALCONY	5000 X 4850

FIRST FLOOR

6 BEDROOM

MANSION (SE-M 6, M 9, M 11)

TOTAL AREA - 35,692.37 SQ. FT.



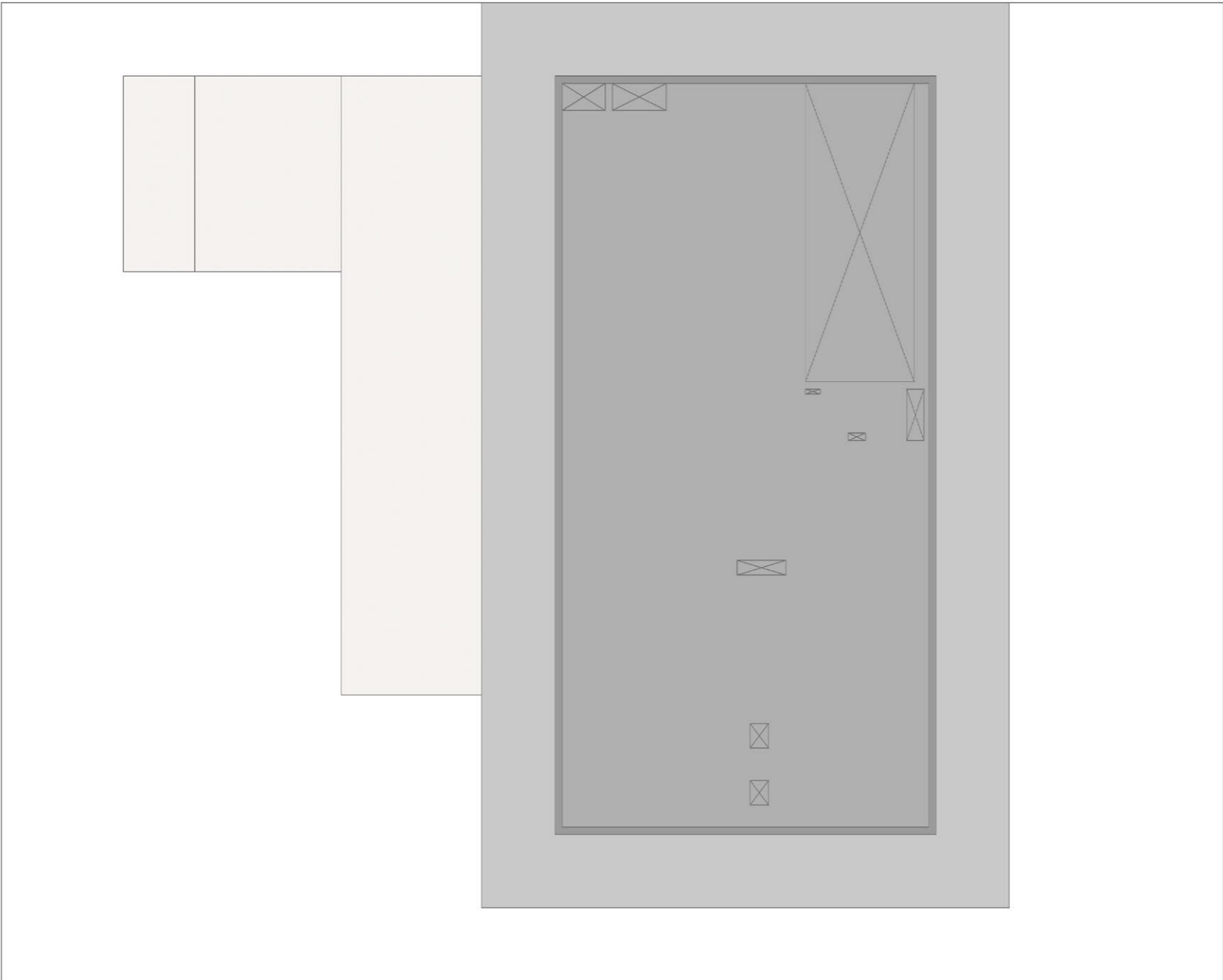
	DESCRIPTION	DIMENSIONS
1	TERRACE	19900 X 5900
2	MASTER SUITE	9800 X 6850
3	FAMILY AREA	4400 X 7075
4	STORE	3650 X 1700
5	PANTRY	6600 X 2350
6	WALK-IN CLOSET	5300 X 14900
7	WC	2150 X 1950
8	WC	2150 X 1950
9	MASTER SUITE BATHROOM	9800 X 5350

SECOND FLOOR

6 BEDROOM

MANSION (SE-M 6, M 9, M 11)

TOTAL AREA - 35,692.37 SQ. FT.



SOBHA
REALTY