

LUXURY ———  
COLLECTION

**SOBHA**  
REALTY

LUXURY —  
COLLECTION



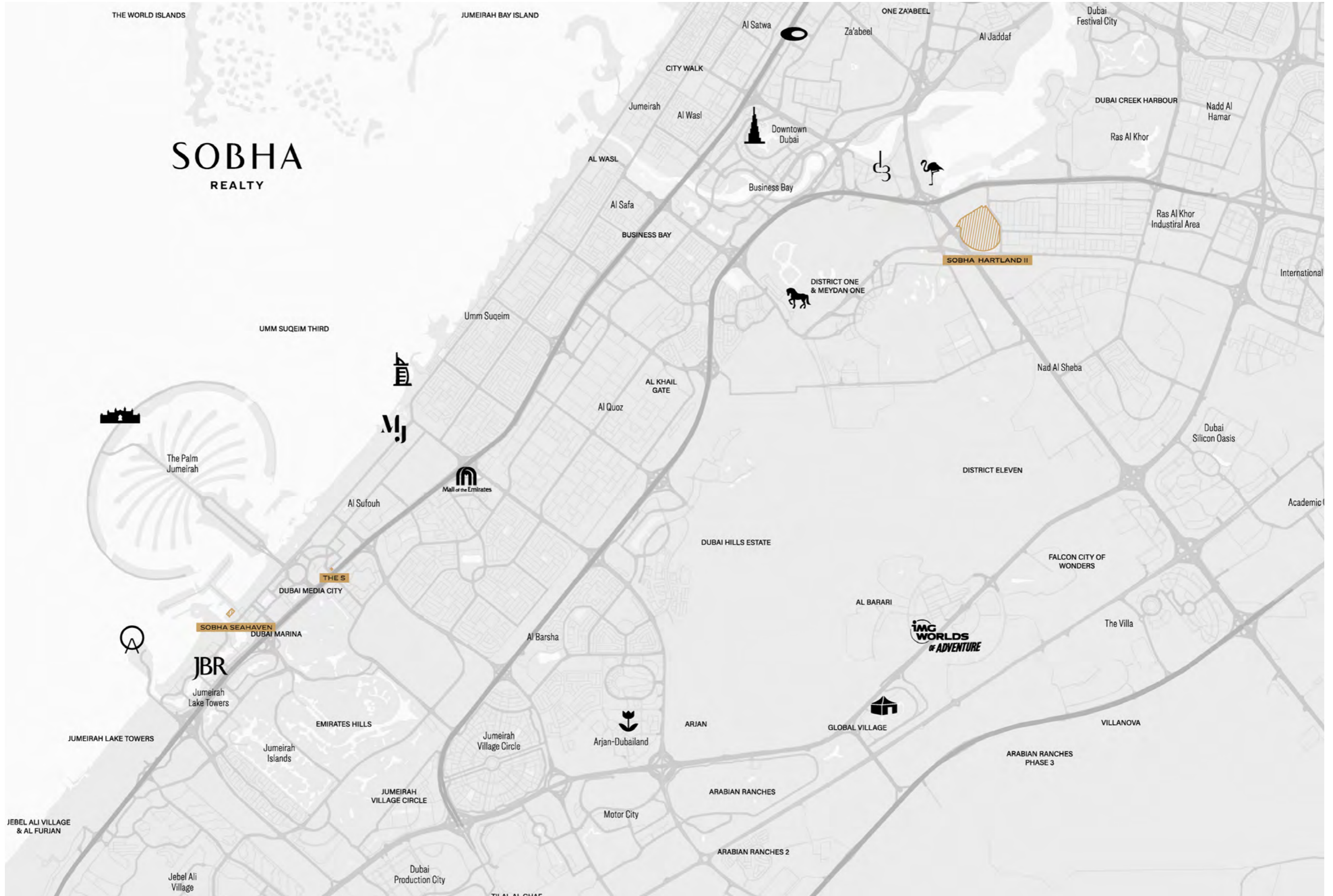
Sobha Luxury collection  
represents the highest standards  
in luxury living for the *world's  
most discerning few.*

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

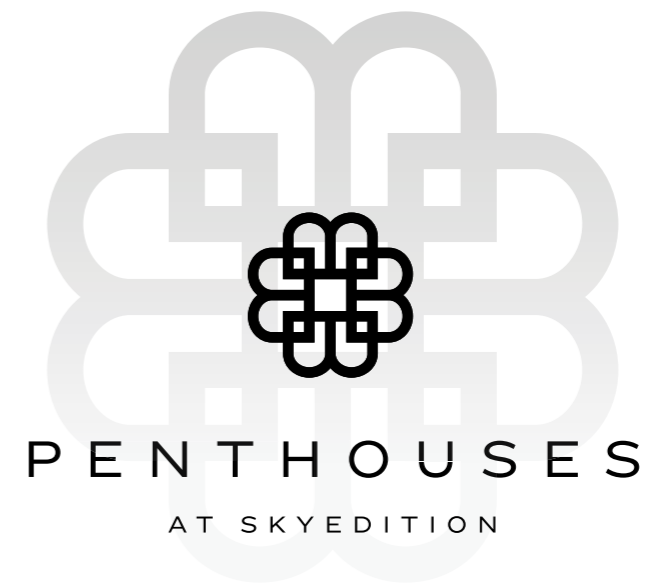
Sobha Luxury Collection comprises of the most elegant residences from around the world.



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.

LUXURY  
COLLECTION

The *1* COLLECTION



  
SOBHA SEAHAVEN

Limited edition.

*Unlimited Horizons...*

Rising from the heart of Dubai Harbour, glancing at iconic Palm Jumeirah, and gazing at stunning Dubai Harbour, Sky Edition at Sobha SeaHaven is luxury oceanfront living redefined. It's the very best of SeaHaven. And beyond

LUXURY  
COLLECTION



LUXURY  
COLLECTION







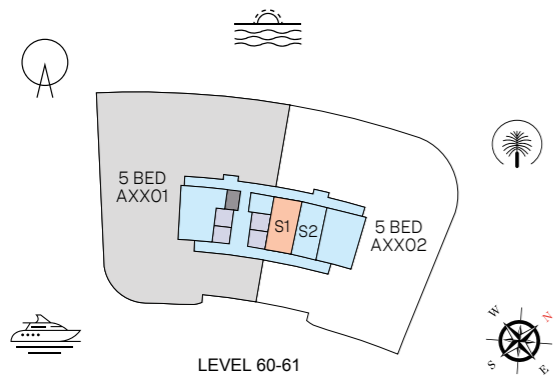
# 5 BEDROOM APARTMENT

**TYPE A** (with maid room + powder room + walk-in-wardrobe + balcony + store + office)



SSH-A6001	AED 51.85 Mn*
SSH-A6101	AED 53.91 Mn*

\*T&C Apply



LEVEL 60-61

LEVEL 60-61

UNIT STORE

## VIEWS

180 degree views overlooking Blue waters, Ain Dubai, Palm Jumeirah, Harbour, JBR Beach, Marina, Sea, Skydive 6001, 6101

# 5 BEDROOM APARTMENT

# AREAS & DIMENSIONS

		<b>UNIT NO. 6001</b> SUITE - 6,982.44 SQ.FT. BALCONY - 919.24 SQ.FT. TOTAL UNIT - 7,901.68 SQ.FT.  EXTERNAL STORE - 394.82 SQ.FT. TOTAL - 8,296.50 SQ.FT.	<b>UNIT NO. 6101</b> SUITE - 7,159.29 SQ.FT. BALCONY - 1,071.76 SQ.FT. TOTAL UNIT - 8,231.05 SQ.FT.  EXTERNAL STORE - 394.82 SQ.FT. TOTAL - 8,625.87 SQ.FT.
	DESCRIPTION	DIMENSIONS	DIMENSIONS
1	FOYER	3050 x 3300	3050 X 3300
2	GUEST LOUNGE	4800 x 4300	4850 X 4300
3	GUEST BEDROOM	4850 x 3950	4850 X 3950
3.1	GUEST BEDROOM WALK IN CLOSET	3000 X 1200	3000 X 1200
3.2	GUEST BEDROOM - BATHROOM	4600 X 3300	4600 X 3400
4	DINING ROOM	4800 x 7250	4850 X 7850
5	LOUNGE	4700 x 7250	4700 X 7850
6	LIVING ROOM	7600 x 6400	7850 X 6400
7	OFFICE	7600 X 3650	7850 X 3650
8	SHOW KITCHEN	5150 x 3400	5150 X 3450
9	DIRTY KITCHEN	3550 x 4150	3550 X 4150
10	MASTER BEDROOM	6800 X 6850	7000 X 7000
10.1	M. BEDROOM WALK IN CLOSET	7300 X 2050	7750 X 2000
10.2	M. BEDROOM BATHROOM	5750 X 3050	6000 X 3050
11	BEDROOM - 01	4100 x 4700	4100 X 5050
11.1	BEDROOM - 01 BATHROOM	2150 x 3500	2200 X 3500
12	BEDROOM - 02	3850 x 4250	3850 X 4350
12.1	BEDROOM - 02 BATHROOM	1850 x 5100	1900 X 5200
13	BEDROOM - 03	4000 x 5700	4000 X 5800
13.1	BEDROOM - 03 BATHROOM	1800 x 5100	1850 X 5200
14	MAID'S ROOM	3100 x 2550	3100 X 2550
14.1	MAID'S ROOM TOILET	1600 x 2600	1600 X 2600
15	UTILITY	1400 x 2600	1400 X 2600
16	POWDER ROOM	3200 x 2300	3200 X 2300

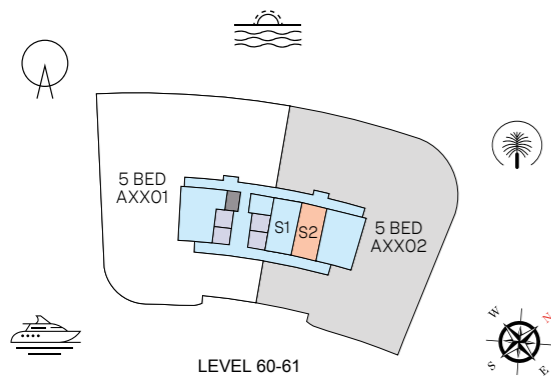
# 5 BEDROOM APARTMENT

**TYPE B** (with maid room + powder room + walk-in-wardrobe + balcony + store + office)



SSH-A6002	AED 51.26 Mn*
SSH-A6102	AED 52.95 Mn*

\*T&C Apply



LEVEL 60-61

LEVEL 60-61

UNIT STORE

## VIEWS

180 degree views overlooking Palm Jumeirah, Harbour, Sea, Marina Skyline  
6002, 6102

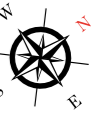
# 5 BEDROOM APARTMENT

# AREAS & DIMENSIONS

		<b>UNIT NO. 6002</b> SUITE - 6,997.73 SQ.FT. BALCONY - 827.96 SQ.FT. TOTAL UNIT - 7,825.69 SQ.FT.  EXTERNAL STORE - 375.45 SQ.FT. TOTAL - 8,201.14 SQ.FT.	<b>UNIT NO. 6102</b> SUITE - 7,157.78 SQ.FT. BALCONY - 939.47 SQ.FT. TOTAL UNIT - 8,097.25 SQ.FT.  EXTERNAL STORE - 375.45 SQ.FT. TOTAL - 8,472.70 SQ.FT.
	DESCRIPTION	DIMENSIONS	DIMENSIONS
1	FOYER	3100 X 3450	3100 X 3450
2	GUEST LOUNGE	4800 X 4250	4800 X 4250
3	GUEST BEDROOM	4900 X 3900	4950 X 3900
3.1	GUEST BEDROOM WALK IN CLOSET	2900 X 1200	2950 X 1200
3.2	GUEST BEDROOM - BATHROOM	4450 X 3300	4450 X 3300
4	DINING ROOM	4850 X 7250	4850 X 7800
5	LOUNGE	4750 X 7200	4750 X 7750
6	LIVING ROOM	8000 X 5600	8100 X 5850
7	OFFICE	7750 X 3600	7850 X 3600
8	SHOW KITCHEN	4600 X 3600	4600 X 3500
9	DIRTY KITCHEN	3750 X 4300	3750 X 4300
10	MASTER BEDROOM	6600 X 7300	6700 X 7350
10.1	M. BEDROOM WALK IN CLOSET	7450 X 2100	7550 X 2100
10.2	M. BEDROOM BATHROOM	5900 X 3050	6000 X 3050
11	BEDROOM - 01	4350 X 4700	4350 X 5050
11.1	BEDROOM - 01 BATHROOM	2100 X 3500	2100 X 3500
12	BEDROOM - 02	3850 X 4450	3850 X 4500
12.1	BEDROOM - 02 BATHROOM	1900 X 5100	1850 X 5200
13	BEDROOM - 03	4000 X 5800	4000 X 5850
13.1	BEDROOM - 03 BATHROOM	1850 X 5100	1800 X 5200
14	MAID'S ROOM	3200 X 2550	3200 X 2550
14.1	MAID'S ROOM TOILET	1550 X 2600	1600 X 2600
15	UTILITY	1500 X 2600	1500 X 2600
16	POWDER ROOM	3300 X 2350	3300 X 2350

# 6 BEDROOM

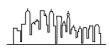
(with gym + home theatre + office + pool + sauna + powder room + wine room + maid room + store)



SSH-A6201

AED 130 Mn\*

\*T&C Apply



LEVEL 62

UNIT

## VIEWS

360 Degree views

6201

# 6 BEDROOM

# AREAS & DIMENSIONS

		<b>UNIT NO. 6201</b>
		SUITE - 16,077.84 SQ.FT. BALCONY - 3,107.65 SQ.FT. TOTAL UNIT - 19,185.49 SQ.FT.
	DESCRIPTION	DIMENSIONS
1	LIVING ROOM	4700 x 6950
2	GREAT ROOM	9900 x 7350
3	FORMAL DINING	5200 x 7700
4	FAMILY DINING	4700 x 5200
5	UTILITY ROOM	3250 x 2350
6	POWDER ROOM 1	2000 x 3800
7	POWDER ROOM 2	4450 x 2500
8	KITCHEN	4100 x 5100
9	PREP. KITCHEN	5100 x 5000
10	OFFICE	6800 x 7450
11	MASTER BEDROOM 01	8500 x 5700
11.1	M. BEDROOM 01 WALK IN CLOSET	6100 x 2250
11.2	M. BEDROOM 01 BATHROOM	6250 x 2950
11.3	HAMMAM ROOM	3900 x 1800
11.4	SAFE ROOM	3050 x 1800
12	MASTER BEDROOM 02	7150 x 7450
12.1	M. BEDROOM 02 WALK IN CLOSET	7750 x 2100
12.2	M. BEDROOM 02 BATHROOM	6150 x 2900
13	BEDROOM - 01	4400 x 6450
13.1	BEDROOM - 01 BATHROOM	3400 x 5200
14	BEDROOM - 02	4050 x 5900
14.1	BEDROOM - 02 BATHROOM	3400 x 5250
15	BEDROOM - 03	4050 x 5800
15.1	BEDROOM - 03 BATHROOM	3350 x 5050
16	BEDROOM - 04	4150 x 6450
16.1	BEDROOM - 04 BATHROOM	3350 x 4900
17	MAID'S ROOM	3150 x 3500
17.1	MAID'S ROOM TOILET	3250 x 1600
18	TV LOUNGE	4850 x 7000
19	LOUNGE	4750 x 6550
20	PANTRY	2950 x 5300
21	STORE - 01	3150 x 2250
22	BAR AREA	5000 x 6500
23	WINE ROOM	3400 x 2500
24	GYM	8900 x 5300
25	HAND WASH	3450 x 2400
26	STORE - 02	8000 x 1650
27	STORE - 03	1900 x 2800
28	HOME THEATER	8000 x 5500

# 6 BEDROOM

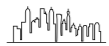
(with gym + home theatre + office + pool + sauna + powder room + wine room + maid room + store)



SSH-A6301

AED 135 Mn\*

\*T&C Apply



LEVEL 63

UNIT

## VIEWS

360 Degree views

6301

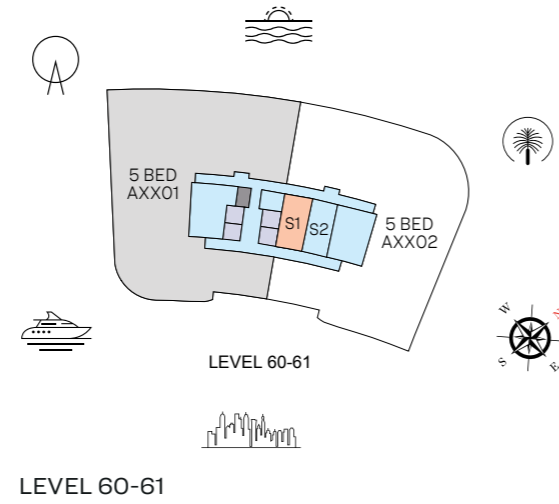
# 6 BEDROOM

# AREAS & DIMENSIONS

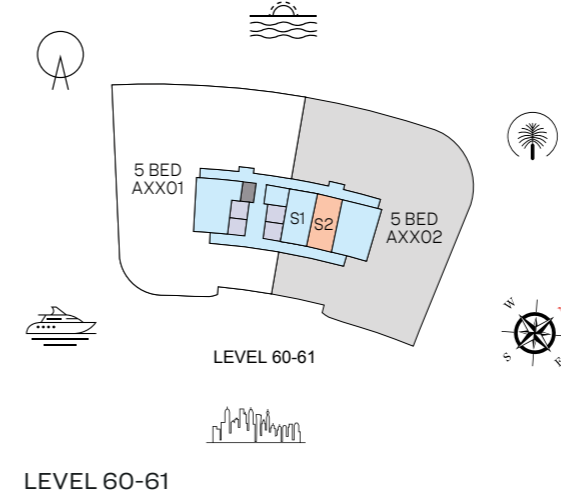
		<b>UNIT NO. 6301</b>
		SUITE - 16,548.33 SQ.FT. BALCONY - 3,322.82 SQ.FT. TOTAL UNIT - 19,871.15 SQ.FT.
	DESCRIPTION	DIMENSIONS
1	LIVING ROOM	4800 X 7450
2	GREAT ROOM	9900 X 7700
3	FORMAL DINING	5200 X 8450
4	FAMILY DINING	4700 X 5950
5	UTILITY ROOM	3250 X 2350
6	POWDER ROOM 1	2000 X 3800
7	POWDER ROOM 2	4450 X 2500
8	KITCHEN	4100 X 5100
9	PREP. KITCHEN	5100 X 5000
10	OFFICE	6950 X 7500
11	MASTER BEDROOM 01	8650 X 5700
11.1	M. BEDROOM 01 WALK IN CLOSET	6250 X 2250
11.2	M. BEDROOM 01 BATHROOM	6300 X 2950
11.3	HAMMAM ROOM	3900 x 1800
11.4	SAFE ROOM	3050 x 1800
12	MASTER BEDROOM 02	7400 X 7550
12.1	M. BEDROOM 02 WALK IN CLOSET	8050 X 2100
12.2	M. BEDROOM 02 BATHROOM	6350 X 2950
13	BEDROOM - 01	4400 X 6900
13.1	BEDROOM - 01 BATHROOM	3450 X 5300
14	BEDROOM - 02	4050 X 6050
14.1	BEDROOM - 02 BATHROOM	3400 X 5350
15	BEDROOM - 03	4050 X 5900
15.1	BEDROOM - 03 BATHROOM	3350 X 5350
16	BEDROOM - 04	4200 X 6950
16.1	BEDROOM - 04 BATHROOM	3350 X 5200
17	MAID'S ROOM	3150 X 3500
17.1	MAID'S ROOM TOILET	3250 X 1600
18	TV LOUNGE	4850 X 7500
19	LOUNGE	4800 X 7100
20	PANTRY	2950 X 5300
21	STORE - 01	3150 X 2250
22	BAR AREA	5000 X 7050
23	WINE ROOM	3450 X 2500
24	GYM	9050 X 5300
25	HAND WASH	3400 X 2400
26	STORE - 02	8000 x 1650
27	STORE - 03	1900 x 2800
28	HOME THEATER	8000 x 5500



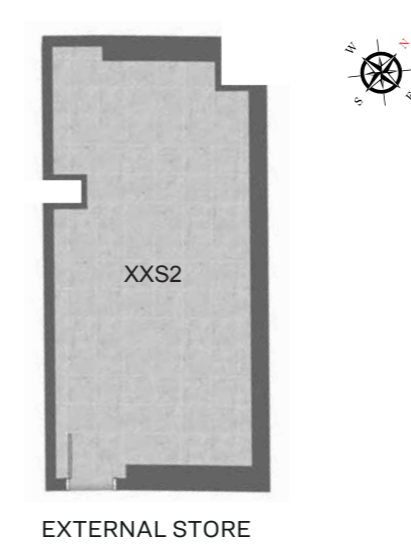
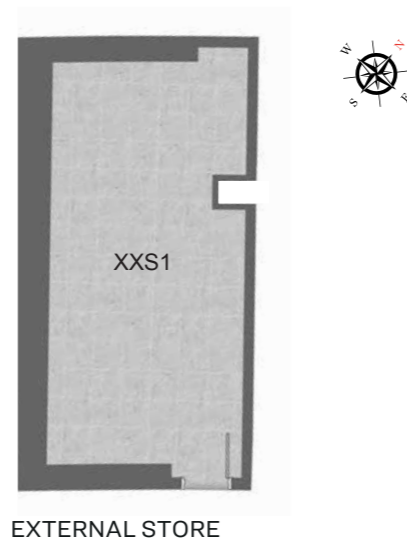
# 5 BEDROOM APARTMENT STORE



■ UNIT    ■ STORE



■ UNIT    ■ STORE



The COLLECTION

THE S

A Signature reveals the best part of you

In the most powerful corridor ————— *of the Middle East...*

The city's most prized real estate adorns Sheikh Zayed Road, the powercorridor of Dubai. With sweeping sights of the sea and the green vistas of the golf course, The Signature tower is crafted to offer stunning views whichever way you look.









# 5 BED UNIT PLAN

TYPE - B

## SALEABLE AREA

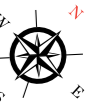
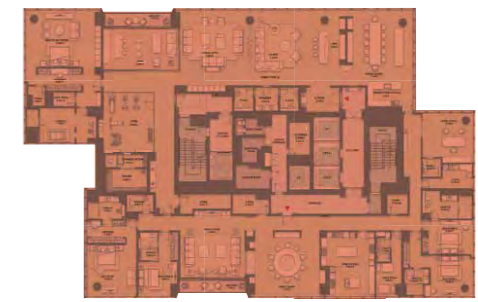
Suite Area - 11,010.73 SQ. FT.  
 Balcony - 259.30 SQ. FT.  
 Total Unit - 11,270.03 SQ. FT.

S-5801 & S-5901

AED 55 Mn\*

\*T&C Apply

SEA VIEW



SZR VIEW

LEVEL - 58 & 59

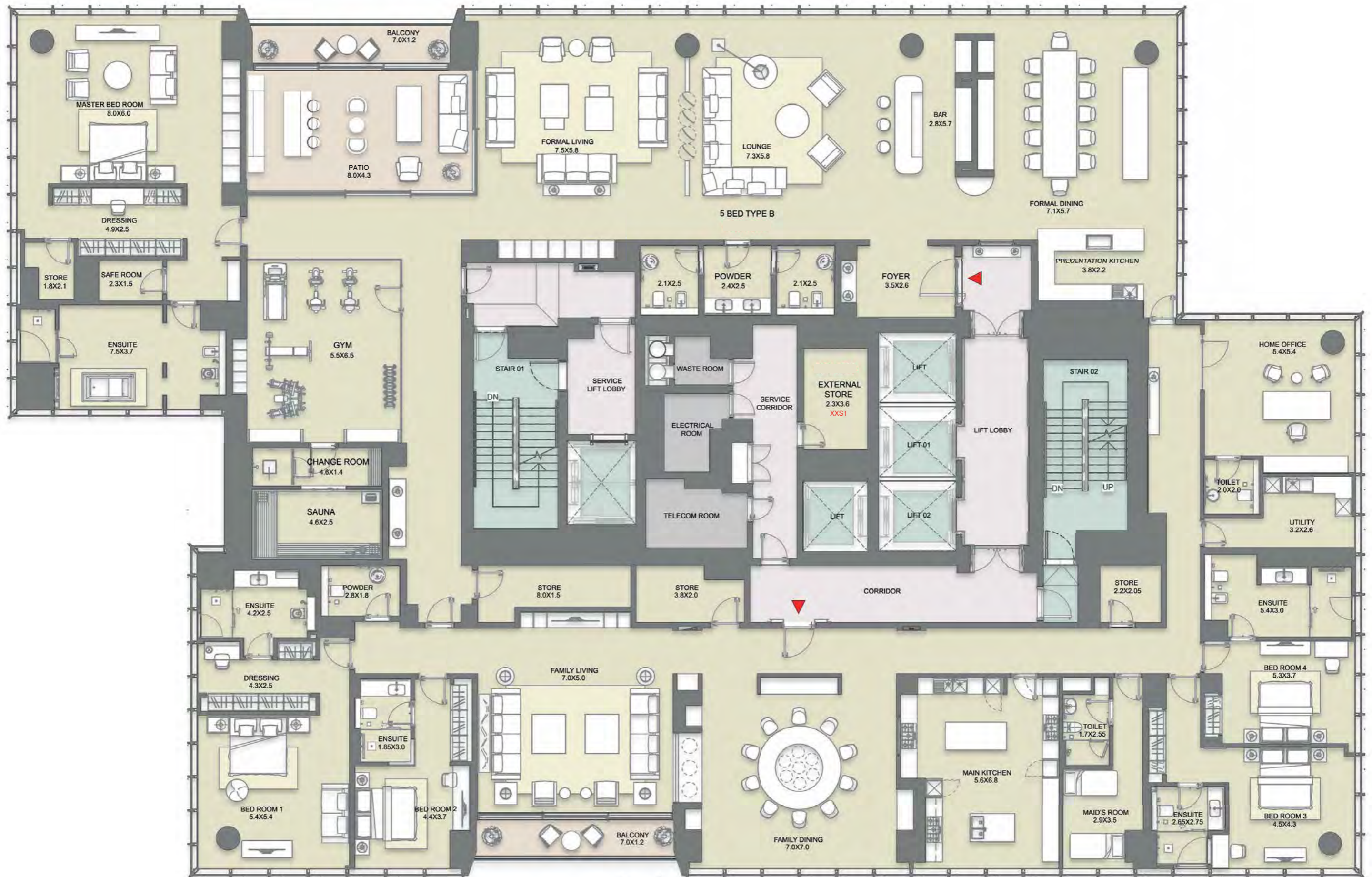
External Store at Same Level - 106.35 SQ. FT.

Additional Staff Accomodation Range - 1,200.00 SQ. FT. - 1,225.00 SQ. FT.

Additional Store Range - 610.00 SQ. FT. - 625.00 SQ. FT.

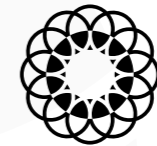
Total Saleable Area Range - 13,186.38 SQ. FT. - 13,226.38 SQ. FT.

Total Number of Units - 2



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, and furnishings. The views shown vary by floor. 7. The specifications, fittings developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

The **COLLECTION**



**SOBHA HARTLAND II**  
E S T A T E S

Step Into A World Of Sophistication



Soothe your soul

*by the water's edge...*

Located just 5 Km away from Downtown Dubai in the heart of the city, with lush green spaces, forest landscapes and exclusive access to 2 blue lagoons, Sobha Hartland Estate Villas set a new standard in opulence and leisure.

LUXURY  
COLLECTION









VILLA 6 BEDROOM | TYPE A

VARIANT II

Saleable - 16,592.71 sq.ft.  
1541.42 sq.m.

SE-V 102, SE-V 103 & SE-V 105  
AED 62.22 Mn\*

\*T&C Apply

BASEMENT FLOOR



GROUND FLOOR



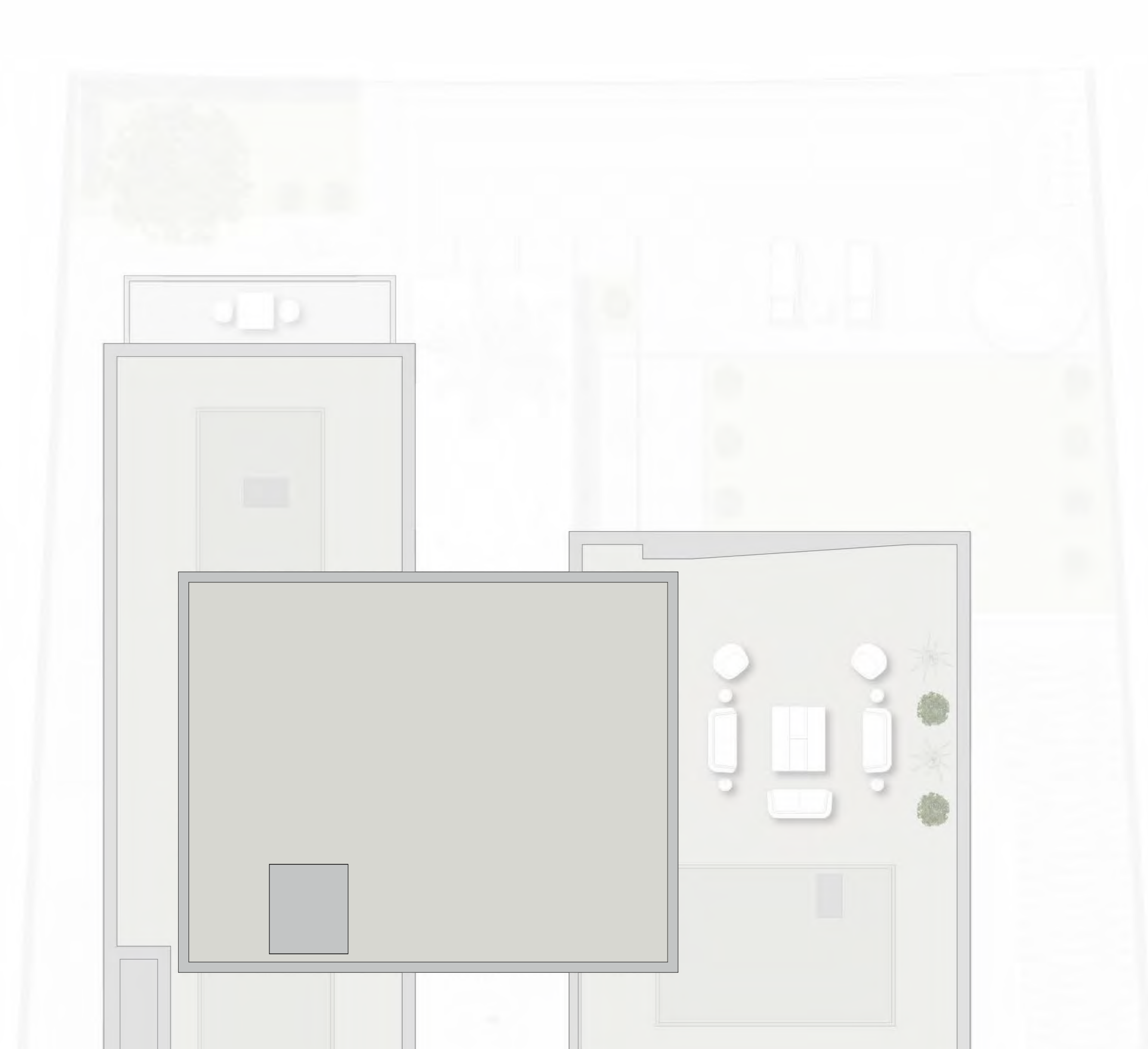
FIRST FLOOR



SECOND FLOOR



ROOF FLOOR



General Disclaimer:  
Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
The above as shown in the plans are indicative.

# VILLA 6 BEDROOM | TYPE A

VARIANT II | MIRROR

Saleable - 16,592.71 sq.ft.  
1541.42 sq.m.

SE-V106  
AED 62.22 Mn\*

\*T&C Apply

## BASEMENT FLOOR



## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



## ROOF FLOOR



### General Disclaimer:

Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
The above as shown in the plans are indicative.

# VILLA 6 BEDROOM | TYPE A

## VARIANT I

Saleable - 16,671.04 sq.ft.  
1548.79 sq.m.

SE-V 107  
AED 58.35 Mn\*

\*T&C Apply

### BASEMENT FLOOR



### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR



### ROOF FLOOR



**General Disclaimer:**  
Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
The above as shown in the plans are indicative.

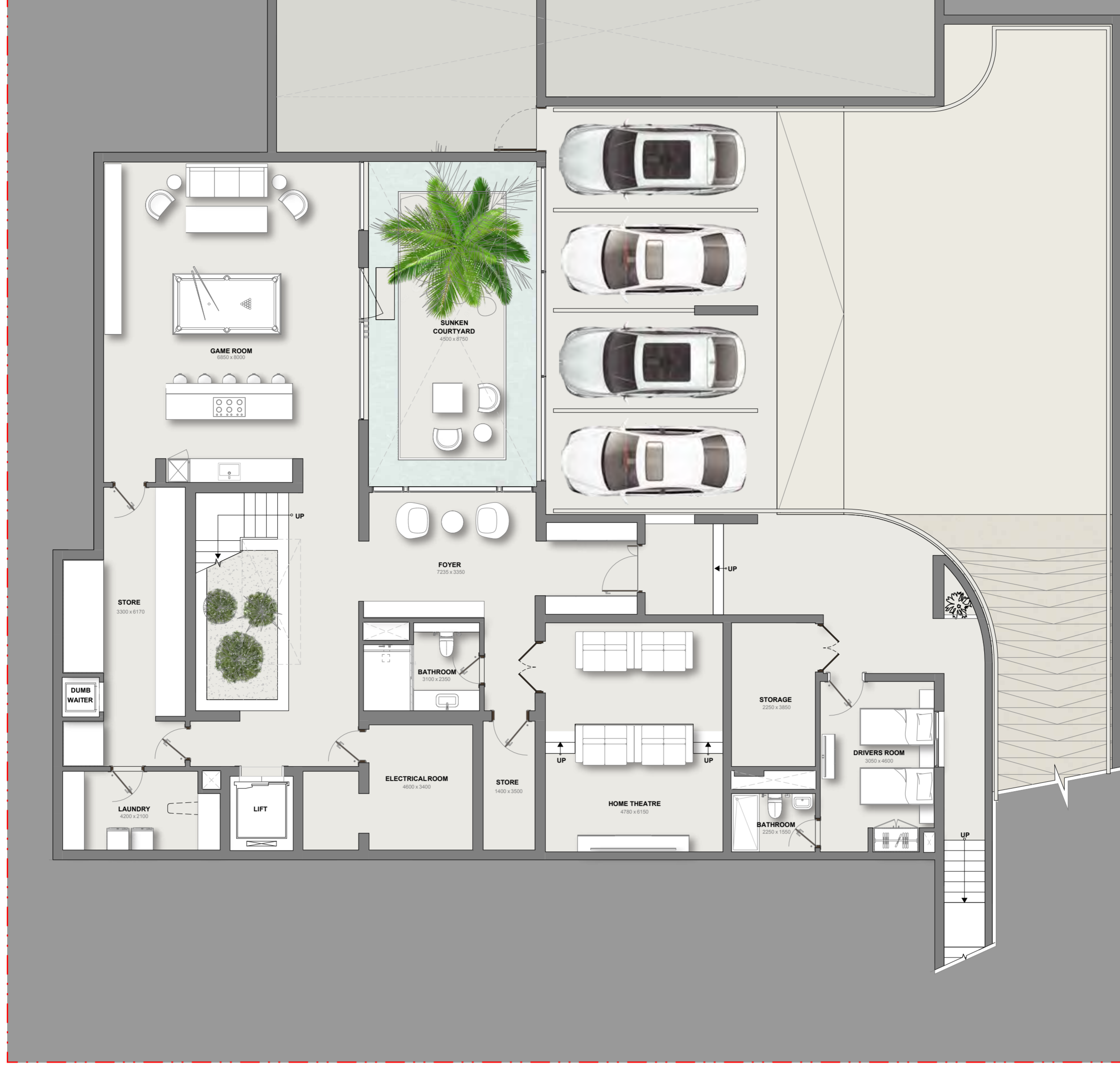
VILLA 6 BEDROOM | TYPE A

Saleable - 16,934.64 sq.ft.  
 1573.28 sq.m.

SE-V109  
 AED 59.27 Mn\*

\*T&C Apply

BASEMENT FLOOR



GROUND FLOOR



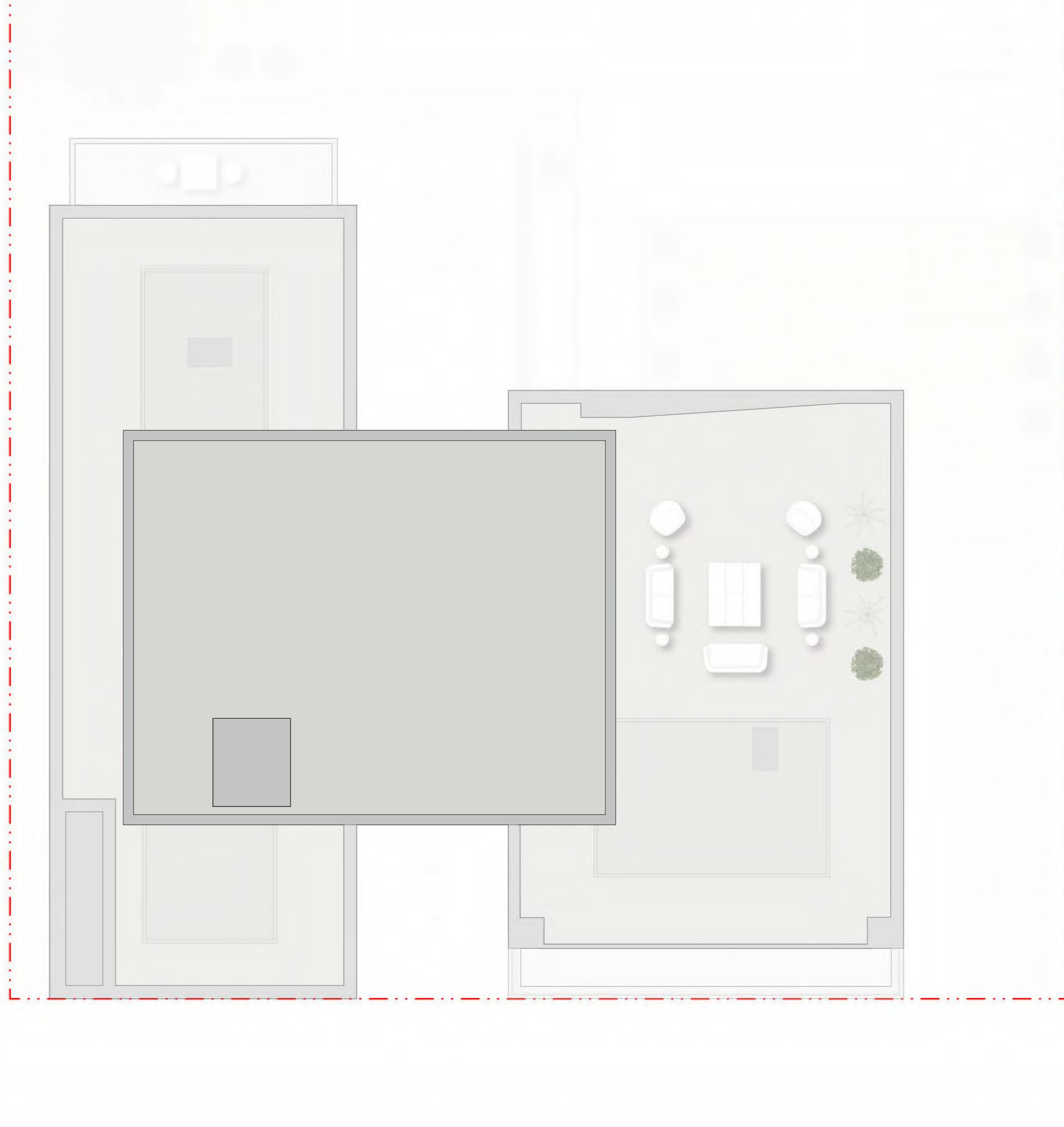
FIRST FLOOR



SECOND FLOOR



ROOF FLOOR



General Disclaimer:  
 Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot.  
 The above as shown in the plans are indicative.



VILLA 6 BEDROOM | TYPE A

MIRROR

Saleable - 16,934.64 sq.ft.

1573.28 sq.m.

SE-V108

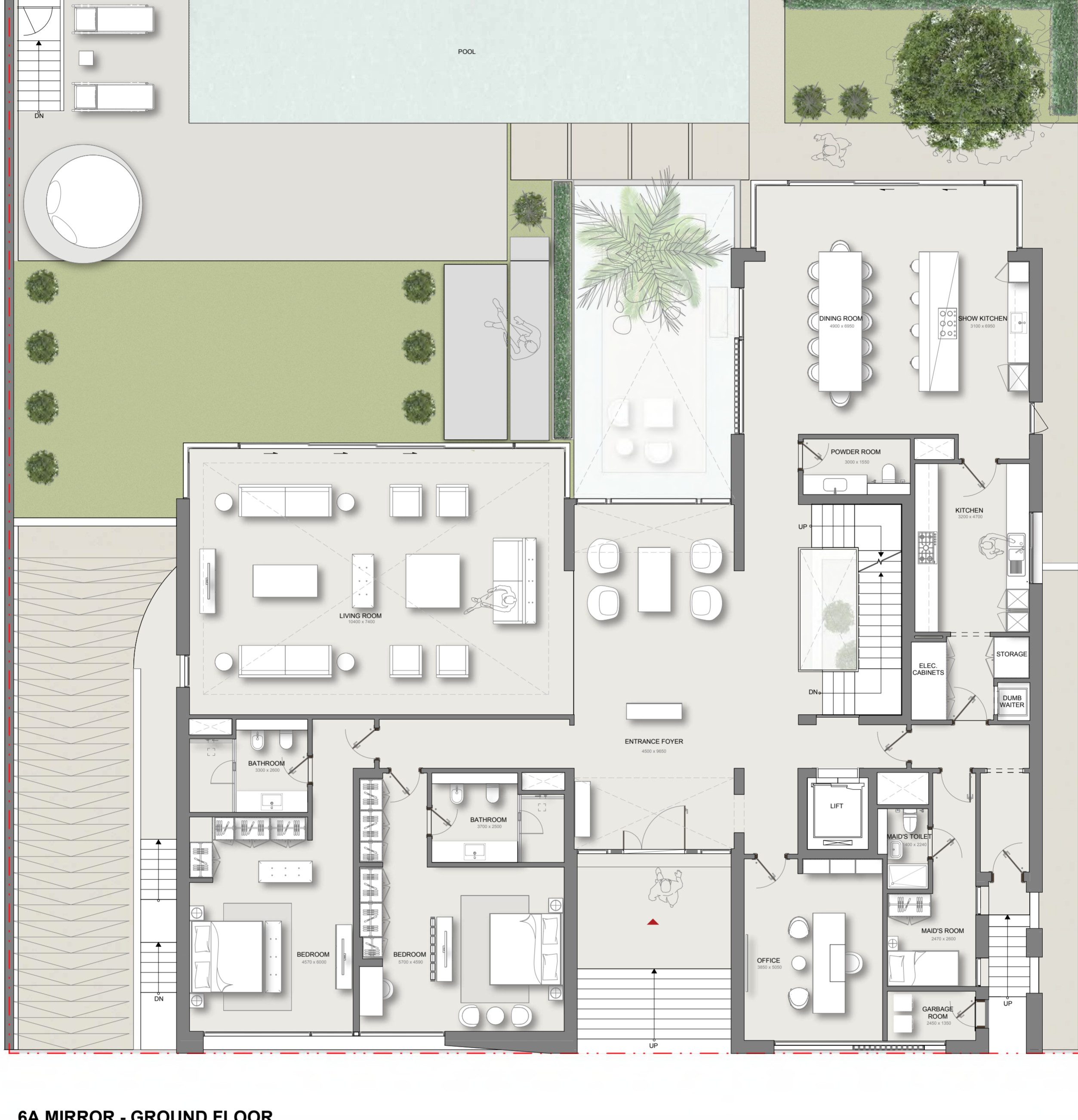
AED 59.27 Mn\*

\*T&C Apply

BASEMENT FLOOR



GROUND FLOOR

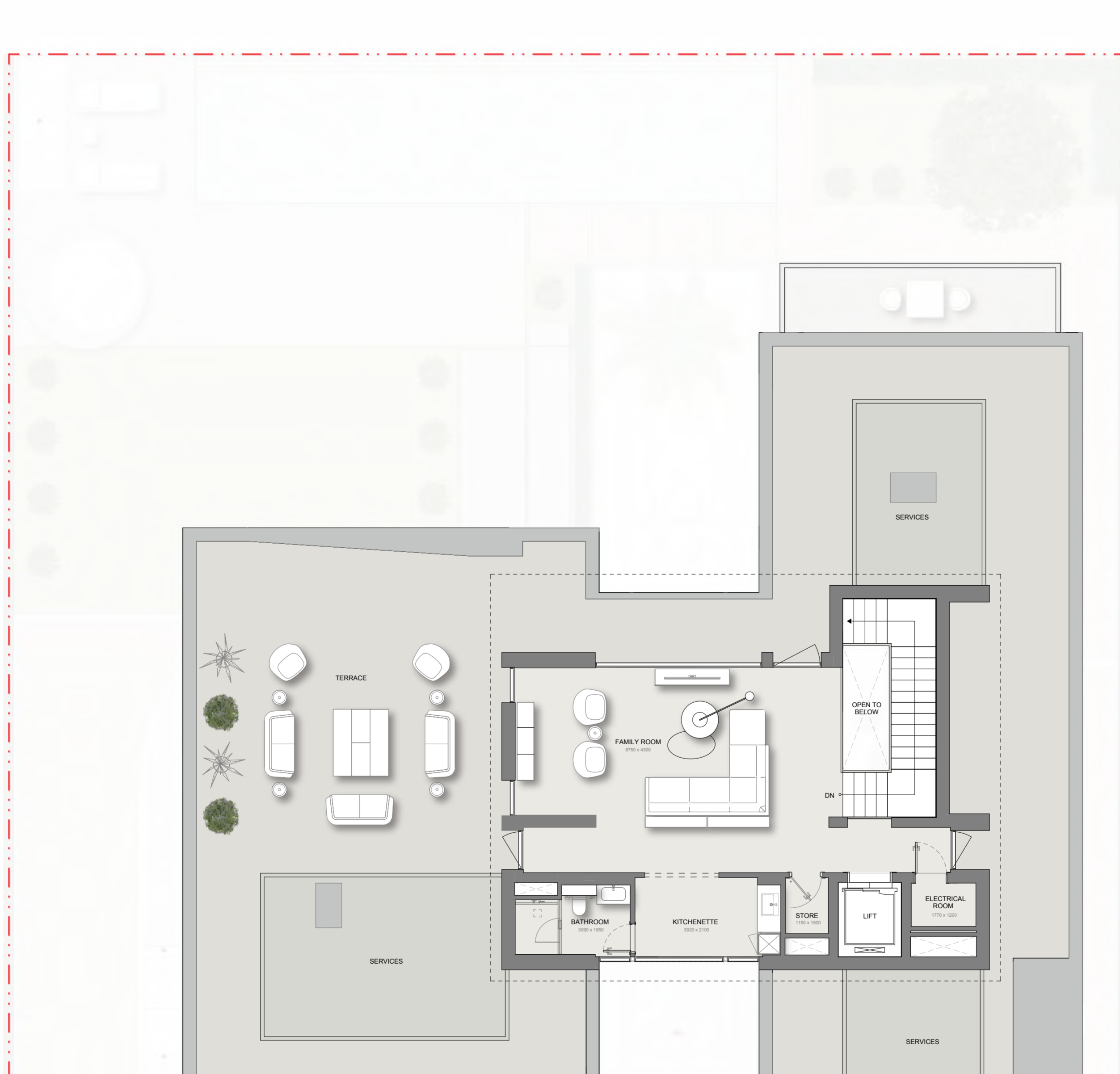


6A MIRROR - GROUND FLOOR

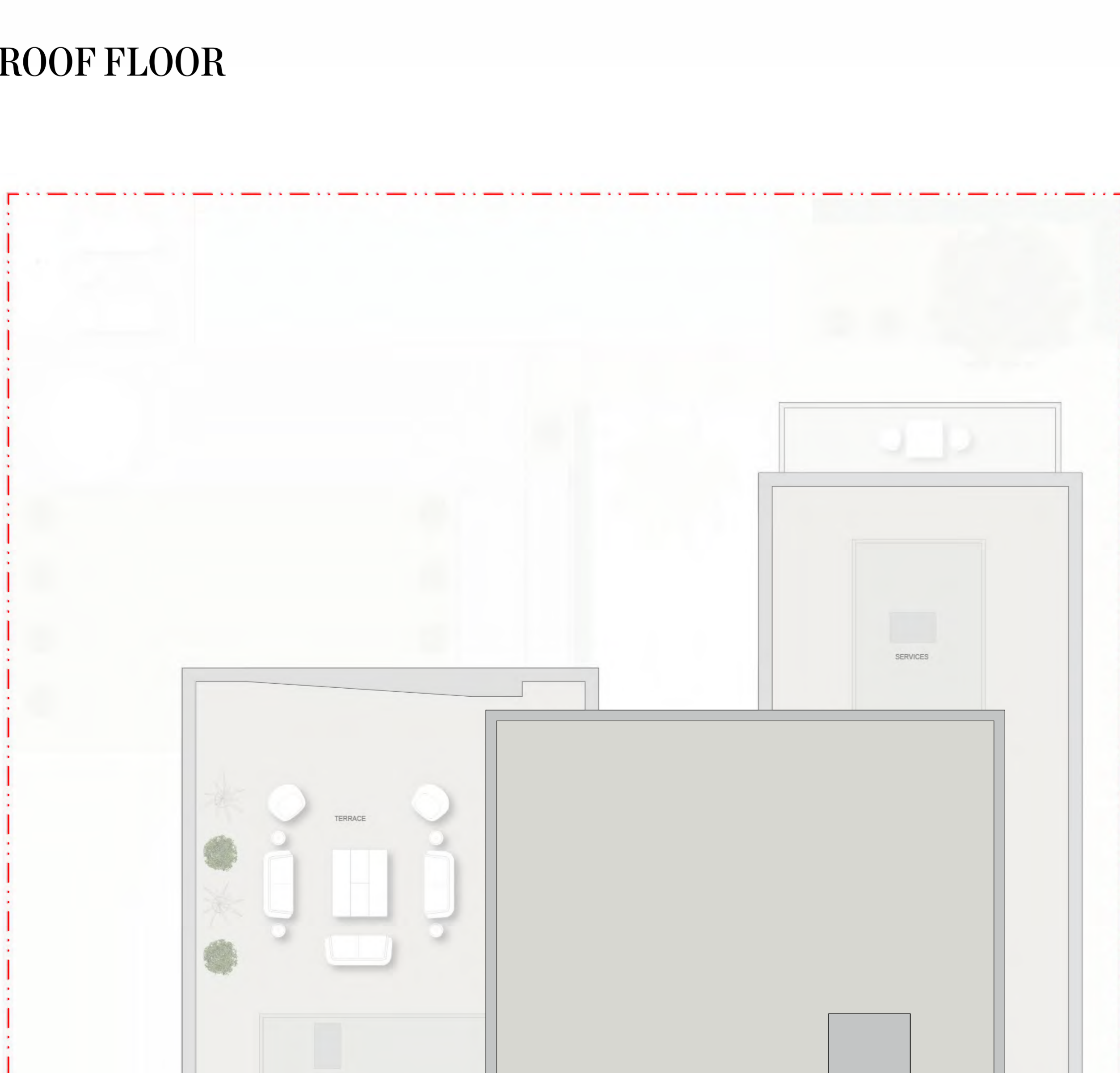
FIRST FLOOR



SECOND FLOOR



ROOF FLOOR



General Disclaimer:

Plot Profile, Garbage room & swimming pool parameters will vary from plot to plot. The above as shown in the plans are indicative.

# HOSPITALITY

*by Latinem Facilities...*



# The best

*of everything awaits you on ground...*

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To cater to all requests from our residents Sobha Luxury has it's own concierge services The dedicated community management team is on hand 24 hours a day to anticipate your needs, cater to every requirement and enrich your experiences through a range of bespoke services.

# Come Home

*to every indulgence...*

Valet and Concierge Services  
Children's Day Care Centre  
Executive Serviced Lounge  
Management of landscaping,  
Management of the Club  
Recreational facilities



# Amenities

*to every indulgence...*

Infinity Edge Leisure Pool

Café with Dining Area

Pool Deck with Sun Bed

Outdoor Yoga and Relaxation Area

Meditation Corner & Library

Health Club with Sauna & Steam

Indoor & Outdoor Gym

Indoor Cinema & Jacuzzi





SOBHA  
REALTY