



SKYSCAPE  
AVENUE

SOBHA HARTLAND II



# THE SOBHA WAY

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond customer's expectations.





# BACKWARD INTEGRATION

The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

**Timely Delivery Unmatched Quality**





## ART OF THE DETAIL

At SOBHA, the 'Art of the Detail' is more than just a philosophy that permeates every aspect of their projects. Its meticulous attention to detail defines every project, crafting luxury living experiences that go beyond the ordinary.

From architectural precision to premium materials and innovative technologies, SOBHA's commitment to perfection ensures each property is a masterpiece of fine living.





# SOBHA HARTLAND II

## THE EPITOME OF LUXURY WATERFRONT LIVING

Sobha Hartland II is a testament to the phenomenal success of Sobha Hartland. It's a new luxury waterfront community of approximately 8 million square feet, near to Sobha Hartland. The best that the city has to offer. Sobha Hartland II is the legacy that will continue.



# SKYSCAPE AVENUE

Introducing Skyscape Avenue, where luxury living meets unparalleled vistas. Perched atop the city skyline, this residential tower redefines urban elegance with its breathtaking views, deluxe amenities, and expansive apartments. Experience a lifestyle of refinement and grandeur, where every moment is framed by the spectacular panorama of the cityscape. Welcome to a world where luxury meets the sky. Welcome to Skyscape Avenue.





# A SKY HOME WITH A VIEW

Skyscape Avenue offers residents with choice of 1, 1.5, 2, 2.5 & 3 bed homes, offering an extraordinary vantage point above the city skyline. Each residence features expansive windows that frame panoramic views, providing a constant connection to the surrounding landscape.



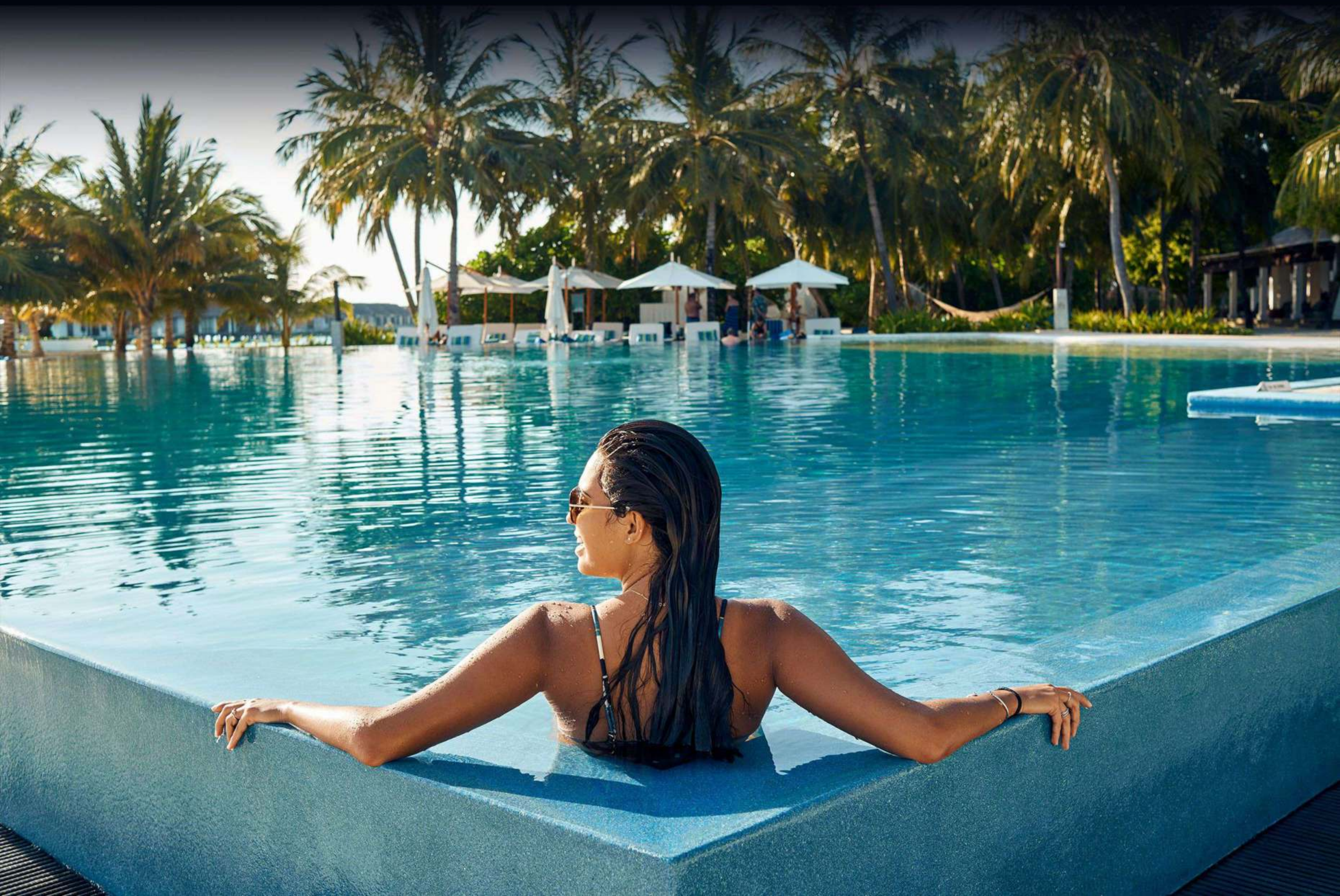


# DISCOVER UNPARALLELED URBAN LUXURY

Skyscape Avenue epitomizes urban luxury with its sleek design and premium finishes, setting new standards of sophistication.

From the opulent lobby to the serene waterfront terrace, every corner exudes unparalleled comfort and indulgence.

Experience waterfront living at its finest in the heart of the  
Sobha Hartland – II.







# A TESTAMENT TO THE VIBRANT PULSE OF THE CITY

The panoramic views encompass a tapestry of urban life, showcasing bustling streets, architectural wonders, and natural landscapes harmoniously integrated into the cityscape. Whether it's the glittering lights of downtown after sunset or the serene morning fog rolling over the horizon, each scene invites you to immerse yourself in the narrative of city living.



# EMBRACE THE SERENITY OF WATERFRONT LIVING

Luxury intertwines seamlessly with the serenity of waterfront living, offering a sanctuary where opulence meets tranquility. Embrace the gentle lull of waves and breathtaking views, enveloped in an ambiance of refined indulgence. Here, every moment is a symphony of luxury, echoing the serene rhythm of waterfront life.







# A SANCTUARY OF TRANQUIL WATERS AND ENDLESS HORIZONS

The views awaken a profound sense of serenity, where tranquil waters and endless horizons evoke a sublime calmness. Each vista whispers tales of peace, inviting the soul to bask in the gentle embrace of nature's tranquility. In this sanctuary of beauty, every gaze is a journey into the depths of serene bliss.





# LOCATION MAP





**+971 (4) 412-5000**

Affiliate  
managers



**Alevtina  
Kapustina**



**Svetlana  
Guseva**

## Office

Housebook Real Estate LCC,  
**Dubai Marina, office 2502-01, Dubai, UAE**  
Company license: 1128098



[ae.housebook.deals](https://ae.housebook.deals)

[partner@housebook.ae](mailto:partner@housebook.ae)

