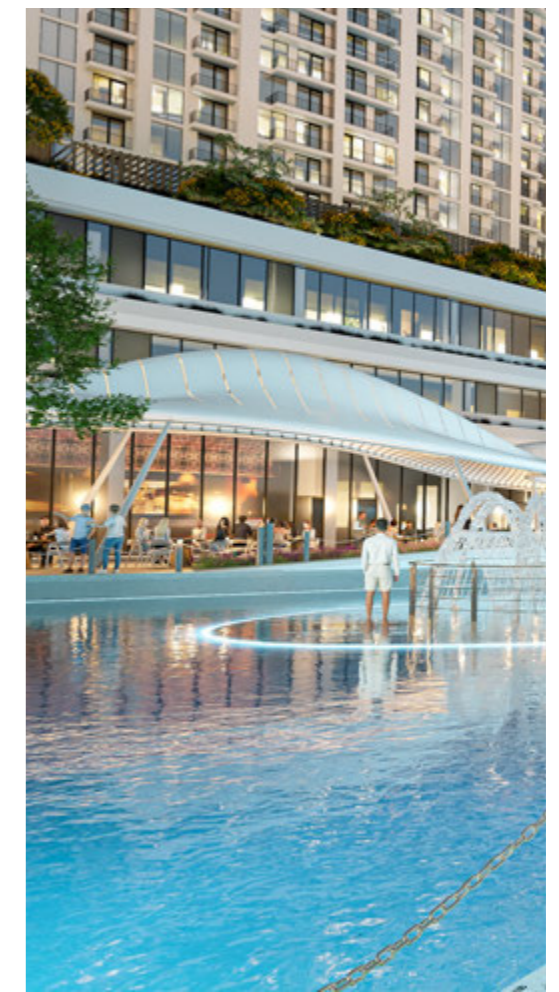




The Arc of luxury

Skyvue Solair is masterfully crafted around a stunning amphitheater that adapts gracefully with the shifting water levels.

Encircling the mesmerizing water feature, you'll discover a curated collection of distinguished dining, offering a truly elevated experience.



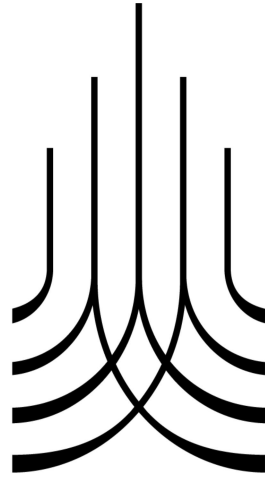


Overlooking the skyline of dreams

The tower stands tall with unmatched views of Dubai's iconic skyline, views of Downtown Dubai and the Ras al Khor wildlife sanctuary, one can only imagine the dreams birthed in this opulent sanctuary.

Adorning the Northern Skyline





SKYVUE

QUOTATION

Sobha Hartland -II Skyvue Solair (Skyvue Solair)

SH-649129

| | |
|------------------------------|--------------|
| Floor Number | 58 |
| Type | 2 Bed Type E |
| Unit Number | SSO-5808 |
| Saleable Area (Sq.ft) | 1,035 |
| Purchase Price (AED) | 2,586,575 |
| Pre- Registration Fees (AED) | 104,613 |

Installment Plan

| Installment | % of Purchase Price | Amount (AED) | Payment Dates | Milestone |
|--------------------|---------------------|--------------|---------------|-----------------------------|
| Booking Amount | 20.00% | 517,315.00 | On Booking | On Booking date |
| First Installment | 10.00% | 258,657.50 | - | 12 Months from booking date |
| Second Installment | 10.00% | 258,657.50 | - | 24 Months from booking date |
| Third Installment | 10.00% | 258,657.50 | - | 36 Months from booking date |
| Fourth Installment | 10.00% | 258,657.50 | - | 42 Months from booking date |
| Final Installment | 40.00% | 1,034,630.00 | - | On Completion |

Pre-Registration Fees

| Description | Amount (AED) |
|-----------------------------|--------------|
| 4% Pre-Registration Charges | 103,463.00 |
| Knowledge Fee | 40.00 |
| Oqood Fees | 1,110.00 |

Developer Details

| | |
|-------------------|--------------------------|
| Developer / ID | g66 |
| Project Name / ID | Skyvue Solair (Freehold) |

2 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

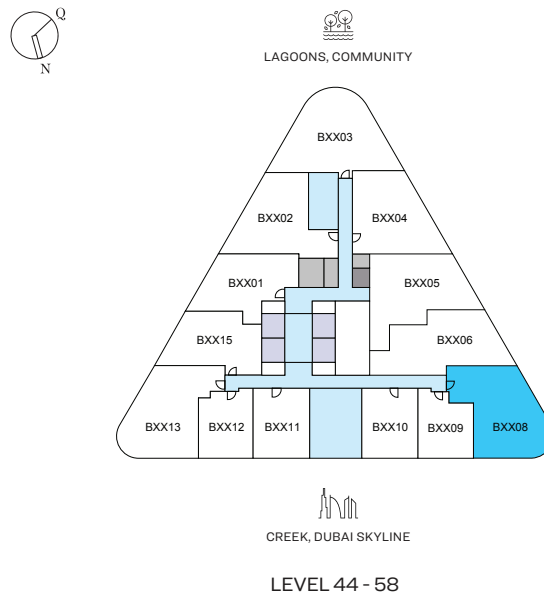
TOTAL SALEABLE AREA

SUITE = 945.50 SQ.FT.

BALCONY = 89.13 SQ.FT.

TOTAL = 1034.63 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

VIEWS

Ras Al Khor, Creek, Downtown Skyline

B4408, B4508, B4608, B4708, B4808, B4908, B5008, B5108, B5208, B5308, B5408, B5508, B5608, B5708, B5808

Disclaimer: 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, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

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SITE PLAN





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

Where the city meets the sky

Sobha Hartland II, a contemporary sanctuary, is centrally located and seamlessly connected to the heart of Dubai, with convenient access to the city's major landmarks.

Each moment offers unparalleled convenience and modern elegance, immerse yourself in the dynamic life of Sobha Hartland II with effortless access to Downtown Dubai and other key destinations.



An exclusive retreat, crafted just for you

Sobha Hartland II, Dubai's most premium master community, sprawling across 8 million sq ft, is a perfect blend of urban convenience and community spirit. With an international school, office spaces, world-class mall, clubhouse and a range of retail options, this community keeps everything you need within reach.





Introducing



SKYVUE
SOLAIR

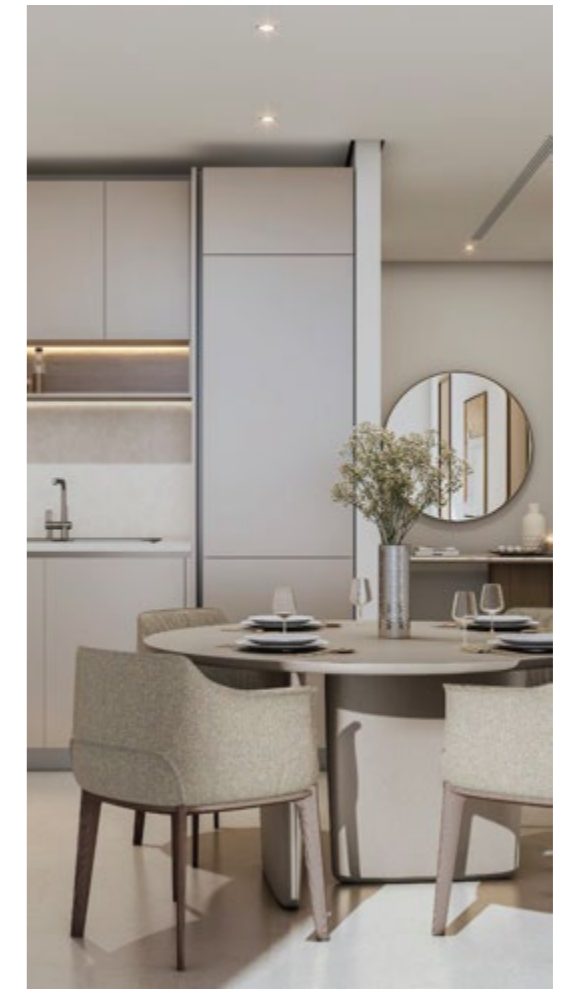
Sky High Opulence

Taking Opulence
To the Next Level.
Whilst staying centered.



Skyvue Solair, a unique gem, stands as the inaugural tower in the esteemed Skyvue cluster, marking the beginning of limitless possibilities.

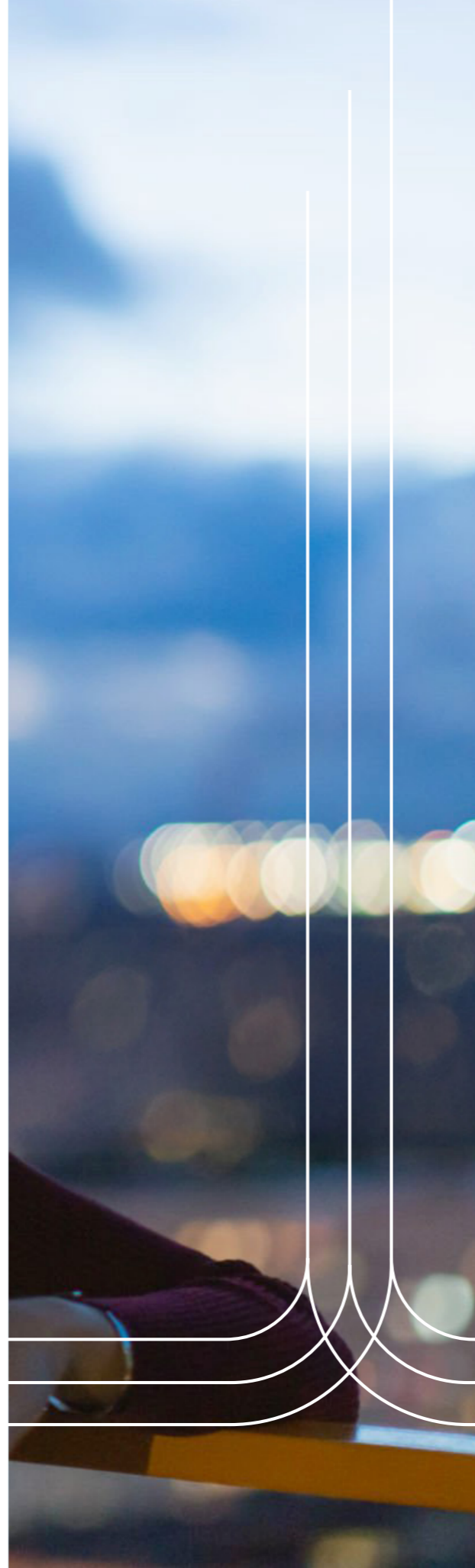
Skyvue Solair presents a collection of distinguished residences and exceptional amenities, offering an unparalleled living experience in a seamlessly connected environment.



Elevated Luxury and Elegant Living

Surrounded by natural light, with panoramic views, these residences exude an air of sophistication and epitomize luxury living. Experience an unparalleled blend of convenience, sophistication and natural beauty.





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.



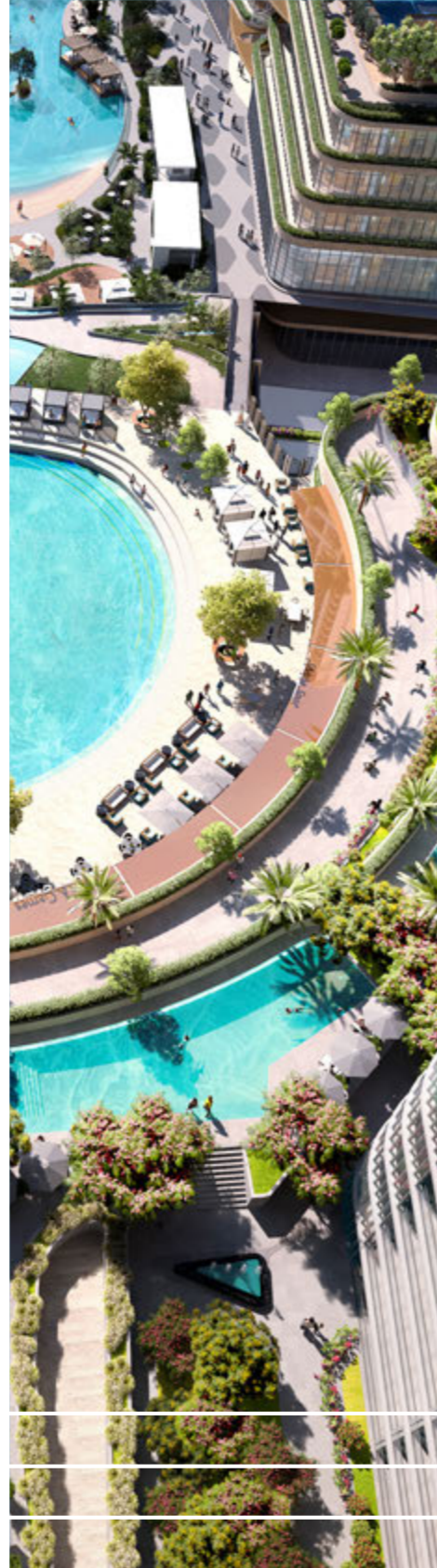


The Luxuries, The Heights, And the City!

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.





Find Your Place Above, Gaze upon Horizons

Skyvue Solair offers unobstructed panoramas of the surrounding neighborhood, where each day unfolds with serenity and beauty

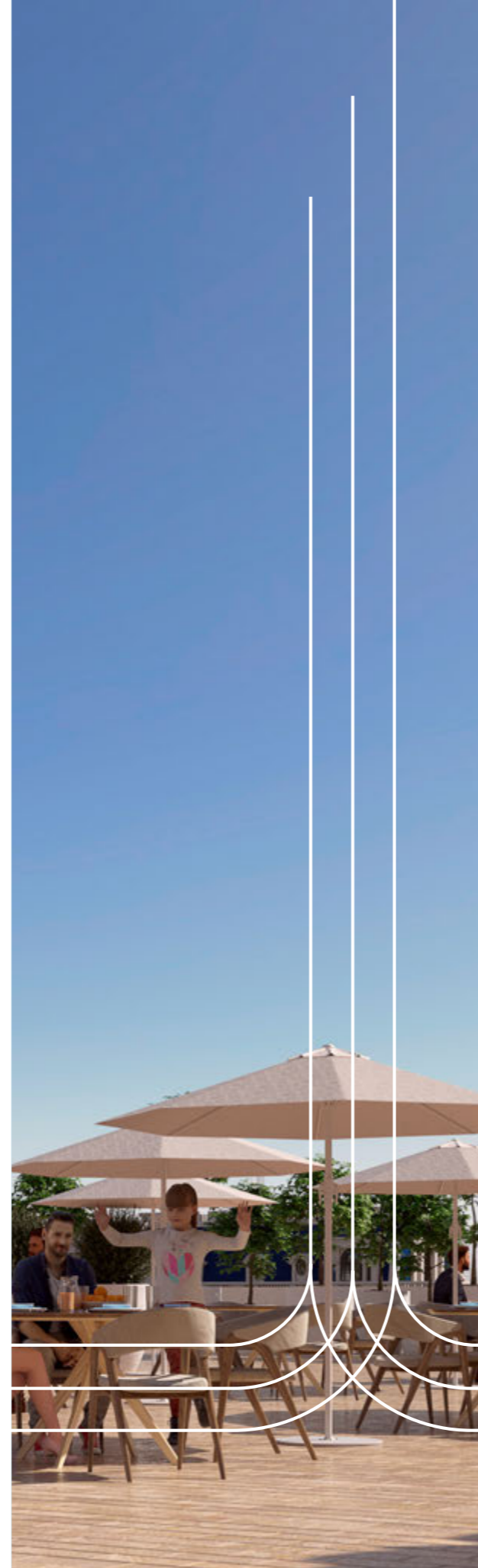




Exceptional as expected

As luxury evolves, so does the art of living. This tower redefines opulence, presenting an extravagant new approach to living with timeless elegance and unmatched grandeur.





Life at Skyvue Solair

Unveil a world of boundless experiences,
where every lifestyle, age, and passion find
its perfect expression.





Cherish every breath in this private community filled with extraordinary array of experiences – from tranquil sensory gardens and a water obstacle course to a refined clubhouse, thoughtfully designed indoor workspaces, and a scenic cycle path.



Designed for
Every Passion



Every day unfolds with new experiences and excitement. Relish a cinematic experience in the open-air theatre or create unforgettable moments in the BBQ Area and Party Terrace. This vibrant community caters to every need, allowing you to embrace life in its fullest, most enriching form.

| Skyvue - Amenities | |
|--------------------|-----------------------------|
| S.no | Outdoor Amenities |
| 1 | Kid's Play Zone |
| 2 | Outdoor Game Area |
| 3 | Infinity Pool |
| 4 | Kid's Pool |
| 5 | Jacuzzi |
| 6 | Fitness / Gym Area |
| 7 | Yoga And Meditation Area |
| 8 | Walking / Jogging Loop |
| 9 | BBQ Area |
| 10 | Party Terrace |
| 11 | Open Picnic Lawn |
| 12 | Open Viewing & Seating Deck |
| 13 | Open Seating Bean Bags Lawn |
| 14 | Central Water Feature |
| 15 | Community Gardening Space |
| 16 | Skateboarding Park |
| 17 | Open Cinema Area |
| 18 | Outdoor Crossfit / Gym Area |
| 19 | BBQ Area / Open Gathering |
| 20 | Outdoor Table Games |
| 21 | Circuit Training / Gym Area |
| 22 | Open Lawn |
| 23 | Open Party Terrace |
| 24 | Open Amphitheater Seating |
| 25 | Open Viewing Deck |
| 26 | Open Seating Area |

| Skyvue - Amenities | |
|--------------------|---------------------------------------|
| S.no | Indoor Amenities |
| 1 | Music Room |
| 2 | Art Room |
| 3 | Sauna and Steam |
| 4 | Indoor Gym |
| 5 | Indoor Yoga Studio |
| 6 | Multipurpose Hall |
| 7 | Indoor Movie Theatre |
| 8 | Reading Room |
| 9 | Library/Reading Room |
| 10 | Executive Lounge |
| 11 | Majlis |
| 12 | Meditation Lounge |
| 13 | Cards room, Chess and Carrom |
| 14 | Kids Playroom |
| 15 | Indoor video game room/ Teenage space |

A wealth of amenities awaits to enhance both entertainment and lifestyle.

Disclaimer:

The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments without prior notice.

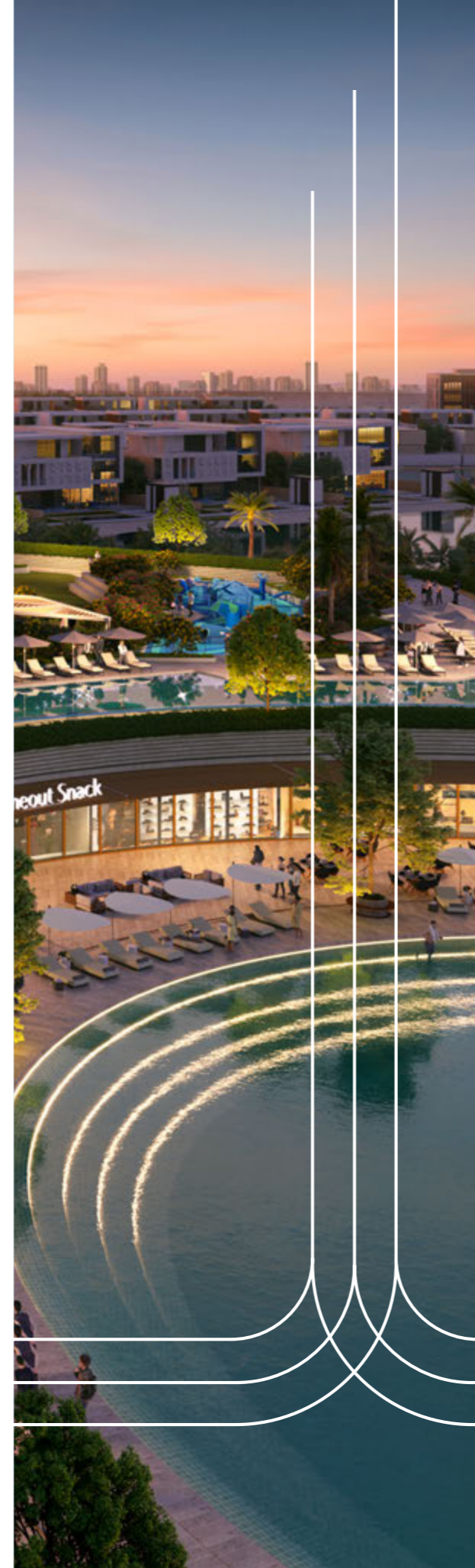


Find your Connection

It's not just about sharing space; it's about fostering connections, offering support, and cultivating a true sense of belonging.

Unwind, recharge, and refresh your mind and body with exclusive clubhouse-style amenities right at home.





Fresh, Bright and Breezy

Irradiating with natural light through floor-to-ceiling glazed walls, Skyvue Solair exudes an air of sophistication and luxury at every point. Wake up invigorated and ready to face another sublime day in paradise.





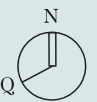
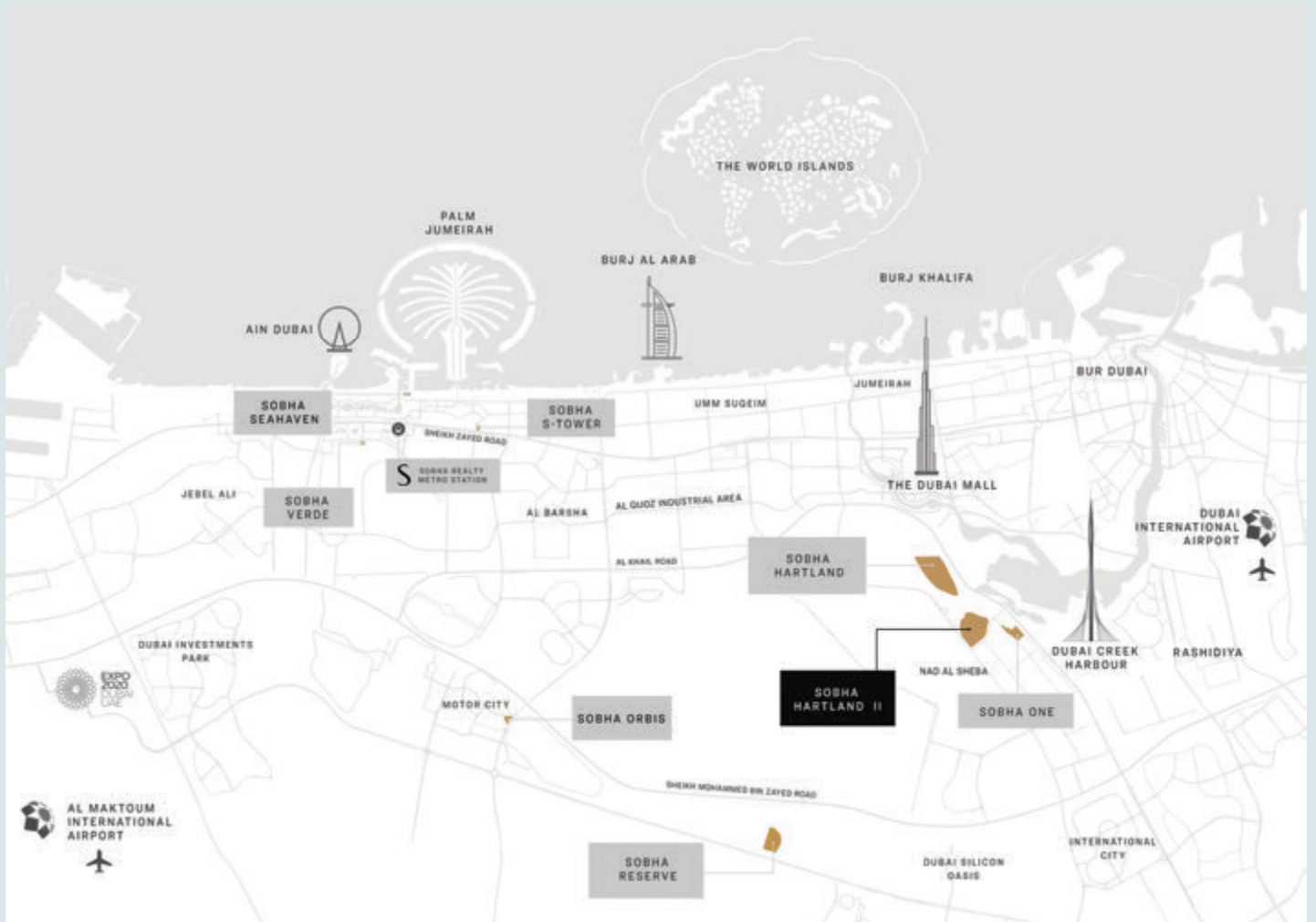
Residences Tailored to Perfection

Within these walls, tranquility reigns, as triangular elegance and refined design effortlessly guide one back to the serene haven of Skyvue, where every detail embodies perfection.

Disclaimer:

The images developed uses computer graphics technology (photorealistic 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.

LOCATION MAP



MASTER PLAN

