



**SKYVUE**

SPECTRA





# Spearheading the Sobha way!

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

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments. 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 the customer's 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

# Adorning the Northern Skyline





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**  
SPECTRA

## Sky High Opulence

Taking Opulence  
To the Next Level.  
Whilst staying centered.

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.





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Following the extraordinary success of Skyvue Solair, a new opportunity unfolds at Sobha Hartland II- Skyvue Spectra.

The stunning tower boasts uninterrupted panoramic views that stretch all the way to the horizon. Floor-to-ceiling windows invite an abundance of natural light, filling your home with warmth and making every morning a truly blissful experience.

At Spectra every detail is thought through with the precision of a craftsman making it a true masterpiece.





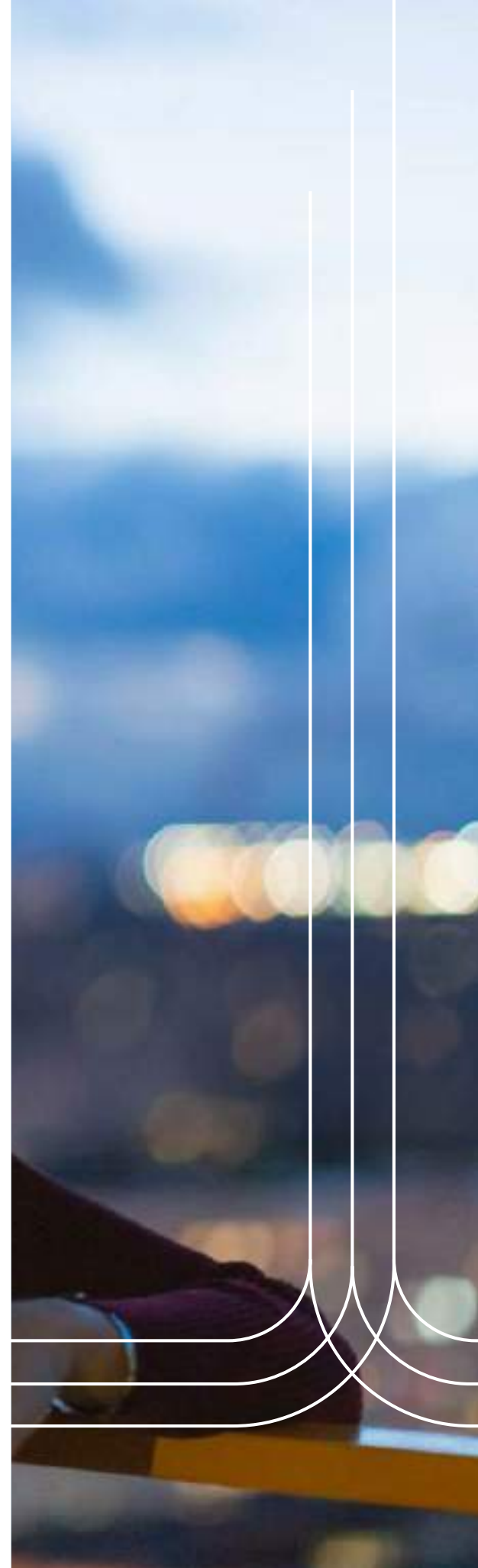
# Elevated Luxury and Elegant Living

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.



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# 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.



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# The Luxuries, The Heights, And the City!

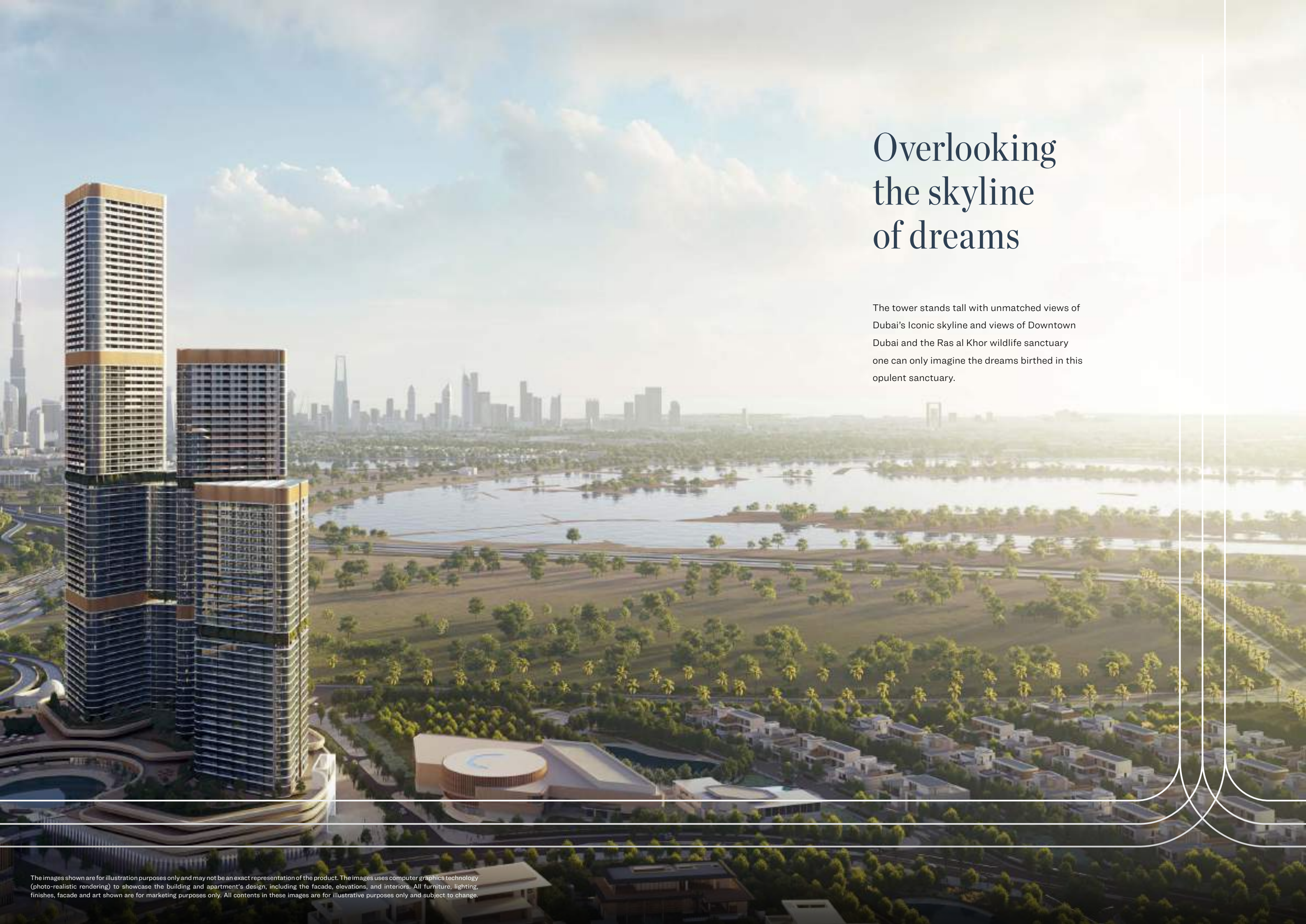
Skyvue's architecture gracefully embraces its surroundings with a rhythmically flowing zig-zag facade set within a triangular floor plan.

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.



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An aerial photograph of a modern skyscraper complex. The buildings are tall, with a mix of glass and dark facades, and some have gold-colored accents at the top. They are situated on a landscaped area with many palm trees and other greenery. In the background, a large body of water is visible, and beyond that, a city skyline with various skyscrapers under a blue sky with light clouds. The overall scene is bright and clear, suggesting a sunny day.

# Overlooking the skyline of dreams

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





# Find Your Place Above, Gaze upon Horizons

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

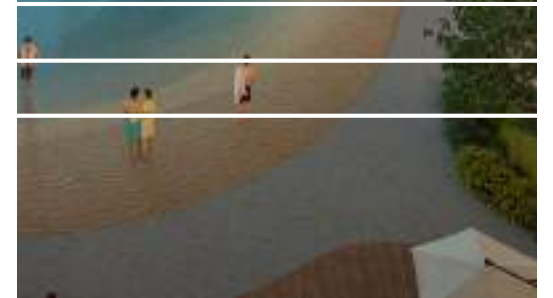






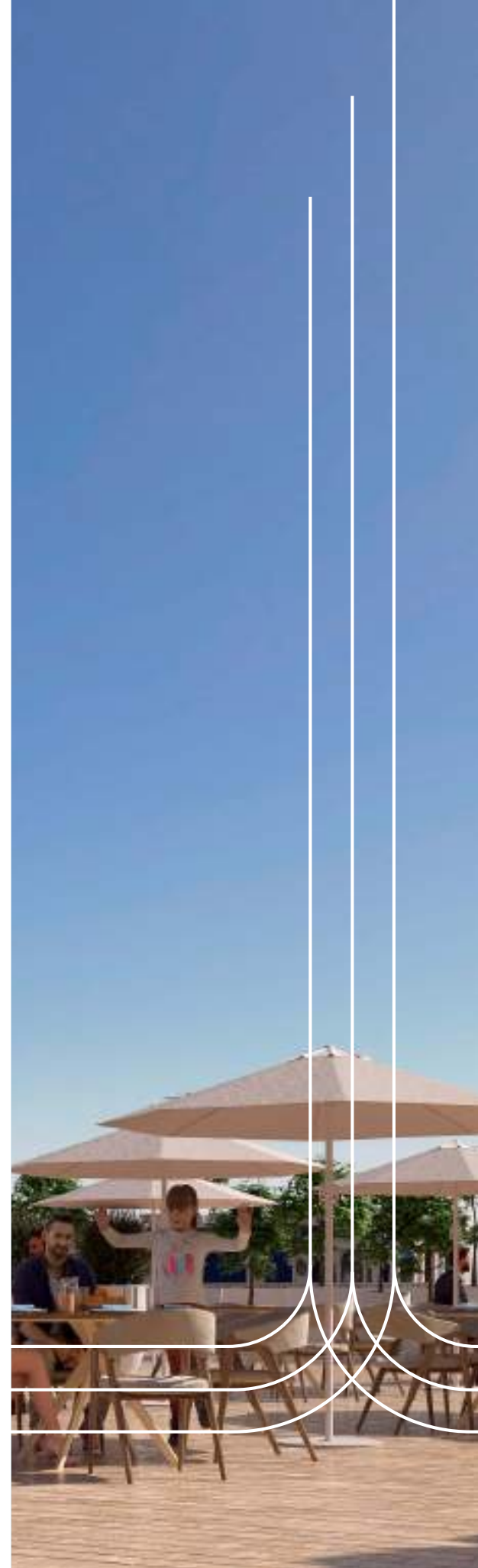
# Exceptional as expected

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.



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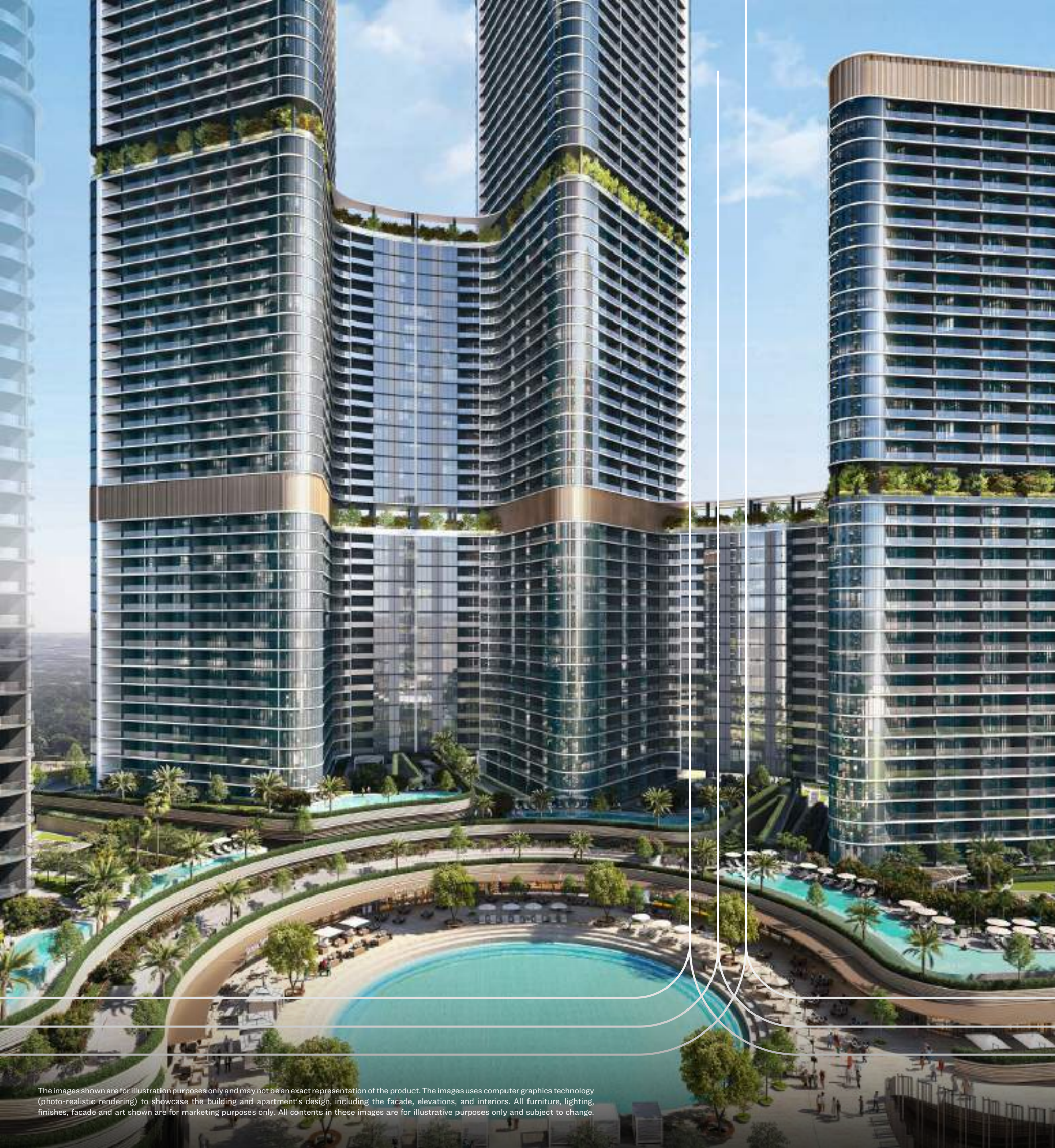


# Life at Skyvue Spectra

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







# The Arc of luxury

Skyvue Spectra 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.



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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.



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



## Water

- Kid's Pool
- Infinity Pool
- Jacuzzi
- Central water Feature

## Fitness

- Outdoor Gym
- Indoor Gym
- Indoor Yoga Studio
- Circuit Training
- Walking/Jogging Loop
- Yoga and Meditation Area
- Sauna and Steam
- Outdoor Crossfit

## 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
- Music Room
- Art Room

## Kids & Toddlers Zone

- Kids Games Room
- Kids Playroom





# 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 Spectra exudes an air of sophistication and luxury at every point. Wake up invigorated and ready to face another sublime day in paradise.





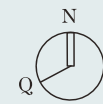
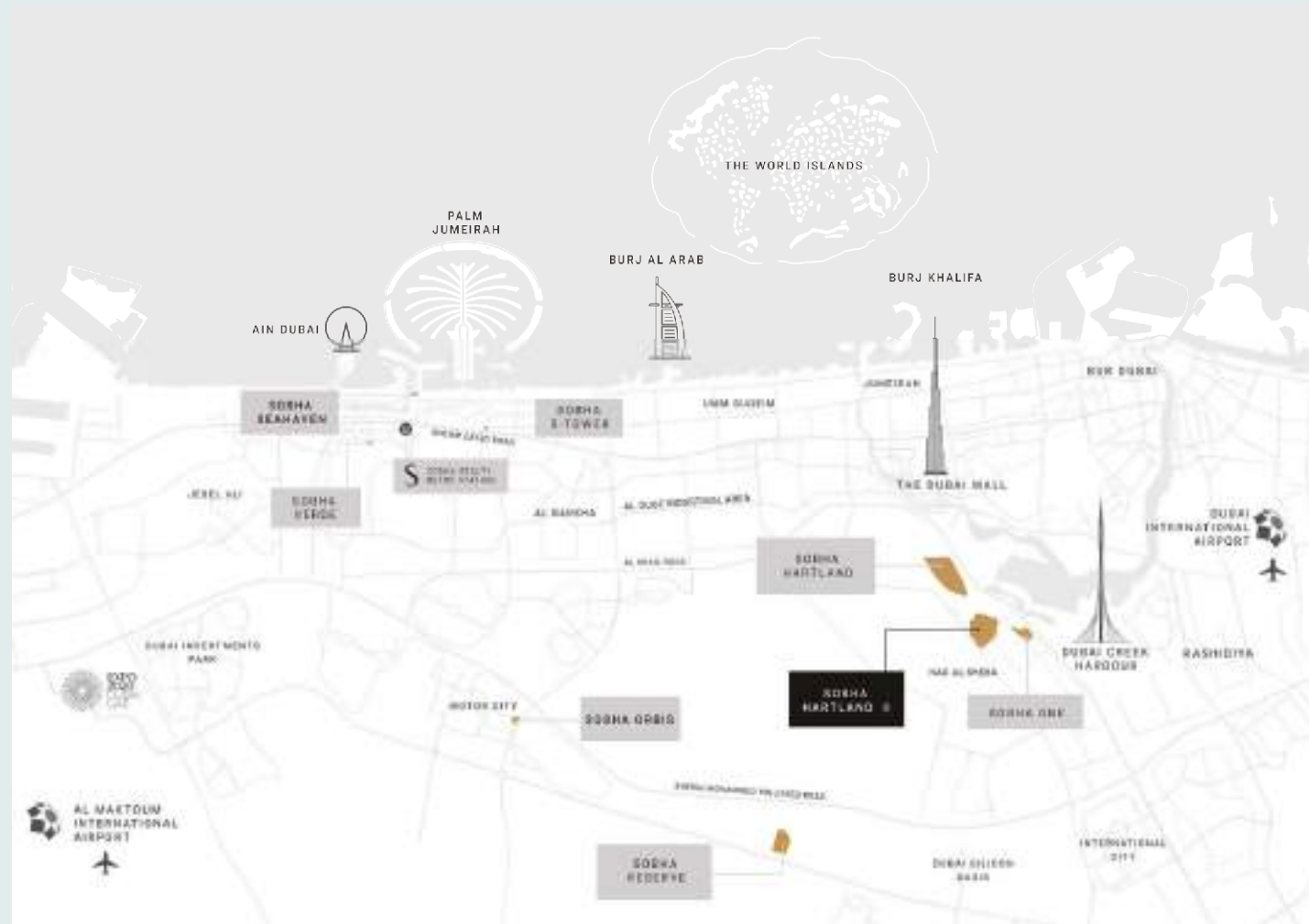


# Residences Tailored to Perfection

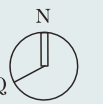
Within these walls, tranquility reigns, as triangular elegance and refined design effortlessly guide one back to the serene haven of Skyvue, where every detail embodies perfection.



# LOCATION MAP



# MASTER PLAN





## SITE PLAN

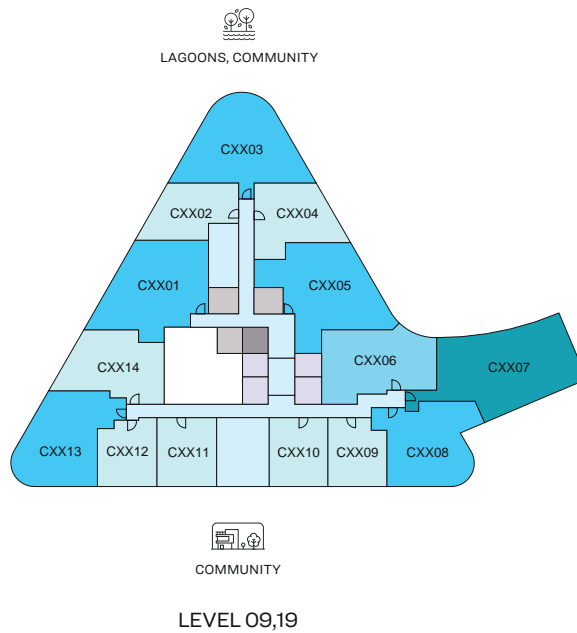
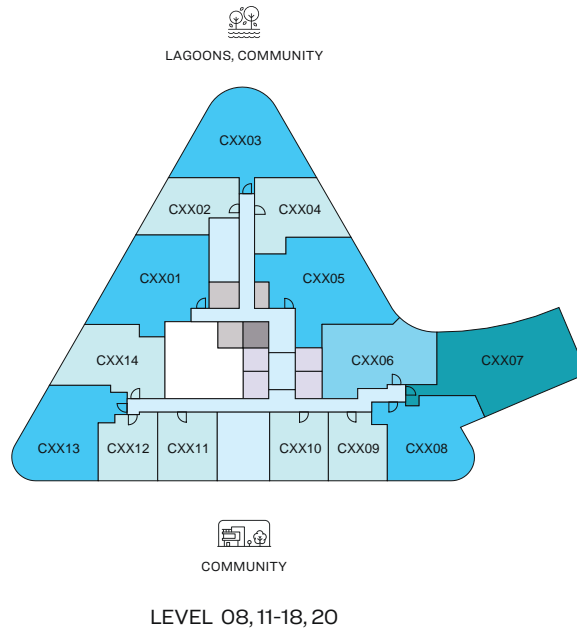
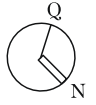


## Floor Plans



# FLOOR PLAN LAYOUT

SKYVUE SPECTRA



- |  |  |   |  |
|--|--|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> 1 BED UNIT   | <span style="display: inline-block; width: 15px; height: 10px; background-color: #00B0F0; border: 1px solid black;"></span> 2 BED UNIT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> CIRCULATION | <span style="display: inline-block; width: 15px; height: 10px; background-color: #D8BFD8; border: 1px solid black;"></span> LIFTS        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #00B0F0; border: 1px solid black;"></span> 1.5 BED UNIT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #008080; border: 1px solid black;"></span> 3 BED UNIT | <span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> SERVICES    | <span style="display: inline-block; width: 15px; height: 10px; background-color: #333333; border: 1px solid black;"></span> GARBAGE ROOM |

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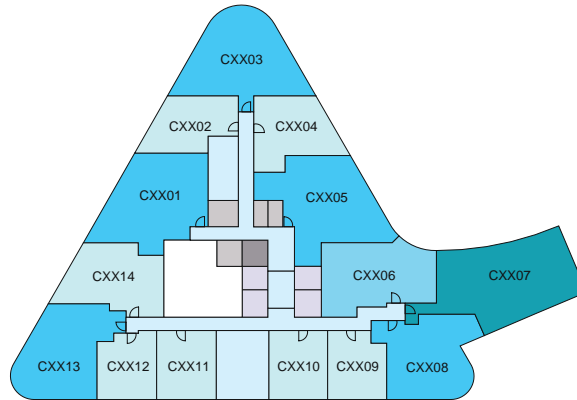


# FLOOR PLAN LAYOUT

## SKYVUE SPECTRA



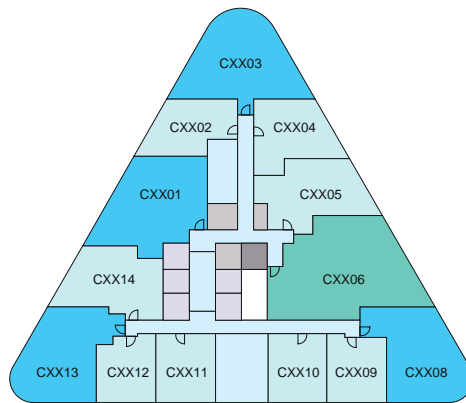
LAGOONS, COMMUNITY



COMMUNITY

LEVEL 10

LAGOONS, COMMUNITY



COMMUNITY

LEVEL 25-28, 30-34, 36-38, 40, 41

- |              |              |            |             |              |
|--------------|--------------|------------|-------------|--------------|
| 1 BED UNIT   | 2 BED UNIT   | 3 BED UNIT | CIRCULATION | LIFTS        |
| 1.5 BED UNIT | 2.5 BED UNIT |            | SERVICES    | GARBAGE ROOM |

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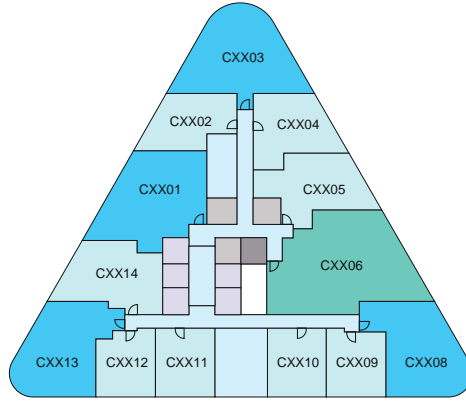


# FLOOR PLAN LAYOUT

SKYVUE SPECTRA



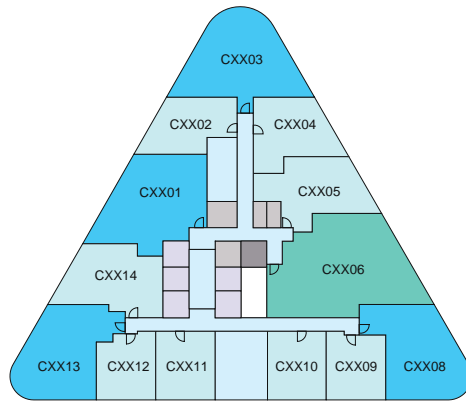
LAGOONS, COMMUNITY



COMMUNITY

LEVEL 29, 39

LAGOONS, COMMUNITY



COMMUNITY

LEVEL 35

- |            |              |             |              |
|------------|--------------|-------------|--------------|
| 1 BED UNIT | 2.5 BED UNIT | CIRCULATION | LIFTS        |
| 2 BED UNIT |              | SERVICES    | GARBAGE ROOM |

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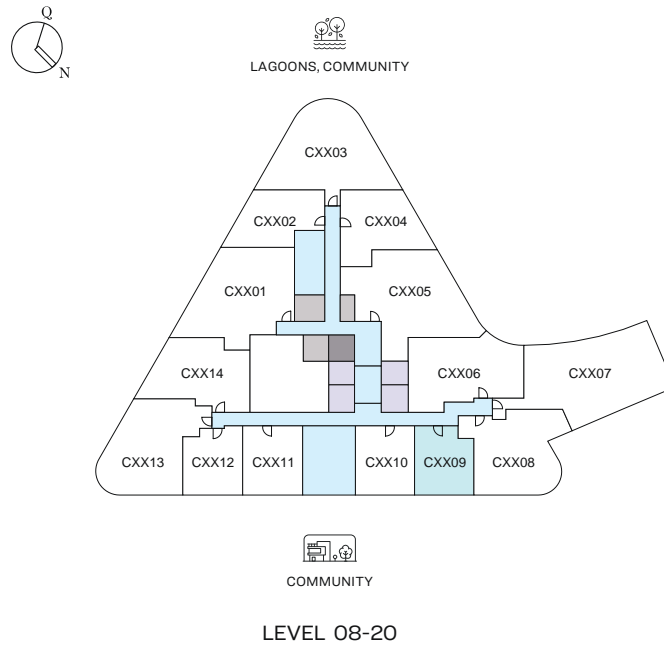
# 1 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 462.20 SQ.FT.  
BALCONY = 44.45 SQ.FT.  
TOTAL = 506.65 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C809, C909, C1009

### Community

C1109, C1209, C1309, C1409, C1509, C1609, C1709, C1809, C1909, C2009

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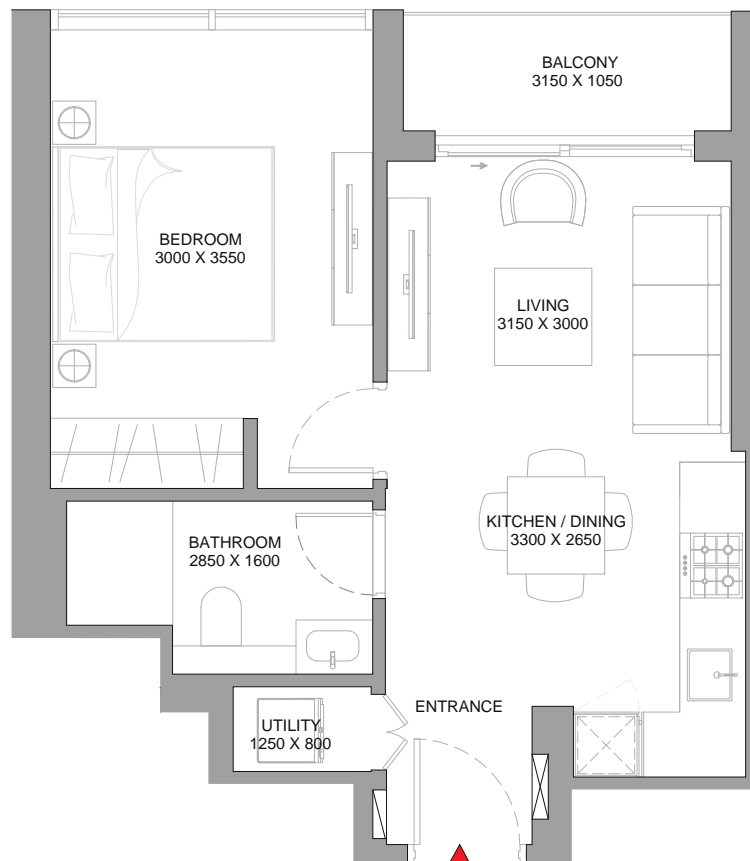


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# 1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

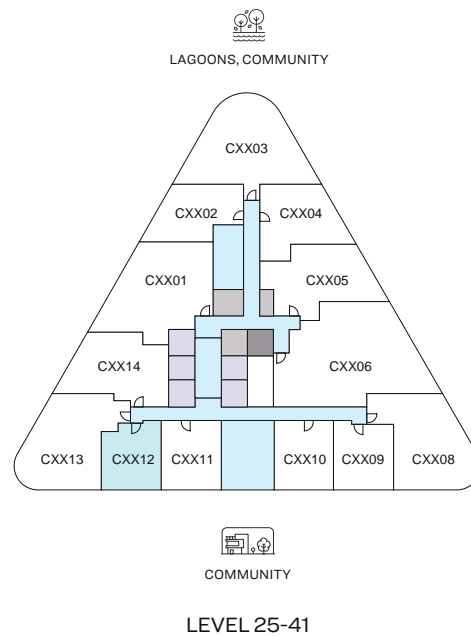
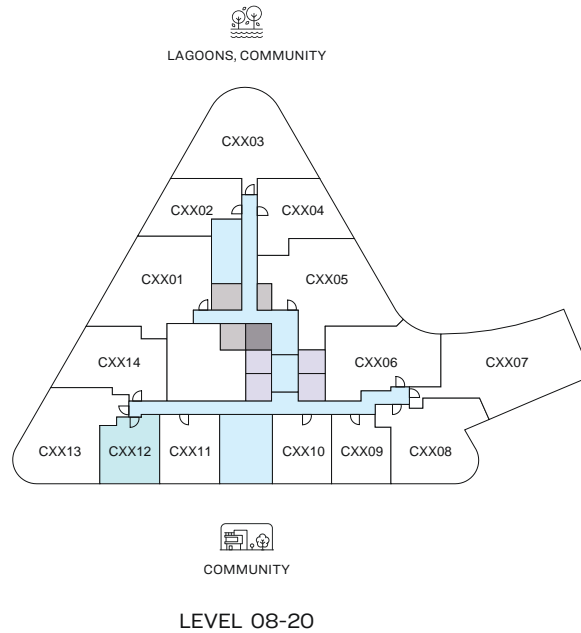
## TOTAL SALEABLE AREA

SUITE RANGE = 462.20 SQ.FT. - 462.74 SQ.FT.

BALCONY = 44.56 SQ.FT.

TOTAL RANGE = 506.76 SQ.FT. - 507.30 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C812, C912, C1012

### Community

C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

### Community, Dubai Skyline

C3612, C3712, C3812, C3912, C4012, C4112

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# 1 BEDROOM APARTMENT

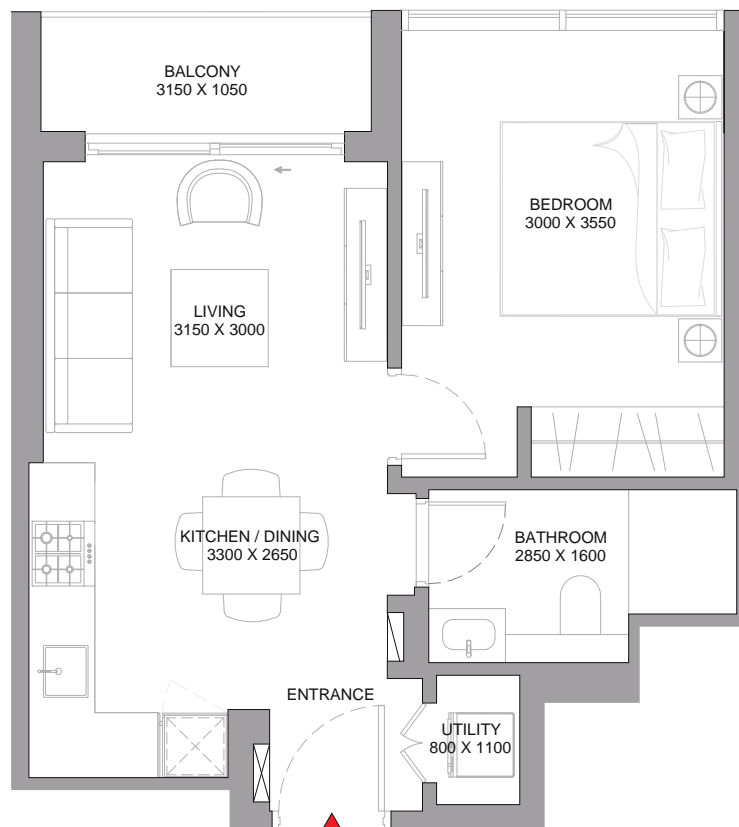
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C812, C912, C1012

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C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

### Community, Dubai Skyline

C3612, C3712, C3812, C3912, C4012, C4112

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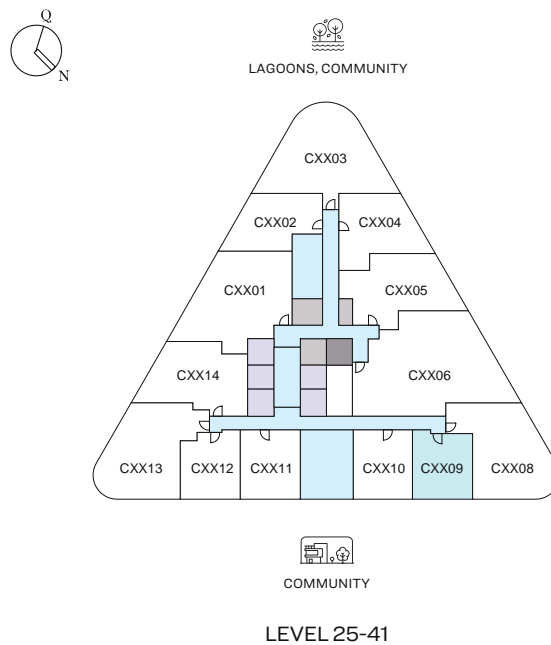
# 1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 2

## TOTAL SALEABLE AREA

SUITE = 475.12 SQ.FT.  
BALCONY = 44.45 SQ.FT.  
TOTAL = 519.57 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community

C2509, C2609, C2709, C2809, C2909, C3009, C3109, C3209, C3309, C3409, C3509

### Community, Dubai Skyline

C3609, C3709, C3809, C3909, C4009, C4109

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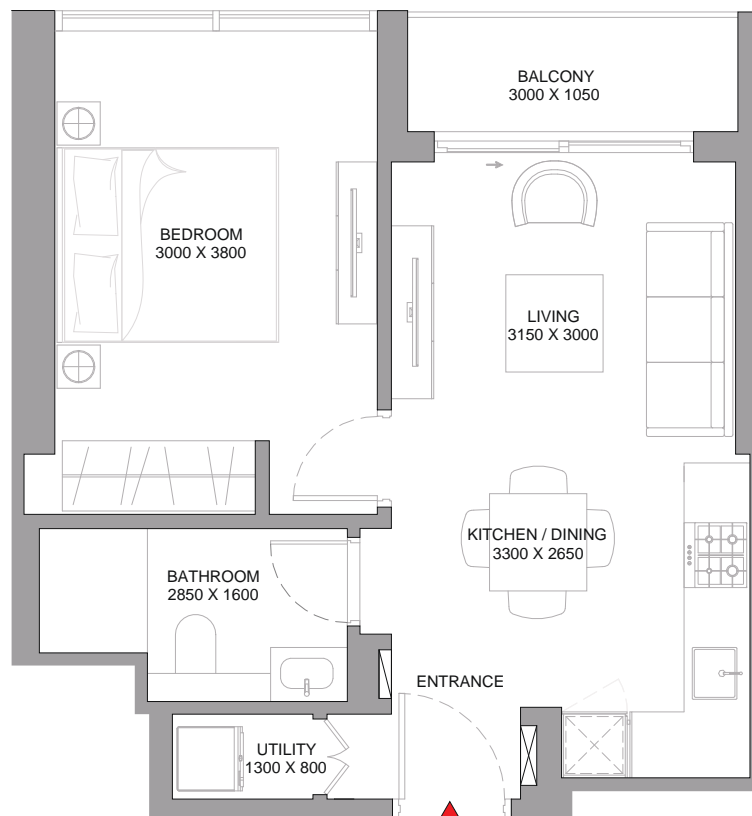


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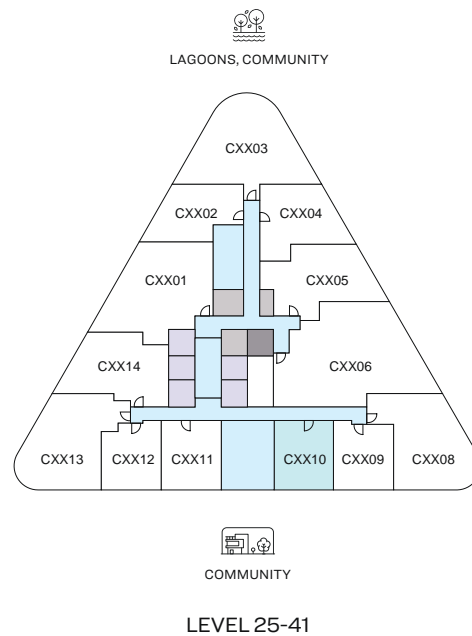
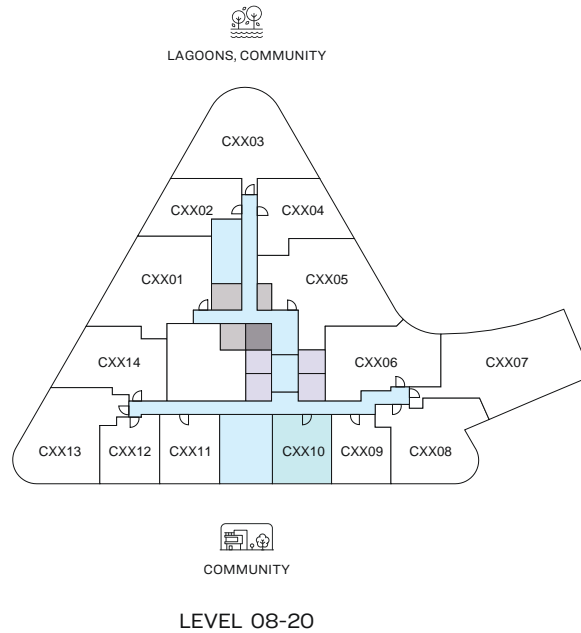
# 1 BEDROOM APARTMENT

TYPE B (with balcony)

## TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.  
BALCONY = 44.35 SQ.FT.  
TOTAL = 527.97 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C810, C910, C1010

### Community

C1110, C1210, C1310, C1410, C1510, C1610, C1710, C1810, C1910, C2010, C2510, C2610, C2710, C2810, C2910, C3010, C3110, C3210, C3310, C3410, C3510

### Community, Dubai Skyline

C3610, C3710, C3810, C3910, C4010, C4110

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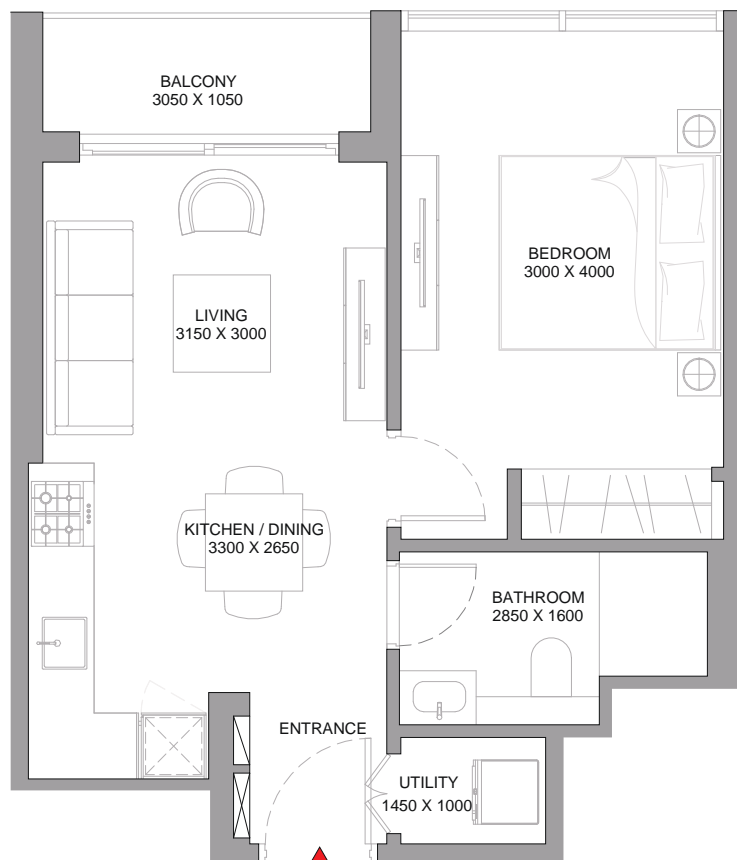


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C810, C910, C1010

**Community**  
C1110, C1210, C1310, C1410, C1510, C1610, C1710, C1810, C1910, C2010, C2510, C2610, C2710,  
C2810, C2910, C3010, C3110, C3210, C3310, C3410, C3510

**Community, Dubai Skyline**  
C3610, C3710, C3810, C3910, C4010, C4110



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# 1 BEDROOM APARTMENT

TYPE B (with balcony) VARIANT 1

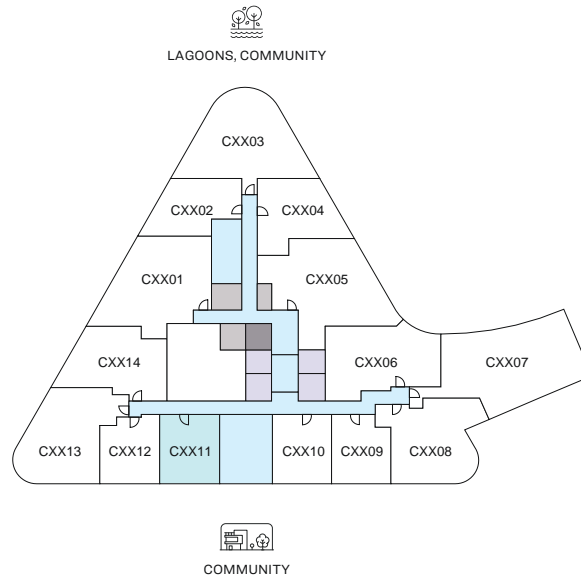
## TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.

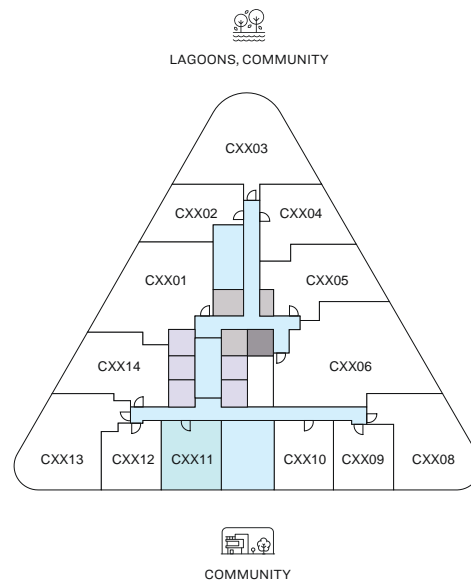
BALCONY = 44.45 SQ.FT.

TOTAL = 528.07 SQ.FT.

UNIT



LEVEL 08-20



LEVEL 25-41

List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C811, C911, C1011

### Community

C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

### Community, Dubai Skyline

C3611, C3711, C3811, C3911, C4011, C4111

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

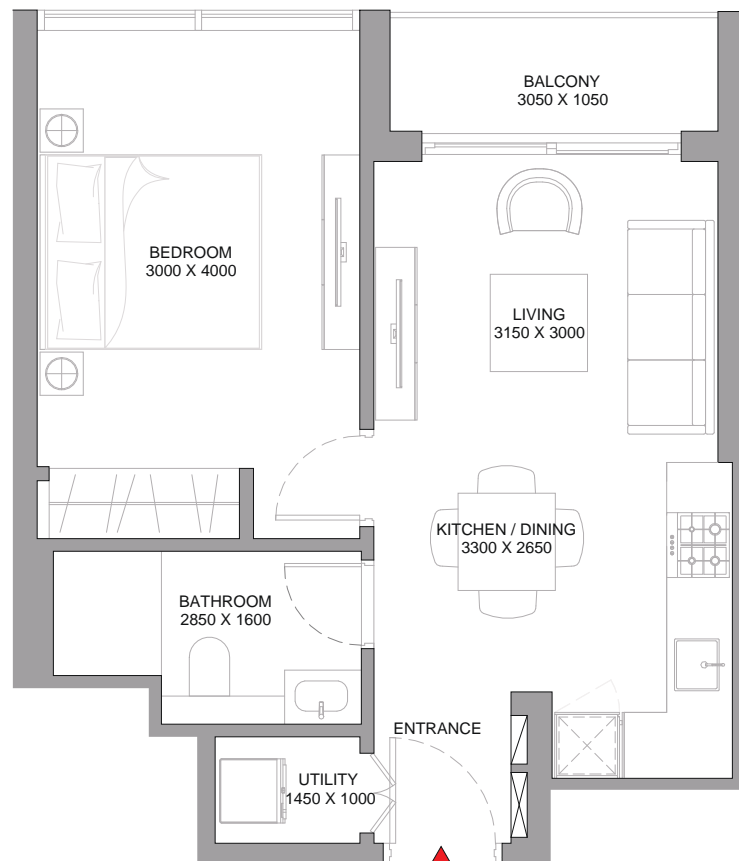


# 1 BEDROOM APARTMENT

TYPE B (with balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 483.62 SQ.FT.  
BALCONY = 44.45 SQ.FT.  
TOTAL = 528.07 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

**Community, Amenities**  
C811, C911, C1011

**Community**  
C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

**Community, Dubai Skyline**  
C3611, C3711, C3811, C3911, C4011, C4111



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.



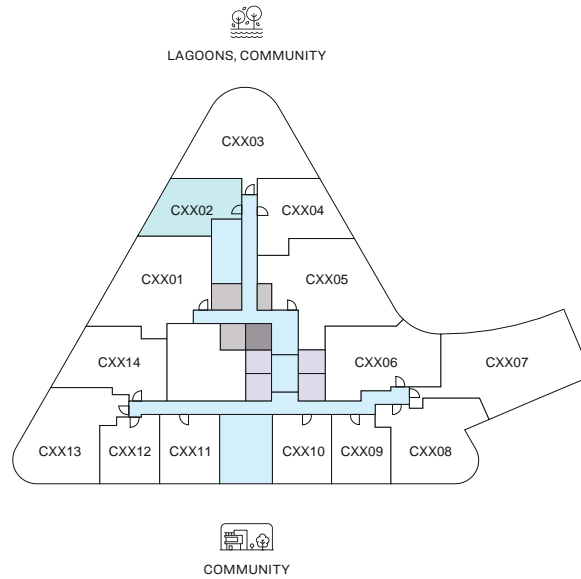
# 1 BEDROOM APARTMENT

TYPE C (with balcony)

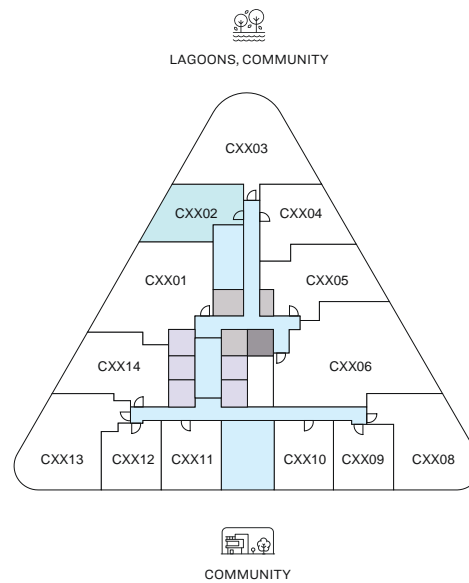
## TOTAL SALEABLE AREA

SUITE = 521.19 SQ.FT.  
BALCONY = 85.03 SQ.FT.  
TOTAL = 606.22 SQ.FT.

UNIT



LEVEL 08-20



LEVEL 25-41

List of unit numbers with this unit plan:

## VIEWS

**Community, Lagoon, Amenities**

C802, C902, C1002

**Community, Lagoon**

C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

**Community**

C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,  
C3502, C3602, C3702, C3802, C3902, C4002, C4102

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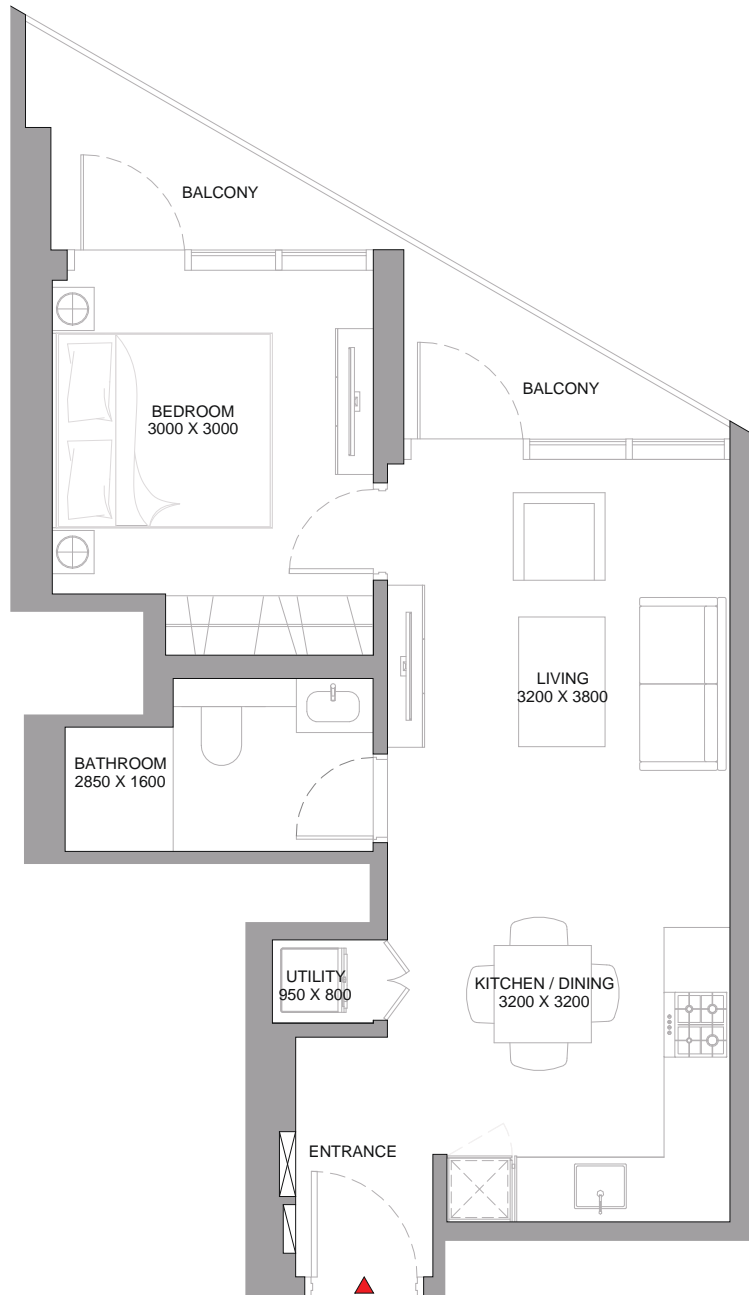


# 1 BEDROOM APARTMENT

TYPE C (with balcony)

## TOTAL SALEABLE AREA

SUITE = 521.19 SQ.FT.  
BALCONY = 85.03 SQ.FT.  
TOTAL = 606.22 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Lagoon, Amenities  
C802, C902, C1002

Community, Lagoon  
C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

Community  
C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,  
C3502, C3602, C3702, C3802, C3902, C4002, C4102



Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.



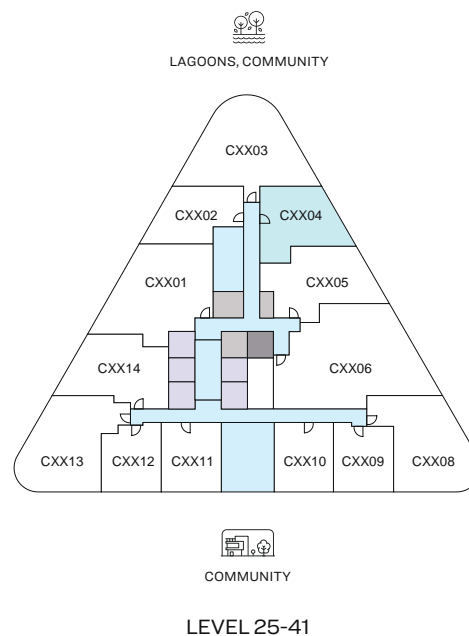
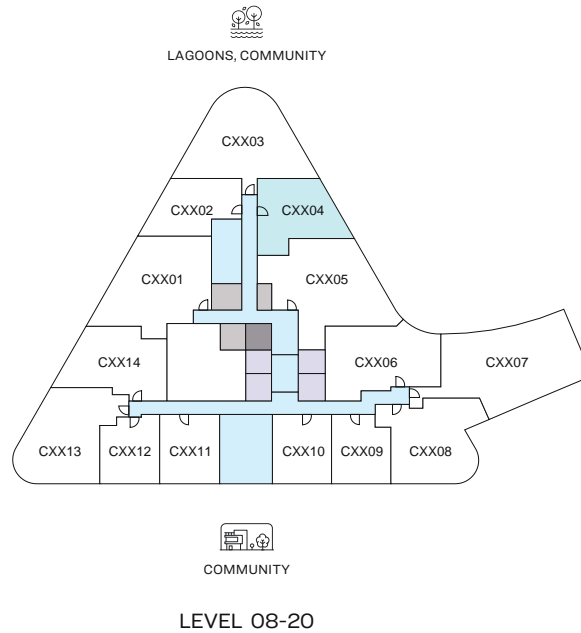
# 1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 586.31 SQ.FT.  
BALCONY = 85.03 SQ.FT.  
TOTAL = 671.34 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C804, C904, C1004

### Community

C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104

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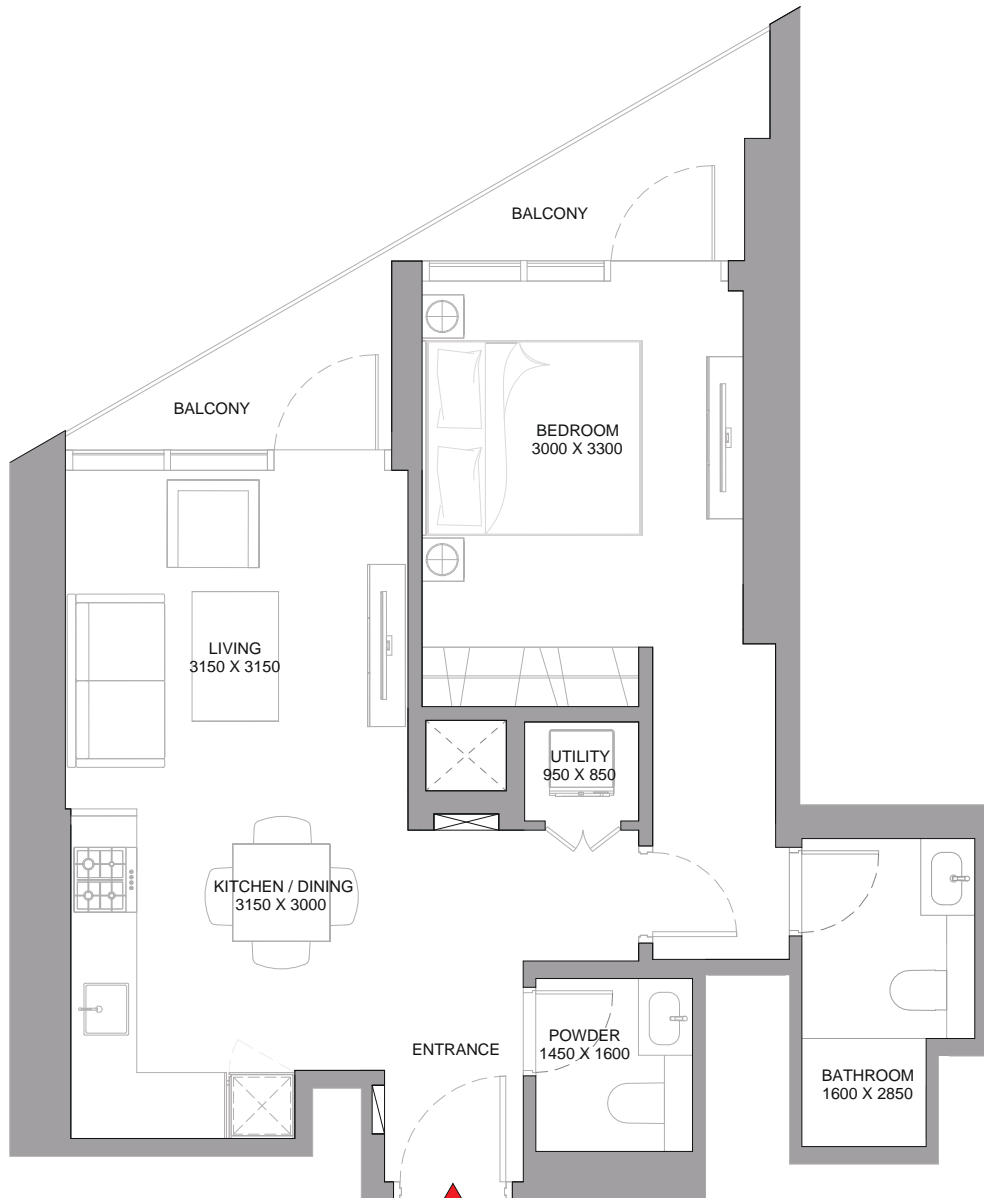


# 1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 586.31 SQ.FT.  
BALCONY = 85.03 SQ.FT.  
TOTAL = 671.34 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Amenities  
C804, C904, C1004

### Community

C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104

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# 1 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

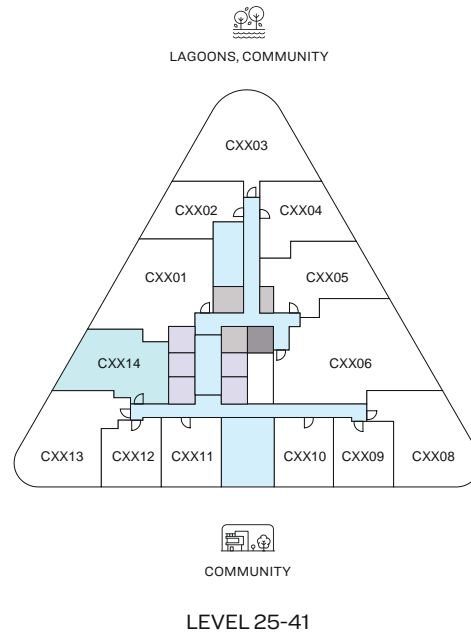
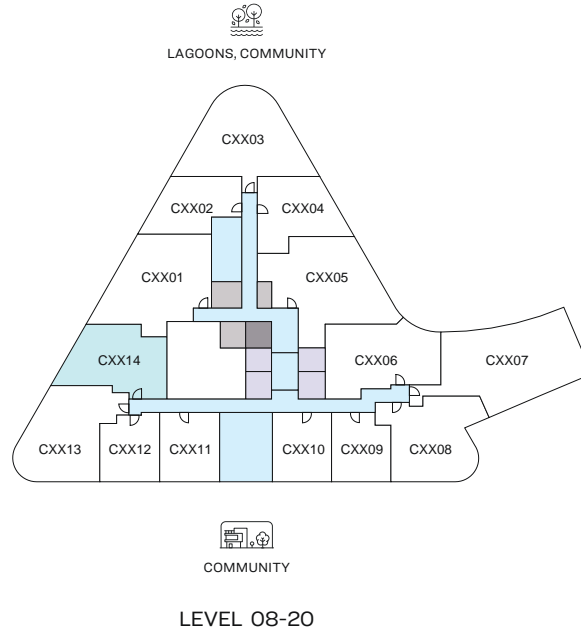
## TOTAL SALEABLE AREA

SUITE = 743.46 SQ.FT.

BALCONY = 94.08 SQ.FT.

TOTAL = 837.54 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

Community, Lagoon, Amenities

C814, C914, C1014

Community, Lagoon

C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community

C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114

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# 1 BEDROOM APARTMENT

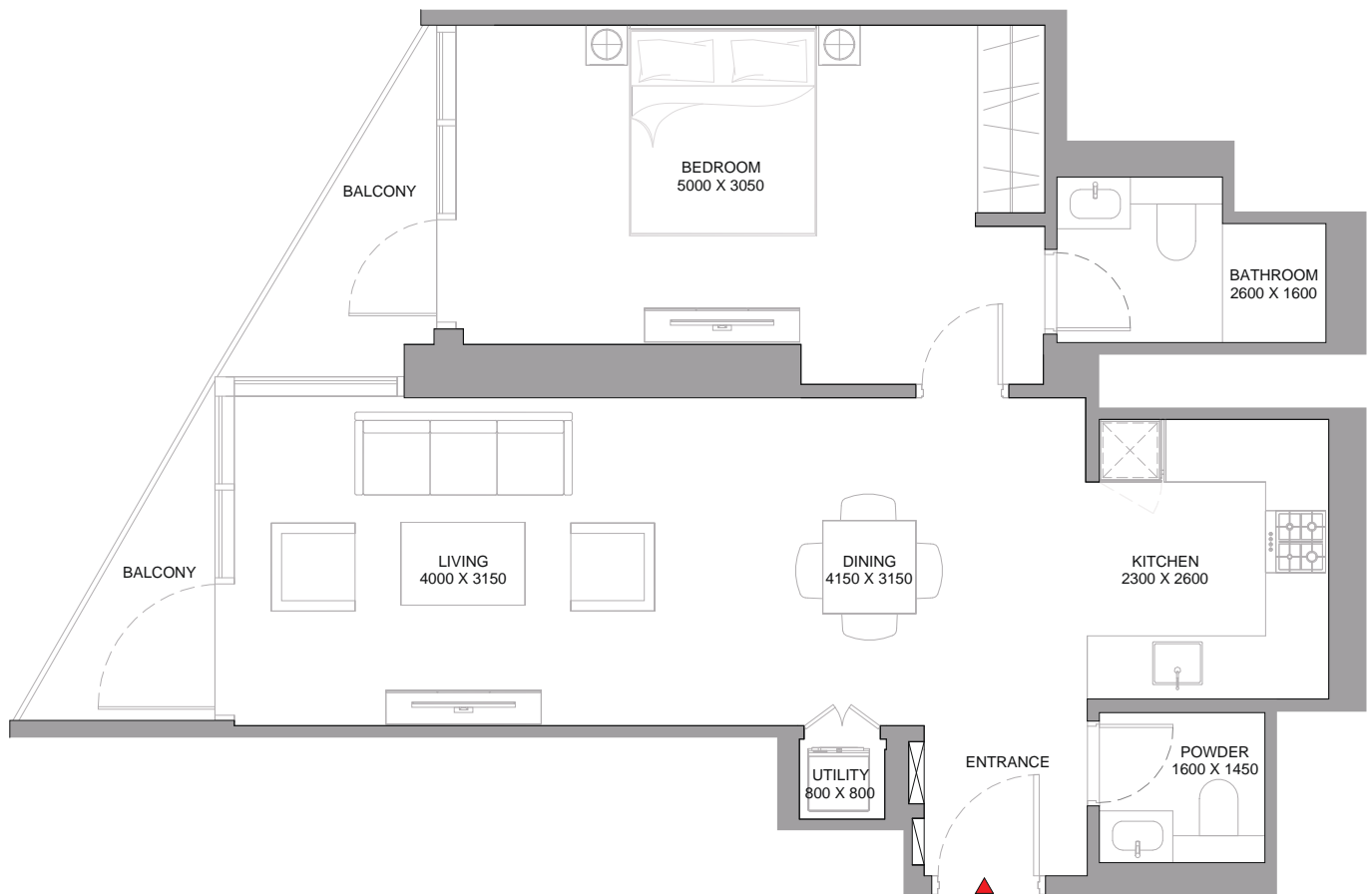
TYPE E (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 743.46 SQ.FT.

BALCONY = 94.08 SQ.FT.

TOTAL = 837.54 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Lagoon, Amenities

C814, C914, C1014

Community, Lagoon

C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community

C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114

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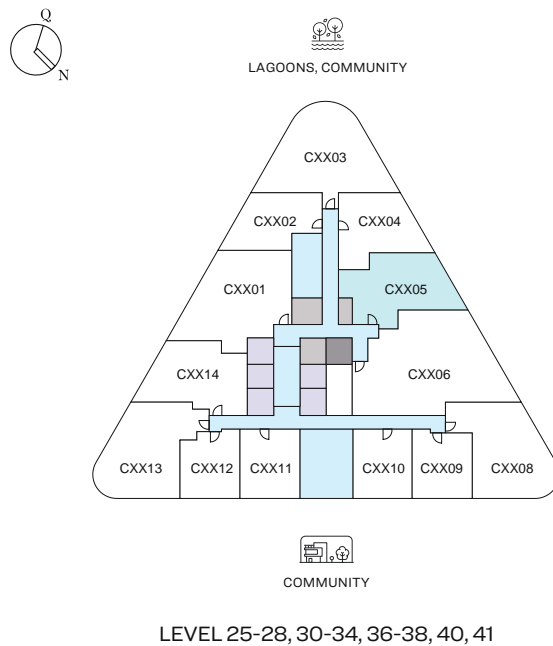
# 1 BEDROOM APARTMENT

TYPE F (with store room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.  
BALCONY = 82.24 SQ.FT.  
TOTAL = 868.11 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community

C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

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# 1 BEDROOM APARTMENT

TYPE F (with store room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.  
BALCONY = 82.24 SQ.FT.  
TOTAL = 868.11 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

### Community

C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

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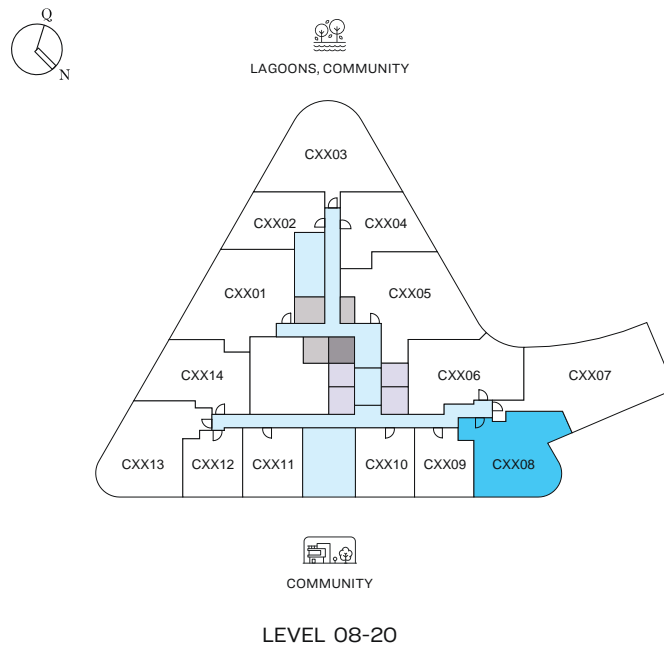
# 2 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 916.33 SQ.FT.  
BALCONY = 56.19 SQ.FT.  
TOTAL = 972.52 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Amenities

C808, C908, C1008

### Community

C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008

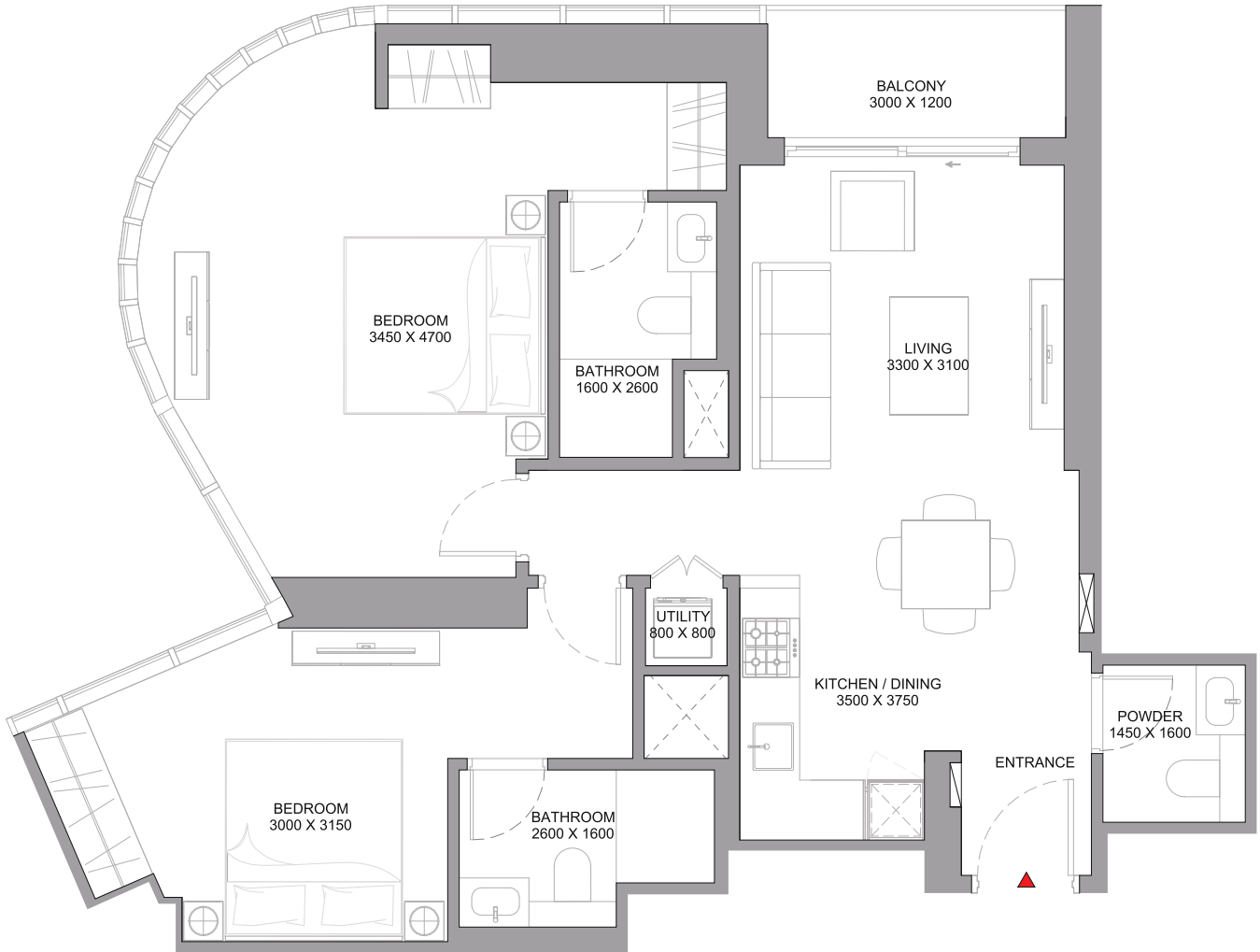
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# 2 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 916.33 SQ.FT.  
BALCONY = 56.19 SQ.FT.  
TOTAL = 972.52 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Amenities  
C808, C908, C1008

Community  
C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008



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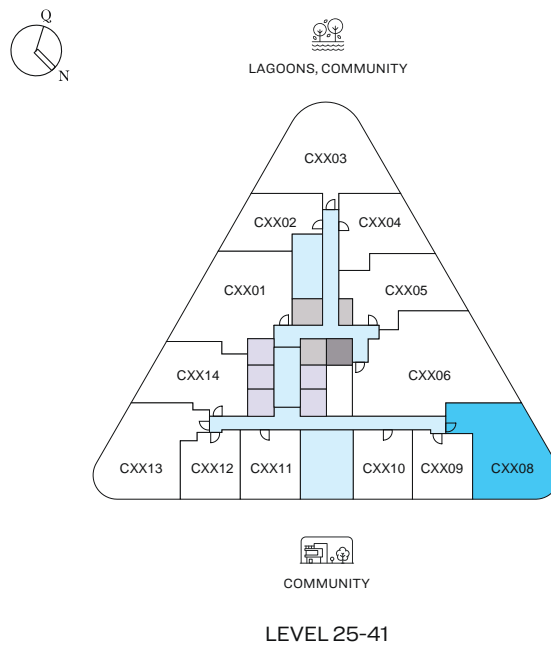
# 2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 934.31 SQ.FT.  
BALCONY = 88.59 SQ.FT.  
TOTAL = 1,022.90 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community

C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508

### Community, Dubai Skyline, Ras Al Khor, Creek

C3608, C3708, C3808, C3908, C4008, C4108

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# 2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 934.31 SQ.FT.  
BALCONY = 88.59 SQ.FT.  
TOTAL = 1,022.90 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

### Community

C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508

### Community, Dubai Skyline, Ras Al Khor, Creek

C3608, C3708, C3808, C3908, C4008, C4108

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# 2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

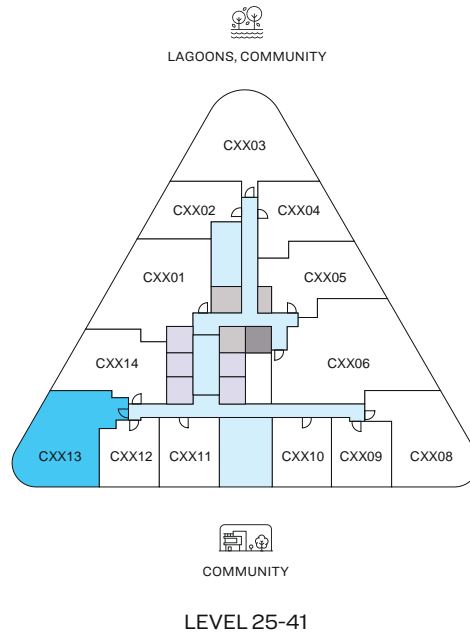
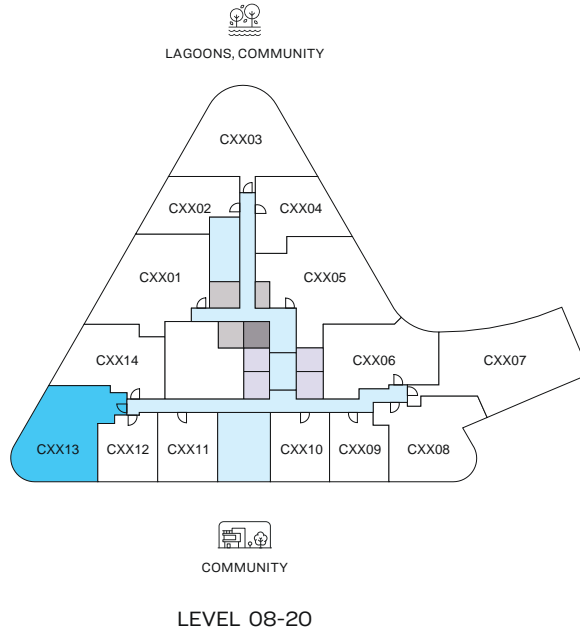
## TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

## VIEWS

### Community, Lagoon, Amenities

C813, C913, C1013

### Community, Lagoon

C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

### Community

C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

### Community, Dubai Skyline

C3613, C3713, C3813, C3913, C4013, C4113

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# 2 BEDROOM APARTMENT

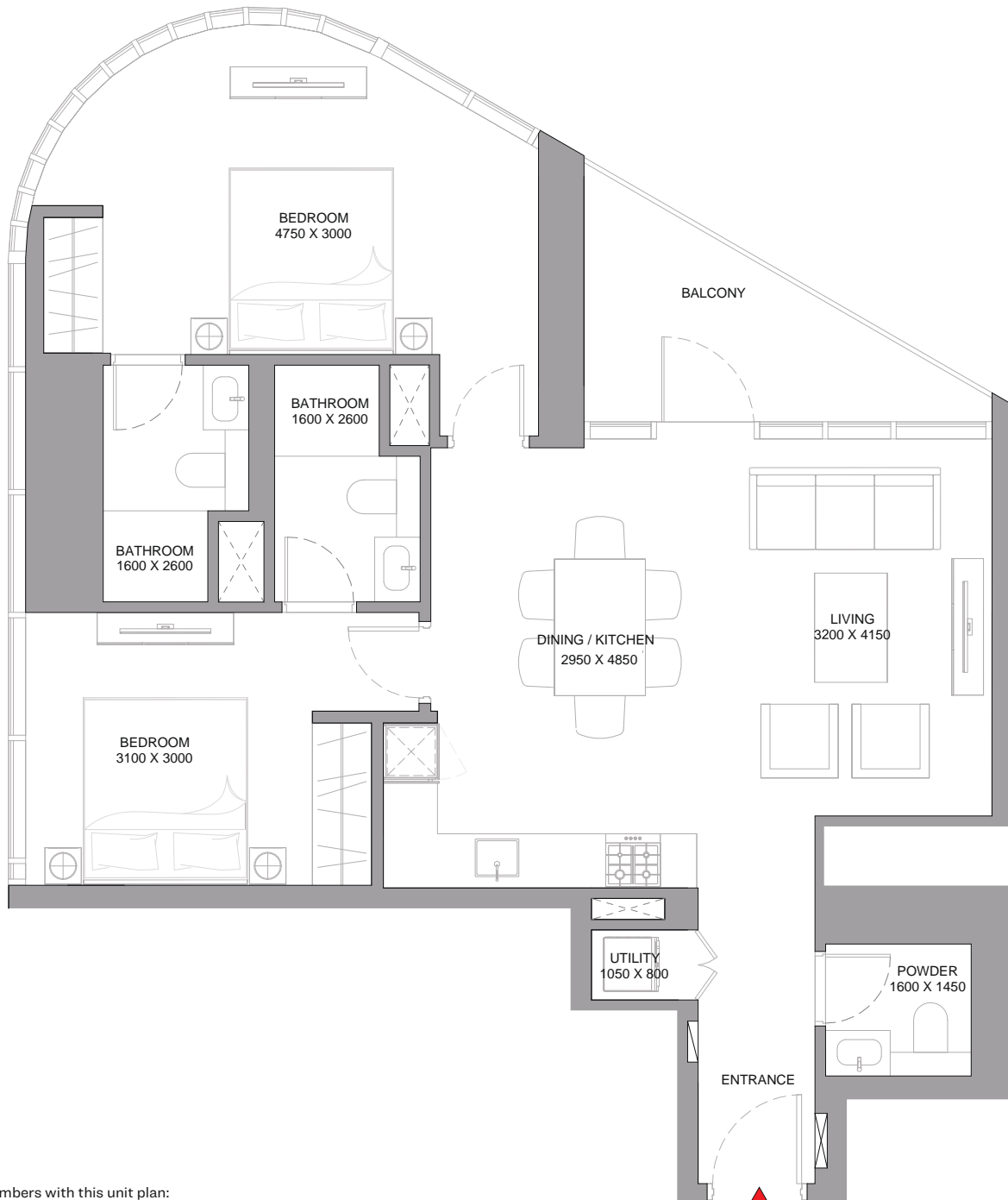
TYPE B (with powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Lagoon, Amenities

C813, C913, C1013

Community, Lagoon

C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

Community

C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

Community, Dubai Skyline

C3613, C3713, C3813, C3913, C4013, C4113



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# 2 BEDROOM APARTMENT

TYPE D (with balcony)

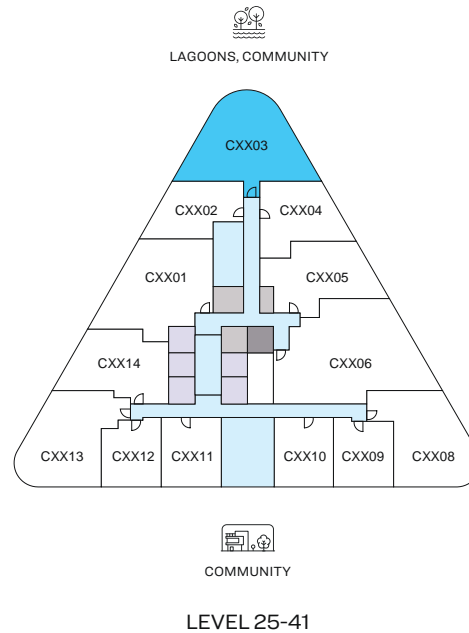
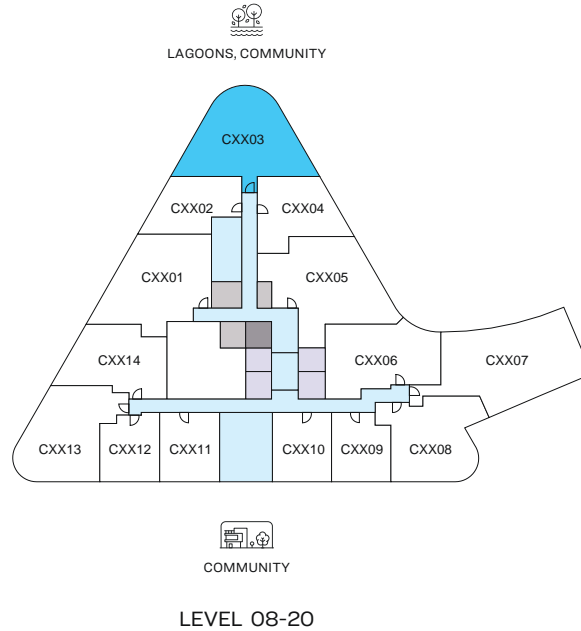
## TOTAL SALEABLE AREA

SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

## VIEWS

**Community, Lagoon, Amenities**

C803, C903, C1003

**Community, Lagoon**

C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

**Community**

C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403,  
C3503, C3603, C3703, C3803, C3903, C4003, C4103

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# 2 BEDROOM APARTMENT

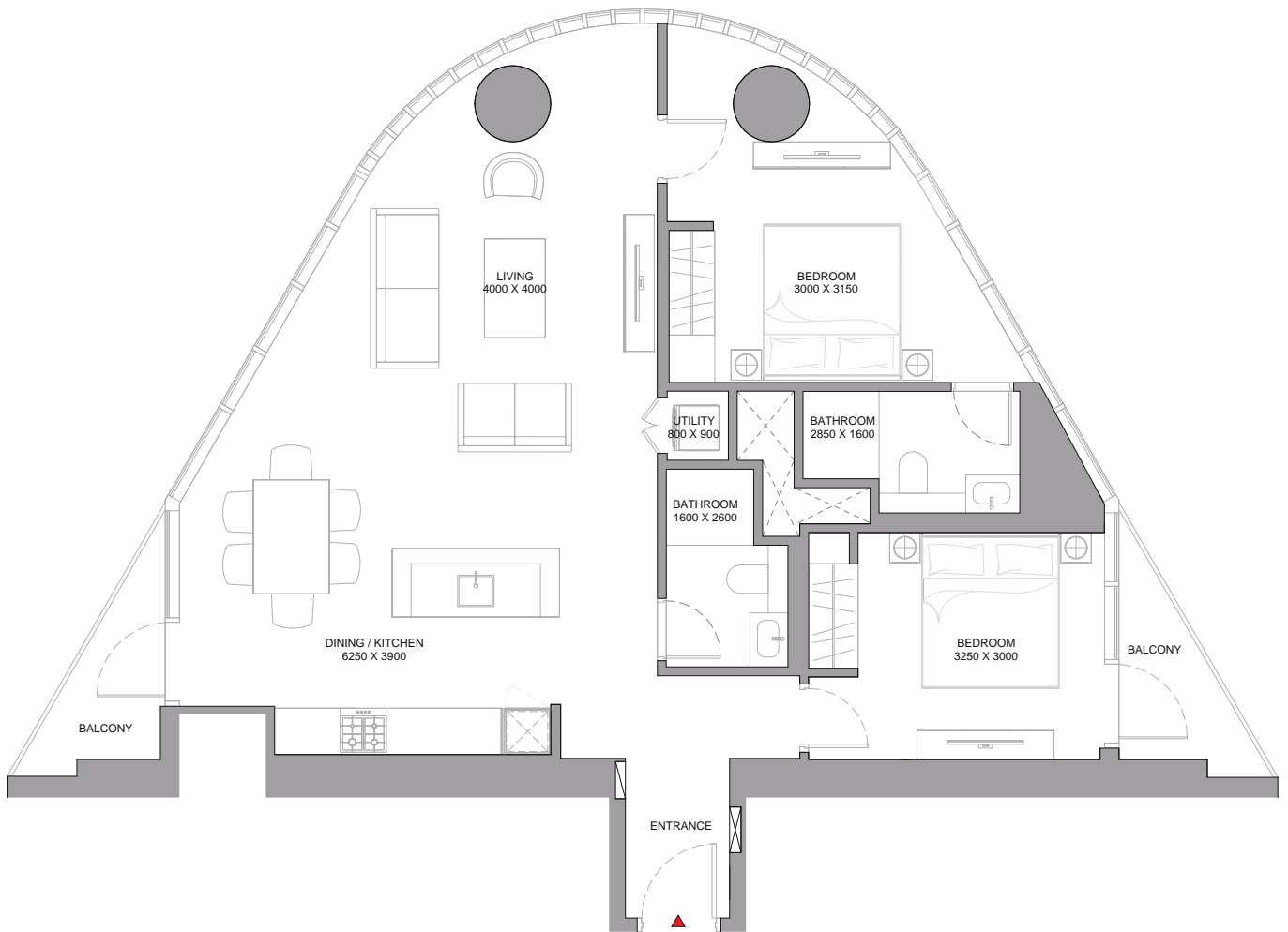
TYPE D (with balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Community, Lagoon, Amenities

C803, C903, C1003

Community, Lagoon

C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

Community

C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403, C3503, C3603, C3703, C3803, C3903, C4003, C4103



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# 3 BEDROOM APARTMENT

TYPE A (with balcony)

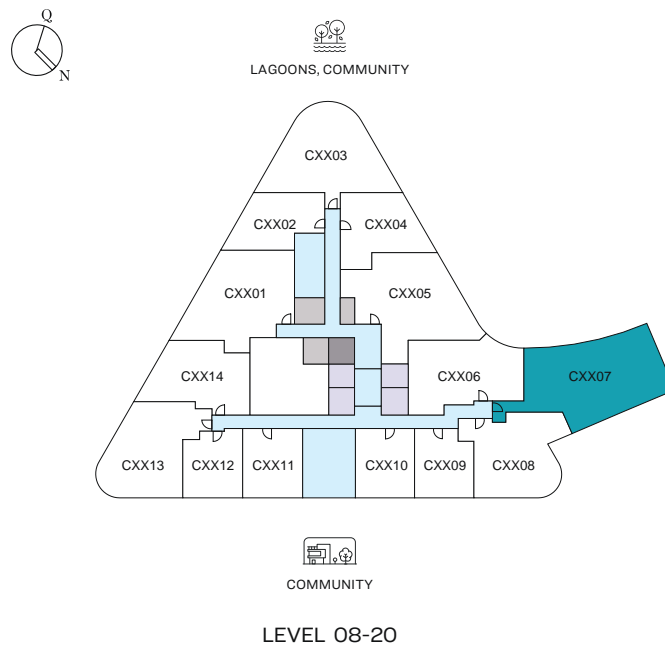
## TOTAL SALEABLE AREA

SUITE = 1,383.16 SQ.FT.

BALCONY = 106.35 SQ.FT.

TOTAL = 1,489.51 SQ.FT.

 UNIT



List of unit numbers with this unit plan:

## VIEWS

Dual Aspect View, Community, Lagoon, Amenities

C807, C907, C1007

Dual Aspect View, Community, Lagoon

C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007

Disclaimer: 1. All dimensions are in metric, measured to wall. 2. All dimensions & drawings are approximate. 3. Actual area may vary from the stated area. 4. Drawing are not to scale. 5. Layout representation and images are for illustrative purposes only and may not represent the actual size, features, specifications for kitchen fixtures, appliances, fittings, furniture or furnishings and facade. Actual products and details may vary. 6. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without prior intimation or any liability whatsoever.

# 3 BEDROOM APARTMENT

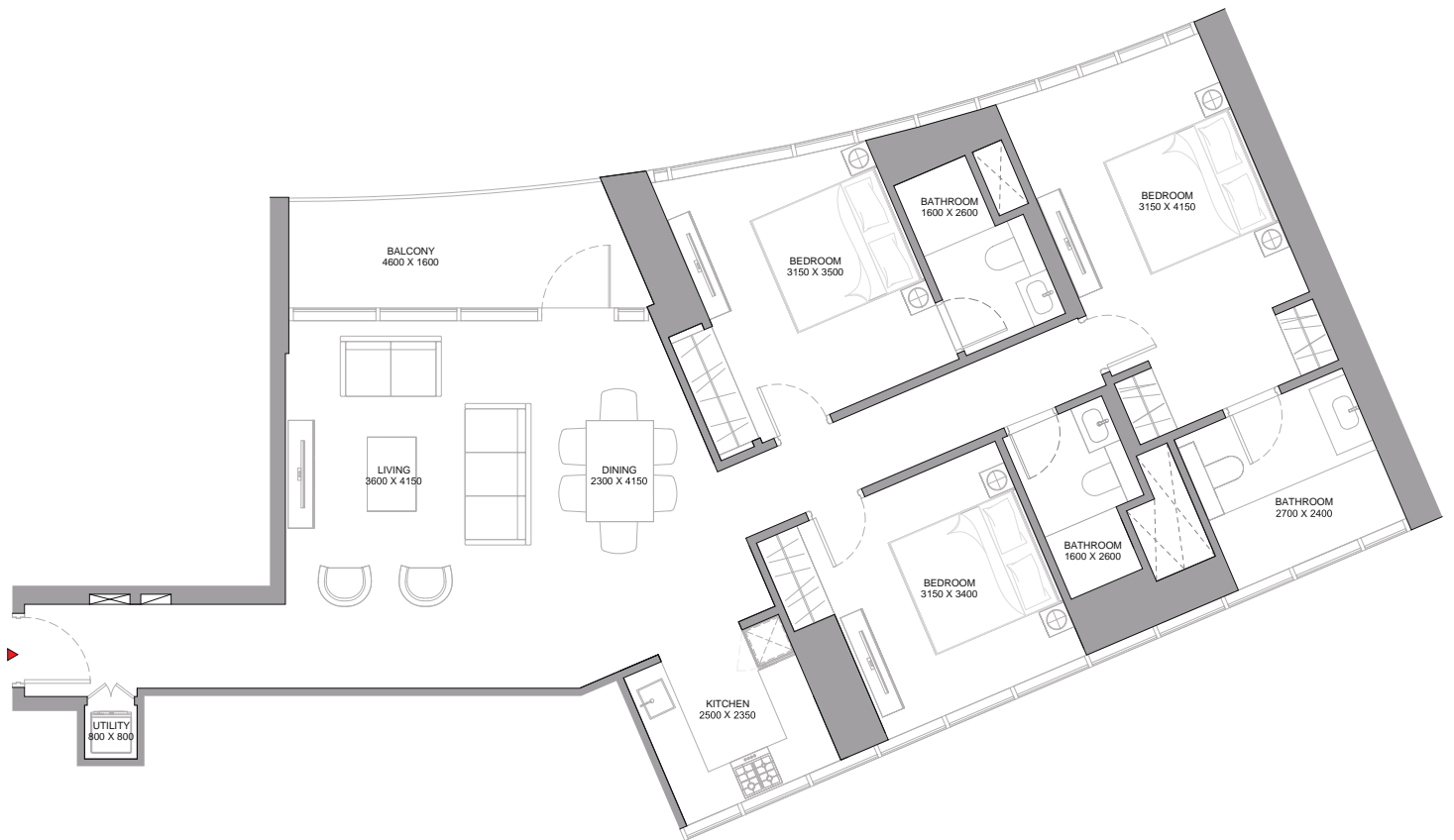
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,383.16 SQ.FT.

BALCONY = 106.35 SQ.FT.

TOTAL = 1,489.51 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Dual Aspect View, Community, Lagoon, Amenities

C807, C907, C1007

Dual Aspect View, Community, Lagoon

C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007



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