

THE S

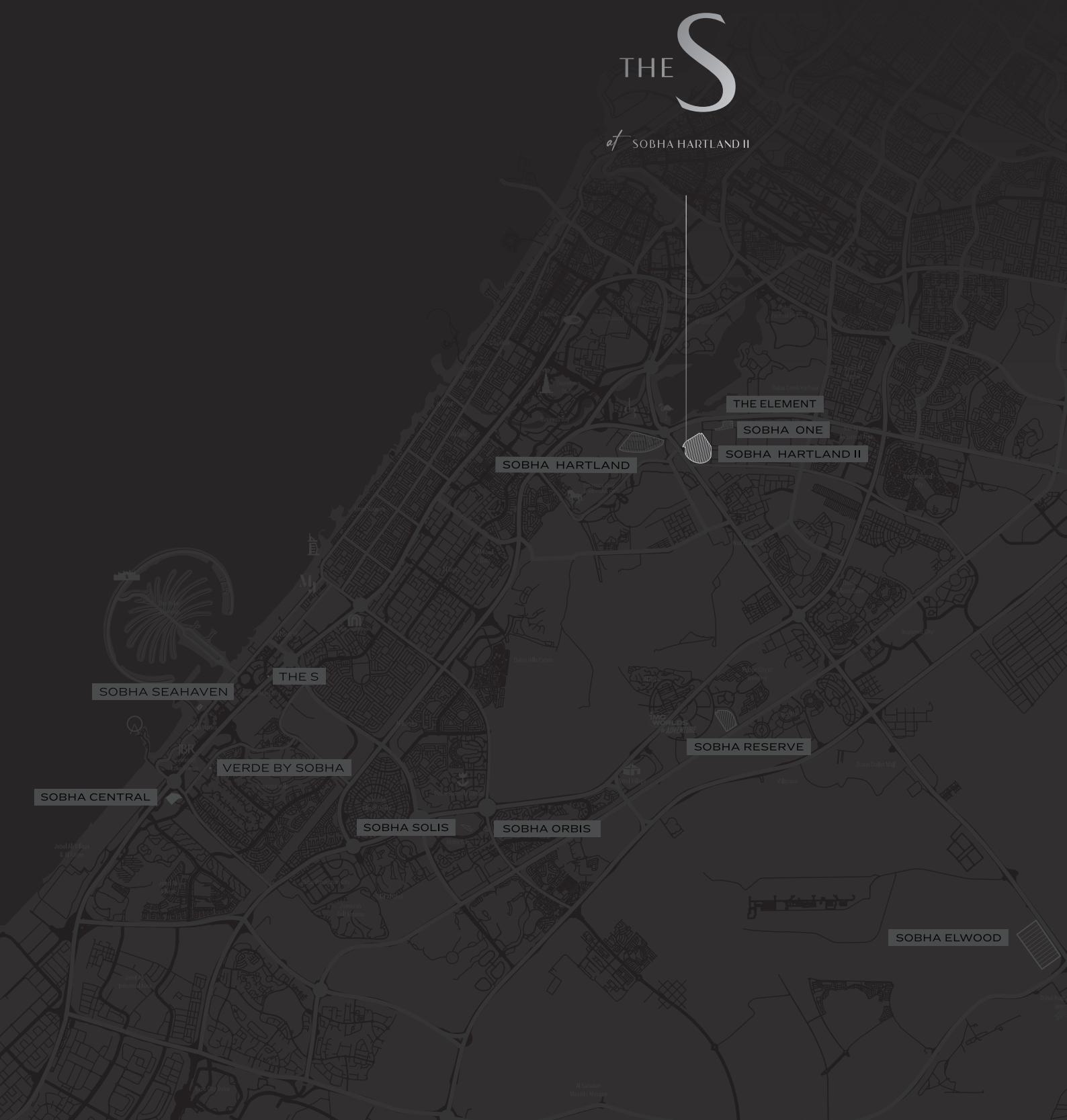
at SOBHA HARTLAND II

The Next Chapter of *Signature* Living

Purposefully set apart, The S at Sobha Hartland II is the culmination of everything Sobha stands for. Designed for those who appreciate rare elevation, every element reflects understated grandeur. It is the latest signature in a masterwork, crafted with the intention to stand out for generations.



Location Plan



Connectivity



Just minutes from the landmarks of Dubai, yet worlds away in stillness.



RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES



MEYDAN
RACE COURSE
10 MINUTES



SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES



DOWNTOWN DUBAI
15 MINUTES



DUBAI INTERNATIONAL
AIRPORT
12 MINUTES



BUSINESS BAY
12 MINUTES



BURJ KHALIFA &
THE DUBAI MALL
15 MINUTES



DUBAI FRAME
15 MINUTES

Tower & Unit Configuration



Tower Name	Height (metres)	Total No. of Units	Floor Count
The S at Sobha Hartland II	300M	105	G + 70

Residences Offered

4 Bedroom Residences

5 Bedroom Residences

6 Bedroom Penthouses

Unit Sizes (approximate ranges)

Unit Type 4 Bedroom

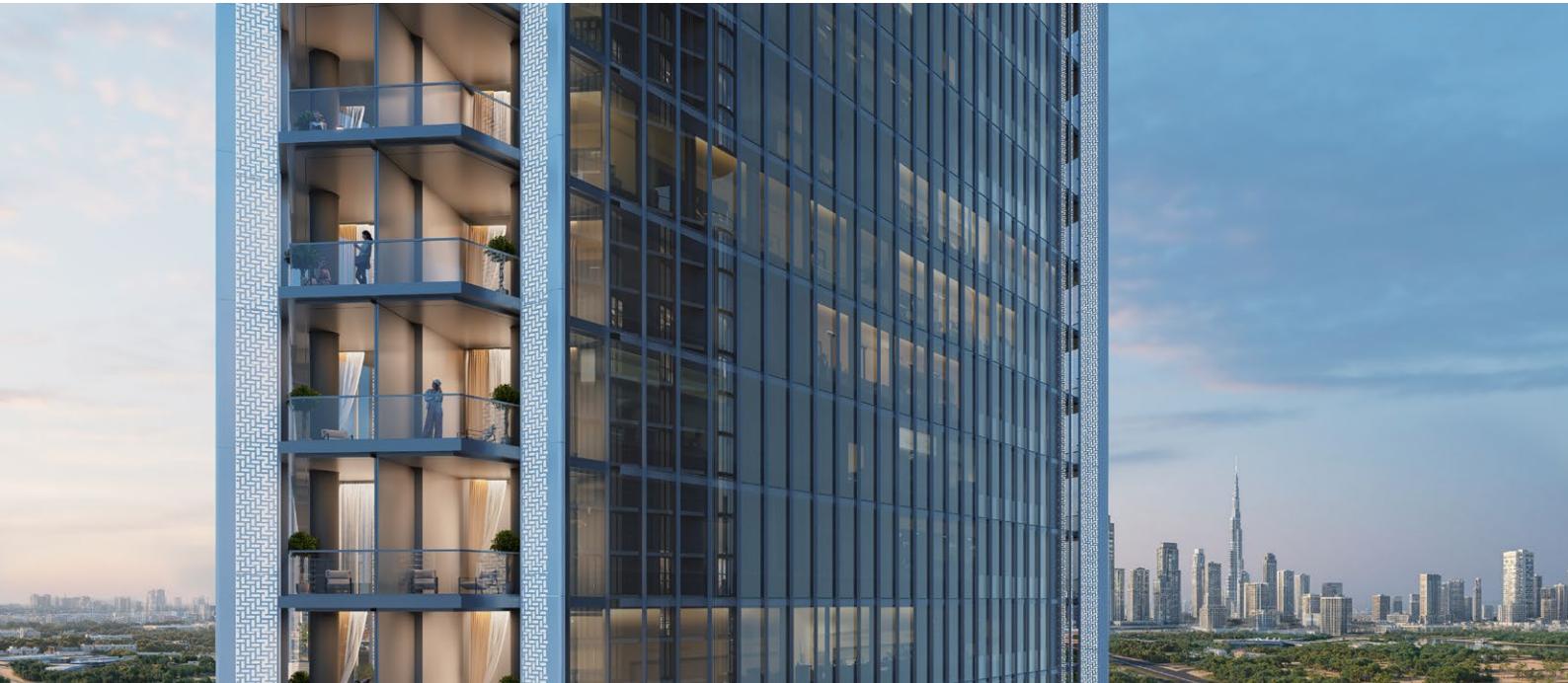
Size Range (sq. ft.) 5,430 - 5,440 Sqft

Unit Distinctions



- 4m Floor to Floor heights
- Expansive balconies with seamless glass railings
- Floor-to-ceiling glass for natural light and sweeping views
- All units with 270 degree views
- Downtown skyline view units
- Ras Al Khor wildlife sanctuary facing units

Specifications



External Façade

High-performance double-glazed system with Glass railing



Living, Dining, Kitchen and Bedrooms



- Porcelain tile flooring in main living spaces and bedrooms
- Kitchen countertop in reconstituted stone or equivalent
- State-of-the-art show kitchen with appliances from Miele or equivalent

Bathrooms

- Porcelain tile finishes in the bathrooms
- Bathrooms fitted with sanitaryware and CP fittings from Toto or equivalent
- Smart WC in the powder room and master bathroom
- Smart mirror in the master bathroom



Home Automation

Smart home system with integrated control for temperature, lighting, and curtains/blinds

Mood board



1. Main Living Spaces Flooring - Porcelain tile
2. Door Finish- Veneer
3. Wall Finish - Paint
4. Metal finish
5. Bedroom Flooring - Porcelain tile
6. Kitchen Countertop & Backsplash - Engineered Stone
7. Kitchen Cabinet Finish- Laminate

Privacy Redefined

- Just two residences per floor, becoming one per floor at higher levels.
- Dual entrances in every home: a formal guest entry and a discreet family access.
- Thoughtfully zoned layouts that separate public and private spaces for complete seclusion.



At The S, privacy isn't an amenity
it's the essence of the design.

redefined

Indoor Experiences

- Gym
- Male & Female Changing Room & Wellness Spa with Cryotherapy Room
- Fitness & Yoga Studio



- Meditation Area
- Leisure & Hobbies Lounge
- Executive Lounge
- Matcha & Mahjong Lounge

- Co-working & Library
- Music & Karaoke Studio
- Arcade & Augmented Reality Area
- Dance Studio
- Kids Play Area
- Toddler Play Area
- Indoor Cinema
- Multi-purpose Hall



Outdoor Experiences



- Calisthenic Gym
- Yoga and Meditation Area
- Infinity Pool
- Beach Edge Swimming Pool
- Kids Swimming Pool
- Wet Loungers
- Sun Loungers
- Zen Garden
- Central Features
- Family / BBQ Area
- Kids Play Area
- Wall Climbing

Arrival Experience & Parking



- Grand triple-height drop-off & entrance lobby
- Multiple parking levels with EV-ready parking
- Valet service zones & visitor parking
- 4 car parks for 4 bedroom residences

SOBHA

REALTY

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