

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

THE **S**
at SOBHA HARTLAND II



Connectivity



gettyimages®
Credit: SHansche

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

connectivity

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

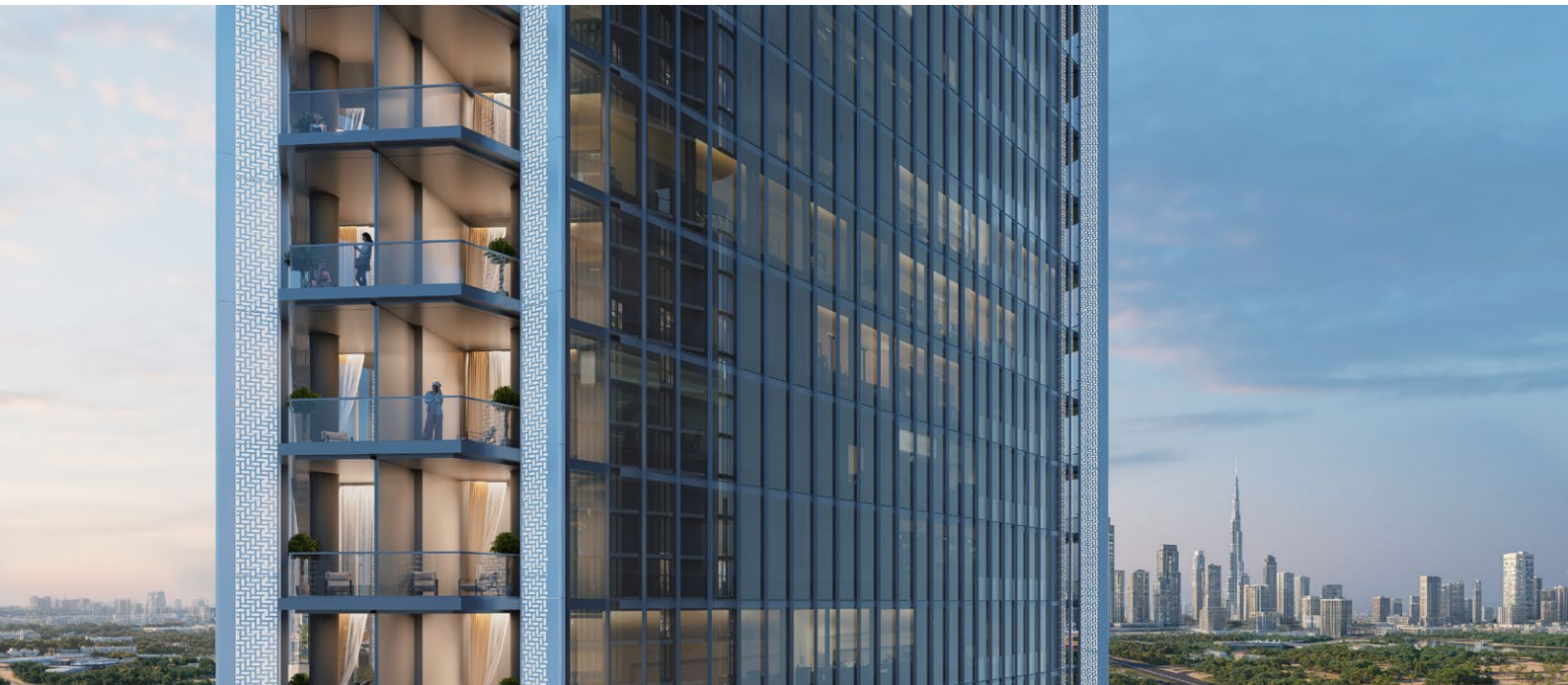
Bedroom Penthouses

Unit Sizes (approximate ranges)

Unit Type	4 Bedroom
Size Range (sq. ft.)	5,430 - 5,440 Sqft

A wide-angle view of the Dubai skyline, featuring the Burj Khalifa and other skyscrapers, with a large body of water and a green park area in the foreground. The image shows a mix of modern architecture, green spaces, and water, with the Burj Khalifa being the most prominent landmark. The sky is clear and blue, and the overall scene is bright and sunny.

Specifications



External Façade

High-performance double-glazed system with Glass railing



Specifications

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

bedrooms

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

automation

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

meditation

- 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

experience

SOBHA

REALTY

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