

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

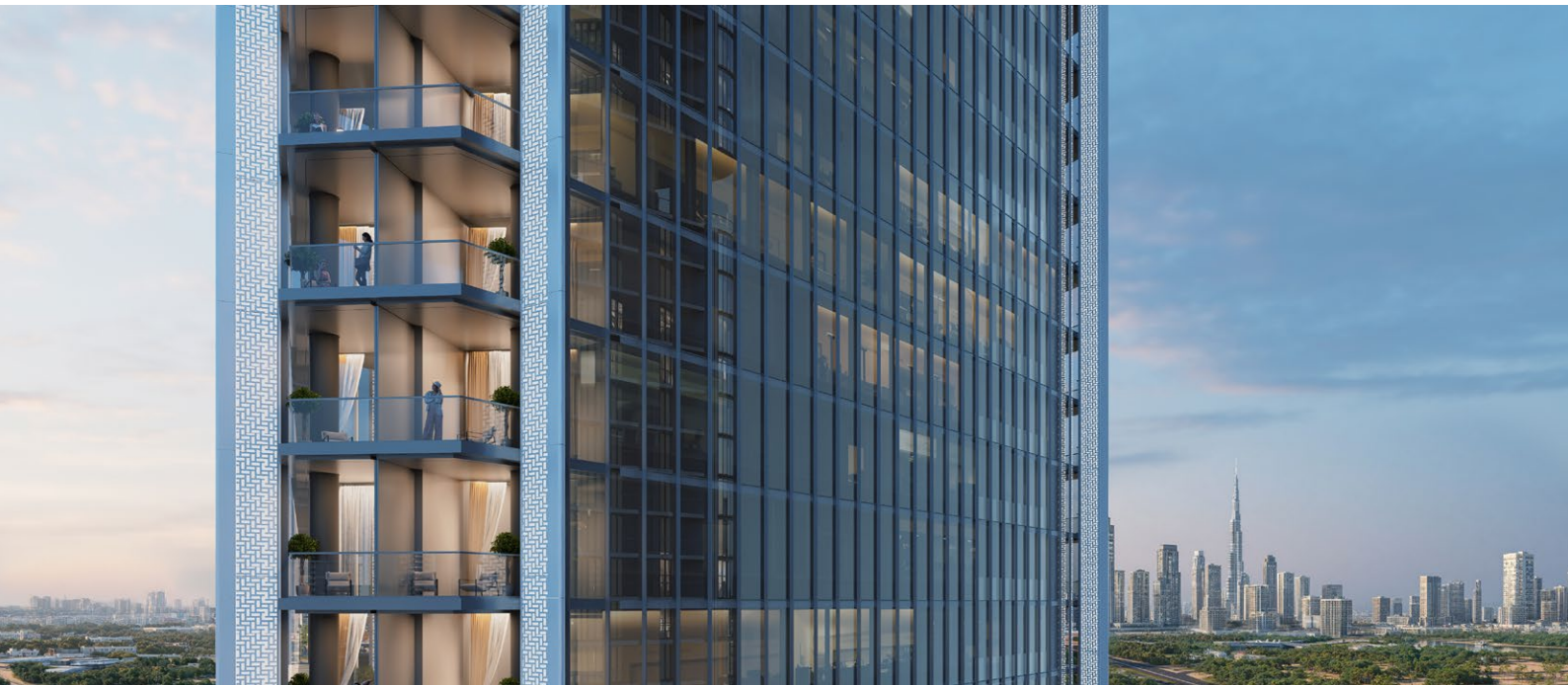
Bedroom Penthouses

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 standing out prominently in the background.

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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