

The Next
Chapter of



Living

THE S

at SOBHA HARTLAND II

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The Sobha way



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

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 customer's expectations.



**WE NOTICE THE
SMALLEST DETAILS.**

So you wont have to

SOBHA
REALTY

ART *of* THE DETAIL

A Legacy Forged *in* Excellence

Founded by the maker of palaces, Mr. PNC Menon, the Sobha's legacy is one of relentless pursuit of precision, artistry, perfection. With roots grounded in craftsmanship and a philosophy of 'no compromise,' each Sobha creation is a testament to timeless design and elevated living.



Sultan Qaboos Grand Mosque

The Signature Collection

For over five decades, Mr. PNC Menon has shaped the world of luxury, from royal residences to iconic landmarks. That same vision now defines Sobha's Signature Collection, a rare selection of ultra-premium residences that exemplify design mastery, detail, and distinction.

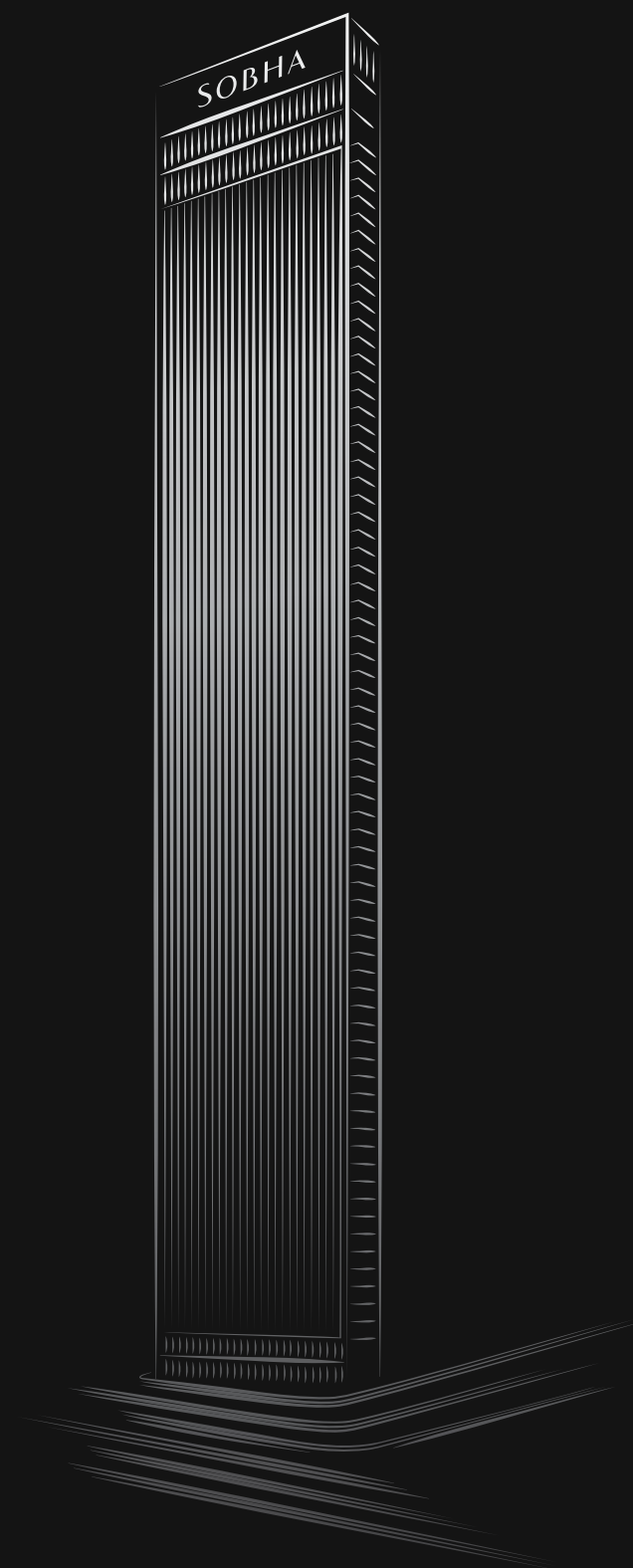
Crafted for the global connoisseur, each residence in this collection is a testament to timeless elegance, precision, and elevated living.

Now, this legacy unfolds into a new chapter of The Signature Collection.

Signature



Menon



The Next Chapter

of Signature

Living



THE S

at SOBHA HARTLAND II

Inherits the timeless design language of Sobha's most iconic signature tower.
This isn't a mere resemblance.

It's an evolution.

As the most distinguished tower within Sobha Hartland II, The S stands
as a defining statement of prestige and architectural vision.



A rare
balance
in the
heart
of
the city

SOBHA SEAHAVEN

THE S

VERDE BY SOBHA

SOBHA CENTRAL

SOBHA SOLIS

SOBHA ORBIS

SOBHA HARTLAND

THE ELEMENT

SOBHA ONE

SOBHA HARTLAND II

THE S
at SOBHA HARTLAND II

SOBHA RESERVE

SOBHA ELWOOD

The City's Icon

Your Private Realm

Just minutes from Dubai's key destinations, yet
worlds away in stillness. The S is where grace
and access find their quiet intersection.




RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES


MEYDAN
RACE COURSE
10 MINUTES


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES


BUSINESS BAY
12 MINUTES


DUBAI INTERNATIONAL
AIRPORT
12 MINUTES


DOWNTOWN DUBAI
15 MINUTES


BURJ KHALIFA &
THE DUBAI MALL
15 MINUTES


DUBAI FRAME
15 MINUTES

A masterpiece, set
within a curated world

Where every inch bears the Sobha signature
and exacting standards. Crafted for those who
see luxury not as excess, but as precision.

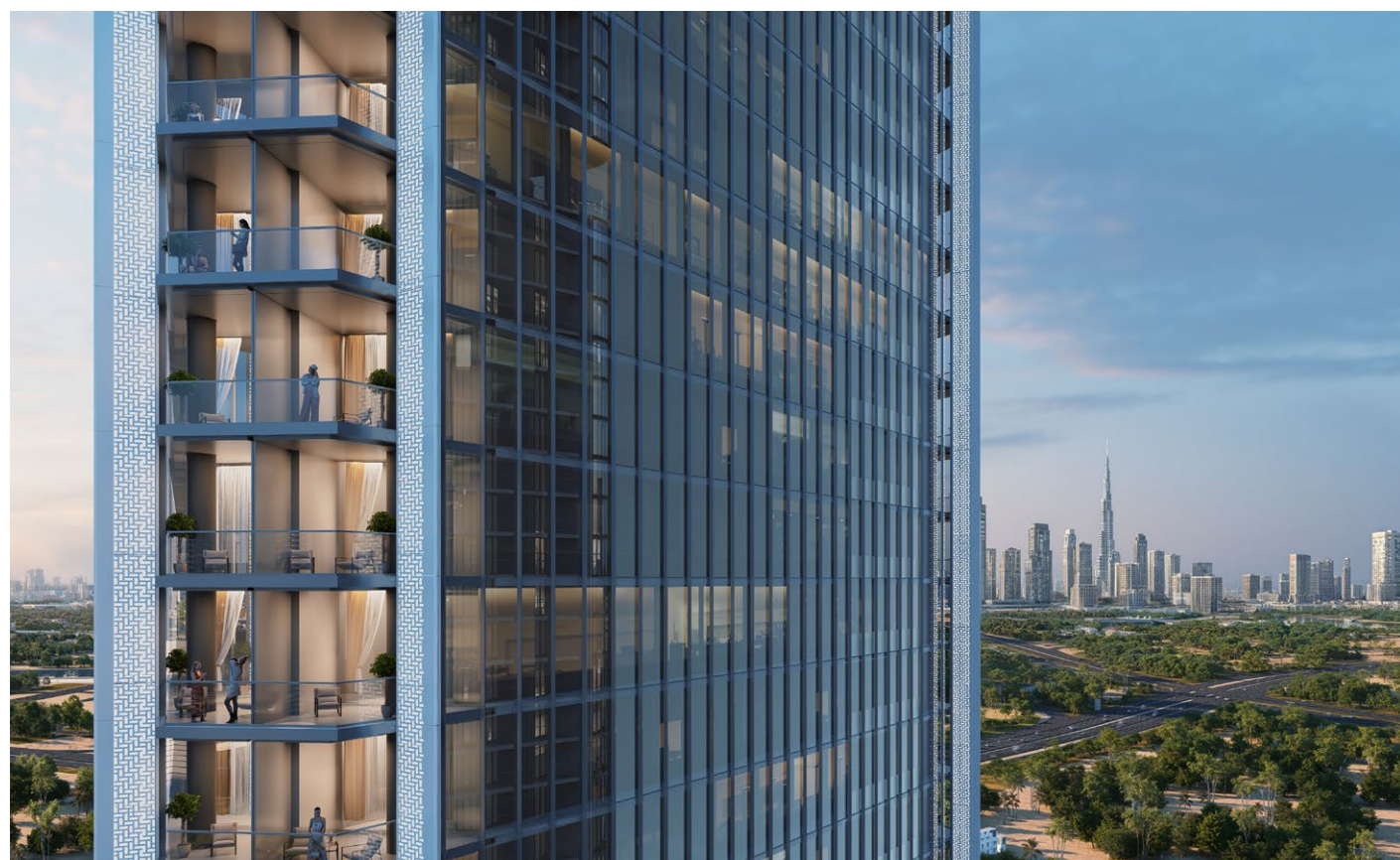




The Tallest Expression of Sobha's Vision

Rising 70 floors into the skyline, The S is more than the tallest tower in Sobha Hartland II- it is the purest expression of Sobha's design philosophy, representing the peak of architectural distinction and timeless elegance.

This marks the most elevated tower within Sobha Hartland II- a defining edition in Sobha's signature collection



Finest Form of Craftsmanship

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 final signature in a masterwork, crafted with the intention to stand out for generations.

Architecture with Purpose and Poise



The architecture reflects a modern yet timeless elegance - sculpted with the quiet confidence of a future classic.

Its equilateral triangle form is both iconic and intentional, unlocking -270degree panoramic views in every residence.

The minimalist façade doesn't seek attention. It commands it, effortlessly.



A Statement of Intent

A triple-height lobby sets the tone for elegance and calm.

Dedicated concierge and valet services ensure seamless arrivals and departures, while a refined café space offers a quiet corner for meetings or moments.

High-end finishes and soft lighting complete the ambiance, setting the tone for everything that follows.





A quiet indulgence



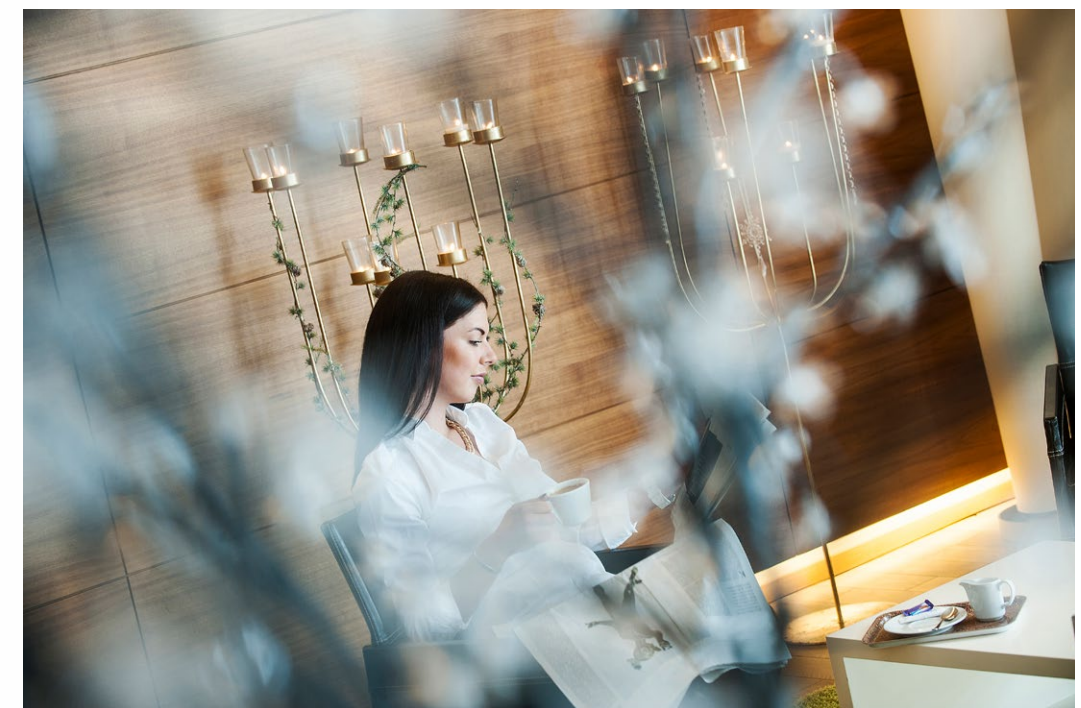
Nestled within the triple-height lobby,
this cafe is a discreet retreat

An elegantly curated space, it invites calm
over coffee, and pause between moments.



Disappear
From The
World,

When You Wish It



From the moment you arrive, the atmosphere shifts. Quieter.
Slower. More yours.

With 105 residences, exclusivity is built into every detail. Each floor
hosts just two homes, becoming one per floor at the highest levels
for absolute discretion.

Dual entrances offer a formal welcome for guests and a private
passage for residents, intuitively separating public and personal
spaces.

Here, privacy isn't added. It's embedded into how you live.

When Space
Feels *Like*

Freedom

Each residence is designed with scale in mind, not just in square footage, but in spatial experience.

These are expansive, meticulously planned 4, 5 bedroom homes and 6 bedroom penthouses with the privacy and seamless flow of a villa, lifted into the sky.

Materials are purposeful, finishes refined. These spaces are not just large, they're intentional in every way.





Views That Hold Your Attention

With uninterrupted panoramas of Downtown Dubai, the Ras Al Khor wildlife sanctuary, and Hartland's scenic surroundings, each residence frames a world of shifting beauty and stillness

From sunrise to sunset, every balcony becomes a front-row seat to the day's most graceful moments.



When Design Thinks Ahead

SIGNATURE
Heem
RESIDENCES

Unit orientation is no afterthought, it's a blueprint for everyday ease. Each residence is thoughtfully positioned to harness natural light, maximize ventilation, and preserve uninterrupted flow throughout.

Sunlit interiors, corner layouts, and discreet dual entrances ensure privacy where it matters and openness where it's needed most.



A Measured Rise in Every Sense

Each residence enjoys floor-to-floor heights of 4 metres, subtly rising above the norm to offer openness you can feel. In the penthouse collection, ceilings extend even further, creating a rare sense of scale more commonly found in villas and private estates.



Here Every Detail Breathes Intention

At The S, every space is shaped with care and quiet sophistication, where design, materiality, and emotion converge. From the texture underfoot to the fluid grace of each zone, every detail is crafted to elevate the rhythm of daily life.





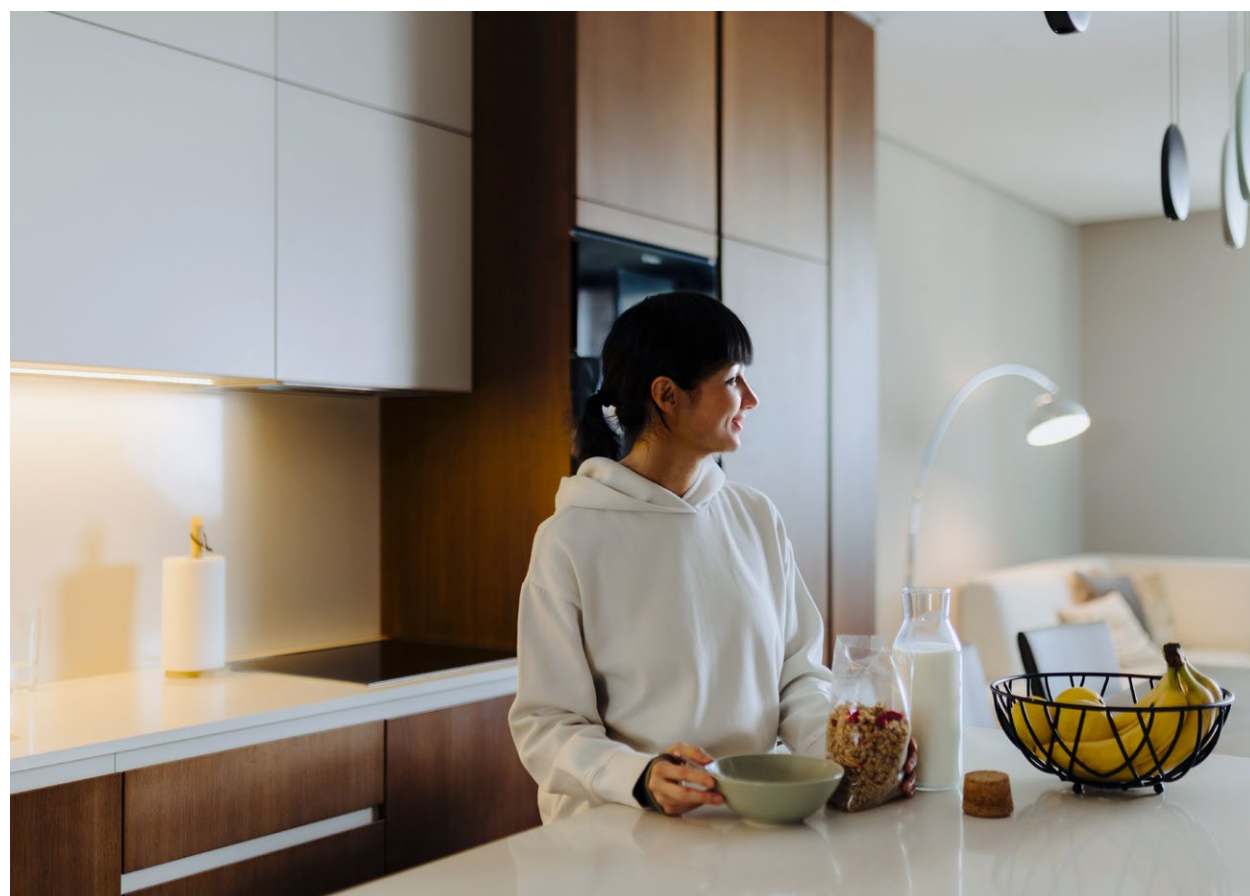
A Living
Experience
Measured
By
Feel



This is not just where you live.
It's how you move through space, with quiet
elegance in every step, thoughtful details
in every touch, and a sense of ease that
anchors each day.

Porcelain tile flooring runs across the formal
living, dining, and family zones, creating
a seamless flow that feels both open and
composed.

In the bedrooms, timber looking porcelain
tiles adds warmth, tactility, and quiet
elegance underfoot - a deliberate contrast
that gently marks the shift from shared to
private space.



Designed Around Your *Rhythm*

The kitchen is quietly composed, combining function, elegance, and clarity in form. Reconstituted stone countertops provide strength and refinement, while Miele or equivalent appliances are integrated to deliver reliable precision within a clean, timeless setting.



Everything Flows Better Here



Quietly elevated in form and function, the bathrooms at The S are thoughtfully crafted.

Porcelain tile finishes create a refined base, while precision fittings and integrated smart elements add comfort without visual clutter. Each touchpoint, from the fixtures to the smart mirror, is designed to soften the pace of everyday life.

Light
Comfort
Ambience

on Command



The S is equipped with a smart home system that integrates control of lighting, temperature, and curtain settings into one seamless experience. Every feature is designed to be discreet, responsive, and intuitive, enhancing daily life without overwhelming it.

A New
Pinnacle in
The Sobha's
Legacy

THE S

Crafted with the same precision that defined The S,
this tower raises the bar even further.

It's where the finest details come together to shape
a new standard of elevated living.

A design that doesn't follow - it leads.



Exclusivity

That Goes Beyond The Front Door

A multi-tiered podium serves as a private sanctuary, with seamless lift access to wellness spaces, intimate lounges, and serene rooftop escape.

A double-height wellness club, designed to uplift both body and mind.

Curated zones include a courtyard, zen garden, yoga terrace, and meditation spaces.
All elevated above the city.





Edge That Holds *The* Horizon

A singular three-in-one pool concept: infinity edge, immersive sunbed, and beach edge. Crafted for relaxation, framed by architecture, and soaked in light.



The Next
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Signature
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THE *S*

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

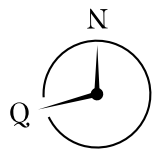
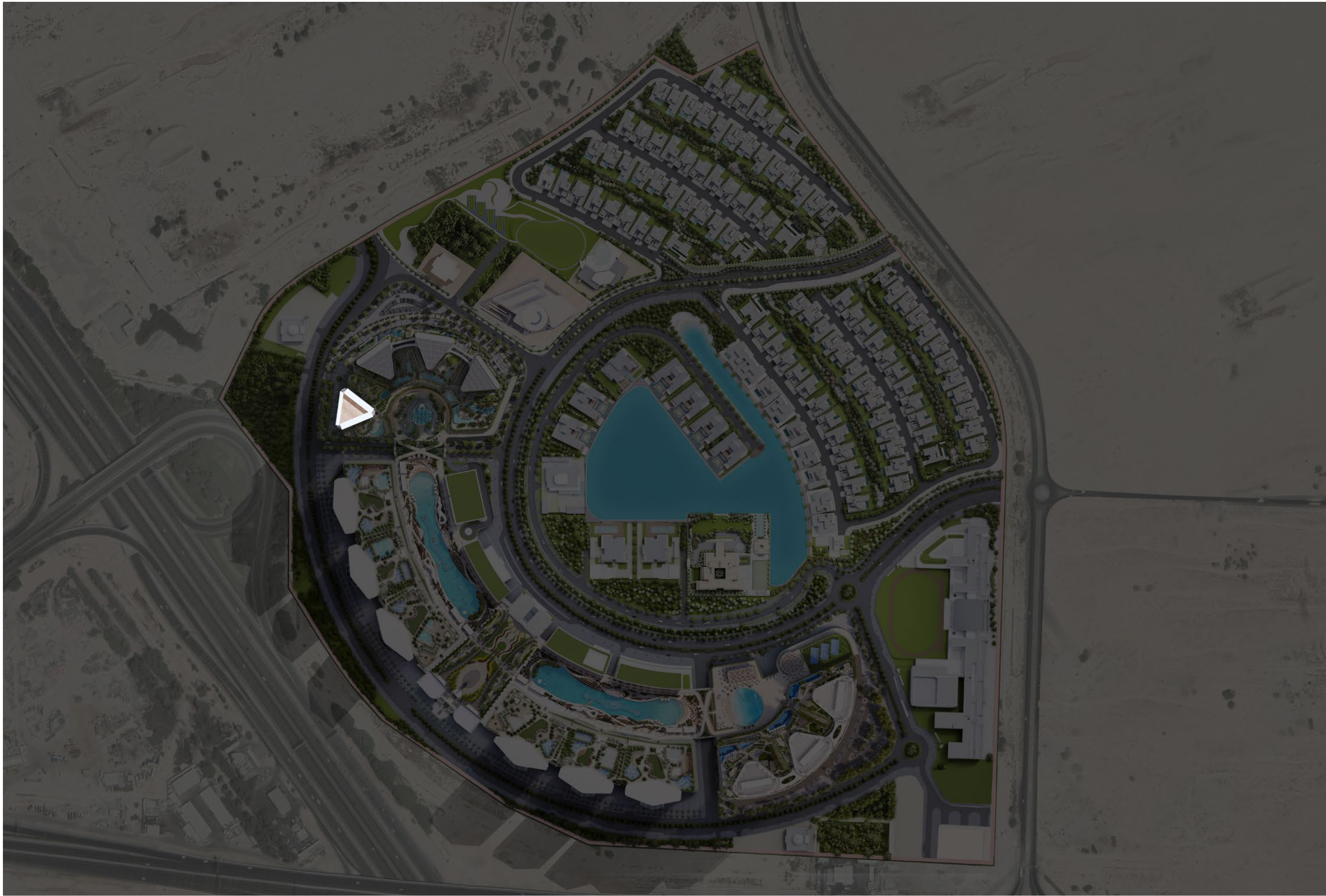
Family / BBQ Area

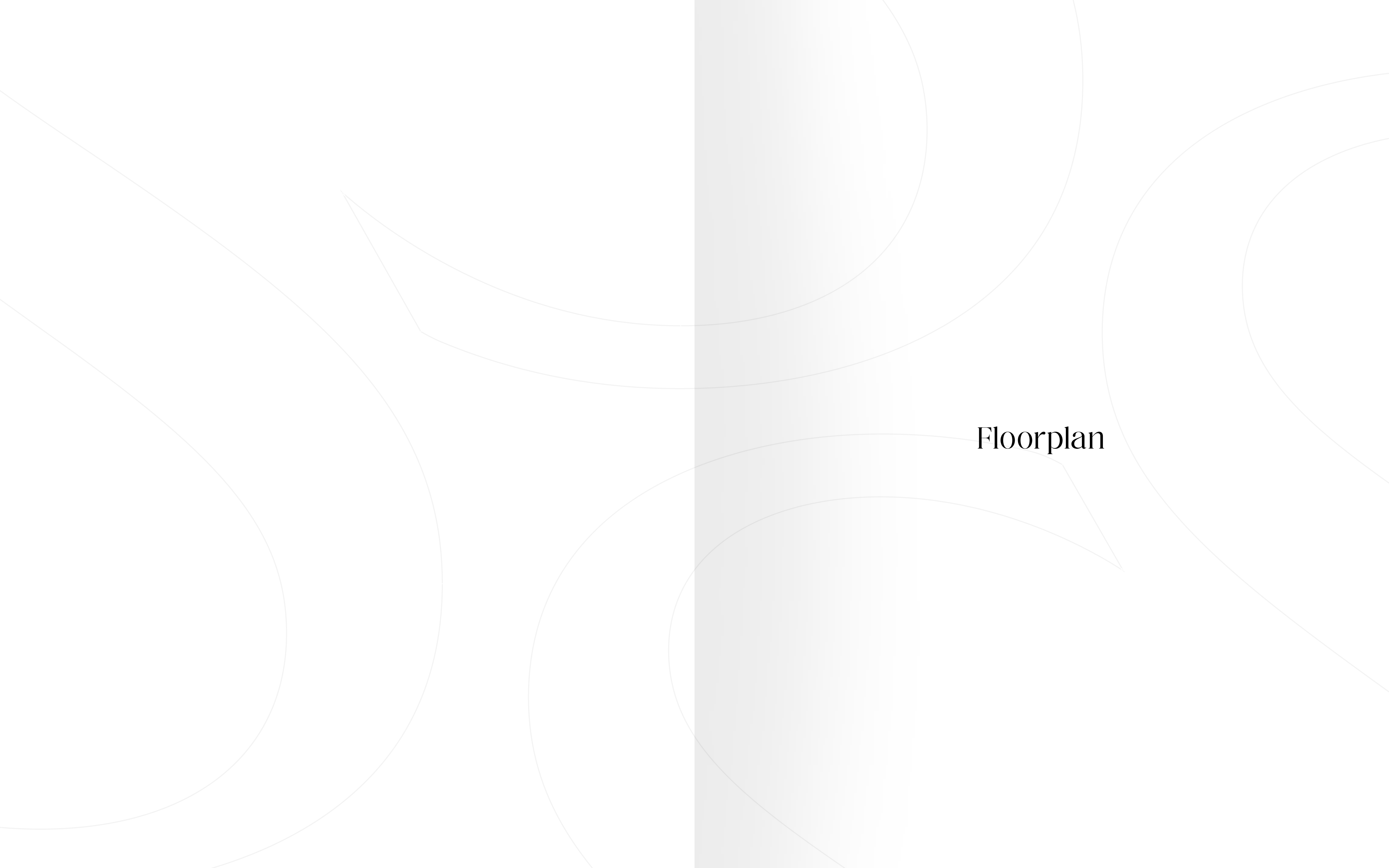
Kids Play Area

Wall Climbing



Site Map

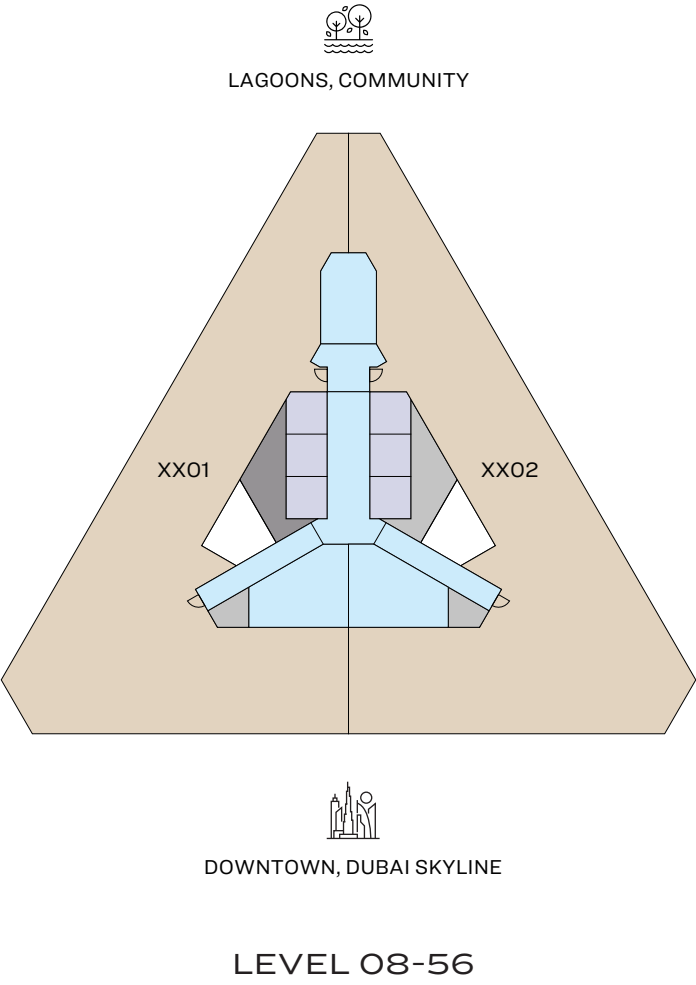


The background features several large, overlapping circles in a light gray color. A vertical bar with a gradient from light gray at the top to dark gray at the bottom runs through the center of the image.

Floorplan



FLOOR PLAN



THE S

at SOBHA HARTLAND II

4 BED UNIT

CIRCULATION

LIFTS

SERVICES

GARBAGE ROOM

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.

4 BEDROOM APARTMENT

TYPE A

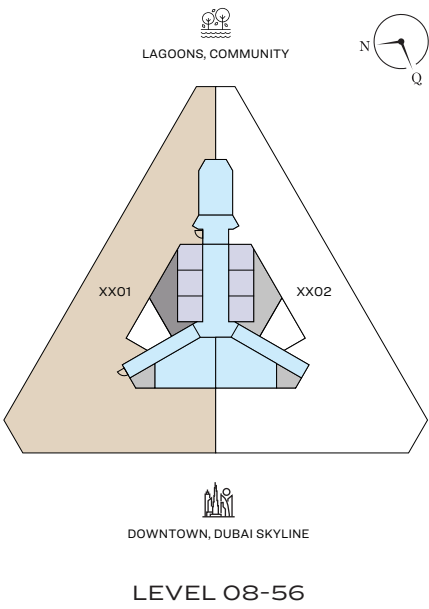
(Maid room, Powder, Stores, Walk in Closet, Show Kitchen, Family Room, Balconies)

TOTAL SALEABLE AREA

SUITE = 4,950.11 SQ.FT.

BALCONY = 491.26 SQ.FT.

TOTAL = 5,441.37 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

270 Degree, Amenities, Community, Downtown Skyline, Dubai Skyline, Lagoons

801, 901, 1001

270 Degree, Community, Downtown Skyline, Dubai Skyline, Lagoons

1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601

270 Degree, Community, Downtown Skyline, Dubai Skyline, Lagoons, Ras-Al-Khor, Creek

3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4701, 4801, 5201, 5301, 5401, 5501



THE S

et SOBHA HARTLAND II

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4 BEDROOM APARTMENT

TYPE A - VARIANT 1

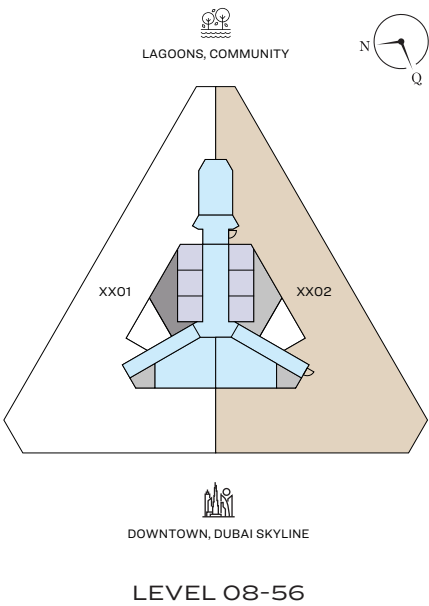
(Maid, Powder, Stores, Walk in Closet, Show Kitchen, Family Room, Balconies)

TOTAL SALEABLE AREA

SUITE = 4,942.25 SQ.FT.

BALCONY = 491.16 SQ.FT.

TOTAL = 5,433.41 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

270 Degree, Amenities, Community, Downtown Skyline, Dubai Skyline, Lagoons

802, 902, 1002

270 Degree, Community, Downtown Skyline, Dubai Skyline, Lagoons

1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402, 4502, 4602, 4702, 4802, 5202, 5302, 5402, 5502

THE S

et SOBHA HARTLAND II

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SOBHA
REALTY

