



SKYSCAPE AURA AT SOBHA HARTLAND 2, DUBAI

DIRECT SALES & 0% COMMISSION

PRICES START
AT 465K USD

426K EUR - DECEMBER 2028



Real Estate
Presentation

SKYSCAPE AURA AT SOBHA HARTLAND 2



Overview

Skyscape Aura at Sobha Hartland 2, Dubai is the latest residential marvel developed by Sobha Group that offers premium 1 to 3 bedroom apartments with waterfront views. The spacious interiors feature premium finishes and floor-to-ceiling windows that flood the living spaces with natural light, offering breathtaking views of the surrounding lush landscapes and the vibrant cityscape. The lush landscapes and tranquil lagoons surrounding the development create a serene oasis amidst the bustling city, providing a perfect balance of urban convenience and natural beauty.

One of the standout features is its strategic location within Sobha Hartland II, a prestigious community that offers the perfect balance between tranquillity and urban connectivity. Residents enjoy the convenience of being close to Dubai's key attractions, such as Downtown Dubai, the Dubai Mall, and Burj Khalifa, while also being able to retreat to the serene surroundings of lush green landscapes and tranquil lagoons. This prime location ensures that everything one needs, from shopping and dining to entertainment and leisure, is just a short drive away, making it an ideal choice for those who want to enjoy the best of both worlds.

At the heart of the development is a beautifully landscaped central park, which serves as a communal space for relaxation and socialization. The variety of recreational facilities, including an infinity pool, state-of-the-art gyms, yoga zone, and sports court, encourage an active and healthy lifestyle. The thoughtful arrangement of residential units and amenities ensures that residents have easy access to everything they need while maintaining their privacy and comfort. This blend of thoughtful design and luxurious amenities creates a living environment that is both exclusive and welcoming.

Inside the apartments, every detail has been carefully considered to provide the utmost comfort and convenience. The spacious open-plan layouts create a seamless flow between living, dining, and kitchen areas, making them perfect for both relaxation and entertaining. High-quality materials and finishes are used throughout, reflecting the luxurious standards. The floor-to-ceiling windows not only offer stunning views but also enhance the sense of space and light, creating a bright and airy atmosphere. These interiors are designed to be both functional and elegant, providing a perfect backdrop for the modern urban lifestyle.



SKYSCAPE AURA
AT SOBHA
HARTLAND 2

**1, 1.5, 2, 2.5,3
BEDROOM APARTMENTS**

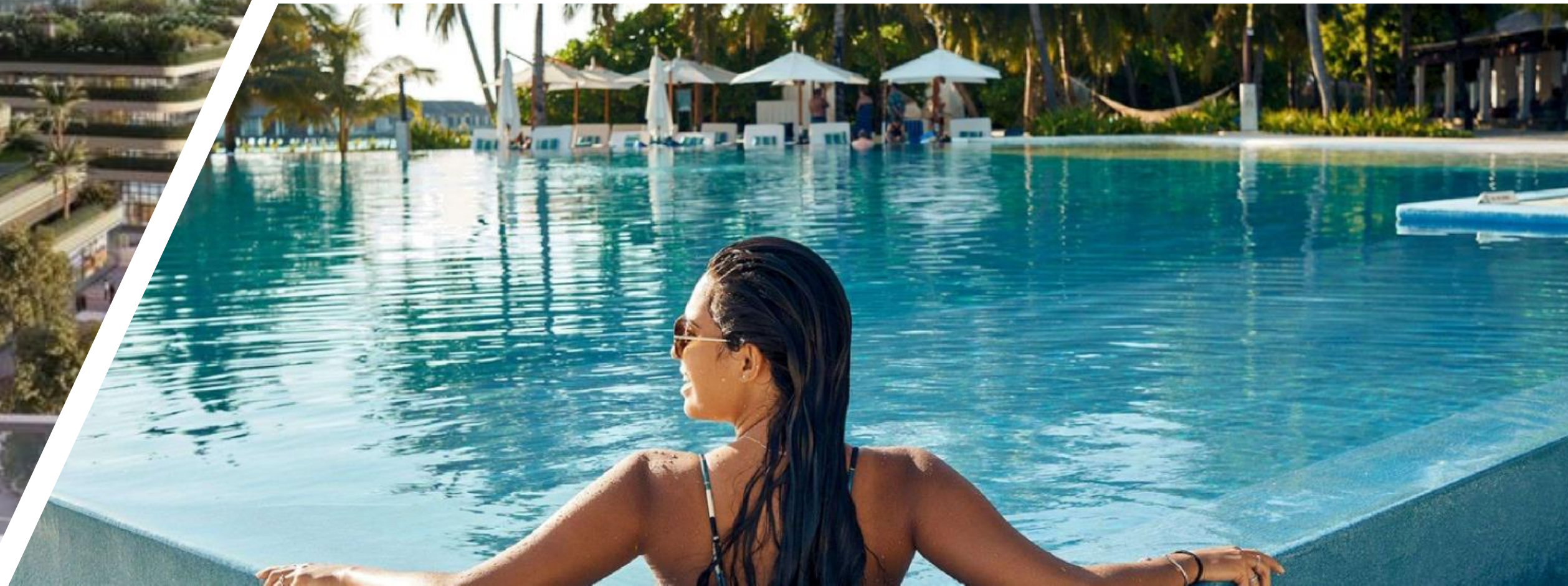


PAYMENT PLAN

20% DOWN PAYMENT
ON BOOKING DATE

40% DURING CONSTRUCTION
1 TO 4 INSTALLMENT

20% ON HANDOVER
100% COMPLETION





GYM



HEALTH CENTRE



SUPERMARKET





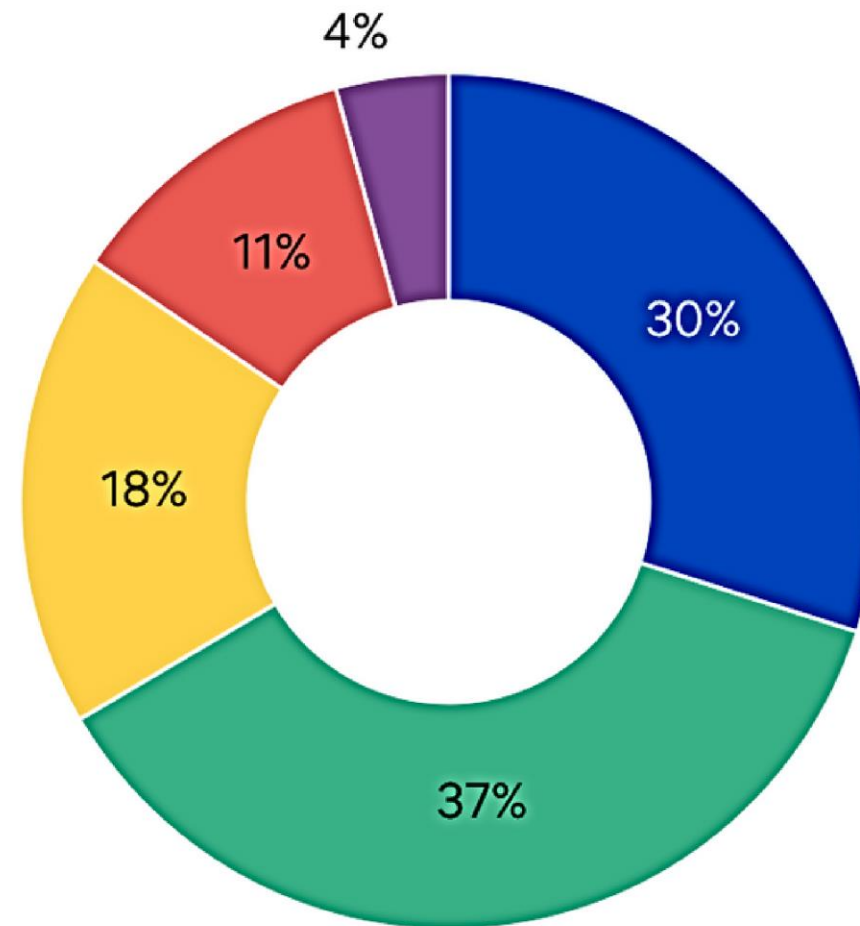
Skyscape Aura is the latest premium development located at Sobha Hartland 2 within Dubai, offering best of the both worlds tranquil surrounding experience



**SOLD
PROPERTIES
2024-2023**

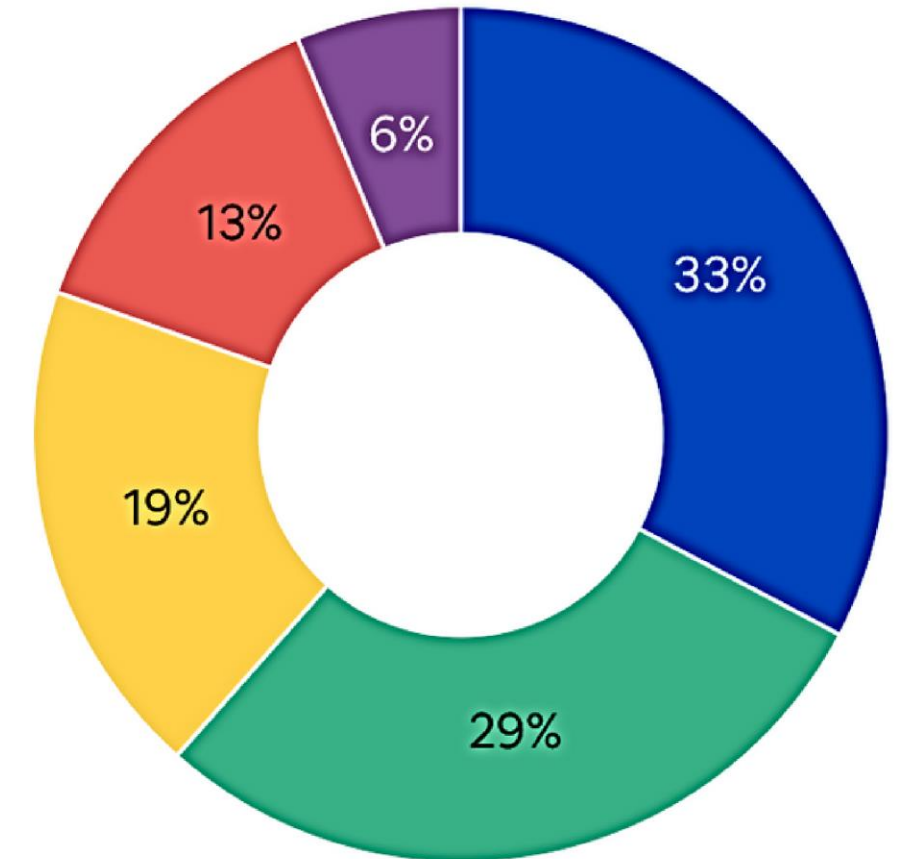
Sold properties value by price range as of 2024 vs. 2023

2024



■ Below one M ■ 1-2 M ■ 2-3 M ■ 3-5 M ■ More than 5 M

2023

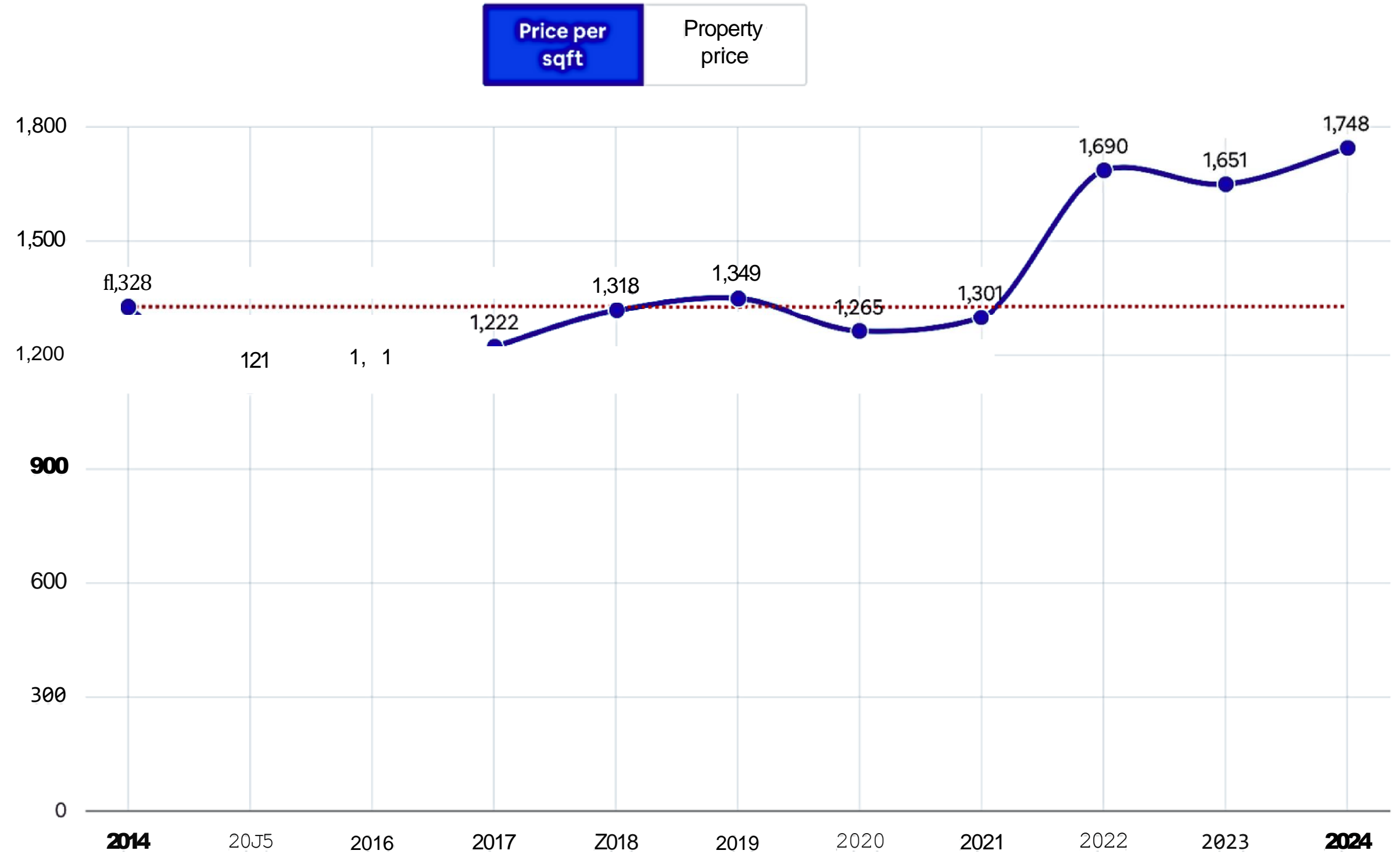


■ Below one M ■ 1-2 M ■ 2-3 M ■ 3-5 M ■ More than 5 M



**WHY DUBAI
IS THE BEST
INVESTMENT**

Dubai property price change over years



THE WORLD ISLANDS

PALM
JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

BUR DUBAI

SOBHA
SEAHAVEN

SOBHA
S-TOWER

UMM SUQEIM

JUMEIRAH

SOBHA REALTY
METRO STATION

THE DUBAI MALL

JEBEL ALI

SOBHA
VERDE

AL BARSHA

AL QUOZ

SOBHA
HARTLAND

DUBAI
INTERNATIONAL
AIRPORT

AL KHAIL ROAD

DUBAI INVESTMENTS
PARK



MOTOR CITY

SOBHA ORBIS

SOBHA
HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK
HARBOUR

RASHIDIYA

SHEIKH MOHAMED BIN ZAYED ROAD

AL MAKTOUM
INTERNATIONAL
AIRPORT



SOBHA
RESERVE

DUBAI SILICON
OASIS

INTERNATIONAL
CITY



GRACIAS POR
ELEGIRNOS

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