


# SKYSCAPE

## AURA

Sobha Hartland 2 residential  
project brochure





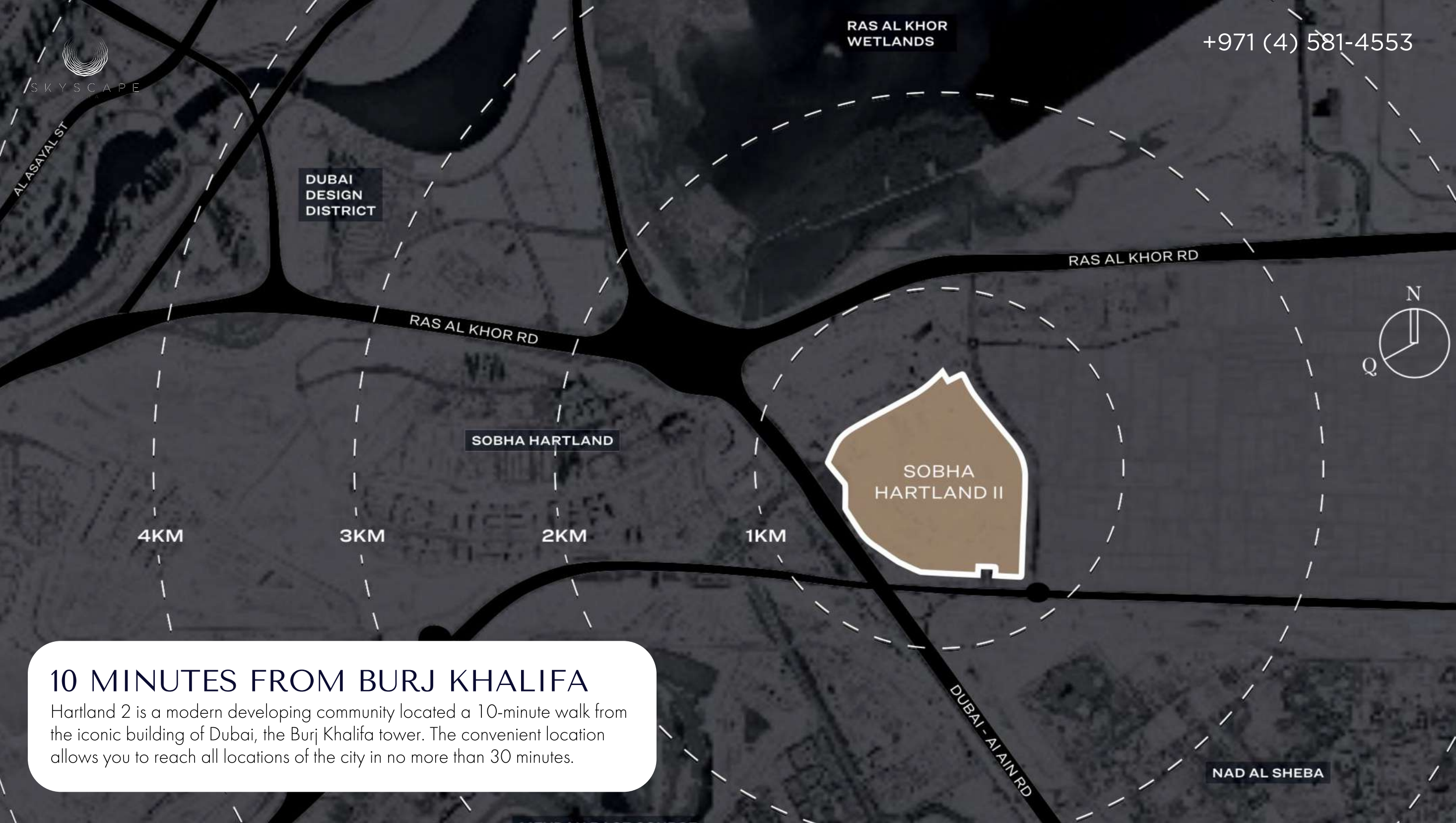


SKYSCAPE AURA IS A RESIDENTIAL APARTMENT  
COMPLEX IN THE SOBHA HARTLAND II  
COMMUNITY, WITH MAGNIFICENT VIEWS OF  
THE CITY AND LAGOON.



+971 (4) 581-4553





## 10 MINUTES FROM BURJ KHALIFA

Hartland 2 is a modern developing community located a 10-minute walk from the iconic building of Dubai, the Burj Khalifa tower. The convenient location allows you to reach all locations of the city in no more than 30 minutes.



# PROJECT MASTER PLAN

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SCAPE  
ARCHITECTS

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## DIAMOND-SHAPED, EYE-CATCHING ARCHITECTURE

The tower has a diamond shape, which makes it stand out among the high-rise buildings of the community. The façade is lined with gray panels, and panoramic glazing makes it visually lighter.



PROJECT ARCHITECTURE





PROJECT ARCHITECTURE

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THE PROJECT INCLUDES APARTMENTS  
WITH 1, 2 AND 3 BEDROOMS.





## FINISH WITHOUT FURNITURE

The apartments are decorated in light and neutral colors, which adds sophistication and modern charm. If you wish, you can always bring your ideas and bright accents into the interior. The spacious rooms are filled with air and light thanks to floor-to-ceiling windows that replace the external walls.

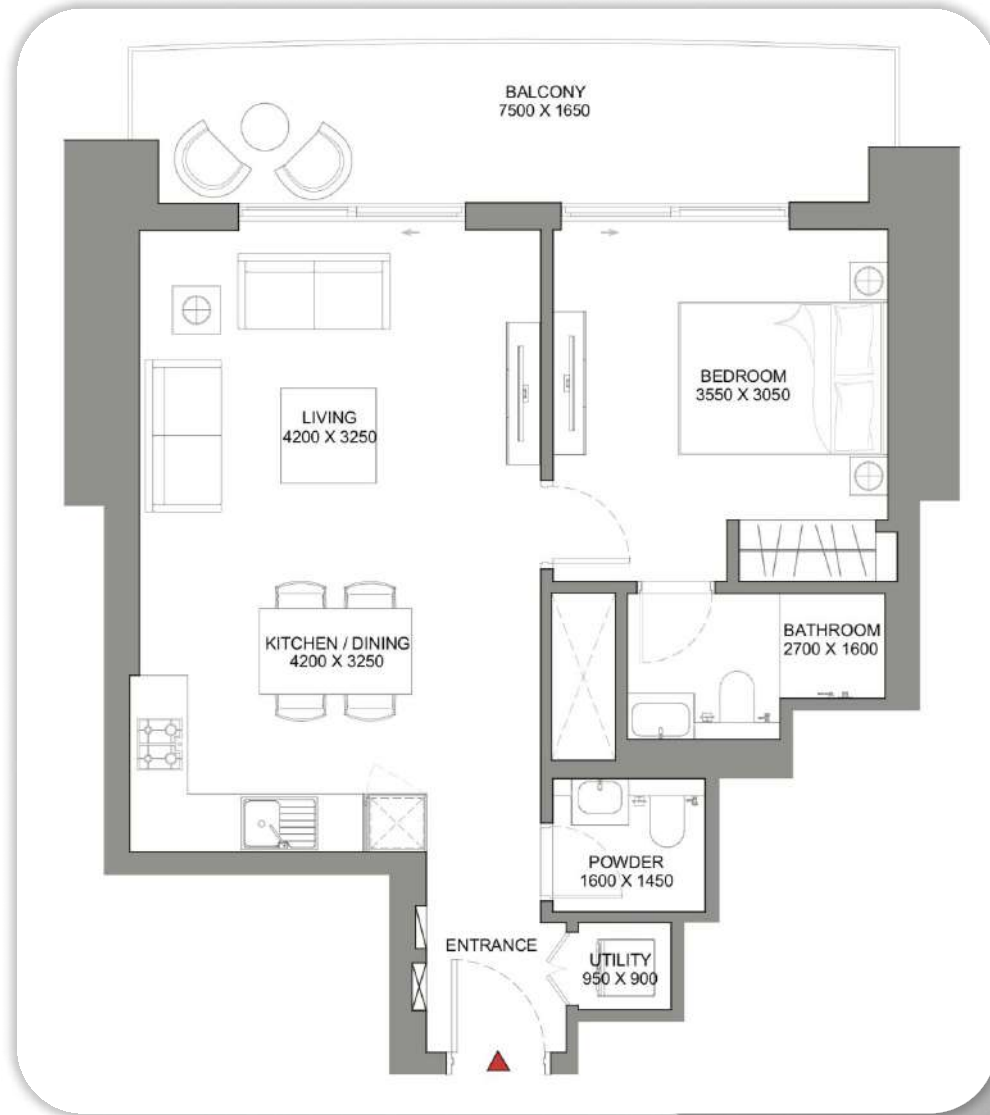




## BEDROOM INTERIOR VARIATION

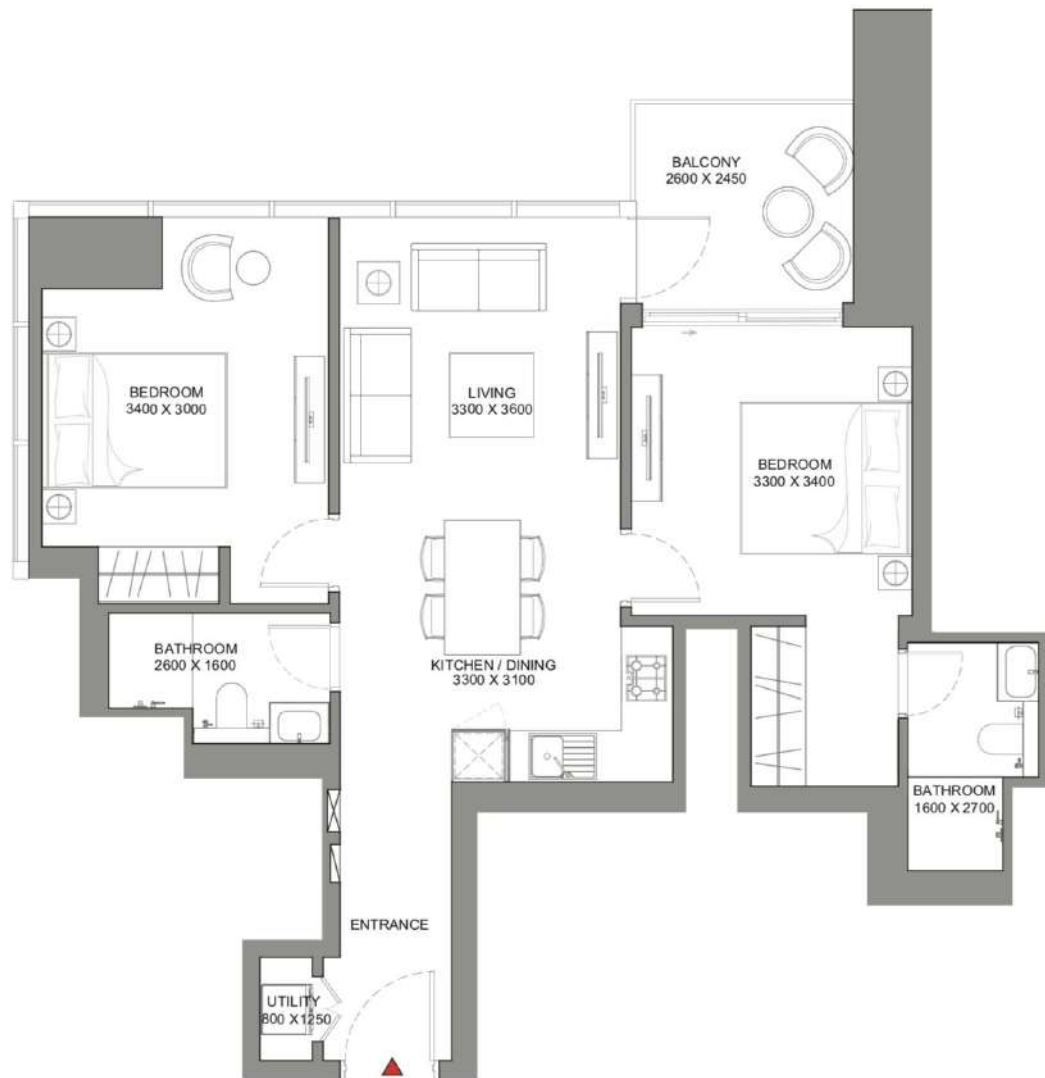


# LAYOUT OF APARTMENTS WITH 1 BEDROOM



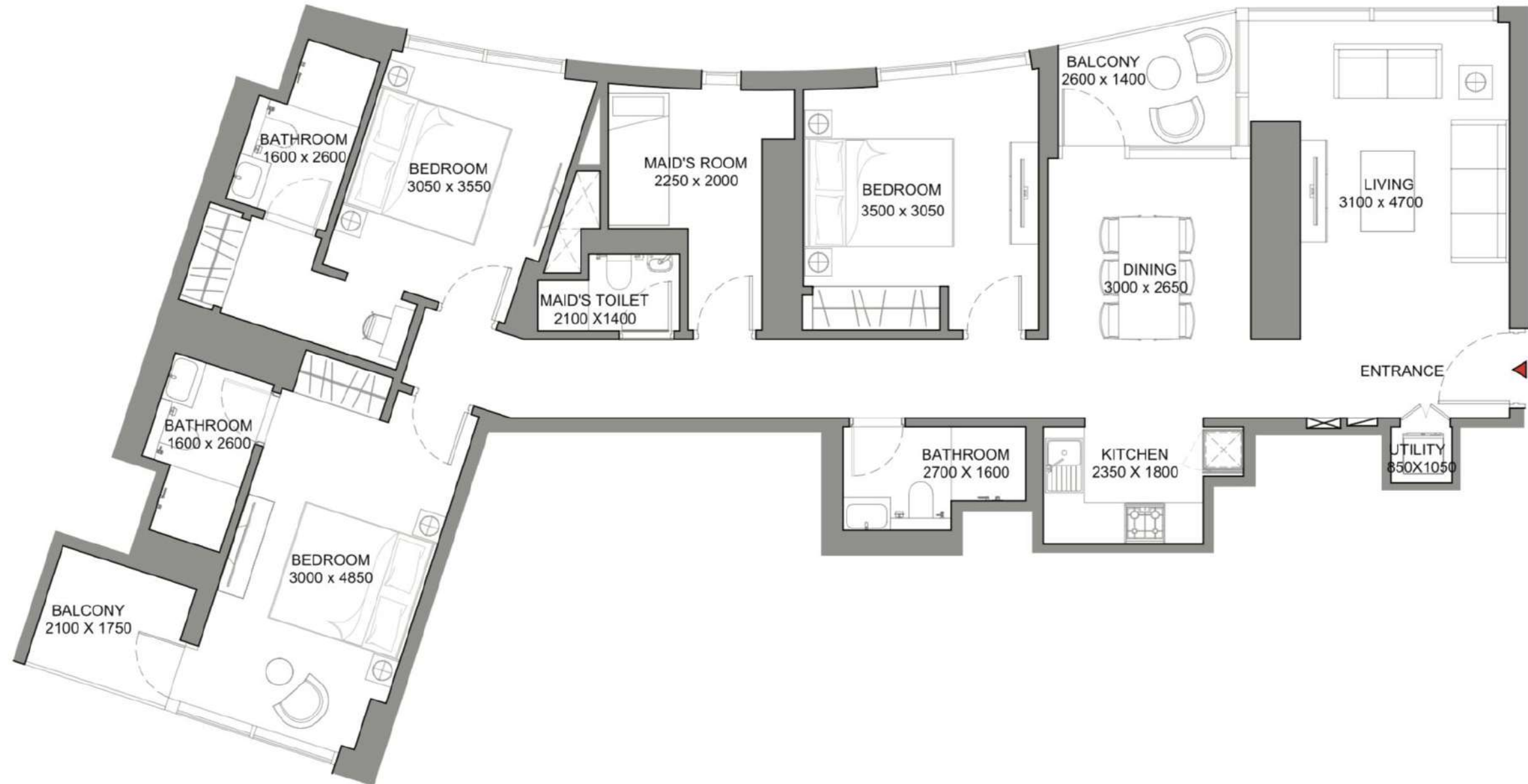


# LAYOUT OF APARTMENTS WITH 2 BEDROOMS





## LAYOUT OF APARTMENTS WITH 3 BEDROOMS





## INFINITY POOL

Take a dip in the infinity wave pool and get rid of everyday stress. The seating areas are equipped with upscale amenities and patios overlooking the greenery.



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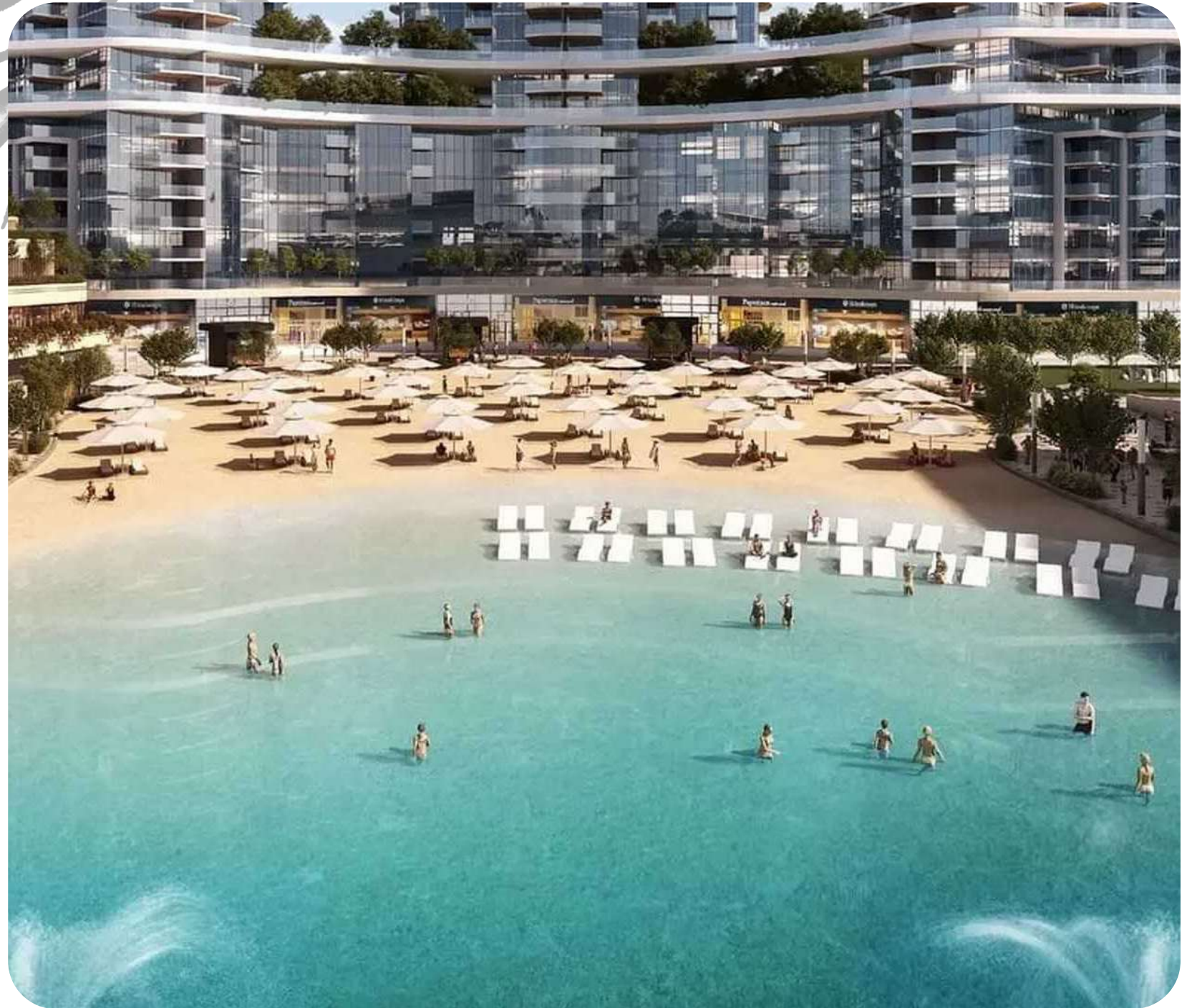
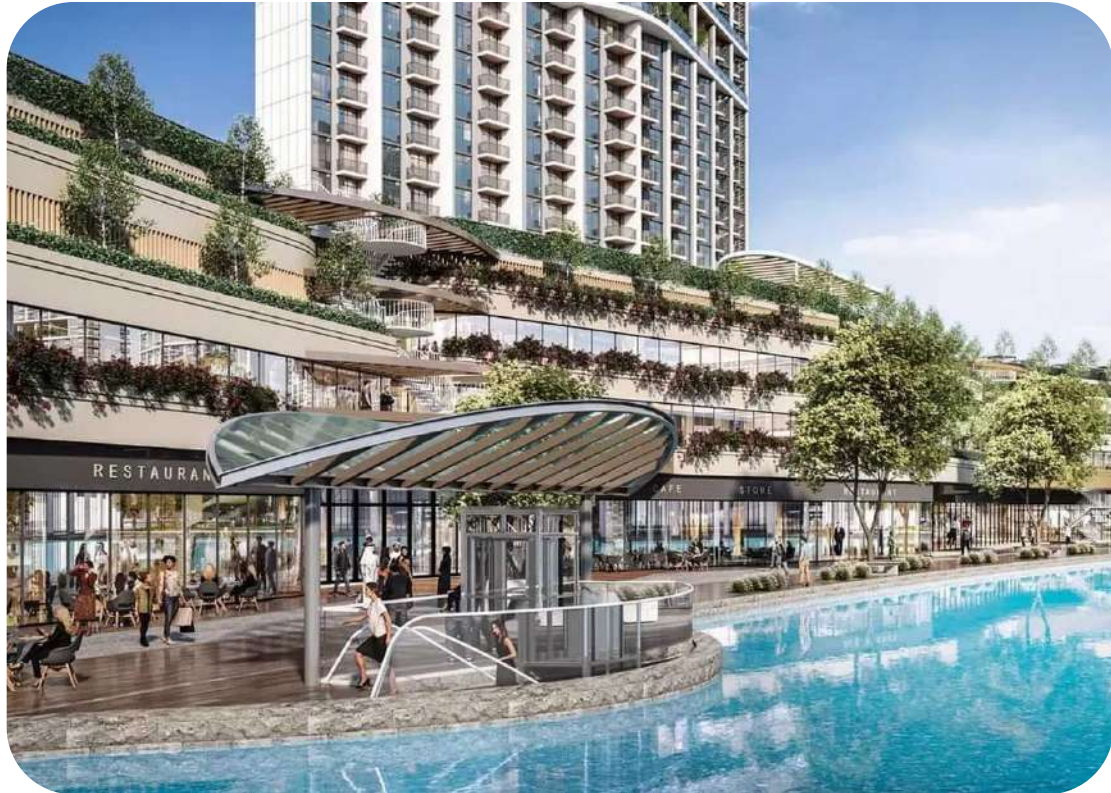
POOL AREA





## PRIVATE BEACH

The project is located along a new artificial lagoon with crystal clear water and white sand.





## BBQ AREA

Enjoy a meal in the BBQ and dining areas or watch a movie on the outdoor movie screen.







SHOBA HARTLAND

## PARKS AND GARDENS

Stroll through the shady greens of Shoba Hartland, home to 358 plant species.

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## TERRACES ON THE PODIUM

The podium features relaxation terraces with breathtaking views of the Burj Khalifa and the center of Dubai.



## SPORTS GROUNDS

On the project territory there are running and walking tracks with soft surfaces, as well as equipped gyms and areas for individual training.





## VIEW OF THE RESERVE AND BAY

The complex is located near the Ras al Khor Sanctuary - enjoy views of colorful pink flamingos, to the north overlooking the calming waters of the Creek, a skyline with panoramic views of the Burj Khalifa.







## MEYDAN BRIDGE

The Meydan Bridge is an architectural marvel located a couple of minutes from the project. Its wave-like shape and spectacular design are the pride of Dubai. The blue light perfectly complements and highlights the striking shape of the bridge with its continuous wavy line of light. The lighting transformed the bridge into a spectacular symbol, visible for miles.







## MEYDAN HIPPODROME

Every March, tens of thousands of horse racing fans flock to Meydan Racecourse in Dubai to witness the massive \$35 million Dubai World Cup. Located 15 minutes drive from the project.





## THE MEYDAN ONE SHOPPING CENTER

Meydan One Mall in Mohammed bin Rashid City will feature the world's longest indoor ski slope, measuring 1 km in length and covering an area of 12,000 sq.m. In addition, the shopping center will house the world's largest dancing fountain.







## PROJECT DEVELOPER - SOBHA

Sobha is an international property developer founded in 1976 in Oman. The company specializes in the implementation of premium residential and mixed-use projects in the United Arab Emirates, Oman, Bahrain, Brunei and India.



CONSTRUCTION WILL END IN 2028



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We work with love and with no commission.

