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OFF PLAN

Skyscape

Location: Mohammad Bin Rashid City, Dubai

Starting From: AED 1,710,000

Permit No: 1912998345

Skyscape

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Sobha	**Apartments**	**Q4 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Skyscape is a premium waterfront residential development by **Sobha Realty**, located within the prestigious **Sobha Hartland II** master community in **Bukadra, Dubai**. Designed to redefine luxury waterfront living, the tower features elegant contemporary architecture with expansive glass façades that maximise natural light and capture spectacular views of crystal lagoons, landscaped parks, and the Dubai skyline. Positioned within one of Dubai's most sought-after master-planned communities, Skyscape combines Sobha Realty's renowned construction quality with an exclusive waterfront lifestyle, offering residents a tranquil environment while remaining close to the city's major destinations.

The development offers a refined collection of **1, 2, 3, and 4-bedroom apartments**, with residences ranging from approximately **762 sq. ft. to 2,790 sq. ft.** Every home features spacious open-plan layouts, floor-to-ceiling windows, premium marble finishes, designer kitchens with integrated appliances, elegant bathrooms, and generous balconies overlooking the waterfront and surrounding greenery. Sobha's signature craftsmanship, attention to detail, and high-quality materials create sophisticated residences that combine timeless elegance with everyday functionality.

Residents enjoy a comprehensive range of resort-inspired amenities designed around wellness, recreation, and community living. Facilities include an infinity swimming pool overlooking the waterfront, a fully equipped fitness centre, wellness spa, yoga and meditation spaces, children's play areas, landscaped gardens, jogging and cycling tracks, multipurpose lounge, barbecue areas, retail outlets, cafés, concierge services, covered parking, and 24-hour security. As part of Sobha Hartland II, residents also benefit from

crystal lagoons, expansive green spaces, international schools, retail destinations, and vibrant waterfront promenades that create a complete lifestyle community.

Strategically located within **Sobha Hartland II**, Skyscape offers excellent connectivity to **Downtown Dubai**, **Burj Khalifa**, **Dubai Mall**, **Business Bay**, **Meydan**, **Dubai International Airport**, and **Ras Al Khor Wildlife Sanctuary** via **Al Khail Road** and **Ras Al Khor Road**. The community's prime location, combined with Sobha Realty's reputation for premium developments and superior build quality, makes Skyscape an outstanding opportunity for homeowners and investors seeking luxury waterfront living, strong rental demand, and long-term capital appreciation.

Why Buy Skyscape Through A1 Properties?
Purchasing **Skyscape** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Sobha Hartland II and premium waterfront developments. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest inventory, preferred unit selections, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation, ownership transfer, and after-sales support, A1 Properties delivers comprehensive end-to-end service throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Sobha Hartland II's long-term growth and Sobha Realty's exceptional construction standards, we help you secure a premium waterfront residence that offers outstanding lifestyle appeal and excellent long-term investment potential.

PAYMENT PLAN

20%	**40%**	**40%**
Down Payment	During Construction	On Handover

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