

THE S
at SOBHA HARTLAND II

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.

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 **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



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



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

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.

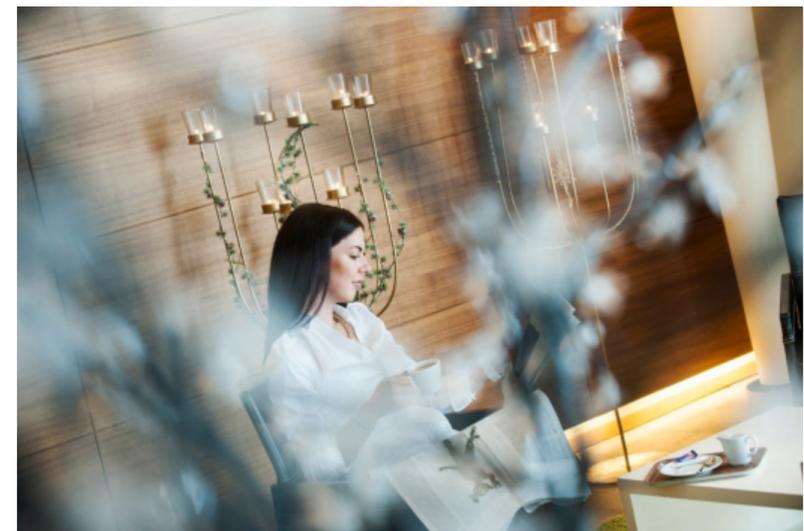
Dedicated concierge and valet services ensure seamless arrivals and departures, while a refined café space offers a quiet corner for meetings or moments.

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



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.

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.



A Living
Experience
Measured

By

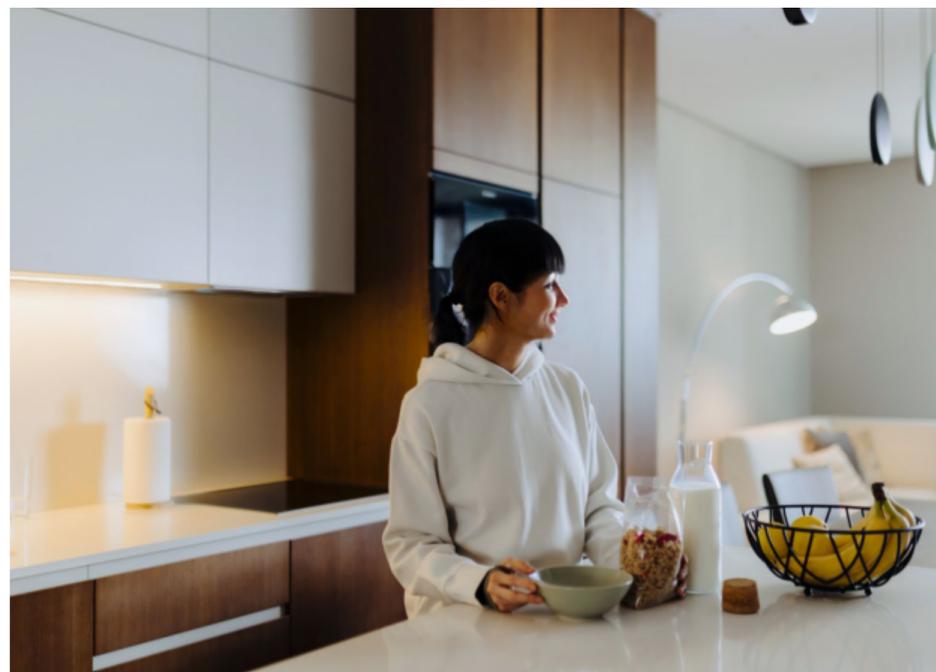
Feel



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.



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.

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





housebook

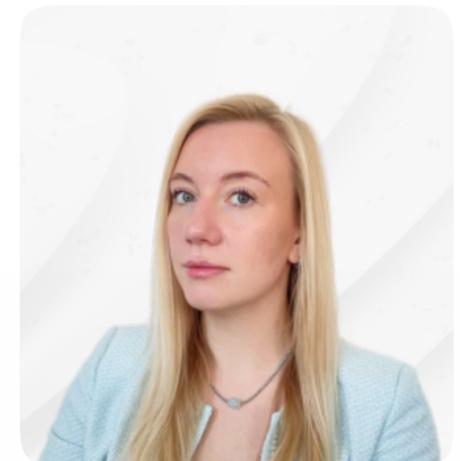
international real estate
IT-platform for agents

Whatsapp contacts 

Partnership managers



**Alevtina
Kapustina**



**Svetlana
Guseva**

housebook.deals

partner@housebook.deals