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OFF PLAN

# Skyscape Avenue

**Location:** Mohammad Bin Rashid City, Dubai

**Starting From:** AED 1,690,000

**Permit No:** 2

Skyscape Avenue

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **Sobha** | **Apartments** | **Q4 2028** | **60/40** | **Off Plan** |

## ABOUT THE PROJECT

**Skyscape Avenue by Sobha Realty** is a premium high-rise residential development within **Sobha Hartland II**, one of the developer's major master-planned communities in Mohammed Bin Rashid City. Designed around contemporary waterfront living, the project combines elegant architecture, extensive lifestyle amenities and views across the community's lagoons, landscaped spaces and Dubai skyline.

The development offers a collection of **1, 2 and 3-bedroom apartments**, providing options for professionals, couples, families and property investors. Residences are designed with Sobha Realty's emphasis on efficient layouts, natural light and high-quality finishes, with large windows and balconies strengthening the connection between the apartments and their surroundings.

Apartment sizes begin at approximately **738 sq. ft.** and extend to around **1,721 sq. ft.** for larger configurations. Buyers should compare the exact saleable area of individual units, as layouts, balconies and positioning can create meaningful differences within the same bedroom category.

Architecturally, Skyscape Avenue follows the modern vertical design language of Sobha Hartland II. Its slender high-rise profile, extensive glazing and elevated residences are designed to maximise views, while landscaped podium areas create a transition between the tower and the wider master community.

A major component of the project's appeal is its setting within **Sobha Hartland II**. The community has been planned around extensive greenery, waterfront environments, open spaces and recreational infrastructure, providing residents with a more integrated lifestyle than a standalone residential tower.

Residents of Skyscape Avenue are planned to benefit from a comprehensive collection of amenities, including **swimming pools, fitness facilities, landscaped gardens, children's play areas, sports and recreational spaces, walking areas and residents' social facilities**. These amenities are complemented by the broader leisure infrastructure planned throughout Sobha Hartland II.

The project's waterfront environment is particularly important to its positioning. Selected residences benefit from views across the community's water features and landscaped areas, while higher-floor properties can capture broader views toward Dubai's evolving skyline.

Connectivity is another significant advantage. Sobha Hartland II is positioned with convenient access to major road networks connecting residents with **Downtown Dubai, Business Bay, Dubai International Airport and other important commercial and lifestyle destinations**.

The development's proximity to central Dubai gives Skyscape Avenue a different investment proposition from residential communities located significantly further from Downtown. Residents can benefit from a master-planned environment while remaining within practical commuting distance of Dubai's principal business districts.

Skyscape Avenue launched with prices from approximately **AED 1.69 million**, although current prices vary according to bedroom type, floor, view, exact square footage and remaining developer inventory. The launch figure should therefore be treated as historical entry pricing rather than a guaranteed current price.

The project is scheduled for **Q4 2028 handover**. Buyers should use the completion date stated in their individual SPA as the contractual reference, particularly if more granular dates differ between developer marketing and regulatory records.

From an investment perspective, Skyscape Avenue combines several important characteristics: **Sobha Realty development quality, proximity to central Dubai, waterfront positioning and exposure to the continued development of Sobha Hartland II**.

The project's potential should also be considered in the context of future supply within the master community. Investors should compare Skyscape Avenue with other Sobha Hartland II buildings based on **entry price per square foot, floor, view, unit efficiency, payment structure and handover timing** rather than evaluating the project in isolation.

For end-users, the development may be particularly attractive to buyers seeking a contemporary apartment within a landscaped master community while retaining convenient access to Downtown Dubai and Business Bay.

Individual residences should ultimately be assessed according to **floor, exact square footage, waterfront or skyline orientation, balcony configuration, layout efficiency and acquisition price per square foot**. In a high-rise project, view quality and elevation can materially influence both resale positioning and future rental demand.

Payment Plan

Skyscape Avenue is commonly offered with an approximately **60/40 payment structure**, allowing buyers to pay the majority of the purchase price through booking and construction-linked instalments, with the remaining balance due around completion.

For resale or assignment purchases, buyers should verify the **original purchase price, percentage already paid, outstanding developer balance and transfer eligibility** before comparing opportunities.

Why Buy Skyscape Avenue Through A1 Properties?
Purchasing **Skyscape Avenue at Sobha Hartland II** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available 1, 2 and 3-bedroom residences according to floor, square footage, waterfront orientation, layout, price per square foot and payment structure. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also benchmark Skyscape Avenue against other Sobha Hartland II developments and competing premium communities across Mohammed Bin Rashid City.

For investors, our advisors can assess **entry pricing, view premiums, future community supply, handover timing and potential rental and resale positioning**. For end-users, the selection process can focus on usable living space, views, amenities, community environment and connectivity to central Dubai.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

## PAYMENT PLAN

| | | |
|---|---|---|
| **10%** | **50%** | **40%** |
| Down Payment | During Construction | On Handover |

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