



**SKYVUE**  
SPECTRA

FACTBOOK



## The Arc of Luxury

The stunning tower boasts uninterrupted panoramic views that stretch all the way to the horizon. Floor-to-ceiling windows invite an abundance of natural light, filling your home with warmth and making every morning a truly blissful experience.

At Spectra every detail is thought through with the precision of a craftsman making it a true masterpiece.

# Project Highlights

(G+5P+42+ROOF)





# Project Highlights

## Configuration\*

1, 2 & 3 Bed Apartments  
Total Units in the tower 327 Apartments

TYOLOGY	RELEASED UNITS
1 Bed	224
2 Bed	90
3 Bed	13

Anticipated Completion Date (ACD): 31<sup>st</sup> March 2029

\*Numbers are limited to current release

# Location Map



THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

SOBHA REALTY METRO STATION

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

AL BARSHA

DUBAI INTERNATIONAL AIRPORT

AL KHAIL ROAD

SOBHA HARTLAND

DUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

DUBAI CREEK HARBOUR

RASHIDIYA

SOBHA SOLIS

SOBHA ONE

SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA ORBIS

SOBHA RESERVE

DUBAI SILICON OASIS

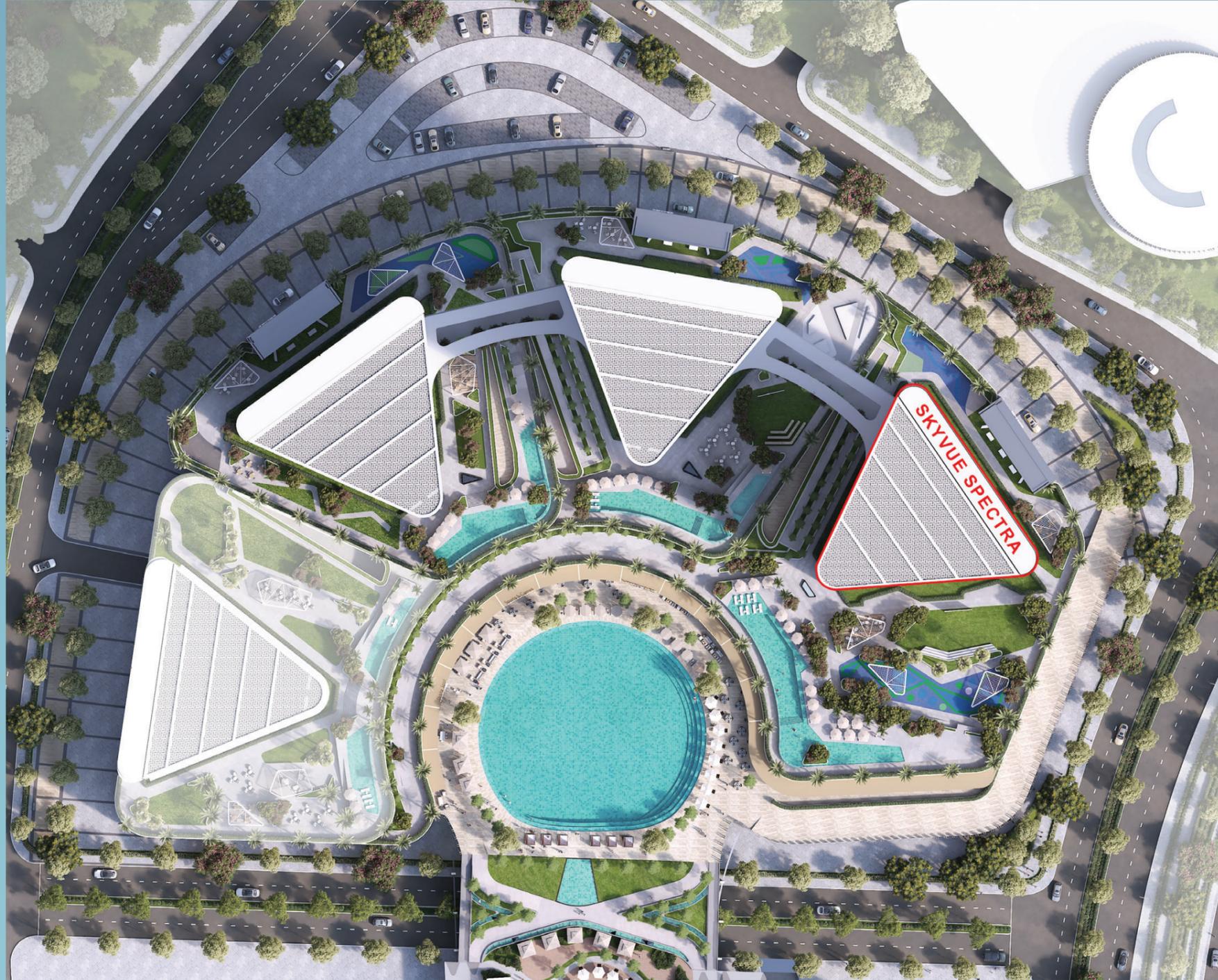
INTERNATIONAL CITY



# Master Plan



# Site Plan





## Amenities

### Discover Unparalleled Urban Luxury

Skylvue Spectra has a wealth of amenities awaits to enhance both entertainment and lifestyle.

# Water Amenities



Kid's Pool



Infinity Pool



Central Water Feature



Jacuzzi

# Fitness Amenities



Sauna and Steam



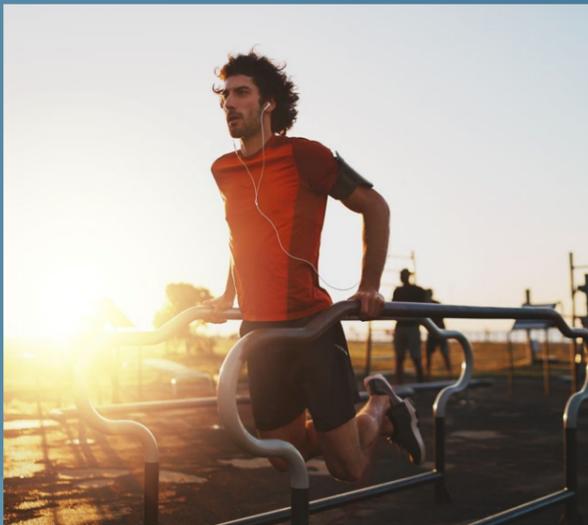
Indoor Gym



Indoor Yoga Studio



Circuit Training



Outdoor Gym



Yoga and Meditation Area



Walking/Jogging Loop

# Entertainment



Multipurpose Hall



Open Picnic Lawn



Barbeque Area



Open Cinema Area

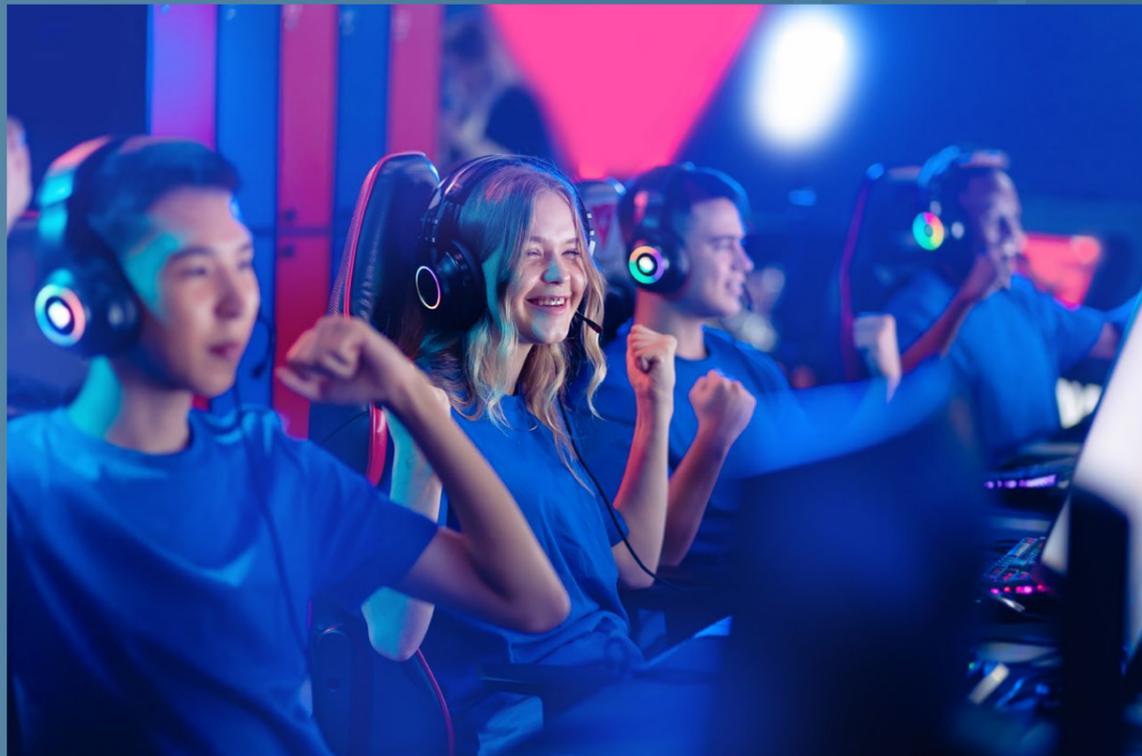


Open Amphitheatre Seating



Party Terrace

# Kids & Toddlers Zone



Kids Games Room



Kids Playroom



## The Apartments

- ◆ Each Tower has a separate double height lobby & lifts.
- ◆ Porcelain tiles in all living areas
- ◆ Matt emulsion paint finishes
- ◆ Apartments are designed to offer spacious layouts with large windows and balconies



## Kitchen

- ◆ White goods include Refrigerator, oven, Gas Hob & Hood and Washer-Dryer from Bosch or equivalent.
- ◆ High quality reconstituted stone or equivalent provided for counter-tops in vanity and kitchen.
- ◆ Kitchen cabinet of laminate/melamine or equivalent.
- ◆ Fridge-freezer of Hoover or equivalent brands.



## Bathrooms and powder room

- ◆ WC and wash-basin are provided by Duravit or equivalent brands.
- ◆ Floor and wall finishing with high quality porcelain tiles and matt emulsion paint.
- ◆ Vanity and wardrobe with fixture and fittings of laminate/ melamine or equivalent.

## MEP Features

- ◆ District Cooling and FCU provided.
- ◆ Home Automation provisions for lighting and temperature control.



## Sustainability Features

- ◆ Double-glazed façade – floor to ceiling glass curtain wall with superior heat and sound insulation
- ◆ EV Charging stations will be provided\* (As per statutory requirement).
- ◆ Energy efficient HVAC system and condensate water recycled will be provided for irrigation.
- ◆ District Cooling System will be used to reduced power consumption and carbon footprint.

# SOBHA

REALTY

Disclaimers:  
The images shown are for illustration purposes only and may not be an exact representation of the product. The images uses computer graphics technology (photo-realistic rendering) to showcase the building and apartment's design, including the facade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

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