



SKYVUE

SPECTRA



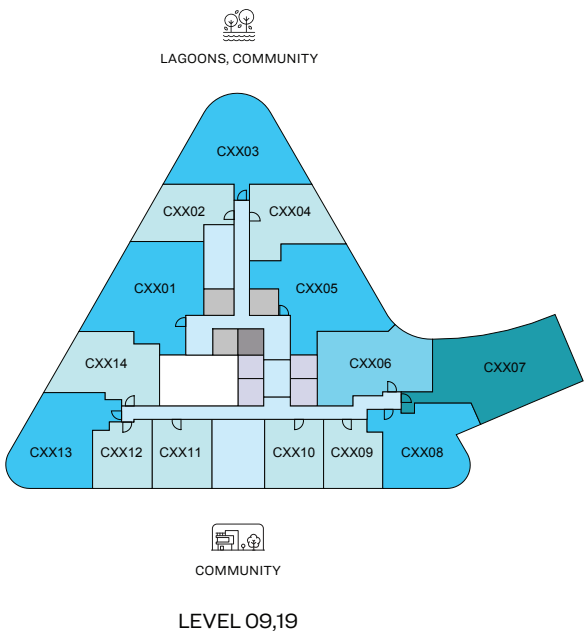
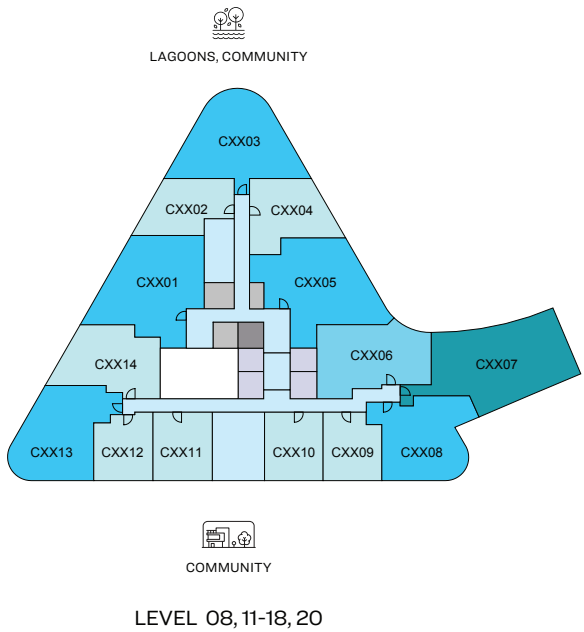
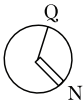
Skyvue Spectra by Sobha

Color Your Life with Luxury

Spectra adds a vibrant twist to high-rise living. Designed with dynamic layouts and stylish accents, this property reflects the spirit of modern luxury. A perfect blend of function, fashion, and comfort.

FLOOR PLAN LAYOUT

SKYVUE SPECTRA

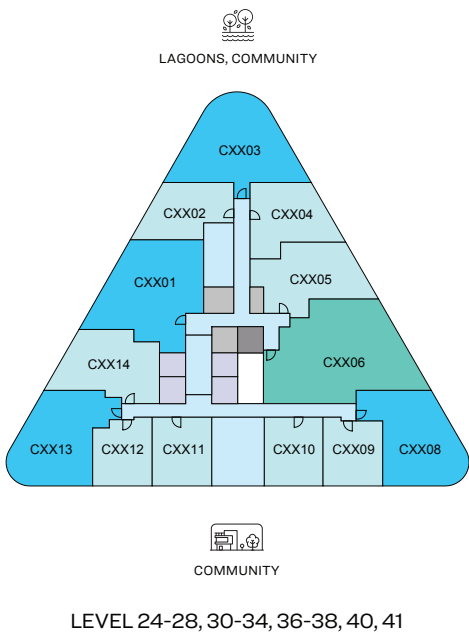
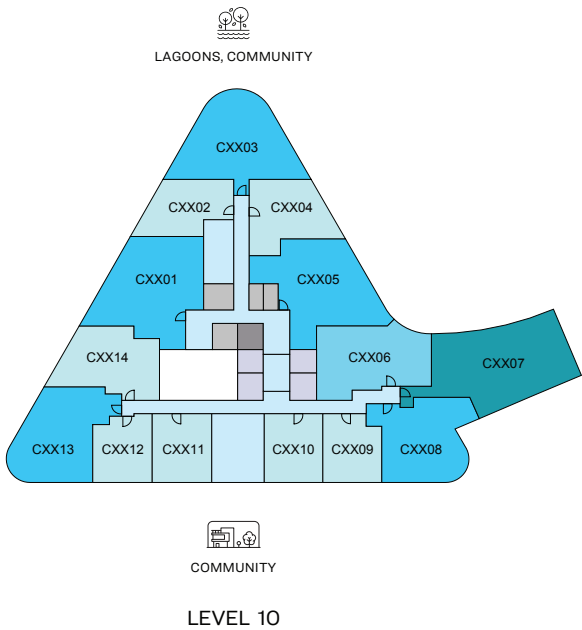


1 BED UNIT	2 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	3 BED UNIT	SERVICES	GARBAGE ROOM

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FLOOR PLAN LAYOUT

SKYVUE SPECTRA

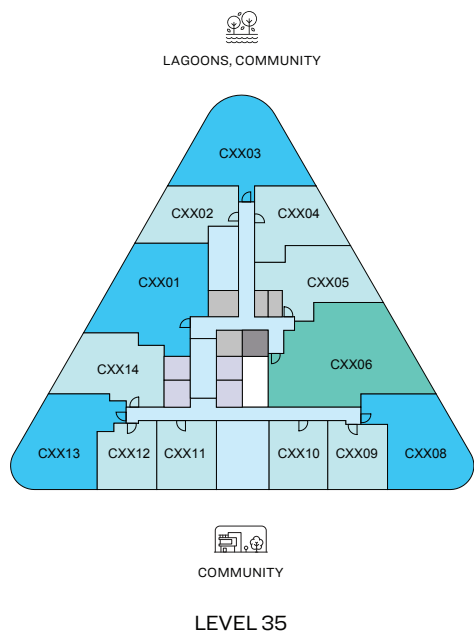
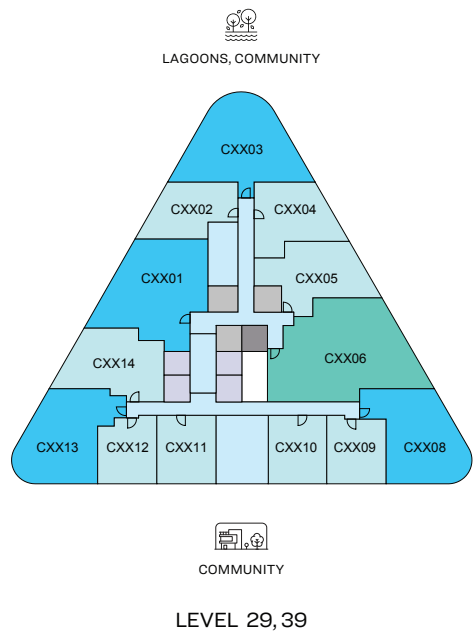
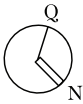


1 BED UNIT	2 BED UNIT	3 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	2.5 BED UNIT		SERVICES	GARBAGE ROOM

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FLOOR PLAN LAYOUT

SKYVUE SPECTRA



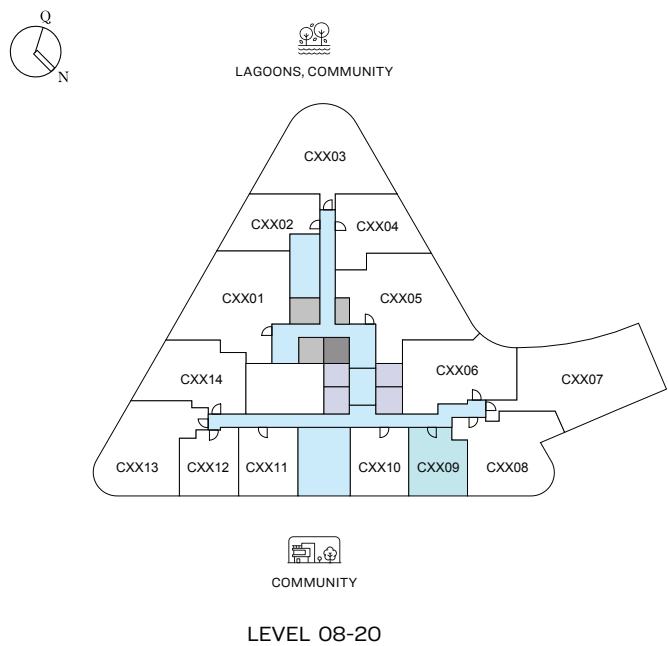
1 BED UNIT	2.5 BED UNIT	CIRCULATION	LIFTS
2 BED UNIT		SERVICES	GARBAGE ROOM

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1 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 462.20 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 506.65 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

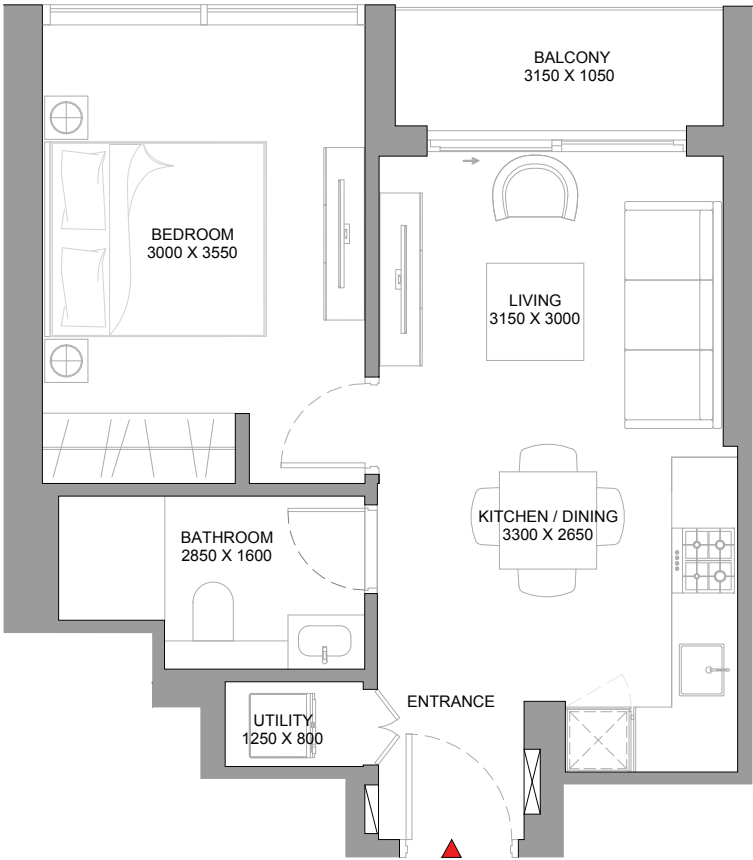
Community, Amenities
C809, C909, C1009

Community
C1109, C1209, C1309, C1409, C1509, C1609, C1709, C1809, C1909, C2009

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VIEWS

Community, Amenities
C809, C909, C1009

Community
C1109, C1209, C1309, C1409, C1509, C1609, C1709, C1809, C1909, C2009

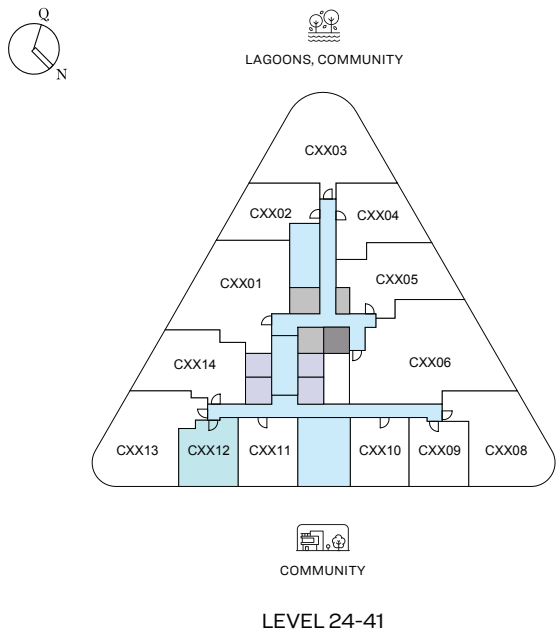
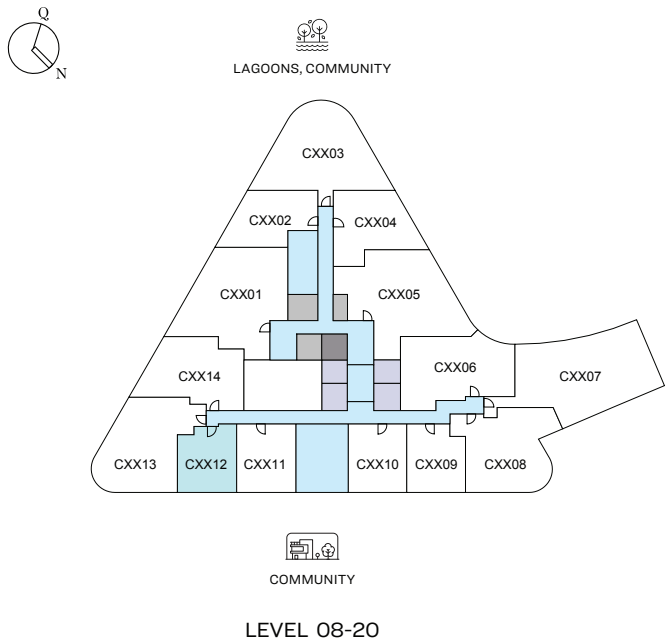


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1 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE RANGE = 462.20 SQ.FT. - 462.74 SQ.FT.
BALCONY = 44.56 SQ.FT.
TOTAL RANGE = 506.76 SQ.FT. - 507.30 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C812, C912, C1012

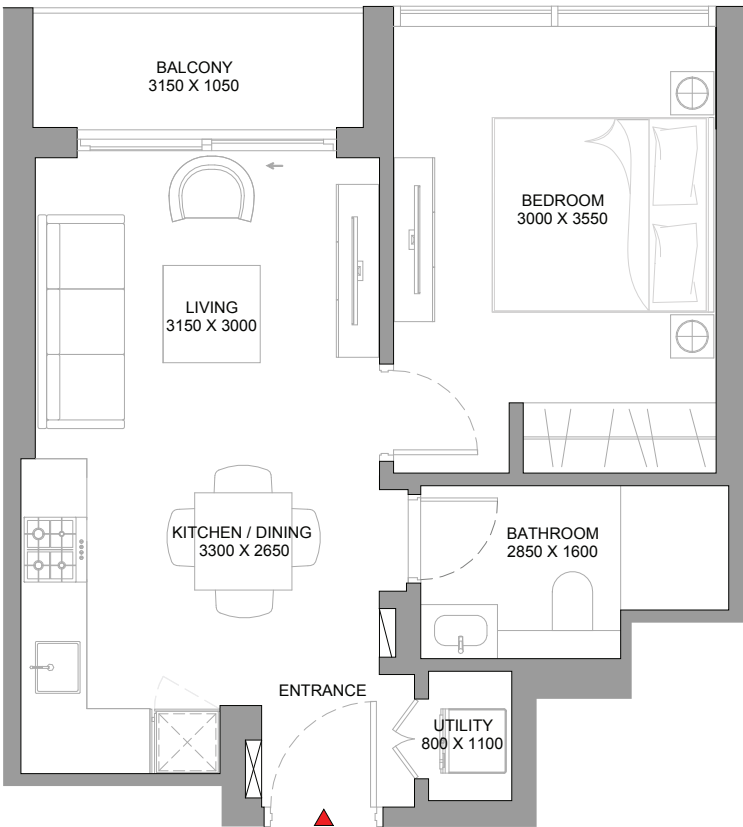
Community
C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2412, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

Community, Dubai Skyline
C3612, C3712, C3812, C3912, C4012, C4112

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BALCONY = 44.56 SQ.FT.
TOTAL RANGE = 506.76 SQ.FT. - 507.30 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C812, C912, C1012

Community
C1112, C1212, C1312, C1412, C1512, C1612, C1712, C1812, C1912, C2012, C2412, C2512, C2612, C2712, C2812, C2912, C3012, C3112, C3212, C3312, C3412, C3512

Community, Dubai Skyline
C3612, C3712, C3812, C3912, C4012, C4112

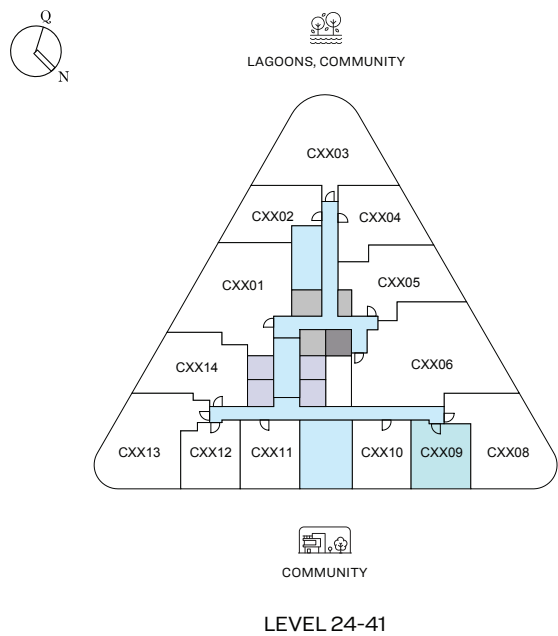


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1 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 475.12 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 519.57 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

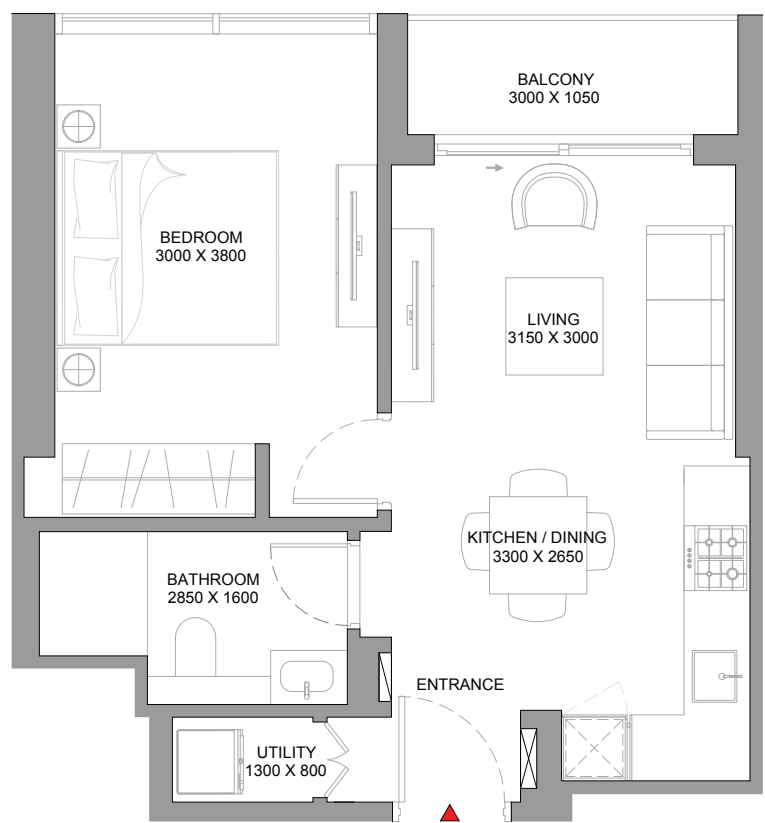
Community
C2409, C2509, C2609, C2709, C2809, C2909, C3009, C3109, C3209, C3309, C3409, C3509

Community, Dubai Skyline
C3609, C3709, C3809, C3909, C4009, C4109

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TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 475.12 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 519.57 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
C2409, C2509, C2609, C2709, C2809, C2909, C3009, C3109, C3209, C3309, C3409, C3509

Community, Dubai Skyline
C3609, C3709, C3809, C3909, C4009, C4109

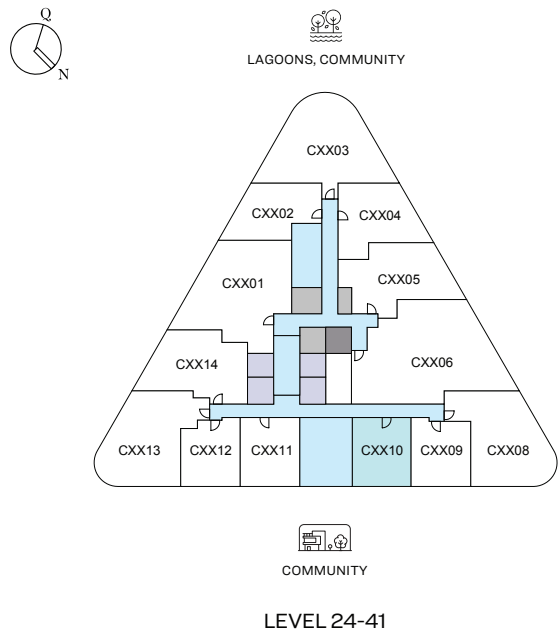
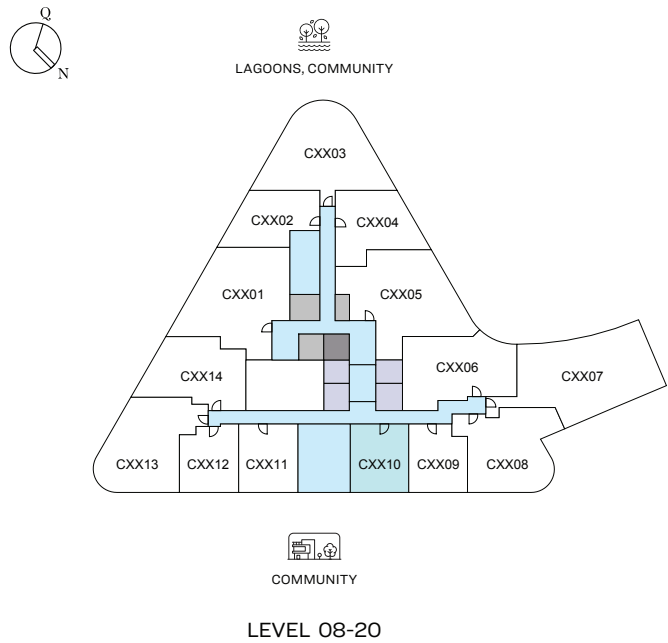


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1 BEDROOM APARTMENT
TYPE B (with balcony)

TOTAL SALEABLE AREA
SUITE = 483.62 SQ.FT.
BALCONY = 44.35 SQ.FT.
TOTAL = 527.97 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C810, C910, C1010

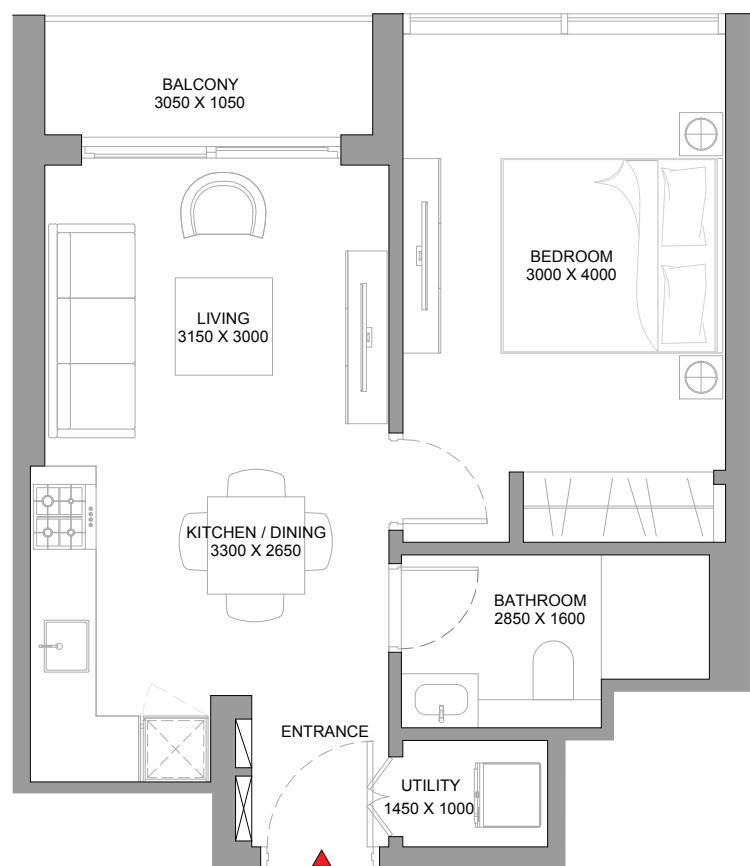
Community
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Community, Dubai Skyline
C3610, C3710, C3810, C3910, C4010, C4110

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List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C810, C910, C1010

Community
C1110, C1210, C1310, C1410, C1510, C1610, C1710, C1810, C1910, C2010, C2410, C2510, C2610, C2710, C2810, C2910, C3010, C3110, C3210, C3310, C3410, C3510

Community, Dubai Skyline
C3610, C3710, C3810, C3910, C4010, C4110

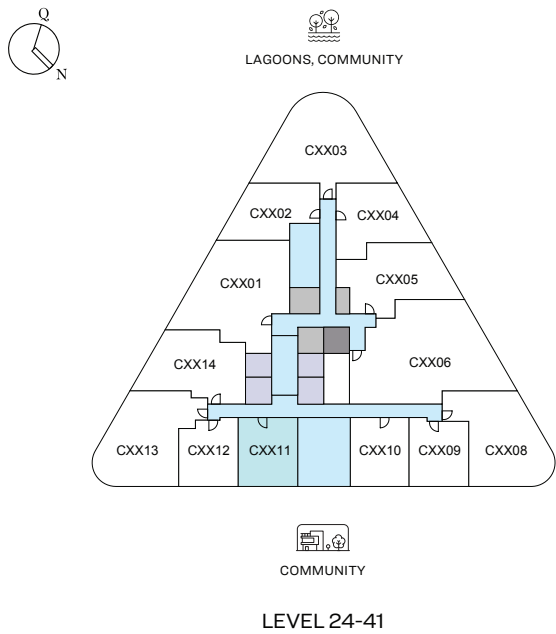
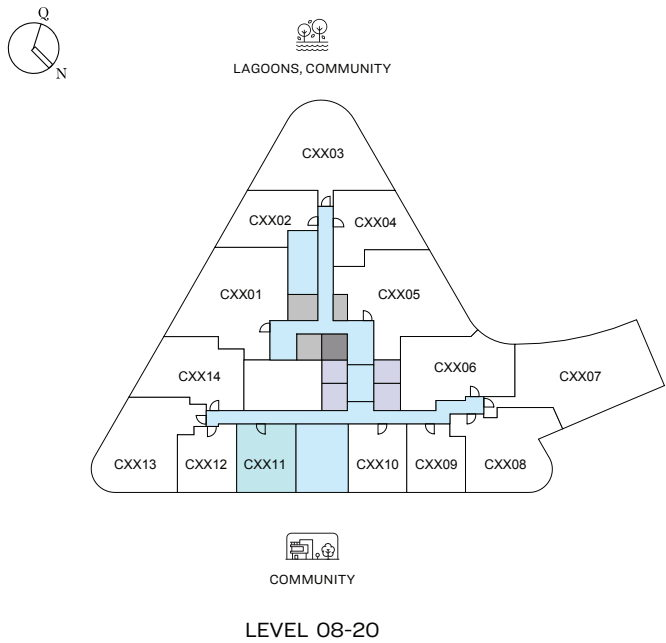


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1 BEDROOM APARTMENT
TYPE B (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 483.62 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 528.07 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C811, C911, C1011

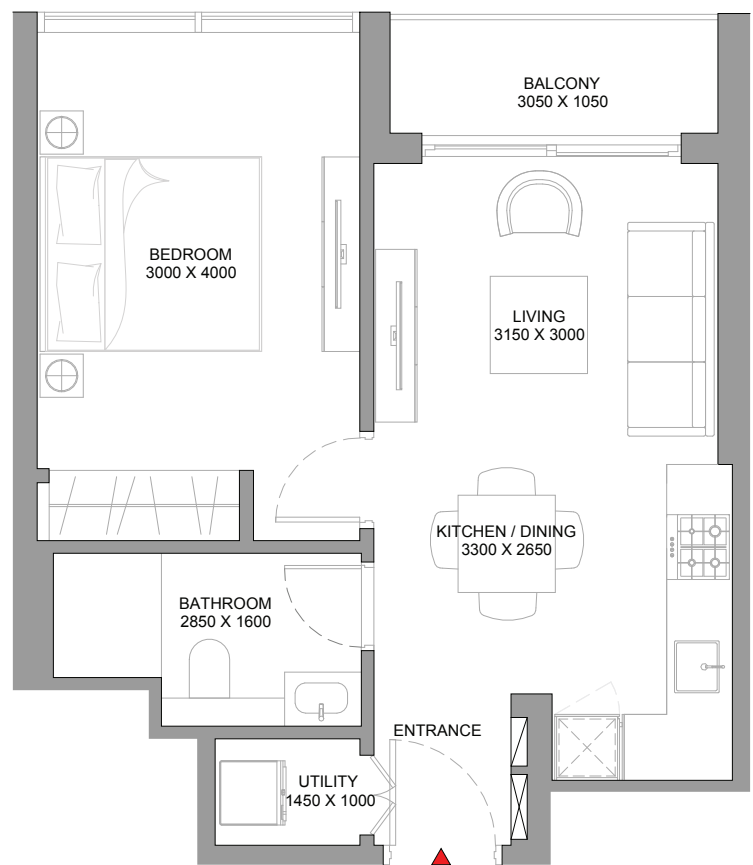
Community
C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2411, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

Community, Dubai Skyline
C3611, C3711, C3811, C3911, C4011, C4111

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SUITE = 483.62 SQ.FT.
BALCONY = 44.45 SQ.FT.
TOTAL = 528.07 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C811, C911, C1011

Community
C1111, C1211, C1311, C1411, C1511, C1611, C1711, C1811, C1911, C2011, C2411, C2511, C2611, C2711, C2811, C2911, C3011, C3111, C3211, C3311, C3411, C3511

Community, Dubai Skyline
C3611, C3711, C3811, C3911, C4011, C4111

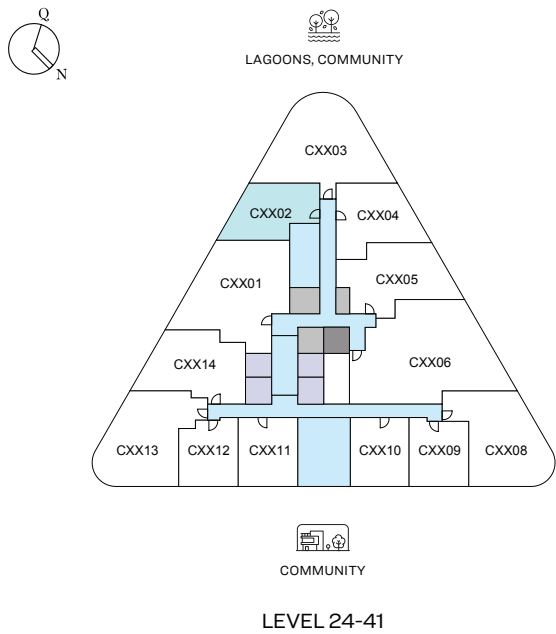
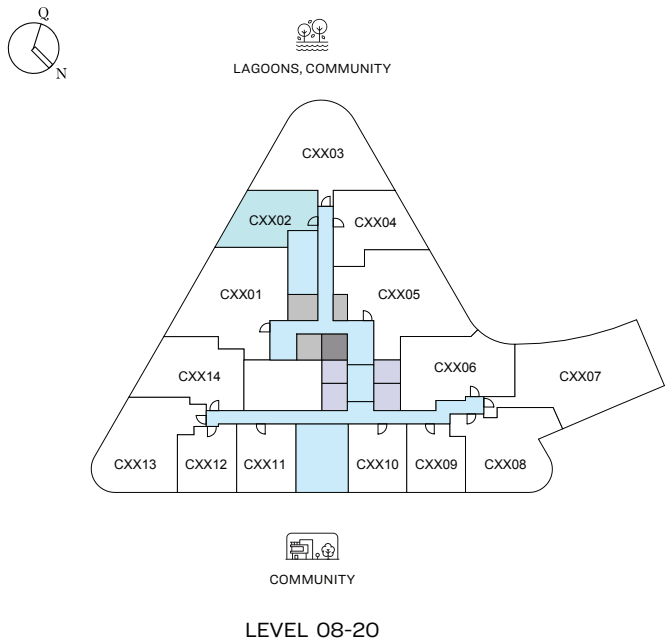


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1 BEDROOM APARTMENT
TYPE C (with balcony)

TOTAL SALEABLE AREA
SUITE = 521.19 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 606.22 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C802, C902, C1002

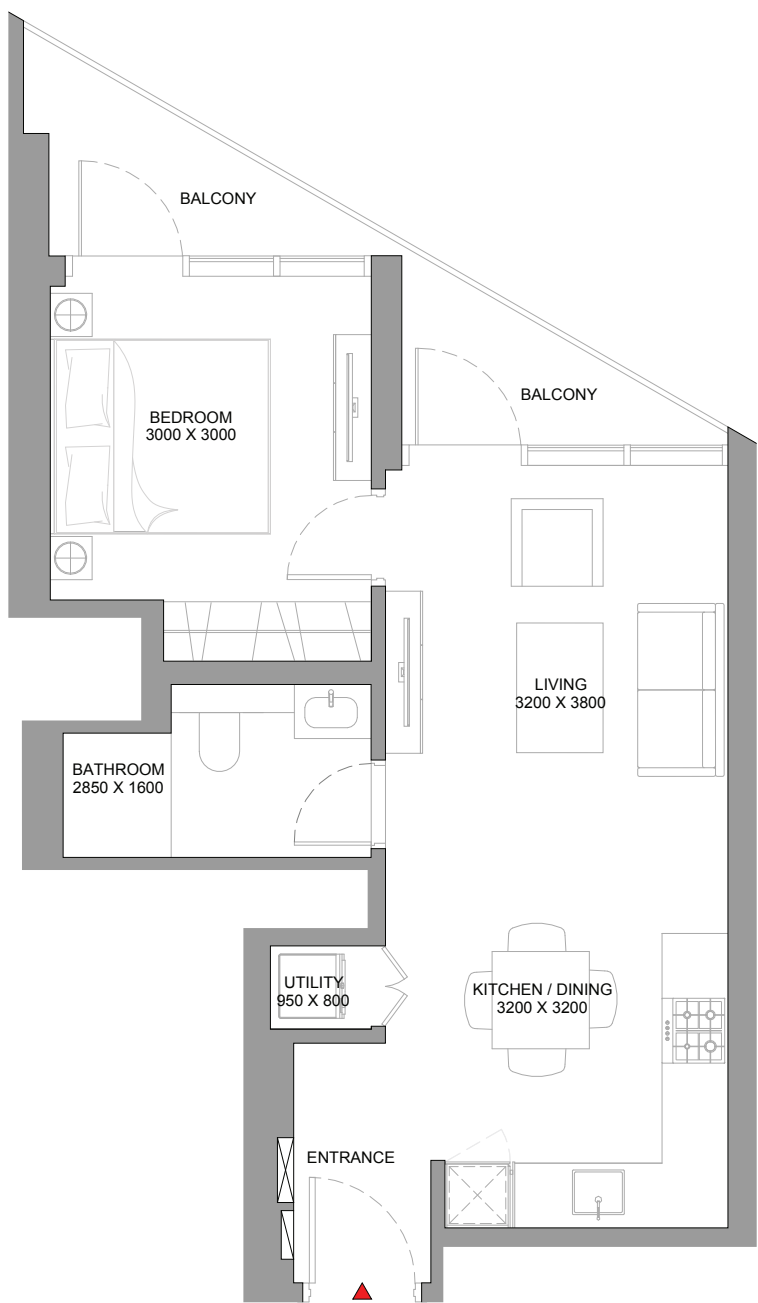
Community, Lagoon
C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

Community
C2402, C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,
C3502, C3602, C3702, C3802, C3902, C4002, C4102

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TYPE C (with balcony)

TOTAL SALEABLE AREA
SUITE = 521.19 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 606.22 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C802, C902, C1002

Community, Lagoon
C1102, C1202, C1302, C1402, C1502, C1602, C1702, C1802, C1902, C2002

Community
C2402, C2502, C2602, C2702, C2802, C2902, C3002, C3102, C3202, C3302, C3402,
C3502, C3602, C3702, C3802, C3902, C4002, C4102



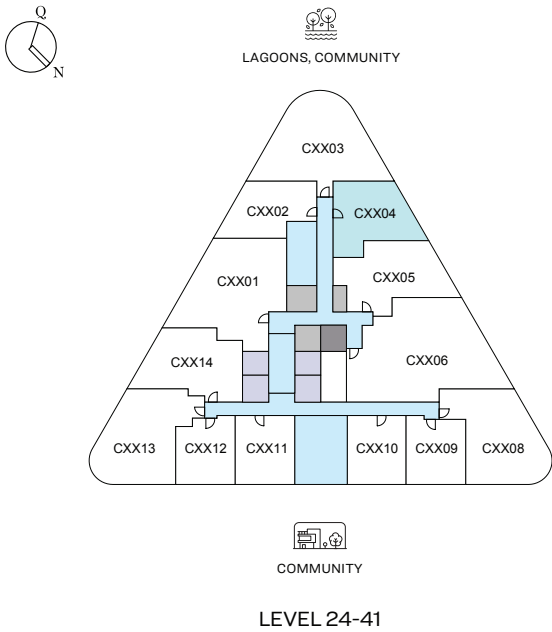
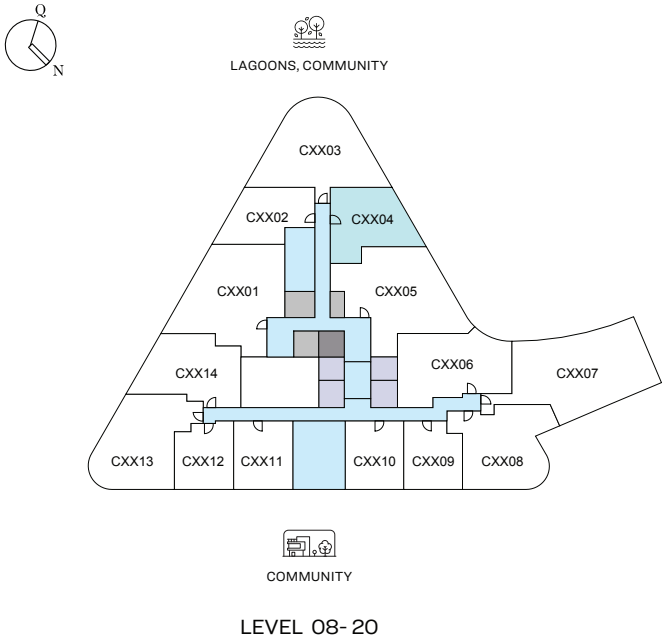
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1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 586.31 SQ.FT.
 BALCONY = 85.03 SQ.FT.
 TOTAL = 671.34 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

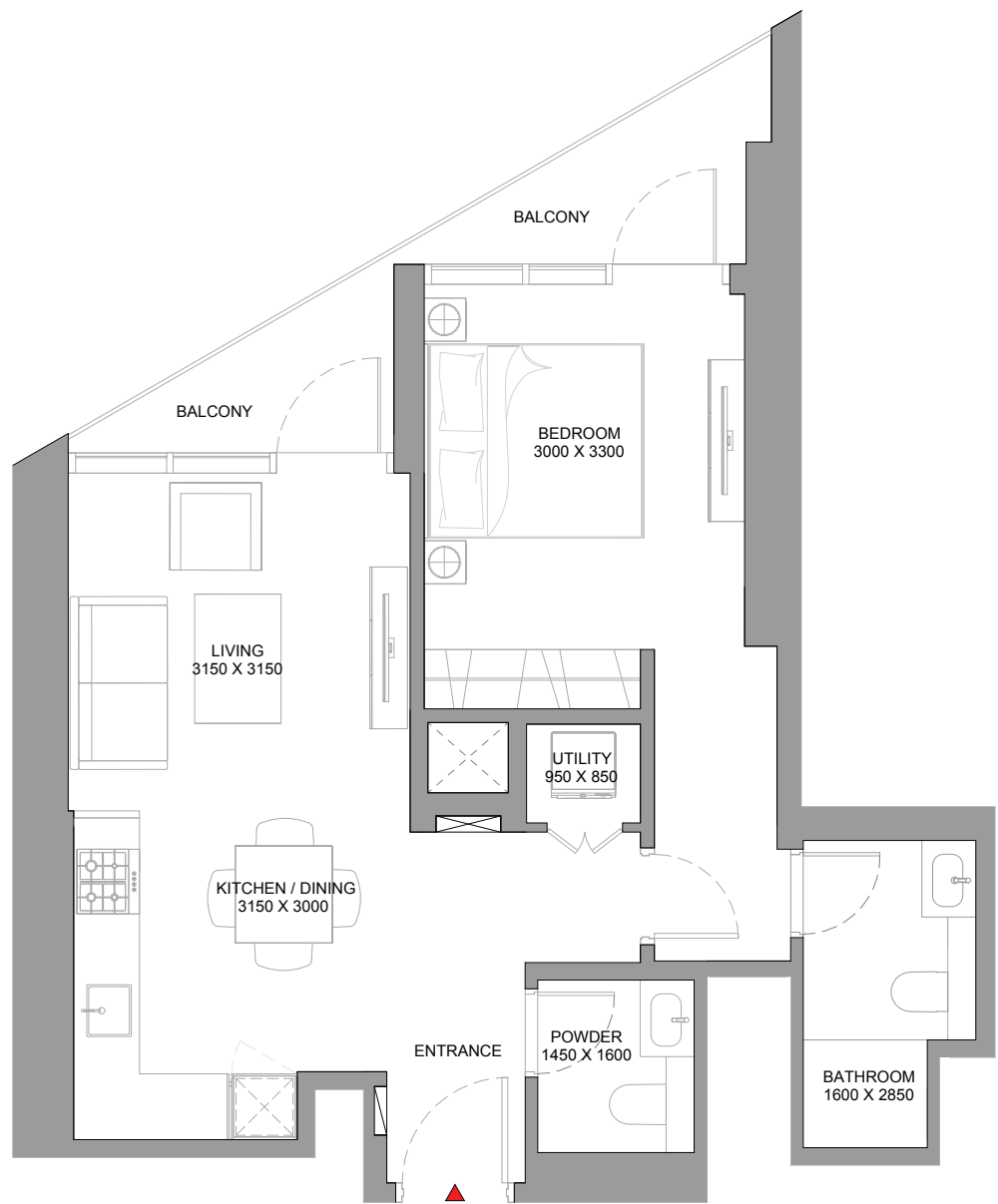
Community, Amenities
 C804, C904, C1004

Community
 C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2404, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104

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1 BEDROOM APARTMENT
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 586.31 SQ.FT.
BALCONY = 85.03 SQ.FT.
TOTAL = 671.34 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C804, C904, C1004

Community
C1104, C1204, C1304, C1404, C1504, C1604, C1704, C1804, C1904, C2004, C2404, C2504, C2604, C2704, C2804, C2904, C3004, C3104, C3204, C3304, C3404, C3504, C3604, C3704, C3804, C3904, C4004, C4104

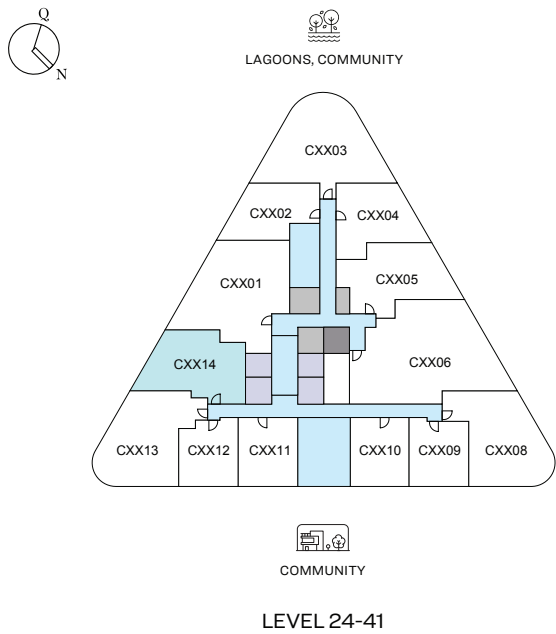
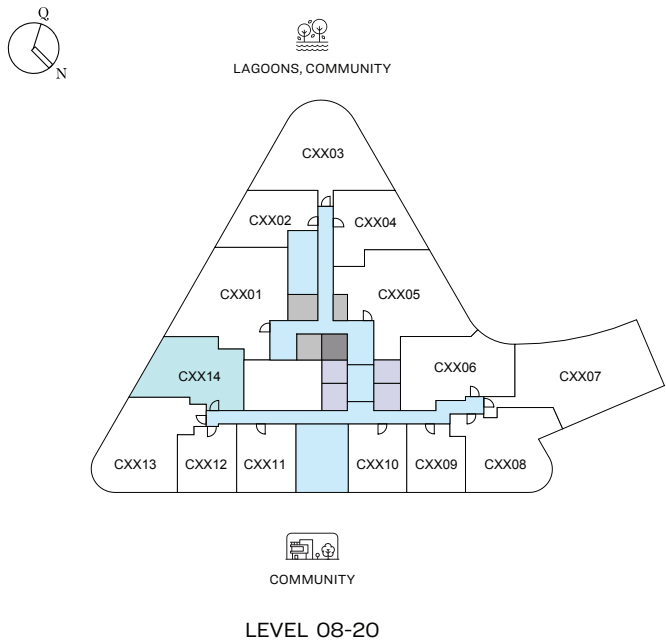


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1 BEDROOM APARTMENT
TYPE E (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 743.46 SQ.FT.
BALCONY = 94.08 SQ.FT.
TOTAL = 837.54 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C814, C914, C1014

Community, Lagoon
C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community
C2414, C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114

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TOTAL SALEABLE AREA
SUITE = 743.46 SQ.FT.
BALCONY = 94.08 SQ.FT.
TOTAL = 837.54 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C814, C914, C1014

Community, Lagoon
C1114, C1214, C1314, C1414, C1514, C1614, C1714, C1814, C1914, C2014

Community
C2414, C2514, C2614, C2714, C2814, C2914, C3014, C3114, C3214, C3314, C3414, C3514, C3614, C3714, C3814, C3914, C4014, C4114



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1 BEDROOM APARTMENT

TYPE F (with store room and powder room + balcony)

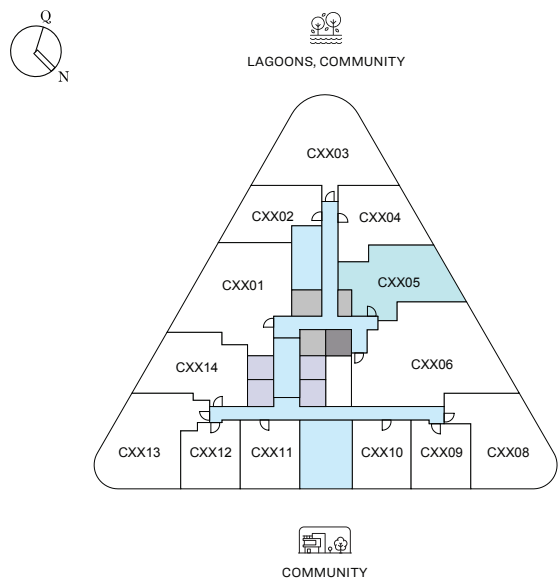
TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.

BALCONY = 82.24 SQ.FT.

TOTAL = 868.11 SQ.FT.

UNIT



LEVEL 24-28, 30-34, 36-38, 40, 41

List of unit numbers with this unit plan:

VIEWS

Community

C2405, C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

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1 BEDROOM APARTMENT

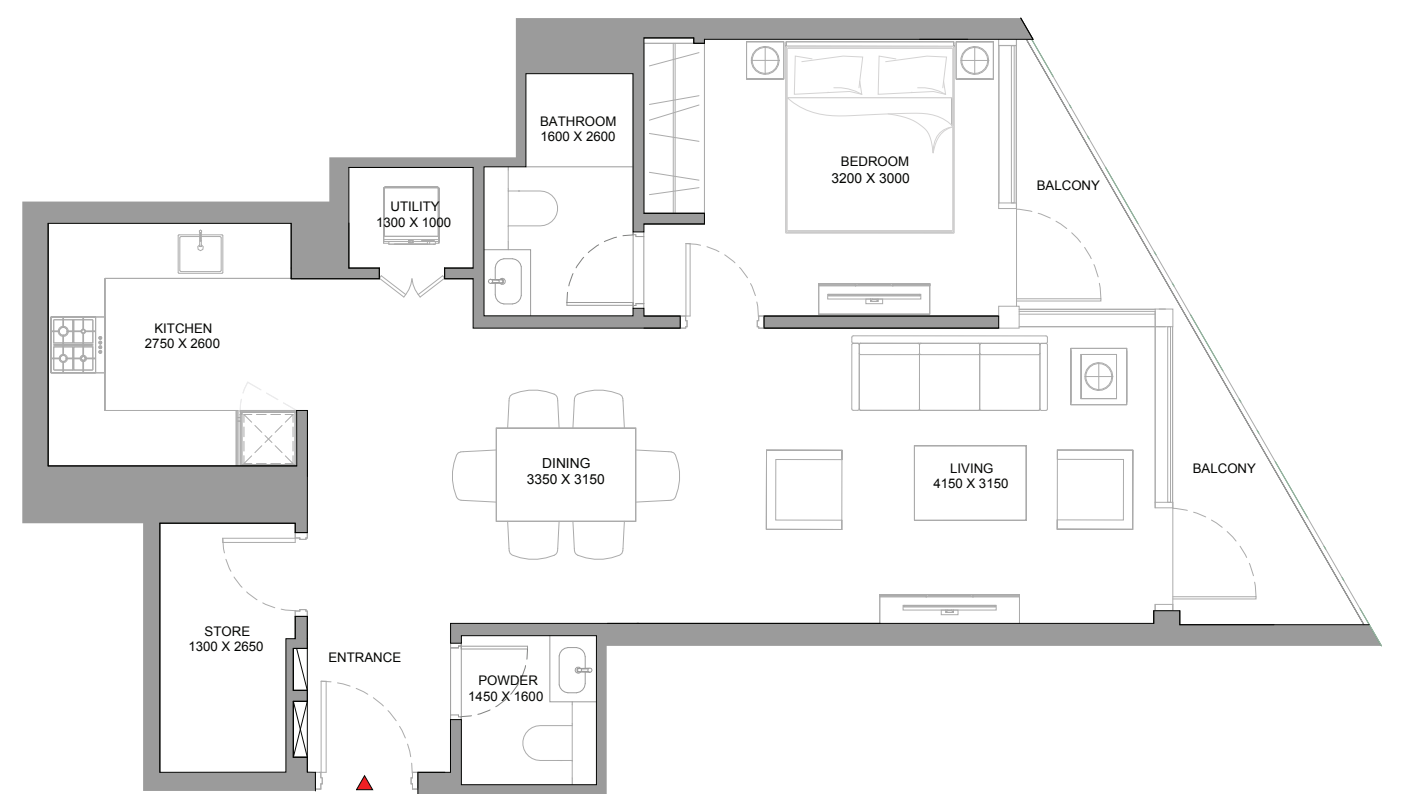
TYPE F (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 785.87 SQ.FT.

BALCONY = 82.24 SQ.FT.

TOTAL = 868.11 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community

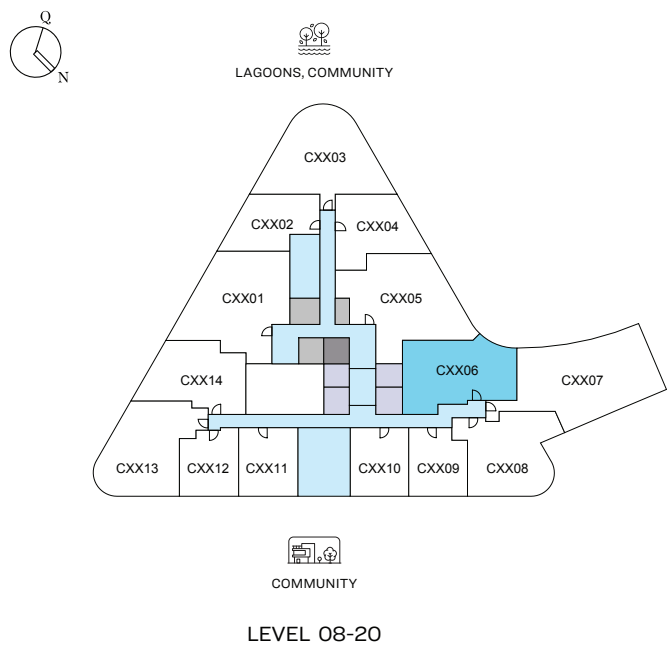
C2405, C2505, C2605, C2705, C2805, C3005, C3105, C3205, C3305, C3405, C3605, C3705, C3805, C4005, C4105

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1.5 BEDROOM APARTMENT
TYPE A (with store room + balcony)

TOTAL SALEABLE AREA
SUITE = 827.64 SQ.FT.
BALCONY = 139.72 SQ.FT.
TOTAL = 967.36 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

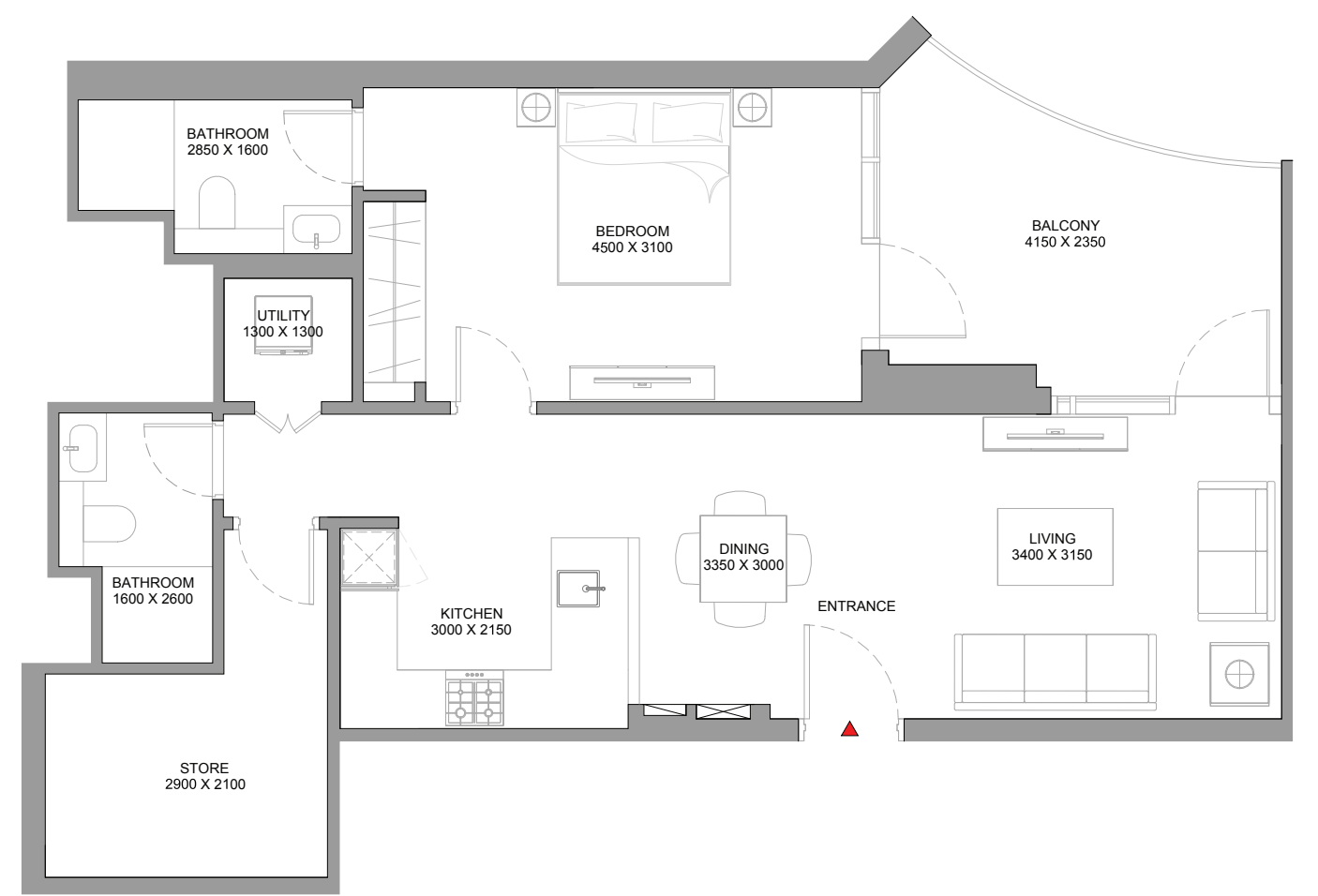
Community, Lagoon, Amenities
C806, C906, C1006

Community, Lagoon
C1106, C1206, C1306, C1406, C1506, C1606, C1706, C1806, C1906, C2006

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1.5 BEDROOM APARTMENT
TYPE A (with store room + balcony)

TOTAL SALEABLE AREA
SUITE = 827.64 SQ.FT.
BALCONY = 139.72 SQ.FT.
TOTAL = 967.36 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C806, C906, C1006

Community, Lagoon
C1106, C1206, C1306, C1406, C1506, C1606, C1706, C1806, C1906, C2006

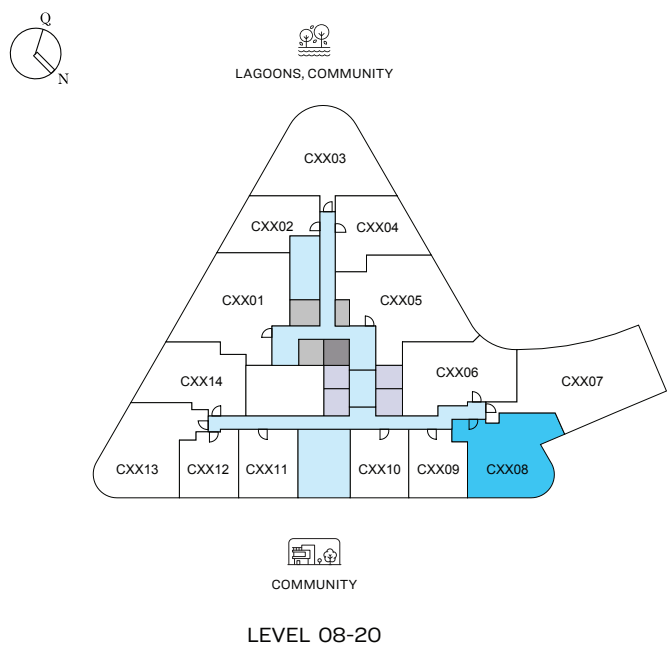


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2 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 916.33 SQ.FT.
BALCONY = 56.19 SQ.FT.
TOTAL = 972.52 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

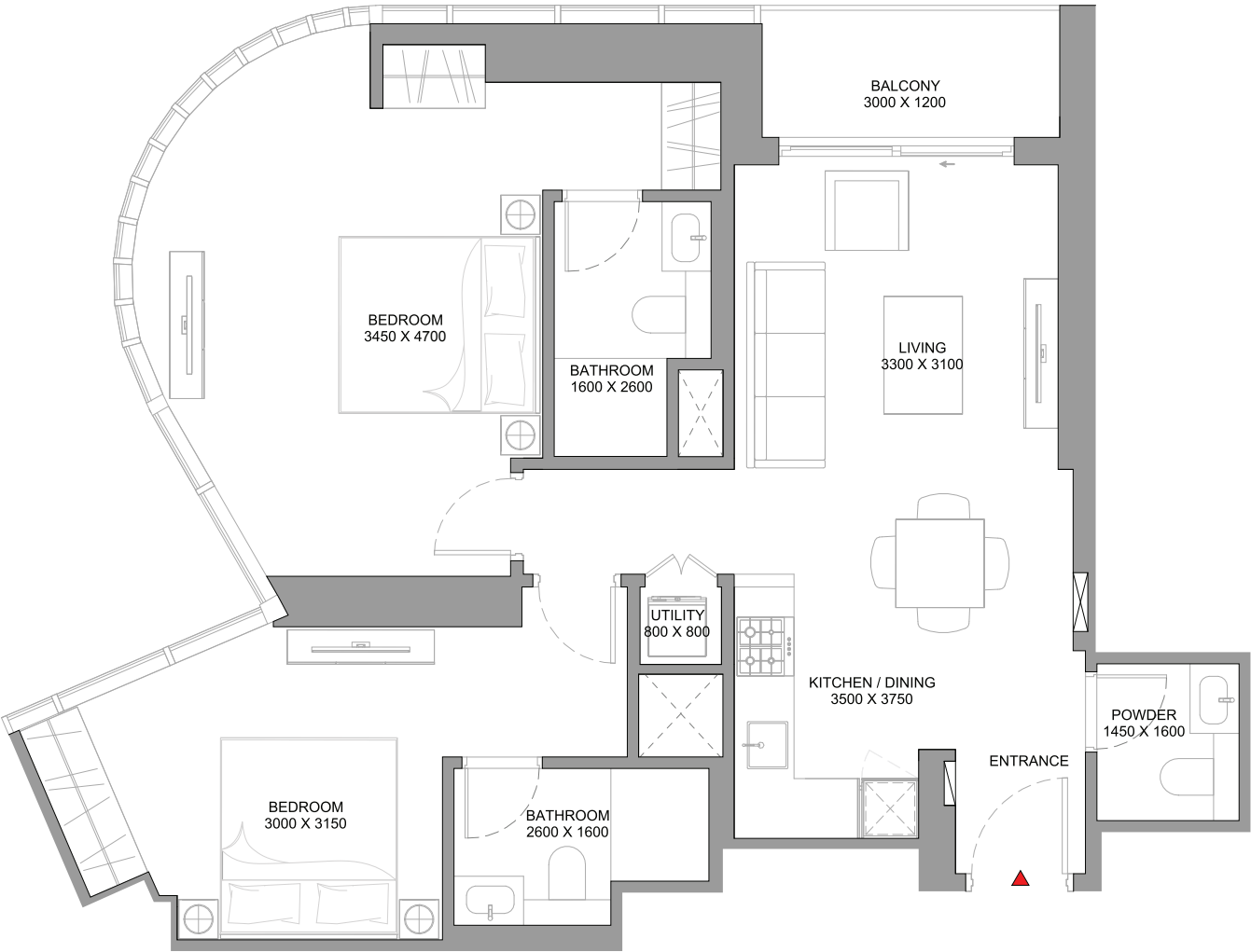
Community, Amenities
C808, C908, C1008

Community
C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008

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2 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 916.33 SQ.FT.
BALCONY = 56.19 SQ.FT.
TOTAL = 972.52 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities
C808, C908, C1008

Community
C1108, C1208, C1308, C1408, C1508, C1608, C1708, C1808, C1908, C2008

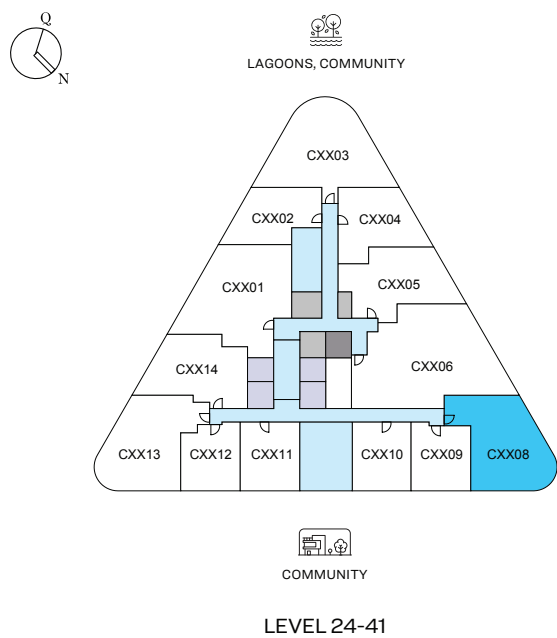


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2 BEDROOM APARTMENT
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 934.31 SQ.FT.
BALCONY = 88.59 SQ.FT.
TOTAL = 1,022.90 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community
C2408, C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508
Community, Dubai Skyline, Ras Al Khor, Creek
C3608, C3708, C3808, C3908, C4008, C4108

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2 BEDROOM APARTMENT
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 934.31 SQ.FT.
BALCONY = 88.59 SQ.FT.
TOTAL = 1,022.90 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community
C2408, C2508, C2608, C2708, C2808, C2908, C3008, C3108, C3208, C3308, C3408, C3508

Community, Dubai Skyline, Ras Al Khor, Creek
C3608, C3708, C3808, C3908, C4008, C4108



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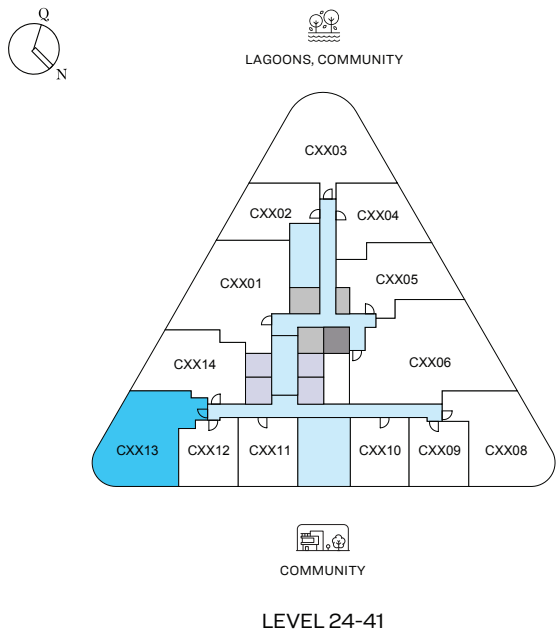
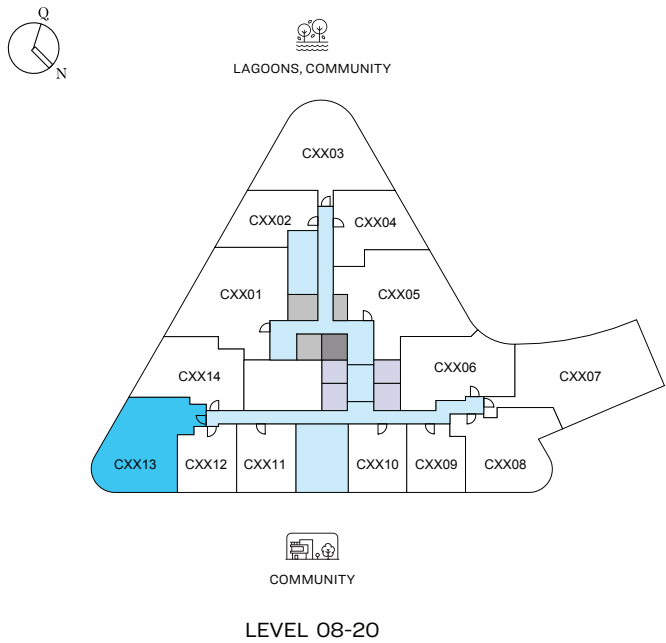
2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.
BALCONY = 87.62 SQ.FT.
TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C813, C913, C1013

Community, Lagoon
C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

Community
C2413, C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

Community, Dubai Skyline
C3613, C3713, C3813, C3913, C4013, C4113

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2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE RANGE = 947.12 SQ.FT. - 947.87 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,034.74 SQ.FT. - 1,035.49 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C813, C913, C1013

Community, Lagoon

C1113, C1213, C1313, C1413, C1513, C1613, C1713, C1813, C1913, C2013

Community

C2413, C2513, C2613, C2713, C2813, C2913, C3013, C3113, C3213, C3313, C3413, C3513

Community, Dubai Skyline

C3613, C3713, C3813, C3913, C4013, C4113



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2 BEDROOM APARTMENT

TYPE C (with store room and powder room + balcony)

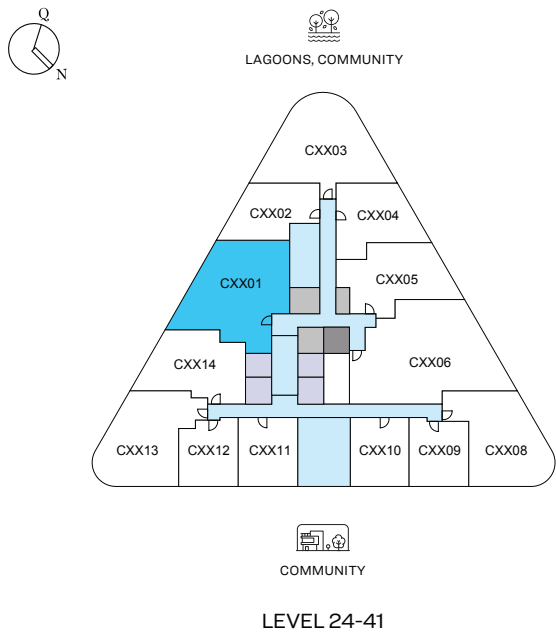
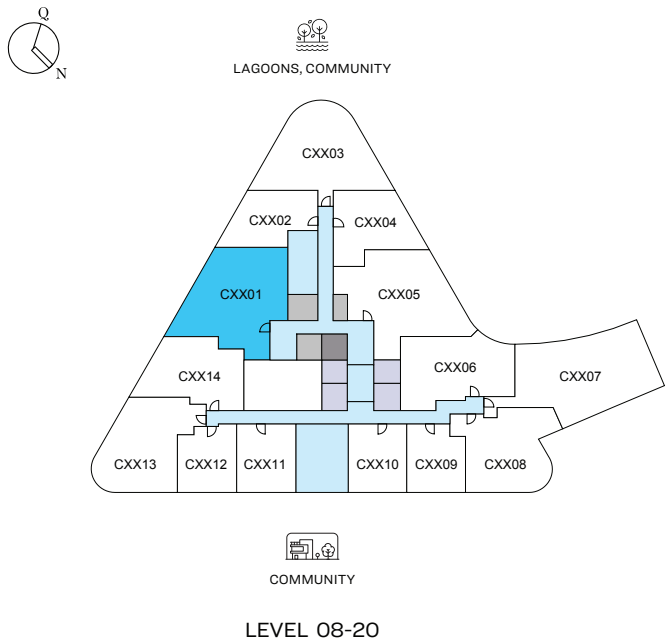
TOTAL SALEABLE AREA

SUITE = 1,045.50 SQ.FT.

BALCONY = 191.17 SQ.FT.

TOTAL = 1,236.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities

C801, C901, C1001

Community, Lagoon

C1101, C1201, C1301, C1401, C1501, C1601, C1701, C1801, C1901, C2001

Community

C2401, C2501, C2601, C2701, C2801, C2901, C3001, C3101, C3201, C3301, C3401, C3501, C3601, C3701, C3801, C3901, C4001, C4101

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2 BEDROOM APARTMENT

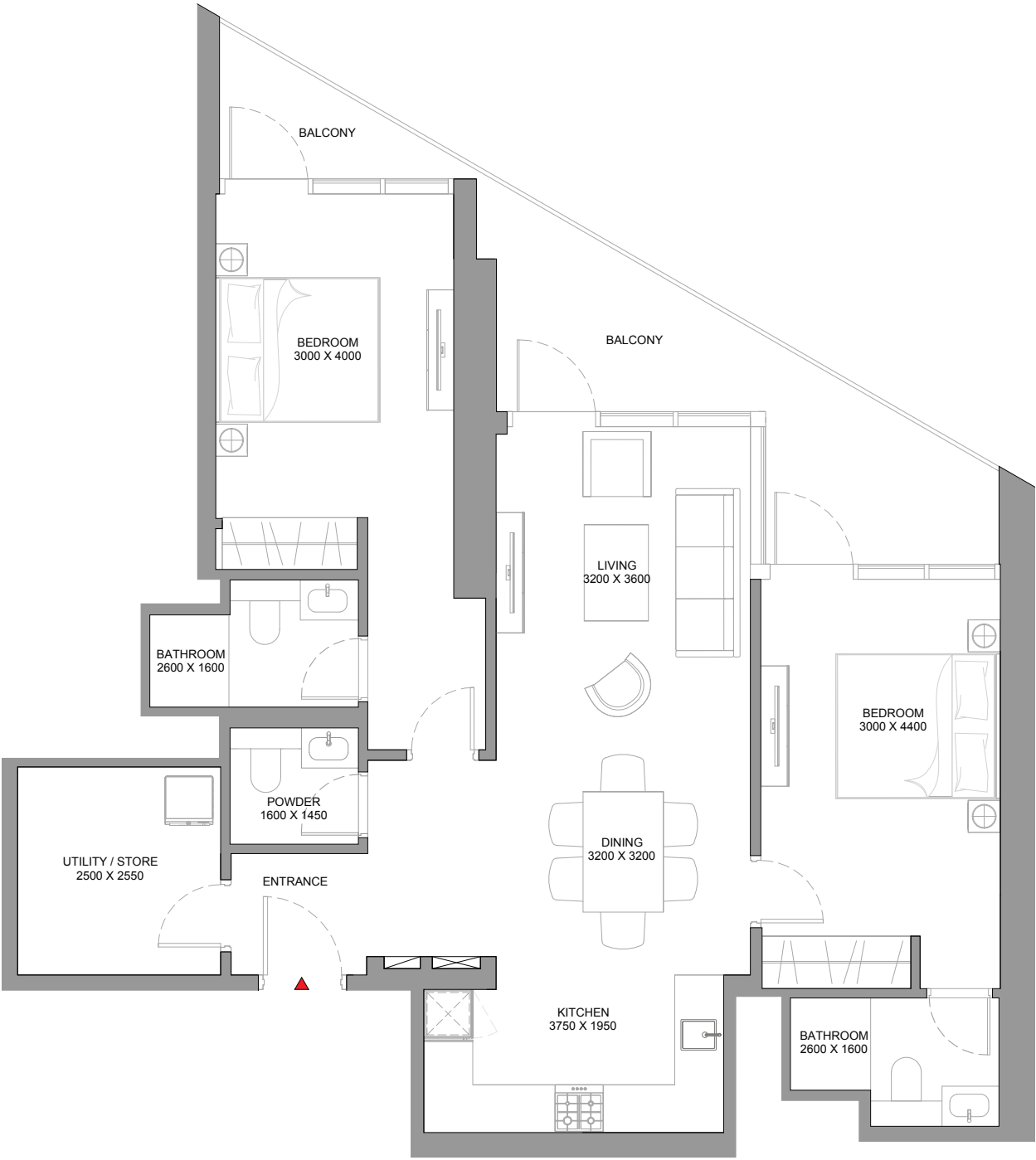
TYPE C (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,045.50 SQ.FT.

BALCONY = 191.17 SQ.FT.

TOTAL = 1,236.67 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C801, C901, C1001

Community, Lagoon
C1101, C1201, C1301, C1401, C1501, C1601, C1701, C1801, C1901, C2001

Community
C2401, C2501, C2601, C2701, C2801, C2901, C3001, C3101, C3201, C3301,
C3401, C3501, C3601, C3701, C3801, C3901, C4001, C4101

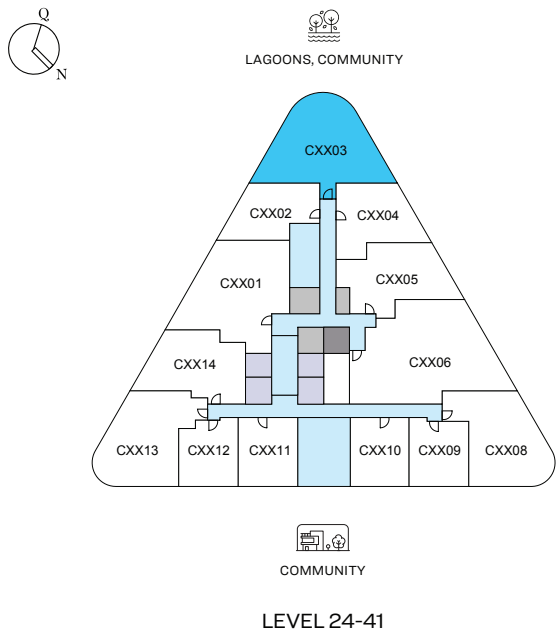
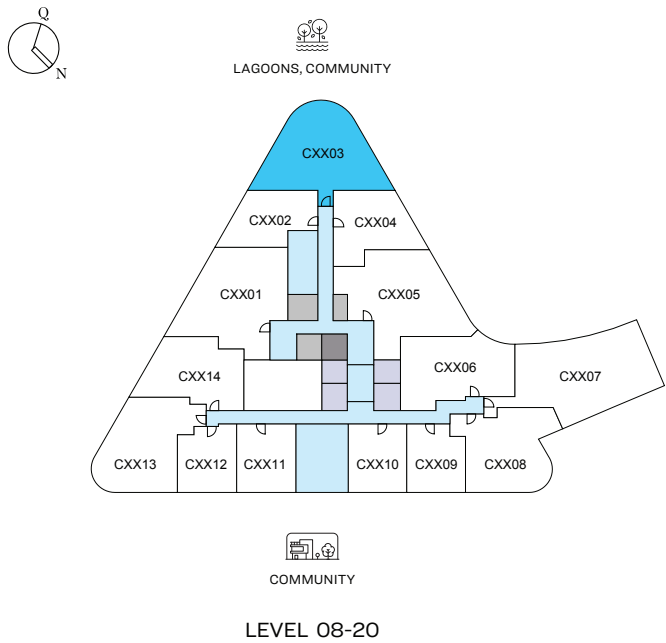


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2 BEDROOM APARTMENT
TYPE D (with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.
BALCONY = 87.62 SQ.FT.
TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Lagoon, Amenities
C803, C903, C1003

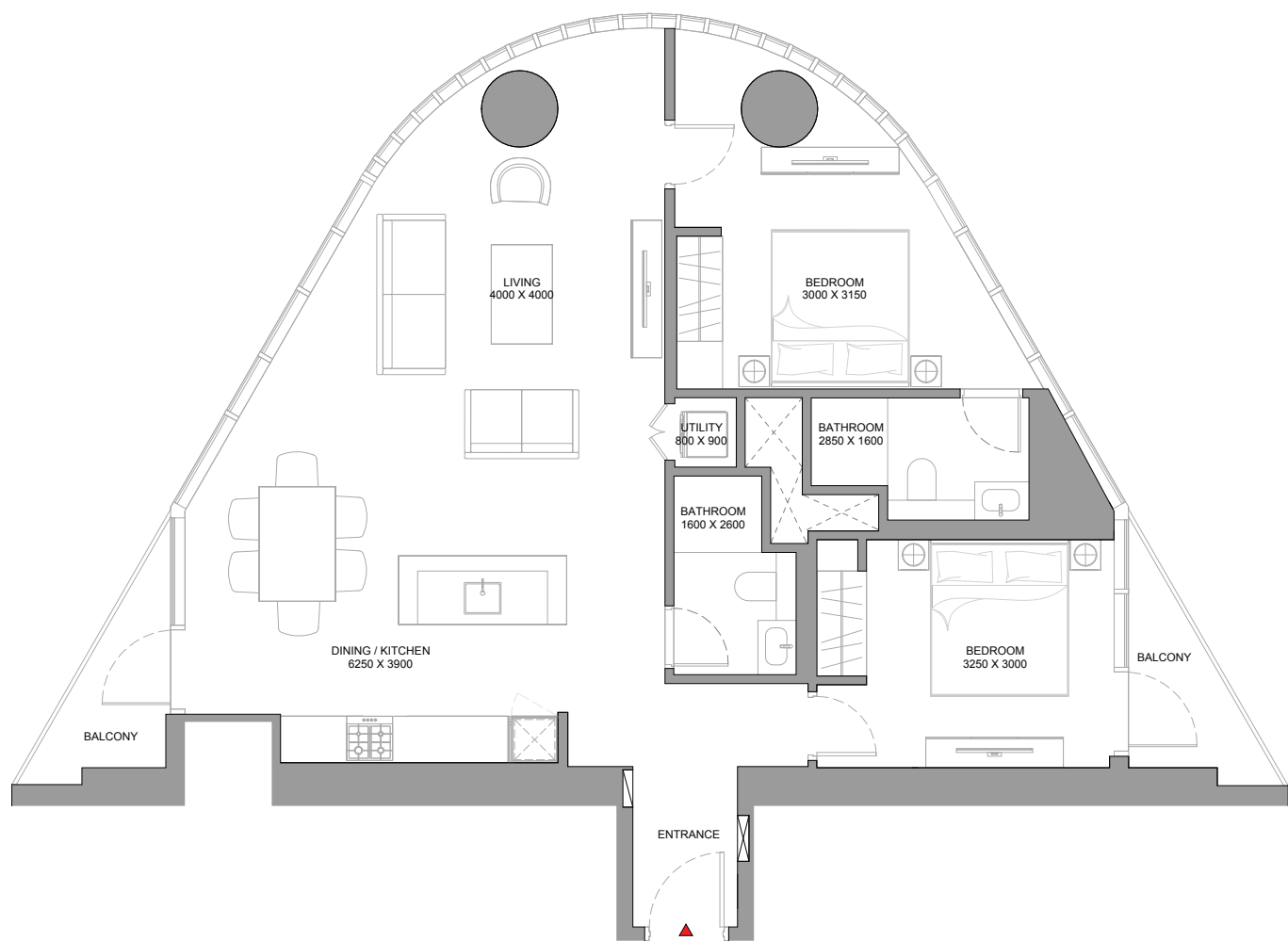
Community, Lagoon
C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

Community
C2403, C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403,
C3503, C3603, C3703, C3803, C3903, C4003, C4103

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2 BEDROOM APARTMENT
TYPE D (with balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,071.12 SQ.FT. - 1,072.09 SQ.FT.
BALCONY = 87.62 SQ.FT.
TOTAL = 1,158.74 SQ.FT. - 1,159.71 SQ.FT.



List of unit numbers with this unit plan:

IEWS

Community, Lagoon, Amenities
C803, C903, C1003

Community, Lagoon
C1103, C1203, C1303, C1403, C1503, C1603, C1703, C1803, C1903, C2003

Community
C2403, C2503, C2603, C2703, C2803, C2903, C3003, C3103, C3203, C3303, C3403,
C3503, C3603, C3703, C3803, C3903, C4003, C4103

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2 BEDROOM APARTMENT

TYPE E (with store room and powder room + balcony)

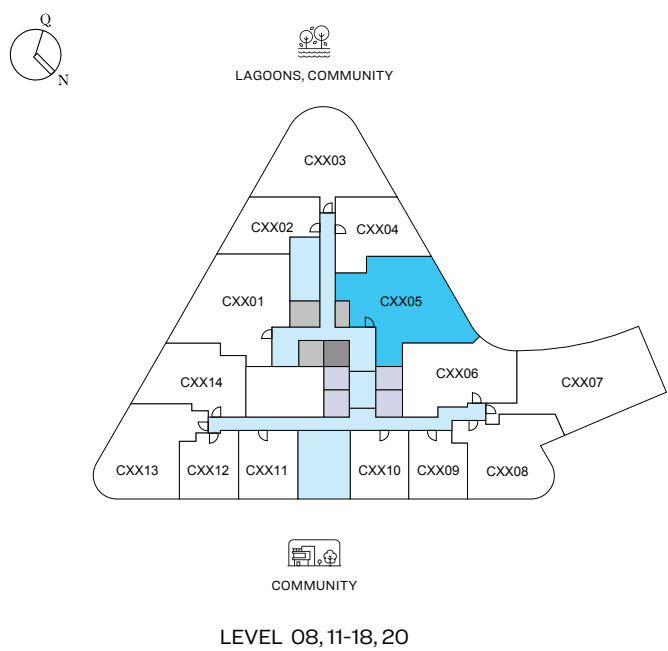
TOTAL SALEABLE AREA

SUITE = 1,130.86 SQ.FT.

BALCONY = 158.77 SQ.FT.

TOTAL = 1,289.63 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C805

Community

C1105, C1205, C1305, C1405, C1505, C1605, C1705, C1805, C2005

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2 BEDROOM APARTMENT

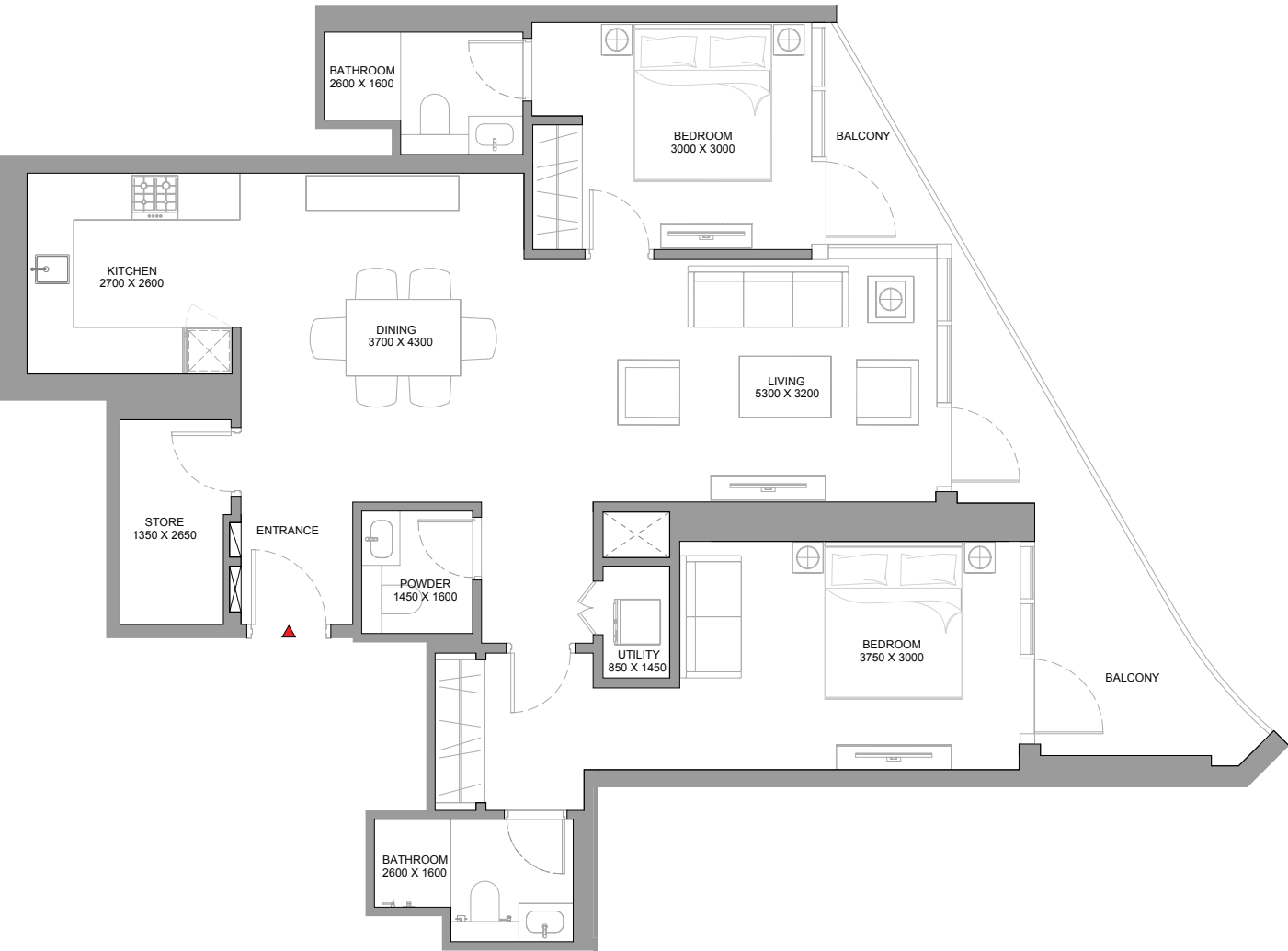
TYPE E (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,130.86 SQ.FT.

BALCONY = 158.77 SQ.FT.

TOTAL = 1,289.63 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Community, Amenities

C805

Community

C1105, C1205, C1305, C1405, C1505, C1605, C1705, C1805, C2005

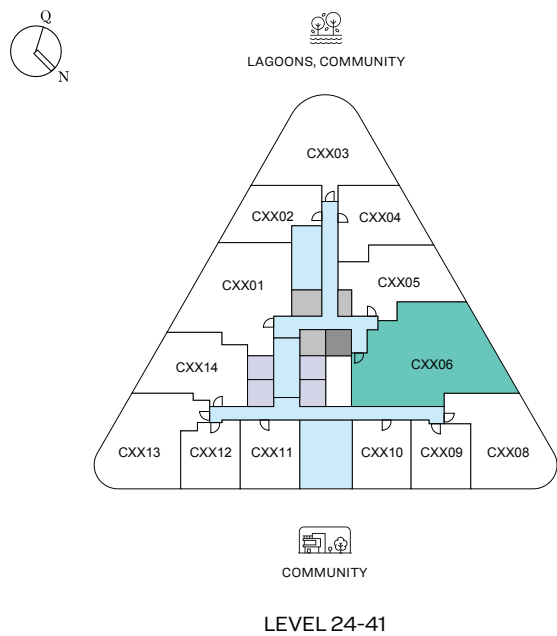


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2.5 BEDROOM APARTMENT
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,504.69 SQ.FT.
BALCONY = 207.42 SQ.FT.
TOTAL = 1,712.11 SQ.FT.

UNIT



List of unit numbers with this unit plan:

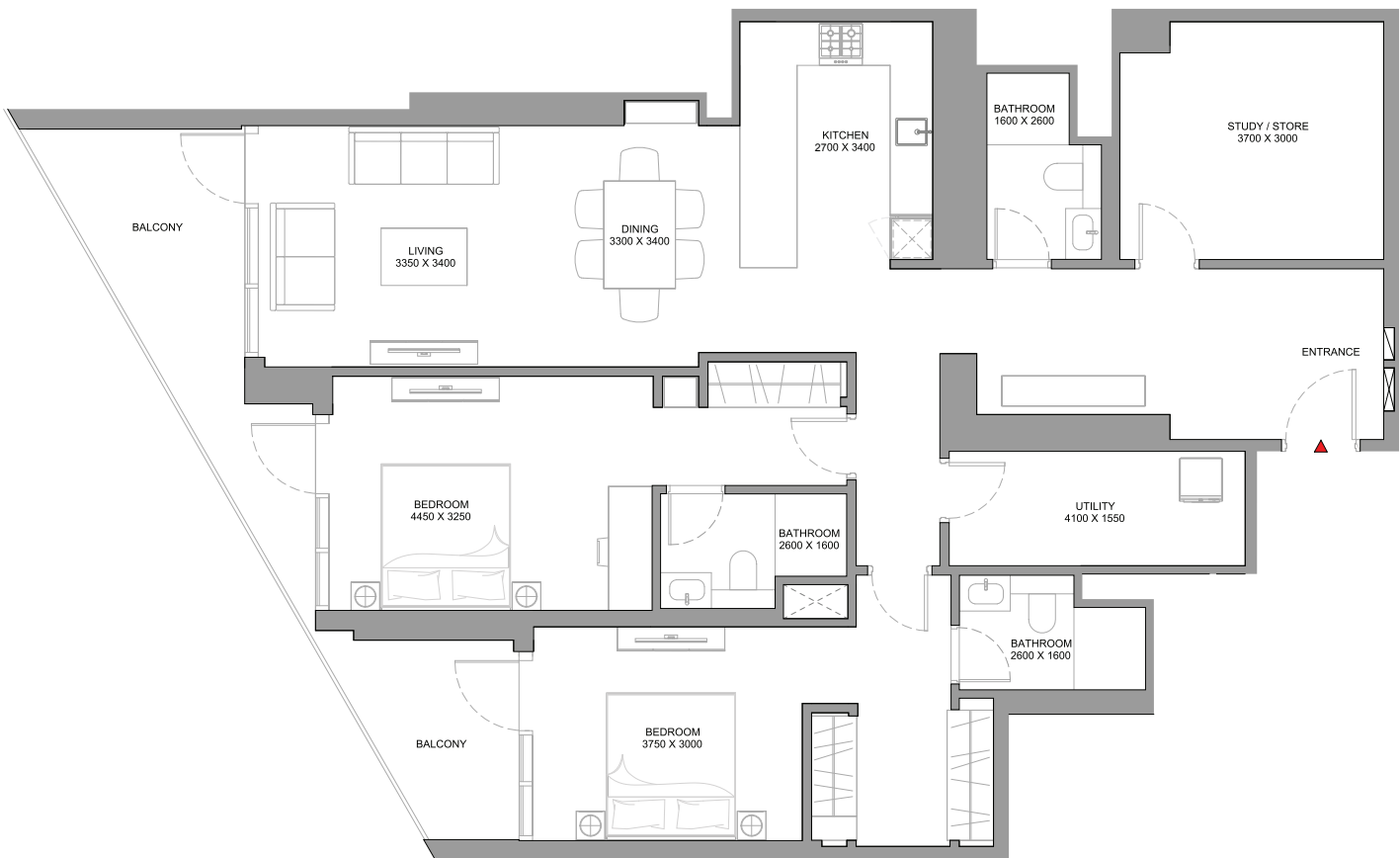
VIEWS

Community
C2406, C2506, C2606, C2706, C2806, C2906, C3006, C3106, C3206, C3306,
C3406, C3506, C3606, C3706, C3806, C3906, C4006, C4106

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2.5 BEDROOM APARTMENT
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,504.69 SQ.FT.
BALCONY = 207.42 SQ.FT.
TOTAL = 1,712.11 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

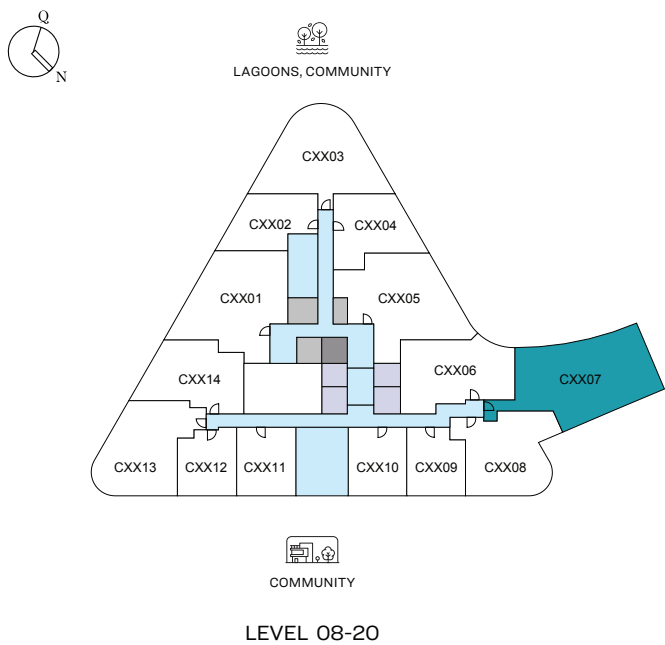
Community
C2406, C2506, C2606, C2706, C2806, C2906, C3006, C3106, C3206, C3306,
C3406, C3506, C3606, C3706, C3806, C3906, C4006, C4106

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3 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 1,383.16 SQ.FT.
BALCONY = 106.35 SQ.FT.
TOTAL = 1,489.51 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

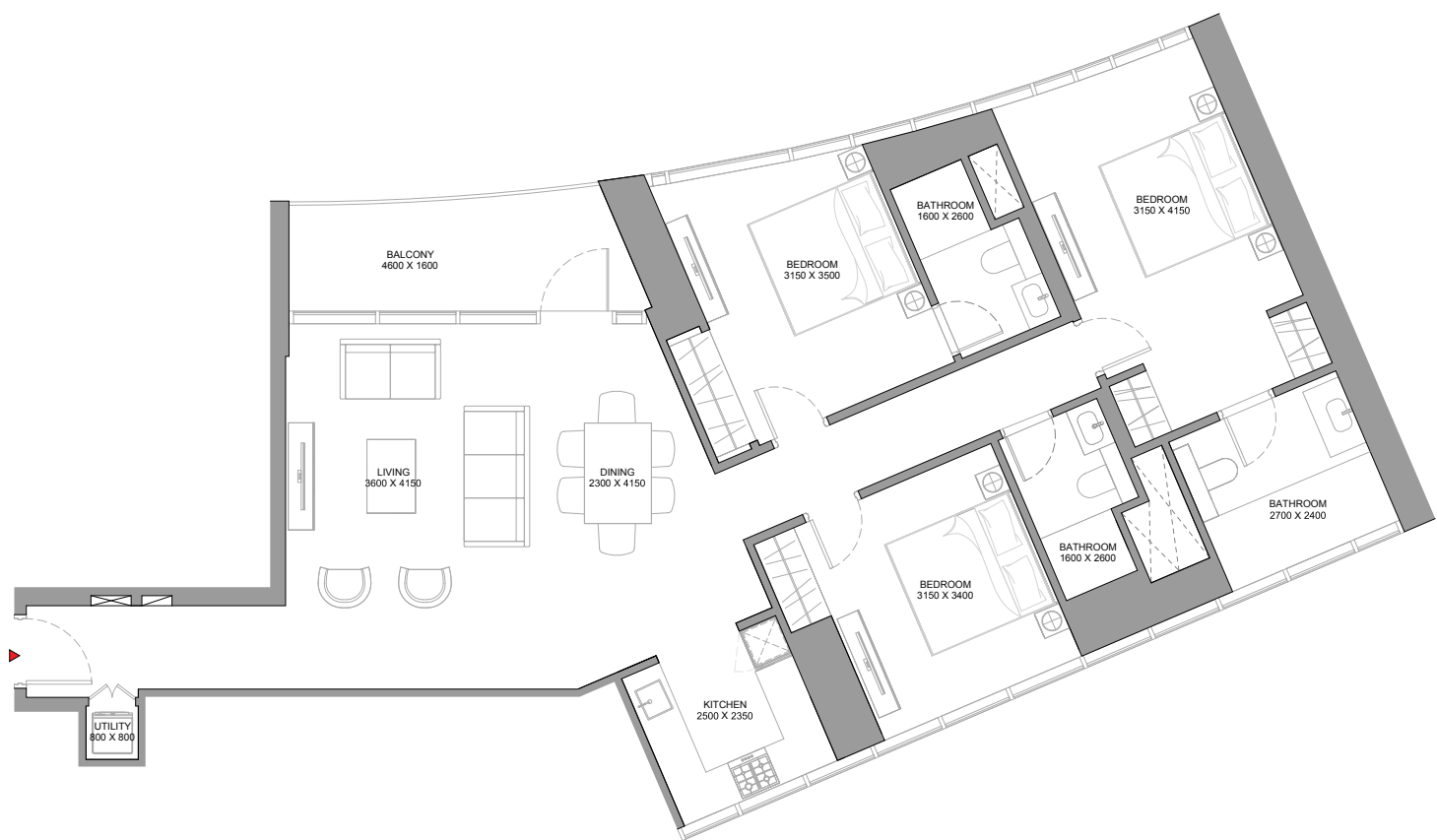
Dual Aspect View, Community, Lagoon, Amenities
C807, C907, C1007

Dual Aspect View, Community, Lagoon
C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007

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3 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 1,383.16 SQ.FT.
BALCONY = 106.35 SQ.FT.
TOTAL = 1,489.51 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Dual Aspect View, Community, Lagoon, Amenities
C807, C907, C1007

Dual Aspect View, Community, Lagoon
C1107, C1207, C1307, C1407, C1507, C1607, C1707, C1807, C1907, C2007

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SOBHA

REALTY



Office 144, City Centre Office Building,
Deira Port Saeed, Dubai, UAE,
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