



PENTHOUSES

AT SKY EDITION



SOBHA SEAHAVEN



LUXURY IS  
ATTENTION TO  
DETAIL,  
ORIGINALITY,  
EXCLUSIVITY,  
AND ABOVE ALL  
QUALITY

-Angelo Bonati

The Sobha

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 the customer's expectations.*



# Backward Integration

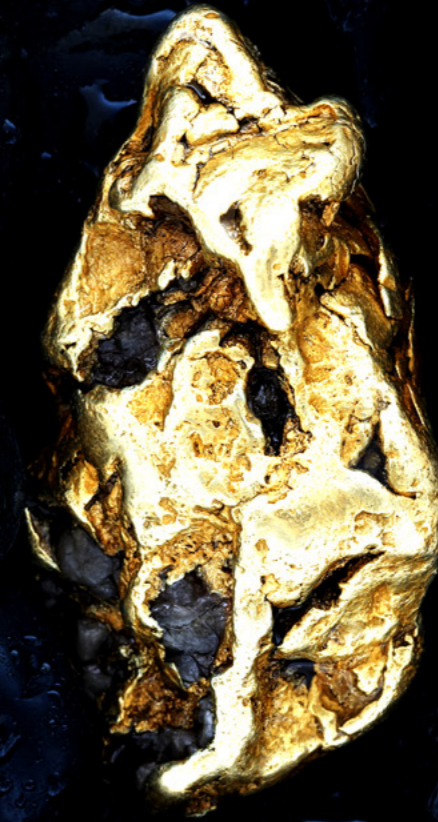
The foremost backward integrated company known in the world with all the key competencies and in-house resources to deliver a project from conceptualization to completion ensuring:

*Timely Delivery*

*Unmatched Quality*

*To be successful,  
be exceptional.*

PNC MENON  
CHAIRMAN - SOBHA GROUP



# A Visionary



## A Visionary

From decorating palaces to building them. *The incredible story of one man's commitment to craft.*

Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings, to an interior decorator of royal homes, to one of the most respected names in real estate.

He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered. Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.

A R T O F T H E D E T A I L  
R T O F T H E D E T A I L A  
T O F T H E D E T A I L A R  
O F T H E D E T A I L A R T  
F T H E D E T A I L A R T O  
T H E D E T A I L A R T O F  
H E D E T A I L A R T O F T  
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T A I L A R T O F T H E D E  
A I L A R T O F T H E D E T  
I L A R T O F T H E D E T A  
L A R T O F T H E D E T A I  
A R T O F T H E D E T A I L

# Art of the detail

We notice smallest details

*So you wont have to*

At Sobha,  
we don't  
exceed  
international  
building  
standards,  
we define  
them.

## Iconic projects

### *Across world*

From luxury villas to exquisite palaces,  
hotels, multiplexes and convention centers,

Sobha has made its presence felt across  
Bahrain, Dubai and Oman among  
the discerning.

Our forte lies in creating world-class  
projects with a great emphasis  
to detail.

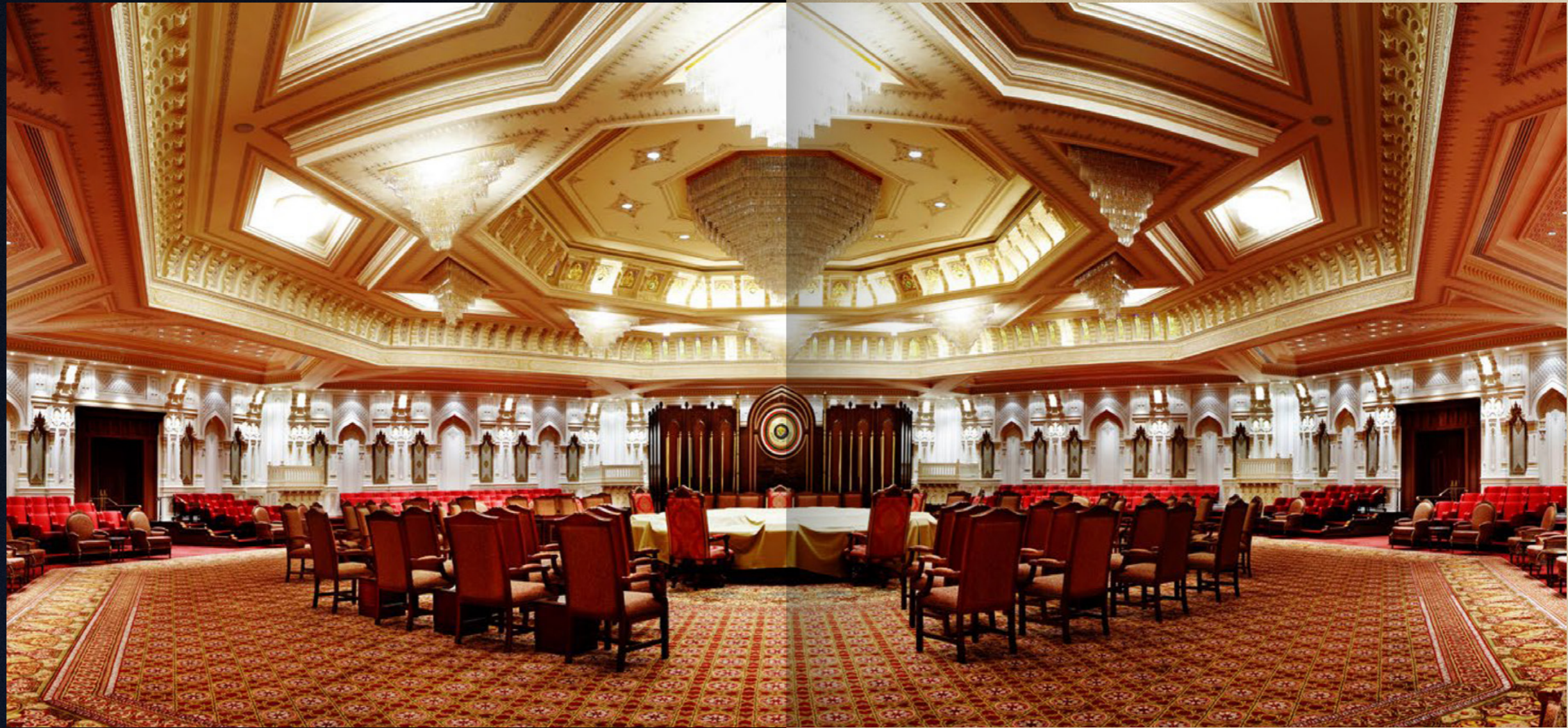




Sultan Qaboos Grand Mosque



Infosys Global Education Center - Mysore



Al Bustan Palace Hotel - Muscat



Sobha City - Thrissur

# Dubai

## *The Golden Gateway*

Renowned for its tax-friendly environment, strategic location, and visionary development, Dubai offers a gateway to unparalleled life. Experience a lifestyle of opulence and exclusivity, surrounded by an international community of like-minded individuals. With a lifestyle that blends extravagance and sophistication, Dubai grants access to a world of exclusive experiences and limitless possibilities.

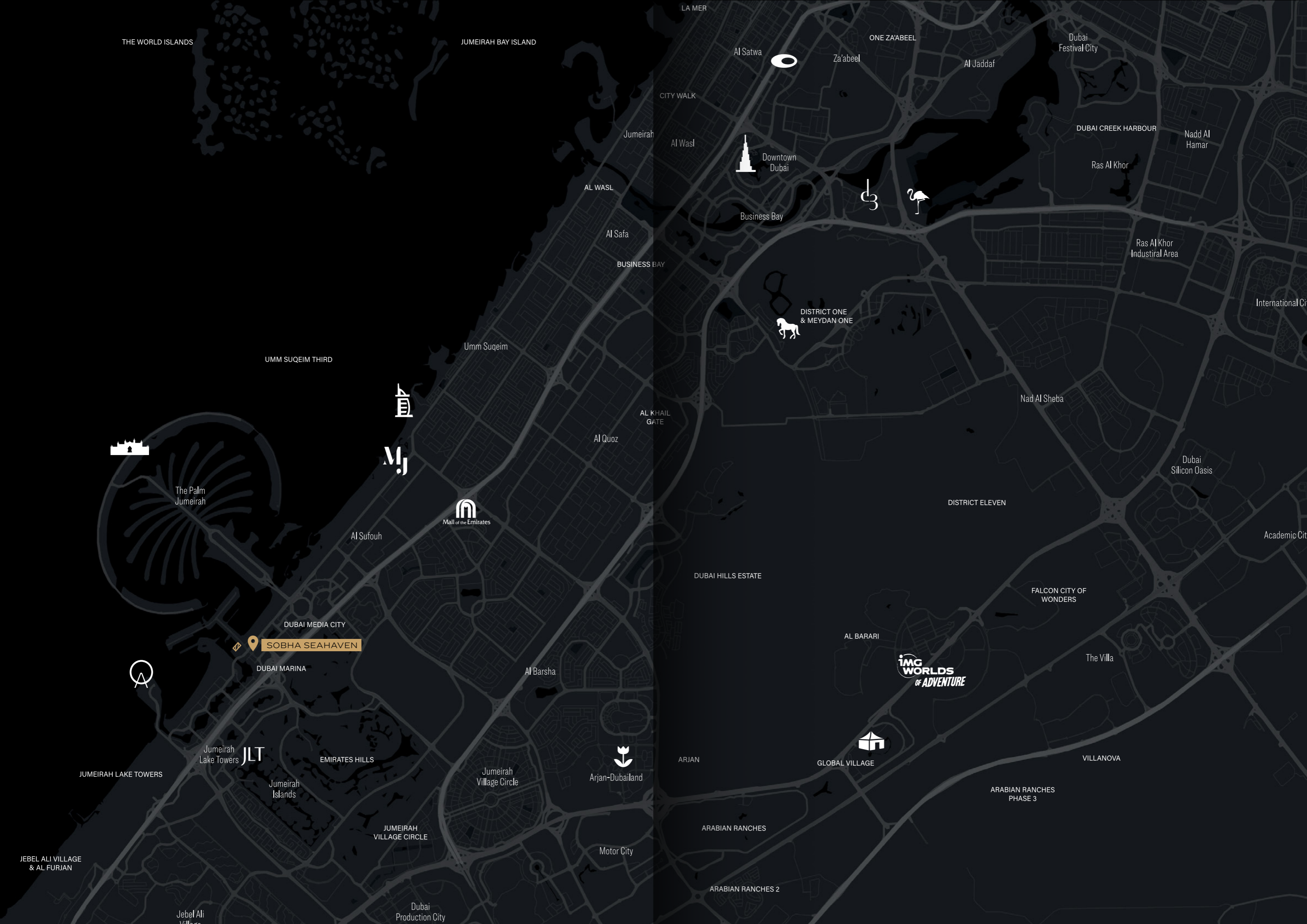




SOBHA SEAHAVEN

THE SEA HAS NEW ADDRESS





THE WORLD ISLANDS

JUMEIRAH BAY ISLAND

LA MER

ONE ZA'ABEEL

Dubai Festival City

Al Satwa

Za'abeel

Al Jaddaf

CITY WALK

Jumeirah

Al Wasl



Downtown Dubai

DUBAI CREEK HARBOUR

Nadd Al Hamar

Ras Al Khor

AL WASL

Al Safa

BUSINESS BAY



Ras Al Khor Industrial Area

International City

UMM SUQEIM THIRD

Umm Suqeim



AL KHAIL GATE

Al Quoz

Nad Al Sheba

Dubai Silicon Oasis



The Palm Jumeirah



Mall of the Emirates

Al Sufouh


DISTRICT ELEVEN

Academic City

DUBAI HILLS ESTATE

FALCON CITY OF WONDERS

DUBAI MEDIA CITY

 SOBHA SEAHAVEN

DUBAI MARINA

AL BARARI



The Villa



Jumeirah Lake Towers



EMIRATES HILLS

Jumeirah Islands

Jumeirah Village Circle



Arjan-Dubailand

ARJAN

GLOBAL VILLAGE



VILLANOVA

JUMEIRAH LAKE TOWERS

ARABIAN RANCHES PHASE 3

JEBEL ALI VILLAGE & AL FURJAN

Jebel Ali Village

Dubai Production City

Motor City

ARABIAN RANCHES

ARABIAN RANCHES 2

Set on the seashore, Sobha SeaHaven is a retreat of luxury, peace, and beauty. With exclusive amenities and lush landscaping, live the resort life at home. Being Sobha Realty's first project at Dubai Harbour, Sobha SeaHaven brings forth the euphoria of a unique waterfront lifestyle. Beyond the horizon of the sea, Sobha SeaHaven towers over the skyline and your imagination.





ONLY FEW WILL BE EVER MADE

*This one for you...*



PENTHOUSES  
AT SKYEDITION



SOBHA SEAHAVEN



ELEVATED EXPERIENCE



MESMERIZING SCULPTURE AMIDST ICONIC CITY



PENTHOUSES

AT SKYEDITION

5 BEDROOM

















PENTHOUSES

AT SKYEDITION

6 BEDROOM



T I M E L E S S   E L E G A N C E   E M B O D I E D



DINE-IN OPULENCE WITH PANORAMIC VIEWS



WHERE EVERY DETAIL IS A BRUSHSTROKE OF LUXURY



UNVEILING AFFLUENT LIFESTYLE





AN UNRIVALED HIGH-END LIVING



IN A CITY OF CONTRASTS AND SKYSCRAPERS



EXCLUSIVE OASIS IN THE METROPOLITAN PULSE



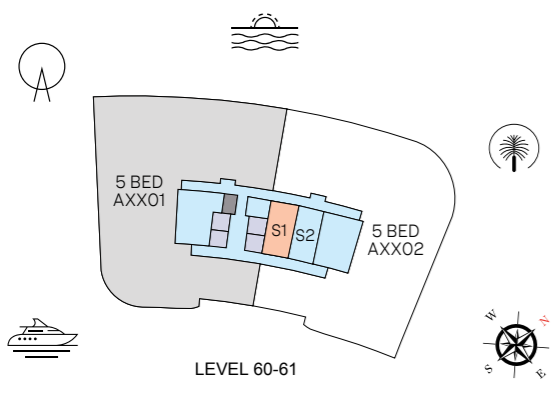
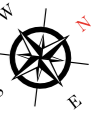
PENTHOUSES

AT SKYEDITION

FLOOR PLANS

# 5 BEDROOM APARTMENT

**TYPE A** (with maid room + powder room + walk-in-wardrobe + balcony + store + office + pool + gym + cinema)



LEVEL 60-61



LEVEL 60-61

UNIT STORE

## VIEWS

180 degree views overlooking Blue waters, Ain Dubai, Palm Jumeirah, Harbour, JBR Beach, Marina, Sea, Skydive 6001, 6101

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever. 8. Loose furniture and finishes indicated are for representation purpose only.

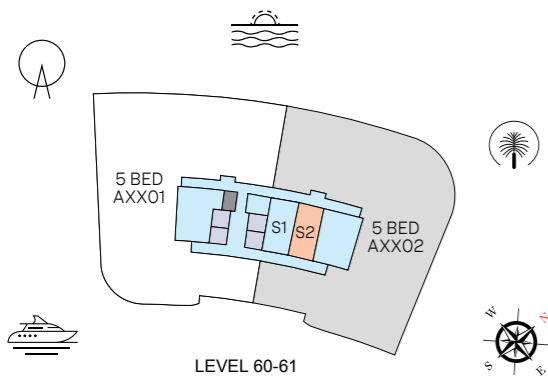
# 5 BEDROOM APARTMENT

# AREAS & DIMENSIONS

		<b>UNIT NO. 6001</b> SUITE - 6,982.44 SQ.FT. BALCONY - 919.24 SQ.FT. TOTAL UNIT - 7,901.68 SQ.FT.  EXTERNAL STORE - 394.82 SQ.FT. TOTAL - 8,296.50 SQ.FT.	<b>UNIT NO. 6101</b> SUITE - 7,159.29 SQ.FT. BALCONY - 1,071.76 SQ.FT. TOTAL UNIT - 8,231.05 SQ.FT.  EXTERNAL STORE - 394.82 SQ.FT. TOTAL - 8,625.87 SQ.FT.
	DESCRIPTION	DIMENSIONS	DIMENSIONS
1	FOYER	3050 x 3300	3050 X 3300
2	GUEST LOUNGE	4800 x 4300	4850 X 4300
3	GUEST BEDROOM	4850 x 3950	4850 X 3950
3.1	GUEST BEDROOM WALK IN CLOSET	3000 X 1200	3000 X 1200
3.2	GUEST BEDROOM - BATHROOM	4600 X 3300	4600 X 3400
4	DINING ROOM	4800 x 7250	4850 X 7850
5	LOUNGE	4700 x 7250	4700 X 7850
6	LIVING ROOM	7600 x 6400	7850 X 6400
7	OFFICE	7600 X 3650	7850 X 3650
8	SHOW KITCHEN	5150 x 3400	5150 X 3450
9	DIRTY KITCHEN	3550 x 4150	3550 X 4150
10	MASTER BEDROOM	6800 X 6850	7000 X 7000
10.1	M. BEDROOM WALK IN CLOSET	7300 X 2050	7750 X 2000
10.2	M. BEDROOM BATHROOM	5750 X 3050	6000 X 3050
11	BEDROOM - 01	4100 x 4700	4100 X 5050
11.1	BEDROOM - 01 BATHROOM	2150 x 3500	2200 X 3500
12	BEDROOM - 02	3850 x 4250	3850 X 4350
12.1	BEDROOM - 02 BATHROOM	1850 x 5100	1900 X 5200
13	BEDROOM - 03	4000 x 5700	4000 X 5800
13.1	BEDROOM - 03 BATHROOM	1800 x 5100	1850 X 5200
14	MAID'S ROOM	3100 x 2550	3100 X 2550
14.1	MAID'S ROOM TOILET	1600 x 2600	1600 X 2600
15	UTILITY	1400 x 2600	1400 X 2600
16	POWDER ROOM	3200 x 2300	3200 X 2300

# 5 BEDROOM APARTMENT

**TYPE B** (with maid room + powder room + walk-in-wardrobe + balcony + store + office + pool + gym + cinema)



LEVEL 60-61

LEVEL 60-61

UNIT STORE

## VIEWS

180 degree views overlooking Palm Jumeirah, Harbour, Sea, Marina Skyline  
6002, 6102

# 5 BEDROOM APARTMENT

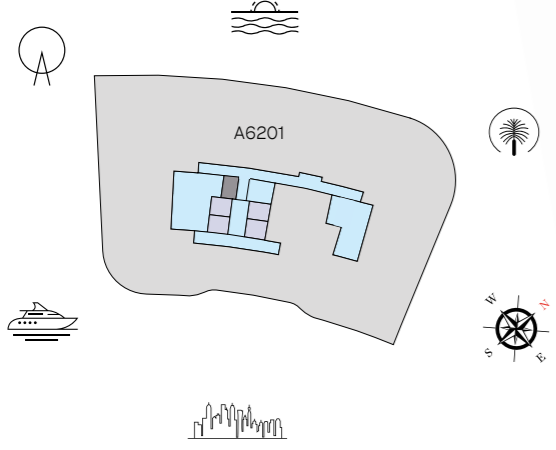
# AREAS & DIMENSIONS

		<b>UNIT NO. 6002</b> SUITE - 6,997.73 SQ.FT. BALCONY - 827.96 SQ.FT. TOTAL UNIT - 7,825.69 SQ.FT.  EXTERNAL STORE - 375.45 SQ.FT. TOTAL - 8,201.14 SQ.FT.	<b>UNIT NO. 6102</b> SUITE - 7,157.78 SQ.FT. BALCONY - 939.47 SQ.FT. TOTAL UNIT - 8,097.25 SQ.FT.  EXTERNAL STORE - 375.45 SQ.FT. TOTAL - 8,472.70 SQ.FT.
	DESCRIPTION	DIMENSIONS	DIMENSIONS
1	FOYER	3100 X 3450	3100 X 3450
2	GUEST LOUNGE	4800 X 4250	4800 X 4250
3	GUEST BEDROOM	4900 X 3900	4950 X 3900
3.1	GUEST BEDROOM WALK IN CLOSET	2900 X 1200	2950 X 1200
3.2	GUEST BEDROOM - BATHROOM	4450 X 3300	4450 X 3300
4	DINING ROOM	4850 X 7250	4850 X 7800
5	LOUNGE	4750 X 7200	4750 X 7750
6	LIVING ROOM	8000 X 5600	8100 X 5850
7	OFFICE	7750 X 3600	7850 X 3600
8	SHOW KITCHEN	4600 X 3600	4600 X 3500
9	DIRTY KITCHEN	3750 X 4300	3750 X 4300
10	MASTER BEDROOM	6600 X 7300	6700 X 7350
10.1	M. BEDROOM WALK IN CLOSET	7450 X 2100	7550 X 2100
10.2	M. BEDROOM BATHROOM	5900 X 3050	6000 X 3050
11	BEDROOM - 01	4350 X 4700	4350 X 5050
11.1	BEDROOM - 01 BATHROOM	2100 X 3500	2100 X 3500
12	BEDROOM - 02	3850 X 4450	3850 X 4500
12.1	BEDROOM - 02 BATHROOM	1900 X 5100	1850 X 5200
13	BEDROOM - 03	4000 X 5800	4000 X 5850
13.1	BEDROOM - 03 BATHROOM	1850 X 5100	1800 X 5200
14	MAID'S ROOM	3200 X 2550	3200 X 2550
14.1	MAID'S ROOM TOILET	1550 X 2600	1600 X 2600
15	UTILITY	1500 X 2600	1500 X 2600
16	POWDER ROOM	3300 X 2350	3300 X 2350



# 6 BEDROOM

(with gym + home theatre + office + pool + sauna + powder room + wine room + maid room + store)



LEVEL 62

UNIT

## VIEWS

360 Degree views  
6201

# 6 BEDROOM

# AREAS & DIMENSIONS

		<b>UNIT NO. 6201</b>
		SUITE - 16,077.84 SQ.FT. BALCONY - 3,107.65 SQ.FT. TOTAL UNIT - 19,185.49 SQ.FT.
	DESCRIPTION	DIMENSIONS
1	LIVING ROOM	4700 x 6950
2	GREAT ROOM	9900 x 7350
3	FORMAL DINING	5200 x 7700
4	FAMILY DINING	4700 x 5200
5	UTILITY ROOM	3250 x 2350
6	POWDER ROOM 1	2000 x 3800
7	POWDER ROOM 2	4450 x 2500
8	KITCHEN	4100 x 5100
9	PREP. KITCHEN	5100 x 5000
10	OFFICE	6800 x 7450
11	MASTER BEDROOM 01	8500 x 5700
11.1	M. BEDROOM 01 WALK IN CLOSET	6100 x 2250
11.2	M. BEDROOM 01 BATHROOM	6250 x 2950
11.3	HAMMAM ROOM	3900 x 1800
11.4	SAFE ROOM	3050 x 1800
12	MASTER BEDROOM 02	7150 x 7450
12.1	M. BEDROOM 02 WALK IN CLOSET	7750 x 2100
12.2	M. BEDROOM 02 BATHROOM	6150 x 2900
13	BEDROOM - 01	4400 x 6450
13.1	BEDROOM - 01 BATHROOM	3400 x 5200
14	BEDROOM - 02	4050 x 5900
14.1	BEDROOM - 02 BATHROOM	3400 x 5250
15	BEDROOM - 03	4050 x 5800
15.1	BEDROOM - 03 BATHROOM	3350 x 5050
16	BEDROOM - 04	4150 x 6450
16.1	BEDROOM - 04 BATHROOM	3350 x 4900
17	MAID'S ROOM	3150 x 3500
17.1	MAID'S ROOM TOILET	3250 x 1600
18	TV LOUNGE	4850 x 7000
19	LOUNGE	4750 x 6550
20	PANTRY	2950 x 5300
21	STORE - 01	3150 x 2250
22	BAR AREA	5000 x 6500
23	WINE ROOM	3400 x 2500
24	GYM	8900 x 5300
25	HAND WASH	3450 x 2400
26	STORE - 02	8000 x 1650
27	STORE - 03	1900 x 2800
28	HOME THEATER	8000 x 5500

# 6 BEDROOM

(with gym + home theatre + office + pool + sauna + powder room + wine room + maid room + store)



LEVEL 63

UNIT

## VIEWS

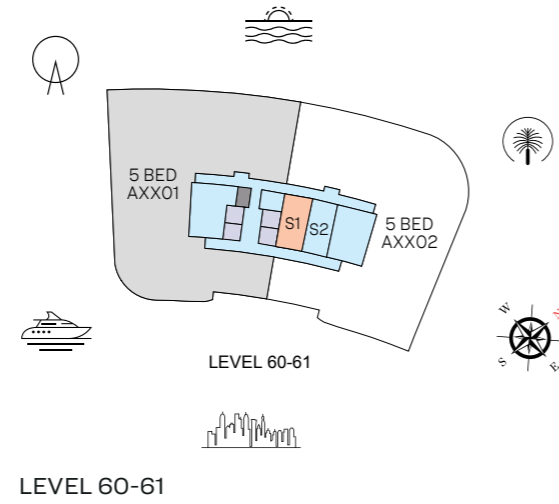
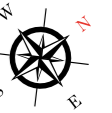
360 Degree views  
6301

# 6 BEDROOM

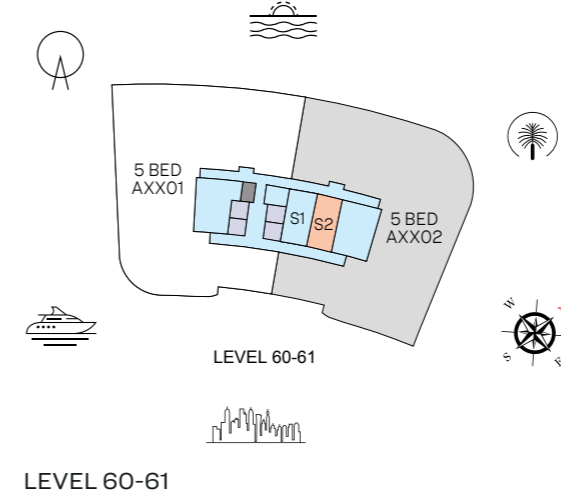
# AREAS & DIMENSIONS

		<b>UNIT NO. 6301</b>
		SUITE - 16,548.33 SQ.FT. BALCONY - 3,322.82 SQ.FT. TOTAL UNIT - 19,871.15 SQ.FT.
	DESCRIPTION	DIMENSIONS
1	LIVING ROOM	4800 X 7450
2	GREAT ROOM	9900 X 7700
3	FORMAL DINING	5200 X 8450
4	FAMILY DINING	4700 X 5950
5	UTILITY ROOM	3250 X 2350
6	POWDER ROOM 1	2000 X 3800
7	POWDER ROOM 2	4450 X 2500
8	KITCHEN	4100 X 5100
9	PREP. KITCHEN	5100 X 5000
10	OFFICE	6950 X 7500
11	MASTER BEDROOM 01	8650 X 5700
11.1	M. BEDROOM 01 WALK IN CLOSET	6250 X 2250
11.2	M. BEDROOM 01 BATHROOM	6300 X 2950
11.3	HAMMAM ROOM	3900 x 1800
11.4	SAFE ROOM	3050 x 1800
12	MASTER BEDROOM 02	7400 X 7550
12.1	M. BEDROOM 02 WALK IN CLOSET	8050 X 2100
12.2	M. BEDROOM 02 BATHROOM	6350 X 2950
13	BEDROOM - 01	4400 X 6900
13.1	BEDROOM - 01 BATHROOM	3450 X 5300
14	BEDROOM - 02	4050 X 6050
14.1	BEDROOM - 02 BATHROOM	3400 X 5350
15	BEDROOM - 03	4050 X 5900
15.1	BEDROOM - 03 BATHROOM	3350 X 5350
16	BEDROOM - 04	4200 X 6950
16.1	BEDROOM - 04 BATHROOM	3350 X 5200
17	MAID'S ROOM	3150 X 3500
17.1	MAID'S ROOM TOILET	3250 X 1600
18	TV LOUNGE	4850 X 7500
19	LOUNGE	4800 X 7100
20	PANTRY	2950 X 5300
21	STORE - 01	3150 X 2250
22	BAR AREA	5000 X 7050
23	WINE ROOM	3450 X 2500
24	GYM	9050 X 5300
25	HAND WASH	3400 X 2400
26	STORE - 02	8000 x 1650
27	STORE - 03	1900 x 2800
28	HOME THEATER	8000 x 5500

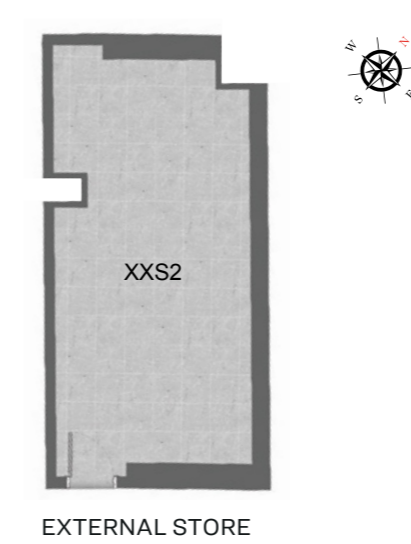
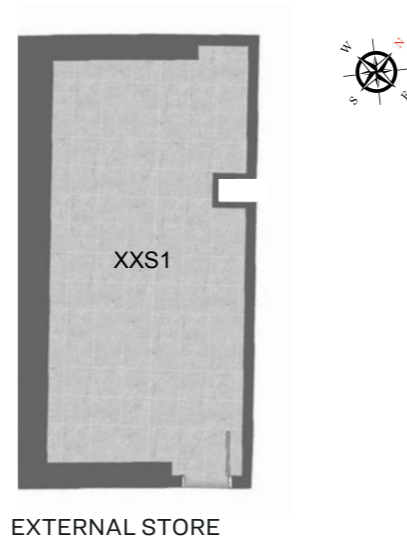
# 5 BEDROOM APARTMENT STORE



■ UNIT ■ STORE



■ UNIT ■ STORE



ITS ALL

IN THE

DETAILS

# Finishes

## Bathroom


Smart WC, sanitary fixtures & fittings from reputed brands like Kohler or Equivalent  
Vanity external finish veneer or equivalent

## Kitchen

Fully fitted Kitchen with Refrigerator, Oven, Gas Hob & Hood  
Washer- Dryer, Dryer & Dish washer from a reputed brands like Miele or equivalent  
External finish of kitchen cabinets in high pressure laminate  
Double bowl kitchen sink

# Amenities


## Outdoors

 Infinity Sky Leisure Pool


 BBQ Family Zones


 Outdoor Private Cabanas


 Outdoor Gym

 Outdoor Yoga Zone


## Health


 Indoor Gym

 Steam and Sauna

 Ice Showers


## Dining & Entertainment

 Café and Dining Area

 Executive Serviced Lounge

 Valet Concierge

 Indoor Cinema

 Co-Working Spaces







**SOBHA**  
REALTY



RERA NO. :2550