



**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

TPOLOGY	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



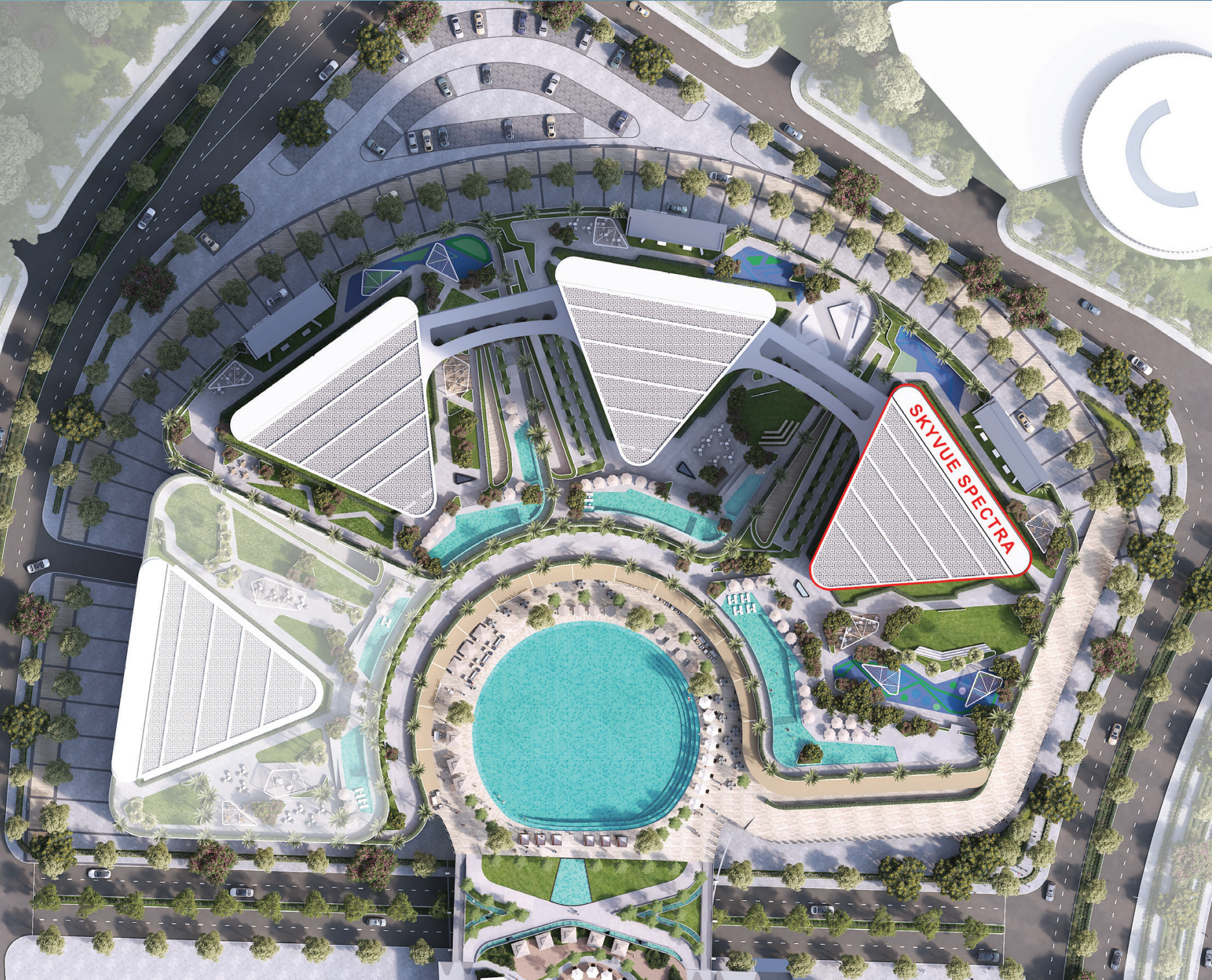


# Master Plan





# Site Plan







## Amenities

### Discover Unparalleled Urban Luxury

Skyvue 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



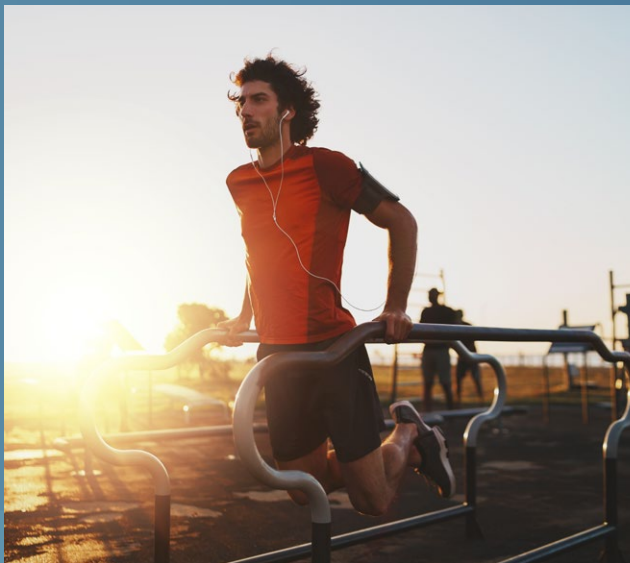
Indoor Gym



Indoor Yoga Studio



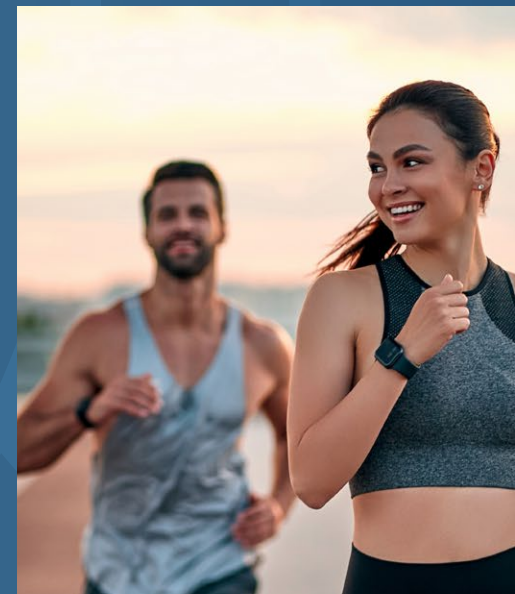
Circuit Training



Outdoor Gym



Yoga and Meditation Area



Walking/Jogging Loop



# Entertainment



Multipurpose Hall



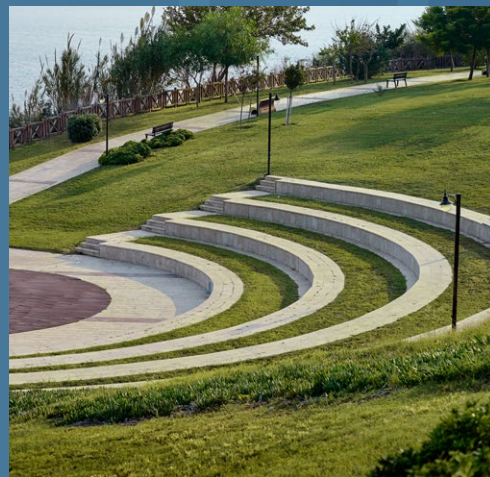
Open Picnic Lawn



Barbeque Area



Open Cinema Area



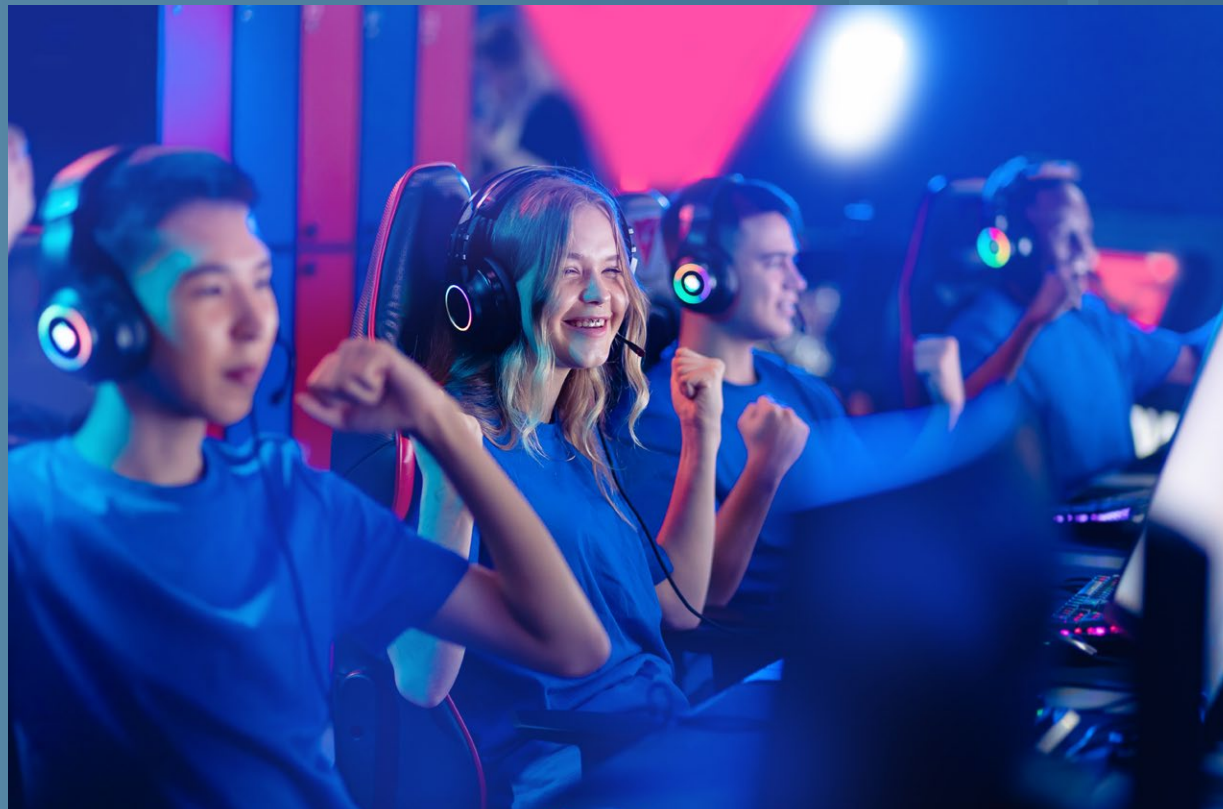
Open Amphitheatre Seating



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

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