

EXQUISITE CRAFTSMANSHIP
FLAWLESS LEGENDARY
PERFECTION
PANORAMIC
INFINITE LEGACY
SHEIKH PANORAMIC
ZAYED FLAWLESS
ROAD SIGNATURE INFINITE
PALACE MAKER
SPLENDOUR
STATEMENT EXPERIENCES



FROM THE HOUSE OF THE

Palace Maker

PNC MENON
THE SOBHA GROUP

13th Floor, Sobha Sapphire, Business Bay,
PO Box 125250, Dubai, UAE.

To the connoisseur of fine living.
The mission of my life has been to create beautiful experiences.
From designing palaces to royal homes, I sought to leave my mark through a confluence of thoughtful design, detailed aesthetics and flawless quality.

Over the past five decades, Sobha Group has emerged as one of the world's most premier real estate brands with over 100 MN sq. ft. of residential and commercial spaces delivered across the UAE & India. And yet my dream project eluded me. Until now.
It is with deep satisfaction that I present to you:
The S.

This tower presents the best of the Sobha Group, and my own passion for giving our customers nothing but the absolute finest.
Every last detail has been meticulously finished to satisfy my desire for both finesse and form. It all comes together to create living spaces that have all that you might wish for and beyond.

“PERFECTION
IS NOT A DREAM,
BUT *a reality*
THAT I STRIVE
TOWARDS
IN MY WORK.”



PNC MENON
Founder & Chairman



A VISIONARY
WHO DESIGNED PALACES,
will now craft your living spaces.

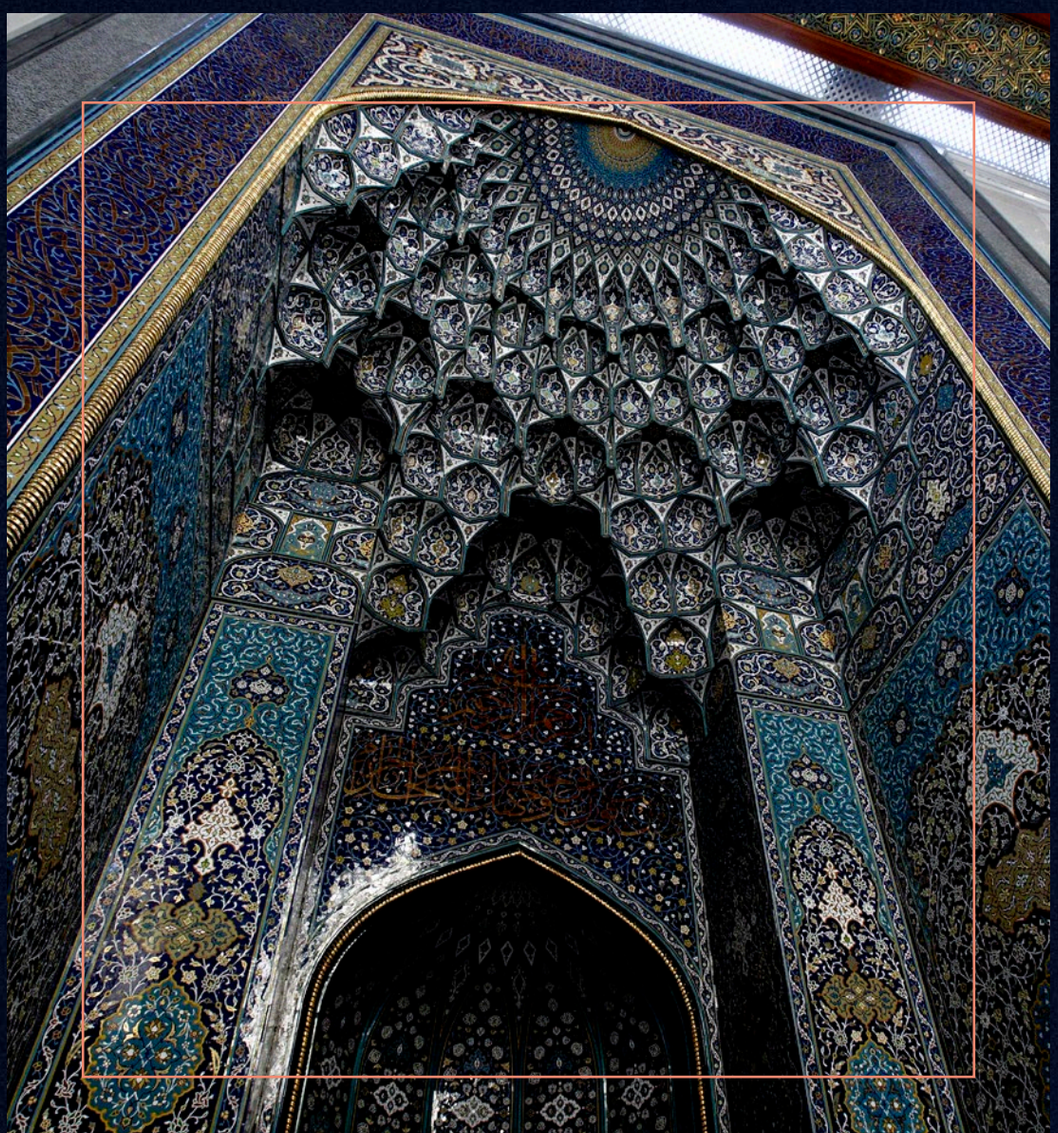
Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings, to an interior decorator of royal homes, to one of the most respected names in real estate.

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 LEGACY TAKES FORM

in its highest expression.



Founded by the maker of palaces, Mr. PNC Menon,
the Sobha legacy is built on its uncompromising principles of quality and craftsmanship. There is a deep passion for detail that permeates every aspect of design and creation. Sobha projects are not only world class, but a standard of its own. This extraordinary legacy has now culminated into a tower that exceeds the highest standards: The S.

SIGNATURE *Residences*
ARE SO UNIQUE,

it took 50 years to create them.

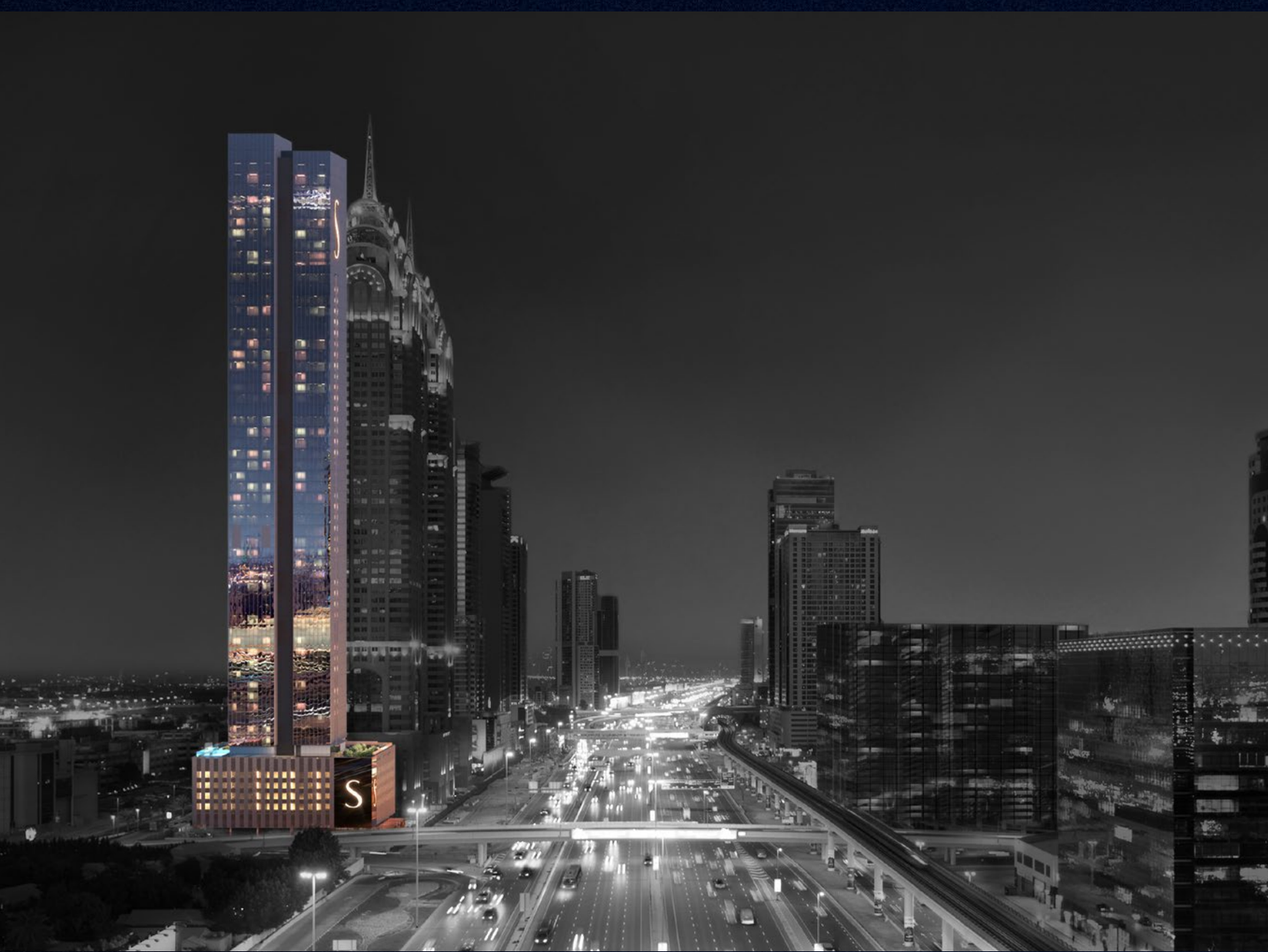
For over five decades, Mr. PNC Menon has crafted living spaces for royalty, and magnificent palaces. The palace maker has now turned his inimitable sensibilities to craft his first signature residential project. Conceived and shaped under his watchful eye, every facet of this tower bears his signature style and sophistication. Welcome to a new way of living, that is the hallmark of Signature Residences.



SHEIKH ZAYED ROAD IS THE MOST POWERFUL CORRIDOR OF THE MIDDLE EAST.

No wonder you'll feel at home here.

The city's most prized real estate adorns Sheikh Zayed Road, the power corridor of Dubai. Naturally, you belong here. Being so central also has its visual perks, with every apartment at The S oriented to offer stunning views whichever way you look.





A VANTAGE POINT

unlike any other.

DUBAI MARINA	*EMIRATES GOLF COURSE*	*BURJ AL ARAB*	*PALM JUMEIRAH*
2 MINUTES	5 MINUTES	8 MINUTES	5 MINUTES

KNOWLEDGE VILLAGE	*MALL OF EMIRATES*	*MEDIA CITY*	*INTERNET CITY*
3 MINUTES	10 MINUTES	6 MINUTES	2 MINUTES



STUNNING VIEWS

Wherever you look

Wherever your eyes wander, they'll rest on glorious sights. The tower has been oriented to allow gorgeous views from all sides. Sweeping sights of the sea can be viewed from the north side, while green vistas of the golf course greet from the south.



MAKE A STATEMENT

In the rarefied space of The S.

The S makes a grand statement from the moment you step in. It starts at the lobby itself. Step inside and let the towering entrance enthral you.

Double-height entrance lobby that lets the world know you've arrived.

Dedicated Concierge desk at your beck and call.

Elaborate high end materials that create a sophisticated ambience in the lobby.



INIMITABLY S

Signature Features





THE S CAFÉ
WITH GOURMET DISHES

But without the crowds around you.

Let the aroma of freshly ground coffee from the world's finest beans drift over you at The S Café in the lobby area.

A HIGH-RISE WITH ITS OWN UNIQUE SIGNATURE.

And state of the art contactless lifts .

The S is ahead of its time, with a series of automated features. While smart lights, curtains and other linked aspects will answer to your smartphone's commands, even the contactless high-speed lift can be arranged to greet you through your phone.



INIMITABLY S

Signature Indoor Living





LIVING SPACES

Which are luxuriously appointed.

The S was built to exceed and excel in the smallest details. How else could we call it a Signature Residence? When a master craftsman lends his eye to every facet of your 4 and 5 bedroom living space, the result is as exemplary as this.

The main entrance door of your sky villa is a staggering 2.6 metre high. As you enter the palatial living space the 54mm thick Oak door greets you like royalty.

Large format tiles that accentuate modern luxury with seamless surfaces in the indoor living spaces.

Flexi track lighting with magnetic attachments and complete 360° rotation emphasize the aesthetics of the interiors.

Fresh air units with high-efficiency filters & UV filtration for improved air quality.

Clear height of up to 3 metre gives your indoor living space a sense of opulence.

WHAT'S COOKING?

The option of knowing is up to you.

Ceilings up to 2.55 metre high in the kitchen and dining areas bring home that fine dining experience.

Separate display and preparatory kitchen equipped with electrochromic smart glass for practicality and convenience.

Display kitchen equipped with state-of-the-art home appliances.



YOU DESERVE TO BE PAMPERED

As you step in, the large glass windows make an impression, as they bestow commanding views of the sea and the Sheikh Zayed Road without compromising on your privacy.

The sanitaryware in your bathroom are made by the best in the industry. All bath fittings are top-of-the-line and come with a brushed nickel finish. Smart WCs and a supersized magic mirror TV facing the bathtub and shower add an element of modern charm to your bathroom.





BEDROOMS THAT ARE YOUR PRIVATE RETREAT.

Clear heights of 3 metre in the master bedroom and 2.8 metre in the other 3 bedrooms.

Furnished with a combination of high-end glass wardrobes and leatherette panelled wooden shutters with sensor operated lights.

Master bedroom finished with luxurious chevron cut oak flooring in the dressing area.

INIMITABLY S

Signature Outdoor Living



OUTDOOR LIVING SPACES

Where memories grow.

You might be hundreds of metres above the ground in your sky villa but you still have the privilege of enjoying the fresh greenery and relaxing sights in your exclusive Outdoor Living Space. Glorious views of the Palm and the sea can be enjoyed with your morning coffee. While the expansive lounge area is also perfect for a sundowner.

A KITCHEN THAT FEELS LIKE FINE DINING.

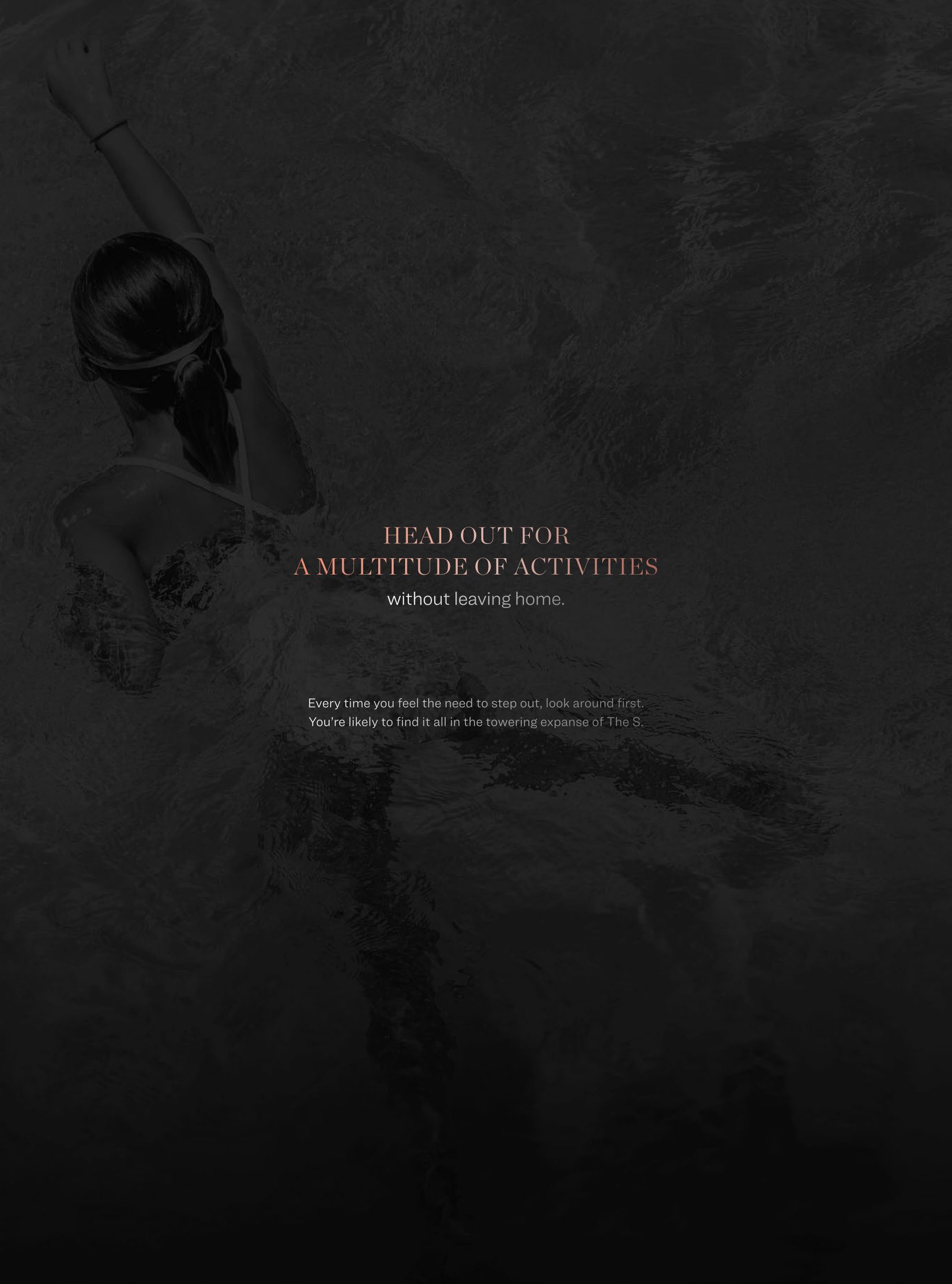
Except, the dress code is optional.

Every time you step out for a meal, you're likely to miss dining in. It's the hallmark of a Signature dining experience at home. The aesthetic and planning of your kitchen is designed to make you feel pampered. Even if you decide to step in and play the role of chef for the evening. The 12-seater lounge accommodates your entire family, and a bevy of guests. If you feel like a more intimate setting is called for, there's also a dedicated seating area with high chairs and tables.



INIMITABLY S

Signature Experiences



HEAD OUT FOR
A MULTITUDE OF ACTIVITIES

without leaving home.

Every time you feel the need to step out, look around first.
You're likely to find it all in the towering expanse of The S.



INDOOR EXPERIENCES

The S Café

Steam and Sauna

Library and Lounge area

Gym

Children’s day care centre



OUTDOOR EXPERIENCES

Temperature controlled infinity-edge pool, with a sunken court between the kids pool and main pool

Jacuzzi

Outdoor Cinema

Outdoor Gym

Children's play area

Meditation Corner





“A SIGNATURE REVEALS,
the best PART OF YOU.”

FLOOR AND UNIT PLANS

THE S

4 BED UNIT PLAN

TYPE - C

SALEABLE AREA

Suite Area - 4,573.03 SQ. FT.
Balcony - 132.93 SQ. FT.
Total Unit - 4,705.96 SQ. FT.

Additional Staff Accomodation - 800.00 SQ. FT.
Additional Store - 865.00 SQ. FT.
Total Saleable Area - 6,370.96 SQ. FT.

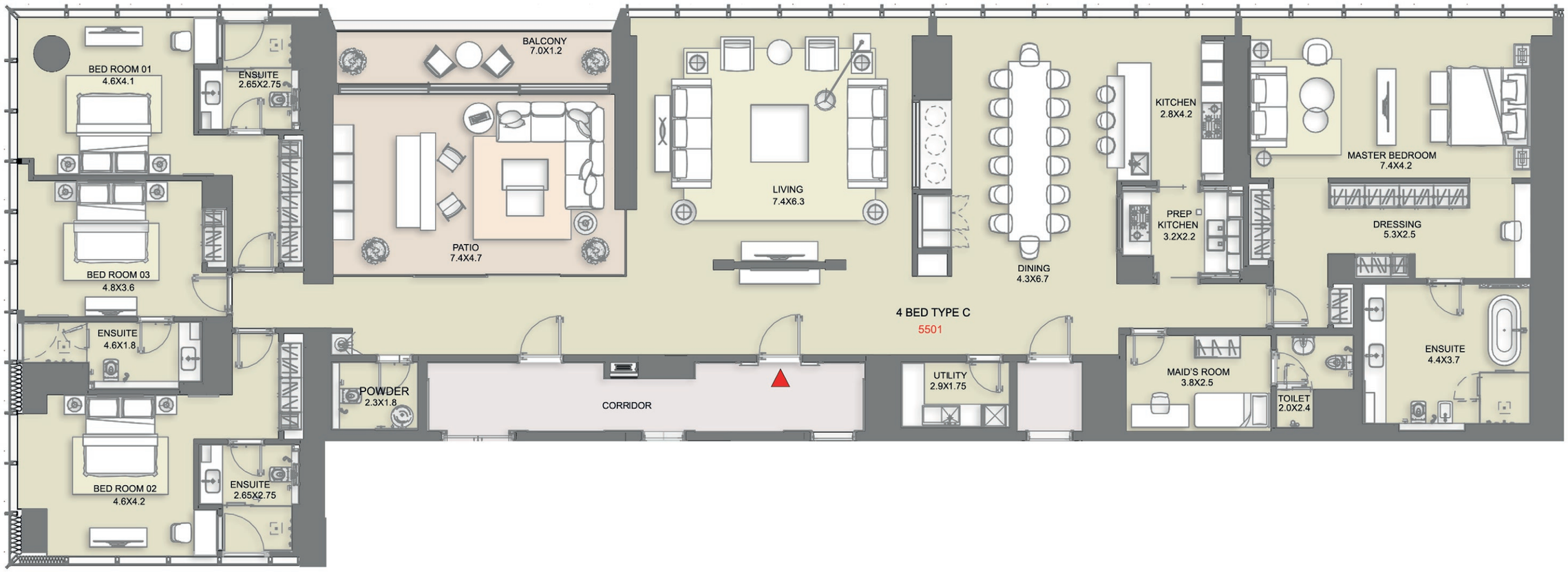
Total Number of Units - 1

SEA VIEW



SZR VIEW

LEVEL - 55



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, and furnishings. The views shown vary by floor. 7. The specifications, fittings developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoverer.

4 BED UNIT PLAN

TYPE - D

SALEABLE AREA

Suite Area - 4,640.05 SQ. FT.
Balcony - 131.32 SQ. FT.
Total Unit - 4,771.37 SQ. FT.

External Store at Same Level - 53.17 SQ. FT.
Additional Staff Accomodation - 821.00 SQ. FT.
Additional Store - 575.00 SQ. FT.
Total Saleable Area - 6,220.54 SQ. FT.

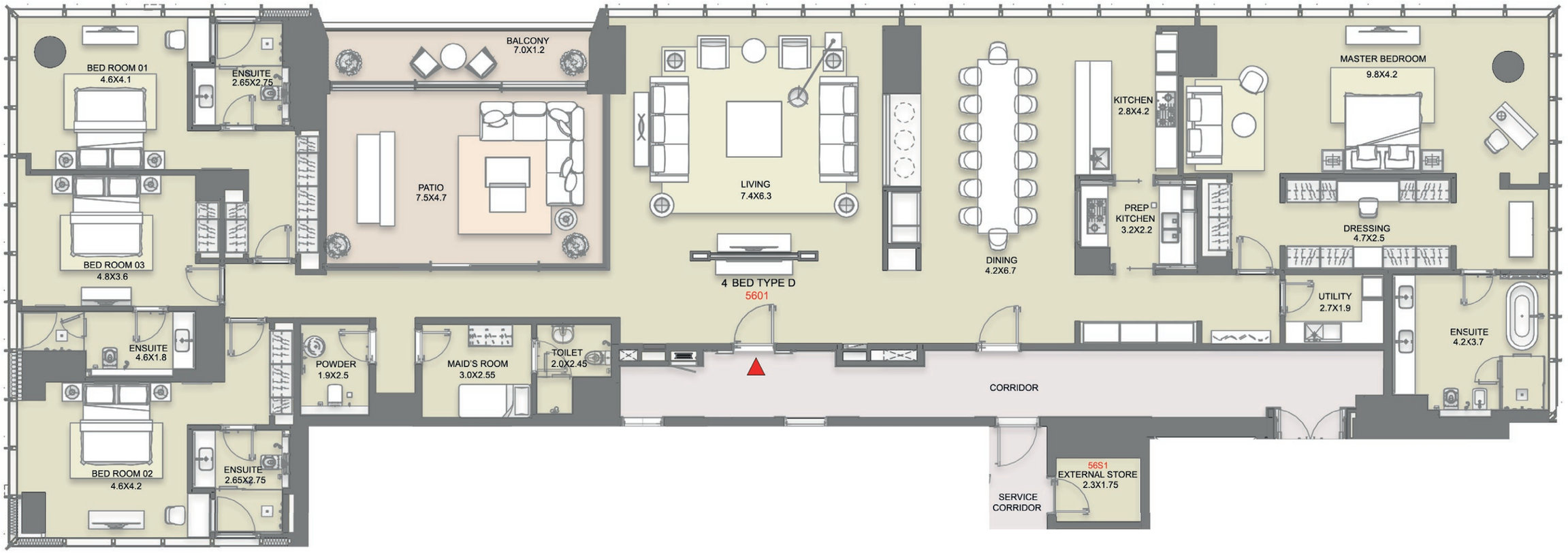
Total Number of Units - 1

SEA VIEW



SZR VIEW

LEVEL - 56



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4 BED UNIT PLAN

TYPE - E

SALEABLE AREA

Suite Area - 4,968.03 SQ. FT.
Balcony - 129.49 SQ. FT.
Total Unit - 5,097.52 SQ. FT.

External Store at Same Level - 53.17 SQ. FT.
Additional Staff Accomodation - 725.00 SQ. FT.
Total Saleable Area - 5,875.69 SQ. FT.

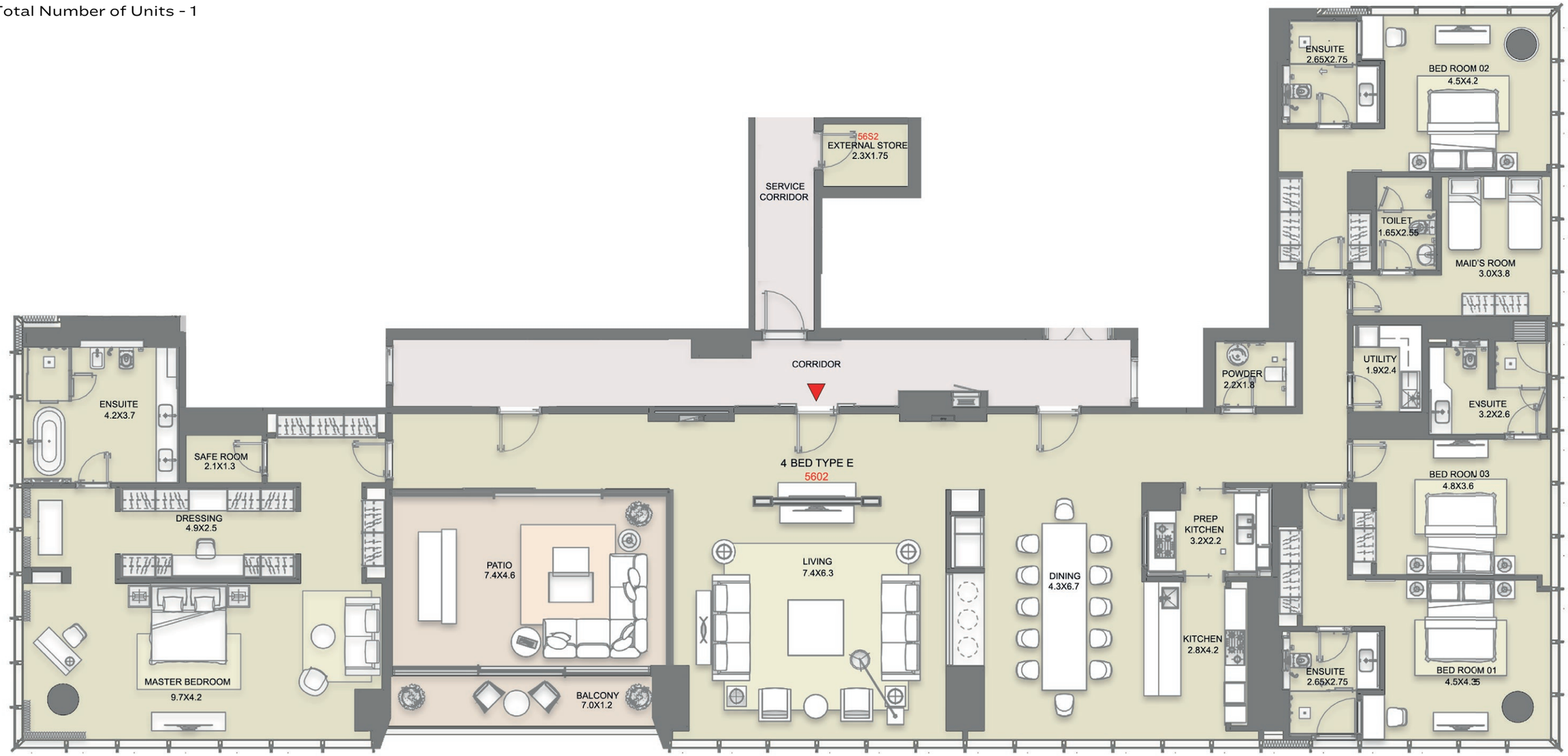
Total Number of Units - 1

SEA VIEW



SZR VIEW

LEVEL - 56



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4 BED UNIT PLAN

TYPE - F

SALEABLE AREA

Suite Area - 4,635.98 SQ. FT.
Balcony - 133.04 SQ. FT.
Total Unit - 4,769.02 SQ. FT.

External Store at Same Level - 53.17 SQ. FT.
Additional Staff Accomodation - 910.00 SQ. FT.
Additional Store - 985.00 SQ. FT.
Total Saleable Area - 6,717.19 SQ. FT.

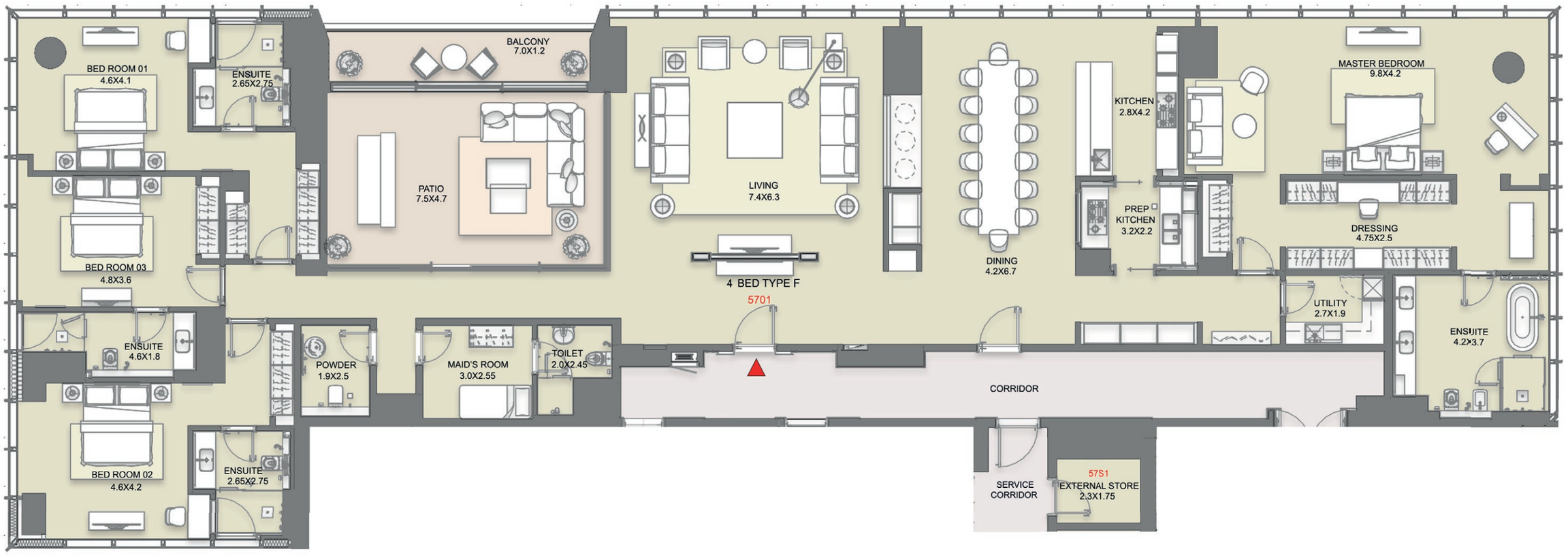
Total Number of Units - 1

SEA VIEW



SZR VIEW

LEVEL - 57



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4 BED UNIT PLAN

TYPE - G

SALEABLE AREA

Suite Area - 5,309.19 SQ. FT.
Balcony - 129.49 SQ. FT.
Total Unit - 5,438.68 SQ. FT.

External Store at Same Level - 53.17 SQ. FT.
Additional Staff Accomodation - 745.00 SQ. FT.
Total Saleable Area - 6,236.85 SQ. FT.

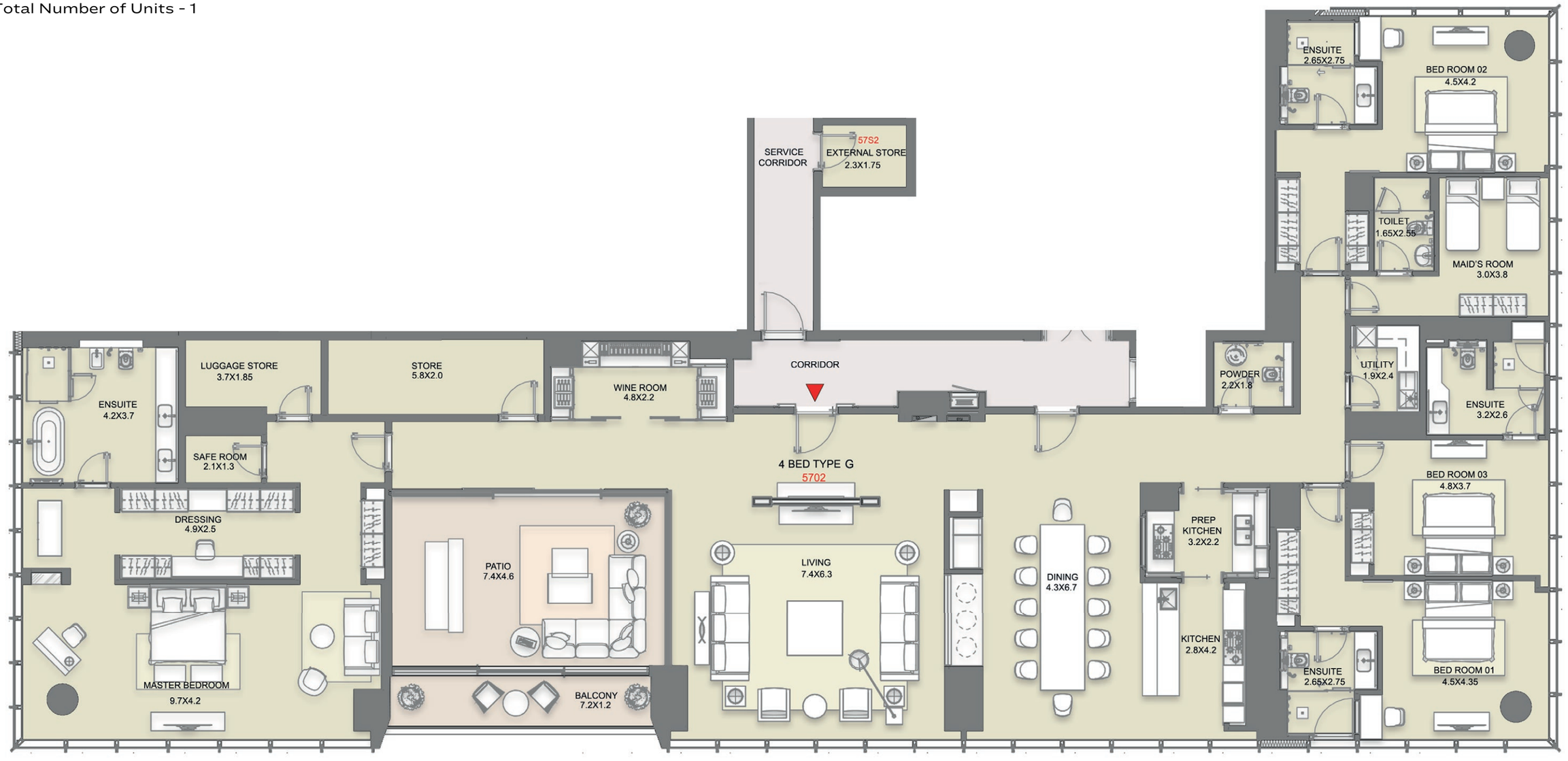
Total Number of Units - 1

SEA VIEW



SZR VIEW

LEVEL - 57



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5 BED UNIT PLAN

TYPE - B

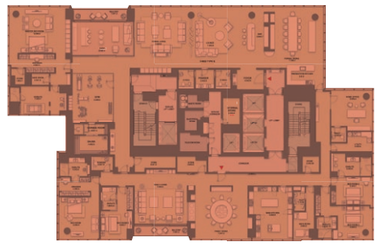
SALEABLE AREA

Suite Area - 11,010.73 SQ. FT.
Balcony - 259.30 SQ. FT.
Total Unit - 11,270.03 SQ. FT.

External Store at Same Level - 106.35 SQ. FT.
Additional Staff Accomodation Range - 1,200.00 SQ. FT. - 1,225.00 SQ. FT.
Additional Store Range - 610.00 SQ. FT. - 625.00 SQ. FT.
Total Saleable Area Range - 13,186.38 SQ. FT. - 13,226.38 SQ. FT.

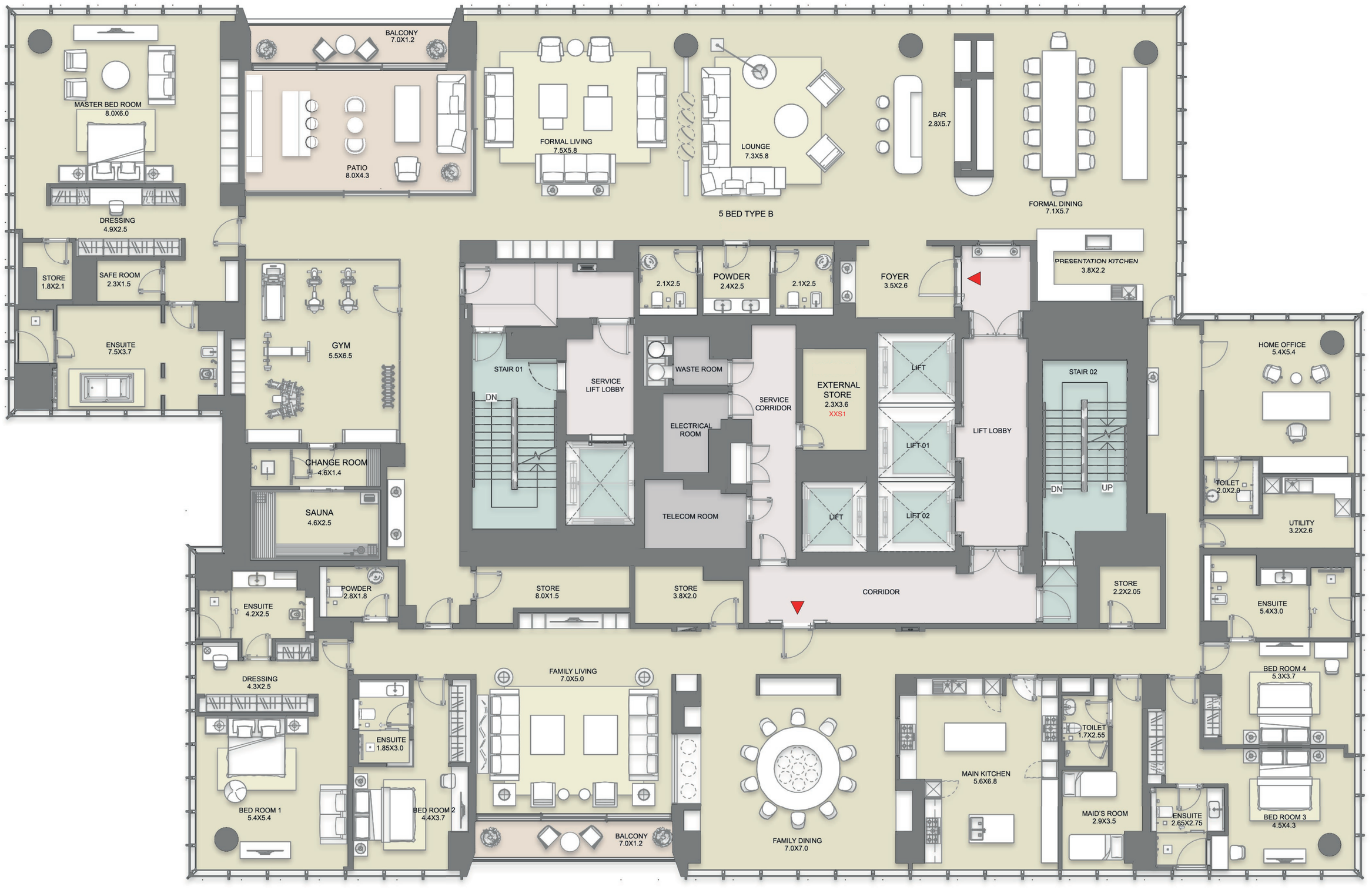
Total Number of Units - 2

SEA VIEW



SZR VIEW

LEVEL - 58 & 59



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SOBHA

REALTY