

HEART
OF DUBAI
NOW HAS
A SOUL

#HeartOfDubai



DUBAI

The most vibrant city in the world



Dubai is one of the most vibrant and fastest-growing cities in the world. In less than 15 years, Dubai has grown into a global phenomenon, at the centre of which lies Sobha Hartland. Stretching from the epicentre of Dubai to the Dubai Water Canal, the Dubai Creek and Ras Al Khor Wildlife Sanctuary, our projects range from waterfront mansions to mid-rise city apartments and masterfully planned infrastructure with retail outlets, cafes, restaurants and vast green spaces.

Benefits of investing in Dubai



Growing economy

100%

Tax-free returns



10-year investor visa*



Expo 2020



Ease of doing business



Variety of mortgage options

*Terms and conditions apply



Dubai
Water Canal



Community
Lifestyle



30%
Open and Green Space



Ras Al Khor
Wildlife Sanctuary



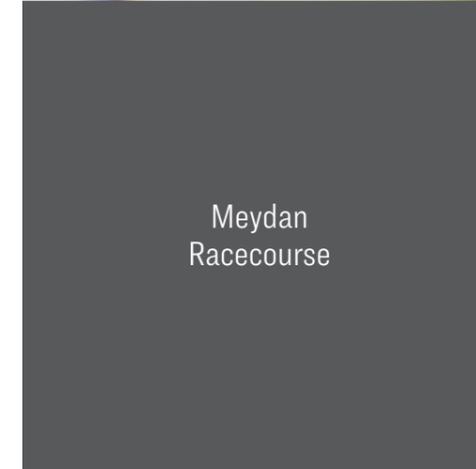
Two International
Schools



Water Front Living
1.8km Boardwalk



Meydan
Golf Course



Meydan
Racecourse



Cafés &
Restaurants



SOBHA HARTLAND

An unparalleled lifestyle at the heart of one of Dubai's most iconic districts, Mohammed Bin Rashid City



Inspiring lifestyle, comfort and luxury living in every detail, Sobha Hartland is an 8 million sq. ft. waterfront community of luxurious apartments, beautiful villas and high-end townhouses. Home to expanses of lush green spaces, world-class amenities and a slew of mouth-watering eateries, retail centres and entertainment facilities, the vibrant development stands proudly at the centre of one of Dubai's most iconic districts, Mohammed Bin Rashid Al Maktoum City.

Project highlights

- ◆ The only freehold villa community on the Dubai Canal
- ◆ 30% of the community dedicated to open & green spaces
- ◆ Fully integrated community with recreation clubs, parks and two international schools
- ◆ Highlights Sobha's signature quality through impeccable finishing and unparalleled attention to detail
- ◆ Spectacular views of Ras Al Khor Wildlife Sanctuary, the Dubai Creek Harbour, the Dubai Canal and Downtown Dubai
- ◆ Walk across the Dubai Canal to Meydan Mall in 10 minutes
- ◆ Meydan Tower, Meydan Racecourse, and the 8.5km Meydan cycling track at walking distance
- ◆ 5 minutes to Meydan Marina
- ◆ 5 minutes to the Metro Line
- ◆ 5 minutes to Meydan Golf Course
- ◆ 10 minutes to Burj Khalifa and the Dubai Mall

HARTLAND ESTATES AND APARTMENTS



1

WATER CANAL
VILLAS

Bespoke waterfront living



2

FOREST
VILLAS

Unique forest-style living



3

GARDENIA
VILLAS

A green and luxurious life



4

HARTLAND
TOWNHOUSES

Three times the luxury



5

HARTLAND
GREENS

Modern living nestled in greenery



6

SOBHA
CREEK VISTAS

Picturesque views of the creek

A photograph of a person standing on the deck of a sailboat at sunset. The sun is low on the horizon, creating a bright, golden glow over the water and sky. The person is silhouetted against the bright light. The sailboat's mast and rigging are visible on the right side of the frame. The water is dark blue with a shimmering reflection of the sun.

ICONIC
RESORT
STYLE
LIVING



WATER CANAL VILLAS

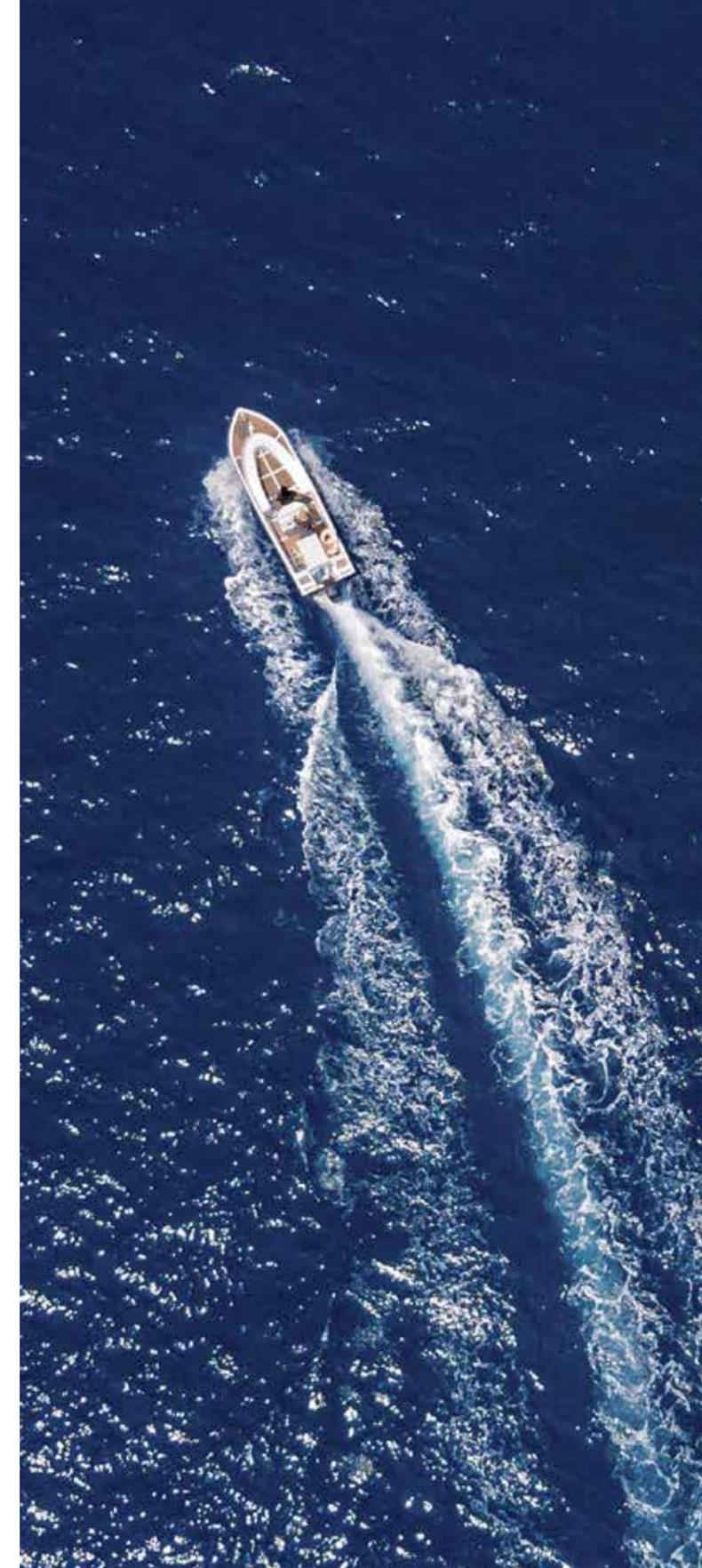
Bespoke living on Dubai's canal front



Hartland's Water Canal Villas form a thriving community that overlooks the sparkling blue waters of one of Dubai's most iconic destinations, only steps away from the Dubai Water Canal a vibrant promenade, spoiling the residents with boundless dining, retail and entertainment experiences. Designed for a sophisticated and luxurious living experience with ample space, multiple levels and high-ceilinged interiors.

Project highlights

- ◆ Spacious 6 bedroom mansions ranging from 17,061 – 19,241 sq. ft.
- ◆ Exclusively limited to 23
- ◆ Unwind in your personal swimming pool or relax in your beautifully landscaped courtyard
- ◆ Soak in the Dubai Canal views from your spacious viewing decks and terraces
- ◆ Enjoy five-star amenities with a personal gym, home theatre and private lift
- ◆ Surrounded by lush green landscapes that separate each villa, ensuring complete privacy
- ◆ A long-lasting investment developed with signature Sobha quality
- ◆ Private pool with an extended pool deck for your private parties
- ◆ Fully customizable layouts
- ◆ Contracting options available on request





FOREST VILLAS

Unique forest-style living



Lush fairways nestled between green expanses immersed in a tranquil and unique forest-inspired landscape with plenty of wild flora and lush greenery, including secluded gardens and large swimming pools, the villas are poised to become Dubai's most exciting living destination, located only minutes away from the city's prime business hubs.

Project highlights

- ◆ Spacious 4 & 5 bedroom villas with maid's room ranging from 6,153 – 9,678 sq. ft.
- ◆ Unwind in your personal swimming pool or soak in the sun in your beautifully landscaped garden
- ◆ Take in unique forest-inspired views unlike anything else in Dubai
- ◆ Enjoy family barbecues on vast outdoor wooden decks that overlook the forest
- ◆ Surrounded by lush green landscapes that separate each villa, ensuring complete privacy
- ◆ Private lift to conveniently access all rooms



GARDENIA VILLAS

A green and luxurious life



Gardenia villas are a unique collection of villas designed along an integrated network of lush green corridors. With floor-to-ceiling windows for plenty of natural lighting, wide spaces and multiple storeys of amenities, Hartland's Gardenia Villas maximizes on comfortable and luxurious living, with a private pool and an optional private lift.

Project highlights

- ◆ Two level villas with 4 spacious bedrooms and maid's room
- ◆ Enjoy an outdoor retreat in your private swimming pool
- ◆ A private rooftop terrace to unwind with family and friends, with views overlooking the Dubai Canal and the Dubai skyline
- ◆ Optional private lift to conveniently access all rooms
- ◆ With lush green landscapes that separate each villa, privacy comes naturally



HARTLAND TOWNHOUSES

Three times the luxury



Standing beautifully in the heart of Sobha Hartland, Hartland Townhouses feature majestic views and scenic landscapes of colourful gardens and rich green spaces designed for those who enjoy modern living complemented by opulent facilities such as the Hartland Clubhouse, retail and international dining choices and walking distance to two international schools will set the standard for a luxurious and comfortable community lifestyle.

Project highlights

- ◆ Spacious 4 bedroom townhouses spread across 3 floors with maid's room, ranging from 3,233 – 3,303 sq. ft.
- ◆ Private lift to conveniently access all levels
- ◆ 2 minute walking distance to schools
- ◆ Balconies on both the first and second floors.
- ◆ Hartland Townhouses are set in small clusters inside the community
- ◆ Diagonal placement for each Townhouse ensures added privacy



LUSH
FAIRWAYS
AND GREEN
SPACES



HARTLAND GREENS

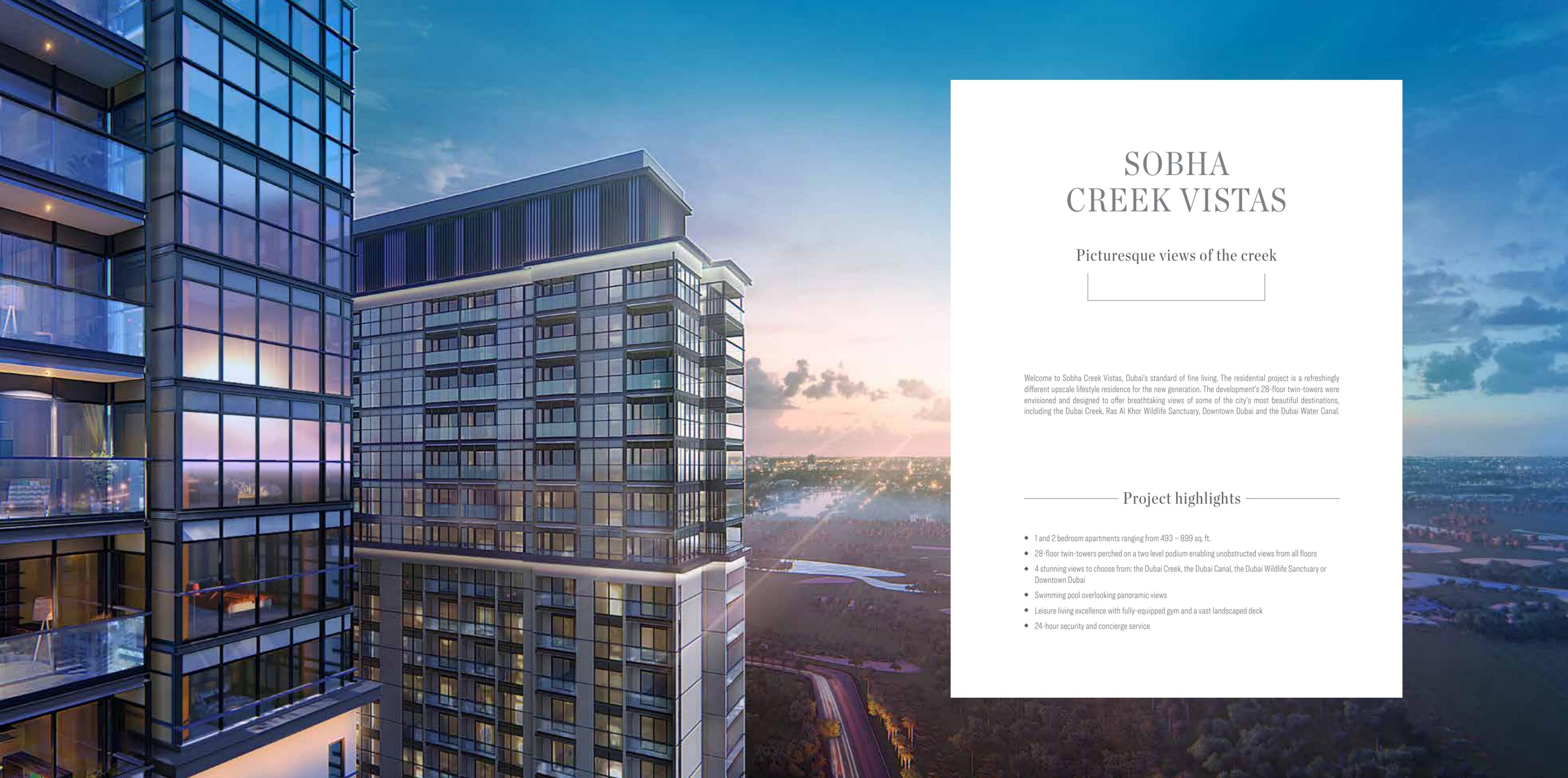
Modern living nestled in greenery



Hartland Greens consists of a collection of 6 mid-rise buildings set amidst vast open spaces and completely immersed in nature. Hailed as the "Green Address in Dubai", the residential community offers an idyllic mix of quiet green landscapes infused with the charms of the city life. The buildings overlook some of Dubai's most beautiful landscapes, including Ras Al Khor Wildlife Sanctuary and the Dubai Canal.

Project highlights

- ◆ Choice of luxury studios, 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom duplexes
- ◆ Areas ranging from 461 – 5,210 sq. ft.
- ◆ Spectacular views of the Dubai Canal, Ras Al Khor Wildlife Sanctuary and Downtown Dubai
- ◆ Amenities include swimming pools, gyms and children's play areas
- ◆ Sobha signature quality ensures state-of-the-art fittings and superior finishing
- ◆ Surrounded by various international dining destinations, retail centres and exclusive boutiques and hotels



SOBHA CREEK VISTAS

Picturesque views of the creek

Welcome to Sobha Creek Vistas, Dubai's standard of fine living. The residential project is a refreshingly different upscale lifestyle residence for the new generation. The development's 28-floor twin-towers were envisioned and designed to offer breathtaking views of some of the city's most beautiful destinations, including the Dubai Creek, Ras Al Khor Wildlife Sanctuary, Downtown Dubai and the Dubai Water Canal.

Project highlights

- ◆ 1 and 2 bedroom apartments ranging from 493 – 899 sq. ft.
- ◆ 28-floor twin-towers perched on a two level podium enabling unobstructed views from all floors
- ◆ 4 stunning views to choose from: the Dubai Creek, the Dubai Canal, the Dubai Wildlife Sanctuary or Downtown Dubai
- ◆ Swimming pool overlooking panoramic views
- ◆ Leisure living excellence with fully-equipped gym and a vast landscaped deck
- ◆ 24-hour security and concierge service

THE
ULTIMATE
LIFESTYLE
UPGRADE





Sobha Signature Quality

Contemporary styled structures with reinforced concrete frame and thermally insulated roof and façade walls | Remote controlled garage doors for villas | Entrance foyer, corridor, living, dining and family lounge fitted with high quality tile flooring and matt emulsion painted walls with tile skirting and gypsum ceiling | Kitchen equipped with quality chrome kitchen mixer | Fittings and equipment by Siemens or equivalent | Fittings and equipment for laundry room include free-standing washing machine | Staircase is made with high quality granite or equivalent | Main entrance and internal doors: Solid core with high quality engineered veneer facing panel | External aluminium framed sliding glass doors in high quality powder coat finish with aluminium sliding screen panels | Ironmongery: All doors fitted with high quality lever-type handles, locksets, hinges, plates, escutcheons, closers for fire-rated doors, stops, etc.

Front door with intercom, door release | Air Conditioning: Concealed FCU with individual control for all main rooms | Electronic dimmer controls for lighting fixtures | Weatherproof lights for external lighting | All external glazing made of high performance insulated glass unit | Boundary wall and gate reinforced with concrete and masonry block fence in textured paint finish with metal gate in high quality finish.