



SOBHA
REALTY

PRODUCT TRAINING

SOBHA HARTLAND

- Mohammed Bin Rashid Al Maktoum City
- 8 Million sq. ft. community project
- 30% Open and Green space
- Heart of Dubai
- Dubai Water Canal
- Waterfront living

The Heart of Dubai now has a Soul

SOBHA REALTY – UNIQUE DIFFERENTIATORS

- We don't exceed international building standards, we define them.
- We deliver perfection by controlling quality from inception to completion – foremost backward integrated real estate company in the world
- Our 3 tier quality checks, as opposed to the market standard of only 1, ensures meticulous standards are always maintained.

URBAN DESIGN

The Urban Design philosophy of the project is borrowed from some of the great cities of the world – Paris, Barcelona and Rome.

The rectangles in the project design drawings follow the golden ratio of art.

Seamless flow is maintained in public and private interfaces, allowing human interaction.

Clever design is implemented to maximize open space and privacy of the spatial, visual and acoustic kind



Features of the Product

Luxury:

- Wide hallways / corridors
- Wall tiles in the kitchen and bathrooms
- 6 layers of finishing/protection for the doors
- Main door = 54 mm / All other doors = 45 mm thick (increases privacy, fire protected)
- Height of doors = 2.4 mt (normal height is 2.1 mt)
- Walls in the bedroom are 250mm thick v/s market usual of 125mm
- Apartment entrance height = 2.7 mt, Living area = 2.9 mt, Kitchen and powder room = 2.5 mt
- Automated home control systems available
- Bedside switch controls to add luxury

Features of the product

Noise Reduction:

- Sound absorbent tiles
- Floor to ceiling windows with double glazing and rubber sealant for noise cancellation
- Pipes are pressure fitted and contain a rubber sealant. Insulation of pipes also reduces the noise produced
- Low noise, German make A/c's

Finishing:

- Strobe lights in the bedrooms and the living area
- Concealed lights available in the living and bedrooms
- Appliances provided (stove, microwave, dishwasher, fridge, washing machine) are all SIEMENS brand / equivalent brand
- Feather touch door closing for all kitchen cabinets and washroom cabinets
- Skirting all through the house is rounded for safety and displays craftsmanship

A self-contained world of luxury, with an unrivalled advantage of location
& proximity to Dubai's epicenter

SOBHA HARTLAND

Sobha Hartland – Thoughtfully Designed Spaces For:



RESIDENCE TYPE APARTMENTS



HARTLAND GREENS (BUILDING 1-6)



ONE PARK AVENUE



SOBHA CREEK VISTAS



SOBHA CREEK VISTAS RESERVE



SOBHA WAVES



WAVES GRANDE



THE CREST



CREEK VISTAS
GRANDE



CREST GRANDE

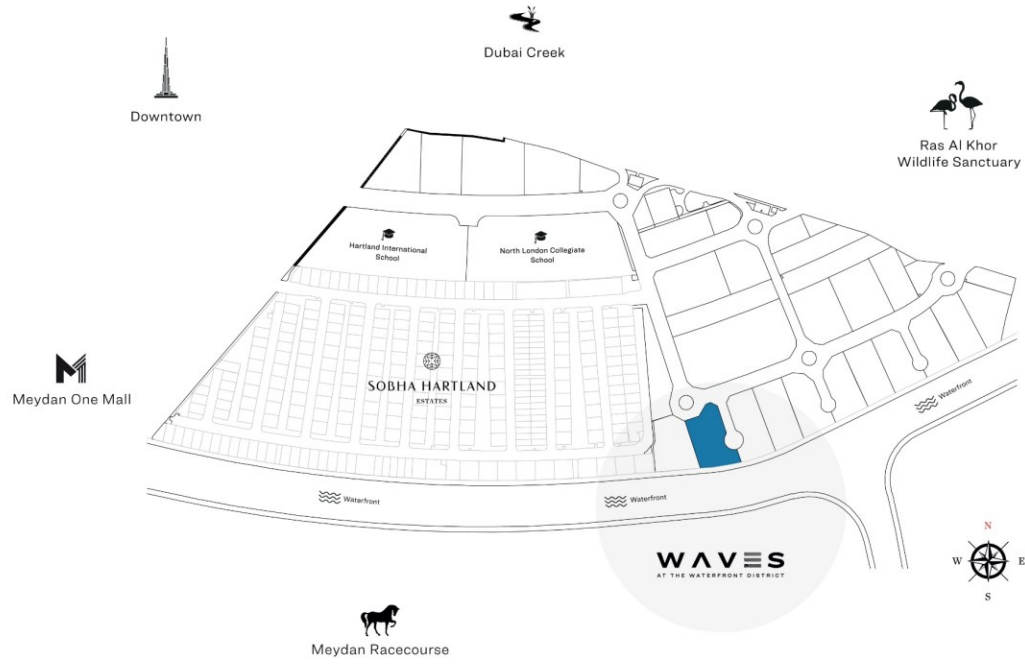
SOBHA WAVES

- G+5P+30 Tower perched on a five Level podium enabling unobstructed views from all floors.
- Leisure living excellence with world class amenities.



Typology	Area (sq.ft)		Price (AED)	
	From	To	From	To
1 Bedroom	519.04	528.62	0.97Mn	1.05Mn
1 Bedroom+ Study	617.53	643.36	1.18Mn	1.22Mn
2 Bedroom	859.07	1208.14	1.65Mn	2.30Mn

Completion Date: September 2023



SOBHA WAVES

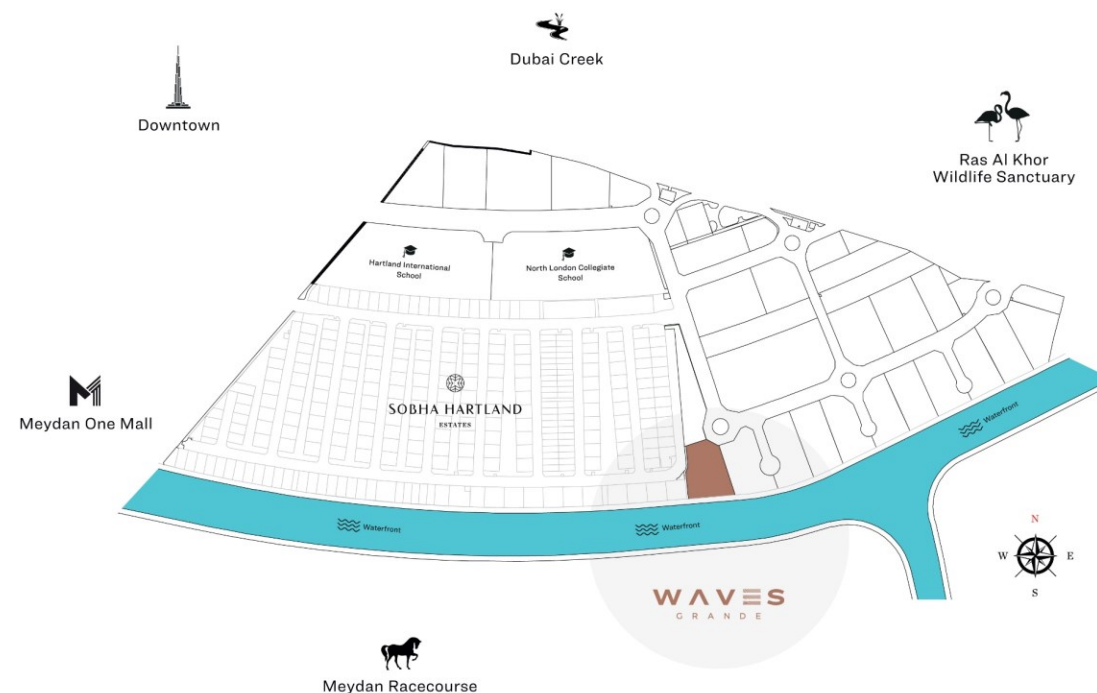
SOBHA WAVES GRANDE

- G+5P+31+R Tower perched on a five Level podium enabling unobstructed views from all floors.
- Leisure living excellence with world class amenities.



Typology	Area (sq.ft)		Price (AED)	
	From	To	From	To
1 Bedroom	710.96	914.39	1.20Mn	1.64Mn
1 Bedroom+ Study	912.24	1192.53	1.52Mn	2.05Mn
2 Bedroom	1184.14	1717.06	2.04Mn	2.96Mn
2 Bedroom+ Study	1405.12	1867.86	2.42Mn	3.22Mn
3 Bedroom	1905.32	1957.96	3.28Mn	3.37Mn
4 Bedroom+ Duplex	2651.80	2652.34	5.10Mn	5.10Mn

Completion Date: March 2024



WAVES GRANDE

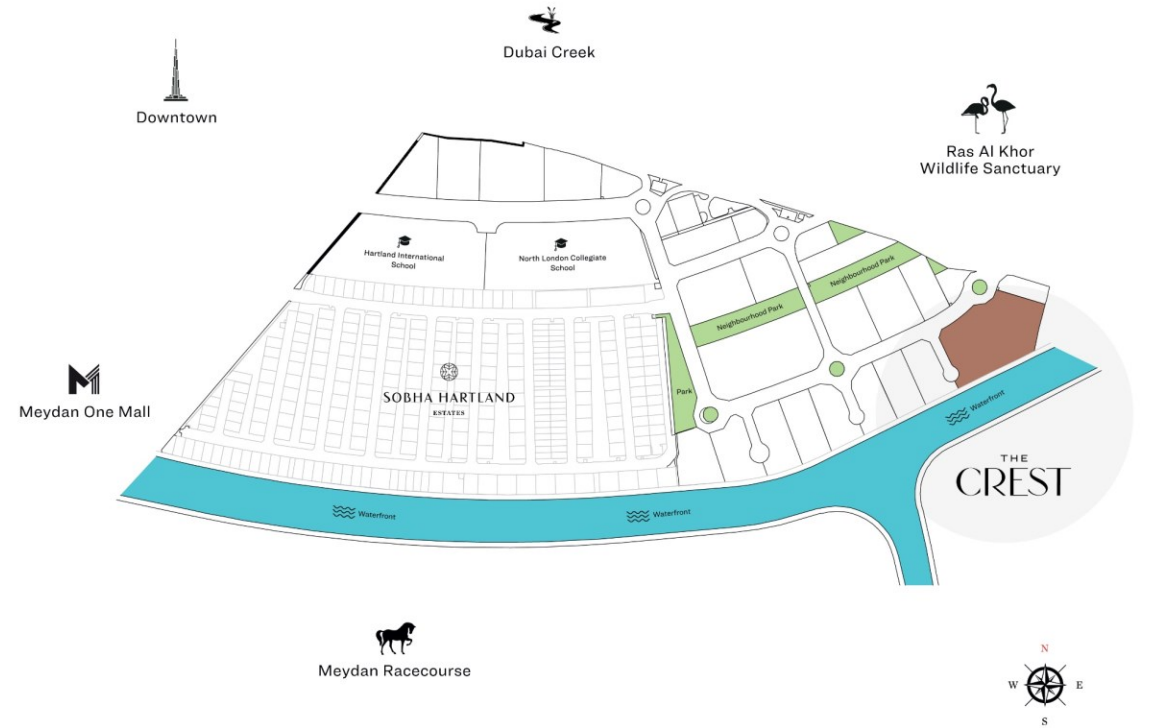
THE CREST

- Its a combination of four towers A, B, C & D.
- G+ 5P + 41 for A Tower perched on a five level podium enabling unobstructed views from all floors.
- G+ 5P + 33 for B Tower perched on a five level podium enabling unobstructed views from all floors.
- G+ 5P + 28 for C Tower perched on a five level podium enabling unobstructed views from all floors.
- G+ 5P + 04 for D Tower perched on a five level podium enabling unobstructed views from all floors.
- Sky walk connecting all four towers.



Typology	Area (sq.ft)		Price (AED)	
	From	To	From	To
1 Bedroom+ Powder room	573.07	889.44	1.10Mn	1.71Mn
2 Bedroom+ Maid	1270.68	1394.25	2.44Mn	2.68Mn
3 Bedroom+ Maid	1565.40	1565.40	3.01Mn	3.01Mn

Completion Date: JUNE 2025



THE CREST

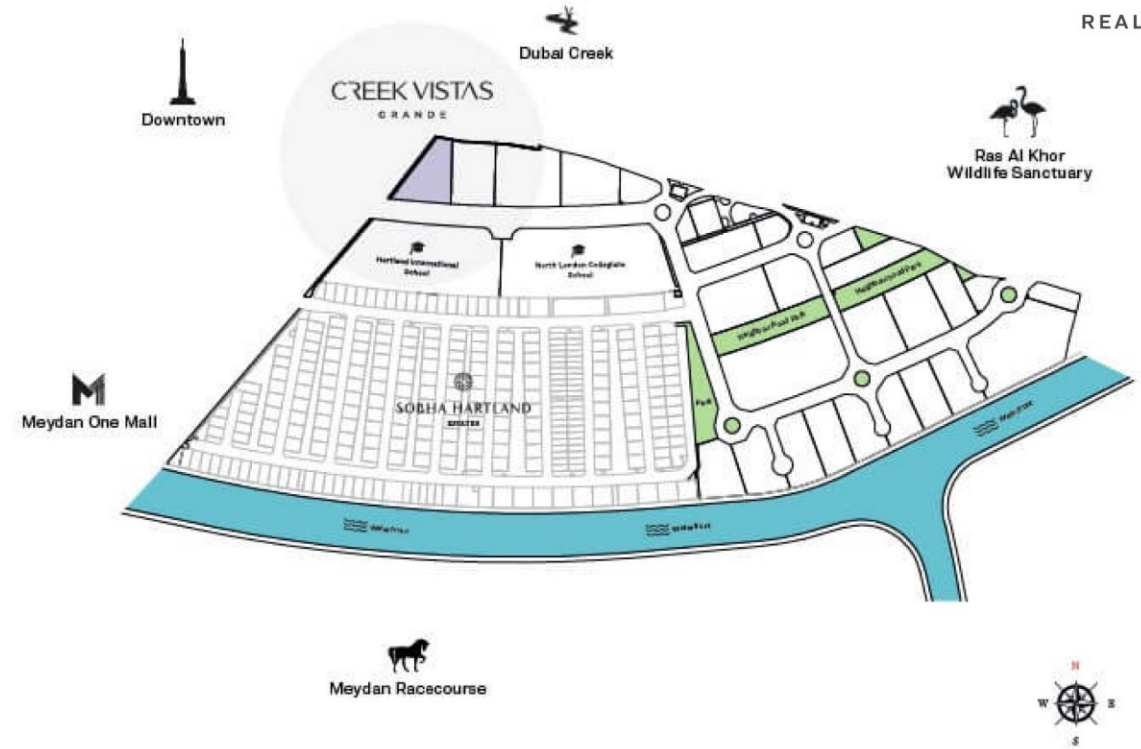
THE CREEK VISTAS GRANDE

- Creek Vistas Grande presents a collection of urbane and refined residences with 3 distinct advantages of uninterrupted views, exceptional quality & an abundance of amenities.
- G + 42 Floors enabling unobstructed views from all floors.
- It offers magnificent views of the Dubai skyline and the Burj Khalifa.



Typology	Area (sq.ft)		Price (AED)	
	From	To	From	To
1 Bedroom	798.00	853	1.51Mn	1.55Mn
2 Bedroom	1106.78	1268.42	1.96Mn	2.31Mn
3 Bedroom	1646.66	1646.66	2.96Mn	3.05Mn

Completion Date: July 2025



CREEK VISTAS GRANDE

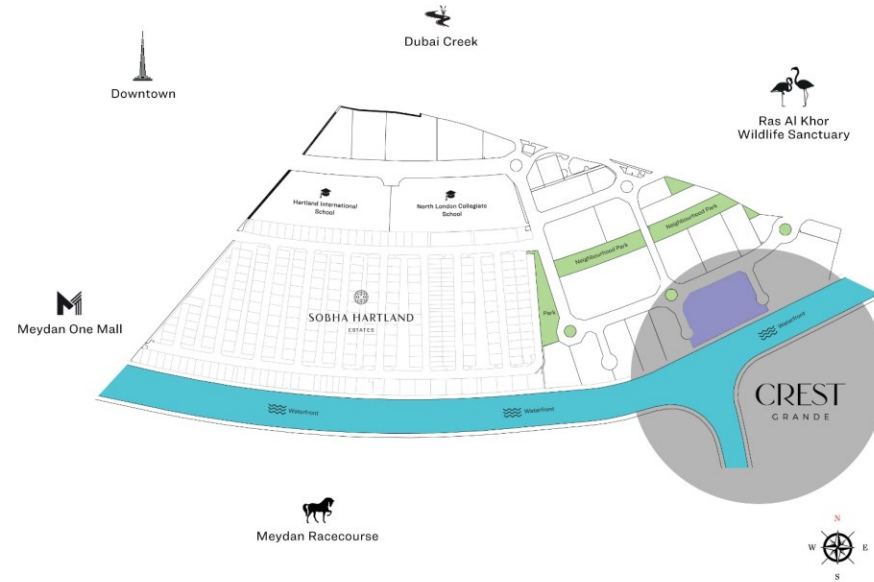
THE CREST GRANDE

- Its a combination of three towers A, B & C.
- A Tower - G + 5P + 41 floors enabling unobstructed views from all floors.
- B Tower - G + 5P + 35 floors enabling unobstructed views from all floors.
- C Tower - G + 5P + 41 floors enabling unobstructed views from all floors.



Typology	Area (sq.ft)		Price (AED)	
	From	To	From	To
1 Bedroom	729.25	734.21	1.33Mn	1.35Mn
1.5 Bedroom	947.76	947.76	1.75Mn	1.75Mn
2 Bedroom+ Maid room	1325.04	1550.43	2.42Mn	2.82Mn
3 Bedroom+ Maid room	1616.95	1618.25	2.95Mn	2.99Mn
4 Bedroom+ Maid room	2142.13	2343.63	3.90Mn	4.33Mn

Completion Date: December 2025



CREST GRANDE

(TOWER - A)



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