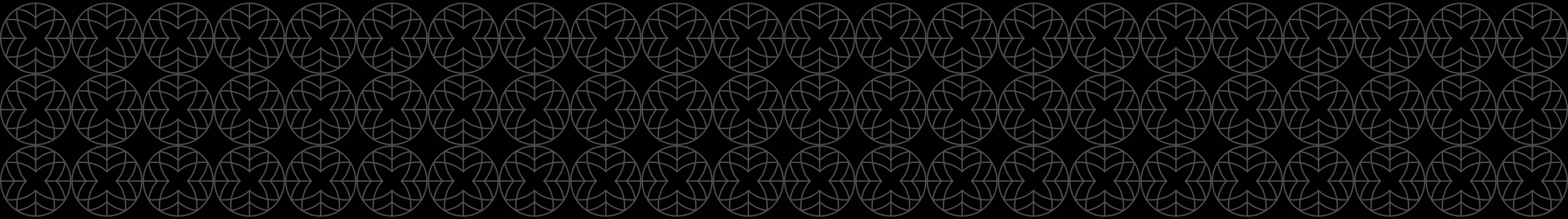




SOBHA HARTLAND

APARTMENTS



Discover Hartland Apartments

An apartment collection that is designed to reflect our vision to reinvent city life as we know it. We have created residences immersed in lush oases of greenery that offer something more than simple stylish architecture, creating a community for our residents that enhances their lifestyle. It is not merely about a location or design, but an expression of the life that we live and all that we hold dear, as well as a meticulous attention to detail that turns a simple residence into a lifestyle statement.

The apartments collection comprises of 6 mid-rise buildings and 2 high-rise towers with a variety of unit plans to choose from, ranging from spacious studios, 1, 2 and 3 bedroom apartments with viewing decks to spectacular 4 bedroom duplexes.

Hartand Greens

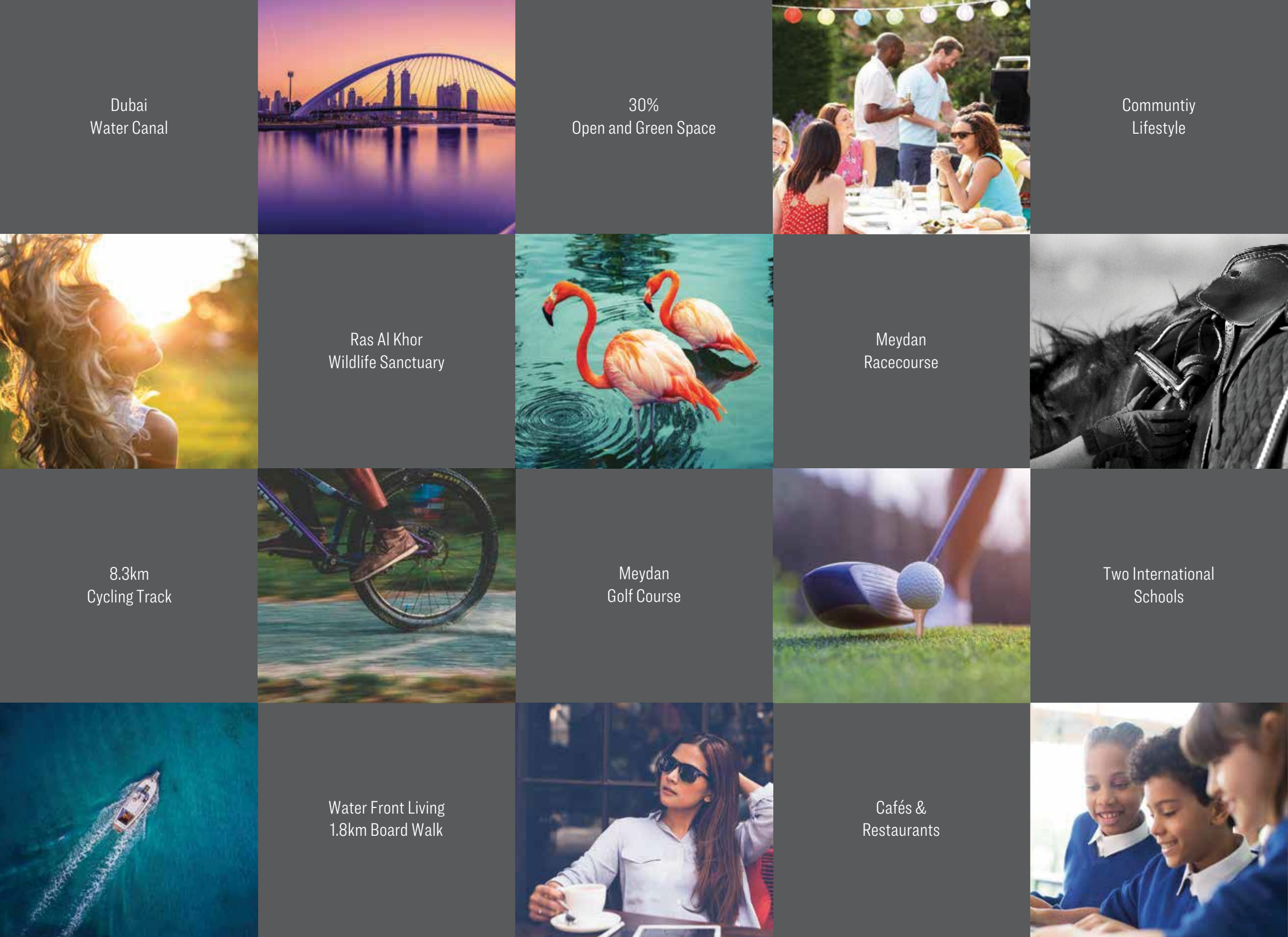
Sobha Creek Vistas





Building Momentum

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.



Dubai
Water Canal

30%
Open and Green Space

Communitiy
Lifestyle

Ras Al Khor
Wildlife Sanctuary

Meydan
Racecourse

8.3km
Cycling Track

Meydan
Golf Course

Two International
Schools

Water Front Living
1.8km Board Walk

Cafés &
Restaurants

Sobha Hartland

An unparalleled lifestyle in the beating heart of dubai

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.



Sobha Hartland

Mohammed Bin Rashid Al Maktoum City

5 MINUTES
BURJ KHALIFA

20 MINUTES
INTERNATIONAL AIRPORT

10 MINUTES
DIFC

5 MINUTES
MEYDAN GOLF COURSE

20 MINUTES
DUBAI MARINA

20 MINUTES
PALM JUMEIRAH

5 MINUTES
DUBAI MALL

5 MINUTES
MEYDAN RACE COURSE

5 MINUTES
COUNTRY CLUB

2 MINUTES
INTERNATIONAL SCHOOLS

10 MINUTES
DUBAI OPERA

5 MINUTES
RAS AL KHOR WILDLIFE SANCTUARY





Sobha Hartland

Master plan

- 01

ENTRY / EXIT TO HARTLAND
- 02

HOTELS
- 03

SOBHA CREEK VISTAS
- 04

INTERNATIONAL SCHOOLS
- 05

HIGH RISE BUILDING - RESIDENTIAL
- 06

HARTLAND GREENS

07

GATE TO HARTLAND ESTATES

08

HARTLAND TOWNHOUSES

09

HARTLAND FOREST VILLAS

10

HARTLAND GARDENIA VILLAS

11

HARTLAND WATER CANAL VILLAS

12

DUBAI CANAL

13

DUBAI METRO LINE

14

AL MEYDAN ROAD

15

RAS AL KHOR ROAD

16

AMENITIES

- YOGA CENTRE
- SWIMMING POOL
- HOTELS
- CAFES
- SPA
- RETAIL
- WALK
- PARK
- HARTLAND SQUARE
- HARTLAND CLUB
- HARTLAND BOULEVARD
- CHILDREN'S NURSERY
- MOSQUES



Hartland Greens

Modern living nestled in greenery

A warm, golden-hour photograph of a woman and a young girl riding a bicycle through a forest. The woman, with long blonde hair and sunglasses, is smiling and holding the handlebars. The girl, wearing a pink dress and a white lace headband, is also smiling. The background is filled with the dappled light of trees, creating a soft, ethereal atmosphere. The text 'AN URBAN RESORT' is overlaid on the left side of the image.

AN URBAN
RESORT



Your Green Address in the Heart of Dubai

A stunning collection of 6 mid-rise buildings set amidst vast open spaces and completely immersed in nature, Hartland Greens offer an idyllic mix of quiet green landscapes infused with the charms of the city life.

Every inch of Hartland Greens is designed and executed with utmost care and the highest attention to detail, perfectly reflecting Sobha's signature quality with impeccable finishing for a unique lifestyle.

Considered as a boulevard of luxury living, the residential project is located in close proximity to some of the Estate's most exciting districts and home to a selection of exclusive boutiques. Hartland Greens also overlooks some of Dubai's most beautiful landscapes and is mere minutes away from the Dubai Canal walkway, the Metro line and Ras Al Khor main road.

Living Room

Naturally-lit and designed for your comfort and convenience, your living room will become the background to your family album as you celebrate every milestone with your loved ones in the comfort of your own home.





Master Bedroom

Luxurious, elegant and tailored to suit your every need, your master bedroom is where you will indulge in the best that nature has to offer as you wake up to the harmonious sound of birds singing and bask in the beautiful natural views.

Bathroom

With warm hues and hushed tones, spend every evening relishing in the comfort of your very own spa-like bathroom.





Kitchen

Designed for optimal use and a practical housing experience, our kitchens will turn cooking into your new favourite hobby, because the chef in you deserves to come out and play every once in a while.

The Lifestyle You Dream of

With 8 floors and a selection of different layouts to choose from, Hartland Greens' units are suitable for luxury-loving residents with various lifestyles. Perfected with impeccable interiors and lush exteriors, the apartments and duplexes combine a much-needed modernity with the beautiful serenity and harmony offered by the location.



A man in a white shirt is sitting at a long wooden table, writing on a piece of paper. He is looking down at his work. On the table, there is a glass of water and a smartphone. The table is situated in a room with large windows that offer a view of a lush, green landscape with many trees and plants. The text "LUSH FAIRWAYS AND GREEN SPACES" is overlaid on the left side of the image.

LUSH FAIRWAYS
AND
GREEN SPACES



Sobha Creek Vistas
Picturesque views of the creek



Refreshingly Upscale

Welcome to Sobha Creek Vistas, Dubai's standard of fine living. The residential project is the ideal location to refresh, connect and come alive.

The development's 28-floor twin-towers are envisioned and designed to offer breathtaking views of some of the city's most beautiful destinations, including the Dubai Creek, Ras Al Khor Wild Life Sanctuary, Downtown Dubai and the Dubai Water Canal.

The project architecture is inspired by upscale classical and modern designs, an architectural form that associates sleek, straight lines with contemporary geometry.

Picturesque Views

Sobha Creek Vistas promises unobstructed panoramic views of iconic landmarks in the vicinity of the project, especially enjoyable from the highest perches of Creek Vistas.

Through world-class finishing, smart layouts, spacious balconies, custom details and meticulously planned North-South orientation, Sobha Realty continues to excel and leave its mark on the world of luxury real estate.





An Oasis of Harmony and Serenity

Sobha Creek Vistas are home to 1 and 2 bedroom apartments featuring amenities that will leave residents comfortable and relaxed throughout the day.

With spacious balconies and floor-to-ceiling windows that offer picturesque views of the city, state-of-the-art kitchens, elegantly accented bathrooms, parking space, 24-hour security, card-controlled access and a drop-off driveway entry.

-
- Large swimming pool and children's pool
 - Men and women's gym facing the pool leisure deck and garden
 - Balconies, built-in wardrobes and fully-fitted kitchens
 - Extensive podium landscape
 - Leisure deck
 - Landscaped gardens

A Cornerstone of Luxury

Creek Vistas apartments are real homes, built for a luxurious lifestyle that embraces modern living through the finest floorings and fixtures, state-of-the-art facilities, cutting-edge quality and superior appliances.





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.

A romantic couple is seated on a balcony during the golden hour of sunset. They are both wearing white shirts and are holding hands, looking out towards the horizon. The balcony has a white railing, and the background shows a cityscape with buildings and trees silhouetted against the bright, low sun. The overall mood is peaceful and intimate.

URBAN RETREAT

SOBHA
REALTY

A Legacy Unparalleled



SOBHA

REALTY

All Sobha residences are envisioned, designed and built with the signature Sobha quality. Sobha residences are delivered with the highest attention to quality, details and finishes to provide unique atmospheres to their residents.

Sobha has delivered over 100 international projects in over four decades. Today, it is one of the most admired and trusted real estate brand and it has consistently reaffirmed its strength as a customer-centric developer through timely delivery, quality construction, consistent commitment, safe investment, amenities and quality of life.

Welcome to the Sobha way of life.

The Visionary & The Artisans



PNC MENON
Founder and Chairman, Sobha Group

Mr. PNC Menon is the Chairman & Founder of Sobha Group, a multinational, real estate and construction group that has diversified interests and investments in the UAE, India, Oman, Qatar, Bahrain, Brunei and Tanzania.

Mr. Menon began his career in Oman in 1976, with the launch of his interior design firm, Services & Trade Company. In 1994, Mr. Menon founded Sobha India. In 2006, having achieved unprecedented growth, the company had an IPO which was over-subscribed by a record 126 times. Sobha has a presence in 24 cities and 13 states across India, is the country's third largest real estate development company in terms of total square feet delivered and is the world's only backward integrated real estate company.

In 2005, Mr. Menon entered the Dubai market and by 2013, he launched two iconic projects in the heart of the city: Sobha Hartland, a \$4 billion mixed-use luxury project that includes villas, townhouses and apartments; and District One, a joint venture with Meydan Group, which is an \$8 billion project encompassing 1,500 ultra-luxury villas.

From extravagant palaces to uber luxurious villas, Mr. Menon continues to be at the forefront of executing consistent quality and on-time delivery for clients across the globe.

Stephen Atherton



**Design Director Corporate
Sobha Group**

Having run a small independent Interior Design Studio from 2009, Stephen was approached by Mr. PNC Menon, Founder & Chairman of the Sobha Group to build his newly established Architectural Practice into a more streamlined and effective business.

As the Design Director at Sobha Group, he is responsible to provide strategic oversight and management of daily business operations, supervising a staff of over 100 professionals.

Implementation of quality assurance standards, protocols to support best business practices and ensuring regulatory compliance is of paramount importance and in sync with the Sobha quality standards. With a cumulative experience of 27 years, he has attained comprehensive experience in creative design and operational leadership. He uses these core skills to establish and operate Sobha's design firm and business which is geared to provide consultative services in construction management and project lifecycle capacities.

James Marvin



**Head – PNC Architects
Sobha Group**

As Head of Studio at PNCA and reporting directly to the CEO of Sobha Development, James's responsibilities are to lead and inspire globally competitive designs and to ensure timely and accurate documentation by coordinating, monitoring, reviewing & managing all disciplines, MEP, Structure, Interior Design, Landscape Design, and Architecture.

James was educated at the University of Texas and licensed as an Architect by the State of Texas in 1986. He started his architectural practice in 1988 and ran a successful Design and Build business for 10 years before being invited to Europe by an International Charity developing orphanage and medical facilities in Eastern Europe. In his previous stints he was associated with leading real estate players both in UAE and UK

Olaf Wagner



**Head – Quality & Technology
Sobha Group**

A seasoned professional in the field of architecture, engineering and construction (AEC) with more than 27 years of work experience possessing a Master Craftsman in Civil construction and a BA in Architecture education from Germany. In his current stint with Sobha Group, he oversees and engages in project design and implementation using an independent technical inspection regime from developers side which is spearheaded by German Master Craftsmen ensuring European/German Quality utilizing internationally renowned construction productivity software.

FOR MORE INFORMATION PLEASE CONTACT



 +971 55 476 7630
 +971 4 368 7878
 info@afsrealestate.com
 www.afsrealestate.com



 +971 50 674 2020
 +971 4 368 7878
 info@dubricks.com
 www.dubricks.com



SOBHA HARTLAND