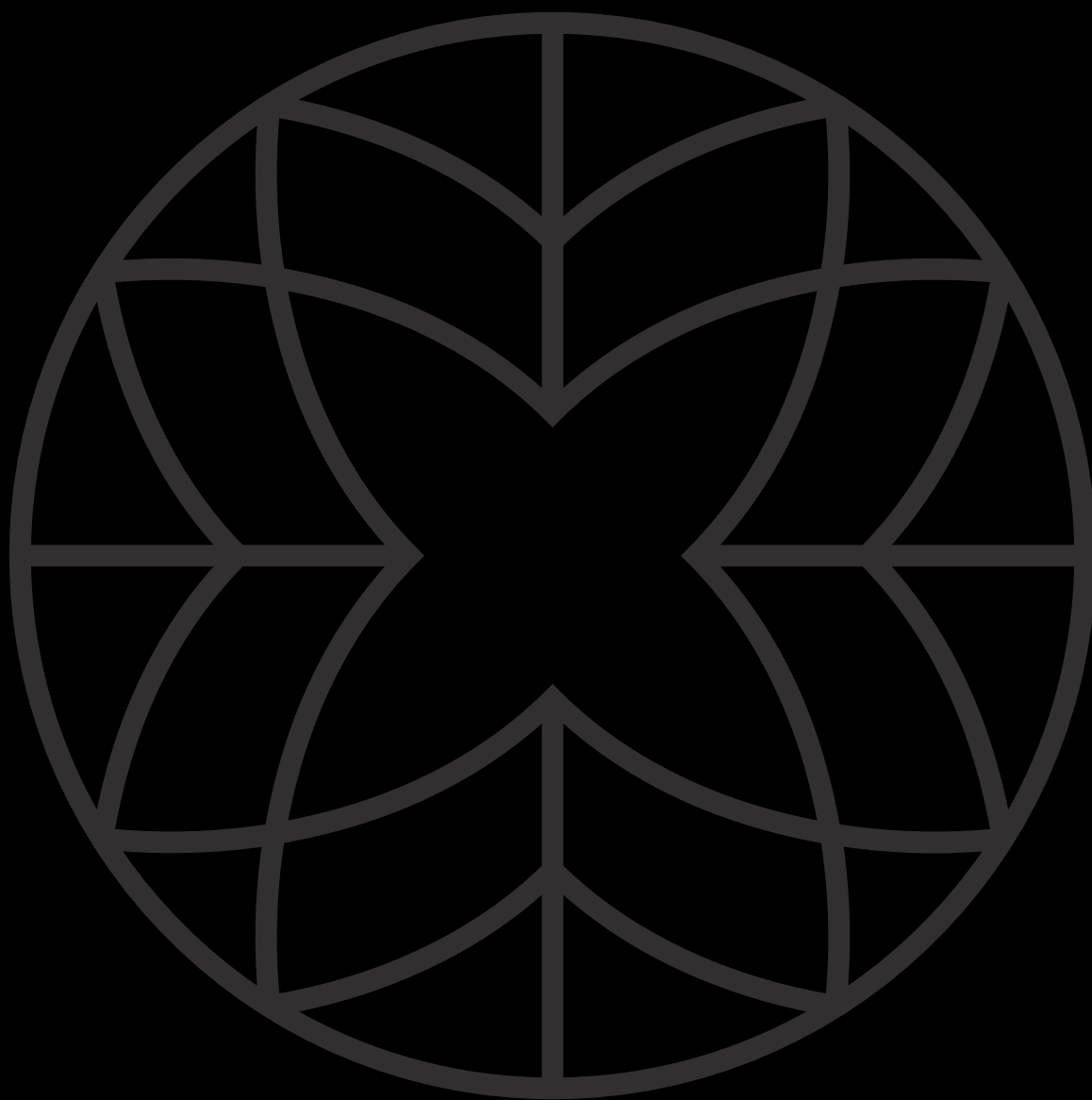




SOBHA HARTLAND

TRANQUILITY

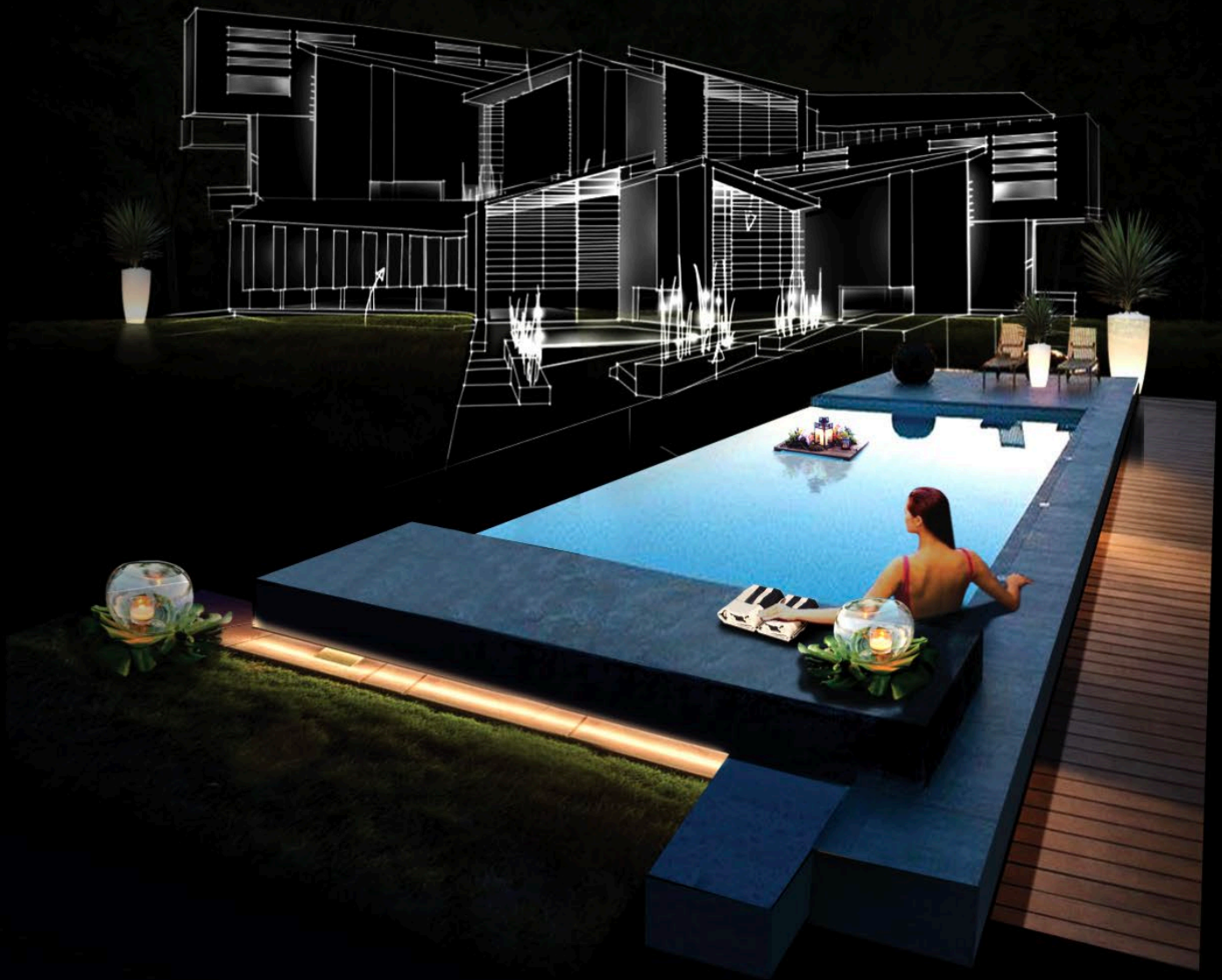
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MASTERPLAN



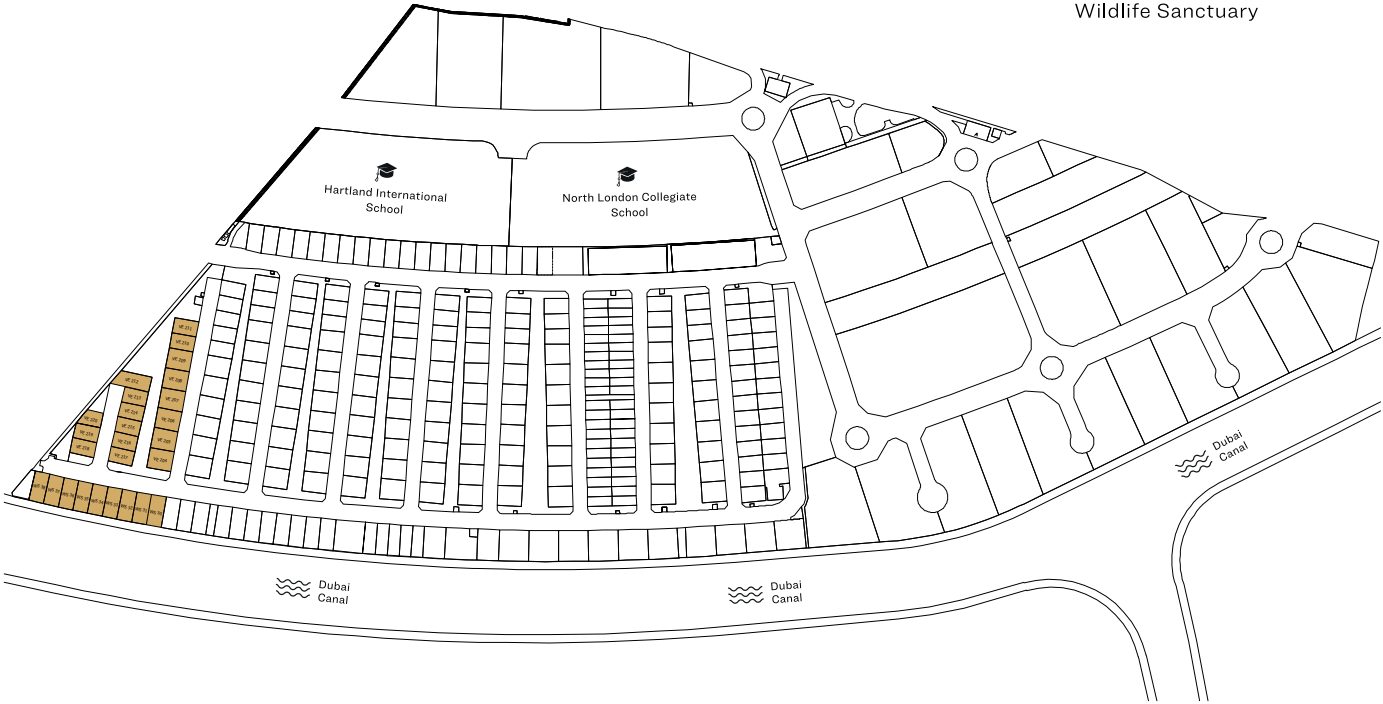
Downtown



Dubai Creek

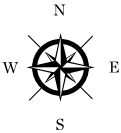


Ras Al Khor
Wildlife Sanctuary



Racecourse

PLOT LAYOUT



 SOLD

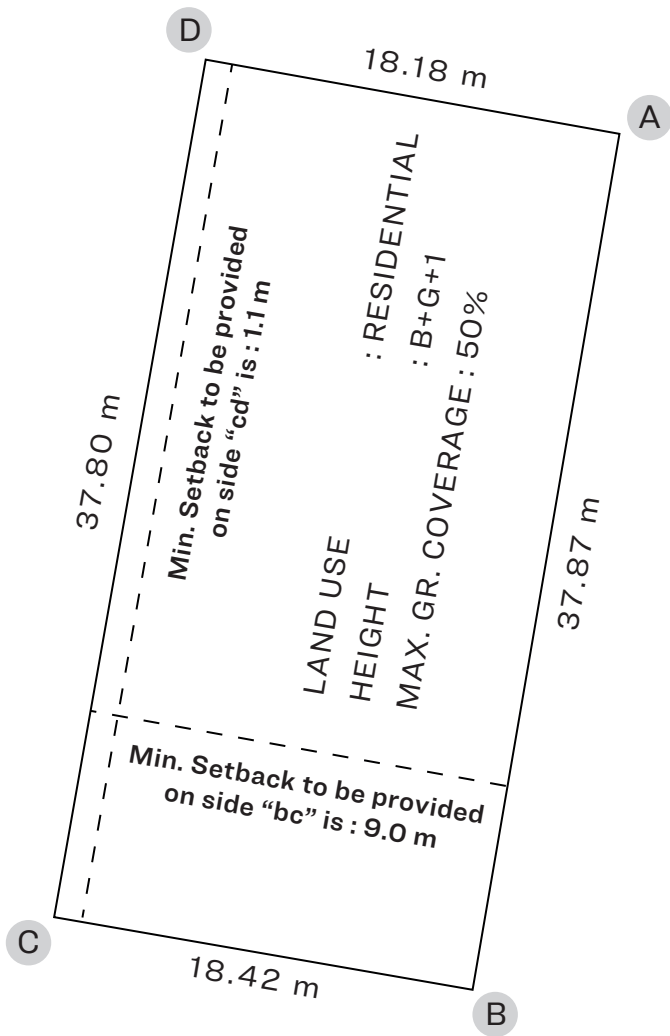
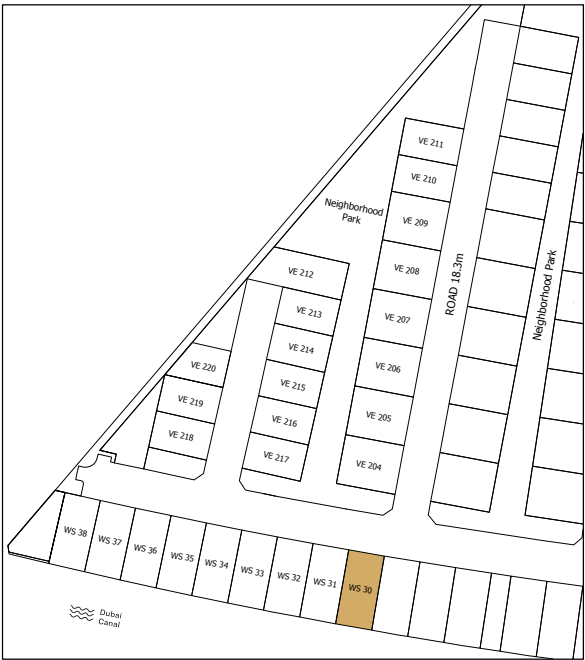
COMPLETE INVENTORY LIST

S. No.	Villa Type	Villa No.	Plot Area		GFA Area
			(Sq. m.)	(Sq. ft.)	(Sq. ft.)
1	2D	VE 204	746	8,028	6,945
2	2C	VE 205	746	8,028	6,920
3	2A	VE 206	746	8,028	6,491
4	2C	VE 207	746	8,028	6,920
5	2A	VE 208	746	8,028	6,491
6	2E	VE 209	746	8,028	7,128
7	1H	VE 210	559	6,018	4,718
8	1F	VE 211	559	6,018	4,999
9	1B	VE 212	814	8,763	5,252
10	1F	VE 213	559	6,018	4,718
11	1H	VE 214	559	6,018	4,718
12	1A	VE 215	559	6,018	5,326
13	1B	VE 216	559	6,018	5,252
14	1F	VE 217	559	6,018	4,999
15	1B	VE 218	559	6,018	4,999
16	1A	VE 219	559	6,018	5,326
17	1H	VE 220	467	5,025	5,252
18	1A	WS 30	692	7,454	4,978
19	1B	WS 31	690	7,432	4,978
20	1F	WS 32	688	7,407	4,978
21	1H	WS 33	650	6,991	4,978
22	1A	WS 34	650	6,992	4,978
23	1B	WS 35	680	7,320	4,978
24	1F	WS 36	678	7,293	4,978
25	1H	WS 37	674	7,257	4,978
26	1F	WS 38	671	7,226	4,978

 SOLD

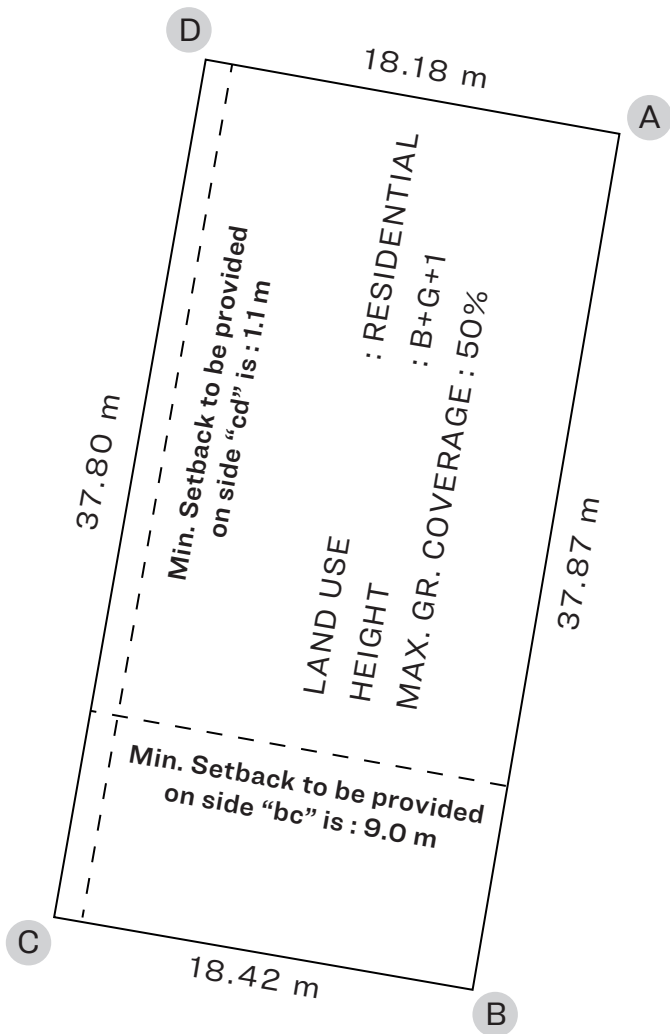
WATERFRONT VILLA - WS 30
TYPICAL PLOT PLAN

Plot Area - 7,453.93 sq ft (692.49 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



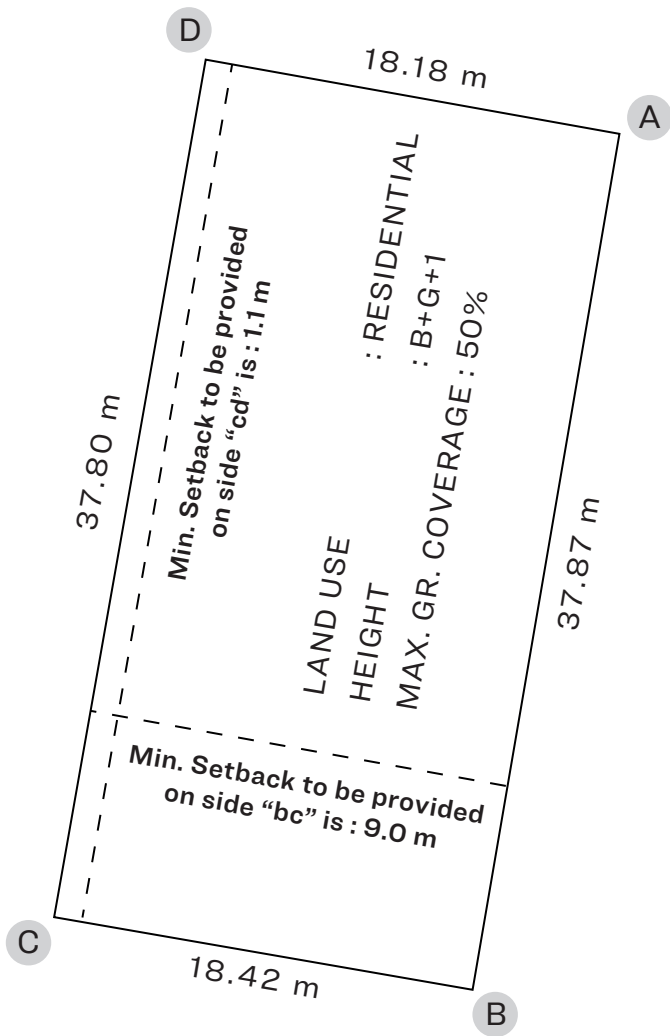
WATERFRONT VILLA - WS 31
TYPICAL PLOT PLAN

Plot Area - 7,431.52 sq ft (690.41 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



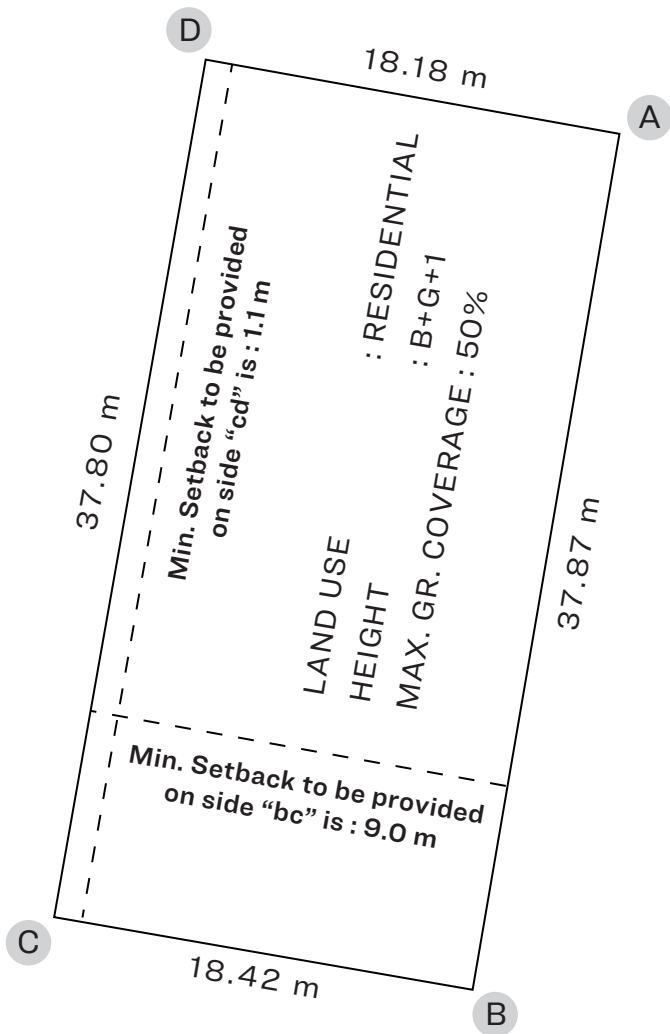
WATERFRONT VILLA - WS 32
TYPICAL PLOT PLAN

Plot Area - 7,407.37 sq ft (688.17 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



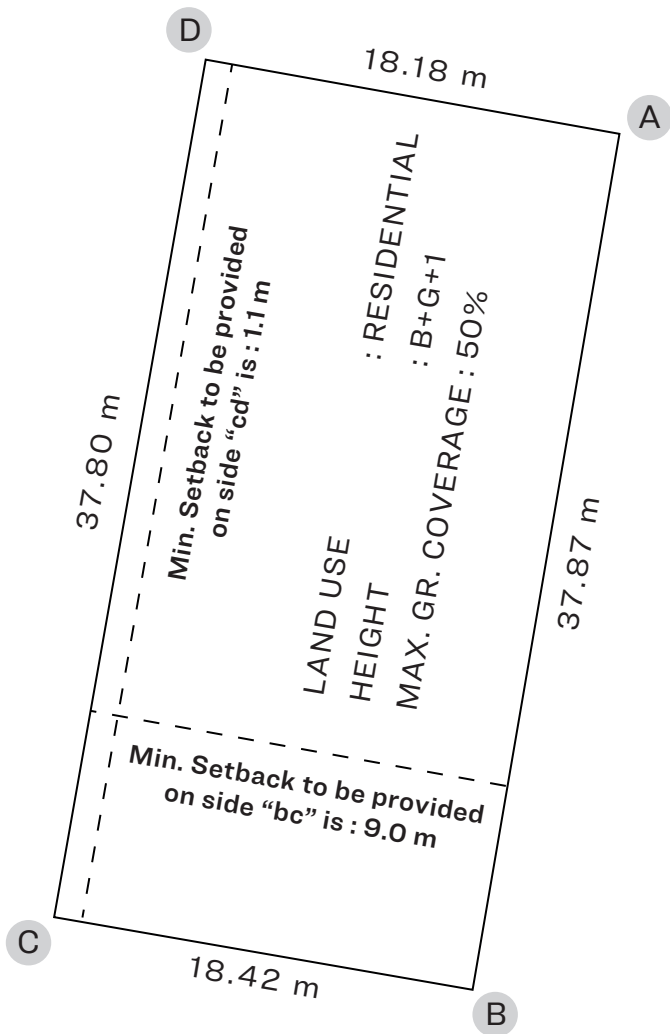
WATERFRONT VILLA - WS 35
TYPICAL PLOT PLAN

Plot Area - 7,320.14 sq ft (680.06 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



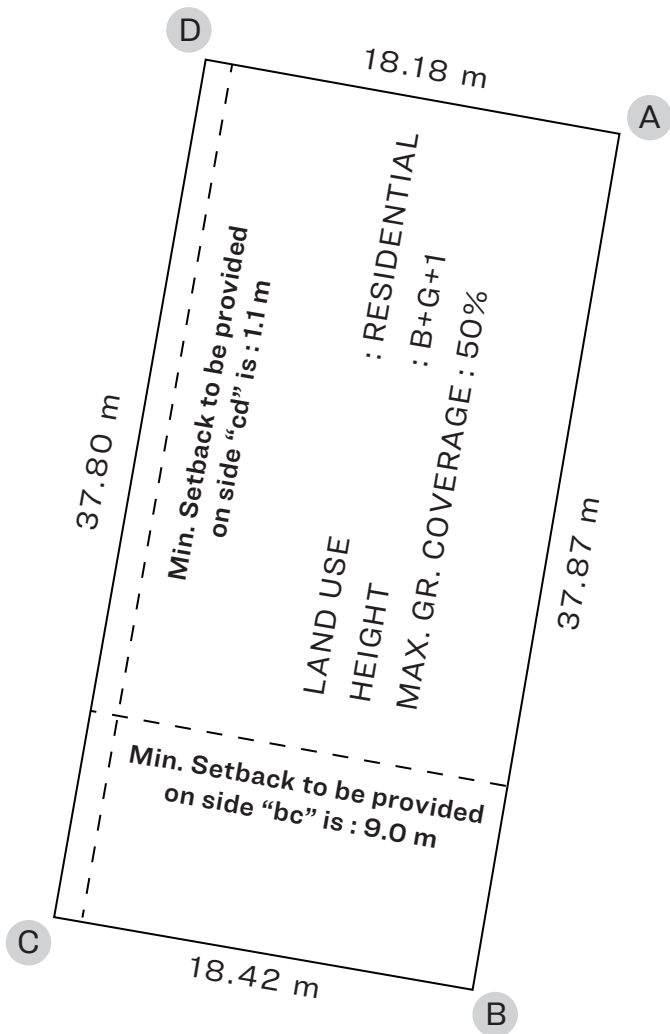
WATERFRONT VILLA - WS 36
TYPICAL PLOT PLAN

Plot Area - 7,292.63 sq ft (677.51 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



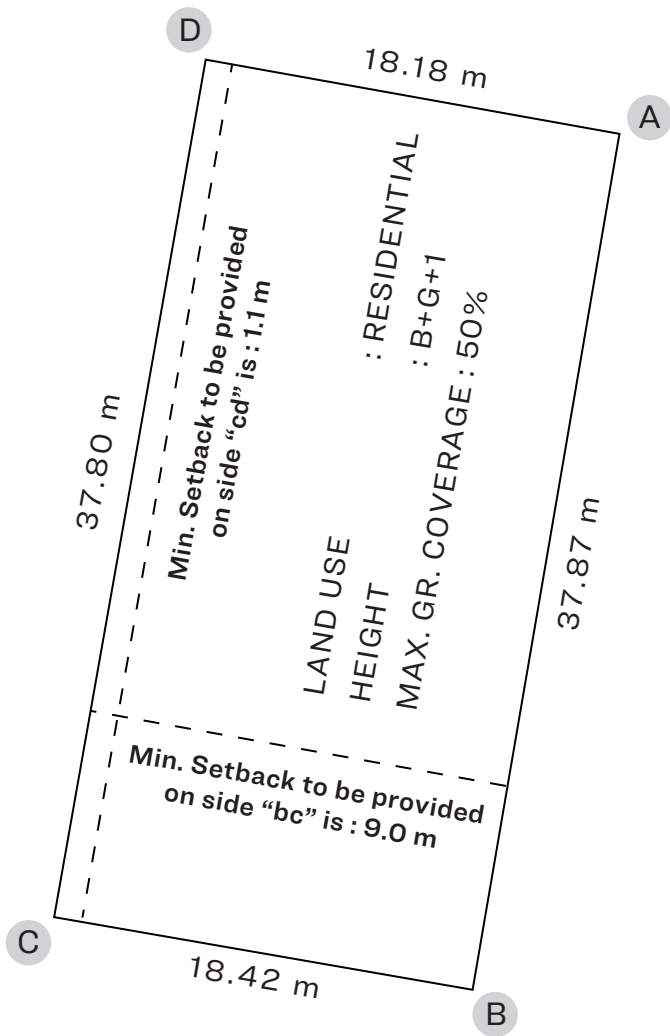
WATERFRONT VILLA - WS 37
TYPICAL PLOT PLAN

Plot Area - 7,256.94 sq ft (674.19 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



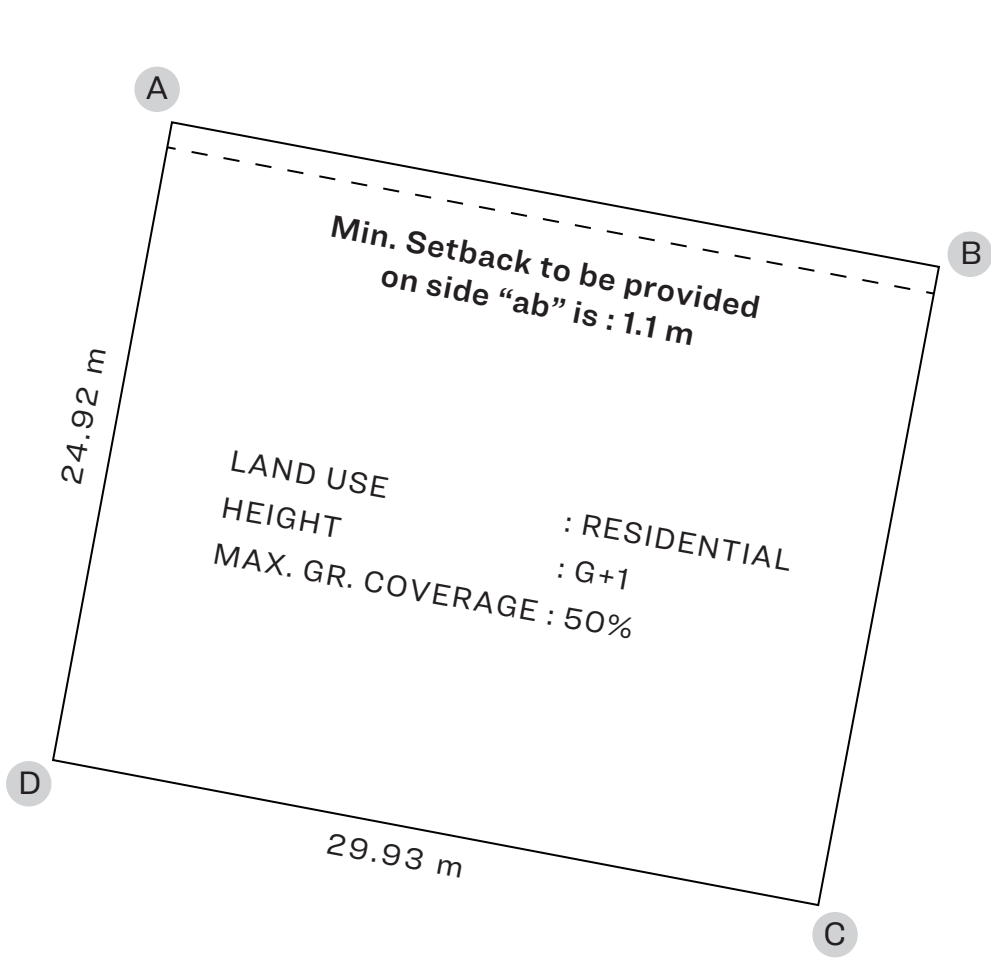
WATERFRONT VILLA - WS 38
TYPICAL PLOT PLAN

Plot Area - 7,225.80 sq ft (671.30 sq m)
Total GFA - 4,978.31 sq ft (462.50 sq m)



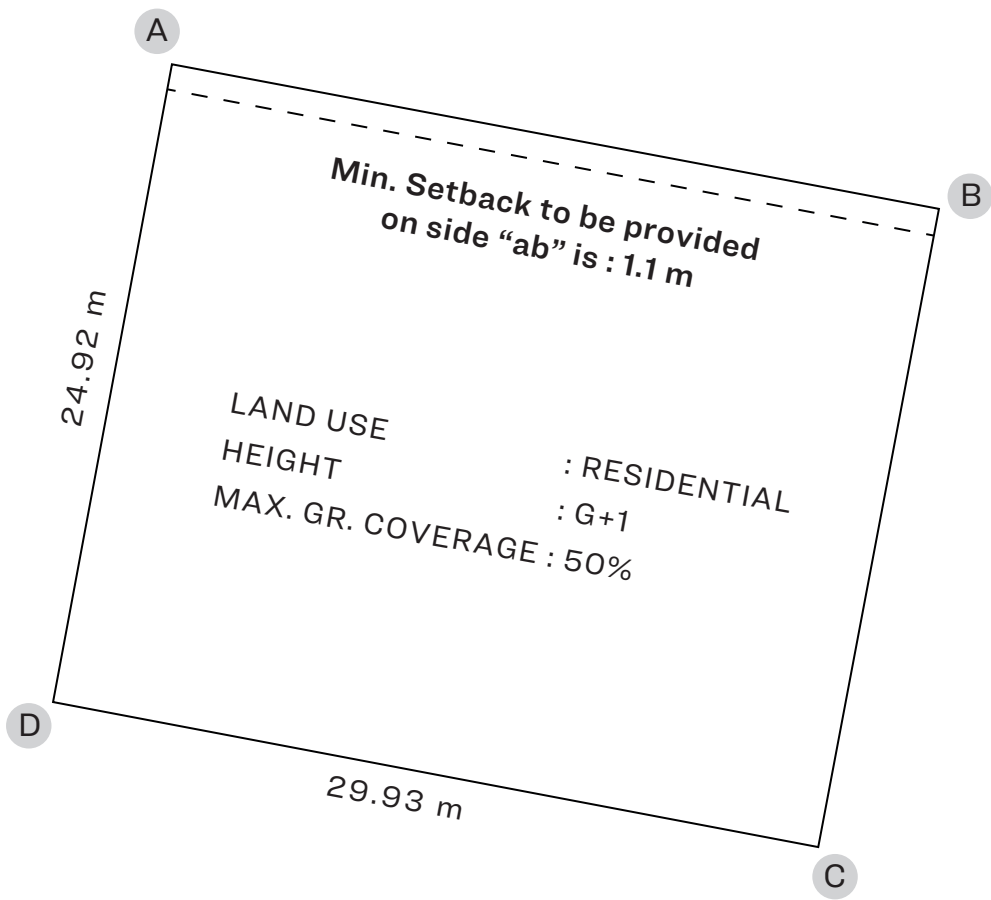
FOREST VILLA - VE 204
TYPICAL PLOT PLAN

Plot Area - 8,028.25 sq ft (745.85 sq m)
Total GFA - 6,945.31 sq ft (645.24 sq m)



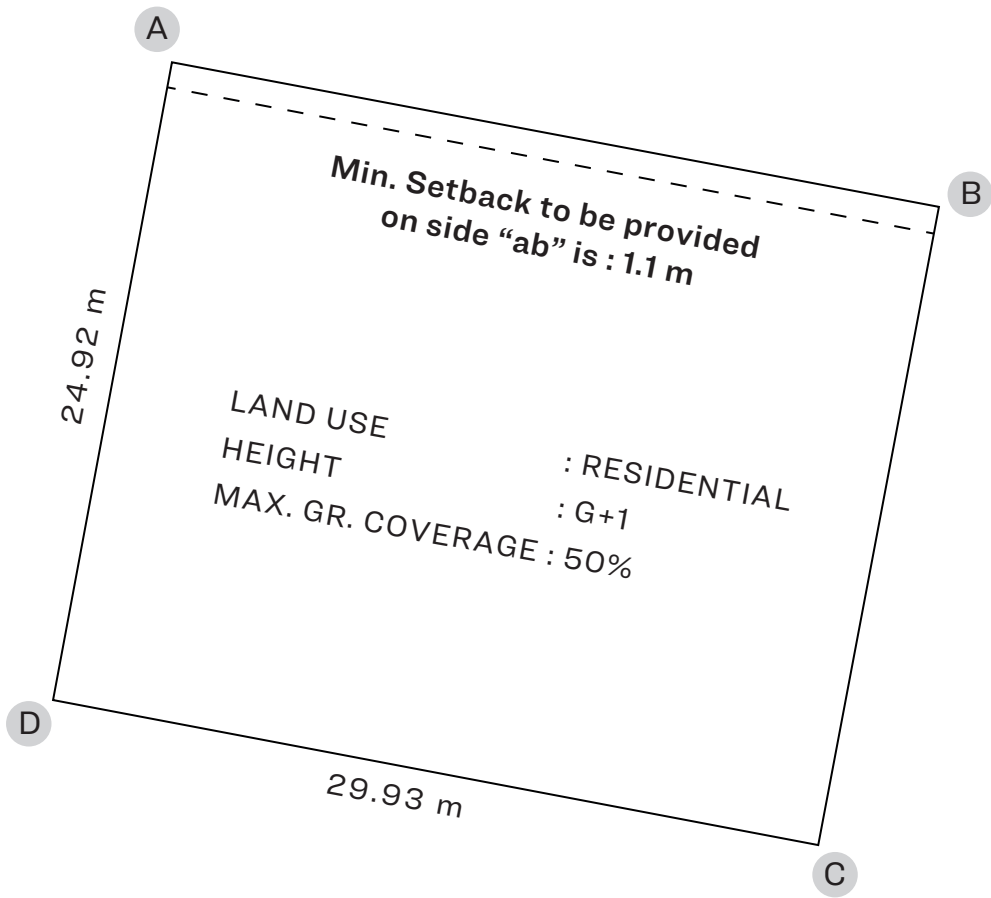
FOREST VILLA - VE 205
TYPICAL PLOT PLAN

Plot Area - 8,028.44 sq ft (745.87 sq m)
Total GFA - 6,919.90 sq ft (642.88 sq m)



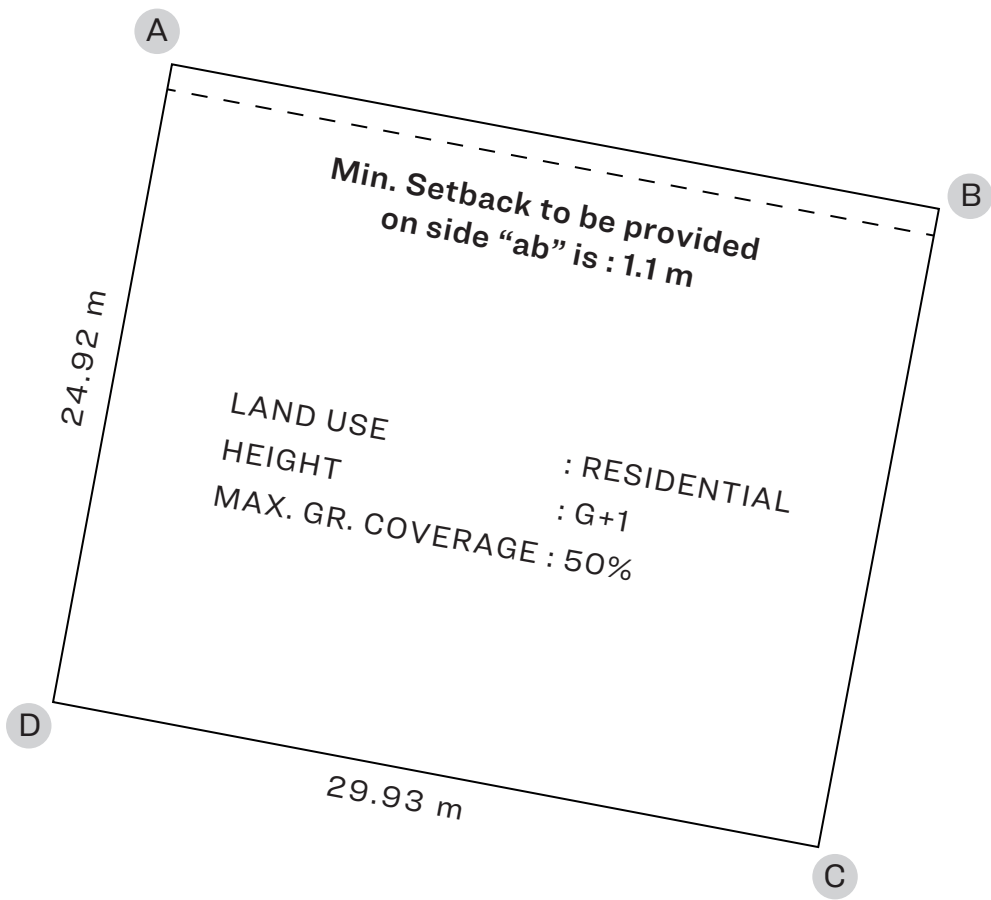
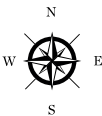
FOREST VILLA - VE 206
TYPICAL PLOT PLAN

Plot Area - 8,028.09 sq ft (745.83 sq m)
Total GFA - 6,490.64 sq ft (603.00 sq m)



FOREST VILLA - VE 207
TYPICAL PLOT PLAN

Plot Area - 8,028.28 sq ft (745.85 sq m)
Total GFA - 6,919.90 sq ft (642.88 sq m)

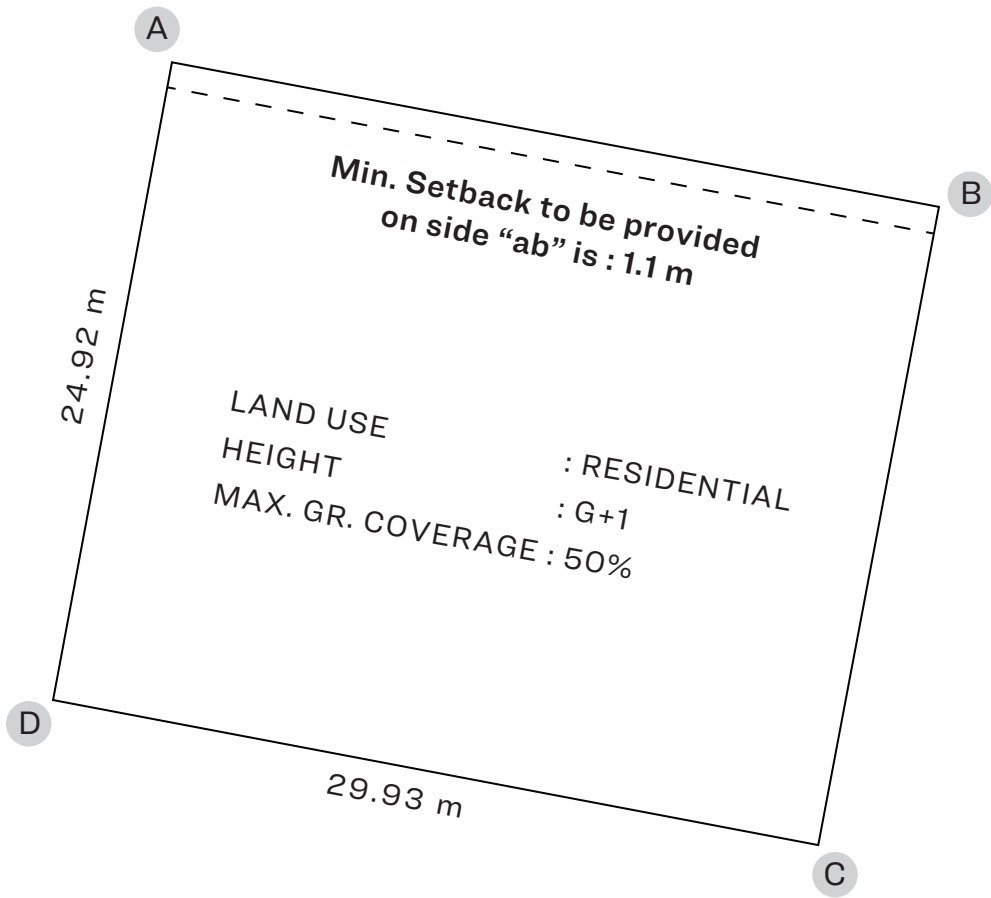
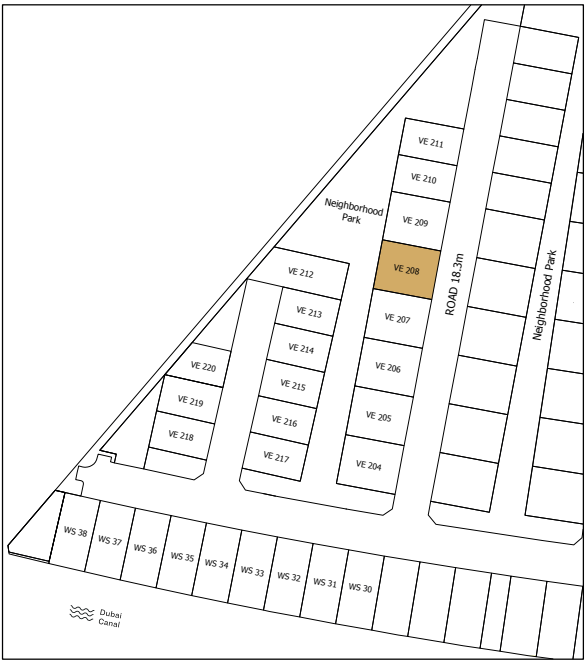


FOREST VILLA - VE 208

TYPICAL PLOT PLAN

Plot Area - 8,028.19 sq ft (745.84 sq m)

Total GFA - 6,490.64 sq ft (603.00 sq m)

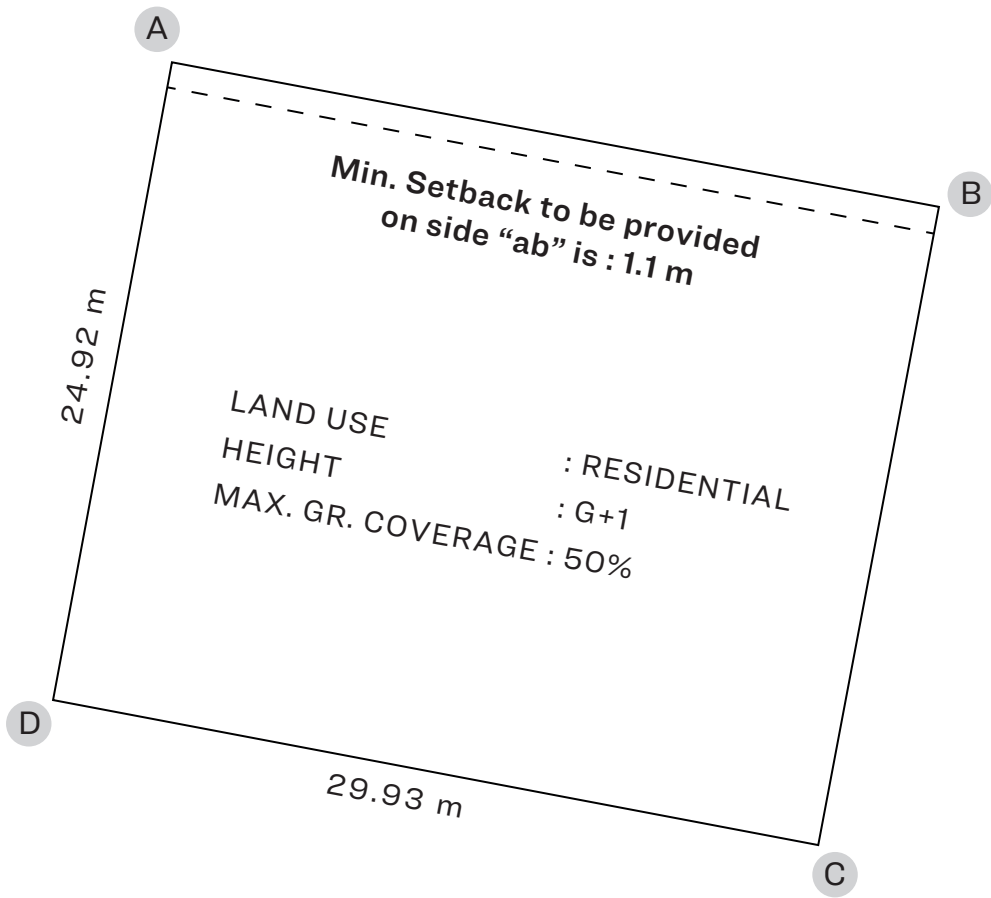
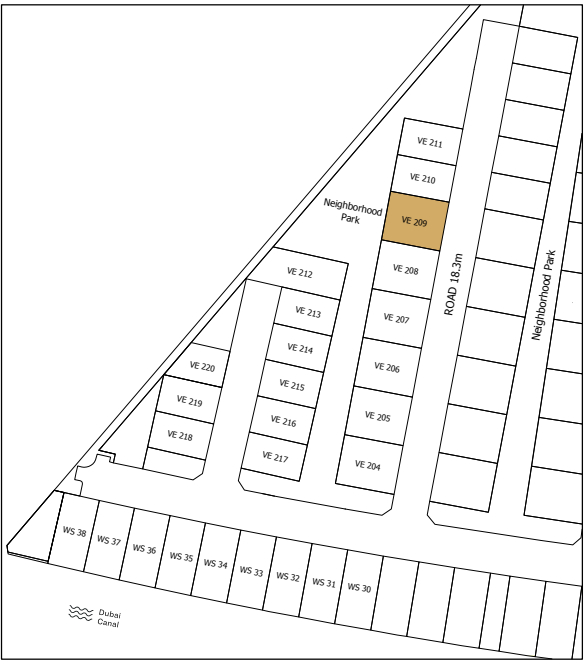


FOREST VILLA - VE 209

TYPICAL PLOT PLAN

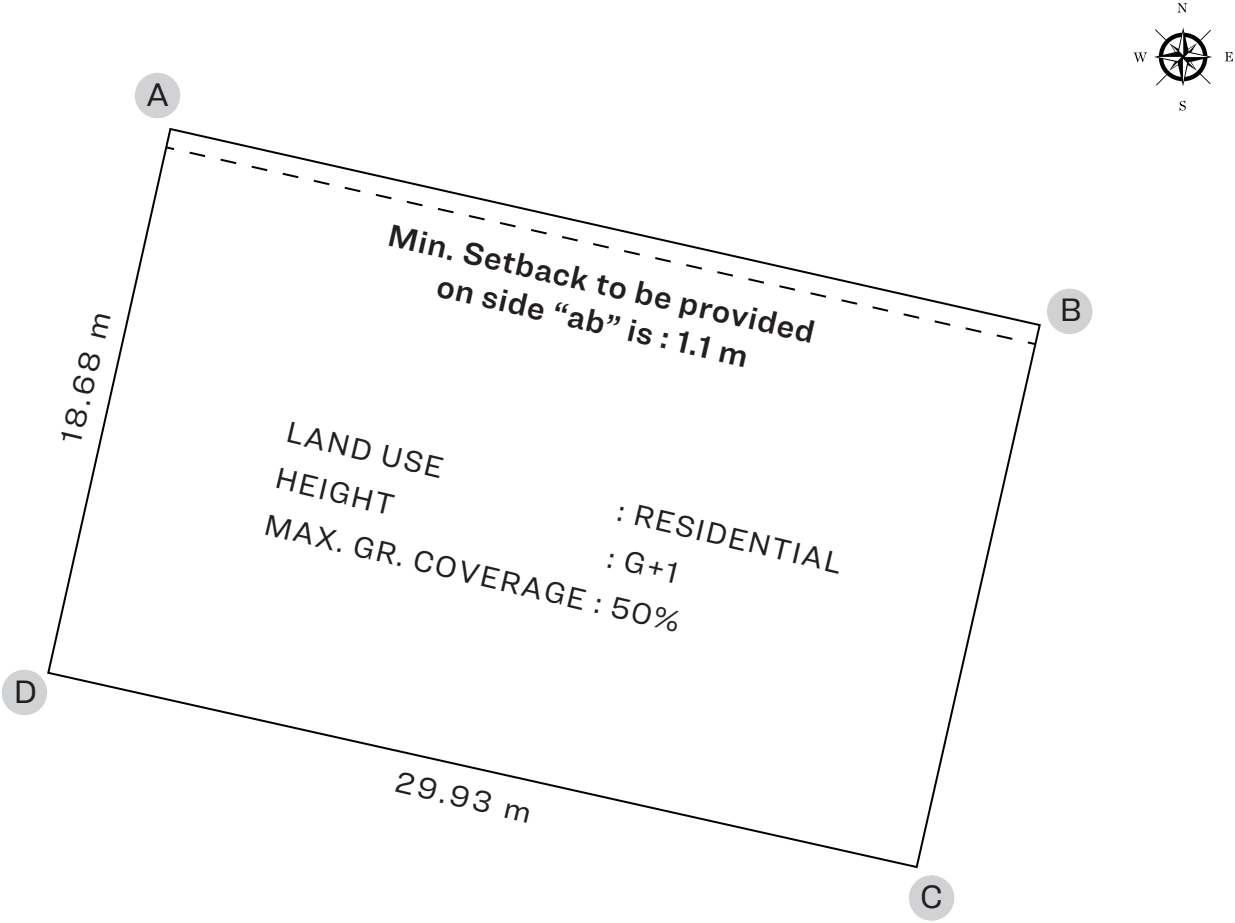
Plot Area - 8,028.46 sq ft (745.87 sq m)

Total GFA - 7,127.54 sq ft (662.17 sq m)



FOREST VILLA - VE 210
TYPICAL PLOT PLAN

Plot Area - 6,018.35 sq ft (559.12 sq m)
Total GFA - 4,718.47 sq ft (438.36 sq m)

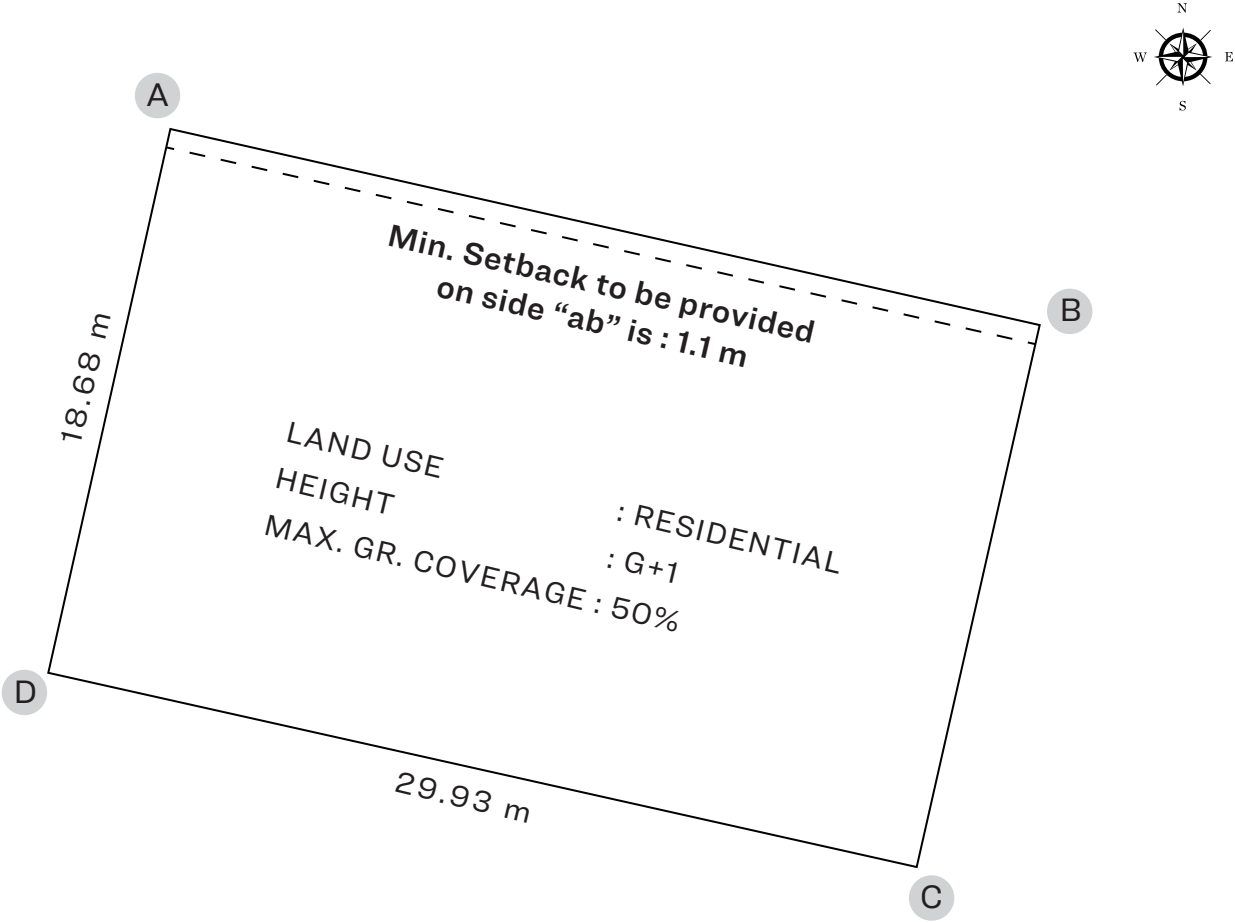


FOREST VILLA - VE 211

TYPICAL PLOT PLAN

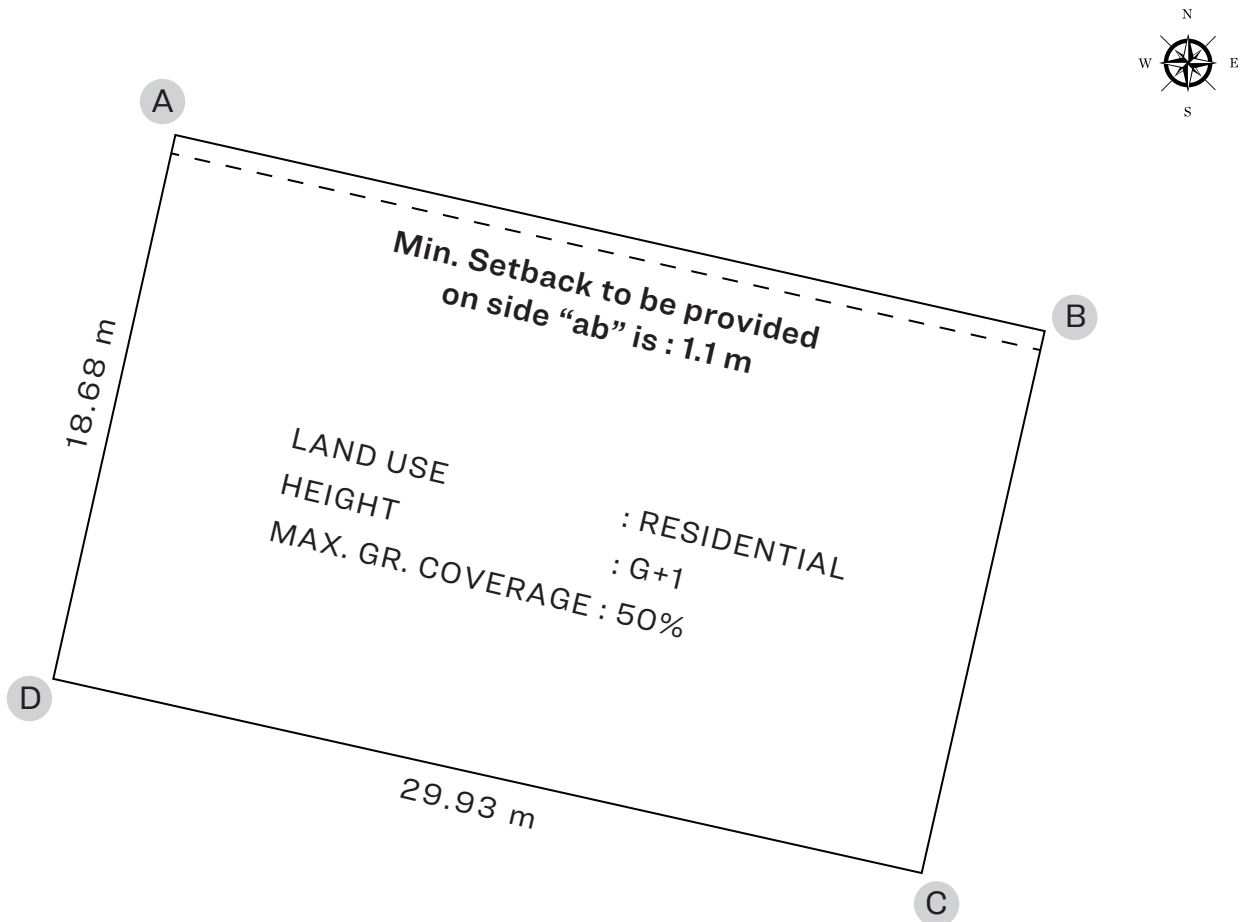
Plot Area - 6,018.15 sq ft (559.10 sq m)

Total GFA - 4,999.30 sq ft (464.45 sq m)



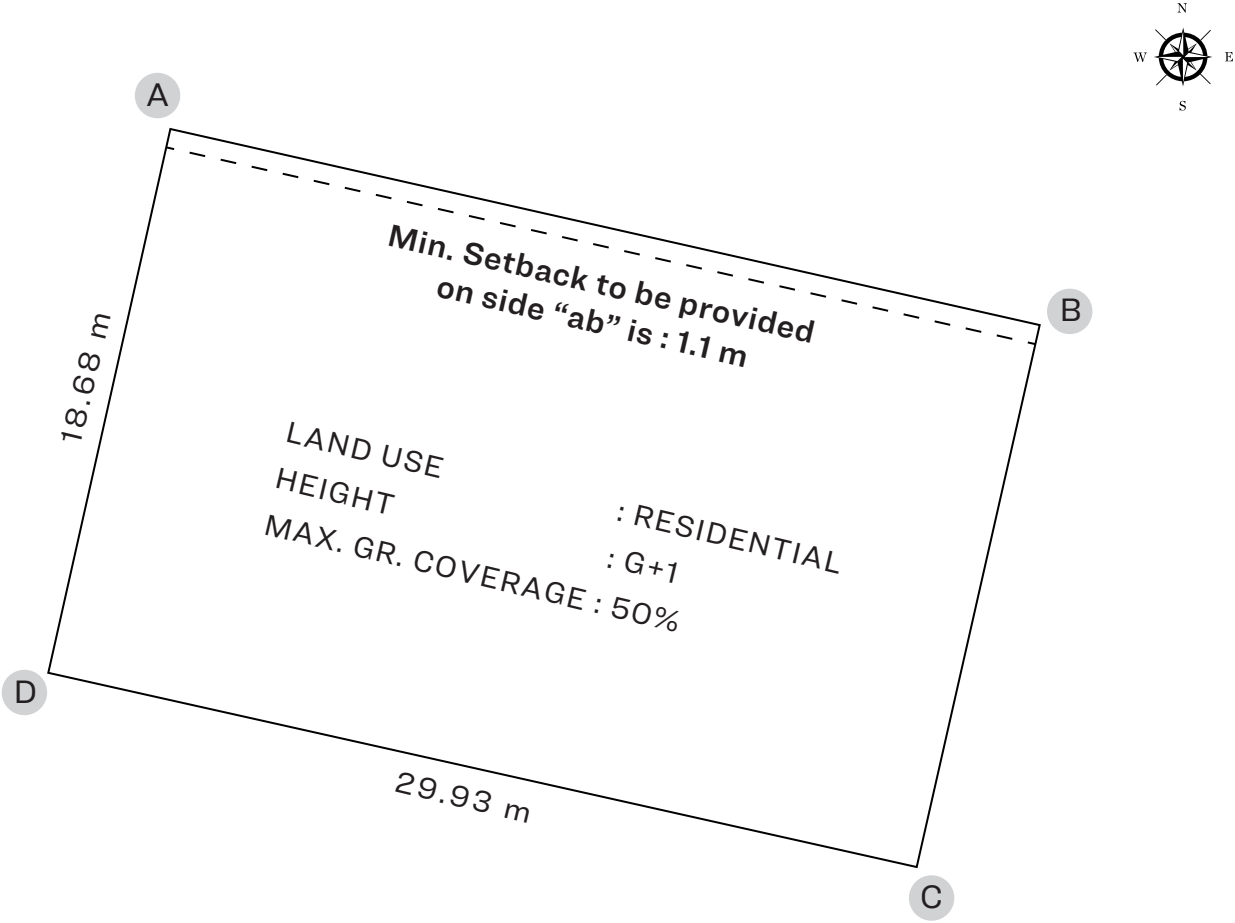
FOREST VILLA - VE 213
TYPICAL PLOT PLAN

Plot Area - 6,018.06 sq ft (559.10 sq m)
Total GFA - 4,718.47 sq ft (438.36 sq m)



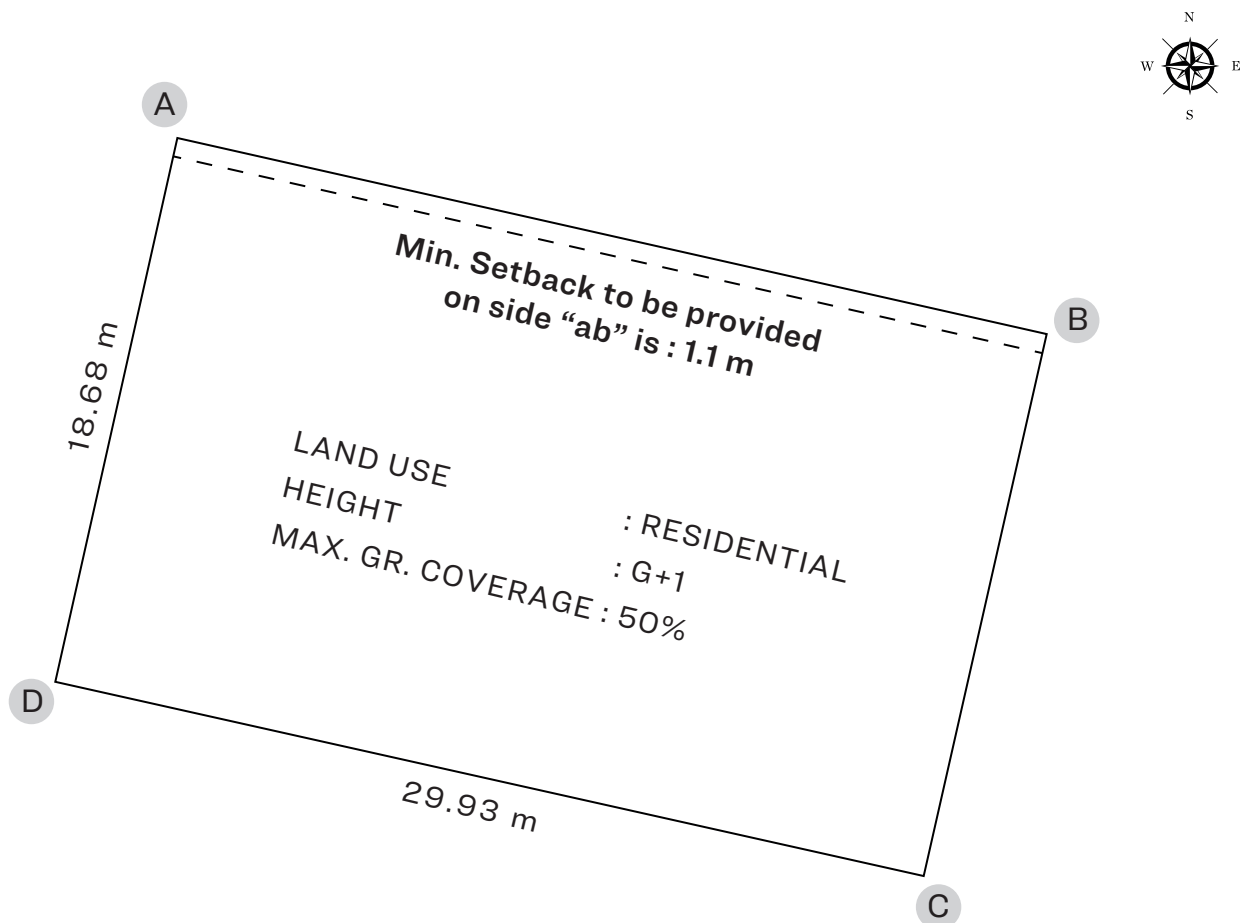
FOREST VILLA - VE 214
TYPICAL PLOT PLAN

Plot Area - 6,018.06 sq ft (559.10 sq m)
Total GFA - 4,718.47 sq ft (438.36 sq m)



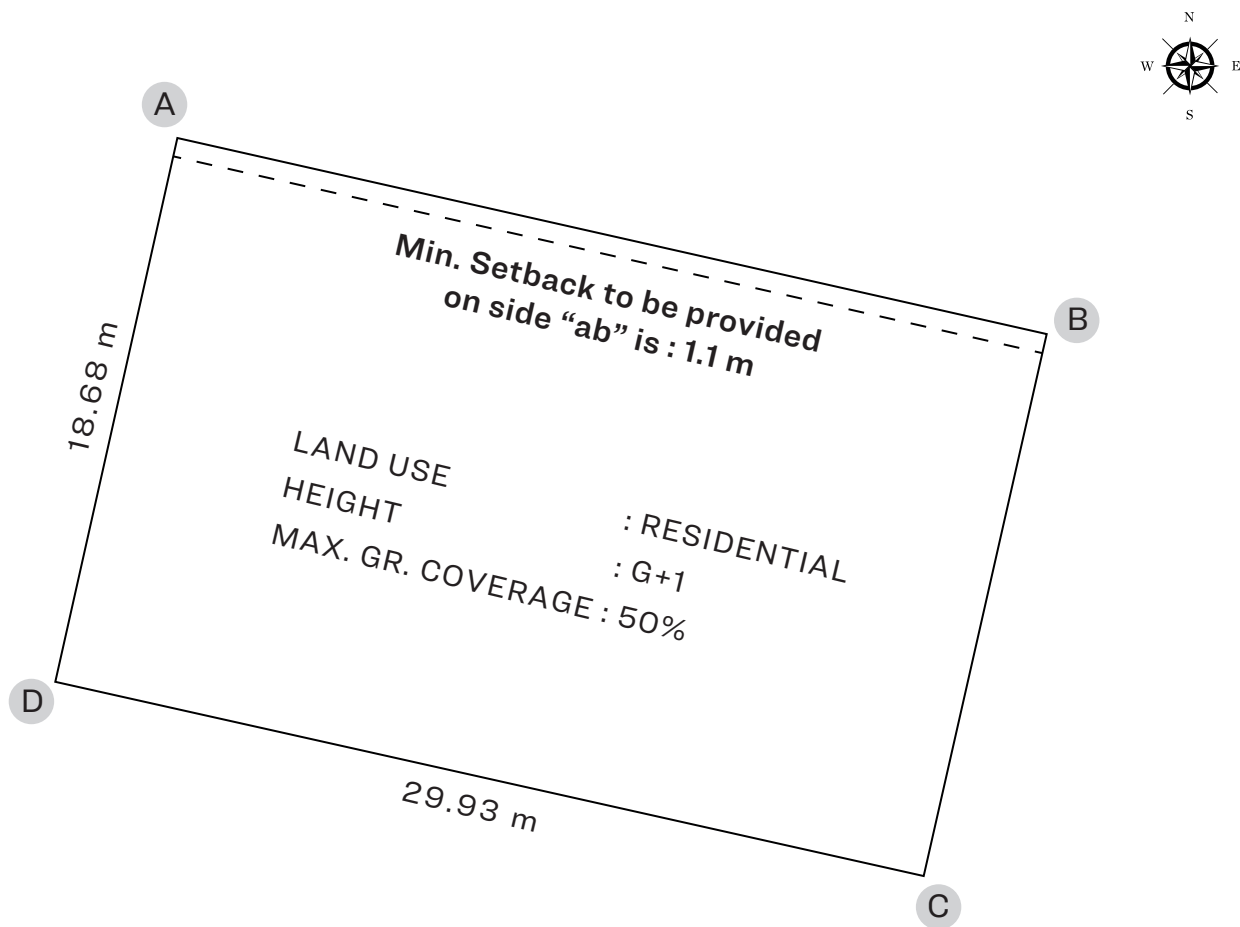
FOREST VILLA - VE 215
TYPICAL PLOT PLAN

Plot Area - 6,018.06 sq ft (559.10 sq m)
Total GFA - 5,325.77 sq ft (494.78 sq m)



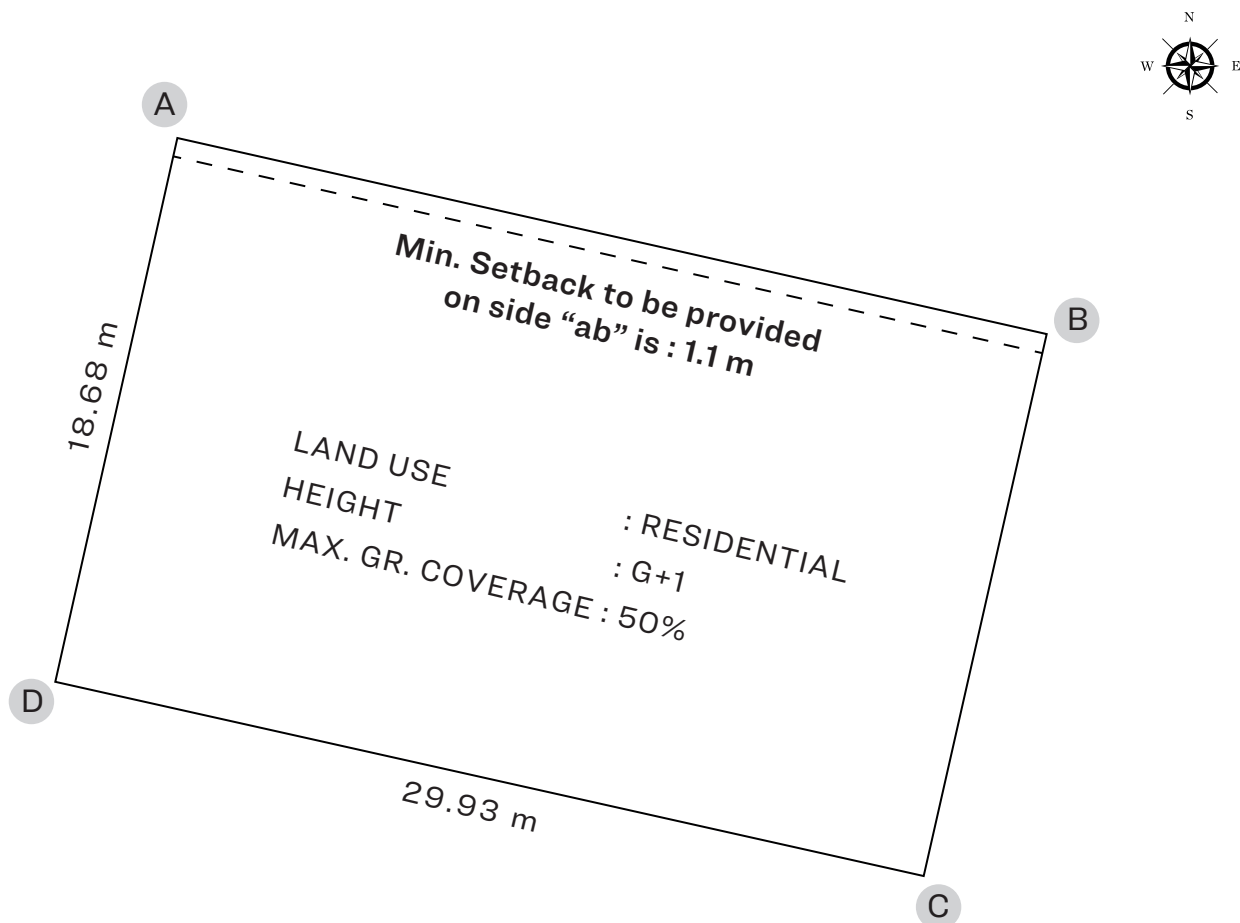
FOREST VILLA - VE 216
TYPICAL PLOT PLAN

Plot Area - 6,017.95 sq ft (559.09 sq m)
Total GFA - 5,252.36 sq ft (487.96 sq m)



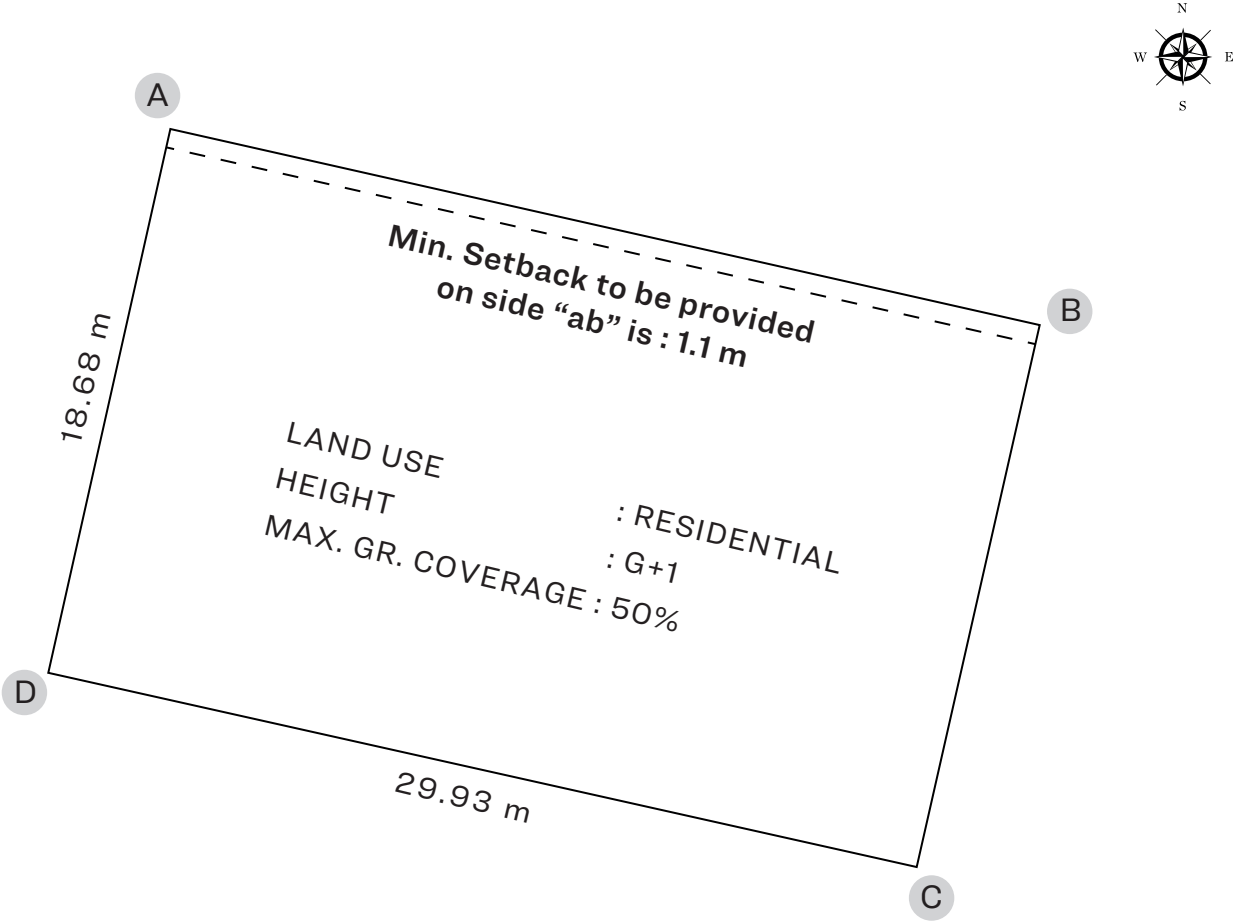
FOREST VILLA - VE 217
TYPICAL PLOT PLAN

Plot Area - 6,018.00 sq ft (559.09 sq m)
Total GFA - 4,999.30 sq ft (464.45 sq m)



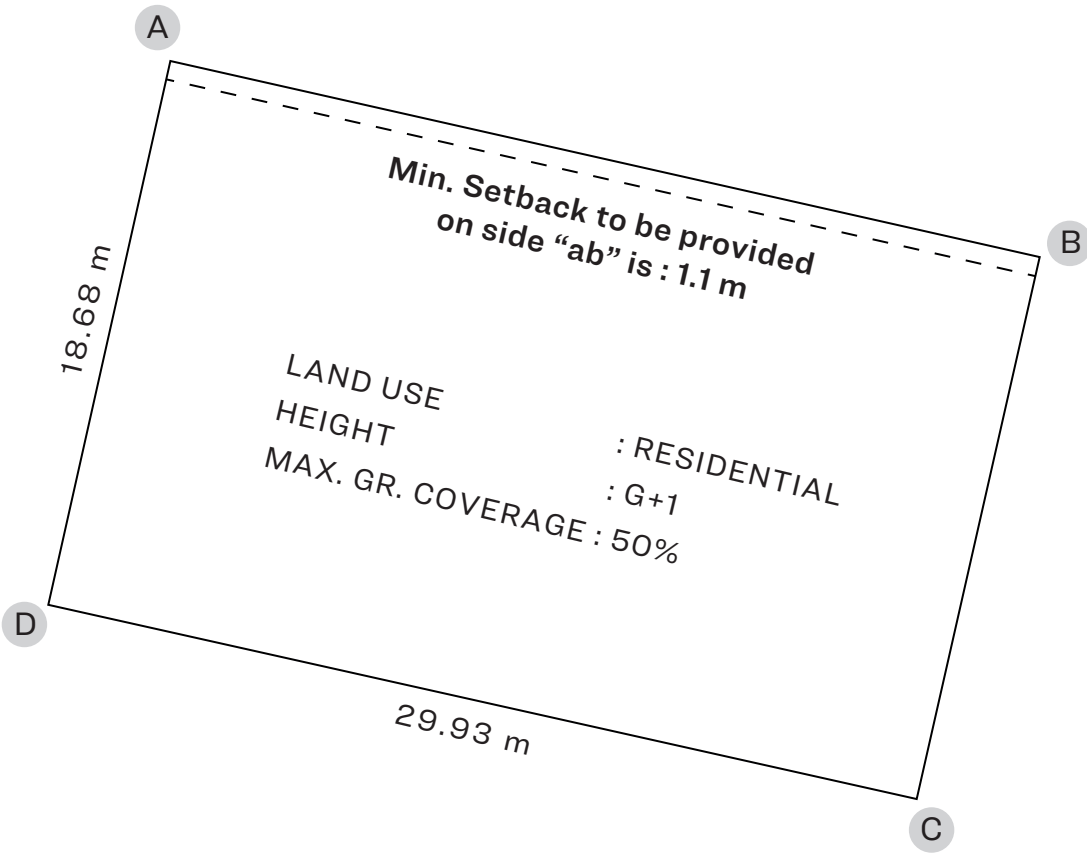
FOREST VILLA - VE 218
TYPICAL PLOT PLAN

Plot Area - 6,017.88 sq ft (559.08 sq m)
Total GFA - 4,999.30 sq ft (464.45 sq m)



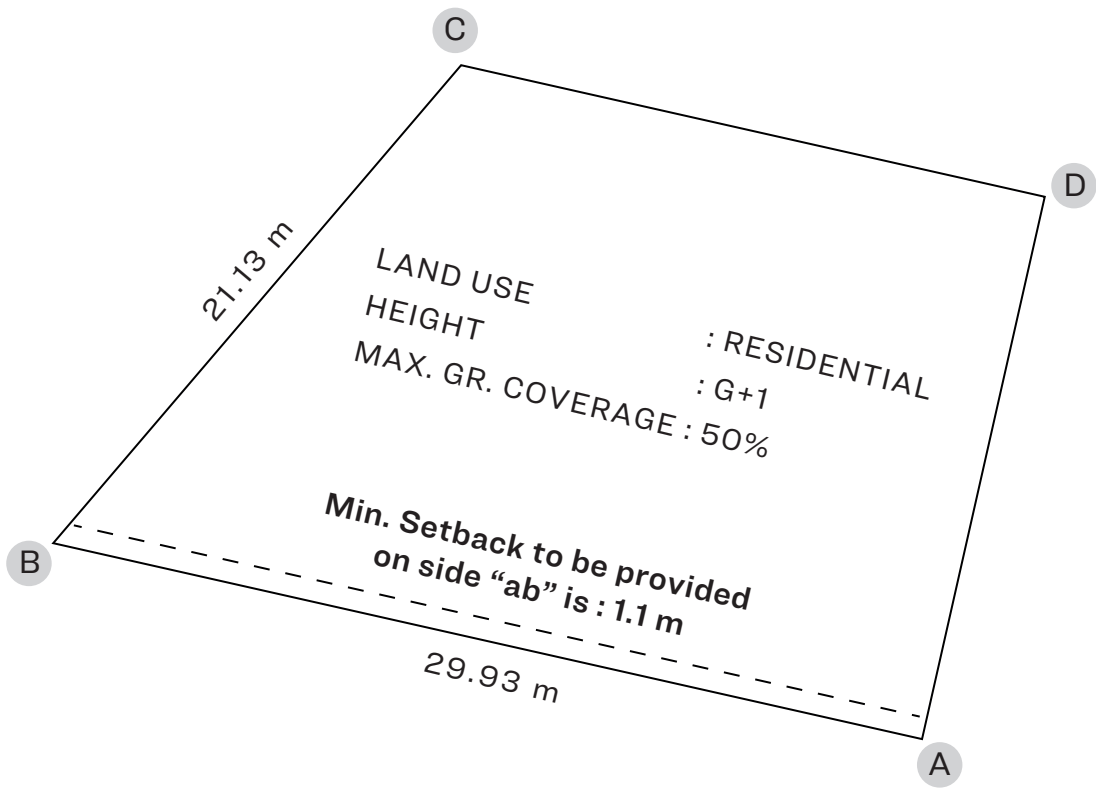
FOREST VILLA - VE 219
TYPICAL PLOT PLAN

Plot Area - 6,018.13 sq ft (559.10 sq m)
Total GFA - 5,325.77 sq ft (494.78 sq m)



FOREST VILLA - VE 220
TYPICAL PLOT PLAN

Plot Area - 5,024.69 sq ft (466.81 sq m)
Total GFA - 5,252.36 sq ft (487.96 sq m)

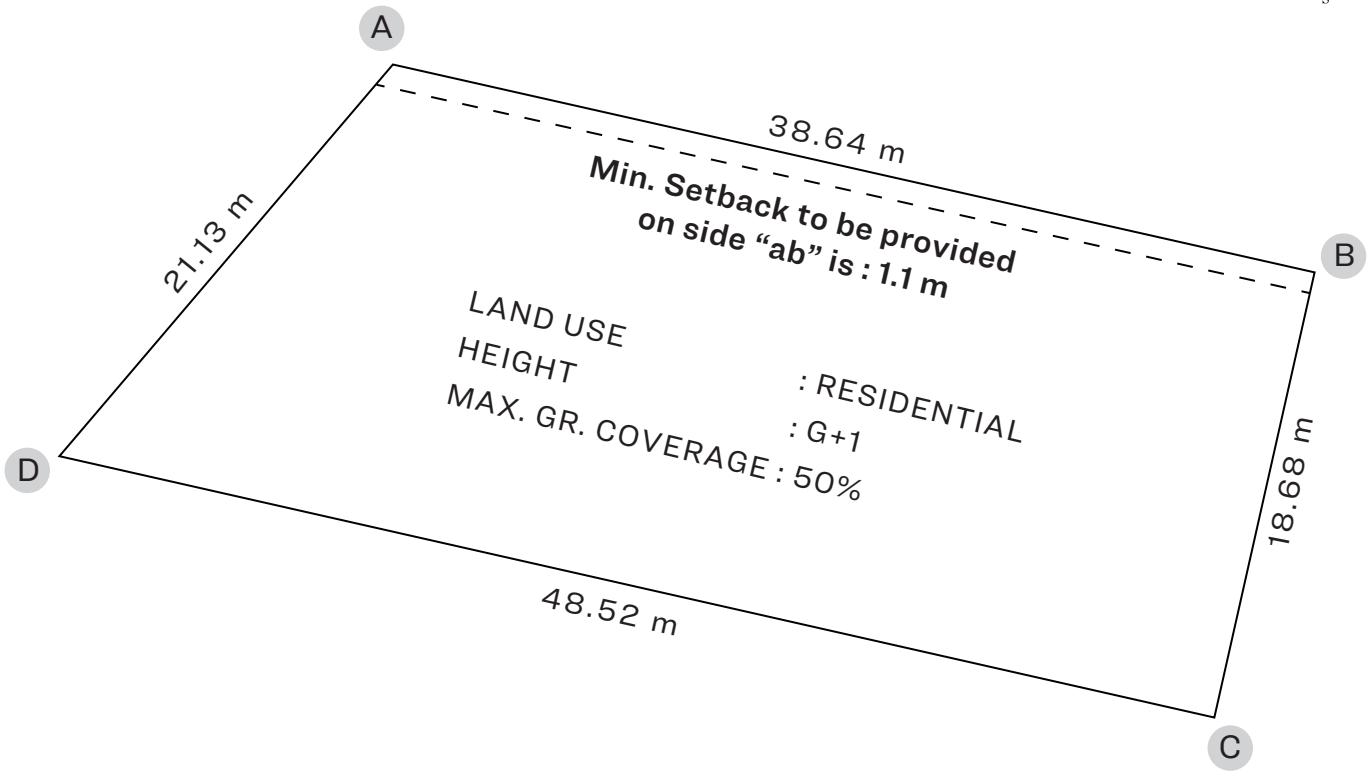


FOREST VILLA - VE 212

TYPICAL PLOT PLAN

Plot Area - 8,762.53 sq ft (814.07 sq m)

Total GFA - 5,252.36 sq ft (487.96 sq m)



FREQUENTLY ASKED QUESTIONS

The below list of questions and answers are the developmental guidelines for villa plots ranging from 5,000 sq. ft. to 8,700 sq. ft.

What are the guidelines to be followed for drawings and document submissions?

Ans: The sub developer / plot owner has to get Master developer's approval for every stage of design & before approaching the authorities for approval. The sub developer / plot owner should follow all the statutory guidelines which includes DM, DEWA, RTA, ETISALAT / DU, DCD, DLD (wherever applicable).

What are the structure allowed to be built?

Ans:

- 6-bedroom plots : 7000 sq. ft. : Permissible Structure B + G + 1.
- 4 & 5 bedroom plots : Ranging from 5000 – 6000 sq. ft. and 7500 – 8700 sq. ft. : Permissible Structure G + 1.

What are the mandatory setbacks to be followed in each plot?

Ans: Setbacks are unique and different for each plot type size. Please have a look at the floor plan document for this information or contact your respective Sobha sales manager.

What is the permitted parking?

Ans: As required by Dubai Municipality.

What is the maximum GFA allowed for my plot?

Ans: GFA allocated are unique and different for each plot type size. Please have a look at the floor plan document for this information or contact your respective Sobha sales manager.

What is the Ground Coverage and Architectural Theme?

Ans: The ground coverage is a maximum 50%. Architectural theme should be contemporary.

What are the guidelines for building elevation, treatments and finishes and specifications for external façade?

Ans: Below are the guidelines for building elevation, treatments and finishes and specifications for external façade

Architectural Style:

All the buildings within Sobha Hartland are to be designed in a contemporary style devoid of pastiche or excessive ornament. In order to stand the test of time gracefully, momentary fashions and trends should be avoided. The design of each project must be considered as a component of the community as a whole, and should reflect an understanding of its context within the masterplan. Consistency of quality and style is required throughout the Sobha Hartland Villa Development. Particular attention should be paid to the influence a project will have on its neighbours. Designs should minimize undesirable overlooking or any compromise of privacy for the occupants of the project, and of its neighboring projects. Reference should be made to the projects within Sobha Hartland that are already in the design process. A description of these has been included in the preceding pages. Building designs should also respond to their specific location and relationship within the natural environment. Building orientation, form and elevational treatment should be carefully considered, with the intention of creating a pleasant and useable all year around environment in both private and public spaces, and with its surrounding environment. In response to Dubai's extreme temperatures, a predominantly solid envelope with high thermal performance should be considered as preference to excessive areas of glazing. Alternatively, very high specification glass and/or effective external facade shading should be incorporated to protect areas of glazing from excessive heat gain and glare.

Primary Materials:

Materials used in the execution of projects within Sobha Hartland are to be of high quality, and are to be utilized and detailed in a manner that will ensure consistency and longevity of finish with minimal lifecycle maintenance. Reliable performance should be ensured, with particular consideration to exposure to high levels of UV radiation, high ambient and surface temperatures and high humidity. Sobha Hartland is predominantly a lifestyle environment and as such all materials should enhance a human-centric emphasis with natural, calm, relaxed and friendly finishes. Materials considered suitable include: stone; insitu or pre-cast concrete; natural metals; powder coated metals; glass; durable timber finishes and self-finished composites.

Colour Palette:

The overall colour palette being implemented on projects in Sobha Hartland consists of a mix of neutral tones. White rendered masonry, buff and grey stone colours, and timber detailing (durable timber derived products) are predominant. Accent colours should be inspired by nature - either stone or timber tones - or warm dark greys. Glazing should be as clear as possible with a specification chosen in compliance with DM requirements and based on MEP engineering heat loads and shading coefficients. Any tints and films should be subtly coloured. Grey, bronze or blue tints may be deemed appropriate as long as they are not overly reflective or brightly coloured. Metallic elements should have brushed or satin natural finishes, or be powder coated in neutral greys or metallic colours. Highly reflective, polished metal finishes will not be approved.

Solar Control:

Key to maintaining a comfortable environment both inside and outside of buildings, and to minimizing the load placed on air conditioning systems, is passive solar control. Careful consideration should be given to the orientation of buildings, and to their form and materiality. Shading structures and devices such as screens, brise soleil, overhangs and louvres should be integrated harmoniously into building facades and not appear as after thoughts.

Façade Lighting:

External lighting of buildings should be designed in such a way as to highlight the architectural features of the building, not as a feature in itself. Lighting should be neutral in colour and designed and installed so as to minimize overspill and light pollution. Lighting sources should be recessed or concealed. Care must be taken to ensure that the external lighting of any project does not adversely affect the users of neighboring buildings, public spaces or roads. Brightly coloured, colour changing or animated external lighting schemes will not be approved.

Site Access and Egress:

Every care must be taken to minimise the adverse effect that vehicular movement into and out of a plot can have on the flow of pedestrians, cyclists and other users of footpaths.

Access ramps should be integrated and incorporated into the design of the building podium.

Ventilation Louvres and hydrants etc:

Any louvres required for the ventilation of carparks, DEWA and MEP equipments must be positioned on the least active facades of the development, whilst complying with all local authority requirements. Louvres should be fully integrated into the design of the building facade. Louvre design and spacing must be engineered so as to minimise noise generation. Any statutory requirements such as fire hydrants, risers and breeching inlets must be coordinated with the architecture of the building and be as unobtrusive as possible to pedestrians, users and the like. All undue protrusions of such items are to be avoided.

Is the screening to MEP equipment required?

Ans: Yes (as required by Dubai Municipality)

What is the minimum permissible height of the windows?

Ans: Minimum height of the openings is 2.40m. These sizes have to be followed as required by Dubai Municipality.

What is the permissible size of the balcony?

Ans: The permissible size of the balcony is as per the Dubai Municipality regulations.

How can the roof / domes / similar structures be used?

Ans: Roof can be used for MEP equipment. Domes or Slope roof is not permitted within the Sobha Hartland Community.

What are the accessories permissible by DM?

Ans: The accessories permissible by DM are Pergola, Trellis, Solar Panels, Heating System, Carport, awnings, Shade structures, refuse storage, pool house and gazebo.

What are the guidelines for site grading, plinth, etc?

Ans: AS per Dubai Municipality, plinths have to be +300 mm from Gate Level.

What are the guidelines for installing Telecom?

Ans: As per Tawun requirement

What are the firefighting / CD guidelines?

Ans: As per Civil Defense requirement

What are the contractor regulations?

Ans: As required by authorities

What are the sustainability requirements?

Ans:

Intent

All projects are to comply with the statutory Dubai Green Building Regulations. Additionally, every effort should also be made to further optimise the efficiency of new buildings and reduce unnecessary consumption of electricity and water (consider renewable energy technologies) and to ensure that all projects contribute positively to the sustainability of the master development as a community.

Certification

Certification of projects under the LEED (leadership in energy and environmental design) rating system (or other similar system) is encouraged, but is at the discretion of the Sub-Developer.

Environmental Impact

Environmental Impact Assessment (EIA), Contractors Environmental Management plan (CEMP) & conditions of DM approved Environmental Clearance (EC) certificate for Hartland Development to be strictly implemented. The copies are attached with this document. Periodic reporting to be provided as stated in EC by Sub Developer's entities and copy of EC to be displayed in site at all times

What are the permissible kitchen appliances?

Ans: Only electrical appliances are permitted. (No LPG allowed)

What is the permissible Total Connected Load (TCL) in kW? What is the permissible cubic meter water per day? What is the permissible waste disposal per day?

Ans: Kindly refer to the table below for the permissible numbers:

S. No.	Villa Type	Villa No.	TCL (kW)	Waste Disposal (m ³ /day)	Water Consumption (m ³ /day)
1	2D	VE 204	95.00	5.00	5.50
2	2C	VE 205	95.00	5.00	5.50
3	2A	VE 206	95.00	5.00	5.50
4	2C	VE 207	95.00	5.00	5.50
5	2A	VE 208	95.00	5.00	5.50
6	2E	VE 209	100.00	5.00	5.50
7	1H	VE 210	75.00	4.00	4.50
8	1F	VE 211	75.00	4.00	4.50
9	1B	VE 212	80.00	5.00	5.50
10	1F	VE 213	75.00	4.00	4.50
11	1H	VE 214	75.00	4.00	4.50
12	1A	VE 215	80.00	4.00	4.50
13	1B	VE 216	80.00	4.00	4.50
14	1F	VE 217	75.00	4.00	4.50
15	1B	VE 218	75.00	4.00	4.50
16	1A	VE 219	80.00	4.00	4.50
17	1H	VE 220	80.00	4.00	4.50
18	1A	WS 30	75.00	4.50	5.00
19	1B	WS 31	75.00	4.50	5.00
20	1F	WS 32	75.00	4.50	5.00
21	1B	WS 35	75.00	4.50	5.00
22	1F	WS 36	75.00	4.50	5.00
23	1H	WS 37	75.00	4.50	5.00
24	1F	WS 38	75.00	4.50	5.00

SOBHA

REALTY

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