



Sobha Hartland II

8,000,000 SQ.FT.

20% Greenery

Gated Community

Private Lagoons

13 Towers

6,500 Apartments

122 Villas

11 Mansions

Current Launched Towers:



320 Riverside Crescent

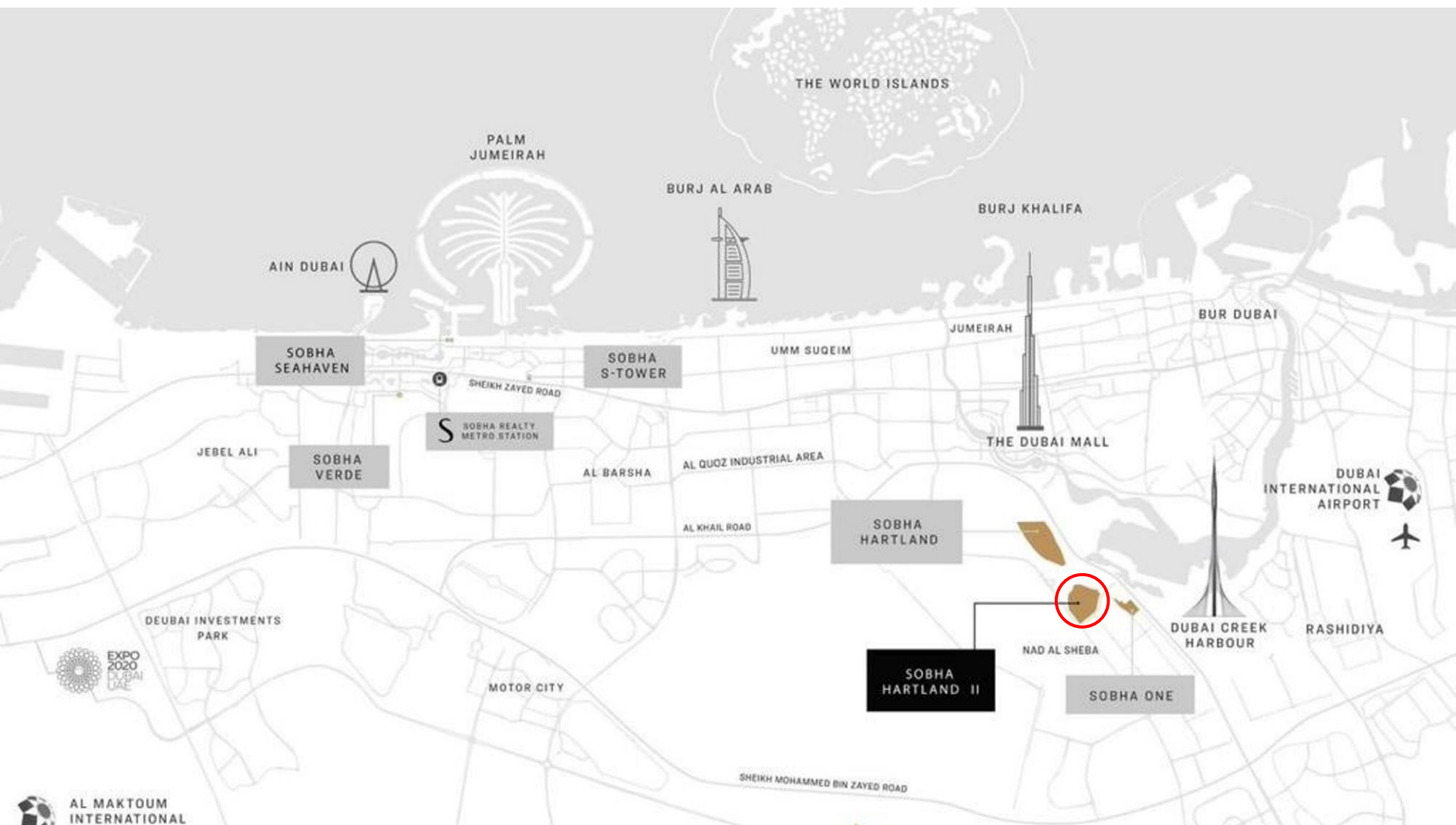
310 Riverside Crescent

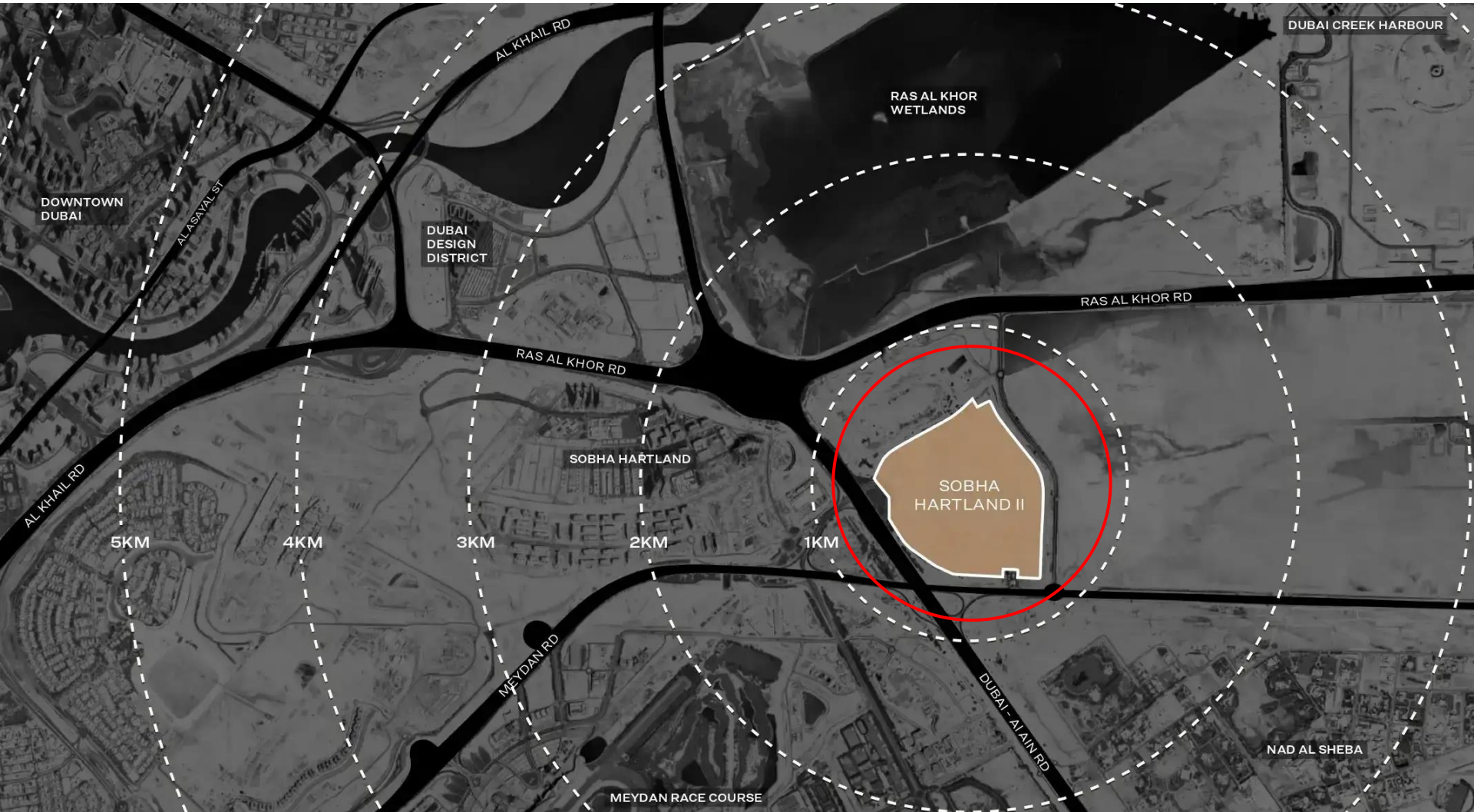
330 Riverside Crescent

340 Riverside Crescent

350 Riverside Crescent

360 Riverside Crescent



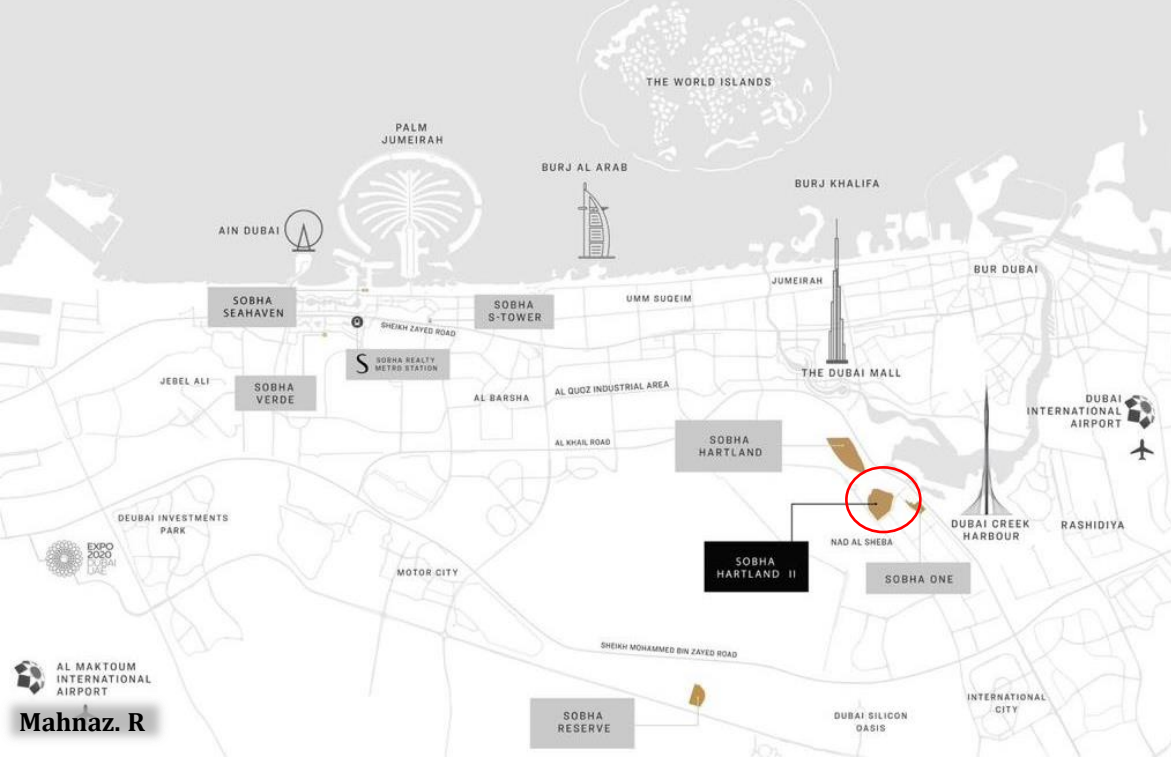


8 million Sq. Ft. 750,000 Sq. m. or 185 Acres Gated Community with Private Lagoons and Forest spaces. 100,000 sq. Ft Community Retail Plaza, 3 Mosques & 1 International School, Podium and Master Community Amenities are separate, Amenities on 2 levels , Resort Style Features in a Gated Community in the Heart of the City.

Location Advantage

- Located on a highway with easy access to (Dubai-Al-Ain Road and Ras Al Khor Road, Manama Street Meydan)
- Rental Demand from Dubai Design District, Business Bay and DIFC





LOCATION DISTANCE



10 minutes away from
DXB Airport



10 minutes away from
Business Bay, Dubai
International Financial
Centre (DIFC) and Dubai
Design District.



5 minutes away from Ras
Al Khor Wildlife
Sanctuary



10 minutes away from
Dubai Mall and
Downtown Dubai



5 minutes away from
Dubai Creek Harbour.



10 minutes away from
Meydan Racecourse

Proximity Overview

Dubai International Financial Center (DIFC)

- Top-Ranking **Global Destination** for Foreign Direct investment (FDI)
- Towers: 31 (26 Completed)
- Active Companies: ~ 5,000
- Employees: ~ 40,000

Downtown, Burj Khalifa

- Downtown Dubai is the **Centre of Dubai** (Tourist Attraction)
- Landmarks & World-famous Attractions, including **Burj Khalifa, Dubai Mall & Dancing Fountains** (hub of activities for residence & Tourists)
- **Burj Khalifa** World's Tallest building 829.8 Meters, 2,722 ft (No.1 Tourist Destination)
- 2023 Dubai Tourism Statistics reports a Total of 11.10 million people visitors.

Business Bay

- Commercial Center in Dubai
- Towers: ~230 (Commercial, Residential & Hotels)
- Operating Companies: ~18,000
- Employees: ~**110,000**

Dubai Design District

- Dubai's Art, Design, & Fashion industry
- Active Companies: 250
- Employees: ~**20,000**
- Buildings: 11 (Commercial & Residential)

Dubai Creek Harbor

- Dubai Creek Tower – Height of at least 1,300 Meters (4,300ft) , which will surpass the height of Burj Khalifa, **Upon Completion**, it will be the Tallest supported Tower in the world. (Tourist Attraction)

Sobha Hartland II



Master Amenities



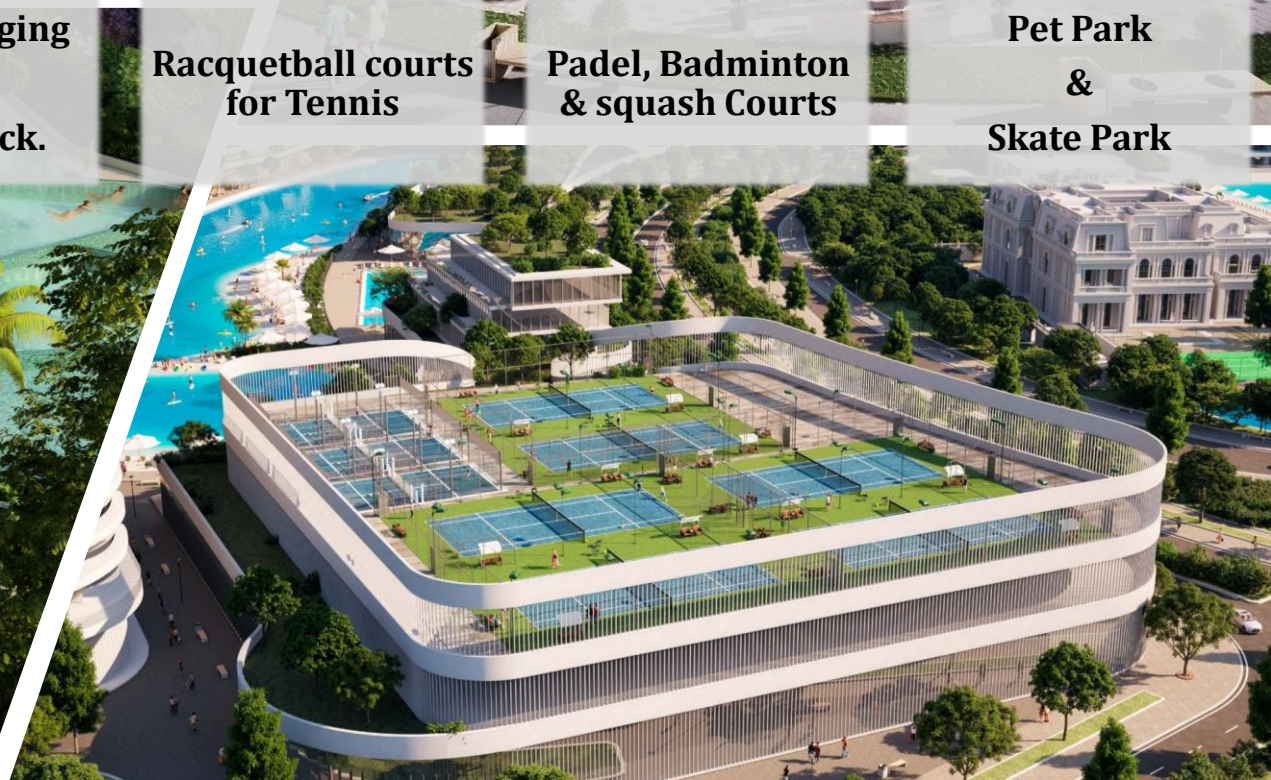
**Sensory Zen
Gardens**

**Walking, Jogging
&
Cycling Track.**

**Racquetball courts
for Tennis**

**Padel, Badminton
& squash Courts**

**Pet Park
&
Skate Park**



Master Amenities

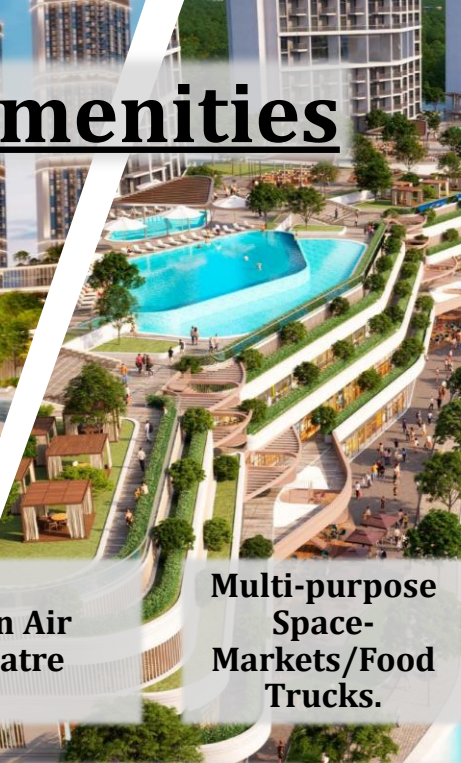


Retail & F&B Outlets



Central Plaza

Open Air Theatre



Multi-purpose Space- Markets/Food Trucks.



Water Sports - Kayaking & Paddle Boarding



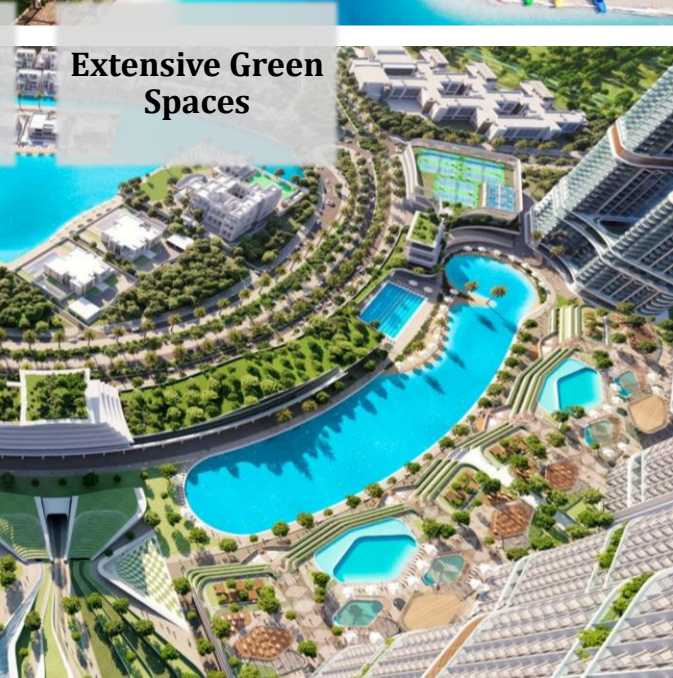
Sustainable Design



Gated, Secure Community



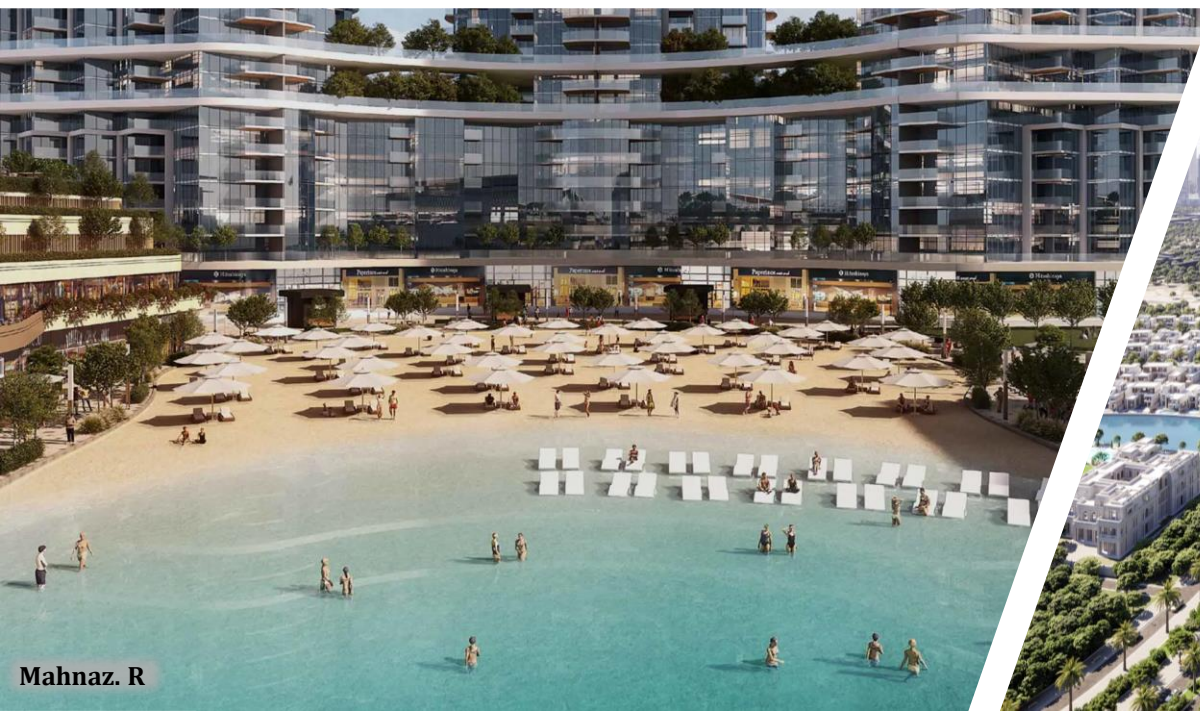
Educational Programs

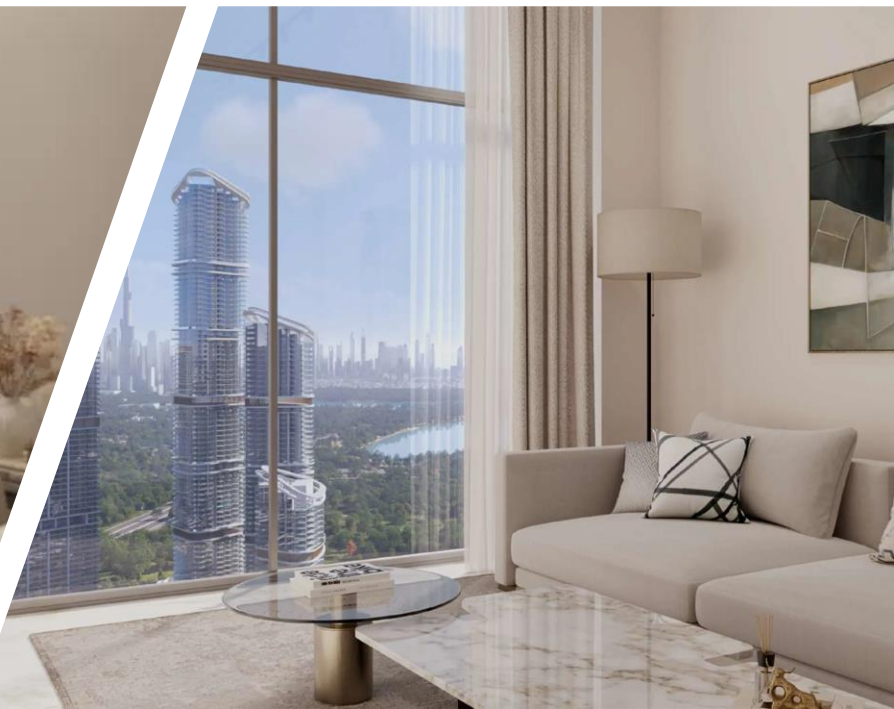


Extensive Green Spaces











Kitchen is Fully Fitted with State-of-the-Art Appliances including Hob and Gas, Oven, Dishwasher, Washing Machine, Refrigerator and Freezer.

Utilities Room is Standard in all Apartments.

Financial Overview

- Attractive **60:40 payment plan** spread over 3 years
- **60% during construction**
- **40% at handover**
- **Excellent ROI potential** as the project is in a Gated Resort Style Community minutes away from Downtown Dubai
- **International School** located within the Community increasing Rental Demand
- **Excellent Capital Appreciation** Potential
- **Competitive pre-launch** prices as compared to other properties in the neighbourhood
- **Short term Rentals** (Holiday Homes) for Higher ROI.
- **Service Charges:** 15 AED per Sq. Ft + District cooling



Thank You!