

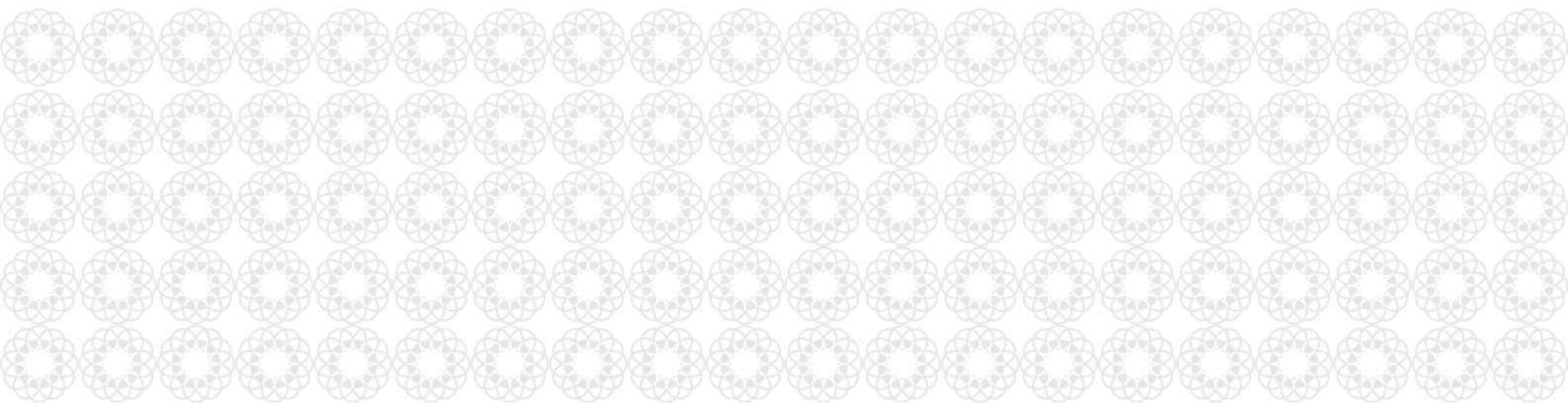


SOBHA HARTLAND II



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The epitome of *Luxury* waterfront living





SOBHA
REALTY



Superheading the **SOBHA WAY**

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

Backward Integration *Forward Thinking*

DESIGN

Efficiently conceptualized.

ENGINEERING & CONTRACTING

Minutely scrutinized to precision.

MATERIAL SOURCING

Usage of world-class technology for manufacturing.

CRAFTSMANSHIP

Impeccable attention to detail from conceptualization to delivery

QUALITY CONTROL

Setting a new benchmark globally.



RE-DEFINING *Luxury*
Beyond Excellence



THE ENDURING LEGACY OF SUCCESS

Sobha Hartland was conceived with an aspiration for a life less ordinary with lush fairways and an iconic resort style living located in the heart of the city.

Every minute element of the 8 million sq. ft sprawling community of Sobha Hartland was crafted and curated from the inside to the outside at an outstanding location with accessibility to the city's main hubs.

Pursuing this commitment for excellence, Sobha Realty continues to push the boundaries of contemporary luxury living with its successful flagship residential development- Sobha Hartland.

A young girl with blonde hair, wearing a white short-sleeved top and a blue and white plaid skirt, is running towards the camera with a joyful expression. Behind her, a woman with long dark hair, wearing a colorful floral dress, is also running and smiling. They are in a lush green field with tall grass. In the background, there are dense green trees and a street lamp. The scene is bathed in warm, golden light, suggesting late afternoon or early morning.

INTRODUCING
SOBHA HARTLAND II

THE EPITOME OF LUXURY WATERFRONT LIVING.

Sobha Hartland II is a testament to the phenomenal success
of Sobha Hartland.

It's a new luxury waterfront community of 8 million square
feet, near to Sobha Hartland.

*The best that the city has to offer.
Hartland II is the legacy that will continue.*



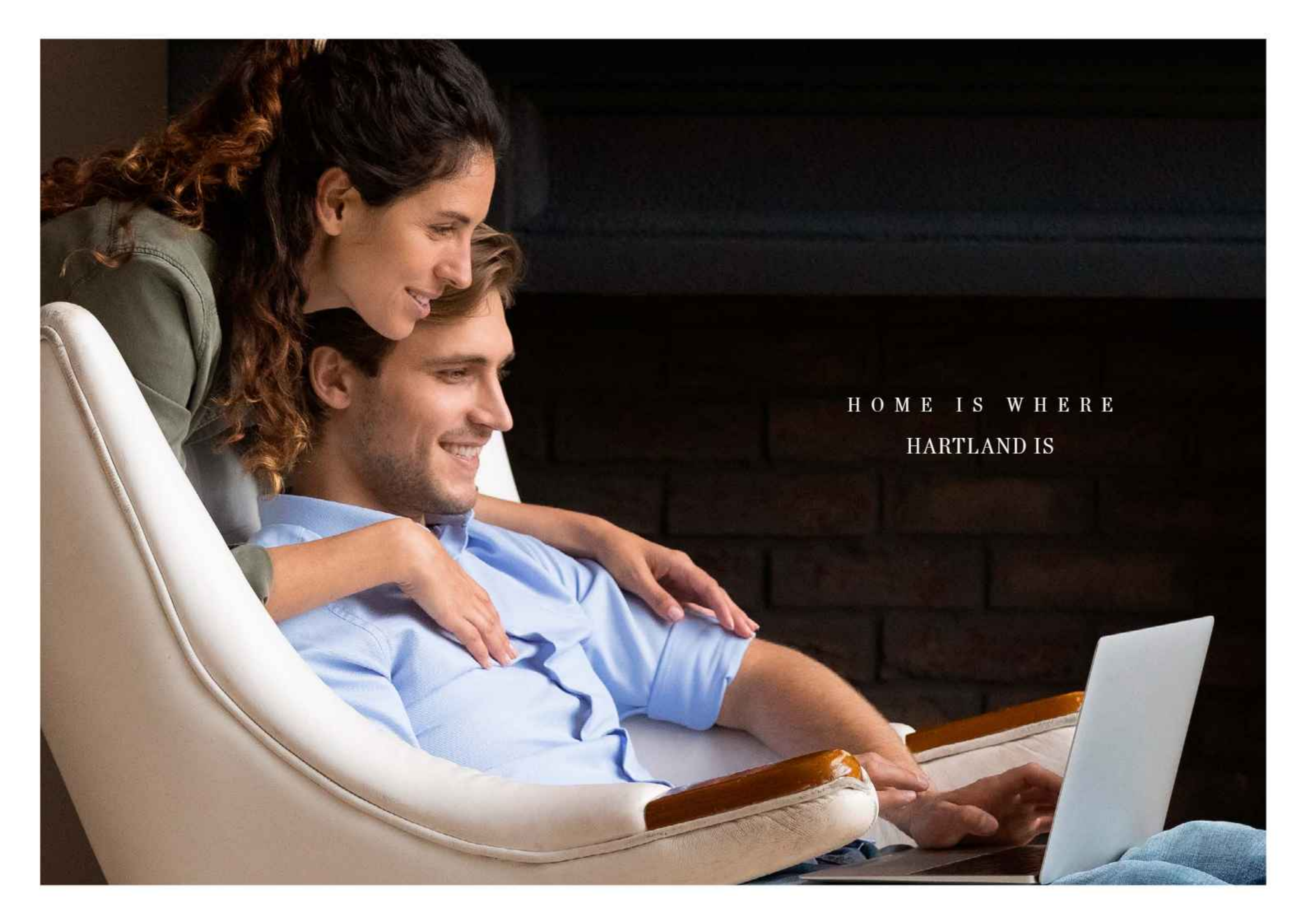


A H E A R T B E A T
AWAY FROM THE METROPOLIS

Enjoy the juxtaposition of the city's best malls, business districts and hotspots while living in an urban waterside paradise that will make you disconnect from the world.

Far from the hustle and bustle, yet within grasp.





H O M E I S W H E R E
H A R T L A N D I S




RAS AL KHOR
WILDLIFE SANCTUARY
10 MINUTES


MEYDAN
RACE COURSE
10 MINUTES


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES


DUBAI INTERNATIONAL
AIRPORT
12 MINUTES


BUSINESS BAY
10 MINUTES

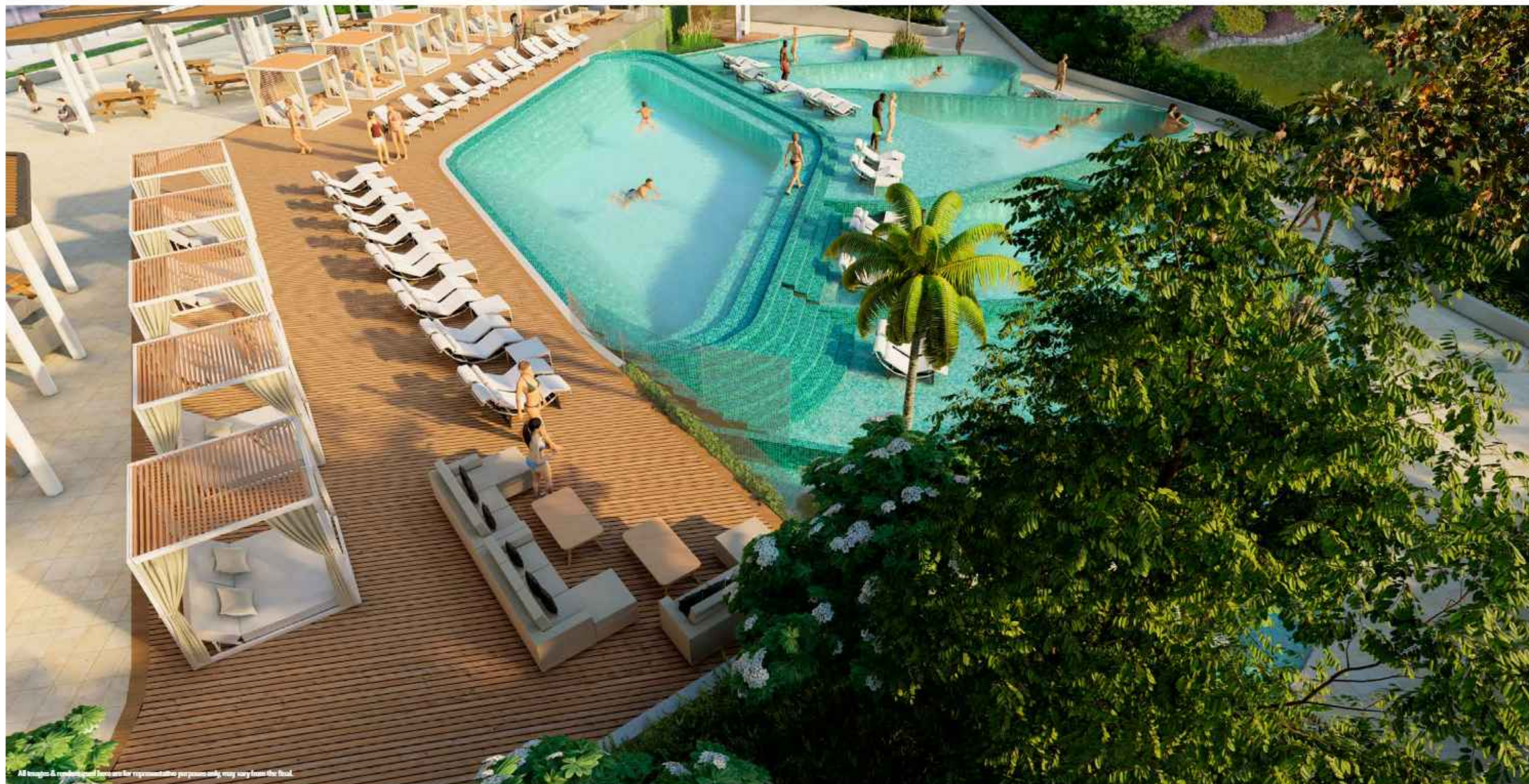

THE DUBAI MALL
15 MINUTES


BURJ KHALIFA &
DOWNTOWN DUBAI
10 MINUTES


DUBAI FRAME
15 MINUTES


DUBAI OPERA
15 MINUTES


PALM JUMEIRAH
25 MINUTES



NATURE'S SERENITY
MEETS WATER'S TRANQUILITY.

Sobha Hartland II brings forth a beautiful blend of an opulent and sustainable waterfront lifestyle.

Immerse yourself in the tranquility of blue lagoons and beachfronts amidst the buzz of a bustling city. Chase the sunset as you take a jog along the boardwalk and stroll down the blue lagoons.

A full-page background image of a woman surfing on a large, curling blue wave. The woman is wearing a striped swimsuit and is positioned in the lower right quadrant of the frame, riding the face of the wave. The water is a deep, vibrant blue, and the sky is a pale, hazy blue. The overall mood is serene and adventurous.

A COMMUNE OF MINDS

Discover your tribe at Sobha Hartland II in a vibrant community surrounded by endless possibilities for various activities.

Forge new connections as you appreciate the finer aspects of living, while attuned to the serenity of nature.
Build your ties at your own pace as you journey through the tides of time.





EXPERIENCE THE
EXTRAVAGANCE





A N E X C L U S I V E R E T R E A T ,
C R A F T E D J U S T F O R Y O U

At Sobha Hartland II, nature's splendor blooms in vibrance. Luxuriate in the privacy of a gated community surrounded by a sparkling beachfront and lush greenery- an experience that transcends beyond the ordinary.

Watch the magic unfold when elevated living spaces blend in seamlessly with the beauty of nature, in form and function.

THE WINDOW TO INFINITE POSSIBILITIES

Step into your private sanctuary and be swept away by the panoramic views of the sparkling blue waters and verdant greenery that will transport your senses to an unparalleled world of serenity.

From the soft rustling of leaves to the soothing sound of water lapping against the beachfront, reconnect with nature and discover living at its finest.





EMBRACE
THE EXTRAORDINARY

Immerse yourself in a world of contemporary design and sustainable infrastructure with unmatched privacy and convenience in the heart of the city.

From opulent materials to intricate details, every experience is crafted into a work of art to create a sanctuary of sophistication and elegance.
An unrivalled lifestyle of pure bliss.



WHERE NATURE AND HOME
BLOOM IN RADIANCE

A N A B O D E
FOR EVERY DESIRE

Sobha Hartland II is a stunning waterside residential community spread over 8 million sq ft abounding with lush green spaces, community gardens, and many amenities to support a sustainable lifestyle.



All images & renders used here are for representative purposes only, may vary from the final.

SOBHA ESTATES

Sobha Estates is a private gated villa community comprising of three clusters within Sobha Hartland II- exclusively designed Mansions, 5-and 6-bedroom villas with three enclosed car parking and three floors with a rooftop terrace and a spacious entrance court.

Envision merging nature with your home in a green community within a forest sanctuary of large lagoons.



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RIVERSIDE CRESCENT

Designed like a tapered crescent, Riverside Crescent is a unique apartment cluster at Sobha Hartland encapsulating a new kind of waterfront living within a green community.

With all-encompassing views of the water, greenery and skyline, these apartments will inspire an unparalleled luxury lifestyle worth living.



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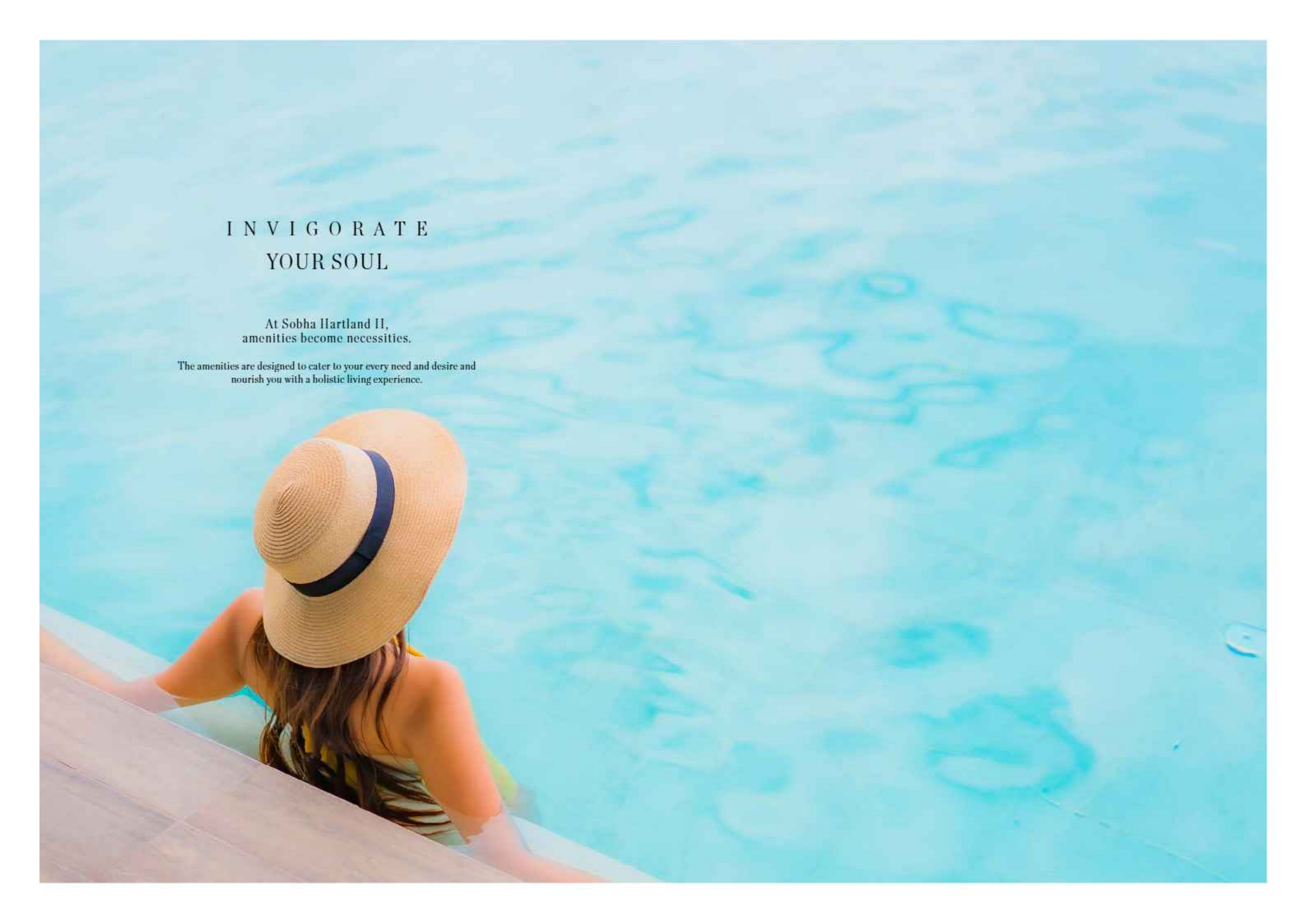


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WHERE COMFORT AND
EXTRAVAGANCE MEET

Life at Sobha Hartland II embodies an exultant sense of connection in a close-knit community and superior quality homes crafted for the discerning eye.

Create memories that you will cherish forever as you live the life that you have always dreamed of.

A woman with long brown hair, wearing a wide-brimmed straw hat with a dark blue band, is seen from behind, leaning over the edge of a swimming pool. She is looking down at the clear, rippling blue water. The pool's edge is made of light-colored wood. The background is a vast expanse of water with gentle ripples.

INVIGORATE YOUR SOUL

At Sobha Hartland II,
amenities become necessities.

The amenities are designed to cater to your every need and desire and
nourish you with a holistic living experience.

AMENITIES



MIND

Outdoor workstations
Co-working Spaces
Gardening zone
Central Square/ Plaza
Boulevard with FnB
Reading Room
Library
Observation deck / Bird watching
Meditation Lounge
Cards room, Chess, and Carrom
Garden



BODY

Water fountain
Splash pad/Spray Park
Submerged seating...in the pool
Sun Loungers
Day Bed / Cabana
Cycle path walkway
Spa and massage rooms
Circuit Training
Battle ropes + Jumping Blocks
Sauna, Steam
Indoor & Outdoor Gym
Aerobic zone
Walking / Jogging track



SOUL

Lotus Pond
Sensory Garden
Zen garden
Yoga Zone
Water Bodies
Beach Edge



COMMUNITY

Multi-purpose Space- Market, food truck, kiosk, water feature
40-seater Indoor Movie Theatre
Open Air Theatre, Amphitheatre
Theatre Plaza
Party Terrace
Putting Garden
Barbeque Area
Lawn with organic seating furniture
Majlis (Tensile gazebos)
Sun Deck

AMENITIES



CONVENIENCE

Supermarket
ATM
Retail
Vending machines
Outdoor workstations
Co-working Spaces



CREATIVITY

Music Room
Art Room



PLAY

Pool table / Billiards/ Snooker
Table tennis
Pickball / Paddle Tennis
Foosball
Rock Climbing
Outdoor chess
Obstacle course
Disc hockey
Golf Simulators
Multi-purpose sports court
Squash court
Volleyball
Indoor video game room
VR Room
Skate Park



PETS

Pet Park
Pet washing station
Pet Salon
Pet concierge services
Pet obstruction course

SOBHA
REALTY