



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 oasis 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 Hartland Greens, Hartland One Park Avenue, Hartland Creek Vistas and Hartland Creek Vistas Reservé. These are a collection of 6 mid-rise buildings and 5 high-rise towers with a variety of unit plans to choose from, ranging from spacious studios, 1, 2, 3 and 4 bedroom apartments with viewing decks to spectacular 2, 3 and 4 bedroom duplexes.



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 epicenter 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.

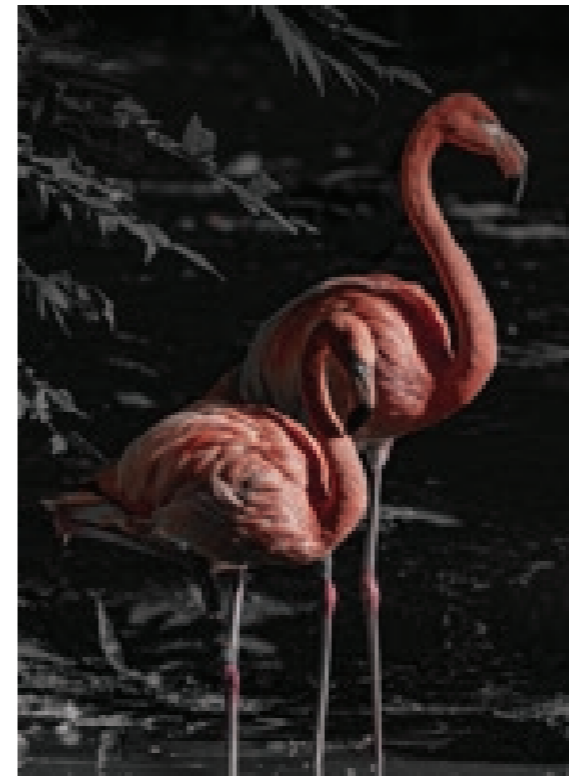


Dubai Water Canal



Meydan Golf Course

Ras Al Khor Wildlife Sanctuary



30% Open and Green Spaces



Waterfront Living with 1.8 km Boardwalk



Cafés & Restaurants

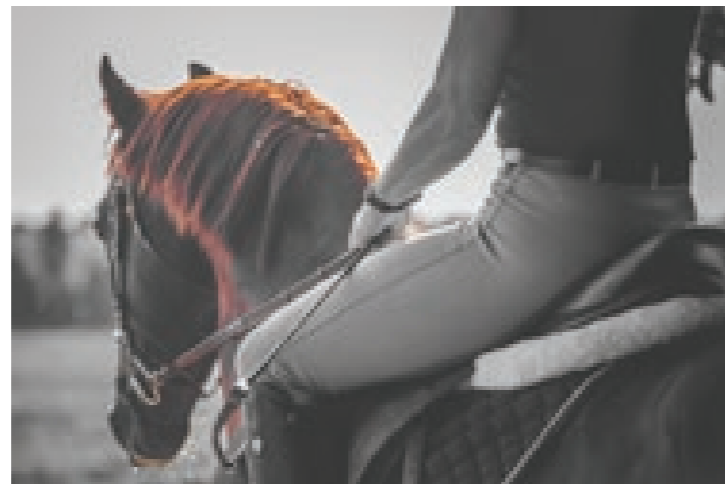


Sobha Hartland

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 Garden Houses. 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.

Meydan Racecourse



Community Lifestyle



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





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-  SPA
-  RETAIL
-  WALK
-  PARK
-  HARTLAND SQUARE
-  HARTLAND CLUB
-  HARTLAND BOULEVARD
-  CHILDREN'S NURSERY
-  MOSQUES

Sobha Hartland

Master Plan



Actual picture of Hartland Greens



SOBHA HARTLAND
GREENS

Modern living nestled in greenery



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, Greens offer an idyllic mix of quiet green landscapes infused with the charms of the city life.

Every inch of Greens at Sobha Hartland 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. 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.





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.

Bathroom

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





SOBHA HARTLAND
CREEK VISTAS

Picturesque views of the creek

Refreshingly Upscale

Welcome to Creek Vistas at Sobha Hartland, 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

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

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

With spacious balconies and panoramic 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





The higher life
begins at home.



- Optimal unit spaces ranging from 493 sq. ft. to 899 sq. ft. enable a comfortable lifestyle at a reasonable price.
- An elegant foyer to welcome residents and guests.
- City leisure living with amenities including gym, swimming pool and dedicated kids play area.
- Fully-fitted kitchens with superior quality and semi-furnished apartments with built-in wardrobes.
- Central air-conditioning, German automation technology and entertainment connectivity.
- 24-hour security and concierge service ensuring a safe and convenient living space for all residents.
- Secure residents' parking, easy card-controlled access and drop-off driveway entry to lobby.



SOBHA HARTLAND
CREEK VISTAS RESERVÉ

Far from the ordinary. Yet within reach.

Your home doesn't just
over look the city's leading sights.
It is one.

After the successful launch of the first 2 towers, comes a life that is even more fulfilling. Welcome to Creek Vistas Reservé at Sobha Hartland – a 33-storey tower that connects you as effortlessly with nature, as it does to Downtown Dubai.

These apartments give you more in every respect, whether it is centrality, convenience or comfort. Get used to waking up to breath-taking views of the city's leading sights. Spend quality time with your family exploring the sprawling green estate that spans 2.4 million sq. ft. Even within your apartment you'll find that space has been optimally utilised, making the living areas expansive.

When a business deal needs to close, know that it will be done close by, with Downtown Dubai only minutes away. Once you move in, you'll realise that everything in and around this tower has been crafted with just one purpose in mind – to elevate your living experience.



Homes that make
room for
infinite memories.



Creek Vistas Reservé at Sobha Hartland offers you living spaces that accommodate your entire world. Every inch of space in your new apartment has been optimally utilised, to make it even more expansive. You feel it from the moment you walk through the main door. Even the placement of the wardrobes to the side makes extra room for large screen TV viewing with the family. Every small detail has been looked into, to make every moment spent here unforgettable.



World-class amenities
that are already
the talk of the town.

Life at Creek Vistas Reservé at Sobha Hartland is a world away from the rest of Dubai. Here, thoughtful amenities have been skilfully crafted to elevate your living experience. While sprawling acres of open greens replenish what the city takes away. It's a life that has everything, and is only lacking your presence.





SOBHA HARTLAND
ONE PARK AVENUE

Your life without limits





When technology and nature meet,
the extraordinary ensues.

Nestled amidst one of Dubai's greenest estates, are new-age residences that offer the latest in technology paired with the calming expanse of nature. Welcome to One Park Avenue at Sobha Hartland. A life that's luxurious, convenient and secure.

Get used to mornings where your smart home draws the curtains for you, to reveal spectacular views of the city. Spend your days exploring the lush flora and fauna in an estate that has 2.4 million sq. ft. of open greens.

Once you move in to One Park Avenue, you'll agree that the perfectly balanced life does indeed exist. The best part is, you'll never be far away from your home, thanks to its central address.



Begin each day in a picture - perfect setting.
The exclusive park avenue.



Spend some quality time with the family, host get-togethers with your friends, or simply unwind, in the Sky Gardens. Sky Gardens are a rare find in Dubai and this address features not one, but six.

The more times you spend here,
the more you'll realise that
it's ahead of the times.



You are privy to some of the smartest and most sustainable features of the 21st century. These amenities not only ease your life but also help you lighten your footprint on the environment. And in the process, make moments spent here unforgettable.



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.



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 atmosphere 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 choice, 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, 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 including 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 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

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SOBHA
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