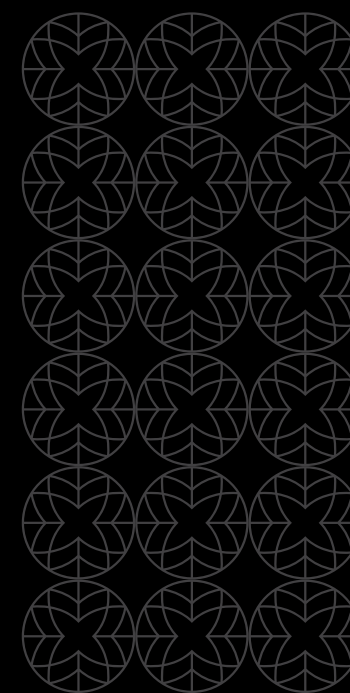


SOBHA HARTLAND  
ESTATES





## Discover Hartland Estates

Our villa collection was designed to reflect our aim to offer our residents the opportunity to reach new heights and enjoy unprecedented levels of comfort and privacy. We have imagined and designed luxurious villas immersed in oases of green and rich forestry along the Dubai Canal, adding beauty and value to our residents' lives. The highest level of attention to detail and care has been placed to provide residents with a "haute couture" lifestyle experience in every sense.

The development houses four communities featuring four different lifestyles, with a variety of unit plans to choose from, ranging from urban chic townhouses of 4 bedrooms to stately mansions of 4 or 5 bedrooms, as well as bespoke villas.

Canal Villas | Forest Villas | Gardenia Villas | Townhouses

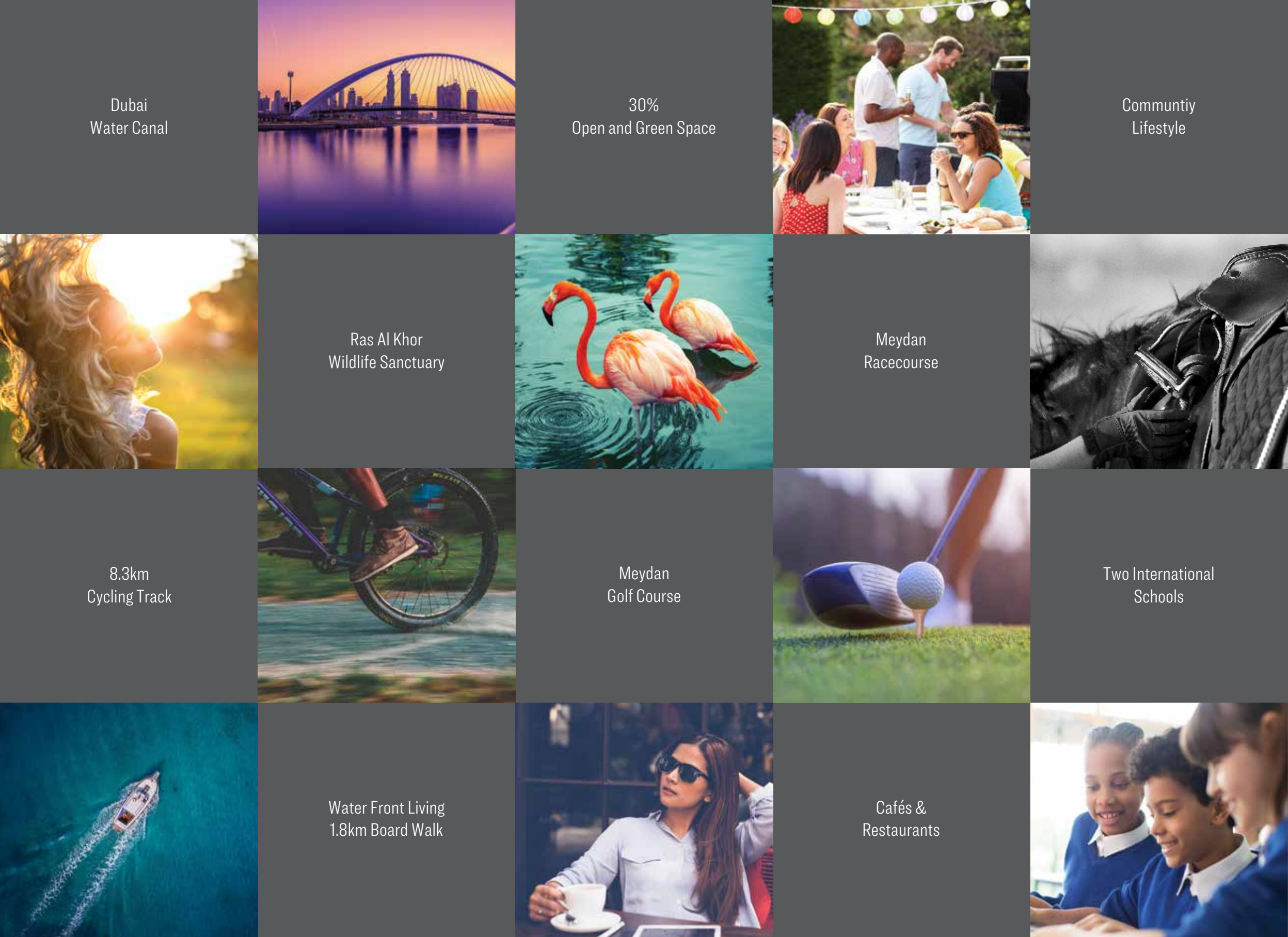


## Building Momentum

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

Communtiy  
Lifestyle

Ras Al Khor  
Wildlife Sanctuary

Meydan  
Racecourse

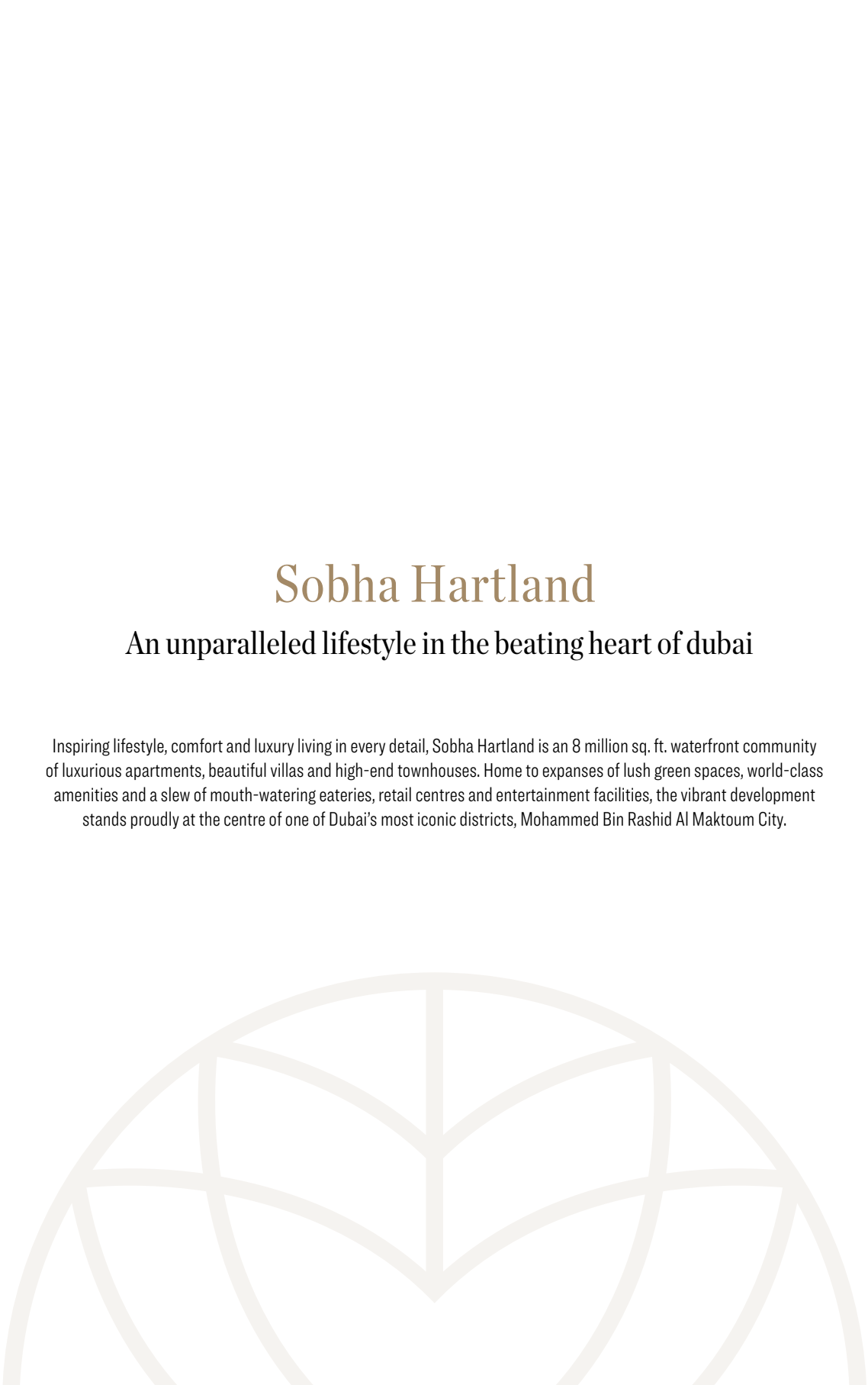
8.3km  
Cycling Track

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

20 MINUTES  
EMIRATES GOLF CLUB

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







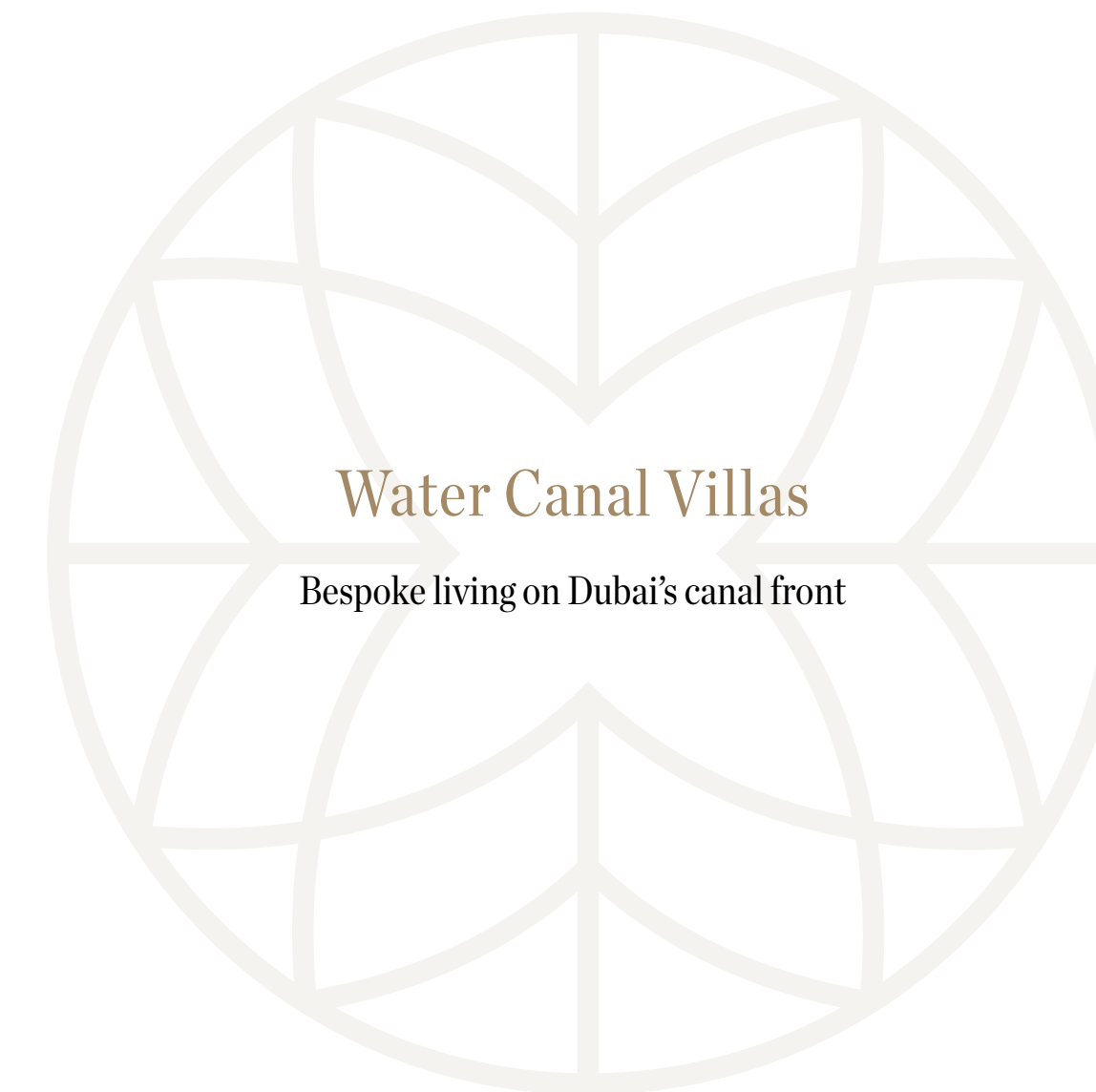
# Sobha Hartland

## Master plan

- 01 ENTRY / EXIT TO HARTLAND
- 02 HOTEL
- 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





## Water Canal Villas

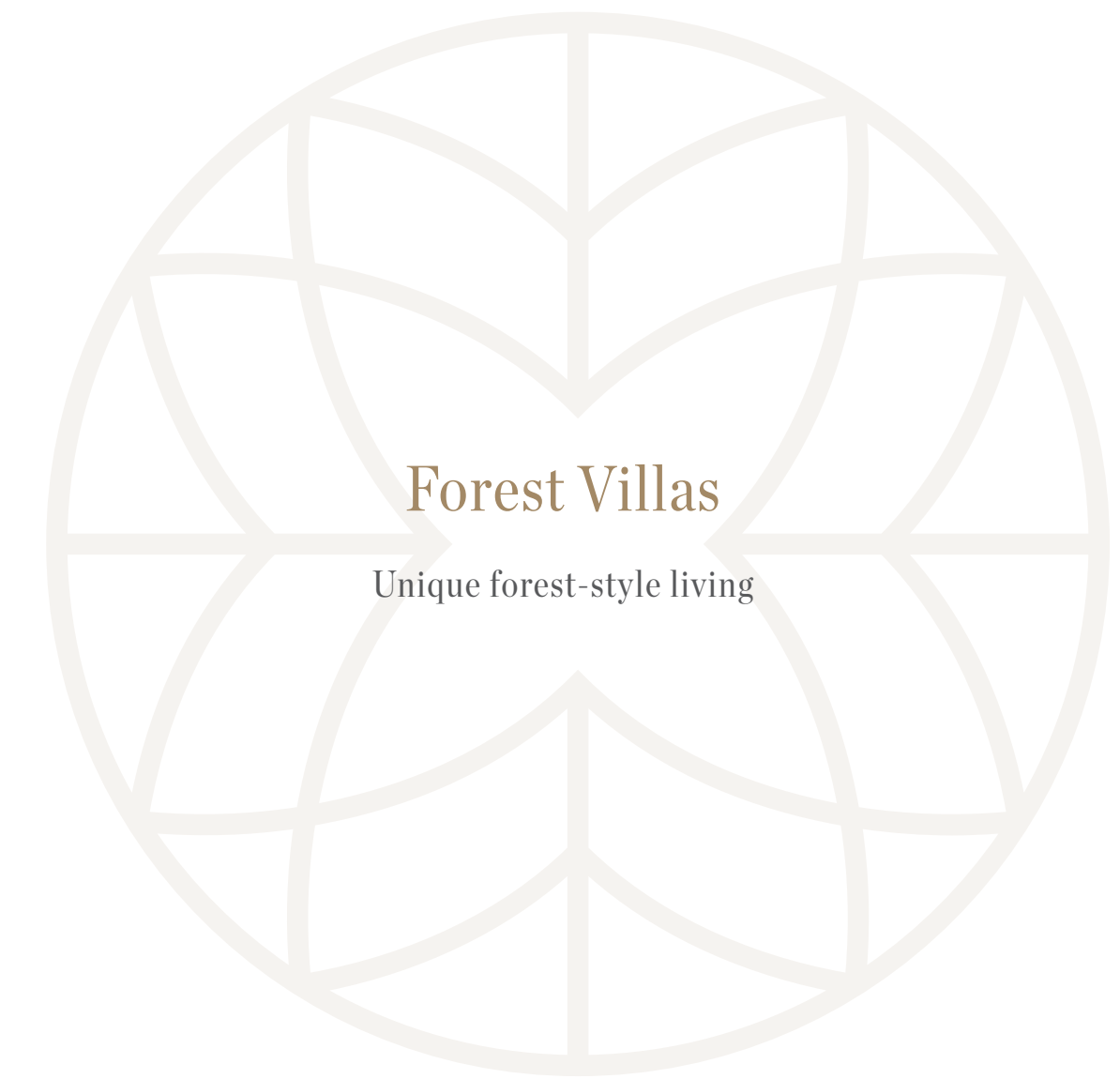
Bespoke living on Dubai's canal front



A woman with dark curly hair is smiling broadly, carrying a young girl on her back. The girl is also smiling and looking towards the camera. They are outdoors, with a warm, golden light from the setting sun creating a soft glow and lens flare in the background. The woman is wearing a light-colored top, and the girl is wearing a blue and white patterned dress. The background shows blurred greenery and a warm, hazy sky.

ACTIVE  
LIVING WITH  
RESORT STYLE  
RELAXATION









## Where the Forest Meets the City

The most exclusive development at Sobha Hartland, Hartland Forest Villas embrace the beauty of natural living with modern day luxuries at every corner. Immersed in mesmerizing forest scenery and leafy greens, the gated community provides an ultra-private experience unmatched anywhere else.

With features such as floor-to-ceiling windows that offer magnificent panoramas of the surrounding forestry, the villas truly blend the wealth and energy of the natural outdoors with the best of our contemporary world. Forest Villas feature customizable façades with varying colours, unobstructed views of the forest, as well as additional amenities upon request, such as a glass-door car gallery that adds a breath of opulence and customization.





## Your Own Personal Haven

Hartland Forest villas bring the natural beauty of the woods and leafy greens right to your window. With personal landscaped gardens, swirling trails and pathways, green spaces and plenty of public areas, you get to choose between spending afternoons indoors or venturing outdoors to go on nature walks, family picnics or community activities.

The Forest Villas also offer access to Sobha Hartland's prime luxury amenities that include schools, nurseries, healthcare facilities, swimming pools, sports facilities, playgrounds and parks.







## The True Meaning of Privacy

Each villa holds private service access and a private lift exclusive to its residents, allowing you and your guests to navigate the spacious interior with optimal luxury, comfort and ease.





## The Comforts of a Home

Beautifully-decorated and featuring lavish spaces, fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.





MODERN  
CONVENIENCE  
AND NATURAL  
WONDER







Gardenia Villas

A green and luxurious life





## A New World of Luxury

Sobha Hartland's Gardenia Villas maximize on convenience in every little detail. The gated community provides an ultra-private experience, reflecting Sobha's signature quality through impeccable finishing, contemporary designs and prime amenities. Each outdoor and indoor space is tailored to your every need, seamlessly connecting together to create the home of your dreams and serving as the perfect backdrop to your own personal fairy tale.

The villas possess all the qualities of a quintessential dream home. Floor-to-ceiling windows will bathe your villa in natural light while a high-ceiling foyer will leave you with a sense of grandeur and luxury every time you step into your home. The villas also include four stylish bedrooms, maid quarters, ample closet space, en-suite bathrooms, private terraces, landscaped gardens and optional private lift, among other spectacular features.



## A Life of Dreams

Hartland Gardenia Villas overlook scenic views of the vibrant green parks and landscaped gardens, as well as the sparkling Dubai Canal. You will truly never spend a dull moment within your community, as the Gardenia Villas are also in close proximity to Meydan One and offer access to Sobha Hartland's prime luxury amenities, including schools, nurseries, healthcare centres, swimming pools, sports facilities, playgrounds and parks.







## An Elevated Sense of Privacy

With private service access and a private lift exclusive to each villa, every corner of your home will offer you the luxury you need to navigate the spacious interior with optimal comfort and ease.







## Luxury at Every Corner

Beautifully-decorated and featuring lavish spaces, fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.







## View from the Top

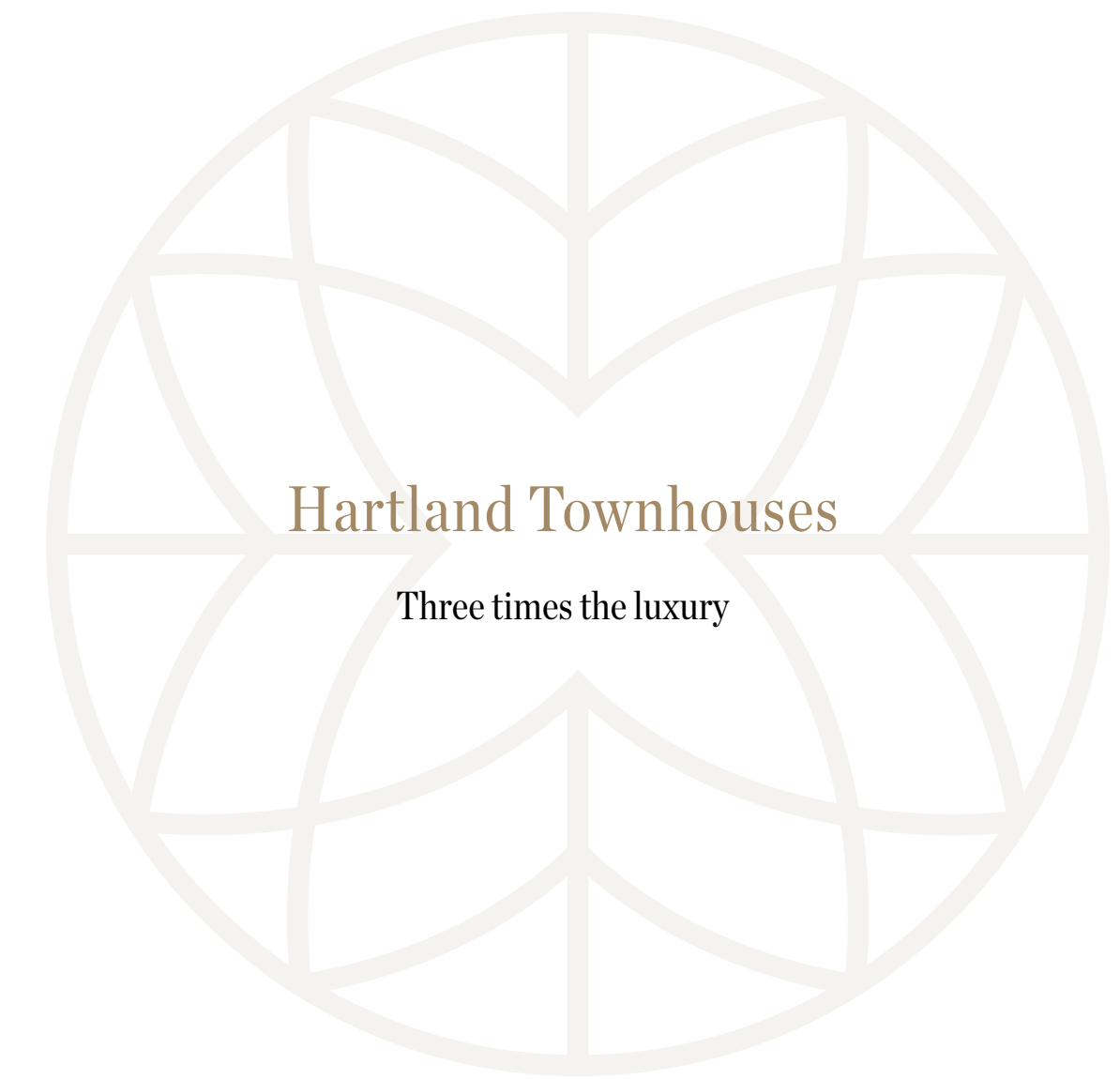
The villas' highlight remains the rooftop terraces which is spacious enough to host family barbecues and gatherings, but also cosy enough to allow residents to enjoy an afternoon of sunbathing, a gardening session, or some stargazing.





CITY OUTSIDE  
TRANQUILLITY  
INSIDE









## For the Global Citizen

Standing beautifully at the heart of Sobha Hartland, Hartland Townhouses are a selection of exclusive 3-level, ultra-luxurious multi-tiered residences.

Combining stylish designs with elegant interiors and prime lifestyle amenities, Hartland Townhouses offer the most phenomenal living experience to the global citizens of Dubai.

## Three Times the Luxury

Each Townhouse features three naturally-lit wide-set levels of pure luxury, convenience and comfort. With spaces such as green gardens, open sun decks, powder rooms, maid quarters, garages, walk-in closets and wide balconies, your home will feel like an everyday getaway.



## A Private Affair

Each Hartland Townhouse includes its very own private lift to allow you and your guests the privilege to navigate the spacious interior with optimal comfort and ease.







## An Everyday Spa

Beautifully-decorated and featuring fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.





## Signature Quality

Sobha's signature quality is reflected through impeccable finishing, contemporary designs and prime amenities. The coveted townhouses embrace a sense of luxury in terms of quality and attention to detail. Every moment you spend in your home promises to be a beautiful experience.







## Live Your Best Life

With majestic views and scenic landscapes of colourful gardens and rich green spaces stretched across over a quarter of the development, Hartland Townhouses also provide unparalleled safety and a feeling of community. The development is also home to nurseries, two international schools, healthcare facilities, swimming pools, sports facilities, playgrounds and parks.





## Sobha Signature Quality

Contemporary styled G+1 and G+2 floor 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 include fully integrated dishwasher, built-in oven, cooker, built-in refrigerator & freezer, wall-mounted cooker hood, laundry, storage, maid's, other utility rooms with silk emulsion-painted walls, matt emulsion painted soffit ceiling (or gypsum ceiling to conceal-mounted service equipment, where required) | Fittings and equipment for laundry room include free-standing washing machine and dryer | Staircase is made with high quality granite or equivalent | Main entrance door made from solid timber panel with glazed sidelites | Internal timber doors: Solid core with high quality engineered veneer facing panel | External aluminium framed sliding glass doors in highquality 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, and LCD panel linked to the main entrance | 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 for villas made of high performance insulated glass unit | External porch in high quality ceramic tile flooring with timber effect for external deck | Ceramic tiled pool with provision for heating and cooling water | Boundary wall and gate reinforced with concrete and masonry block fence in textured paint finish with galvanized steel gate in epoxy-polyurethane coating finish.



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.











