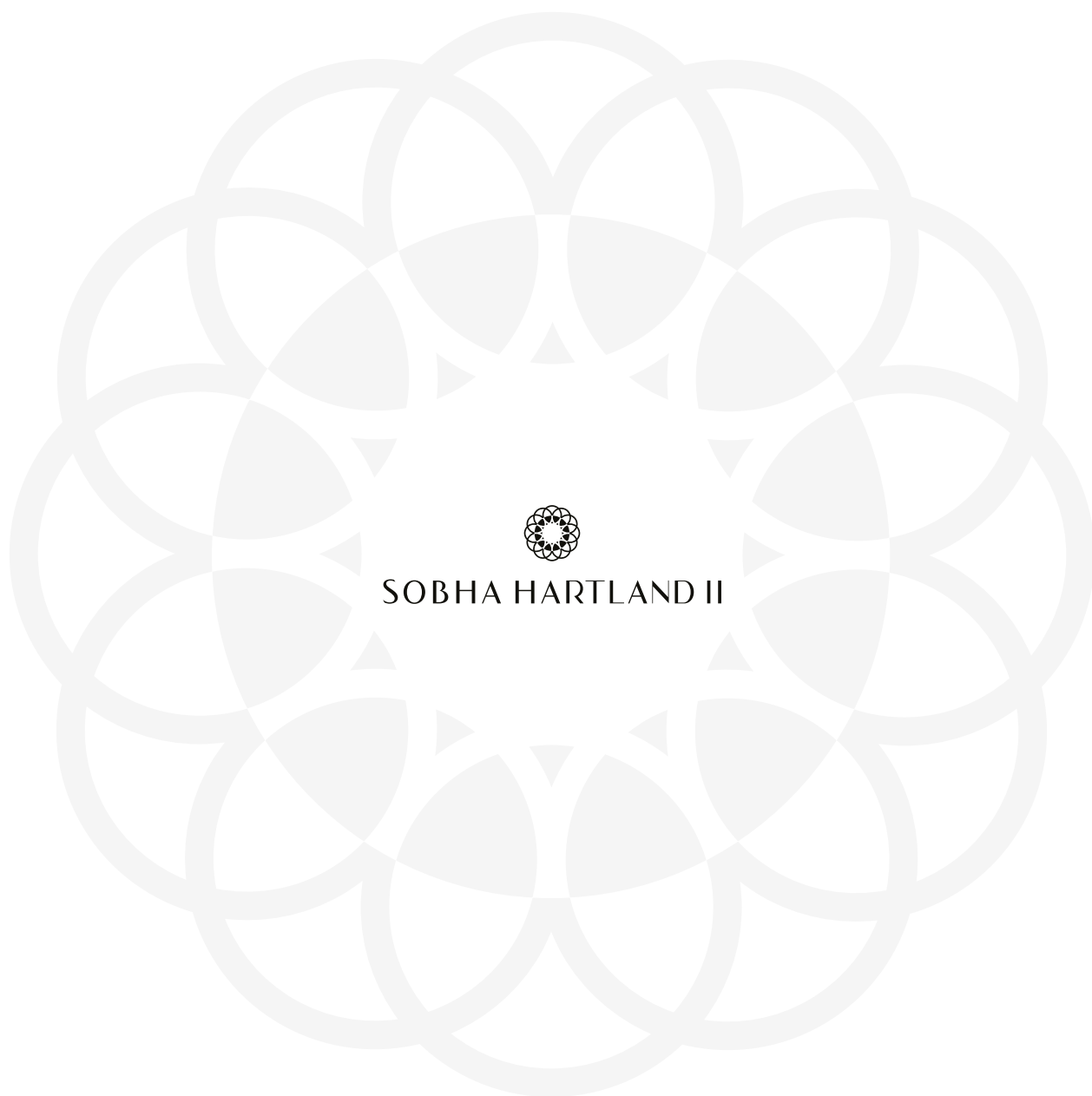


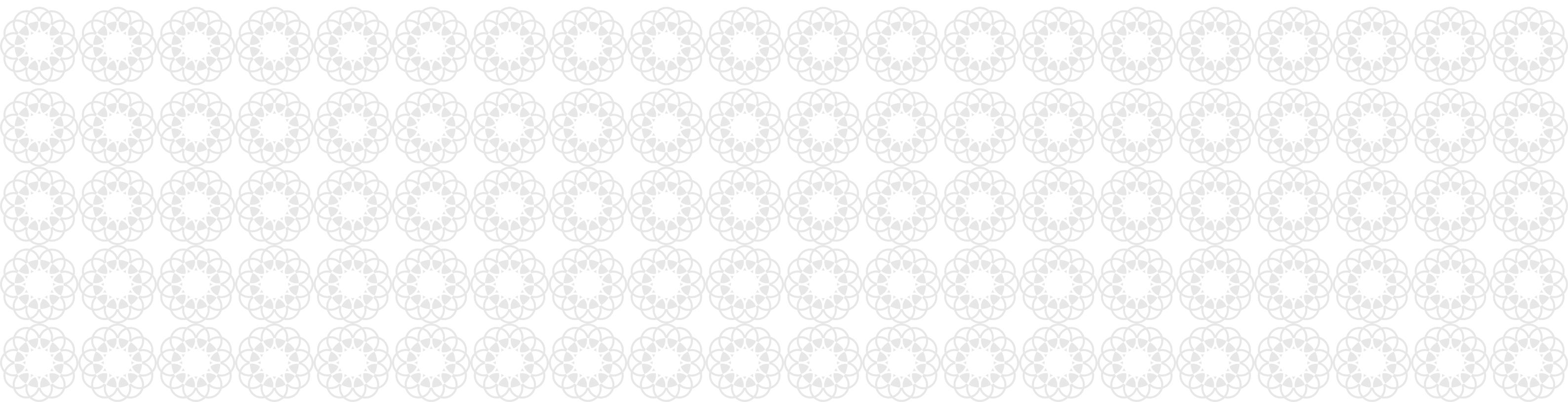


SOBHA HARTLAND II



SOBHA HARTLAND II

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.

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.*



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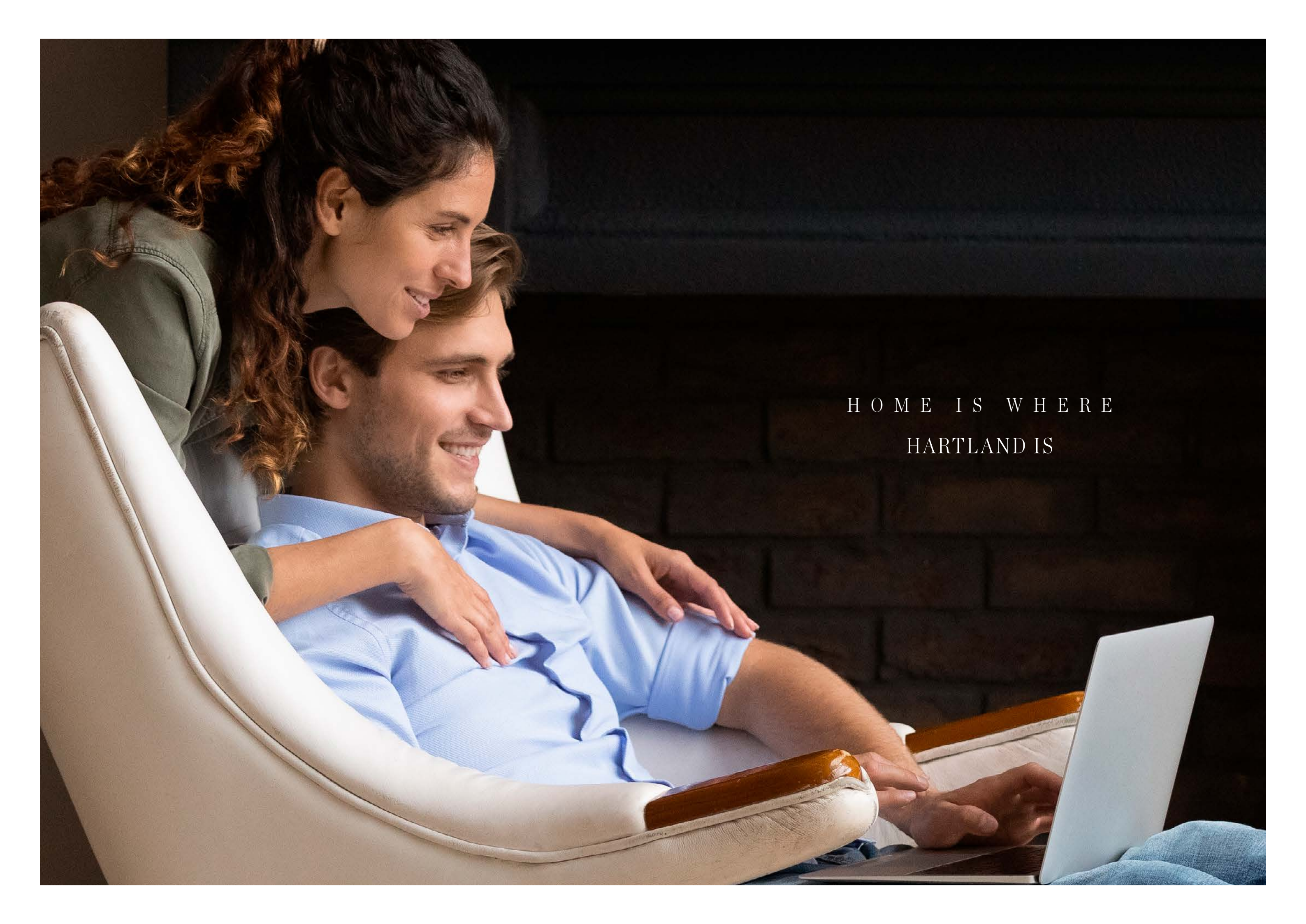


A H E A R T B E A T
AWAY FROM THE METROPOLIS

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
05 MINUTES


MEYDAN
RACE COURSE
10 MINUTES


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES


DUBAI INTERNATIONAL
AIRPORT
12 MINUTES


BUSINESS BAY
12 MINUTES

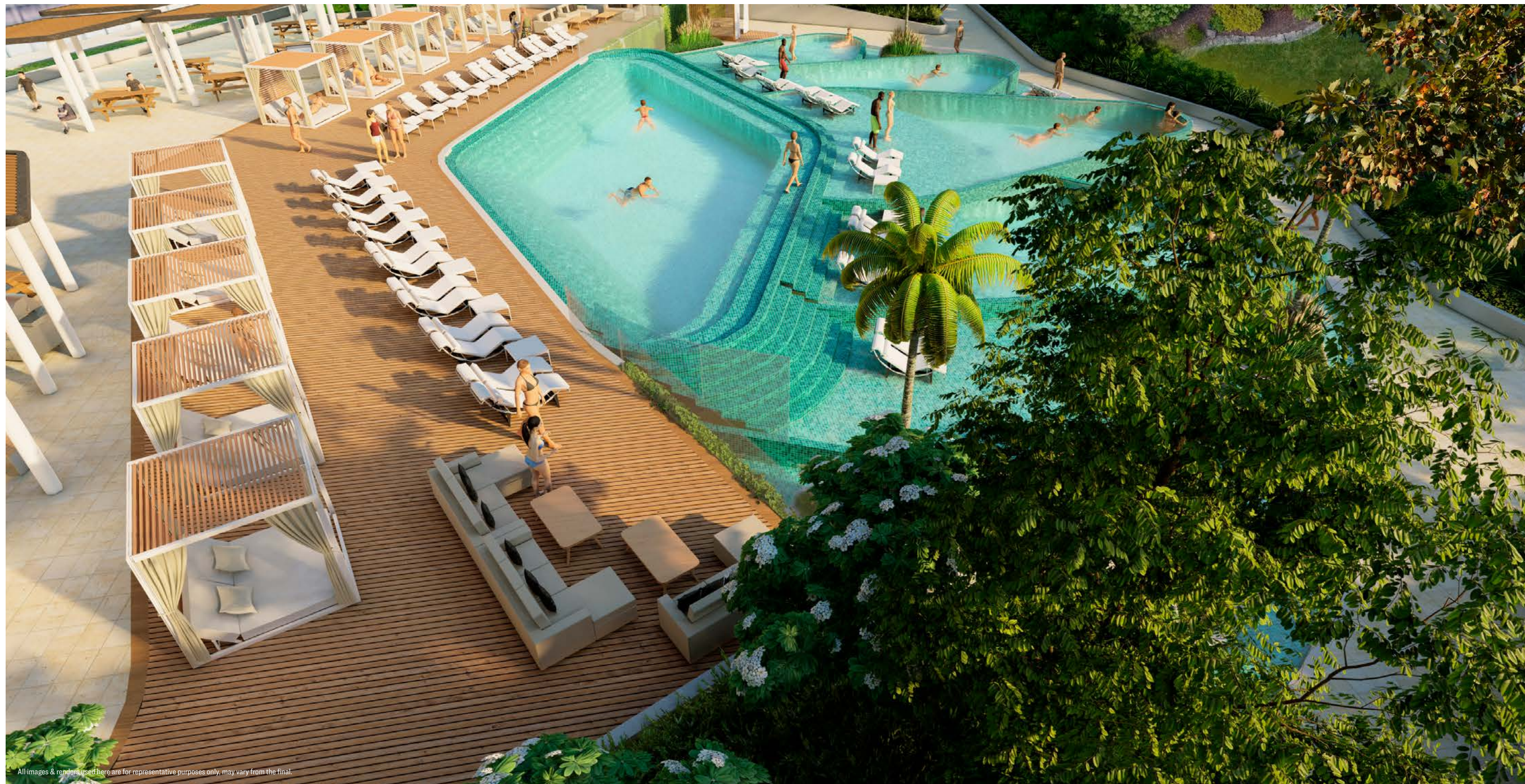

THE DUBAI MALL
15 MINUTES


BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES


DUBAI FRAME
15 MINUTES


DUBAI OPERA
15 MINUTES


PALM JUMEIRAH
25 MINUTES



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N A T U R E ' S S E R E N I T Y
M E E T S W A T E R ' S T R A N Q U I L I T Y .

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 showing a woman in a striped swimsuit surfing on a large, curling blue wave. The scene is captured from a low angle, emphasizing the height and power of the wave. The water is a deep, vibrant blue, and the sky is a pale, hazy blue.

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.





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EXPERIENCE THE
EXTRAVAGANCE





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A N E X C L U S I V E R E T R E A T , CRAFTED JUST FOR YOU

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.





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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.



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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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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.

I N V I G O R A T E 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



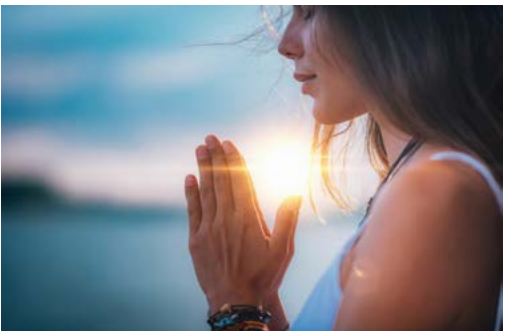
MIND

- 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

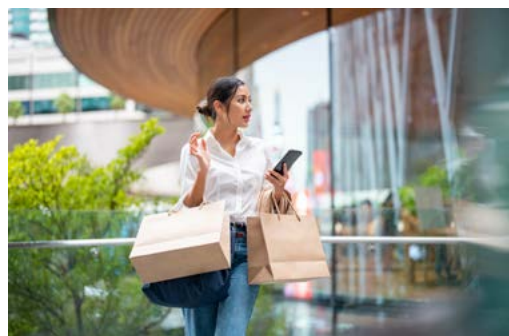
- Lotus Pond
- Sensory Garden
- Zen garden
- Yoga Zone
- Water Bodies
- Beach Edge



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