

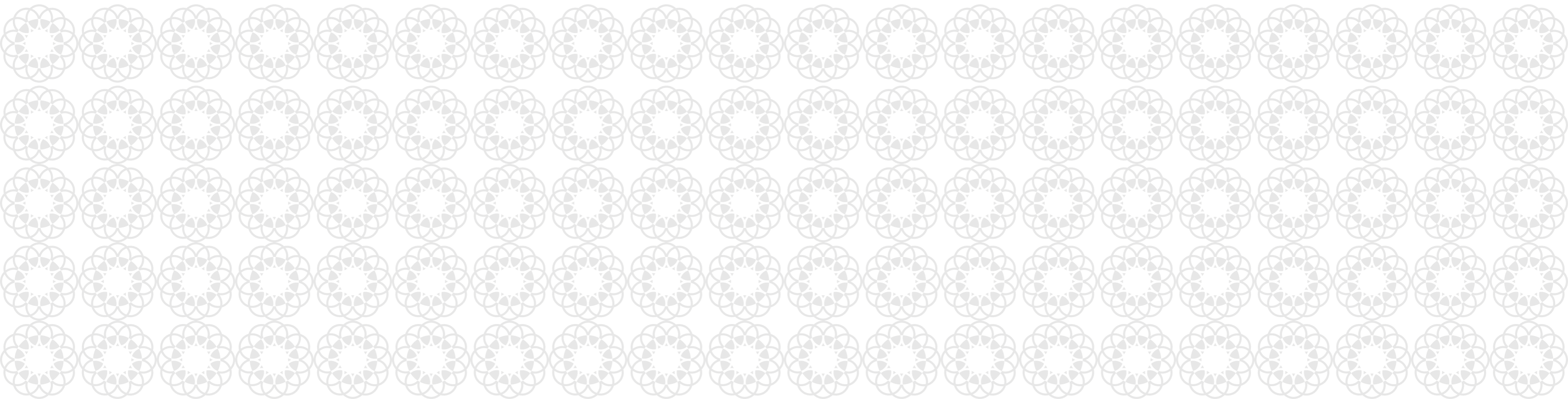


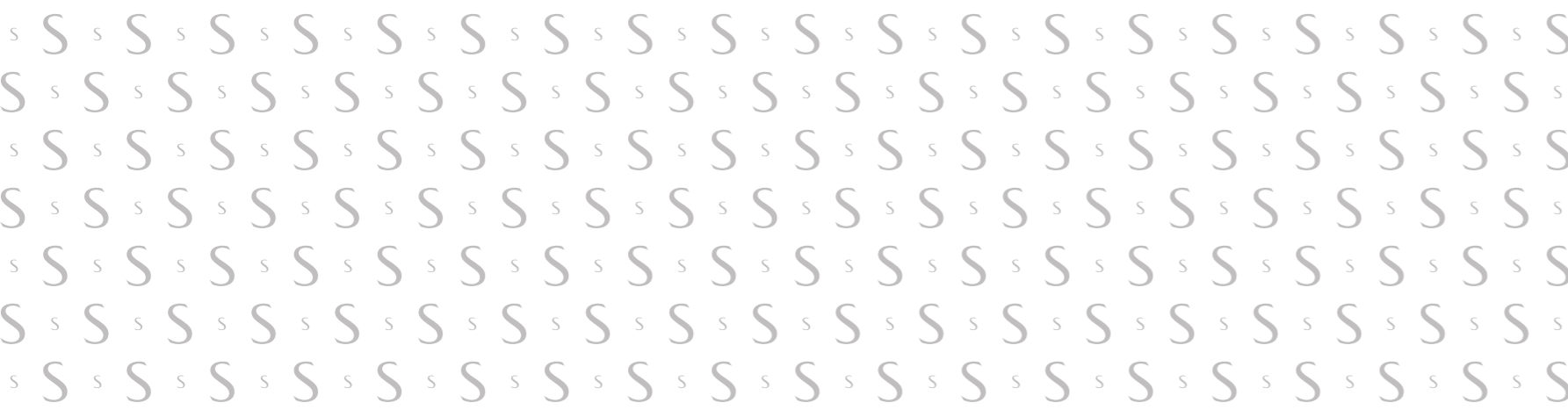
SOBHA HARTLAND II



SOBHA HARTLAND II

The epitome of *Luxury* waterfront living







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

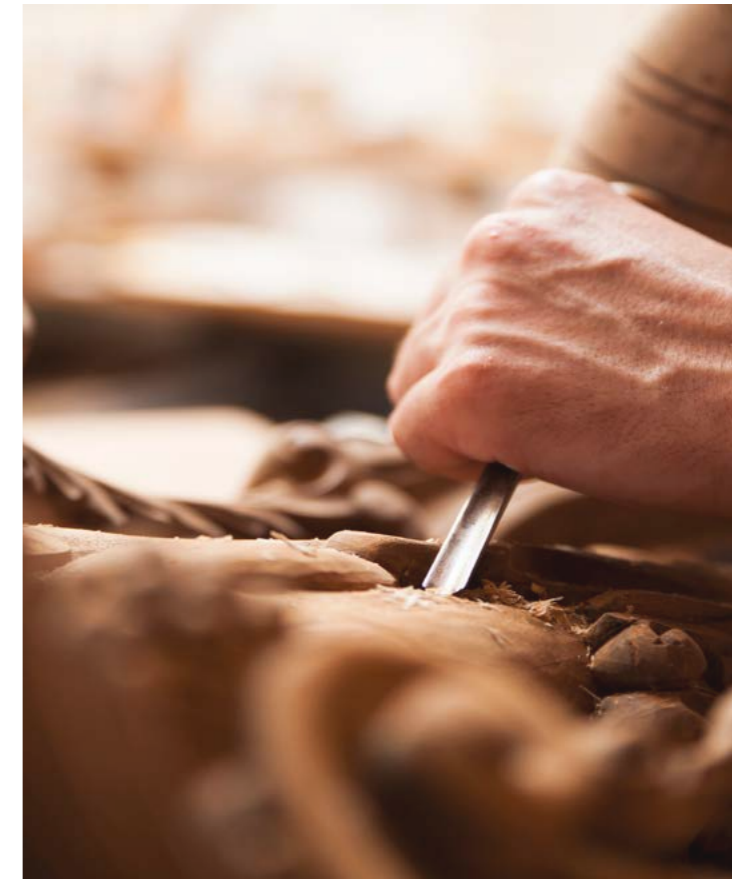
DESIGN
Efficiently conceptualized.

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 textured top and a blue and white plaid skirt, is running happily towards the camera. 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 trees in the background. The lighting is warm and golden, 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.

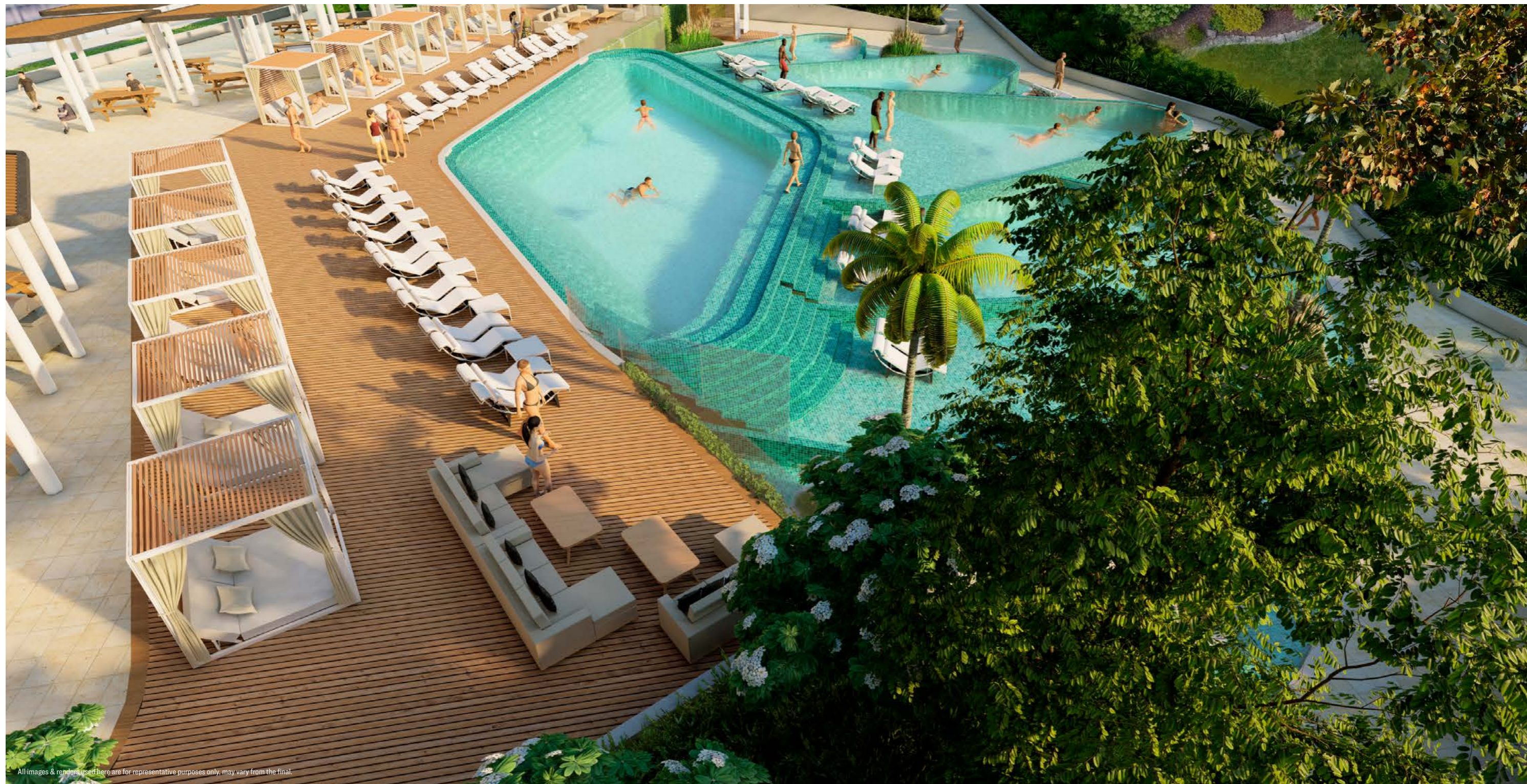




H O M E I S W H E R E
H A R T L A N D I S



- | | | | | |
|--|---|--|---|--|
| 
RAS AL KHOR
WILDLIFE SANCTUARY
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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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 woman is surfing on a wave, viewed from below. The water is a deep blue color, and the wave is breaking over her. She is wearing a striped swimsuit and is holding a surfboard. The background shows the sky and the ocean surface.

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





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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.





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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.



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.

A woman with long dark hair, wearing a light-colored straw hat with a dark blue band, is sitting on the edge of a swimming pool. She is looking out at the clear, light blue water. The pool deck 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



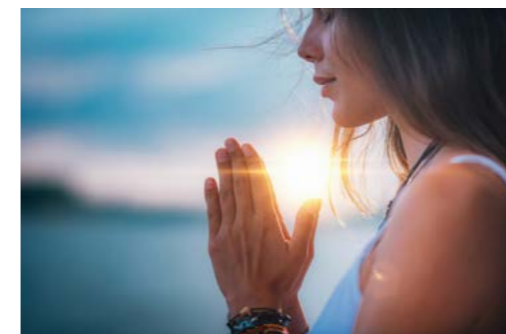
MIND

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

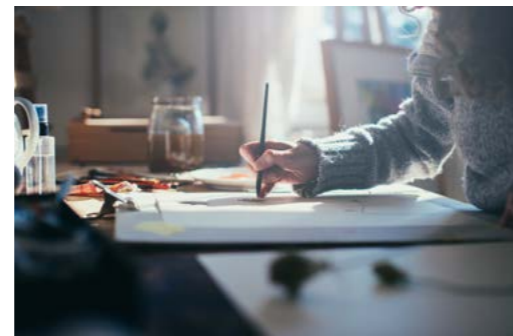
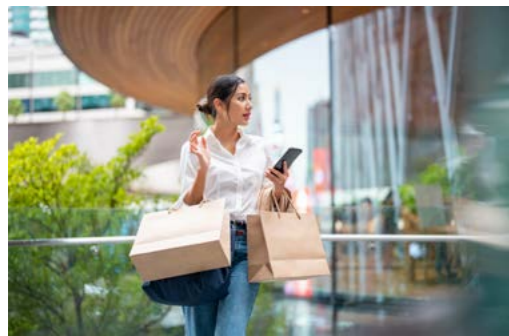
Lotus Pond
Sensory Garden
Zen garden
Yoga Zone
Water Bodies
Beach Edge



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