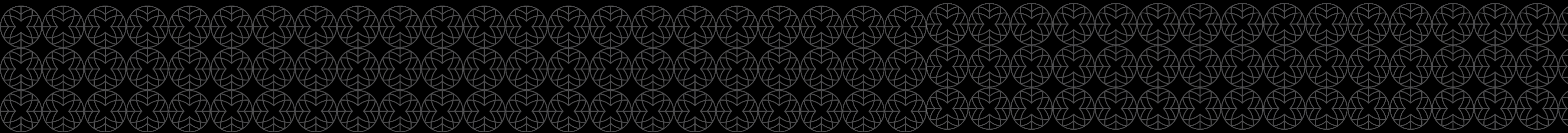




SOBHA HARTLAND

APARTMENTS

PHOENIX  
Real Estate Management





## 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 oases 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 6 mid-rise buildings and 2 high-rise towers with a variety of unit plans to choose from, ranging from spacious studios, 1, 2 and 3 bedroom apartments with viewing decks to spectacular 4 bedroom duplexes.

Hartand Greens

Sobha Creek Vistas



## 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



Community  
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

PHOENIX  
Real Estate Management

## Sobha Hartland

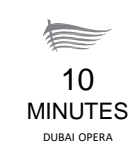
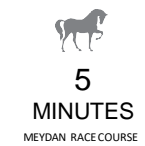
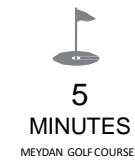
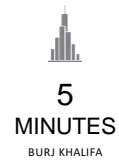
An unparalleled lifestyle in the beating heart of dubai

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





Sobha  
Hartland  
Master plan

- |                                      |                                 |                      |
|--------------------------------------|---------------------------------|----------------------|
| 01. ENTRY / EXIT TO HARTLAND         | 07. GATE TO HARTLAND ESTATES    | 13. DUBAI METRO LINE |
| 12. HOTELS                           | 08. HARTLAND TOWNHOUSES         | 14. AL MEYDAN ROAD   |
| 03. SOBHA CREEK VISTAS               | 09. HARTLAND FOREST VILLAS      | 15. RAS AL KHOR ROAD |
| 04. INTERNATIONAL SCHOOLS            | 10. HARTLAND GARDENIA VILLAS    | AMENITIES            |
| 05. HIGH RISE BUILDING - RESIDENTIAL | 11. HARTLAND WATER CANAL VILLAS |                      |
| 06. HARTLAND GREENS                  | 12. DUBAI CANAL                 |                      |
- |             |                 |               |                    |                    |         |      |
|-------------|-----------------|---------------|--------------------|--------------------|---------|------|
| YOGA CENTRE | SWIMMING POOL   | HOTELS        | CAFÉS              | SPA                | RETAIL  | WALK |
| PARK        | HARTLAND SQUARE | HARTLAND CLUB | HARTLAND BOULEVARD | CHILDREN'S NURSERY | MOSQUES |      |



Hartland Greens  
Modern living nestled in greenery

AN URBAN RESORT





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

Every inch of Hartland Greens 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. Hartland 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.

## Bathroom

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





## 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.

## The Lifestyle You Dream of

With 8 floors and a selection of different layouts to choose from, Hartland Greens' units are suitable for luxury-loving residents with various lifestyles. Perfected with impeccable interiors and lush exteriors, the apartments and duplexes combine a much-needed modernity with the beautiful serenity and harmony offered by the location.



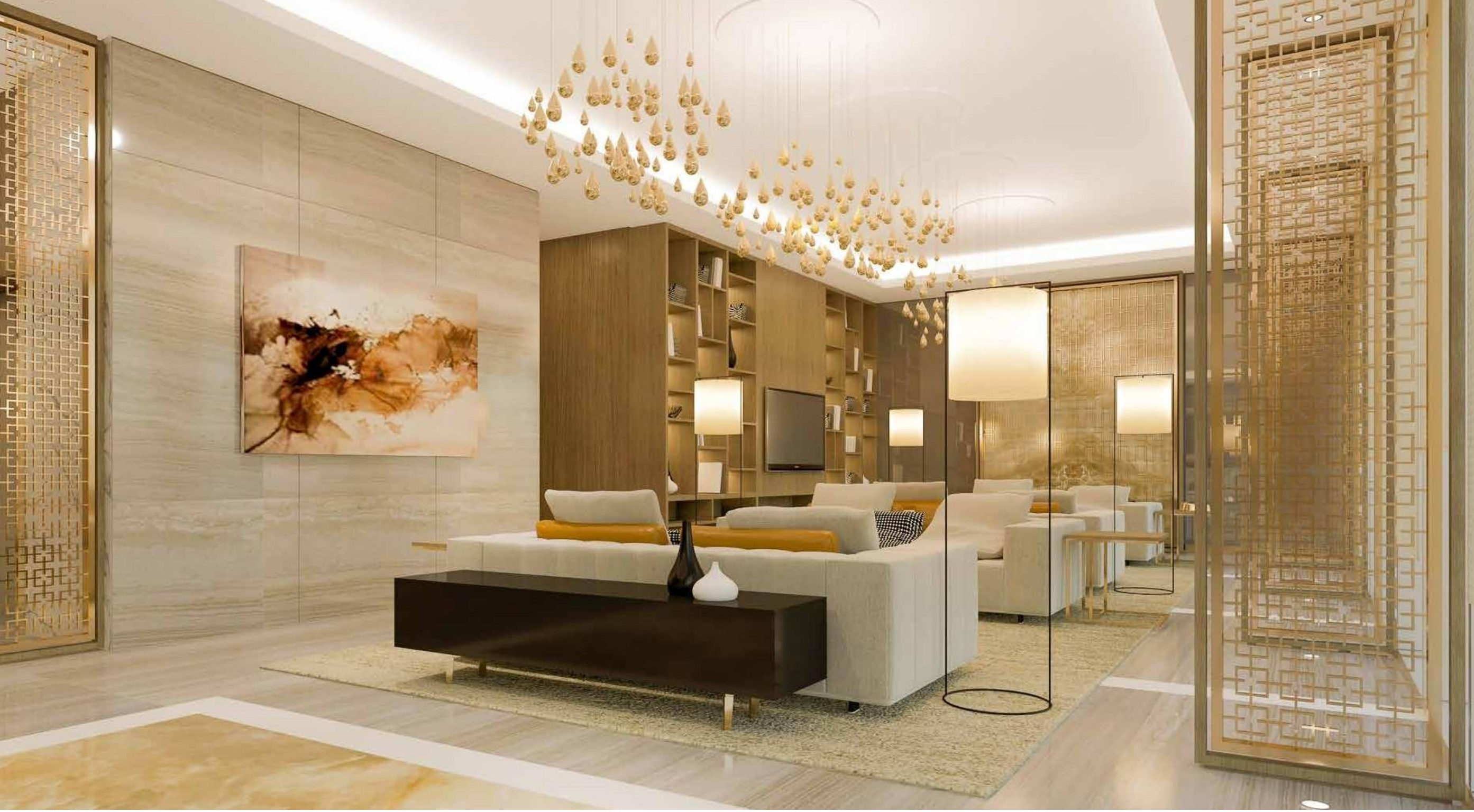
A man in a white shirt is sitting at a long wooden table, writing on a piece of paper. On the table, there is a glass of water and a smartphone. The table is positioned in front of a large window that offers a view of a lush, green landscape with large tropical plants and a grassy area. The scene is brightly lit, suggesting daytime. The text "LUSH FAIRWAYS AND GREEN SPACES" is overlaid on the left side of the image.

# LUSH FAIRWAYS AND GREEN SPACES



## Sobha Creek Vistas

Picturesque views of the creek



## Refreshingly Upscale

Welcome to Sobha Creek Vistas, 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

Sobha 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

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

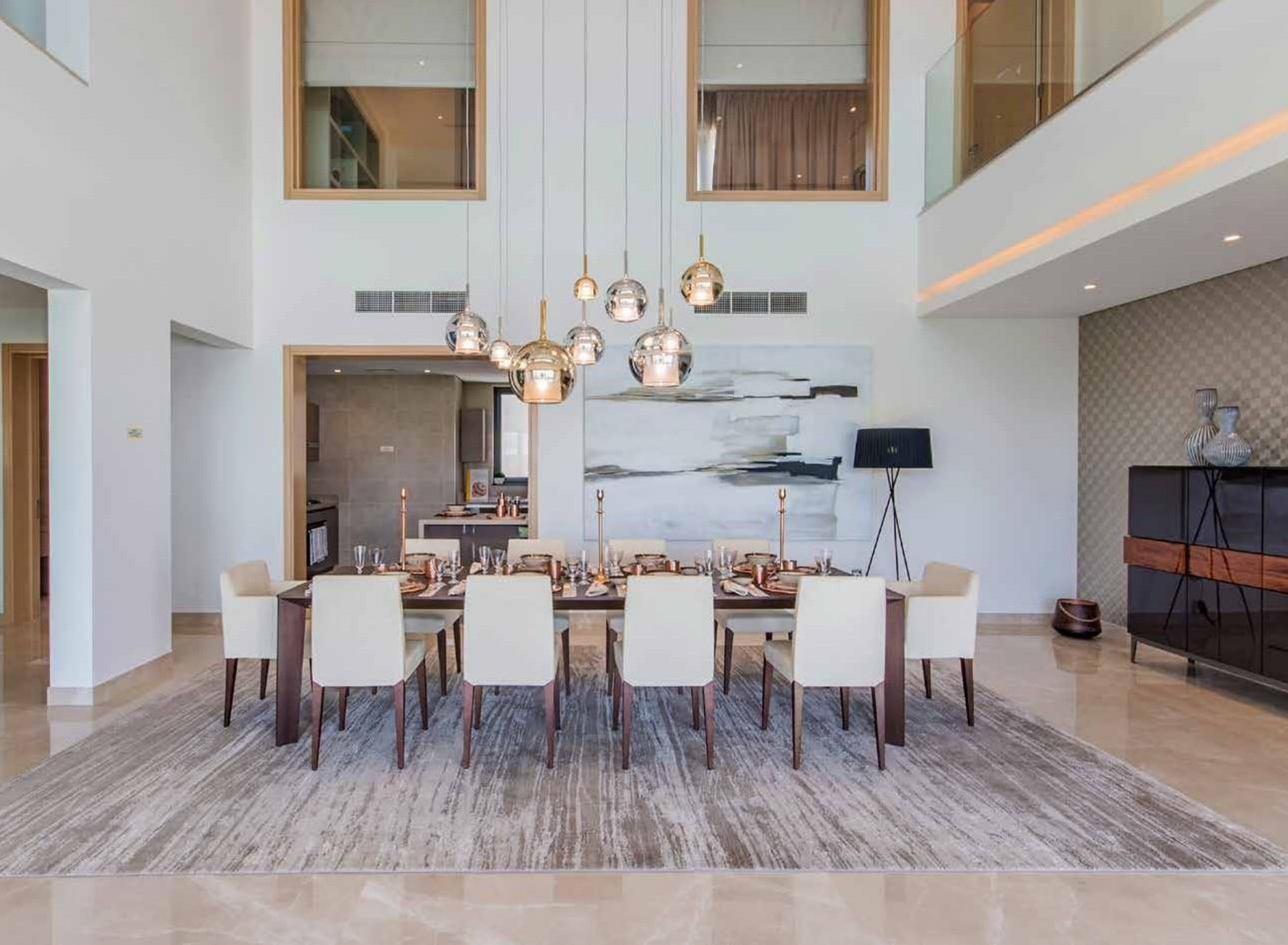
With spacious balconies and floor-to-ceiling windows that offer picturesque views of the city, state-of-the-art kitchens, elegantly accented bathrooms, parking space, 24-hour security, card-controlled access and a drop-off driveway entry.

- 
- 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

## A Cornerstone of Luxury

Creek Vistas apartments are real homes, built for a luxurious lifestyle that embraces modern living through the finest floorings and fixtures, state-of-the-art facilities, cutting-edge quality and superior appliances.





## 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 powdercoat 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.

A romantic couple is seated on a balcony during the golden hour of sunset. They are both wearing white shirts and are holding hands, looking out towards the horizon. The balcony has a white railing, and the background shows a cityscape with buildings silhouetted against the bright, low sun. The overall mood is peaceful and intimate.

# URBAN RETREAT

PHOENIX  
REAL ESTATE  
MANAGEMENT

Al Nasr Street  
Abu Dhabi City  
United Arab Emirates

Mobile No.+971 56 656 9801  
Tel. No. +971 2 559 5305  
Email Address:  
info@phoenixrealstate.ae  
www.phoenixrealstate.ae



@phoenix\_realestate



@phoenixrealestate



@phoenix\_rem



@in/phoenix-realestate/

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