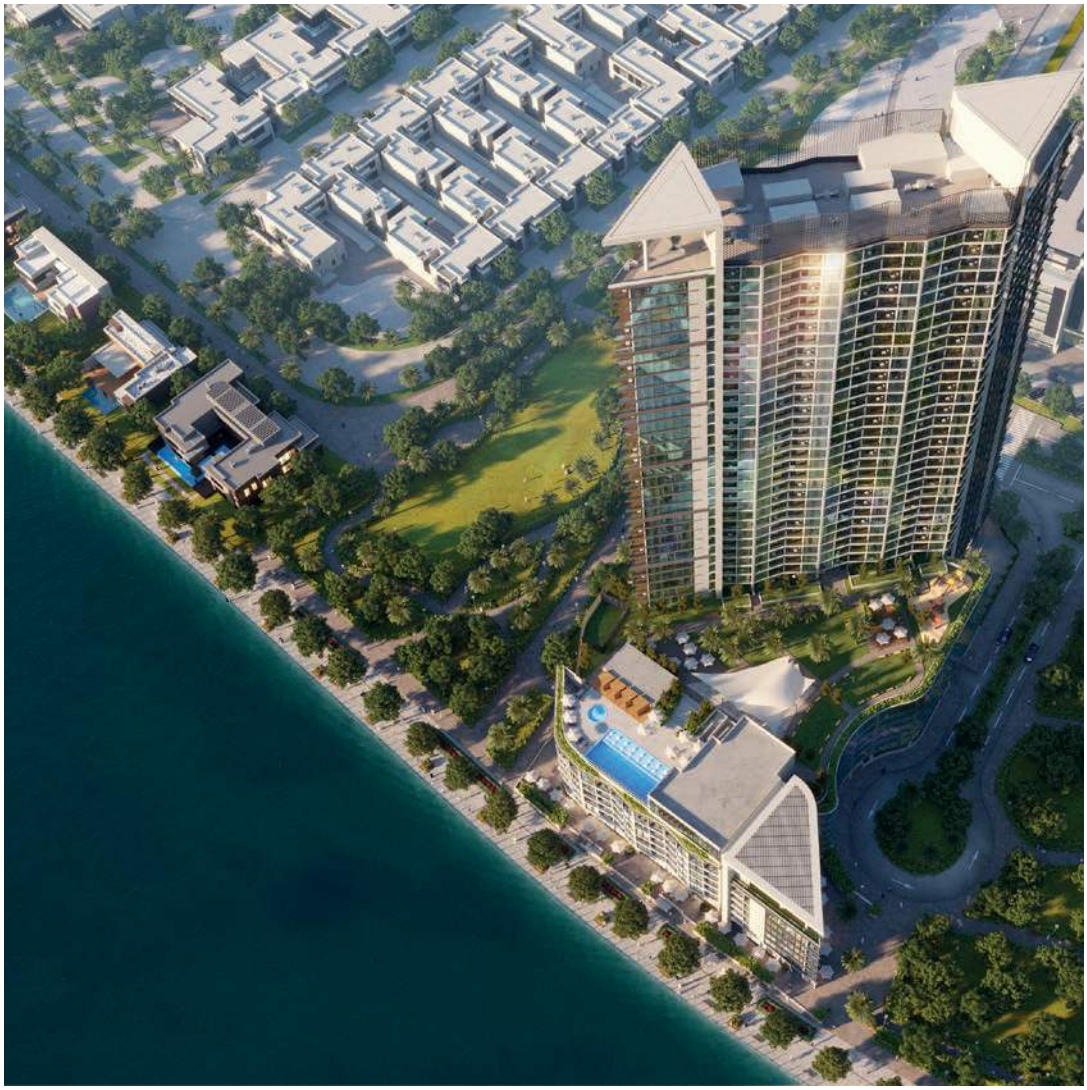
WAVES
AT THE WATERFRONT DISTRICT
SOBHA HARTLAND



Welcome to the

Waterfront District

at Sobha Hartland

ABOUT WAVES

Hartland Waves, by the Waterfront District, is a crisp clean architecture that stands tall in front of the 1.8 km boardwalk that Sobha Hartland enjoys on it's waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted 360-degree views to the tower, that will enjoy the sunrises and sunsets of every beautiful day. The two acute corners have a vertical emphasis leading the eye to a light-weight floating roof giving a sense of breeziness and lightness to it.

Hartland Waves will be the first tower across the Waterfront District of Sobha Hartland.

WHY SHOULD YOU CHOOSE WAVES?

THE FIRST TOWER
- *The 1st tower along the waterfront side of the already established Sobha Hartland community.*

UNINTERRUPTED VIEWS
- *Views of Dubai Skyline, Ras Al Khor Wildlife Sanctuary, Meydan Racecourse, Meydan One Tower, Meydan One Mall and Dubai Creek.*

WATERFRONT PROMENADE LIFESTYLE
- *A complete offering of food and beverage outlets, at the base of the tower.*

FULLY GLAZED LIVING ROOMS
- *Framed curtain glass and beautiful floor to ceiling windows give you unbeatable views of lush greenery and plenty of natural light.*

IMPECCABLE AMENITIES
- *Infinity edge pool, kids play area, indoor-outdoor gym area, yoga zone, walking track, and outdoor barbeque.*

5 LEVEL PODIUM
- *Dedicated shaded car parking for all apartments*

A PRIVATE TERRACE FOR EACH APARTMENT
- *Built to enjoy lush uninterrupted views, forever*

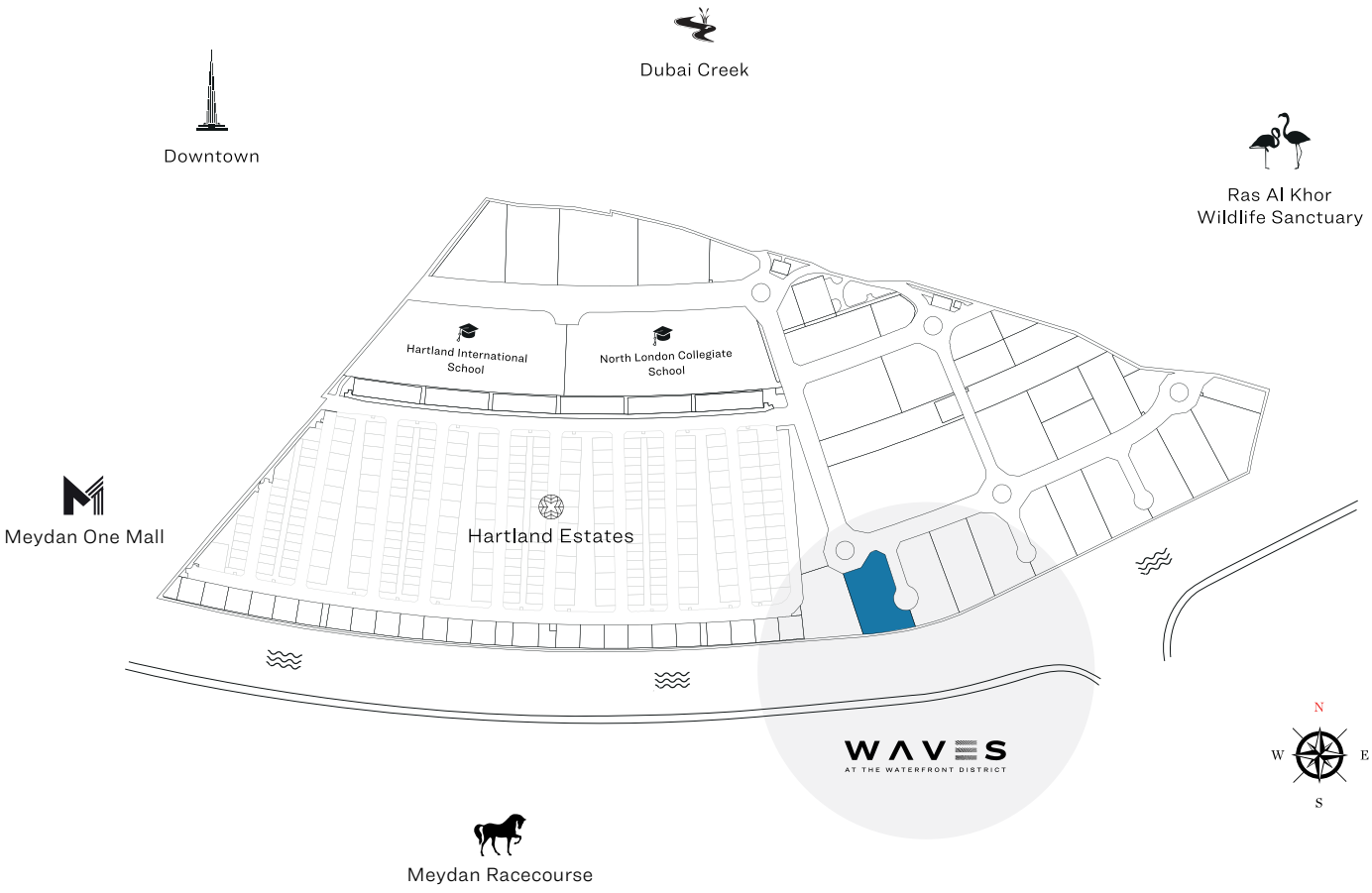
WHY NOW

SPECIAL LAUNCH OFFERS:

- One Price Across all Floors
- 2 Year **Post Handover** Payment Plan
- 50% **DLD Fees** Waiver
- 2 Year **Service Charge** Waiver
- Luxury Waterfront Apartments Starting from **AED 975,000**

*T&C apply

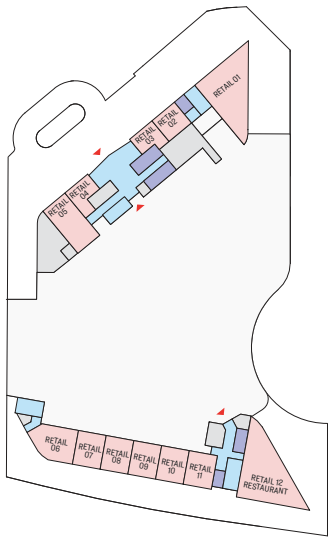
LOCATION IN THE MASTER PLAN



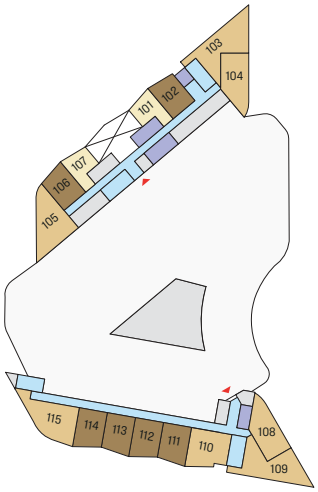
APARTMENT FEATURES

- Variety of unit plans
- Impeccable interiors
- Covered car parking
- Choice of balcony in units
- Bedroom wardrobe in all units

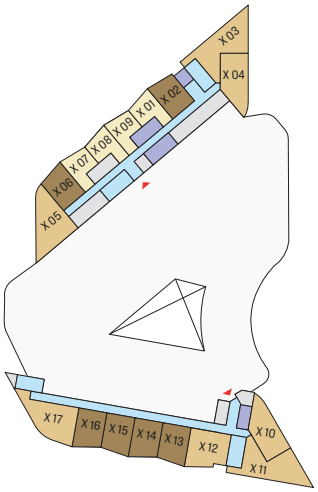
FLOOR PLAN LAYOUT



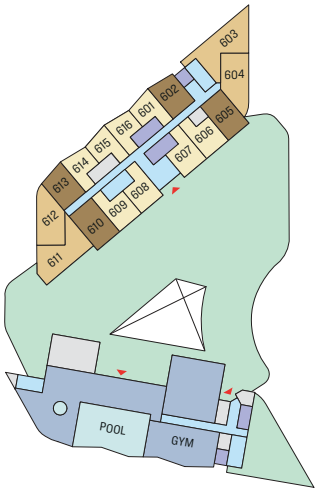
GROUND LEVEL



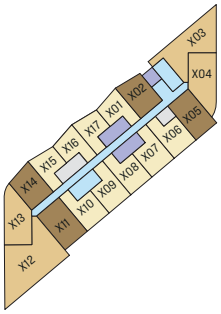
PODIUM 01



LEVEL 02 TO LEVEL 05



LEVEL 06



LEVEL 07 - LEVEL 35

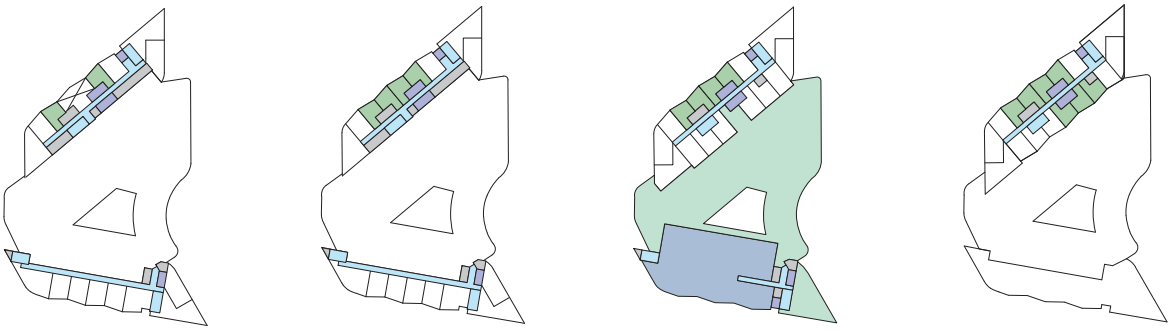
- 1 BED UNIT
- 1 BED + STUDY UNIT
- 2 BED UNIT
- COMMERCIAL (1 RESTAURANT , 11 RETAIL)
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES
- AMENITIES
- SWIMMING POOL
- LANDSCAPE

1 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 44.08 SQ.M. / 474.47 SQ.FT TO 44.23 SQ.M. / 476.09 SQ.FT
BALCONY= 4.02 SQ.M. / 43.27 SQ.FT TO 4.02 SQ.M. / 43.27 SQ.FT.
TOTAL = 48.10 SQ.M. / 517.74 SQ.FT TO 48.25 SQ.M. / 519.36 SQ.FT.



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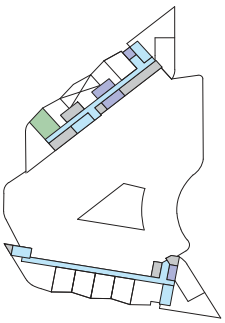
1 BEDROOM + STUDY APARTMENT

TYPE C1 (with balcony)

TOTAL SALEABLE AREA

SUITE = 53.61 SQ.M. / 577.05 SQ.FT TO 53.86 SQ.M. / 579.74 SQ.FT.
BALCONY= 3.76 SQ.M. / 40.47 SQ.FT TO 4.10 SQ. M. / 44.13 SQ. FT.
TOTAL = 57.37 SQ.M. / 617.53 SQ.FT TO 57.96 SQ.M. / 623.88 SQ.FT.



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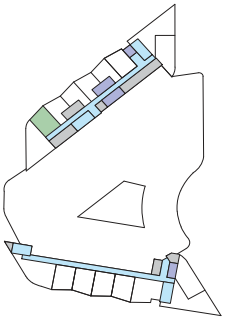

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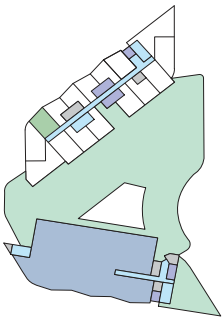

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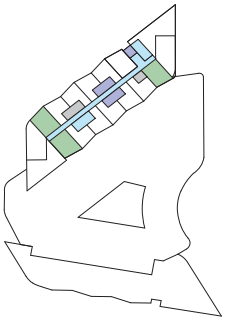

LEVEL 07-35

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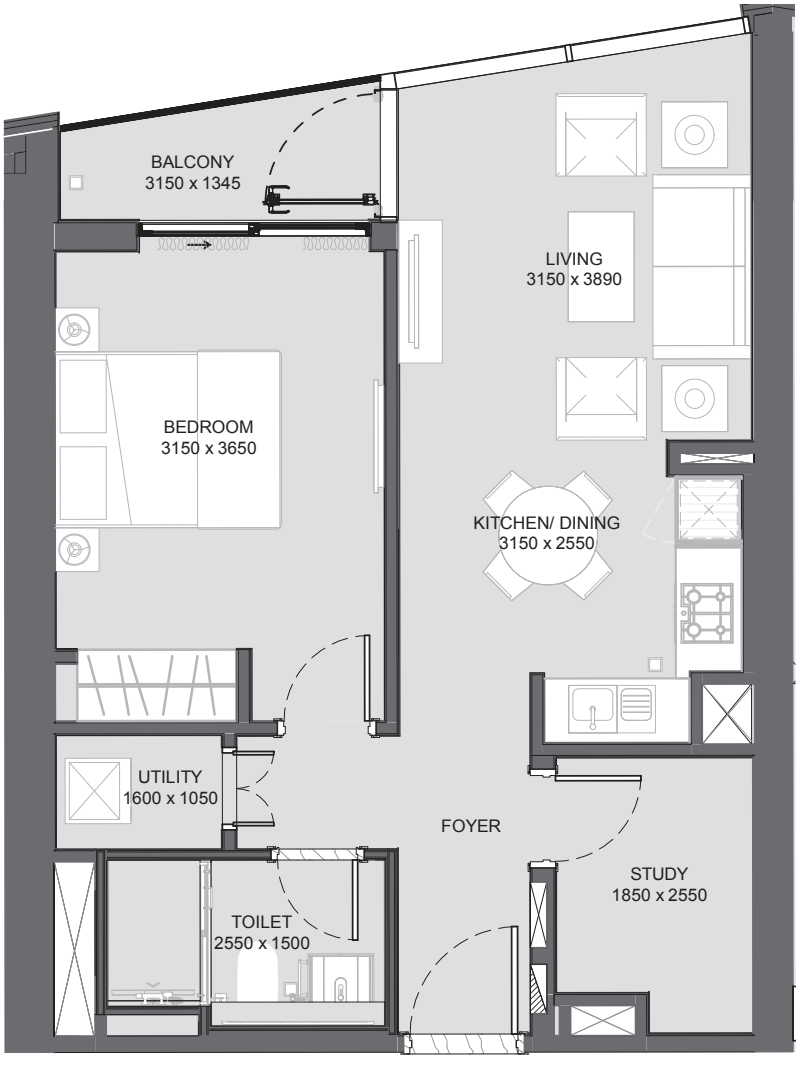

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2 BEDROOM APARTMENT

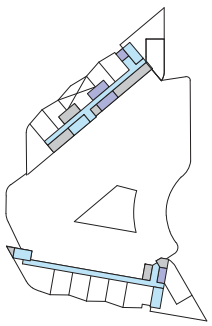
TYPE A1 (with balcony)

TOTAL SALEABLE AREA

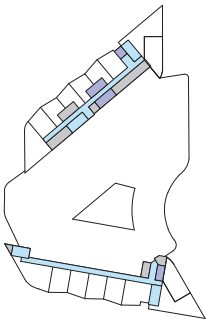
SUITE = 75.47 SQ.M. / 812.35 SQ.FT.

BALCONY= 3.76 SQ.M. / 40.47 SQ.FT.

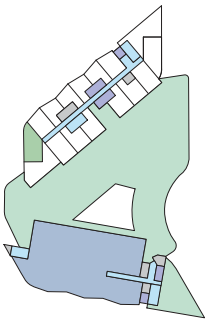
TOTAL = 79.23 SQ.M. / 852.82 SQ.FT.



PODIUM 01



PODIUM 02-05



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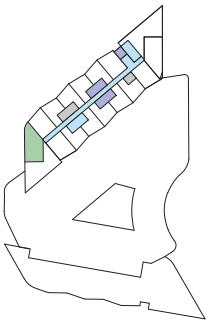

LEVEL 07-35

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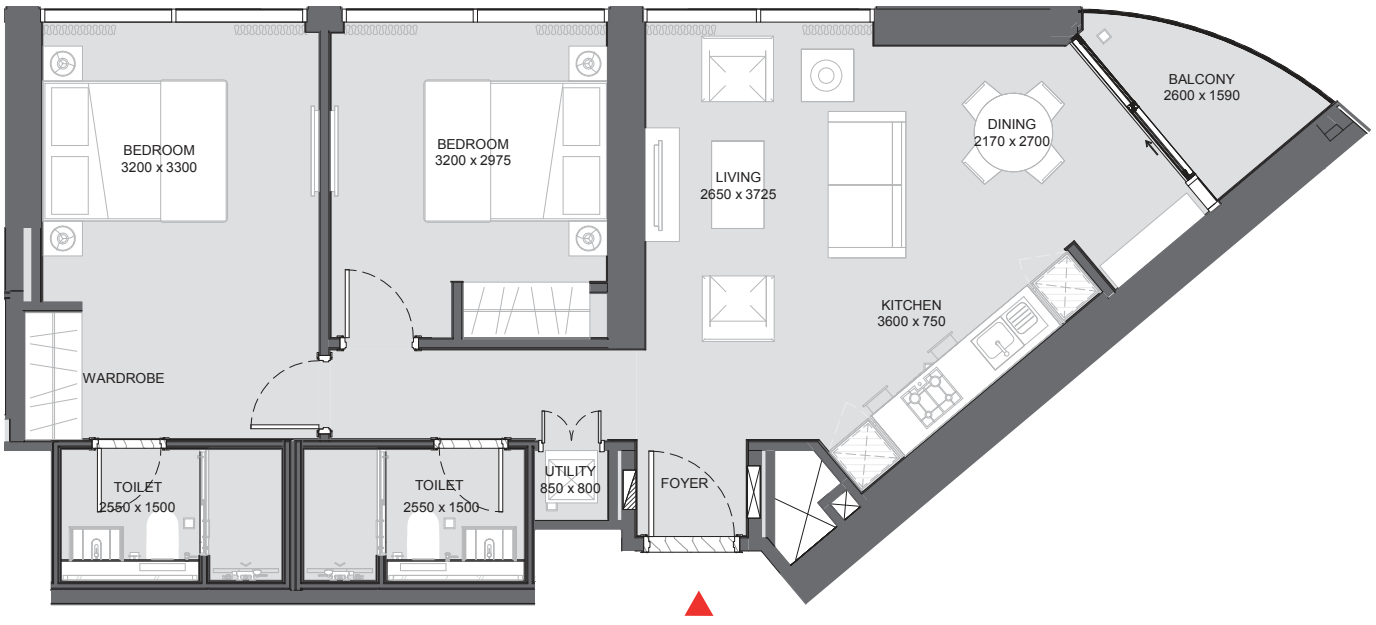

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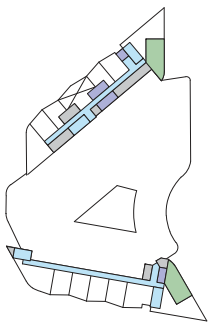
2 BEDROOM APARTMENT

TYPE A2 (with balcony)

TOTAL SALEABLE AREA

SUITE = 75.41 SQ.M. / 811.71 SQ.FT TO 76.96 SQ.M. / 828.39 SQ.FT.
BALCONY= 4.40 SQ.M. / 47.36 SQ.FT TO 5.01 SQ.M. / 53.93 SQ.FT.
TOTAL = 79.81 SQ.M. / 859.07 SQ.FT TO 81.97 SQ.M. / 882.32 SQ.FT.



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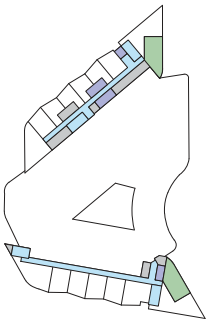

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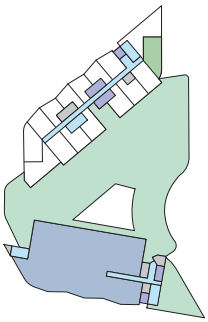
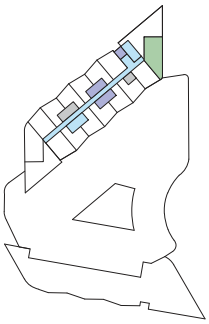


LEVEL 06



LEVEL 07-35

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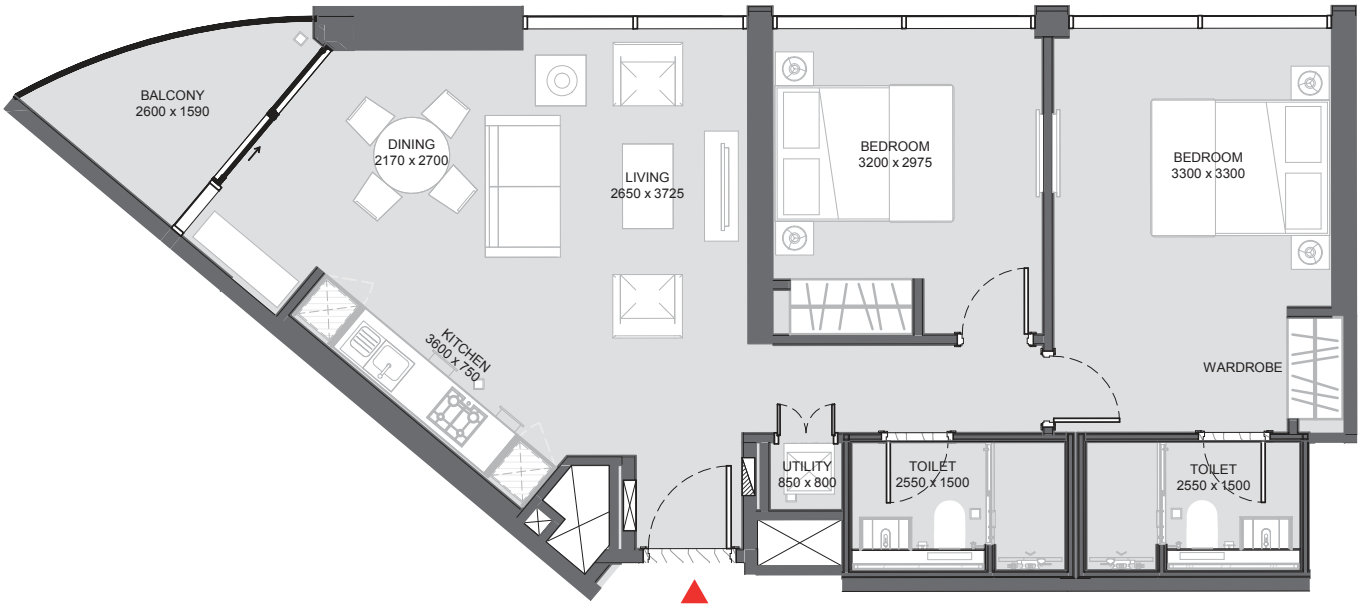

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2 BEDROOM APARTMENT

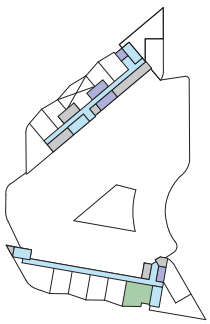
TYPE E (with balcony)

TOTAL SALEABLE AREA

SUITE = 78.12 SQ.M. / 840.88 SQ.FT.

BALCONY= 3.97 SQ.M. / 42.73 SQ.FT.

TOTAL = 82.09 SQ.M. / 883.61 SQ.FT.



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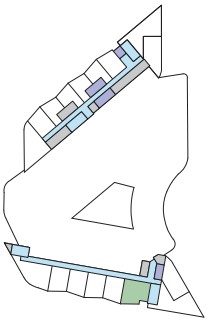

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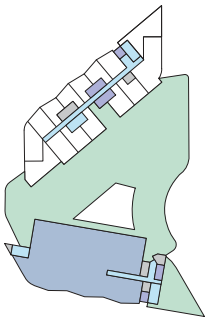

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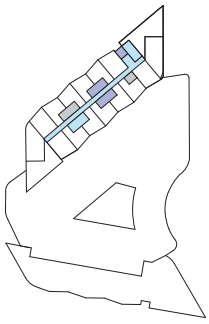

LEVEL 07-35

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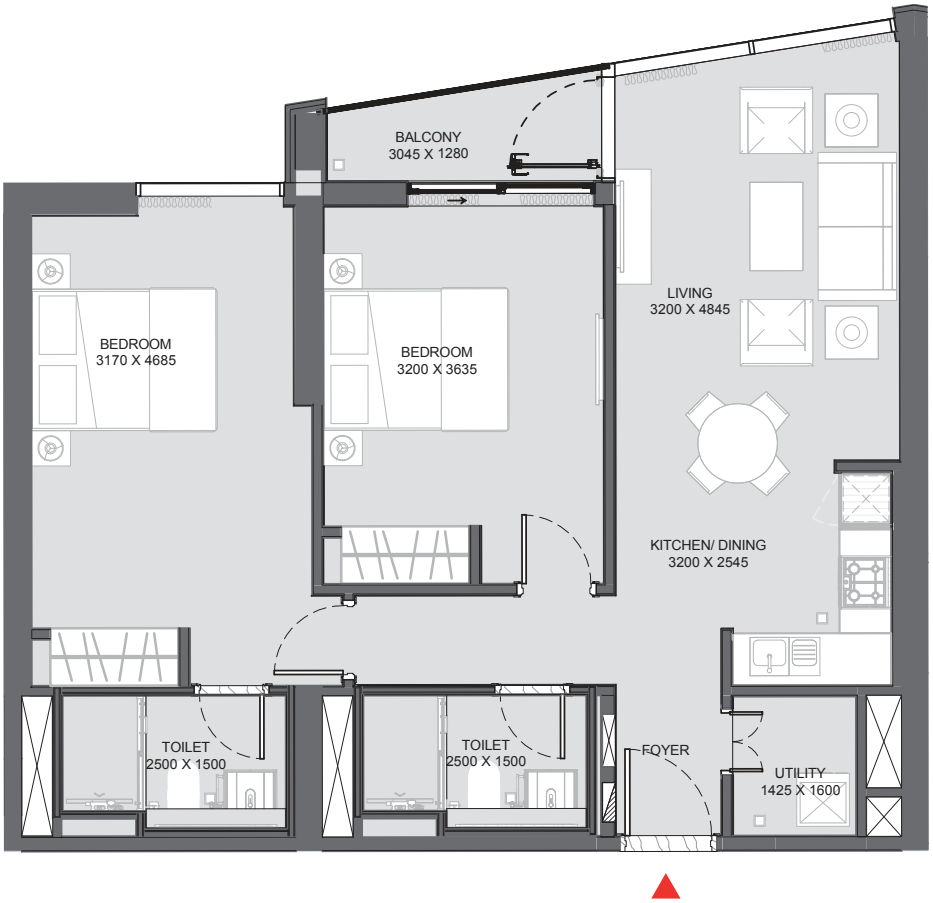

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ABOUT SOBHA HARTLAND

An 8mn sq. ft. (183 acres) Marquee Development by Sobha Realty in Prime Central Dubai

30% (2.4mn sq. ft.) open and green spaces, 8000+ trees across the community

1.8km boardwalk overlooking the waterfront

Close proximity to major landmarks:
2 mins from 2 International Schools
12 mins from Downtown Dubai
12 mins from Ras Al Khor Wildlife sanctuary
20 mins from International Airport

Located in MBR City, one of the leading investment destination in Dubai.

Offers attractive returns and incremental ROI of up to 8%.

A World-class project developed with meticulous precision to deliver the Sobha Signature Quality from inception to completion.

Apartments & Villas in varying layouts and sizes to suit your lifestyle.

SOBHA
REALTY