



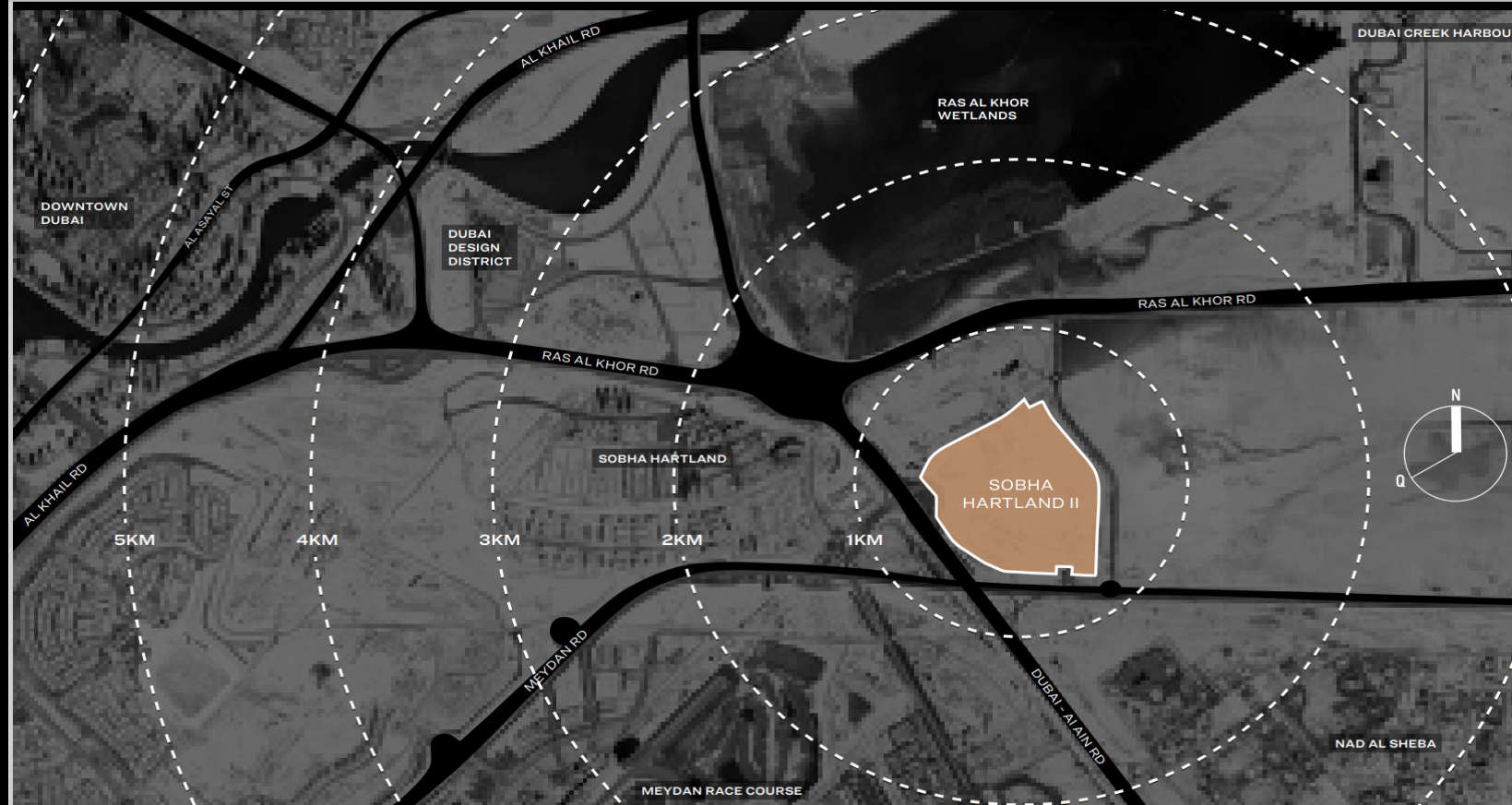
SOBHA HARTLAND II

5 BR VILLAS

COMPLETION : DECEMBER 2025



- **8 million Sq. Ft. Community (183 acres or 750,000 sq. m)**
- **Located in the most sought- after villa community area – close to Downtown Dubai**
- **Exclusive community with only 120 villas (5BR – 95 units , 6BR and Mansions)**
- **1 million sq ft space dedicated to green areas**
- **2 crystal lagoons with Boardwalk and Beach Access exclusively for the community**




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

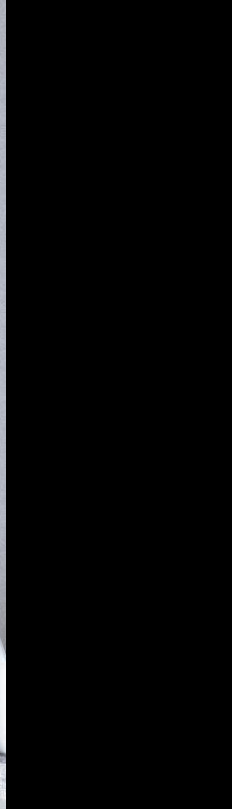

DUBAI OPERA
15 MINUTES


PALM JUMEIRAH
25 MINUTES



EXTERNAL RENDERS





INTERNAL



RENDERS

Location Advantage

- **Located in** the highly sought-after Gated Villa Community Belt of District One and Sobha Hartland (closest gated communities from Downtown Dubai / Central Dubai)
- **Easy connectivity** to Al-Khail Road, Dubai Al-Ain Road, Ras Al Khor Road and Nad Al Hamar Road
- **Distance** of less than 10-15 mins from central landmarks like Airport, Downtown Dubai, DIFC, Business Bay, Trade Center Creek Harbour etc
- Total units in District One (1500+ units – mix of Townhouses, 4,5,6,7BR villas plus mansions)
- Total units in Sobha Hartland (300+ units – mix of Townhouses, 4BR,5BR and 6BR villas)
- **Total units in Sobha Hartland II (120 – only 5 and 6 BR villas and Mansions)**
- Extremely limited no of units in the same land size as Sobha Hartland – less supply : more demand

Amenities

- **Kitchens** fully equipped with white goods (Miele / SMEG or similar) for both Show and Preparatory kitchen
- 2 Crystal Lagoons and Forest Trails exclusively for the community
- Community Club House with Sports Courts / Kids Play Areas / Pet Parks etc
- Outdoor gyms and Fitness Zones with Parkour facilities
- Community Retail Mall
- International School
- **Service Charges** : 6 AED per sq ft

5 BR Villa Features

- 3 Layouts (with Majlis / With Home Office / With Master Suite on the 2nd floor) for choice
- G + 1st Floor + Rooftop Access – (No other Villa Community in the area has a usable rooftop / terrace)
- Private Elevator
- Enclosed 3 car parking with each villa
- Private Pool, Garden and Yard with each villa
- Double Height Ceiling in Entrance Foyer, Living and Dining Room
- Maid and Driver's Room with each Villa
- Forest Concept with each villa (Forest Villas in Sobha Hartland are in high demand) and Waterfront Mansions with Beach Access

Financial Overview

- Attractive **80:20 payment plan** spread across 3 years
- 80% during construction over a period of over 30 months in 8 installments
- 20% at handover
- **Handover: December 2025**
- **Re-sell** allowed after 40+4% payment
- Excellent ROI and Capital Appreciation Potential (over 40% in surrounding areas like D1 and Sobha Hartland)
- **Price Per Sq Ft at Pre- Launch : 2700 AED**