





## SPEARHEADING 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.

# Art of the detail

A R T O F T H E D E T A I L  
R T O F T H E D E T A I L A  
T O F T H E D E T A I L A R  
O F T H E D E T A I L A R T  
F T H E D E T A I L A R T O  
T H E D E T A I L A R T O F  
H E D E T A I L A R T O F T  
E D E T A I L A R T O F T H  
D E T A I L A R T O F T H E  
E T A I L A R T O F T H E D  
T A I L A R T O F T H E D E  
A I L A R T O F T H E D E T  
I L A R T O F T H E D E T A  
L A R T O F T H E D E T A I  
A R T O F T H E D E T A I L



**WE NOTICE THE  
SMALLEST DETAILS.**

*So you wont have to*

*Live*

LIVE

*connected.*

CONNECTED.

LIVE

*central.*

CENTRAL.



SOBHA HARTLAND II

EMBRACE  
**CONNECTION,**  
EMBRACE *your*  
**CENTER**

A vibrant hub where community thrives in harmony,  
at Sobha Hartland II experience life at its fullest.



Sobha Hartland II, a contemporary sanctuary, is centrally located and seamlessly connected to the heart of Dubai, with convenient access to city's major landmarks.

Each moment offers unparalleled convenience and modern elegance, where the true essence lies in a lifestyle that embraces connection and centrality.



ESSENCE *of*  
**CONNECTED  
LIVING**

Immerse yourself in the dynamic life of Sobha Hartland II, Dubai's most premium master community with effortless access to Downtown Dubai.

Here, each day unfolds with limitless opportunities, featuring diverse residential options and a wealth of lifestyle amenities, all crafted to elevate your living experience in a truly connected environment.



## SOBHA HARTLAND II

**AN EXCLUSIVE RETREAT,  
CRAFTED JUST FOR YOU**

Sobha Hartland II, Dubai's most premium master community, sprawling across 8 million sq ft, is a perfect blend of urban convenience and community spirit.

With an international school, office spaces, world-class mall, clubhouses and a range of retail options, this community keeps everything you need within reach.





YOUR SANCTUARY *of*  
**COMFORT**

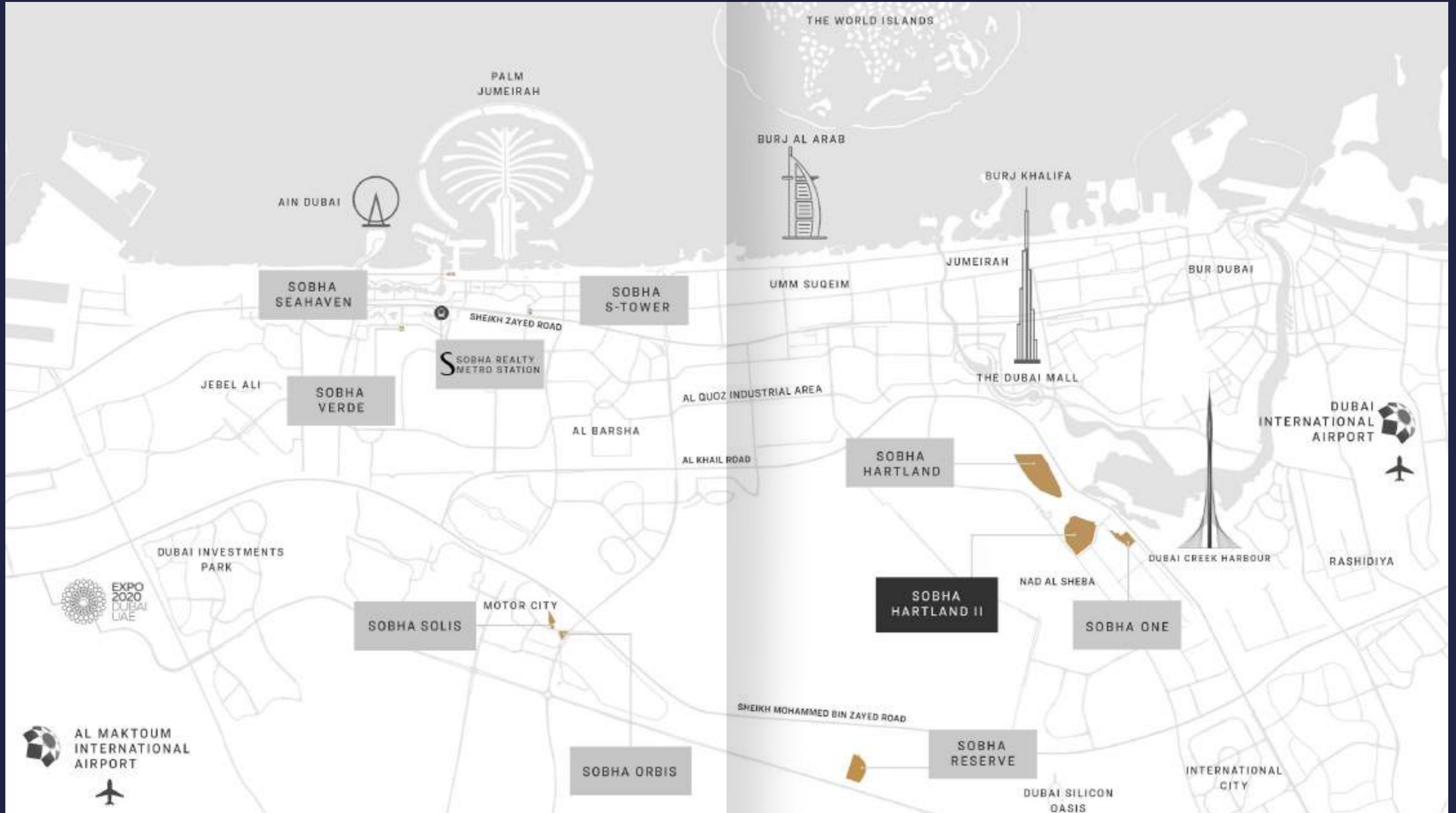
Embrace a unique lifestyle enriched by a sense of belonging.

Sobha Hartland II provides a perfect balance of elegance and leisure, featuring stunning residences, exquisite villas, and luxurious mansions, all set in breathtaking surroundings.

Enjoy a life that seamlessly integrates comfort, style, and community.

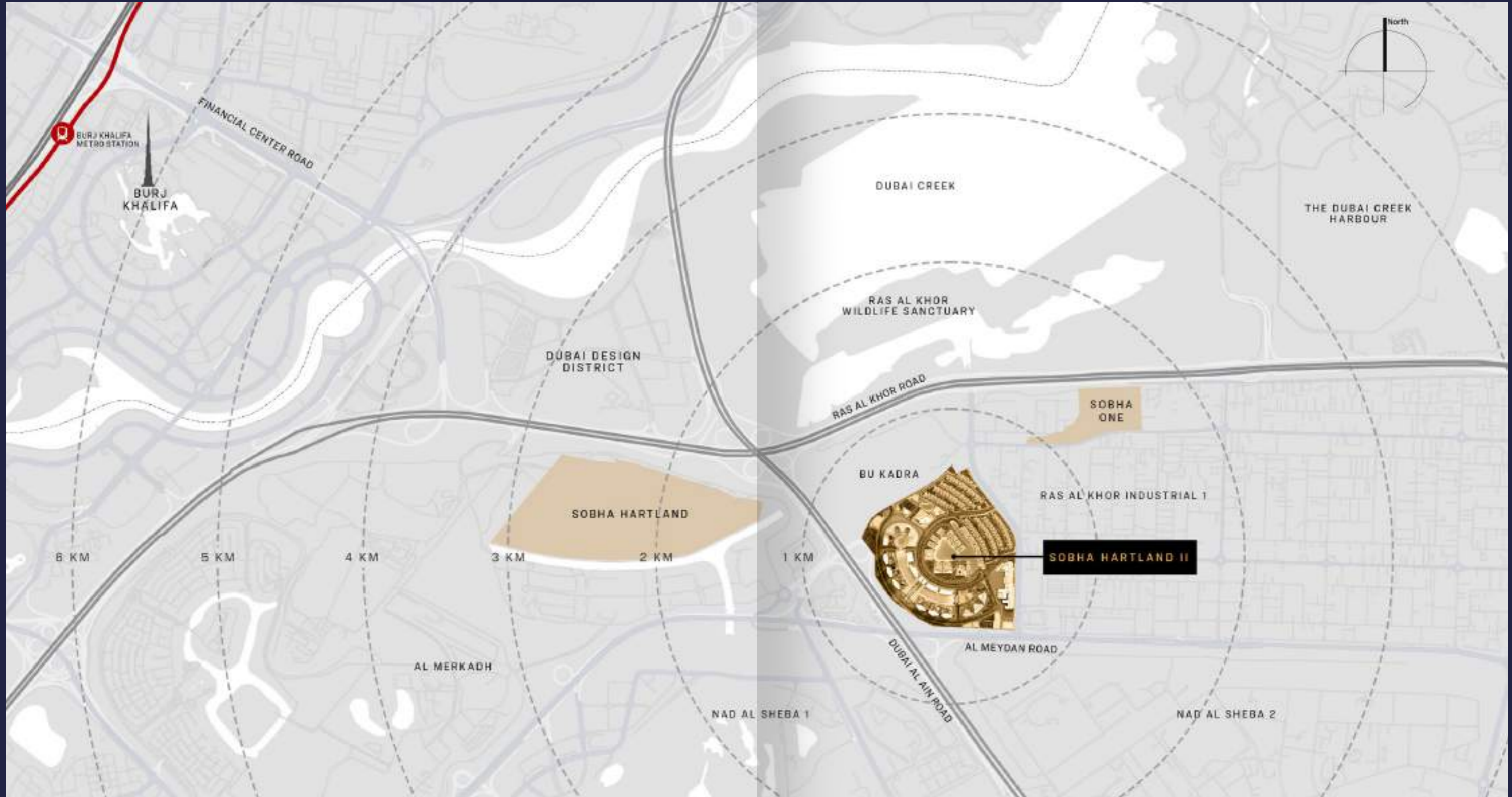
# A PLACE

*beyond* COMPARE



# A CENTRAL OASIS

Discover the ideal combination of serene privacy and dynamic connectivity at Sobha Hartland II, where you can enjoy a serene lifestyle while staying seamlessly connected to the vibrant pulse of Downtown Dubai.



# THE BEST OF CITY, *all within* MINUTES

Step into the heart of Dubai, where your home is connected to everything the city offers.

The convenience of access creates a plethora of opportunities, facilitating fast commutes and unplanned excursions, ensuring that Sobha Hartland II keeps you seamlessly linked to the best of Dubai.



RAS AL KHOR  
WILDLIFE SANCTUARY  
05 MINUTES



MEYDAN  
RACE COURSE  
10 MINUTES



SOBHA HARTLAND &  
2 INTERNATIONAL SCHOOLS  
10 MINUTES



DOWNTOWN DUBAI  
10 MINUTES



DUBAI INTERNATIONAL  
AIRPORT  
12 MINUTES



BUSINESS BAY  
12 MINUTES



BURJ KHALIFA &  
THE DUBAI MALL  
15 MINUTES



DUBAI OPERA  
15 MINUTES



DUBAI FRAME  
15 MINUTES



PALM JUMEIRAH  
25 MINUTES





INTRODUCING

RIVERSIDE  RESCENT

AT  
SOBHA HARTLAND II

# LUXURY LIVING

*Takes* A NEW CURVE

Designed like a tapered crescent, Riverside Crescent consists of six towers within Sobha Hartland II, embodying a fresh approach to upscale living in a vibrant community.



ENDLESS  
PANORAMIC  
VIEWS

With sweeping views of Dubai skyline, lush surroundings, and the Meydan Racecourse, these apartments offer an exceptional lifestyle worth experiencing.



# SAVOR, INDULGE, AND CHERISH

After a day filled with adventure, relax in sophistication with exceptional dining experiences, ranging from fine restaurants to a vibrant plaza. Whether you desire a refined meal or a swift snack, the variety of options guarantees something for every taste.



AN ABODE *for*  
**EVERY  
DESIRE**

Start your day with a casual stroll through inspiring surrounds. Discover pristine beaches. Savor views of vibrant Dubai and sprawling greenery from your exclusive Sky Gardens haven. End your day as the golden setting sun soothes your senses. Together, these features create a dynamic environment that enriches the lives of all who call Sobha Hartland II home.



MEMORIES *in*  
**EVERY MOMENT**

Wander through beautifully landscaped parks, where your children can explore lush gardens and play in safe, open spaces, creating cherished moments together.

At Sobha Hartland II, with over 70 amenities—including more than 20 waterfront features and expansive clubhouses—every day offers new opportunities for fun and connection. These experiences become treasured memories, woven into the fabric of your family's life.





A HAVEN *for your*  
MIND AND SOUL



## FIND YOUR HAPPY PLACE

Unwind in the fun and frolic of the weekend fiestas with your loved ones.



## 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.



## WHERE ASPIRATIONS COME TRUE

Indulge with convenient access to an exquisite array of amenities designed to satisfy your every aspiration.

### COMMUNITY AMENITIES

- Retail with F&B
- Central plaza
- Multi purpose space-market, Food truck, Kiosk
- Sensory garden
- Zen garden
- Open air theatre
- Lawn with seating
- Water body
- Water sports
- Wave pool
- Paddleboarding & Pedal kayak
- Floating water obstacle course
- Water walking ball
- Outdoor gym
- Battle ropes
- Jumping blocks
- Tyre flipping
- Obstacle course
- Skate park
- Walking + Jogging track
- Cycle path
- Kids' play area
- Outdoor chess
- Cricket practice pitch
- Tennis + Volleyball + Padel
- Pet park with obstacle course
- Pet washing station & Salon



### CLUBHOUSE

- Co-working Spaces
- Indoor Pool with Temperature Control
- Spa and Massage rooms
- Table Tennis
- Pickball/Paddle Tennis
- Foosball
- Rock Climbing
- Disc Hockey
- Golf Simulators
- Multipurpose Court
- Squash Court
- VR Room
- 50m Olympic Pool
- Tennis Court



## OPULENCE JUST STEPS AWAY

For those seeking joy through fitness, the excitement of learning a new sport, or a moment of peaceful reflection, Riverside Crescent at Sobha Hartland II is the ideal sanctuary to fulfil all your desires.

### TOWER AMENITIES

- Yoga Zone
- Indoor Gym
- Multipurpose hall with outdoor space
- Observation deck + Vending machines
- Kid's playroom
- Library
- Art & Music Room
- Indoor movie theatre

### PODIUM AMENITIES

- Outdoor gym & Yoga Zone
- Outdoor kids' play area
- Barbeque Area
- Leisure pool with infinity edge
- Toddler pool
- Wet Bed Deck & Jacuzzi
- Sun Loungers, Day Bed + Cabana
- Sensory Garden



## EXCEPTIONAL AS EXPECTED

Elegant-style abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.









SOBHA HARTLAND II

SOBHA  
REALTY