



PASSION AT WORK

# Quad Homes





# | SOBHA | HARTLAND

THE EPICENTRE OF DUBAI

Fine living and prime location both stand eternally transformed. Sobha Hartland is an eight million square feet freehold community of lavish homes in Mohammed bin Rashid Al Maktoum City and along the Dubai Canal. Boasting more luxurious space, innovative designs and signature Sobha quality, your home will transcend all expectations.



# HARTLAND QUAD HOMES

THE LARGEST AND  
ONLY HOMES OF THEIR  
KIND IN THE CENTRE  
OF DUBAI





DUBAI'S HOTTEST  
ATTRACTIONS  
JUST 3KM AWAY





A romantic couple is seen from the chest up, positioned on the left side of the frame. The man, with a beard and sunglasses, wears a light blue shirt with dark polka dots and holds a camera to his eye. The woman, with long dark hair, wears a light pink long-sleeved top and rests her hand on his shoulder. They are looking out over a body of water towards a modern city skyline. In the background, a white arched pedestrian bridge spans the water, and a sleek white motorboat moves across the surface, leaving a white wake. The Burj Khalifa is the most prominent building in the skyline. The scene is bathed in the warm, golden light of late afternoon or early morning, with a few birds visible in the sky.

## IN THE HEART OF DUBAI AND ALONG THE CANAL

There's quite possibly no other home with such a coveted address. Set along the Dubai Water Canal and the new Dubai Metro line, Sobha Hartland has the most iconic neighbors in the city just three kilometers away.



## THREE LEVELS OF LAVISH SPACE AND PRIVACY

Quad Homes are gloriously spread across 3 floors and range from 3,233 to 3,303 square feet. With each home diagonally arranged from its neighbor, you will indulge in extra privacy both indoors and outdoors.







## GROUND FLOOR

LIVING ROOM - DINING ROOM -  
GARDEN - SUNDECK - POWDER  
ROOM - LIFT - MAID'S ROOM -  
KITCHEN - 2 CAR GARAGE



# FIRST FLOOR

MASTER BEDROOM WITH  
WALK-IN CLOSET,  
BALCONY & BATHROOM

BEDROOM 2 WITH BATHROOM  
& BALCONY

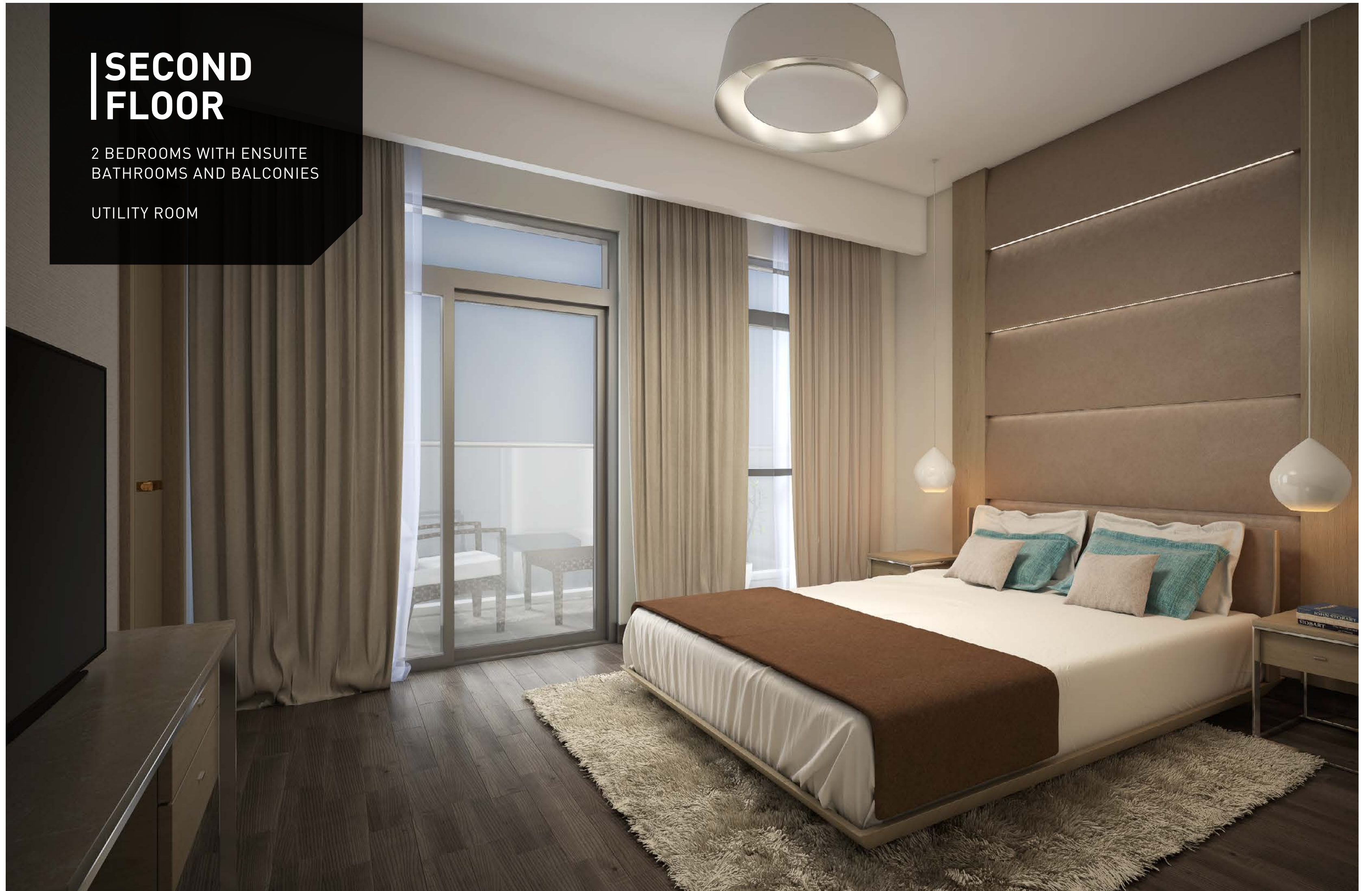




# SECOND FLOOR

2 BEDROOMS WITH ENSUITE BATHROOMS AND BALCONIES

UTILITY ROOM





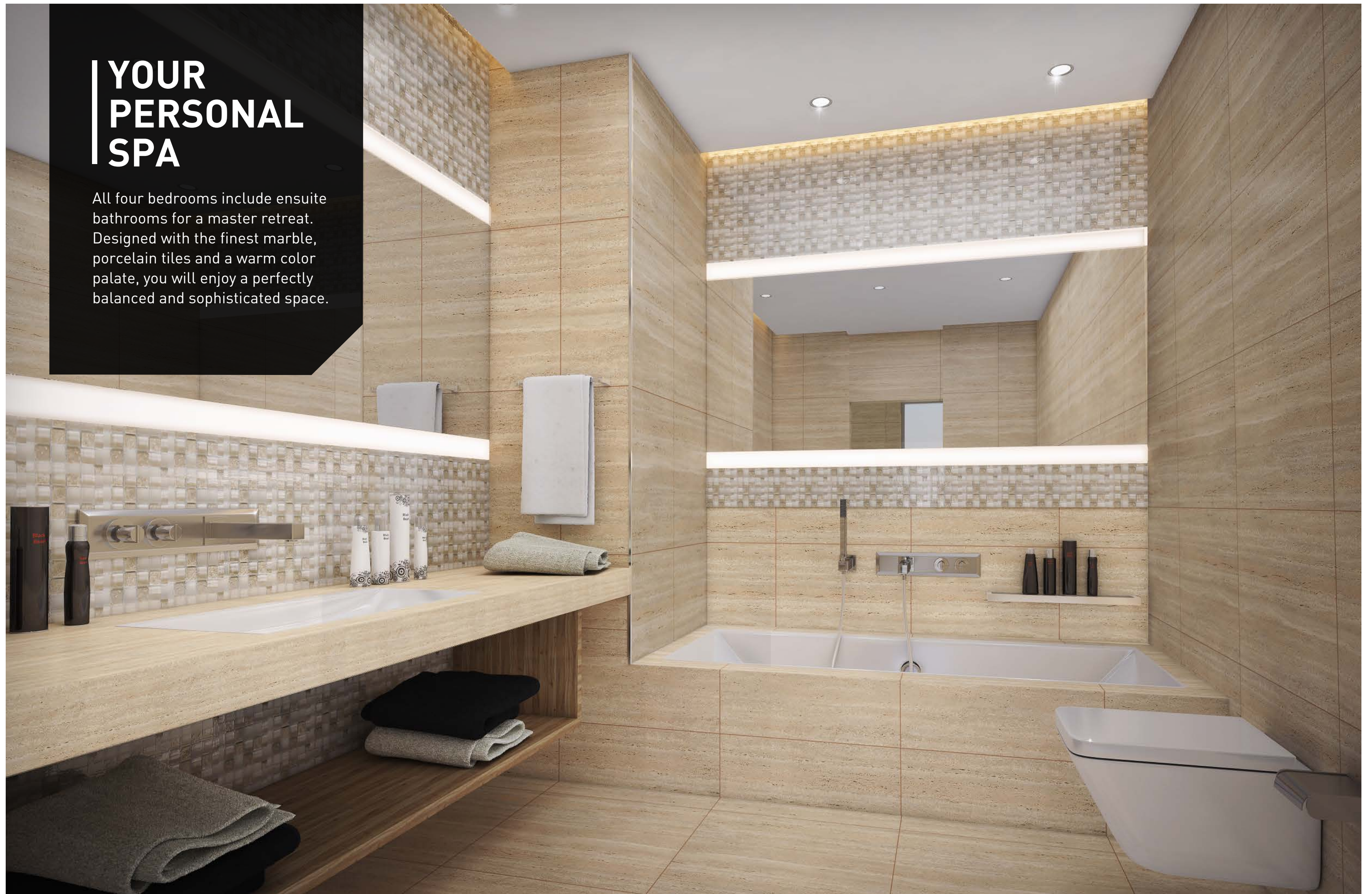
# A PRIVATE LIFT

Navigate your spacious home in seconds inside your in-home lift. Every floor will be more accessible for your loved ones, while everyday tasks like carrying laundry or groceries will be easier than ever.



# YOUR PERSONAL SPA

All four bedrooms include ensuite bathrooms for a master retreat. Designed with the finest marble, porcelain tiles and a warm color palate, you will enjoy a perfectly balanced and sophisticated space.





A group of seven people are gathered around a long outdoor table covered with a blue and white striped tablecloth. They are in a lush garden at dusk, with warm string lights hanging from a large tree branch above them. The table is set with plates of food, glasses, and a centerpiece of white flowers. The atmosphere is relaxed and social.

# YOUR OWN OUTDOOR HAVEN

Right outside your home, you will bask in the tranquility of the most marvelous setting. With your own landscaped courtyard and sundeck, every moment promises to be more beautiful.





# AN INTIMATE COMMUNITY

Your home will be set in small clusters with private road access inside the Sobha Hartland community. In either corner or middle units, you will revel in both the privacy and belonging you desire.