



SOBHA HARTLAND

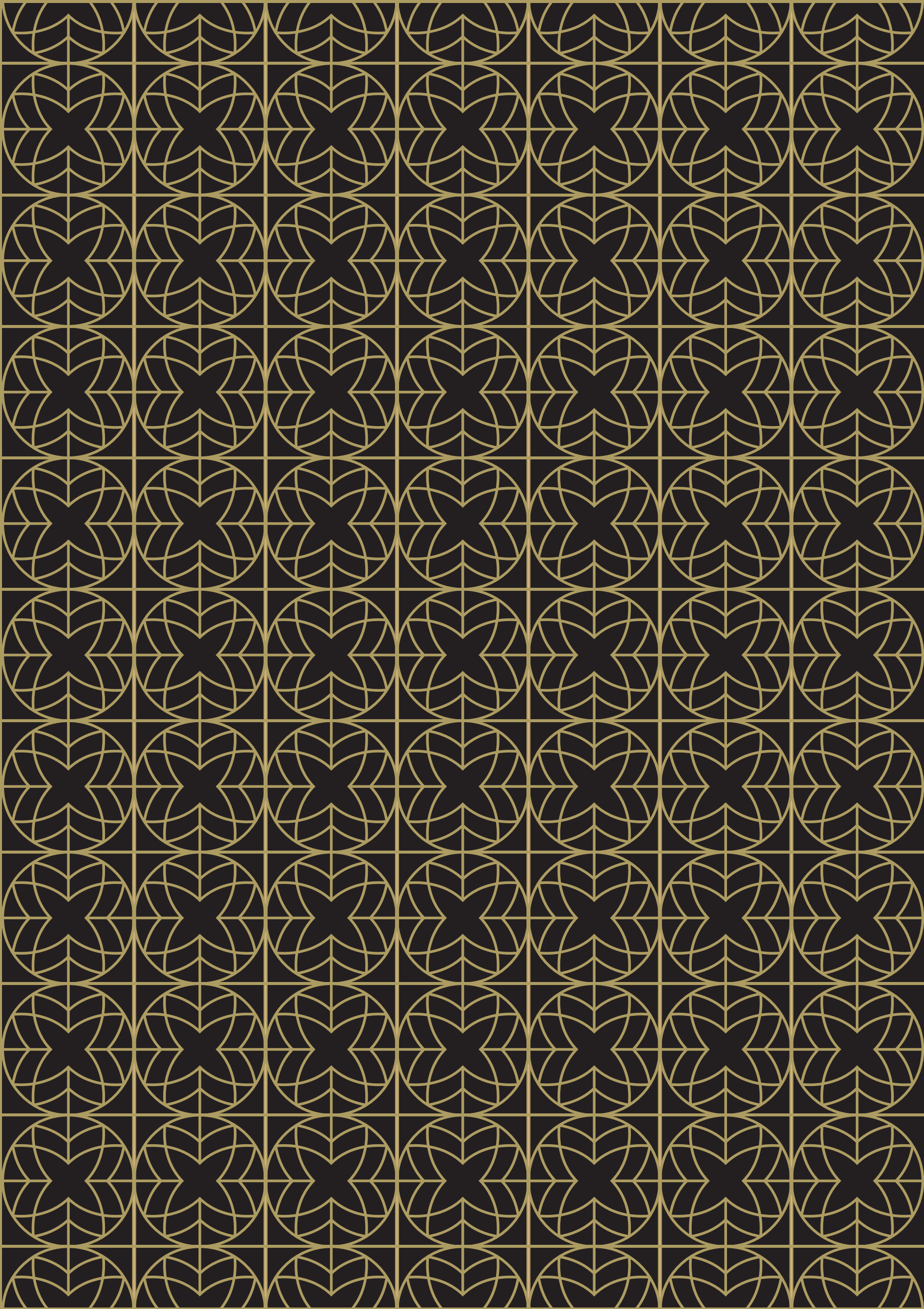
CREEK VISTAS





SOBHA
REALTY

SOBHA HARTLAND
CREEK VISTAS





A black and white photograph of a forest scene. Sunlight filters through the dense canopy of trees, creating a dappled light effect on the foliage. The leaves are mostly maple-like, with some showing signs of autumn. The composition is a low-angle shot looking up into the trees.

IF YOU MUST



JOURNEY,

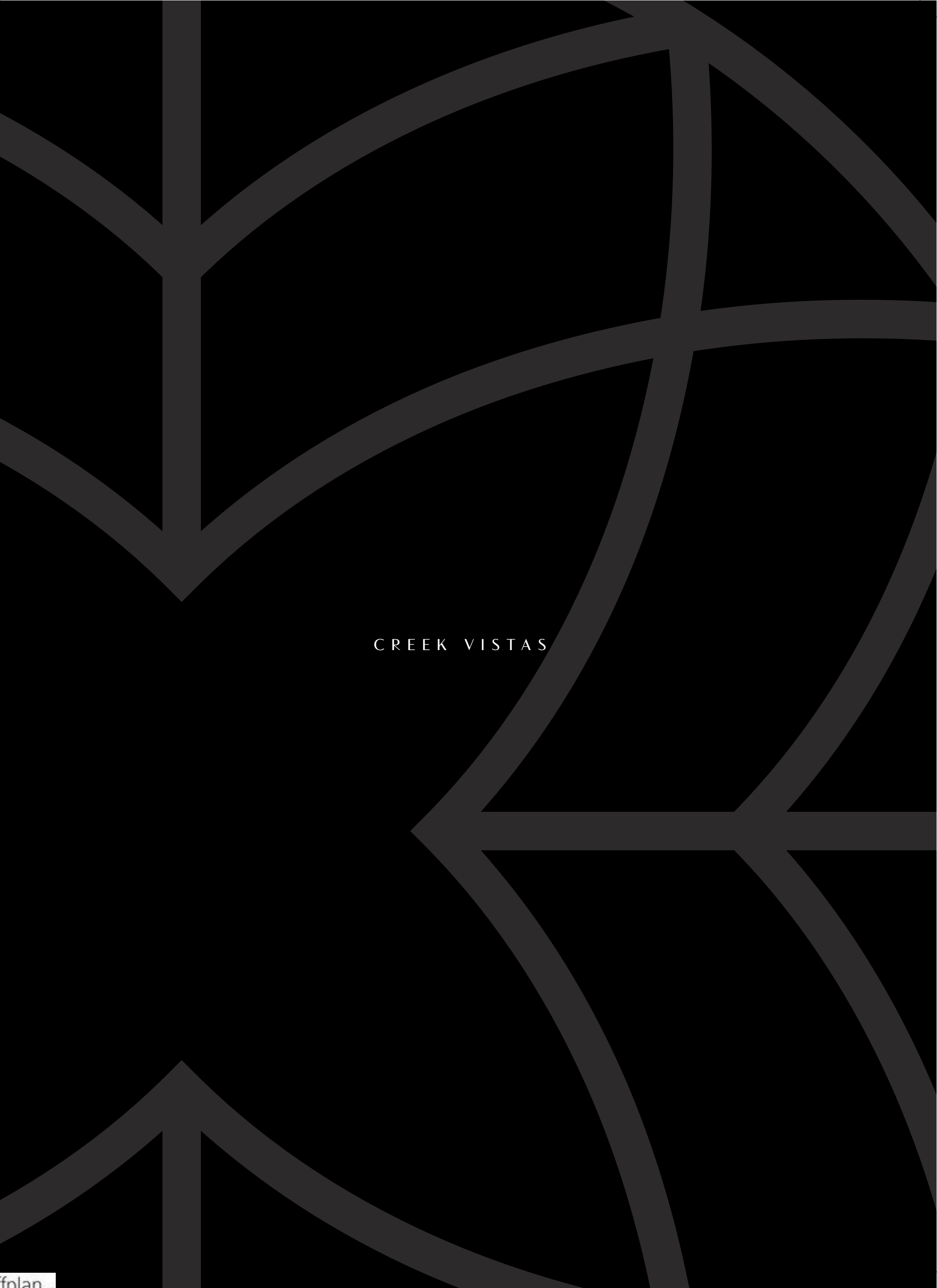


GO WITHIN.

RESTORE WHAT THE CITY TAKES AWAY.

Welcome to Sobha Hartland.

Envisioned to be the anti-thesis to urban life with 30% of its space dedicated to landscaped greenery and open areas, this 8 million sq ft private gated estate is perched along the idyllic Dubai Water Canal, in Mohammed Bin Rashid Al Maktoum City, the heart of Dubai.



CREEK VISTAS



Artist's impression of Sobha Creek Vistas

A HOME WITH
EXQUISITELY CRAFTED INTERIORS.
AND A VIEW TO MATCH.



Artist's impression of Sobha Creek Vistas

When you step into your home at Creek Vistas at Sobha Hartland, you know you've stepped into the higher life. Inspired by the minimalist design of architectural greats like the Louvre and the Museum of Modern Art, the meticulous craftsmanship and sleek interiors will delight your aesthetic sensibilities. The 5-star amenities offer you every comfort you could dream of. And spectacular, uninterrupted views will take your breath away.

This 28-floor tower of luxury residences guarantees a vista of the serene Dubai canal and other iconic landmarks. Add to that the acres of green estate that envelope the property and you have a view you can't get anywhere else in the city.

VIEWS THAT WILL
LEAVE YOU
SPOILT FOR CHOICE.

Vistas of the Dubai water canal and downtown Dubai

- Designed to ensure uninterrupted views, the 28-floor twin towers of Creek Vistas at Sobha Hartland are perched on a 2-level podium, offering views of the Dubai Creek, the Ras Al Khor Wildlife Sanctuary, the Dubai canal and Downtown Dubai.
- The project benefits from an East-West orientation, ensuring the best views over the landmarks in the vicinity.
- Each apartment is thoughtfully and meticulously planned with a balcony to enjoy the views.





LIVE IN THE
HEART OF THE CITY.
AND IN THE
LAP OF NATURE.

Creek Vistas at Sobha Hartland offer you the best
of two exquisite worlds – the comfort of carefully crafted
luxury residences and the bliss of panoramic views.
We've made sure every detail is taken care of, so you have
the life you've always dreamt of.

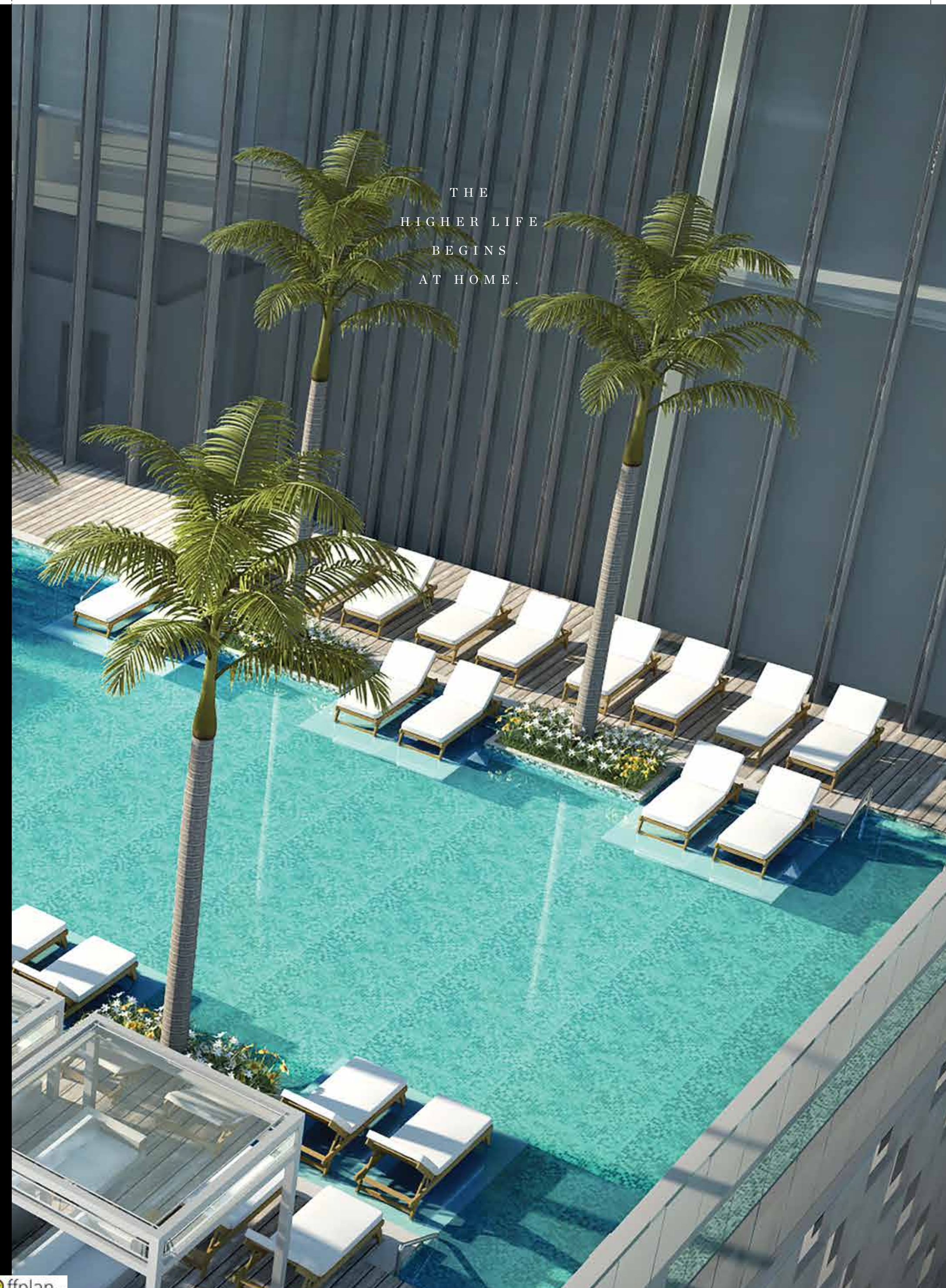
A GREEN HAVEN. AN URBAN ICON.

- Creek Vistas at Sobha Hartland are located at the epicentre of Dubai. In an 8 million sq. ft. estate of pure luxury, including 2.4 million sq. ft. of open and green spaces.
- The residences are located within a 3-kilometre radius from Downtown Dubai, making it a coveted spot in one of the world's most desirable cities.
- The Sobha Hartland community is easily accessible through the metro lines, Al-Khail Road and Sheikh Zayed Road.
- Live surrounded by the serenity of nature, and yet minutes away from business hubs, leisure attractions and educational institutions.

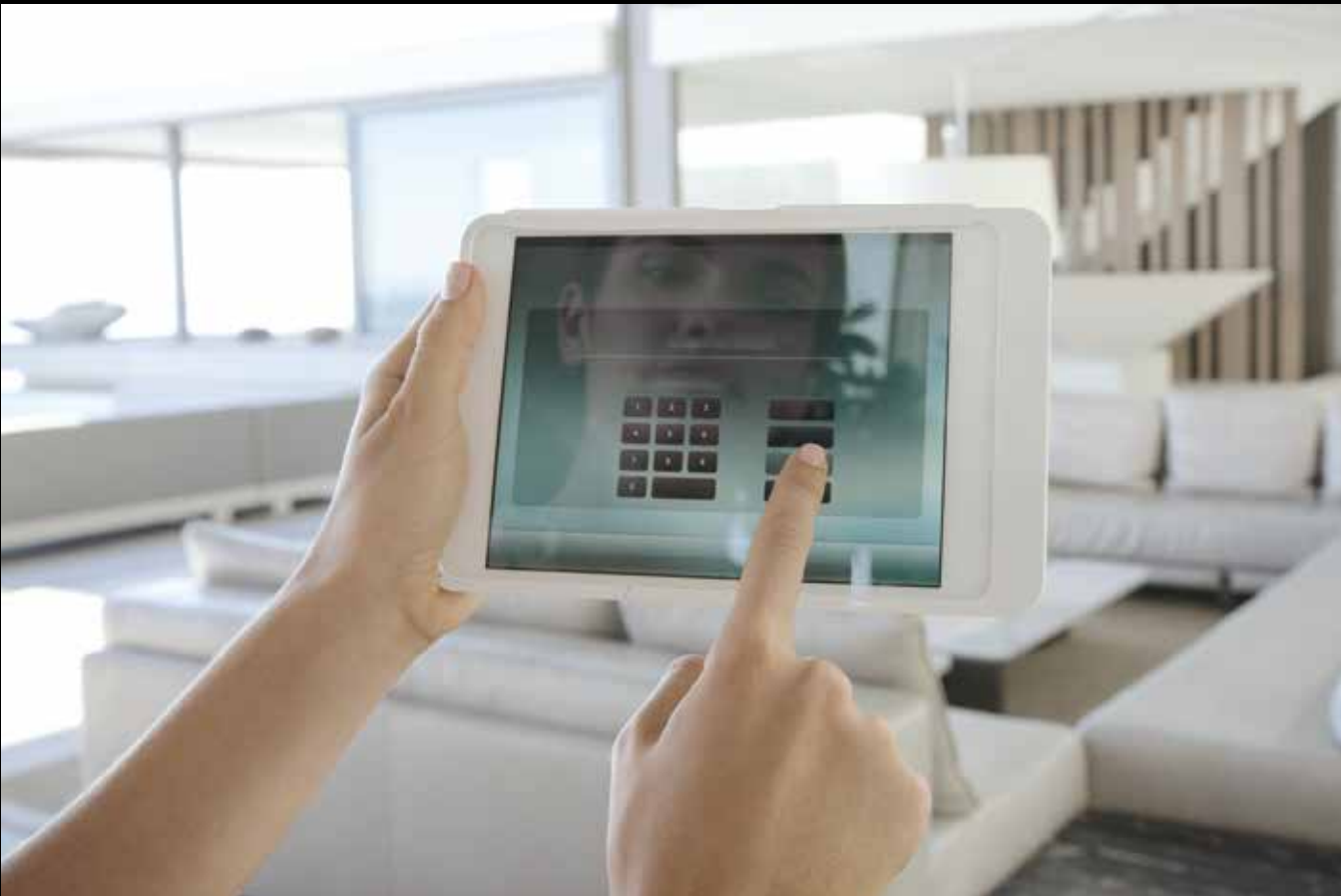




The grand lobby



- Optimal unit spaces ranging from 493 sq. ft to 899 sq. ft. enable a comfortable lifestyle at a reasonable price.
- An elegant foyer to welcome residents and guests.
- City leisure living with amenities including gym, swimming pool and dedicated kids play area.
- Fully-fitted kitchens with superior quality and semi-furnished apartments with built-in wardrobes.
- Central air-conditioning, German automation technology and entertainment connectivity.
- 24-hour security and concierge service ensuring a safe and convenient living space for all residents.
- Secure residents' parking, easy card-controlled access and drop-off driveway entry to lobby.



Best-in-class entertainment

24-hour concierge service



State-of-the-art gym

- Indulge with various dining and retail outlets, hotels and shopping malls planned within the community.
- This is the nearest freehold community to Downtown Dubai and other Dubai landmarks and attractions.
- Two top international schools are within walking distance.
- Built in a modern classic architectural style to suit the contemporary Dubai lifestyle.



Restaurants within the estate



International schools within walking distance

DESIGNS
AS UNIQUE AS YOU.

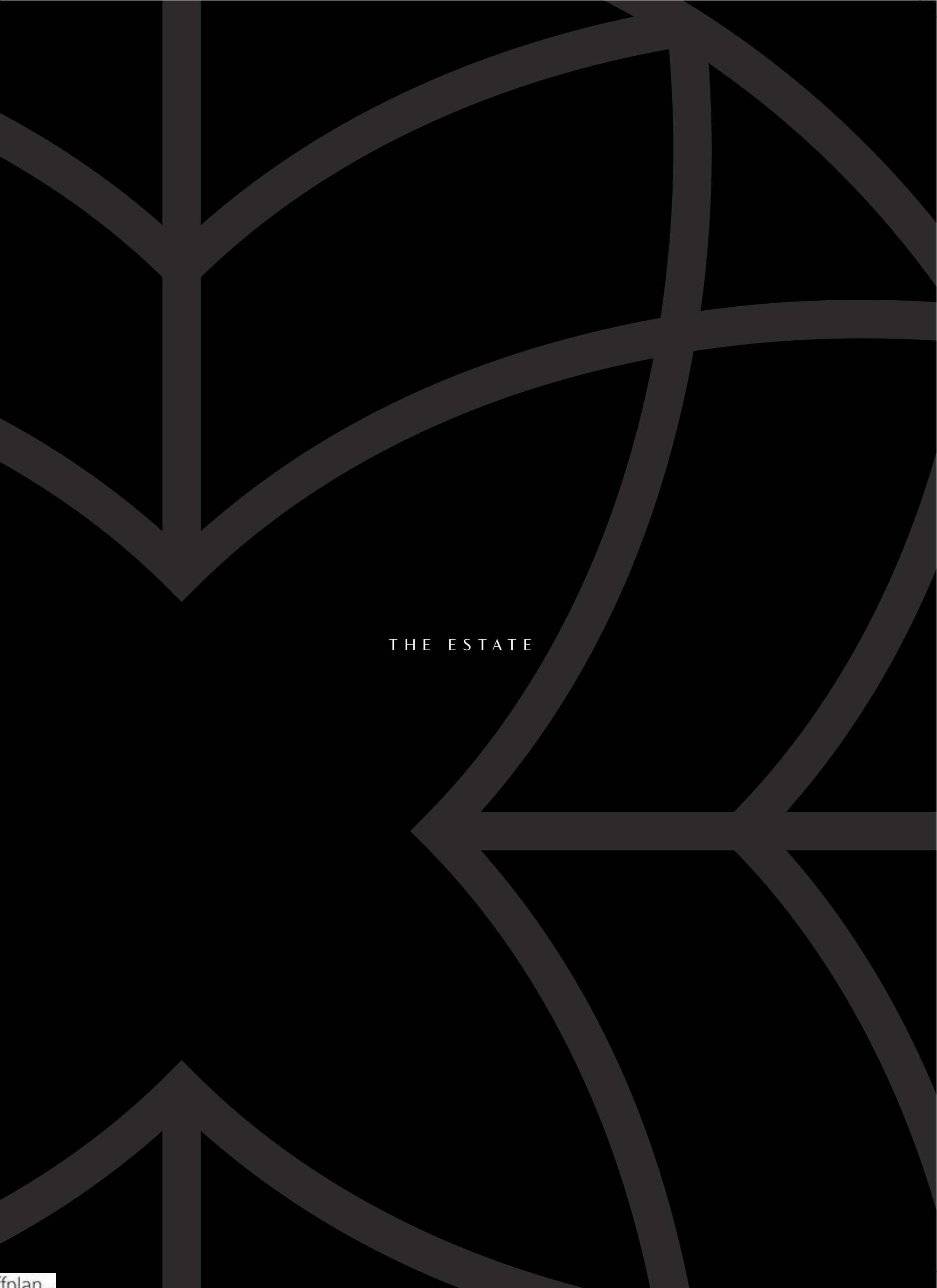
CRAFTED FOR
THE LUXURY YOU
DESERVE.

- Enjoy an indulgent combination of master craftsmanship, unique designs and luxury finishes from Sobha Realty.
- Inspired by classic minimalist design, the property flaunts its contemporary architecture with straight sleek lines.
- Each of the residences is designed with elegant and natural colours.
- The property features units built to superior specifications, the finest flooring and high-end quality fixtures.
- The state-of-the-art facilities embrace modern living with the Sobha signature quality.
- The residences are designed with floor-to-ceiling windows, allowing in natural light and creating a modern ambience.
- Every residence is equipped with a state-of-the-art kitchen and elegantly accented bathrooms.
- We offer 4 types of unit floor plans and 4 types of views to choose from.
- Enjoy a healthy outdoorsy life with 30% of the Hartland community dedicated to vast green and open spaces.



Inspired by classic minimalist design





THE ESTATE



LET 358 SPECIES OF TREES

DISCOVER YOU.

Sobha Hartland is built around a simple, yet life-changing vision of weaving nature into everyday living. A place unlike anywhere else in the world. Over 2.4 million square feet is dedicated to nature. Open spaces are artfully landscaped. Mature tree canopies cover pathways.

Parks and walking tracks set amidst lush greenery and flowers, awaken and delight the senses. And of course, the residential spaces themselves have been co-created with the context of nature.

NO REASON TO STEP OUT.

Enter Sobha Hartland and feel the stress and demands of the city melt away. But more importantly, live here and discover that there's absolutely no need to step out. State-of-the-art clubhouses and sports zones allow you to pursue your physical goals. Luxury spas indulge your senses. The North London Collegiate School and Hartland International School offer the finest education to your little ones. The most sought-after brands vie for your attention at our expansive shopping arena. And moments of quiet reflection can be experienced in our beautiful mosques.

Expansive shopping arena



State-of-the-art clubhouse



DISCOVER HARTLAND.

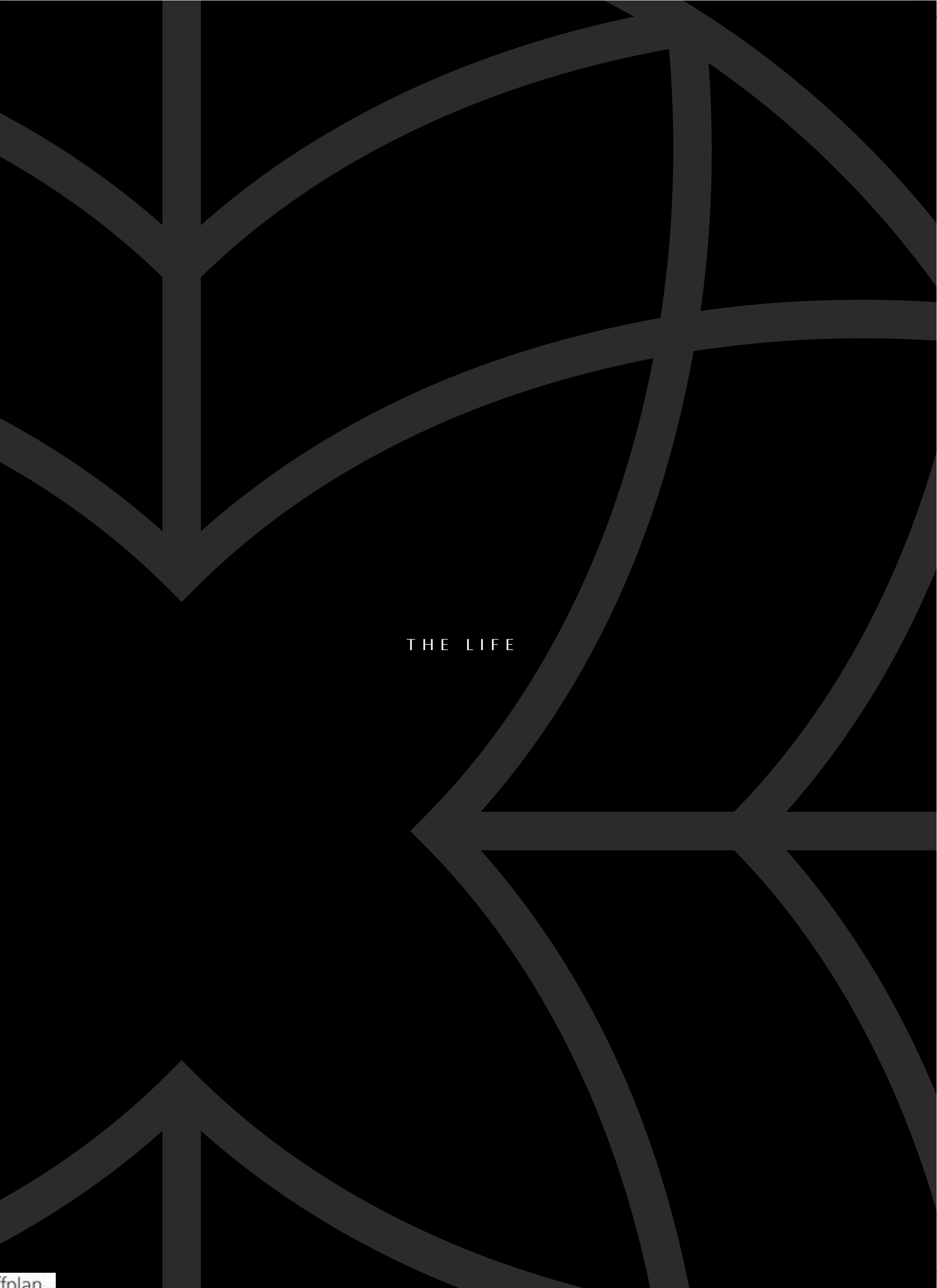
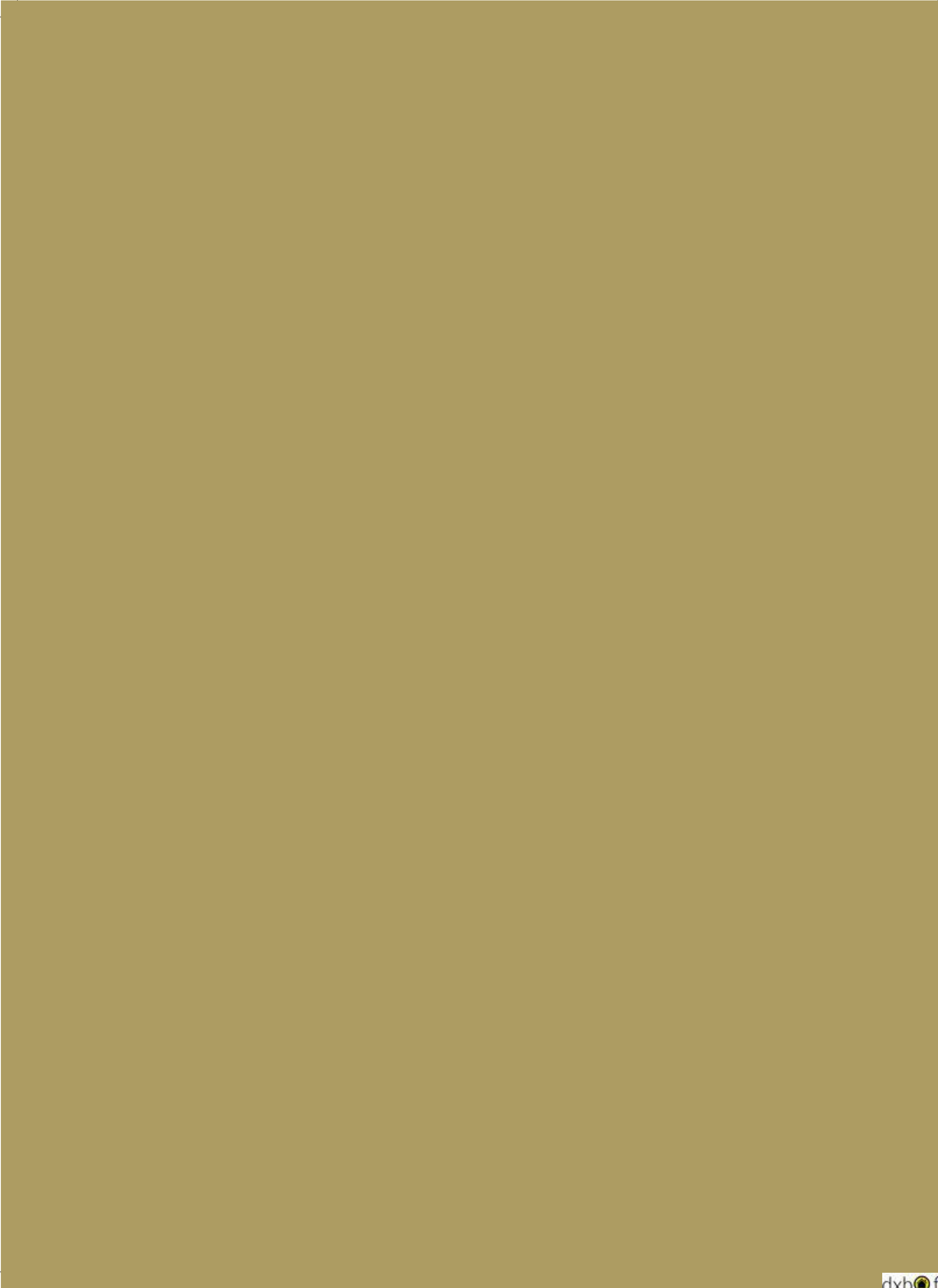
- Hartland Square
- Hartland Boulevard
 - Home to the most premium designer labels and boutiques
- Hartland Walk
 - Elegant restaurants and entertainment areas
- Hartland International School
- North London Collegiate School
- Premium healthcare facilities
- Mosques
- Hartland Hotels and Spa
- Clubhouses

Mosques



North London Collegiate School



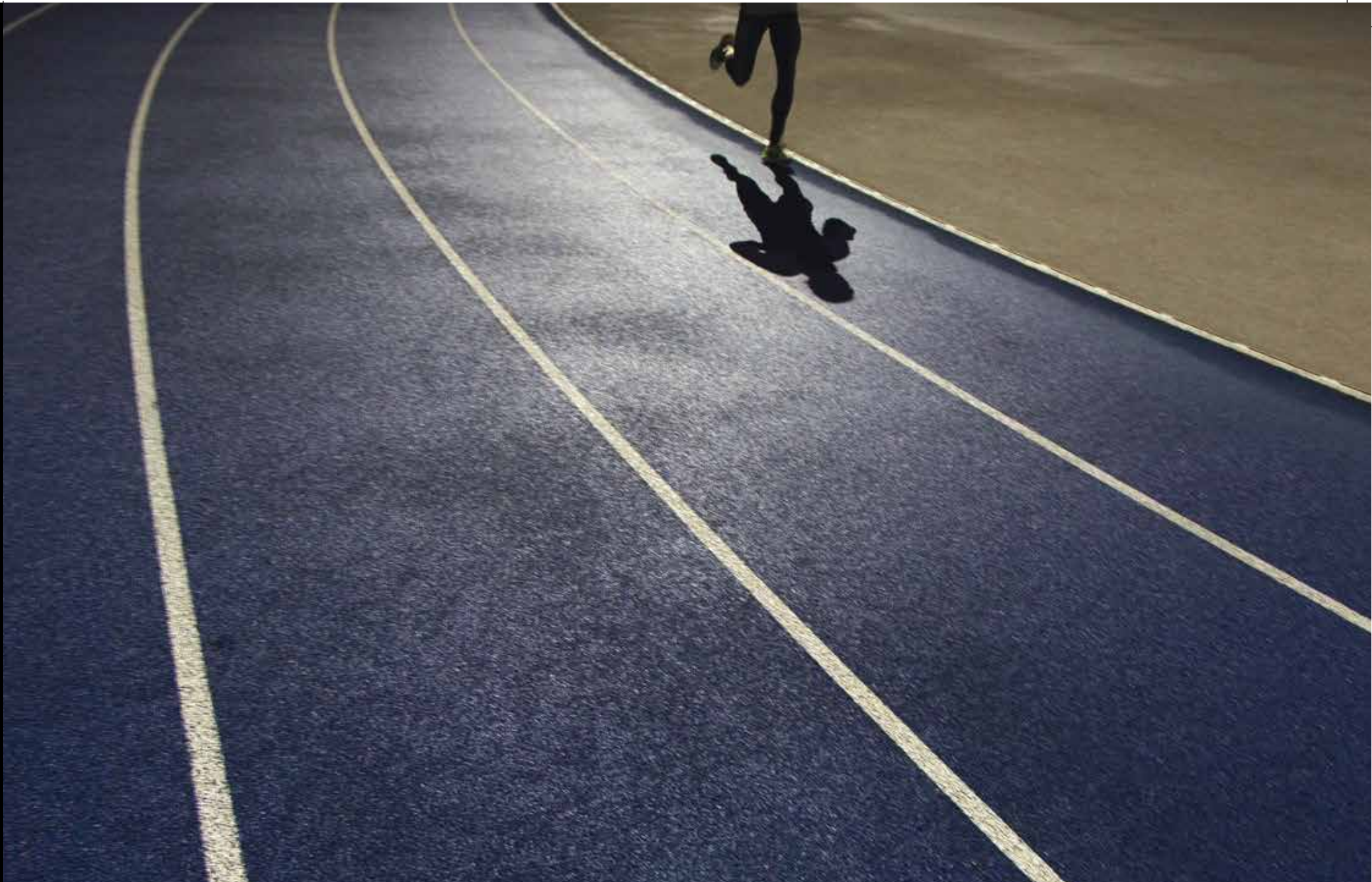


PHYSICAL WELLBEING

DISCOVER
HOW FAR YOUR BODY
CAN GO
WHEN IT HAS
THE PERFECT PATH

Discover a more active lifestyle at Sobha Hartland. Physical well-being areas have been carefully integrated into the estate. Jogging and walking tracks by the Dubai Water canal, outdoor and indoor high-end gyms, swimming pools, sports arenas and much more, to keep you healthy.

- Swimming pools
- Gymnasiums and Clubhouses
- Walking tracks
- Playgrounds
- Sports arenas
- Cycling tracks



Jogging Tracks

WELLNESS



WHERE
STRESS LEVELS
FADE INTO
SHADES OF GREEN.



- Wellness Centre
- Spas
- Reflexology Gardens
- Aroma Gardens, Other Relaxation Avenues
- Aquarium
- Butterfly Parks

Leave the city and its demands behind and embrace a life of wellness and rejuvenation. At Sobha Hartland, luxury living moves seamlessly from exceptional interiors to holistic experiences. Discover multiple ways to relax and unwind in our thoughtfully created spaces. Take your pick from beautiful aroma and reflexology gardens, wellness spas, or mesmerising butterfly parks and aquariums.

Butterfly Park



SPIRITUAL QUESTS

FIND SOMETHING
YOU WEREN'T LOOKING FOR.
YOU.

Turn inward and discover your spiritual side. The lush green expanses at Hartland house serene yoga pavillions and many tranquil spaces. Discover peace, reconnect with your thoughts or offer prayers to the almighty in our beautiful mosque.

- Religious Centre (Mosque / Temple)
- Yoga Pavilions





Gazebo

CULTURAL AND SOCIAL LIVING

REDISCOVER THE LOST
SKILL OF CONNECTING WITH
PEOPLE.
WITHOUT A CLICK.

Connect with people as discerning as you are. Discover others who share the same interests you do, or simply enjoy the feeling of being part of a community. At Sobha Hartland, we have dedicated, thoughtfully designed spaces for social and cultural living.

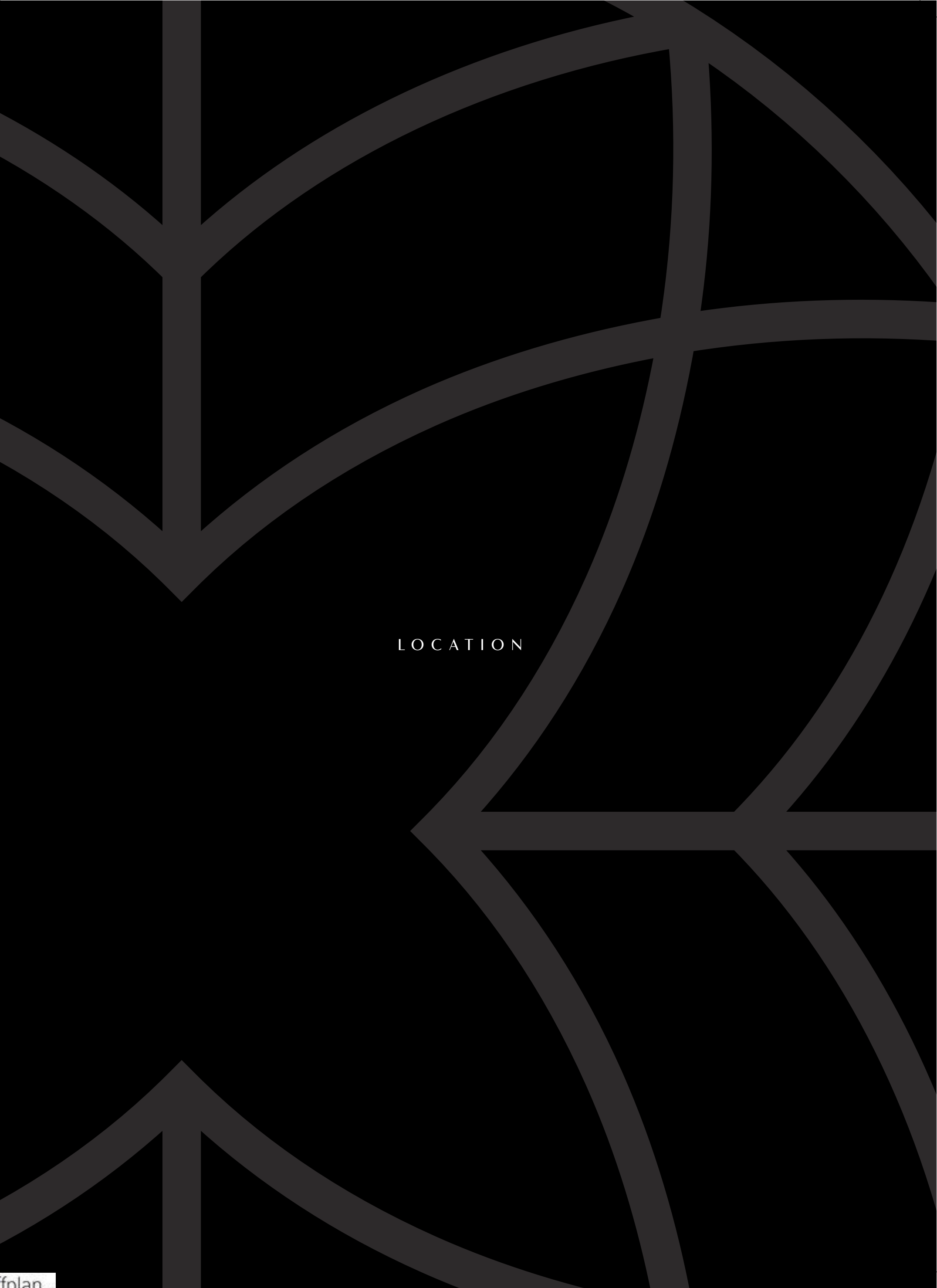
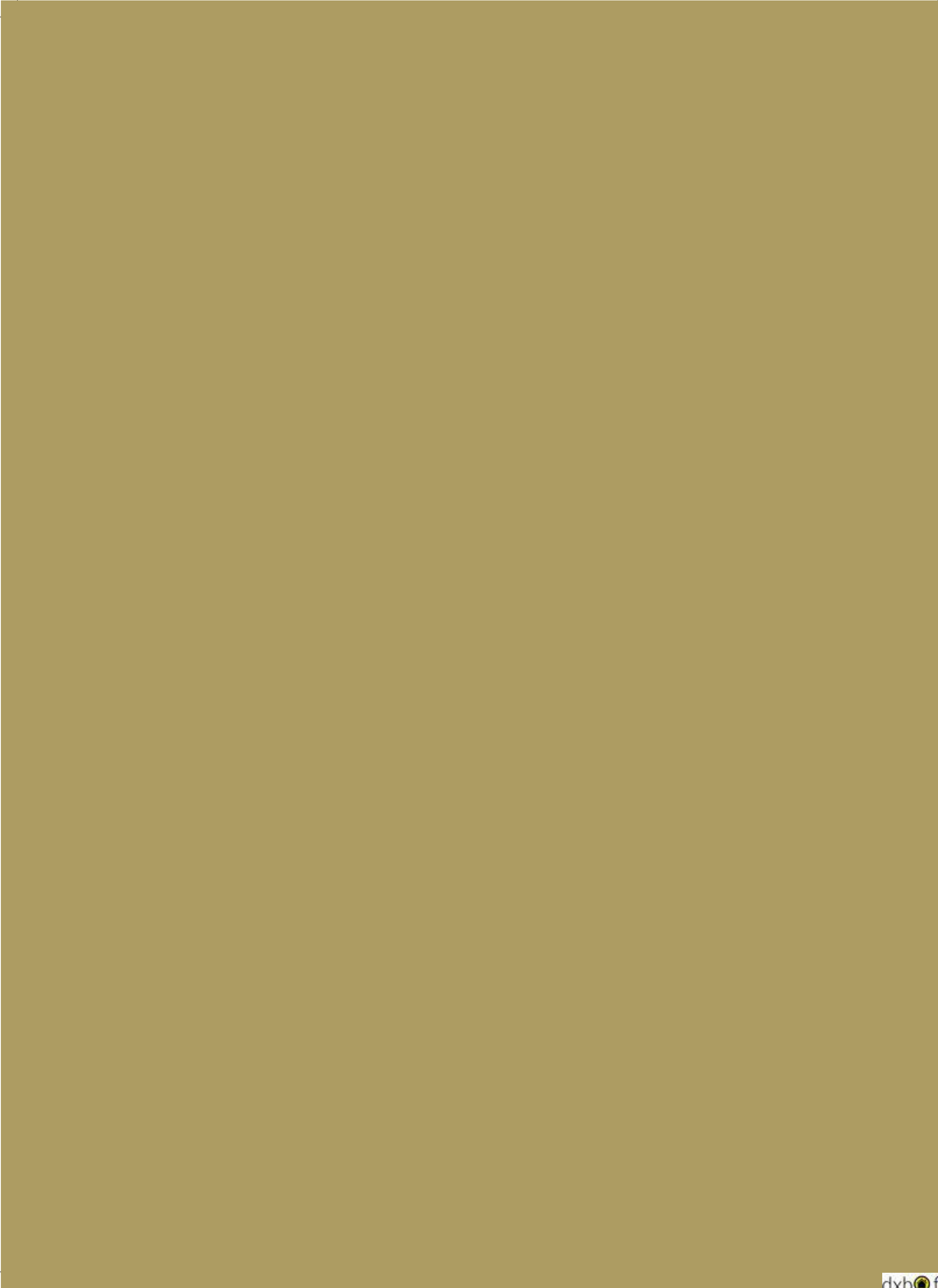
- Community center
- Gazebo
- Special interest groups and societies
- Amphitheaters for concerts

FAMILY TIME

2.4 MILLION SQUARE FEET
OF SPACE
TO BRING YOU CLOSER.



Sobha Hartland offers you one of the most sought-after luxuries in Dubai - Allowing you more time for your family and for yourself. Being in the heart of the city gives you the advantage of proximity to your work place and less commute time to any place in Dubai. And while you're inside this green estate, there are world-class amenities and thoughtfully designed areas to spend quality time with your family or pursue your individual passions.



LOCATION

DISCONNECT FROM
THE CITY WHEN YOU STEP IN.
CONNECT IN MINUTES.



Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

Set against the backdrop of the Dubai Water Canal, the city's key attractions are just minutes away. The iconic Burj Khalifa and the Downtown experiences are 5 minutes away. The pristine Ras Al Khor Wildlife Sanctuary and the Meydan Racecourse are around the corner. And the Dubai metro is set to pass alongside, to provide quick access to the heart of Dubai Financial Centre - DIFC and rest of the city.

3^{KM}

FROM THE
ICONIC ATTRACTIONS
OF DUBAI.





BURJ KHALIFA

12^{Min}



INTERNATIONAL AIRPORT

20^{Min}



DIFC

10^{Min}



EMIRATES GOLF CLUB

20^{Min}



DUBAI MARINA

20^{Min}



PALM JUMEIRAH

20^{Min}



DUBAI MALL

12^{Min}



MEYDAN RACE COURSE

10^{Min}



COUNTRY CLUB

5^{Min}



INTERNATIONAL SCHOOLS

2^{Min}



DUBAI OPERA

12^{Min}



RAS AL KHOR WILDLIFE SANCTUARY

12^{Min}

- The heft and feel of the door as it shuts silently.
- The angle of the windows to ensure privacy.
- The way two sheets of marble join so as to be barely visible.
- The discreet skylight that unplugs your memory by bathing the room with a warm, natural glow.
- The hallmark of a Sobha property is how you feel inside it.

SOME OF OUR
MOST THOUGHTFUL
DETAILS
ARE ONES YOU'LL
NEVER SEE.



A
heritage
of exquisite
detailing.

At Sobha,
we don't exceed
international
building standards,
we define them.

At Sobha, we don't exceed international building standards, we define them. Our core philosophy is simple. We deliver perfection by controlling quality from inception to completion. In fact we are the only backward integrated real estate developer in the world. Which means that we are the only company that develops every element of the project from the inside to the outside, in-house; from the initial design concept to the concrete slabs, all the way to the finishing touches.

Every stage is controlled by skilled Sobha talent. We have a three-tier quality check, where others have one, to ensure meticulous standards at the time of delivery. Some might call this obsession with quality a bit excessive. We call it 'The Sobha Way'.



Design

Architecture, interior design and landscaping are in-house capabilities at Sobha. These functions, we believe, are the cornerstones for perfect execution. Our design studio has over 70 odd, extremely talented professionals from various fields who are continually monitoring global trends and incorporating them with thought and creativity into each of our projects.



Engineering and contracting

Our designs are usually cutting-edge and ground-breaking. And to ensure that they are equally exceptional in reality, we have created a robust engineering and contracting team. They look into the finest and biggest details of each project. From the foundation to the mechanical, electrical and plumbing details. This division is critical in the value chain of a realty business as it eliminates the likelihood of a third party contractor defaulting and gives us complete quality control.



Material sourcing

Quality in our business starts with the finest materials. To make sure that the standards and precision used during engineering are given their due, we source materials from the best manufacturers across the world and follow a 'No Compromise' policy. From the center of the room to the corners - we manufacture or curate the best materials that lasts generations. To create more value and fit into our overall high design aesthetic, we have created in-house manufacturing capabilities in areas such as furniture, façade, mattresses, concreting and pre-casting. All this of course, using German-made machinery renowned for its precision and finesse.



Craftsmanship

No layer of paint is uneven. The marble tiles are dry laid and adjusted aesthetically to achieve intricate vein patterns. Bathrooms are 100% leak proof and boast of zero water stagnation. 54 mm thick doors slide with the touch of a finger. We pride our team of expert craftsman for their impeccable attention to details.



Quality control

Our quality control team is headed by a German engineer, Olaf Wagner, whose processes find mention in the case studies of Harvard Business School. This is an area we are so passionate about, that Mr. PNC Menon himself gets involved so that the remotest defects are eliminated before presenting the project to the customer.

A lineage
of iconic projects
across the
Middle East.

From Luxury villas
to exquisite palaces,
hotels, multiplexes and
convention centers,

Sobha has made
its presence felt across
Bahrain, Dubai
and Oman among
the discerning.

Our forte lies in creating
world-class projects with a
great emphasis to detail.



*Sultan Qaboos
Grand Mosque*

Al Bustan
Palace Hotel



Infosys
Global Education
Center - Mysore



Corporate spaces for
Bayer & Blocon. Taj Vivanta.

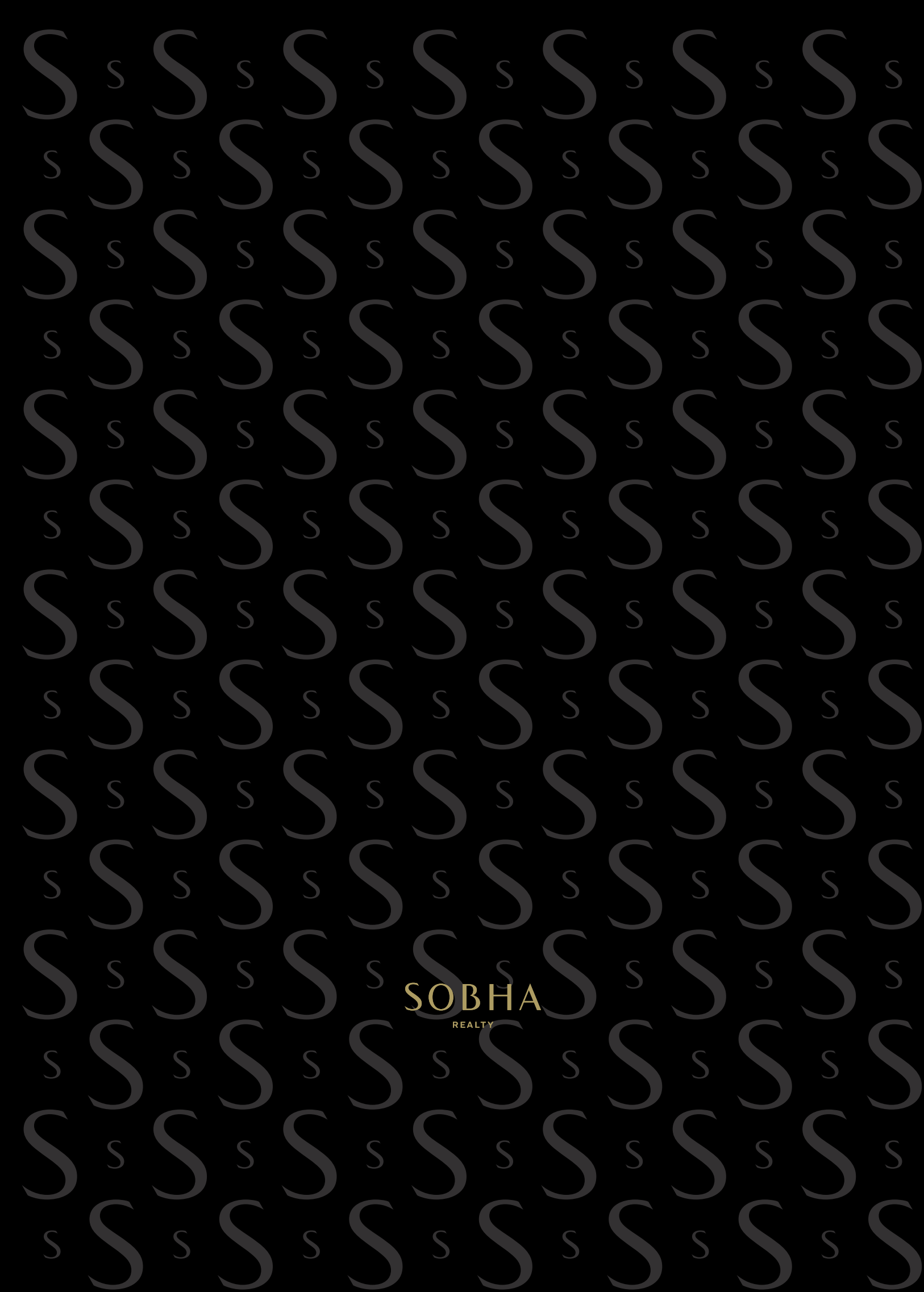


Qasr Al Sarab Desert Resort,
Abu Dhabi.



A look at the many in-house divisions at
Sobha that deliver excellence.

Architectural Design Studio
Interiors Division
Electromechanical Works
Landscaping & Nurseries
Sobha Architecture, Glazing & Metal Works
Restoplus Sleep Solutions
Concrete Products Division
Precast



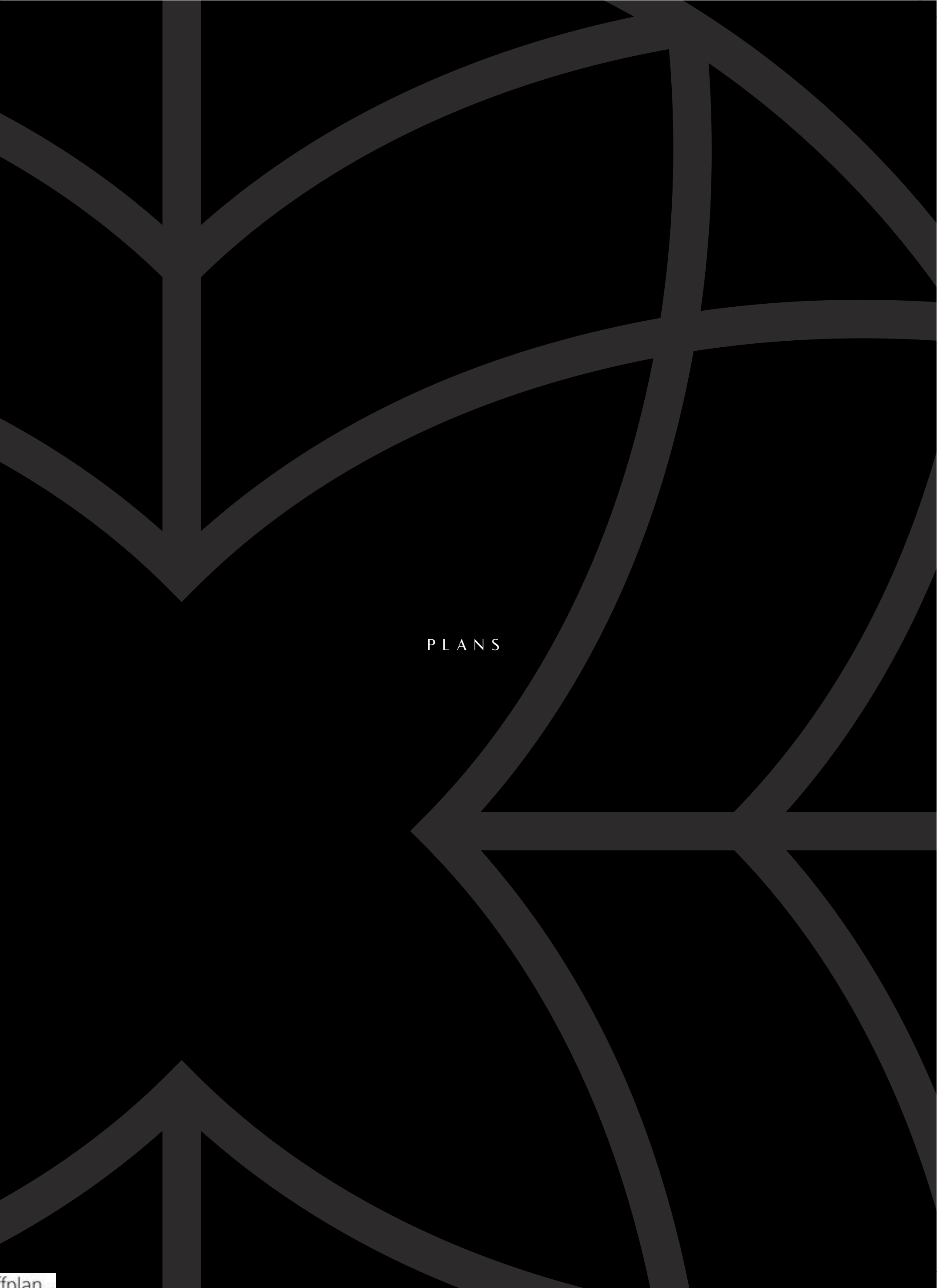
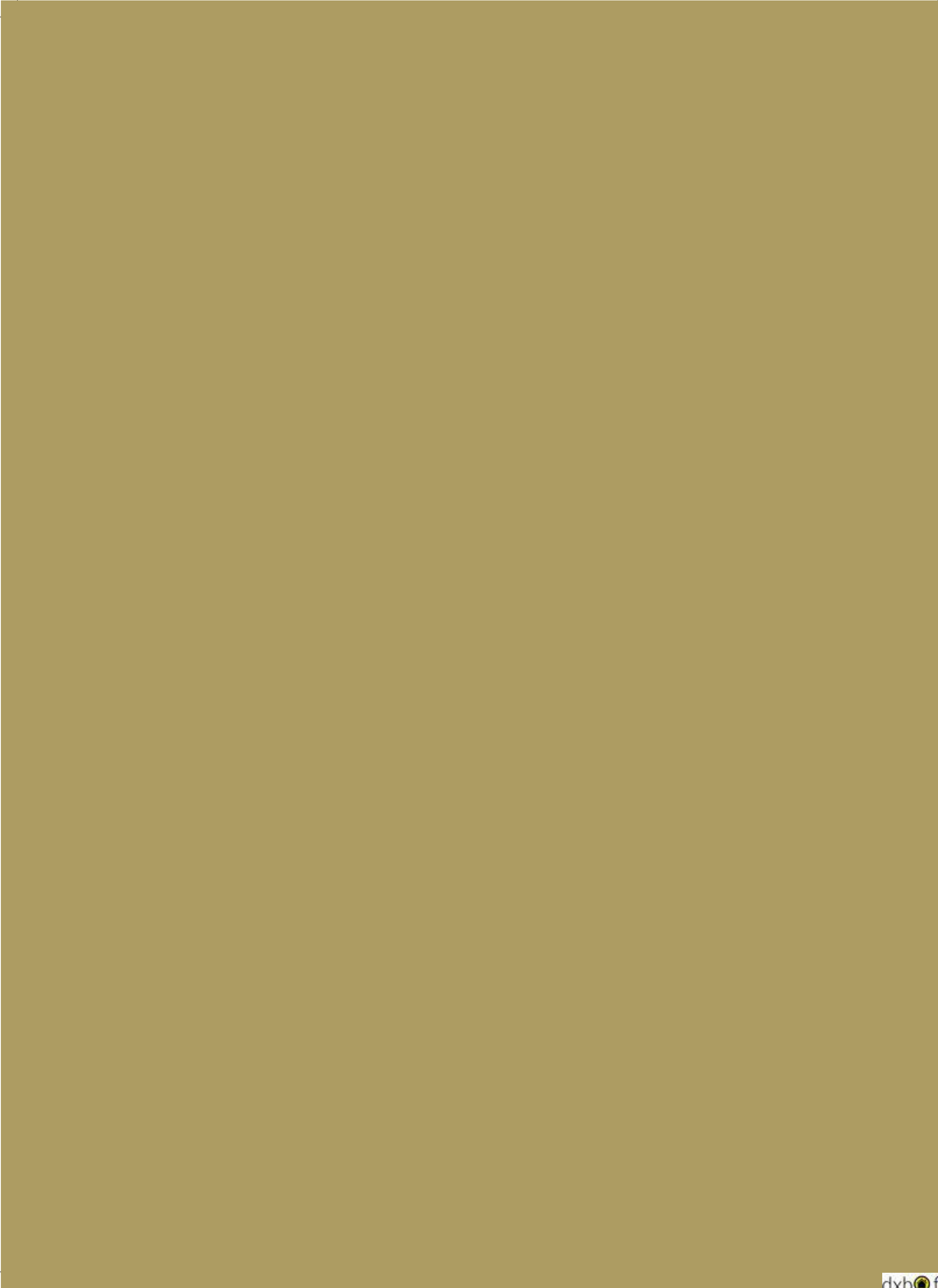
SOBHA
REALTY

DESIGNED FOR
A LIFE LESS ORDINARY.



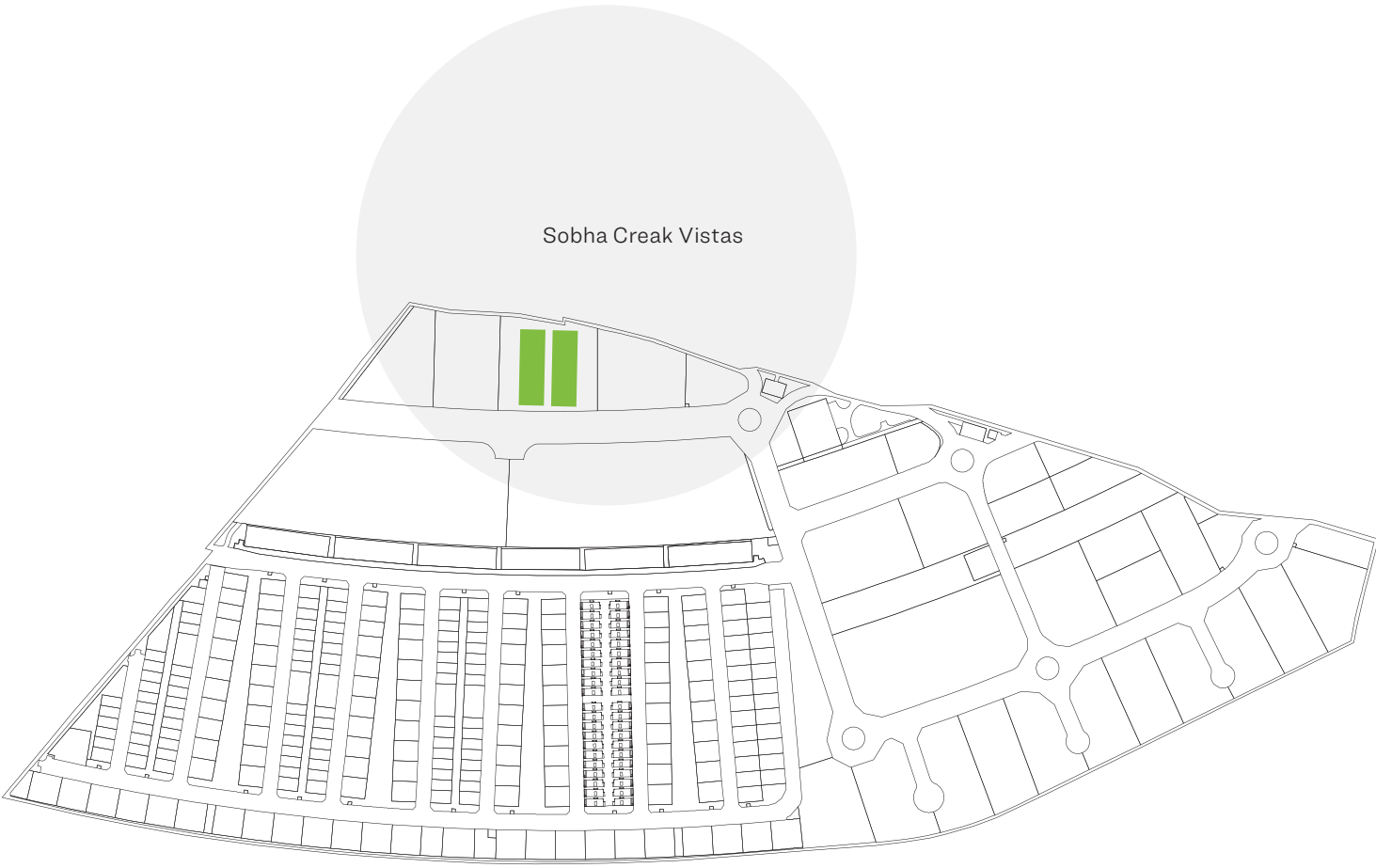
- 01 ENTRY / EXIT TO HARTLAND
- 02 HOTEL
- 03 SOBHA CREEK VISTAS
- 04 INTERNATIONAL SCHOOLS
- 05 HIGH RISE BUILDING - RESIDENTIAL
- 06 HARTLAND GREENS
- 07 GATE TO HARTLAND ESTATES
- 08 HARTLAND TOWNHOUSES
- 09 HARTLAND FOREST VILLAS
- 10 HARTLAND GARDENIA VILLAS
- 11 HARTLAND WATER CANAL VILLAS
- 12 DUBAI CANAL
- 13 DUBAI METRO LINE
- 14 AL MEYDAN ROAD
- 15 RAS AL KHOR ROAD
- 16 AMENITIES

- | | | |
|---------------|--------------------|--------------------|
| YOGA CENTRE | SWIMMING POOL | HOTELS |
| CAFES | SPA | RETAIL |
| WALK | PARK | HARTLAND SQUARE |
| HARTLAND CLUB | HARTLAND BOULEVARD | CHILDREN'S NURSERY |
| MOSQUES | | |



P L A N S

MASTER PLAN



UNIT PLAN

- 1 BEDROOM - TYPE A
- 1 BEDROOM - TYPE A
- 1 BEDROOM - TYPE A
- 1 BEDROOM - TYPE A

APARTMENT FEATURES



Variety of unit plans



Impeccable interiors



Undercover car parking



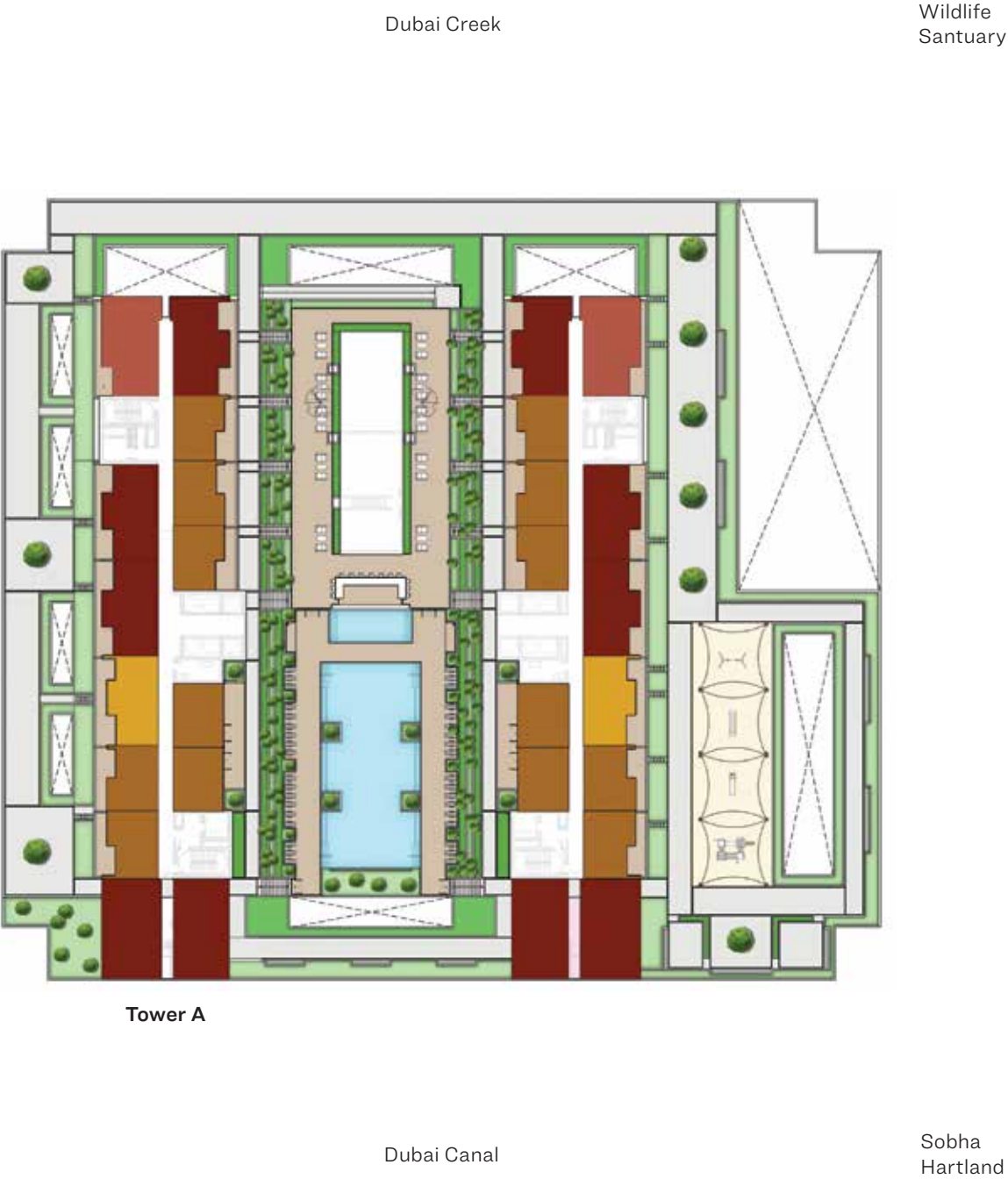
Fully fitted kitchens



Balcony in all units



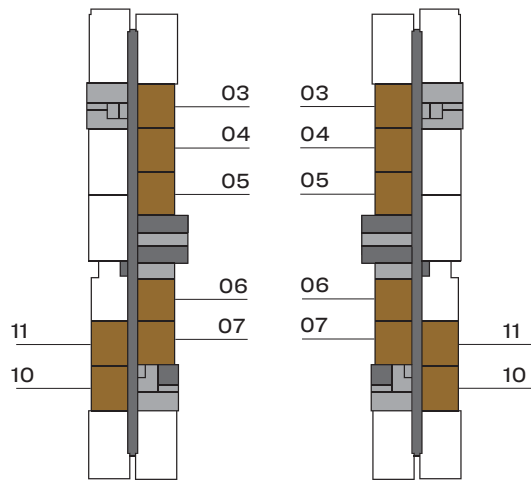
Bedroom wardrobe in all units



1 B E D R O O M A P A R T M E N T

TYPE A (with balcony)

Suite Area - 445.75 Sq Ft
Balcony Area - 47.25 Sq Ft
Net Saleable Area - 493 Sq Ft



UNIT TYPE -1A | LEVELS 2 - 28

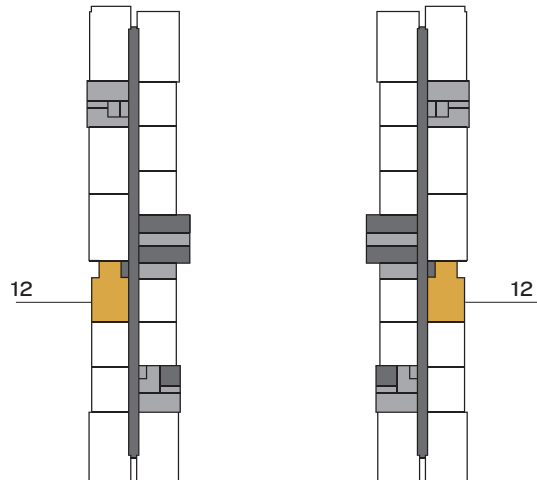


Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

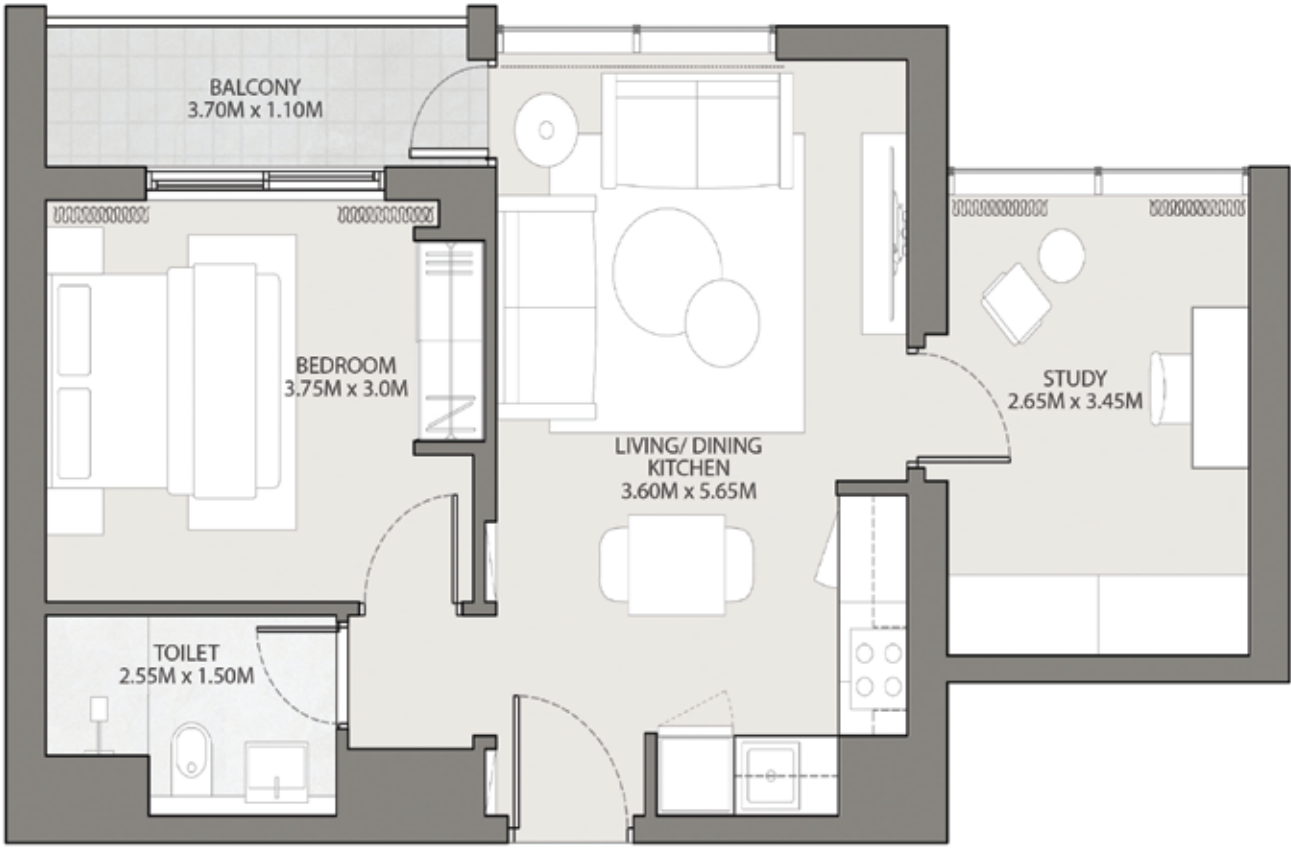
1 B E D R O O M A P A R T M E N T

TYPE B (with balcony and study)

Suite Area - 565.21 Sq Ft
Balcony Area - 47.79 Sq Ft
Net Saleable Area - 613 Sq Ft



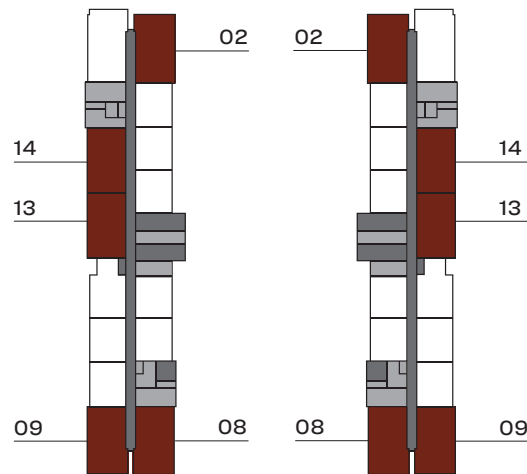
UNIT TYPE -1B | LEVELS 2 - 28



2 BEDROOM APARTMENT

TYPE A (corner units and non-corner units, all with two balconies)

Suite Area - 688.83 Sq Ft
Balcony Area - 115.17 Sq Ft
Net Saleable Area - 804 Sq Ft



UNIT TYPE - 2A | LEVELS 2 - 28

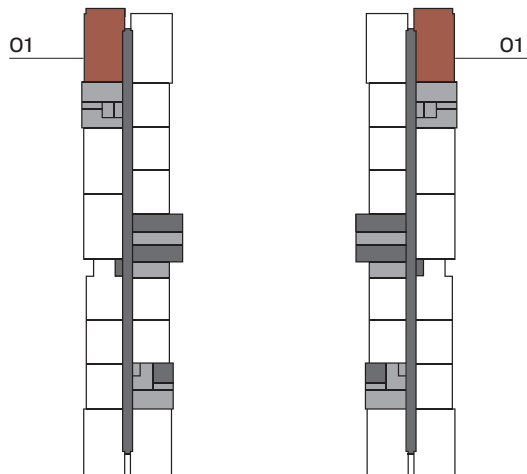


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2 BEDROOM APARTMENT

TYPE B (corner units with two balconies)

Suite Area - 730.01 Sq Ft
Balcony Area - 168.99 Sq Ft
Net Saleable Area - 899 Sq Ft



UNIT TYPE - 2B | LEVELS 2 - 28

