

SOBHA

REALTY



SOBHA HARTLAND

GREENS



SOBHA HARTLAND

CREEK VISTAS





92% OF THE TOTAL 870 MILLION IN REVENUE IN 2019



WHAT NEXT?



SOBHA HARTLAND

ONE PARK AVENUE



SOBHA HARTLAND

WHY ONE PARK AVENUE?

An aerial photograph of Central Park in New York City, showing the green expanse of the park with its winding paths, trees, and several yellowish-brown sand traps. In the background, the dense Manhattan skyline is visible under a hazy sky, with the Hudson River to the right.

HYDE PARK, LONDON

dxboffplan



An aerial photograph of Central Park in New York City. The park is a large, green, rectangular area in the center, surrounded by dense urban development. In the background, the Hudson River and the George Washington Bridge are visible. The foreground shows various skyscrapers and buildings, including the United Nations Secretariat Building on the left and the United Nations General Assembly Building in the center. The text "CENTRAL PARK, NEW YORK" is overlaid in white, bold, sans-serif font across the middle of the image.

CENTRAL PARK, NEW YORK





One Park Avenue

This is an aerial architectural rendering of a city development. The image shows a mix of residential and commercial buildings, green spaces, and infrastructure. A red arrow points from the 'Central Park' label to a specific green area. A yellow box highlights a building on 'One Park Avenue'. A pink label identifies 'Park Avenue Rd.'. The bottom of the image features a 'dxb offplan' watermark.

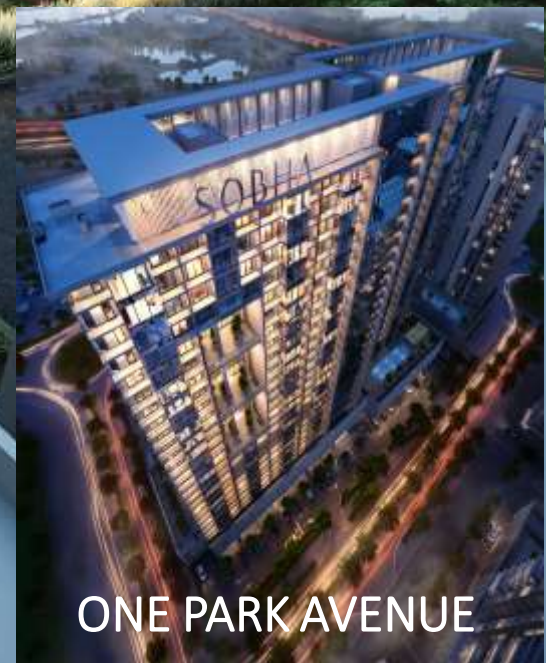
Park Avenue Rd.

Central Park

An aerial view of a lush, landscaped park area. The park features a large, curved, white, tiered structure that resembles a modern amphitheater or a large planter. It is surrounded by dense greenery, including tall trees, palm trees, and flowering plants in shades of pink and purple. A paved path winds through the park. In the background, modern high-rise buildings are visible. The foreground shows a white, stepped concrete structure, possibly a rooftop terrace or a low wall.

CENTRAL PARK AT SOBHA HARTLAND

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IT IS THE 1ST BUILDING ON THE PARK AVENUE
THERE WILL BE ONLY ONE



HOW ARE PEOPLE LIVING CURRENTLY?



Stressful commuting
from and to home



Unhealthy lifestyle with no room to
breath and rejuvenate



Minimal family healthy /
safe neighborhood



Frequent maintenance
work / charges



Crowded busy / construction
sites leading to noisy areas



Costly utilities



How are we solving these problems with
ONE PARK AVENUE?



Taking Greens to new heights

The 6-triple heightened Sky Gardens on the 10th, 14th and 18th floor integrates the Greens vertically

– For the 1st time in Dubai





Noise-free homes

Downtown Living

- Noise of the traffic – whichever floor you live
- Noise of neighbours – across the floor



Hartland Living

- Noise of the birds – forest living
- Enhancing the gap between the window panes
- Additional gasket barrier systems to arrest leakage
- 5.4 mm thick doors arrests noise between rooms

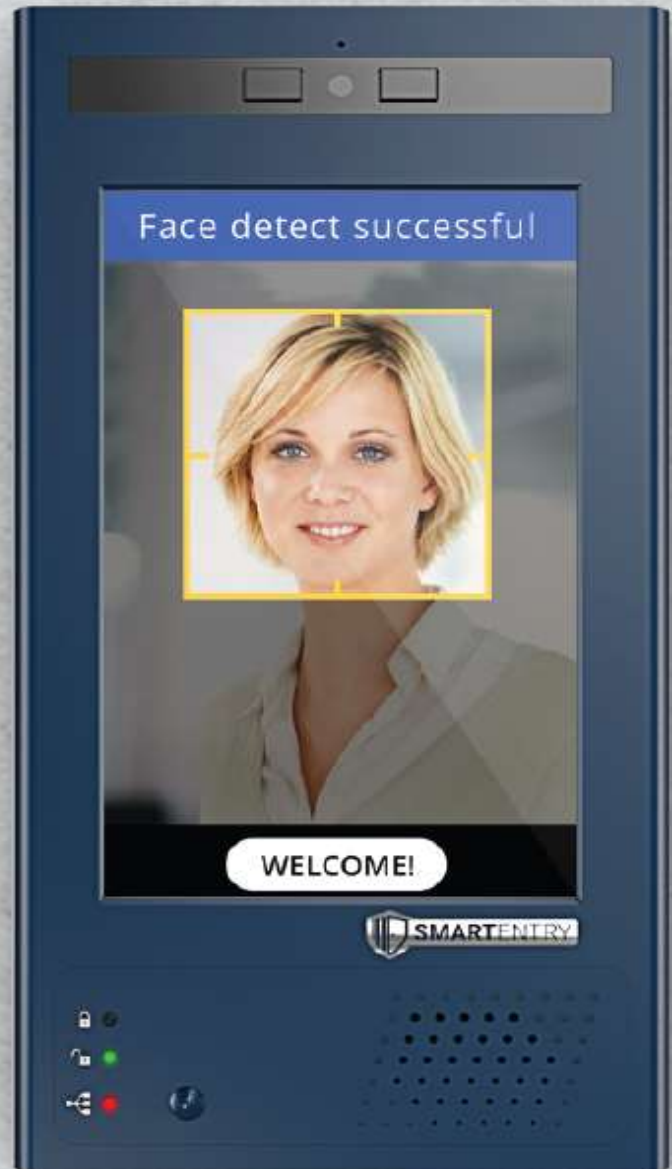
Energy efficiency

Solar controlled windows - A hi-tech product to allow sunlight to pass through a window while radiating and reflecting away a large degree of sun's heat.

This makes your AC run less to cool your living spaces and at the same time does not require you to switch on the lights during daytime.

20-30% less cost on electricity.





Peace of mind

Security

- A community living does not let your kids run outdoors and end up directly on the road

Convenience

- RFID / Facial recognition access in the lobby, common areas
- 20 second smart lifts

THE NEXT CHAPTER AT SOBHA HARTLAND BEGINS



SOBHA HARTLAND
ONE PARK AVENUE

PRODUCT DETAILS





SOBHA HARTLAND
ONE PARK AVENUE

G + 3P + 24





SOBHA HARTLAND
ONE PARK AVENUE



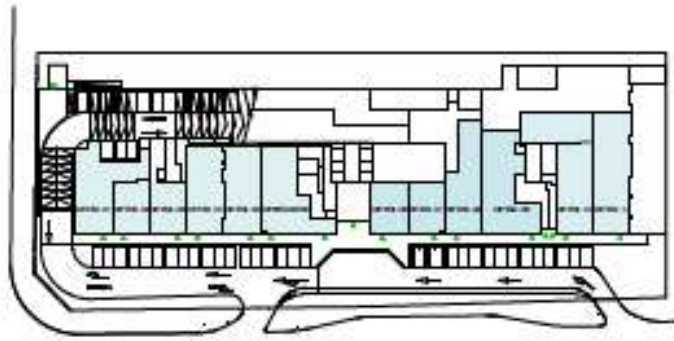
- CORRIDOR
- ELEVATORS
- SKY GARDEN

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

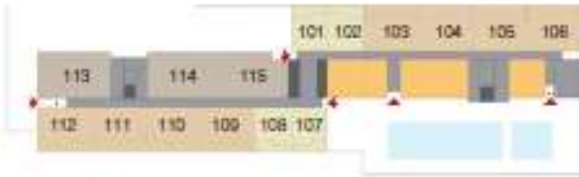


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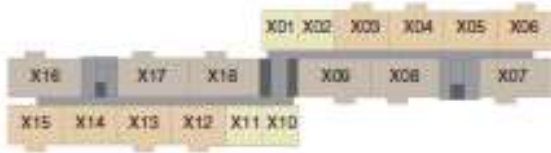
DETAILED FLOOR PLAN



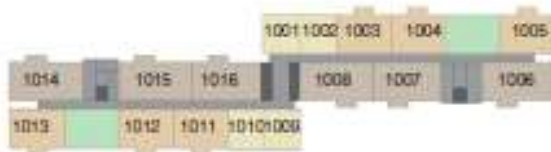
Ground Level



Level 01



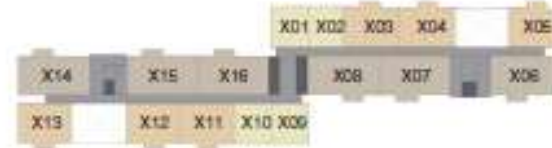
Level 02 - 09



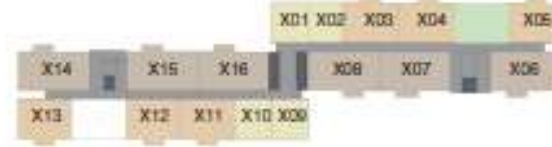
Level 10

LEGEND

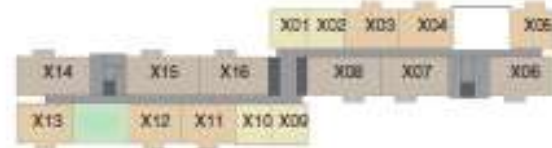
- RETAIL & RESTAURANT
- AMENITIES /
- CORRIDOR
- ELEVATORS
- SKY GARDEN
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- SWIMMING POOL



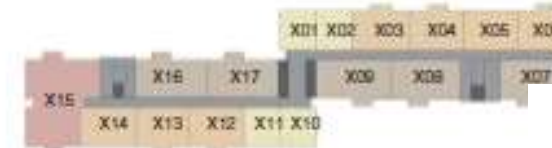
Level 11, 12, 15, 16, 19 & 20



Level 13 & 17



Level 14 & 18



Level 21 - 24



Typology	Qty	% Mix	Area Range	
1 BR	96	24%	739	853
2 BR	166	41%	1,087	1,288
3 BR	137	34%	1,459	1,750
4 BR	4	1%	2,964	
TOTAL	403	100%		



SOBHA HARTLAND
ONE PARK AVENUE

PRE LAUNCH DETAILS

- Releasing all floors
- Pre-launch prices starting AED 1.09 mn
- Flexible payment plan of 5% booking,
5% every 3 quarters and rest on completion
- Spot offers on booking in Eid



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ONE PARK AVENUE

Thank you