



**SOBHA HARTLAND**

**GARDENIA VILLAS**

FLOOR PLANS

Luxe

# terraced villas

that seamlessly merge nature with design

Spread across a spacious 4,349 square feet, Gardenia villas form a beautiful backdrop to your life. These villas are spread over two floors, and have four bedrooms, complete with ensuite bathrooms, a separate maid's room, a private garden and terrace.

Floor to ceiling windows bathe your villa in natural light and rooftop lounges have been created for evening get-togethers or a spot of gardening with an optional private elevator that makes them all the more accessible.

All this luxury comes with unrivalled views of the Dubai Canal and Downtown Dubai.

SALEABLE AREA  
4,349 SQ.FT | 404.04 SQ.M.





### Quiet Home Technology

Solid 44mm thick veneer doors across the villa ensure that conversation meant to be private stay that way while acoustic lining with window louvres keep your villa free of neighbouring white noise.



### Double Glazed Windows

Windows that offer complete acoustic and thermal insulation to keep those harmful UV rays at bay so you use that sunscreen lotion only when you hit the beach.



### Floor insulation

Complete floor insulation across the villa ensures that staff chores carry on quietly around you as you savour some quality time with your family.



### Shading structures

Louvres, overhangs and screens greet you with fresh air and light as you enter your villa while avoiding direct exposure.

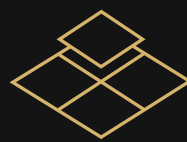




Ambient cove lighting across the villa, including the living room, provide an accentuates the aesthetic appeal of the living space.



Optional home lifts that are a rare luxury statement uniquely designed to offer extra comfort and add to the aesthetic of your home.



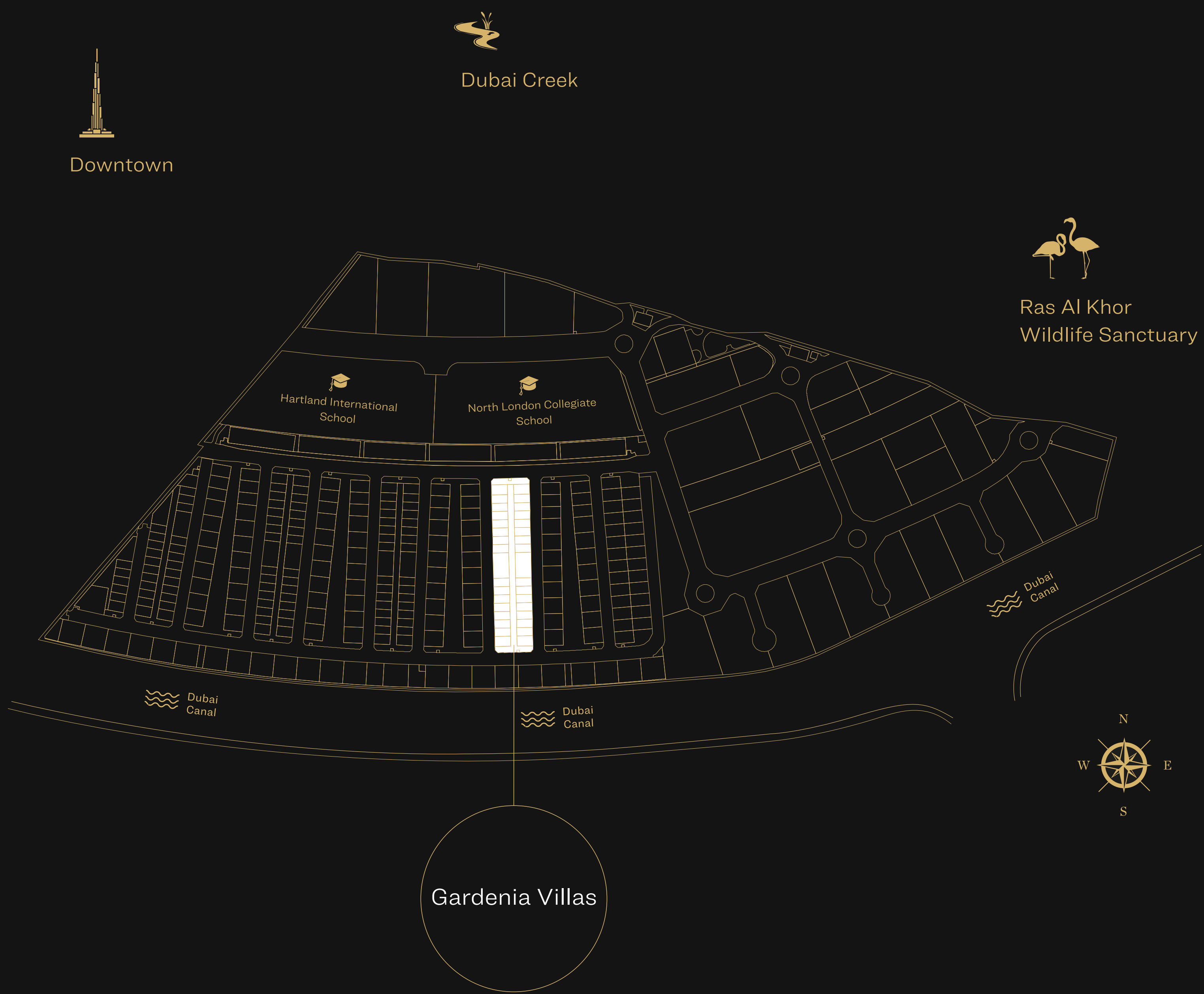
Matt tiles on floors and sugar finish tiles on walls with brush aluminium edges and identical joint lines define the military precision that goes into designing the bathrooms.





Gardenia Villas at Sobha Hartland maintain a seamless flow between public and private interfaces, allowing the maximization of space, contoured to balance private corners and open spaces.

MASTER PLAN



GARDENIA VILLA FEATURES



Optional Private Lift



Maid's Room



Double Height Entrance Foyer



Family Lounge



4 Bedrooms,  
Ensuite Bathrooms,  
Terrace Access



Swimming Pool with  
Garden & Deck



42% of Plot Area  
as Open Space



Car Garrage  
For 2 Cars





GROUND FLOOR

Lavish L-shaped deck

Wide patios that opens out into a central courtyard garden with an infinity edge pool that soothes the senses with the sound of flowing water.





## FIRST FLOOR

### Family lounge

When you take the lift to the first floor and settle down on the lazy boy in the lounge with a bag of crisps, you feel like you've arrived at your favourite movie or sports lounge, but with only your favourite people for company.





## TERRACE

### Rooftop lounge

Terraces that have been created for evening get togethers or a spot of gardening while overlooking the Dubai Canal on one side and Downtown Dubai on the other.