



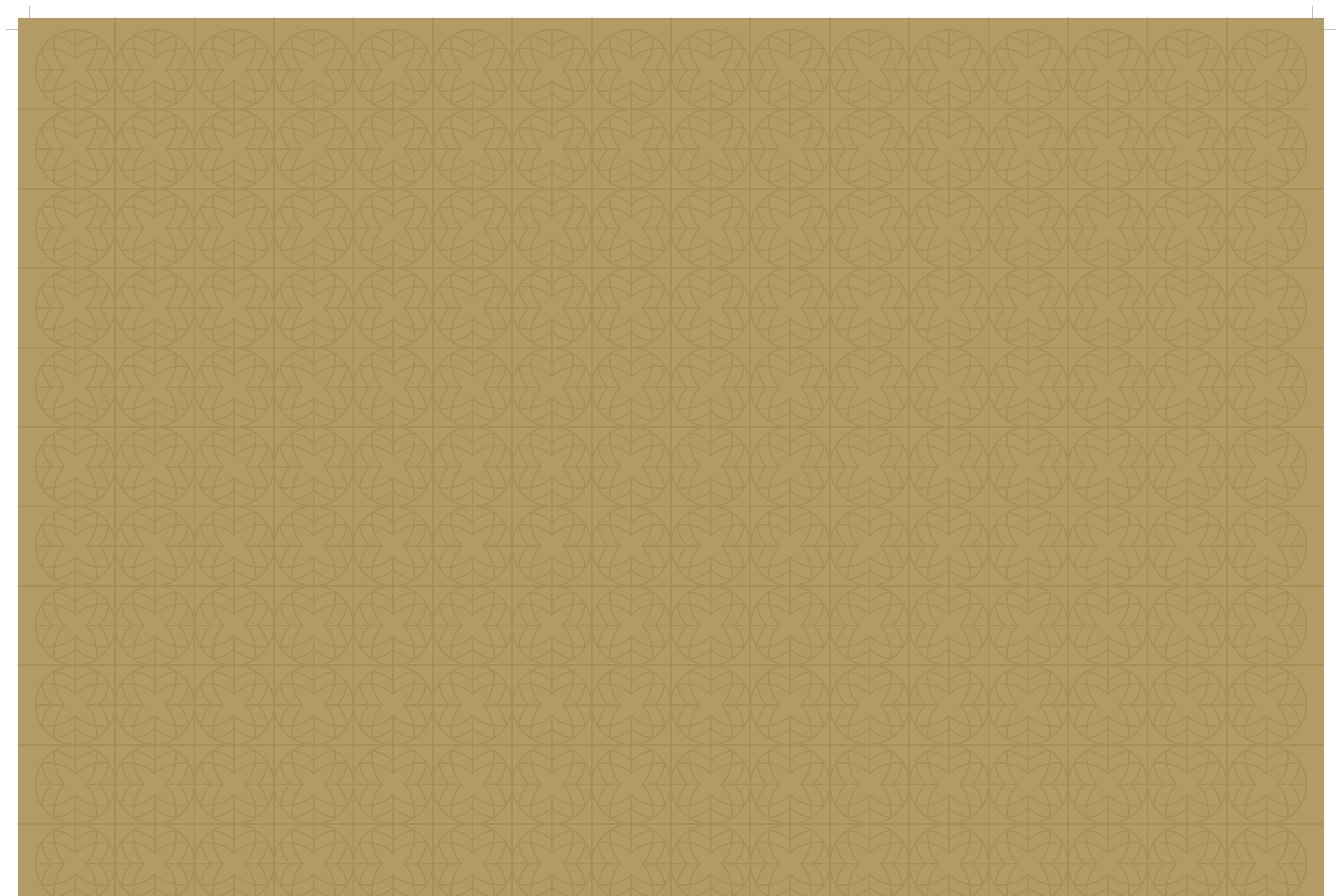
SOBHA HARTLAND
GARDEN HOUSES

SOBHA
REALTY

SOBHA
REALTY

SOBHA HARTLAND
GARDEN HOUSES







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 estate is perched along the idyllic Dubai Water Canal, in Mohammed Bin Rashid Al Maktoum City, the heart of Dubai.

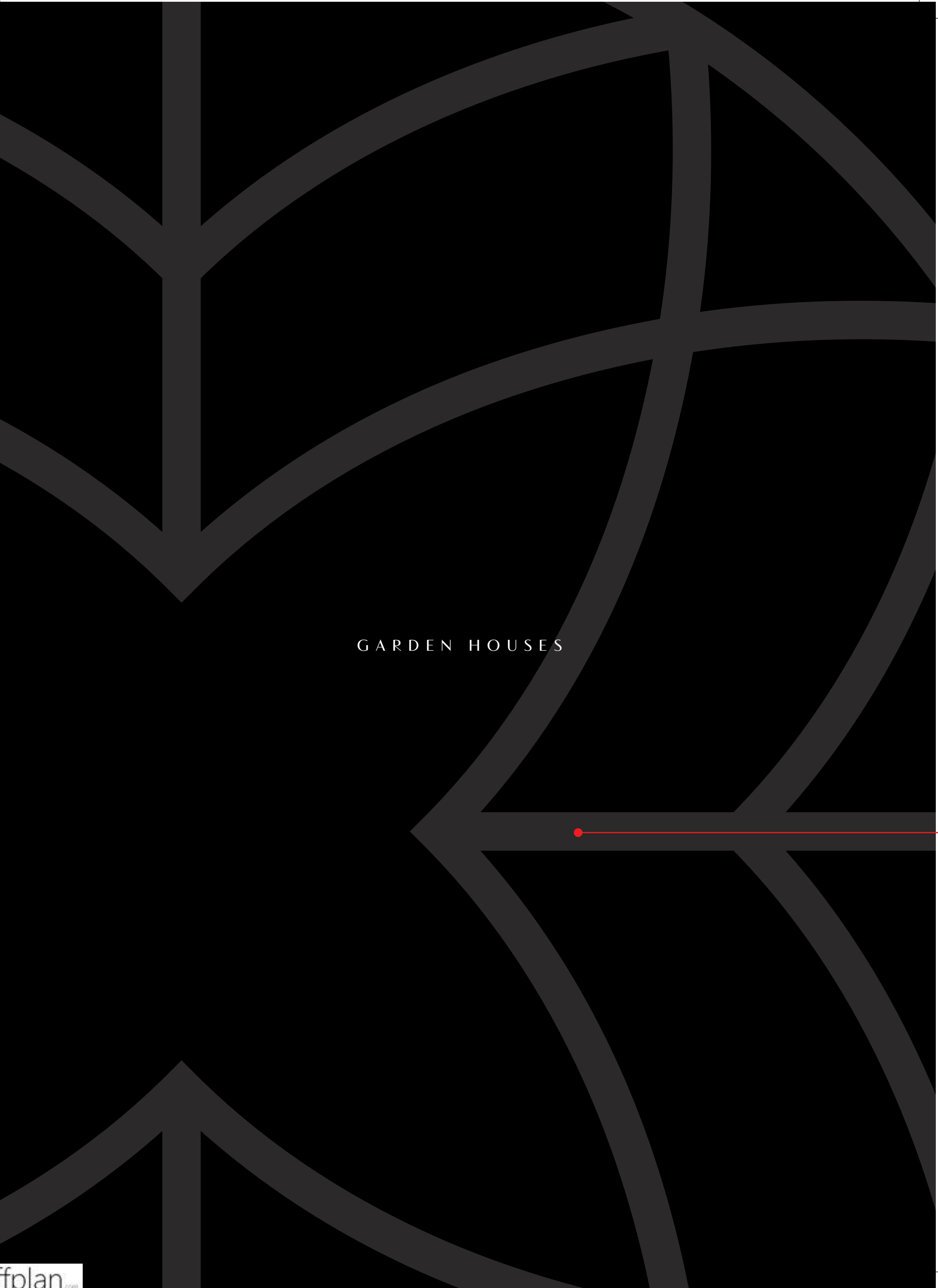


URBAN PLANNING PHILOSOPHY

Sobha Hartland follows the principles of urban design, the likes of which haven't been seen in Dubai. Our philosophy of community living, borrows from the great cities of the world - Paris, Barcelona and Rome. The rectangles in our design drawings follow the golden ratio of art.

A seamless flow is maintained in public and private interfaces, allowing human interaction.

The residences are cleverly laid out to maximise open space and privacy of the spatial, visual and acoustic kind. Sobha Hartland is a homogenous masterpiece upholding the virtues of urban design with great attention to detail.



GARDEN HOUSES





EXPERIENCE THE
LUXURY OF
AN EXCLUSIVE
LONDON GARDEN HOME.
*IN THE HEART
OF DUBAI.*



GREET VISITORS IN YOUR
PRIVATE GARDEN EVERY DAY.

*NAMELY THE BIRDS AND
BUTTERFLIES.*

In one of the greenest nooks in central Dubai
you'll discover homes that are inspired by the most coveted aspect
of London life – private garden living.

Welcome to Garden Houses at Sobha Hartland.

Inspired by classic London-style
garden houses, these contemporary homes will introduce you to
a life that can't be experienced elsewhere in Dubai.

INSPIRED BY
THE GARDEN HOMES
OF LONDON.
*NESTLED IN
PRIME CENTRAL DUBAI.*

The classic townhouses of London introduced the world to the concept of garden living. With their beautifully landscaped private gardens, they fashioned a life of leisure and holistic well-being for home-owners.

Garden Houses at Sobha Hartland now gives you a chance to experience the tranquillity of this life, enhanced with contemporary luxury.



THESE EXCLUSIVE
GARDEN HOUSES ARE
LIMITED IN NUMBER.

*BUT CONTAIN
ENDLESS
POSSIBILITIES.*

A typical day here is a rare mix of leisure and luxury. Begin your mornings on a peaceful note in your beautifully landscaped private garden, with the smell of fresh grass reviving your senses. Follow it up with a hearty breakfast amidst the chirping of birds and fluttering of butterflies. Afternoons are best spent curled up on a hammock in your private backyard. While evening sunsets merit some quality time with the kids.

With 3 floors and two private gardens, a Garden House takes luxury living in Dubai to a whole new level. And with just 16 of these homes available, this life is as exclusive as it gets.

A GARDEN HOUSE
IS MORE THAN A HOME.

*IT'S WHERE
MEMORIES BLOSSOM.*

Once you move into a Garden House, your life changes forever. You suddenly begin to appreciate the important things in life. Play time with the kids outdoors isn't rare but a daily event.

Get-togethers on the lawn are weekend essentials.

You even find more time for yourself. The possibilities are endless indeed, but one thing's for certain.

There's nothing better than spending time relaxing, in the company of nature.



LIVE AT DUBAI'S
MOST PRESTIGIOUS ADDRESS.
IN THE LAP OF NATURE.

Central Dubai's greenest estate, Sobha Hartland, is a world away from the rest of Dubai. This haven is blessed with hundreds of species of trees and sprawling acres of open greens. Right in the heart of this estate, on the most picturesque street, you'll find Garden Houses at Sobha Hartland.

We've named this gorgeous tree-lined street Garden Avenue, for good reason. A stroll down this green lane will take you to 16 of the most unique homes in Sobha Hartland. Living in a three-level residence with state-of-the-art amenities, on a landscaped street like this, is a special experience.



EXCLUSIVE
THREE-LEVEL
RESIDENCES THAT
*ELEVATE YOUR
LIVING EXPERIENCE.*

Welcome to a life that's as rare as it gets in central Dubai. Garden Houses at Sobha Hartland offer you a range of thoughtful, modern amenities crafted to make your life as luxurious and comfortable as possible.

• Experience contemporary Garden House living with two beautifully landscaped private gardens, at the front and back of your home.

• Discover unmatched luxury with a home that features three naturally-lit levels of convenience and comfort.



• Get used to extravagance with a 3300 sq. ft. living space featuring 4 master bedrooms, spaced across three levels.

• Start expecting more with an abode that includes private landscaped gardens, open sundecks, a powder room, domestic-help quarters, walk-in closets, wide balconies and a garage.





• Add a spa-like experience into your daily routine with porcelain-tiled, beautifully decorated bathrooms that provide the perfect balance between sophistication and comfort.

• Experience nothing but the finest with homes that follow German standards of luxury and go through detailed checks for quality control.

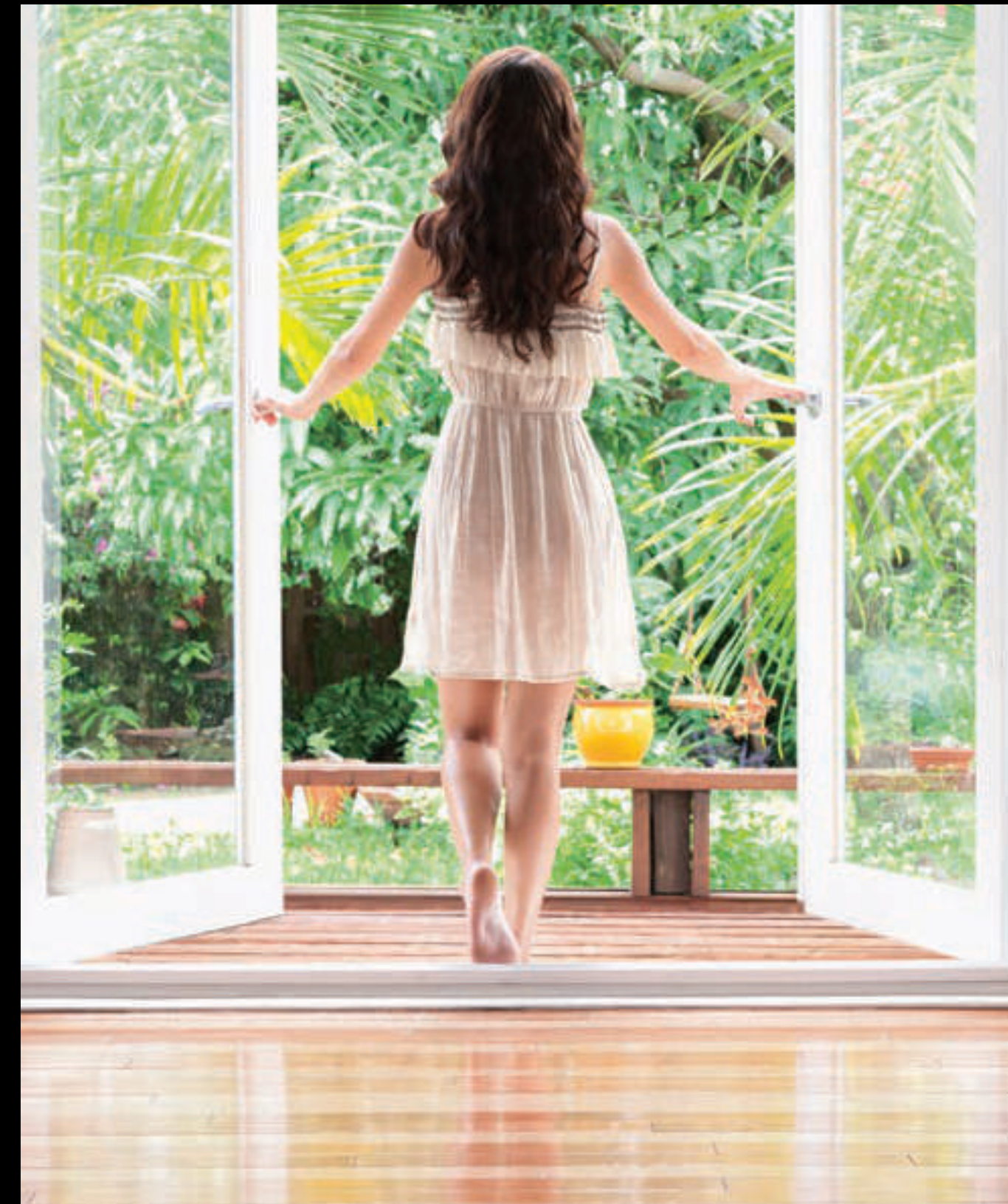


• Spend some quality time with the family or simply get lost in your thoughts, in your private landscaped gardens.



• Experience true luxury without the wait with Garden Houses that are entirely ready for you to move into.

• Live at Dubai's most prestigious address:
1-27 Garden Avenue, Sobha Hartland, MBR City, Dubai.

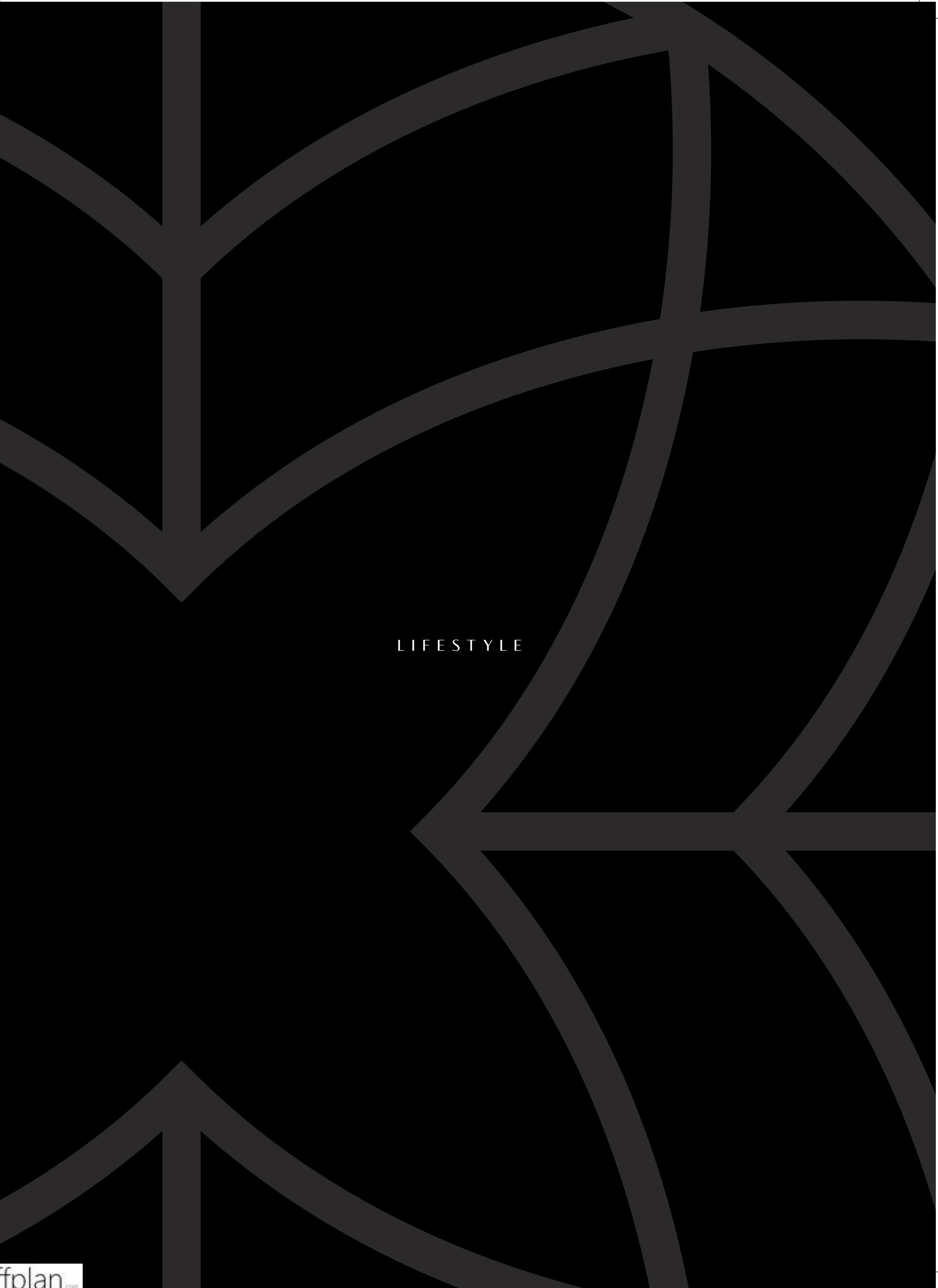
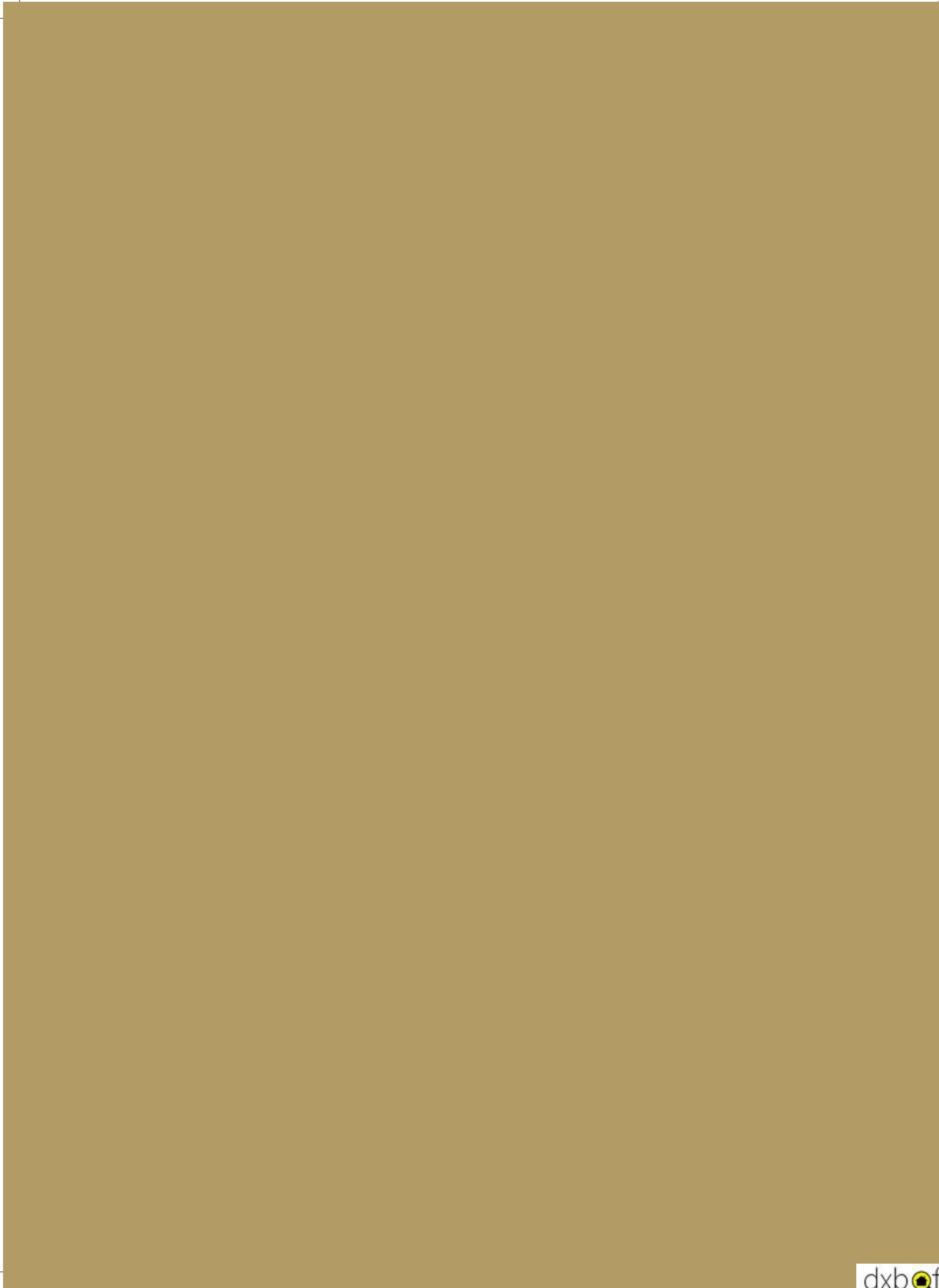


WELL - CONNECTED
TO NATURE.
AND DOWNTOWN DUBAI.

Your Garden House is nestled amidst
Dubai's greenest estate.
Life here comes with added benefits like centrality,
convenience and comfort.

- Nestled within a gated community in the heart of Sobha Hartland.
- Part of an 8 million sq. ft. estate with 30% space reserved for lush greenery.
- Home to spectacular views of the Dubai skyline,
Ras Al Khor Bird Sanctuary, Dubai Canal and Dubai Creek.
- A two-minute walk away from top international schools,
the community triangular park and the walkway along the Dubai Canal.
- Well-connected to the rest of the city
through the future metro line and the Ras Al Khor main road.





LIFESTYLE

THE GARDEN HOUSE LIFESTYLE
AT SOBHA HARTLAND
ISN'T JUST RARE.
IT'S THE ONLY ONE IN DUBAI.



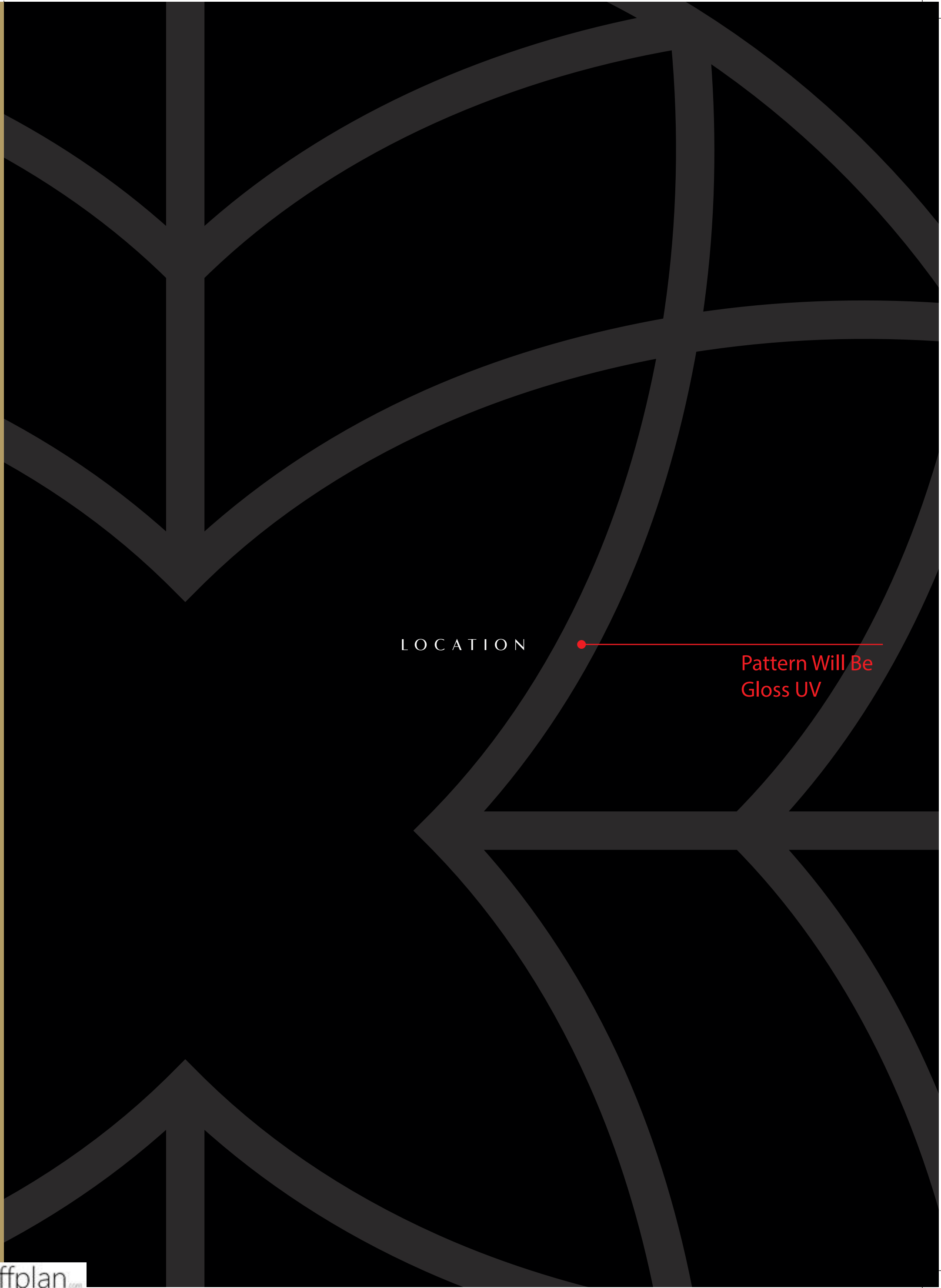
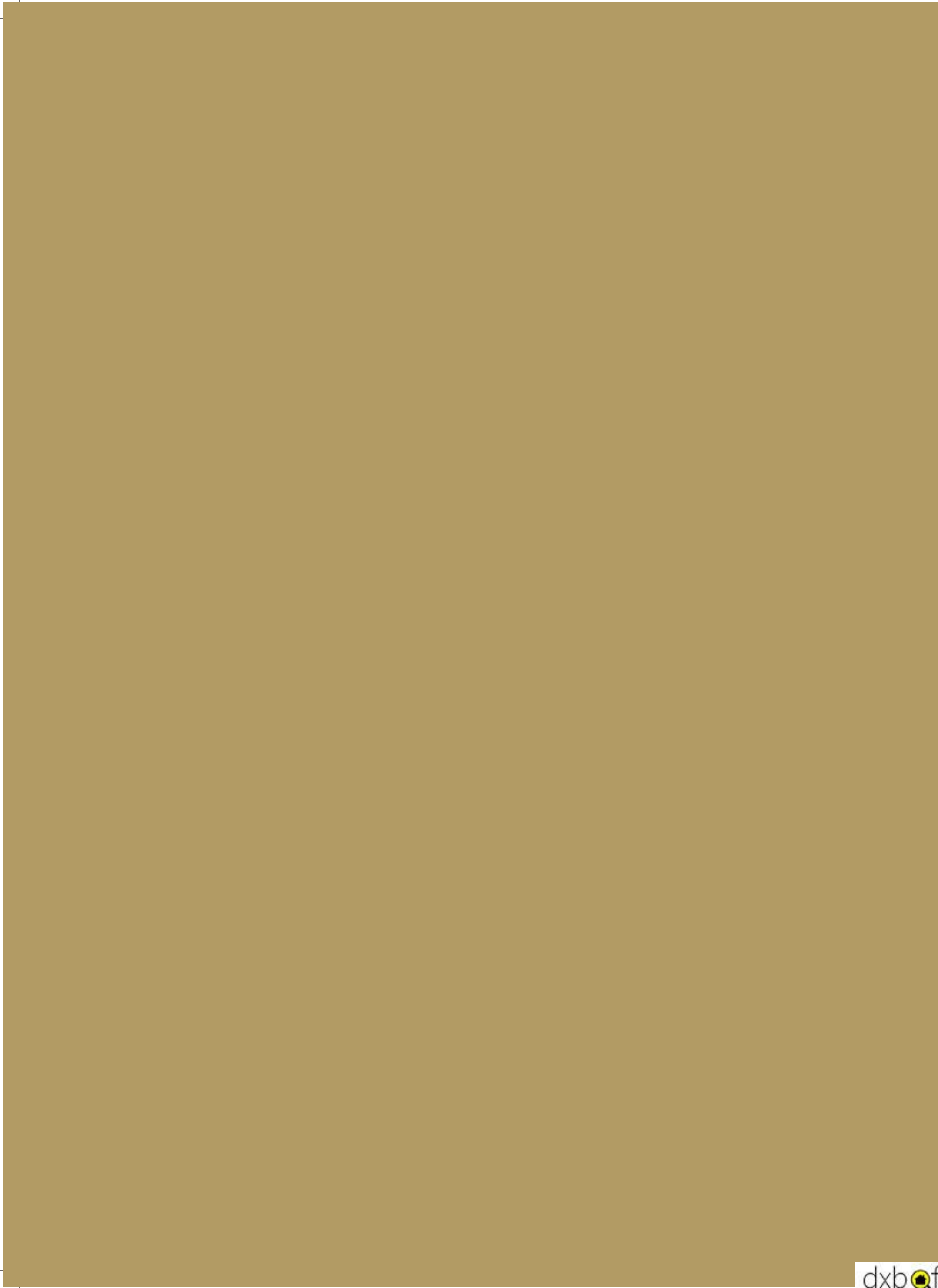


The Garden Houses at Sobha Hartland introduce you to a lifestyle that's the first of its kind in Dubai.

At home, you'll experience London-style garden home living. Surrounding your home are sprawling acres of open greens with hundreds of species of trees. The 8 million sq. ft. estate that envelops your abode, is home to numerous nurseries, healthcare facilities, swimming pools, sports facilities, playgrounds and parks.

It's a life that offers you everything at a fraction of the cost of owning a villa.





LOCATION

Pattern Will Be
Gloss UV

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 International Financial Centre (DIFC), and the 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.



Sobha Hartland booklet
paste here
Position - Center Bottom of brochure

DESIGNED FOR
A LIFE LESS ORDINARY.



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

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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 last 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 and furnishings, façade, 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 craftsmen for their impeccable attention to detail.



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.

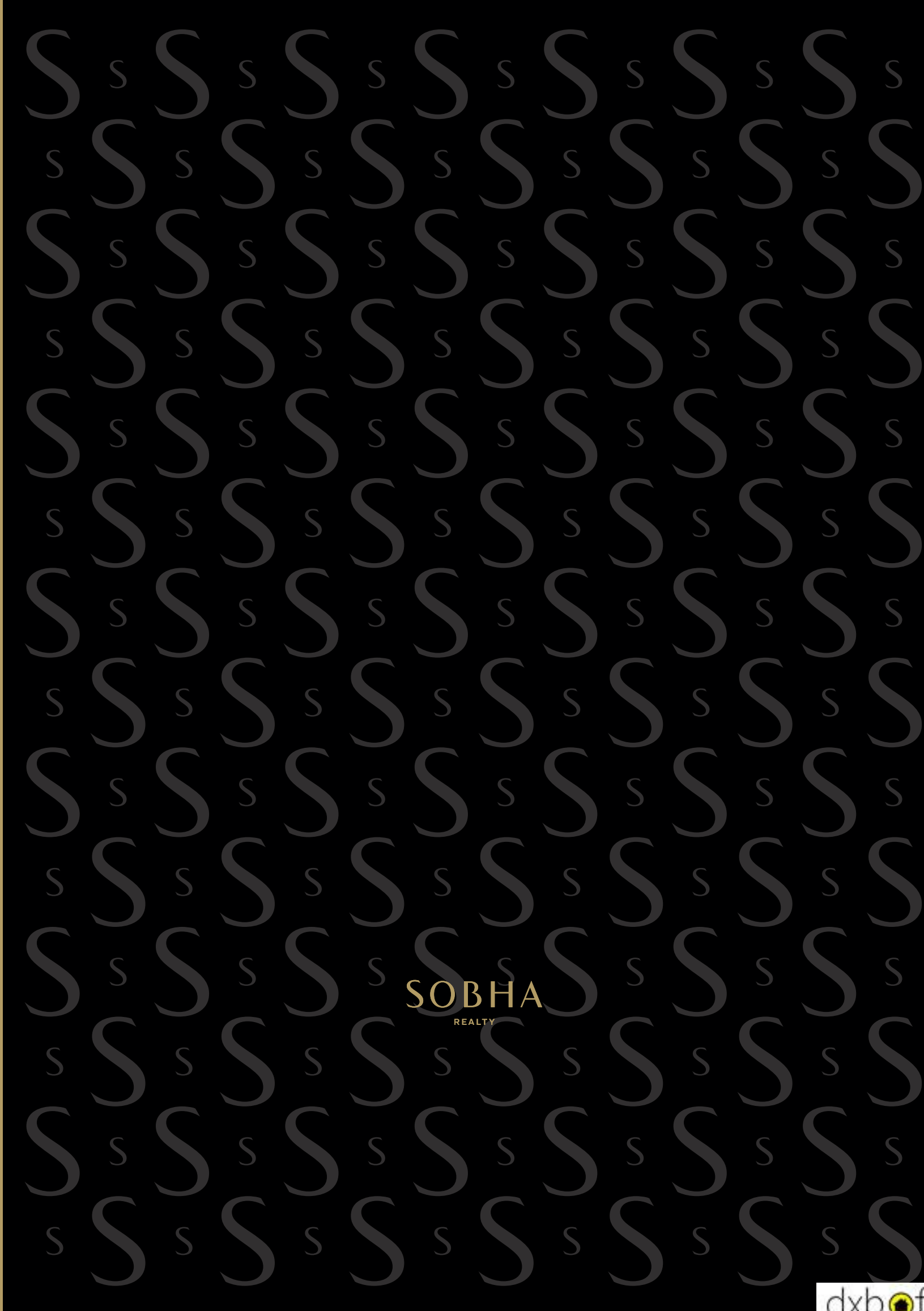
- Architectural Design Studio
- Interiors Division
- Electromechanical Works
- Landscaping & Nurseries
- Sobha Architecture, Glazing & Metal Works
- Restoplus Sleep Solutions
- Concrete Products Division
- Precast

From
decorating
palaces
to building them.
The incredible story
of one man's
commitment
to *craft*.

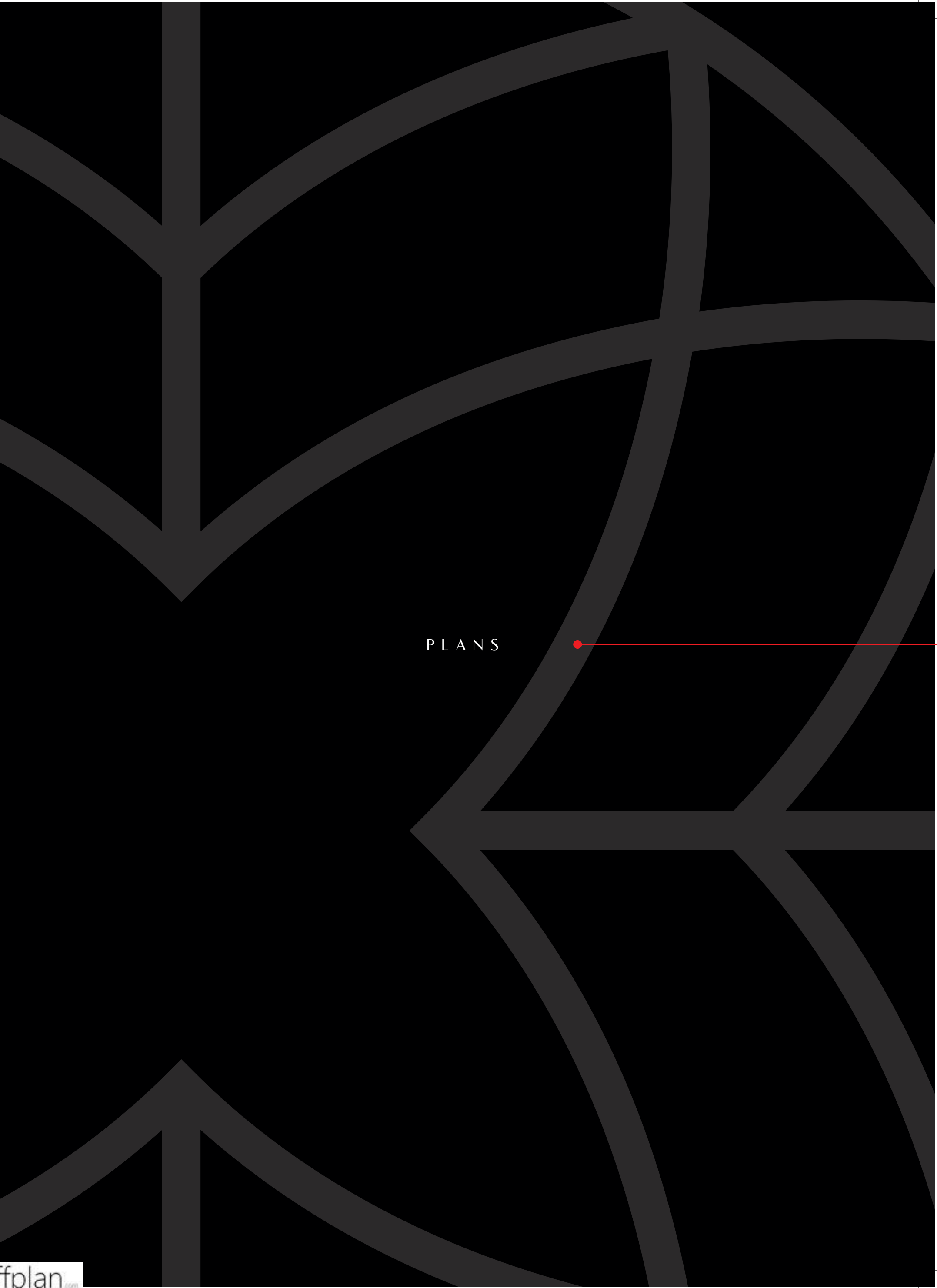
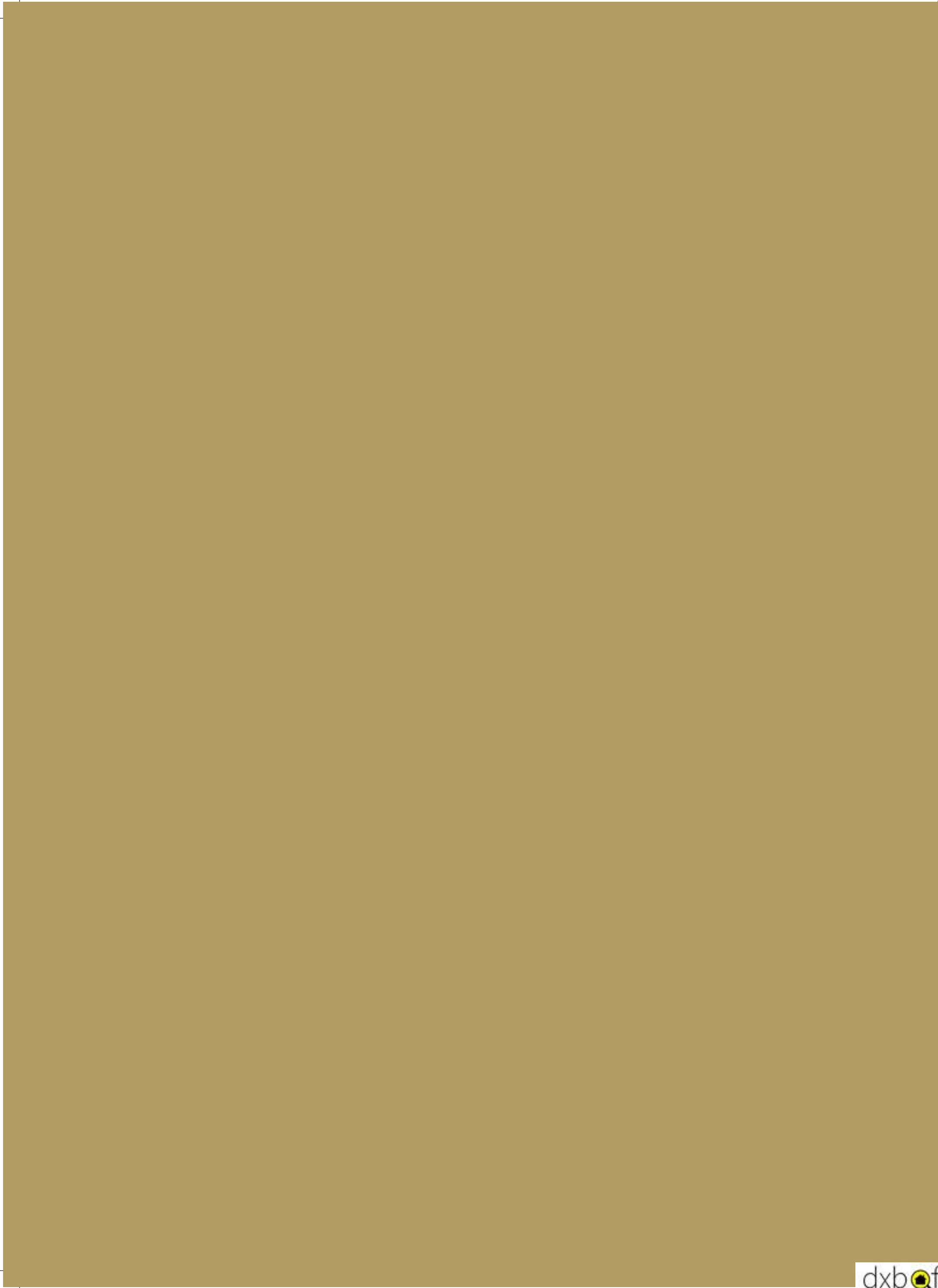


Mr. PNC Menon

Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings as an interior decorator to the royal homes, to one of the most respected names in real estate. He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the-art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered. Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.



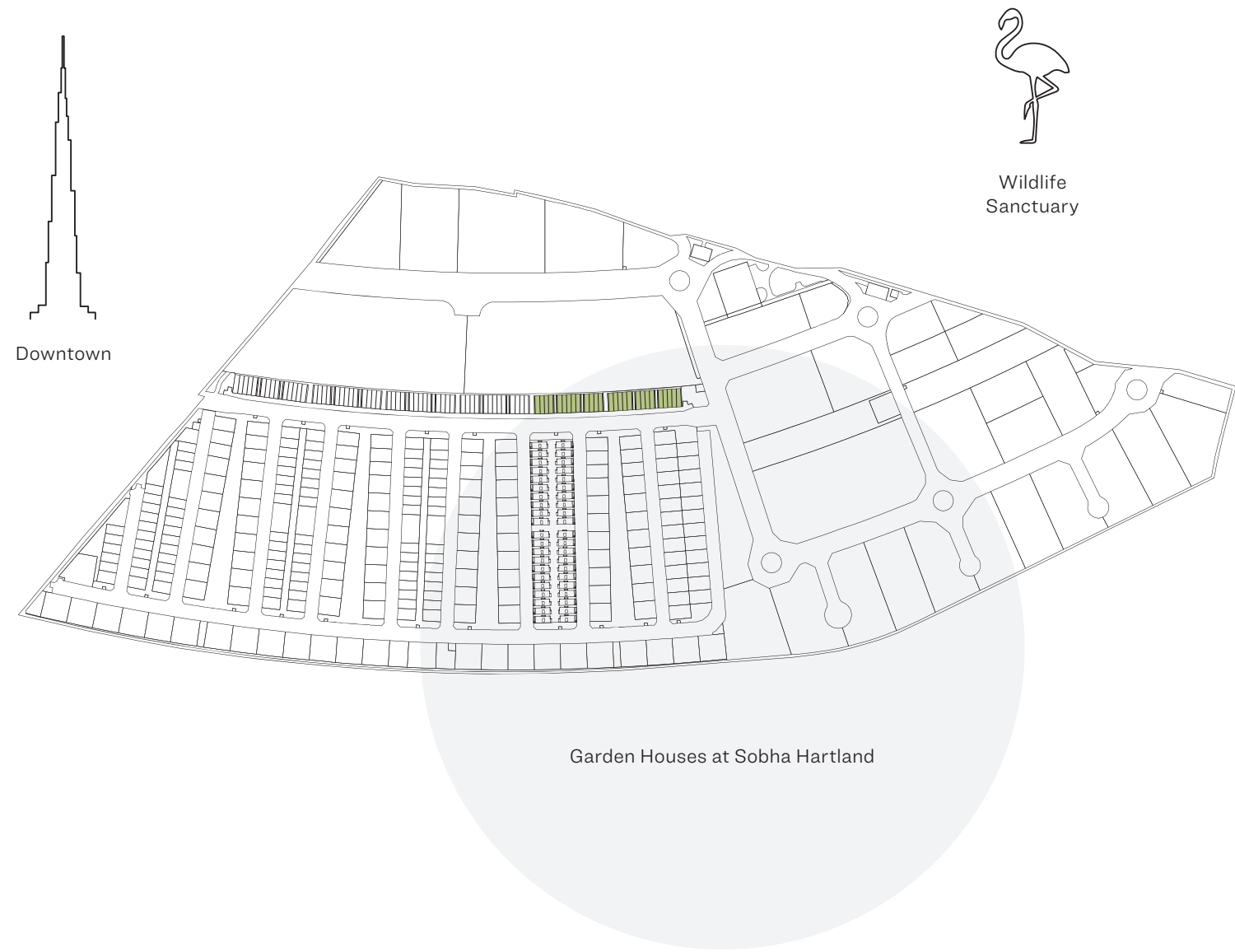
SOBHA
REALTY



PLANS



LOCATION PLAN



Ground Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.



First Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.



Second Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.