

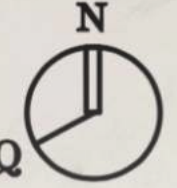
A modern, multi-story house with large glass windows and balconies, illuminated from within at night. The house has a contemporary design with flat roofs and large windows. In the foreground, there is a paved area with some potted plants. To the left, a silver SUV is parked in a garage area. To the right, a silver sedan is partially visible. The overall atmosphere is sophisticated and modern.

II SOBHA HARTLAND II

Brochure of the project on the shore of the lagoon in the Shoba district

Villas on the shore of the lagoon

Villas Hartland 2 is a collection of contemporary villas nestled in a charming community Sobha Hartland 2, occupying 740 000 m². The heart of the community features two lagoons with sandy shores and lush trees,



Low Rise Villa
Community

Lagoon

Apartment
Club House

320 RIVERSIDE CRESCENT

One of the newest areas

Sobha Hartland is part of Mohammed Bin Rashid City, one of the largest mixed-use areas in Dubai. MBR City's master plan includes the construction of The Mall of the World, a multi-use shopping mall with the world's largest swimming pool, as well as hospitals, schools, hotels and sports centers.

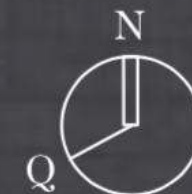
DUBAI
DESIGN
DISTRICT

RAS AL KHOR RD

RAS AL KHOR RD

SOBHA HARTLAND

SOBHA
HARTLAND II



4KM

3KM

2KM

1KM

10 minutes from the center of Dubai

A good location allows you to get to all locations of the city in no more than 30 minutes.

DUBAI - AL AIN RD

NAD AL SHEBA

cozy balconies

garage

Minimalism in architecture

The facades of the villa are constructed from textured white and beige slabs, creating cubic shapes that give the building a modern look.

You can choose from spacious
villas with 5 and 6 bedrooms

Warm shades

The interiors of the project are decorated in warm pastel colors. Large panoramic windows give a breathtaking view of the lush nature in this green community.





The kitchens are made of dark wood and equipped with household appliances



Bedroom interior variation

5 bedroom villa



6 bedroom villa



Community amenities

lagoons with a sandy beach

fitness and yoga areas

playgrounds areas

barbecue areas

cafes and restaurants

Ras al Khor Sanctuary

The complex is located near the Ras al Khor Sanctuary - a unique island of wildlife amidst the bustle of the city, where you can admire pink flamingos and other inhabitants of the reserve, many of which are listed in the Red Book.



IMG Worlds of Adventure

Spend a weekend in a huge 14 hectare theme park. Here you will find entertainment for every taste and for all ages: roller coasters, especially dangerous carousels, as well as attractions for the youngest visitors to the parks.

+971 (4) 581-4549





Ипподром Мейдан

Every year, tens of thousands of horse racing enthusiasts from all over the world gather at Dubai's Meydan Racecourse, the largest racecourse in the world. Often there are concerts and performances of world celebrities. Located 15 minutes drive from the project.

The Meydan One Shopping Center

The Meydan One Mall in Mohammed bin Rashid will have the world's longest indoor ski run, with a length of 1 km and an area of 12,000 sq.m. In addition, the mall will house the world's largest dancing fountain.

Project developer

Sobha is an international real estate development company founded in 1976 in Oman. The company specializes in project implementation of premium-class residential and premium multifunctional complexes in the United Arab Emirates, Oman, Bahrain, Brunei and India.



Project will be ready in the Q4 2025

+971 (4) 581-4549

Payment plan

10%

on booking

70%

during construction

20%

upon completion

Dubai

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Abu Dhabi

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