



**SOBHA HARTLAND II**  
E S T A T E S



WELCOME TO YOUR  
GREEN ABODE OF *grandiose*

Envisioned as an urban community in the heart of a forest sanctuary with dedicated green spaces and open areas, this community of approximately 8 million sq.ft. encloses private gated communities and large lagoons to provide you with a sense of peace and tranquility.



LET THE *lush forest* FIND YOU

Sobha Hartland II is a premium sanctuary that is built around weaving natural spaces into everyday living. With over 1 million sq.ft. of dedicated green area consisting of masterfully landscaped open spaces, tree-lined walkways, and linear parks, it is a residential community that will merge nature with your home.

TRANSCEND TIME  
THROUGH DRIFTING *reflections*

With two blue lagoons for apartments and villas, life here is about an unrushed connection with the driving force of nature. Walk along the boardwalk, engage in beach activities, or simply sit and allow the gentle whispers of the calm waters to serenade you at night.

# LOCATION MAP



RAS AL KHOR  
WILDLIFE SANCTUARY  
05 MINUTES



MEYDAN  
RACE COURSE  
10 MINUTES



SOBHA HARTLAND &  
2 INTERNATIONAL SCHOOLS  
10 MINUTES



DUBAI INTERNATIONAL  
AIRPORT  
12 MINUTES



BUSINESS BAY  
12 MINUTES



THE DUBAI MALL  
15 MINUTES



BURJ KHALIFA &  
DOWNTOWN DUBAI  
15 MINUTES



DUBAI FRAME  
15 MINUTES



DUBAI OPERA  
15 MINUTES



PALM JUMEIRAH  
25 MINUTES

# LOCATION PLAN








DUBAI - AL AIN ROAD

ADEN STREET

# UNITS



- |                             |   |                 |
|-----------------------------|---|-----------------|
| SE-V102   SE-V103   SE-V105 |  | 6 BEDROOM VILLA |
| SE-V104   SE-V106           |  | 6 BEDROOM VILLA |
| SE-V107                     |  | 6 BEDROOM VILLA |
| SE-V109                     |  | 6 BEDROOM VILLA |
| SE-V108   SE-V110           |  | 6 BEDROOM VILLA |



# FLOOR FINISHES

Marble in Living & Dining spaces

Master Bedroom- Engineered wood flooring

Bedrooms- Large Format Porcelain Tiles

Toilet- Porcelain Tiles



## WALL FINISHES

Acrylic Emulsion paint on Unit walls with skirting

## EXTERNAL FAÇADE

Double Glazed Windows and Lift & Slide Glass doors





# FIXTURE & FITTINGS

Main Door- Solid Timber Panel

Other Doors - Good quality solid core wood with high quality veneer finish

Rich Veneer finished wardrobes with glass details



# WHITE GOODS

Fully fitted kitchen with state-of-art home appliances

# MEP

Elegant Single slot diffusers and Flexi track lighting



# SANITARY WARE

Villeroy & Boch / Duravit or equivalent

# HOME AUTOMATION

Smart Home Automation enabled







**SOBHA**  
REALTY