



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 Proh 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



BURJ KHALIFA & DOWNTOWN DUBAI 15 MINUTES



DUBAI FRAME



DUBAI OPERA 15 MINUTES

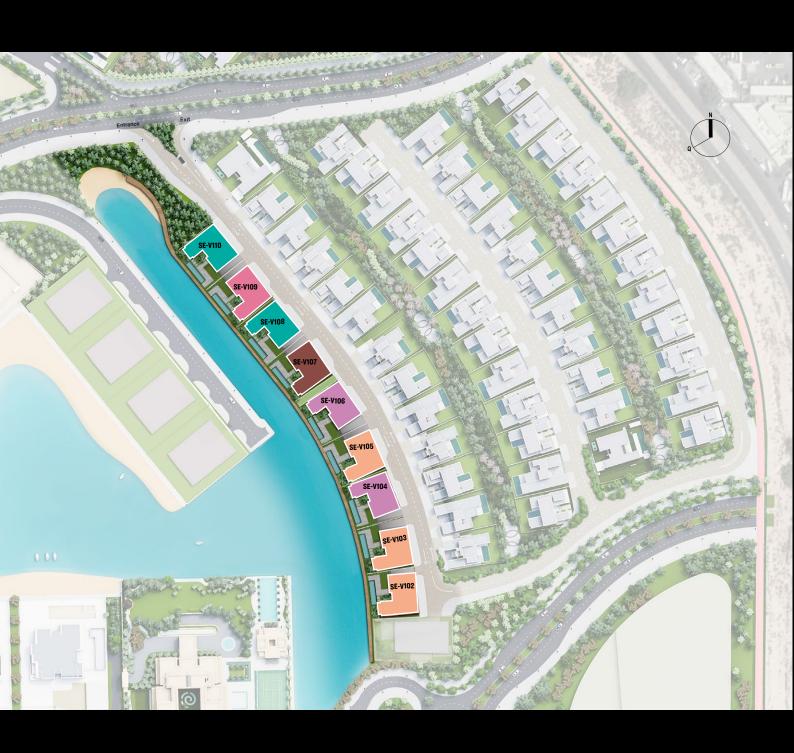


PALM JUMEIRAH 25 MINUTES

# LOCATION PLAN



#### 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

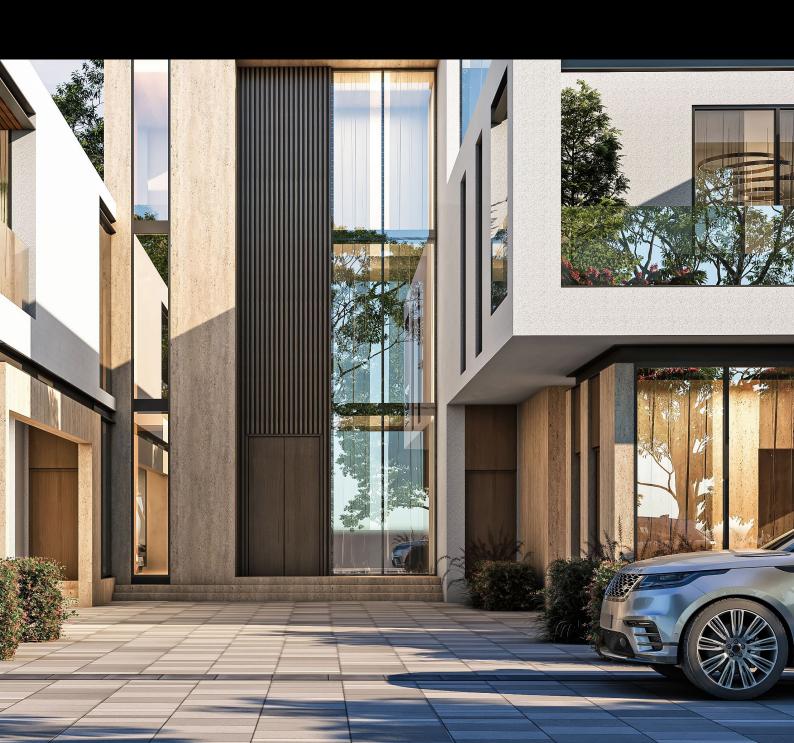


## FIXTURE & FITTINGS

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

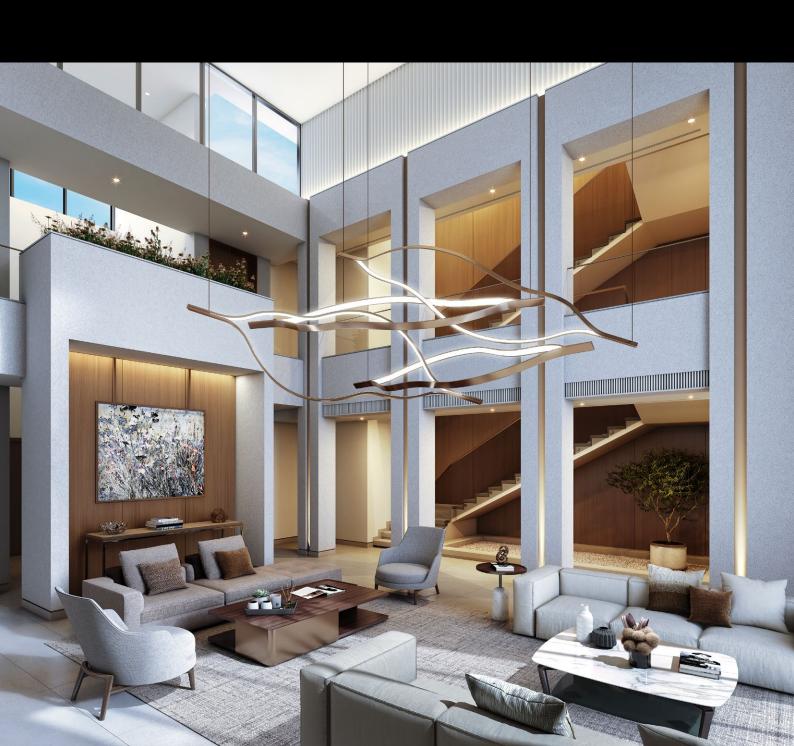


#### SANITARY WARE

Villeroy & Boch / Duravit or equivalent

#### HOME AUTOMATION

Smart Home Automation enabled



#### ESTATES 6 BEDROOM

UNITS

		PLOT	PLOT AREA		SALEABLE AREA	
s.no	Villa Number	(sq.ft)	(sq.m.)	(sq.ft)	(sq.m.)	
1	SE-V 102	9,687.52	900.00	16,591.71	1,541.42	
2	SE-V 103	9,687.52	900.00	16,591.71	1,541.42	
3	SE-V 104	9,687.52	900.00	16,591.71	1,541.42	
4	SE-V 105	9,687.52	900.00	16,591.71	1,541.42	
5	SE-V 106	9,687.52	900.00	16,591.71	1,541.42	
6	SE-V 107	9,687.52	900.00	16,671.04	1,548.79	
7	SE-V 108	9,687.52	900.00	16,934.64	1,573.28	
8	SE-V 109	9,687.52	900.00	16,934.64	1,573.28	
9	SE-V 110	9,687.52	900.00	16,934.64	1,573.28	

