




II  
SOBHA HARTLAND  
II





Unravel in the stillness *of*  
nature's poetry



Where the wilderness *evokes*  
a sense of wonder





In the undulating flow of  
your reflection



A young woman with long dark hair is standing in a field of roses. She is looking down at a rose she is holding in her hands. The scene is dimly lit, creating a moody atmosphere. The text is overlaid on the center of the image.

Time comes to  
**A STANDSTILL**



The aura of a legacy







Embraces *a new*

luxurious odyssey



WELCOME TO YOUR  
GREEN ABODE OF *grandiose*

II  
SOBHA HARTLAND  
II

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.



# 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

GREEN SPACES







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.



L A G O O N



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.



INTERNATIONAL SCHOOL

APPRECIATE THE LITTLE

*Joy of life*



Set foot in Sobha Hartland II and de-stress from the hustle and bustle of the city. Enlighten your little ones at the finest educational facilities in the community.



RETAIL SPACE

FIND WHAT YOU WERE  
*not looking for*



Indulge in your personal retail therapy with the most sought-after brands available in an exclusive shopping area within Sobha Hartland II.

I N T R O D U C I N G



V I L L A S





*luxury* AT ITS RAREST



BLOOM IN YOUR *earthy enclave*

This forest sanctuary provides exclusively designed villas comprising of Mansions, 5-Bedroom and 6-Bedroom villas.

Sobha Estates is a gated community comprising of 3 clusters within Sobha Hartland II.





SOOTHE YOUR SOUL BY THE  
*water's edge*

All residents at Sobha Estates will enjoy exclusive access to the blue lagoon that will allow the beach and water activities that one craves.



TUNE INTO THE  
*pulse of nature*

With over 1 million sq. ft. of lush green spaces and villas set between an abundance of open greenery, the residency at Sobha Hartland II allows you to experience nature's bounty in full glory.

Walk along the streets adorned with bouldering walls and tree-lined walkways in grand forest landscapes and seasonal gardens.

Take time out to peek at a dense panorama of the park accessible from every villa.







DIVE INTO A UNIQUE  
*exploration*

Take a walk along the boardwalk and engage in beach activities that will revive your mind and test your body.

Be enlivened in the waterside amenities and lose yourself to play and entertainment.



FIND YOUR PERFECT  
*workout therapy*

Your better version awaits you.

Leave your comfort zone to train in our fitness stations and parkour facilities.  
Shed away the stress and get that dream body in specifically designed  
jogging and walking trails.





V I L L A S



5 B E D R O O M

## STEP INTO A WORLD OF SOPHISTICATION

Spread across a sprawling 8000+ sq.ft. - each villa will open to a spacious entrance court that accomodates three enclosed car parking.  
The villa lavishly extends over three floors: the ground, the first and an accessible rooftop terrace.



5 B E D R O O M T Y P E A





5 B E D R O O M T Y P E B





5 B E D R O O M T Y P E C











THE NEW STANDARD OF A  
SECLUDED SANCTUARY



Your privacy has a new address. With no shared walls - every villa encloses a private swimming pool, garden, and yard to ensure that your peace of mind is never compromised.



# CREATE YOUR IDEA OF OPULENT LEISURE

Allow the expanded double heights of the foyer, living room and dining room to take your breath away. Marvel at the sheer luxury of your Majlis where private conversations gain a safe space. Grab a plate of your next food adventure in the plush interiors of your formal dining hall.

Enthrall guests from around the world and let renowned chefs host you in your very own show kitchen.









# A TIMELESS ELEGANCE OF WARMTH AND STYLE



Celebrate each space of the master bedroom with ultra-luxury walk-in closets, decorated dressing rooms and a private attached bath.

Walk over the specially designed lounge between the bedrooms to make sure you never miss out on some much-needed quality time with your loved ones.





A vanity table with a dark wood top and white base, featuring a modern, cylindrical chair with a light-colored backrest and a dark-colored seat. The table is set with various bottles and containers, likely for skincare or perfume. A window with light-colored curtains is visible in the background.

A large, illuminated wardrobe with glass doors, featuring a modern design with a white base and a dark wood top. The wardrobe is filled with clothes, shoes, and accessories, and is lit with warm, recessed lighting. The wardrobe is set against a wall with a light-colored, textured finish.

A bed with a dark-colored headboard and a light-colored blanket, featuring a modern, cylindrical ottoman with a light-colored backrest and a dark-colored seat. The ottoman is set with a book and a small vase. The bed is set against a wall with a light-colored, textured finish.







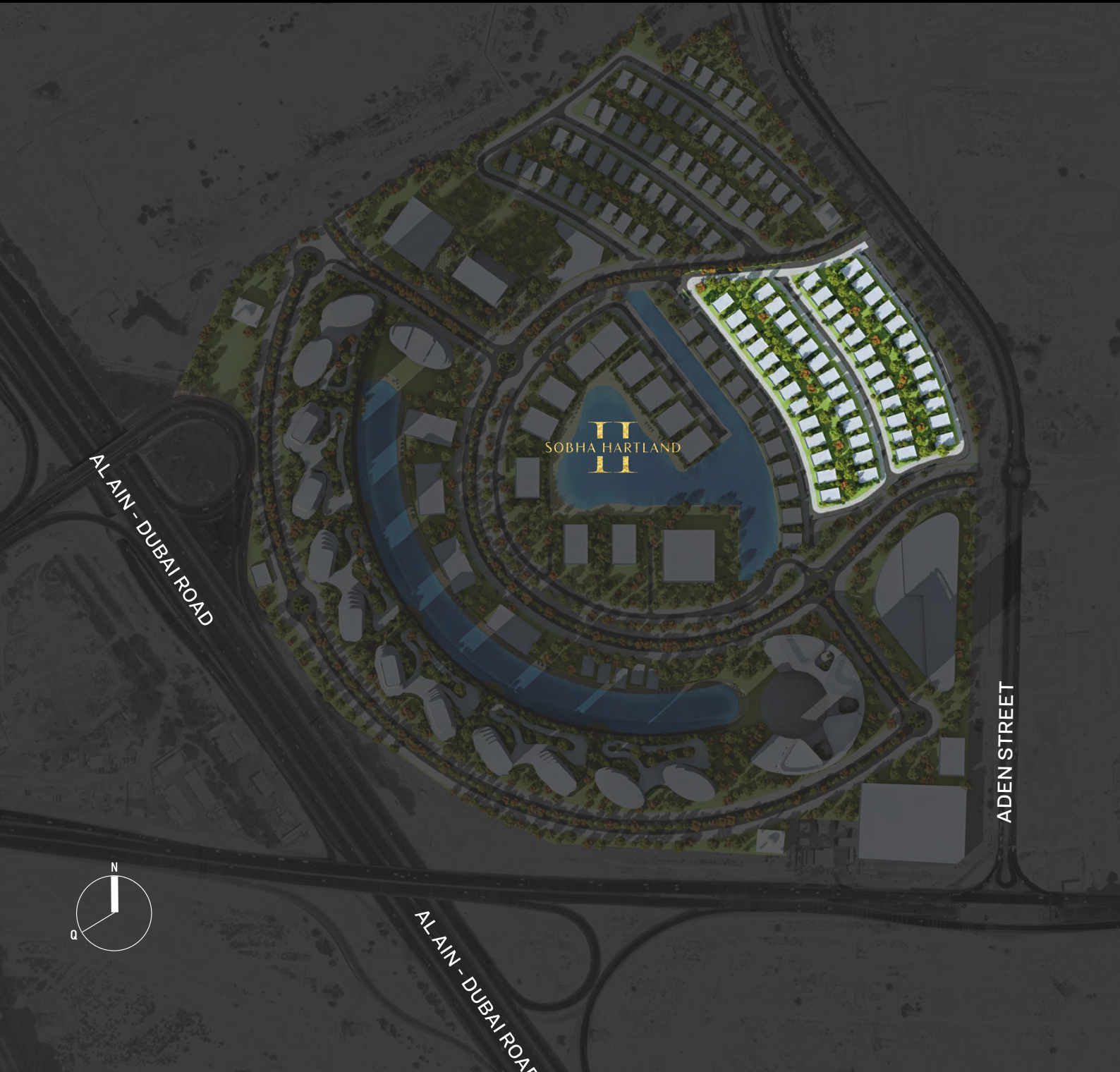




UNIT AND FLOOR PLANS



VILLA CLUSTER A

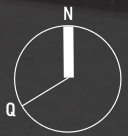


SOBHA HARTLAND

AL AIN - DUBAI ROAD

ADEN STREET

AL AIN - DUBAI ROAD





# 5 BEDROOM VILLAS



- 5 BEDROOM VILLA TYPE A
- 5 BEDROOM VILLA TYPE B
- 5 BEDROOM VILLA TYPE C



INTERACTIVE PLAY /  
SOUND SCULPTURE



YOGA DECK +  
WATER FEATURE



NATURE PLAY



KIDS PLAY



TRAMPOLINE



PUMP TRACK





F L O O R P L A N S

5 B E D R O O M V I L L A S

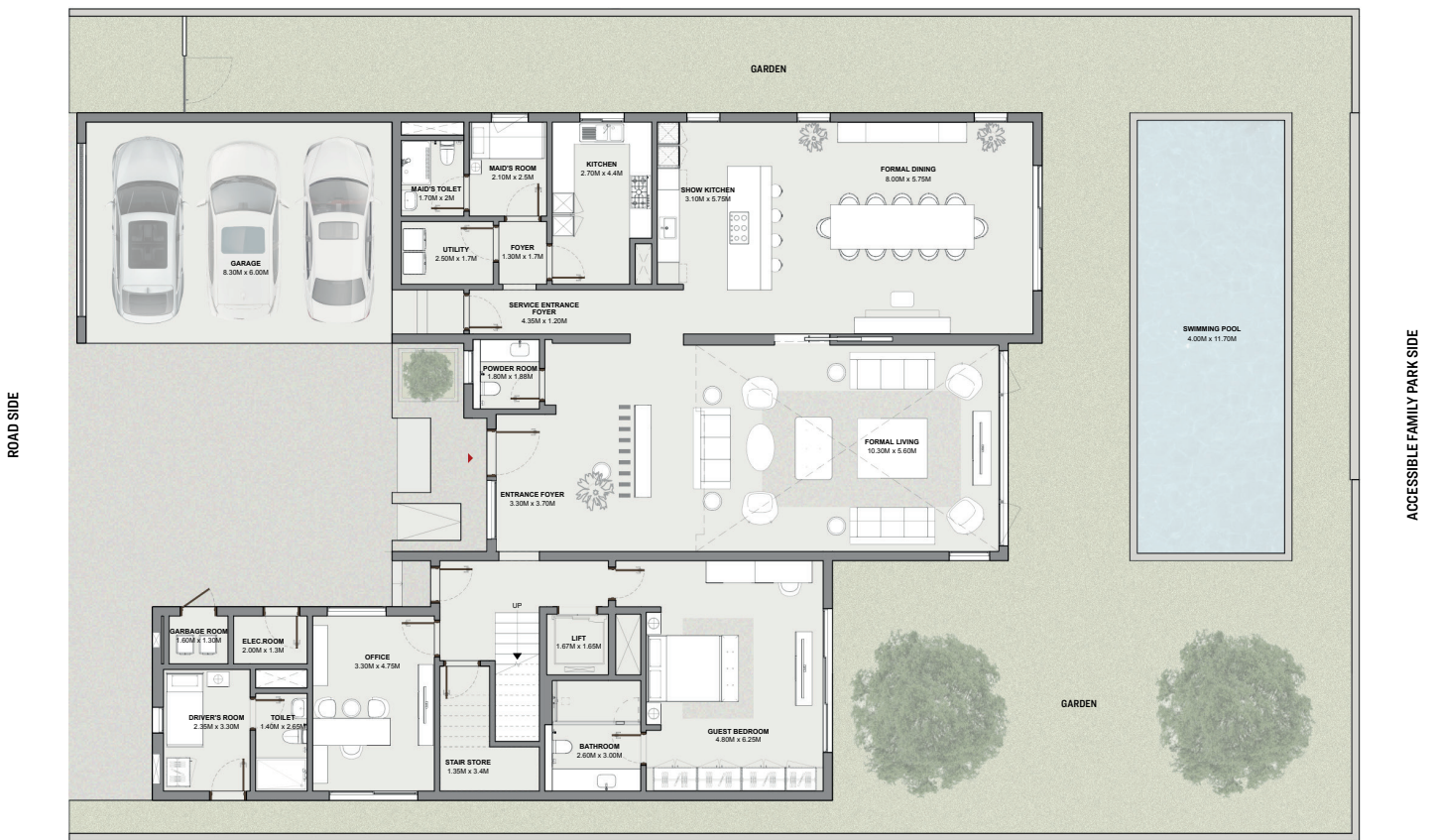




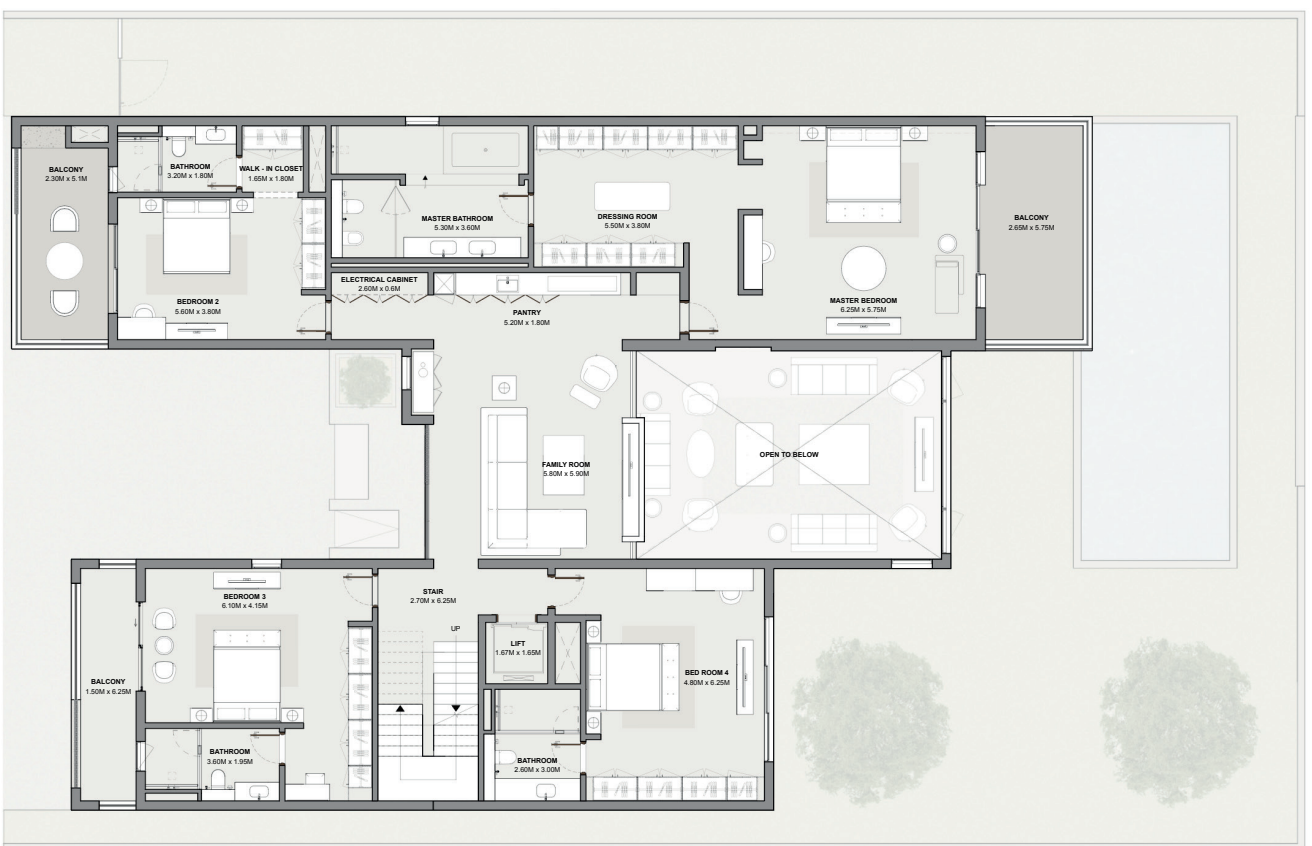
VILLA 5 BEDROOM | TYPE B

Saleable - 8,490.79 sq.ft.  
788.82 sq.m.

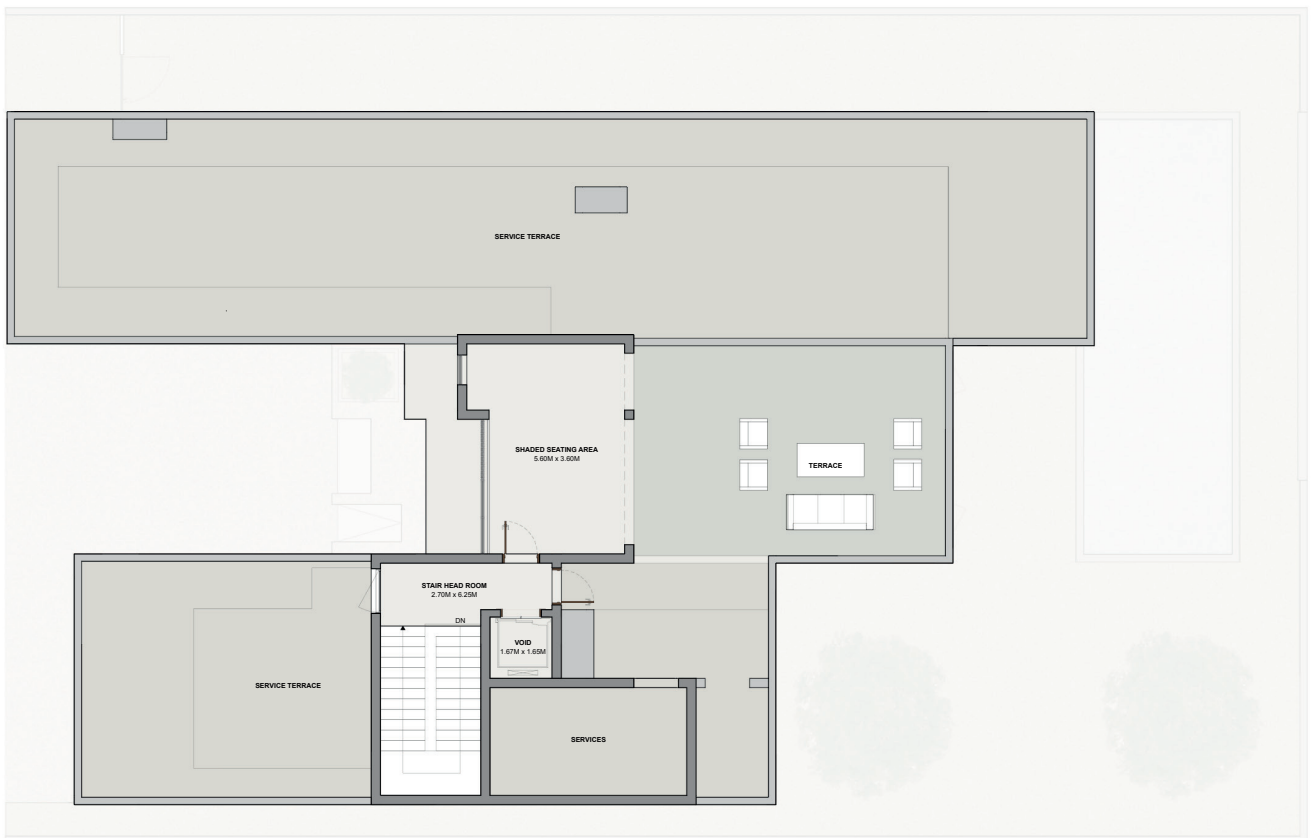
GROUND FLOOR



FIRST FLOOR



TERRACE





VILLA 5 BEDROOM | TYPE C

Saleable - 8,413.39 sq.ft.  
781.63 sq.m.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# VILLA 5 BEDROOM | TYPE A

UNITS



s.no	Villa Number	PLOT AREA		SALEABLE AREA	
		(sq.ft)	(sq.m.)	(sq.ft)	(sq.m.)
1	SE-V 115	8,503.49	790.00	8,438.80	783.99
2	SE-V 118	8,503.49	790.00	8,438.80	783.99
3	SE-V 121	8,503.49	790.00	8,438.80	783.99
4	SE-V 128	8,288.21	770.00	8,438.80	783.99
5	SE-V 131	8,288.21	770.00	8,438.80	783.99
6	SE-V 134	8,288.21	770.00	8,438.80	783.99
7	SE-V 136	8,288.21	770.00	8,438.80	783.99
8	SE-V 139	8,503.49	790.00	8,438.80	783.99
9	SE-V 142	8,503.49	790.00	8,438.80	783.99
10	SE-V 145	8,503.49	790.00	8,438.80	783.99
11	SE-V 151	8,288.21	770.00	8,438.80	783.99
12	SE-V 154	8,288.21	770.00	8,438.80	783.99
13	SE-V 157	8,288.21	770.00	8,438.80	783.99

# VILLA 5 BEDROOM | TYPE B

## UNITS



s.no	Villa Number	PLOT AREA		SALEABLE AREA	
		(sq.ft)	(sq.m.)	(sq.ft)	(sq.m.)
1	SE-V 114	8,503.49	790.00	8,490.79	788.82
2	SE-V 117	8,503.45	790.00	8,490.79	788.82
3	SE-V 120	8,503.49	790.00	8,490.79	788.82
4	SE-V 123	8,503.49	790.00	8,490.79	788.82
5	SE-V 126	8,288.21	770.00	8,490.79	788.82
6	SE-V 129	8,288.21	770.00	8,490.79	788.82
7	SE-V 132	8,288.21	770.00	8,490.79	788.82
8	SE-V 135	8,288.21	770.00	8,490.79	788.82
9	SE-V 138	8,503.48	790.00	8,490.79	788.82
10	SE-V 141	8,503.49	790.00	8,490.79	788.82
11	SE-V 144	8,503.49	790.00	8,490.79	788.82
12	SE-V 147	8,503.49	790.00	8,490.79	788.82
13	SE-V 150	8,288.21	770.00	8,490.79	788.82
14	SE-V 153	8,288.21	770.00	8,490.79	788.82
15	SE-V 156	8,288.21	770.00	8,490.79	788.82
16	SE-V 159	8,288.21	770.00	8,490.79	788.82



# VILLA 5 BEDROOM | TYPE C

UNITS



s.no	Villa Number	PLOT AREA		SALEABLE AREA	
		(sq.ft)	(sq.m.)	(sq.ft)	(sq.m.)
1	SE-V 113	8,503.49	790.00	8,413.39	781.63
2	SE-V 116	8,503.49	790.00	8,413.39	781.63
3	SE-V 119	8,503.49	790.00	8,413.39	781.63
4	SE-V 122	8,503.49	790.00	8,413.39	781.63
5	SE-V 127	8,288.21	770.00	8,413.39	781.63
6	SE-V 130	8,288.21	770.00	8,413.39	781.63
7	SE-V 133	8,288.21	770.00	8,413.39	781.63
8	SE-V 137	8,162.52	758.32	8,413.39	781.63
9	SE-V 140	8,503.49	790.00	8,413.39	781.63
10	SE-V 143	8,503.49	790.00	8,413.39	781.63
11	SE-V 146	8,503.49	790.00	8,413.39	781.63
12	SE-V 152	8,288.21	770.00	8,413.39	781.63
13	SE-V 155	8,288.21	770.00	8,413.39	781.63
14	SE-V 158	8,288.21	770.00	8,413.39	781.63



PAYMENT PLAN  
VILLA 5 BEDROOM | TYPE A

BOOKING AMOUNT

10%

On Booking

FIRST INSTALLMENT

10%

3 Months from Booking Date

SECOND INSTALLMENT

10%

October 2023

THIRD AMOUNT

10%

April 2024

FOURTH INSTALLMENT

10%

August 2024

FIFTH INSTALLMENT

10%

December 2024

SIXTH AMOUNT

10%

April 2025

SEVENTH INSTALLMENT

10%

August 2025

FINAL INSTALLMENT

20%

On Completion





**SOBHA**  
REALTY