

WAVES
AT THE WATERFRONT DISTRICT



SOBHA HARTLAND

W

A

V

E

S

THE WATERFRONT
LIFESTYLE



IN A FOREST
COMMUNITY





THE FIRST TOWER IN SOBHA HARTLAND
WITH ACCESS TO A WATERFRONT LIFESTYLE.



Hartland Waves, by the Waterfront District, is a crisp clean architecture that stands tall in front of the 1.8 km boardwalk that Sobha Hartland enjoys on it's waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted 360 degree views to the tower, that will enjoy the sunrises and sunsets of every beautiful day. The two acute corners have a vertical emphasis leading the eye to a light-weight floating roof giving a sense of breeziness and lightness to it.

Hartland Waves will be the first tower across the Waterfront District of Sobha Hartland.



THE MOST WELL PLANNED SPACES
IN CENTRAL DUBAI



Waves at the Waterfront District of Sobha Hartland offers you living spaces that accommodate your entire world. Every inch of space in your new apartment has been optimally utilized, to make it even more expansive. You feel it from the moment you walk through the main door across every room of your home. Every small detail has been looked into, to make every moment spent here unforgettable.

A HOME WITH EVERYTHING YOU COULD WISH FOR,
WITH NO REASON TO STEP OUT.

- Family Barbeque
- Children's Play zone
- Vibrant Lawn
- Outdoor Gymnasium
- Main Pool
- Pool Deck and Cabanas
- Children's Pool
- Gymnasium
- Sauna, Changing Rooms and Showers
- Multifunctional Hall
- Yoga/Contemplation area



Life at Waves at Sobha Hartland is a world away from the rest of Dubai. Here, thoughtful amenities have been skillfully crafted to elevate your living experience. While sprawling acres of open greens replenish what the city takes away. It's a life that has everything, and is only lacking your presence.

- Power up before you begin the day with a training session in the state-of-the-art smart gym. Choose between the traditional, body-sculpting or aerobics workouts.
- Add a peaceful mind and a relaxed body to your daily care routine with a trip to the Yoga and Meditation Zone.
- Nothing beats hosting your friends over for a barbeque party, in the exclusive barbeque area.
- Admire the unparalleled views of the Burj Khalifa and Ras Al Khor Wildlife Sanctuary, while catching up with your loved ones.



Gymnasium



Yoga and Meditation Zones



Barbecue Area



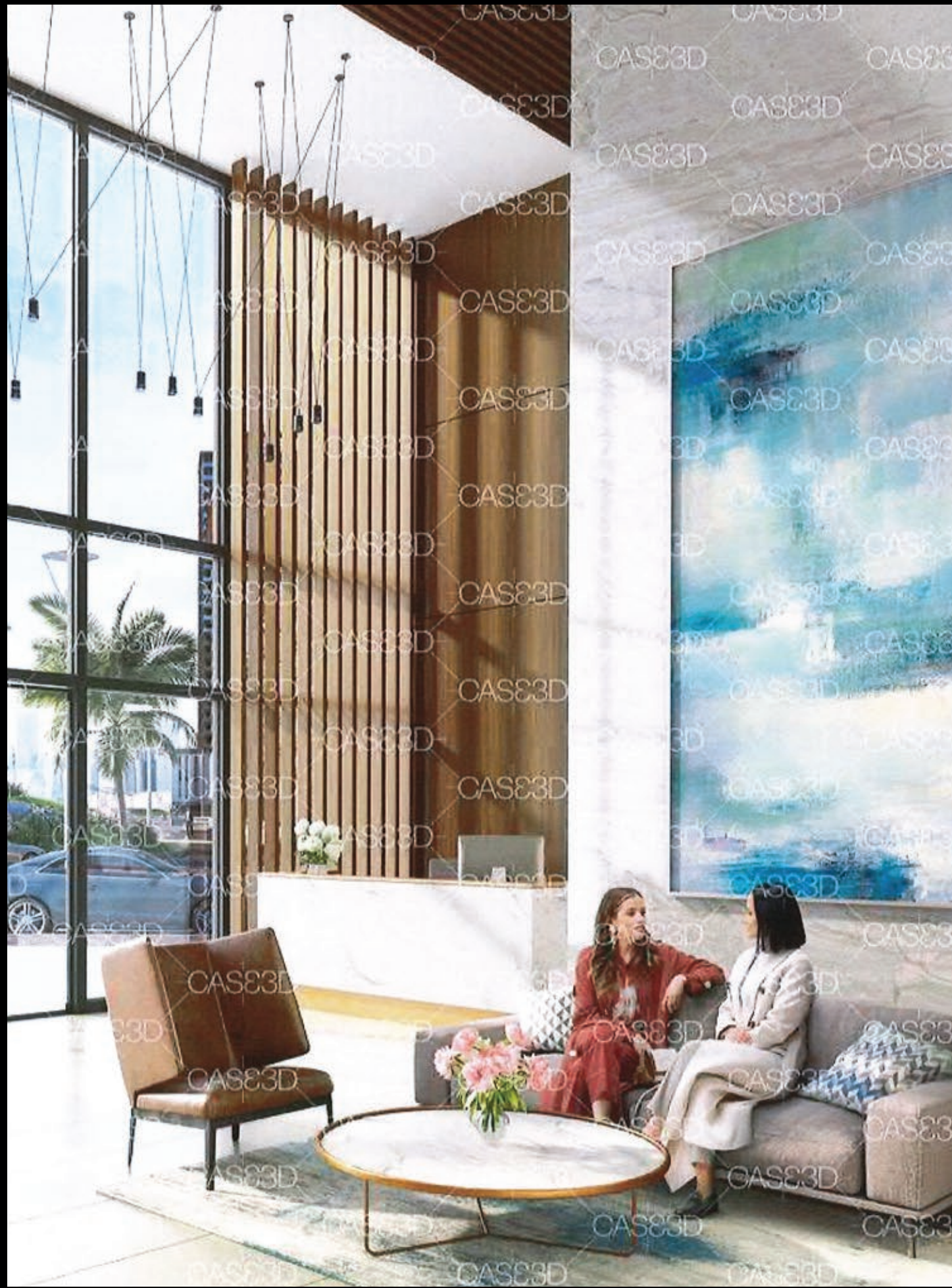


- Wind down for the day with a stroll under the stars in the vibrant lawn area.
- Your kids will have ample space to run about and frolic in the Kid's Play Area. This specially-designed space comes with a variety of play equipment that your kids will absolutely love.

The lower podium is the perfect representation of the tower's aesthetic with an undulating facade and a lightweight roof portion.

The central location of the tower within the community is acknowledged by a full offering of food and beverage outlets at the podium's base, while the top of the tower is adorned by a landscaped pool deck and gym with commanding panoramic waterfront views.

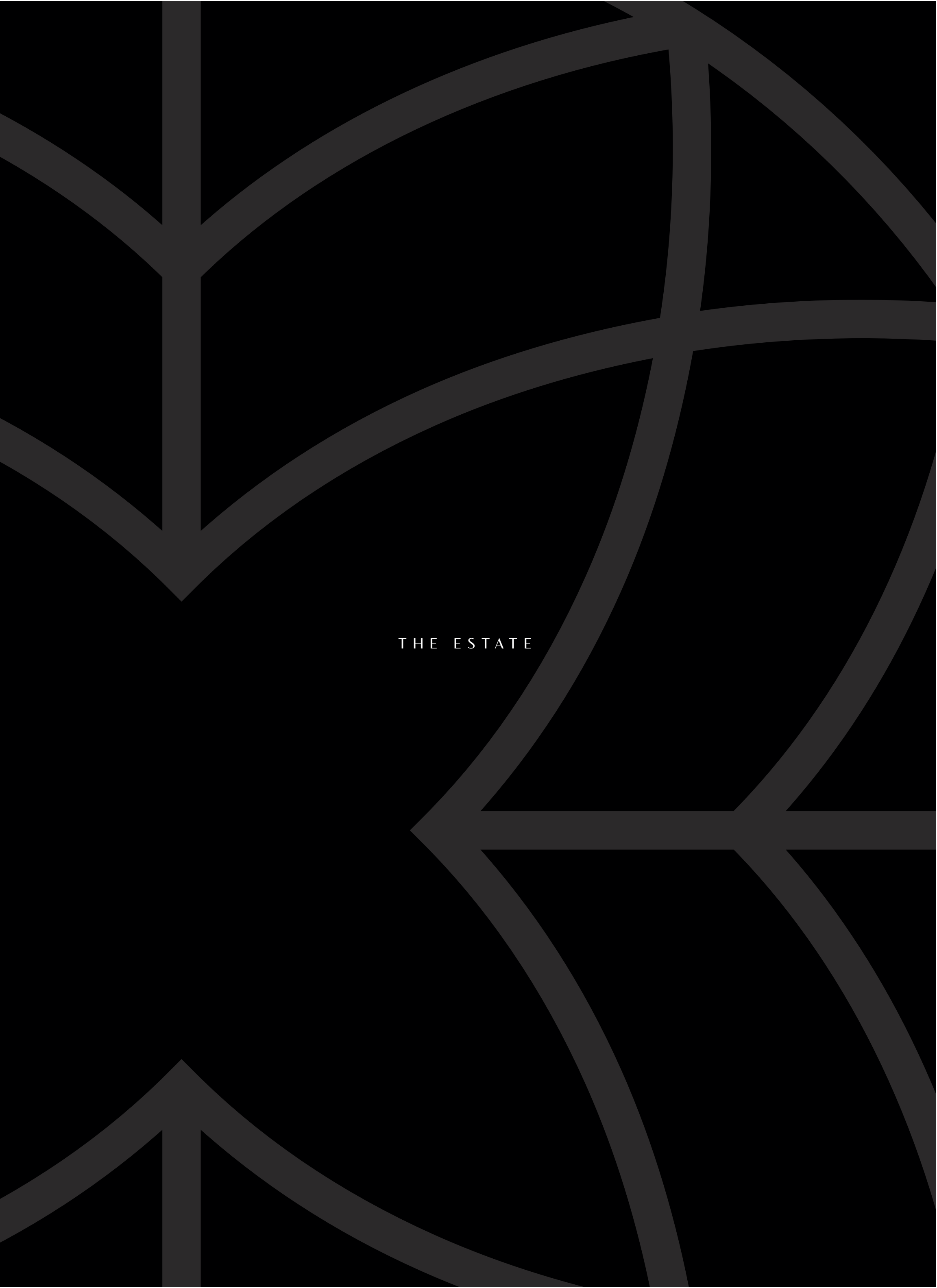




The Entrance lobby



THE
HIGHER LIFE
BEGINS
AT HOME.



THE ESTATE

A photograph of a forest at sunset. The sun is low on the horizon, creating a warm, golden glow that filters through the trees. The trees are silhouetted against the bright light, and their branches are visible. In the foreground, a metal chair is positioned on a path, facing away from the viewer towards the trees. The overall atmosphere is peaceful and serene.

LET 358 SPECIES OF TREES

DISCOVER YOU.

Sobha Hartland is built around a simple, yet life-changing vision of weaving nature into everyday living. A place unlike anywhere else in the world. Over 2.4 million square feet is dedicated to nature. Open spaces are artfully landscaped. Mature tree canopies cover pathways. Parks and walking tracks set amidst lush greenery and flowers, awaken and delight the senses. And of course, the residential spaces themselves have been co-created with the context of nature.

NO REASON TO STEP OUT.

Enter Sobha Hartland and feel the stress and demands of the city melt away. But more importantly, live here and discover that there's absolutely no need to step out. State-of-the-art clubhouses and sports zone allow you to pursue your physical goals. The North London Collegiate School and Hartland International School offer the finest education to your little ones. The most sought-after brands vie for your attention at our expansive shopping arena. And moments of quiet reflection can be experienced in our beautiful mosques.

Expansive shopping arena



State-of-the-art clubhouse



DISCOVER HARTLAND.

- Hartland Boulevard
 - Home to the most premium designer labels and boutiques
- Hartland Walk
 - Elegant restaurants and entertainment areas
- Hartland International School
- North London Collegiate School
- Premium healthcare facilities
- Mosque
- Clubhouse

Mosque



North London Collegiate School





THE LIFE

PHYSICAL WELLBEING

DISCOVER
HOW FAR YOUR BODY
CAN GO
WHEN IT HAS
THE PERFECT PATH



Jogging Tracks

Discover a more active lifestyle at Sobha Hartland. Physical well-being areas have been carefully integrated into the estate. Jogging and walking tracks by the Waterfront, outdoor and indoor high-end gyms, swimming pools, sports arenas and much more, to keep you healthy.

- Swimming pools
- Gymnasium and clubhouse
- Walking tracks
- Playgrounds
- Sports arenas

WELLNESS



WHERE
STRESS LEVELS
FADE INTO
SHADES OF GREEN.

SPIRITUAL QUESTS

FIND SOMETHING
YOU WEREN'T LOOKING FOR.

YOU.

Turn inward and discover your spiritual side. The lush green expanses at Hartland house serene yoga pavilions and many tranquil spaces. Discover peace, reconnect with your thoughts or offer prayers to the almighty in our beautiful mosque.

- Religious Centre
- Yoga Pavilions





Gazebo

CULTURAL AND SOCIAL LIVING

REDISCOVER THE LOST
SKILL OF CONNECTING WITH
PEOPLE.

WITHOUT A CLICK.

Connect with people as discerning as you are. Discover others who share the same interests you do, or simply enjoy the feeling of being part of a community. At Sobha Hartland, we have dedicated, thoughtfully designed spaces for social and cultural living.

- Community center
- Gazebo
- Special interest groups and societies
- Amphitheaters for concerts

FAMILY TIME

2.4 MILLION SQUARE FEET
OF SPACE
TO BRING YOU CLOSER.



Sobha Hartland offers you one of the most sought-after luxuries in Dubai - Allowing you more time for your family and for yourself. Being in the heart of the city gives you the advantage of proximity to your work place and less commute time to any place in Dubai. And while you're inside this green estate, there are world-class amenities and thoughtfully designed areas to spend quality time with your family or pursue your individual passions.



LOCATION

DISCONNECT FROM
THE CITY WHEN YOU STEP IN.

CONNECT IN MINUTES.



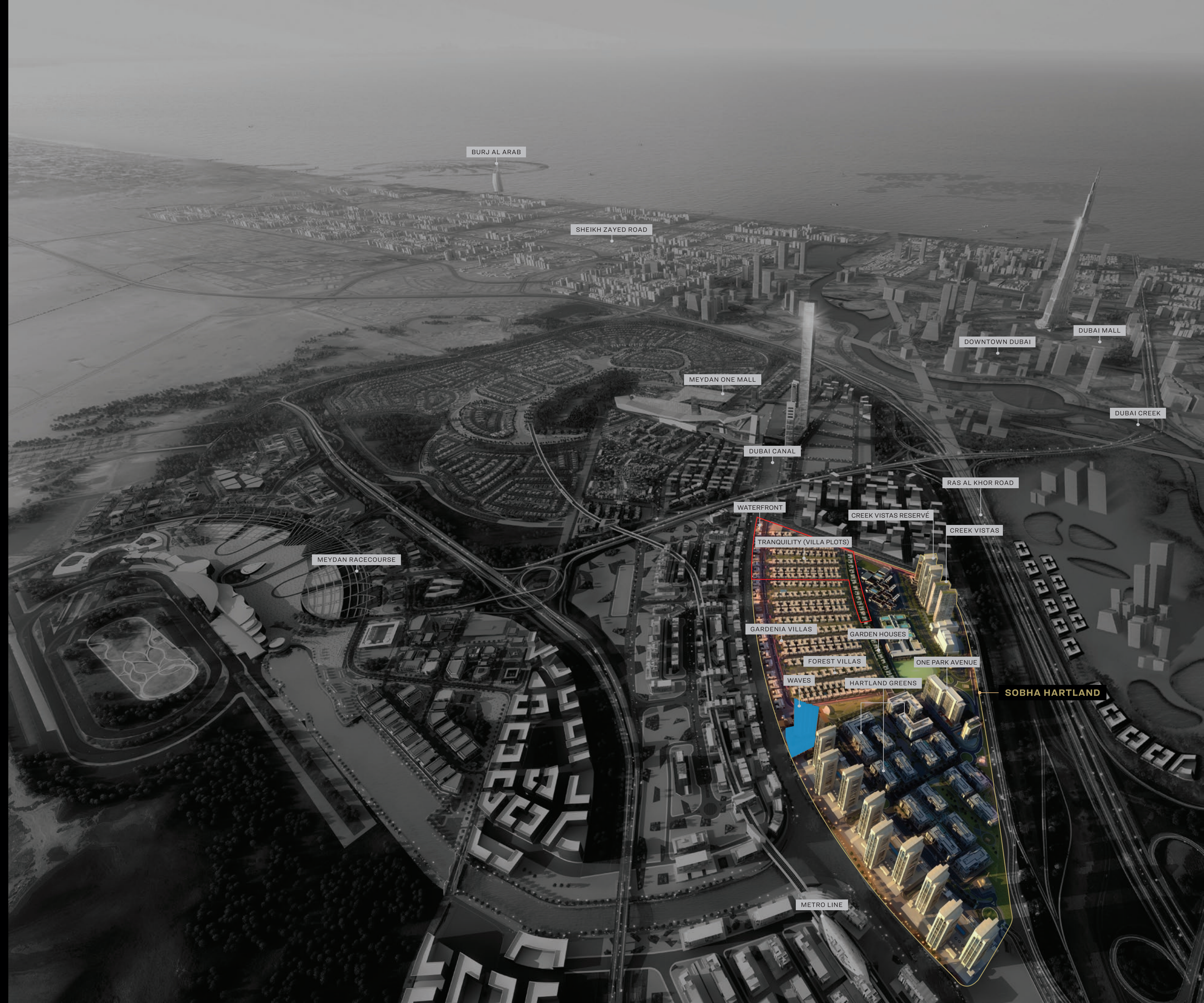
Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

Set against the backdrop of a serene waterfront, 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 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.



DESIGNED FOR
A LIFE LESS ORDINARY.



- 01 ENTRY / EXIT TO SOBHA HARTLAND
 - 02 HOTELS
 - 03 CREEK VISTAS & CREEK VISTAS RESERVÉ
 - 04 INTERNATIONAL SCHOOLS
 - 05 ONE PARK AVENUE
 - 06 GREENS
 - 07 WAVES
 - 07A HIGH RISE BUILDINGS - RESIDENTIAL
 - 08 GATE TO SOBHA HARTLAND ESTATES
 - 09 GARDEN HOUSES
 - 10 FOREST VILLAS
 - 11 GARDENIA VILLAS
 - 12 WATERFRONT VILLAS
 - 13 TRANQUILITY (VILLA PLOTS)
 - 14 WATERFRONT
 - 15 DUBAI METRO LINE
 - 16 AL MEYDAN ROAD
 - 17 RAS AL KHOR ROAD
 - 18 AMENITIES
- | | | |
|--|---|---|
| 
YOGA CENTRE | 
SWIMMING POOL | 
HOTELS |
| 
CAFES | 
SPA | 
RETAIL |
| 
WALK | 
PARK | 
HARTLAND SQUARE |
| 
HARTLAND CLUB | 
HARTLAND BOULEVARD | 
CHILDREN'S NURSERY |
| 
MOSQUES | | |





A
heritage
of exquisite
detailing.

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'.

At Sobha,
we don't exceed
international
building standards,
we define them.



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.



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.



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.



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.



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, façade, mattresses, concreting and pre-casting. All this of course, using German-made machinery renowned for its precision and finesse.

A lineage
of iconic projects
across the
Middle East.

From luxury villas
to exquisite palaces,
hotels, multiplexes and
convention centres,

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 & Biocon. 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.



WAVES
AT THE WATERFRONT DISTRICT



SOBHA HARTLAND



Welcome to the
Waterfront District
at Sobha Hartland



ABOUT WAVES

Hartland Waves, by the Waterfront District, is a crisp clean architecture that stands tall in front of the 1.8 km boardwalk that Sobha Hartland enjoys on its waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted 360-degree views to the tower, that will enjoy the sunrises and sunsets of every beautiful day. The two acute corners have a vertical emphasis leading the eye to a light-weight floating roof giving a sense of breeziness and lightness to it.

Hartland Waves will be the first tower across the Waterfront District of Sobha Hartland.

WHY SHOULD YOU CHOOSE WAVES?

THE FIRST TOWER

- *The 1st tower along the waterfront side of the already established Sobha Hartland community.*

UNINTERRUPTED VIEWS

- *Views of Dubai Skyline, Ras Al Khor Wildlife Sanctuary, Meydan Racecourse, Meydan One Tower, Meydan One Mall and Dubai Creek.*

WATERFRONT PROMENADE LIFESTYLE

- *A complete offering of food and beverage outlets, at the base of the tower.*

FULLY GLAZED LIVING ROOMS

- *Framed curtain glass and beautiful floor to ceiling windows give you unbeatable views of lush greenery and plenty of natural light.*

IMPECCABLE AMENITIES

- *Infinity edge pool, kids play area, indoor-outdoor gym area, yoga zone, walking track, and outdoor barbeque.*

5 LEVEL PODIUM

- *Dedicated shaded car parking for all apartments*

A PRIVATE TERRACE FOR EACH APARTMENT

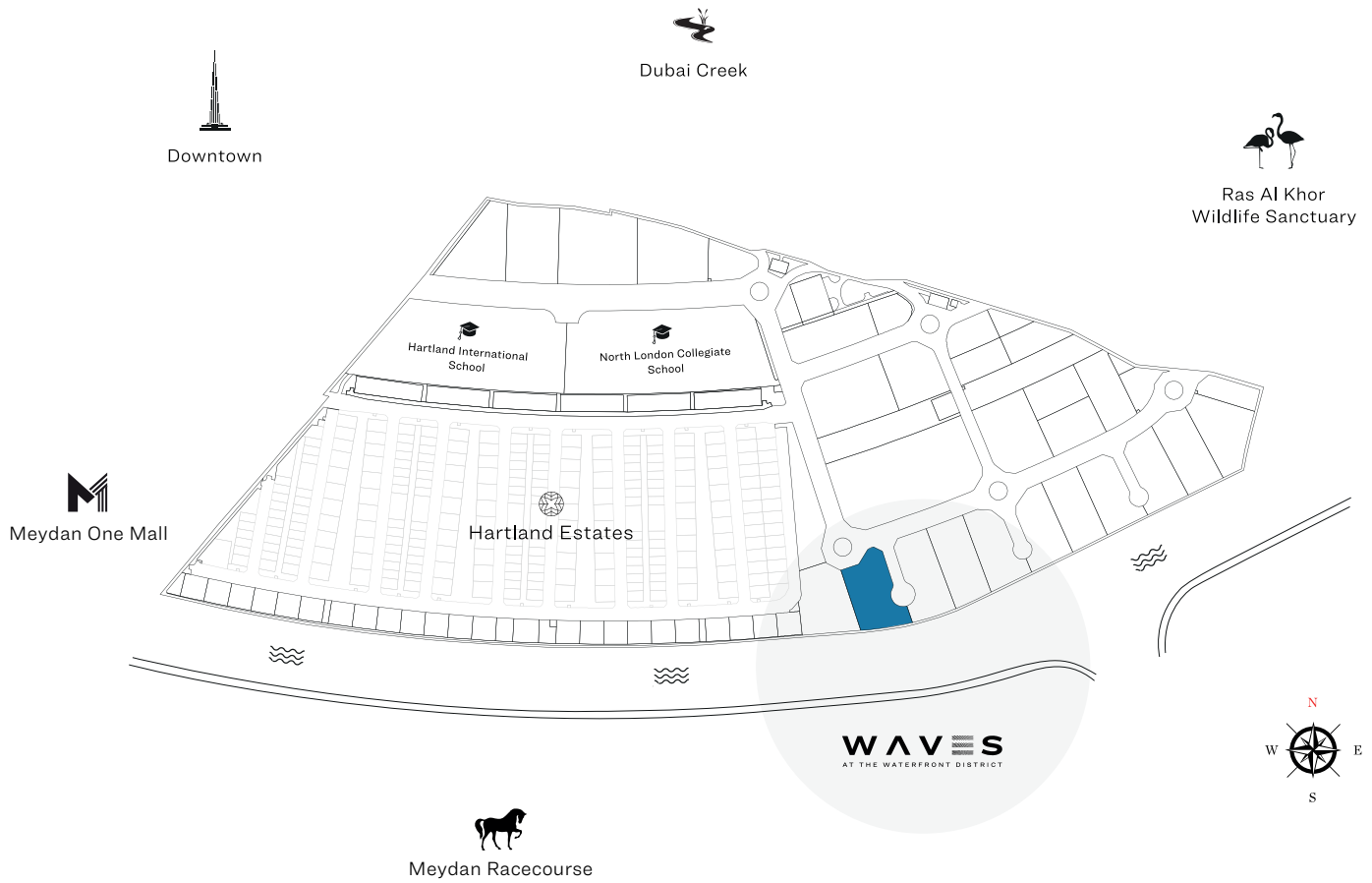
- *Built to enjoy lush uninterrupted views, forever*

WHY NOW

SPECIAL LAUNCH OFFERS:

- One Price Across all Floors
- 2 Year **Post Handover** Payment Plan
- 50% **DLD Fees** Waiver
- 2 Year **Service Charge** Waiver
- Luxury Waterfront Apartments Starting from **AED 975,000**

LOCATION IN THE MASTER PLAN



APARTMENT FEATURES



Variety of unit plans



Impeccable interiors



Covered car parking

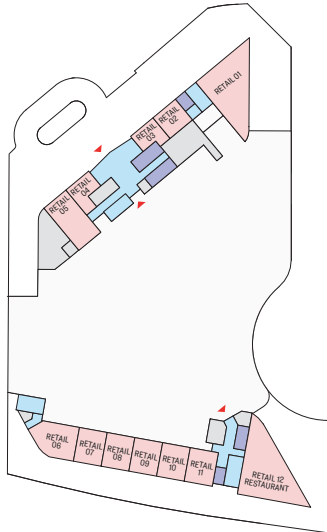
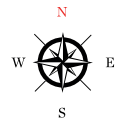


Choice of balcony in units

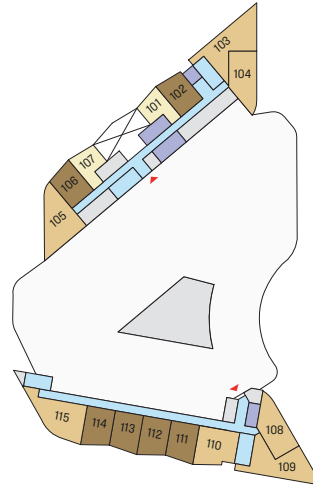


Bedroom wardrobe in all units

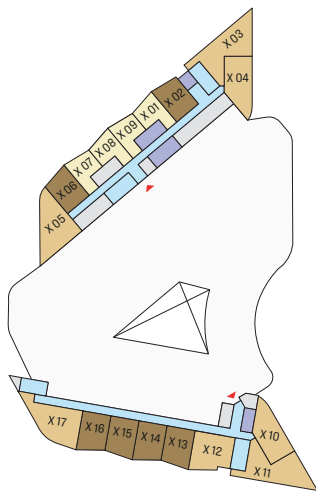
FLOOR PLAN LAYOUT



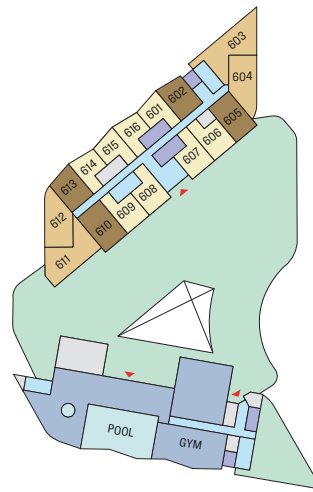
GROUND LEVEL



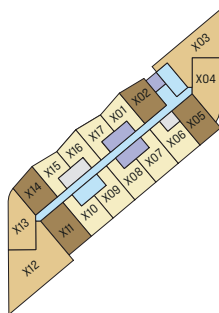
PODIUM 01



LEVEL 02 TO LEVEL 05



LEVEL 06



LEVEL 07 - LEVEL 35

- 1 BED UNIT
- 1 BED + STUDY UNIT
- 2 BED UNIT
- COMMERCIAL (1 RESTAURANT , 11 RETAIL)
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES
- AMENITIES
- SWIMMING POOL
- LANDSCAPE

1 BEDROOM APARTMENT

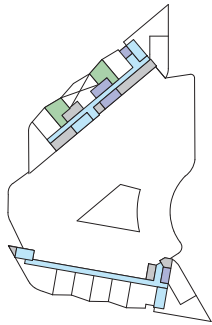
TYPE A (with balcony)

TOTAL SALEABLE AREA

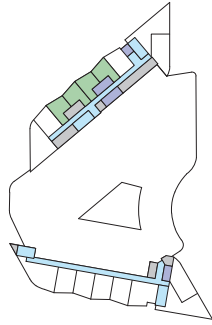
SUITE = 44.08 SQ.M. / 474.47 SQ.FT TO 44.23 SQ.M. / 476.09 SQ.FT

BALCONY = 4.02 SQ.M. / 43.27 SQ.FT TO 4.02 SQ.M. / 43.27 SQ.FT.

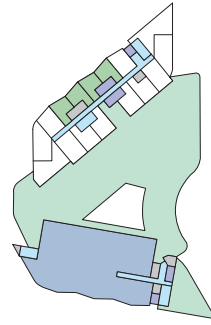
TOTAL = 48.10 SQ.M. / 517.74 SQ.FT TO 48.25 SQ.M. / 519.36 SQ.FT.



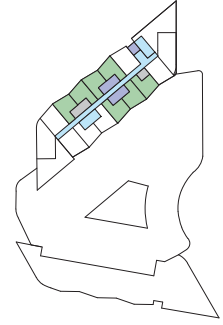
PODIUM 01



PODIUM 02-05

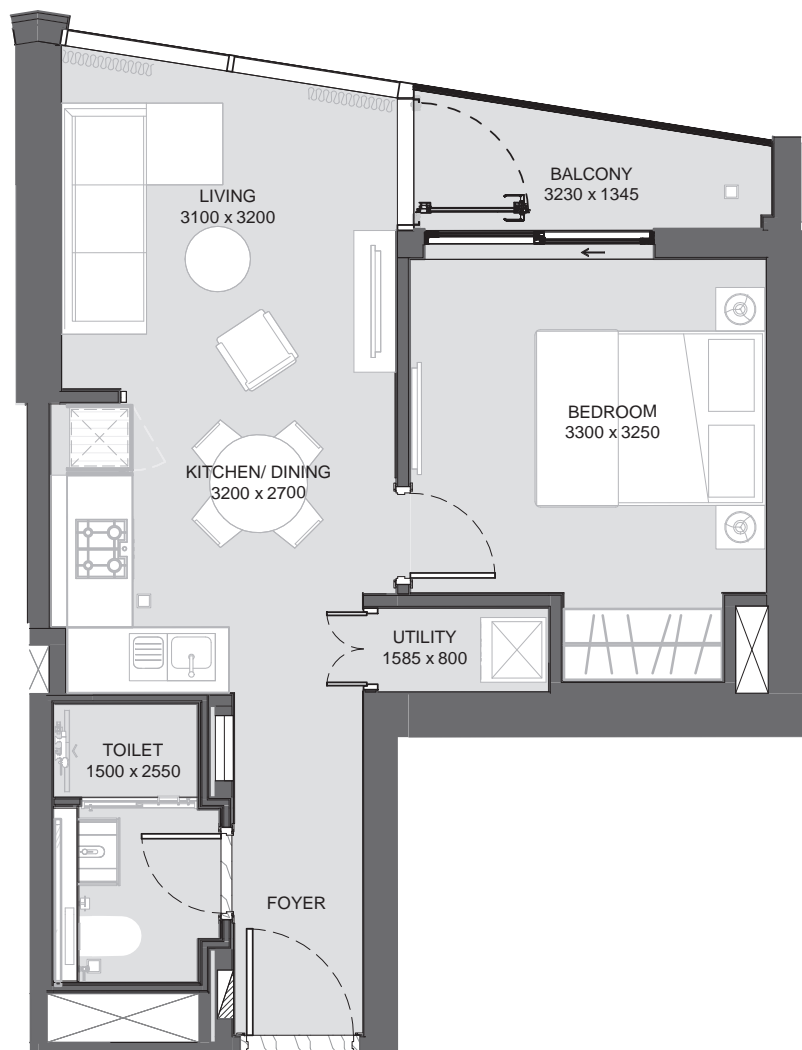


LEVEL 06



LEVEL 07-35

UNIT



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1 BEDROOM + STUDY APARTMENT

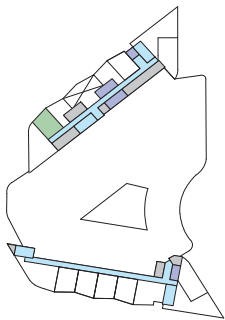
TYPE C1 (with balcony)

TOTAL SALEABLE AREA

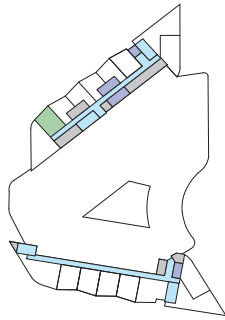
SUITE = 53.61 SQ.M. / 577.05 SQ.FT TO 53.86 SQ.M. / 579.74 SQ.FT.

BALCONY= 3.76 SQ.M. / 40.47 SQ.FT TO 4.10 SQ. M. / 44.13 SQ. FT.

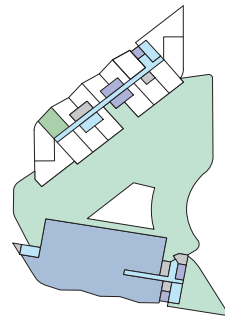
TOTAL = 57.37 SQ.M. / 617.53 SQ.FT TO 57.96 SQ.M. / 623.88 SQ.FT.



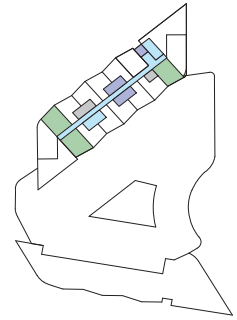
PODIUM 01



PODIUM 02-05

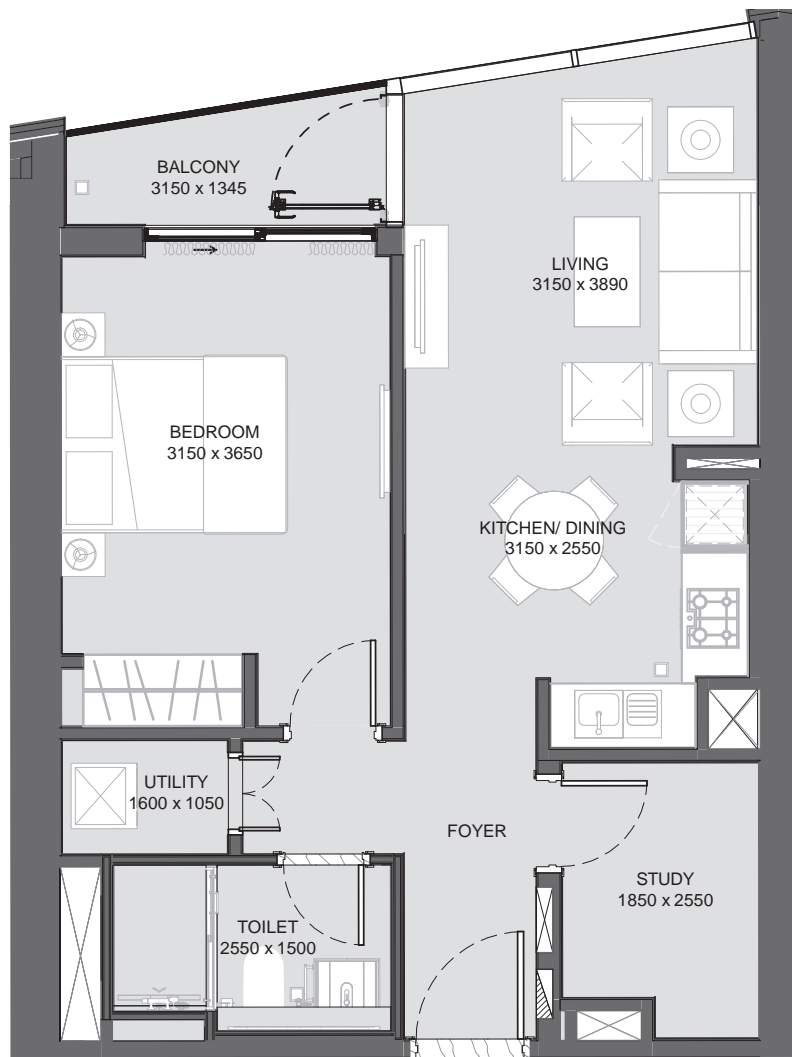


LEVEL 06



LEVEL 07-35

UNIT



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2 BEDROOM APARTMENT

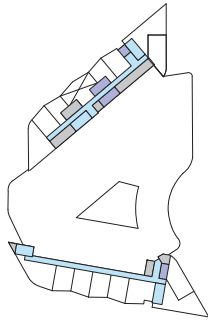
TYPE A1 (with balcony)

TOTAL SALEABLE AREA

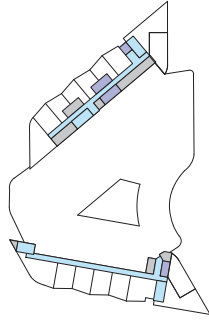
SUITE = 75.47 SQ.M. / 812.35 SQ.FT.

BALCONY = 3.76 SQ.M. / 40.47 SQ.FT.

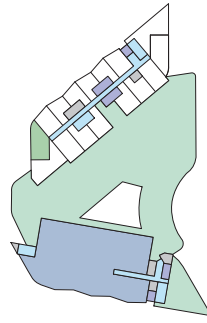
TOTAL = 79.23 SQ.M. / 852.82 SQ.FT.



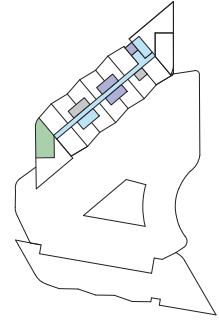
PODIUM 01



PODIUM 02-05

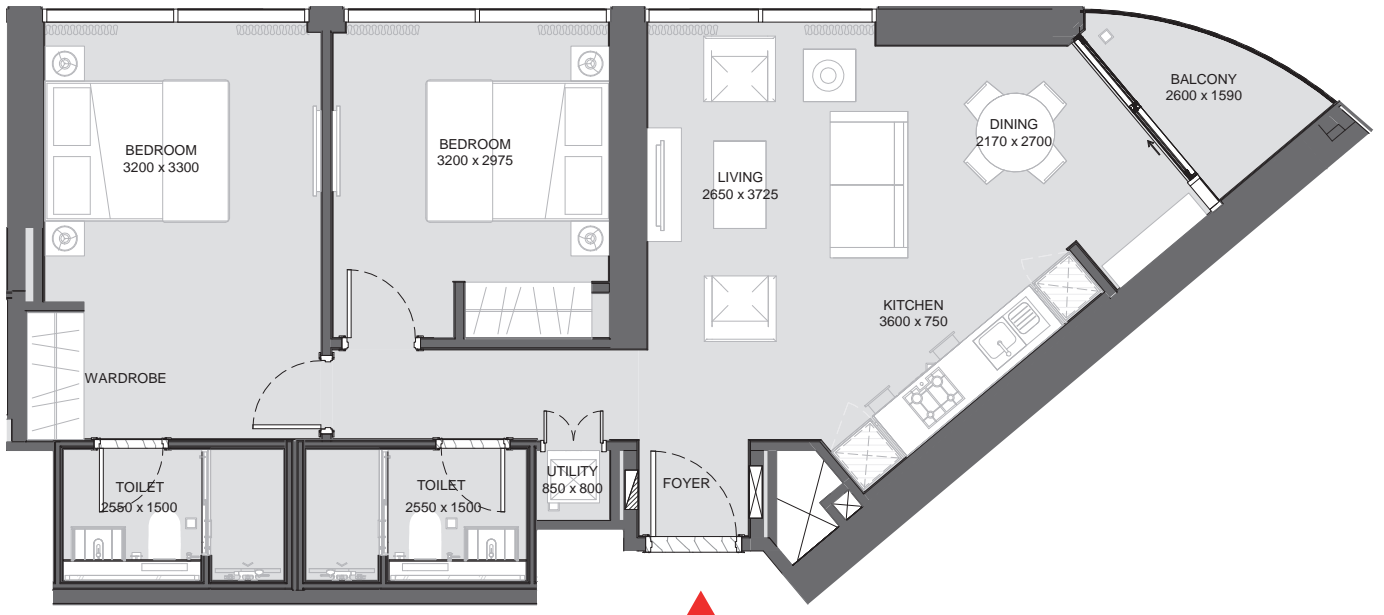


LEVEL 06



LEVEL 07-35

UNIT



2 BEDROOM APARTMENT

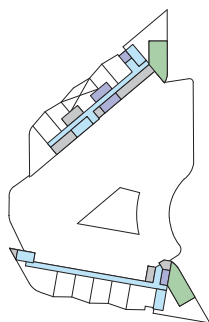
TYPE A2 (with balcony)

TOTAL SALEABLE AREA

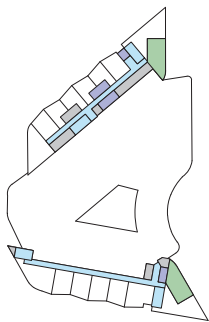
SUITE = 75.41 SQ.M. / 811.71 SQ.FT TO 76.96 SQ.M. / 828.39 SQ.FT.

BALCONY= 4.40 SQ.M. / 47.36 SQ.FT TO 5.01 SQ.M. / 53.93 SQ.FT.

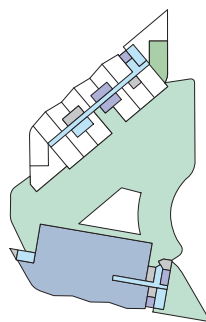
TOTAL = 79.81 SQ.M. / 859.07 SQ.FT TO 81.97 SQ.M. / 882.32 SQ.FT.



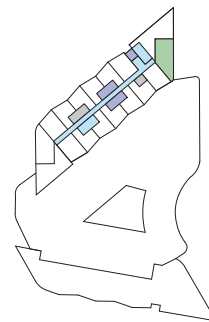
PODIUM 01



PODIUM 02-05

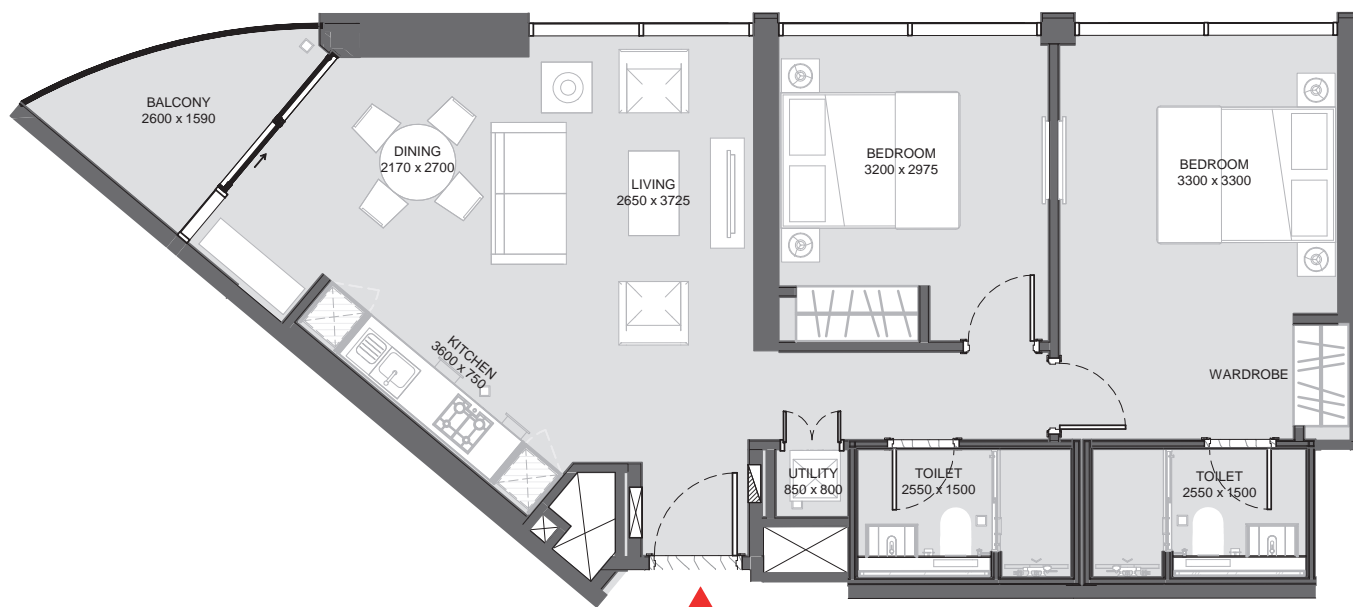


LEVEL 06



LEVEL 07-35

UNIT



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2 BEDROOM APARTMENT

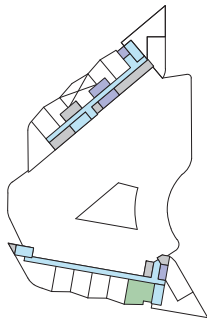
TYPE E (with balcony)

TOTAL SALEABLE AREA

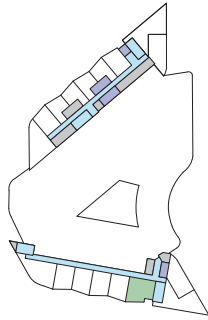
SUITE = 78.12 SQ.M. / 840.88 SQ.FT.

BALCONY = 3.97 SQ.M. / 42.73 SQ.FT.

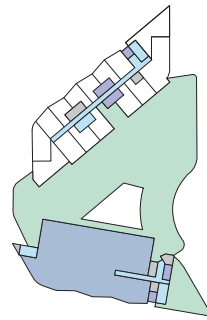
TOTAL = 82.09 SQ.M. / 883.61 SQ.FT.



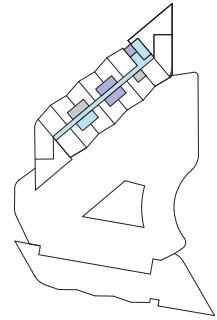
PODIUM 01



PODIUM 02-05

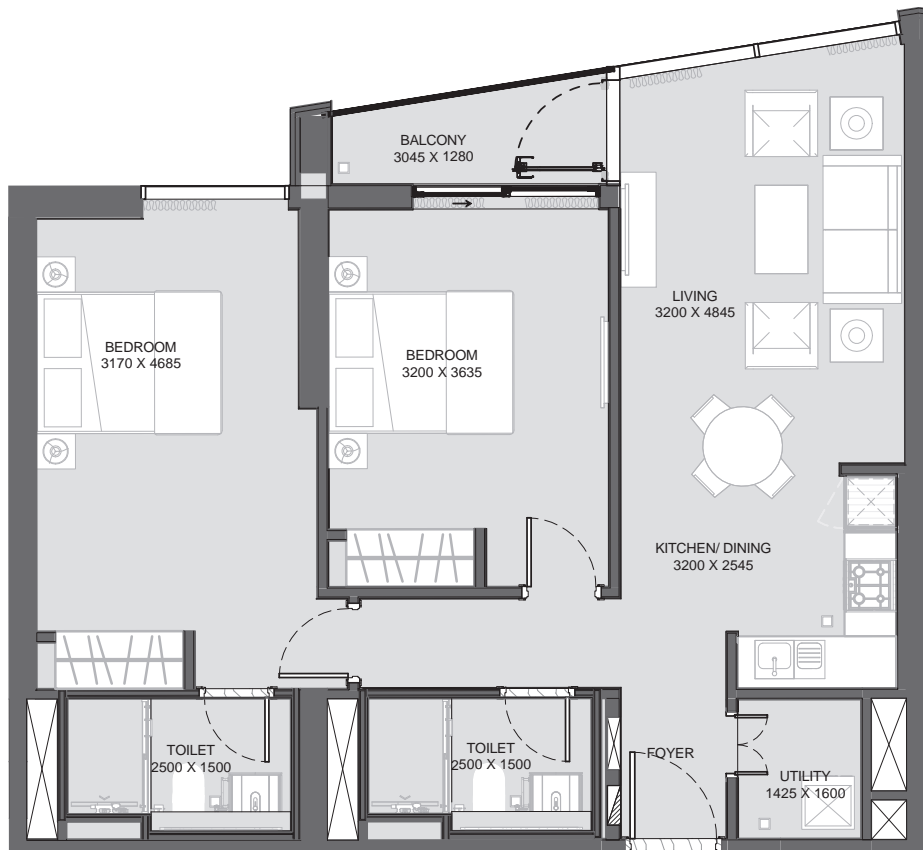


LEVEL 06



LEVEL 07-35

UNIT



ABOUT SOBHA HARTLAND



An 8mn sq. ft. (183 acres) Marquee Development by Sobha Realty in Prime Central Dubai
 30% (2.4mn sq. ft.) open and green spaces, 8000+ trees across the community
 1.8km boardwalk overlooking the waterfront



Close proximity to major landmarks:
 2 mins from 2 International Schools
 12 mins from Downtown Dubai
 12 mins from Ras Al Khor Wildlife sanctuary
 20 mins from International Airport



Located in MBR City, one of the leading investment destination in Dubai.



Offers attractive returns and incremental ROI of up to 8%.



A World-class project developed with meticulous precision to deliver the Sobha Signature Quality from inception to completion.



Apartments & Villas in varying layouts and sizes to suit your lifestyle.



SOBHA
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