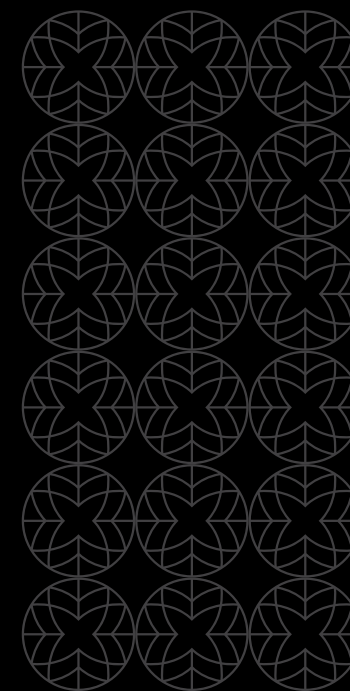


SOBHA HARTLAND
ESTATES



Discover Hartland Estates

Our villa collection was designed to reflect our aim to offer our residents the opportunity to reach new heights and enjoy unprecedented levels of comfort and privacy. We have imagined and designed luxurious villas immersed in oases of green and rich forestry along the Dubai Canal, adding beauty and value to our residents' lives. The highest level of attention to detail and care has been placed to provide residents with a "haute couture" lifestyle experience in every sense.

The development houses four communities featuring four different lifestyles, with a variety of unit plans to choose from, ranging from urban chic townhouses of 4 bedrooms to stately mansions of 4 or 5 bedrooms, as well as bespoke canal facing villas.

[Canal Villas](#)

[Forest Villas](#)

[Gardenia Villas](#)


[Townhouses](#)



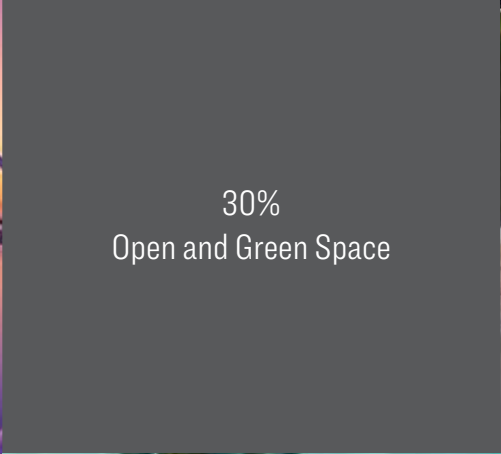
Building Momentum

Dubai is one of the most vibrant and fastest-growing cities in the world. In less than 15 years, Dubai has grown into a global phenomenon, at the centre of which lies Sobha Hartland. Stretching from the epicentre of Dubai to the Dubai Water Canal, the Dubai Creek and Ras Al Khor Wildlife Sanctuary, our projects range from waterfront mansions to mid-rise city apartments and masterfully planned infrastructure with retail outlets, cafes, restaurants and vast green spaces.







Dubai
Water Canal



30%
Open and Green Space



Community
Lifestyle



Ras Al Khor
Wildlife Sanctuary




Meydan
Racecourse

Sobha Hartland

An unparalleled lifestyle in the beating heart of Dubai

Inspiring lifestyle, comfort and luxury living in every detail, Sobha Hartland is an 8 million sq. ft. waterfront community of luxurious apartments, beautiful villas and high-end townhouses. Home to expanses of lush green spaces, world-class amenities and a slew of mouth-watering eateries, retail centres and entertainment facilities, the vibrant development stands proudly at the centre of one of Dubai's most iconic districts, Mohammed Bin Rashid Al Maktoum City.




8.3km
Cycling Track



Meydan
Golf Course



Two International
Schools



Water Front Living
1.8km Board Walk



Cafés &
Restaurants



Sobha Hartland

Mohammed Bin Rashid Al Maktoum City

5 MINUTES
BURJ KHALIFA

20 MINUTES
INTERNATIONAL AIRPORT

10 MINUTES
DIFC

20 MINUTES
EMIRATES GOLF CLUB

20 MINUTES
DUBAI MARINA

20 MINUTES
PALM JUMEIRAH

5 MINUTES
DUBAI MALL

5 MINUTES
MEYDAN RACE COURSE

5 MINUTES
COUNTRY CLUB

2 MINUTES
INTERNATIONAL SCHOOLS

10 MINUTES
DUBAI OPERA

5 MINUTES
RAS AL KHOR WILDLIFE SANCTUARY
















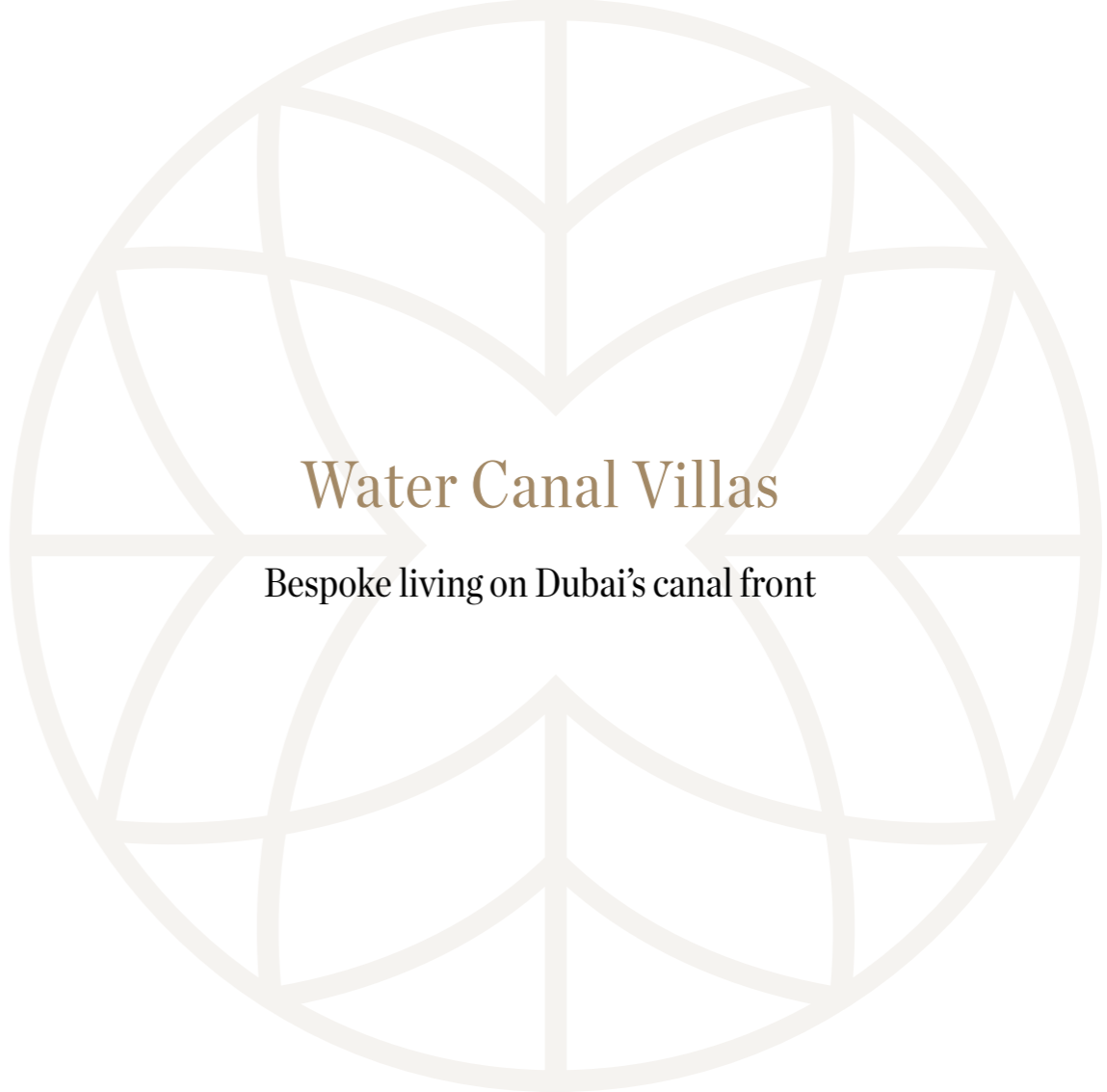


Sobha Hartland

Master plan

- 01 ENTRY / EXIT TO HARTLAND
- 02 HOTELS
- 03 SOBHA CREEK VISTAS
- 04 INTERNATIONAL SCHOOLS
- 05 HIGH RISE BUILDING - RESIDENTIAL
- 06 HARTLAND GREENS
- 07 GATE TO HARTLAND ESTATES
- 08 HARTLAND TOWNHOUSES
- 09 HARTLAND FOREST VILLAS
- 10 HARTLAND GARDENIA VILLAS
- 11 HARTLAND WATER CANAL VILLAS
- 12 DUBAI CANAL
- 13 DUBAI METRO LINE
- 14 AL MEYDAN ROAD
- 15 RAS AL KHOR ROAD
- 16 AMENITIES

- | | | | | | | |
|--|--|--|---|---|--|---|
| 
YOGA CENTRE | 
SWIMMING POOL | 
HOTELS | 
CAFÉS | 
SPA | 
RETAIL | 
WALK |
| 
PARK | 
HARTLAND SQUARE | 
HARTLAND CLUB | 
HARTLAND BOULEVARD | 
CHILDREN'S NURSERY | 
MOSQUES | |



Water Canal Villas

Bespoke living on Dubai's canal front



ACTIVE
LIVING WITH
RESORT STYLE
RELAXATION



Forest Villas

Unique forest-style living



Where the Forest Meets the City

The most exclusive development at Sobha Hartland, Hartland Forest Villas embrace the beauty of natural living with modern day luxuries at every corner. Immersed in mesmerizing forest scenery and leafy greens, the gated community provides an ultra-private experience unmatched anywhere else.

With features such as floor-to-ceiling windows that offer magnificent panoramas of the surrounding forestry, the villas truly blend the wealth and energy of the natural outdoors with the best of our contemporary world. Forest Villas feature customizable façades with varying colours, unobstructed views of the forest, as well as additional amenities upon request, such as a glass-door car gallery that adds a breath of opulence and customization.





Your Own Personal Haven

Hartland Forest villas bring the natural beauty of the woods and leafy greens right to your window. With personal landscaped gardens, swirling trails and pathways, green spaces and plenty of public areas, you get to choose between spending afternoons indoors or venturing outdoors to go on nature walks, family picnics or community activities.

The Forest Villas also offer access to Sobha Hartland's prime luxury amenities that include schools, nurseries, swimming pools, sports facilities, playgrounds and parks.





The True Meaning of Privacy

Each villa holds private service access and a private lift exclusive to its residents, allowing you and your guests to navigate the spacious interior with optimal luxury, comfort and ease.



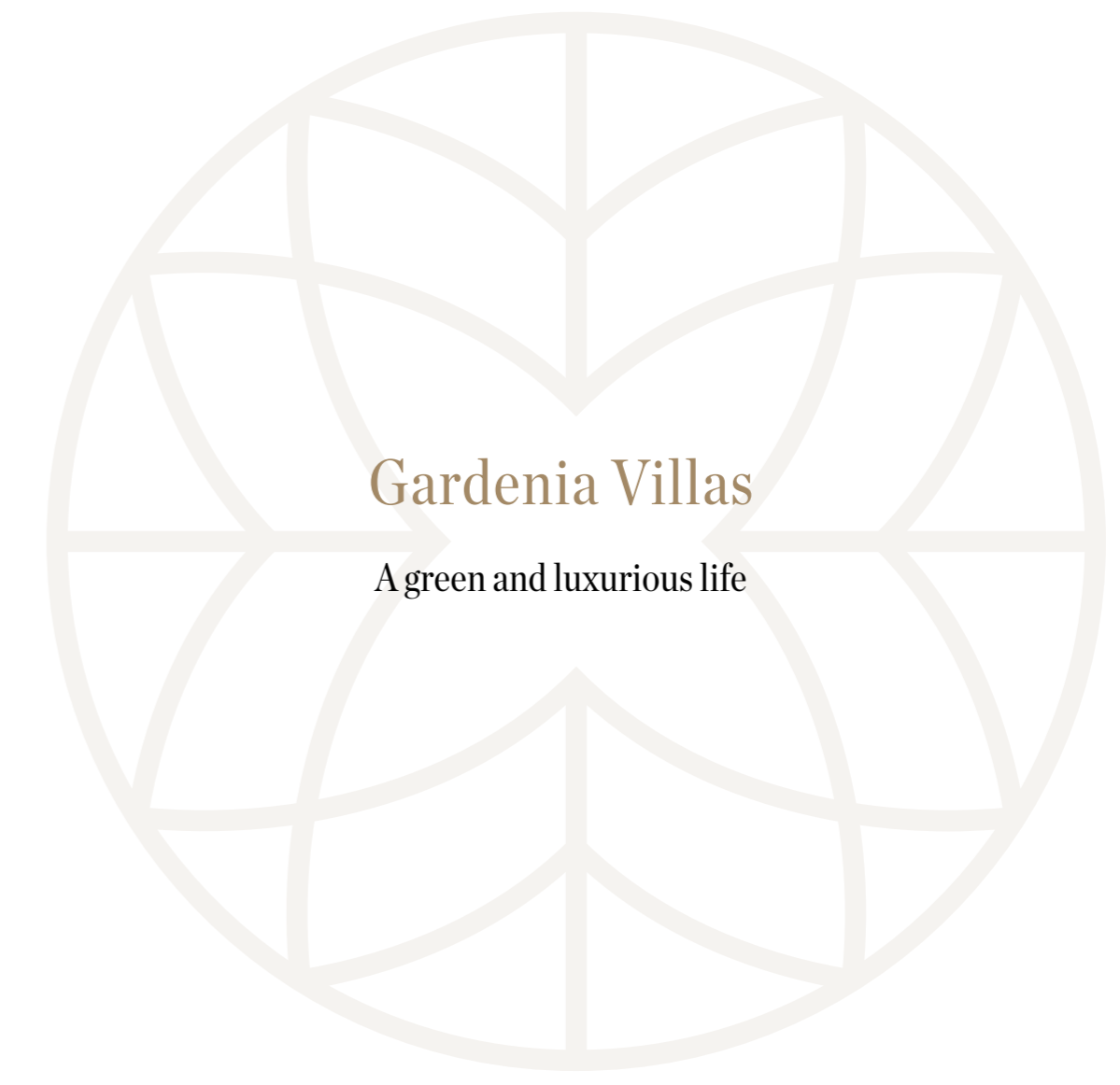
The Comforts of a Home

Beautifully-decorated and featuring lavish spaces, fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.



MODERN
CONVENIENCE
AND NATURAL
WONDER





Gardenia Villas
A green and luxurious life



A New World of Luxury

Sobha Hartland's Gardenia Villas maximize on convenience in every little detail. The gated community provides an ultra-private experience, reflecting Sobha's signature quality through impeccable finishing, contemporary designs and prime amenities. Each outdoor and indoor space is tailored to your every need, seamlessly connecting together to create the home of your dreams and serving as the perfect backdrop to your own personal fairy tale.

The villas possess all the qualities of a quintessential dream home. Floor-to-ceiling windows will bathe your villa in natural light while a high-ceiling foyer will leave you with a sense of grandeur and luxury every time you step into your home. The villas also include four stylish bedrooms, maid quarters, ample closet space, en-suite bathrooms, terraces and private lift (optional), among other spectacular features.

A Life of Dreams

Hartland Gardenia Villas overlook scenic views of the vibrant green parks and landscaped gardens, as well as the sparkling Dubai Canal. You will truly never spend a dull moment within your community, as the Gardenia Villas are also in close proximity to Meydan One and offer access to Sobha Hartland's prime luxury amenities, including schools, nurseries, swimming pools, sports facilities, playgrounds and parks.





An Elevated Sense of Privacy

With private access and an optional private lift exclusive to each villa, every corner of your home will offer you the luxury you need to navigate the spacious interior with optimal comfort and ease.





Luxury at Every Corner

Beautifully-decorated and featuring lavish spaces, fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.





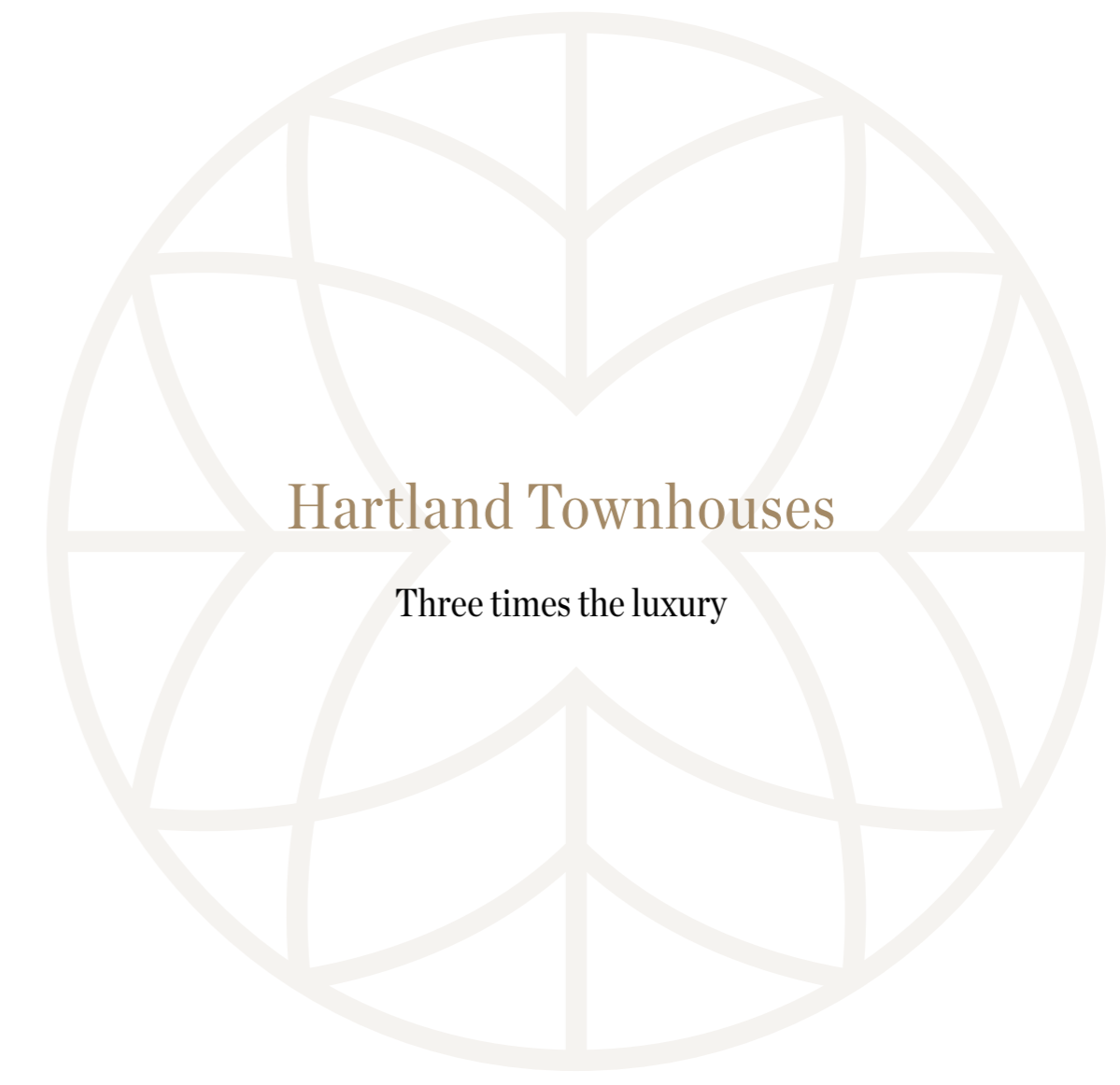
View from the Top

The villas' highlight remains the rooftop terraces which is spacious enough to host family barbecues and gatherings, but also cosy enough to allow residents to enjoy an afternoon of sunbathing, a gardening session, or some stargazing.



CITY OUTSIDE
TRANQUILLITY
INSIDE





Hartland Townhouses

Three times the luxury



For the Global Citizen

Standing beautifully at the heart of Sobha Hartland, Hartland Townhouses are a selection of exclusive 3-level, ultra-luxurious multi-tiered residences.

Combining stylish designs with elegant interiors and prime lifestyle amenities, Hartland Townhouses offer the most phenomenal living experience to the global citizens of Dubai.

Three Times the Luxury

Each Townhouse features three naturally-lit wide-set levels of pure luxury, convenience and comfort. With spaces such as green gardens, open sun decks, powder rooms, maid quarters, garages, walk-in closets and wide balconies, your home will feel like an everyday getaway.

A Private Affair

Each Hartland Townhouse includes its very own private lift to allow you and your guests the privilege to navigate the spacious interior with optimal comfort and ease.





An Everyday Spa

Beautifully-decorated and featuring fine marble finishing, porcelain tiles and soothing colour palettes in warm hues and hushed tones, each bathroom provides a spa-like experience with a perfect balance of sophistication and comfort.



Signature Quality

Sobha's signature quality is reflected through impeccable finishing, contemporary designs and prime amenities. The coveted townhouses embrace a sense of luxury in terms of quality and attention to detail. Every moment you spend in your home promises to be a beautiful experience.





Live Your Best Life

With majestic views and scenic landscapes of colourful gardens and rich green spaces stretched across over a quarter of the development, Hartland Townhouses also provide unparalleled safety and a feeling of community. The development is also home to nurseries, two international schools, swimming pools, sports facilities, playgrounds and parks.



Sobha Signature Quality

Contemporary styled structures with reinforced concrete frame and thermally insulated roof and façade walls | Remote controlled garage doors for villas | Entrance foyer, corridor, living, dining and family lounge fitted with high quality tile flooring and matt emulsion painted walls with tile skirting and gypsum ceiling | Kitchen equipped with quality chrome kitchen mixer | Fittings and equipment by Siemens or equivalent | Fittings and equipment for laundry room include free-standing washing machine | Staircase is made with high quality granite or equivalent | Main entrance and internal doors: Solid core with high quality engineered veneer facing panel | External aluminium framed sliding glass doors in high quality powder coat finish with aluminium sliding screen panels | Ironmongery: All doors fitted with high quality lever-type handles, locksets, hinges, plates, escutcheons, closers for fire-rated doors, stops, etc.

Front door with intercom, door release | Air Conditioning: Concealed FCU with individual control for all main rooms | Electronic dimmer controls for lighting fixtures | Weatherproof lights for external lighting | All external glazing made of high performance insulated glass unit | Boundary wall and gate reinforced with concrete and masonry block fence in textured paint finish with metal gate in high quality finish.