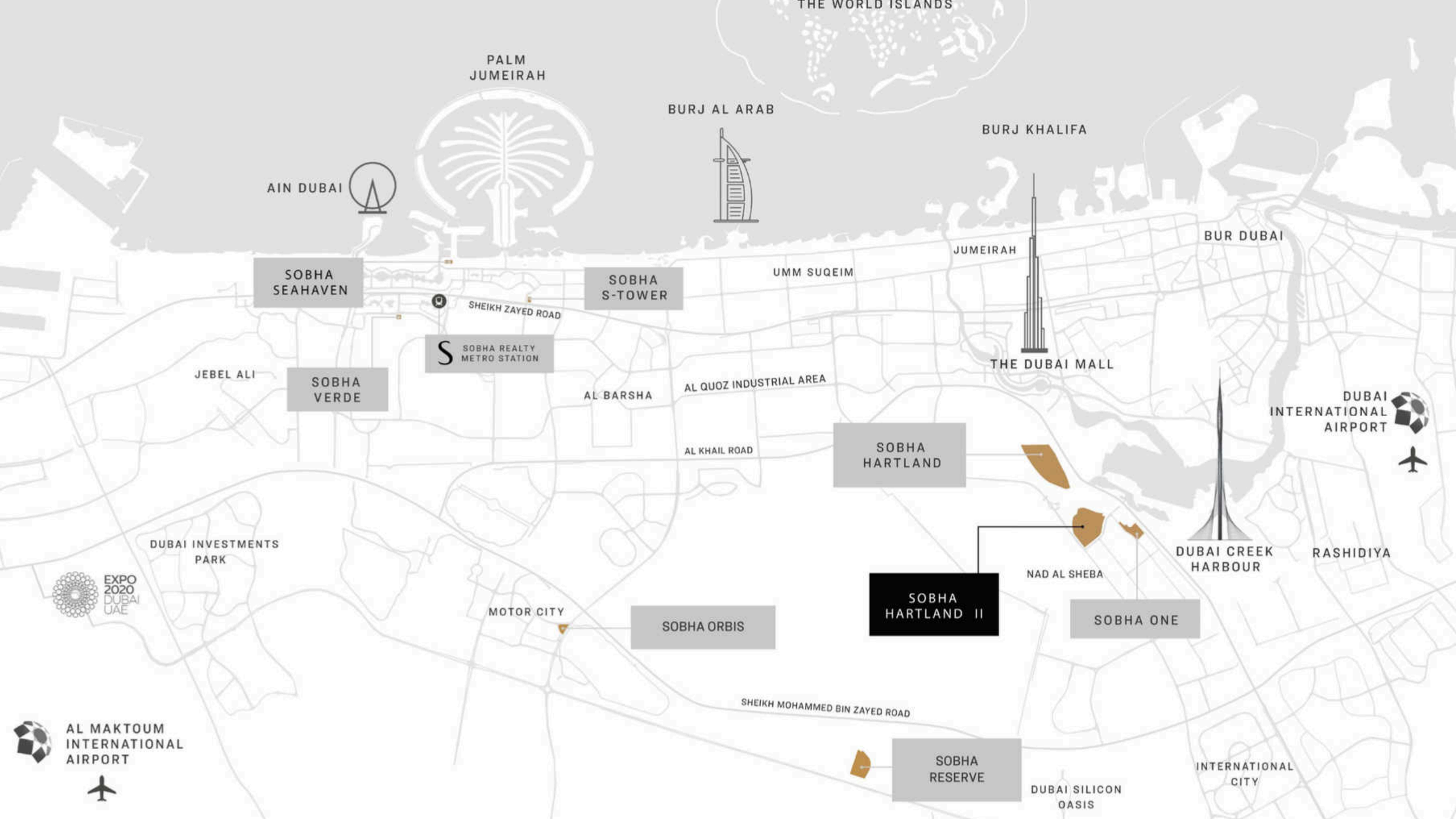

SOBHA HARTLAND II


THE WORLD ISLANDS
PALM JUMEIRAH
BURJ AL ARAB
BURJ KHALIFA
AIN DUBAI
JUMEIRAH
BUR DUBAI
SOBHA SEAHAVEN
SOBHA S-TOWER
UMM SUQEIM
SHEIKH ZAYED ROAD
SOBHA REALTY METRO STATION
THE DUBAI MALL
JEBEL ALI
SOBHA VERDE
AL BARSHA
AL QUOZ INDUSTRIAL AREA
DUBAI INTERNATIONAL AIRPORT
AL KHAIL ROAD
SOBHA HARTLAND
DUBAI INVESTMENTS PARK
EXPO 2020 DUBAI UAE
DUBAI CREEK HARBOUR
RASHIDIYA
NAD AL SHEBA
SOBHA HARTLAND II
SOBHA ONE
MOTOR CITY
SOBHA ORBIS
SHEIKH MOHAMMED BIN ZAYED ROAD
SOBHA RESERVE
DUBAI SILICON OASIS
INTERNATIONAL CITY
AL MAKTOUM INTERNATIONAL AIRPORT



MEYDAN RACE COURSE
10 MINUTES

SOBHA HARTLAND & 2 INTERNATIONAL SCHOOLS
10 MINUTES

BUSINESS BAY
12 MINUTES

DUBAI INTERNATIONAL AIRPORT
12 MINUTES

BURJ KHALIFA & DOWNTOWN DUBAI
15 MINUTES

DUBAI FRAME
15 MINUTES

DUBAI OPERA
15 MINUTES

PALM JUMEIRAH
25 MINUTES

COMMUNITY AMENITIES





BOULEVARD & SHOPPING MALL




BLUE LAGOONS & SWIMMING POOLS



LAGOON WITH PRIVATE BEACH ACCESS










SOBHA HARTLAND II
ESTATES
Completion - Q4 2025 \ Q4 2026
Sobha Estates
Sobha Hartland II



6 BEDROOM MANSION



Basement
+ Ground floor
+ 2 floors

30,573 SQ FT - 47,323 SQ FT

Private Lagoon

Private swimming pool,
garden, yard & basement parking








6 BEDROOM VILLA



Basement
+ 3 floors
+ Roof

17,275 SQ FT - 17,656 SQ FT

Private swimming pool,
garden, yard & basement parking

Exclusive access to lagoon.

5 BEDROOM VILLA



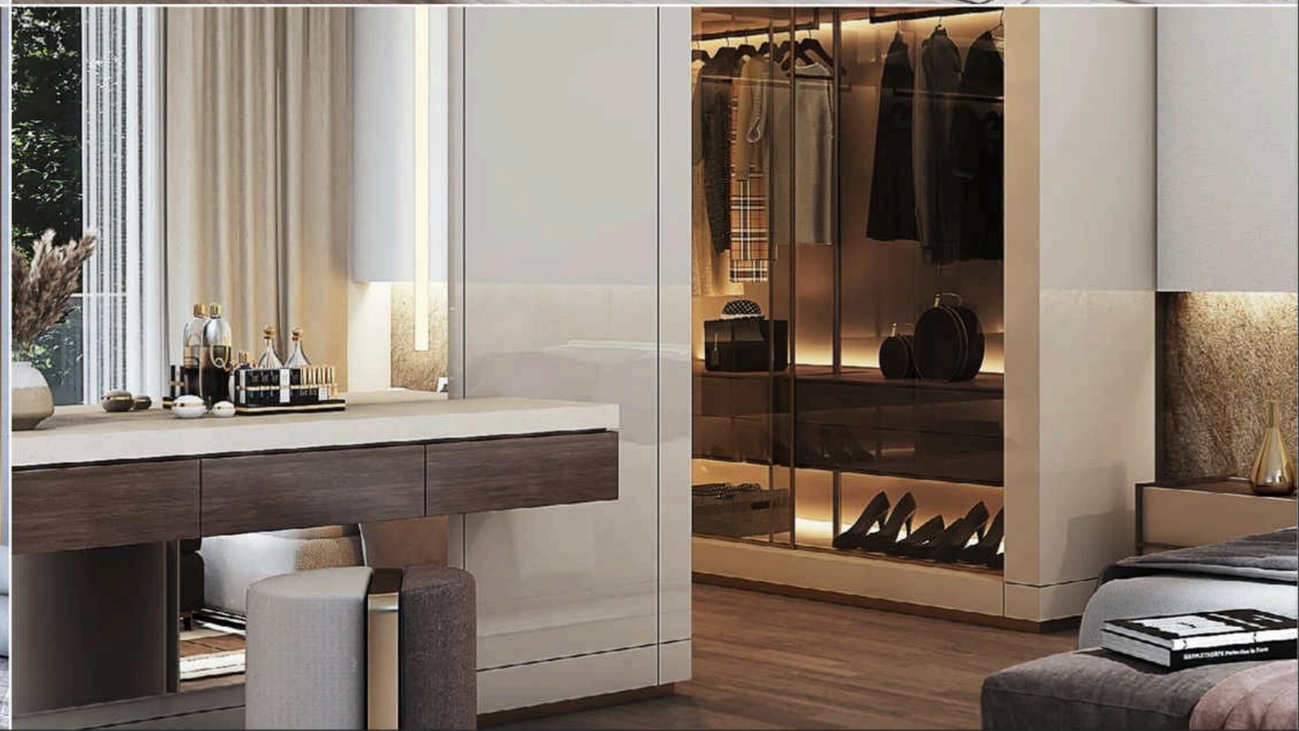

2ND PHASE
1ST PHASE
8,569 SQ FT - 8592 SQ FT
Ground Floor
+ 2 Floors
Private swimming pool,
garden & yard

Interior





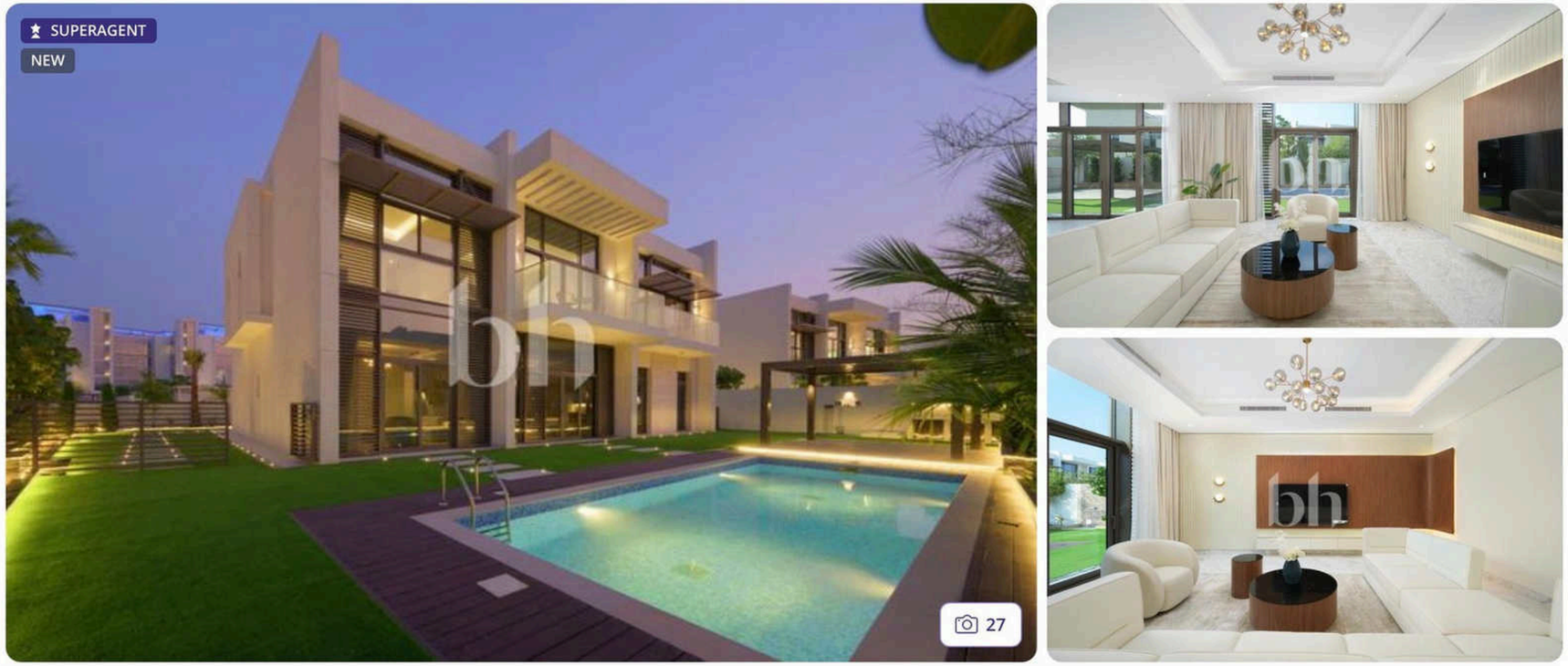




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Villas > Moha > The R > Exclusive 5-Bed Villa | Serviced | Upgraded

Save | Share | Report



AED 2,200,000 /year See upfront costs

5 Bedrooms | 7 Bathrooms | 6,858 sqft / 637 sqm

Call | WhatsApp

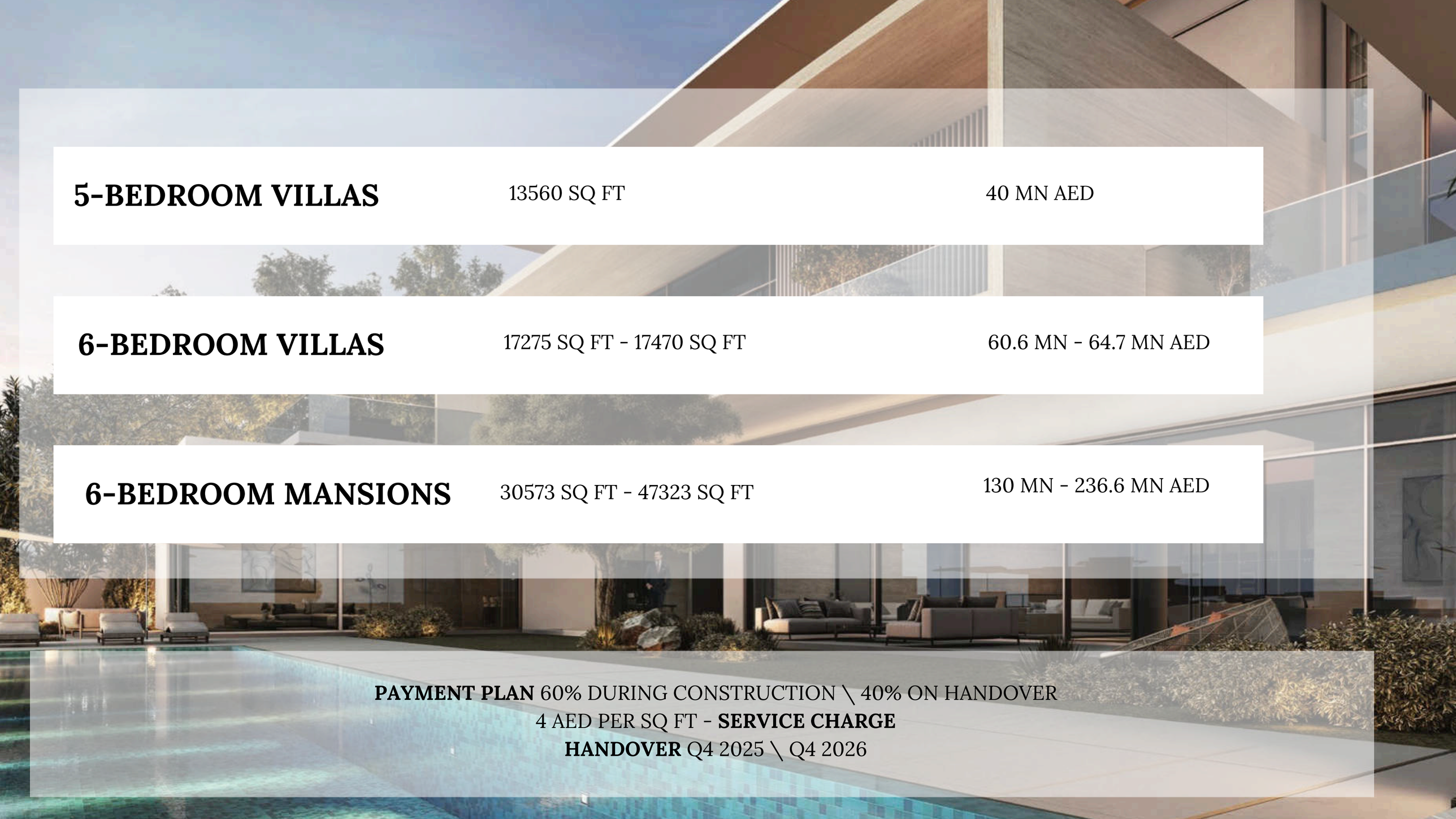
Andrii Solonin 5.0 6 Ratings
usually responds within 5 minutes

Long term

AED 2,200,000(Yearly)

ROI 7,4%

CAPITAL APPRECIATION = 10% / YEARLY



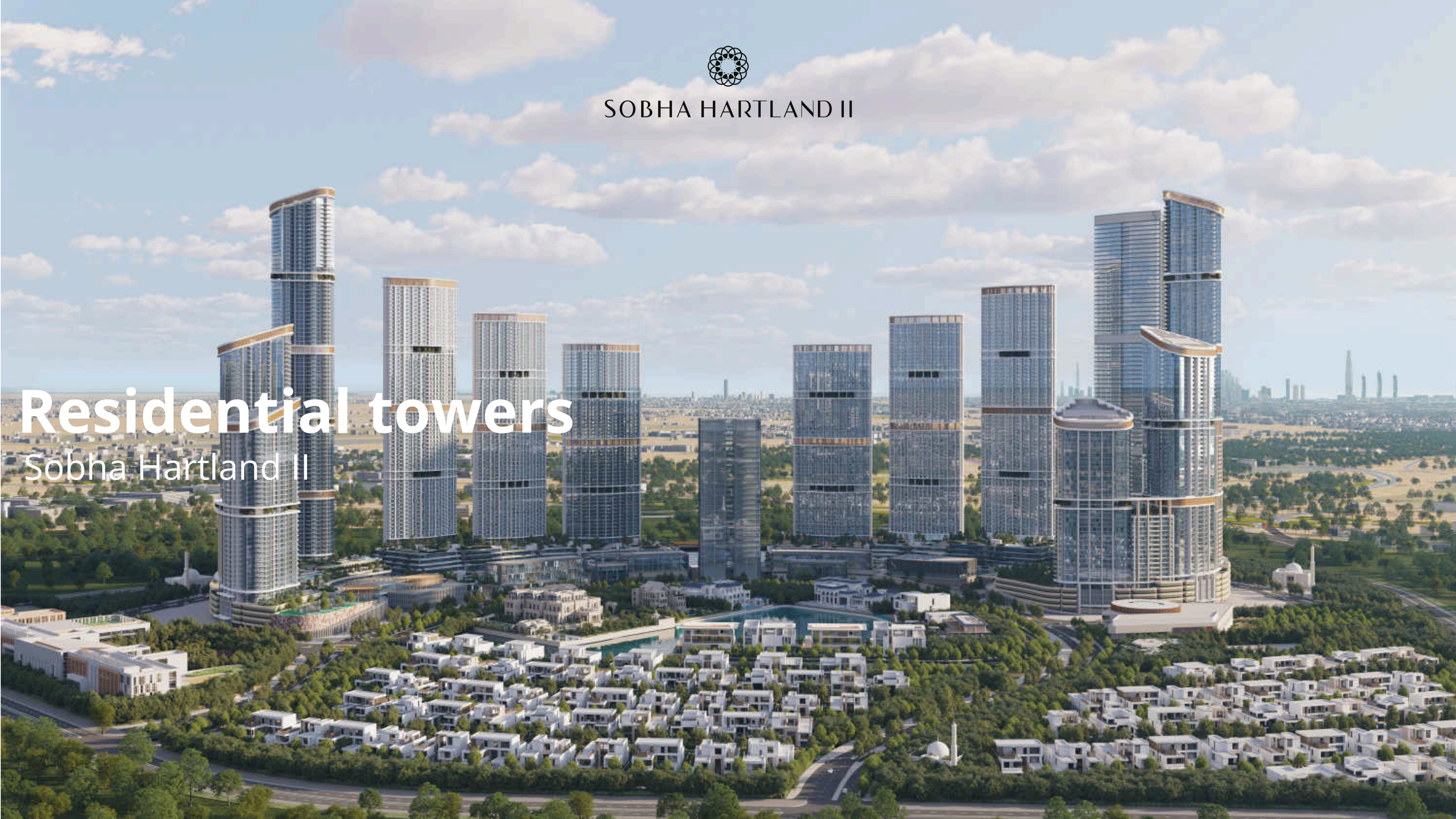
5-BEDROOM VILLAS	13560 SQ FT	40 MN AED
6-BEDROOM VILLAS	17275 SQ FT - 17470 SQ FT	60.6 MN - 64.7 MN AED
6-BEDROOM MANSIONS	30573 SQ FT - 47323 SQ FT	130 MN - 236.6 MN AED

PAYMENT PLAN 60% DURING CONSTRUCTION \ 40% ON HANDOVER
4 AED PER SQ FT - **SERVICE CHARGE**
HANDOVER Q4 2025 \ Q4 2026

SOBHA HARTLAND II

Residential towers

Sobha Hartland II




SOBHA
SOBHA
SOBHA
SOBHA


RIVERSIDE CRESCENT
310 RIVERSIDE CRESCENT
320 RIVERSIDE CRESCENT
330 RIVERSIDE CRESCENT
340 RIVERSIDE CRESCENT
350 RIVERSIDE CRESCENT
360 RIVERSIDE CRESCENT

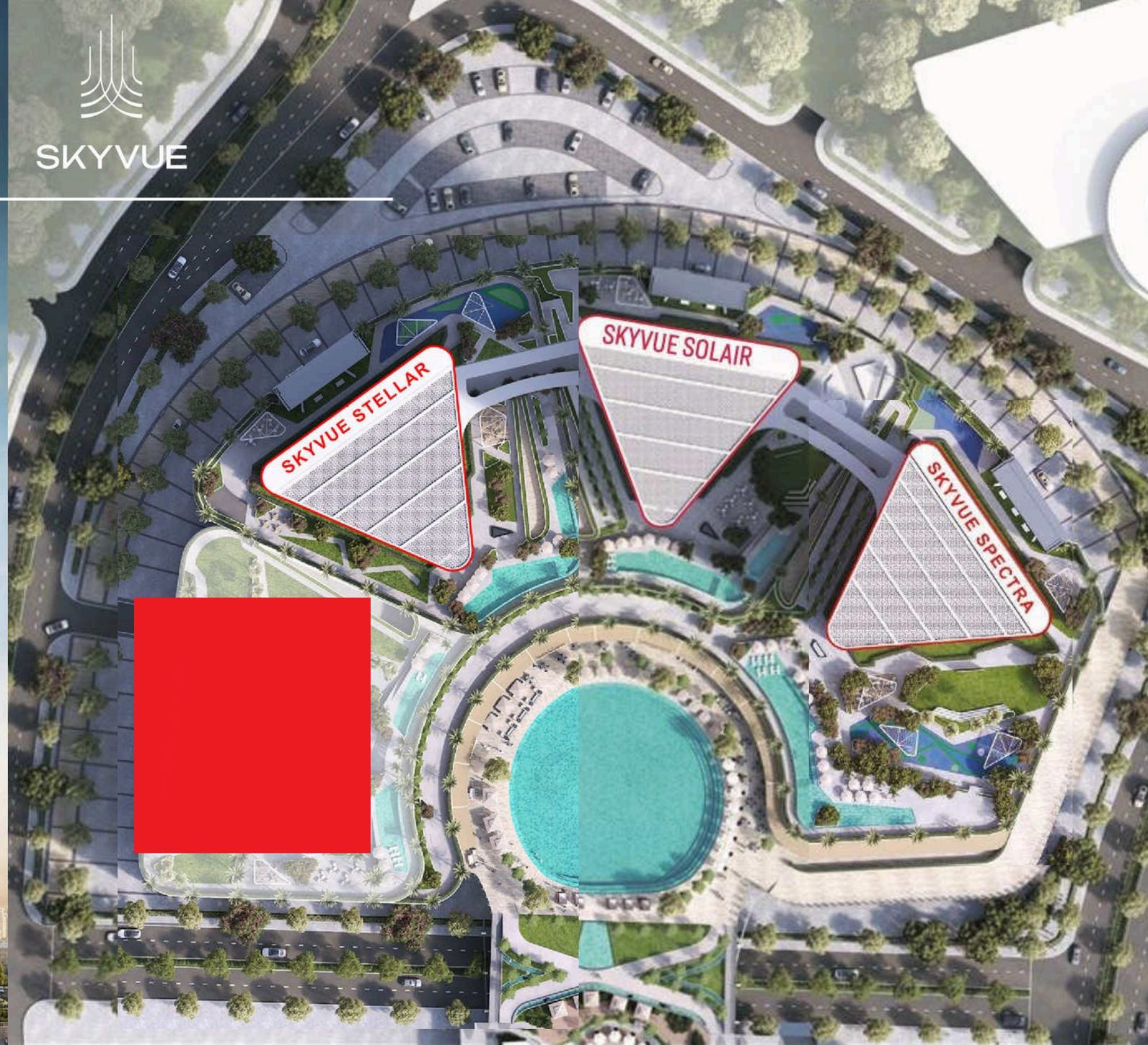


SKYSCAPE




SOBHA
SOBHA
TOWER 4
TOWER 5

SKYVUE


SKYVUE STELLAR
SKYVUE SOLAIR
SKYVUE SPECTRA




Shisha Spot


Tangent Snack
ESpot


SOBHA EVENTS

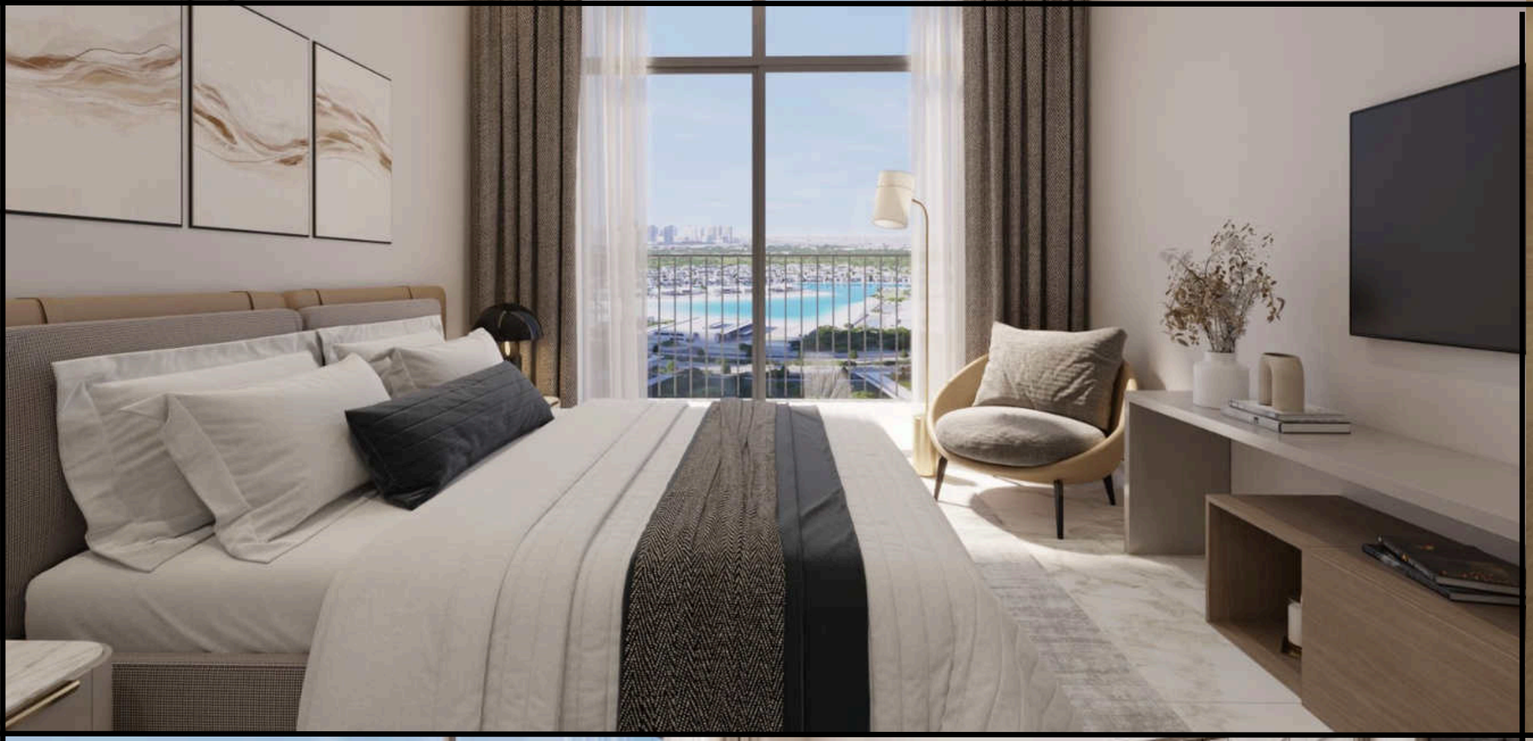
LAGOON & DUBAI CREEK TOWER VIEW



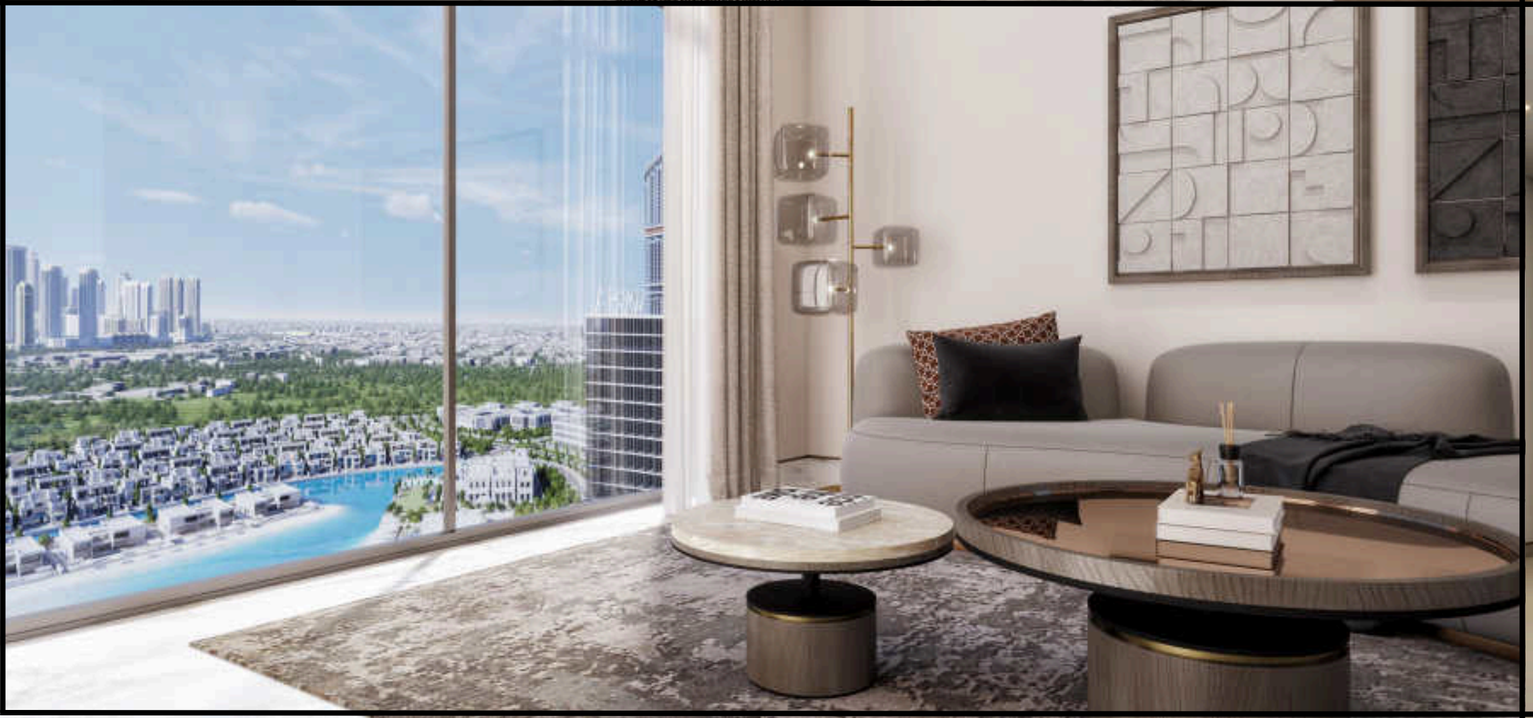


BURJ KHALIFA VIEW











HARTLAND II

Residential towers

RIVERSIDE CRESCENT \ SKYSCAPE \ SKYVUE

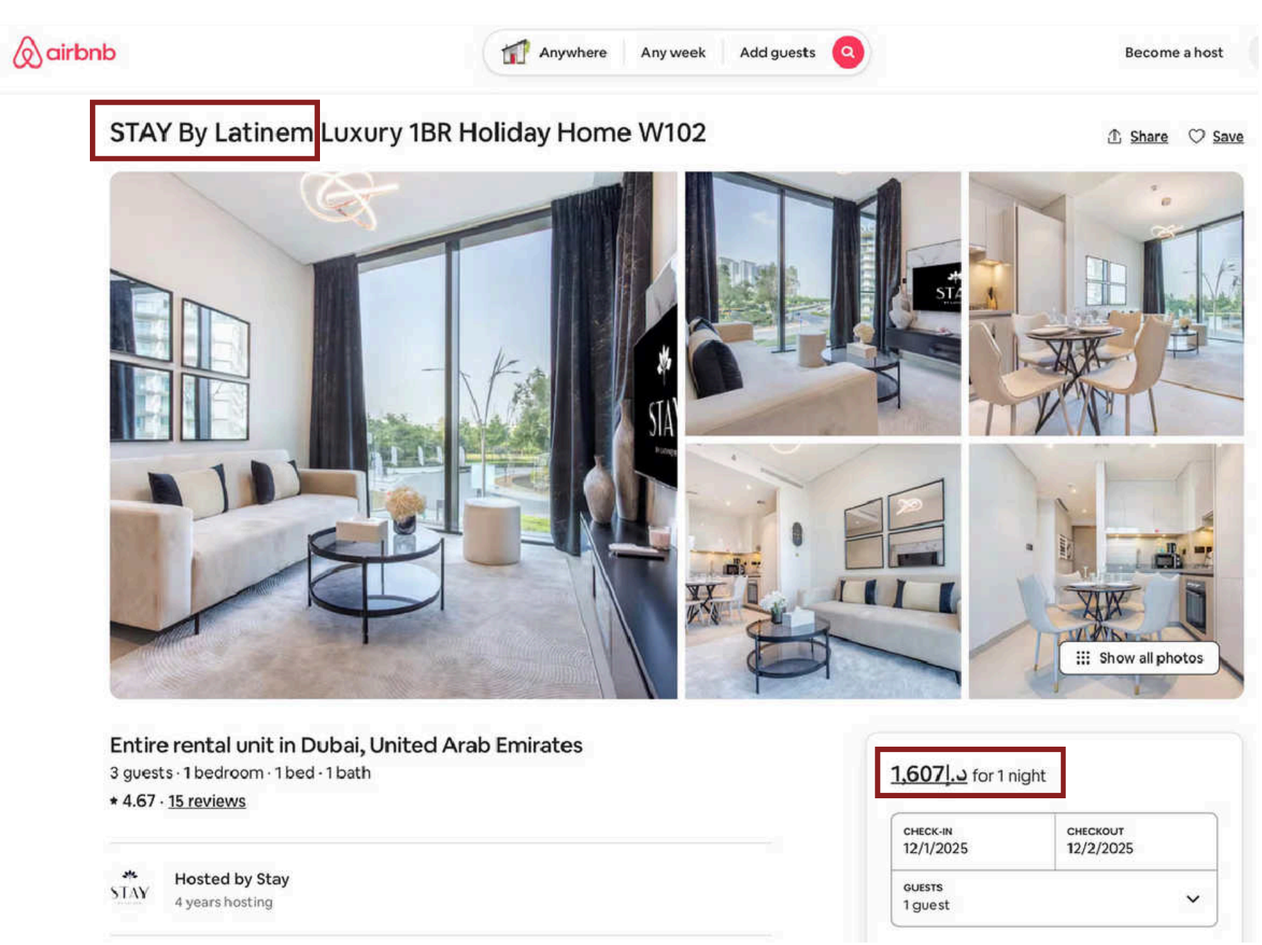


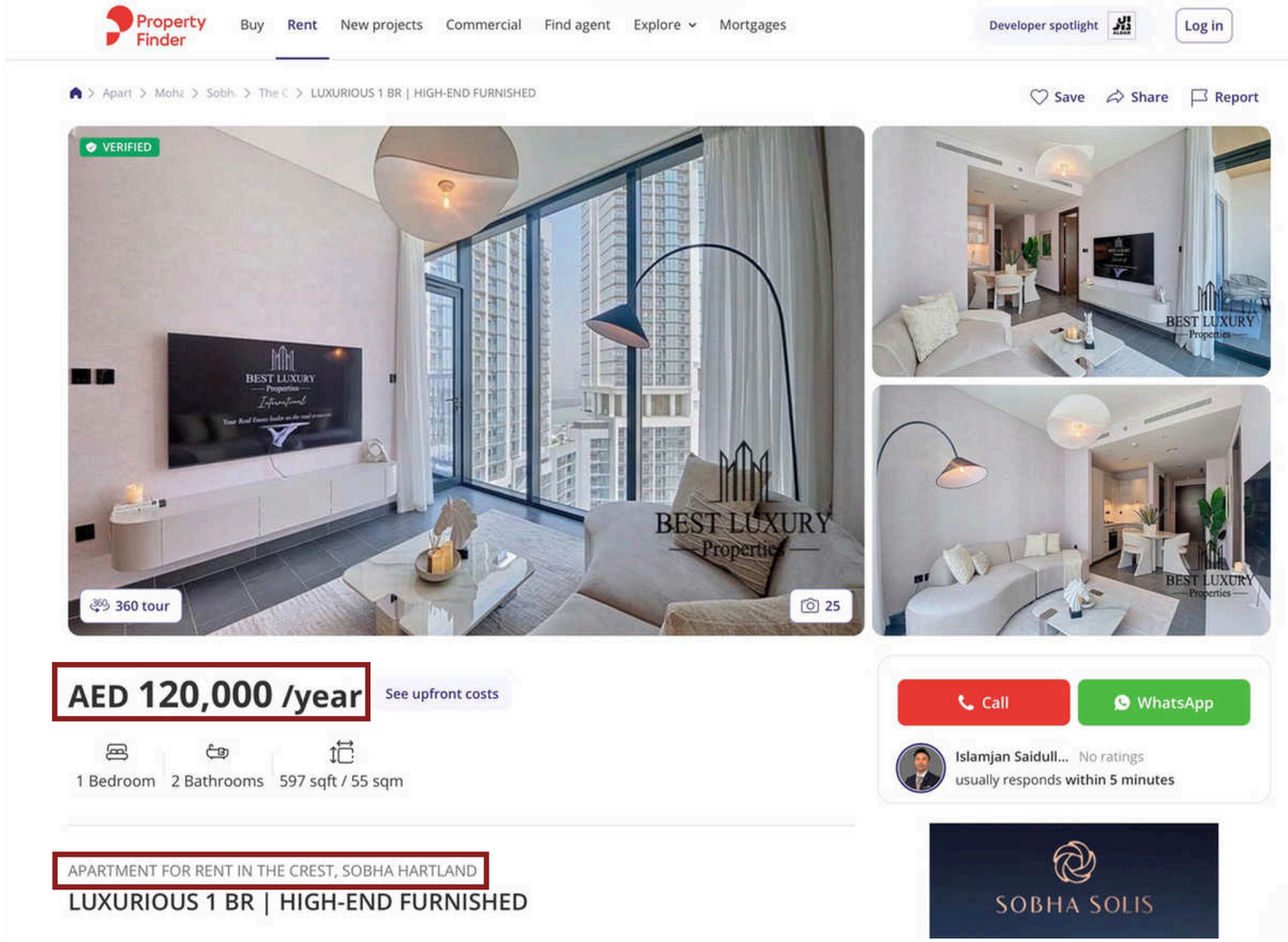
1 BR APARTMENT	551 SQ FT - 1180 SQ FT	1.8 MN - 2.7 MN AED
2 BR APARTMENT	839 SQ FT -2062 SQ FT	2.8 MN - 4.9 MN AED
3 BR APARTMENT	1490 SQ FT - 2790 SQ FT	3.8 MN - 7.2 MN AED
4 BR APARTMENT	2886 SQ FT - 3110 SQ FT	7.7 MN - 8.8 MN AED

PAYMENT PLAN 60% DURING CONSTRUCTION \ 40% ON HANDOVER

17 AED PER SQ FT - **SERVICE CHARGE**

HANDOVER RIVERSIDE CRESCENT Q2 2027 \ Q4 2027 \ **SKYSCAPE** Q4 2028 \ **SKYVUE** Q1 2029 \Q2 2030





Short term

AED 1607 x 30 days : AED 48,210 AED
48,210 x 7 months: AED 337,470

AED 337,470 - 20% Management fees
= 269,976 AED
ROI 14.9%

Long term

AED 120,000 (Yearly)
ROI 7%

CAPITAL APPRECIATION = 10% / YEARLY


SOBHA
REALTY