




SOBHA HARTLAND II  
E S T A T E S



Unravel in the stillness *of*  
nature's poetry



Where the wilderness *evokes*  
a sense of wonder



In the undulating flow *of*  
your reflection

The aura of a legacy

Time comes to  
**A STANDSTILL**





Embraces *a new*  
**luxurious odyssey**











WELCOME TO YOUR  
GREEN ABODE OF *grandiose*

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

GREEN SPACES



- |  |   |  |  |  |
|--|---|--|--|--|
| <br>RAS AL KHOR<br>WILDLIFE SANCTUARY<br>05 MINUTES | <br>MEYDAN<br>RACE COURSE<br>10 MINUTES            | <br>SOBHA HARTLAND &<br>2 INTERNATIONAL SCHOOLS<br>10 MINUTES | <br>DUBAI INTERNATIONAL<br>AIRPORT<br>12 MINUTES | <br>BUSINESS BAY<br>12 MINUTES  |
| <br>THE DUBAI MALL<br>15 MINUTES                    | <br>BURJ KHALIFA &<br>DOWNTOWN DUBAI<br>15 MINUTES | <br>DUBAI FRAME<br>15 MINUTES                                 | <br>DUBAI OPERA<br>15 MINUTES                    | <br>PALM JUMEIRAH<br>25 MINUTES |



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  
*Days 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.

INTRODUCING





*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.

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.

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.





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.

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.



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.



## 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.



Disclaimer: These images are developed with computer graphics technology (photorealistic rendering) with reference to details for the façade and elevations, common areas, private areas and interiors of the villa, for the sole purpose of presenting future realization and/or the various, potential solutions following user customization. All furniture, decorative lighting, wall finishes, and art are represented for marketing and rendering purposes only. For this reason, all images are purely indicative and subject to change (for illustrative purposes only)

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.



UNIT AND FLOOR PLANS

5 BEDROOM VILLAS

VILLA CLUSTER B



- 5 BEDROOM VILLA I TYPE A
- 5 BEDROOM VILLA I TYPE B
- 5 BEDROOM VILLA I TYPE C
- 5 BEDROOM VILLA I TYPE C (MIRROR)

-  INTERACTIVE PLAY / SOUND SCULPTURE
-  YOGA DECK + WATER FEATURE
-  NATURE PLAY
-  KIDS PLAY
-  TRAMPOLINE
-  PUMP TRACK

Disclaimer: The Amenities mentioned in this Marketing Document are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



FLOOR PLANS  
5 BEDROOM VILLAS



VILLA 5 BEDROOM | TYPE A

SALEABLE AREA  
8,568.72 - sq.ft  
796.06 - sq.m

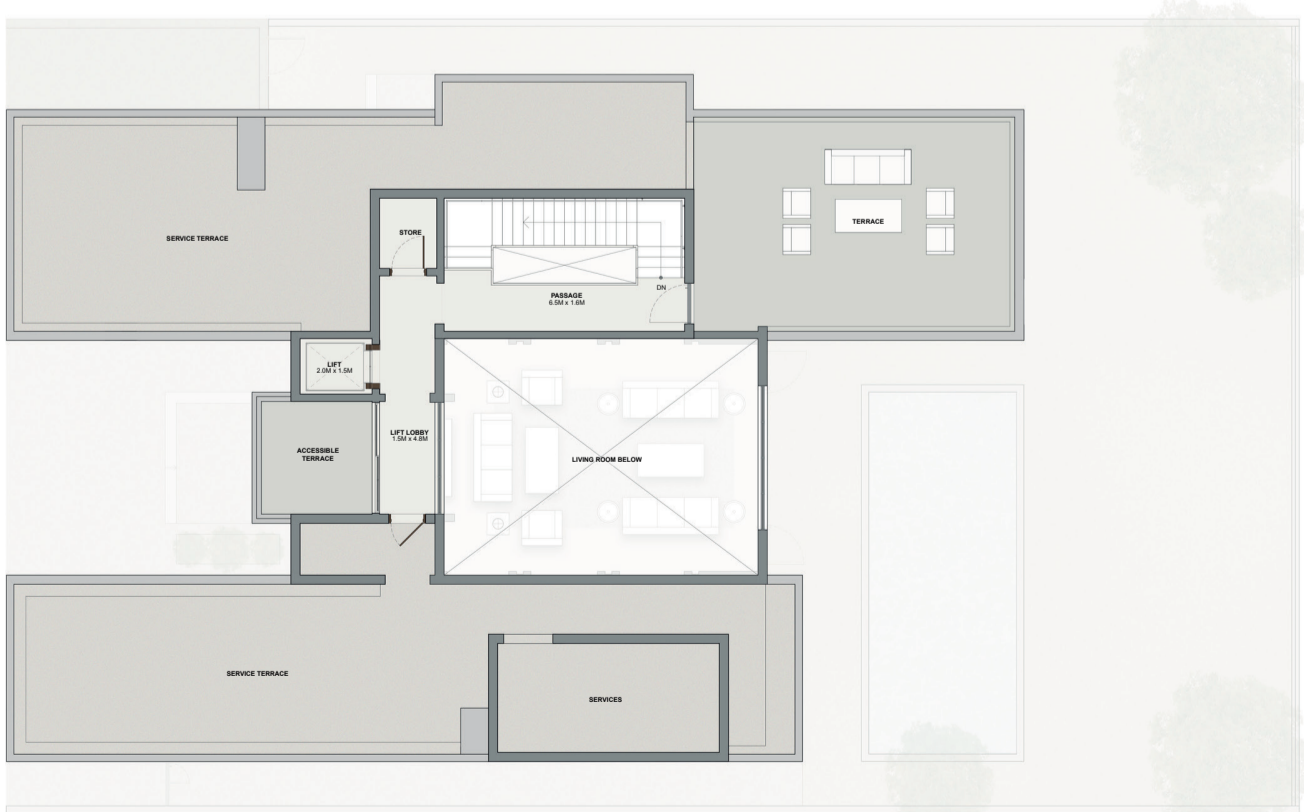
GROUND FLOOR



FIRST FLOOR



TERRACE

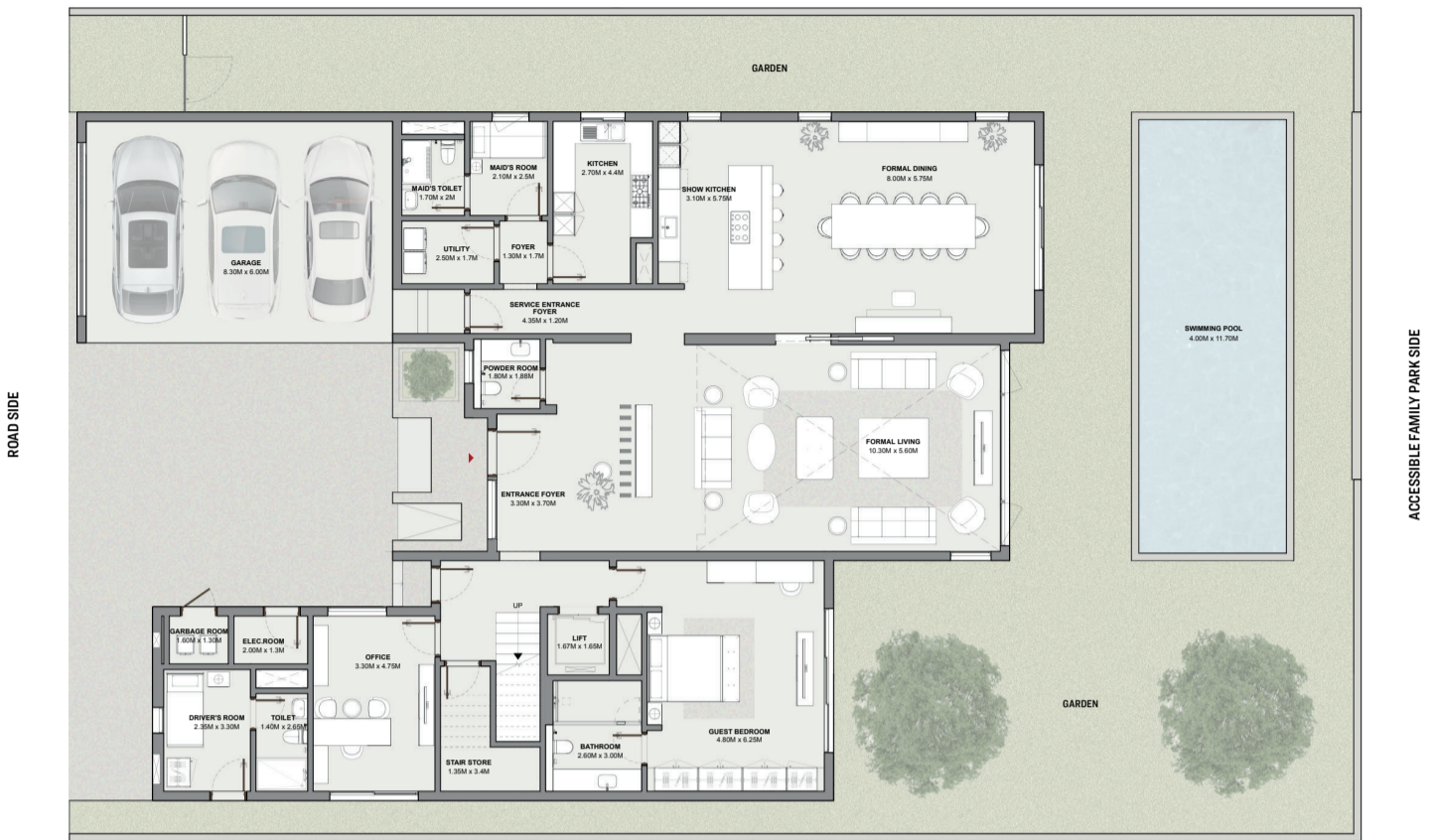


General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.

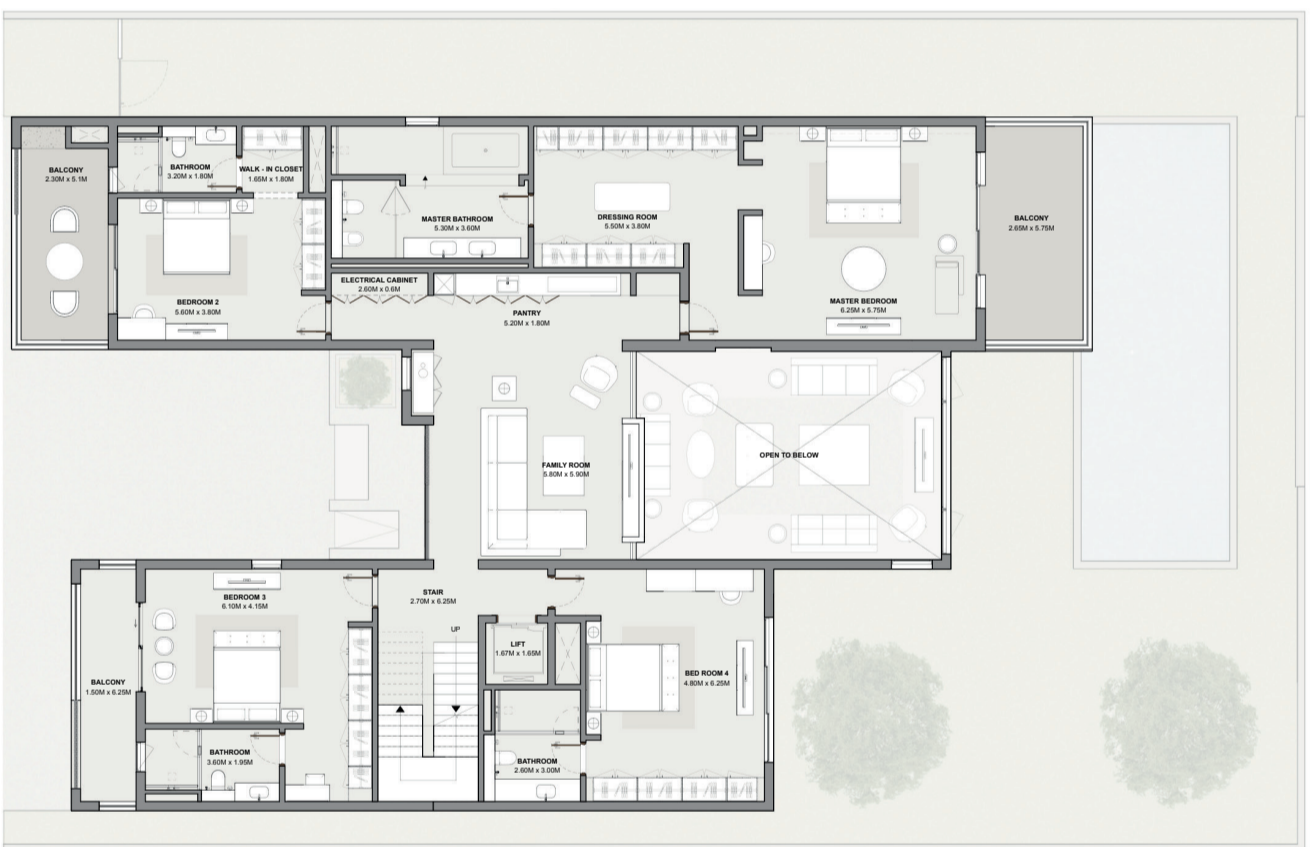
VILLA 5 BEDROOM | TYPE B

SALEABLE AREA  
8,572.38 - sq.ft  
796.40 - sq.m

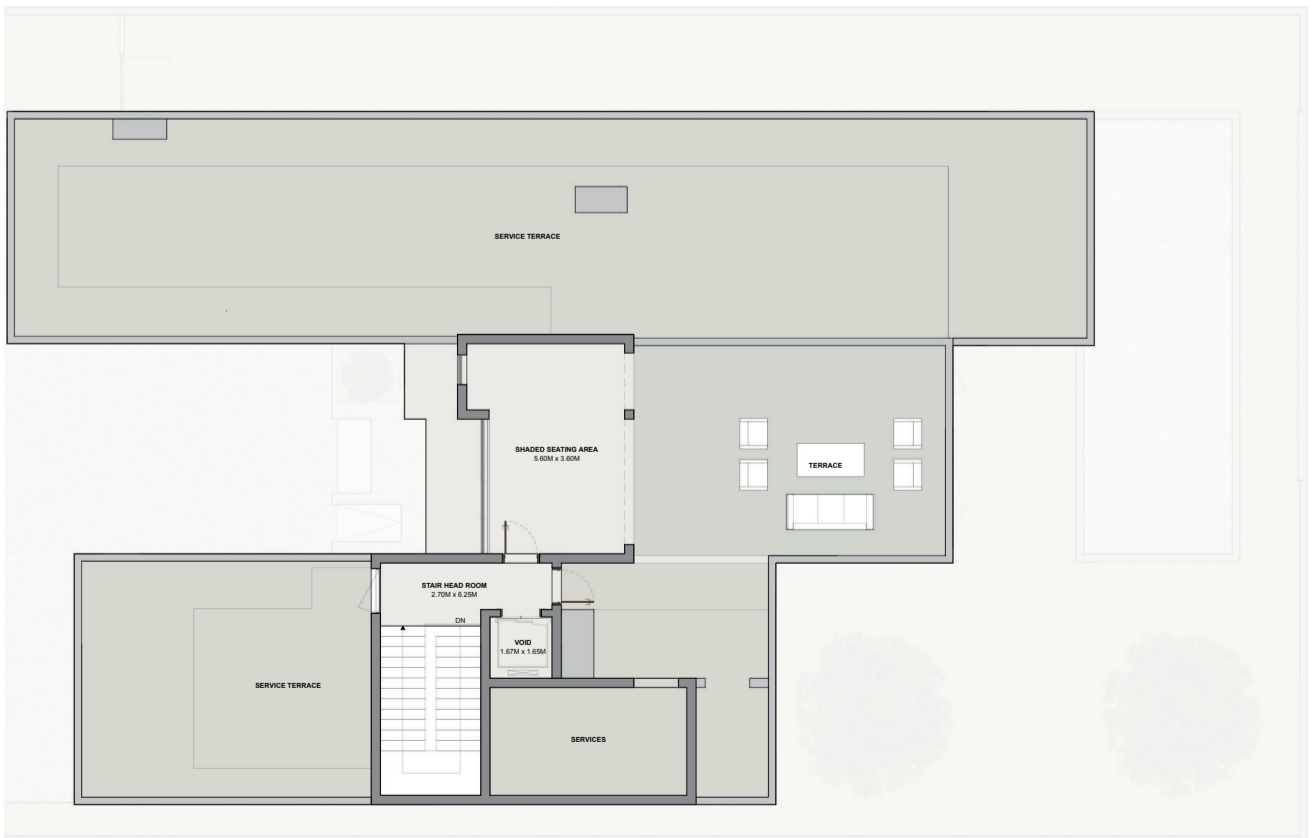
GROUND FLOOR



FIRST FLOOR



TERRACE



General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.

VILLA 5 BEDROOM | TYPE C

SALEABLE AREA  
8,591.86 - sq.ft  
798.21 - sq.m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.

VILLA 5 BEDROOM | TYPE C

SALEABLE AREA  
8,591.86 - sq.ft  
798.21 - sq.m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.

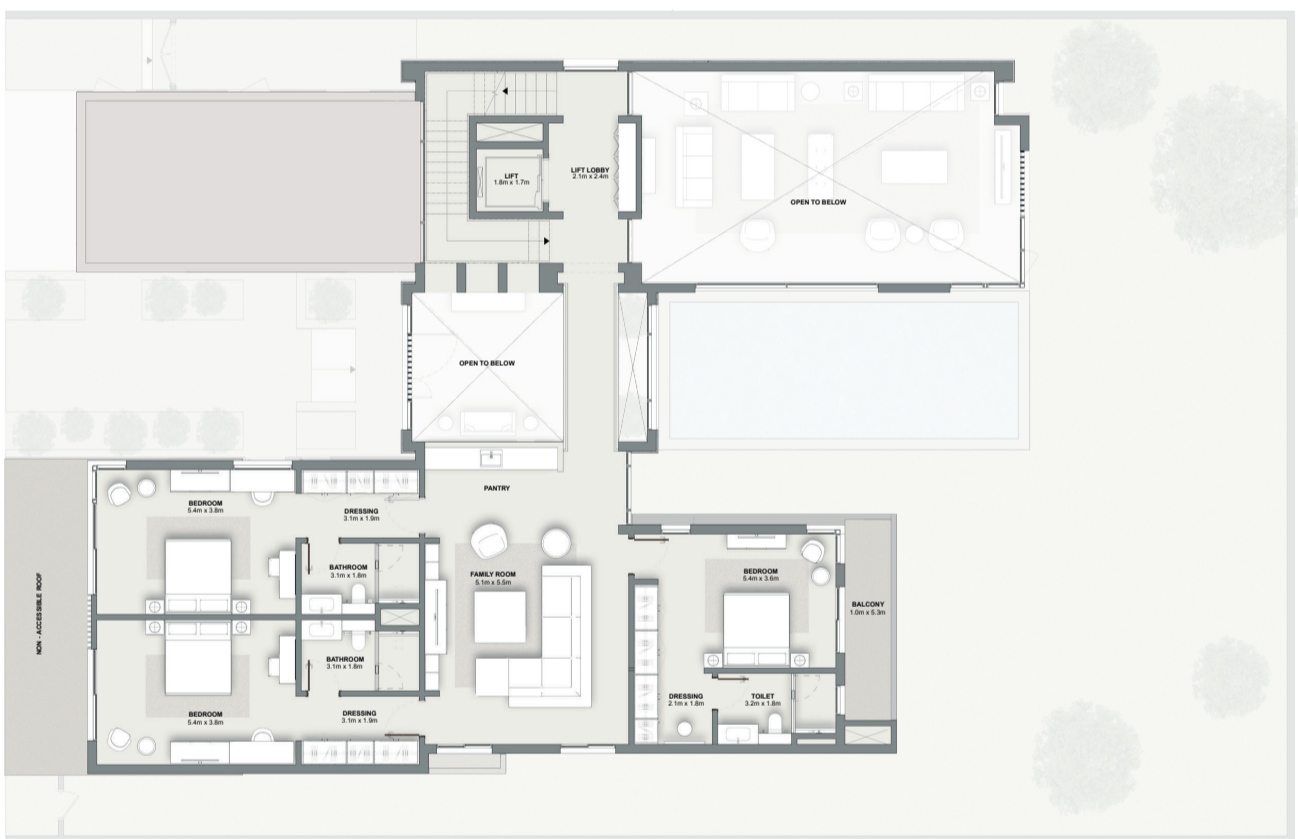
VILLA 5 BEDROOM | TYPE C  
(MIRROR)

SALEABLE AREA  
8,591.86 - sq.ft  
798.21 - sq.m

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.

# VILLA 5 BEDROOM

## TYPE A

Villa Number	Plot Area (sq.ft.)	Saleable Area (sq.ft.)
SE-V 204	8,481.19	8,568.72
SE-V 207	8,481.26	8,568.72
SE-V 210	8,468.79	8,568.72
SE-V 213	8,469.28	8,568.72
SE-V 216	8,468.92	8,568.72
SE-V 219	8,469.20	8,568.72
SE-V 222	8,600.85	8,568.72
SE-V 225	8,288.12	8,568.72
SE-V 228	8,288.14	8,568.72
SE-V 231	8,287.82	8,568.72
SE-V 235	8,288.05	8,568.72
SE-V 238	8,288.16	8,568.72
SE-V 241	8,288.26	8,568.72
SE-V 244	8,288.23	8,568.72
SE-V 247	8,297.80	8,568.72
SE-V 250	8,304.42	8,568.72

## TYPE B

Villa Number	Plot Area (sq.ft.)	Saleable Area (sq.ft.)
SE-V 203	8,481.97	8,572.38
SE-V 206	8,481.44	8,572.38
SE-V 208	8,481.48	8,572.38
SE-V 212	8,469.02	8,572.38
SE-V 215	8,469.02	8,572.38
SE-V 218	8,468.99	8,572.38
SE-V 223	8,288.21	8,572.38
SE-V 226	8,288.36	8,572.38
SE-V 229	8,288.06	8,572.38
SE-V 232	8,288.25	8,572.38
SE-V 234	8,288.32	8,572.38
SE-V 237	8,288.07	8,572.38
SE-V 240	8,288.26	8,572.38
SE-V 243	8,287.91	8,572.38
SE-V 248	8,296.95	8,572.38
SE-V 251	8,294.36	8,572.38

## TYPE C

Villa Number	Plot Area (sq.ft.)	Saleable Area (sq.ft.)
SE-V 202	7,859.91	8,591.86
SE-V 205	8,481.36	8,591.86
SE-V 211	8,469.42	8,591.86
SE-V 214	8,469.34	8,591.86
SE-V 217	8,469.12	8,591.86
SE-V 224	8,288.11	8,591.86
SE-V 227	8,288.01	8,591.86
SE-V 230	8,288.27	8,591.86
SE-V 233	8,288.53	8,591.86
SE-V 236	8,288.38	8,591.86
SE-V 239	8,288.07	8,591.86
SE-V 242	8,288.10	8,591.86
SE-V 245	8,351.28	8,591.86
SE-V 249	8,307.91	8,591.86

## TYPE C (MIRROR)

Villa Number	Plot Area (sq.ft.)	Saleable Area (sq.ft.)
SE-V 209	8,310.17	8,591.86



**SOBHA**  
REALTY