



YOU ARE A GUIDE TO THE
WORLD OF LUXURY

310 RIVERSIDE (RESCENT



SOBHA HARTLAND II

life is a collection of
Experiences



310 RIVERSIDE RESCENT

Experience
life on your terms





INTRODUCING

310 RIVERSIDE CRESCENT

A new jewel at Sobha Hartland II
a unique waterfront neighbourhood close to the heart of the
city's centre.

Set amidst a stunning development of 8 million Sqft,
310 Riverside Crescent is draped around a beach and blue
lagoon, open spaces, and lush landscape.

it's an
Experience
to live in

Experience
exclusivity & extravagance



GO WITH
THE FLOW

Experience tranquility by the beautiful lagoons.
Let nature and luxury blend, adapt, flow and take shape
around the life you always wanted.

It's an experience like no other.

Experience
the exceptional

THE
BOARDWALK

Stroll down the boardwalk, the glistening lagoon on one side and the city skyline on the other. It's a magical experience on either side.





Experience

shore in the city

Living by the beachside next to the tranquil waters is a dream come true. Every day is an incredible experience filled with serenity and beauty.



Experience

CHILDHOOD AGAIN

Be a child again. Splash, surf, sail and swim in the crystal-clear waters. Build sandcastles. Play water sports.

The experience of water is like no other - it refreshes, invigorates and soothes the soul, bringing joy and thrill like no other.





Experience

pampering

Indulge in luxury amenities that pamper your mind and body, leaving you refreshed and rejuvenated. Experience clubhouse-like amenities right at home.

Family zones

Interconnected community

Kids play area

Multiple community amenities

Outdoor and indoor gyms

Retail and restaurants

Sports
(Paddle Tennis court, Badminton, Squash, Half Basketball court)

State-of-the-art infinity pool

Running tracks

Water sports activities

GET HIGH ON
NATURE

Take a stroll and soak in breathtaking views of the city and Hartland II, surrounded by rich flora from high up in the sky gardens.

Green spaces, fresh air, and stunning views, it's a perfect moment.





SIGHTS TO SIGH

Enjoy stunning community views from the front. Be amazed by the clear views of the Dubai Al Ain Road. Look around to see the Meydan Racecourse on the other side, the pulsating skyline of Dubai. It's all a glance away.

Sit back and enjoy the vistas from your private balcony or the sky gardens.



CAFE









THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

SOBHA REALTY METRO STATION

SHEIKH ZAYED ROAD

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

DUBAI INTERNATIONAL AIRPORT

AL BARSHA

AL KHAIL ROAD

SOBHA HARTLAND

DUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK HARBOUR

RASHIDIYA

EXPO 2020 DUBAI UAE

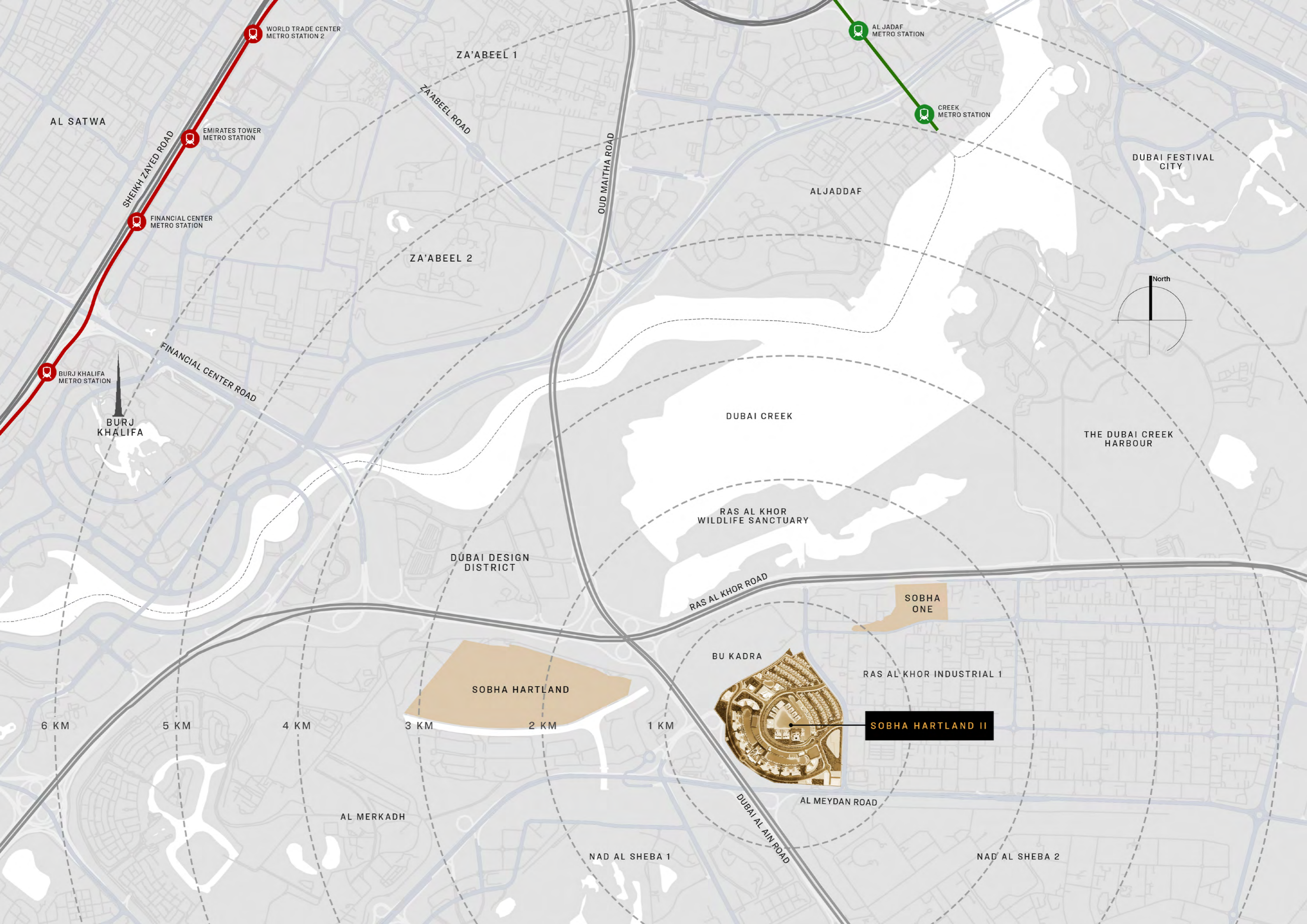
SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT



AL SATWA

WORLD TRADE CENTER METRO STATION 2

ZA'ABEEL 1

AL JADDAF METRO STATION

CREEK METRO STATION

EMIRATES TOWER METRO STATION

ZA'ABEEL ROAD

DUBAI FESTIVAL CITY

SHEIKH ZAYED ROAD

FINANCIAL CENTER METRO STATION

OULD MAITHA ROAD

ALJADDAF

ZA'ABEEL 2



BURJ KHALIFA METRO STATION

FINANCIAL CENTER ROAD

BURJ KHALIFA

DUBAI CREEK

THE DUBAI CREEK HARBOUR

RAS AL KHOR WILDLIFE SANCTUARY

DUBAI DESIGN DISTRICT

RAS AL KHOR ROAD

SOBHA ONE

SOBHA HARTLAND

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND II

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

AL MERKADH

AL MEYDAN ROAD

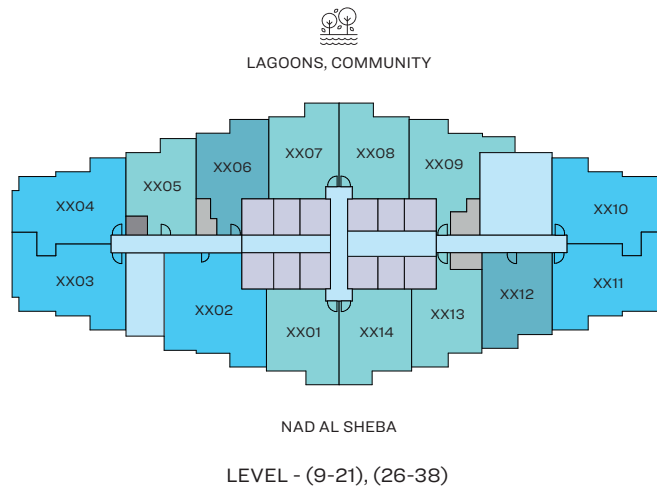
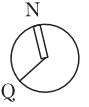
NAD AL SHEBA 1

NAD AL SHEBA 2

DUBAI AL AIN ROAD

FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



■ 1 BED UNIT	■ 2 BED UNIT	■ CIRCULATION	■ LIFTS
■ 1.5 BED UNIT	■ EXTERNAL STORE	■ SERVICES	■ GARBAGE ROOM

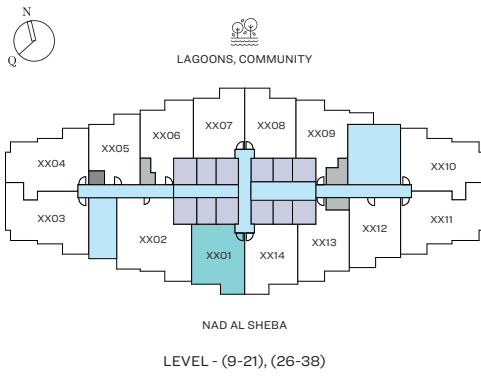
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1 BEDROOM APARTMENT

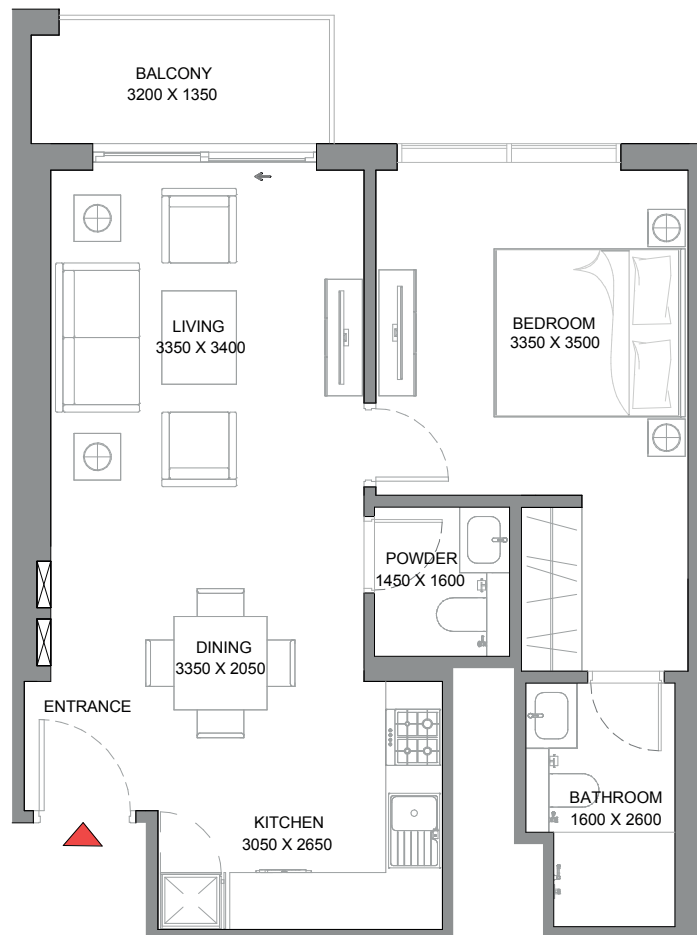
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 642.07 SQ.FT.
 BALCONY = 54.14 SQ.FT.
 TOTAL = 696.21 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801

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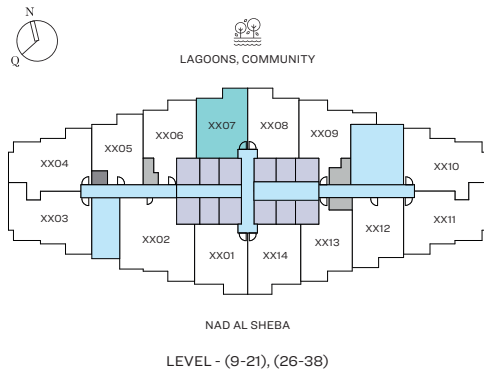


1 BEDROOM APARTMENT

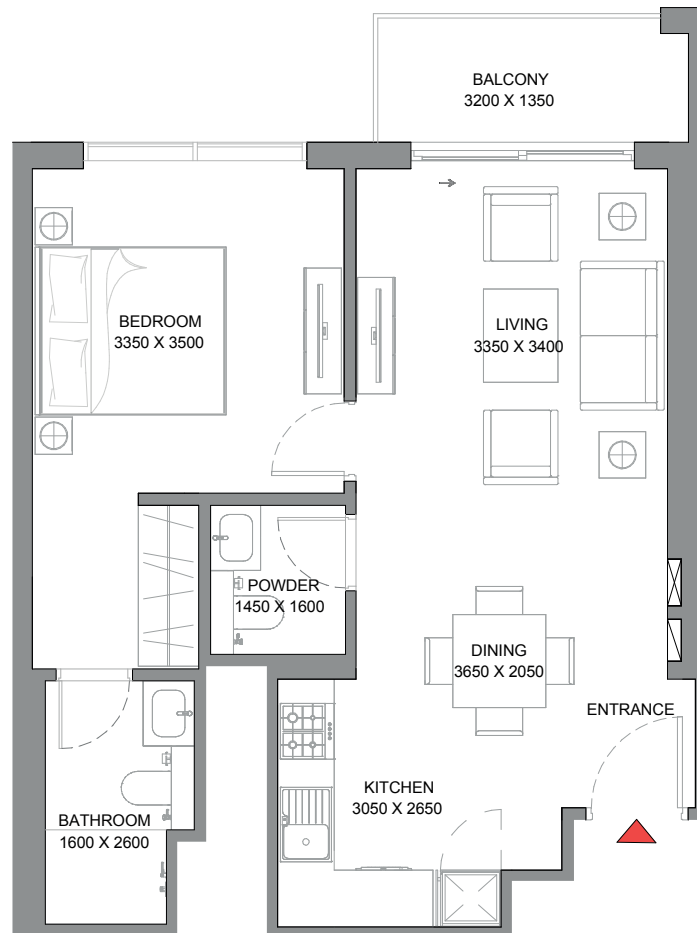
TYPE A (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 635.07 SQ.FT.
 BALCONY = 56.51 SQ.FT.
 TOTAL = 691.58 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407

Lagoons, Community, Creek

3507, 3607, 3707, 3807



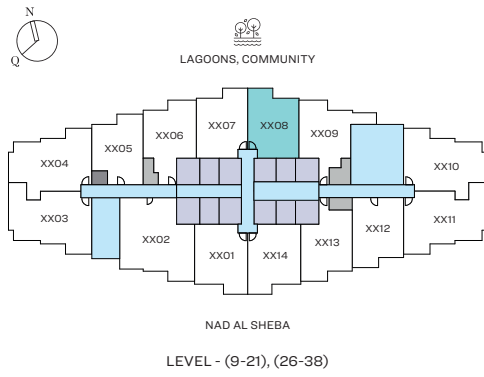
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1 BEDROOM APARTMENT

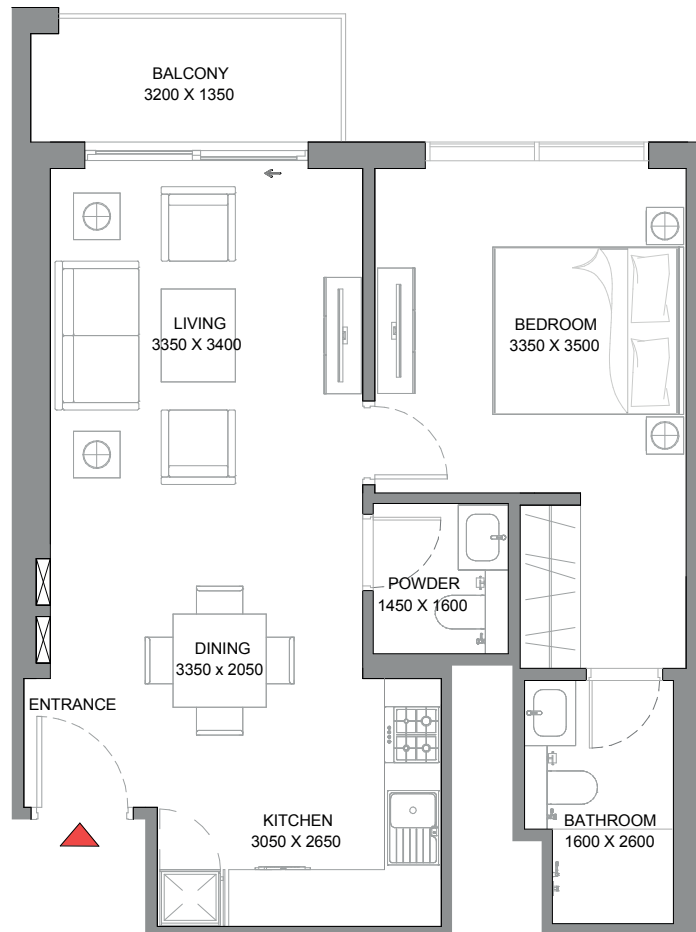
TYPE A (with powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 642.39 SQ.FT.
 BALCONY = 56.51 SQ.FT.
 TOTAL = 698.90 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408

Lagoons, Community, Creek

3508, 3608, 3708, 3808



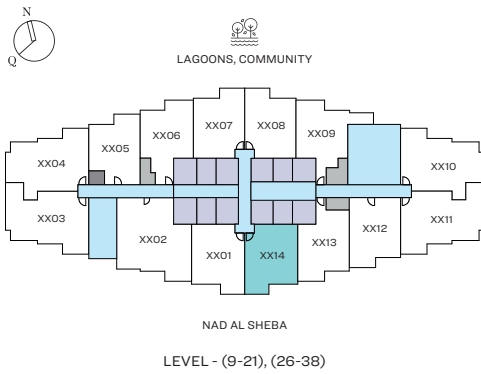
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1 BEDROOM APARTMENT

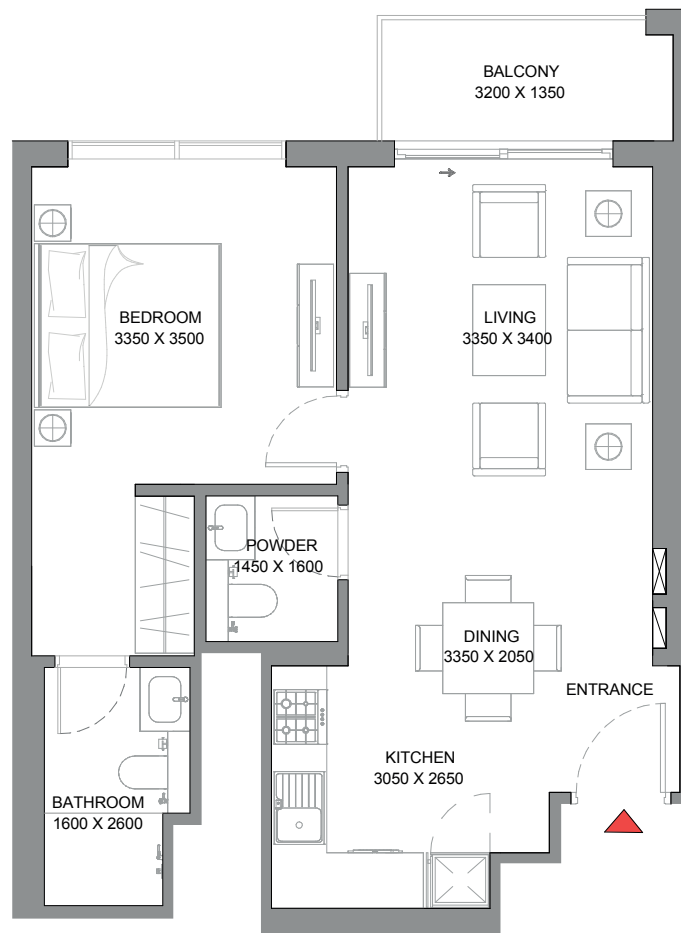
TYPE A (with powder room + balcony) VARIANT 3

TOTAL SALEABLE AREA

SUITE = 635.18 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 689.54 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2614, 2714, 2814, 2914, 3014, 3114, 3214, 3314, 3414, 3514, 3614, 3714, 3814

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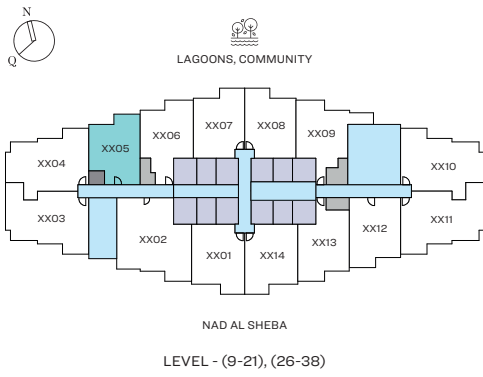


1 BEDROOM APARTMENT

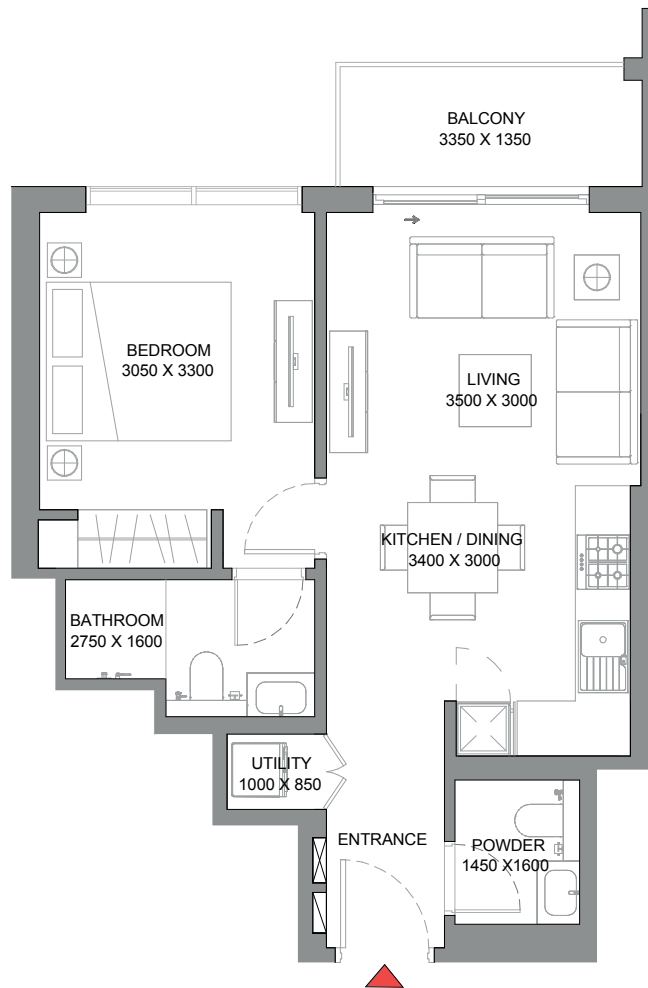
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 549.39 SQ.FT.
 BALCONY = 59.31 SQ.FT.
 TOTAL = 608.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405

Lagoons, Community, Creek

3505, 3605, 3705, 3805



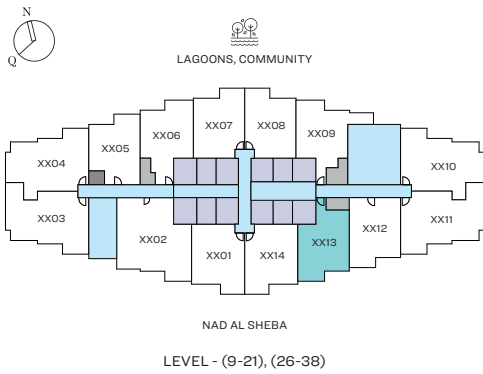
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1 BEDROOM APARTMENT

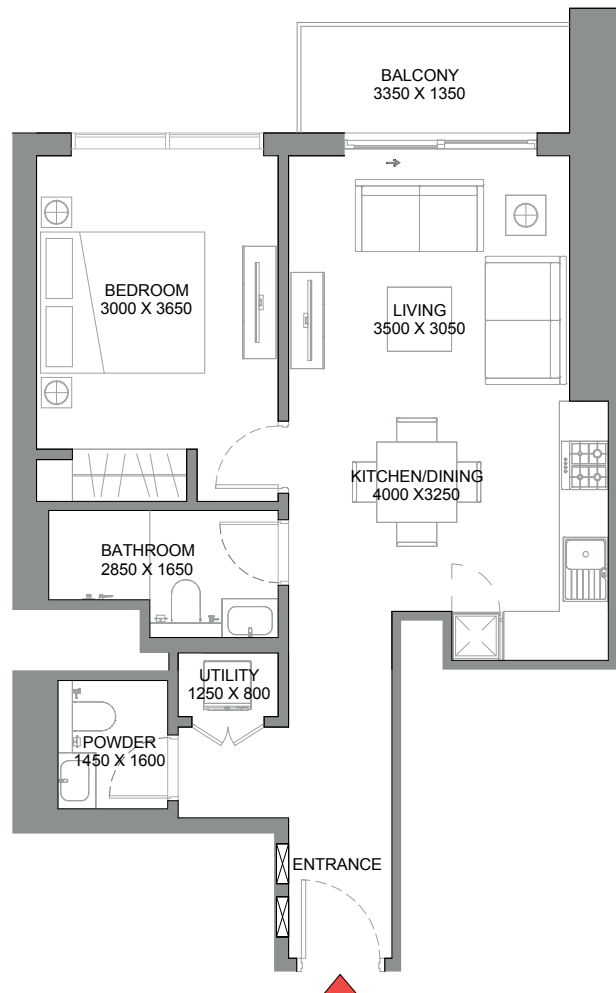
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 648.42 SQ.FT.
 BALCONY = 60.17 SQ.FT.
 TOTAL = 708.59 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2113, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813

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1.5 BEDROOM APARTMENT

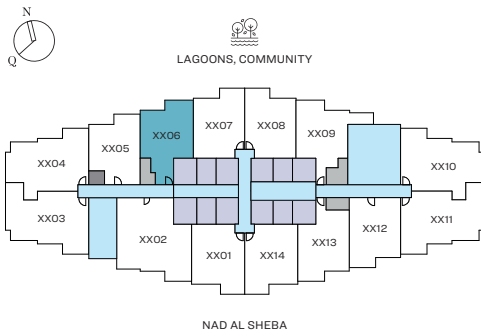
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 649.60 SQ.FT.

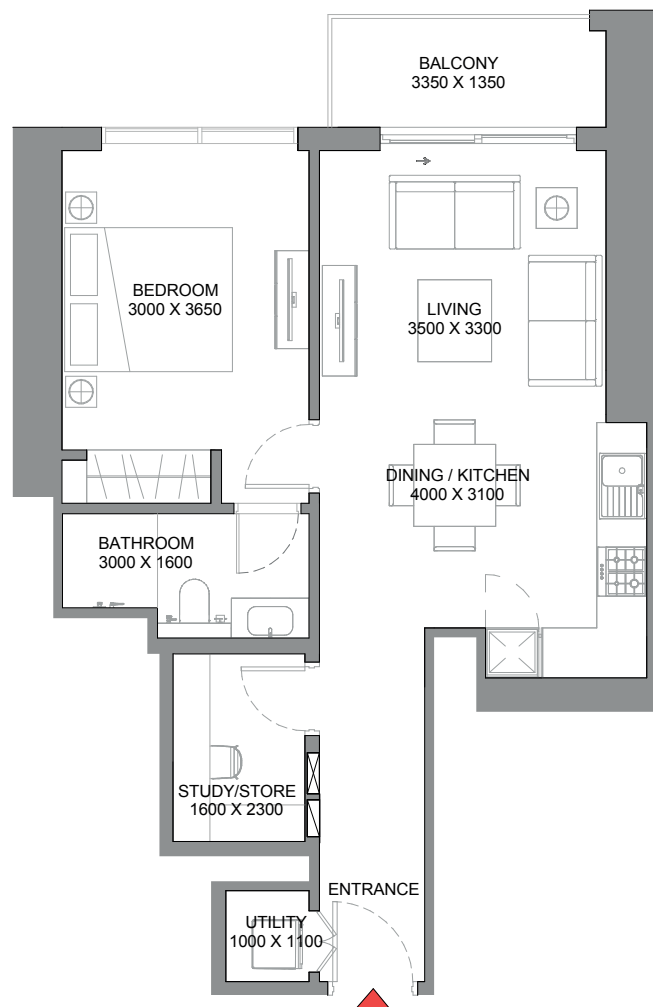
BALCONY = 60.17 SQ.FT.

TOTAL = 709.77 SQ.FT.



LEVEL - (10-13), (15-18), 20, 21, 26, 27, (30-38)

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2006, 2106, 2606, 2706, 3006, 3106, 3206, 3306, 3406

Lagoons, Community, Creek

3506, 3606, 3706, 3806



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1.5 BEDROOM APARTMENT

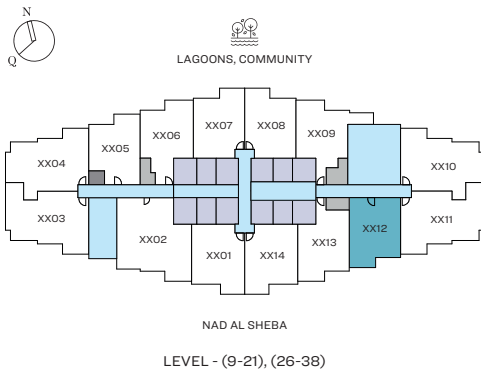
TYPE B (with study room + balcony)

TOTAL SALEABLE AREA

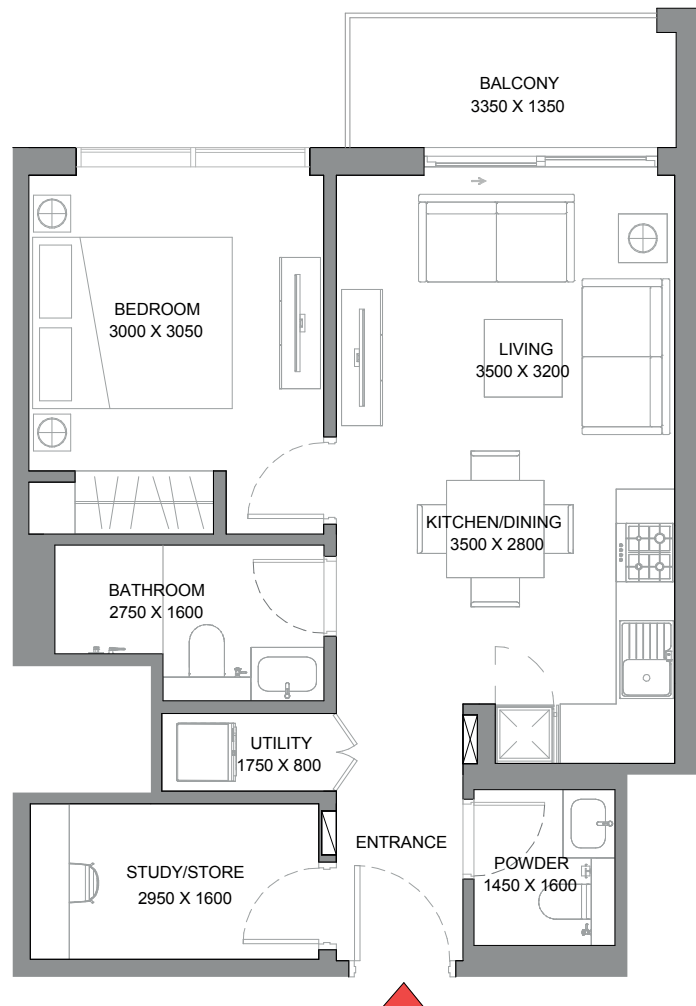
SUITE = 598.80 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 658.11 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412, 3512, 3612, 3712, 3812

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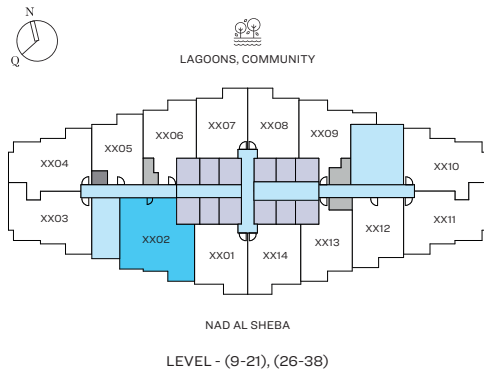


2 BEDROOM APARTMENT

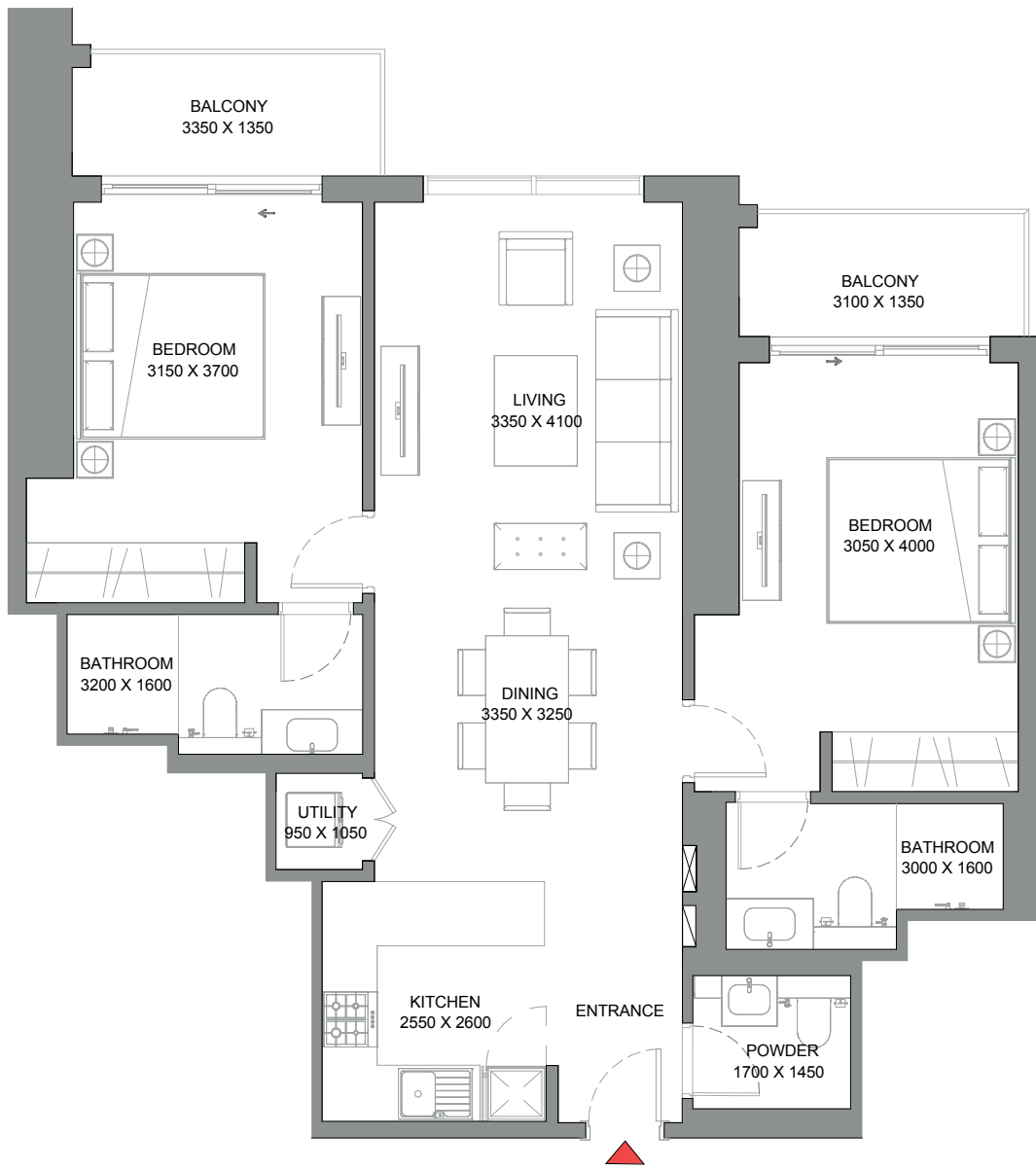
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 982.10 SQ.FT.
 BALCONY = 115.60 SQ.FT.
 TOTAL = 1,097.70 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802

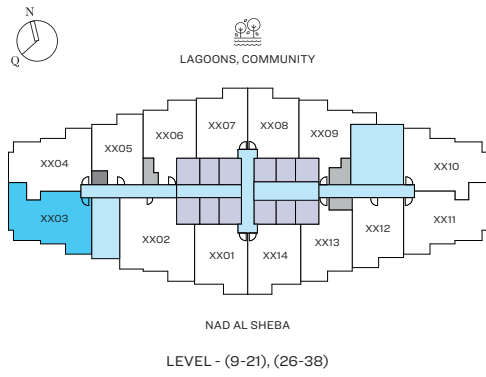
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2 BEDROOM APARTMENT

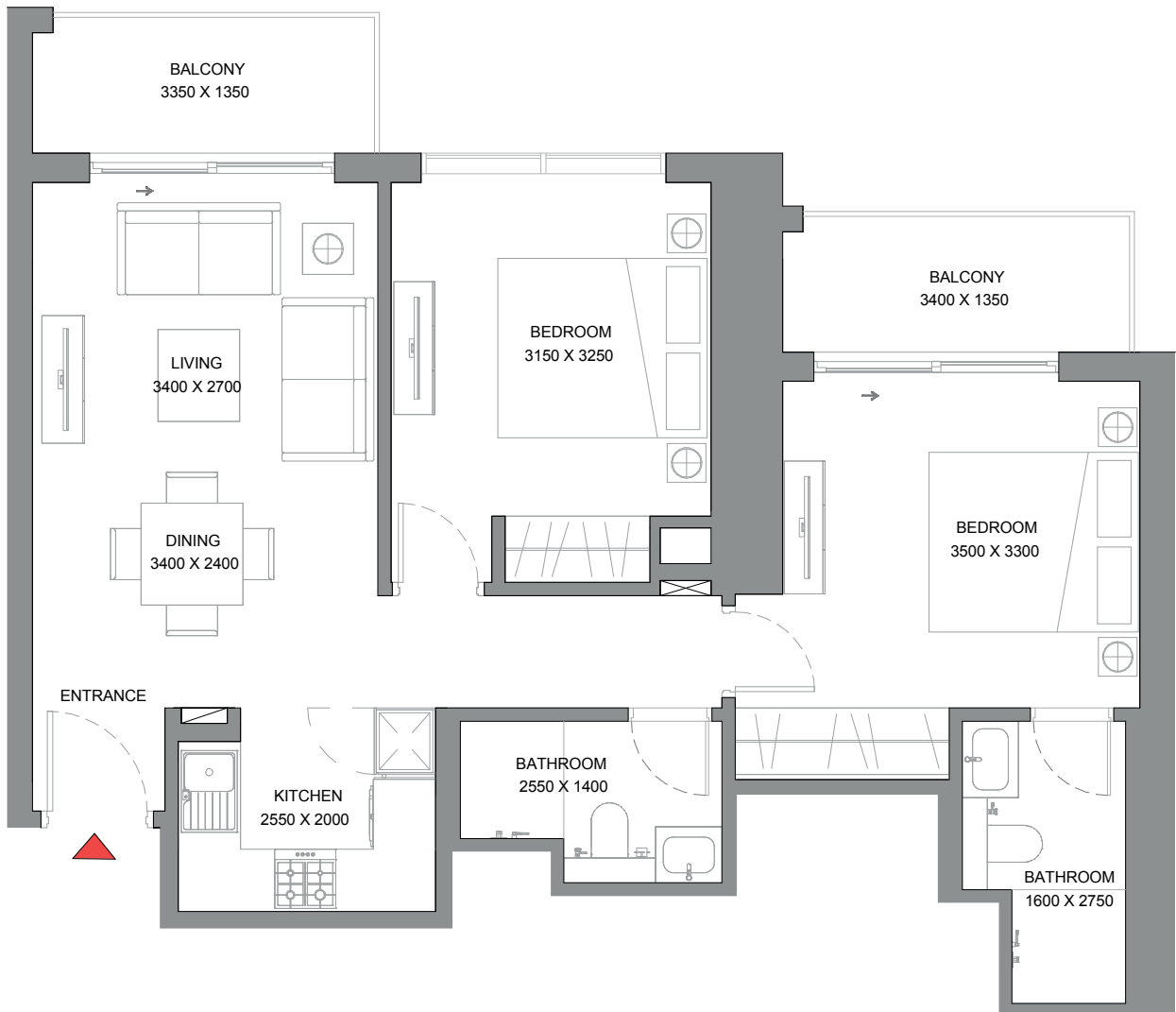
TYPE B (with shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 793.08 SQ.FT.
BALCONY = 120.23 SQ.FT.
TOTAL = 913.31 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803

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2 BEDROOM APARTMENT

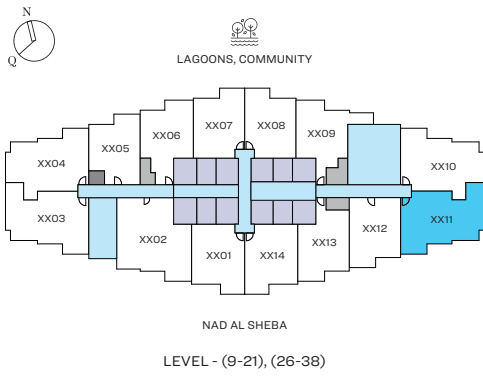
TYPE B (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 804.60 SQ.FT.

BALCONY = 121.09 SQ.FT.

TOTAL = 925.69 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811

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2 BEDROOM APARTMENT

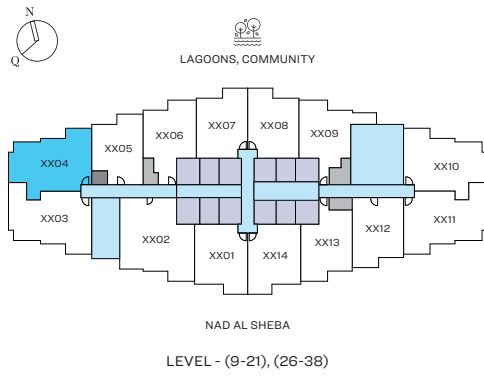
TYPE C (with shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 787.27 SQ.FT.

BALCONY = 120.34 SQ.FT.

TOTAL = 907.61 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404

Lagoons, Community, Creek

3504, 3604, 3704, 3804



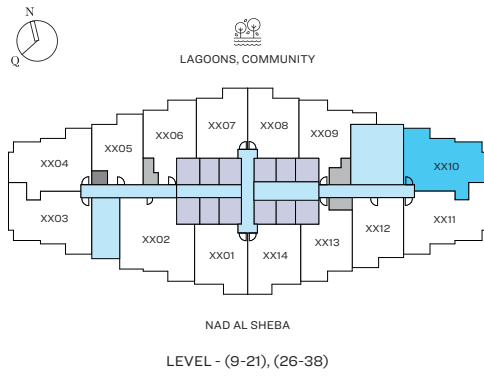
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2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 791.26 SQ.FT.
 BALCONY = 119.48 SQ.FT.
 TOTAL = 910.74 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410

Lagoons, Community, Creek

3510, 3610, 3710, 3810



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SOBHA

REALTY



THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION