

YOU ARE A GUIDE TO THE  
WORLD OF LUXURY

320 RIVERSIDE CRESCENT

SOBHA  
REALTY





Luxury living takes a new curve.

Experience the tranquil beauty of the water  
*from your home in the heart of the city.*





Feel the pulse of city life from  
the *heart of luxury*

- |   |  |   |  |                                 |
|---|--|---|--|---------------------------------|
| <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 |



## Site Location in Masterplan





## The Epitome of Waterfront living

Get serene water views and embrace the calm waters right outside your home. Waterfront living is not just a lifestyle, it's an escape from the hustle and bustle.





Introducing  
**320 RIVERSIDE** **CRESCENT**  
at Sobha Hartland II

Uncover sublime living at the peak of paradise with  
57 stories of unmatched excellence









## The Arc of Luxury

It's a new world of unparalleled elegance and sophistication.  
Escape to a place where every day feels like a dream come true.





## Where you belong

The community living here is more than a place, a collection of homes.

*It's a way of life.* Cohabit with the elements of water and people in harmony.





# Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.





It's a sight not just to behold  
but to experience.

The residents can experience stunning views across all floors, community views on the front, clear views of the Dubai Al Ain Road on one side & shimmering city lights on the other. Take in the unique beachfront views from the open podiums and balconies\*.



\*Views from the balcony depend on the reserved apartment.



## Specially designed residences

Consisting of 1 and 4 bedroom apartments  
exhibiting all-encompassing views









## Amenities

Enliven your soul in a private realm of nourishing spaces.





Splash . Soak . Swim  
and stir with water all around you.





Recharge with world-class outdoor and indoor gyms.





Commune with the like-minded.





Be a child again with your little ones  
in the kids play area.







Entertain loved ones at the family  
zones and BBQ areas.





Have a ball at the paddle tennis court, badminton, squash,  
and half basketball court.



Get retail therapy when you need it.



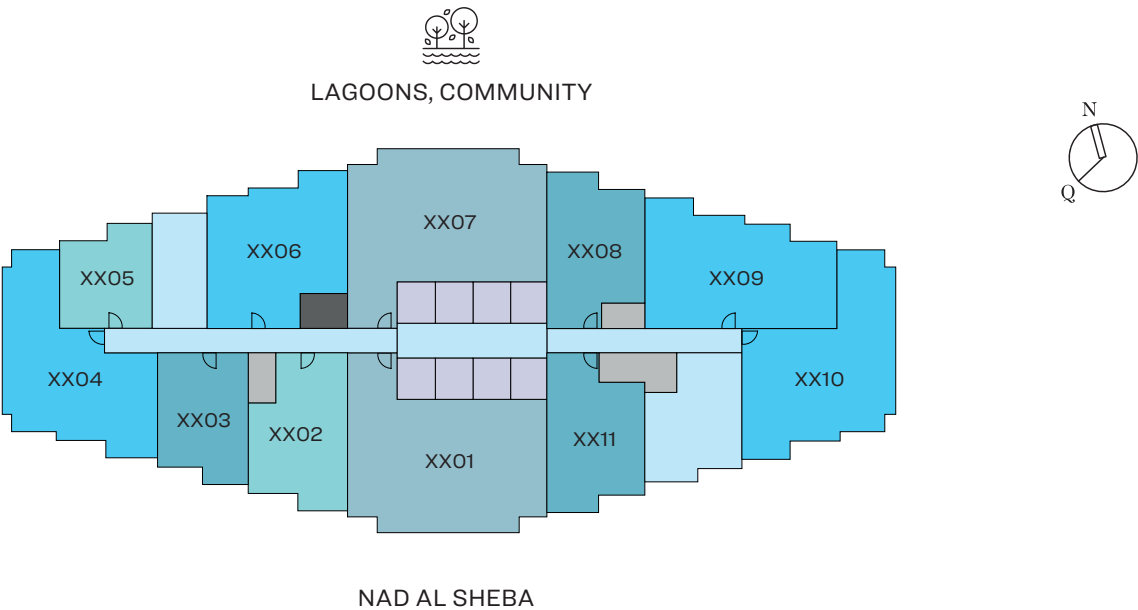


# 320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans



FLOOR PLAN LAYOUT



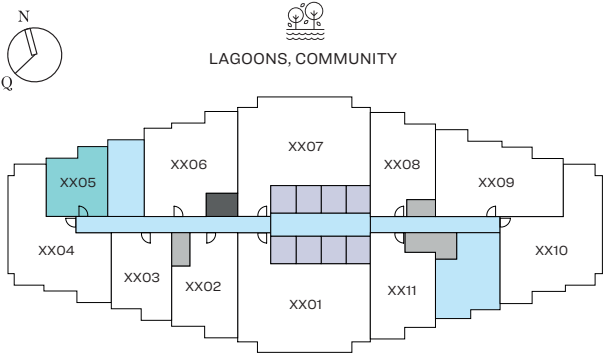
1 BED UNIT	2 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	3 BED UNIT	SERVICES	GARBAGE ROOM

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



1 BEDROOM APARTMENT  
TYPE A (with balcony)

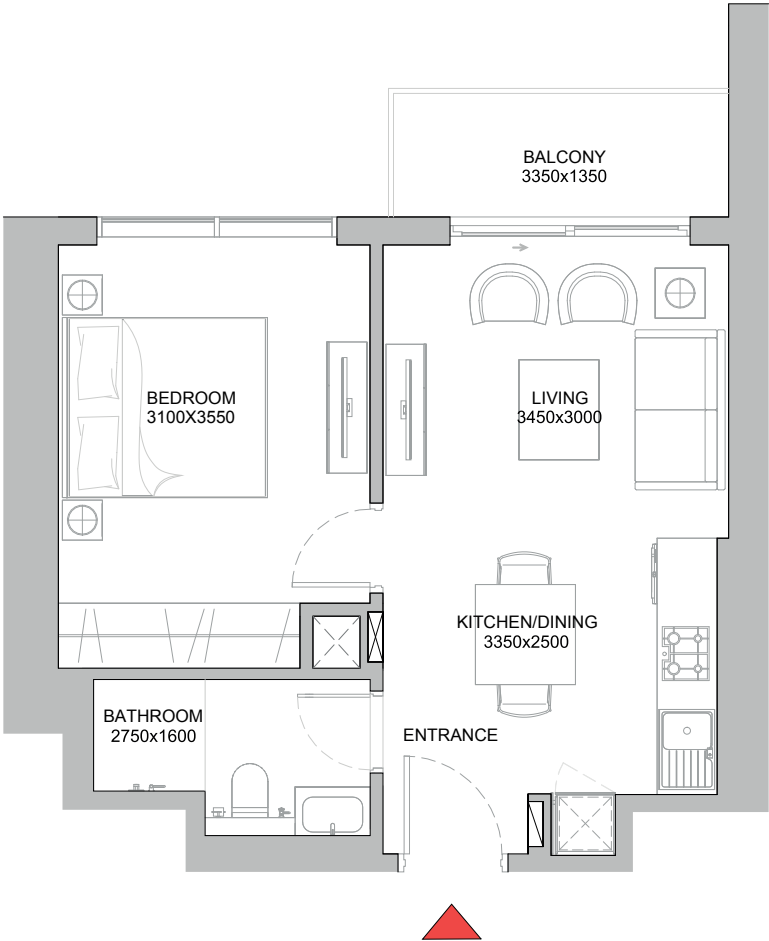
TOTAL SALEABLE AREA  
SUITE = 465.54 SQ.FT.  
BALCONY = 58.34 SQ.FT.  
TOTAL = 523.88 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community  
705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,2205,2305,2405,2505,2605,2705,2805,2905

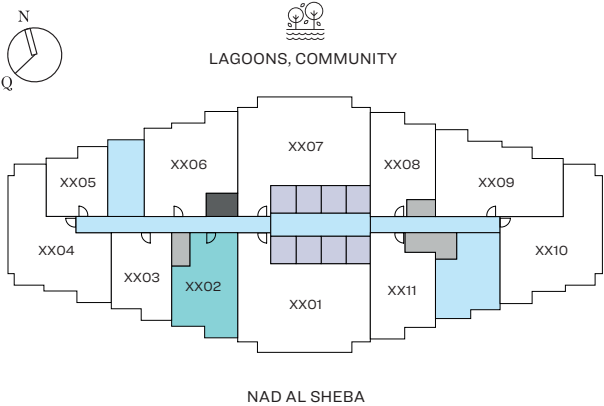
Lagoons, Community, Creek  
3005,3105,3205,3605,3705,3805,3905,4005,4105,4205,4305,4405,4505,4605,5005,5105,5205,5305,5405,5505,5605,5705,5805,5905,6005,6105

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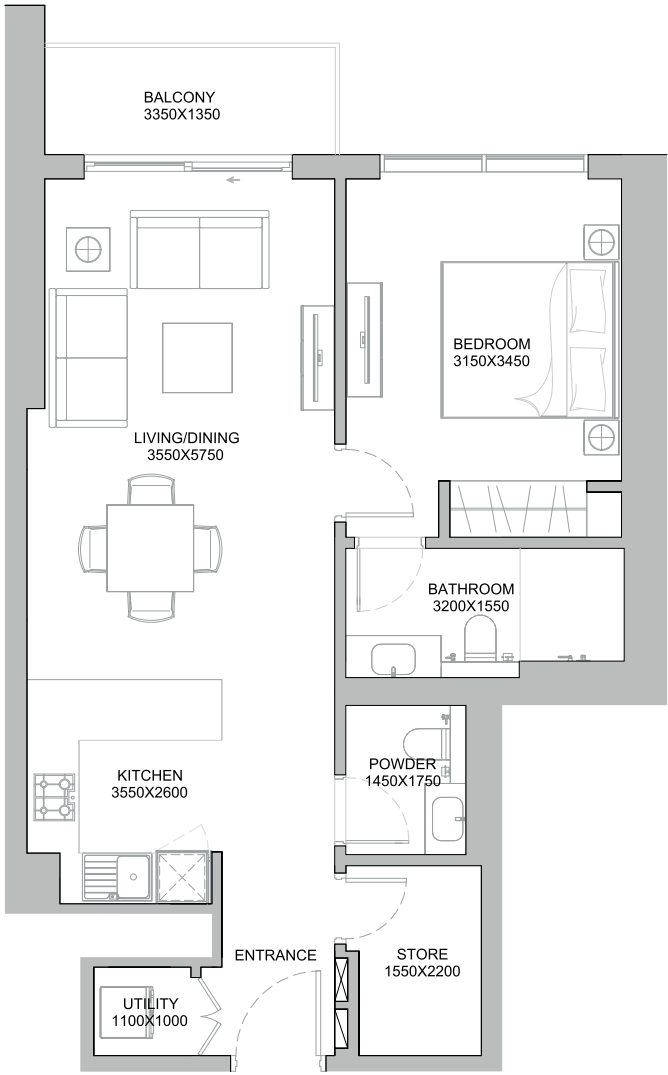
1 BEDROOM APARTMENT  
TYPE B (with store room and powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 694.92 SQ.FT.  
BALCONY = 59.31 SQ.FT.  
TOTAL = 754.23 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40-41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

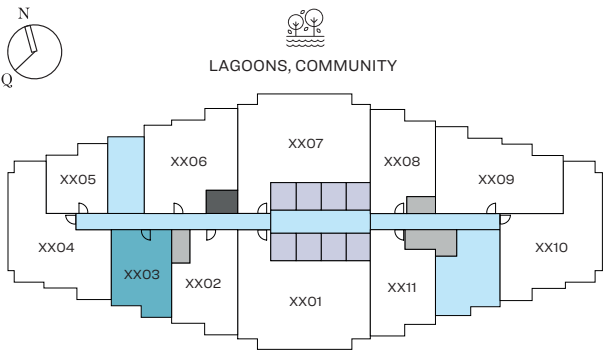
702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3602, 3702, 3802,  
4002, 4102, 4302, 4402, 4502, 4602, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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1.5 BEDROOM APARTMENT  
TYPE A (with study room and powder room + balcony)

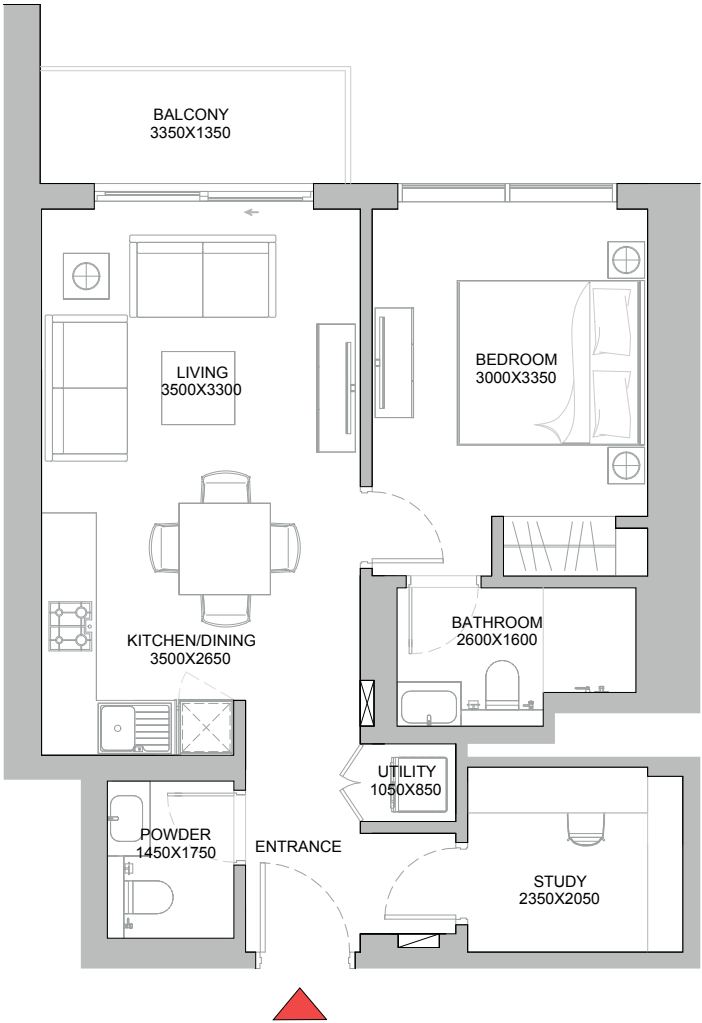
TOTAL SALEABLE AREA  
SUITE = 618.71 SQ.FT.  
BALCONY = 58.45 SQ.FT.  
TOTAL = 677.16 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

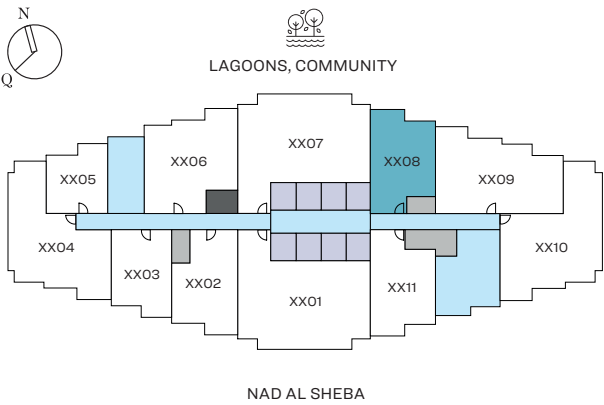
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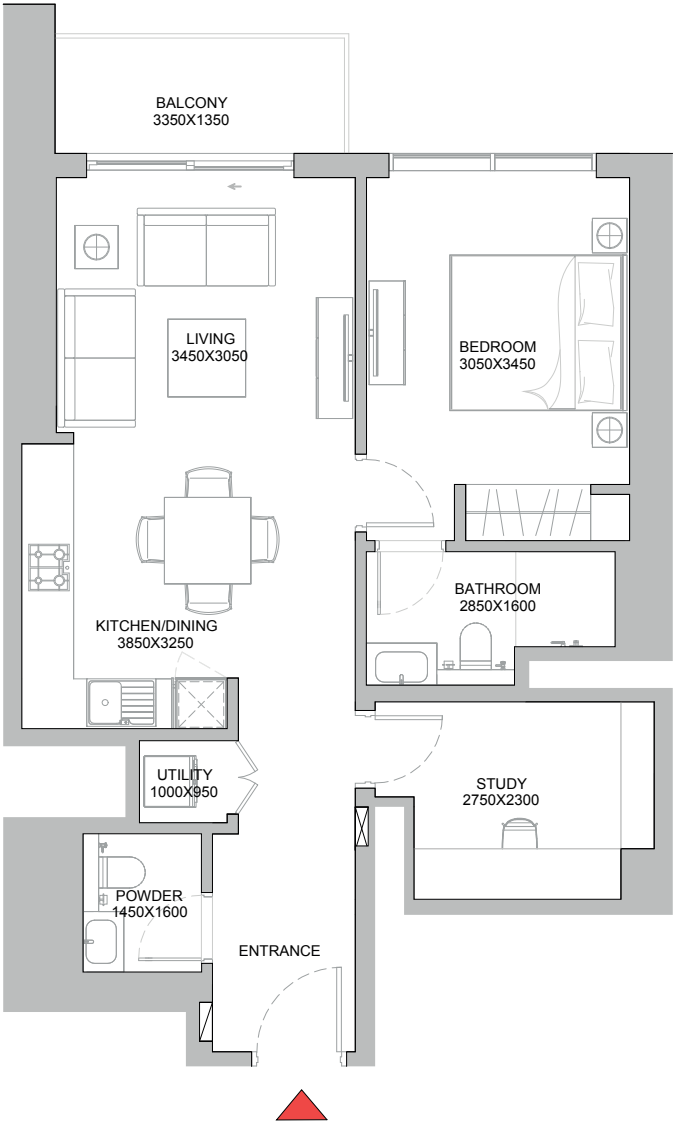
1.5 BEDROOM APARTMENT  
TYPE B (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 705.57 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 764.78 SQ.FT.



LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

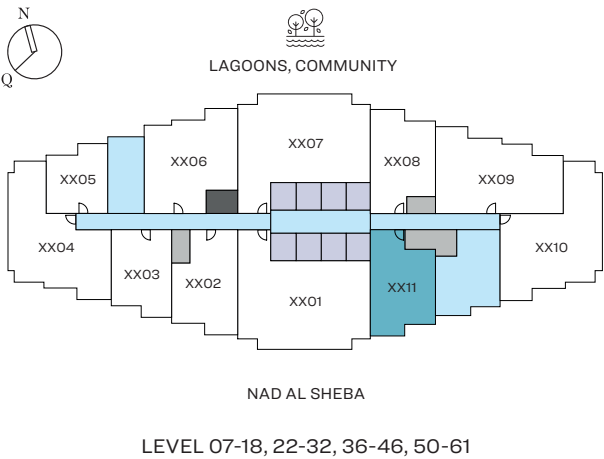
- Lagoons, Community**  
708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908
- Lagoons, Community, Creek**  
3008, 3108, 3208, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408, 4508, 5008, 5108, 5208, 5308, 5408, 5508, 5608, 5708, 5808, 5908, 6008, 6108

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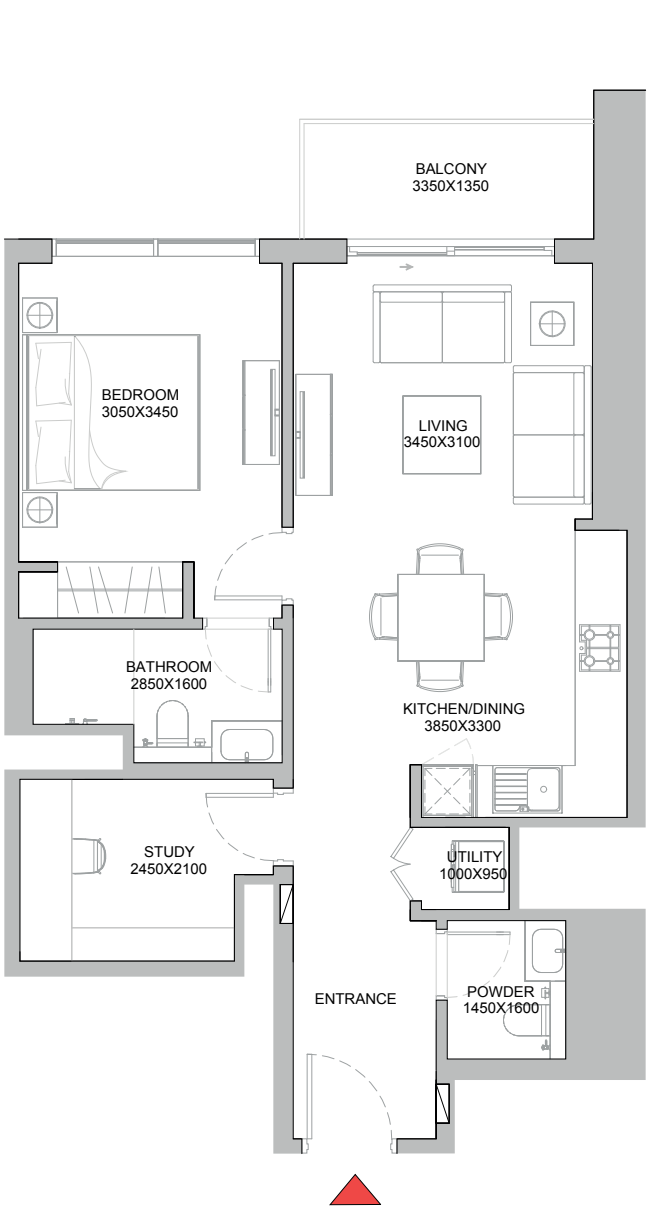


1.5 BEDROOM APARTMENT  
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 697.72 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 756.92 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

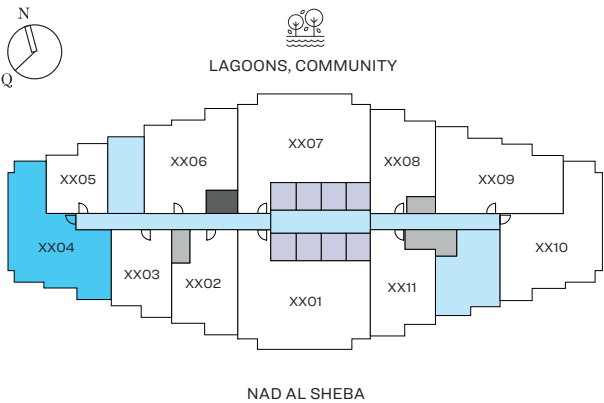
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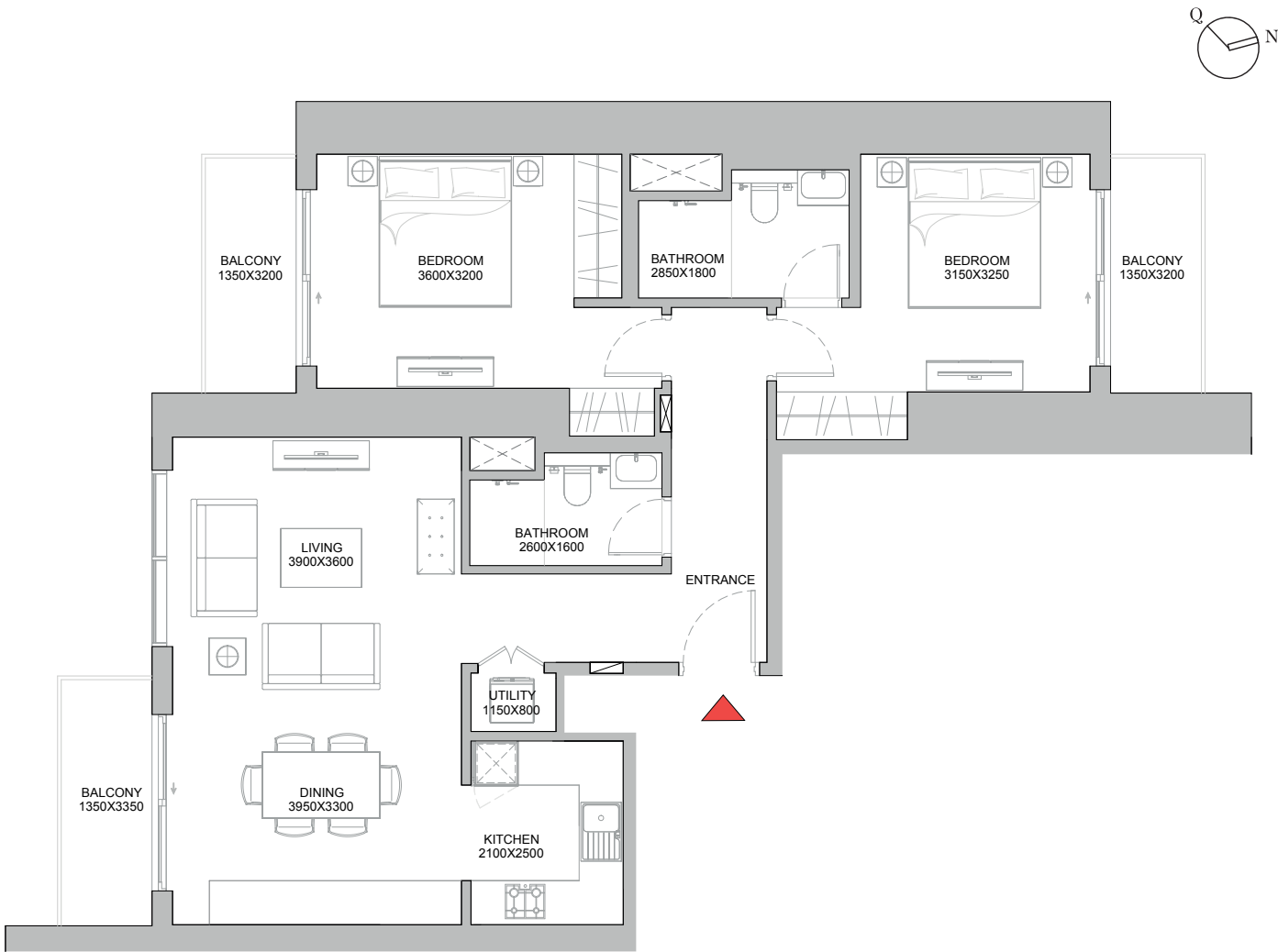


2 BEDROOM APARTMENT  
TYPE A (with balcony)

TOTAL SALEABLE AREA  
SUITE = 999.11 SQ.FT.  
BALCONY = 173.41 SQ.FT.  
TOTAL = 1,172.51 SQ.FT.



LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek

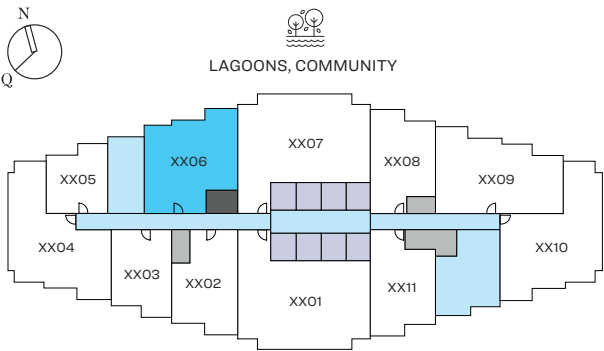
3004, 3104, 3204, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104

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2 BEDROOM APARTMENT  
TYPE B (with powder room + balcony)

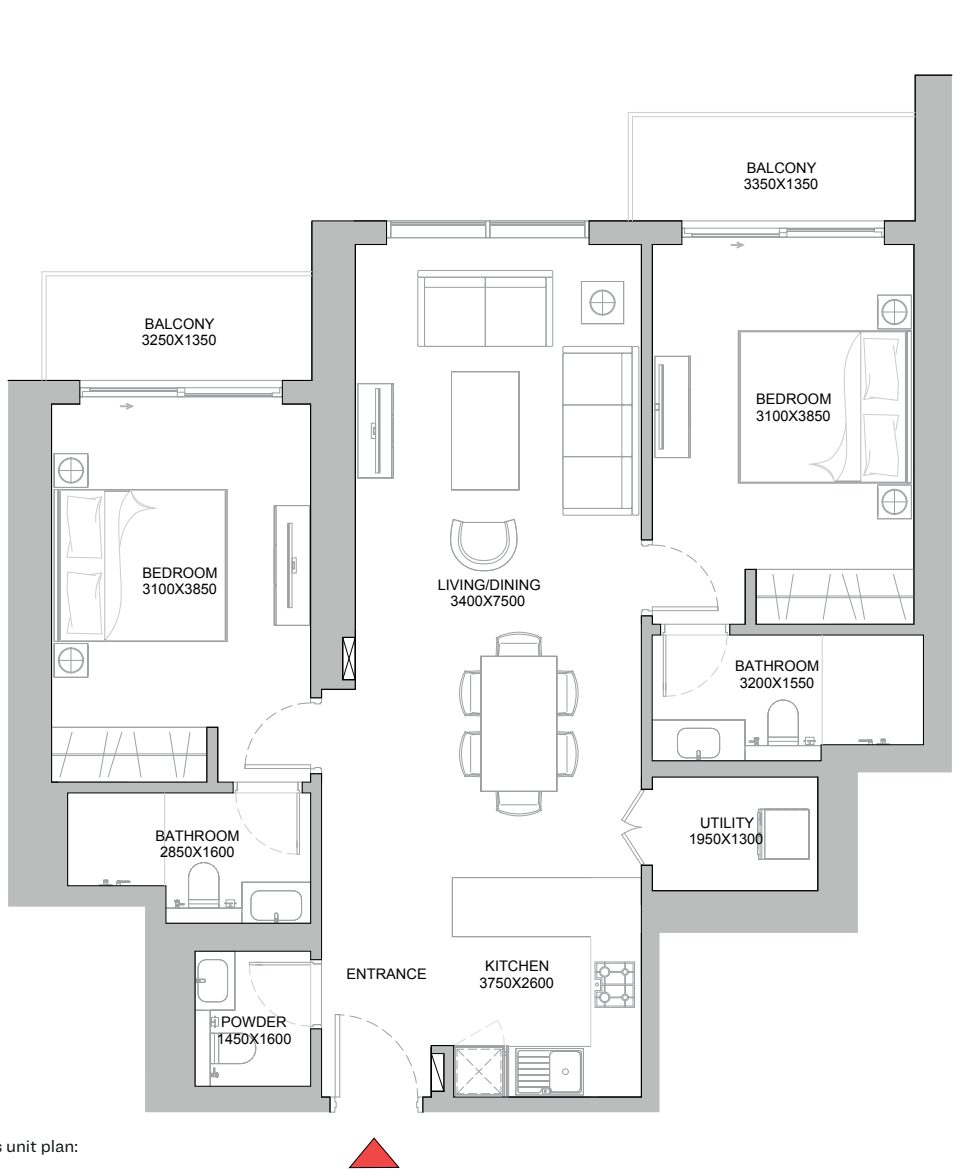
TOTAL SALEABLE AREA  
SUITE = 971.01 SQ.FT.  
BALCONY = 116.03 SQ.FT.  
TOTAL = 1,087.05 SQ.FT.



NAD AL SHEBA

LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906

Lagoons, Community, Creek

3006, 3106, 3206, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406, 4506, 5006, 5106, 5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106

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## 2 BEDROOM APARTMENT

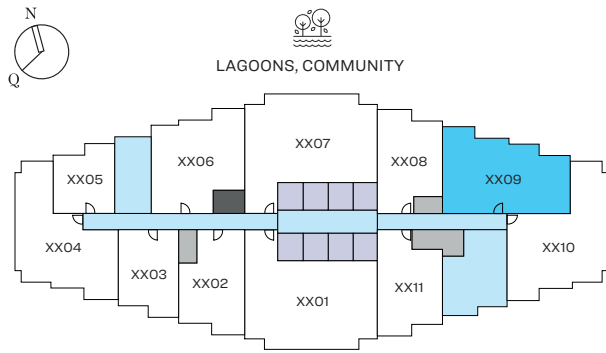
TYPE C (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 1,077.14 SQ.FT.

BALCONY = 117.65 SQ.FT.

TOTAL = 1,194.79 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Lagoons, Community

709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909

#### Lagoons, Community, Creek

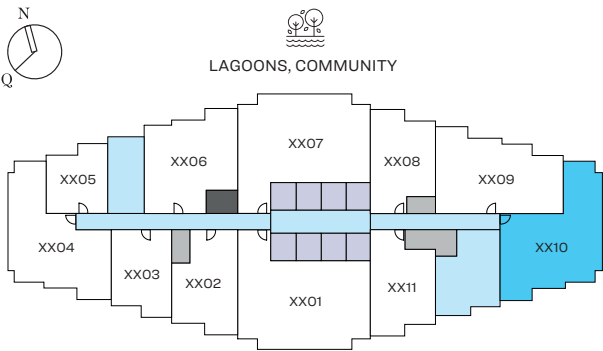
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2 BEDROOM APARTMENT  
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 1,070.69 SQ.FT.  
BALCONY = 173.73 SQ.FT.  
TOTAL = 1,244.42 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba

710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek

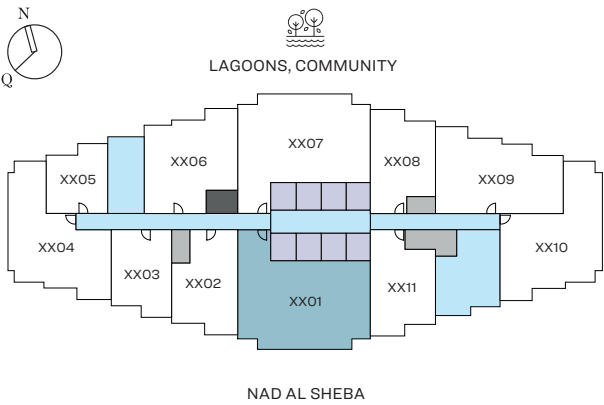
3010, 3110, 3210, 3610, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010, 6110

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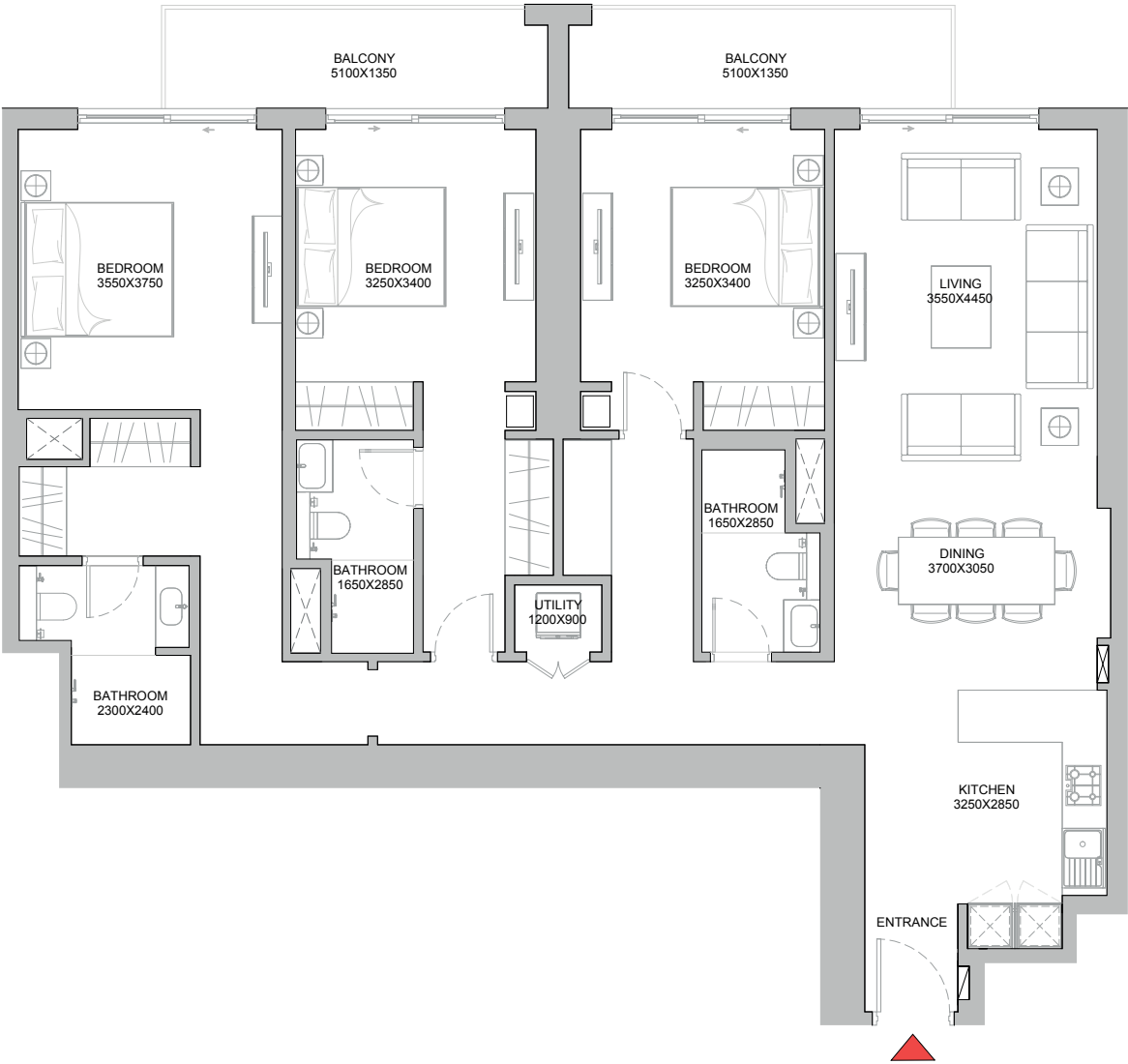


3 BEDROOM APARTMENT  
TYPE A (with balcony)

TOTAL SALEABLE AREA  
SUITE =1,487.14 SQ.FT.  
BALCONY = 167.27 SQ.FT.  
TOTAL = 1,654.41 SQ.FT.



LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

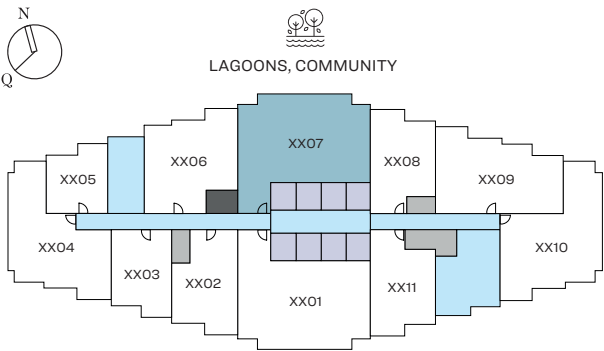
701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

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3 BEDROOM APARTMENT  
TYPE A (with balcony) - VARIANT 1

TOTAL SALEABLE AREA  
SUITE = 1,489.83 SQ.FT.  
BALCONY = 167.06 SQ.FT.  
TOTAL = 1,656.89 SQ.FT.



NAD AL SHEBA

LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907

Lagoons, Community, Creek

3007, 3107, 3207, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407, 4507, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907, 6007, 6107

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SOBHA  
REALTY





# THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION

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 [svrealstate\\_agency](https://t.me/svrealstate_agency)

 [svrealstate\\_agency](https://wa.me/svrealstate_agency)

 [svrealstate@agency](mailto:svrealstate@agency)

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