



YOU ARE A GUIDE TO THE
WORLD OF LUXURY



350 RIVERSIDE (RESCENT



SOBHA HARTLAND II



Superheading the **SOBHA WAY**

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

Backward Integration *Forward Thinking*

DESIGN
Efficiently conceptualized.

ENGINEERING & CONTRACTING
Minutely scrutinized to precision.

MATERIAL SOURCING
Usage of world-class technology for
manufacturing.

CRAFTSMANSHIP
Impeccable attention to detail from
conceptualization to delivery

QUALITY CONTROL
Setting a new benchmark globally.





LIFE *Began* BY THE WATER



Every DROP

carries a tale of *Adventure*

LIFE AT
RIVER SIDE CRESCENT

Simply goes beyond luxury living near water.
It's a place to rejuvenate, refresh & reconnect with your
mind, body and soul.

A whole new active lifestyle inspired by water awaits you.
The epitome of luxury waterfront living experience.





SUNBATH &
S W I M

SPRINKLE &
SNORKEL



SPLATTER &
SPRAY





SO MUCH TO DO WITH WATER

So Little

Time

TURN UP THE
PACE OF *Life*



Let the way of the water take you on an
adventurous journey like never before.

FIND YOUR FLOW





Glide in the lagoon, go with the flow or
go against it, kayak your way.

LIFE IS NOT
SOLO *Sport*

Bring the whole family together with amazing beachside sports like volleyball, kiting, football, and more.





SPLASH
INTO *Fitness*



Breathe in fresh air. Feel the burn.
Jog by the water. Get your heart pumping
and blood flowing and feel alive!

A black and white photograph capturing a swimmer's head and arm as they break the surface of the water in a pool. The swimmer is wearing a dark swim cap and goggles. The water is splashing around the swimmer's head, creating a dynamic and energetic scene. In the background, the pool's lane lines are visible, slightly out of focus. The overall mood is one of active participation and refreshment.

MAKE A SPLASH

TAKE A LEAP
TAKE A *Bow*

Experience the thrill of victory as you glide
through the swimming pool



NAVIGATE
CONQUER *Prevail*

Conquer and tame every obstacle that comes
your way. Bring it on.





Introducing
350 RIVERSIDE (R)ESCENT

The new tower in the Riverside Crescent edition series.
Nestled in a stunning development of 8 million Sq. Ft. with draped
waterfronts, and lagoons, it embraces nature, water, open spaces,
and lush landscaping.

350 RIVERSIDE CRESCENT

An aerial architectural rendering of the Riverside Crescent development in Dubai. The image shows a cluster of modern high-rise towers with glass facades and curved designs. In the foreground, there is a large, vibrant blue lagoon surrounded by landscaped areas with palm trees and walkways. The background features a dense urban skyline with various skyscrapers under a clear sky. The overall scene is a mix of modern architecture and natural landscaping.



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 QUOZ INDUSTRIAL AREA

DUBAI INTERNATIONAL AIRPORT

AL BARSHA

SOBHA HARTLAND

AL KHALIL ROAD

DUBAI CREEK HARBOUR

RASHIDIYA

DEUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

SOBHA ONE



SHEIKH MOHAMMED BIN ZAYED ROAD

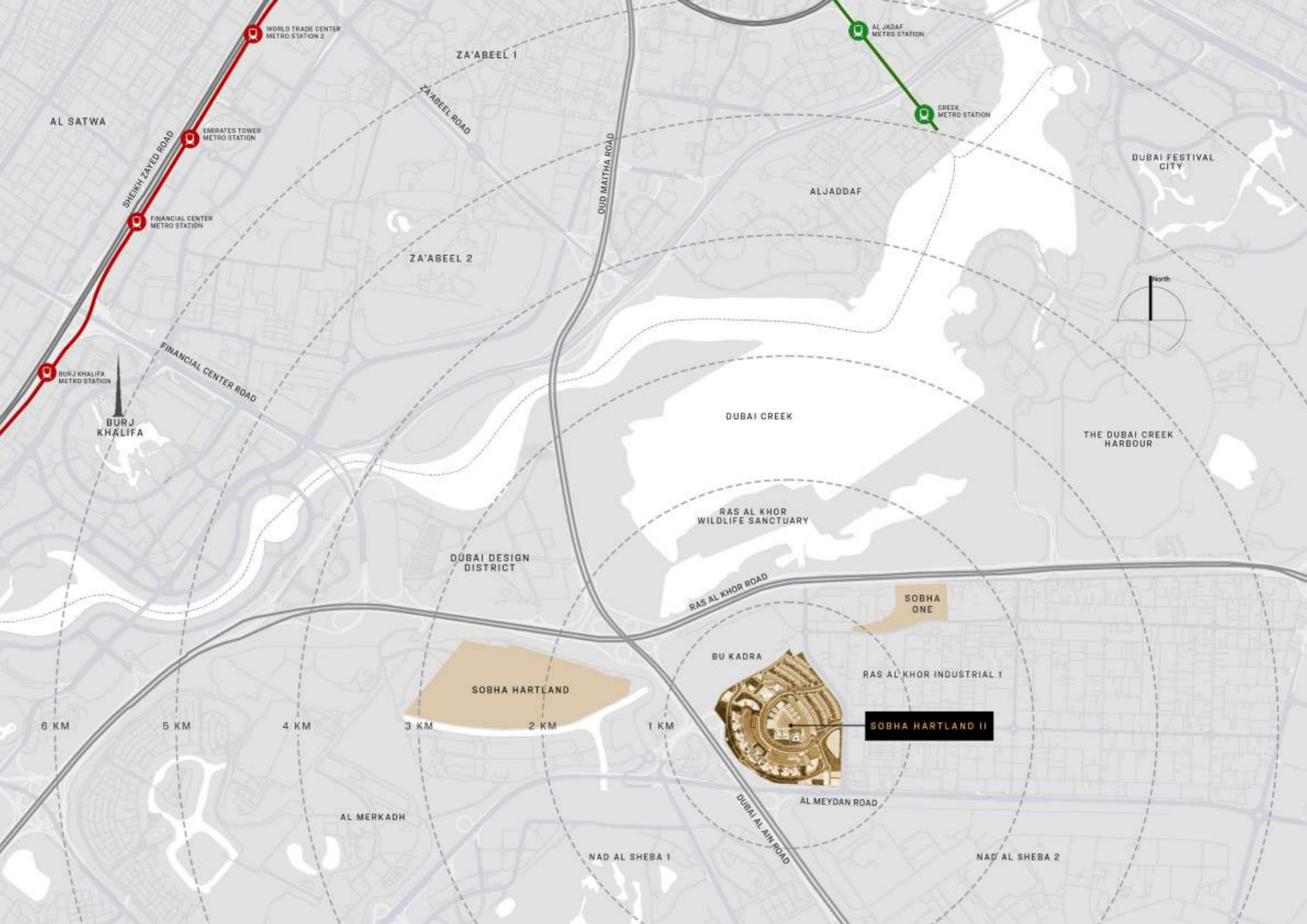
SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT





AL SATWA

WORLD TRADE CENTER METRO STATION 2

ZA'ABEEL 1

ZA'ABEEL ROAD

AL JADAF METRO STATION

CREEK METRO STATION

EMIRATES TOWER METRO STATION

DUBAI FESTIVAL CITY

SHEIKH ZAYED ROAD

FINANCIAL CENTER METRO STATION

ALJADDAF

OULD MAITHA ROAD

ZA'ABEEL 2



BURJ KHALIFA METRO STATION

FINANCIAL CENTER ROAD

BURJ KHALIFA

DUBAI CREEK

THE DUBAI CREEK HARBOUR

DUBAI DESIGN DISTRICT

RAS AL KHOR WILDLIFE SANCTUARY

SOBHA ONE

RAS AL KHOR ROAD

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND

SOBHA HARTLAND II

AL MERKADH

AL MEYDAN ROAD

NAD AL SHEBA 1

DUBAI AL AIN ROAD

NAD AL SHEBA 2





EXCEPTIONAL AS *Expected*

Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.





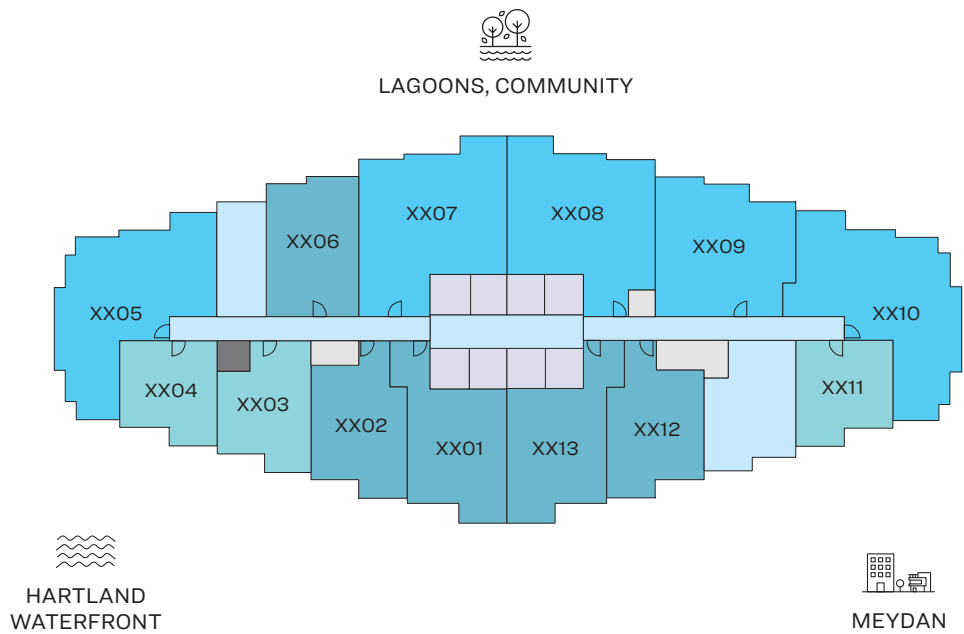
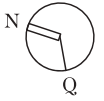






FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



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

- | | | | |
|---|---|---|--|
| ■ 1 BED UNIT | ■ 2 BED UNIT | ■ CIRCULATION | ■ LIFTS |
| ■ 1.5 BED UNIT | ■ SERVICES | ■ GARBAGE ROOM | |

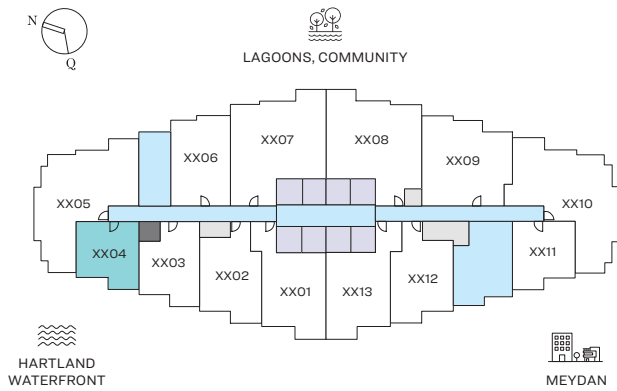
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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)

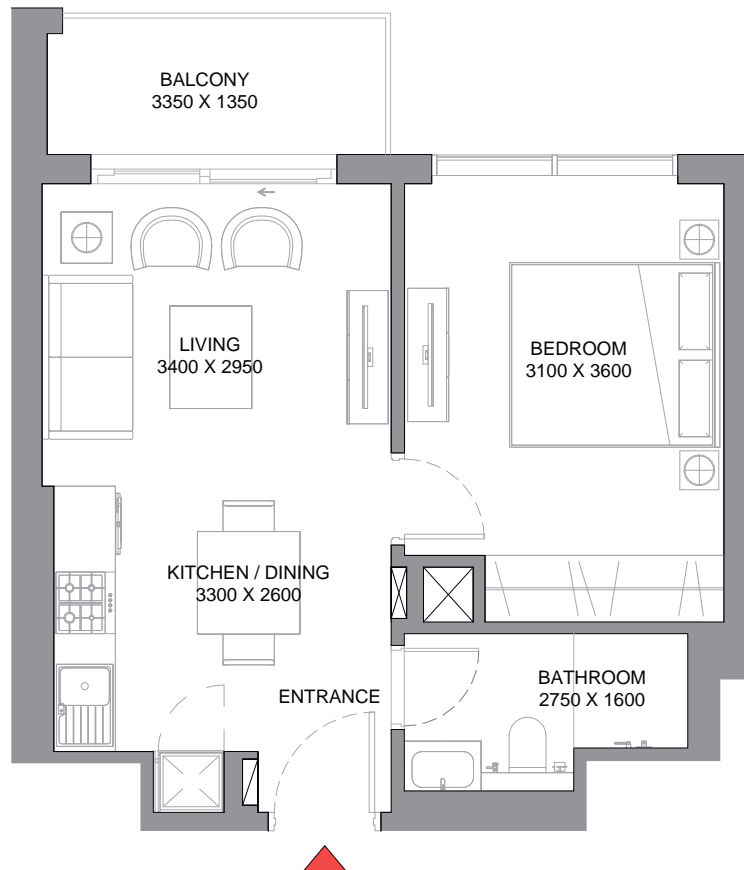
TOTAL SALEABLE AREA

SUITE = 467.37 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 526.68 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

Hartland Waterfront

704, 804, 1004, 1104, 1204, 1304, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 3004, 3104, 3204, 3604, 3704, 3804, 4004, 4104, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5704, 5804, 6004, 6104

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1 BEDROOM APARTMENT

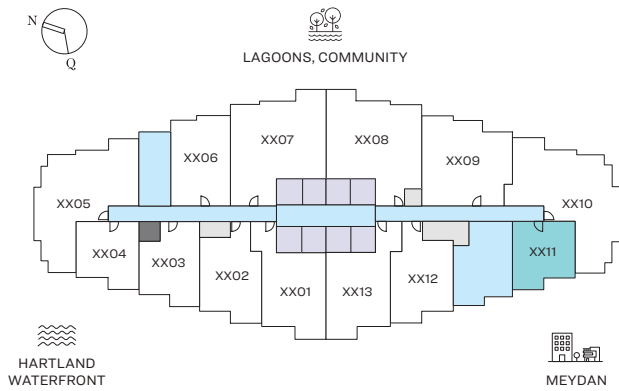
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 469.63 SQ.FT.

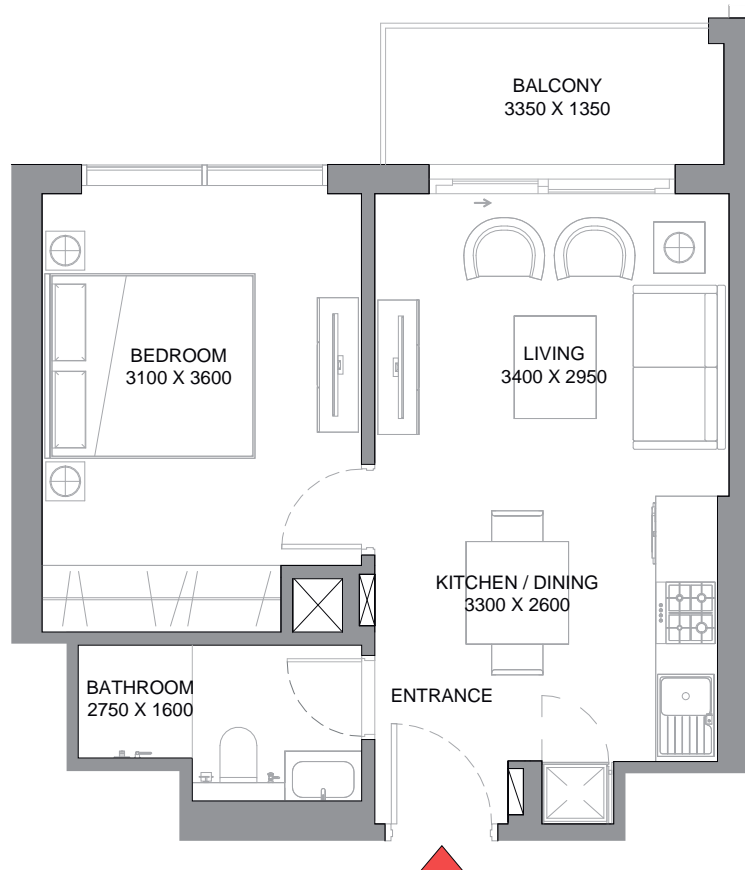
BALCONY = 58.45 SQ.FT.

TOTAL = 528.08 SQ.FT.



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

UNIT



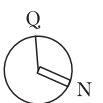
List of unit numbers with this unit plan:

VIEWS

Meydan

711, 811, 1011, 1111, 1211, 1311, 1511, 1611, 1711, 1811, 2211, 2311, 2411, 2511, 2611, 2711, 3011, 3111, 3211, 3611, 3711, 3811, 4011, 4111, 4311, 4411, 4511, 4611, 5011, 5111, 5211, 5311, 5411, 5511, 5711, 5811, 6011, 6111

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1 BEDROOM APARTMENT

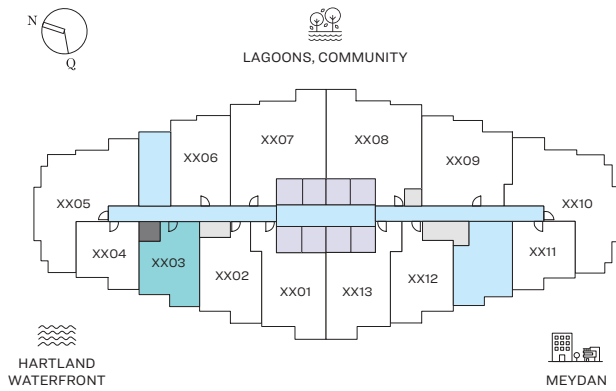
TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 569.52 SQ.FT.

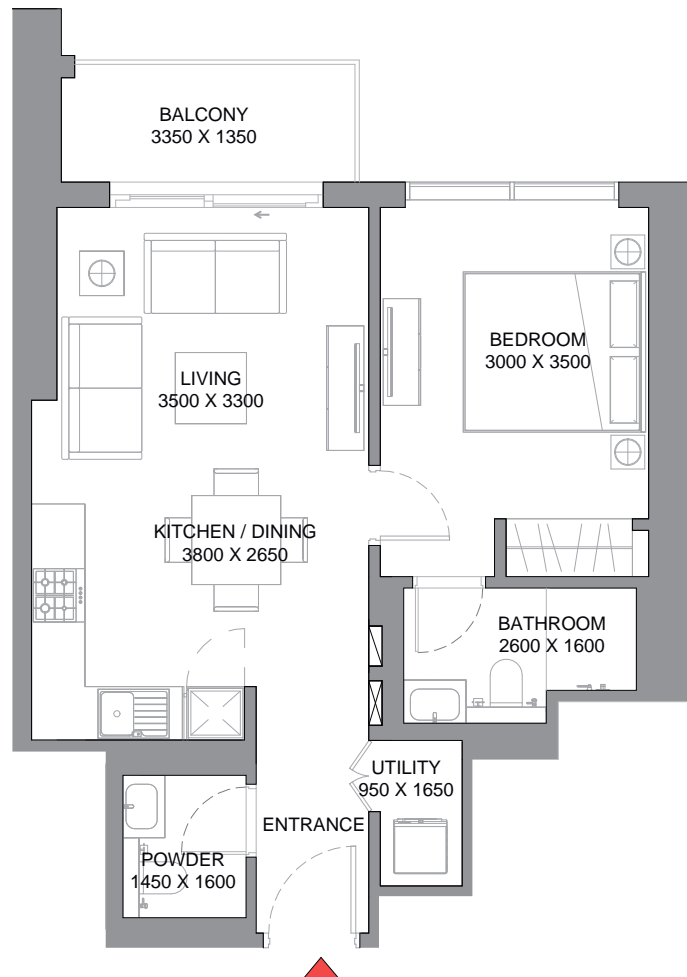
BALCONY = 58.23 SQ.FT.

TOTAL = 627.75 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland Waterfront

703, 803, 1003, 1103, 1203, 1303, 1503, 1603, 1703, 1803, 2203, 2303, 2403, 2503, 2603, 2703, 3003, 3103, 3203, 3603, 3703, 3803,
4003, 4103, 4303, 4403, 4503, 4603, 5003, 5103, 5203, 5303, 5403, 5503, 5703, 5803, 6003, 6103

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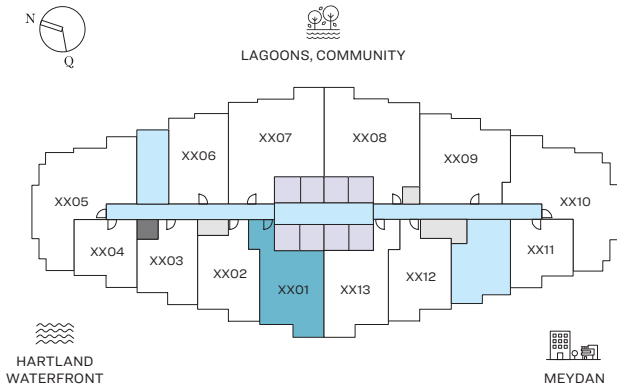


1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony)

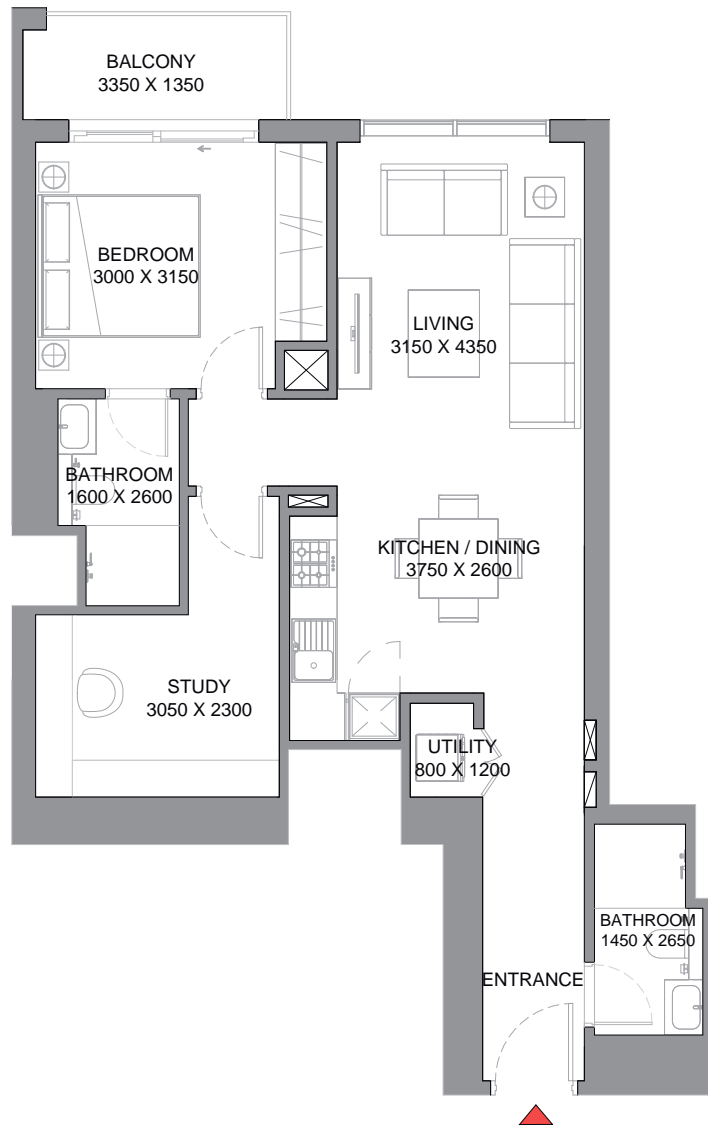
TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.
BALCONY = 56.19 SQ.FT.
TOTAL = 841.74 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

Hartland Waterfront

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

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1.5 BEDROOM APARTMENT

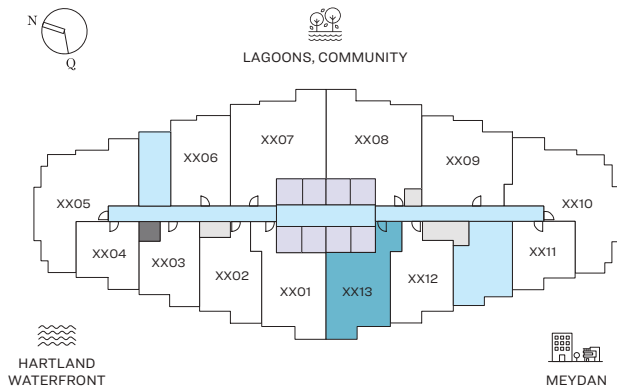
TYPE A (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.

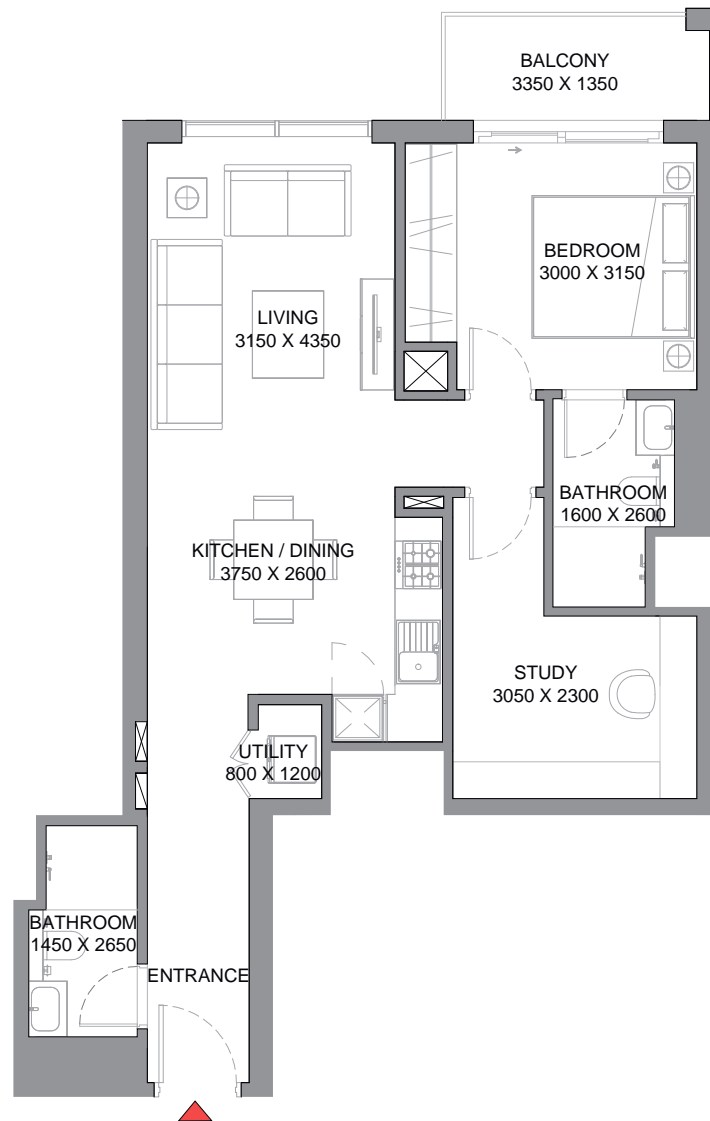
BALCONY = 56.19 SQ.FT.

TOTAL = 841.74 SQ.FT.



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

 UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan

713, 813, 1013, 1113, 1213, 1313, 1513, 1613, 1713, 1813, 2213, 2313, 2413, 2513, 2613, 2713, 3013, 3113, 3213, 3613, 3713, 3813, 4013, 4113, 4313, 4413, 4513, 4613, 5013, 5113, 5213, 5313, 5413, 5513, 5713, 5813, 6013, 6113

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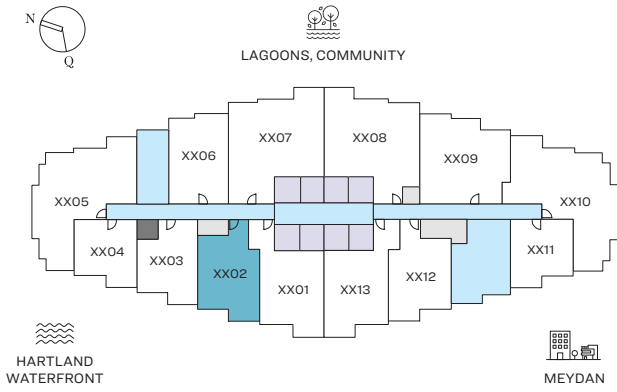


1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

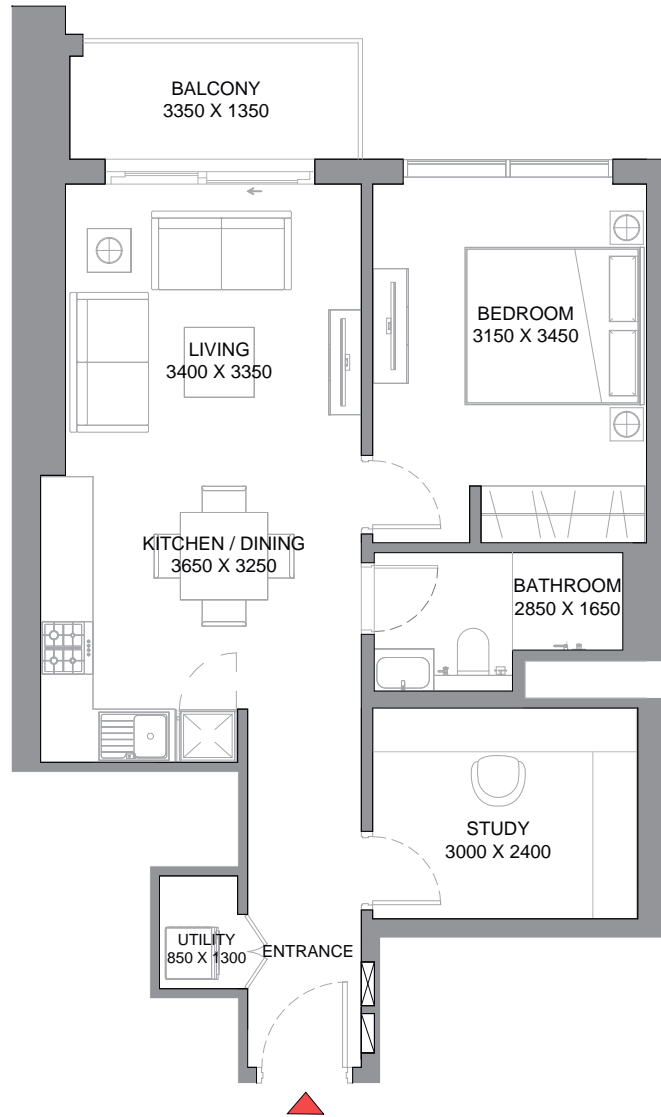
TOTAL SALEABLE AREA

SUITE = 659.40 SQ.FT.
BALCONY = 59.42 SQ.FT.
TOTAL = 718.82 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland Waterfront

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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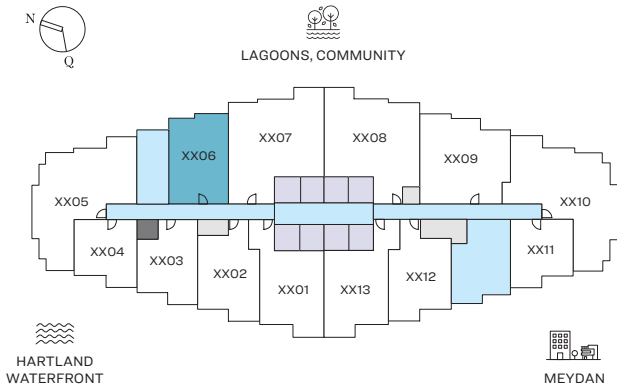


1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony)

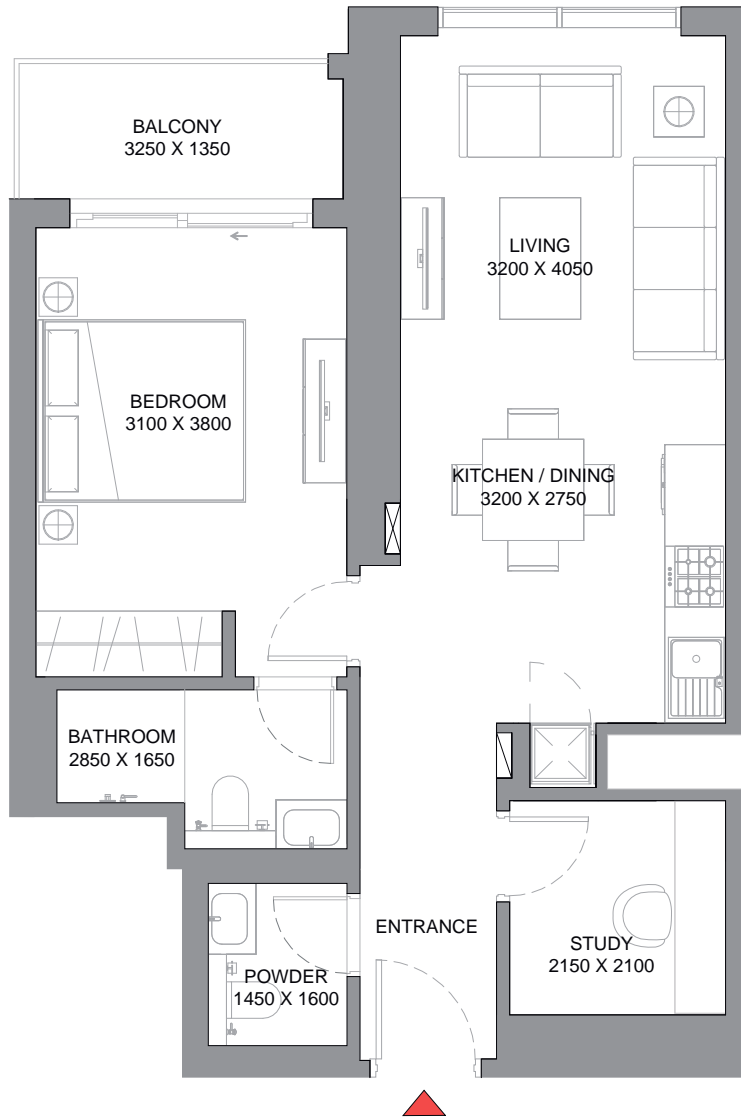
TOTAL SALEABLE AREA

SUITE = 665.10 SQ.FT.
 BALCONY = 56.83 SQ.FT.
 TOTAL = 721.93 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

Lagoons, Community

706, 806, 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2206, 2306, 2406, 2506, 2606, 2706, 3006, 3106, 3206, 3606, 3706, 3806,
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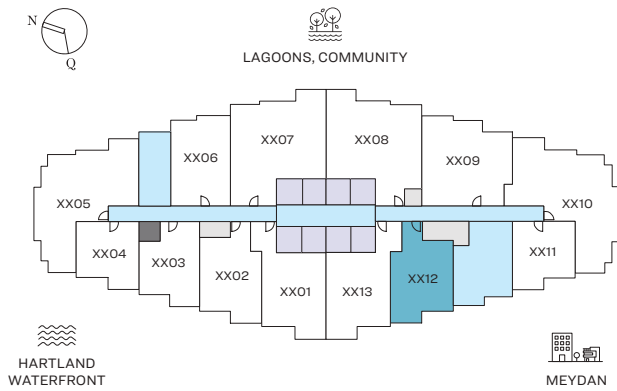
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1.5 BEDROOM APARTMENT

TYPE D (with study room + balcony)

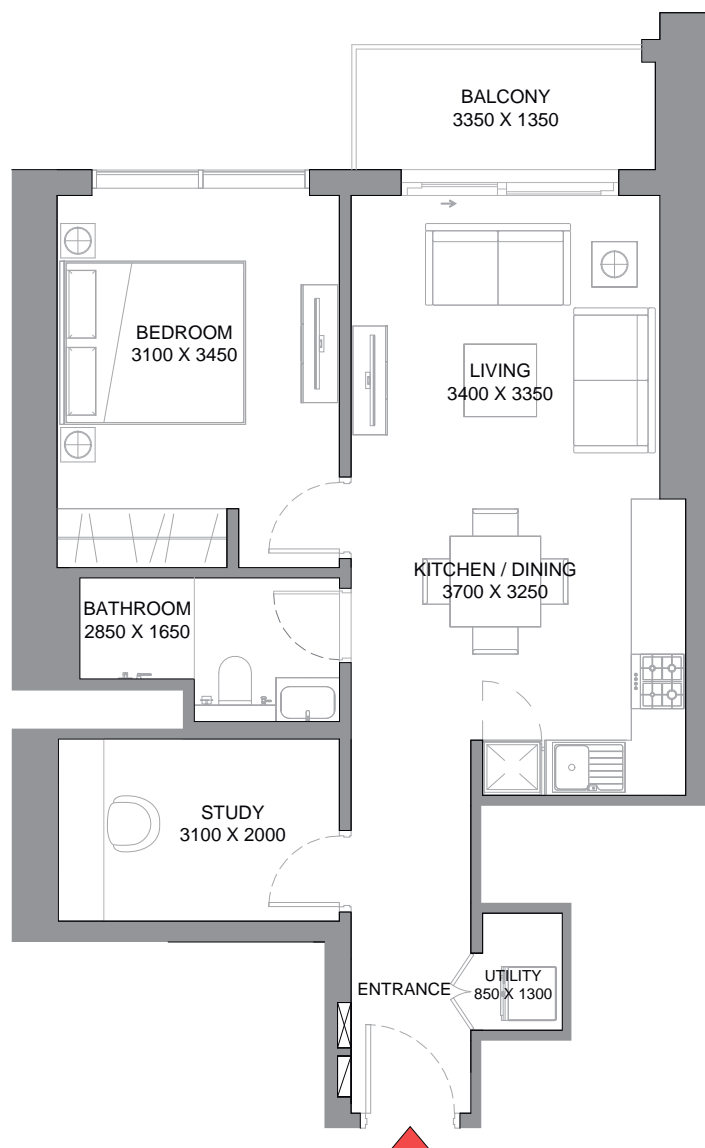
TOTAL SALEABLE AREA

SUITE = 651.22 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 710.53 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan

712, 812, 1012, 1112, 1212, 1312, 1512, 1612, 1712, 1812, 2212, 2312, 2412, 2512, 2612, 2712, 3012, 3112, 3212, 3612, 3712, 3812, 4012, 4112, 4312, 4412, 4512, 4612, 5012, 5112, 5212, 5312, 5412, 5512, 5712, 5812, 6012, 6112

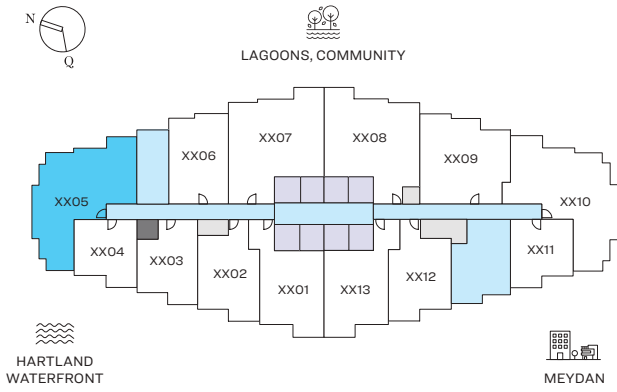
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2 BEDROOM APARTMENT

TYPE A (with balcony)

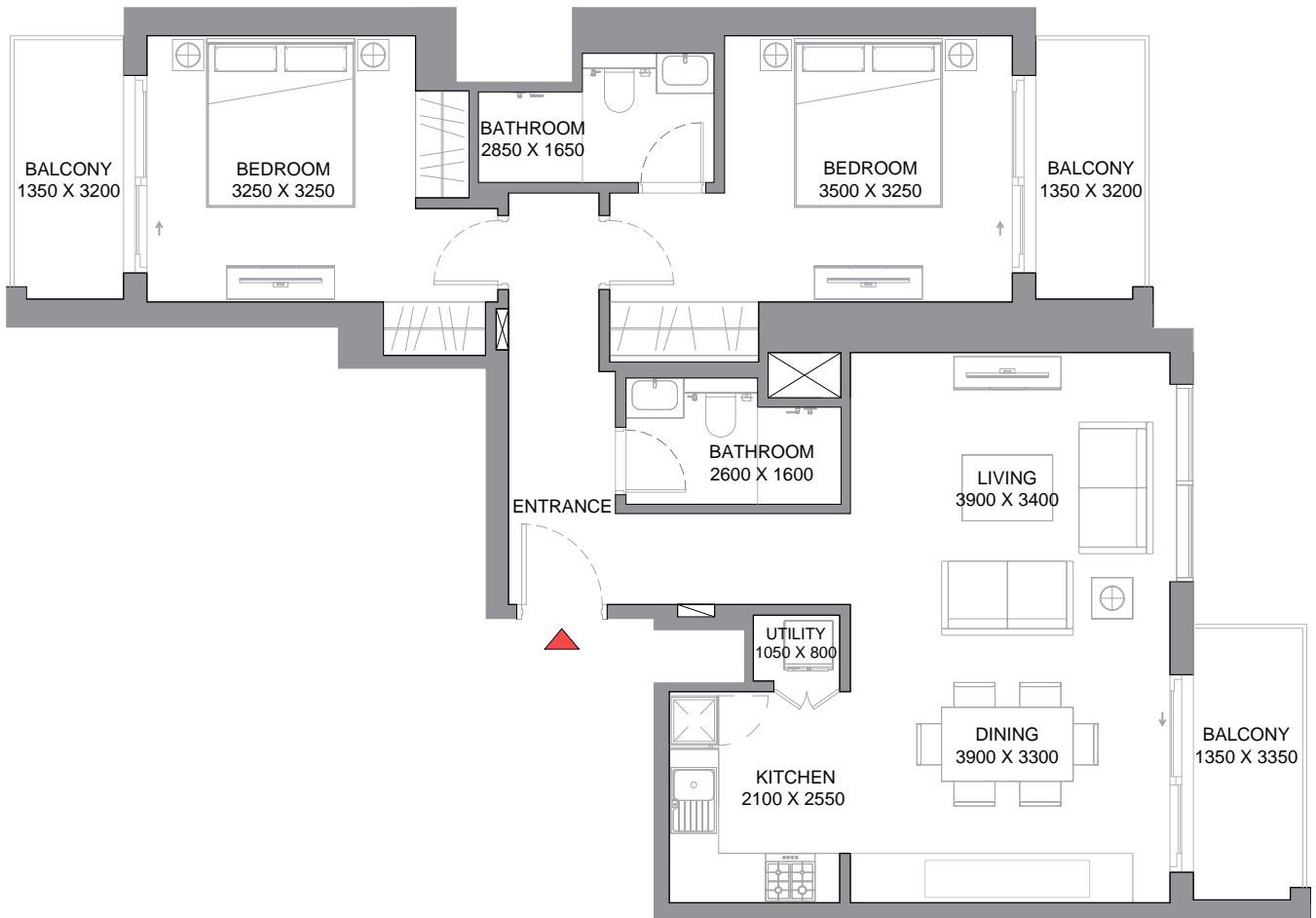
TOTAL SALEABLE AREA

SUITE = 996.63 SQ.FT.
BALCONY = 172.22 SQ.FT.
TOTAL = 1,168.85 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



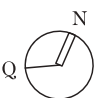
List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Hartland Waterfront

705, 805, 1005, 1105, 1205, 1305, 1505, 1605, 1705, 1805, 2205, 2305, 2405, 2505, 2605, 2705, 3005, 3105, 3205, 3605, 3705, 3805,
4005, 4105, 4305, 4405, 4505, 4605, 5005, 5105, 5205, 5305, 5405, 5505, 5705, 5805, 6005, 6105

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2 BEDROOM APARTMENT

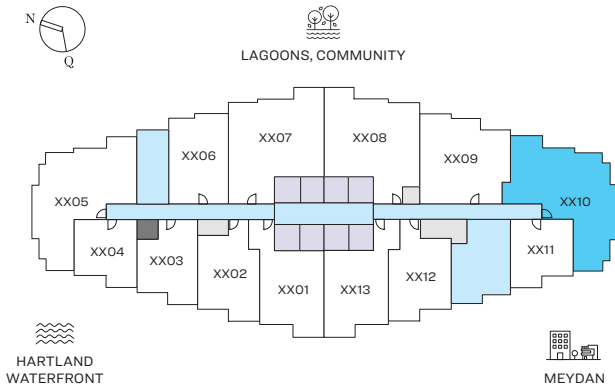
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 1,001.04 SQ.FT.

BALCONY = 172.98 SQ.FT.

TOTAL = 1,174.02 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

Lagoons, Community, Meydan

710, 810, 1010, 1110, 1210, 1310, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 3010, 3110, 3210, 3610, 3710, 3810, 4010, 4110, 4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5710, 5810, 6010, 6110

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2 BEDROOM APARTMENT

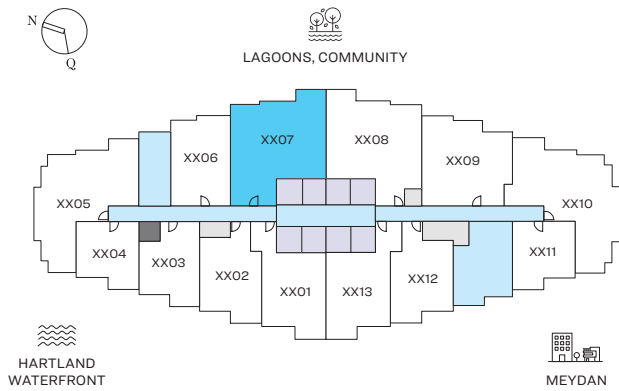
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,103.52 SQ.FT.

BALCONY = 115.39 SQ.FT.

TOTAL = 1,218.91 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

Lagoons, Community

707, 807, 1007, 1107, 1207, 1307, 1507, 1607, 1707, 1807, 2207, 2307, 2407, 2507, 2607, 2707, 3007, 3107, 3207, 3607, 3707, 3807, 4007, 4107, 4307, 4407, 4507, 4607, 5007, 5107, 5207, 5307, 5407, 5507, 5707, 5807, 6007, 6107

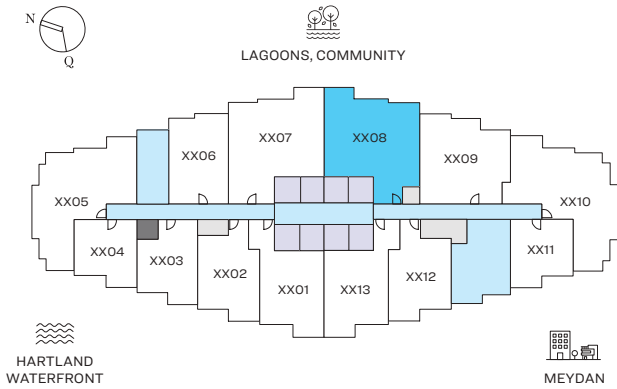
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.

2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 1,086.08 SQ.FT.
 BALCONY = 115.39 SQ.FT.
 TOTAL = 1,201.47 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

Lagoons, Community

708, 808, 1008, 1108, 1208, 1308, 1508, 1608, 1708, 1808, 2208, 2308, 2408, 2508, 2608, 2708, 3008, 3108, 3208, 3608, 3708, 3808,
 4008, 4108, 4308, 4408, 4508, 4608, 5008, 5108, 5208, 5308, 5408, 5508, 5708, 5808, 6008, 6108

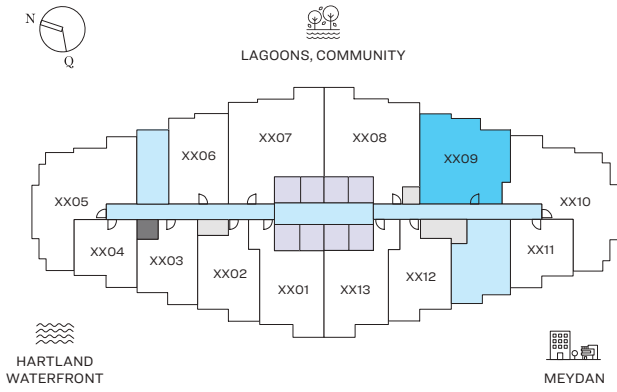
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.

2 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 946.79 SQ.FT.
BALCONY = 58.45 SQ.FT.
TOTAL = 1,005.24 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

Lagoons, Community

709, 809, 1009, 1109, 1209, 1309, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 3009, 3109, 3209, 3609, 3709, 3809, 4009, 4109, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5709, 5809, 6009, 6109

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.

The image features a dark blue background with a subtle, repeating circular pattern of overlapping circles. In the center, there is a solid black circle containing the text "SOBHA" in a large, bold, gold-colored serif font. Below "SOBHA", the word "REALTY" is written in a smaller, gold-colored sans-serif font.

SOBHA
REALTY

THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION