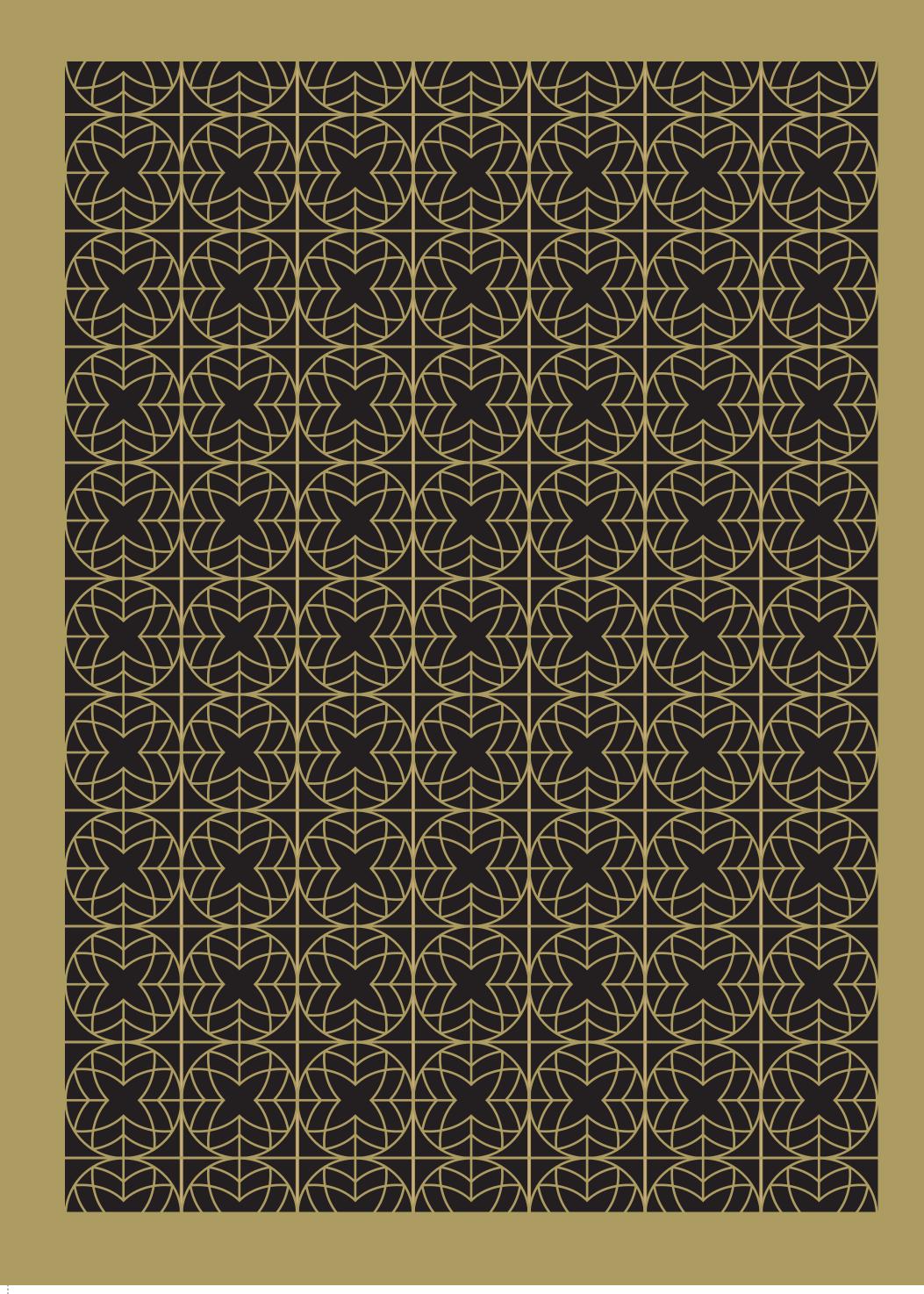


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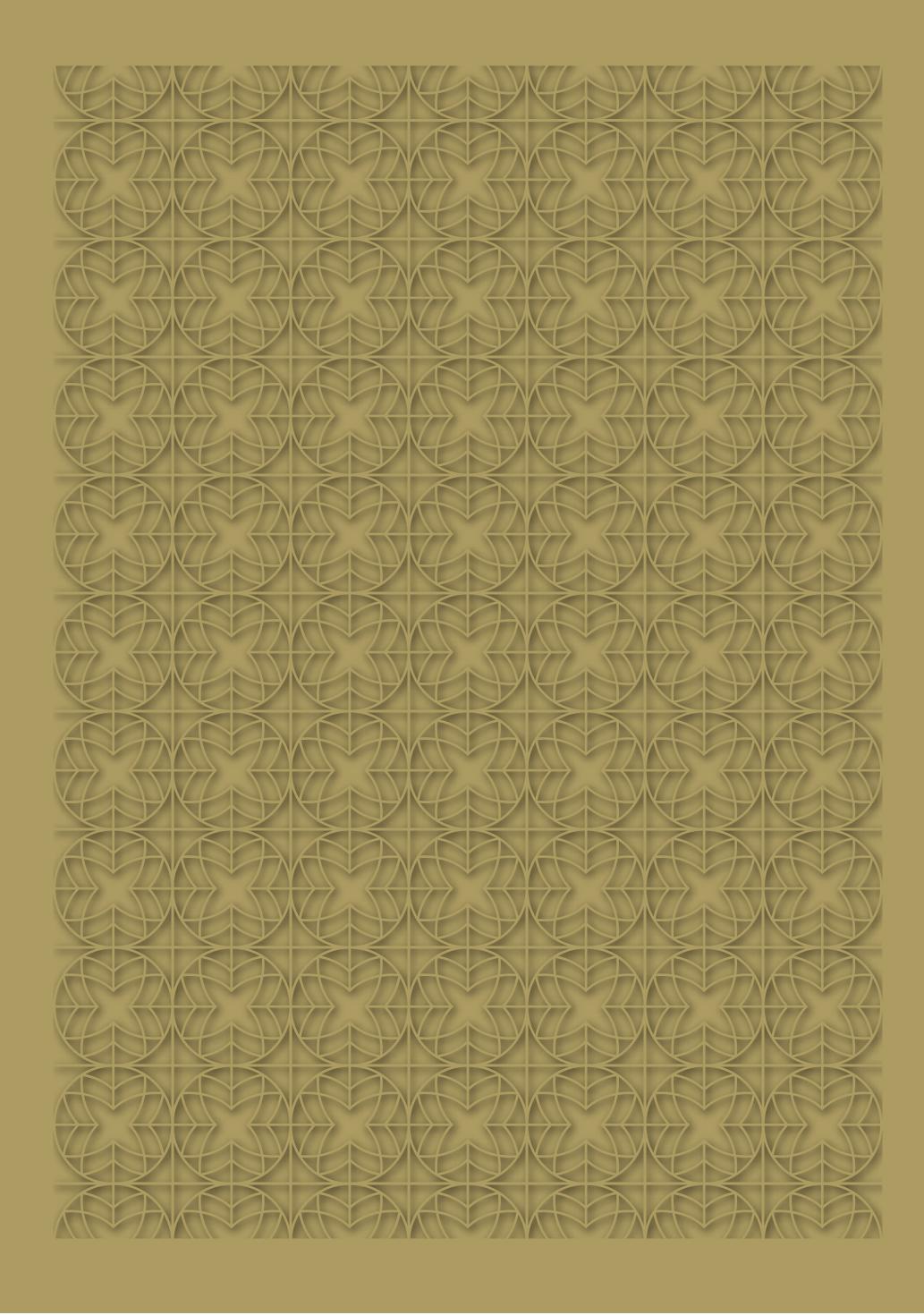




SOBHA HARTLAND
FOREST VILLAS



Inside Cover









RESTORE WHAT THE CITY TAKES AWAY.

Welcome to Sobha Hartland.

Envisioned to be the anti-thesis to urban life with 30% of its space dedicated to landscaped greenery and open areas, this 8 million sq ft private estate is perched along the idyllic Dubai Water Canal, in Mohammed Bin Rashid Al Maktoum City, the heart of Dubai.

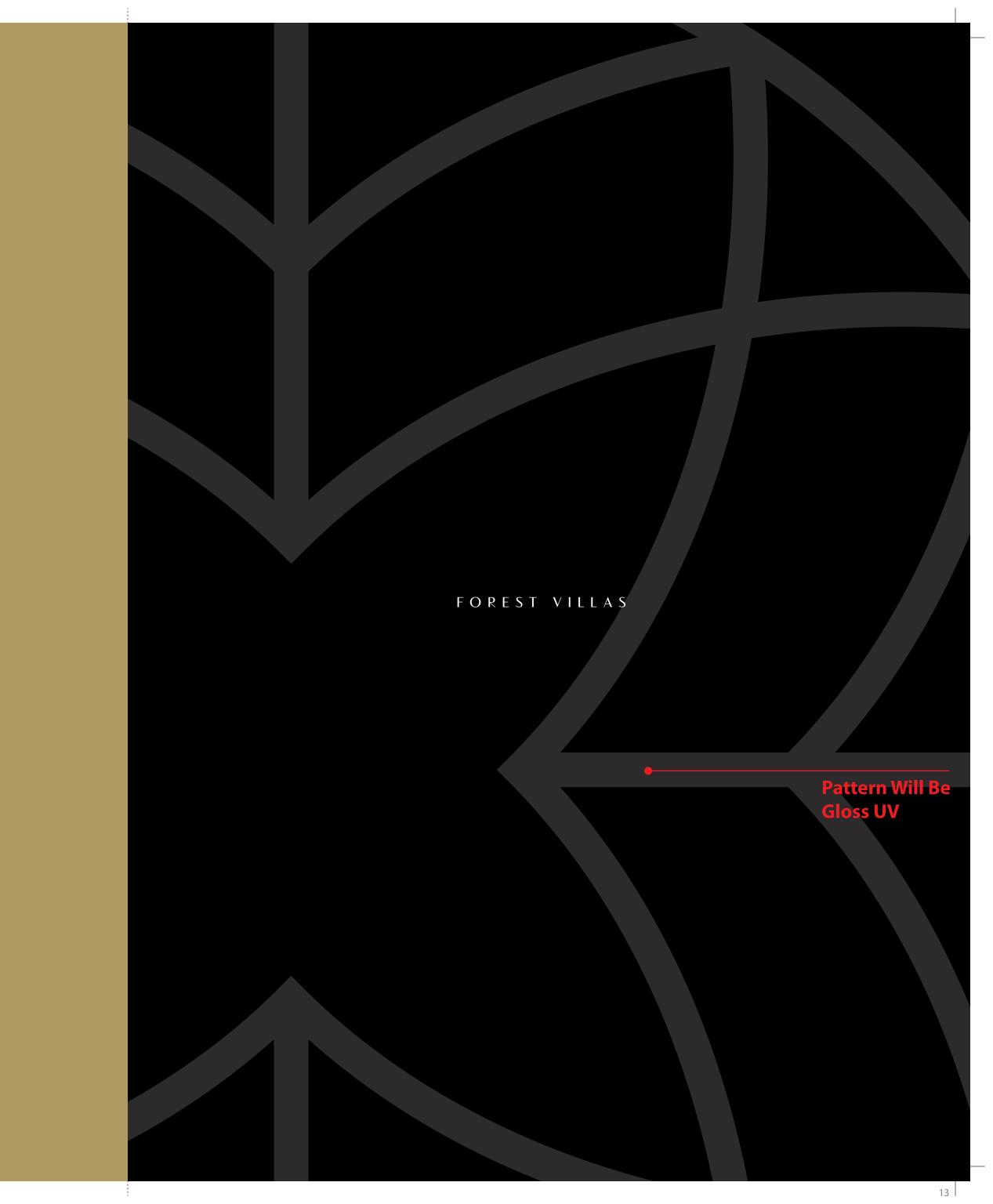


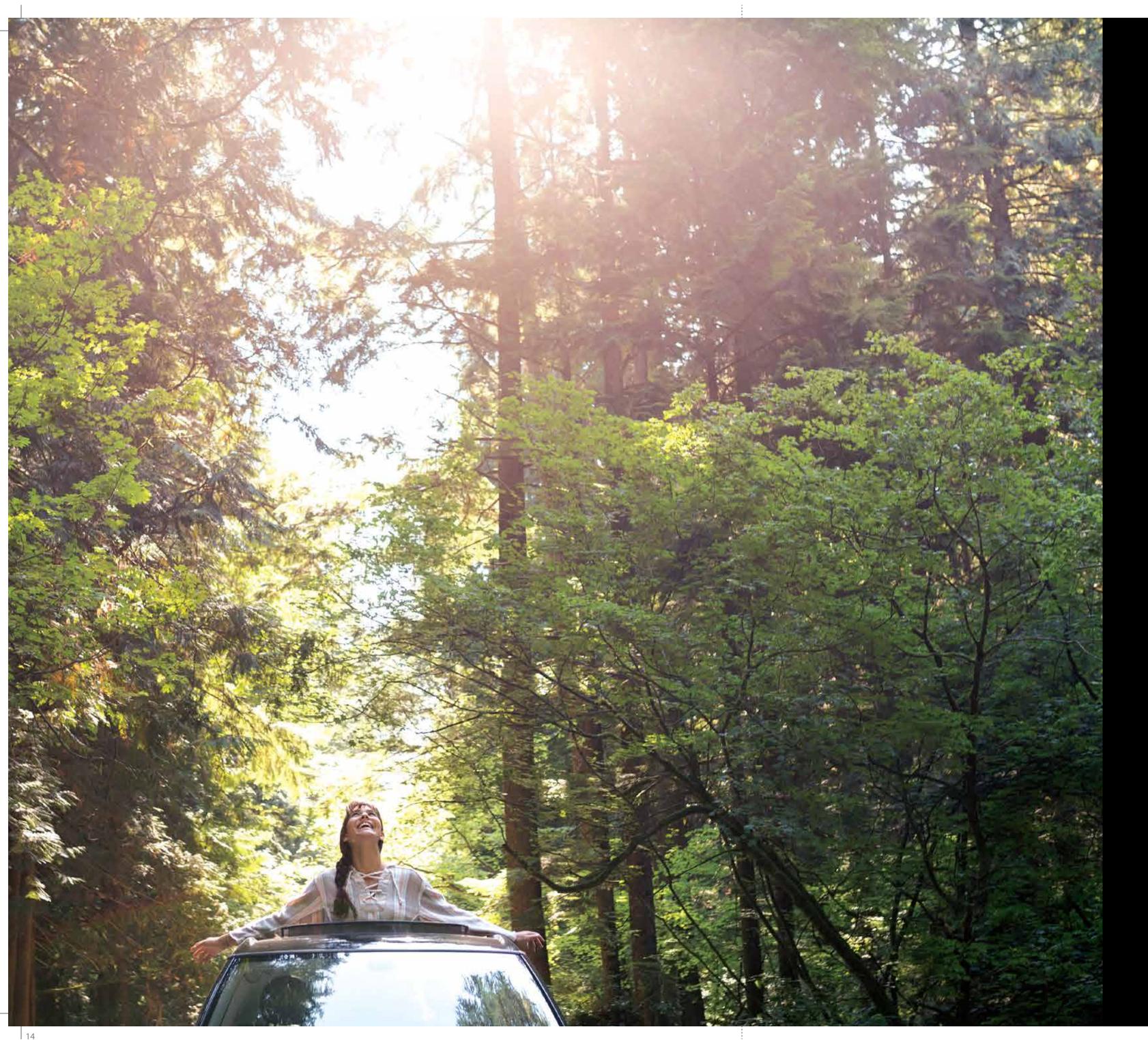
URBAN PLANNING PHILOSOPHY

Sobha Hartland follows the principles of urban design, the likes of which haven't been seen in Dubai. Our philosophy of community living, borrows from the great cities of the world-Paris, Barcelona and Rome. The rectangles in our design drawings follow the golden ratio of art.

A seamless flow is maintained in public and private interfaces, allowing human interaction.

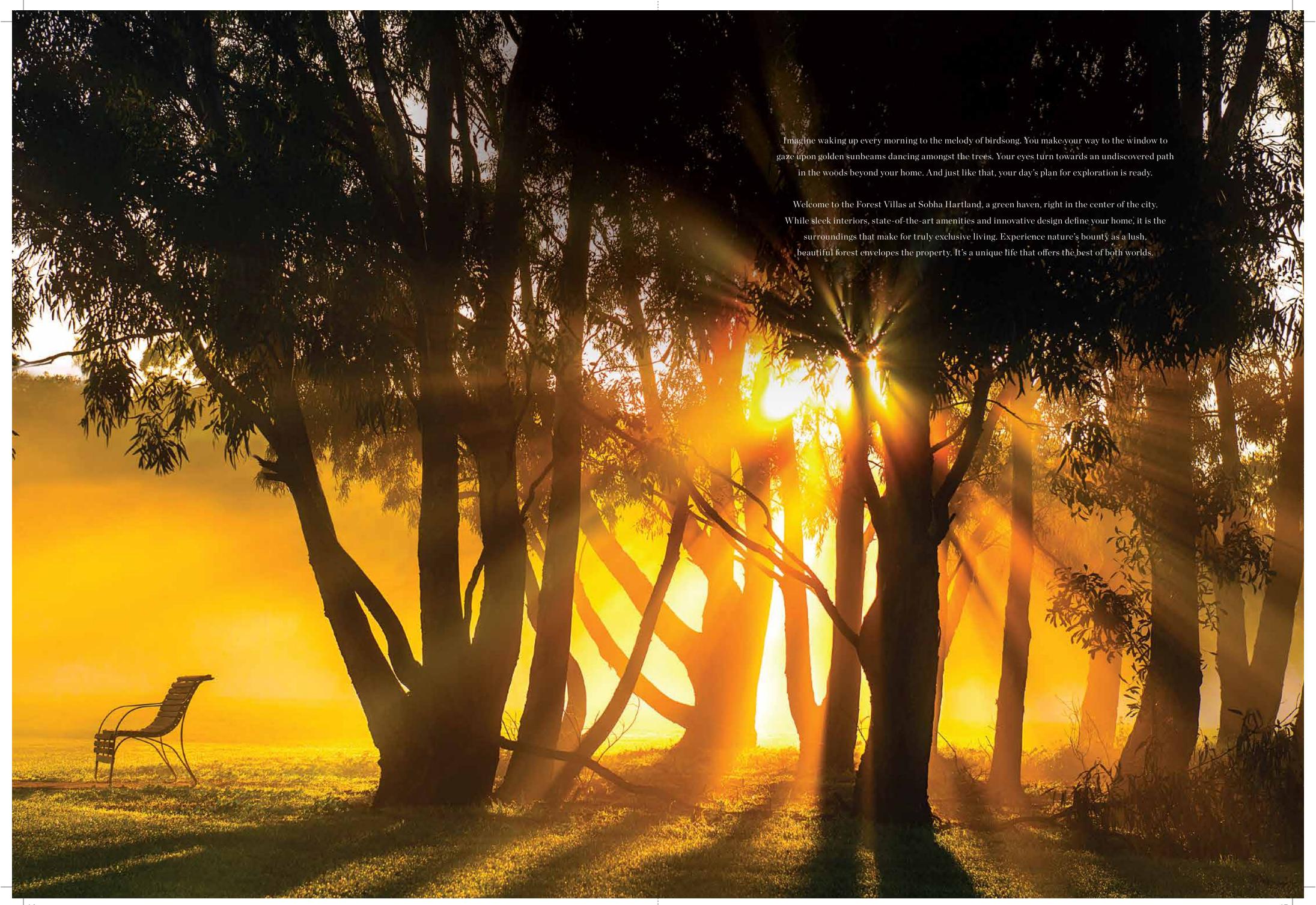
The residences are cleverly laid out to maximize open space and privacy of the spatial, visual and acoustic kind. Sobha Hartland is a homogenous masterpiece upholding the virtues of urban design with great attention to detail.





LIVE IN THE LAP OF NATURE.

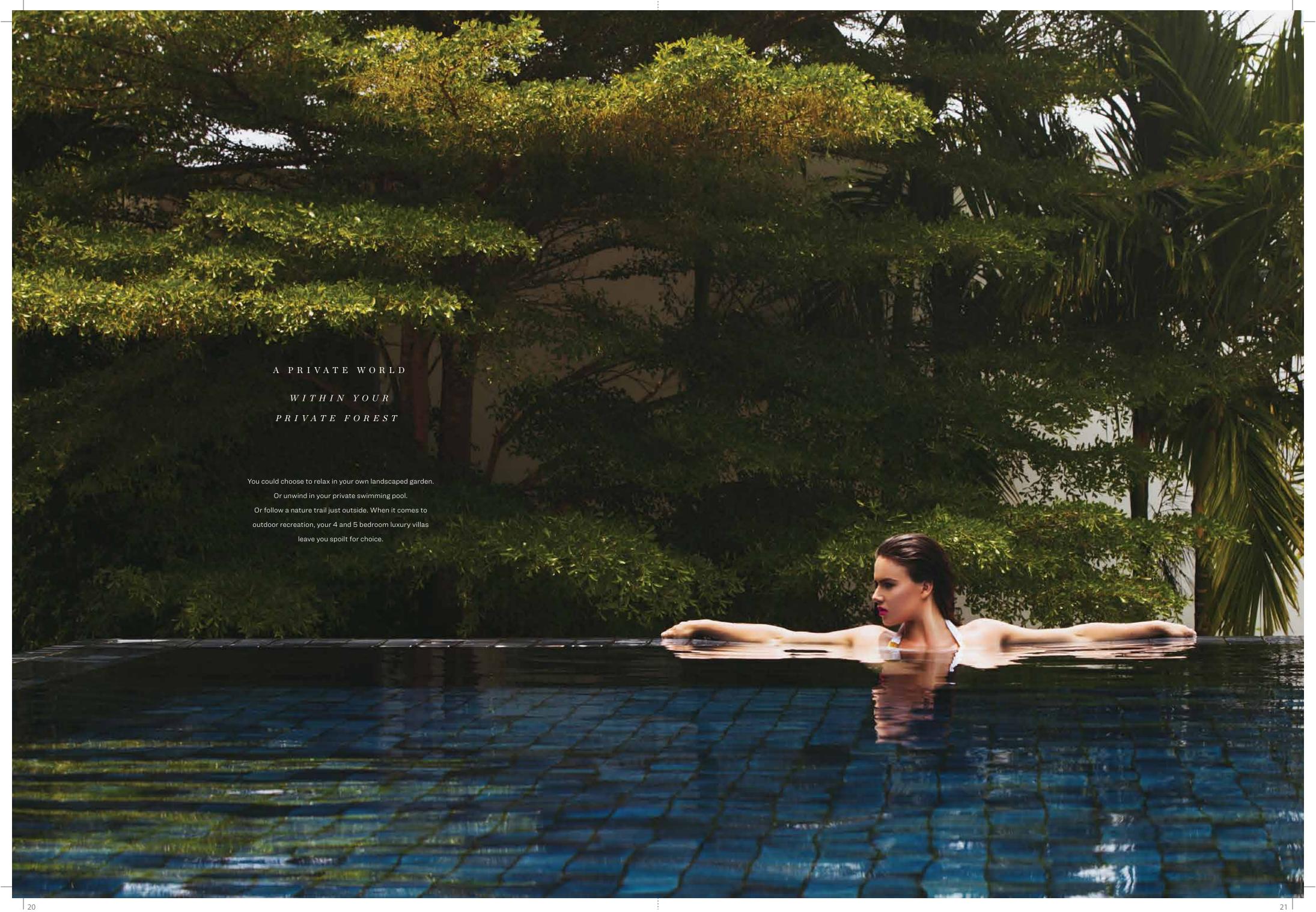
AT THE HEART OF THE CITY.





THE FOREST HAS COME HOME.

Living here is a breath of fresh air, quite literally, with the invigorating fragrance that can only come from living within green surroundings. With so much to explore there's a new experience awaiting you outside, every single day.







THE NEW $S\ T\ A\ N\ D\ A\ R\ D\quad O\ F$ $L\ U\ X\ U\ R\ Y$.

Forest Villas at Sobha Hartland offer you a host of world-class amenities as well as thoughtfully and meticulously designed features. All crafted exclusively to make every day an unforgettable experience for you.

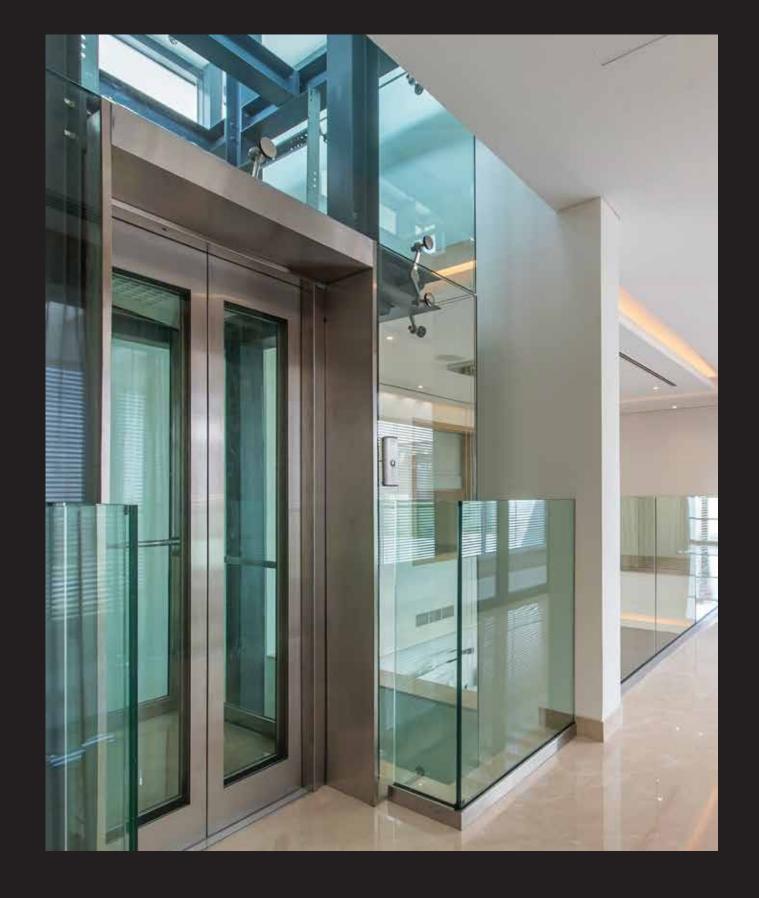


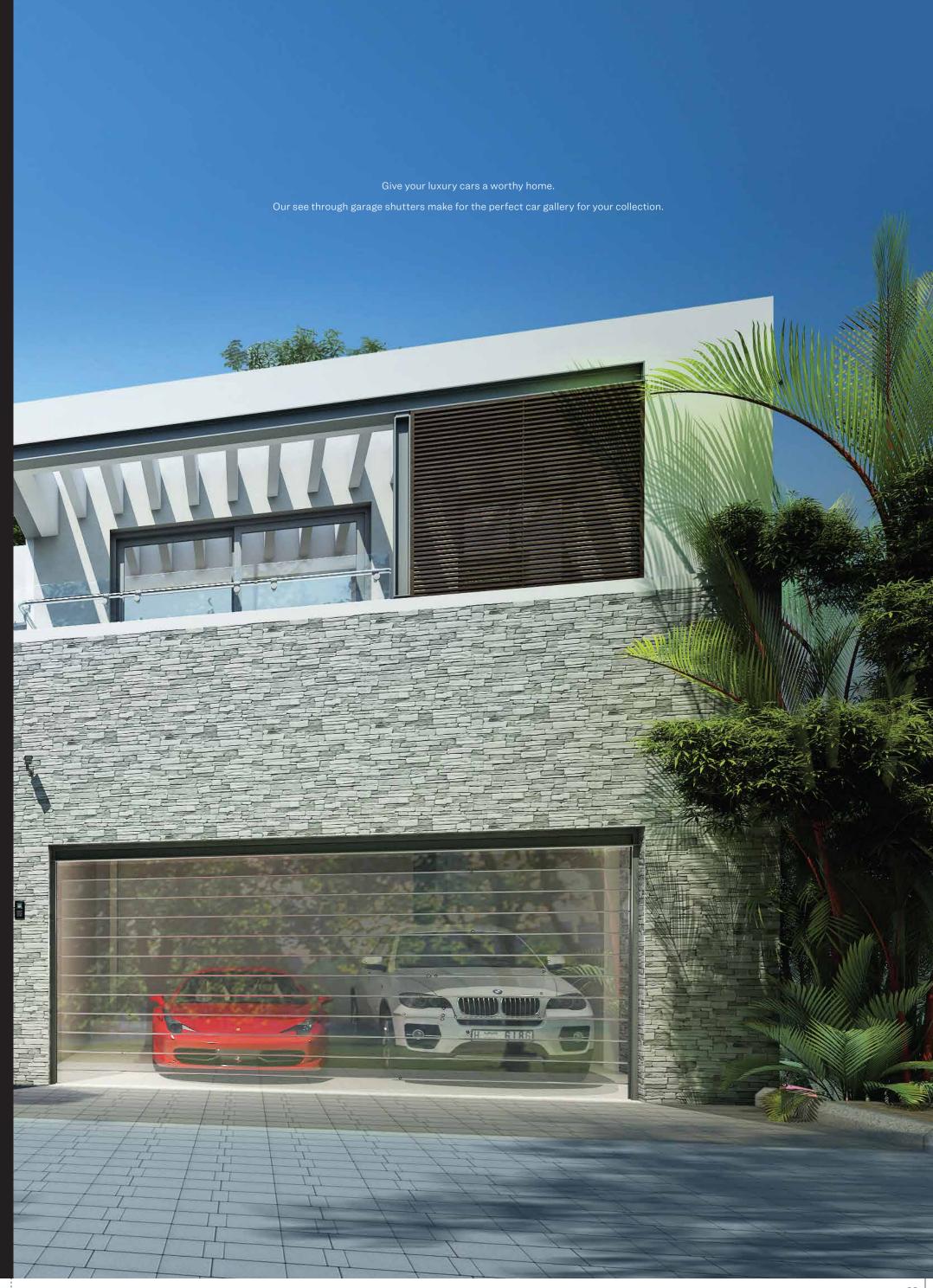


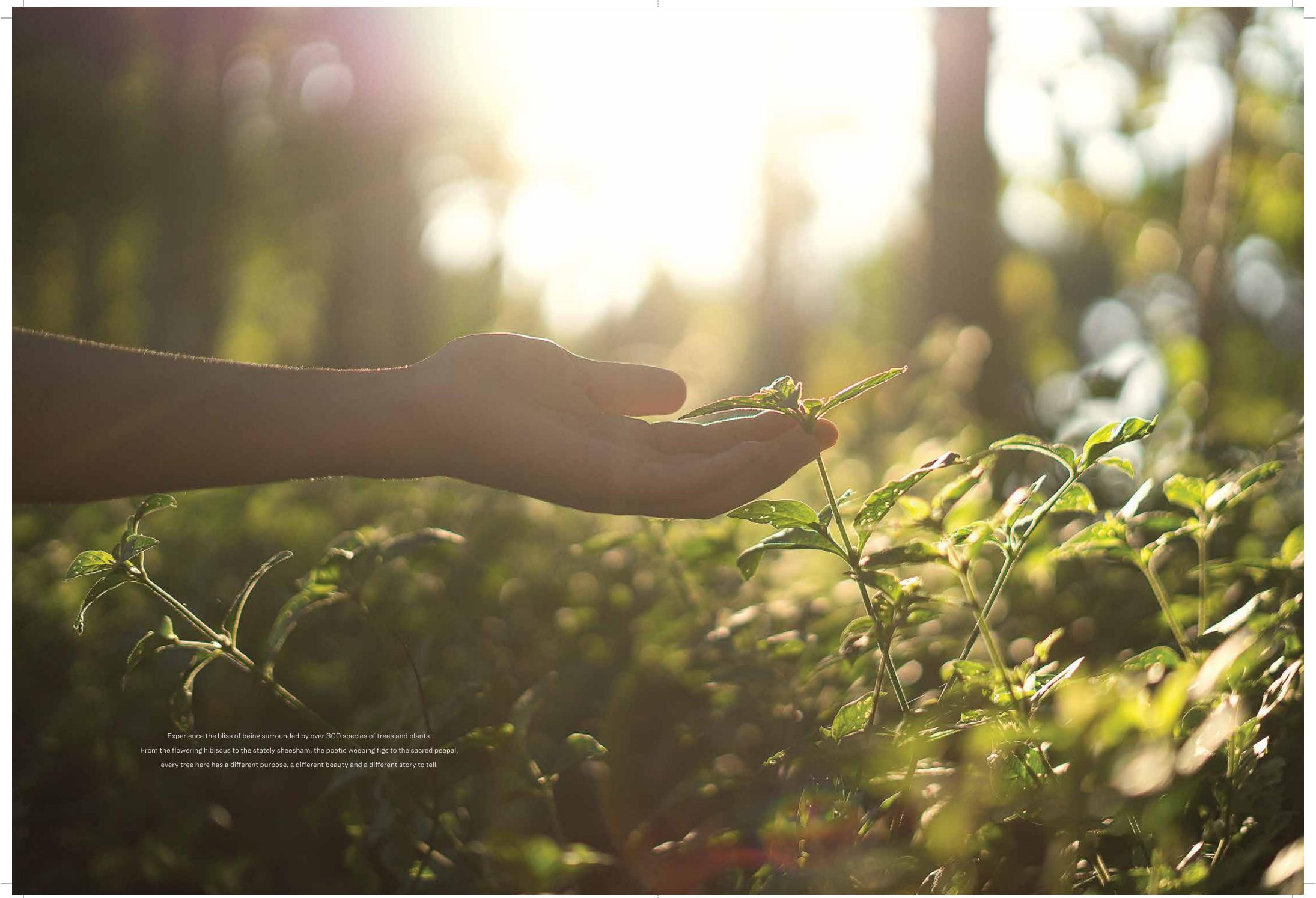


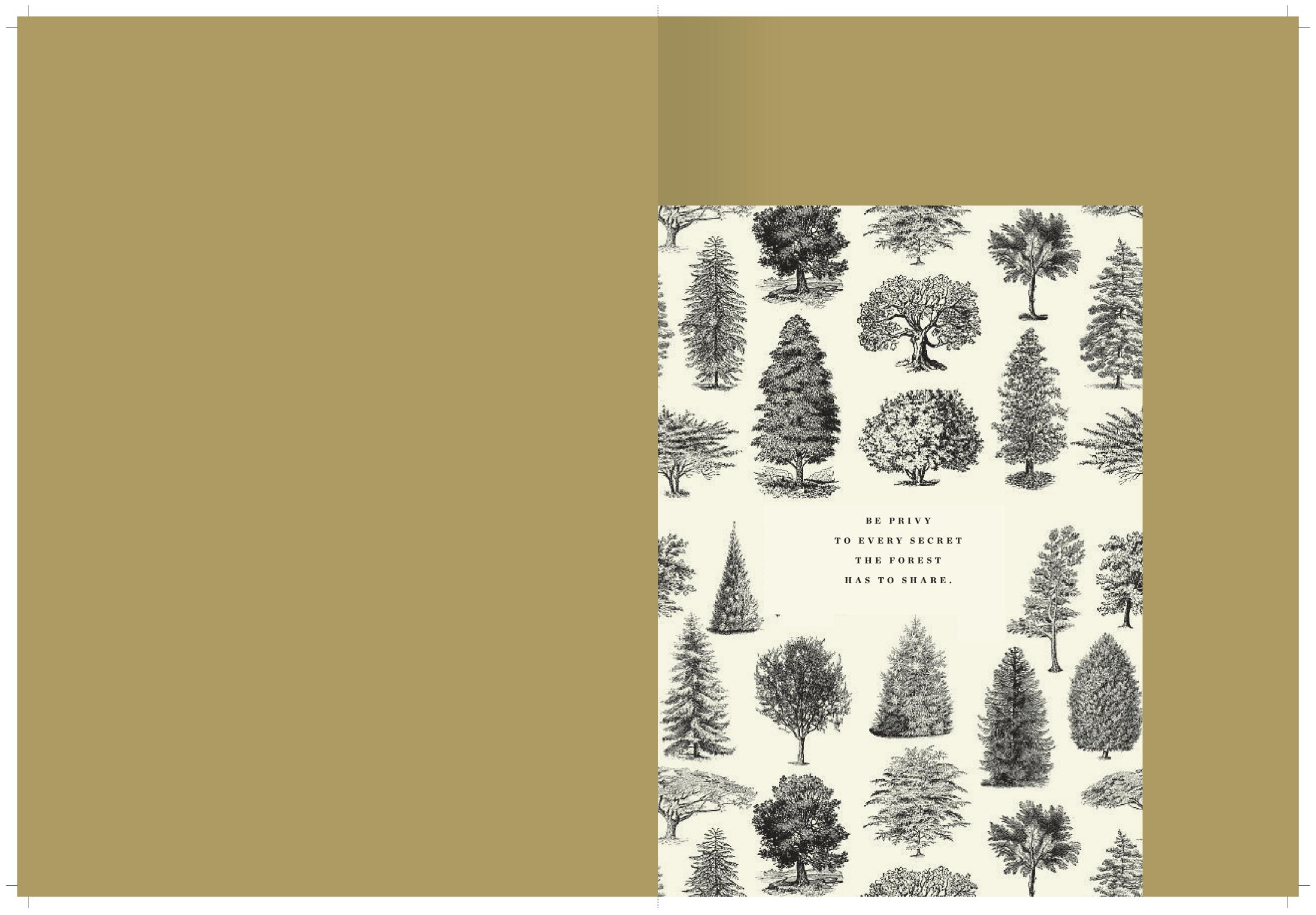
Make every entrance a grand one as you walk into our lavish entrance lobby.

Take luxury a notch higher by entering your home from a private lift. And celebrate a space which has a room for every member of the family, complete with a walk-in closet and private attached bath.









When your home is surrounded by a forest, you become a confidante to its treasure house of secrets. Over 300 species of trees and plants are waiting to whisper their stories to you. From health and medicinal benefits to the pure aesthetic pleasure of its rich beauty, the forest offers it all.

You just have to step outside and discover its majesty.



T H E
N E E M
T R E E

is famous for its pure medicinal properties. Its leaves are used to treat diverse ailments ranging from liver problems to eye disorders and heart disease.

THE
GULMOHAR
TREE

or the Royal Poinciana has vibrant flowers to delight you. But in addition to that, it is also well-known for its anti-bacterial, anti-microbial and anti-inflammatory properties. THE COPPER-POD'S

flowers are often used as an ingredient to help cure or relieve intestinal disorders, pains, bruises, sprains and swelling.

THE
PONGAM OIL
TREE

or the Karanja helps heal wounds quickly and is a staunch friend when it comes to treating skin diseases. THE ROBLE TREE

or the Pink Trumpet Tree offers you its flowers, leaves and roots, which when made into a decoction, help reduce fevers, pain and inflammation. THE
GRAVEYARD
FLOWER

helps to relieve inflammation, headaches, back pains and tinnitus THE GEIGER TREE

or the Broadleaf is pure soul food.
With its immense scarlet flowers,
it offers a sight that
uplifts the spirit, every single time.

THE
WEEPING
BOTTLEBRUSH

is anti-bacterial, antifungal, and also acts as an insecticide.

THE
JASMINE
TREE

infuses the air with its beautiful heady fragrance, while also offering its leaves and roots as excellent anti-asthmatic and anti-microbial treatments.

THE
RED
COTTONWOOD

makes sure every part of it is useful. While its exotic foliage is a feast for the eyes, its leaves can be used to cool fevers and soothe coughs, its bark can treat stomach ailments and its flowers can help with ear infections as well as abscesses.



THE
WEEPING
FIG

ensures you actually have a breath of fresh air every time you step out. It filters out pollutants like formaldehyde, benzene and trichloroethylene that typically accompany carpeting and furniture.

THE
TAMARIND
TREE'S

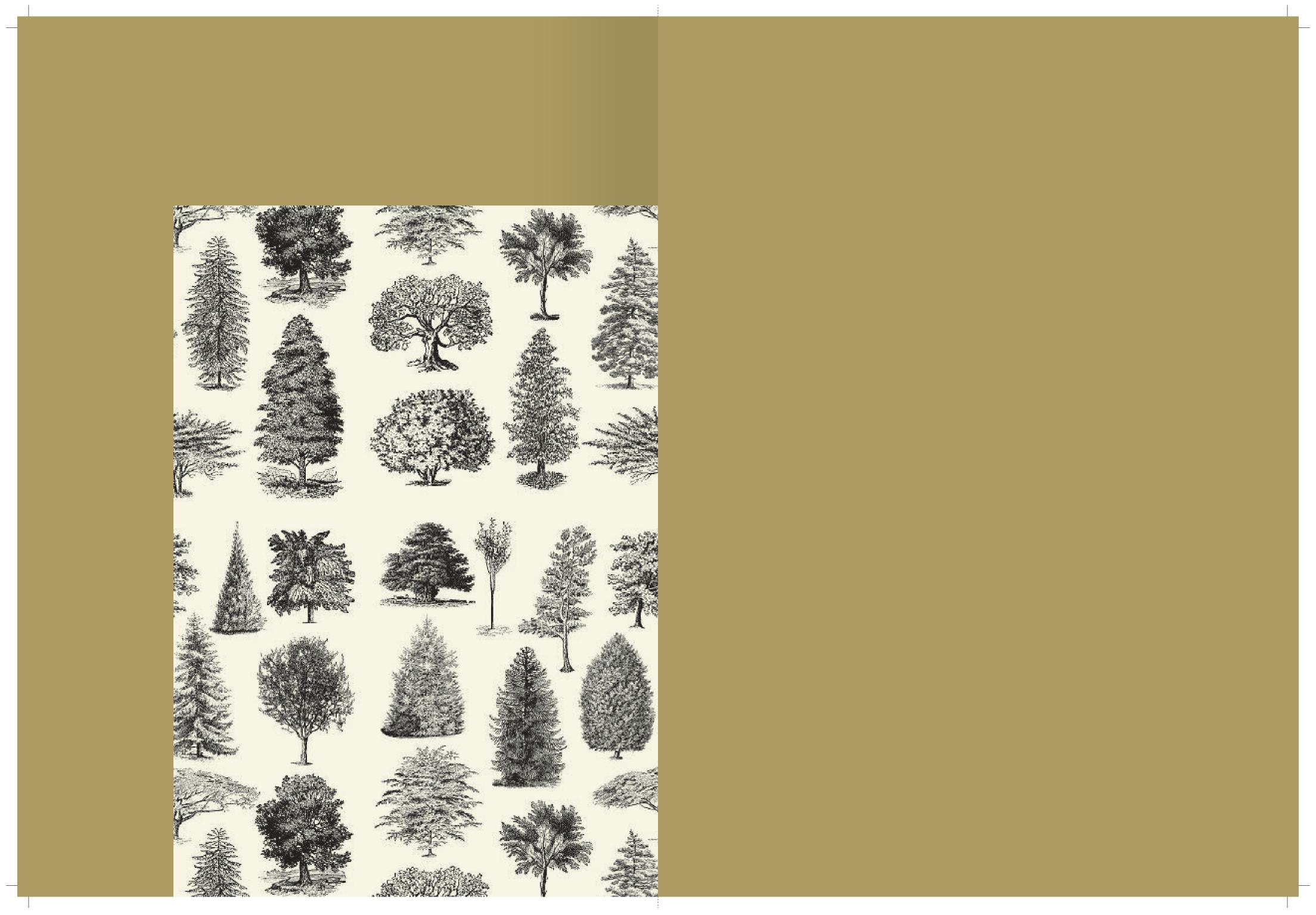
antioxidant and anti-inflammatory properties make it a good protection against heart diseases, cancer and diabetes.

THE PEEPAL TREE

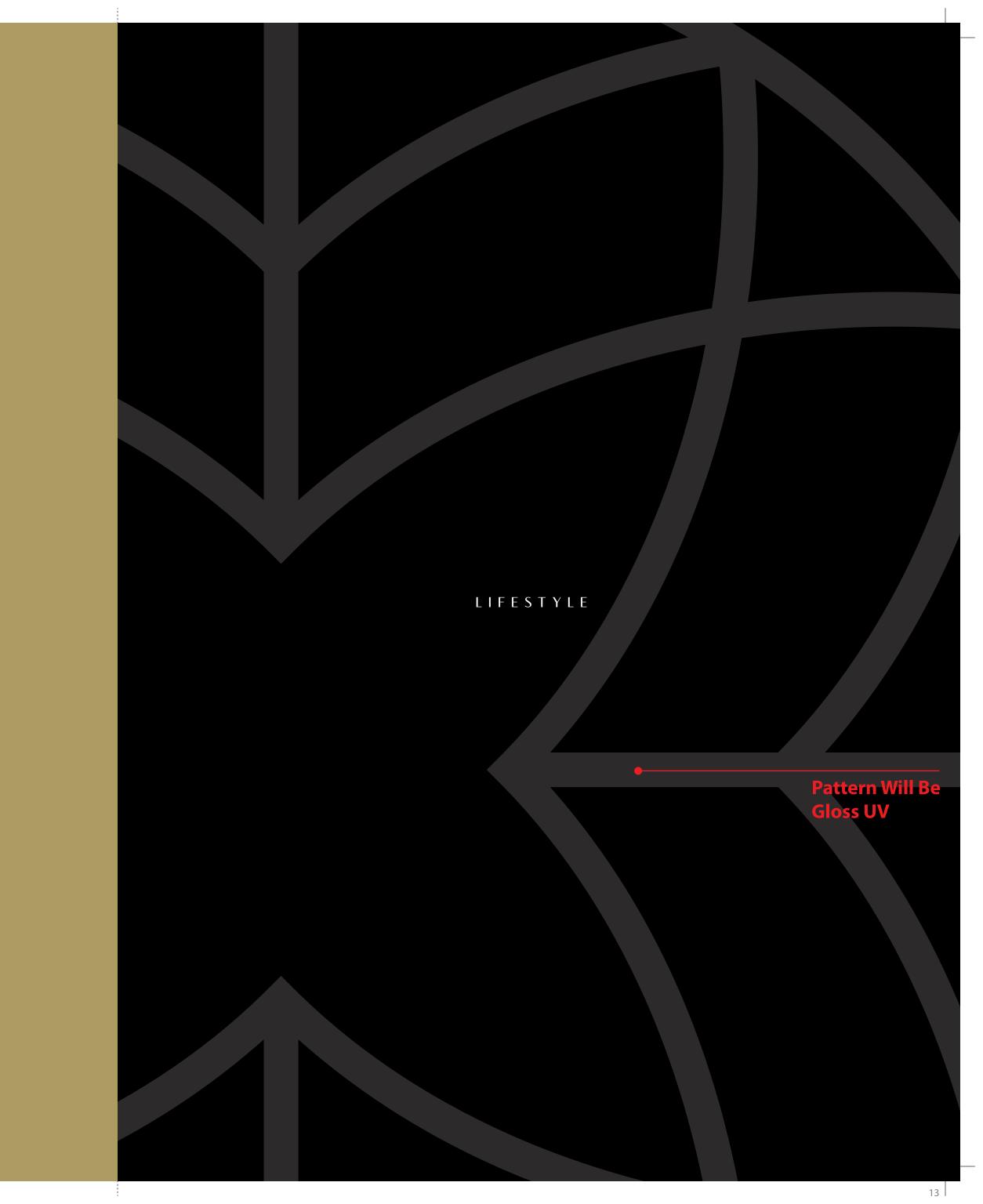
or the Sacred Fig is revered for its medicinal properties. It has been used in the high medicine since time from the source sources.

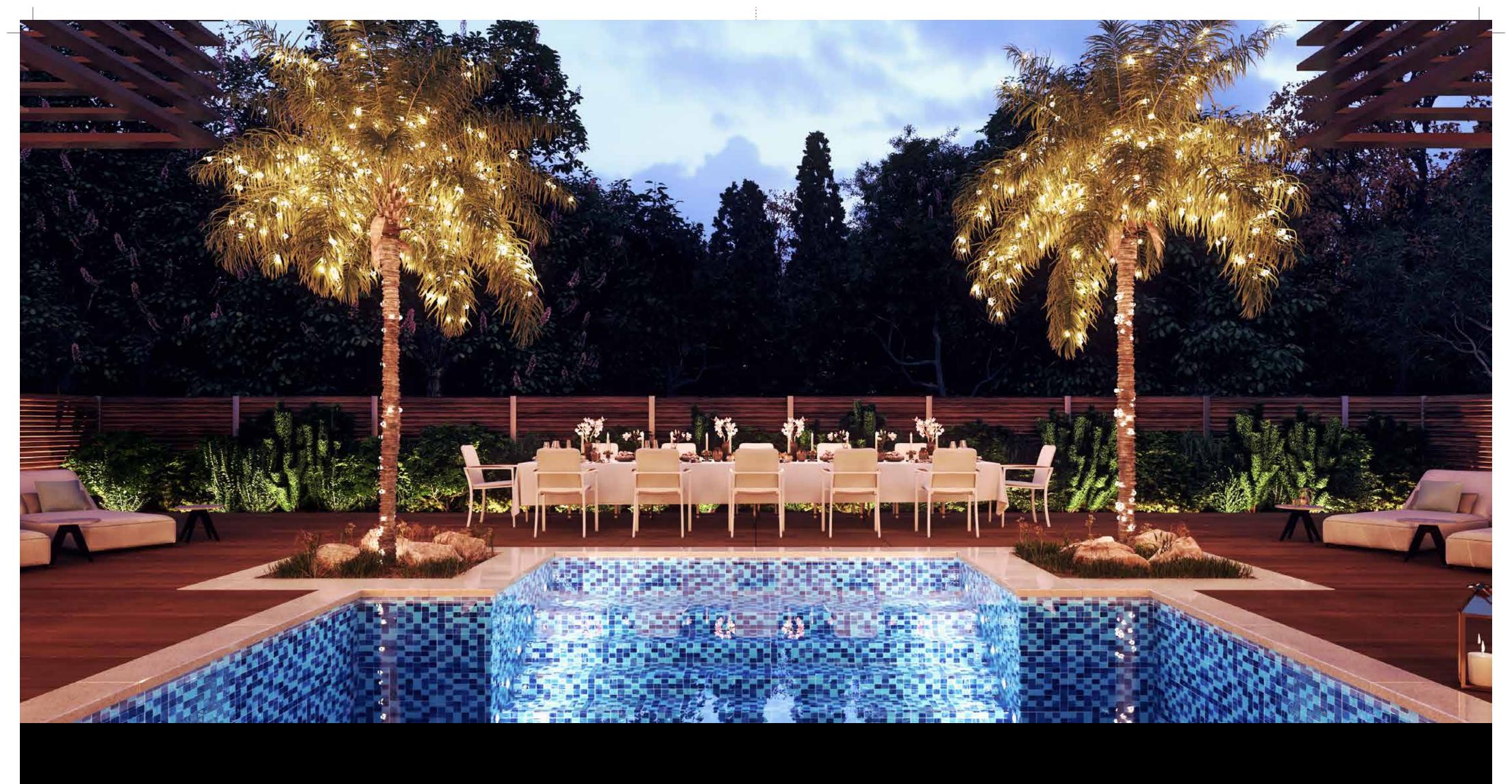
THE NORTH
INDIAN
ROSEWOOD

or the Sheesham Tree can treat a variety of disorders including obesity, vitiligo, ulcers, intestinal parasites and more.









CRAFTED WITH ATTENTION TO

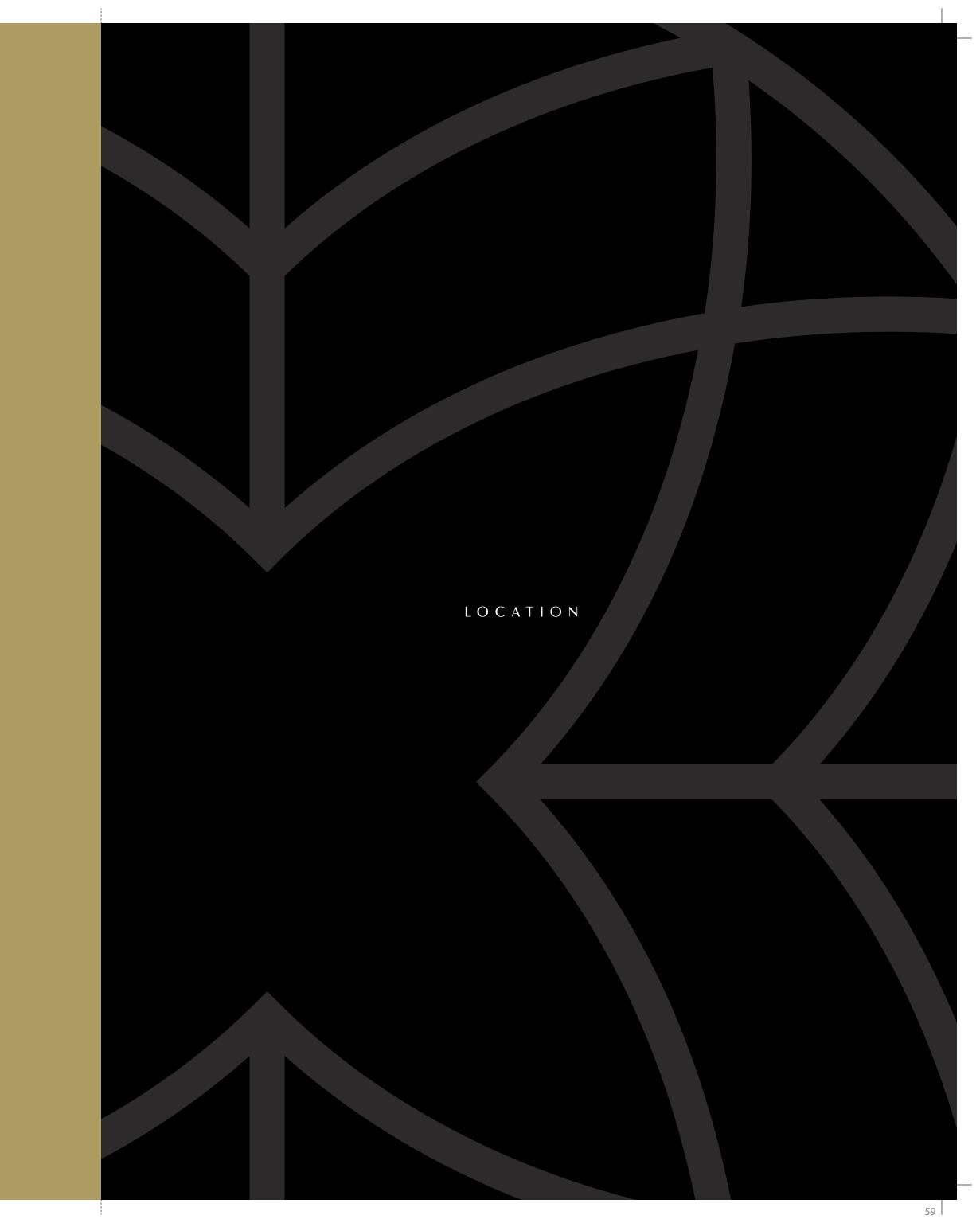
LUXURIOUS DETAIL.











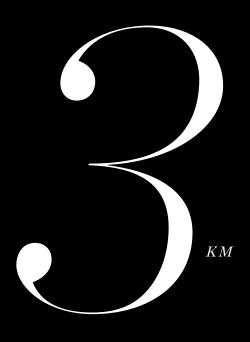


Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

Set against the backdrop of the Dubai Water Canal, the city's key attractions are just minutes away.

The iconic Burj Khalifa and the Downtown experiences are 5 minutes away. The pristine Ras Al Khor

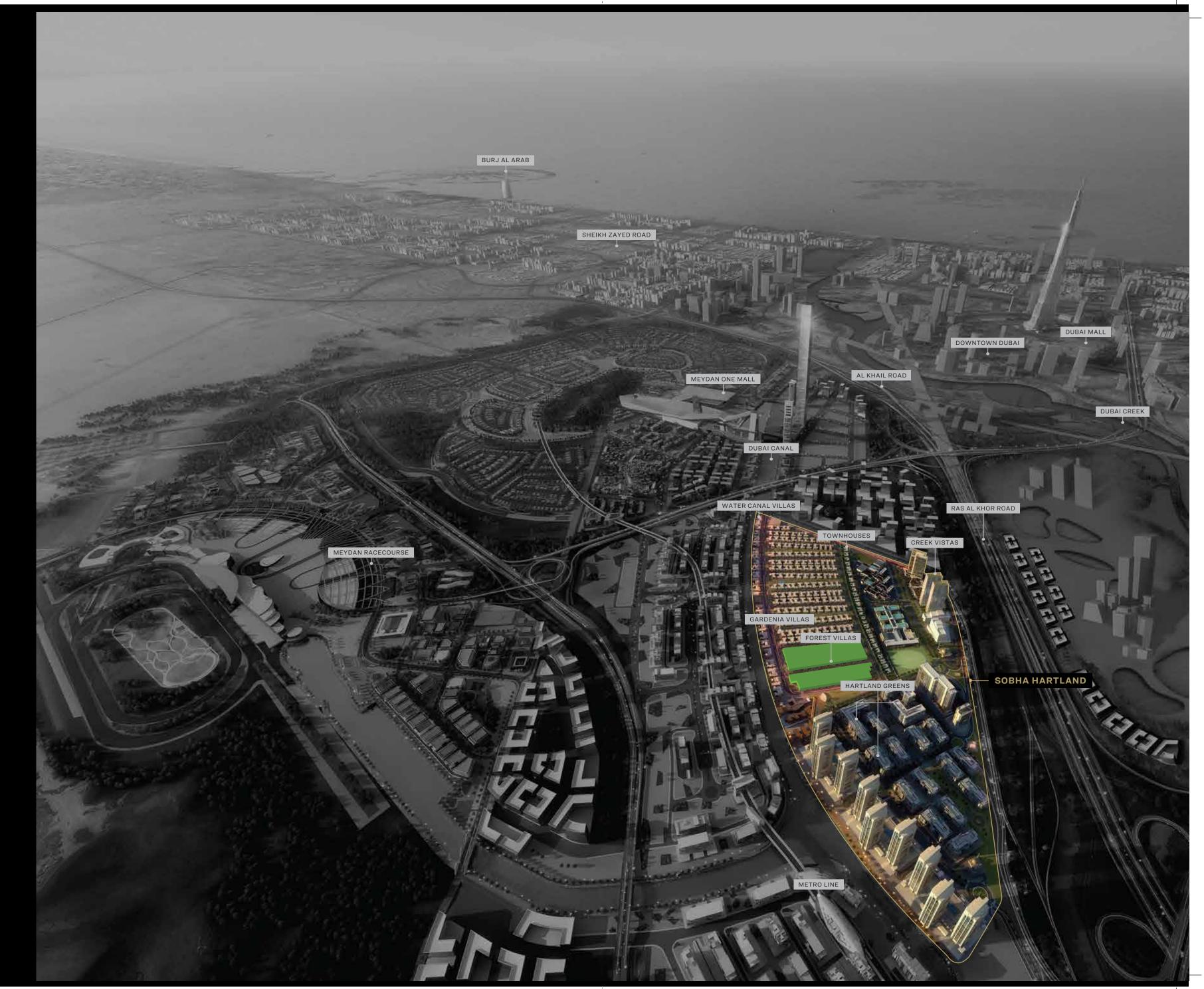
Wildlife Sanctuary and the Meydan Racecourse are around the corner. And the Dubai metro is set to pass alongside, to provide quick access to the heart of Dubai Financial Centre - DIFC and rest of the city.



FROM THE

ICONIC ATTRACTIONS

OF DUBAI.



























- The heft and feel of the door as it shuts silently.
- The angle of the windows to ensure privacy.
- The way two sheets of marble join so as to be barely visible.
- The discreet skylight that unplugs your memory by bathing the room with a warm, natural glow.
- The hallmark of a Sobha property is how you feel inside it.

SOME OF OUR

MOST THOUGHTFUL

DETAILS

ARE ONES YOU'LL

NEVER SEE.





At Sobha,
we don't exceed
international
building standards,
we define them.

At Sobha, we don't exceed international building standards, we define them. Our core philosophy is simple. We deliver perfection by controlling quality from inception to completion. In fact we are the only backward integrated real estate developer in the world. Which means that we are the only company that develops every element of the project from the inside to the outside, in-house; from the initial design concept to the concrete slabs, all the way to the finishing touches.

Every stage is controlled by skilled Sobha talent. We have a three-tier quality check, where others have one, to ensure meticulous standards at the time of delivery. Some might call this obsession with quality a bit excessive. We call it 'The Sobha Way'.



Design

Architecture, interior design and landscaping are in-house capabilities at Sobha. These functions, we believe, are the cornerstones for perfect execution. Our design studio has over 70 odd, extremely talented professionals from various fields who are continually monitoring global trends and incorporating them with thought and creativity into each of our projects.



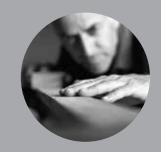
Engineering and contracting

Our designs are usually cutting-edge and ground-breaking. And to ensure that they are equally exceptional in reality, we have created a robust engineering and contracting team. They look into the finest and biggest details of each project. From the foundation to the mechanical, electrical and plumbing details. This division is critical in the value chain of a realty business as it eliminates the likelihood of a third party contractor defaulting and gives us complete quality control.



Material sourcing

Quality in our business starts with the finest materials. To make sure that the standards and precision used during engineering are given their due, we source materials from the best manufacturers across the world and follow a 'No Compromise' policy. From the center of the room to the corners - we manufacture or curate the best materials that lasts generations. To create more value and fit into our overall high design aesthetic, we have created in-house manufacturing capabilities in areas such as furniture and furnishings, façade, concreting and pre-casting. All this of course, using German-made machinery renowned for its precision and finesse.



Craftsmanship

No layer of paint is uneven. The marble tiles are dry laid and adjusted aesthetically to achieve intricate vein patterns. Bathrooms are 100% leak proof and boast of zero water stagnation. 54 mm thick doors slide with the touch of a finger. We pride our team of expert craftsman for their impeccable attention to details.



Quality control

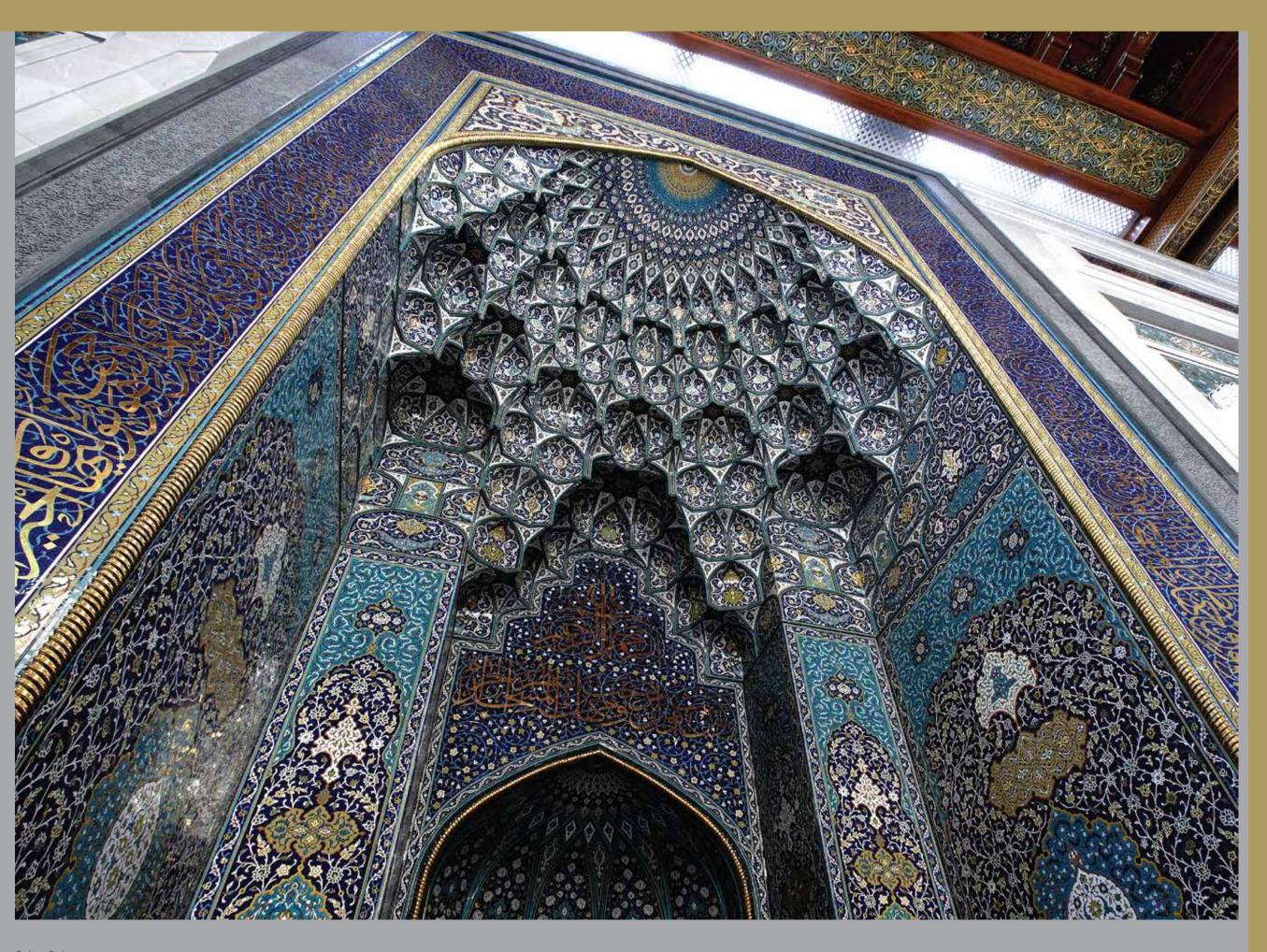
Our quality control team is headed by a German engineer, Olaf Wagner, whose processes find mention in the case studies of Harvard Business School. This is an area we are so passionate about, that Mr. PNC Menon himself gets involved so that the remotest defects are eliminated before presenting the project to the customer.

A lineage of iconic projects across the Middle East.

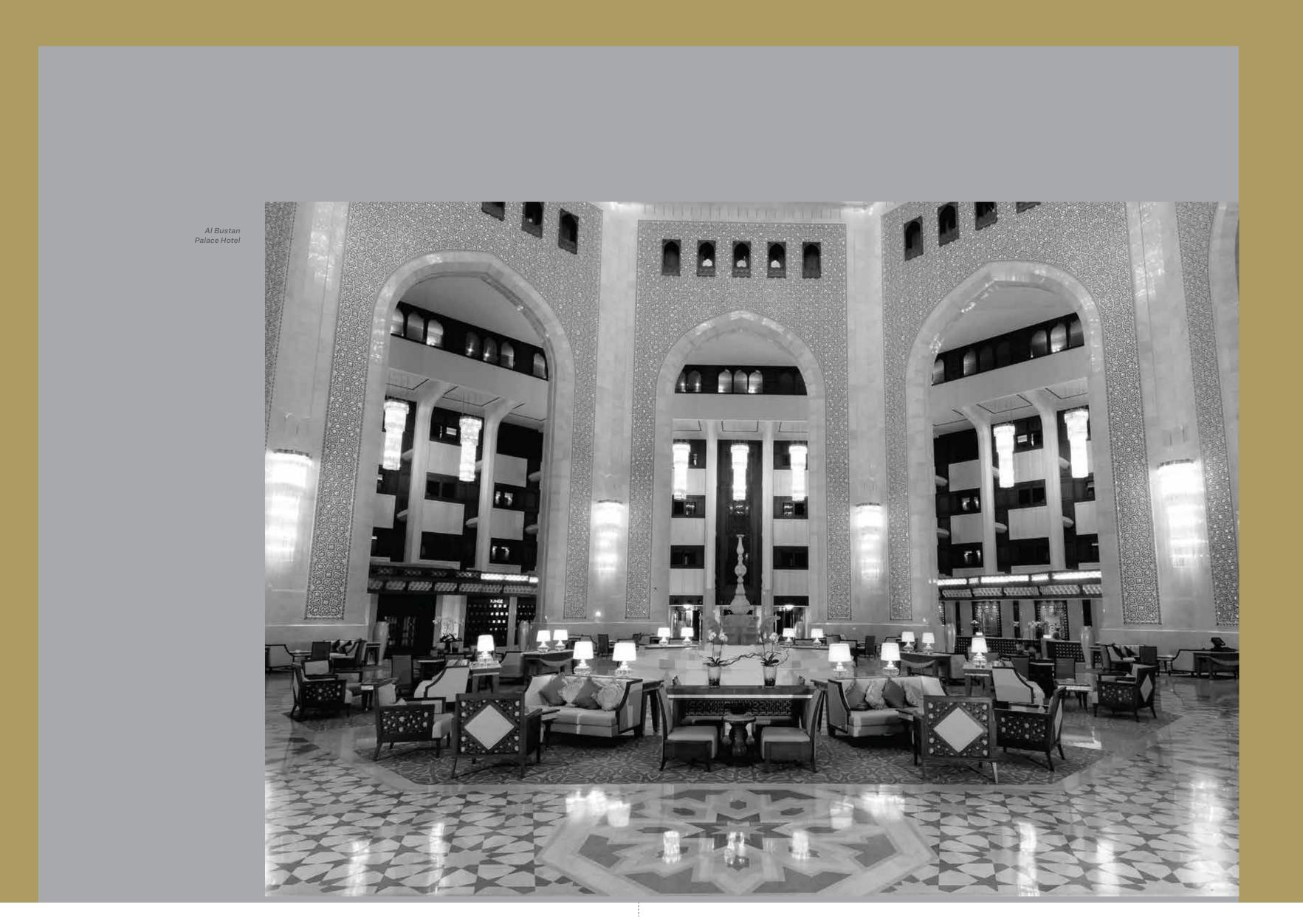
From Luxury villas to exquisite palaces, hotels, multiplexes and convention centers,

Sobha has made its presence felt across Bahrain, Dubai and Oman among the discerning.

Our forte lies in creating world-class projects with a great emphasis to detail.



Sultan Qaboos Grand Mosque





Infosys Global Education Center - Mysore Corporate spaces for Bayer & Biocon. Taj Vivanta.



Qasr Al Sarab Desert Resort, Abu Dhabi.



A look at the many in-house divisions at Sobha that deliver excellence.

Architectural Design Studio

Interiors Division

Electromechanical Works

Landscaping & Nurseries

Sobha Architecture, Glazing & Metal Works

Restoplus Sleep Solutions

Concrete Products Division

Precast

From decorating palaces to building them. The incredible story of one man's commitment to *craft*.



Mr. PNC Menon

Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings as an interior decorator to the royal homes, to one of the most respected names in real estate. He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered. Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.

SOBHA

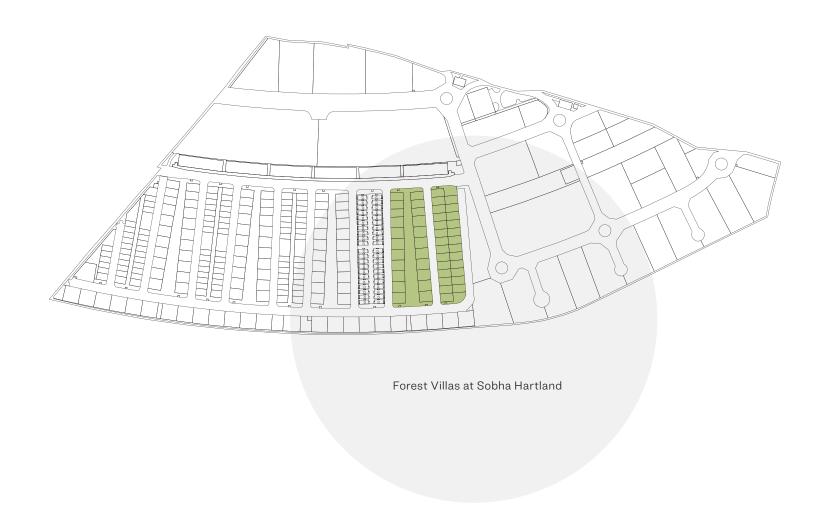
DESIGNED FOR

A LIFE LESS ORDINARY.





LOCATION PLAN



VILLA FEATURES



Private lift (only 5 bedroom)





4 & 5 bedrooms ensuite bathrooms



Maid's room



Optional glass panel garage



Family lounge



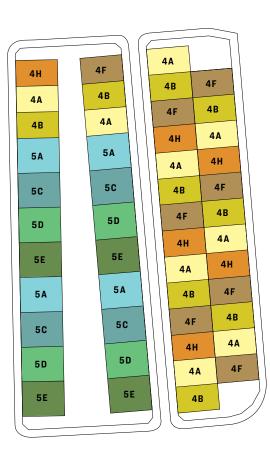
2 & 3 car garage



Swimming pool



State-of-the-art kitchen















UNIT TYPES

4 BR		SIZE				SIZE	
		SQ. FT.	SQ. M.			SQ. FT.	SQ. M.
	4A	6, 865.01	637.7	- 5 BR	5A	8,805.42	818.0
	4B	6,153.40	571.6		5C	8,383.15	778.8
	4F	6,485.26	602.5		5D	8,878.83	824.8
	4H	6.393.76	593.9		5F	9 581 06	8901

VILLA 4A (4 BED)

Saleable Area - 6,865.01 SQ.FT. | 637.7 SQ.M.



Ground Floor



First Floor

VILLA 4B (4 BED)

Saleable Area - 6,153.40 SQ.FT. | 571.6 SQ.M.



Ground Floor



First Floor

VILLA 4F (4 BED)

Saleable Area - 6,485.26 SQ.FT. | 602.5 SQ.M.



Ground Floor



First Floor

VILLA 4H (4 BED)

Saleable Area - 6,393.76 SQ.FT. | 593.9 SQ.M.



Ground Floor



First Floor

VILLA 5A (5 BED)

Saleable Area - 8,805.42 SQ.FT. | 818.0 SQ.M.



Ground Floor



First Floor

VILLA 5 C (5 B E D)

Saleable Area - 8,383.15 SQ.FT. | 778.8 SQ.M.



Ground Floor



First Floor

VILLA 5D (5 BED)

Saleable Area - 8,878.83 SQ.FT. | 824.8 SQ.M.



Ground Floor



First Floor

VILLA 5E (5 BED)

Saleable Area - 9,581.06 SQ.FT. | 890.1 SQ.M.



Ground Floor



First Floor

UAE

SOBHA LLC

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Tel: +971 4 423 8064 Fax: +971 4 368 7852

SOBHA HARTLAND

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BENGALURU

SOBHA

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(formerly Sobha Developers Ltd.)

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Tel: +91 96 3300 7070

THRISSUR

SOBHA CITY

Puzhakkal Padam, Puzhakkal, Guruvayur Road - 680553 Tel : + 91 487 2389770/1 Email : sls.sobhacity@sobha.con

COCHIN

SOBHA LIMITED

(formerly Sobha Developers Ltd)

3rd Floor, GK Arcade
N H Bypass Road
Palarivattom - 682028

Email: salescochin@sobha.com
Tel: +919633008080

DELHINCR

SOBHA LIMITED

5th Floor, Rider House Plot No. 136 - P Sector - 44 Gurgaon - 122003 Tel: +91 124 4855555 / 6

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SOBHA LIMITED

(formerly Sobha Developers Ltd.)
101, B-Wing, Charmee Enclave CHS
342, Service Road
Vile Parle(E) - 400057
Tel: +91 22 261261 01/02/03

CHENNAI

SOBHA LIMITED

(formerly Sobha Developers Ltd.) Kothari Buildings, 1st Floor, No.115, Nungambakkam High Road Nungambakkam – 600034 Tel: +914428334567

PUNE

SOBHA LIMITED

(formerly Sobha Developers Ltd.)
5th Floor, Parakh House
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Boat Club Road - 411001
Tel: +91 20 66251111
Email: punemarketing@sobha.cor

COIMBATORE

SOBHA LIMITED

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Opp. CSI Girls Higher Sec School
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Tel: +91 422 2617905/906
Email: sales.coimbatore@sobha.com

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SOBHA LIMITED

10 Anson Road, #22-08 International Plaza Singapore - 079903 Tel: +65 6226 3494 Fax: +65 6226 3053 Email: sales.singapore@sobha.ca

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