



CREEK VISTAS

 LOCATION: SOBHA HARTLAND

 COMPLETED: Q4 2021

Inspired by classic minimalist design, the two towers reflect contemporary architecture with straight sleek lines. The 28-storey twin towers offer spacious and modern designed 1 and 2-bedroom luxury apartments, and will all have gorgeous views of either Downtown, Ras Al Khor Wildlife Sanctuary, Sobha Hartland waterfront community or Meydan.

FACILITIES


 SWIMMING POOL

 CLUBHOUSE

 KID'S PLAY AREA

 RETAIL

 COVERED PARKING

 PARKS & OUTDOOR AREAS

 24/7 CONCIERGE

 GYM

 MOSQUE

SIZES & PRICES

1 BR – 475 SQFT TO 862 SQFT

RESALE MARKET

2 BR – 789 SQFT TO 1,326 SQFT

RESALE MARKET

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Grand Fresh Meydan, Spinneys Meydan, Fair Mart Supermarket Meydan

PUBLIC TRANSPORT: BUS STOP - Avanti Tower, METRO – Business Bay

SCHOOLS/NURSERIES: Hartland International School, North Collegiate School, Rashid School for Boys, Kido Nursery

PETROL STATION: EMARAT 58CJ, ADNOC Nad al Sheba

MEDICAL FACILITIES: Al Quoz Health Center, Miracure Medical Centre LLC, Multi Care Medical Center

RETAIL/F&B: Hartland Mall, The Dubai Mall, Design District, Downtown Dubai

LANDMARKS: Meydan Hotel, Al Quoz Pond Park, Design District, Burj Khalifa, Downtown Dubai

LOCATION FACTORS

- CREEK VISTAS IS PART OF THE SOBHA HARTLAND DEVELOPMENT IN MBR CITY
- GREAT LOCATION – 2 INTERNATIONAL SCHOOLS WITHIN THE COMMUNITY
- PART OF THE MEYDAN AREA WHICH HAS GREAT TRAVEL CONNECTIONS TO THE REST OF THE CITY
- VERY CLOSE TO RAS AL KHOR ROAD AND AL KHAIL ROAD
- STUNNING VIEWS OF DOWNTOWN DUBAI AND THE SURROUNDING GREEN AREAS
- REAL COMMUNITY LIVING
- 12 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DUBAI MARINA
- 10 MINUTES TO DIFC



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Each of the residences is designed with elegant and natural colours. The property features units built to superior specifications, the finest flooring and high-end quality fixtures, and are designed with floor-to-ceiling windows, allowing in natural light and creating a modern ambience. Every residence is equipped with a state-of-the-art kitchen and elegantly accented bathrooms.

PITCH POINTS / WHY BUY?

- THE DEVELOPMENT IS A FREEHOLD AREA
- 4 TYPES OF FLOORPLAN UNITS WITH 4 TYPES OF VIEWS
- SOBHA HARTLAND IS OVER 8M SQFT
- 2 INTERNATIONAL SCHOOLS WITHIN THE DEVELOPMENT AREA
- NEW ROAD AND NEW ENTRANCE BEING BUILT
- OVER 2.4M SQFT OF OPEN SPACES (30%) IN THE SOBHA HARTLAND COMMUNITY, RETAIL AND HOTELS EXPECTED TO OPEN ONCE AREA IS COMPLETE
- PART OF THE EXTREMELY SUCCESSFUL MBR CITY AREA
- THIS AREA IS EXTREMELY WELL CONNECTED
- GREAT ROI POTENTIAL FOR ALL UNITS

ROI: Up to 8% estimation from developer

DEVELOPER OVERVIEW

Sobha realty is an international luxury developer which was established back in 1976 in Oman. The company has grown its presence in the uae, Oman, Bahrain, Brunei and India and recorded a record \$544m in revenues in h1 2021. Well known projects of sobha realty include, sobha Hartland, the crest and one park avenue.

THINGS TO KNOW

SERVICE CHARGE:	AED 16-19 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	ANYTIME.

IN CLOSE PROXIMITY

- 2.1km HARTLAND INTERNATIONAL SCHOOL
- 3km RAS AL KHOR ROAD
- 5.4km GRAND FRESH MEYDAN SUPERMARKET
- 6.3km PETROL STATION
- 8.6km THE DUBAI MALL
- 9.4km AVANTI TOWER BUS STOP
- 10.8km AL QUOZ HEALTH CENTER



KEY FEATURES

- ALL UNITS COME WITH A BALCONY
- GORGEOUS LANDMARK VIEWS
- FULLY-FITTED KITCHENS AND FLOOR-TO-CEILING WINDOWS
- FITTED IN ALL BEDROOMS
- SOME 1BR UNITS COME WITH A STUDY ROOM
- 2BR UNITS INCLUDE TWO BALCONIES