



WAVES GRANDE

LOCATION: SOBHA HARTLAND

COMPLETED: APRIL 2024

Following the first Waves Tower, the 36-storey complex located in the Waterfront District, will have an original design, where the silhouette of the building intricately combines wavy lines and sharp angles. The project offers 432 apartments with 1 to 3 bedrooms and 13 units of duplex residences with 4 bedrooms, as well as 8 commercial spaces.

FACILITIES



SWIMMING POOL



KID'S PLAY AREA



OUTDOOR CINEMA



COVERED PARKING



YOGA SPACE



BBQ AREA



ZEN GARDEN



GYM



LOUNGE AREA

SIZES & PRICES

1 BR - FROM 1,191 SQFT

FROM AED 2,055,630

2 BR - FROM 1,007 SQFT

FROM AED 2,300,000

LOCAL AMENITIES / INFRASTRUCTURE

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

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

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

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

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

WAVES GRANDE

LOCATION FACTORS

- WAVES GRANDE 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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Waves Grande

PITCH POINTS / WHY BUY?

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

PAYMENT PLAN: 20/80

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:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - 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

- SOME 1 AND 2 BR RESIDENCES WILL HAVE A SEPARATE OFFICE, WHILE THE LARGER RESIDENCES WILL INCLUDE A MAID'S ROOM.
- ALL UNITS INCLUDE A BALCONY
- 1BR UNITS INCLUDE A POWDER ROOM AND UTILITY ROOM
- 2BR UNITS INCLUDE A MAID'S ROOM AND EN-SUITE, UTILITY ROOM AND A DRESSING AREA
- 3BR UNITS INCLUDE A POWDER ROOM, MAID'S ROOM AND EN-SUITE, UTILITY ROOM AND A DRESSING AREA
- 4BR UNITS ARE ACROSS 2 LEVELS AND INCLUDE ALL THE ABOVE
- RESIDENCES HAVE EITHER DOWNTOWN DUBAI VIEWS OR SEA VIEWS