



WAVES
OPULENCE



SOBHA HARTLAND



Riding on the stunning success of

Waves & Waves Grande

the finale is here



PRESENTING

WAVES
O P U L E N C E

Part of the Waves Trilogy



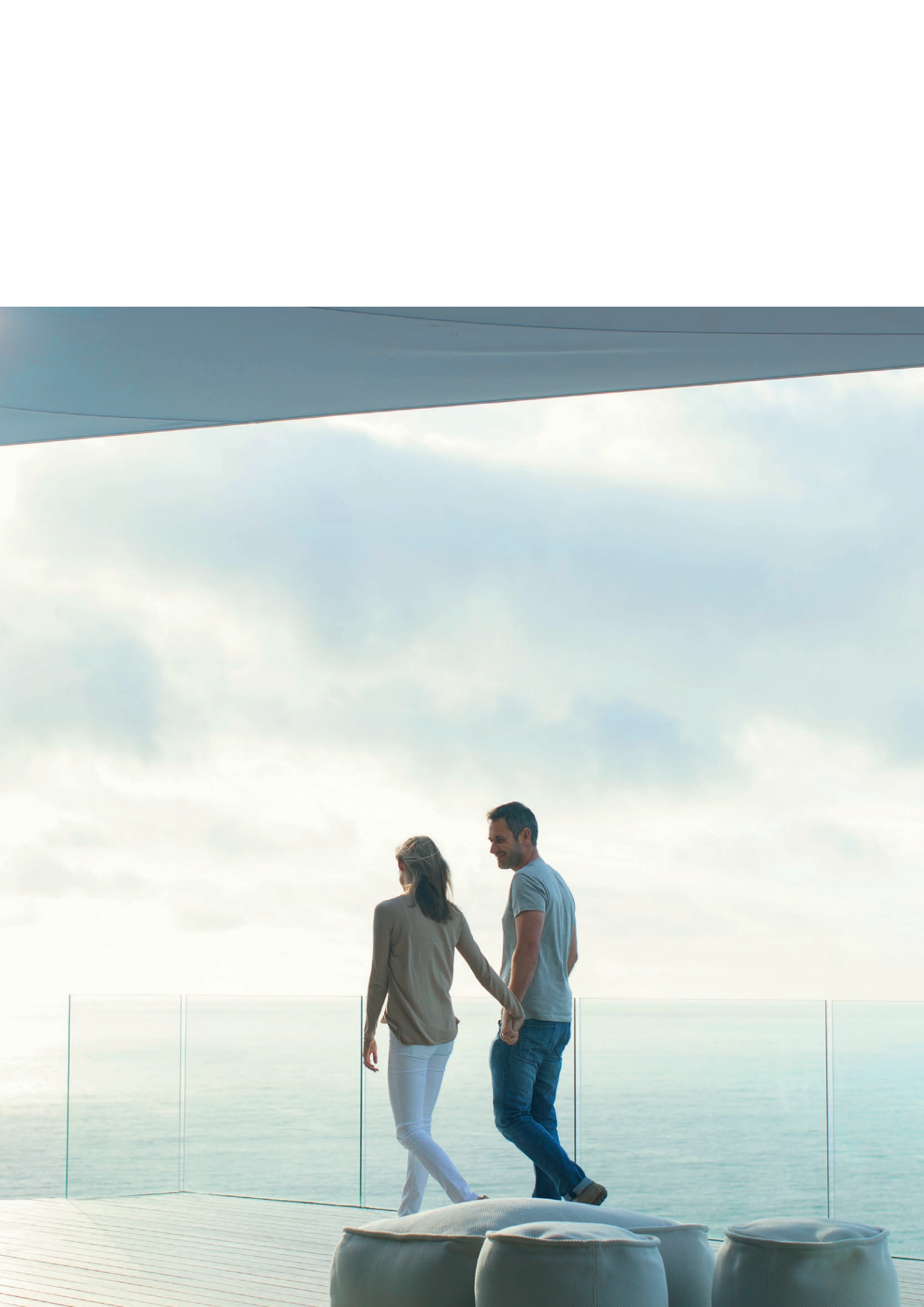


Waves Opulence is the last waterfront project in our flagship community, Sobha Hartland. Located right in the heart of our 8 Mn sqft Sobha Hartland, it's all you need on the water's edge. Keep calm and enjoy the tranquility of luxury waterfront living away from the hustle and bustle of everyday life.



More than one great reason

Waves Opulence is the last chapter of the Waves
Trilogy. It's an opportunity of a lifetime.
Located in the coveted waterfront district, Opulence
offers 360° uninterrupted views to match the time
and your mood.



Live the View

See what you imagine.





Bask in uninterrupted views of the water. Soak in calming waves of the waterfront. View landscaped greens all around. Recharge with the pulsating views of Downtown.





Where luxuries become amenities

Waves Opulence has it all. The amenities are spread out over separate decks. With leisure, relaxation, entertainment, and play based on your mood, with your family or friends at any time of the day.

Soak & Splash

It's a personal oasis where you can entertain and enjoy in
the company of family and friends.

Whether swimming laps, floating around, or lounging
under the sun, the luxury pool is the perfect place to
relax and unwind.







Work it Out

With a fully equipped indoor & outdoor gym, you get to be in perfect shape. Destress with state-of-the-art fitness gear and have an unparalleled workout experience.

Waves Opulence believes in a healthy mind and body.

Hide, Seek, Bounce & Jump

The dedicated play area lets the little ones burn off their mischievous energy. Designed with fun and safety in mind, it has all the features to appeal to parents and children.

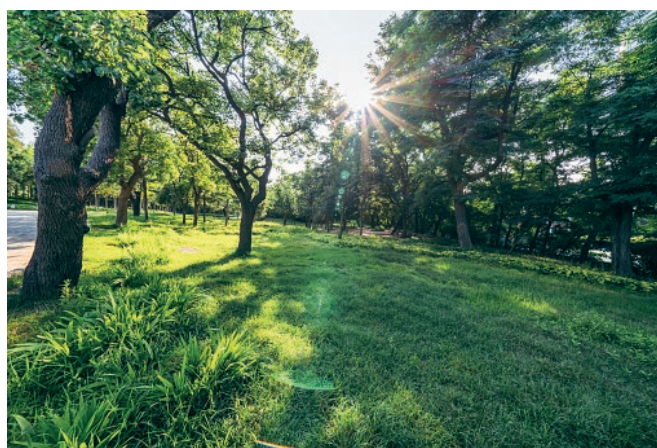




Park in your home

The courtyard garden is a place to enjoy the fresh air with the gentle breeze from the waters. It provides a stunning focal point for your home to create a serene oasis.

Surrounded by lush foliage and outdoor green area in Sobha Hartland, it's an urban jungle of a different kind.





Hop to Shop

Fancy a quick bite? Choose from a range of fine restaurants and cafés, order-in, or catch up at lunch near your home. If you are in the mood for intensive retail therapy, then some of the world's best malls are a quick ride away.





Pool vibes and tan lines



Beat the sun as you take a dip in the state-of-the-art infinite swimming pool or work on those tan lines by the poolside, the choice is yours.

Hangout with your soul



Soothe your senses and relax with meditative yoga sessions while taking in the calm waterside views.



It's now or never





1-4 Bedroom luxury waterfront apartments
Limited units are available on the last waterfront
property in Sobha Hartland.

Starting at AED 1.55 million

FLEXIBLE PAYMENT OPTIONS

60%
during construction

40%
on completion

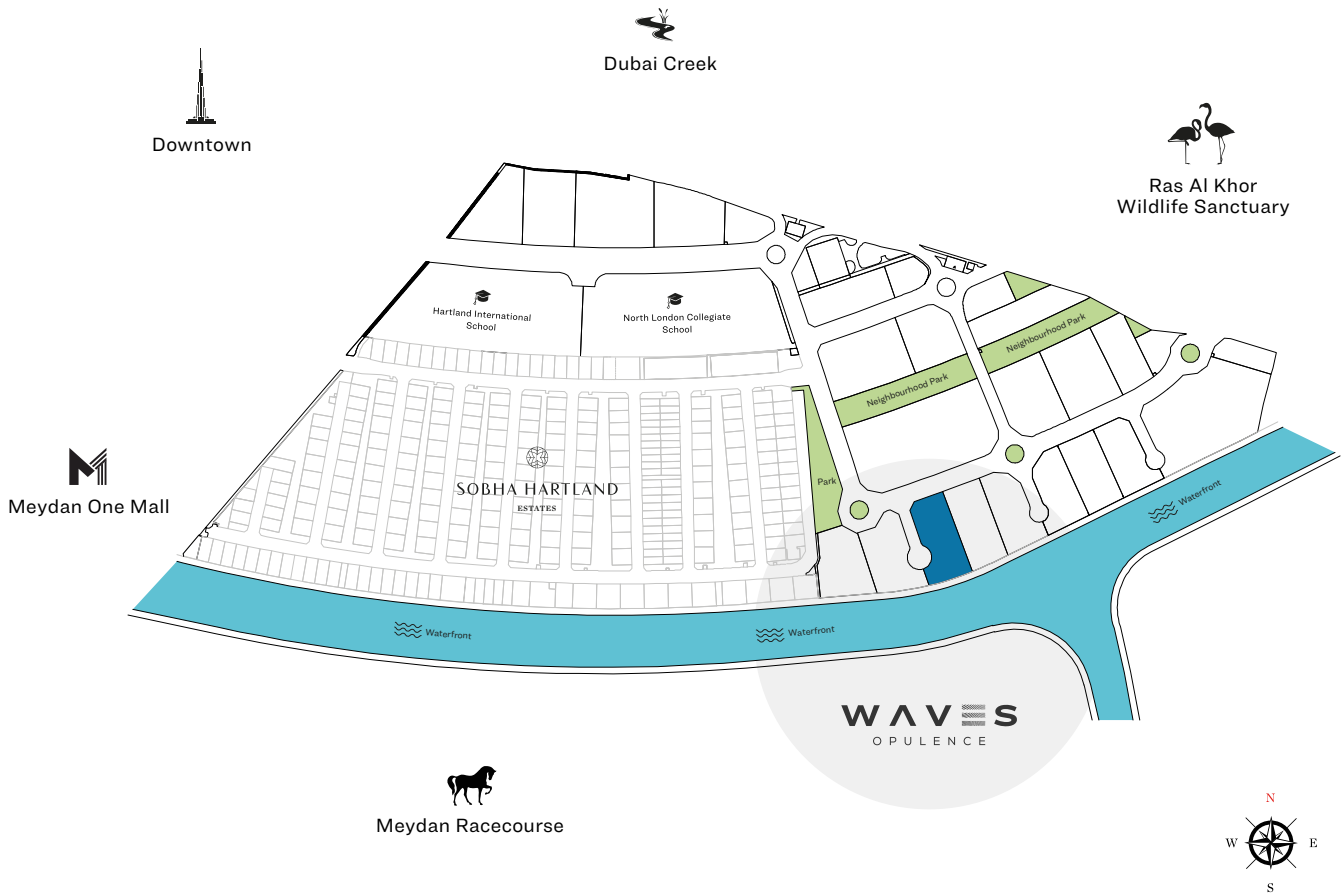
WAVES
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MASTER PLAN
FLOOR PLANS
RESIDENTIAL UNIT PLANS

WAVES
OPULENCE

LOCATION IN THE MASTER PLAN



APARTMENT FEATURES



Landmark views



Covered car parking

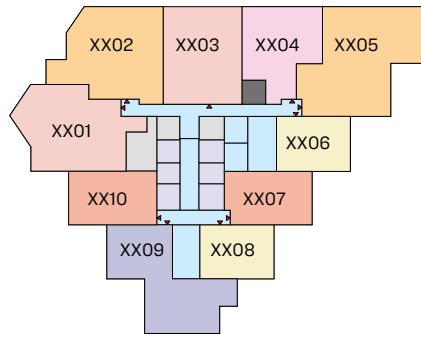
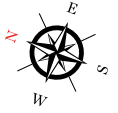


Fully fitted kitchens

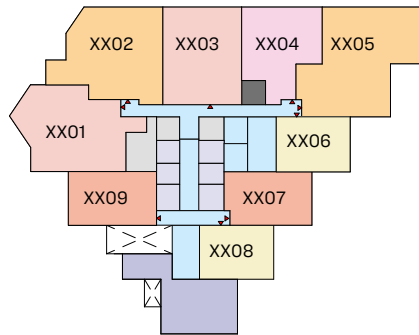


Bedroom wardrobe in all units

FLOOR PLAN LAYOUT



TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

 1 BED UNIT	 2.5 BED UNIT	 CIRCULATION	 GARBAGE ROOM
 1.5 BED UNIT	 3 BED UNIT	 LIFT	
 2 BED UNIT	 4 BED UNIT	 SERVICES	

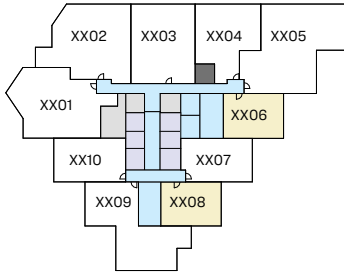
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1 BEDROOM APARTMENT

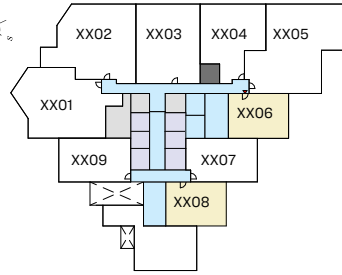
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 728.39 SQ.FT.
BALCONY = 70.18 SQ.FT.
TOTAL = 798.57 SQ.FT.

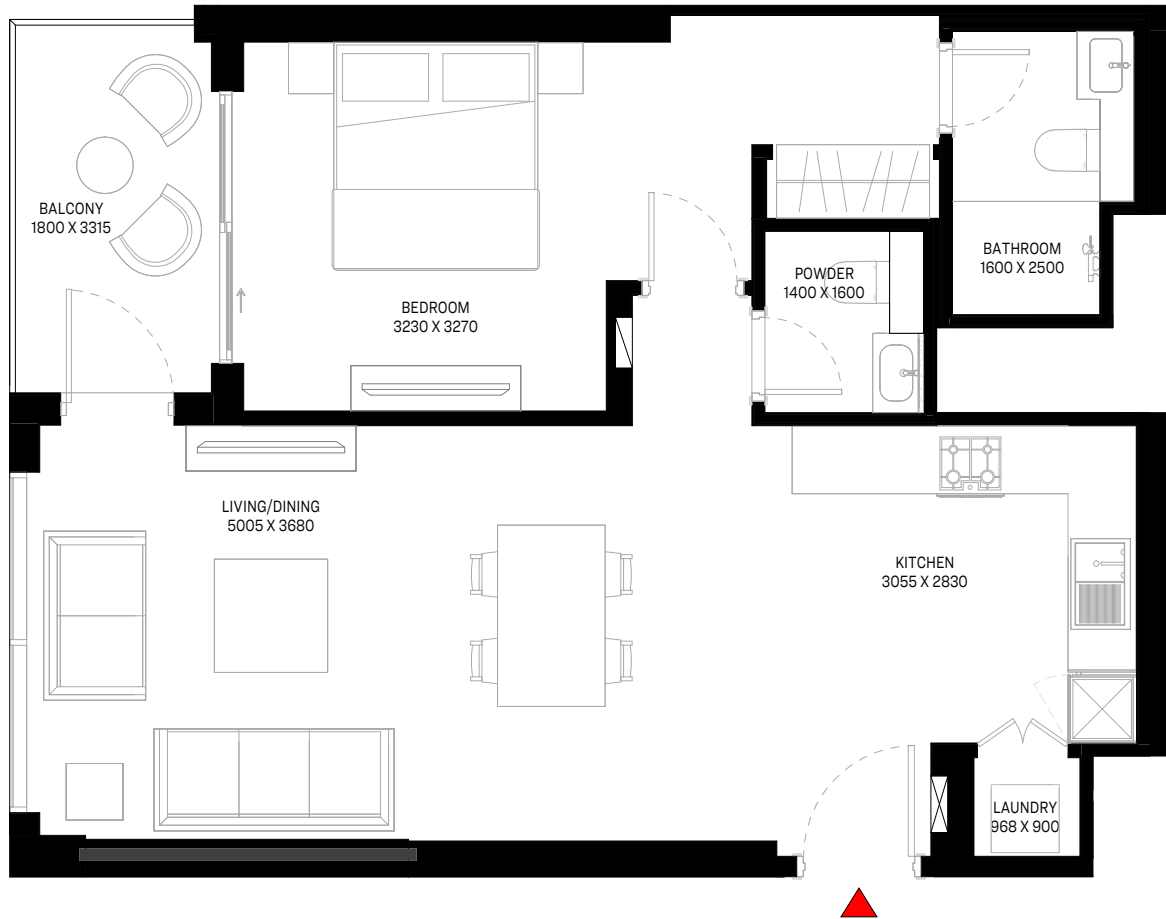


TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront, Amenities

1006, 1008, 1106, 1108, 1206, 1208, 1306, 1308, 1406, 1408, 1506, 1508

Hartland, Waterfront

1606, 1608, 1706, 1708, 1806, 1808, 1906, 1908, 2206, 2208, 2306, 2308, 2406, 2408, 2506, 2508, 2606, 2608, 2706, 2708, 2806, 2808, 2906, 2908, 3006, 3008, 3106, 3108, 3206, 3208, 3306, 3308

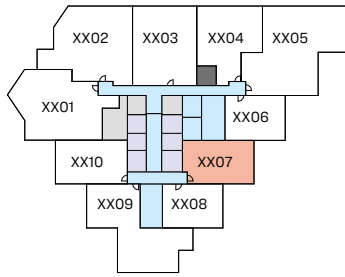
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1.5 BEDROOM APARTMENT

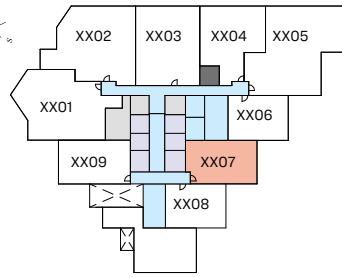
TYPE D (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 807.08 SQ.FT.
BALCONY = 87.83 SQ.FT.
TOTAL = 894.91 SQ.FT.

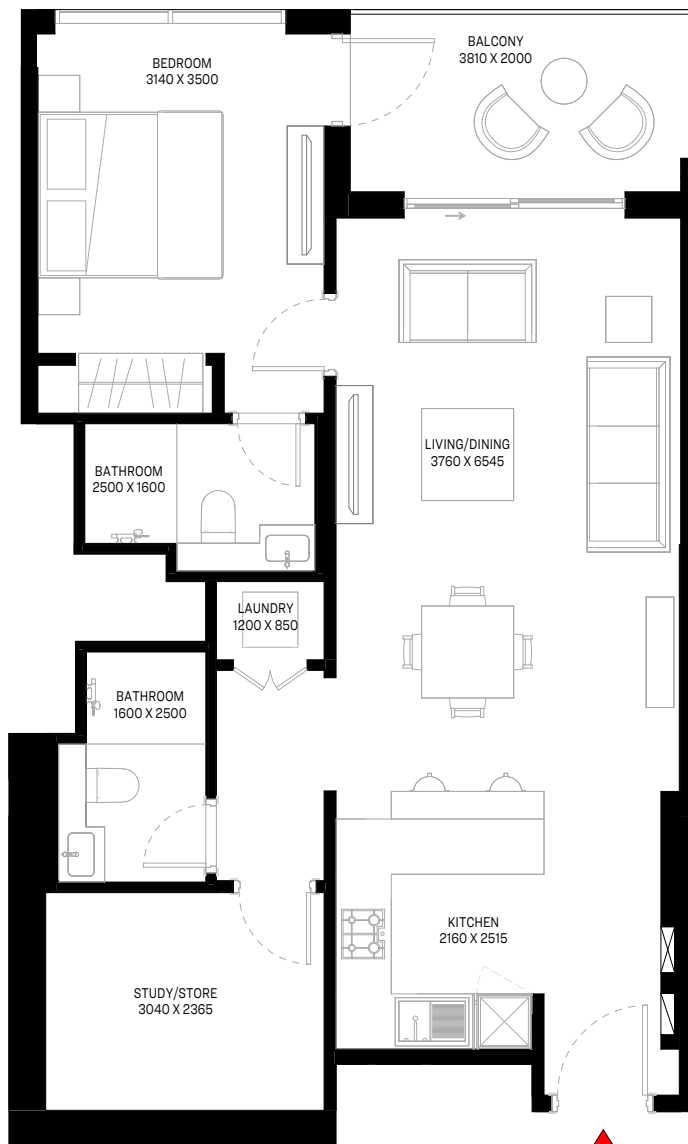


TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront, Amenities
1007, 1107, 1207, 1307, 1407, 1507

Hartland, Waterfront
1607, 1707, 1807, 1907, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307

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1.5 BEDROOM APARTMENT

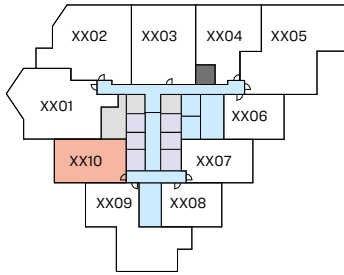
TYPE D1 (with study room + balcony)

TOTAL SALEABLE AREA

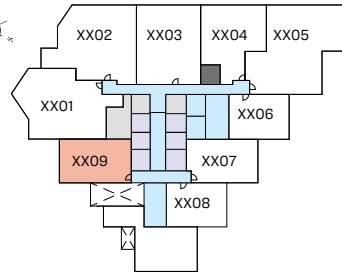
SUITE = 804.60 SQ.FT.

BALCONY = 88.37 SQ.FT.

TOTAL = 892.97 SQ.FT.

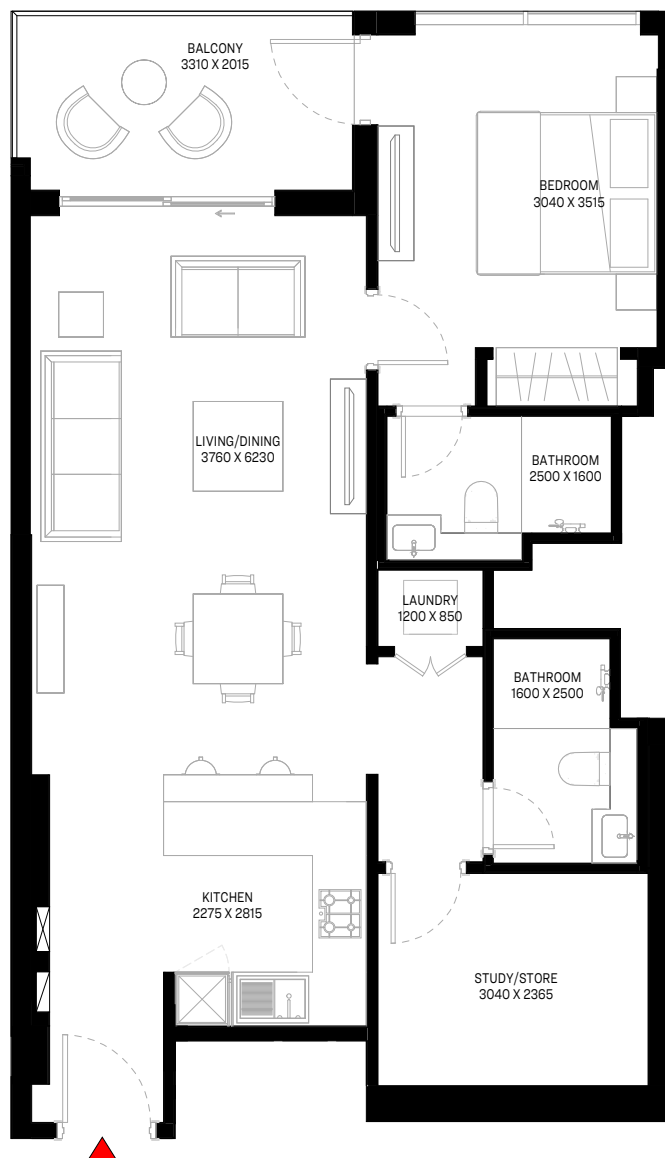
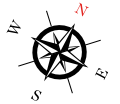


TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Downtown

1010, 1109, 1210, 1309, 1410, 1509, 1610, 1709, 1810, 1909, 2210, 2309, 2410, 2509, 2610, 2709, 2810, 2909, 3010, 3109, 3210, 3309

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2 BEDROOM APARTMENT

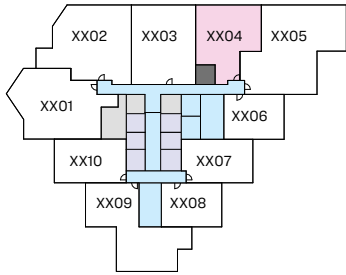
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

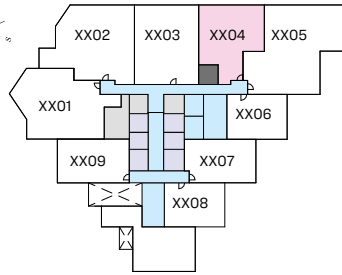
SUITE = 1124.83 SQ.FT.

BALCONY = 65.98 SQ.FT.

TOTAL = 1190.81 SQ.FT.

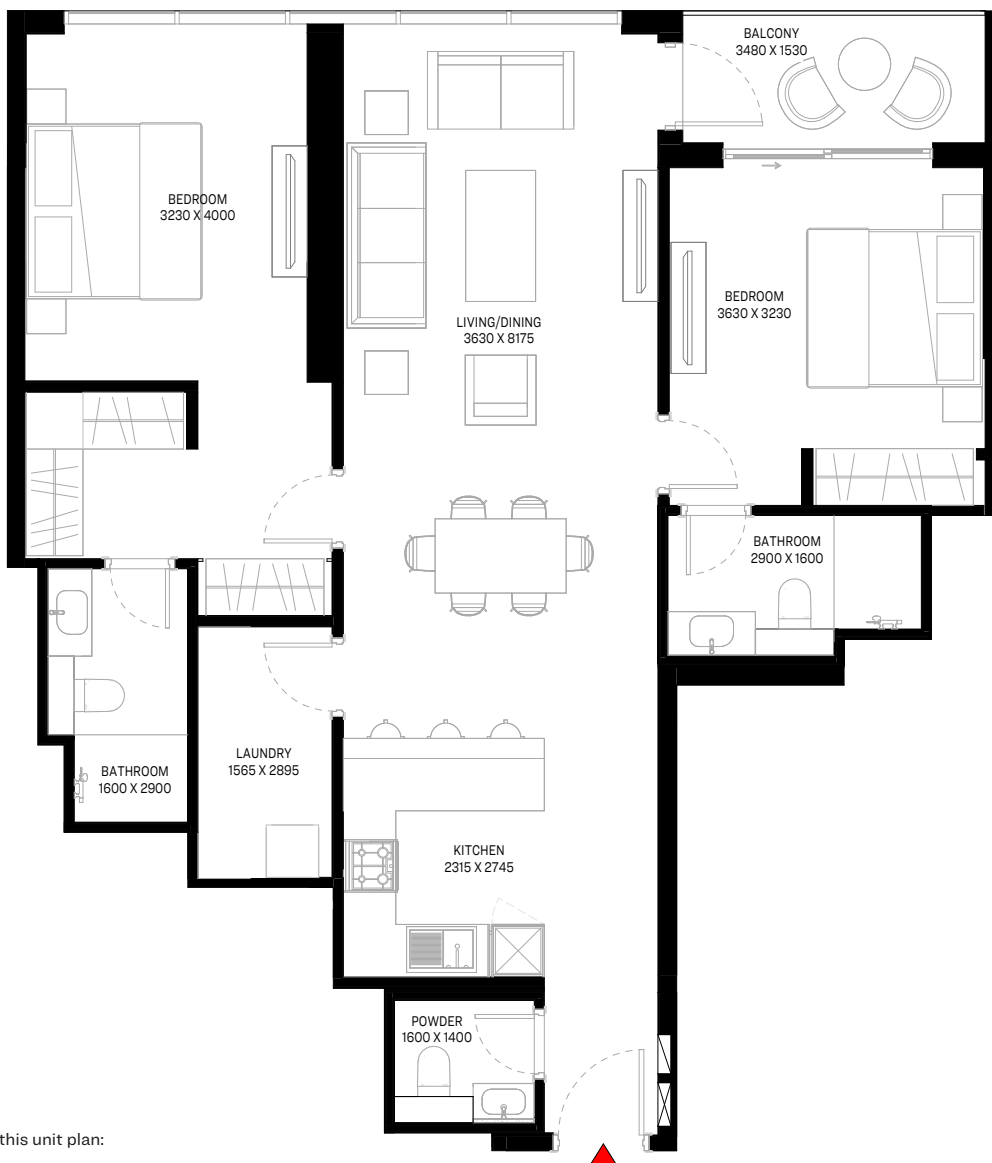


TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront

1004,1104,1204,1304,1404,1504

Hartland, Waterfront, Ras Al Khor Sanctuary

1604, 1704, 1804, 1904, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

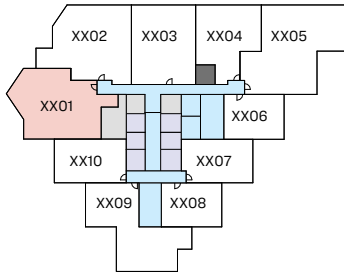
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2.5 BEDROOM APARTMENT

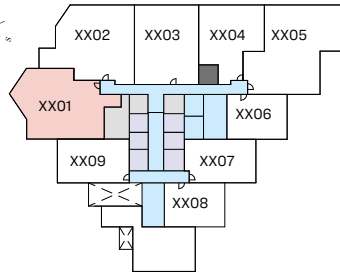
TYPE D (with study room, maid room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1455.39 SQ.FT.
BALCONY = 154.79 SQ.FT.
TOTAL = 1610.18 SQ.FT.

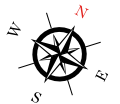


TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,23,25,27,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Downtown

1001, 1101, 1201, 1301, 1401, 1501

Hartland, Downtown, Ras Al Khor Sanctuary

1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 3001, 3101, 3201, 3301

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2.5 BEDROOM APARTMENT

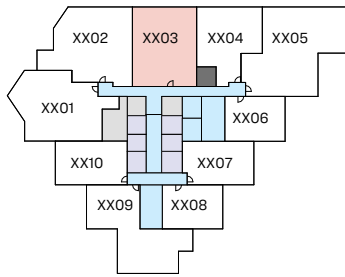
TYPE E (with study room, maid room and powder room + balcony)

TOTAL SALEABLE AREA

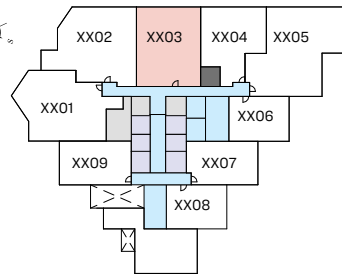
SUITE = 1437.95 SQ.FT.

BALCONY = 63.83 SQ.FT.

TOTAL = 1501.78 SQ.FT.



TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront

1003, 1103, 1203, 1303, 1403, 1503

Hartland, Waterfront, Ras Al Khor Sanctuary

1603, 1703, 1803, 1903, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303

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3 BEDROOM APARTMENT

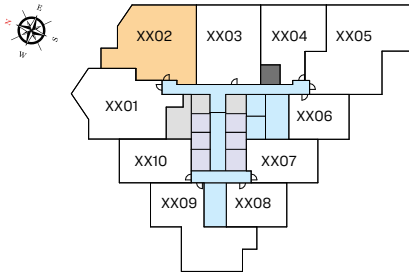
TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA

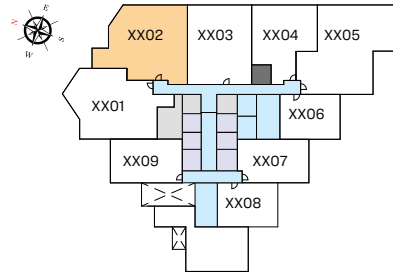
SUITE = 1659.47 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1747.09 SQ.FT.



TYPICAL FLOOR PLAN
(10,14,16,22,26,28,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront

1002, 1102, 1302, 1402, 1502

Hartland, Waterfront, Ras Al Khor Sanctuary

1602, 1702, 1902, 2202, 2302, 2502, 2602, 2702, 2802, 2902, 3102, 3202, 3302

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3 BEDROOM APARTMENT

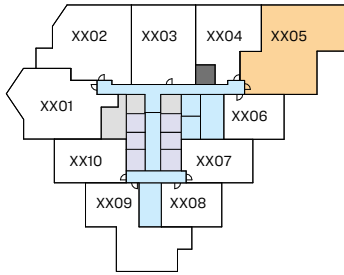
TYPE C (with maid room and powder room + balcony)

TOTAL SALEABLE AREA

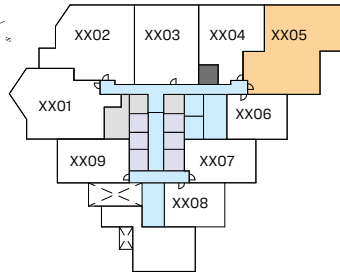
SUITE = 1914.68 SQ.FT.

BALCONY = 155.43 SQ.FT.

TOTAL = 2070.11 SQ.FT.



TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

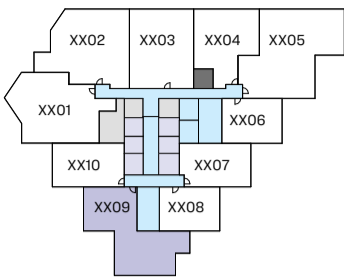
Hartland, Waterfront, Amenities
1005, 1105, 1205, 1305, 1405, 1505

Hartland, Waterfront, Ras Al Khor Sanctuary
1605, 1705, 1805, 1905, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

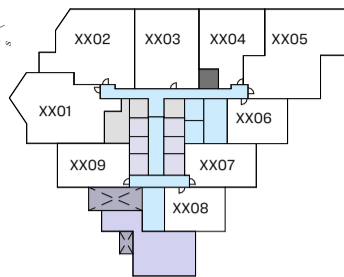
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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 2473.65 SQ.FT.
 BALCONY = 251.01 SQ.FT.
 TOTAL = 2724.66 SQ.FT.



TYPICAL FLOOR PLAN
 (10,12,14,16,18,22,24,26,28,30,32)_LOWER LEVEL



TYPICAL FLOOR PLAN
 (L11,13,15,17,19,23,25,27,29,31,33)_UPPER LEVEL

UNIT



LOWER LEVEL



UPPER LEVEL

List of unit numbers with this unit plan:

VIEWS

Hartland, Downtown, Waterfront, Amenities
 1009, 1209, 1409

Hartland, Downtown, Waterfront
 1609, 1809, 2209, 2409, 2609, 2809, 3009, 3209

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SOBHA
REALTY