

THE CREST



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LOCATION: MOHAMMED BIN RASHID AL MAKTOUM CITY COMPLETED: 2025

Sobha Hartland's The Crest offers a premium selection of 1, 2 and 3-bedroom waterfront apartments with a variety of amenities scattered throughout the shoreline, with interconnected Sky Gardens across the 3 towers. The Crest project is situated in the Sobha Hartland area which has a total area of 8 million sqft. This development is a freehold neighbourhood in the MBR City project.

FACILITIES



SIZES & PRICES

1 BR – 573 SQFT TO 889 SQFT	FROM AED 1,100,000
2 BR – 1,270 SQFT TO 1,394 SQFT	FROM AED 2,400,000
3 BR – FROM 1,565 SQFT	FROM AED 3,000,000

LOCAL AMENITIES / INFRASTRUCTURE

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

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

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

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

PETROL STATION: EMARAT 58CJ, ADNOC Nad al Sheba

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

LOCATION FACTORS

- THE CREST IS PART OF THE SOBHA HARTLAND DEVELOPMENT IN MBR CITY
- GREAT LOCATION FOR 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
- 10-15 MINS TO DOWNTOWN DUBAI
- 20 MINS TO DXB AIRPORT



+7 969 179 97 79



Each residence in The Crest towers will have covered fully-fitted wardrobes in each bedroom, fully fitted kitchens, a powder room and 2 & 3 bedroom units will have a maid's room as well. All balconies will overlook the crystal lagoon and other landmark city attractions. Each unit will also have allocated, underground parking.

PITCH POINTS / WHY BUY?

- ALL APARTMENTS WILL HAVE VIEWS OF THE CYSTAL LAGOON & RAS AL KHOR WILDLIFE SANCTUARY
- LIFESTYLE COMMUNITY WITH MANY HEALTH & FITNESS FACILITIES AND PLACES TO RELAX OUTSIDE
- THE DEVELOPMENT IS A FREEHOLD AREA
- 2 SCHOOLS WITHIN THE DEVELOPMENT AREA
- NEW ROAD AND NEW ENTRANCE BEING BUILT
- GREEN COMMUNITY WITH 3 ON-SITE LUSCIOUS PARKS
- LIMITED RELEASE FROM THE DEVELOPER
- CREST TOWER A HAS RESIDENCES ACROSS 46 FLOORS
- PART OF THE EXTREMELY SUCCESSFUL MBR CITY AREA
- THIS AREA IS EXTREMELY WELL CONNECTED

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 APARTMENTS WILL HAVE VIEWS OF THE CYSTAL LAGOON & RAS AL KHOR WILDLIFE SANCTUARY
- LIFESTYLE COMMUNITY WITH MANY HEALTH & FITNESS FACILITIES AND PLACES TO RELAX OUTSIDE
- SOBHA HARTLAND IS OVER 8M SQFT
- ALL THREE TOWERS INTERCONNECTED WITH SKY GARDENS PODIUM
- APARTMENTS WITH 2 & 3 BEDROOMS COME WITH A MAID'S ROOM

PROMOTION:	N/A
PAYMENT PLAN:	10% upon booking, 60% over 4yrs, 30% upon completion
ROI:	Potential 8-10% (Once lagoon is complete and new entrance from new road is built.)

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 19 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME