



CREST GRANDE



PROINVEST

CREST GRANDE

 LOCATION: SOBHA HARTLAND
  COMPLETED: Q4 2025

Sobha Hartland's Crest Grande is a newly launched residential building that is the latest addition to The Crest project, located in the popular Dubai area of Sobha Hartland. The residential development offers waterfront Miami-inspired 1-4BR apartments, with property sizes ranging from 729 to 2343 sqft.

FACILITIES



SIZES & PRICES

1 BR – FROM 948 SQFT	FROM AED 1,700,000
2 BR – FROM 1,345 SQFT	FROM AED 2,418,000
3 BR – FROM 1,618 SQFT	FROM AED 2,950,900
4 BR – FROM 2,142 SQFT	FROM AED 3,909,400

LOCATION FACTORS

- CREST 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

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



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Crest 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
- 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

PAYMENT PLAN: 60/40 2yrs post handover (10% booking fee)

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

- ALL UNITS COME WITH AT LEAST ONE BALCONY
- 1BR UNITS INCLUDE A LAUNDRY ROOM AND POWDER ROOM
- SOME 1BR UNITS COME WITH A STORAGE ROOM AS WELL
- 2BR UNITS COME WITH A MAID'S ROOM WITH BATHROOM, STORAGE ROOM, POWDER ROOM, LAUNDRY ROOM AND AT LEAST ONE BALCONY
- 3BR UNITS COME WITH A MAID'S ROOM WITH BATHROOM, STORAGE ROOM, POWDER ROOM, LAUNDRY ROOM AND AT LEAST ONE BALCONY (ALL BEDROOMS HAVE AN EN-SUITE)
- 4BR UNITS COME WITH A MAID'S ROOM WITH BATHROOM, STORAGE ROOM, POWDER ROOM, LAUNDRY ROOM AND AT LEAST ONE BALCONY (ALL BEDROOMS HAVE AN EN-SUITE)