

SOBHA HARTLAND II



SOBHA ESTATE VILLAS

LOCATION: SOBHA HARTLAND II COMPLETED: Q4 2026

Sobha Estate Villas is part of the first phase of the new Sobha Hartland II master development. The new community will consist of 95 villas across 3 residential clusters and will include 5-bedroom villas in the first phase, followed by 6-bedroom villas and mansions in the future. There will be excellent residential facilities both within Sobha Hartland and Sobha Hartland II for everyone to enjoy. The focal point of the master community will be 2 gorgeous blue lagoons.

FACILITIES

- TWO LAGOONS
- NURSERY
- FITNESS STATIONS
- PARKS
- F&B
- RETAIL MALL
- INTERACTIVE PLAY AREAS
- SMART POLICE STATION
- YOGA AREAS
- KID'S PLAY AREA
- MEDICAL CLINIC
- GREEN AREAS
- WATER FEATURES

SIZES & PRICES

5 BR VILLA – 8,288 SQFT TO 8,503 SQFT FROM AED 22,784,760

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

- SOBHA ESTATE VILLAS SITS TO THE NORTH-EAST OF THE MASTER PLAN
- GREAT LOCATION – 2 INTERNATIONAL SCHOOLS WITHIN THE COMMUNITY
- PART OF THE MEYDAN AREA WHICH HAS GREAT TRAVEL CONNECTIONS TO THE REST OF THE CITY
- LOCATED NEXT TO SOBHA HARTLAND
- VERY CLOSE TO RAS AL KHOR ROAD AND AL KHAIL ROAD
- STUNNING VIEWS OF DOWNTOWN DUBAI, THE SURROUNDING GREEN AREAS AND RAS AL KHOR WILDLIFE SANCTUARY
- 12 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DUBAI MARINA
- 10 MINUTES TO DIFC



+7 969 179 97 79



Residences will consist of contemporary facades and interiors, and ground floor spaces will be double height with floor-to-ceiling windows to make the most of the daylight. Colour palettes throughout each room and living space will be neutral, yet warm with accents of wood and brass-coloured features. Kitchens and bathrooms will also feature light marble and porcelain countertops and basins.

PITCH POINTS / WHY BUY?

- THE DEVELOPMENT IS A FREEHOLD AREA
- THIS IS A PHASED DEVELOPMENT ROLL-OUT
- BRAND NEW COMMUNITY NEXT TO SOBHA HARTLAND
- THE MASTER COMMUNITY WILL INCLUDE VILLAS, APARTMENTS AND MANSIONS, ONCE COMPLETED
- SOBHA HARTLAND MASTER COMMUNITY 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
- VILLAS ARE EXTREMELY SPACIOUS COMPARED TO SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS.

PAYMENT PLAN: 80/20 (10% booking fee)

ROI: 6.3%

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 4 – 5 PER SQFT
ALLOCATED PARKING:	YES (3 CAR GARAGE)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT

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

- FLOOR-TO-CEILING WINDOWS
- ALL BEDROOMS COME WITH BALCONIES
- ROOFTOP AND FIRST FLOOR FAMILY LIVING AREA
- OPEN-PLAN LIVING SPACES
- DOUBLE HEIGHT LIVING SPACE AND FOYER
- WALK-IN-CLOSETS IN ALL BEDROOMS AND A HUGE DRESSING AREA IN THE MASTER BEDROOM
- PRIVATE SWIMMING POOL AND GARDEN WITH A MAJLIS
- EACH UNITS ALSO INCLUDES DRIVER AND MAID'S ROOMS WITH SEPARATE BATHROOMS
- SHOW KITCHEN AND BOH KITCHEN
- STORAGE AND POWDER ROOM