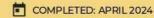


# **WAVES GRANDE**

O LOCATION: SOBHA HARTLAND



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

ZEN GARDEN AREA



YOGA



GYM





LOUNG

#### **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

# LOCATION FACTORS

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- 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 DUBAL 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









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 EXTREMLY 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