



METROPOLITAN
PREMIUM PROPERTIES



CREEK VISTAS GRANDE

LOCATION: SOBHA HARTLAND

COMPLETED: JULY 2025

The exclusive building is the last Downtown facing tower in Sobha Hartland. Inspired by classic minimalist design, the two towers reflect contemporary architecture with straight sleek lines. The project offers spacious and modern designed 1, 2 and 3-bedroom luxury apartments, and will all have gorgeous views of either Downtown, Ras Al Khor Wildlife Sanctuary or the Burj Khalifa.

FACILITIES



SWIMMING POOL



KID'S PLAY AREA



MEDITATION ZONE



COVERED PARKING



BBQ AREA



PARKS & OUTDOOR AREAS



MOSQUE



GYM



CLUBHOUSE

SIZES & PRICES

1 BR – FROM 745 SQFT	FROM AED 1,322,000
2 BR – FROM 1,106 SQFT	FROM AED 1,965,000
3 BR – FROM 1,646 SQFT	FROM AED 2,964,000

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

CREEK VISTAS GRANDE

LOCATION FACTORS

- CREEK VISTAS 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



+7 969 179 97 79



The properties will feature units built to superior specifications, the finest flooring and high-end quality fixtures, and are designed with floor-to-ceiling windows, allowing in natural light and creating a modern ambience. Every residence is equipped with a state-of-the-art kitchen and elegantly accented bathrooms.

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 2 yrs post handover

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:	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 A BALCONY. SOME UNITS HAVE 2 BALCONIES
- GORGEOUS LANDMARK VIEWS
- FULLY-FITTED KITCHENS AND FLOOR-TO-CEILING WINDOWS
- BUILT-IN WARDROBES IN ALL BEDROOMS
- MOST 1BR UNITS COME WITH A LAUNDRY ROOM, POWDER ROOMS AND FOYER
- 2BR UNITS INCLUDE A POWDER ROOM AND LAUNDRY ROOM
- 3BR UNITS COME WITH POWDER ROOM, LAUNDRY ROOM, MAID'S ROOM AND EN-SUITE