



CREEK VISTAS HEIGHTS

LOCATION: SOBHA HARTLAND COMPLETED: Q2 2026

The exclusive 2-tower development of Creek Vistas Heights will be the last Downtown facing towers in the Sobha Hartland community. The 57 and 51-storey tower project offers spacious and modern designed 1, 2 and 3-bedroom luxury apartments, as well as 1.5, 2.5 and 3.5BR which will also include a powder room, storage room, laundry room and or a maid's room/office space. All apartments will all have gorgeous views of either Downtown, Dubai Creek or the Burj Khalifa.

FACILITIES

- SWIMMING POOL
- POOL DECK
- BBQ AREA
- MOSQUE
- COMMUNITY CLUB
- COVERED PARKING
- PARKS & OUTDOOR AREAS
- KID'S PLAY AREA
- MEDITATION ZONE
- GYM

SIZES & PRICES

1 & 1.5 BR – 611 SQFT TO 853 SQFT	FROM AED 1,220,000
2 & 2.5 BR – 1,106 SQFT TO 1,268 SQFT	FROM AED 19,73,590
3 & 3.5 BR – 1,646 SQFT TO 1,887 SQFT	FROM AED 24,03,174

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

SOBHA REALTY

LOCATION FACTORS

- CREEK VISTAS HEIGHTS IS PART OF THE SOBHA HARTLAND DEVELOPMENT IN MBR CITY
- LOCATED ON THE OUTSKIRTS OF THE COMMUNITY- EASY/ QUICK EXIT FROM THE COMMUNITY
- 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



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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, as well as fitted wardrobes in every bedroom. All bedrooms come with an en-suite bathroom.

PITCH POINTS / WHY BUY?

- THE DEVELOPMENT IS A FREEHOLD AREA
- THE CREEK VISTAS HEIGHTS TOWERS ARE THE LAST RESIDENTIAL DEVELOPMENTS FACING DOWNTOWN AND THE BURJ KHALIFA
- 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

ROI: 5.4% for 1BR in Sobha Hartland

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 16-18 PER SQFT
ALLOCATED PARKING:	YES (COVERED PARKING)
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 VIEWS OF DOWNTOWN DUBAI, THE BURJ KHALIFA AND DUBAI CREEK
- FULLY-FITTED KITCHENS AND FLOOR-TO-CEILING WINDOWS
- BUILT-IN WARDROBES IN ALL BEDROOMS
- ALL 1BR UNITS COME WITH A UTILITY ROOM AND 1.5BR UNITS INCLUDE A POWDER, LAUNDRY AND STORAGE ROOM
- 2.5BR UNITS INCLUDE A POWDER ROOM AND LAUNDRY ROOM, AND SOME COME WITH A FOYER
- 3.5BR UNITS COME WITH POWDER ROOM, LAUNDRY ROOM, MAID'S ROOM AND EN-SUITE