



SOBHA

INTERNATIONAL LUXURY
REAL ESTATE DEVELOPER



INVESTMENT COMPANY



Sobha Realty

Creek Vistas

Creek Vistas Grande

Creek Vistas Heights

Crest

Crest Grande

One Park Avenue

S Tower

Waves

Sobha Realty

The company projects on the Dubai Real Estate market are represented by villas, private houses, elite class apartments and land plots. Sobha Contracting and Sobha Manufacturing are the main company divisions.

Sobha Contracting activity is aimed at making complex solutions a reality, from the project development to its construction and commissioning.

Sobha Manufacturing provides a full range of services for the implementation of reinforced concrete structures, glazing and interior decoration.

The highest level of quality is ensured by the most thorough project testing at every stage, using proven materials from the world's best suppliers. Everything – from the foundation pouring to the moment of commissioning is under the specialists supervision, accompanied by a multi-level assessment including the ground parts structure inspection by independent experts. The buildings quality meets the highest industry standards.

Sobha Hartland is one of the most famous company projects.

Sobha Developers has a lot of implemented exclusive projects in their portfolio, but there is one object built in Dubai that deserves special attention. This is Sobha Hartland, built on a plot located 3 km from Burj Khalifa.

A unique 8 million square meters complex, consisting of 282 luxury villas, 3 comfortable hotels, 3 mosques. The facility includes schools, a community center, club and huge amount of retail space. Beautifully landscaped territory has everything you may need for a comfortable life.

Within the framework of the project they have built: 3 residential complexes (Hartland Greens Apartments, One Park Avenue and Sobha Creek Vistas), several townhouses and luxury villas so





you could choose the object that fully satisfies all your wishes. The price for apartments in Dubai by Sobha starts at 754 thousand AED, villas cost from 7.5 million AED.

Various Sobha projects options.

Sobha Hartland

You will totally fall in love with this project if you appreciate chic and comfort in every detail. The object is a complex of apartments, townhouses and premium seashore villas for sale in Dubai. The total square of the Real Estate built within the project framework is 8 million square feet. Sleek, lush green houses, equipped with the latest technology are waiting for their owners. To achieve the maximum comfort, in the immediate vicinity of residential Real Estate you will find shopping malls, restaurants and snack bars, as well as entertainment establishments for good leisure working for you. The complex is located in the heart of Dubai, just a couple of minutes walk to one of the local attractions – Burj Khalifa.

Waves Grande

A logical continuation of the first Sobha Waves Tower, with comfortable apartments located in its north-western part, and sea view apartments in the south-eastern side. The residential part starts from the fifth level, made in the form of a podium; the exclusive amenities are on three levels. There is also a spacious indoor parking at your full disposal.



Crest Grande

The original addition to The Crest project is a residence built and landscaped in accordance with the latest fashion trends. Located in the Sobha district, it is in well-deserved demand among people seeking comfort. The complex is bordered by an embankment made in the style of Miami, its highlight is a luxurious lagoon in the Caribbean style. You can choose from exclusive 1-4 bedroom apartments for sale in Dubai Crest Grande, so you will definitely find the project meeting your expectations.

One Park Avenue

The project implementation was launched in 2019 and now is underway at a rapid pace. The 28-storey skyscraper has both residential and commercial facilities. There are 403 one, two, three and four bedroom apartments for sale in Dubai One Park Avenue with exclusive design and unprecedented security system will soon hospitably open their doors to buyers, offering you the highest comfort and reliable protection from outside interference. The world's best specialists worked on the implementation of the security system. You will access the premises using biometric data – face recognition function to be more clear.







Creek Vistas

Minimalist design inspired by the Louvre and the Museum of Modern Art. Phenomenal craftsmanship and sleek interiors that are the epitome of luxurious living. Creek Vistas is a modern-day work of art in itself, comprising 28-storey twin towers that offer breathtaking views of the serene Dubai Canal and other iconic landmarks.

Creek Vistas by Sobha offers fine living while restoring what urban living takes away, with 2.4 million sq. ft. of landscaped greenery and open spaces. Meticulously crafted, this 8 million sq. ft. gated estate is an urban icon in itself.

This building consists of luxurious apartments, which are built with the idea of exceptional quality and comfort. The large windows of the apartments let in light and natural air and offer a great view. Everything in this tower is aimed at improving your lifestyle and providing comfort, ease and efficiency of life.

Creek Vistas offers artistic architectural apartments of various sizes. This building consists of luxury apartments that are built with the idea of exceptional quality and comfort. The large windows let in the light and natural air overlooking the beautiful views of Dubai.



Sobha Creek Vistas offers spectacular views of the city's popular sites. The residential complex is perfect for both families and business people, as it is located close to the Dubai Downtown.

The apartments in Sobha Creek Vistas are designed to be as efficient and comfortable as possible and at the same time provide a sense of space. Everything in this tower is aimed at improving your lifestyle and providing comfort, ease and efficiency of life.

In the complex location you will be delighted to find a park, wonderful restaurants and cafes that will give you maximum pleasure. Sobha also offers the best gyms to allow you to maintain a healthy lifestyle.

The residence is located within walking distance from Town Square Park, the community also offers a wide selection of shops, restaurants and cinemas, kilometers of green spaces, with trails for running and cycling, children's playgrounds, swimming pools and gyms, all modern facilities including schools and hospitals.



Creek Vistas Grande

Sobha Creek Vistas Grande is located in MBR City. The favorable location in Sobha Hartland provides residents with access to the area's developed infrastructure: shops, restaurants, entertainment venues, as well as two international schools: Hartland International School and North London Collegiate School. Sobha Creek Vistas Grande is the epitome of elegance, style and luxury, as well as stunning views. The developed infrastructure of the complex includes gyms, meditation areas, outdoor pools, a children's playground and a barbecue area. The security of the complex is provided by round-the-clock security and video surveillance. Buying a property in Sobha Creek Vista Grande will be a profitable investment in Dubai real estate.

The residential complex Sobha Creek Vistas Grande is located in the community of Sobha Hartland, MBR City, it is one of the leading investment destinations in Dubai. The advantageous location in Sobha Hartland provides residents with access to the developed infrastructure of the area: retail stores, restaurants, various entertainment venues, as well as two international schools: Hartland International School and North London Collegiate School.





Three lush green parks, including Central Park, Greens East Park and Greens West Park are connected by a central walkway. Another site is the promenade is over 1.5 km embankment with retail shops and restaurants. The Sobha Hartland community is located near Al Ain Dubai Road and Ras Al Khor Road providing easy communication with other parts of the Emirate of Dubai.

Sobha Creek Vistas Grande Residential complex is the epitome of elegance, style and luxury, as well as stunning background views that cover Burj Khalifa, Downtown Dubai and Ras Al Khor Nature Reserve.

The developed infrastructure of the complex includes modern gyms, meditation areas, outdoor pools, a children's playground and a barbecue area.

The security of the complex is provided by round-the-clock security and video surveillance.

Residential projects in the Sobha Hartland community is a highly profitable investment if you want to buy Real Estate in Dubai.



Creek Vistas Grande
Delivery date 30.07.2025

Total qty

3 units

CREEK VISTAS GRANDE										
Total Qty	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment as of 28/12/2023	1 Date of payment	2 Date of payment	3 Date of payment	4 Date of payment
							30.01.2026	30.07.2026	30.01.2027	30.07.2027
							1 Payment amount 10%	2 Payment amount 10%	3 Payment amount 10%	4 Payment amount 10%
3 units	CVG-1510	15	1BR	819,78	1 691 787,90 AED	60% paid	147 560,40 AED	147 560,40 AED	147 560,40 AED	147 560,40 AED
	CVG-1610	16		819,78	1 691 787,90 AED		147 560,40 AED	147 560,40 AED	147 560,40 AED	147 560,40 AED
	CVG-1710	17		819,78	1 691 787,90 AED		147 560,40 AED	147 560,40 AED	147 560,40 AED	147 560,40 AED
TOTAL					5 075 363,70 AED		442 681,20 AED	442 681,20 AED	442 681,20 AED	442 681,20 AED

Prices as of 03.10.2023



Creek Vistas Heights

Following the succession of Creek Vistas, Creek Vistas Reserve and Creek Vistas Grande, relish in an elevated level of luxury living at a pre-eminent address. Enhance your aspirations in 64 stories of world-class craftsmanship. These bespoke residences with high-end finishing features extended windows with all-encompassing views of Ras Al Khor Wildlife Sanctuary, Dubai Creek, Meydan Racecourse and Downtown Dubai.

Creek Vistas Heights is an off-plan residential complex consisting of 57 and 51-story towers connected by a podium.

The building, designed by Sobha Realty, a large development company, will be located in the rapidly developing Sobha Heartland area, close to the Dubai Canal and Ras Al Khor Wildlife Park.

Residents of the new apartment complex will have access to a wide range of amenities, including:

- a swimming pool with equipped relaxation area by the water
- a sports hall with modern exercise and sports equipment
- children's playgrounds
- covered parking

This new complex is located near the intersection of the two main highways, Ras Al Khor and Al Ain, allowing residents to quickly access Downtown Dubai and other major areas of the emirate. The Persian Gulf Coast and the popular Jumeirah Public Beach are an 18-minute drive from the new complex.

Real Estate in Creek Vistas Heights, Dubai, UAE

The new residential complex will feature various options of flats ranging from 57 m² to 175 m². Both classic 1, 2, and 3-bedroom apartments and flats with an additional room for various needs are available for purchase. The extra room can be used for a study, a children's playroom, a guest bedroom, etc.

Real Estate for Sale in Creek Vistas Heights

The new residential complex is still under construction, so you can buy a flat at an attractive price from the developer. Creek Vistas Heights



belongs to the category of luxury housing, so the cost of apartments here starts from AED 1.22 million (\$332,000; ¥2.3 million). When the building is ready for occupation, apartment prices will rise.

Buyers of real estate in this residential complex can use the convenient payment scheme of installments, in which 60 % of the amount is paid during construction, and the remaining 40 %, after the building is operational.

Dubai is experiencing a gradual increase in the value of residential property, so be sure to check the current prices with our specialists.

CREEK VISTAS HEIGHTS										
Total Qty	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment	1 Date of payment	1 Payment amount 10%	2 Date of payment	2 Payment amount10%
12 units	CVH-B5603	56	3,5 BR	1887,89	4 276 605,00 AED	80% paid	06.04.2024	367 067,00 AED	30.07.2026	367 067,00 AED
	CVH-B5604	56	2,5 BR	1444,62	3 152 170,68 AED		06.04.2024	270 204,00 AED	30.07.2026	270 204,00 AED
	CVH-B5605	56		1441,71	3 145 826,70 AED		06.04.2024	269 679,00 AED	30.07.2026	269 679,00 AED
	CVH-B5606	56		1270,46	2 772 482,93 AED		06.04.2024	238 358,00 AED	30.07.2026	238 358,00 AED
	CVH-B5608	56		3 BR	1246,46		2 829 497,44 AED	06.04.2024	242 859,00 AED	30.07.2026
	CVH-B5607	56	2 BR	1073,6	2 347 459,52 AED		06.04.2024	202 034,00 AED	30.07.2026	202 034,00 AED
	CVH-B5612	56	1,5 BR	1001,15	2 273 201,28 AED		06.04.2024	194 493,00 AED	30.07.2026	194 493,00 AED
	CVH-B5601	56		1000,72	2 272 226,88 AED		06.04.2024	194 493,00 AED	30.07.2026	194 493,00 AED
	CVH-B5609	56	1 BR	743,14	1 688 105,44 AED		06.04.2024	144 828,00 AED	30.07.2026	144 828,00 AED
	CVH-B5610	56		846,36	1 922 179,84 AED		06.04.2024	165 073,00 AED	30.07.2026	165 073,00 AED
	CVH-B5611	56		854,97	1 941 704,80 AED		06.04.2024	166 600,00 AED	30.07.2026	166 600,00 AED
	CVH-B5602	56		769,08	1 746 930,08 AED		06.04.2024	151 050,00 AED	30.07.2026	151 050,00 AED
TOTAL					30 368 390,59 AED			2 606 738,00 AED		2 606 738,00 AED

Prices as of 10.01.2024

The Crest

The Crest is a new project consisting of four towers from the developer Sobha Realty. The Crest project will consist of three residential buildings united by a common 7-level podium with various amenities. The height of the towers varies as follows: Tower A – 46 floors, Tower B – 19 and Tower C – 33. Apartments for sale with different types of layouts with 1, 2 and 3 bedrooms ranging from 48 to 145 sq.m. All living spaces have balconies, and maid quarters are included for 3 and some 2 bedroom residences. The complex will become part of one of the most anticipated community in the center of Dubai – Sobha Hartland, offering Caribbean-style accommodation near Crystal Lagoon. The main decoration of the new project is landscaped terraces and Sky Gardens with various amenities, which will be located on different levels. The Crest complex will be located in the Mohammed Bin Rashid City (MBR) area, inside the new Sobha Hartland community. There are several highways nearby: Ras Al Khor Road, Al Ain – Dubai Road and Al Meydan Road, following which you can get to Downtown Dubai, Business Bay, Dubai Design District, Ras Al Khor Industrial Area, Za'abeel, Al Quoz and some others.

The Crest is a residential project in Sobha Hartland, in a popular area with luxury real estate in Mohammed Bin Rashid City (MBR). Sobha Hartland The Crest, consists of four towers and offers apartments with 1, 2 and 3 bedrooms. The project is currently under construction, with an estimated completion date of 2025.

Residents of The Crest will be able to enjoy views of the lagoon and Ras Al Khor Wildlife Sanctuary.



The infrastructure of The Crest complex includes a wellness center, a multipurpose hall, a cycling studio and a yoga studio. Outdoor facilities include a children's playground, an outdoor gym terrace, a swimming pool, a Tai Che terrace and a lawn for playing petanque. In addition, residents will be able to relax on interconnected celestial gardens and landscaped terraces with amenities at different levels.

The Crest project is located in the Sabha Heartland area with a total area of 8 million square feet. This complex is the property of the district in the MBR City project. There are 3 luxurious green parks that are connected by a central walkway for all residents of the Sabha Heartland community: Central Park, Greens East Park and Greens West Park. Open and green spaces occupy 2.4 million square feet of the neighborhood.

On the territory of the Sobha Hartland district, there are two international schools – Hartland International School and North London Collegiate School, and for shopping nearby the Hartland Mall shopping center, where luxury international retail brands are presented. The community also offers residents a variety of restaurants. Due to its strategic location near the center of Dubai, residents of The Crest will have quick access to popular attractions.

The key feature of the area is a Caribbean-style lagoon with luxurious amenities surrounding the water.

Sale of 1-, 2- and 3-room premium class apartments in The Crest complex is an ideal accommodation option for both families with children and young professionals. The location of the complex in the community area provides residents with access to all necessary facilities, including international schools and a shopping center. The project will also be of interest to buyers who are considering the purchase of real estate in Dubai as an investment.





Creek Vistas Grande
Delivery date 30.06.2025

Total qty	6 units
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THE CREST										
Total qnty	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment	Date of payment	Payment amount	%	Total
6 units	C2004	20	2 BR + study	1049,27	2 460 416,40 AED	40% paid	10.01.2024	202 314,40 AED	10%	1 212 236,80 AED
							30.06.2025	201 984,48 AED	10%	
							30.12.2025	201 984,48 AED	10%	
							30.06.2026	201 984,48 AED	10%	
							30.12.2026	201 984,48 AED	10%	
							30.06.2027	201 984,48 AED	10%	
	A3305	33	2 BR	1365,73	3 011 135,60 AED		03.01.2024	258 416,15 AED	10%	1 572 931,30 AED
							30.06.2025	262 903,03 AED	10%	
							30.12.2025	262 903,03 AED	10%	
A3504	35	2 BR	1387,69	3 058 787,60 AED	10.01.2025	267 130,33 AED	10%	1 602 781,98 AED		
					30.06.2025	267 130,33 AED	10%			
					30.12.2025	267 130,33 AED	10%			
							30.06.2026	267 130,33 AED	10%	
							30.12.2026	267 130,33 AED	10%	
							30.06.2027	267 130,33 AED	10%	

6 units	A3304	33	2 BR	1387,69	3 058 787,60 AED	40% paid	10.01.2025	267 130,33 AED	10%	1 602 781,98 AED
							30.06.2025	267 130,33 AED	10%	
							30.12.2025	267 130,33 AED	10%	
						30.06.2026	267 130,33 AED	10%		
						30.12.2026	267 130,33 AED	10%		
						30.06.2027	267 130,33 AED	10%		
	A1905	19	2 BR	1275,1	2 810 842,10 AED		10.01.2025	245 456,75 AED	10%	1 472 739,50 AED
						30.06.2025	245 456,75 AED	10%		
						30.12.2025	245 456,75 AED	10%		
						30.06.2026	245 456,75 AED	10%		
						30.12.2026	245 456,75 AED	10%		
						30.06.2027	245 456,75 AED	10%		
	A1505	15	2 BR	1275,1	2 810 842,10 AED		10.01.2025	245 456,75 AED	10%	1 472 740,50 AED
						30.06.2025	245 456,75 AED	10%		
						30.12.2025	245 456,75 AED	10%		
						30.06.2026	245 456,75 AED	10%		
						30.12.2026	245 456,75 AED	10%		
						30.06.2027	245 456,75 AED	10%		
TOTAL (FOR ALL UNITS)					17 210 811,40 AED			8 936 212,06 AED		

Prices as of 03.10.2023



The Crest Grande

The Crest Grande is a new residential project in Sobha Hartland, a very popular area with luxury Real Estate. The complex offers apartments with 1, 2, 3 and 4 bedrooms. The project is currently under construction, with an estimated completion date of the 4th quarter of 2025.

The Crest Grande is a life by the crystal clear lagoon and many amenities located on the coastline in the heart of Dubai!

Experience a stylish, sleek and cosmopolitan lifestyle in the center of Dubai, with a resort-style vacation surrounded by unspoilt nature and water, as well as stunning views of the Dubai skyline and the world's largest tower, enjoying the waterfront, which is exclusive to the residents of the Sobha Hartland community.



The internal infrastructure of The Crest Grande complex includes many amenities: gyms inside the complex and outdoors, a yoga studio, walking and running tracks, swimming pools for adults and children, a tennis court and a cricket field.

In the evening, it's nice to take a walk in the park or spend time watching a movie in an outdoor cinema. Children's playgrounds are equipped for families with kids, there is a kindergarten in the location of the complex, and International schools are within walking distance.

Advantageous location, self-sufficient infrastructure make The Crest Grande a wonderful place to live, both for young couples and for families with kids. For buyers willing to buy Real Estate in Dubai The Crest Grande will be a profitable investment.





The Crest Grande
Delivery date 20.12.2025

Total qty	53 units
Tower A	33 units
Tower C (BULK)	20 units

CREST GRANDE											
Qnty	Tower	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment	1 Date of payment 20.06.2026	2 Date of payment 20.12.2026	3 Date of payment 20.06.2027	4 Date of payment 20.12.2027
								1 Payment amount 10%	2 Payment amount 10%	3 Payment amount 10%	4 Payment amount 10%
8 units	A	CGA-3101	31	4BR	2343,63	5 278 694,85 AED	60% paid	433 571,55 AED	433 571,55 AED	433 571,55 AED	433 571,55 AED
		CGA-3106	31		2203,16	4 962 484,80 AED		407 584,60 AED	407 584,60 AED	407 584,60 AED	407 584,60 AED
		CGA-3201	32		2343,63	5 278 694,85 AED		433 571,55 AED	433 571,55 AED	433 571,55 AED	433 571,55 AED
		CGA-3206	32		2203,16	4 962 484,80 AED		407 584,60 AED	407 584,60 AED	407 584,60 AED	407 584,60 AED
		CGA-3301	33		2343,63	5 278 694,85 AED		433 571,55 AED	433 571,55 AED	433 571,55 AED	433 571,55 AED
		CGA-3306	33		2203,16	4 962 484,80 AED		407 584,60 AED	407 584,60 AED	407 584,60 AED	407 584,60 AED
		CGA-3401	34		2343,63	5 278 694,85 AED		433 571,55 AED	433 571,55 AED	433 571,55 AED	433 571,55 AED
		CGA-3406	34		2203,16	4 962 484,80 AED		407 584,60 AED	407 584,60 AED	407 584,60 AED	407 584,60 AED
8 units	A	CGA-3102	31	3BR	1618,25	3 483 886,21 AED	60% paid	299 376,25 AED	299 376,25 AED	299 376,25 AED	299 376,25 AED
		CGA-3105	31		1616,95	3 434 085,94 AED		295 093,38 AED	295 093,38 AED	295 093,38 AED	295 093,38 AED
		CGA-3202	32		1618,25	3 483 886,21 AED		299 376,25 AED	299 376,25 AED	299 376,25 AED	299 376,25 AED
		CGA-3205	32		1616,95	3 434 085,94 AED		295 093,38 AED	295 093,38 AED	295 093,38 AED	295 093,38 AED
		CGA-3302	33		1618,25	3 483 886,21 AED		299 376,25 AED	299 376,25 AED	299 376,25 AED	299 376,25 AED
		CGA-3305	33		1616,95	3 434 085,94 AED		295 093,38 AED	295 093,38 AED	295 093,38 AED	295 093,38 AED
		CGA-3402	34		1618,25	3 483 886,21 AED		299 376,25 AED	299 376,25 AED	299 376,25 AED	299 376,25 AED
		CGA-3405	34		1616,95	3 434 085,94 AED		295 093,38 AED	295 093,38 AED	295 093,38 AED	295 093,38 AED

8 units	A	CGA-3107	31	2BR	1351,09	2 857 135,65 AED	60% paid	249 951,65 AED	249 951,65 AED	249 951,65 AED	249 951,65 AED
		CGA-3207	32		1351,09	2 857 135,65 AED		249 951,65 AED	249 951,65 AED	249 951,65 AED	249 951,65 AED
		CGA-3307	33		1351,09	2 857 135,65 AED		249 951,65 AED	249 951,65 AED	249 951,65 AED	249 951,65 AED
		CGA-3407	34		1351,09	2 857 135,65 AED		249 951,65 AED	249 951,65 AED	249 951,65 AED	249 951,65 AED
		CGA-502	5		1314,6	2 780 044,05 AED		243 201,00 AED	243 201,00 AED	243 201,00 AED	243 201,00 AED
		CGA-407	4		1257,22	2 658 817,45 AED		232 585,70 AED	232 585,70 AED	232 585,70 AED	232 585,70 AED
		CGA-403	4		1313,41	2 777 529,45 AED		242 980,85 AED	242 980,85 AED	242 980,85 AED	242 980,85 AED
		CGA-402	4		1681,65	3 555 510,35 AED		311 105,25 AED	311 105,25 AED	311 105,25 AED	311 105,25 AED
9 units	C	CGC-506	5	2BR	1260,99	2 666 782,90 AED	60% paid	233 283,15 AED	233 283,15 AED	233 283,15 AED	233 283,15 AED
		CGC-502	5		1311,26	2 772 987,80 AED		242 583,10 AED	242 583,10 AED	242 583,10 AED	242 583,10 AED
		CGC-501	5		1463,57	3 094 772,65 AED		270 760,45 AED	270 760,45 AED	270 760,45 AED	270 760,45 AED
		CGC-407	4		1257,23	2 658 839,40 AED		232 587,55 AED	232 587,55 AED	232 587,55 AED	232 587,55 AED
		CGC-403	4		1309,97	2 770 261,30 AED		242 344,45 AED	242 344,45 AED	242 344,45 AED	242 344,45 AED
		CGC-402	4		1681,54	3 555 277,60 AED		311 084,90 AED	311 084,90 AED	311 084,90 AED	311 084,90 AED
		CGC-307	3		1257,23	2 658 839,40 AED		232 587,55 AED	232 587,55 AED	232 587,55 AED	232 587,55 AED
		CGC-303	3		1309,97	2 770 261,30 AED		242 344,45 AED	242 344,45 AED	242 344,45 AED	242 344,45 AED
8 units	A	CGA-3103	31	1 BR + study	948,52	2 101 639,95 AED	60% paid	175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3104	31		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED

8 units	A	CGA-3203	32	1 BR + study	948,52	2 101 639,95 AED	60% paid	175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3204	32		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3303	33		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3304	33		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3403	34		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
		CGA-3404	34		948,52	2 101 639,95 AED		175 476,20 AED	175 476,20 AED	175 476,20 AED	175 476,20 AED
1 units	A	CGA-503	5	1BR	746,48	1 633 179,52 AED	60% paid	139 965,00 AED	139 965,00 AED	139 965,00 AED	139 965,00 AED
11 units	C	CGC-505	5	1BR	731,19	1 599 786,72 AED	60% paid	137 098,13 AED	137 098,13 AED	137 098,13 AED	137 098,13 AED
		CGC-504	5		744,65	1 629 183,36 AED		139 621,88 AED	139 621,88 AED	139 621,88 AED	139 621,88 AED
		CGC-503	5		745,62	1 631 302,40 AED		139 803,75 AED	139 803,75 AED	139 803,75 AED	139 803,75 AED
		CGC-406	4		726,67	1 589 915,04 AED		136 250,63 AED	136 250,63 AED	136 250,63 AED	136 250,63 AED
		CGC-405	4		743,35	1 626 344,16 AED		139 378,13 AED	139 378,13 AED	139 378,13 AED	139 378,13 AED
		CGC-404	4		744,22	1 628 243,68 AED		139 541,25 AED	139 541,25 AED	139 541,25 AED	139 541,25 AED
		CGC-306	3		726,67	1 589 915,04 AED		136 250,63 AED	136 250,63 AED	136 250,63 AED	136 250,63 AED
		CGC-305	3		743,35	1 626 344,16 AED		139 378,13 AED	139 378,13 AED	139 378,13 AED	139 378,13 AED
		CGC-304	3		744,22	1 628 243,68 AED		139 541,25 AED	139 541,25 AED	139 541,25 AED	139 541,25 AED
		CGC-205	2		743,35	1 626 344,16 AED		139 378,13 AED	139 378,13 AED	139 378,13 AED	139 378,13 AED
CGC-204	2	744,22	1 628 243,68 AED	139 541,25 AED	139 541,25 AED	139 541,25 AED	139 541,25 AED				
TOTAL						154 590 516,25 AED		13 160 400,78 AED	13 160 400,78 AED	13 160 400,78 AED	13 160 400,78 AED



Hartland One Park Avenue

One Park Avenue by Sobha represents new-age luxury residences that represent a sublime balance between the yin and the yang. Comprising 2.4 million sq. ft. of lush open greens and technology-enabled spaces, this coveted address represents the future of modern life.

Located in Dubai MBR City, One Park Avenue is an off-plan Real Estate in Dubai launched in 2019 by Sobha Realty. This is a 28-storey skyscraper with 403 residential units. There will be 1, 2, 3 and 4 bedroom apartments for sale in Dubai One Park Avenue.

The security at Sobha Hartland One Park Avenue will be raised to a new level thanks to RFID-enabled access control with the smart home system. It uses biometric facial recognition for secure access to all areas of a residential building.

The residential building is designed to maintain an eco-friendly lifestyle, so the places for electric vehicles with charging stations are provided for you. In addition, eco-friendly and smart faucets will be installed in the bathrooms, which save water by 60%. To save electricity, motion sensors will be in lobbies, corridors and parking lots.



Due to its convenient location in the city of Mohammed bin Rashid, One Park Avenue provides easy access to the intersection of three roads – Oud Metha Road, Ain Dubai Road and Ras Al Khor Road. Dubai International Airport is a 20-minute drive away. Business Bay Metro Station is just 15 minutes away by car. Dubai’s many attractions are a 20-minute drive from One Park Avenue Hotel.

The residential complex has two well-established educational institutions: Hartland International School and North London Collegiate School within a 5-minute walk. The nearest Emirates NBD Bank is just 10 minutes away by car.

Sobha One Park Avenue provides easy access to Dubai’s commercial and residential areas, such as Downtown Dubai and Dubai Creek Harbour, and at the same time it is surrounded by 2.4 million square feet of parks and gardens. Sobha Hartland Mall is also to be built and to have a wide selection of shops and entertainment venues.



Creek Vistas Grande
Delivery date 30.07.2025

Total qnty	3 units
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ONE PARK AVENUE							
Total qn-ty of units	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment	Remark
1 unit	O-2114	21	2 BR	1092,01	2 500 000,00 AED	fully paid (100%)	furnished
TOTAL					2 500 000,00 AED		

Prices as of 10.01.2024

S Tower

S-Tower is another impressive Sobha project, a luxury real estate development located close to the Palm Jumeirah in Al Sufouh, Dubai. There are a limited number of apartments for sale, with a total of 84 units, including 4 and 5 bedroom apartments with world-class finishes and amenities. The internal infrastructure of the complex is diverse and self-sufficient, the owners of luxury apartments will have access to an infinity-edge swimming pool, a sauna and a steam room, a jacuzzi, an indoor and outdoor gym, children's playgrounds, an open-air mini-theater, a cafe and a conference room with a library, a cafe in lobby, spacious landscaped closed area, concierge service 24/7. Also the advantage of the complex is 6 levels of closed parking with cameras and sensors. The location of the Tower in an active area provides access to a huge range of entertainment. Restaurants with different cuisines to choose from. To Alltihad Park, with lots of entertainment for children, is literally 10 minutes away. For lovers of active recreation, the services of the Nemo Diving Center are available. Emirates Golf Club is 5 minutes away by car. Skydive Dubai Parachute Center can be reached in 15 minutes. Due to its advantageous location and premium lifestyle, the S-Tower project has already managed to attract attention from potential buyers, both those choosing this project for life and investors in Dubai real estate.



S-Tower is another impressive Sobha project, a luxury real estate complex located near Palm Jumeirah Island, in Al Sufouh district, Dubai.

There are a limited number of apartments for sale, with a total of 84 units, including apartments with 4 and 5 bedrooms with world-class finishes and amenities. On each of the 44 residential levels of the skyscraper, there are 2 apartments with 4 bedrooms and 1 apartment with 5 bedrooms.

Each apartment in the S-Tower will have additional rooms for staff, equipped bathrooms and spacious balconies with views of the Emirates Golf Course, the Burj Al Arab Sail Hotel and Palm Jumeirah Island.

The internal infrastructure of the complex is diverse and self-sufficient, the owners of luxury apartments will have access to an infinity-edge temperature-controlled swimming pool, sauna and steam room, outdoor Ja-



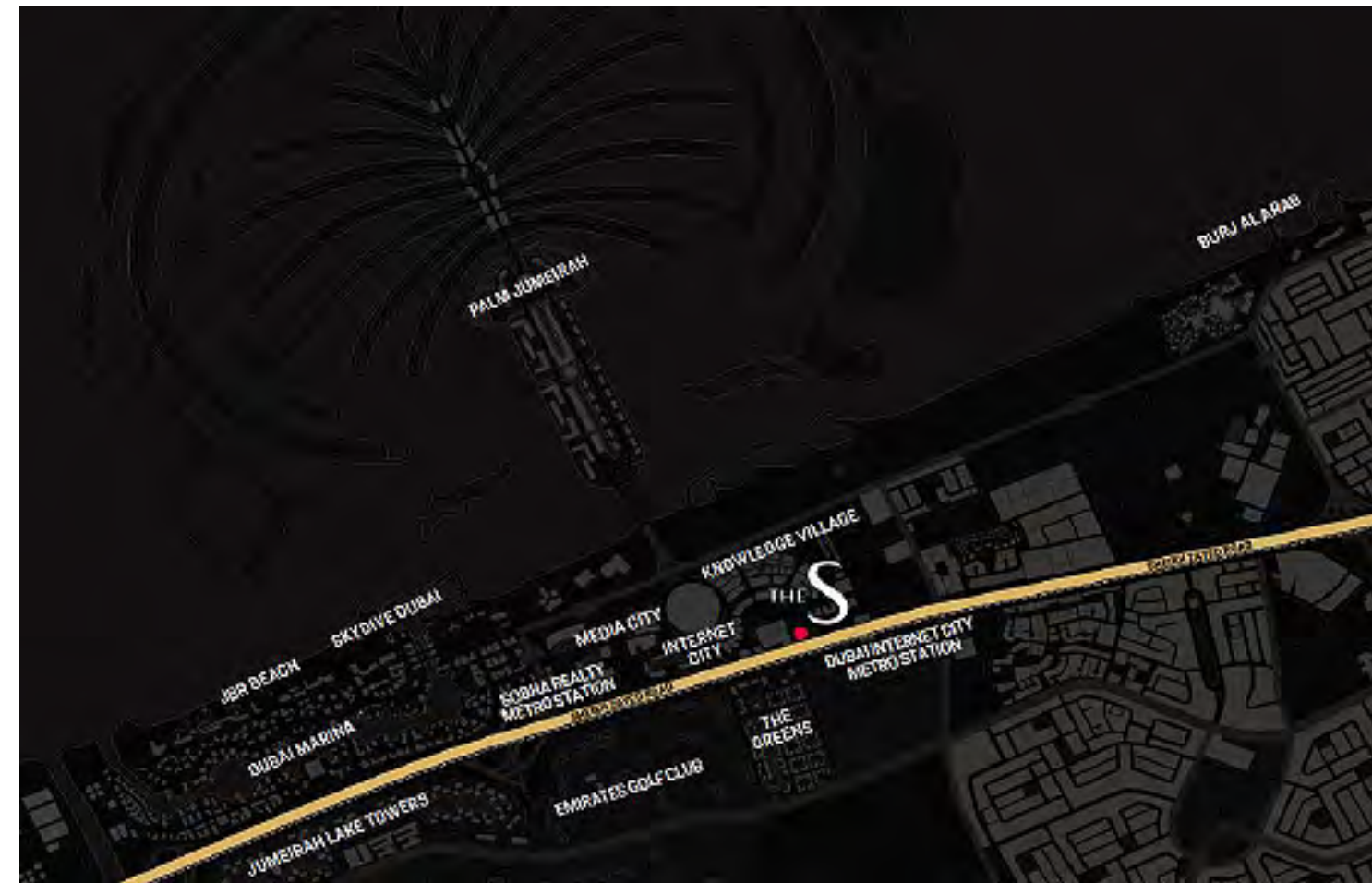
cuzzi, indoor and outdoor gym, indoor and outdoor children's playground, an open-air mini-theater, a café and a conference room with a library, a café in the lobby, spacious landscaped enclosed area. A 24/7 concierge service is provided for residents.

Also, the advantage of the complex is 6 levels of closed parking with cameras and sensors, where apartment owners are offered 3 Parking spaces, and owners of penthouses with 5 bedrooms — 5 parking spaces.

The location of the Tower in an active area provides access to a huge range of entertainment. Restaurants with different cuisines to choose from. To Alltihad Park, with lots of entertainment for children, is literally 10 minutes away. For lovers of active recreation, the services of the Nemo Diving Center are available. Emirates Golf Club is 5 minutes away by car. Skydive Dubai Parachute Center can be reached in 15 minutes.

Due to its advantageous location and premium lifestyle, the S-Tower project has already managed to attract attention from potential buyers, both those choosing this project for life and investors in Dubai real estate.





Indoor Experience

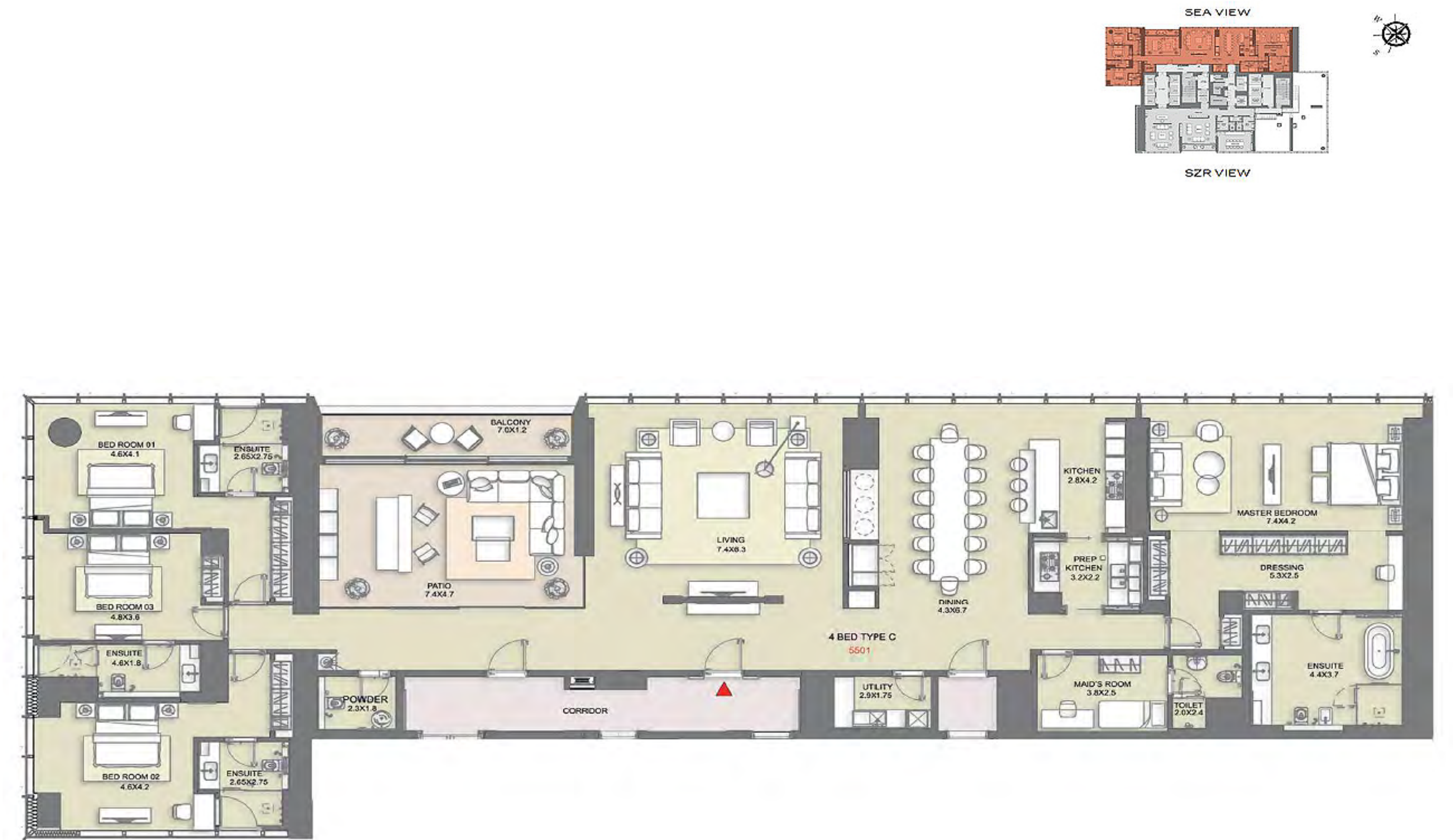
- The S Café
- Steam & Sauna
- Library & Lounge Area
- Gym
- Children's day care center



Outdoor Experience

- Temperature controlled infinity-edge pool, with a sunken court between the kids pool and main pool
- Jacuzzi
- Outdoor Cinema
- Outdoor Gym
- Children's play area
- Meditation Corner





S Tower
Delivery date 30.09.2024

S TOWER						
Total qn-ty of units	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment
1 unit	S-1601	16	4 BR	4850,64	20 645 300,28 AED	fully paid (100%)
TOTAL					20 645 300,28 AED	

Prices as of 10.01.2024

Waves



Waves by Sobha Group is a new development offering a collection of luxury designer apartments in the Waterfront District of MBR City, Dubai. Experience the eclectic and vibrant urban environment that the complex presents with all the latest amenities available with convenient payment plans. Hartland Waves Apartments is a 35— storey residential skyscraper located in the coastal area of Sobha Heartland, Mohammed bin Rashid Al Maktoum City, Dubai. The developer of the project is the premium development company, Sobha Realty. It will

be the first skyscraper of its kind with an entire podium along the Sobha Heartland coastline. The project is currently in development; a transfer date of the fourth quarter of 2023 is anticipated.

The exclusive residential complex offers luxury apartments with one or two bedrooms. Residents can enjoy panoramic views of the Dubai Skyline, Ras Al Khor Nature Reserve and Dubai Creek. The luxurious amenities of Hartland Waves include a multifunctional public space, 24-

hour security, sauna, infinity pool, jogging track, specially designed children's playground, parks, yoga and meditation area, lush gardens, modern gym, barbecue area, and dedicated parking for all apartments. Cafés and restaurants are also located at the base of the tower.

Sobha Hartland Waves is located close to some of Dubai's main highways – Ras Al Khor Road and Dubai – Al Ain Road. Dubai International Airport is a thirty-minute drive away, and Al Maktoum International Airport is a forty-minute drive from the residential complex. Educational institutions are in the immediate vicinity of the Heartland Wines Hotel, and the University School of North London and the Heartland International School are within walking distance.

Nearby religious attractions include the Nad Al Sheba Mosque 1, the Dubai Mall Mosque, and the Al Jaddaf Mosque. Everything is a ten-to fifteen-minute drive from the residential development. Dubai city center and Ras Al Khor Wildlife Sanctuary are also located in close proximity (fifteen minutes' drive).

Hartland Waves has a strategic location in one of the most sought-after areas of Dubai, MBR City, which provides residents with close proximity to the main attractions of the city. In addition, the neighborhood has all the necessary amenities and developed infrastructure for a comfortable stay for residents. Sobha Hartland Waves' proximity to Dubai's main roads also guarantees quick access to other parts of the city.





Waves
Delivery date 30.09.2023

Total qty	2 units
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WAVES							
Total qn-ty of units	Unit number	Floor	Type	Saleable area sqft	AGREEMENT SALES PRICE	Instalment payment	Remark
2 unit	W-1412	14	2 BR	1121,81	2 592 253,00 AED	fully paid (100%)	
	W-109	1	2 BR	1173,80	2 800 020,13 AED	fully paid (100%)	furnished
TOTAL					5 392 273,12 AED		

Prices as of 10.01.2024



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