



SOBHA

INTERNATIONAL LUXURY
REAL ESTATE DEVELOPER



INVESTMENT COMPANY

Hartland
One Park Avenue

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

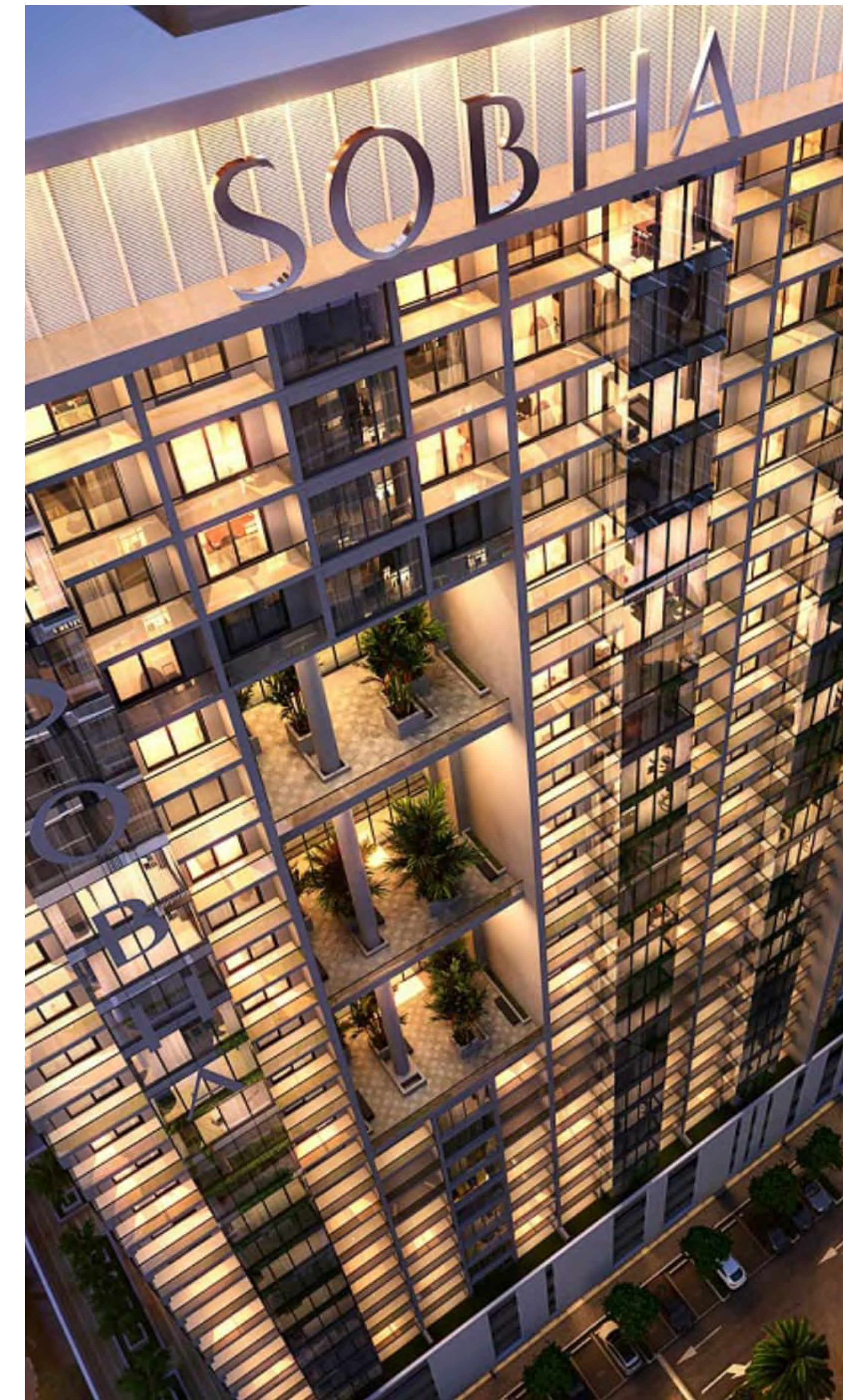
The project implementation was launched in 2019 and now is underway at a rapid pace. The 28-storey skyscraper has both residential and commercial facilities. There are 403 one, two, three and four bedroom apartments for sale in Dubai One Park Avenue with exclusive design and unprecedented security system 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.

Greens Apartments

The project, with implementation starting in 2016, is represented by an entire ensemble consisting of six medium-rise objects. The building is located on the Sobha Hartland residential complex territory, it perfectly combines the abundance of soothing greenery and a crazy modern city rhythm. The windows overlook the Ras Al Khor Nature Reserve and the Dubai Water Canal.

Forest Villas

Villa is a magical green harbor in the heart of the UAE capital. An exclusive property for sale in Dubai Green Apartments consists of several 4-5 bedroom villas. An exquisite interior, minimum of details, all the amenities and the maximum level of security – if you strive for exclusivity, you will not find a more optimal solution.





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



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