



# SOBHA

INTERNATIONAL LUXURY  
REAL ESTATE DEVELOPER



INVESTMENT COMPANY

## The Crest

# 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

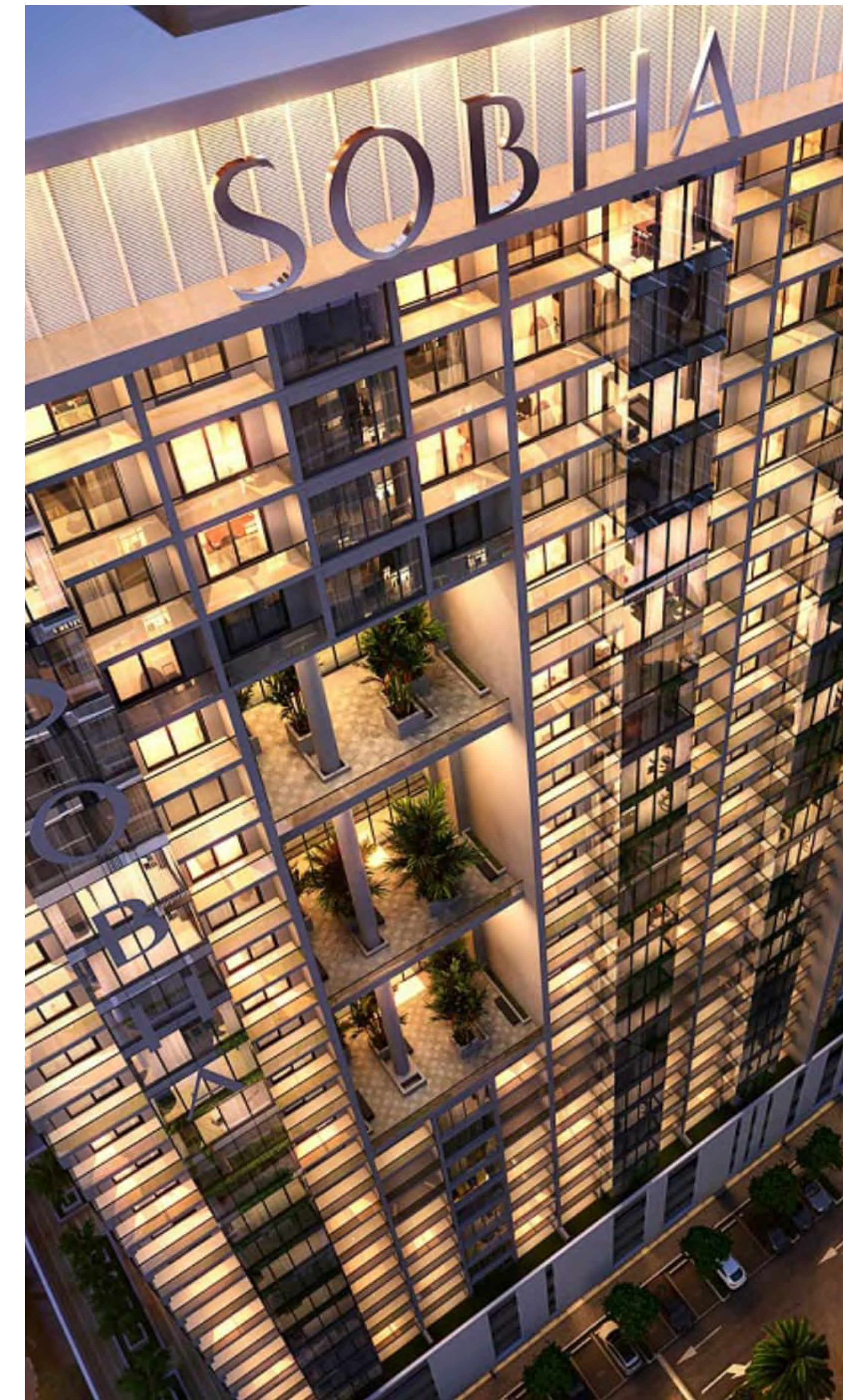
The project implementation was launched in 2019 and now is underway at a rapid pace. The 28-storey skyscraper has both residential and commercial facilities. There are 403 one, two, three and four bedroom apartments for sale in Dubai One Park Avenue with exclusive design and unprecedented security system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





# 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



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