



# SOBHA

INTERNATIONAL LUXURY  
REAL ESTATE DEVELOPER



INVESTMENT COMPANY

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

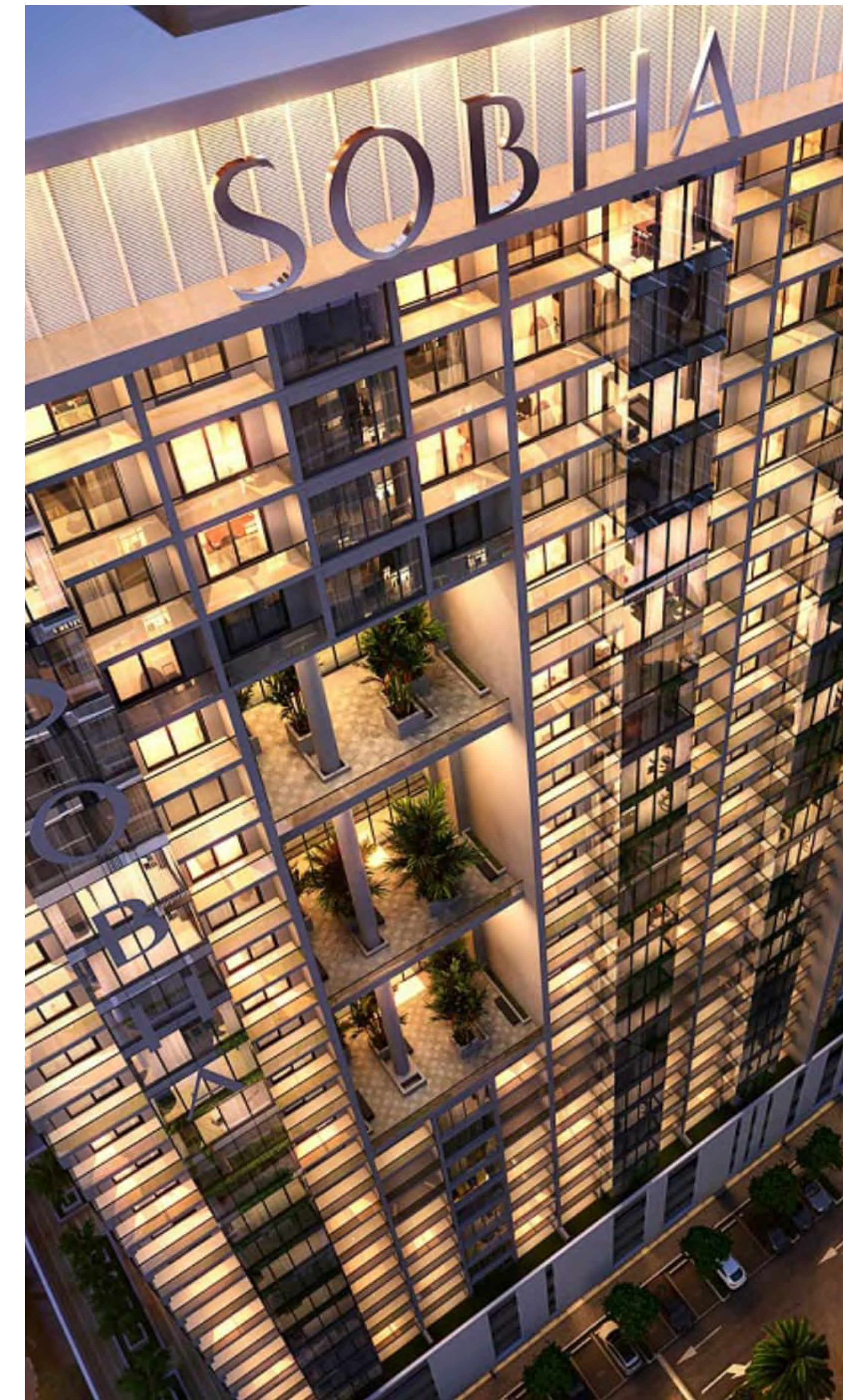
The project implementation was launched in 2019 and now is underway at a rapid pace. The 28-storey skyscraper has both residential and commercial facilities. There are 403 one, two, three and four bedroom apartments for sale in Dubai One Park Avenue with exclusive design and unprecedented security system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

### 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.





# 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 sky-

scraper 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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