



350 RIVERSIDE (RESCENT



SOBHA HARTLAND II



Superheading the SOBHA WAY

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

Backward Integration
Forward Thinking

- DESIGN
Efficiently conceptualized.
- ENGINEERING & CONTRACTING
Minutely scrutinized to precision.
- MATERIAL SOURCING
Usage of world-class technology for manufacturing.
- CRAFTSMANSHIP
Impeccable attention to detail from conceptualization to delivery
- QUALITY CONTROL
Setting a new benchmark globally.



LIFE *Began* BY THE WATER



Every DROP

carries a tale of *Adventure*

LIFE AT RIVER SIDE CRESCENT

Simply goes beyond luxury living near water.
It's a place to rejuvenate, refresh & reconnect with your
mind, body and soul.

A whole new active lifestyle inspired by water awaits you.
The epitome of luxury waterfront living experience.





SUNBATH &
S W I M

SPRINKLE & SNORKEL



SPLATTER & SPRAY



SO MUCH TO DO WITH WATER

So Little

Time

TURN UP THE
PACE OF *Life*



Let the way of the water take you on an
adventurous journey like never before.

FIND YOUR FLOW



Glide in the lagoon, go with the flow or
go against it, kayak your way.

LIFE IS NOT SOLO *Sport*

Bring the whole family together with amazing beachside sports like volleyball, kiting, football, and more.





SPLASH
INTO *Fitness*

Breathe in fresh air. Feel the burn.
Jog by the water. Get your heart pumping
and blood flowing and feel alive!

MAKE A SPLASH

TAKE A LEAP
TAKE A *Bow*

Experience the thrill of victory as you glide
through the swimming pool



NAVIGATE
CONQUER *Prevail*

Conquer and tame every obstacle that comes
your way. Bring it on.



The background of the entire image is a monochromatic, light gray photograph of water. It features a dense pattern of fine, concentric ripples that create a textured, organic feel. In the upper right quadrant, there is a distinct set of larger, more pronounced concentric circles, suggesting a stone or object has just been dropped into the water. The lighting is soft and diffused, highlighting the undulating surface of the water.

Introducing
350 RIVERSIDE CRESCENT

The new tower in the Riverside Crescent edition series.
Nestled in a stunning development of 8 million Sq. Ft. with draped
waterfronts, and lagoons, it embraces nature, water, open spaces,
and lush landscaping.

350 RIVERSIDE CRESCENT





THE WORLD ISLANDS

PALM
JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

SOBHA
SEAHAVEN

SOBHA
S-TOWER

UMM SUQEIM

JUMEIRAH

BUR DUBAI

SOBHA REALTY
METRO STATION

SHEIKH ZAYED ROAD

JEBEL ALI

SOBHA
VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

AL BARSHA

AL KHAIL ROAD

SOBHA
HARTLAND

DUBAI
INTERNATIONAL
AIRPORT

DEUBAI INVESTMENTS
PARK

EXPO
2020
DUBAI
UAE

MOTOR CITY

SOBHA
HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK HARBOUR

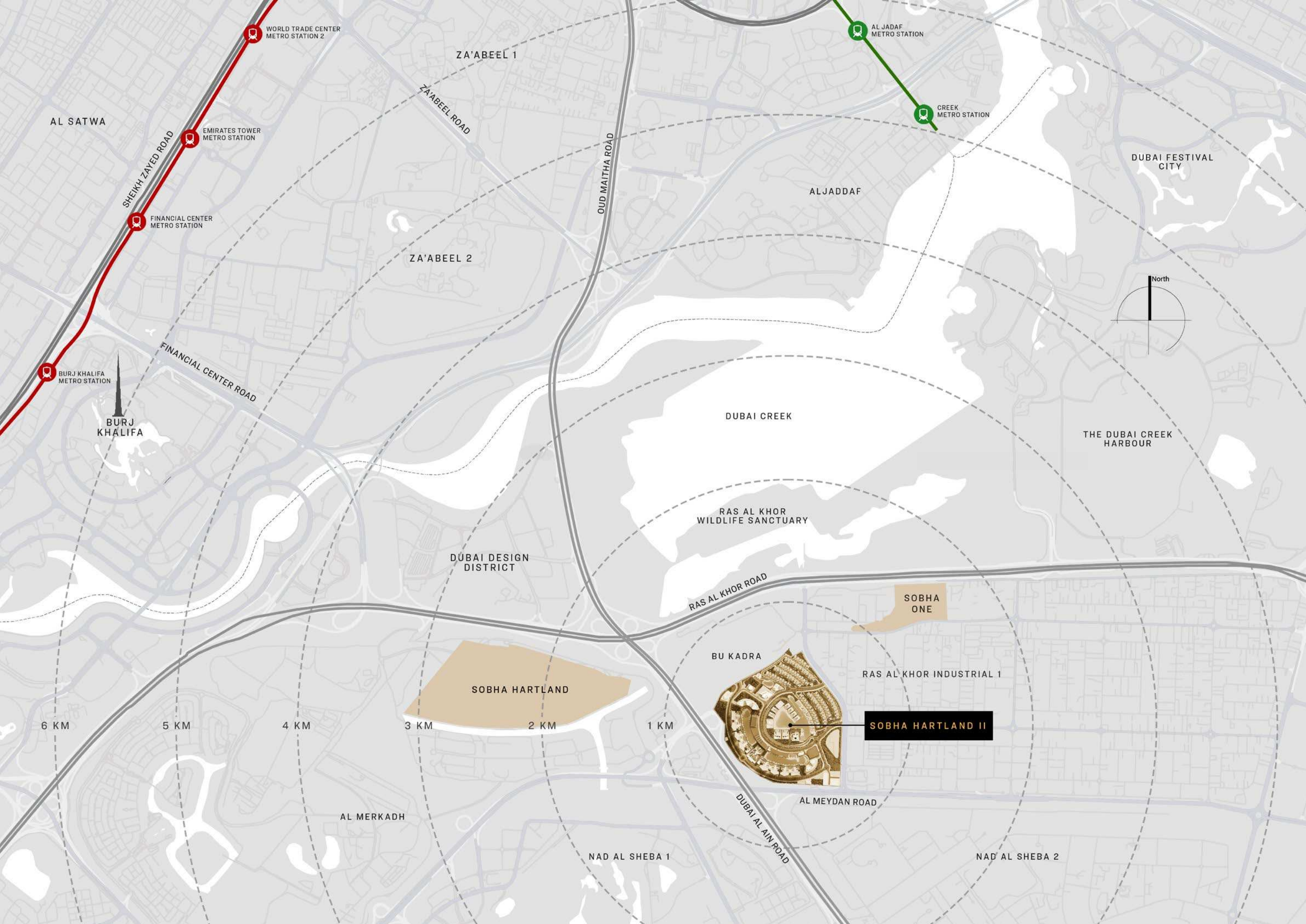
RASHIDIYA

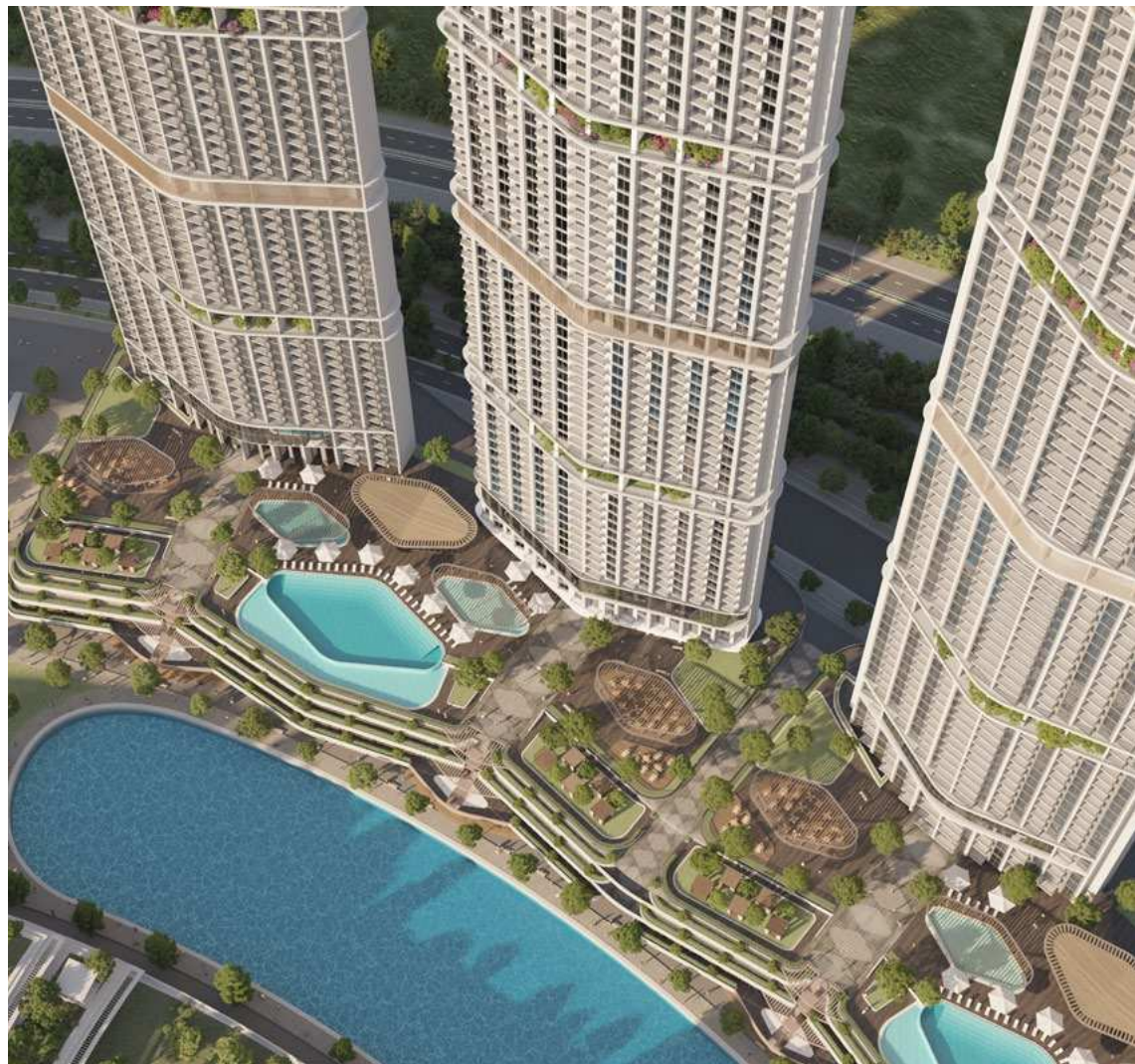
AL MAKTOUM
INTERNATIONAL
AIRPORT

SOBHA
RESERVE

DUBAI SILICON
OASIS

INTERNATIONAL
CITY







EXCEPTIONAL AS *Expected*

Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.





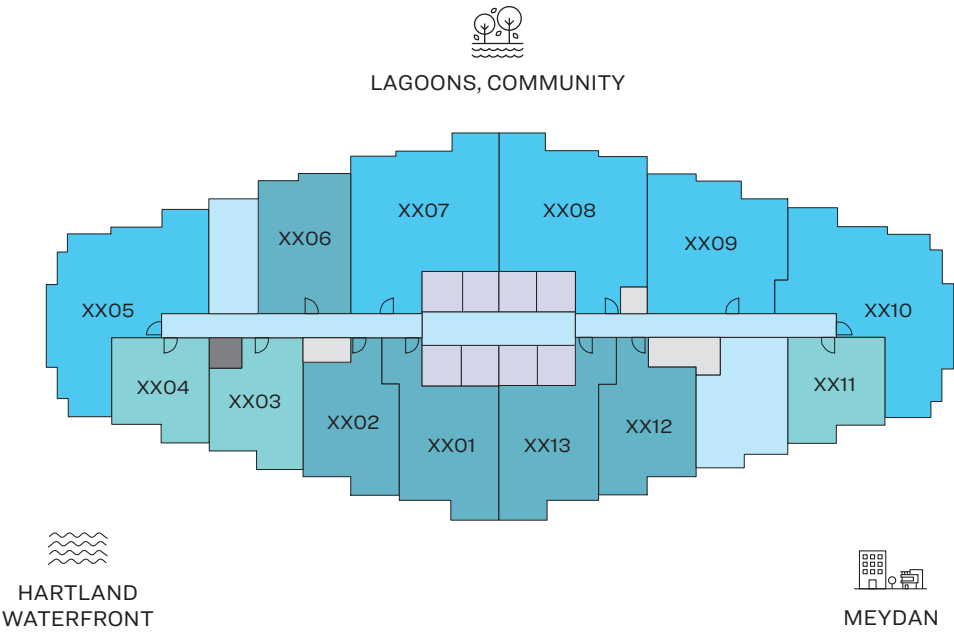
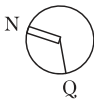






FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



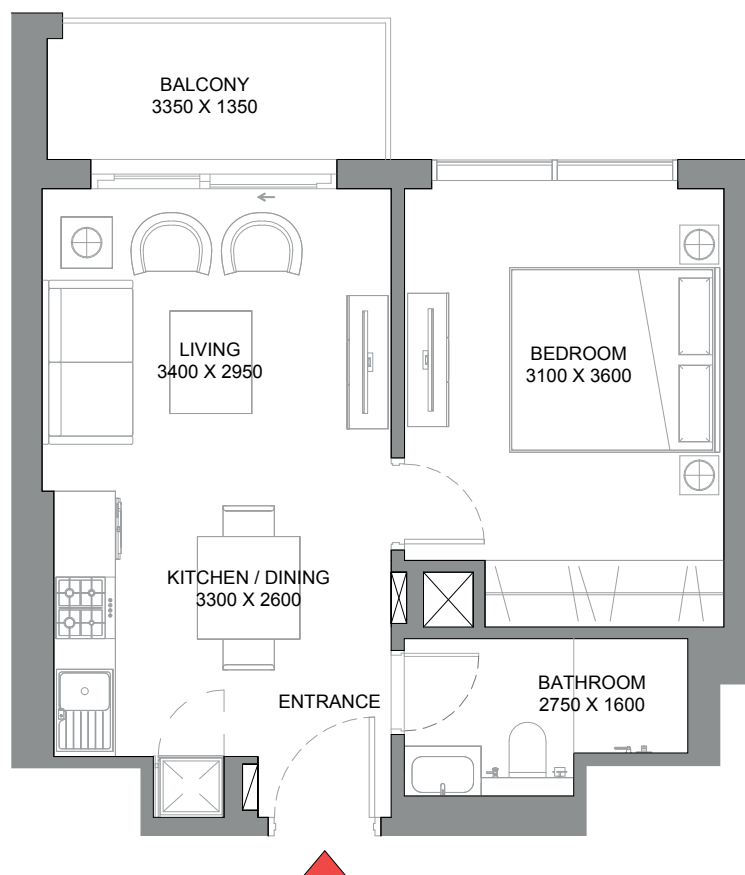
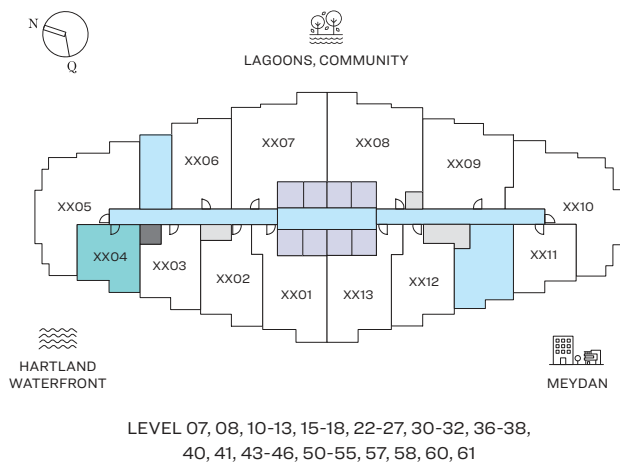
LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

- | | | | |
|--------------|------------|-------------|--------------|
| 1 BED UNIT | 2 BED UNIT | CIRCULATION | LIFTS |
| 1.5 BED UNIT | | SERVICES | GARBAGE ROOM |

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 467.37 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 526.68 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Hartland Waterfront

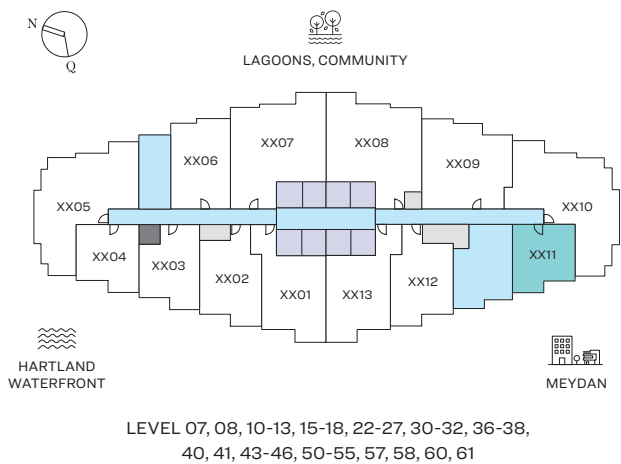
704, 804, 1004, 1104, 1204, 1304, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 3004, 3104, 3204, 3604, 3704, 3804, 4004, 4104, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5704, 5804, 6004, 6104

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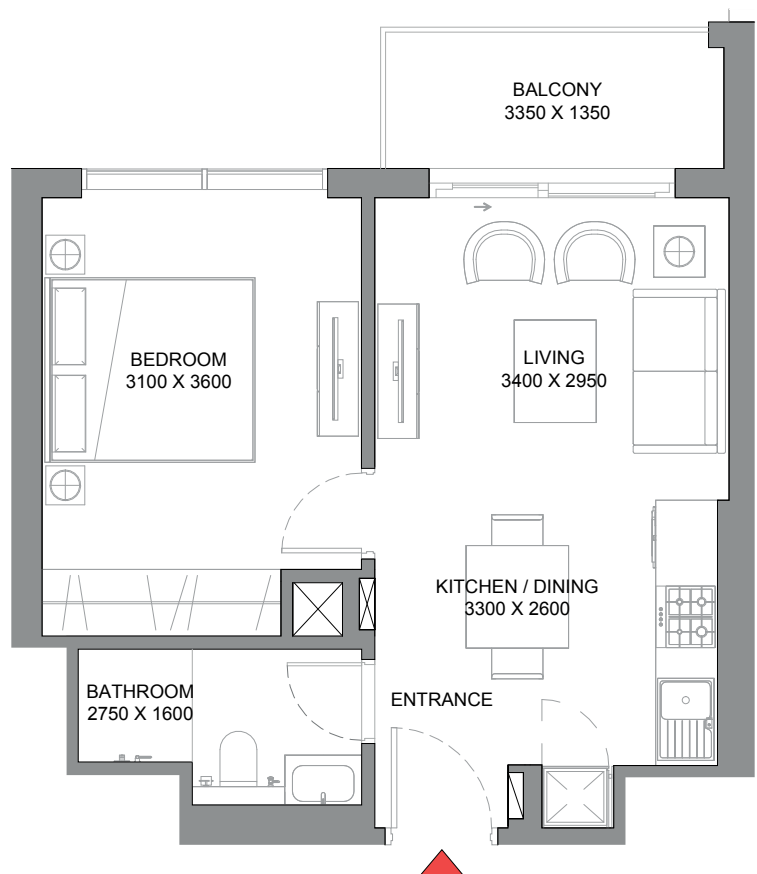
1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
 SUITE = 469.63 SQ.FT.
 BALCONY = 58.45 SQ.FT.
 TOTAL = 528.08 SQ.FT.



UNIT



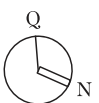
List of unit numbers with this unit plan:

VIEWS

Meydan

711, 811, 1011, 1111, 1211, 1311, 1511, 1611, 1711, 1811, 2211, 2311, 2411, 2511, 2611, 2711, 3011, 3111, 3211, 3611, 3711, 3811, 4011, 4111, 4311, 4411, 4511, 4611, 5011, 5111, 5211, 5311, 5411, 5511, 5711, 5811, 6011, 6111

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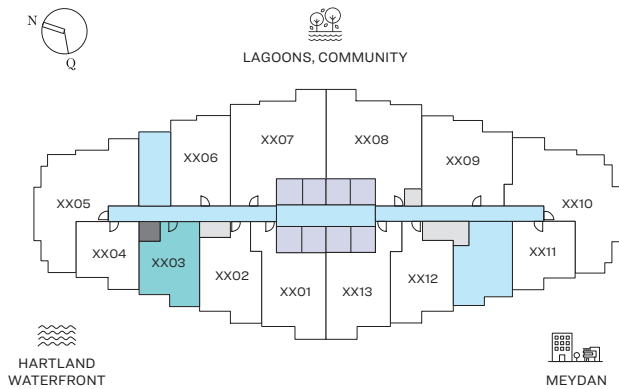


1 BEDROOM APARTMENT

TYPE B (with balcony)

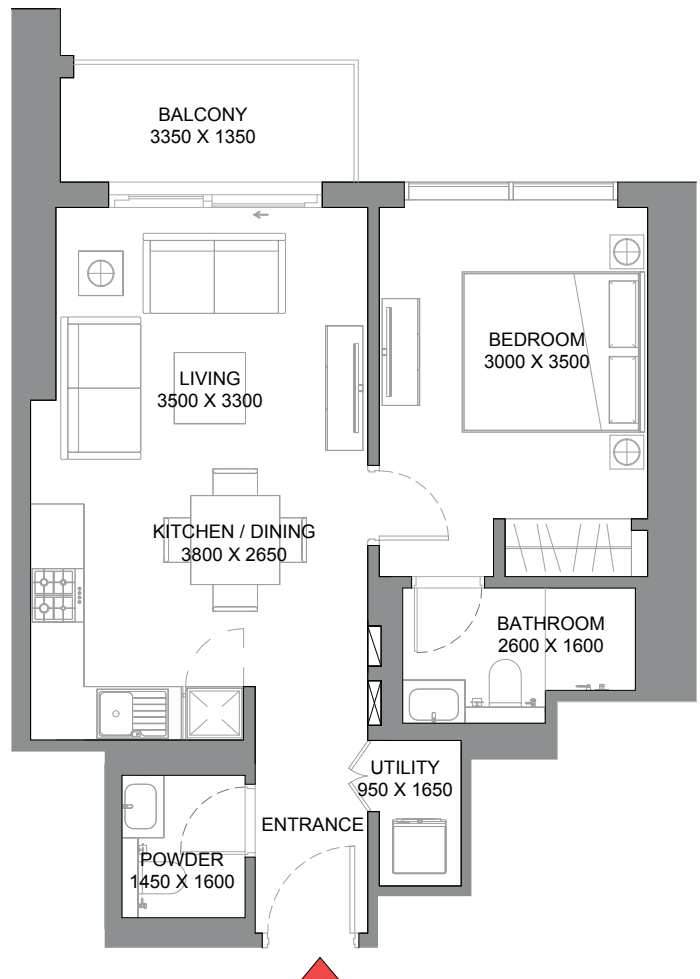
TOTAL SALEABLE AREA

SUITE = 569.52 SQ.FT.
BALCONY = 58.23 SQ.FT.
TOTAL = 627.75 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland Waterfront

703, 803, 1003, 1103, 1203, 1303, 1503, 1603, 1703, 1803, 2203, 2303, 2403, 2503, 2603, 2703, 3003, 3103, 3203, 3603, 3703, 3803,
4003, 4103, 4303, 4403, 4503, 4603, 5003, 5103, 5203, 5303, 5403, 5503, 5703, 5803, 6003, 6103

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1.5 BEDROOM APARTMENT

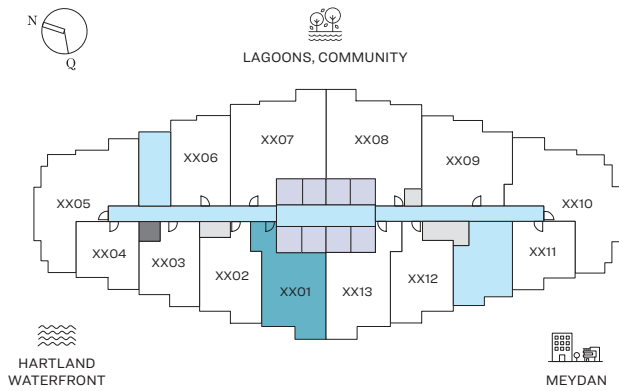
TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.

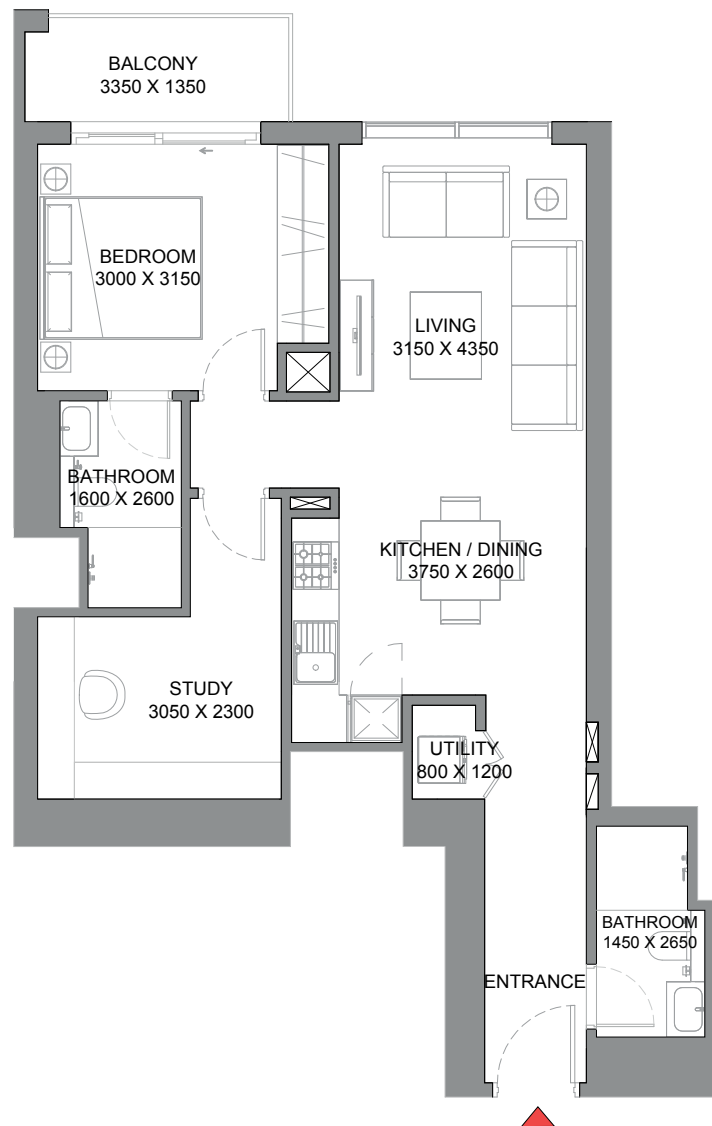
BALCONY = 56.19 SQ.FT.

TOTAL = 841.74 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland Waterfront

701, 801, 1001, 1101, 1201, 1301, 1501, 1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 3001, 3101, 3201, 3601, 3701, 3801, 4001, 4101, 4301, 4401, 4501, 4601, 5001, 5101, 5201, 5301, 5401, 5501, 5701, 5801, 6001, 6101

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1.5 BEDROOM APARTMENT

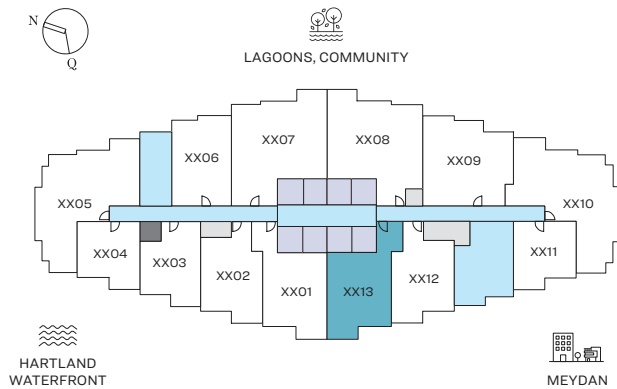
TYPE A (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.

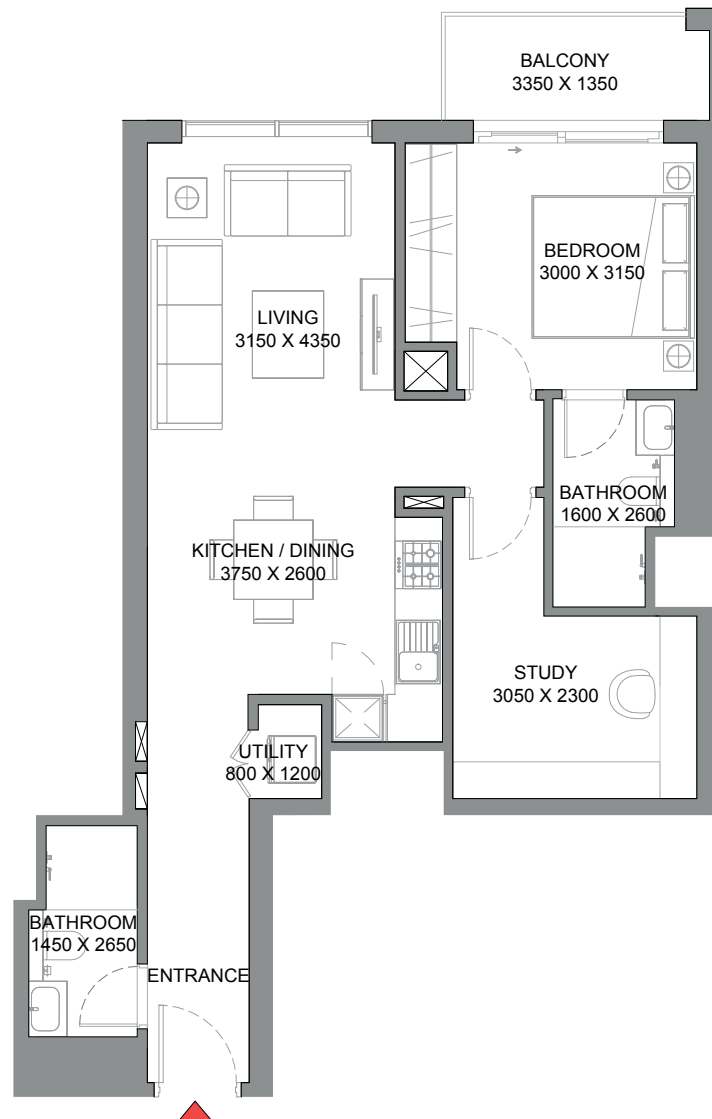
BALCONY = 56.19 SQ.FT.

TOTAL = 841.74 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan

713, 813, 1013, 1113, 1213, 1313, 1513, 1613, 1713, 1813, 2213, 2313, 2413, 2513, 2613, 2713, 3013, 3113, 3213, 3613, 3713, 3813, 4013, 4113, 4313, 4413, 4513, 4613, 5013, 5113, 5213, 5313, 5413, 5513, 5713, 5813, 6013, 6113

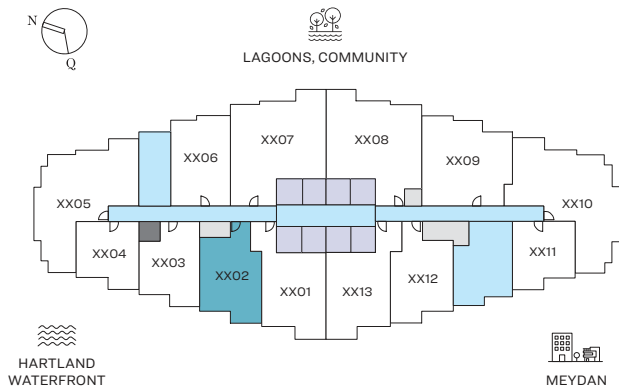
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1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

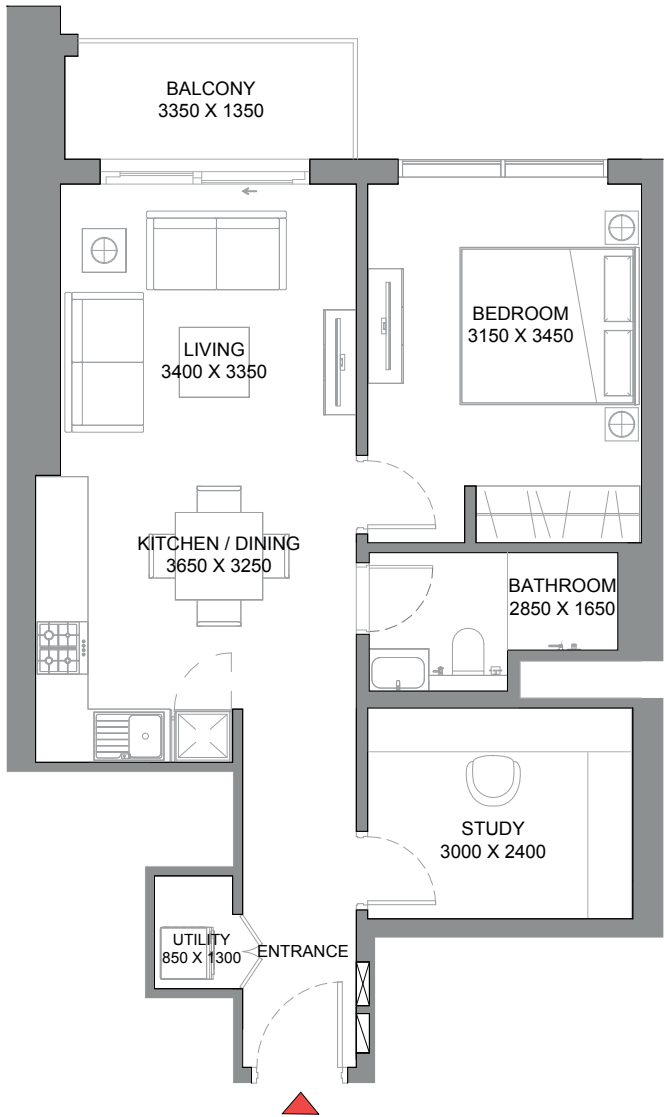
TOTAL SALEABLE AREA

SUITE = 659.40 SQ.FT.
BALCONY = 59.42 SQ.FT.
TOTAL = 718.82 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

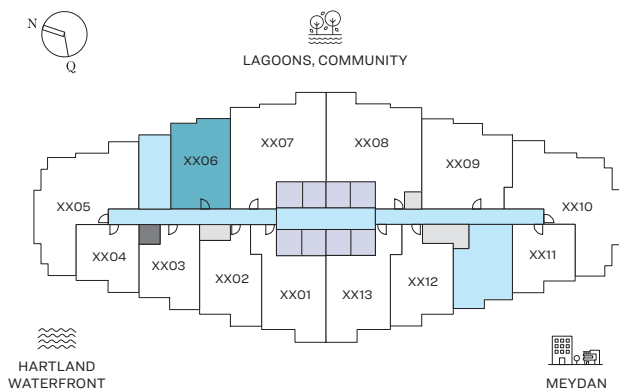
Hartland Waterfront

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3602, 3702, 3802,
4002, 4102, 4302, 4402, 4502, 4602, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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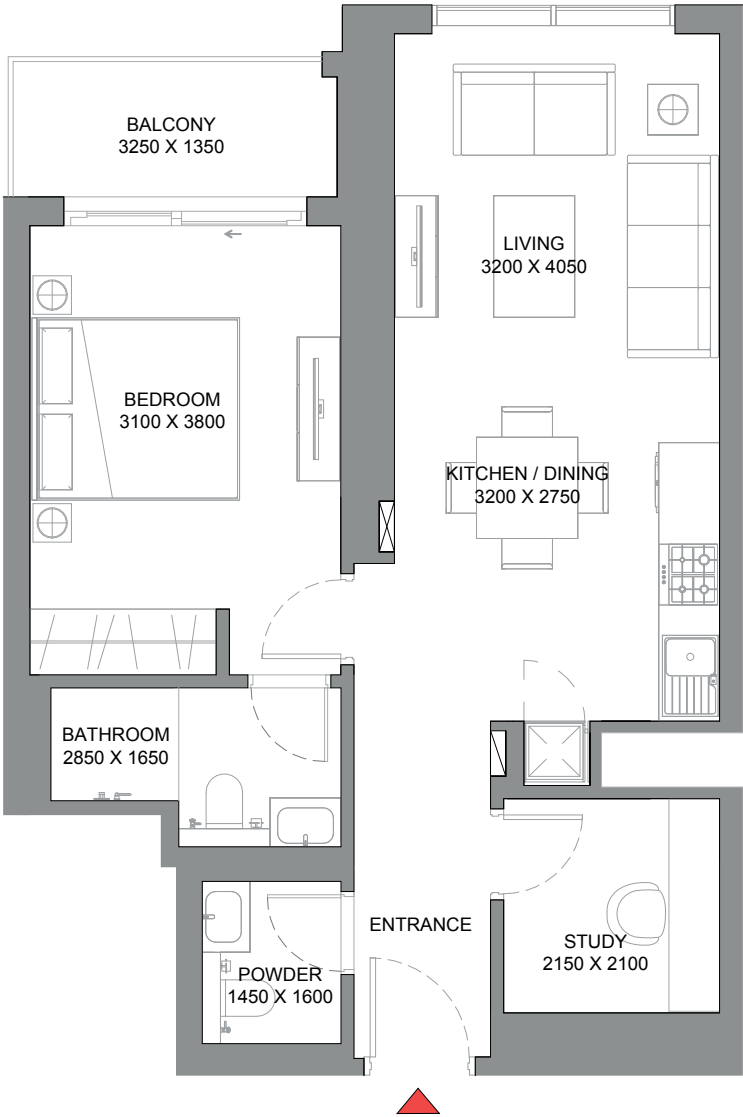
1.5 BEDROOM APARTMENT
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 665.10 SQ.FT.
BALCONY = 56.83 SQ.FT.
TOTAL = 721.93 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

706, 806, 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2206, 2306, 2406, 2506, 2606, 2706, 3006, 3106, 3206, 3606, 3706, 3806, 4006, 4106, 4306, 4406, 4506, 4606, 5006, 5106, 5206, 5306, 5406, 5506, 5706, 5806, 6006, 6106

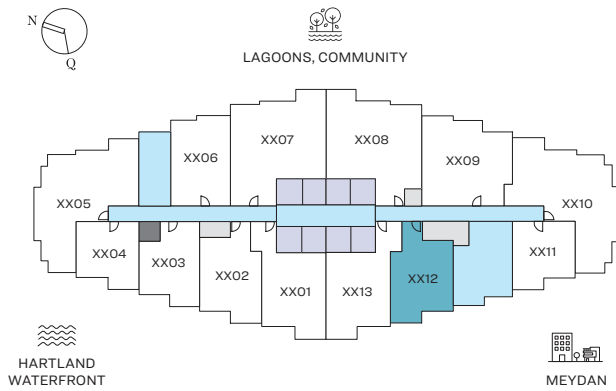
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1.5 BEDROOM APARTMENT

TYPE D (with study room + balcony)

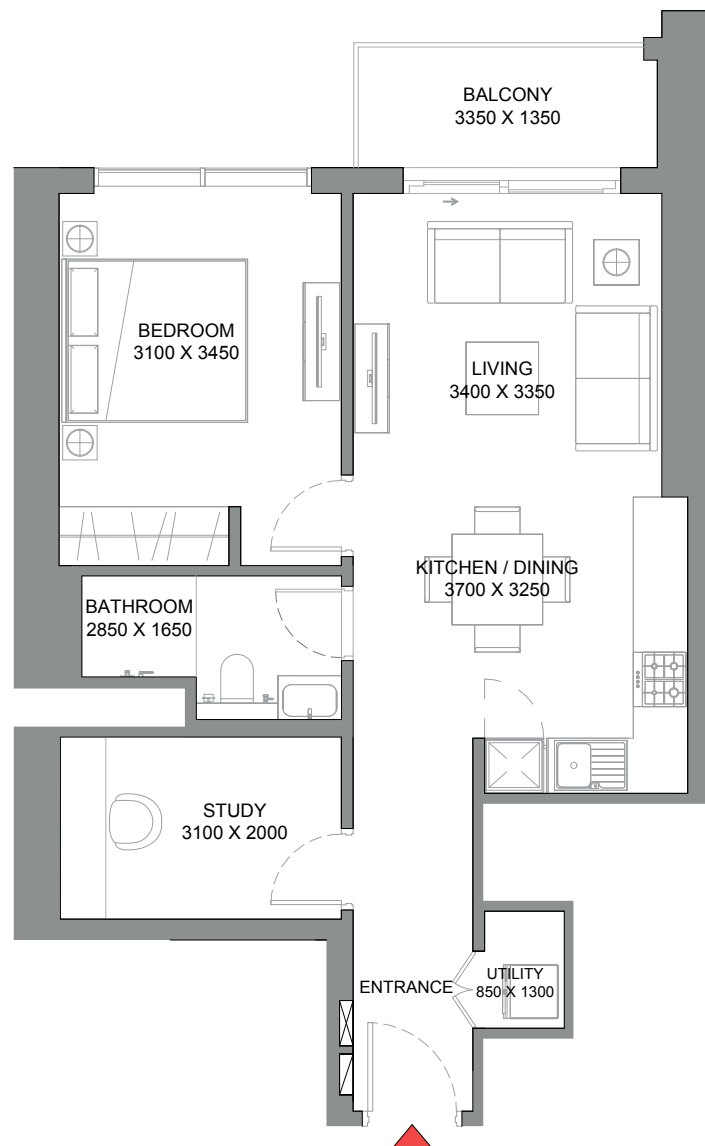
TOTAL SALEABLE AREA

SUITE = 651.22 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 710.53 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan

712, 812, 1012, 1112, 1212, 1312, 1512, 1612, 1712, 1812, 2212, 2312, 2412, 2512, 2612, 2712, 3012, 3112, 3212, 3612, 3712, 3812, 4012, 4112, 4312, 4412, 4512, 4612, 5012, 5112, 5212, 5312, 5412, 5512, 5712, 5812, 6012, 6112

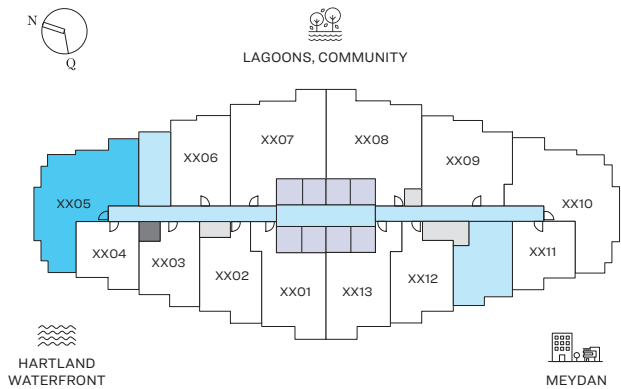
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2 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 996.63 SQ.FT.
BALCONY = 172.22 SQ.FT.
TOTAL = 1,168.85 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

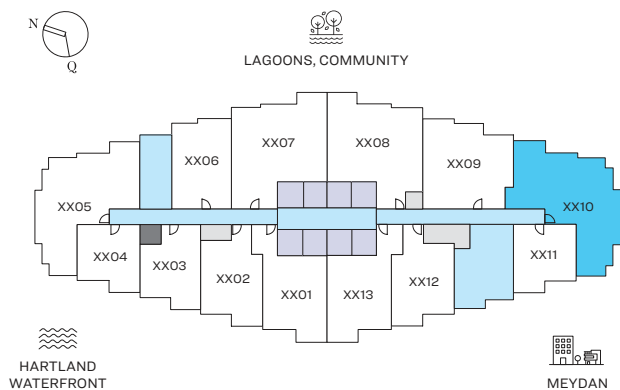
Lagoons, Community, Hartland Waterfront

705, 805, 1005, 1105, 1205, 1305, 1505, 1605, 1705, 1805, 2205, 2305, 2405, 2505, 2605, 2705, 3005, 3105, 3205, 3605, 3705, 3805,
4005, 4105, 4305, 4405, 4505, 4605, 5005, 5105, 5205, 5305, 5405, 5505, 5705, 5805, 6005, 6105

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2 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,001.04 SQ.FT.
BALCONY = 172.98 SQ.FT.
TOTAL = 1,174.02 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Meydan
710, 810, 1010, 1110, 1210, 1310, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 3010, 3110, 3210, 3610, 3710, 3810, 4010, 4110,
4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5710, 5810, 6010, 6110

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2 BEDROOM APARTMENT

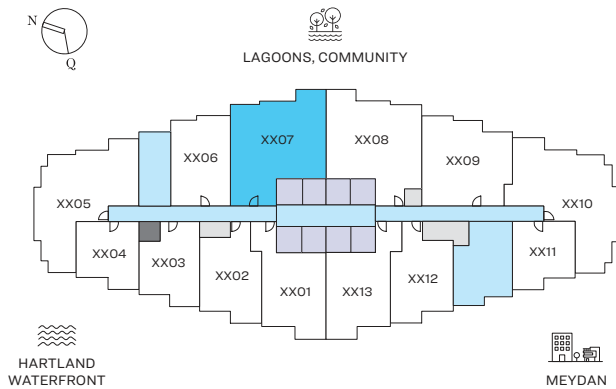
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,103.52 SQ.FT.

BALCONY = 115.39 SQ.FT.

TOTAL = 1,218.91 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

707, 807, 1007, 1107, 1207, 1307, 1507, 1607, 1707, 1807, 2207, 2307, 2407, 2507, 2607, 2707, 3007, 3107, 3207, 3607, 3707, 3807, 4007, 4107, 4307, 4407, 4507, 4607, 5007, 5107, 5207, 5307, 5407, 5507, 5707, 5807, 6007, 6107

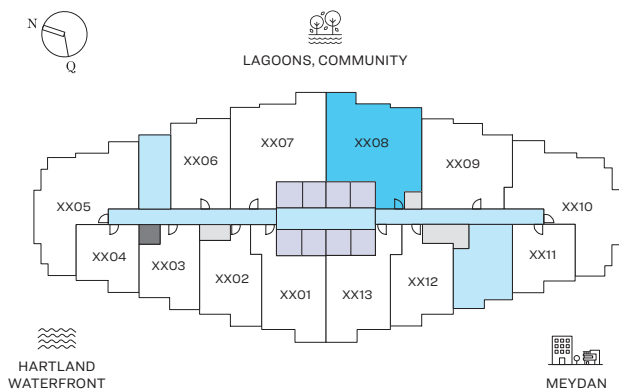
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2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 1,086.08 SQ.FT.
BALCONY = 115.39 SQ.FT.
TOTAL = 1,201.47 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

708, 808, 1008, 1108, 1208, 1308, 1508, 1608, 1708, 1808, 2208, 2308, 2408, 2508, 2608, 2708, 3008, 3108, 3208, 3608, 3708, 3808,
4008, 4108, 4308, 4408, 4508, 4608, 5008, 5108, 5208, 5308, 5408, 5508, 5708, 5808, 6008, 6108

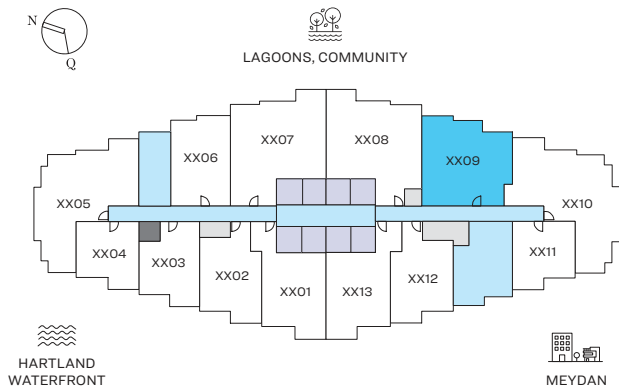
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2 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 946.79 SQ.FT.
BALCONY = 58.45 SQ.FT.
TOTAL = 1,005.24 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40, 41, 43-46, 50-55, 57, 58, 60, 61



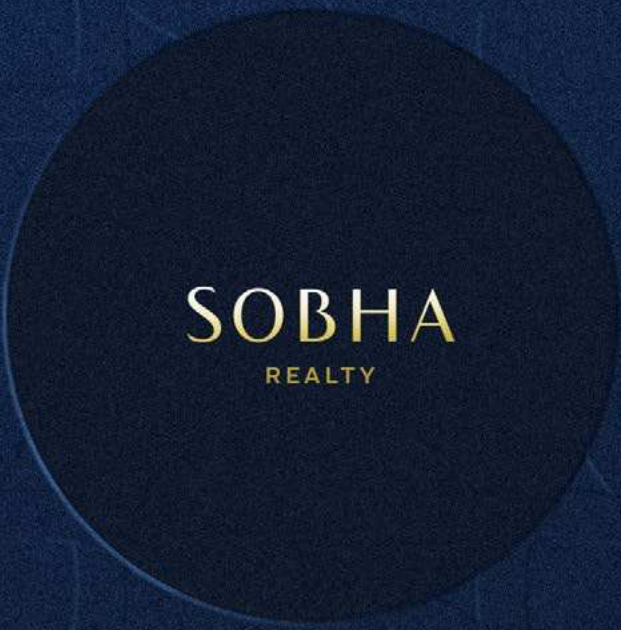
List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

709, 809, 1009, 1109, 1209, 1309, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 3009, 3109, 3209, 3609, 3709, 3809,
4009, 4109, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5709, 5809, 6009, 6109

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

The logo consists of a dark blue circle containing the text "SOBHA" in a large, gold, serif font, with "REALTY" in a smaller, gold, sans-serif font below it. The background is a dark blue textured surface with a faint, repeating pattern of overlapping circles.

SOBHA
REALTY