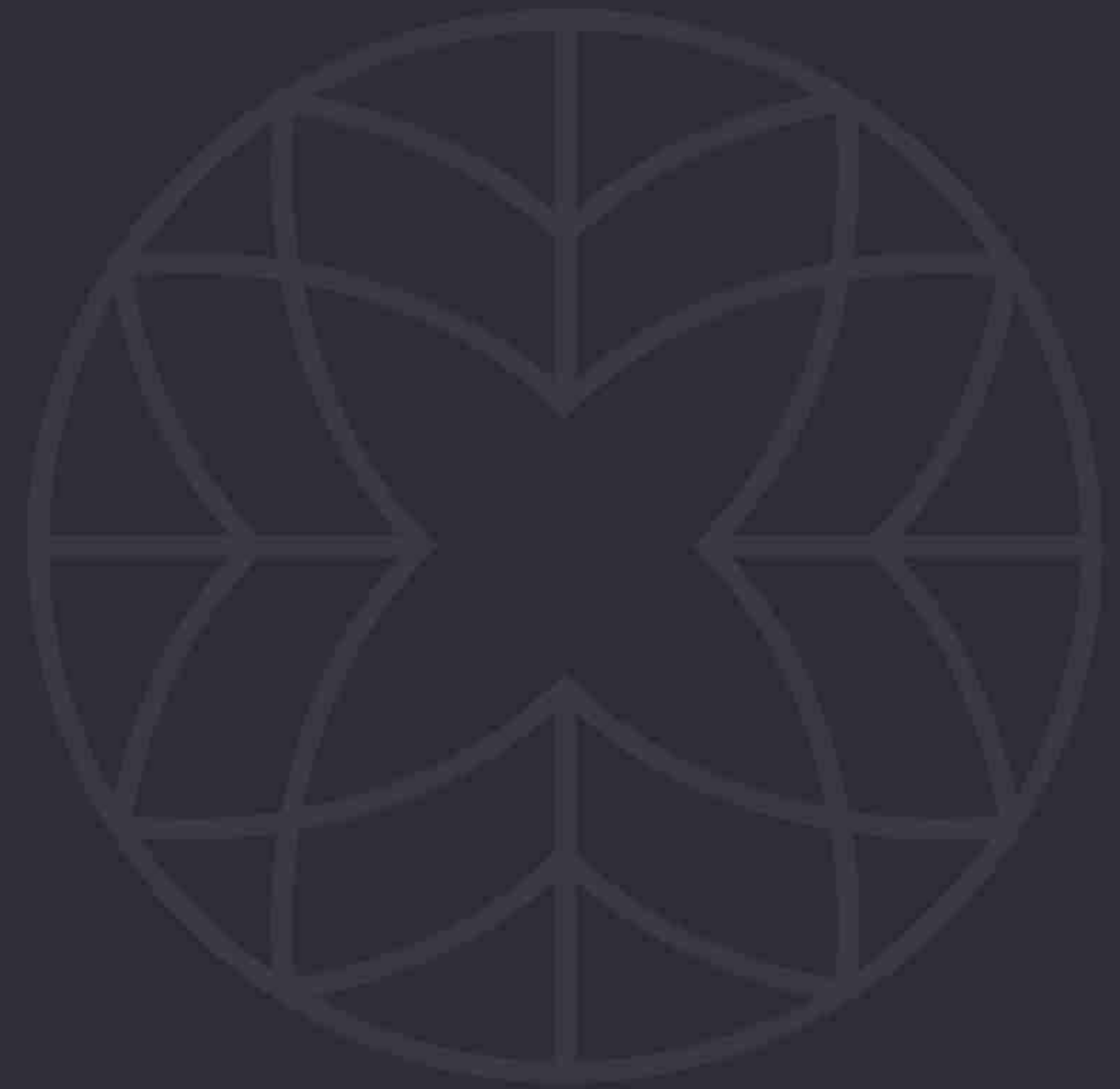


SOBHA HARTLAND
GARDEN HOUSES

SOBHA
REALTY

SOBHA
REALTY



SOBHA HARTLAND
GARDEN HOUSES

A black and white photograph of a forest. Sunlight filters through the dense canopy of trees, creating a dappled light effect on the foliage. The trees are mostly deciduous, with some leaves showing signs of autumn. The overall mood is serene and natural.

IF YOU MUST



JOURNEY,

A black and white photograph of a woman with her eyes closed, surrounded by large, dark, wet leaves. The text "GO WITHIN." is overlaid in a gold serif font on the right side of the image.

GO WITHIN.

RESTORE WHAT THE CITY TAKES AWAY.

Welcome to Sobha Hartland.

Envisioned to be the anti-thesis to urban life with
30% of its space dedicated to landscaped greenery and open areas, this
8 million sq ft private estate is perched along the idyllic Dubai Water Canal,
in Mohammed Bin Rashid Al Maktoum City, the heart of Dubai.

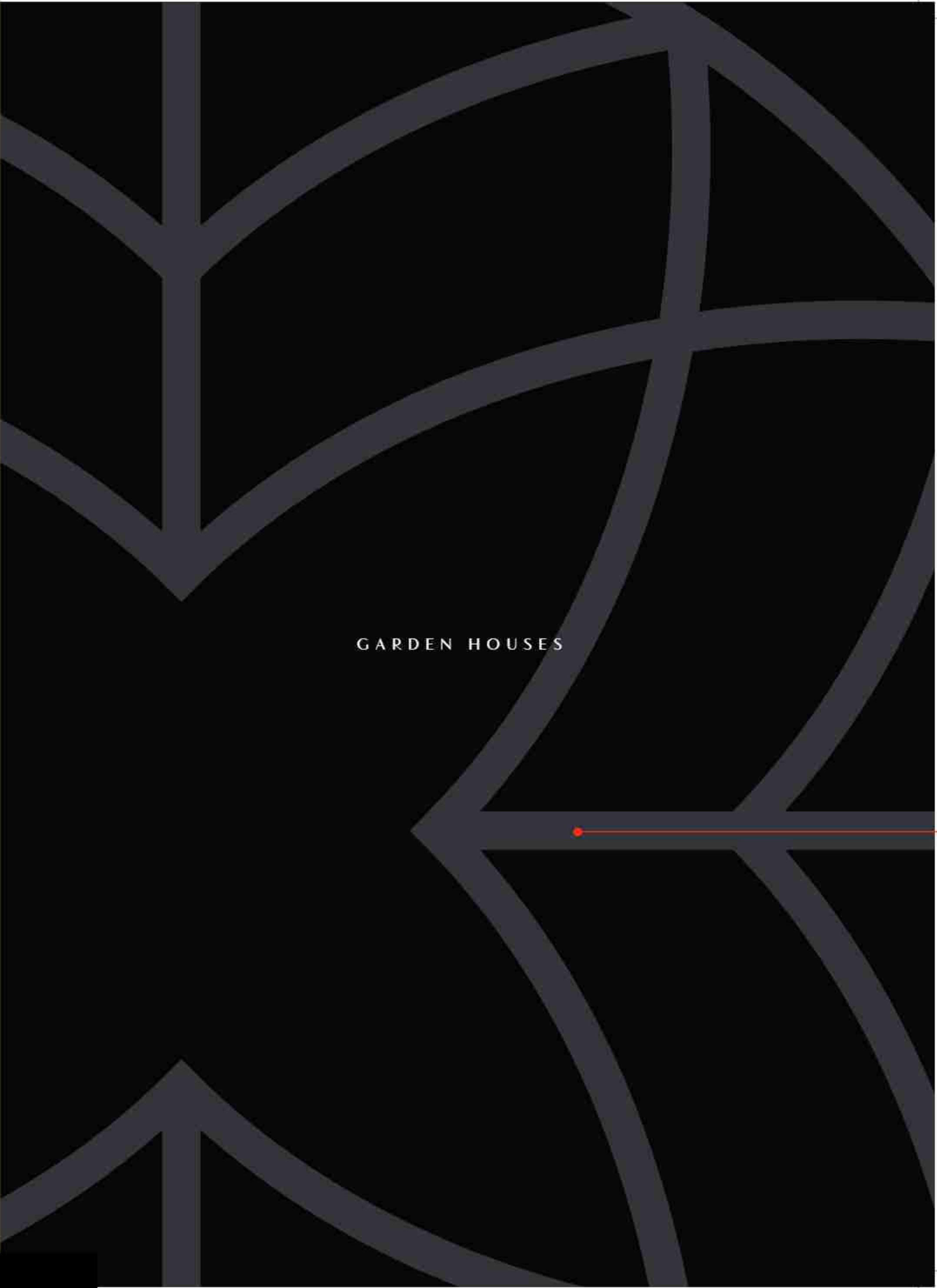
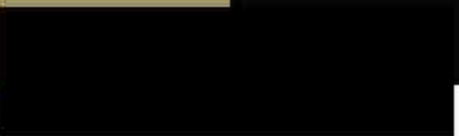
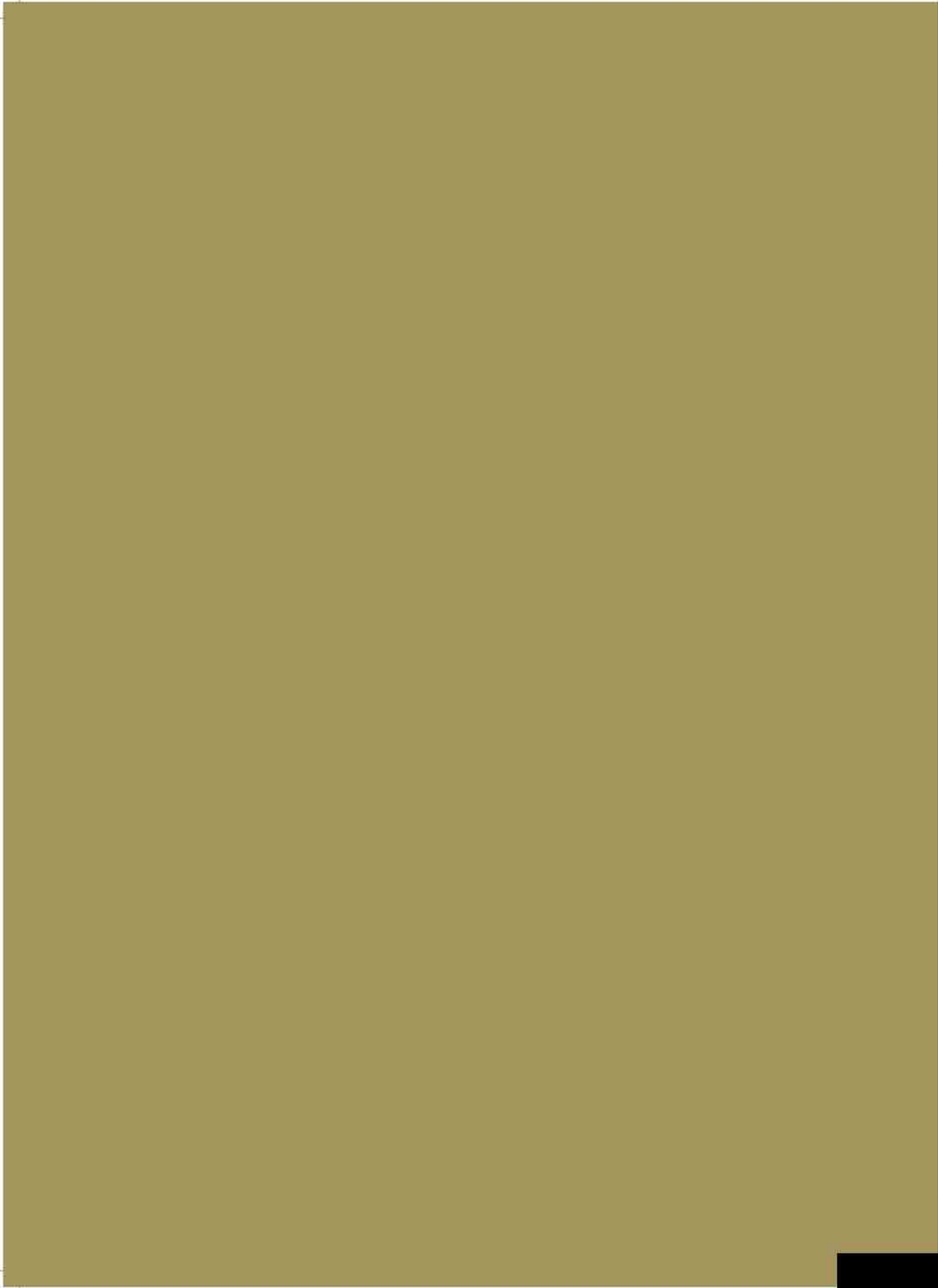


URBAN PLANNING PHILOSOPHY

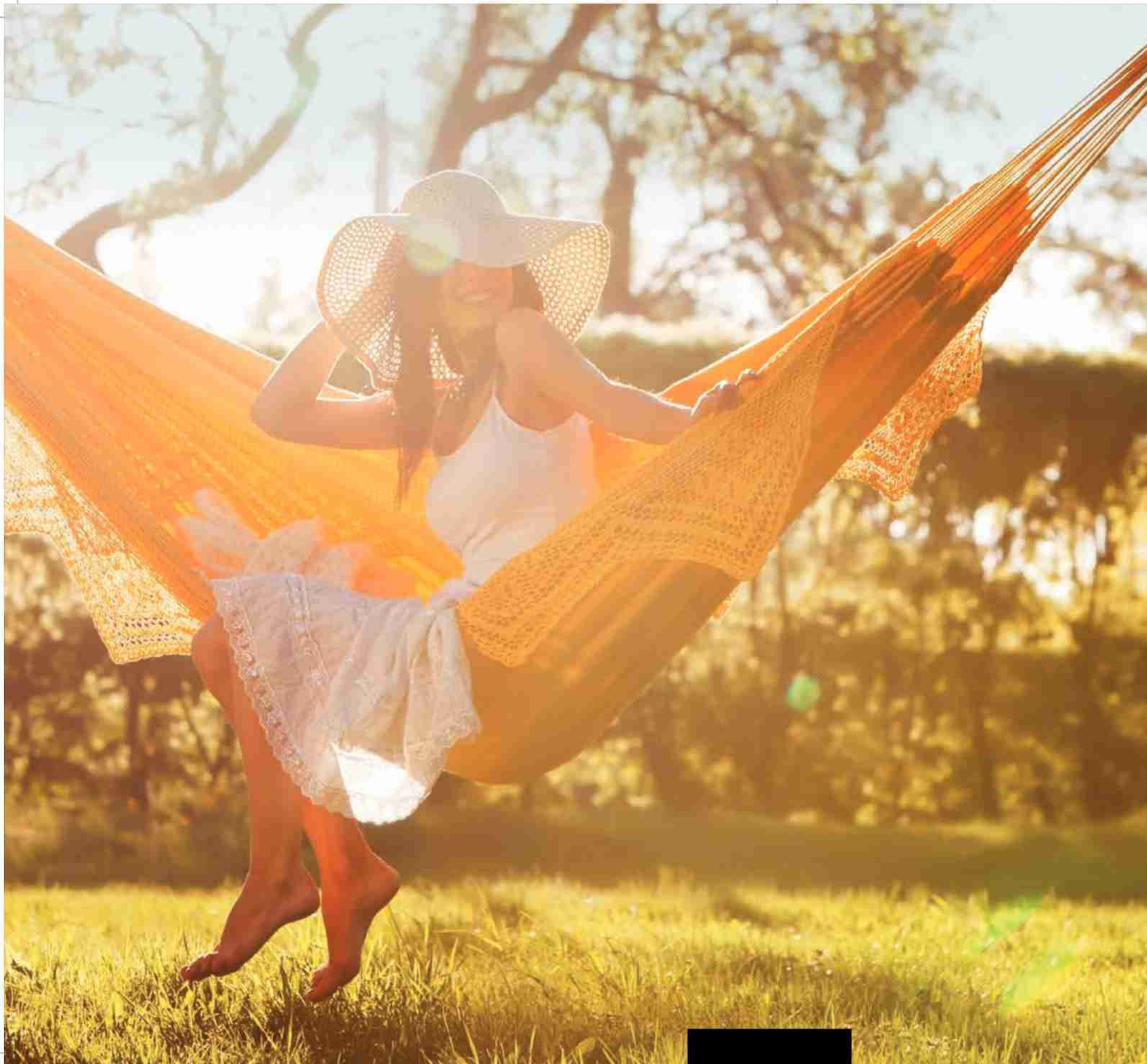
Sobha Hartland follows the principles of urban design, the likes of which haven't been seen in Dubai. Our philosophy of community living, borrows from the great cities of the world - Paris, Barcelona and Rome. The rectangles in our design drawings follow the golden ratio of art.

A seamless flow is maintained in public and private interfaces, allowing human interaction.

The residences are cleverly laid out to maximise open space and privacy of the spatial, visual and acoustic kind. Sobha Hartland is a homogenous masterpiece upholding the virtues of urban design with great attention to detail.



GARDEN HOUSES



EXPERIENCE THE
LUXURY OF
AN EXCLUSIVE
LONDON GARDEN HOME.

*IN THE HEART
OF DUBAI.*



GREET VISITORS IN YOUR
PRIVATE GARDEN EVERY DAY.

*NAMELY THE BIRDS AND
BUTTERFLIES.*

In one of the greenest nooks in central Dubai
you'll discover homes that are inspired by the most coveted aspect
of London life – private garden living.

Welcome to Garden Houses at Sobha Hartland.

Inspired by classic London-style
garden houses, these contemporary homes will introduce you to
a life that can't be experienced elsewhere in Dubai.

INSPIRED BY
THE GARDEN HOMES
OF LONDON.

NESTLED IN
PRIME CENTRAL DUBAI.

The classic townhouses of London introduced the world to the concept of garden living. With their beautifully landscaped private gardens, they fashioned a life of leisure and holistic well-being for home-owners.

Garden Houses at Sobha Hartland now gives you a chance to experience the tranquillity of this life, enhanced with contemporary luxury.





THESE EXCLUSIVE
GARDEN HOUSES ARE
LIMITED IN NUMBER.

*BUT CONTAIN
ENDLESS
POSSIBILITIES.*

A typical day here is a rare mix of leisure and luxury. Begin your mornings on a peaceful note in your beautifully landscaped private garden, with the smell of fresh grass reviving your senses. Follow it up with a hearty breakfast amidst the chirping of birds and fluttering of butterflies. Afternoons are best spent curled up on a hammock in your private backyard. While evening sunsets merit some quality time with the kids.

With 3 floors and two private gardens, a Garden House takes luxury living in Dubai to a whole new level. And with just 16 of these homes available, this life is as exclusive as it gets.

A GARDEN HOUSE
IS MORE THAN A HOME.

IT'S WHERE
MEMORIES BLOSSOM.

Once you move into a Garden House, your life changes forever. You suddenly begin to appreciate the important things in life. Play time with the kids outdoors isn't rare but a daily event.

Get-togethers on the lawn are weekend essentials.

You even find more time for yourself. The possibilities are endless indeed, but one thing's for certain.

There's nothing better than spending time relaxing, in the company of nature.



LIVE AT DUBAI'S
MOST PRESTIGIOUS ADDRESS.

IN THE LAP OF NATURE.

Central Dubai's greenest estate, Sobha Hartland, is a world away from the rest of Dubai. This haven is blessed with hundreds of species of trees and sprawling acres of open greens. Right in the heart of this estate, on the most picturesque street, you'll find Garden Houses at Sobha Hartland.

We've named this gorgeous tree-lined street Garden Avenue, for good reason. A stroll down this green lane will take you to 16 of the most unique homes in Sobha Hartland. Living in a three-level residence with state-of-the-art amenities, on a landscaped street like this, is a special experience.

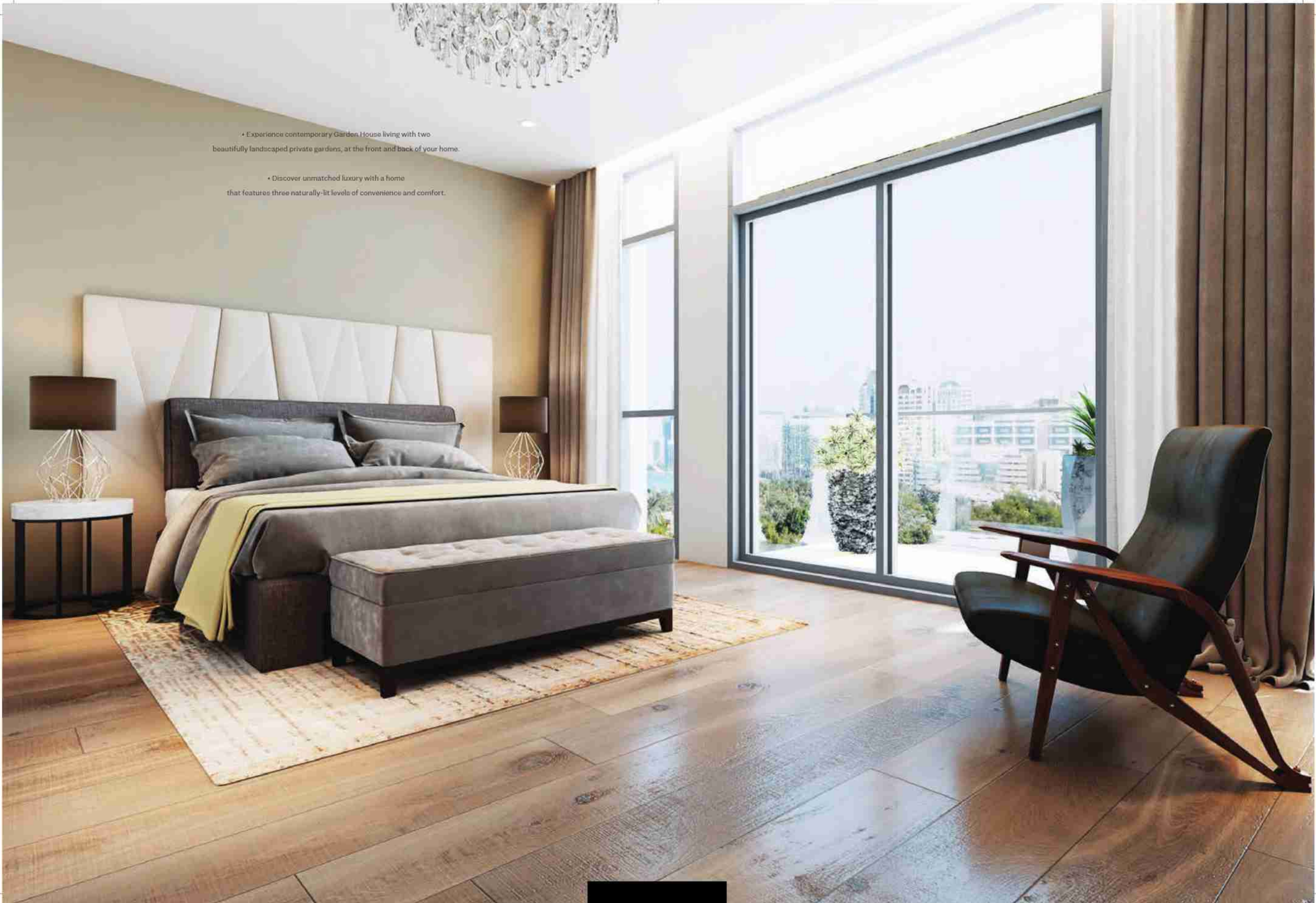


EXCLUSIVE
THREE-LEVEL
RESIDENCES THAT
*ELEVATE YOUR
LIVING EXPERIENCE.*

Welcome to a life that's as rare as it gets in
central Dubai. Garden Houses at Sobha Hartland
offer you a range of thoughtful, modern
amenities crafted to make your
life as luxurious and comfortable as possible.

• Experience contemporary Garden House living with two beautifully landscaped private gardens, at the front and back of your home.

• Discover unmatched luxury with a home that features three naturally-lit levels of convenience and comfort.



• Get used to extravagance with a 3300 sq. ft. living space featuring 4 master bedrooms, spaced across three levels.

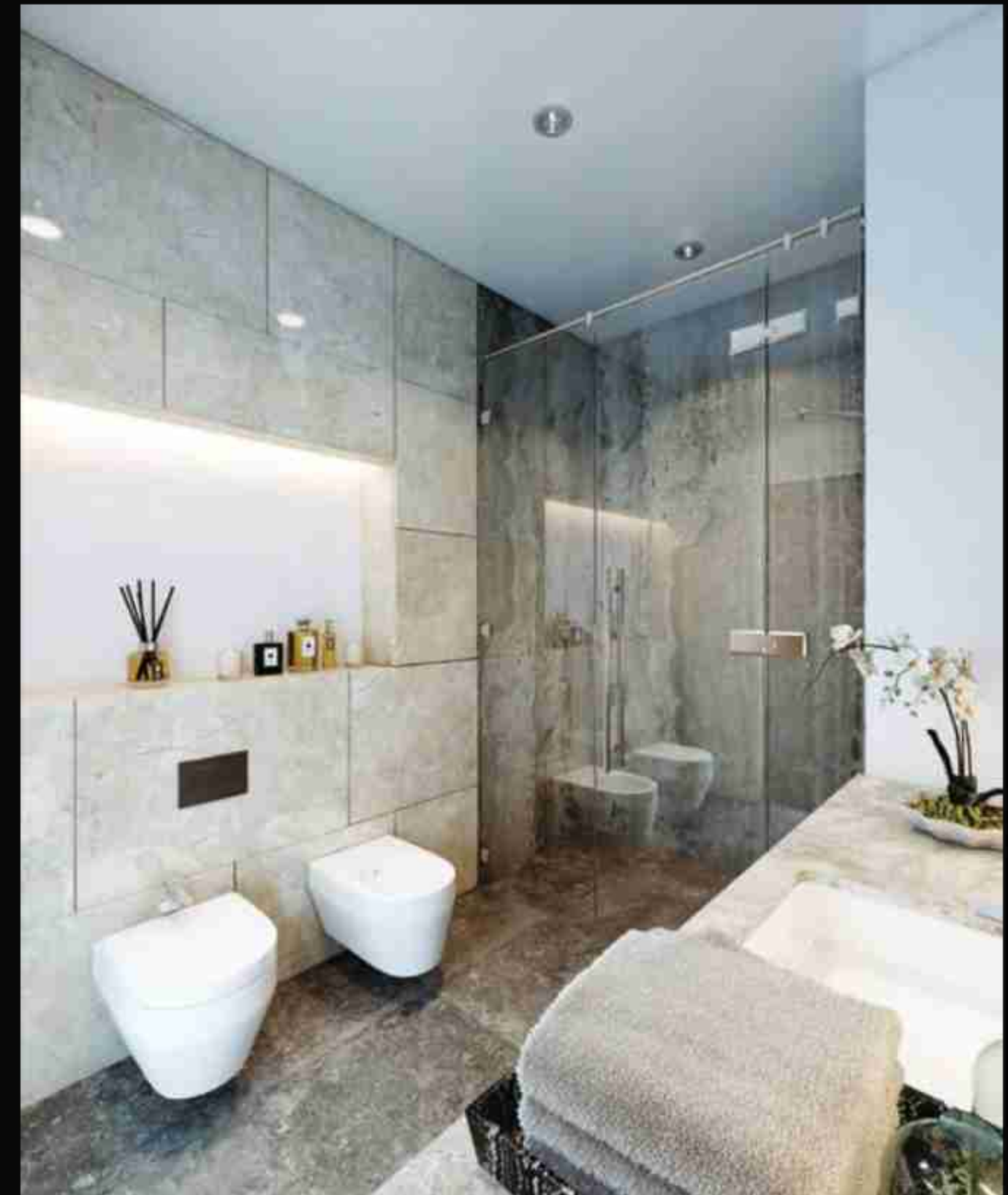
• Start expecting more with an abode that includes private landscaped gardens, open sun decks, a powder room, domestic-help quarters, walk-in closets, wide balconies and a garage.





• Add a spa-like experience into your daily routine with porcelain-tiled, beautifully decorated bathrooms that provide the perfect balance between sophistication and comfort.

• Experience nothing but the finest with homes that follow German standards of luxury and go through detailed checks for quality control.



• Spend some quality time with the family or simply get lost in your thoughts, in your private landscaped gardens.



• Experience true luxury without the wait with Garden Houses that are entirely ready for you to move into.

• Live at Dubai's most prestigious address:
1-27 Garden Avenue, Sobha Hartland, MBR City, Dubai.



WELL-CONNECTED
TO NATURE.
AND DOWNTOWN DUBAI.

Your Garden House is nestled amidst
Dubai's greenest estate.
Life here comes with added benefits like centrality,
convenience and comfort.

- Nestled within a gated community in the heart of Sobha Hartland.
- Part of an 8 million sq. ft. estate with 30% space reserved for lush greenery.
- Home to spectacular views of the Dubai skyline,
Ras Al Khor Bird Sanctuary, Dubai Canal and Dubai Creek.
- A two-minute walk away from top international schools,
the community triangular park and the walkway along the Dubai Canal.
- Well-connected to the rest of the city
through the future metro line and the Ras Al Khor main road.

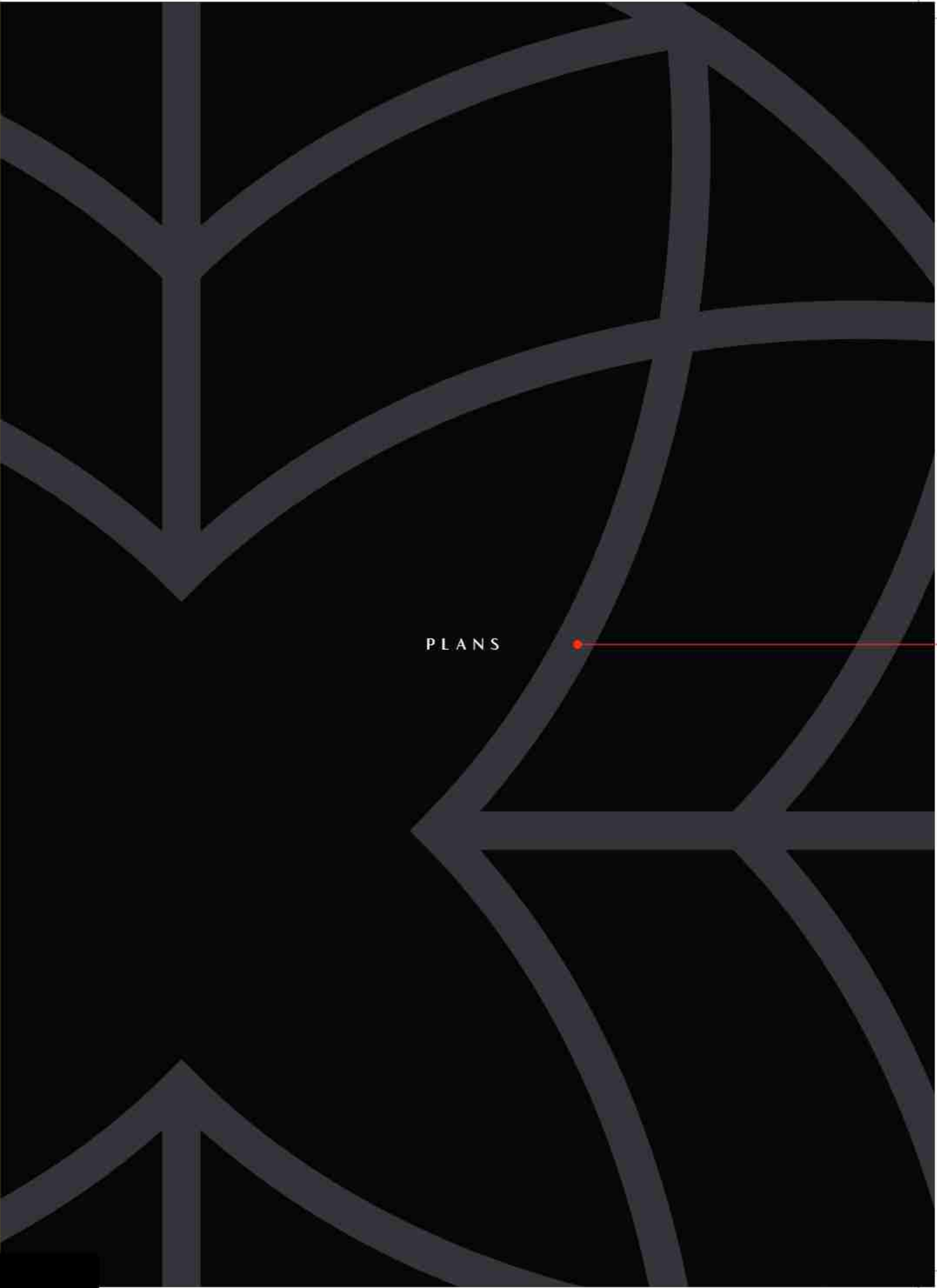
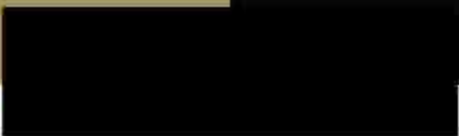
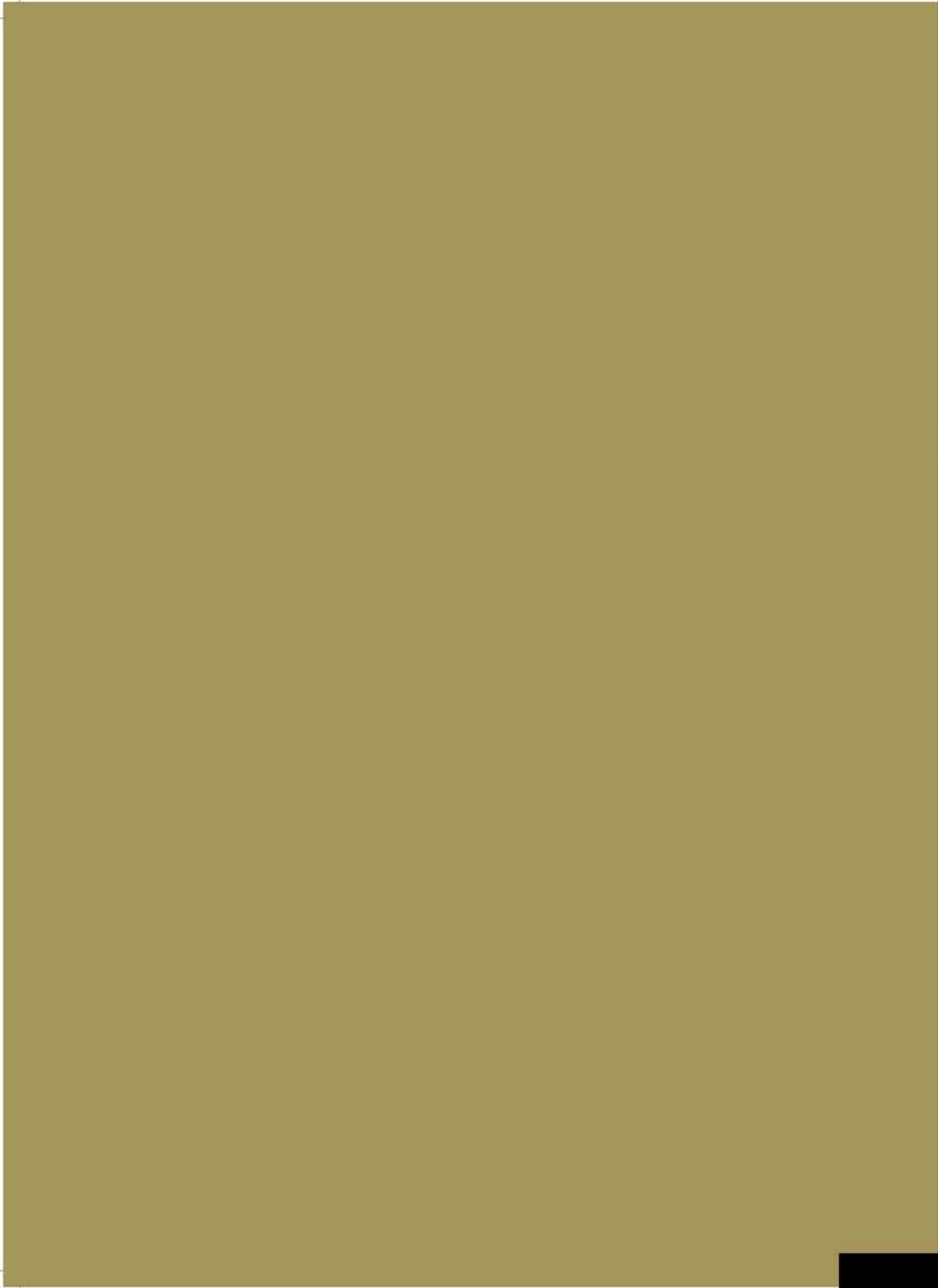
DESIGNED FOR
A LIFE LESS ORDINARY.



- 01 ENTRY / EXIT TO SOBHA HARTLAND
- 02 HOTELS
- 03 CREEK VISTAS
- 04 INTERNATIONAL SCHOOLS
- 05 ONE PARK AVENUE
- 06 GREENS
- 07 HIGH RISE BUILDING - RESIDENTIAL
- 08 GATE TO SOBHA HARTLAND ESTATES
- 09 GARDEN HOUSES
- 10 FOREST VILLAS
- 11 GARDENIA VILLAS
- 12 WATER CANAL VILLAS
- 13 DUBAI CANAL
- 14 DUBAI METRO LINE
- 15 AL MEYDAN ROAD
- 16 RAS AL KHOR ROAD
- 17 AMENITIES

- YOGA CENTRE
- SWIMMING POOL
- HOTELS
- CAFES
- SPA
- RETAIL
- WALK
- PARK
- HARTLAND SQUARE
- HARTLAND CLUB
- HARTLAND BOULEVARD
- CHILDREN'S NURSERY
- MOSQUES

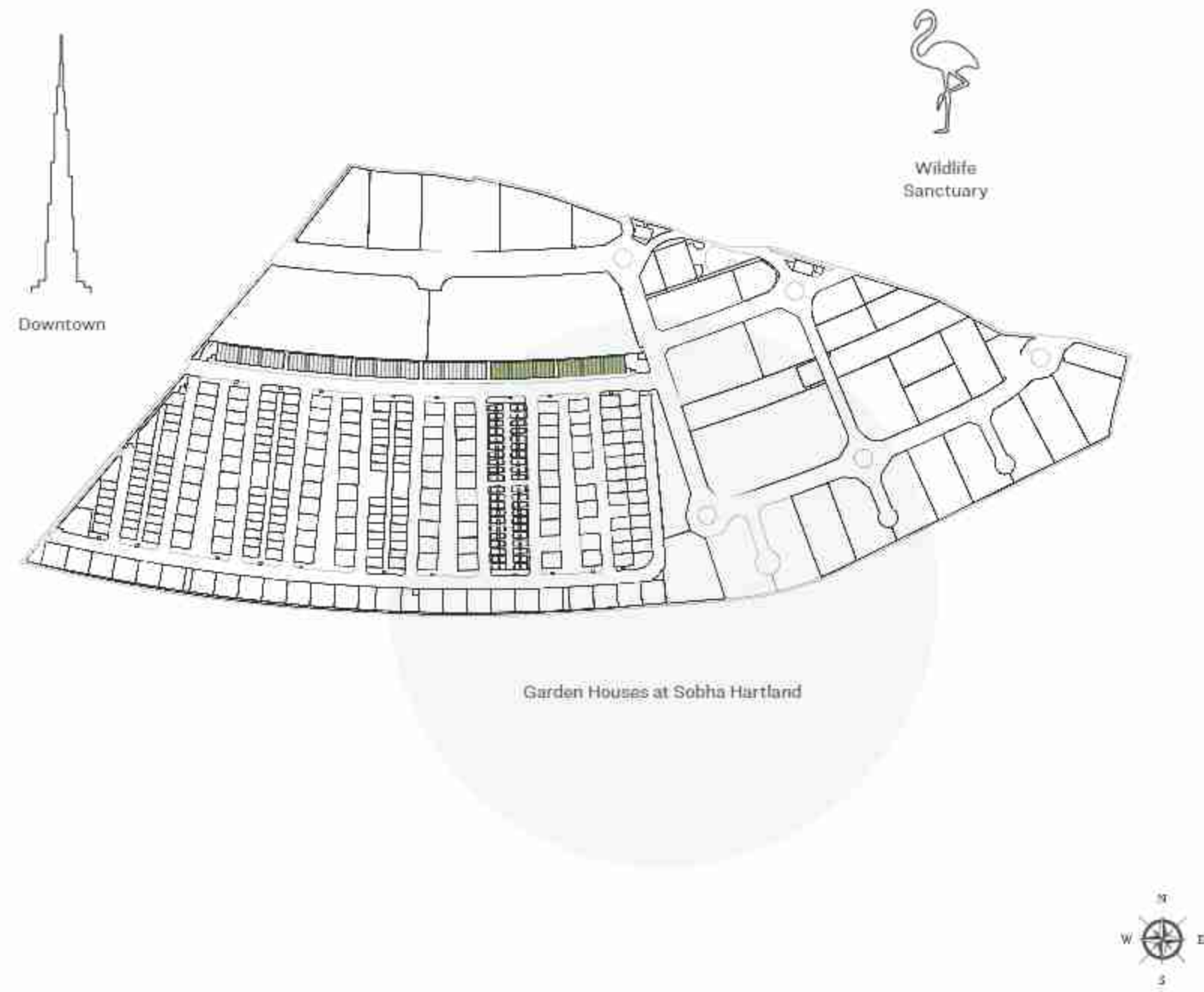




PLANS



LOCATION PLAN



Ground Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.



First Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.



Second Floor
Saleable Area - 3,233 - 3,302 SQ.FT.
300.3 - 306.7 SQ.M.