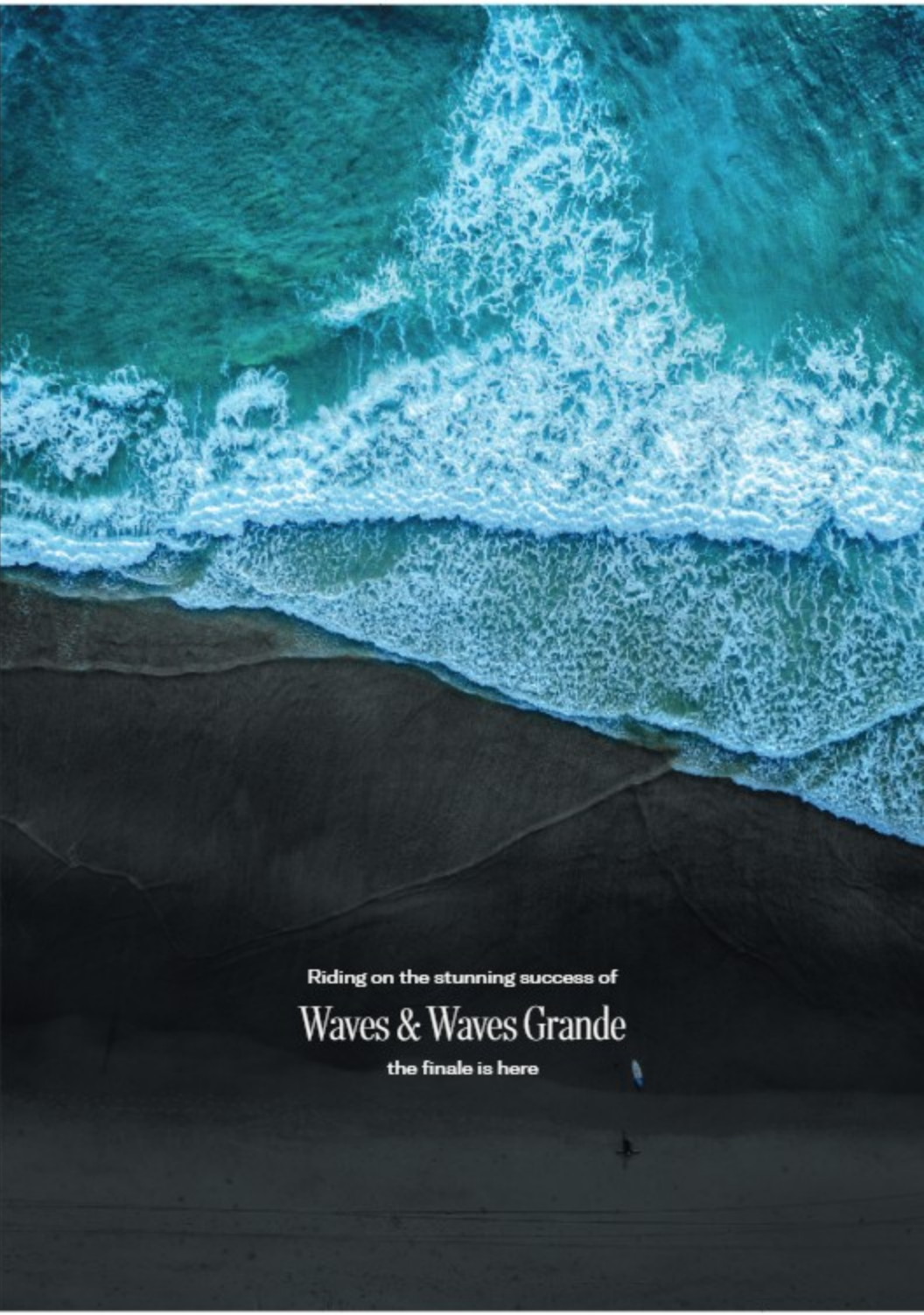




WAVES
OPULENCE



SOBHA HARTLAND



Riding on the stunning success of
Waves & Waves Grande
the finale is here



PRESENTING

WAVES
OPULENCE

Part of the Waves Trilogy



Waves Opulence is the last waterfront project in our flagship community, Sobha Hartland. Located right in the heart of our 8 Mn sqft Sobha Hartland, it's all you need on the water's edge. Keep calm and enjoy the tranquility of luxury waterfront living away from the hustle and bustle of everyday life.



More than one great reason

Waves Opulence is the last chapter of the Waves Trilogy. It's an opportunity of a lifetime. Located in the coveted waterfront district, Opulence offers 360° uninterrupted views to match the time and your mood.



Live the View

See what you imagine.



Bask in uninterrupted views of the water. Soak in calming waves of the waterfront. View landscaped greens all around. Recharge with the pulsating views of Downtown.



Where luxuries become amenities

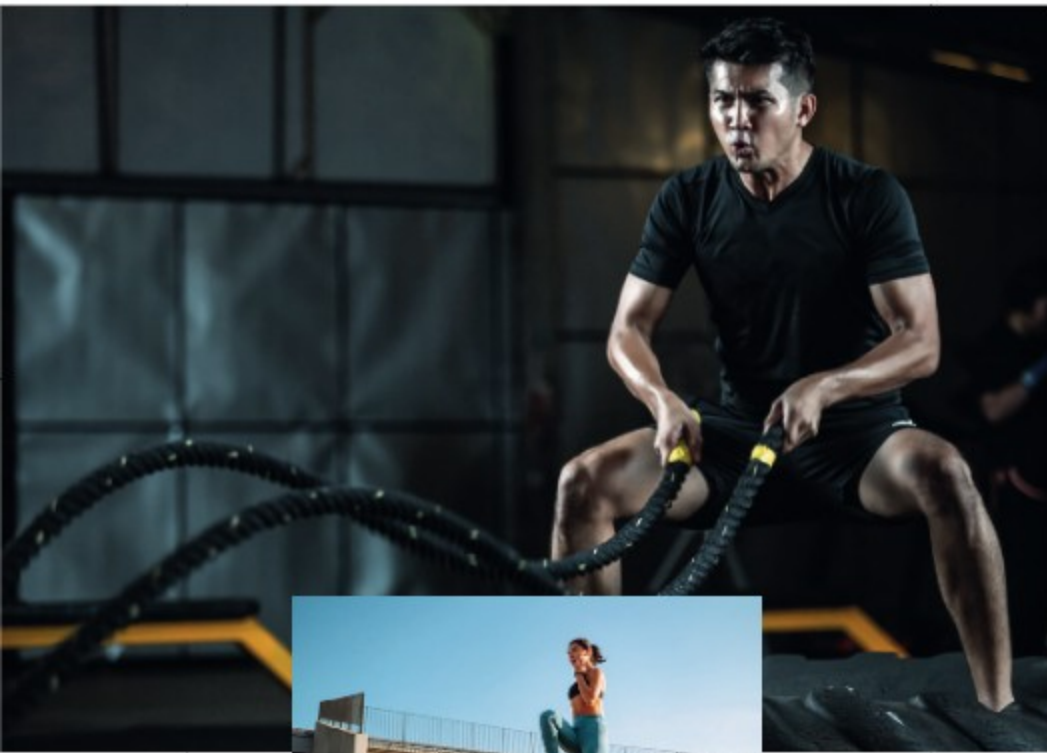
Waves Opulence has it all. The amenities are spread out over separate decks. With leisure, relaxation, entertainment, and play based on your mood, with your family or friends at any time of the day.

Soak & Splash

It's a personal oasis where you can entertain and enjoy in the company of family and friends.

Whether swimming laps, floating around, or lounging under the sun, the luxury pool is the perfect place to relax and unwind.





Hide, Seek, Bounce & Jump

The dedicated play area lets the little ones burn off their mischievous energy. Designed with fun and safety in mind, it has all the features to appeal to parents and children.



Work it Out

With a fully equipped indoor & outdoor gym, you get to be in perfect shape. Destress with state-of-the-art fitness gear and have an unparalleled workout experience.

Waves Opulence believes in a healthy mind and body.





Hop to Shop

Fancy a quick bite? Choose from a range of fine restaurants and cafés, order-in, or catch up at lunch near your home. If you are in the mood for intensive retail therapy, then some of the world's best malls are a quick ride away.

Park in your home

The courtyard garden is a place to enjoy the fresh air with the gentle breeze from the waters. It provides a stunning focal point for your home to create a serene oasis.

Surrounded by lush foliage and outdoor green area in Sobha Hartland, it's an urban jungle of a different kind.





Hangout with your soul



Soothe your senses and relax with meditative yoga sessions while taking in the calm waterside views.

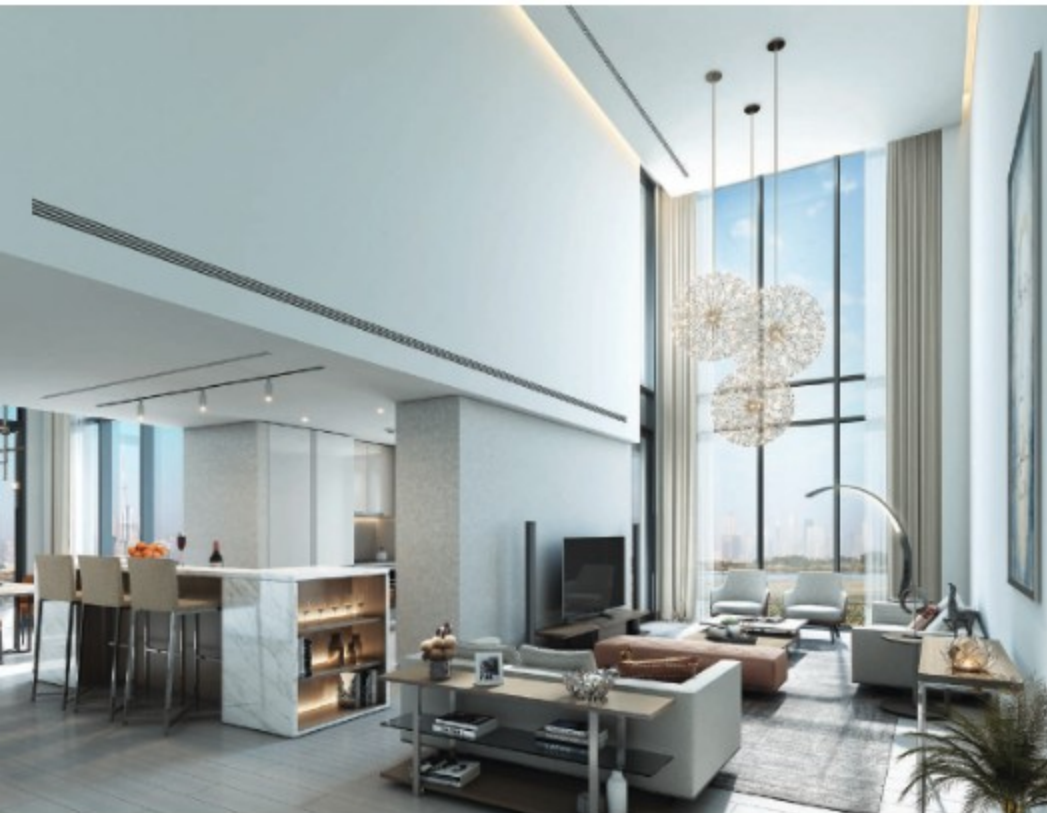
Pool vibes and tan lines



Beat the sun as you take a dip in the state-of-the art Infinite swimming pool or work on those tan lines by the poolside, the choice is yours.



It's now or never



1-4 Bedroom luxury waterfront apartments
Limited units are available on the last waterfront
property in Sobha Hartland.

Starting at AED 1.55 million

FLEXIBLE PAYMENT OPTIONS

60%
during construction

40%
on completion

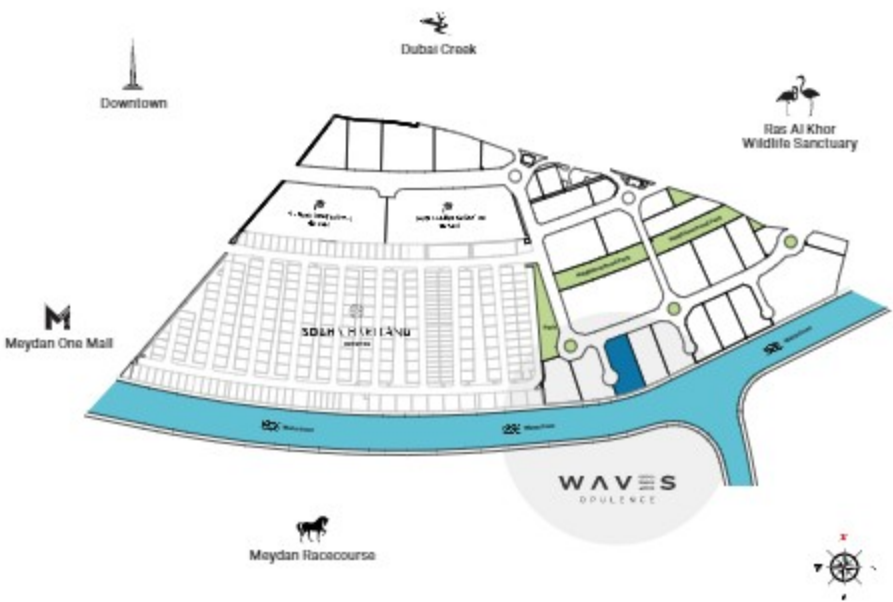
WAVES
OPULENCE



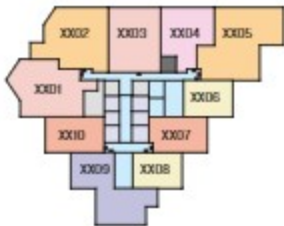
MASTER PLAN
FLOOR PLANS
RESIDENTIAL UNIT PLANS

WAVES
OPULENCE

LOCATION IN THE MASTER PLAN



FLOOR PLAN LAYOUT



TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32)_ LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33)_ UPPER LEVEL

APARTMENT FEATURES



Landmark views



Covered car parking



Fully fitted kitchens



Bedroom wardrobe in all units

- | | | | |
|--------------|--------------|-------------|-------------|
| 1 BED UNIT | 2.5 BED UNIT | CIRCULATION | GARAGE ROOM |
| 1.5 BED UNIT | 3 BED UNIT | LIFT | |
| 2 BED UNIT | 4 BED UNIT | SERVICES | |

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*Terms & Conditions apply

1 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 728.39 SQ.FT.
BALCONY = 70.18 SQ.FT.
TOTAL = 798.57 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Harland, Waterfront, Amenities
100G, 100R, 110G, 110R, 120G, 120R, 130G, 130R, 140G, 140R, 150G, 150R

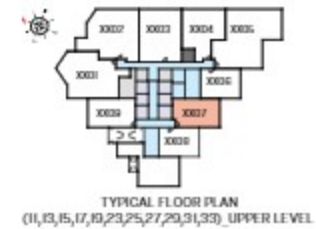
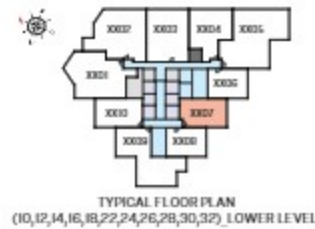
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1.5 BEDROOM APARTMENT

TYPE D (with study room + balcony)

TOTAL SALEABLE AREA
SUITE = 807.08 SQ.FT.
BALCONY = 87.83 SQ.FT.
TOTAL = 894.91 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Harland, Waterfront, Amenities
1007, 1107, 1207, 1307, 1407, 1507

Hardland, Waterfront
1601, 1701, 1801, 1901, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201

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TYPE D1 (with study room + balcony)



TOTAL SALEABLE AREA
SUITE = 804.60 SQ.FT.
BALCONY = 88.37 SQ.FT.
TOTAL = 892.97 SQ.FT.



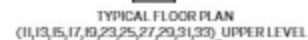
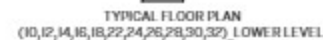
List of unit numbers with this unit plan:

VIEWS

Hartford, Downtown

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TYPE A (with powder room + balcony)



TOTAL SALEABLE AREA
SUITE = 1124.83 SQ.FT.
BALCONY = 65.98 SQ.FT.
TOTAL = 1190.81 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

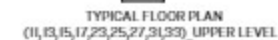
Harland, Waterfront
1004, 1104, 1204, 1304, 1404, 1504

Harland, Waterfront, Ras Al Khor Sanctuary
1604, 1704, 1804, 1904, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304

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TYPE D (with study room, maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 1455.30 SQ.FT.
BALCONY = 154.79 SQ.FT.
TOTAL = 1610.18 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Hardland, Downtown
1001, 1101, 1201, 1301, 1401, 1501

Hartland, Downtown, Ras Al Khor Sanctuary
1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 3001, 3101, 3201, 3301

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TYPE E (with study room, maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 1437.95 SQ.FT.
BALCONY = 63.83 SQ.FT.
TOTAL = 1501.78 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Hardland, Waterfront
1001, 1101, 1201, 1301, 1401, 1501Harland, Waterfront, Ras Al Khor Sanctuary
1803, 1703, 1603, 1503, 1403, 1303, 1203, 1103, 1003, 903, 803, 703, 603, 503, 403, 303, 203, 103, 3, 03, -03, -103, -203, -303, -403, -503, -603, -703, -803, -903, -1003, -1103, -1203, -1303, -1403, -1503, -1603, -1703, -1803

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3 BEDROOM APARTMENT

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

TOTAL SALEABLE AREA

SUITE ~ 1659.47 SQ.FT.

BALCONY ~ 87.62 SQ.FT.

TOTAL ~ 1747.09 SQ.FT.



TYPICAL FLOOR PLAN
(10,14,16,22,26,28,32) LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33) UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront

1002, 1102, 1202, 1402, 1502

Hartland, Waterfront, Ras Al Khor Sanctuary

1602, 1702, 1802, 2202, 2302, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302

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3 BEDROOM APARTMENT

TYPE C (with maid room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE ~ 1914.68 SQ.FT.

BALCONY ~ 155.43 SQ.FT.

TOTAL ~ 2070.11 SQ.FT.



TYPICAL FLOOR PLAN
(10,12,14,16,18,22,24,26,28,30,32) LOWER LEVEL



TYPICAL FLOOR PLAN
(11,13,15,17,19,23,25,27,29,31,33) UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

VIEWS

Hartland, Waterfront, Amenities

1005, 1105, 1205, 1305, 1405, 1505

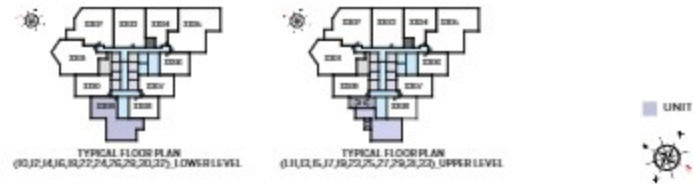
Hartland, Waterfront, Ras Al Khor Sanctuary

1605, 1705, 1805, 1905, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305

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4 BEDROOM DUPLEX APARTMENT
TYPE A (with maid room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE - 2673.66 SQ.FT.
BALCONY - 254.08 SQ.FT.
TOTAL - 2927.74 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Harland, Downtown, Waterfront, Amenities
100th, 210th, 300th

Harland, Downtown, Waterfront
100th, 300th, 210th, 240th, 260th, 280th, 300th, 320th

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