



SOBHA HARTLAND

ONE PARK AVENUE

FLOOR & UNIT PLANS



YOUR LIFE.
WITHOUT LIMITS.



THERE IS NO PLACE LIKE HOME
AND NO HOME LIKE ONE PARK AVENUE.

Introducing the new-age luxury residences which offer the perfect balance between the yin and the yang. Surrounded by exquisite beauty, breathtaking views and stunning living spaces, where smart features intermingle with nature to assure sustainability of life, where 'Greens' outnumber the 'Greys', this architectural masterpiece offers you a unique investment opportunity.

Located in the renowned Sobha Hartland, the most desirable address in the heart of Dubai, with the ideal setting to embrace a perfect lifestyle – your own!

WHY DUBAI ?



LONG TERM RESIDENCY VISAS

- Under the Golden Visa system.

ZERO TAX

- 0% income tax, 0% capital gains tax, 0% corporate tax.

HIGHLY COMPETITIVE REAL ESTATE PRICES

- As compared to global cities like New York, Hong Kong, London, Paris, Singapore and Tokyo.

MINISTRY OF TOLERANCE

- Only country in the world to have a Ministry of Tolerance.

DUBAI AIRPORT

- Ranked as the Busiest International Airport in the world, with over 90 mn passengers being handled annually.

WORLD CLASS EDUCATION AND HEALTHCARE

- A seven-year agreement signed with McGraw-Hill Education, a learning science company. Dubai Health Care City (DHCC) is the world's first business park/cluster of 20 million square feet devoted to health care.

BEST PLACE TO LIVE AND WORK GLOBALLY

- Dubai ranks 5th in the list for Expats, as the best place to live and work globally.

AT THE CENTER OF THE GLOBE

- A 4-Hour Flight -
from 31% of the world's population with 11% of global GDP.
- An 8-Hour Flight -
from 76% of the world's population with 53% of global GDP.

HIGH QUALITY INFRASTRUCTURE

- Named among the world's top locations to invest in infrastructure, ranked third behind Singapore.

PRO-ACTIVE GOVERNMENT

- A series of monetary and fiscal measures by the government have cushioned the impact of the COVID19 Pandemic with local lenders stepping in with payment holidays for three months.

WHY HARTLAND ?



LOCATED IN MBR CITY

- One of the leading investment destinations in DUBAI.

WATERFRONT BOARDWALK

- 1.8 Km long waterfront boardwalk with retail and restaurant experiences.

SOCIALLY DISTANT SPACES

- 2.4 Mn sq. ft. (30%) of Green and Open spaces across 8 Mn sq. ft. of community.

TWO INTERNATIONAL SCHOOLS IN THE COMMUNITY

- North London Collegiate School and Hartland International School both functional since 4+ years.

CENTRE OF DUBAI

- 10 minutes away from Downtown Dubai, Dubai Mall, Ras Al Khor Wildlife Sanctuary.
- 20 minutes away from International Airport, Palm Jumeirah.

ATTRACTIVE RATES OF RETURN

- ROI of up to 8% across products.

SOBHA SIGNATURE QUALITY

- Come. Visit. Experience.
The homes at Sobha Hartland are as unique in their build, as in their designs.

WHY ONE PARK AVENUE ?



- Enjoy the perks of new-age living with possibility of fully-automated lights, air-conditioning and curtains.
- Experience complete peace and tranquility at home, thanks to Sobha's specially designed façade systems that cancel external noise.
- Motion sensor lighting in the corridors, lobbies and car parks help conserve electricity.
- Take your daily workout to the next level in the smart gym that's equipped with world-class, new-age equipment.
- Charge your electric car with dedicated electric vehicle parking stations.
- Unwind in any one of the six Sky Gardens that have unique themes like yoga, cinema, and lounge.

WHY BUY NOW ?

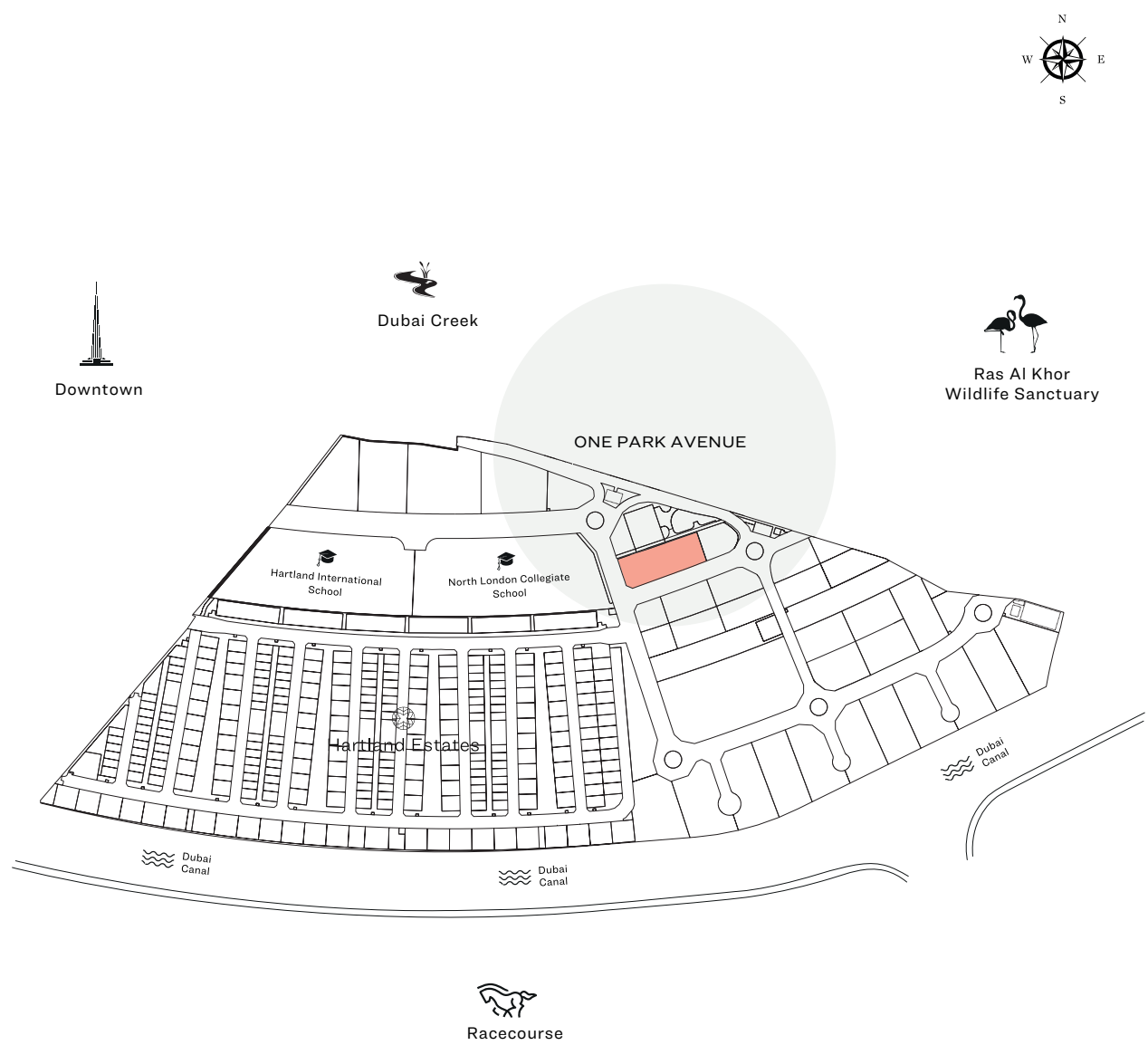
CHOICE OF VIEWS

Choose between unobstructed views of Downtown Dubai, Dubai Canal, Ras Al Khor Wildlife Sanctuary, Dubai Creek & Meydan Racecourse.

CHOICE OF INVENTORY

Choose between **1, 2, 3, 4 BR** apartments with different layouts that suits every need. Apartments start from **AED 1.03 MN***.

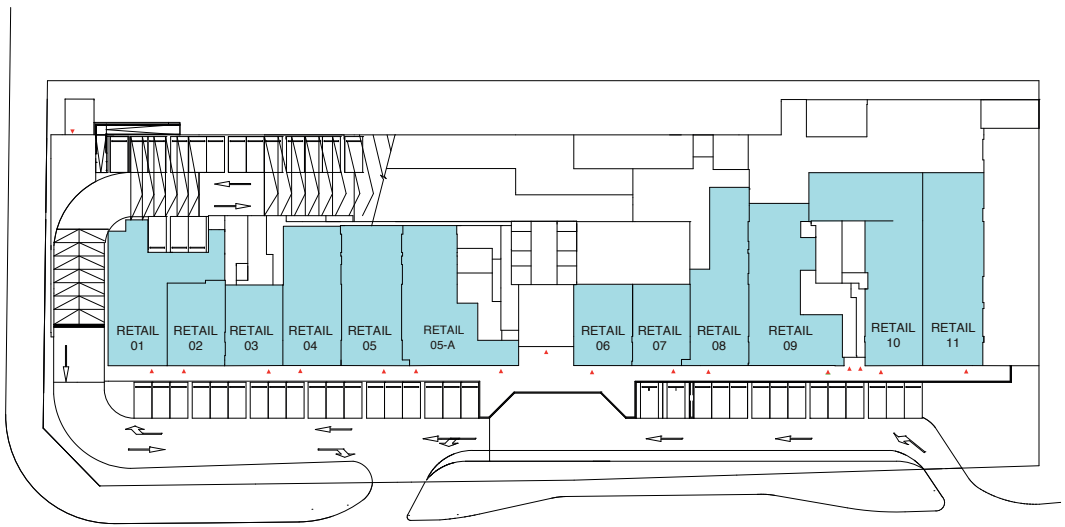
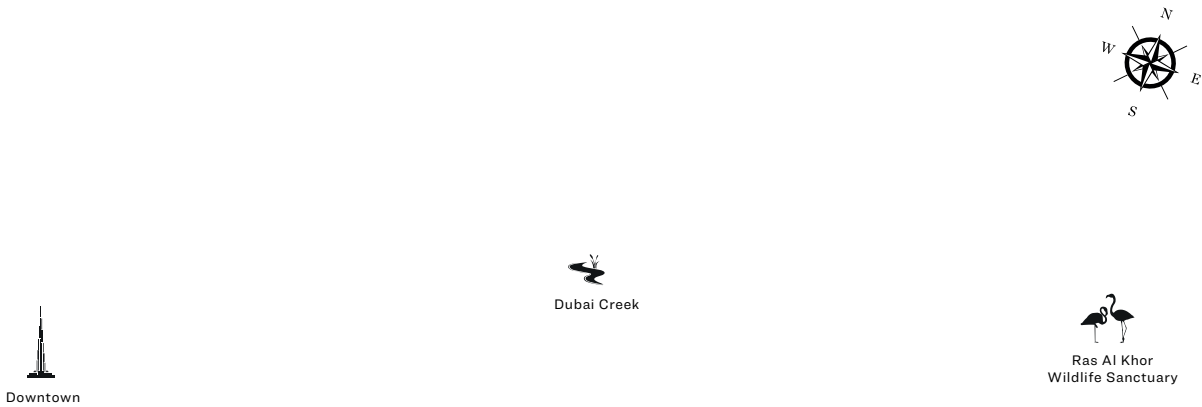
MASTERPLAN



APARTMENT FEATURES

- | | | | | | |
|-----------------------|----------------------|---------------------|-----------------------|----------------------|-------------------------------|
| | | | | | |
| Variety of unit plans | Impeccable interiors | Covered car parking | Fully fitted kitchens | Balcony in all units | Bedroom wardrobe in all units |

RETAIL FLOOR PLAN LAYOUT

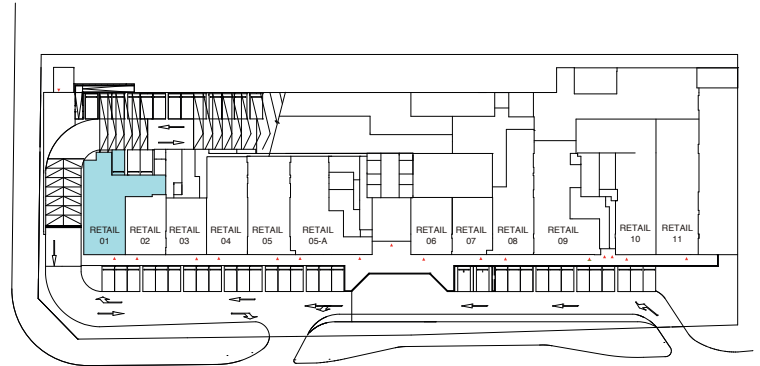


RETAIL UNITS

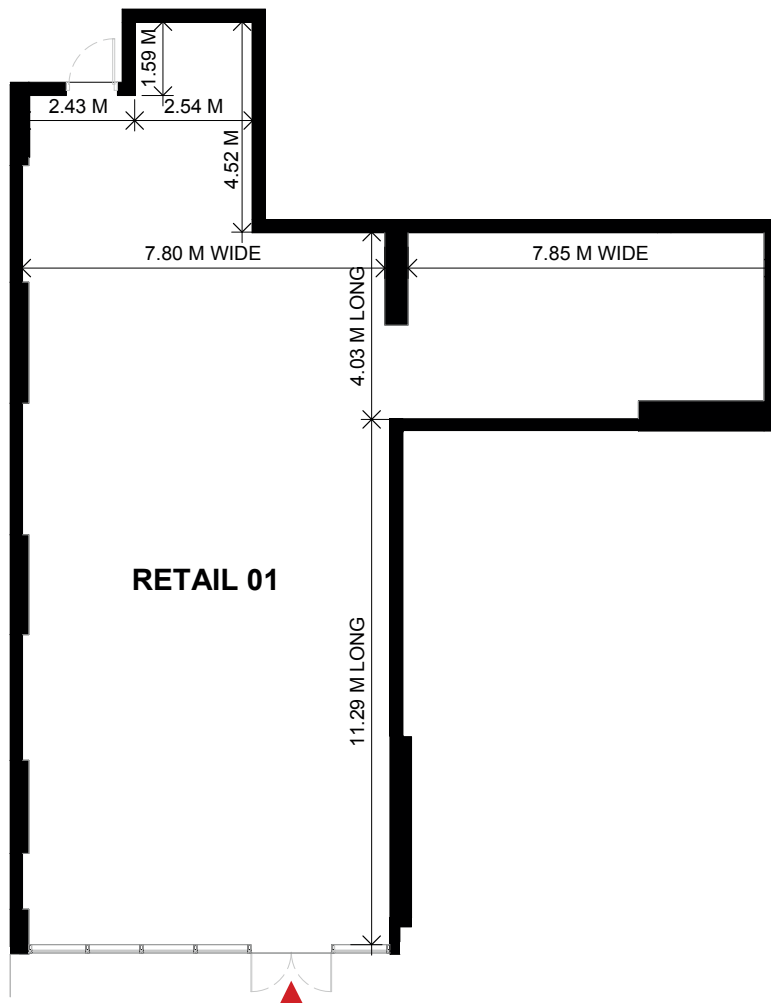
RETAIL UNIT 01 - GROUND FLOOR

Net Saleable Area - 1,948.40 sq ft (181.0 sq m)

Subject to availability



RETAIL

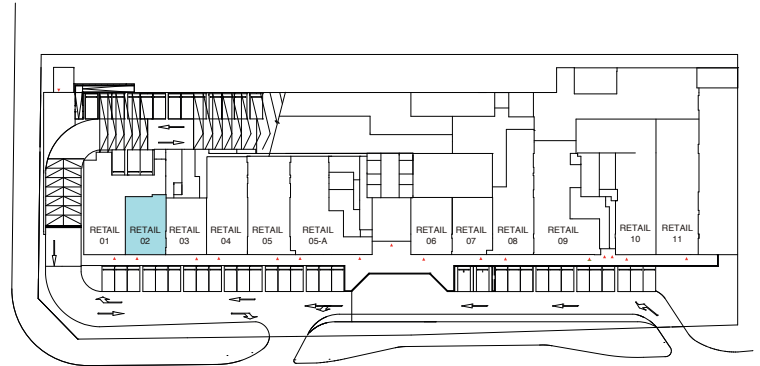


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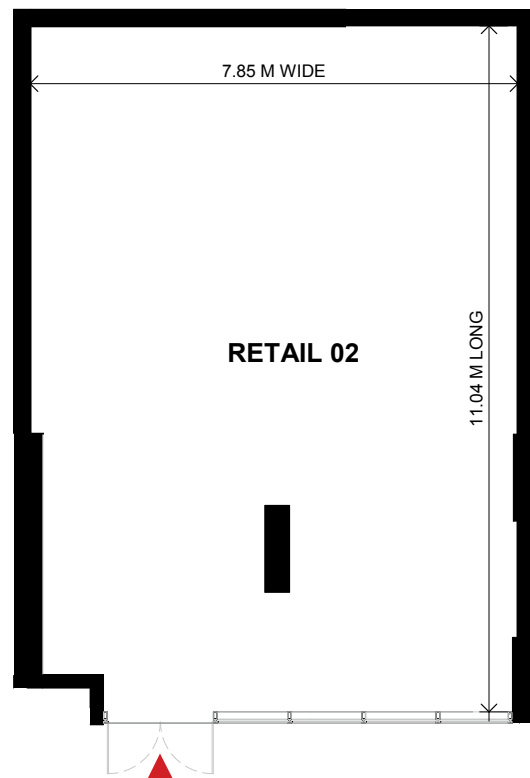
RETAIL UNIT 02 - GROUND FLOOR

Net Saleable Area - 982.21 sq ft (91.25 sq m)

Subject to availability



RETAIL

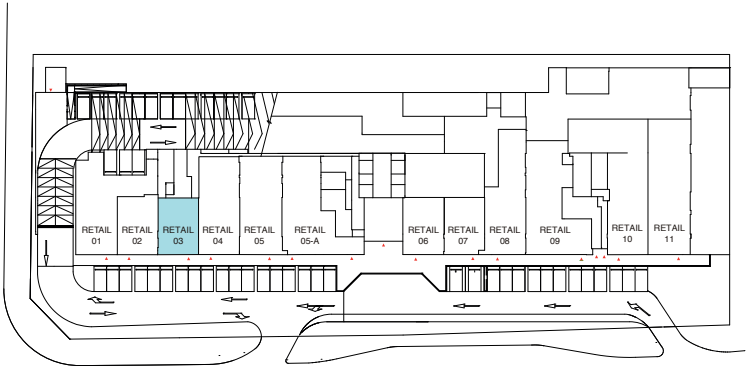


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RETAIL UNIT 03 - GROUND FLOOR

Net Saleable Area - 1,078.22 sq ft (100.17 sq m)

Subject to availability



RETAIL

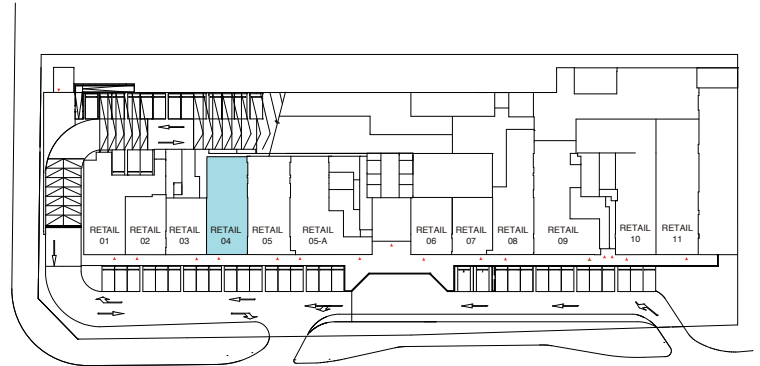


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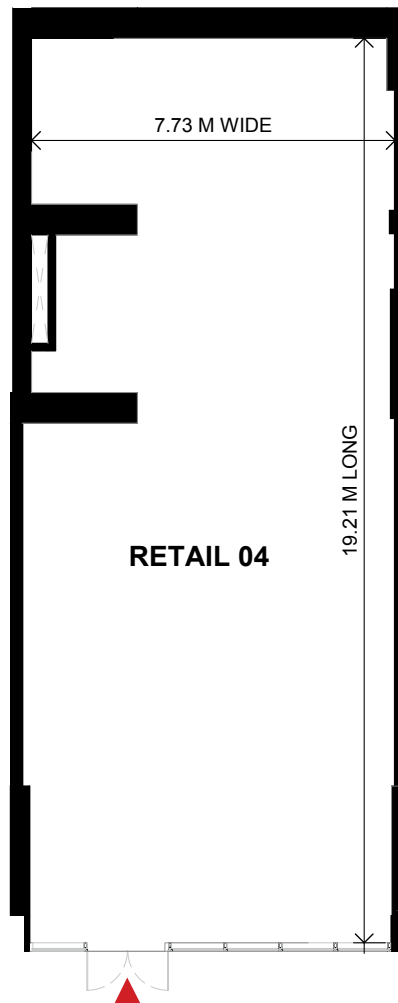
RETAIL UNIT 04 - GROUND FLOOR

Net Saleable Area - 1,699.08 sq ft (157.85 sq m)

Subject to availability



RETAIL

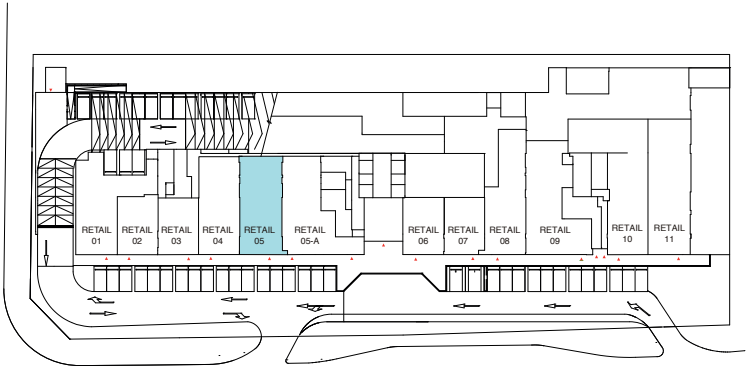


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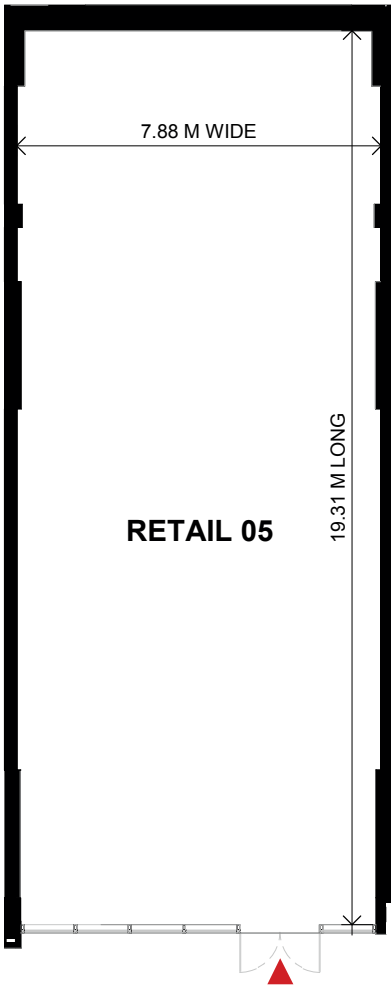
RETAIL UNIT 05 - GROUND FLOOR

Net Saleable Area - 1,717.92 sq ft (159.60 sq m)

Subject to availability



RETAIL

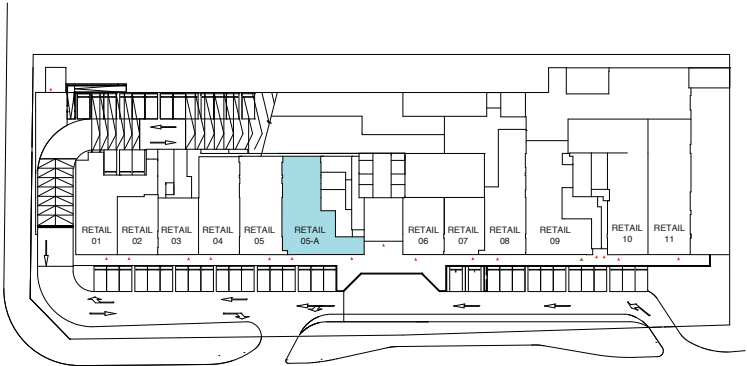


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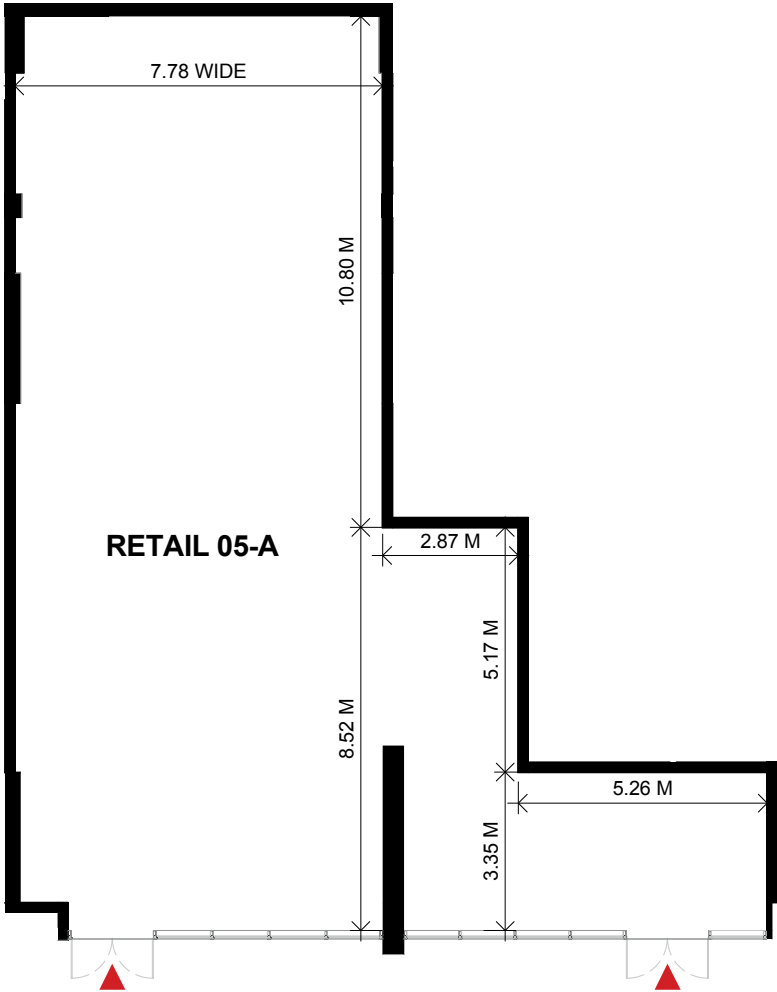
RETAIL UNIT 05-A - GROUND FLOOR

Net Saleable Area - 2,158.92 sq ft (200.57 sq m)

Subject to availability



RETAIL

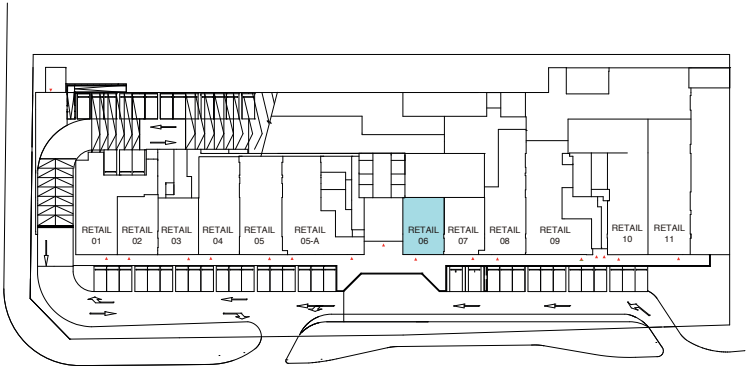


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RETAIL UNIT 06 - GROUND FLOOR

Net Saleable Area - 1,000.40 sq ft (92.96 sq m)

Subject to availability



RETAIL

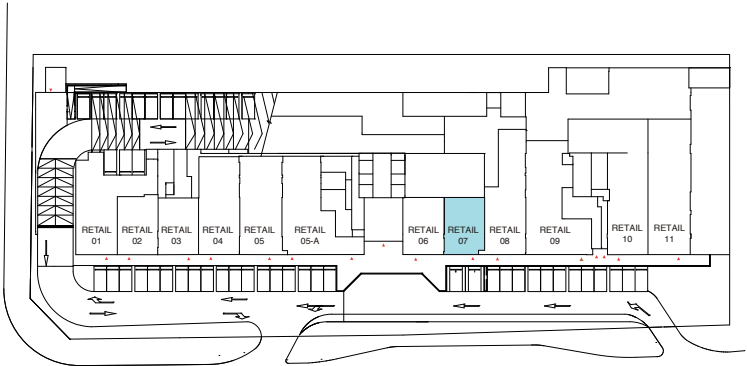


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RETAIL UNIT 07 - GROUND FLOOR

Net Saleable Area - 971.77 sq ft (90.28 sq m)

Subject to availability



RETAIL

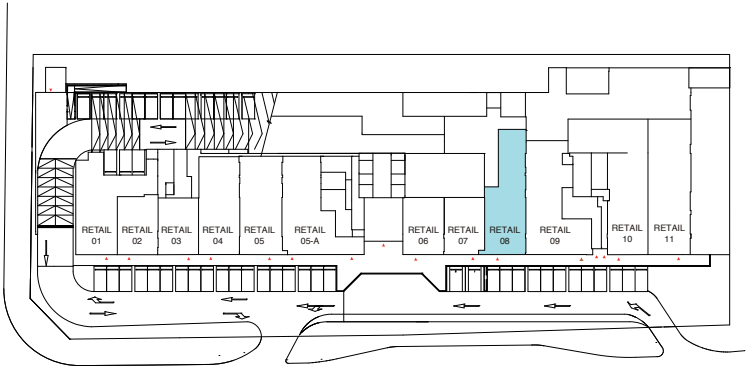


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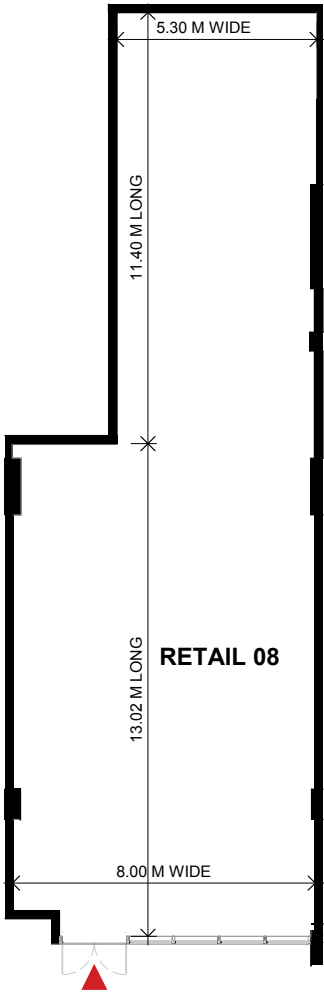
RETAIL UNIT 08 - GROUND FLOOR

Net Saleable Area - 1,831.80 sq ft (170.18 sq m)

Subject to availability



RETAIL

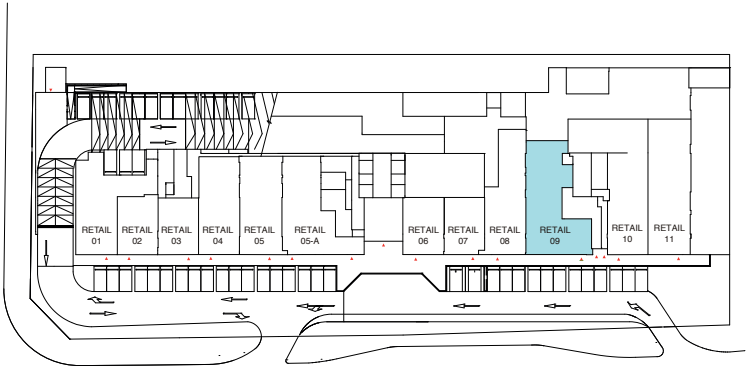


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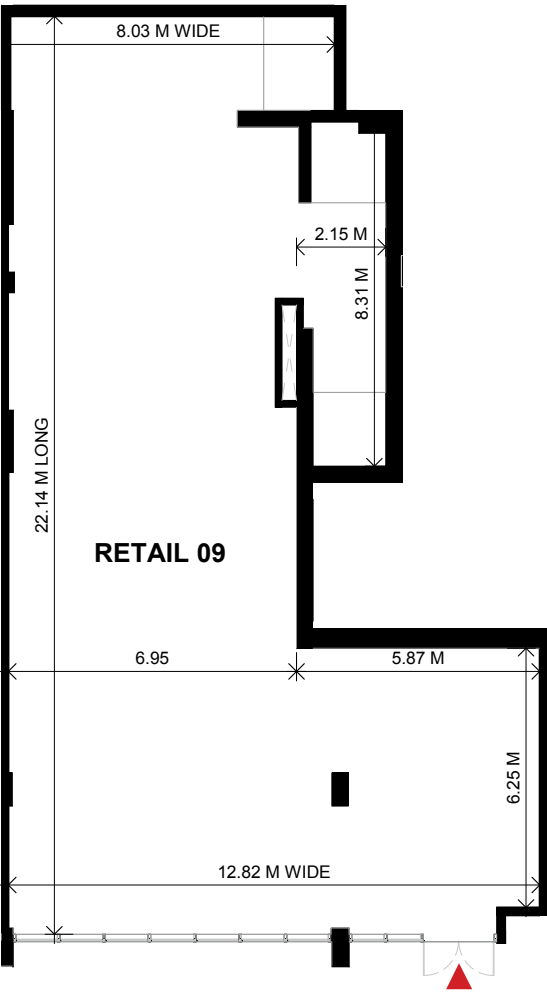
RETAIL UNIT 09 - GROUND FLOOR

Net Saleable Area - 2,408.53 sq ft (223.76 sq m)

Subject to availability



RETAIL

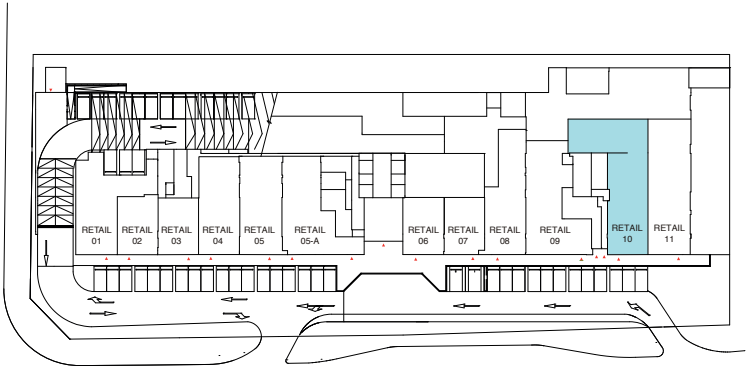


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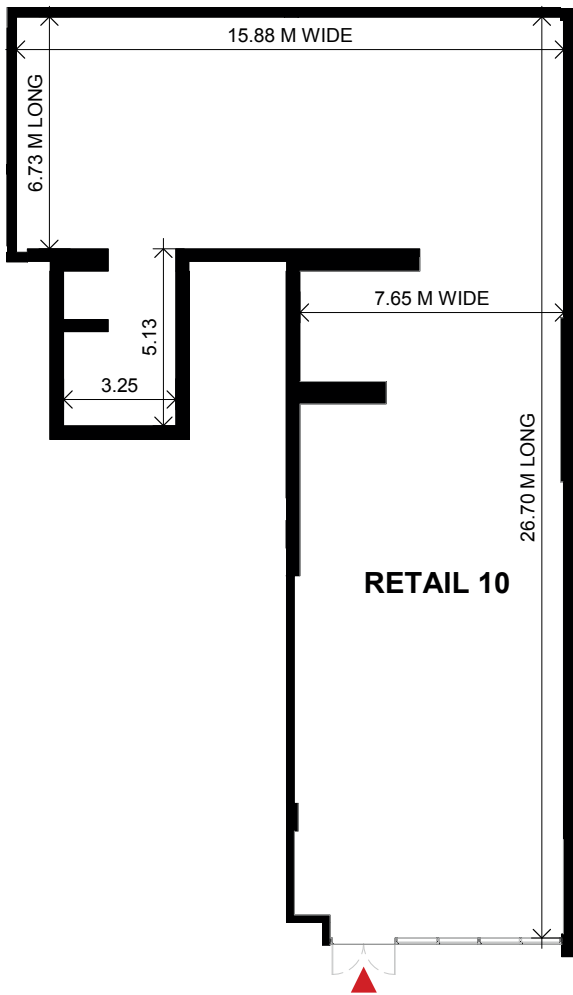
RETAIL UNIT 10 - GROUND FLOOR

Net Saleable Area - 3,148.00 sq ft (292.45 sq m)

Subject to availability



RETAIL

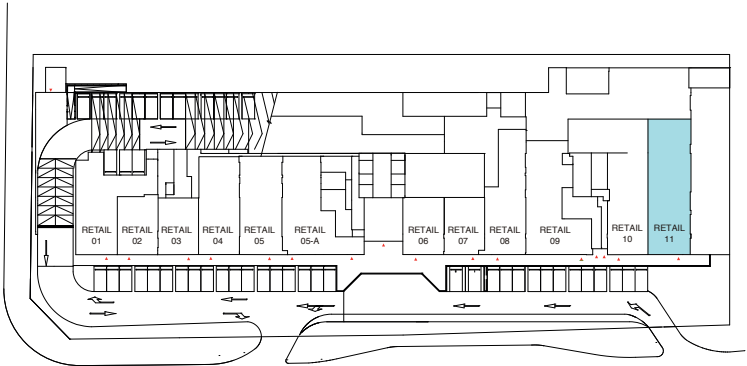


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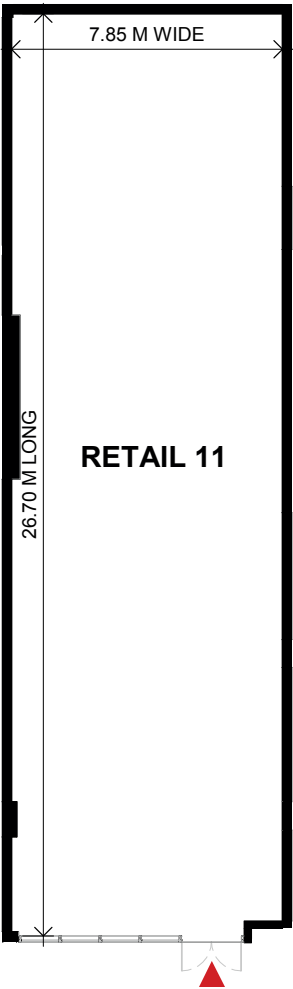
RETAIL UNIT 11 - GROUND FLOOR

Net Saleable Area - 2,335.00 sq ft (218.79 sq m)

Subject to availability



RETAIL

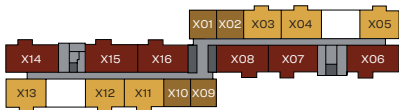


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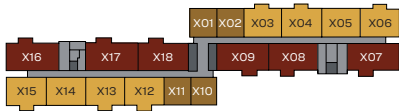
FLOOR PLAN LAYOUT



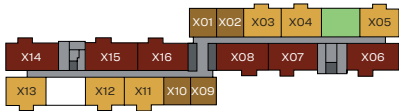
LEVEL 01



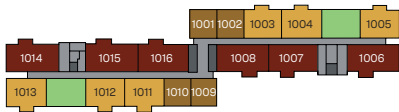
LEVEL 11, 12, 15, 16, 19 & 20



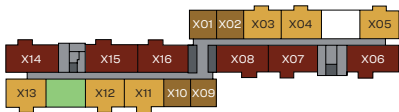
LEVEL 02 - 09



LEVEL 13 & 17



LEVEL 10



LEVEL 14 & 18



- CORRIDOR
- ELEVATORS
- SKY GARDEN
- SWIMMING POOL
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT

*DISCLAIMER

LEVEL	TRIPPLE HEIGHT SKY GARDEN	VIEWS FROM SKY GARDEN
10, 13, 17	✓	Downtown
10, 14, 18	✓	Hartland Greens & Dubai Canal
11, 12, 15, 16, 19 ,20	N/A	N/A

1 BEDROOM APARTMENT

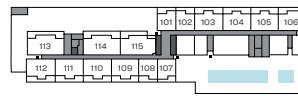
TYPE A (corner units with a balcony)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

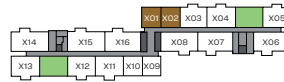
Net Saleable Area - 744 sq ft (69.1 sq m)



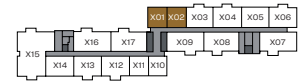
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

201, 202, 301, 302, 401, 402, 501, 502, 601, 602, 701, 702, 801, 802, 901, 902, 1001, 1002, 1101, 1102, 1201, 1202, 1301, 1302, 1401, 1402, 1501, 1502, 1601, 1602, 1701, 1702, 1801, 1802, 1901, 1902, 2001, 2002, 2101, 2102, 2201, 2202, 2301, 2302, 2401, 2402

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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1 BEDROOM APARTMENT

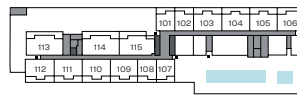
TYPE A (corner units with a balcony)

Views - Hartland Estates, Racecourse and Dubai Canal

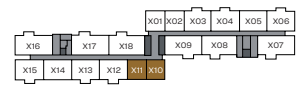
Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

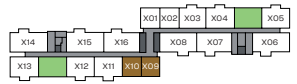
Net Saleable Area - 744 sq ft (69.1 sq m)



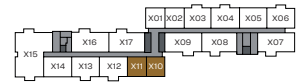
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

210, 211, 310, 311, 410, 411, 510, 511, 610, 611, 710, 711, 810, 811, 910, 911, 1009, 1010, 1109, 1110, 1209, 1210, 1309, 1310, 1409, 1410, 1509, 1510, 1609, 1610, 1709, 1710, 1809, 1810, 1909, 1910, 2009, 2010, 2110, 2111, 2210, 2211, 2310, 2311, 2410, 2411

*Subject to availability.



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1 BEDROOM APARTMENT

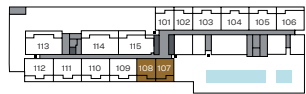
TYPE A1 (with yard)

Views - Hartland Estates, Racecourse and Dubai Canal

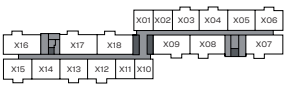
Suite Area - 667 sq ft (61.9 sq m)

Yard Area - 172 sq ft (16.0 sq m)

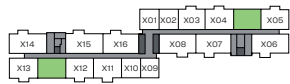
Net Saleable Area - 839 sq ft (77.94 sq m)



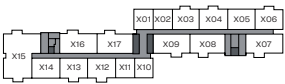
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

107, 108

*Subject to availability.



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1 BEDROOM APARTMENT

TYPE A2 (with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

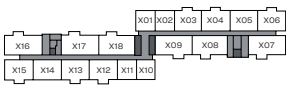
Suite Area - 665 sq ft (61.7 sq m)

Yard Area - 188 sq ft (17.4 sq m)

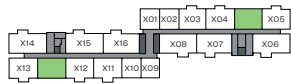
Net Saleable Area - 853 sq ft (79.20 sq m)



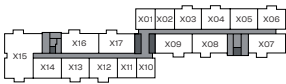
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

101, 102

*Subject to availability.



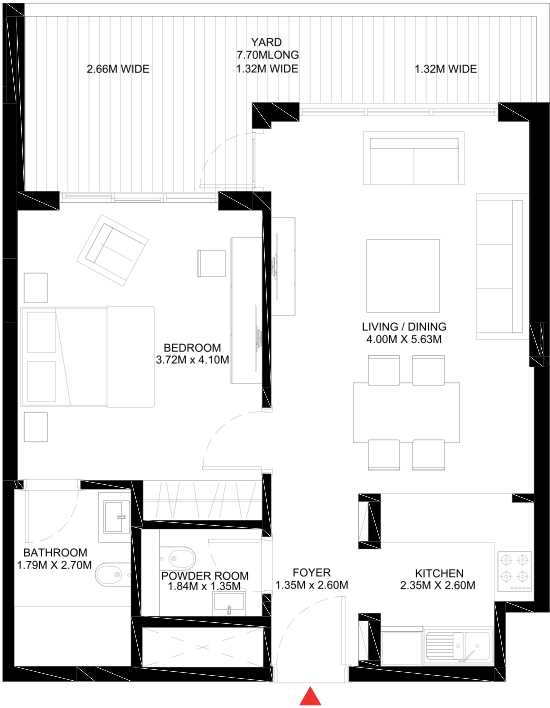
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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. Drawings are not to scale. 6. All images used are for illustrative purposes 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.

2 BEDROOM APARTMENT

TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

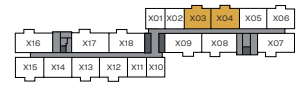
Suite Area - 1,047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

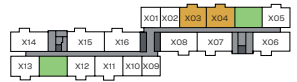
Net Saleable Area - 1,172 sq ft (108.8 sq m)



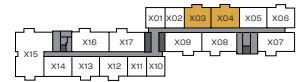
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

203, 204, 303, 304, 403, 404, 503, 504, 603, 604, 703, 704, 803, 804, 903, 904, 1003, 1004, 1103, 1104, 1203, 1204, 1303, 1304, 1403, 1404, 1503, 1504, 1603, 1604, 1703, 1704, 1803, 1804, 1903, 1904, 2003, 2004, 2103, 2104, 2203, 2204, 2303, 2304, 2403, 2404

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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2 BEDROOM APARTMENT

TYPE A (with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

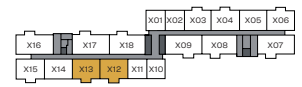
Suite Area - 1,047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

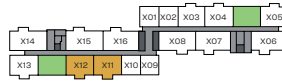
Net Saleable Area - 1,172 sq ft (108.8 sq m)



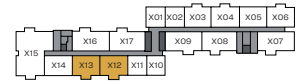
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

212, 213, 312, 313, 412, 413, 512, 513, 612, 613, 712, 713, 812, 813, 912, 913, 1011, 1012, 1111, 1112, 1211, 1212, 1311, 1312, 1411, 1412, 1511, 1512, 1611, 1612, 1711, 1712, 1811, 1812, 1911, 1912, 2011, 2012, 2112, 2113, 2212, 2213, 2312, 2313, 2412, 2413

*Subject to availability.



Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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2 BEDROOM APARTMENT

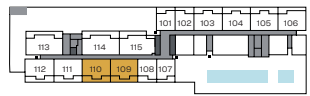
TYPE A1 (with yard)

Views - Hartland Estates, Racecourse and Dubai Canal

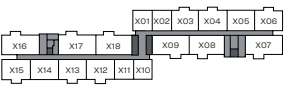
Suite Area - 966 sq ft (89.7 sq m)

Balcony Area - 292 sq ft (27.1 sq m)

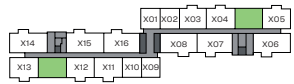
Net Saleable Area - 1,258 sq ft (116.8 sq m)



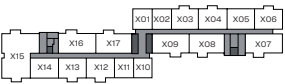
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



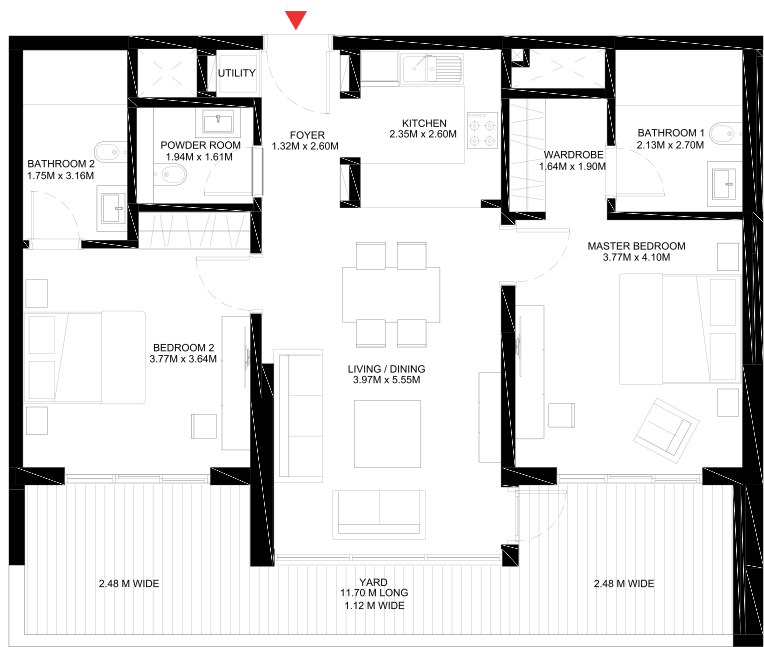
LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

109, 110

*Subject to availability.



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. Drawings are not to scale. 6. All images used are for illustrative purposes 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.

2 BEDROOM APARTMENT

TYPE A2 (with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

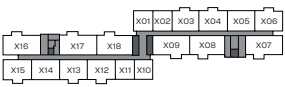
Suite Area - 968 sq ft (89.9 sq m)

Yard Area - 314 sq ft (29.2 sq m)

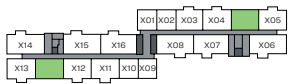
Net Saleable Area - 1,283 sq ft (119.2 sq m)



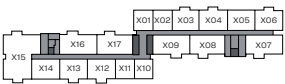
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



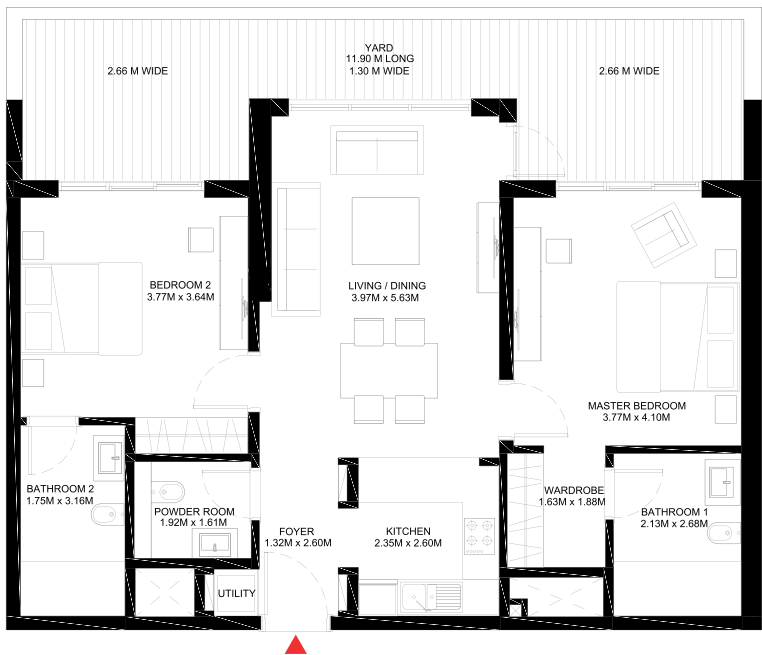
LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

103, 104

*Subject to availability.



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2 BEDROOM APARTMENT

TYPE B (corner units with balcony)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

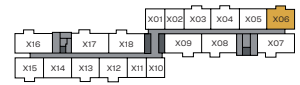
Suite Area - 1,107 sq ft (102.9 sq m)

Balcony Area - 64 sq ft (5.9 sq m)

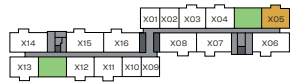
Net Saleable Area - 1,171 sq ft (108.8 sq m)



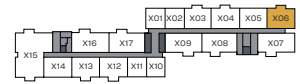
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

206, 306, 406, 506, 606, 706, 806, 906, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2106, 2206, 2306, 2406

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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2 BEDROOM APARTMENT

TYPE B (corner unit with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

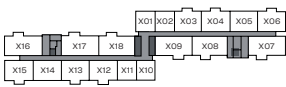
Suite Area - 1,027 sq ft (95.4 sq m)

Yard Area - 261 sq ft (24.2 sq m)

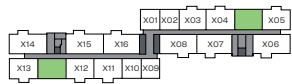
Net Saleable Area - 1,288 sq ft (119.6 sq m)



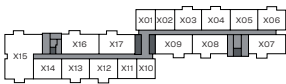
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

106

*Subject to availability.



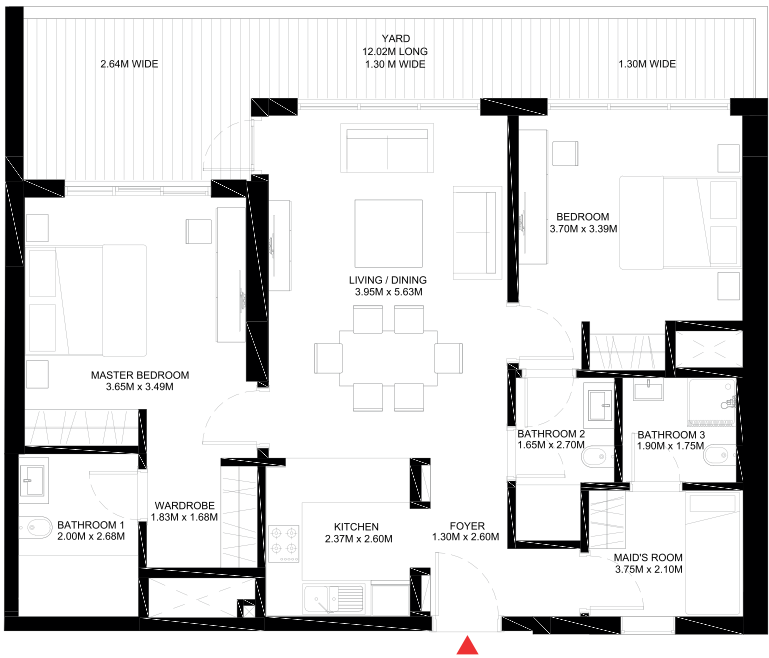
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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2 BEDROOM APARTMENT

TYPE C (corner units with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

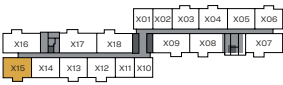
Suite Area - 1,049 sq ft (97.5 sq m)

Balcony Area - 126 sq ft (11.7 sq m)

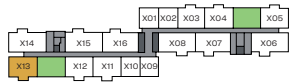
Net Saleable Area - 1,175 sq ft (109.2 sq m)



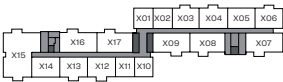
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



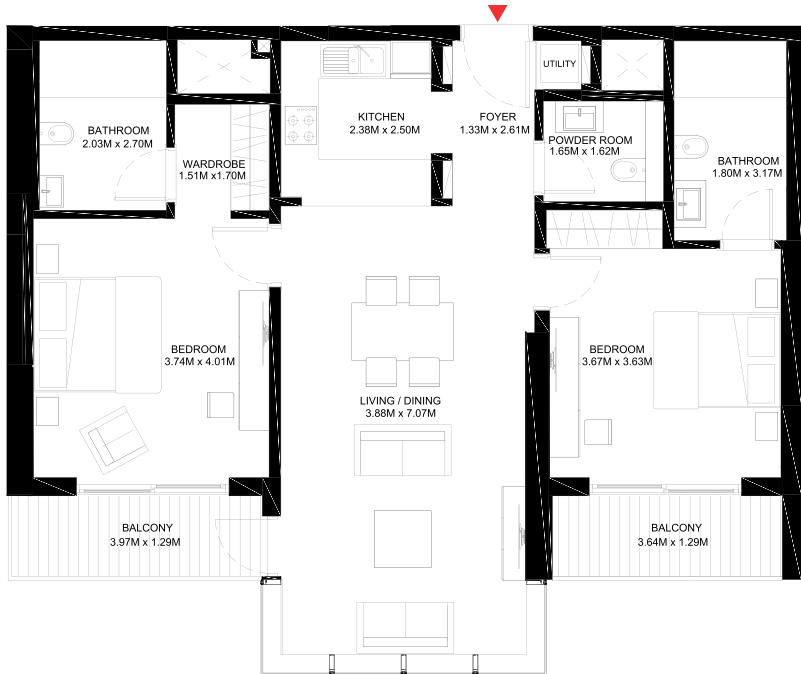
LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

215, 315, 415, 515, 615, 715, 815, 915, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013

*Subject to availability.



Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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2 BEDROOM APARTMENT

TYPE C (corner unit with yard)

Views - Hartland Estates, Racecourse and Dubai Canal

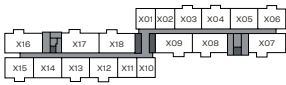
Suite Area - 974 sq ft (90.5 sq m)

Yard Area - 293 sq ft (27.2 sq m)

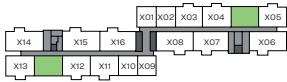
Net Saleable Area - 1,267 sq ft (117.7 sq m)



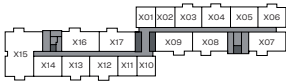
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



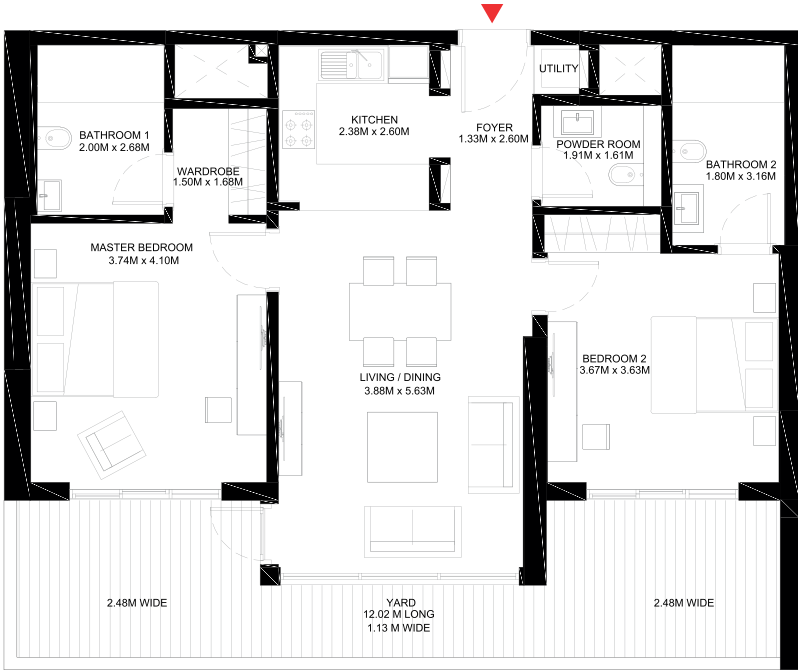
LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

112

*Subject to availability.



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2 BEDROOM APARTMENT

TYPE D (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

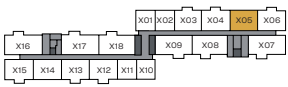
Suite Area - 964 sq ft (89.5 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

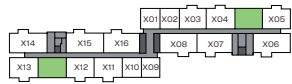
Net Saleable Area - 1,089 sq ft (101.1 sq m)



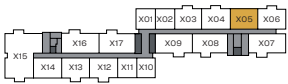
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

205, 305, 405, 505, 605, 705, 805, 905, 2105, 2205, 2305, 2405

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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2 BEDROOM APARTMENT

TYPE D (with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

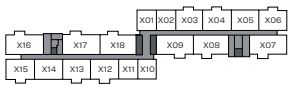
Suite Area - 956 sq ft (88.8 sq m)

Yard Area - 316 sq ft (29.3 sq m)

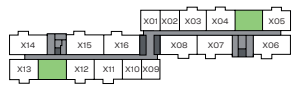
Net Saleable Area - 1,272 sq ft (118.1 sq m)



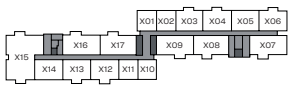
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

105

*Subject to availability.



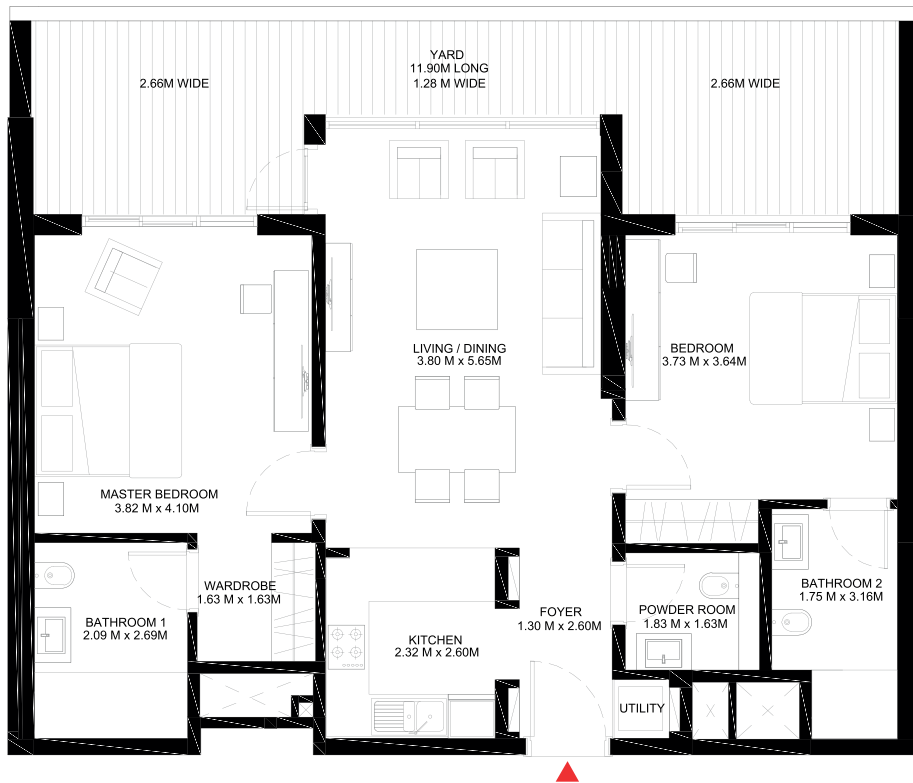
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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2 BEDROOM APARTMENT

TYPE E (with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

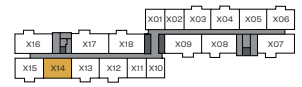
Suite Area - 969 sq ft (90.0 sq m)

Balcony Area - 123 sq ft (11.4 sq m)

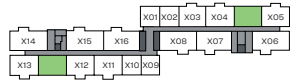
Net Saleable Area - 1,092 sq ft (101.1 sq m)



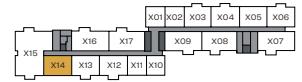
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

214, 314, 414, 514, 614, 714, 814, 914, 2114, 2214, 2314, 2413

*Subject to availability.



2 BEDROOM APARTMENT

TYPE E (with yard)

Views - Hartland Estates, Racecourse and Dubai Canal

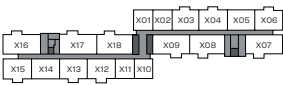
Suite Area - 963 sq ft (89.4 sq m)

Yard Area - 292 sq ft (27.1 sq m)

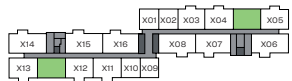
Net Saleable Area - 1,255 sq ft (116.5 sq m)



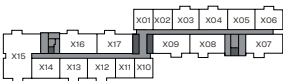
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



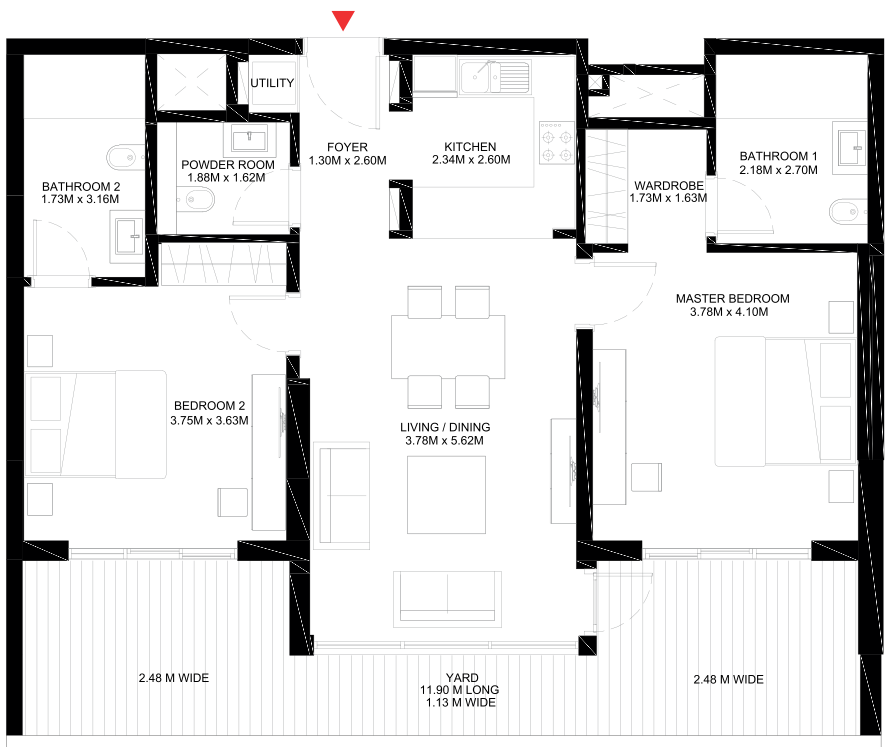
LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

111

*Subject to availability.



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3 BEDROOM APARTMENT

TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

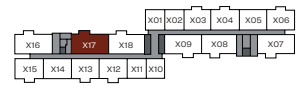
Suite Area - 1,415 sq ft (131.5 sq m)

Yard Area - 117 sq ft (10.8 sq m)

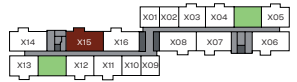
Net Saleable Area - 1,532 sq ft (142.3 sq m)



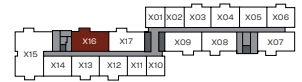
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

217, 317, 417, 517, 617, 717, 817, 917, 1015, 1115, 1215, 1315, 1415, 1515, 1615, 1715, 1815, 1915, 2015, 2116, 2216, 2316, 2416

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

TYPE A (with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

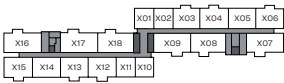
Suite Area - 1,335 sq ft (124.0 sq m)

Yard Area - 404 sq ft (37.5 sq m)

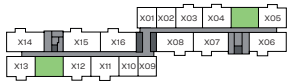
Net Saleable Area - 1,739 sq ft (161.5 sq m)



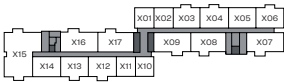
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

114

*Subject to availability.



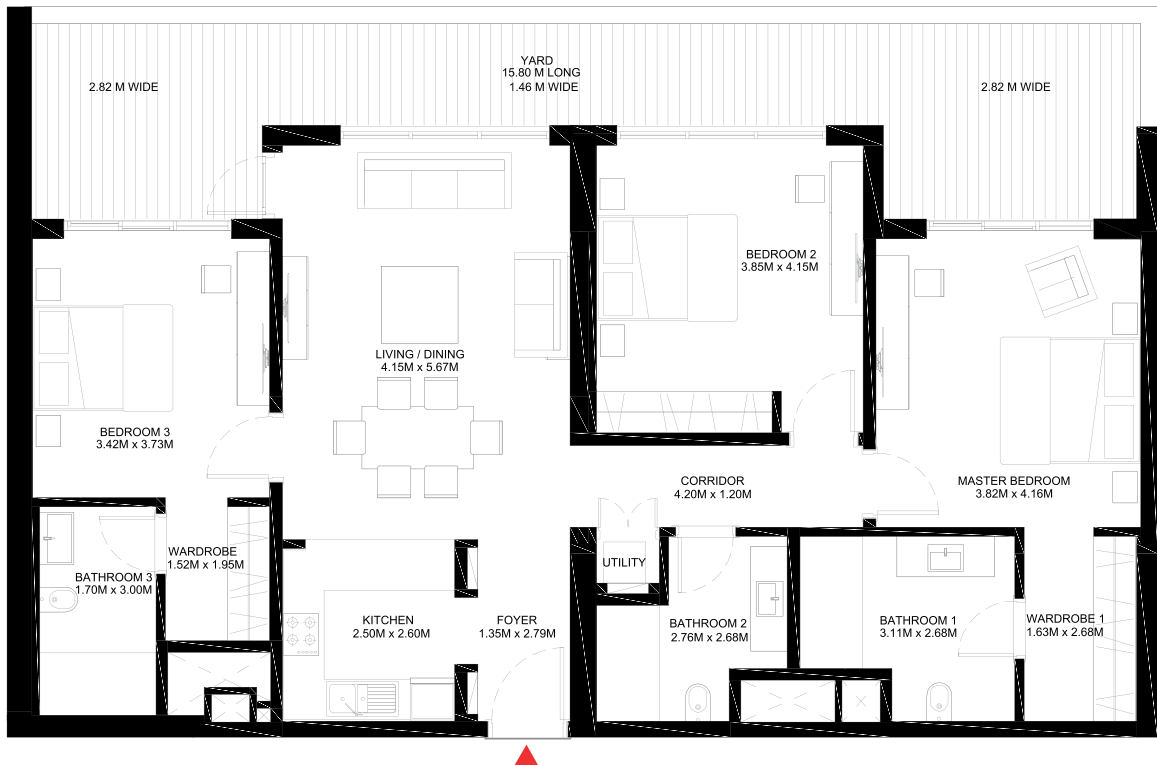
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

TYPE B (corner units with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

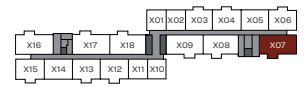
Suite Area - 1,412 sq ft (131.2 sq m)

Balcony Area - 118 sq ft (10.9 sq m)

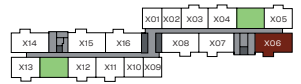
Net Saleable Area - 1,530 sq ft (142.1 sq m)



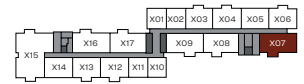
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

207, 307, 407, 507, 607, 707, 807, 907, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2007, 2107, 2207, 2307, 2407

*Subject to availability.



Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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3 BEDROOM APARTMENT

TYPE C (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

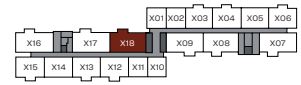
Suite Area - 1,363 sq ft (126.6 sq m)

Balcony Area - 116 sq ft (10.7 sq m)

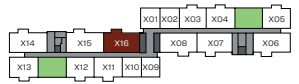
Net Saleable Area - 1,479 sq ft (137.3 sq m)



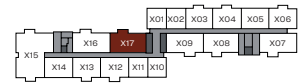
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

218, 318, 418, 518, 618, 718, 818, 918, 1016, 1116, 1216, 1316, 1416, 1516, 1616, 1716, 1816, 1916, 2016, 2117, 2217, 2317, 2417

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

TYPE C (with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

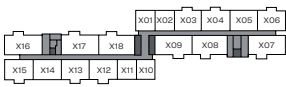
Suite Area - 1,283 sq ft (119.2 sq m)

Balcony Area - 323 sq ft (29.9 sq m)

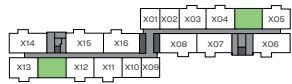
Net Saleable Area - 1,606 sq ft (149.2 sq m)



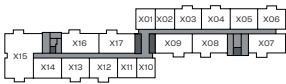
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

115

*Subject to availability.



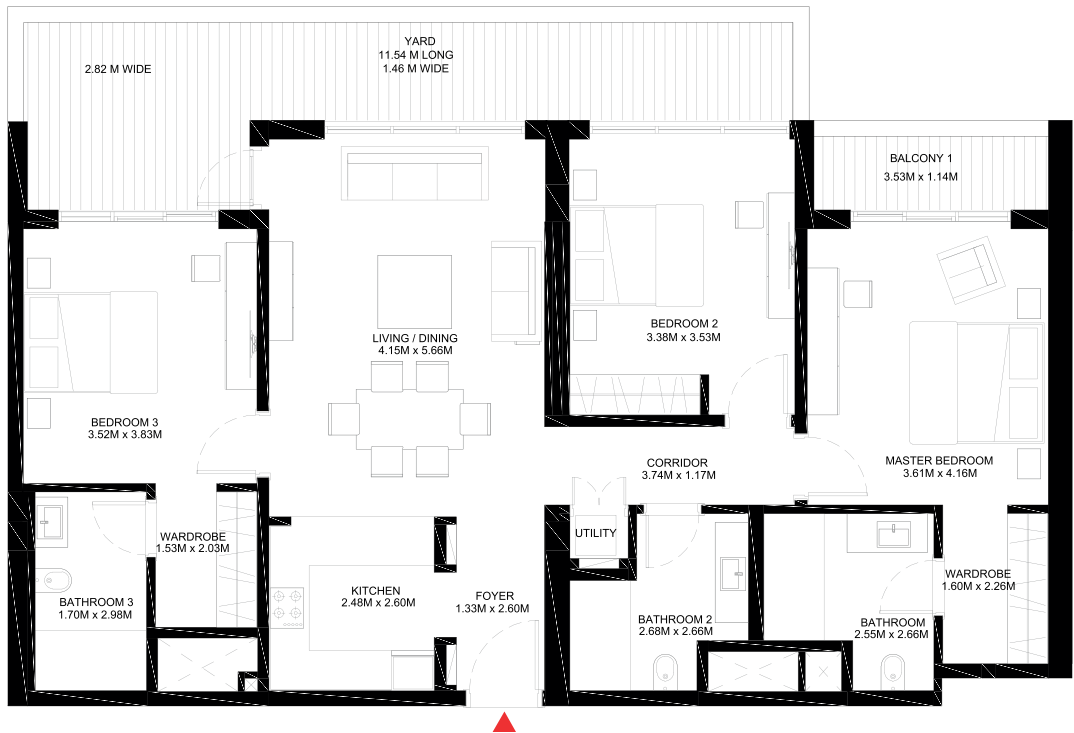
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

TYPE D (with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

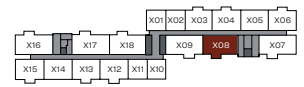
Suite Area - 1,348 sq ft (125.2 sq m)

Balcony Area - 112 sq ft (10.3 sq m)

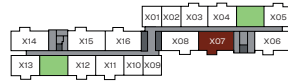
Net Saleable Area - 1,459 sq ft (135.5 sq m)



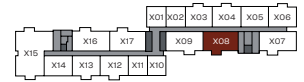
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

208, 308, 408, 508, 608, 708, 808, 908, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2108, 2208, 2308, 2408

*Subject to availability.



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3 BEDROOM APARTMENT

TYPE E (with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

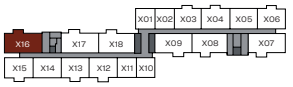
Suite Area - 1,420 sq ft (131.9 sq m)

Balcony Area - 121 sq ft (11.2 sq m)

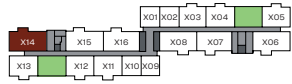
Net Saleable Area - 1,541 sq ft (143.1 sq m)



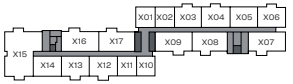
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

216, 316, 416, 516, 616, 716, 816, 916, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914, 2014

*Subject to availability.



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

TYPE E (corner unit with yard)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

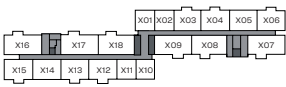
Suite Area - 1,339 sq ft (124.4 sq m)

Balcony Area - 411 sq ft (38.1 sq m)

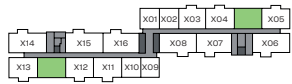
Net Saleable Area - 1,750 sq ft (162.5 sq m)



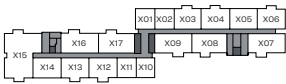
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL

List of unit numbers* with the below unit plan:

113

*Subject to availability.



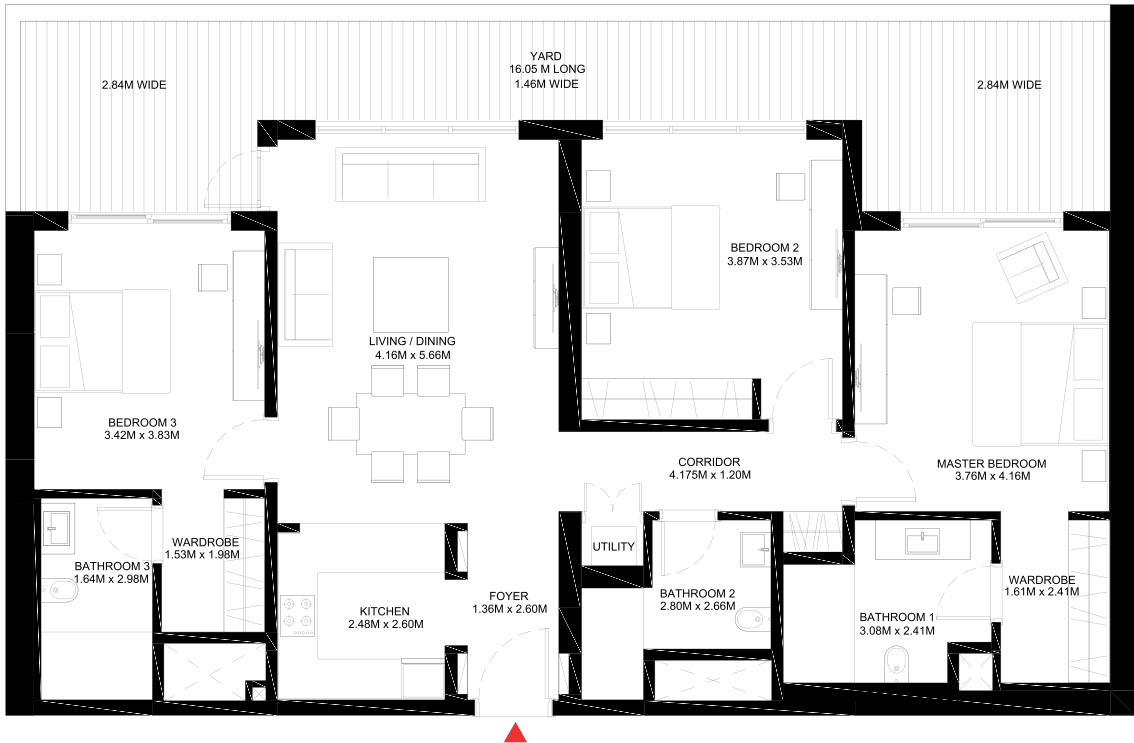
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



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3 BEDROOM APARTMENT

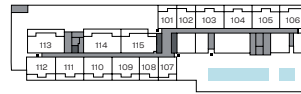
TYPE F (with two balconies)

Views - Hartland Estates, Racecourse and Dubai Canal

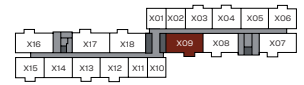
Suite Area - 1,373 sq ft (127.5 sq m)

Balcony Area - 118 sq ft (10.9 sq m)

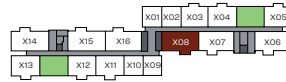
Net Saleable Area - 1,490 sq ft (138.4 sq m)



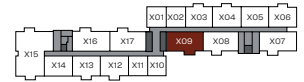
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL

List of unit numbers* with the below unit plan:

209, 309, 409, 509, 609, 709, 809, 909, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2109, 2209, 2309, 2409

*Subject to availability.



Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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4 BEDROOM APARTMENT

TYPE A (corner units with four balconies)

Views - Downtown, Dubai Creek, Ras Al Khor Wildlife Sanctuary, Hartland Estates, Racecourse, and Dubai Canal

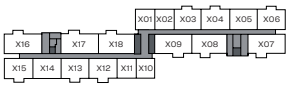
Suite Area - 2522 sq ft (234.3 sq m)

Balcony Area - 442 sq ft (41.1 sq m)

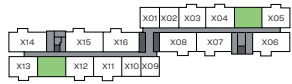
Net Saleable Area - 2964 sq ft (275.3 sq m)



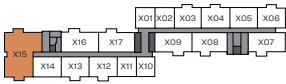
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

List of unit numbers* with the below unit plan:

2115, 2215, 2315, 2415

UNITS SKY GARDEN SWIMMING POOL

*Subject to availability.



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SOBHA
REALTY