



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.

Art *of* the detail

A R T O F T H E D E T A I L
R T O F T H E D E T A I L A
T O F T H E D E T A I L A R
O F T H E D E T A I L A R T
F T H E D E T A I L A R T O
T H E D E T A I L A R T O F
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A I L A R T O F T H E D E T
I L A R T O F T H E D E T A
L A R T O F T H E D E T A I
A R T O F T H E D E T A I L



**WE NOTICE THE
SMALLEST DETAILS.**
So you wont have to

An aerial night view of the Dubai skyline, featuring the Burj Khalifa and a complex network of highways illuminated by city lights.

EMBRACE
CONNECTION,
EMBRACE *your*
CENTER

A vibrant hub where community thrives in harmony,
experience life at its fullest.

The residence, a contemporary sanctuary, is centrally located and seamlessly connected to the heart of Dubai, with convenient access to city's major landmarks. Each moment offers unparalleled convenience and modern elegance, where the true essence lies in a lifestyle that embraces connection and centrality.



ESSENCE of CONNECTED LIVING

Immerse yourself in the dynamic life at Dubai's most premium master community with effortless access to Downtown Dubai. Here, each day unfolds with limitless opportunities, featuring diverse residential options and a wealth of lifestyle amenities, all crafted to elevate your living experience in a truly connected environment.

AN EXCLUSIVE RETREAT,
CRAFTED JUST FOR YOU

Dubai's most premium master community, sprawling across 8 million sq ft, is a perfect blend of urban convenience and community spirit.

With an international school, office spaces, world-class mall, clubhouses and a range of retail options, this community keeps everything you need within reach.





YOUR SANCTUARY **of**
COMFORT

Embrace a unique lifestyle enriched by a sense of belonging. The development provides a perfect balance of elegance and leisure, featuring stunning residences, exquisite villas, and luxurious mansions, all set in breathtaking surroundings. Enjoy a life that seamlessly integrates comfort, style, and community.

THE BEST OF CITY, all within MINUTES

Step into the heart of Dubai, where your home is connected to everything the city offers. The convenience of access creates a plethora of opportunities, facilitating fast commutes and unplanned excursions, ensuring the residence keeps you seamlessly linked to the best of Dubai.



RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES



MEYDAN
RACE COURSE
10 MINUTES



DOWNTOWN DUBAI
10 MINUTES



DUBAI INTERNATIONAL
AIRPORT
12 MINUTES



BUSINESS BAY
12 MINUTES



BURJ KHALIFA &
THE DUBAI MALL
15 MINUTES



DUBAI OPERA
15 MINUTES



DUBAI FRAME
15 MINUTES



PALM JUMEIRAH
25 MINUTES

LUXURY LIVING

Takes A NEW CURVE

Designed like a tapered crescent, the residence consists of six towers,, embodying a fresh approach to upscale living in a vibrant community.



ENDLESS PANORAMIC VIEWS

With sweeping views of Dubai skyline, lush surroundings, and the Meydan Race course, these apartments offer an exceptional lifestyle worth experiencing.



SAVOR, INDULGE, AND CHERISH

After a day filled with adventure, relax in sophistication with exceptional dining experiences, ranging from fine restaurants to a vibrant plaza. Whether you desire a refined meal or a swift snack, the variety of options guarantees something for every taste.



AN ABODE for EVERY DESIRE

Start your day with a casual stroll through inspiring surrounds. Discover pristine beaches. Savor views of vibrant Dubai and sprawling greenery from your exclusive Sky Gardens haven. End your day as the golden setting sun soothes your senses. Together, these features create a dynamic environment that enriches the lives of all who call it home.



MEMORIES in EVERY MOMENT

Wander through beautifully landscaped parks, where your children can explore lush gardens and play in safe, open spaces, creating cherished moments together.

With over 70 amenities—including more than 20 waterfront features and expansive clubhouses—every day offers new opportunities for fun and connection. These experiences become treasured memories, woven into the fabric of your family's life.





A HAVEN for your
MIND AND SOUL



FIND YOUR HAPPY PLACE

Unwind in the fun and frolic of the weekend fiestas with your loved ones.



INVIGORATE YOUR SOUL

At this residence, amenities become necessities. The amenities are designed to cater to your every need and desire and nourish you with a holistic living experience.



WHERE ASPIRATIONS COME TRUE

Indulge with convenient access to an exquisite array of amenities designed to satisfy your every aspiration.

COMMUNITY AMENITIES

- Retail with F&B
- Central plaza
- Multi purpose space-market, Food truck, Kiosk
- Sensory garden
- Zen garden
- Open air theatre
- Lawn with seating
- Water body
- Water sports
- Wave pool
- Paddleboarding & Pedal kayak
- Floating water obstacle course
- Water walking ball
- Outdoor gym
- Battle ropes
- Jumping blocks
- Tyre flipping
- Obstacle course
- Skate park
- Walking + Jogging track
- Cycle path
- Kids' play area
- Outdoor chess
- Cricket practice pitch
- Tennis + Volleyball + Padel
- Pet park with obstacle course
- Pet washing station & Salon



CLUBHOUSE

- Co-working Spaces
- Indoor Pool with Temperature Control
- Spa and Massage rooms
- Table Tennis
- Pickball/Paddle Tennis
- Foosball
- Rock Climbing
- Disc Hockey
- Golf Simulators
- Multipurpose Court
- Squash Court
- VR Room
- 50m Olympic Pool
- Tennis Court



OPULENCE JUST STEPS AWAY

For those seeking joy through fitness, the excitement of learning a new sport, or a moment of peaceful reflection, Riverside Crescent at Sobha Hartland II is the ideal sanctuary to fulfil all your desires.

TOWER AMENITIES

- Yoga Zone
- Indoor Gym
- Multipurpose hall with outdoor space
- Observation deck + Vending machines
- Kid's playroom
- Library
- Art & Music Room
- Indoor movie theatre

PODIUM AMENITIES

- Outdoor gym & YogaZone
- Outdoor kids' play area
- Barbeque Area
- Leisure pool with infinity edge
- Toddler pool
- Wet Bed Deck & Jacuzzi
- Sun Loungers, Day Bed + Cabana
- Sensory Garden



EXCEPTIONAL AS EXPECTED

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





