



WAVES
AT THE WATERFRONT DISTRICT



SOBHA HARTLAND



Welcome to the
Waterfront District
at Sobha Hartland



ABOUT WAVES

Waves at the Waterfront District, is a crisp clean architecture that stands tall in front of the 1.8 km boardwalk that Sobha Hartland enjoys on it's waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted 360-degree views to the tower, that will enjoy the sunrises and sunsets of every beautiful day. The two acute corners lead the eye to a light-weight floating roof giving it a sense of breeziness and lightness.

Waves will be the first tower in the Waterfront District of Sobha Hartland.

WHY SHOULD YOU CHOOSE WAVES?

THE FIRST TOWER

- *The 1st tower along the waterfront side of the already established Sobha Hartland community.*

UNINTERRUPTED VIEWS

- *Views of Dubai Skyline, Ras Al Khor Wildlife Sanctuary, Meydan Racecourse, Meydan One Tower, Meydan One Mall and Dubai Creek.*

WATERFRONT PROMENADE LIFESTYLE

- *A complete offering of food and beverage outlets, at the base of the tower.*

FULLY GLAZED LIVING ROOMS

- *Framed curtain glass and beautiful floor to ceiling windows give you unbeatable views of lush greenery and plenty of natural light.*

IMPECCABLE AMENITIES

- *Multipurpose hall, Infinity edge pool, kids play area, outdoor gym area, yoga zone, walking track, and outdoor barbeque.*

5 LEVEL PODIUM

- *Dedicated shaded car parking for all apartments*

A PRIVATE TERRACE FOR EACH APARTMENT

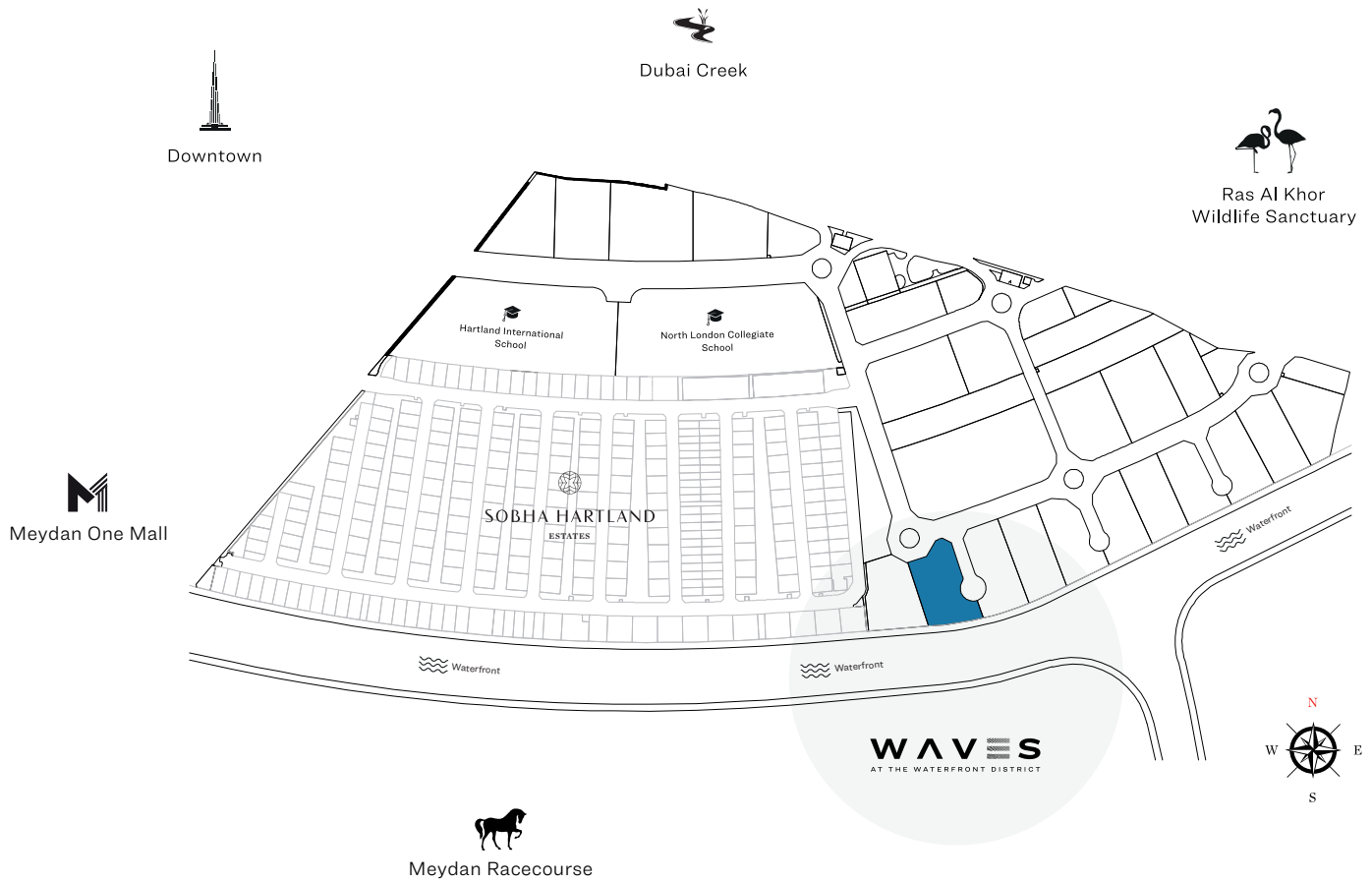
- *Built to enjoy lush uninterrupted views, forever*

WHY NOW

SPECIAL LAUNCH OFFERS:

- One Price Across all Floors
- 2 Year **Post Handover** Payment Plan
- 50% **DLD Fees** Waiver
- 2 Year **Service Charge** Waiver
- Luxury Waterfront Apartments Starting from **AED 975,000**

LOCATION IN THE MASTER PLAN



APARTMENT FEATURES



Views from every home



Covered car parking

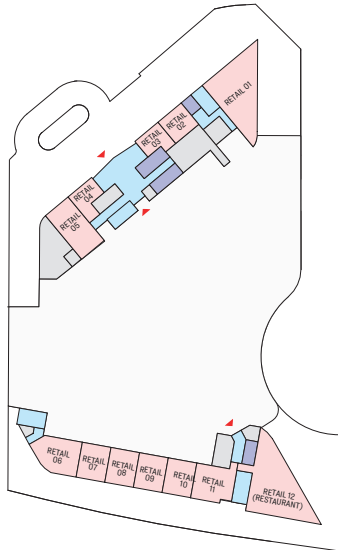
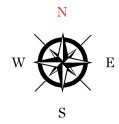


Fully fitted kitchens

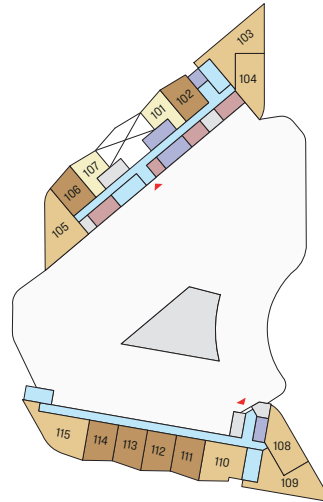


Bedroom wardrobe in all units

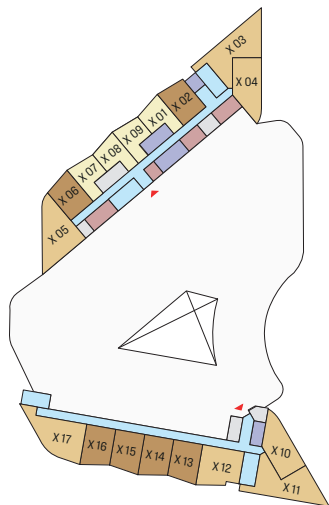
FLOOR PLAN LAYOUT



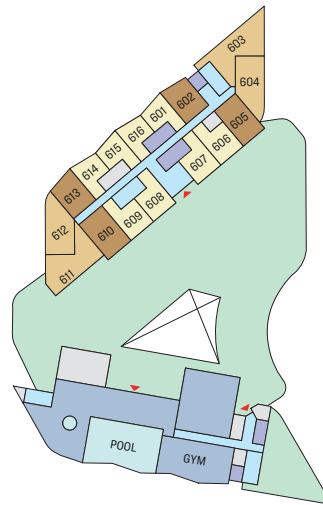
GROUND LEVEL



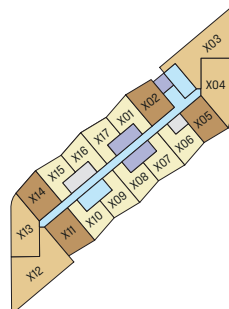
LEVEL 01 (PODIUM 01)



LEVEL 02 TO LEVEL 05
(PODIUM 02 TO PODIUM 05)



LEVEL 06



LEVEL 07 - LEVEL 35

- 1 BED UNIT
- 1 BED + STUDY UNIT
- 2 BED UNIT
- COMMERCIAL (1 RESTAURANT , 11 RETAIL)
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES
- AMENITIES
- SWIMMING POOL
- LANDSCAPE

1 BEDROOM APARTMENT

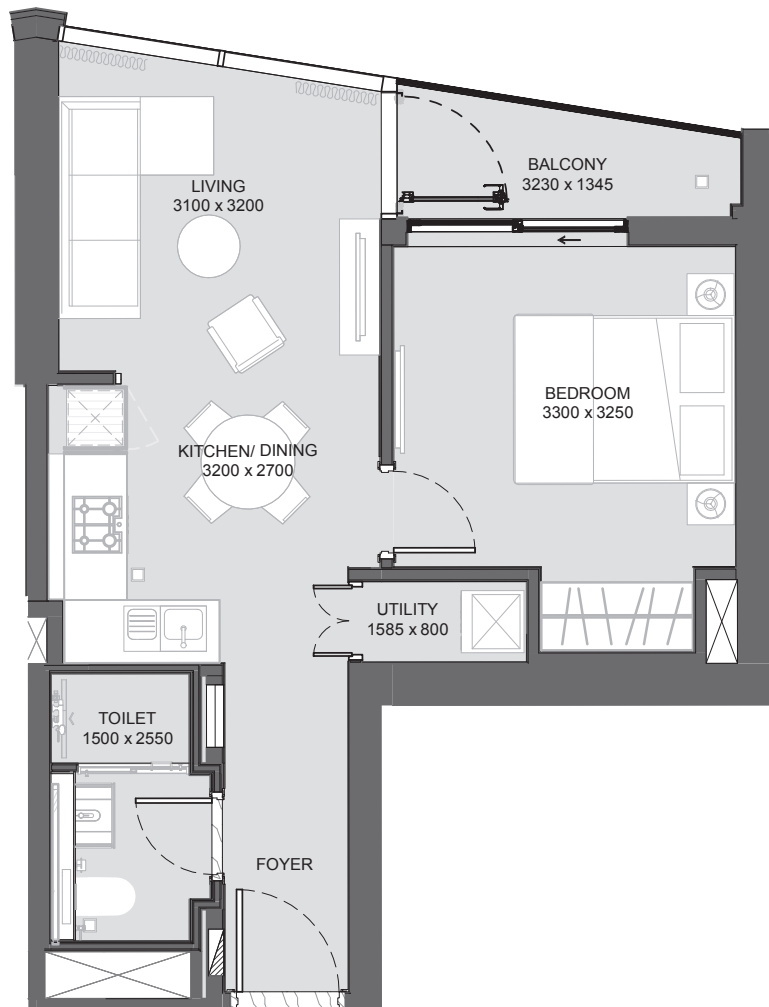
TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 43.21 SQ.M. / 465.11 SQ.FT TO 45.13 SQ.M. / 485.78 SQ.FT

BALCONY= 3.98 SQ.M. / 42.84 SQ.FT TO 4.02 SQ.M. / 43.27 SQ.FT.

TOTAL = 47.23 SQ.M. / 508.38 SQ.FT TO 49.12 SQ.M. / 528.72 SQ.FT.



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

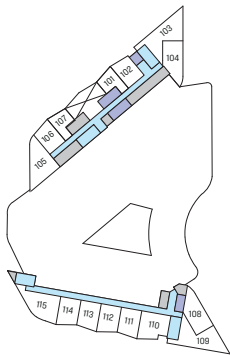
TYPE B (with balcony)

TOTAL SALEABLE AREA

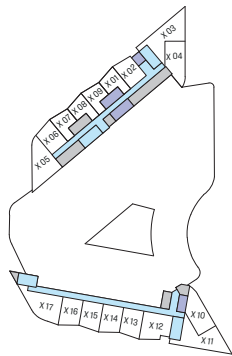
SUITE = 42.90 SQ.M. / 461.77 SQ.FT TO 43.81 SQ.M. / 471.57 SQ.FT

BALCONY= 4.02 SQ.M. / 43.27 SQ.FT

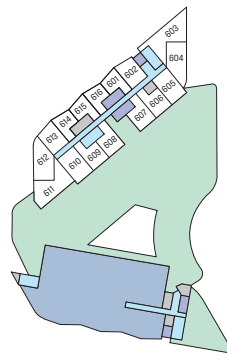
TOTAL = 46.92 SQ.M. / 505.04 SQ.FT TO 47.83 SQ.M. / 514.84 SQ.FT.



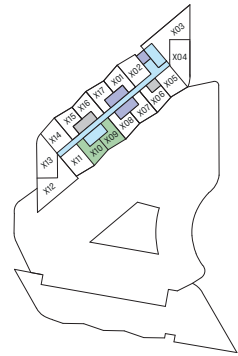
LEVEL 01



LEVEL 02-05



LEVEL 06

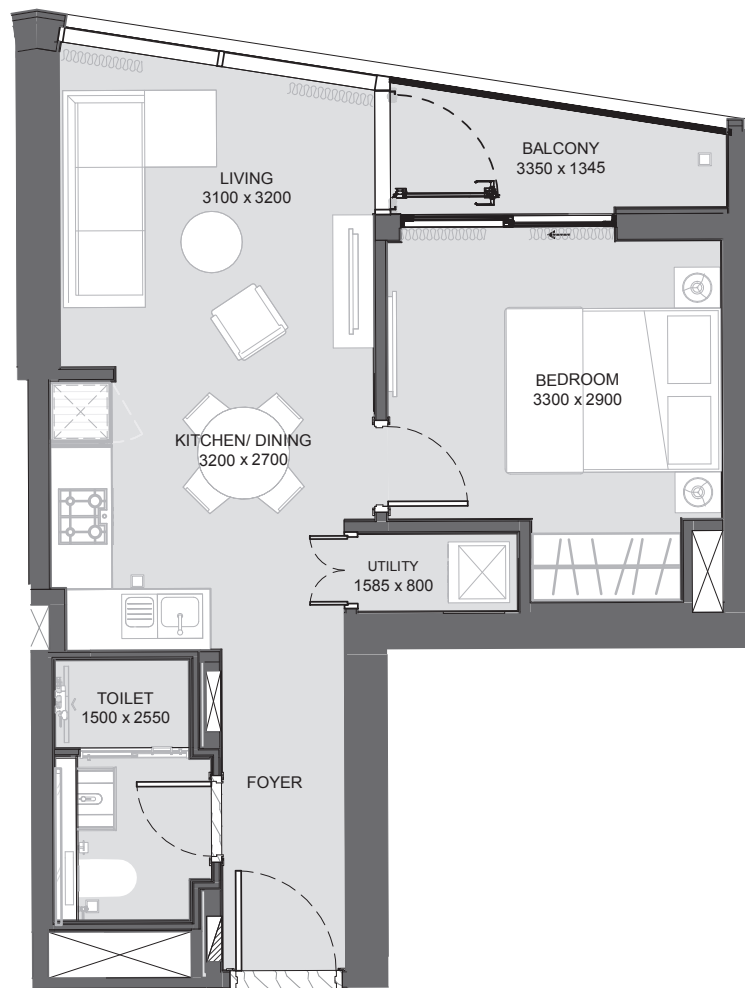


LEVEL 07-35



Waterfront

UNIT



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1 BEDROOM + STUDY APARTMENT

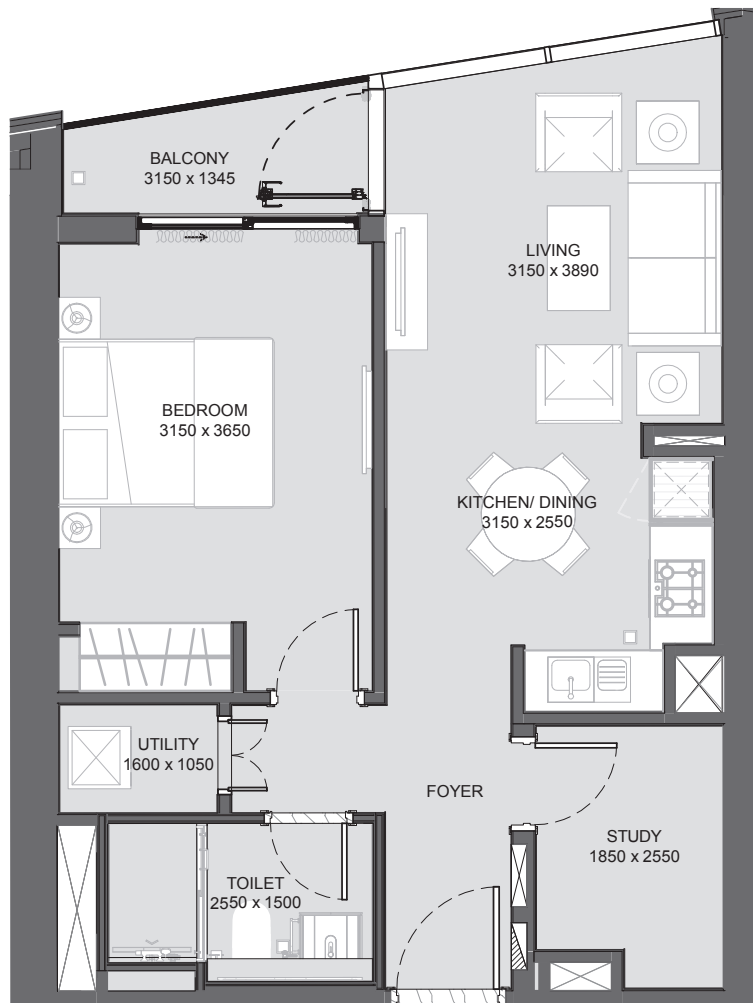
TYPE C1 (with balcony)

TOTAL SALEABLE AREA

SUITE = 52.19 SQ.M. / 561.77 SQ.FT TO 54.09 SQ.M. / 582.22 SQ.FT.

BALCONY= 3.76 SQ.M. / 40.47 SQ.FT TO 4.10 SQ. M. / 44.13 SQ. FT.

TOTAL = 56.10 SQ.M. / 603.86 SQ.FT TO 57.96 SQ.M. / 623.88 SQ.FT.



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2 BEDROOM APARTMENT

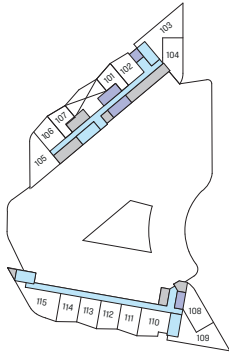
TYPE A1 (with balcony)

TOTAL SALEABLE AREA

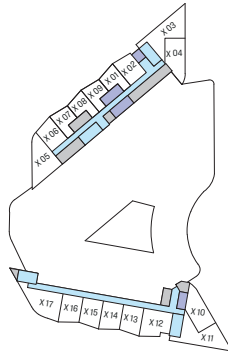
SUITE = 75.47 SQ.M. / 812.35 SQ.FT.

BALCONY = 3.76 SQ.M. / 40.47 SQ.FT.

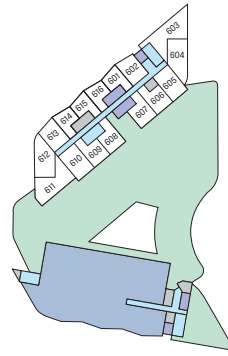
TOTAL = 79.23 SQ.M. / 852.82 SQ.FT.



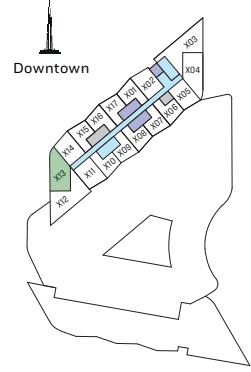
LEVEL 01



LEVEL 02-05



LEVEL 06



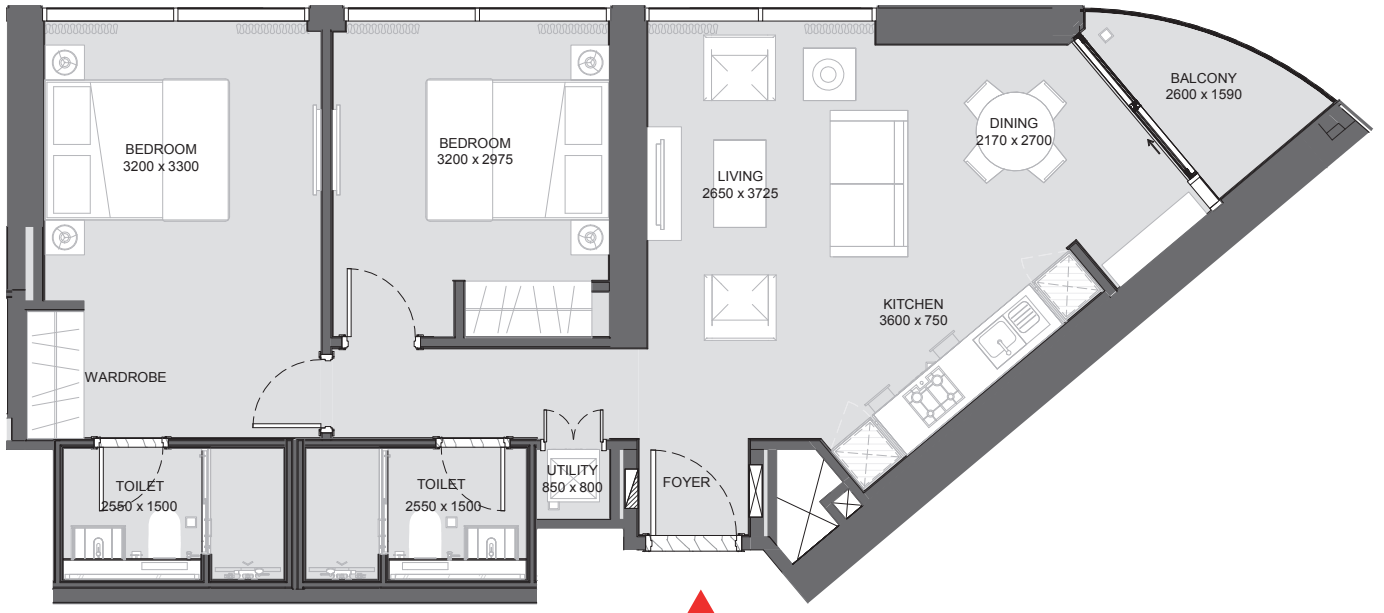
LEVEL 07-35



Waterfront



UNIT



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2 BEDROOM APARTMENT

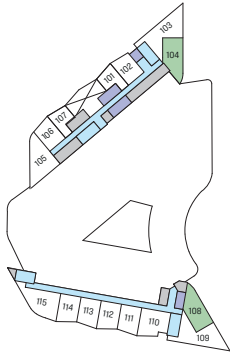
TYPE A2 (with balcony)

TOTAL SALEABLE AREA

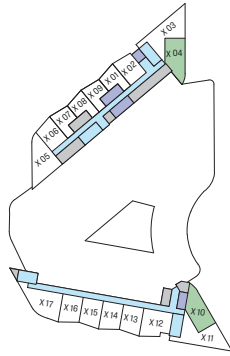
SUITE = 75.41 SQ.M. / 811.71 SQ.FT TO 76.96 SQ.M. / 828.39 SQ.FT.

BALCONY= 4.40 SQ.M. / 47.36 SQ.FT TO 5.60 SQ.M. / 60.28 SQ.FT.

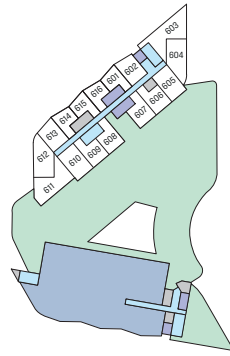
TOTAL = 79.81 SQ.M. / 859.07 SQ.FT TO 81.97 SQ.M. / 882.32 SQ.FT.



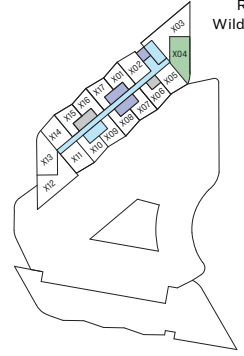
LEVEL 01



LEVEL 02-05



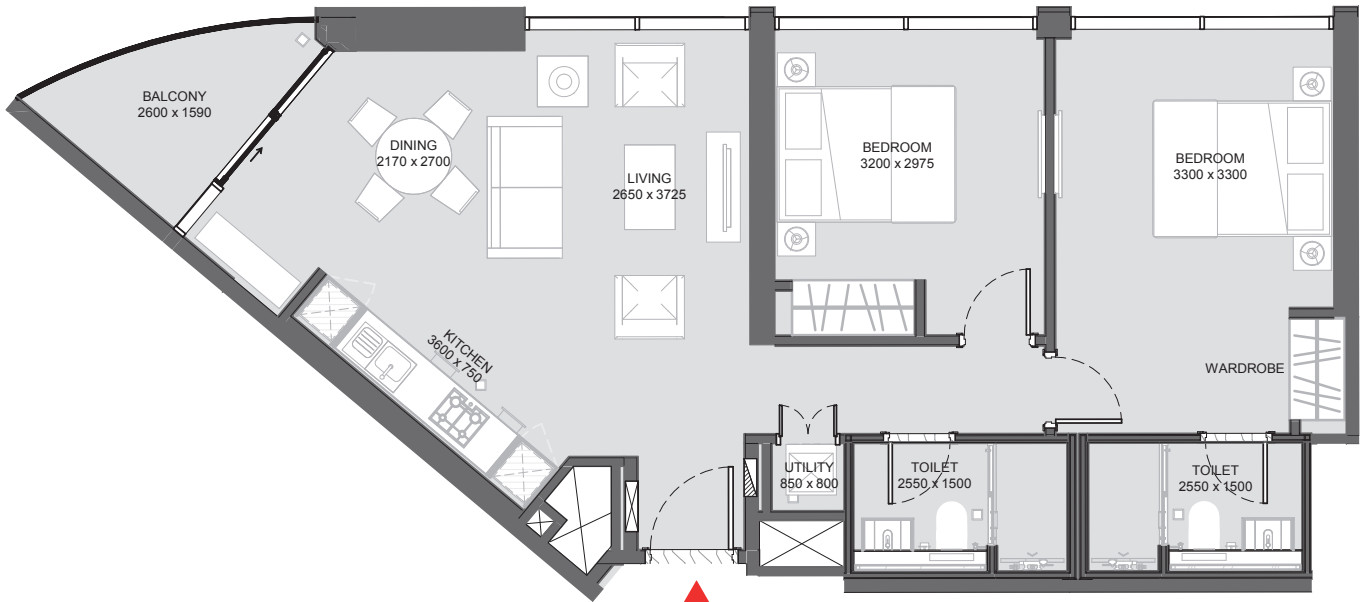
LEVEL 06



LEVEL 07-35



UNIT



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2 BEDROOM APARTMENT

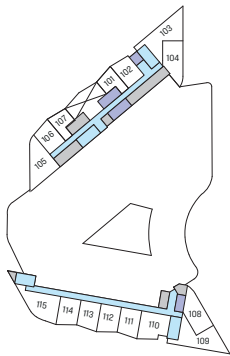
TYPE B1 (with balcony)

TOTAL SALEABLE AREA

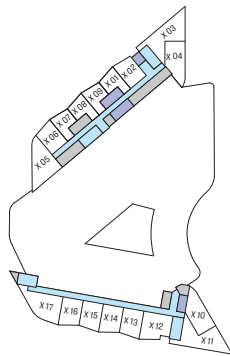
SUITE = 98.56 SQ.M. / 1,060.89 SQ.FT.

BALCONY = 5.66 SQ.M. / 60.92 SQ.FT.

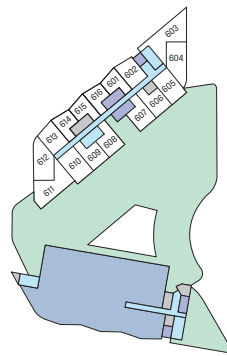
TOTAL = 104.22 SQ.M. / 1,121.81 SQ.FT.



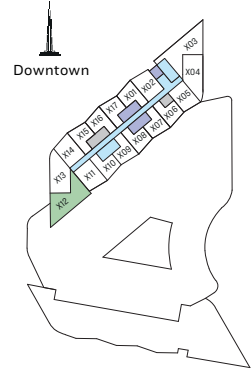
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35



Waterfront

UNIT



2 BEDROOM APARTMENT

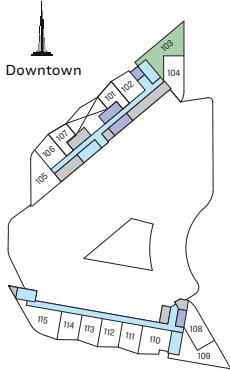
TYPE B2 (with balcony)

TOTAL SALEABLE AREA

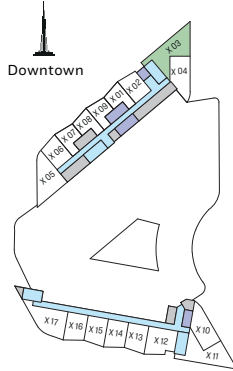
SUITE = 100.10 SQ.M. / 1,077.47 SQ.FT. TO 100.32 SQ.M. / 1,079.84 SQ.FT.

BALCONY = 11.87 SQ.M. / 127.77 SQ.FT. TO 11.92 SQ.M. / 128.31 SQ.FT.

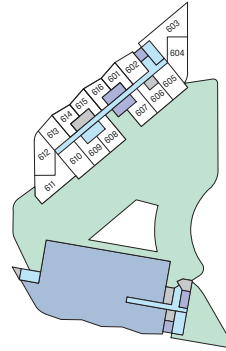
TOTAL = 111.99 SQ.M. / 1,205.45 SQ.FT. TO 112.24 SQ.M. / 1,208.14 SQ.FT.



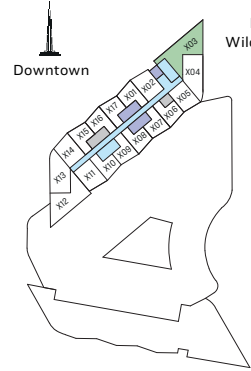
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35



Waterfront



2 BEDROOM APARTMENT

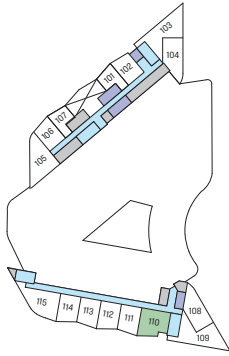
TYPE E (with balcony)

TOTAL SALEABLE AREA

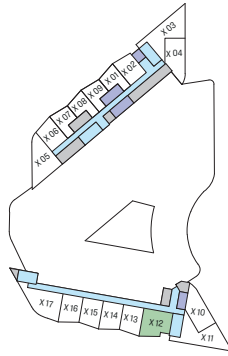
SUITE = 78.12 SQ.M. / 840.88 SQ.FT.

BALCONY = 3.97 SQ.M. / 42.73 SQ.FT.

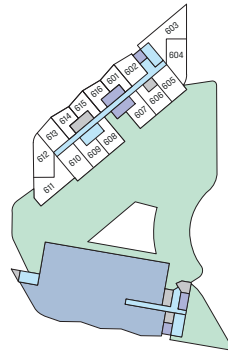
TOTAL = 82.09 SQ.M. / 883.61 SQ.FT.



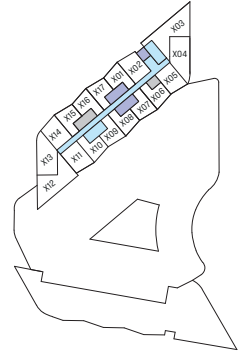
LEVEL 01



LEVEL 02-05

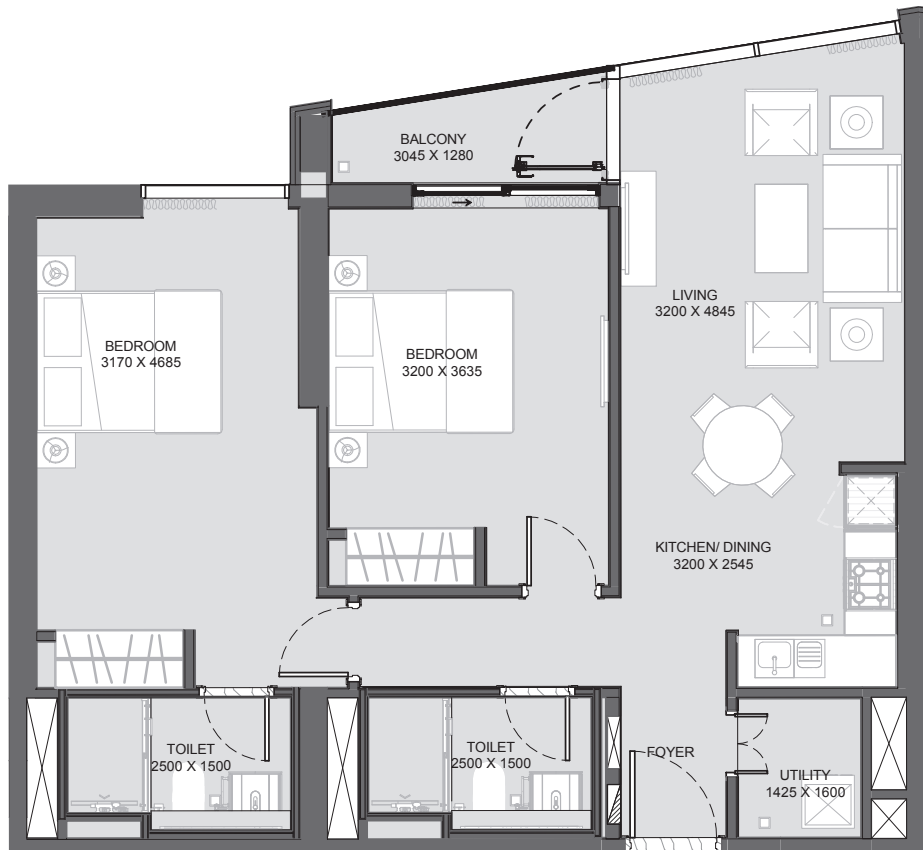


LEVEL 06



LEVEL 07-35

UNIT



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ABOUT SOBHA HARTLAND



An 8mn sq. ft. (183 acres) Marquee Development by Sobha Realty in Prime Central Dubai
 30% (2.4mn sq. ft.) open and green spaces, 8000+ trees across the community
 1.8km boardwalk overlooking the waterfront



Close proximity to major landmarks:
 2 mins from 2 International Schools
 12 mins from Downtown Dubai
 12 mins from Ras Al Khor Wildlife sanctuary
 20 mins from International Airport



Located in MBR City, one of the leading investment destinations in Dubai.



Offers attractive returns and incremental ROI of up to 8%.



A World-class project developed with meticulous precision to deliver the Sobha Signature Quality from inception to completion.



Apartments & Villas in varying layouts and sizes to suit your lifestyle.



SOBHA
REALTY