



350 RIVERSIDE (RESCENT



SOBHA HARTLAND II



## Superheading the **SOBHA WAY**

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.

Backward Integration  
*Forward Thinking*

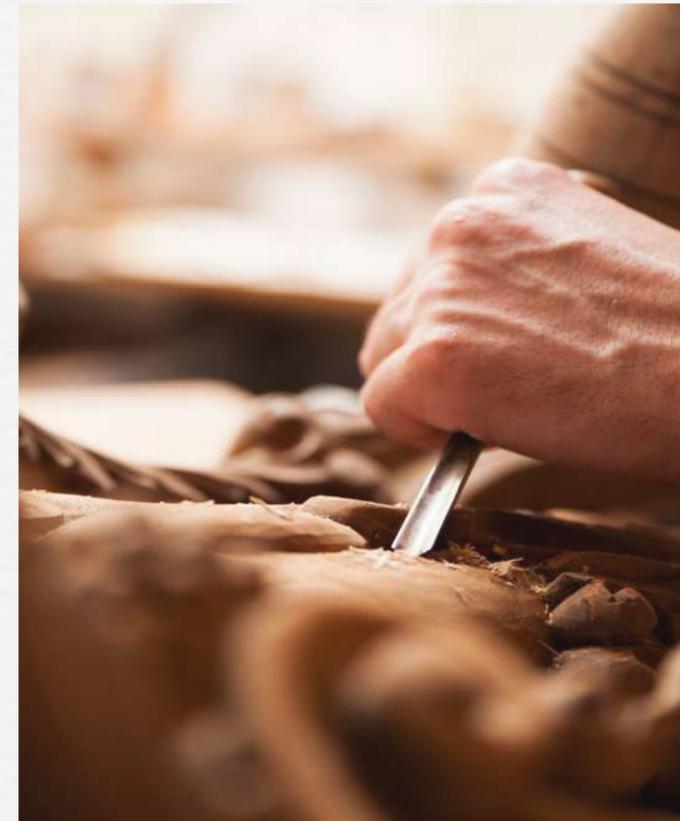
DESIGN  
Efficiently conceptualized.

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.





LIFE *Began* BY THE WATER



Every DROP

carries a tale of *Adventure*

# LIFE AT RIVER SIDE CRESCENT

Simply goes beyond luxury living near water.  
It's a place to rejuvenate, refresh & reconnect with your  
mind, body and soul.

A whole new active lifestyle inspired by water awaits you.  
The epitome of luxury waterfront living experience.





SUNBATH &  
S W I M

SPRINKLE &  
SNORKEL



SPLATTER &  
SPRAY





SO MUCH TO DO WITH WATER

So Little

*Time*

TURN UP THE  
PACE OF *Life*



Let the way of the water take you on an  
adventurous journey like never before.

FIND YOUR FLOW





Glide in the lagoon, go with the flow or  
go against it, kayak your way.

LIFE IS NOT  
SOLO *Sport*

Bring the whole family together with amazing beachside sports like volleyball, kiting, football, and more.





SPLASH  
INTO *Fitness*



Breathe in fresh air. Feel the burn.  
Jog by the water. Get your heart pumping  
and blood flowing and feel alive!



MAKE A SPLASH

TAKE A LEAP  
TAKE A *Bow*

Experience the thrill of victory as you glide  
through the swimming pool



NAVIGATE  
CONQUER *Prevail*

Conquer and tame every obstacle that comes  
your way. Bring it on.



The background of the image is a monochromatic, light gray water surface. It features intricate, organic patterns of ripples and waves, particularly on the left side. In the upper right quadrant, a single stone has just been dropped, creating a series of concentric, circular ripples that expand outwards. The overall texture is soft and fluid, evoking a sense of calm and natural beauty.

*Introducing*  
350 RIVERSIDE (R)ESCENT

The new tower in the Riverside Crescent edition series.  
Nestled in a stunning development of 8 million Sq. Ft. with draped  
waterfronts, and lagoons, it embraces nature, water, open spaces,  
and lush landscaping.

350 RIVERSIDE CRESCENT





THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

SHEIKH ZAYED ROAD

SOBHA REALTY METRO STATION

THE DUBAI MALL

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

AL BARSHA

SOBHA HARTLAND

AL KHAIL ROAD

DUBAI INTERNATIONAL AIRPORT

DEUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK HARBOUR

RASHIDIYA



SHEIKH MOHAMMED BIN ZAYED ROAD

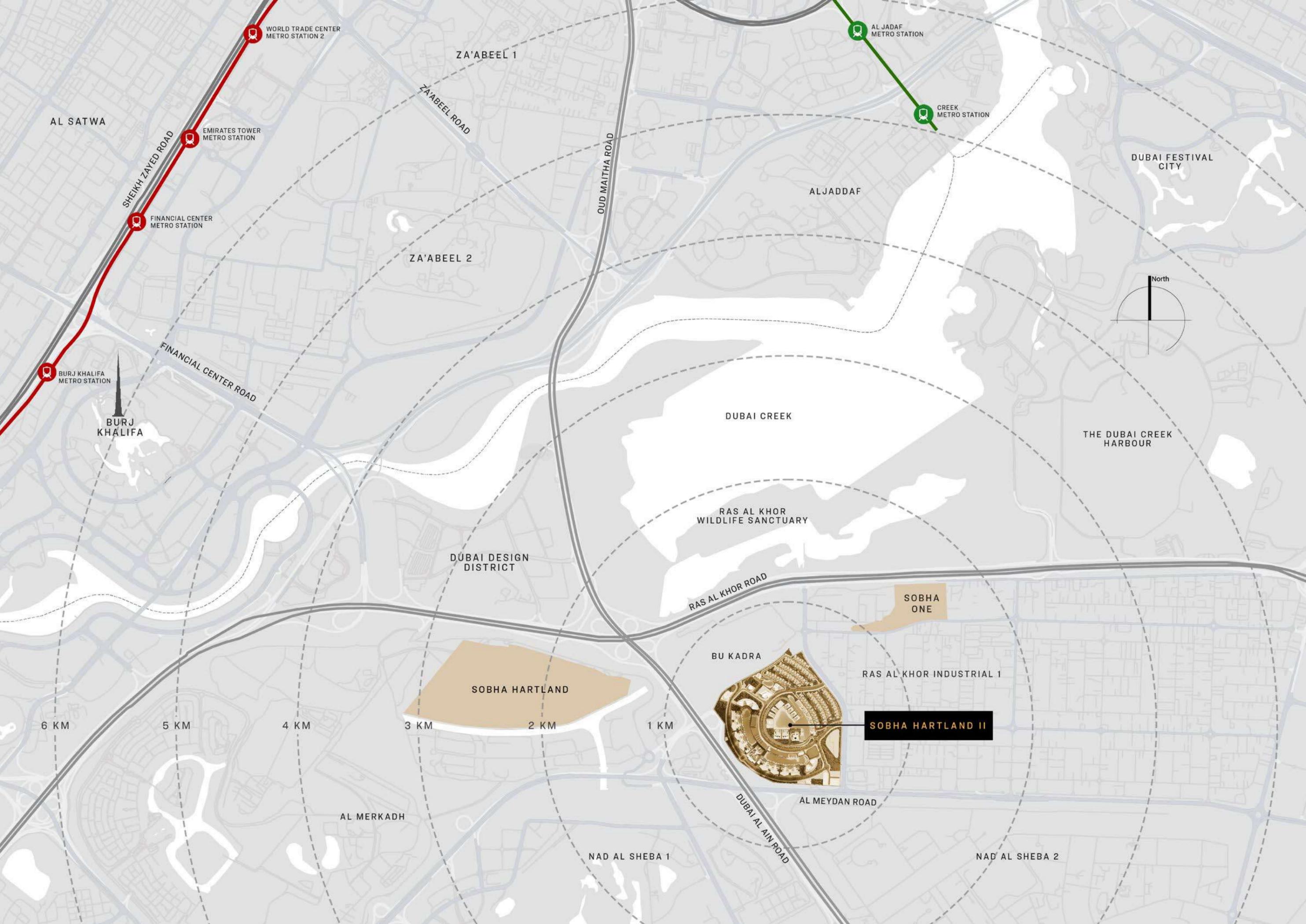
SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT





WORLD TRADE CENTER METRO STATION 2

ZA'ABEEL 1

AL JADAF METRO STATION

AL SATWA

EMIRATES TOWER METRO STATION

ZA'ABEEL ROAD

CREEK METRO STATION

DUBAI FESTIVAL CITY

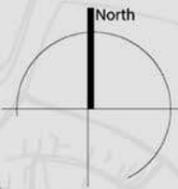
SHEIKH ZAYED ROAD

FINANCIAL CENTER METRO STATION

OULD MAITHA ROAD

ALJADDAF

ZA'ABEEL 2



BURJ KHALIFA METRO STATION

FINANCIAL CENTER ROAD

BURJ KHALIFA

DUBAI CREEK

THE DUBAI CREEK HARBOUR

RAS AL KHOR WILDLIFE SANCTUARY

DUBAI DESIGN DISTRICT

RAS AL KHOR ROAD

SOBHA ONE

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND

SOBHA HARTLAND II

AL MERKADH

AL MEYDAN ROAD

NAD AL SHEBA 1

DUBAI AL AIN ROAD

NAD AL SHEBA 2





EXCEPTIONAL AS *Expected*

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









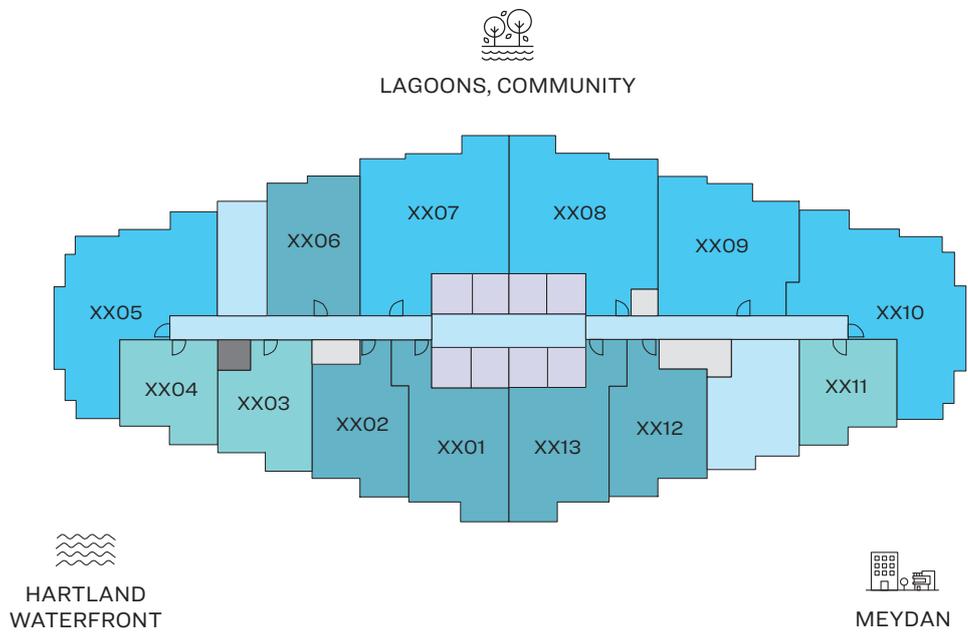
THE  
NORDIC  
BAKING  
BOOK

BAEL



FLOOR AND UNIT PLAN  
LAYOUTS

# FLOOR PLAN LAYOUT



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

- |   |   |   |  |
|---|---|---|--|
| <span style="color: #00A651;">■</span> 1 BED UNIT   | <span style="color: #00A651;">■</span> 2 BED UNIT | <span style="color: #A6D8E8;">■</span> CIRCULATION  | <span style="color: #A6A6C8;">■</span> LIFTS |
| <span style="color: #008080;">■</span> 1.5 BED UNIT | <span style="color: #A6A6A6;">■</span> SERVICES   | <span style="color: #333333;">■</span> GARBAGE ROOM |  |

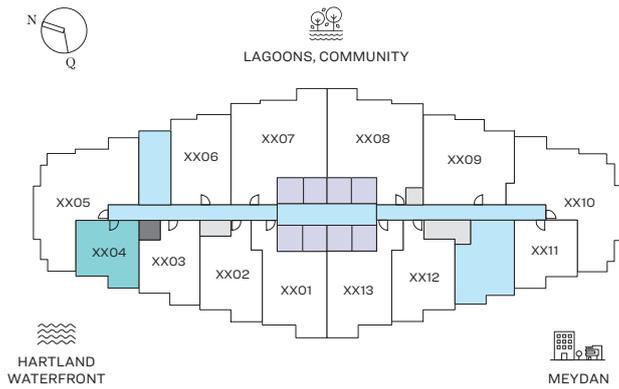
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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 A (with balcony)

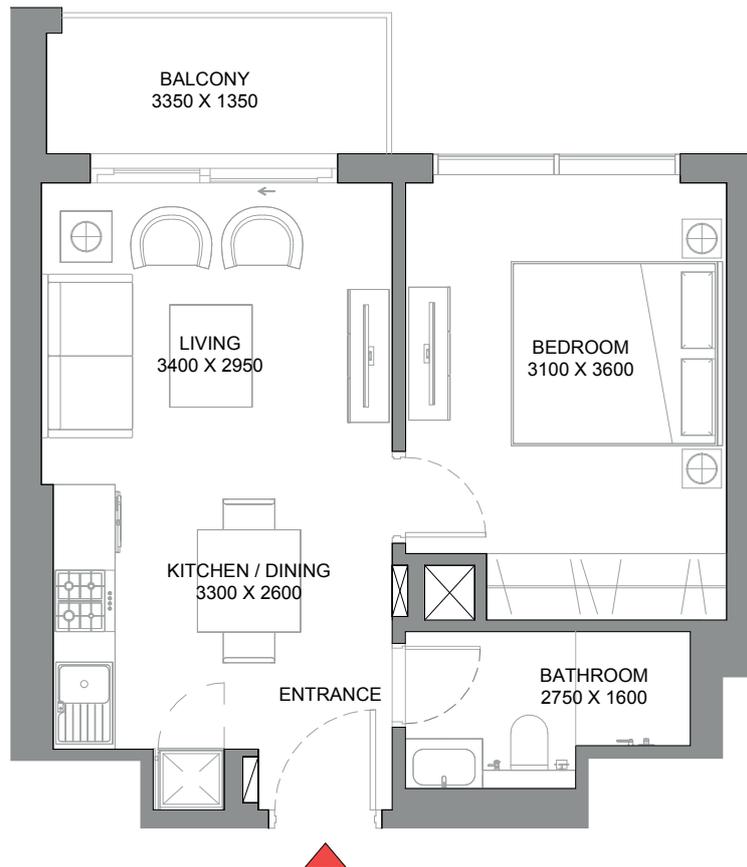
## TOTAL SALEABLE AREA

SUITE = 467.37 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 526.68 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
 40, 41, 43-46, 50-55, 57, 58, 60, 61



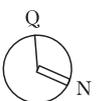
List of unit numbers with this unit plan:

## VIEWS

### Hartland Waterfront

704, 804, 1004, 1104, 1204, 1304, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 3004, 3104, 3204, 3604, 3704, 3804, 4004, 4104, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5704, 5804, 6004, 6104

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# 1 BEDROOM APARTMENT

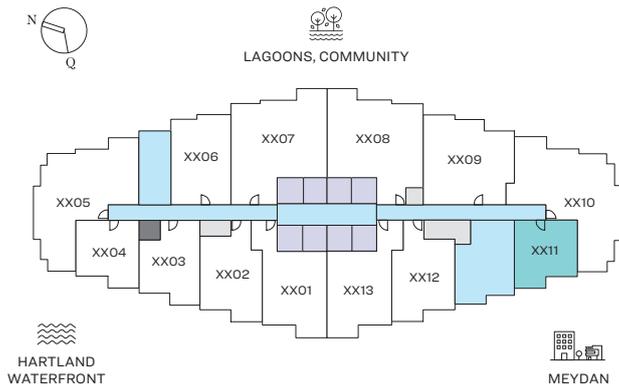
TYPE A (with balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 469.63 SQ.FT.

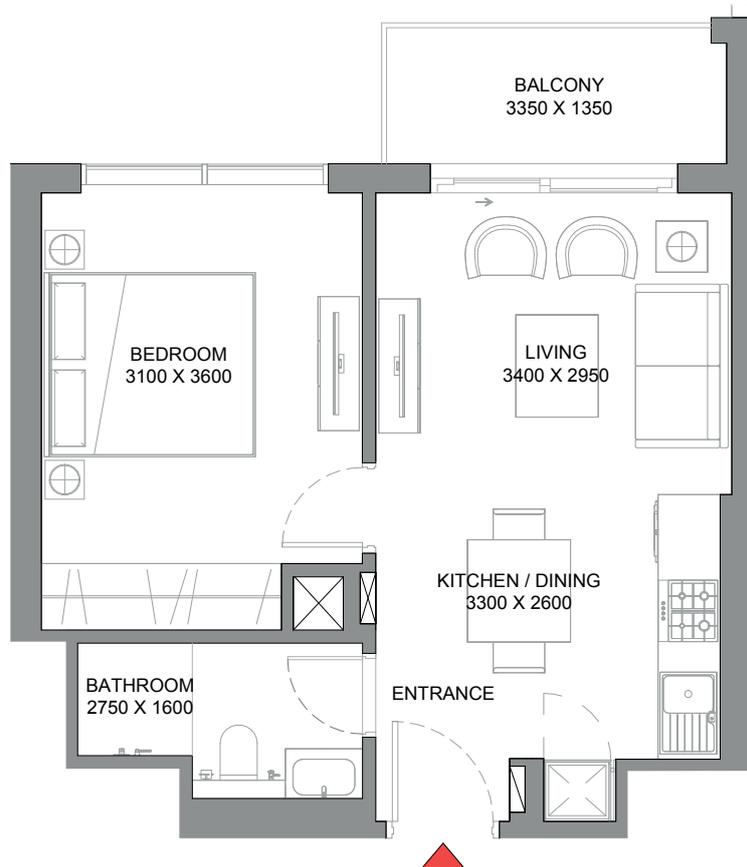
BALCONY = 58.45 SQ.FT.

TOTAL = 528.08 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



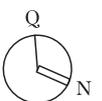
List of unit numbers with this unit plan:

## VIEWS

Meydan

711, 811, 1011, 1111, 1211, 1311, 1511, 1611, 1711, 1811, 2211, 2311, 2411, 2511, 2611, 2711, 3011, 3111, 3211, 3611, 3711, 3811, 4011, 4111, 4311, 4411, 4511, 4611, 5011, 5111, 5211, 5311, 5411, 5511, 5711, 5811, 6011, 6111

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# 1 BEDROOM APARTMENT

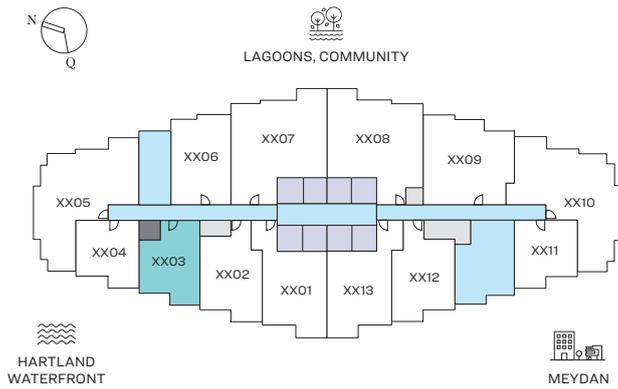
TYPE B (with balcony)

## TOTAL SALEABLE AREA

SUITE = 569.52 SQ.FT.

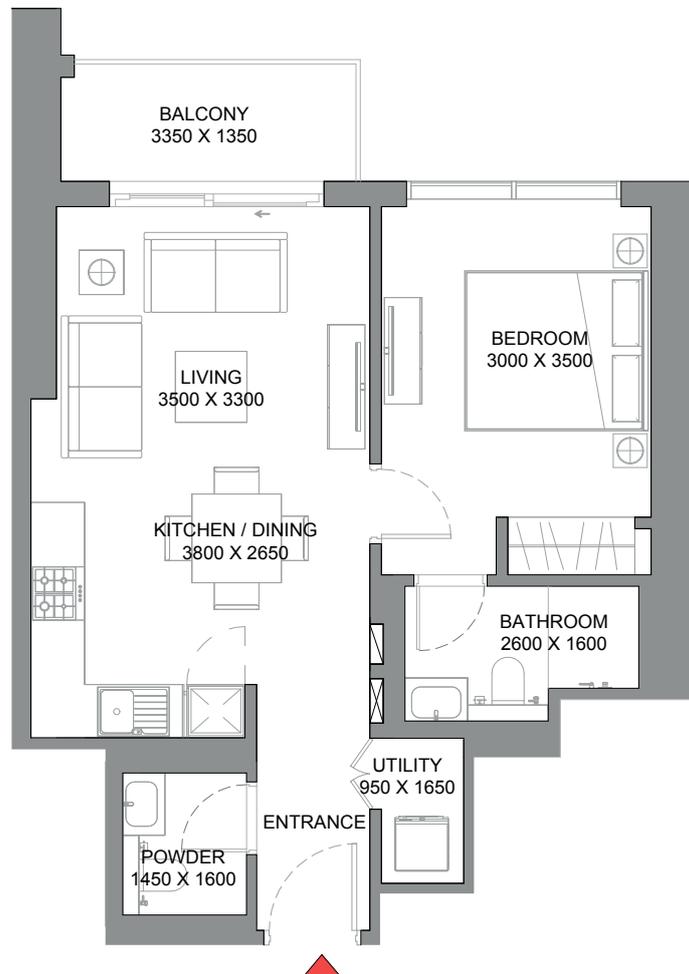
BALCONY = 58.23 SQ.FT.

TOTAL = 627.75 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



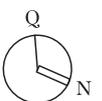
List of unit numbers with this unit plan:

## VIEWS

### Hartland Waterfront

703, 803, 1003, 1103, 1203, 1303, 1503, 1603, 1703, 1803, 2203, 2303, 2403, 2503, 2603, 2703, 3003, 3103, 3203, 3603, 3703, 3803,  
4003, 4103, 4303, 4403, 4503, 4603, 5003, 5103, 5203, 5303, 5403, 5503, 5703, 5803, 6003, 6103

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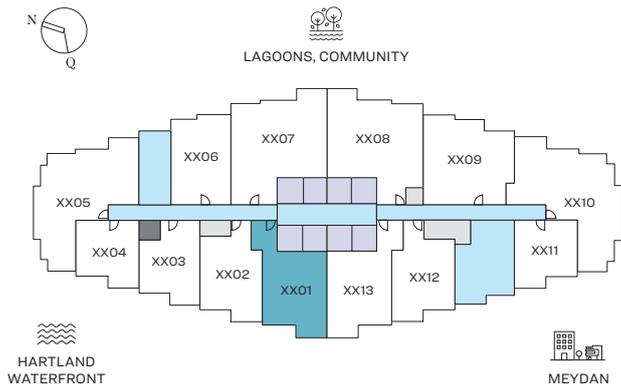


# 1.5 BEDROOM APARTMENT

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

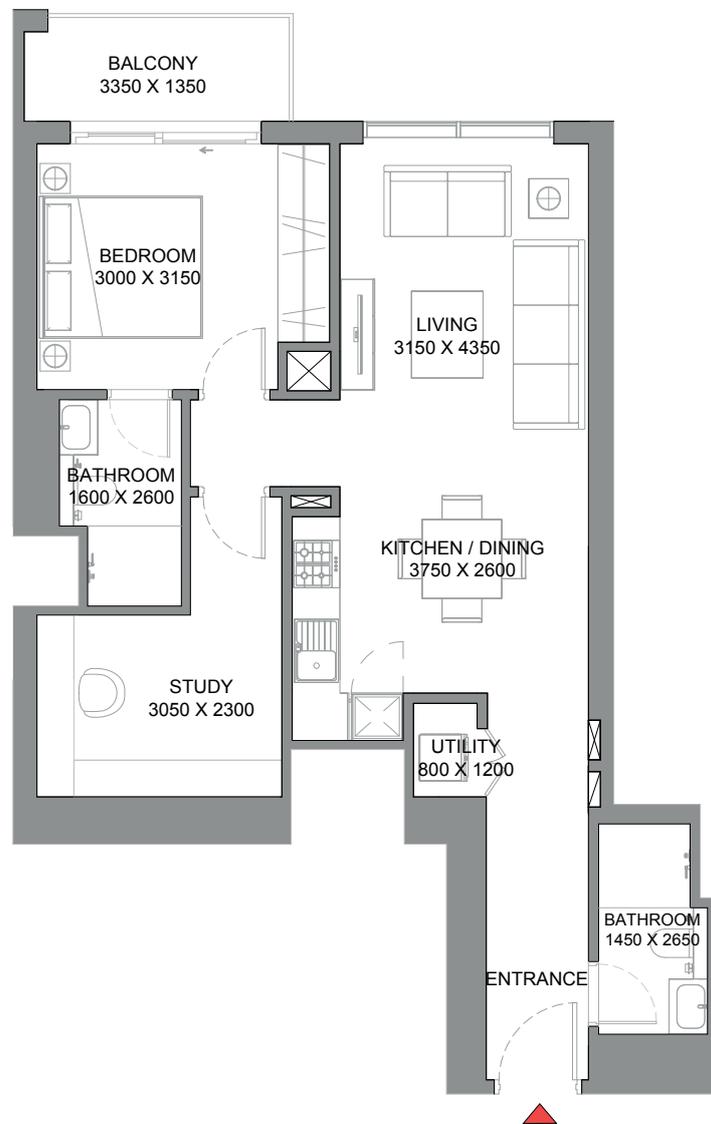
## TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.  
BALCONY = 56.19 SQ.FT.  
TOTAL = 841.74 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

## VIEWS

### Hartland Waterfront

701, 801, 1001, 1101, 1201, 1301, 1501, 1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 3001, 3101, 3201, 3601, 3701, 3801, 4001, 4101, 4301, 4401, 4501, 4601, 5001, 5101, 5201, 5301, 5401, 5501, 5701, 5801, 6001, 6101

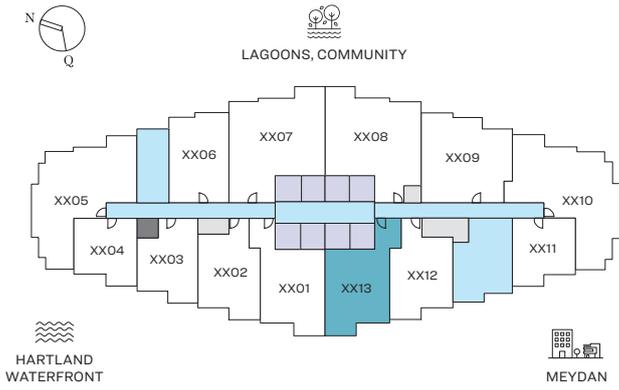
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# 1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony) VARIANT 1

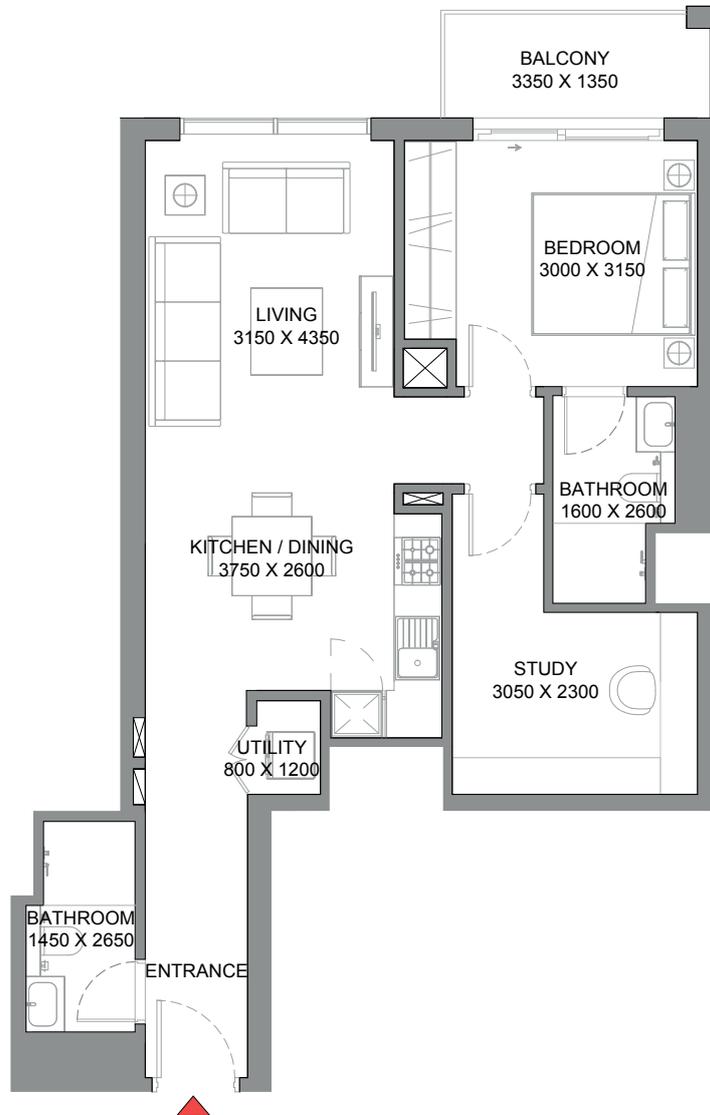
## TOTAL SALEABLE AREA

SUITE = 785.55 SQ.FT.  
BALCONY = 56.19 SQ.FT.  
TOTAL = 841.74 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

## VIEWS

Meydan

713, 813, 1013, 1113, 1213, 1313, 1513, 1613, 1713, 1813, 2213, 2313, 2413, 2513, 2613, 2713, 3013, 3113, 3213, 3613, 3713, 3813, 4013, 4113, 4313, 4413, 4513, 4613, 5013, 5113, 5213, 5313, 5413, 5513, 5713, 5813, 6013, 6113

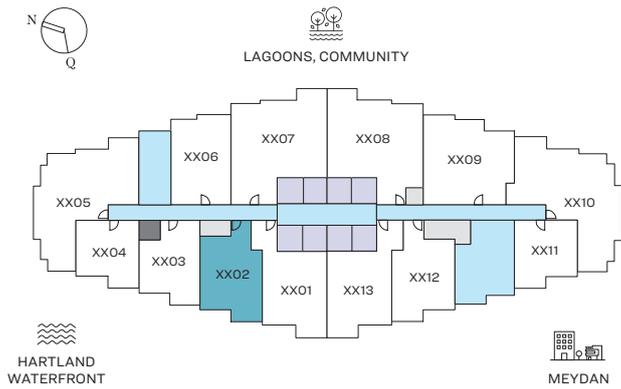
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# 1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

## TOTAL SALEABLE AREA

SUITE = 659.40 SQ.FT.  
BALCONY = 59.42 SQ.FT.  
TOTAL = 718.82 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Hartland Waterfront

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3602, 3702, 3802,  
4002, 4102, 4302, 4402, 4502, 4602, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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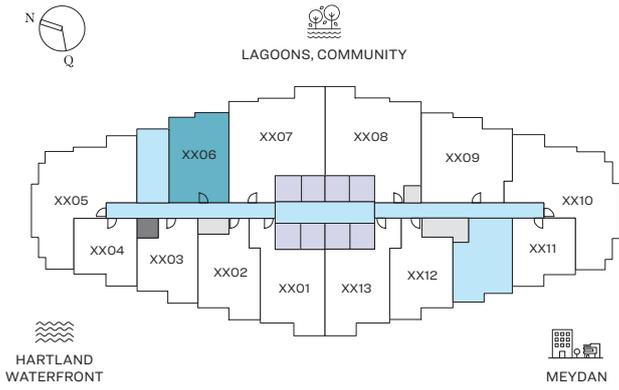


# 1.5 BEDROOM APARTMENT

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

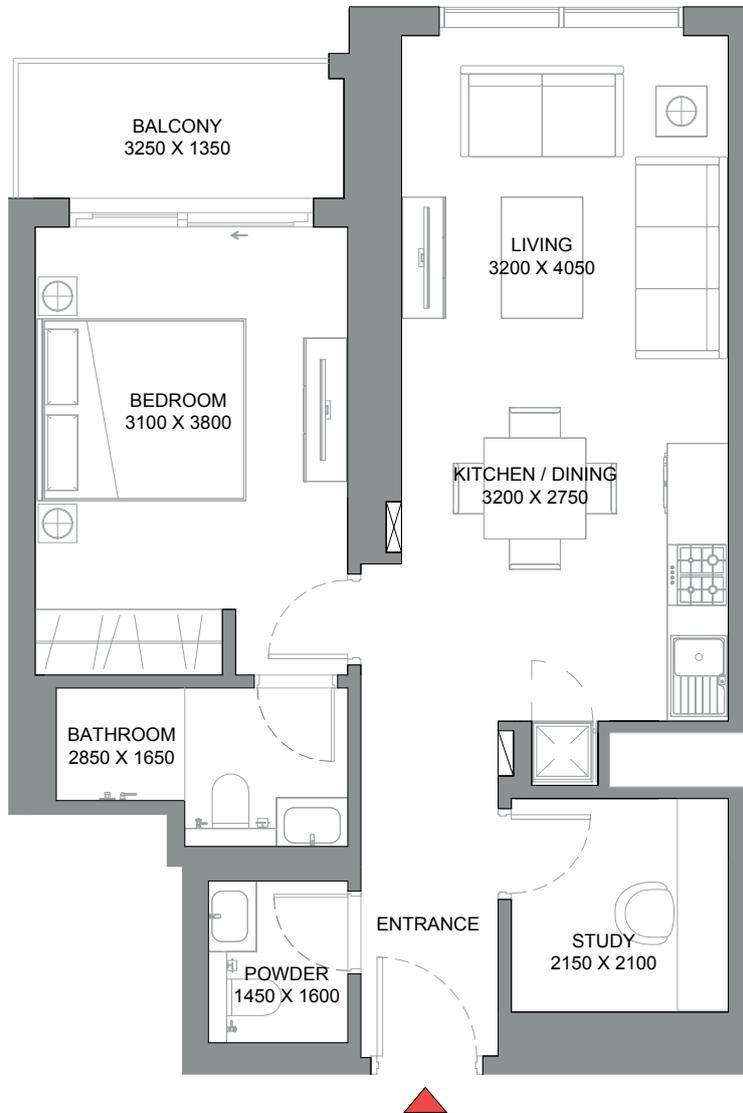
## TOTAL SALEABLE AREA

SUITE = 665.10 SQ.FT.  
BALCONY = 56.83 SQ.FT.  
TOTAL = 721.93 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

706, 806, 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2206, 2306, 2406, 2506, 2606, 2706, 3006, 3106, 3206, 3606, 3706, 3806, 4006, 4106, 4306, 4406, 4506, 4606, 5006, 5106, 5206, 5306, 5406, 5506, 5706, 5806, 6006, 6106

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# 1.5 BEDROOM APARTMENT

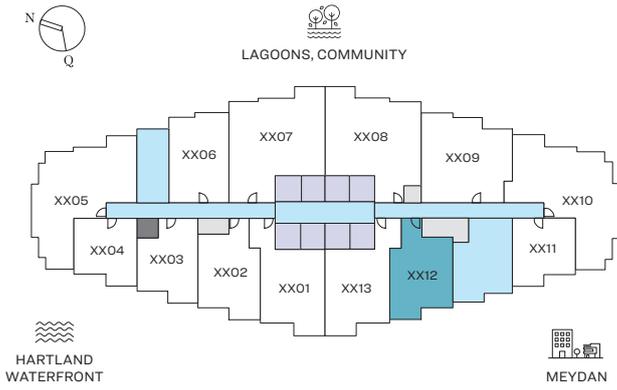
TYPE D (with study room + balcony)

## TOTAL SALEABLE AREA

SUITE = 651.22 SQ.FT.

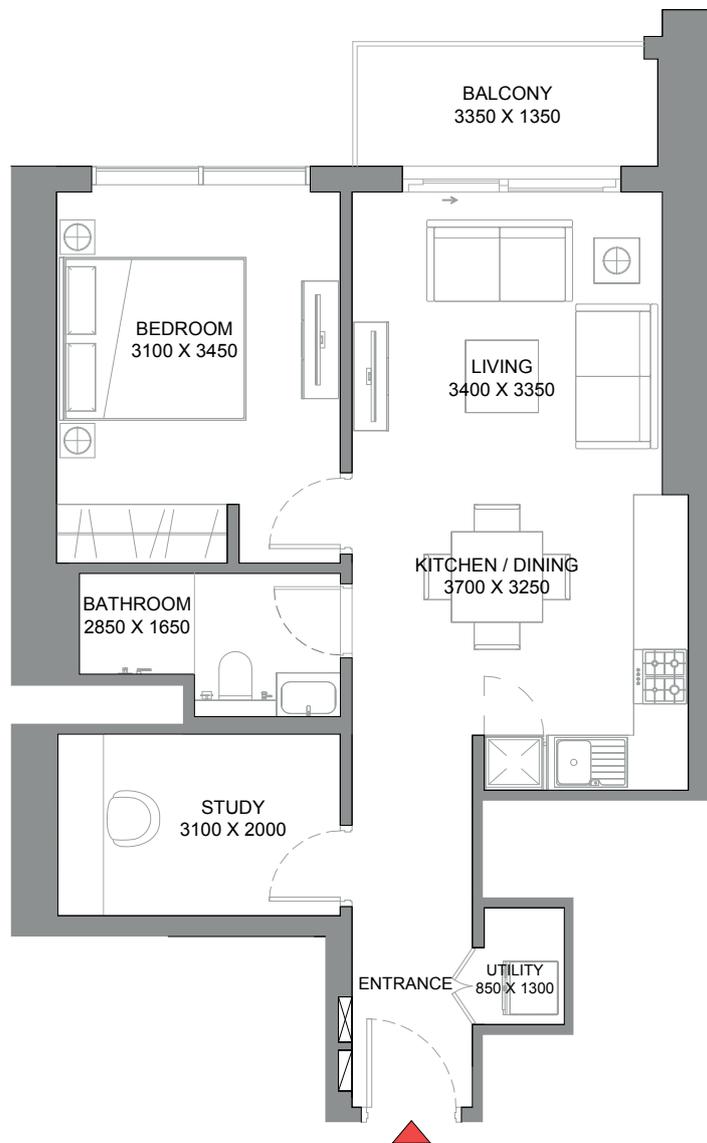
BALCONY = 59.31 SQ.FT.

TOTAL = 710.53 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

## VIEWS

Meydan

712, 812, 1012, 1112, 1212, 1312, 1512, 1612, 1712, 1812, 2212, 2312, 2412, 2512, 2612, 2712, 3012, 3112, 3212, 3612, 3712, 3812, 4012, 4112, 4312, 4412, 4512, 4612, 5012, 5112, 5212, 5312, 5412, 5512, 5712, 5812, 6012, 6112

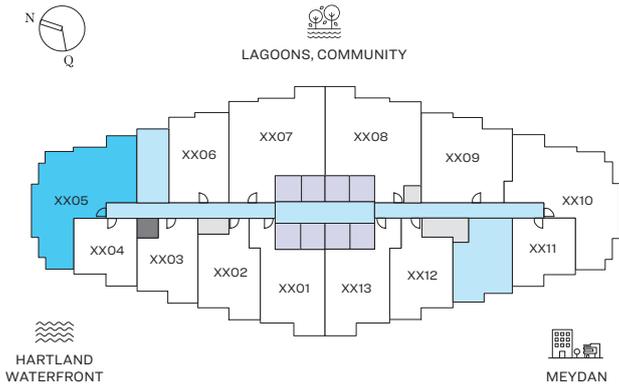
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# 2 BEDROOM APARTMENT

TYPE A (with balcony)

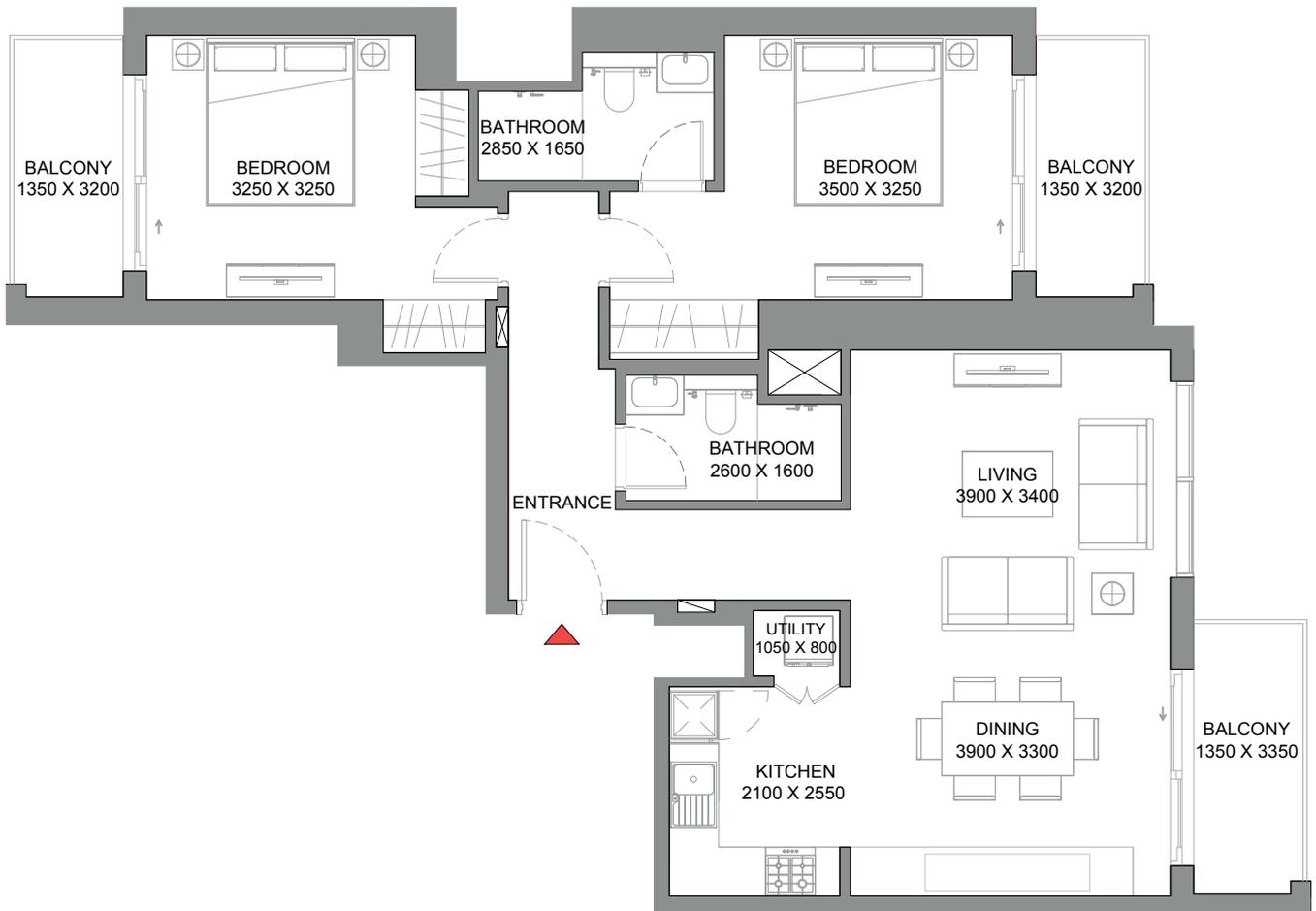
## TOTAL SALEABLE AREA

SUITE = 996.63 SQ.FT.  
BALCONY = 172.22 SQ.FT.  
TOTAL = 1,168.85 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61

■ UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community, Hartland Waterfront

705, 805, 1005, 1105, 1205, 1305, 1505, 1605, 1705, 1805, 2205, 2305, 2405, 2505, 2605, 2705, 3005, 3105, 3205, 3605, 3705, 3805,  
4005, 4105, 4305, 4405, 4505, 4605, 5005, 5105, 5205, 5305, 5405, 5505, 5705, 5805, 6005, 6105

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# 2 BEDROOM APARTMENT

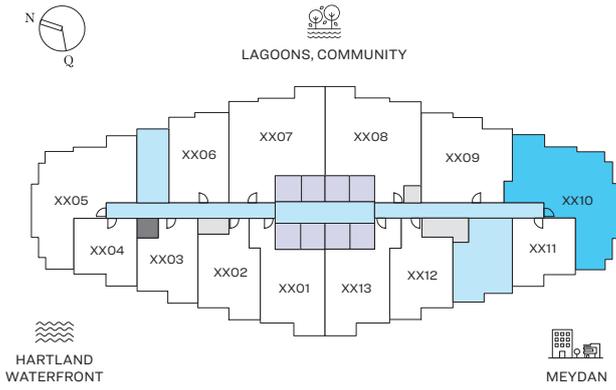
TYPE A (with balcony) VARIANT 1

**TOTAL SALEABLE AREA**

SUITE = 1,001.04 SQ.FT.

BALCONY = 172.98 SQ.FT.

TOTAL = 1,174.02 SQ.FT.



■ UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:



## VIEWS

Lagoons, Community, Meydan

710, 810, 1010, 1110, 1210, 1310, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 3010, 3110, 3210, 3610, 3710, 3810, 4010, 4110, 4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5710, 5810, 6010, 6110

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# 2 BEDROOM APARTMENT

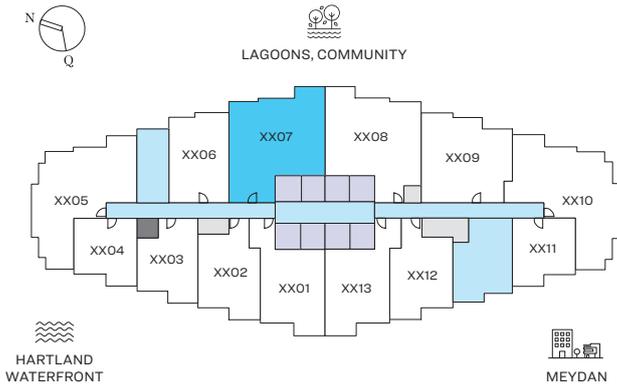
TYPE B (with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,103.52 SQ.FT.

BALCONY = 115.39 SQ.FT.

TOTAL = 1,218.91 SQ.FT.



■ UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community

707, 807, 1007, 1107, 1207, 1307, 1507, 1607, 1707, 1807, 2207, 2307, 2407, 2507, 2607, 2707, 3007, 3107, 3207, 3607, 3707, 3807, 4007,  
4107, 4307, 4407, 4507, 4607, 5007, 5107, 5207, 5307, 5407, 5507, 5707, 5807, 6007, 6107

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.

# 2 BEDROOM APARTMENT

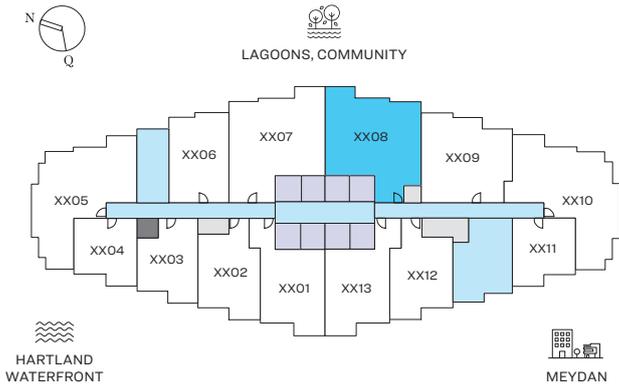
TYPE B (with powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 1,086.08 SQ.FT.

BALCONY = 115.39 SQ.FT.

TOTAL = 1,201.47 SQ.FT.



■ UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

708, 808, 1008, 1108, 1208, 1308, 1508, 1608, 1708, 1808, 2208, 2308, 2408, 2508, 2608, 2708, 3008, 3108, 3208, 3608, 3708, 3808,  
4008, 4108, 4308, 4408, 4508, 4608, 5008, 5108, 5208, 5308, 5408, 5508, 5708, 5808, 6008, 6108

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.

# 2 BEDROOM APARTMENT

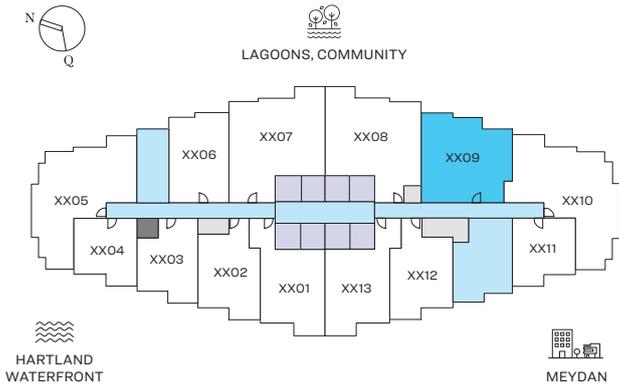
TYPE C (with powder room + balcony)

**TOTAL SALEABLE AREA**

SUITE = 946.79 SQ.FT.

BALCONY = 58.45 SQ.FT.

TOTAL = 1,005.24 SQ.FT.



■ UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40, 41, 43-46, 50-55, 57, 58, 60, 61



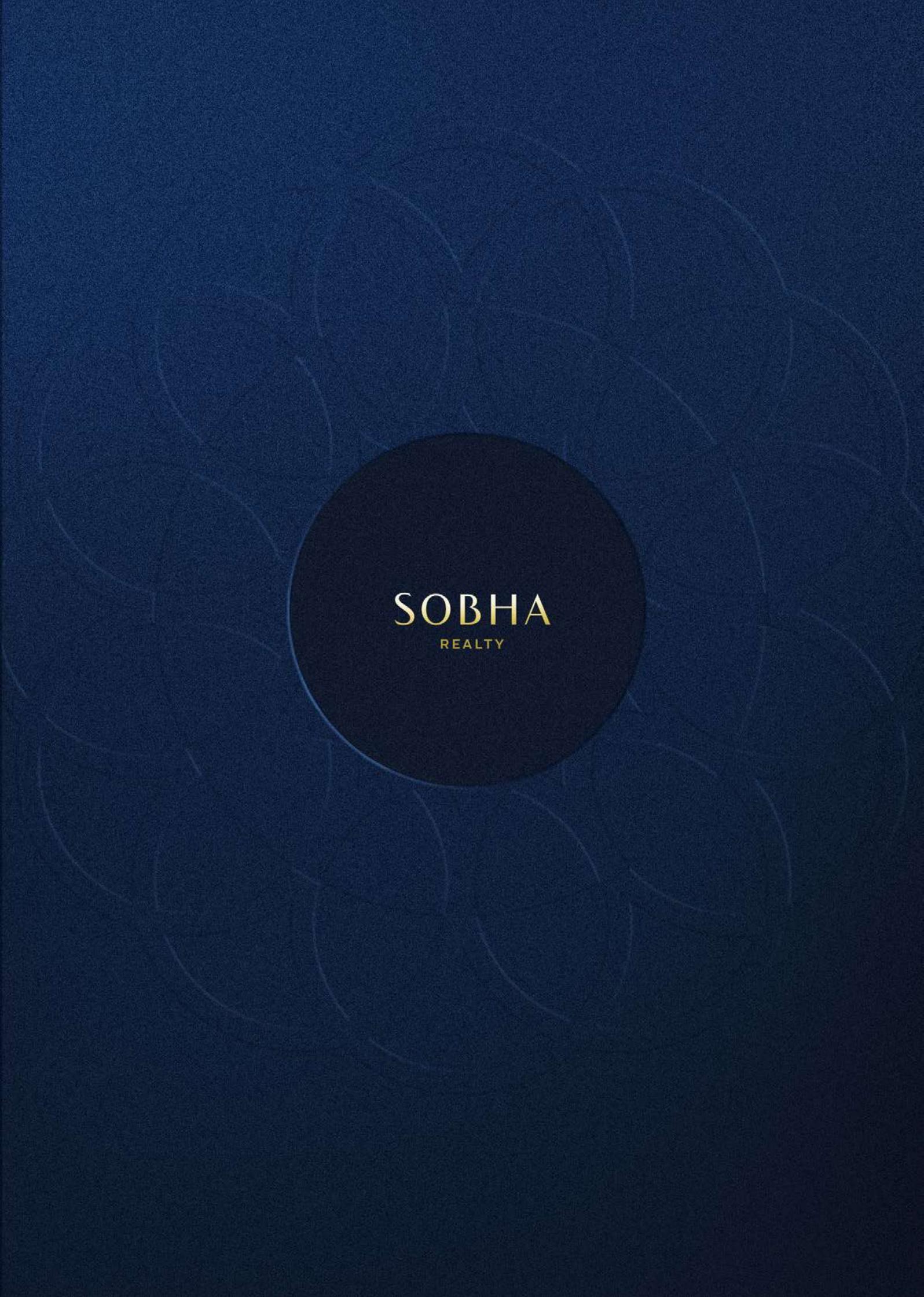
List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community

709, 809, 1009, 1109, 1209, 1309, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 3009, 3109, 3209, 3609, 3709, 3809,  
4009, 4109, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5709, 5809, 6009, 6109

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.

The image features a dark blue background with a subtle, repeating pattern of overlapping circles. In the center, there is a solid dark blue circle containing the text "SOBHA" in a large, gold, serif font, with "REALTY" in a smaller, gold, sans-serif font directly below it.

SOBHA  
REALTY