



All images & renders used here are for representative purposes only, may vary from the final.









  
RAS AL KHOR  
WILDLIFE SANCTUARY  
05 MINUTES

  
MEYDAN  
RACE COURSE  
10 MINUTES

  
SOBHA HARTLAND &  
2 INTERNATIONAL SCHOOLS  
10 MINUTES

  
DUBAI INTERNATIONAL  
AIRPORT  
12 MINUTES

  
BUSINESS BAY  
12 MINUTES

  
THE DUBAI MALL  
15 MINUTES

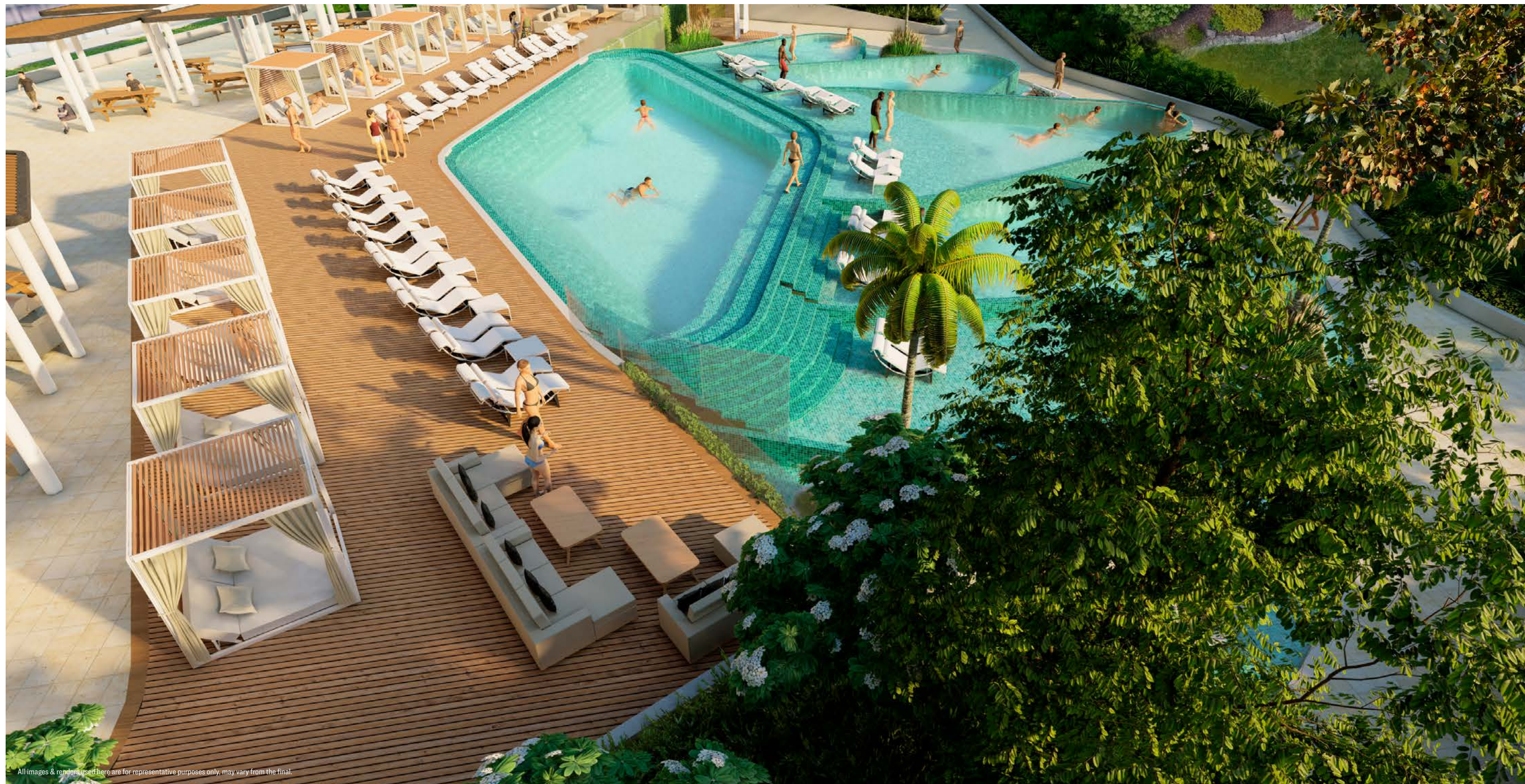
  
BURJ KHALIFA &  
DOWNTOWN DUBAI  
15 MINUTES

  
DUBAI FRAME  
15 MINUTES

  
DUBAI OPERA  
15 MINUTES

  
PALM JUMEIRAH  
25 MINUTES





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NATURE'S SERENITY  
MEETS WATER'S TRANQUILITY.

Sobha Hartland II brings forth a beautiful blend of an opulent and sustainable waterfront lifestyle.

Immerse yourself in the tranquility of blue lagoons and beachfronts amidst the buzz of a bustling city. Chase the sunset as you take a jog along the boardwalk and stroll down the blue lagoons.









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## A N E X C L U S I V E R E T R E A T , CRAFTED JUST FOR YOU

At Sobha Hartland II, nature's splendor blooms in vibrance. Luxuriate in the privacy of a gated community surrounded by a sparkling beachfront and lush greenery- an experience that transcends beyond the ordinary.

Watch the magic unfold when elevated living spaces blend in seamlessly with the beauty of nature, in form and function.



# THE WINDOW TO INFINITE POSSIBILITIES

Step into your private sanctuary and be swept away by the panoramic views of the sparkling blue waters and verdant greenery that will transport your senses to an unparalleled world of serenity.

From the soft rustling of leaves to the soothing sound of water lapping against the beachfront, reconnect with nature and discover living at its finest.







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# EMBRACE THE EXTRAORDINARY

Immerse yourself in a world of contemporary design and sustainable infrastructure with unmatched privacy and convenience in the heart of the city.

From opulent materials to intricate details, every experience is crafted into a work of art to create a sanctuary of sophistication and elegance.  
An unrivalled lifestyle of pure bliss.



A N A B O D E  
FOR EVERY DESIRE

Sobha Hartland II is a stunning waterside residential community spread over 8 million sq ft abounding with lush green spaces, community gardens, and many amenities to support a sustainable lifestyle.



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# A M E N I T I E S



## M I N D

Outdoor workstations  
Co-working Spaces  
Gardening zone  
Central Square/ Plaza  
Boulevard with FnB  
Reading Room  
Library  
Observation deck / Bird watching  
Meditation Lounge  
Cards room, Chess, and Carrom  
Garden



## B O D Y

Water fountain  
Splash pad/Spray Park  
Submerged seating...in the pool  
Sun Loungers  
Day Bed / Cabana  
Cycle path walkway  
Spa and massage rooms  
Circuit Training  
Battle ropes + Jumping Blocks  
Sauna, Steam  
Indoor & Outdoor Gym  
Aerobic zone  
Walking / Jogging track



## S O U L

Lotus Pond  
Sensory Garden  
Zen garden  
Yoga Zone  
Water Bodies  
Beach Edge

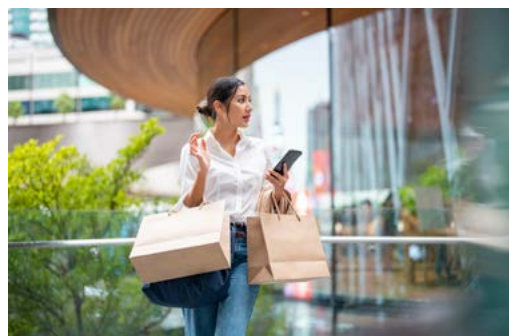


## C O M M U N I T Y

Multi-purpose Space- Market, food truck, kiosk, water feature  
40-seater Indoor Movie Theatre  
Open Air Theatre, Amphitheatre  
Theatre Plaza  
Party Terrace  
Putting Garden  
Barbeque Area  
Lawn with organic seating furniture  
Majlis (Tensile gazebos)  
Sun Deck

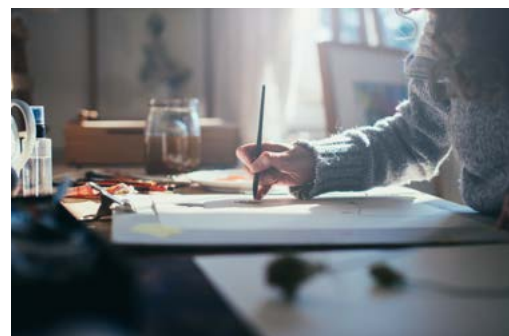


# AMENITIES



## CONVENIENCE

Supermarket  
ATM  
Retail  
Vending machines  
Outdoor workstations  
Co-working Spaces



## CREATIVITY

Music Room  
Art Room



## PLAY

Pool table / Billiards/ Snooker  
Table tennis  
Pickball / Paddle Tennis  
Foosball  
Rock Climbing  
Outdoor chess  
Obstacle course  
Disc hockey  
Golf Simulators  
Multi-purpose sports court  
Squash court  
Volleyball  
Indoor video game room  
VR Room  
Skate Park



## PETS

Pet Park  
Pet washing station  
Pet Salon  
Pet concierge services  
Pet obstruction course



SOBHA  
REALTY