

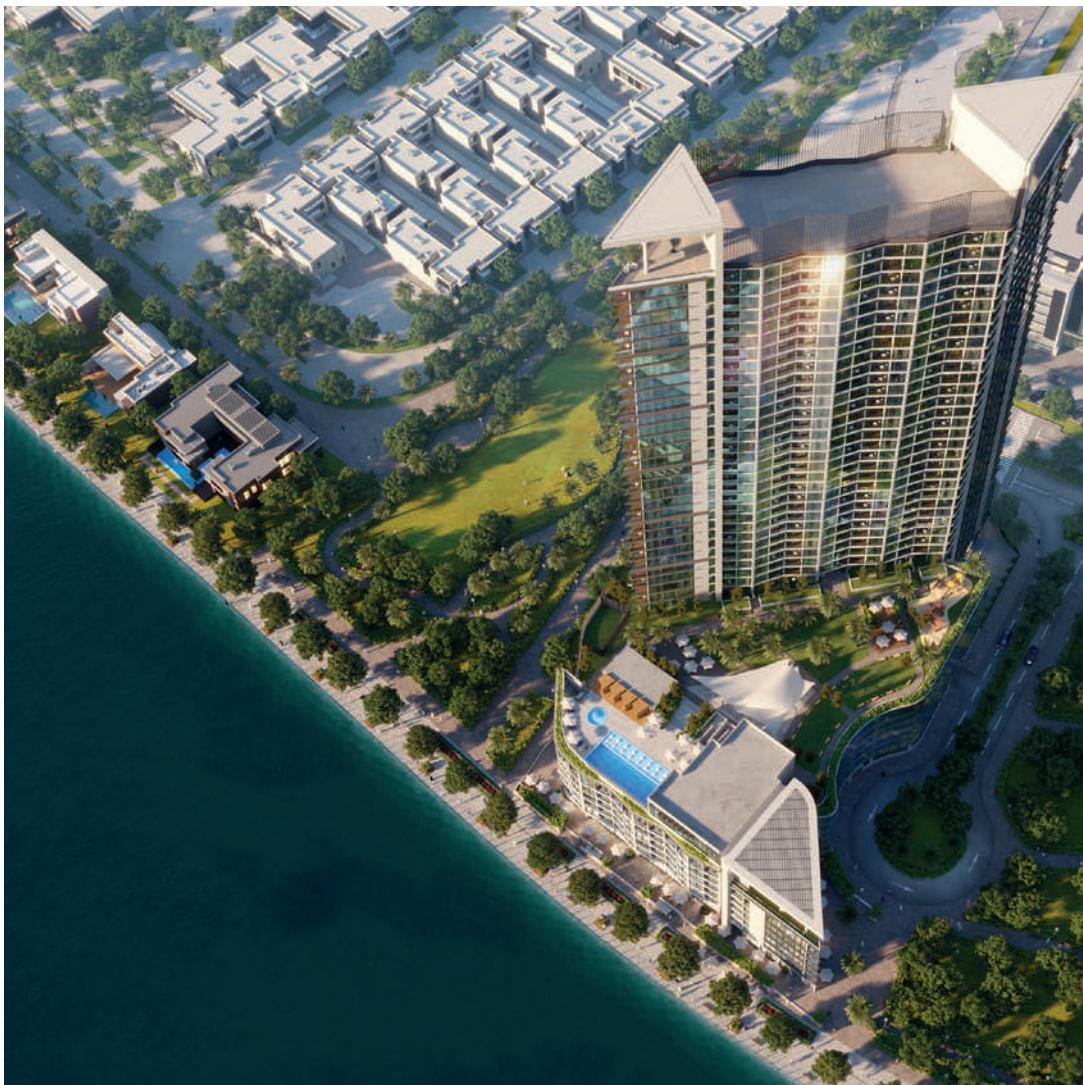
The background of the entire image is a high-angle aerial photograph of the ocean. It features several large, white-capped waves moving from the bottom left towards the top right. The water is a deep, vibrant blue.

# 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 its waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted -360degree 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 1<sup>st</sup> 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 barbecue.

### 5 LEVEL PODIUM

- Dedicated shaded car parking for all apartments

### A PRIVATE TERRACE FOR EACH APARTMENT

- Built to enjoy lush uninterrupted views, forever

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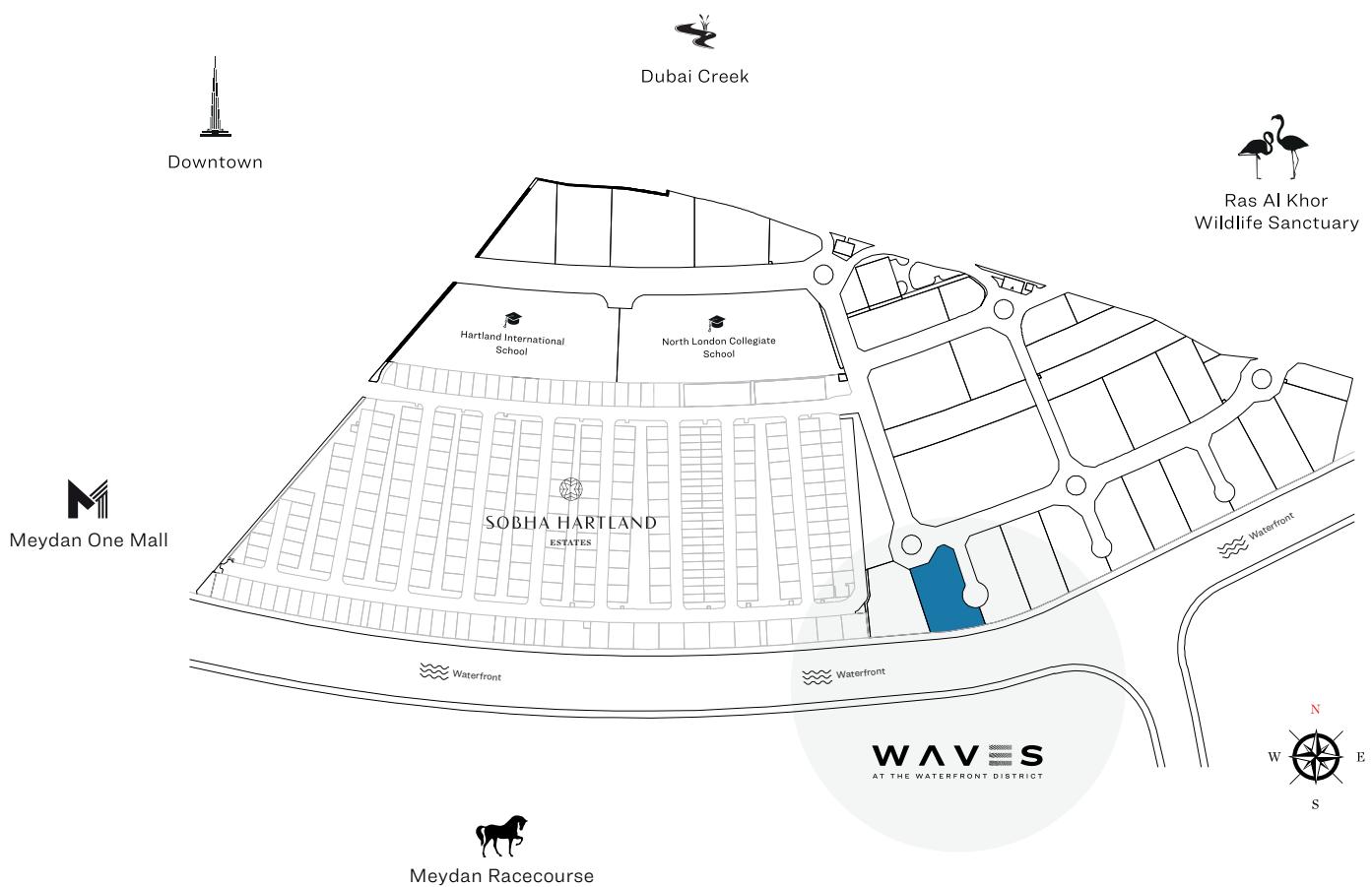
Pay  
**20%**  
Now

Pay  
**80%**  
on completion in 2023\*

Luxury Waterfront Apartments Starting from

**AED 1.18 MN\***

# LOCATION IN THE MASTER PLAN



## A P A R T M E N T F E A T U R E S



Views from  
every home



Covered  
car parking



Fully fitted  
kitchens



Bedroom  
wardrobe in all units

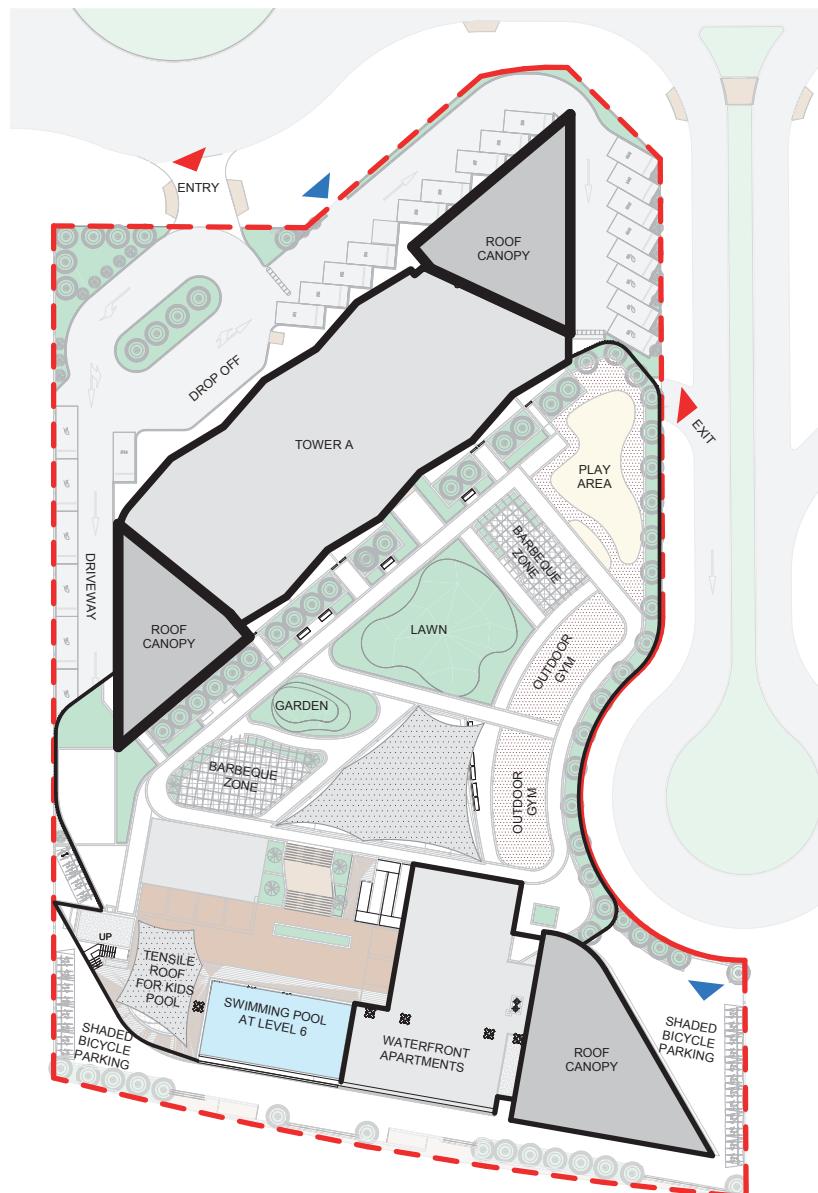
# SITE PLAN



Downtown

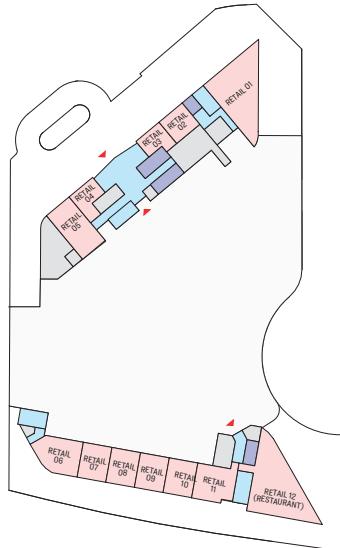


Ras Al Khor  
Wildlife Sanctuary

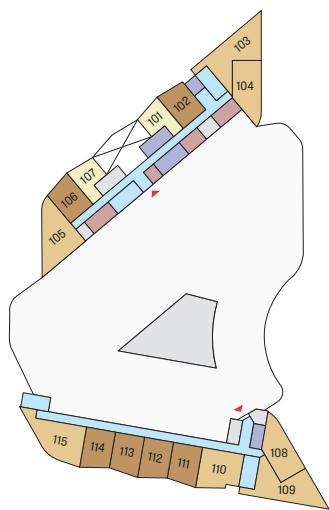


~~~~~  
Waterfront

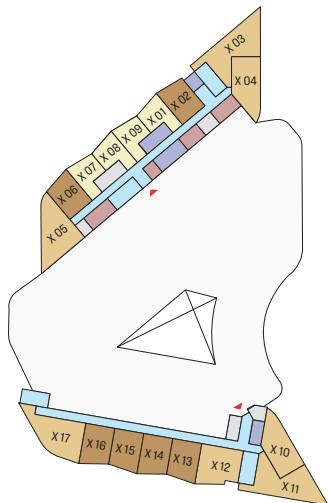
# FLOOR PLAN LAYOUT



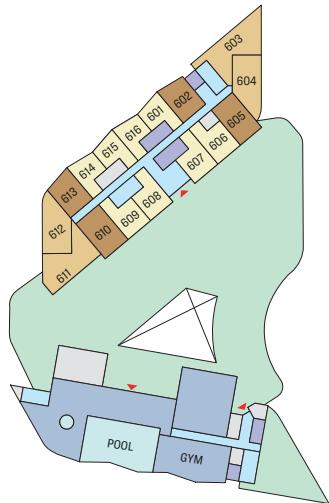
GROUND LEVEL



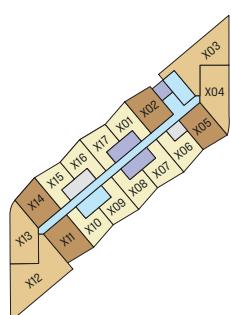
LEVEL 01 (PODIUM 01)



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

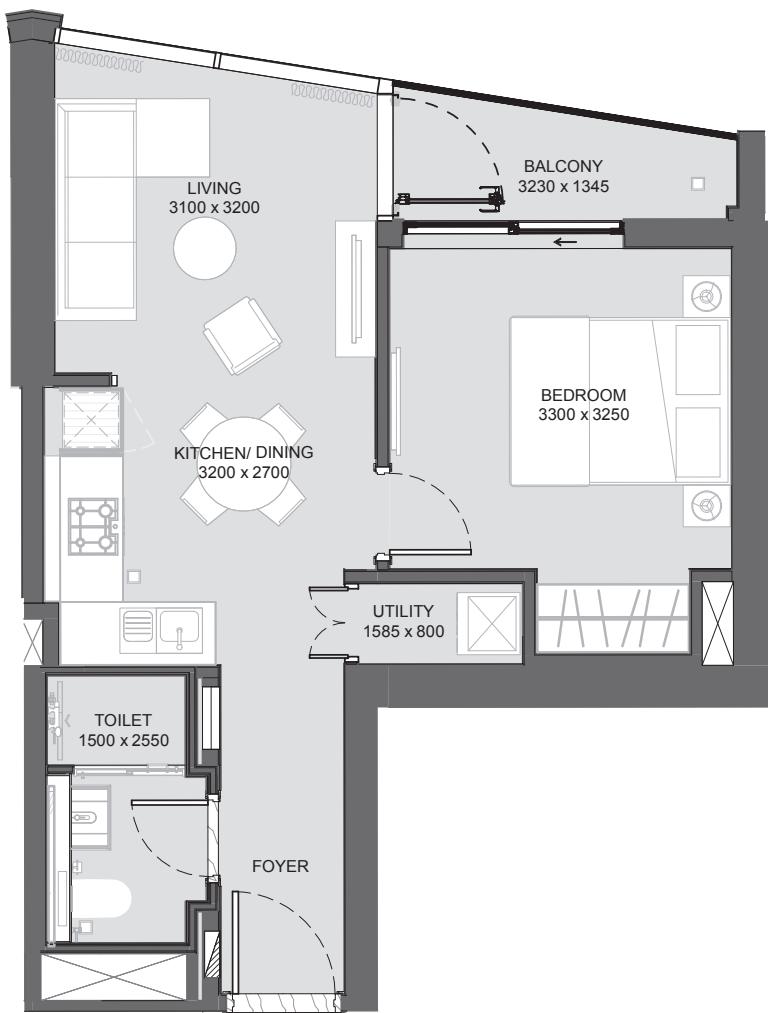
TYPE A (with balcony)

## 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.



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# 1 BEDROOM APARTMENT

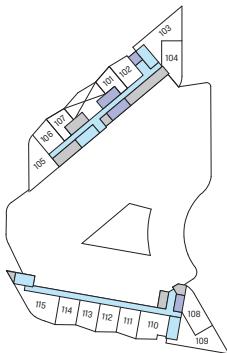
TYPE A (with yard)

## TOTAL SALEABLE AREA

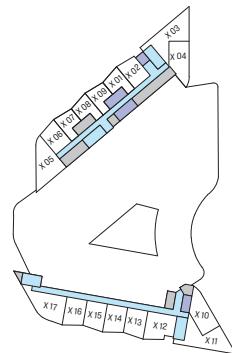
SUITE = 43.25 SQ.M. / 465.54 SQ.FT TO 44.11 SQ.M. / 474.80 SQ.FT

YARD= 13.50 SQ.M. / 145.31 SQ.FT

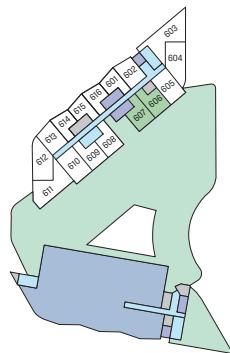
TOTAL = 56.75 SQ.M. / 610.85 SQ.FT TO 57.61 SQ.M. / 620.11 SQ.FT.



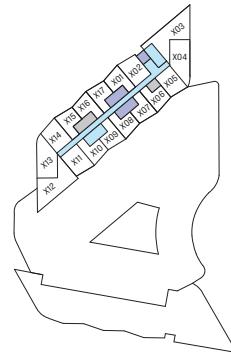
LEVEL 01



LEVEL 02-05

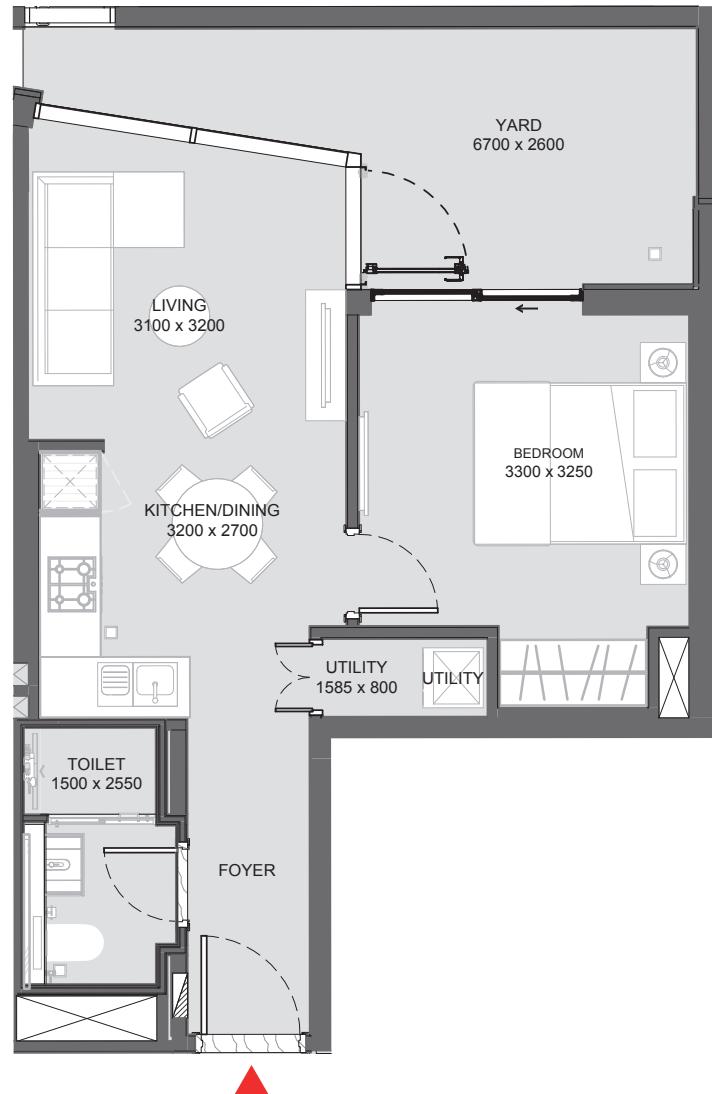


LEVEL 06



LEVEL 07-35

UNIT



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# 1 BEDROOM APARTMENT

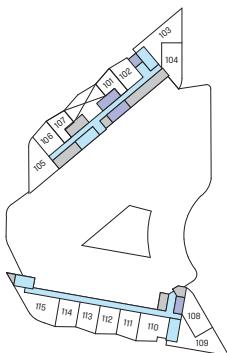
TYPE B (with balcony)

## TOTAL SALEABLE AREA

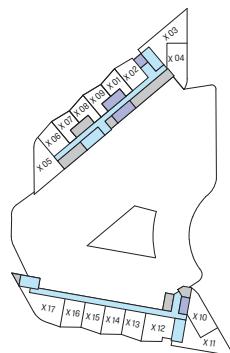
SUITE = 42.90 SQ.M. / 461.77 SQ.FT TO 43.81 SQ.M. / 471.57 SQ.FT

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

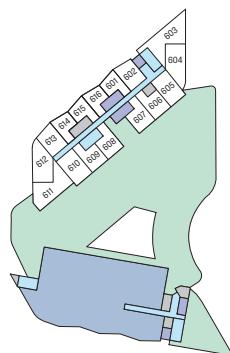
TOTAL = 46.92 SQ.M. / 505.04 SQ.FT TO 47.83 SQ.M. / 514.84 SQ.FT.



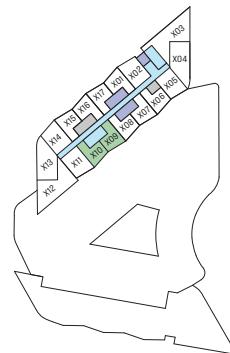
LEVEL 01



LEVEL 02-05



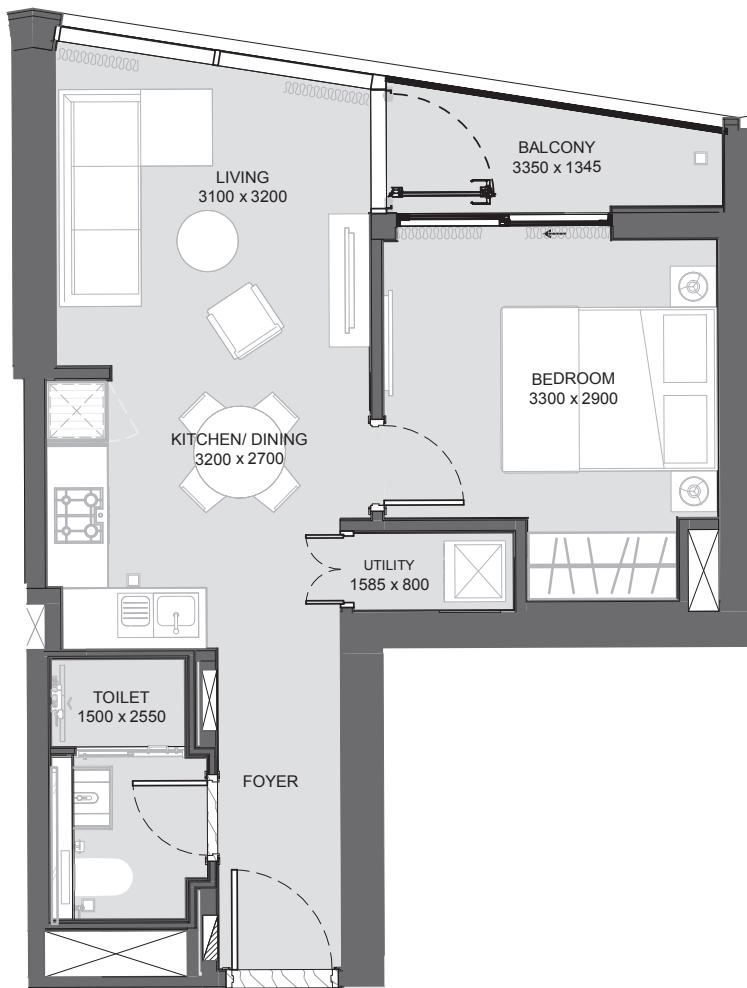
LEVEL 06



LEVEL 07-35

Waterfront

UNIT



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## 1 BEDROOM APARTMENT

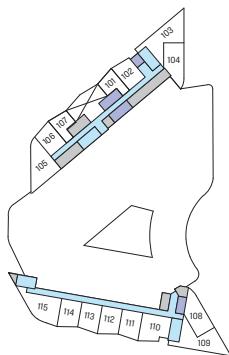
## TYPE B (with yard)

**TOTAL SALEABLE AREA**

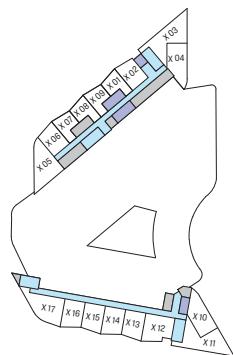
SUITE = 43.35 SQ.M. / 466.62 SQ.FT TO 43.84 SQ.M. / 471.89 SQ.FT

YARD= 13.50 SQ.M. / 145.31 SQ.FT TO 13.58 SQ.M. / 146.17 SQ.FT

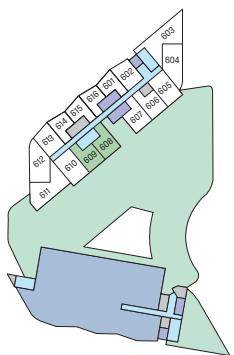
TOTAL = 56.93 SQ.M. / 612.79 SQ.FT TO 57.34 SQ.M. / 617.20 SQ.FT.



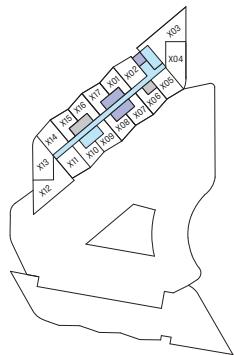
LEVEL 01



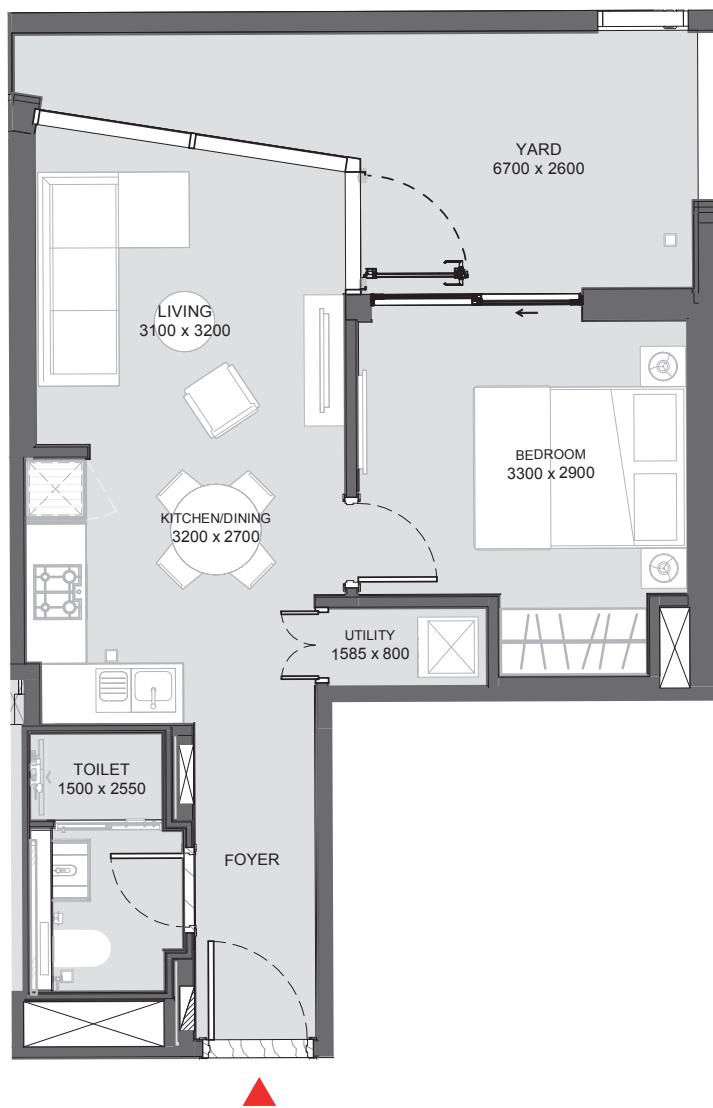
LEVEL 02-05



LEVEL 06



LEVEL 07-35



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## 1 BEDROOM + STUDY APARTMENT

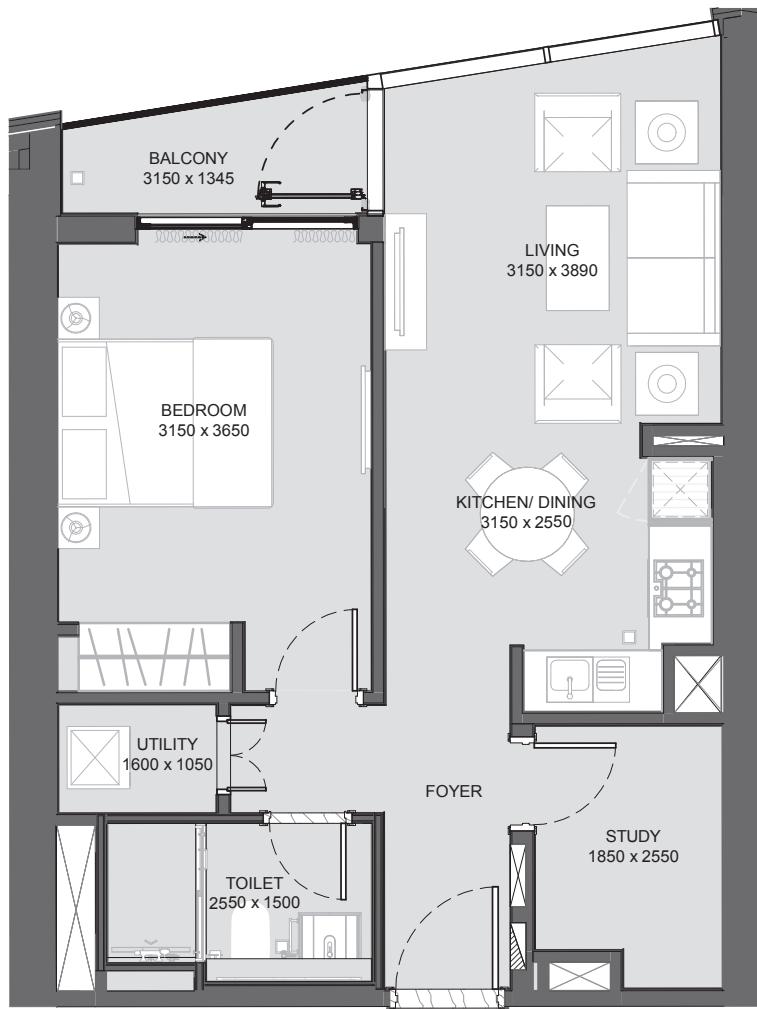
## TYPE C1 (with balcony)

### **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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# 1 BEDROOM + STUDY APARTMENT

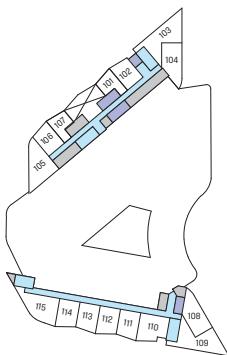
TYPE C1 (with yard)

## TOTAL SALEABLE AREA

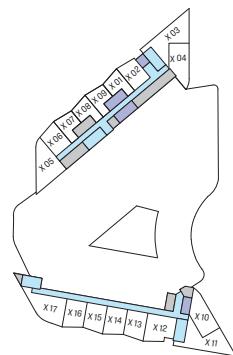
SUITE = 53.64 SQ.M. / 577.38 SQ.FT TO 54.04 SQ.M. / 581.68 SQ.FT.

YARD= 12.88 SQ.M. / 138.64 SQ.FT TO 13.16 SQ. M. / 141.65 SQ. FT.

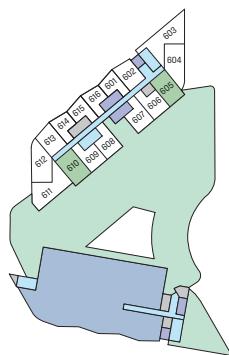
TOTAL = 66.52 SQ.M. / 716.02 SQ.FT TO 67.20 SQ.M. / 723.33 SQ.FT.



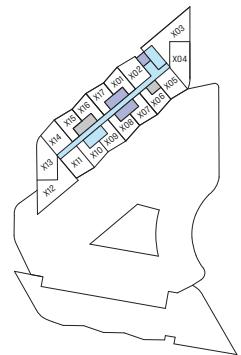
LEVEL 01



LEVEL 02-05

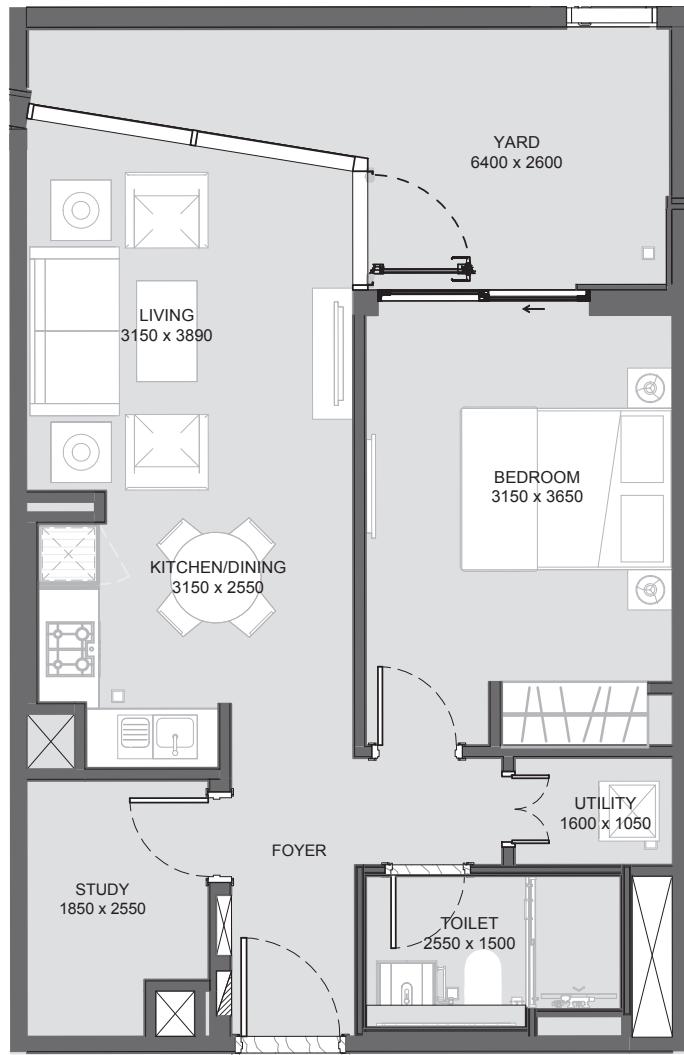


LEVEL 06



LEVEL 07-35

UNIT



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# 1 BEDROOM + STUDY APARTMENT

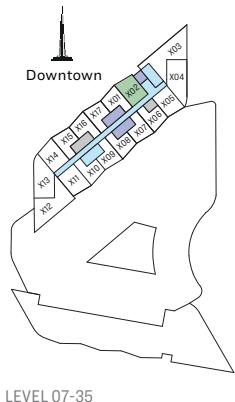
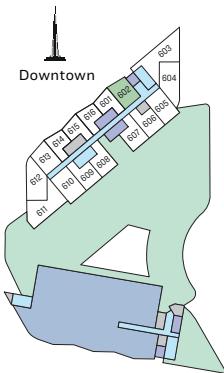
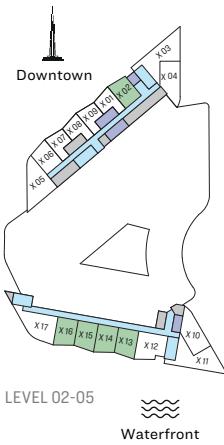
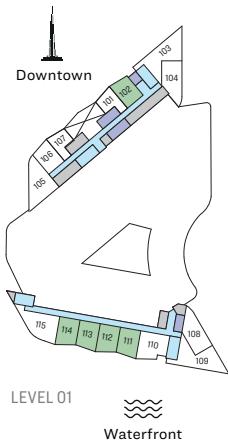
TYPE C2 (with balcony)

## TOTAL SALEABLE AREA

SUITE = 54.85 SQ.M. / 590.40 SQ.FT TO 55.61 SQ.M. / 598.58 SQ.FT.

BALCONY= 3.98 SQ.M. / 42.84 SQ.FT TO 4.23 SQ. M. / 45.53 SQ. FT.

TOTAL = 58.87 SQ.M. / 633.67 SQ.FT TO 59.77 SQ.M. / 643.36 SQ.FT.



LEVEL 01



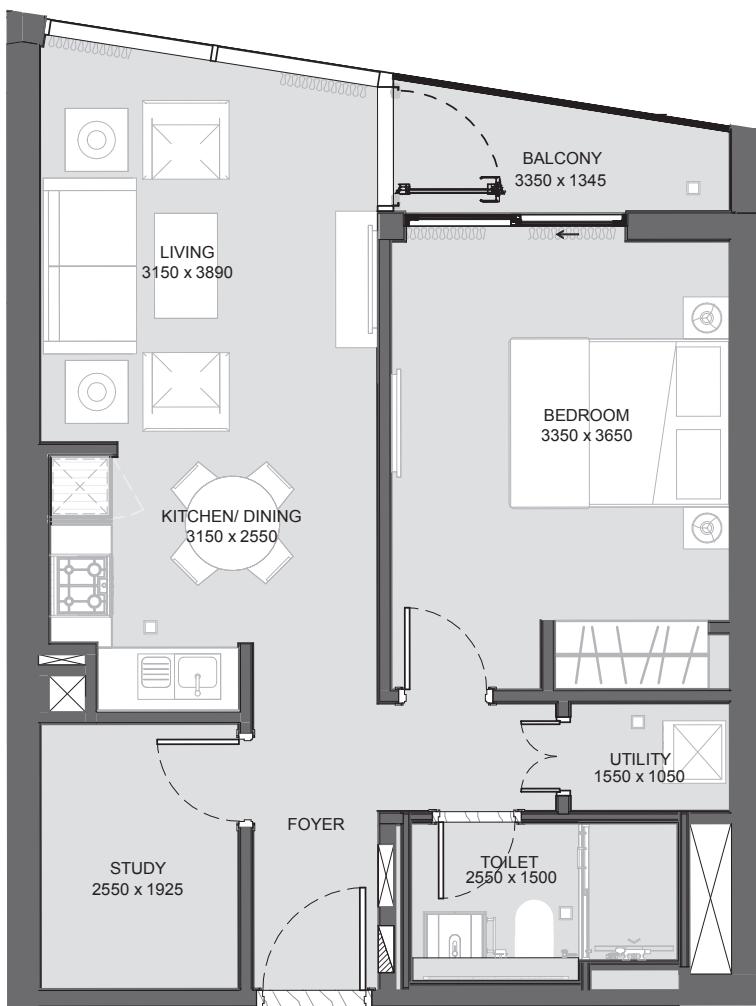
LEVEL 02-05



LEVEL 06

LEVEL 07-35

UNIT



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## 2 BEDROOM APARTMENT

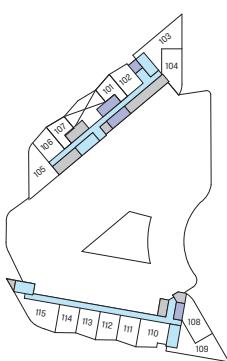
## TYPE A1 (with balcony)

### **TOTAL SALEABLE AREA**

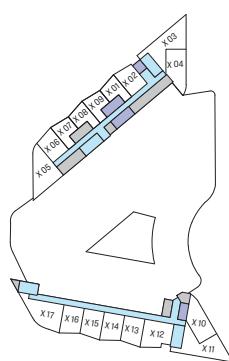
SUITE = 75.47 SQ.M. / 812.35 SQ.FT.

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

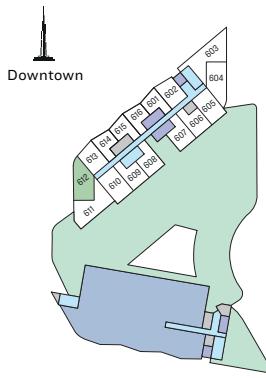
TOTAL = 79.23 SQ.M. / 852.82 SQ.FT.



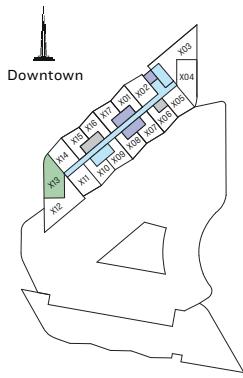
LEVEL 01



LEVEL 02-05



LEVEL 06



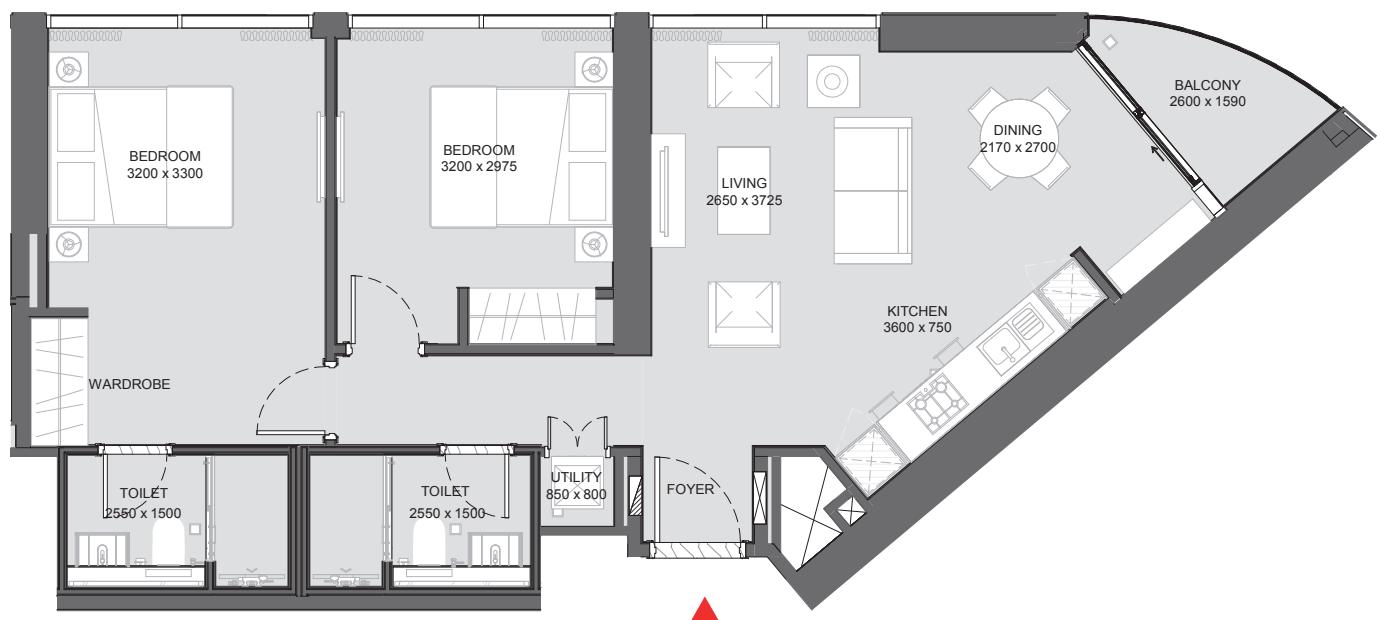
LEVEL 07-35



Waterfront



UNIT



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# 2 BEDROOM APARTMENT

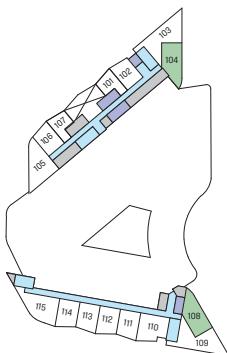
TYPE A2 (with balcony)

## 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



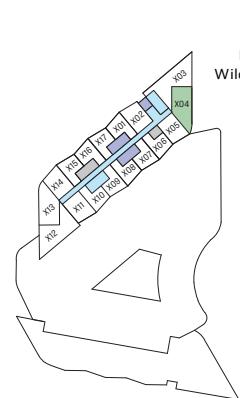
LEVEL 02-05



LEVEL 06



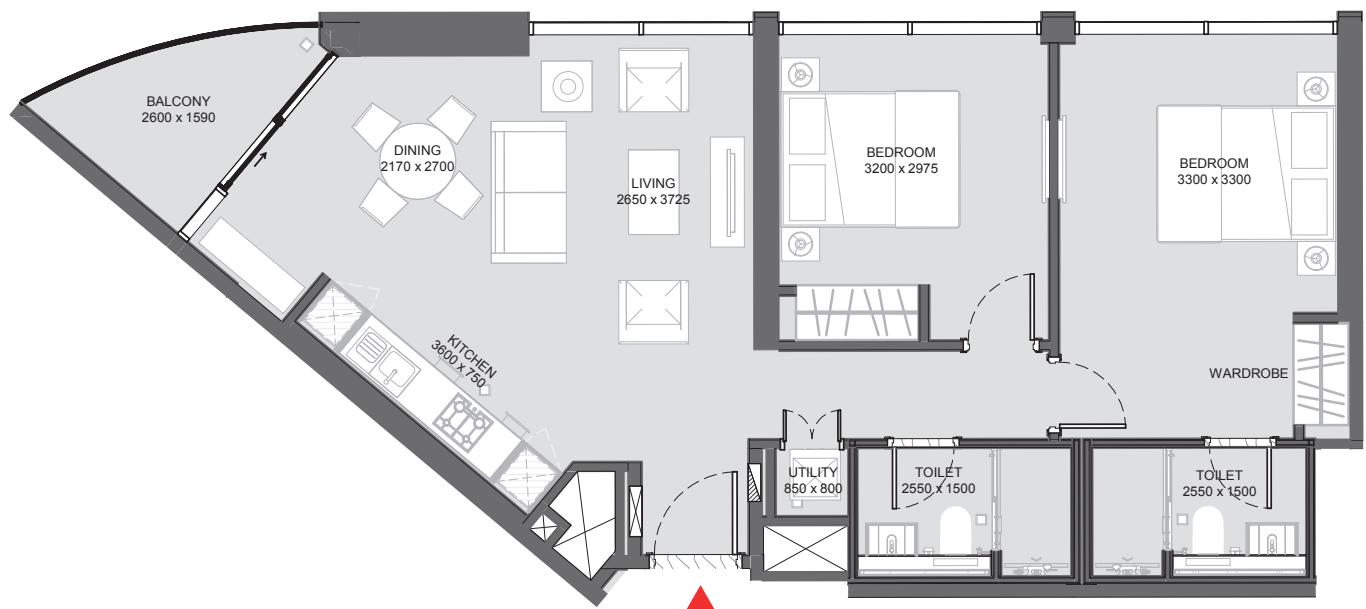
Ras Al Khor  
Wildlife Sanctuary



LEVEL 07-35



UNIT



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# 2 BEDROOM APARTMENT

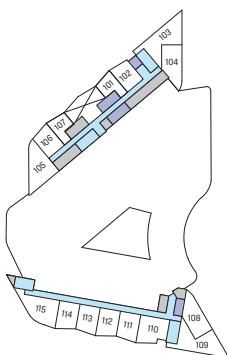
TYPE B1 (with balcony)

## TOTAL SALEABLE AREA

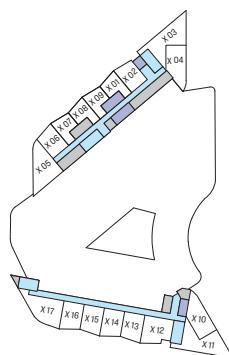
SUITE = 98.56 SQ.M. / 1,060.89 SQ.FT.

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

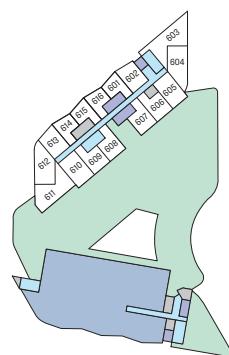
TOTAL = 104.22 SQ.M. / 1,121.81 SQ.FT.



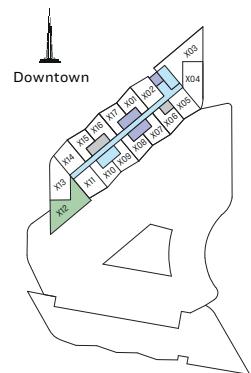
LEVEL 01



LEVEL 02-05



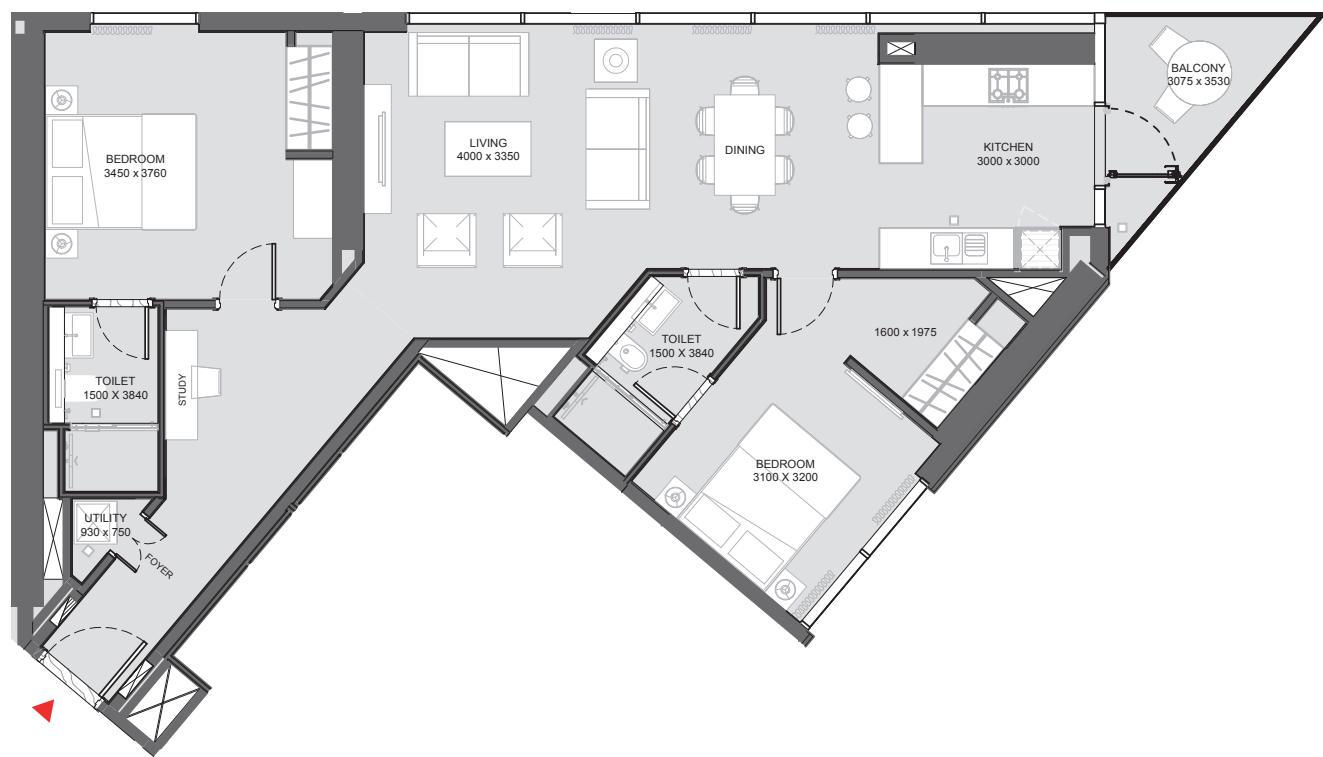
LEVEL 06



LEVEL 07-35

Waterfront

UNIT



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# 2 BEDROOM APARTMENT

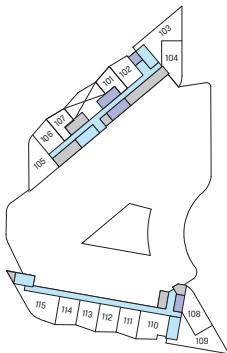
TYPE B1 (with yard)

## TOTAL SALEABLE AREA

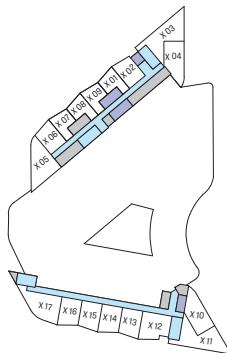
SUITE = 98.68 SQ.M. / 1,062.18 SQ.FT.

YARD= 13.29 SQ.M. / 143.05 SQ.FT.

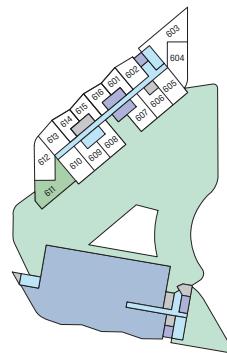
TOTAL = 111.97 SQ.M. / 1,205.24 SQ.FT.



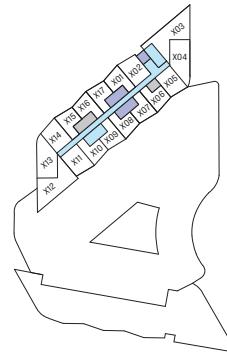
LEVEL 01



LEVEL 02-05

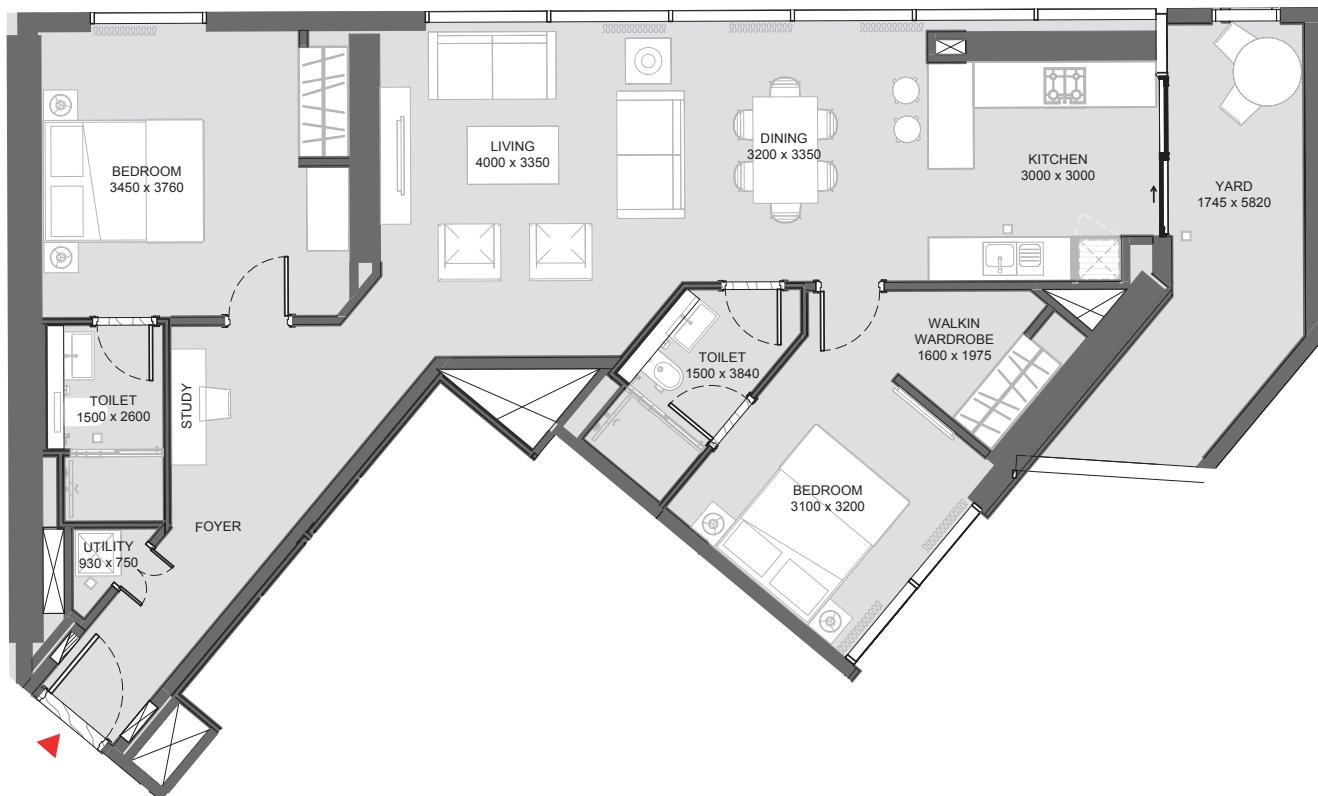


LEVEL 06



LEVEL 07-35

UNIT



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# 2 BEDROOM APARTMENT

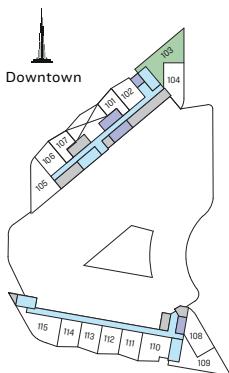
TYPE B2 (with balcony)

## TOTAL SALEABLE AREA

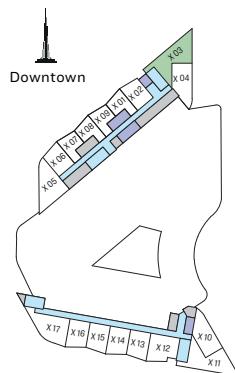
SUITE = 100.10 SQ.M. / 1,077.47 SQ.FT. TO 100.32 SQ.M. / 1,079.84 SQ.FT.

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

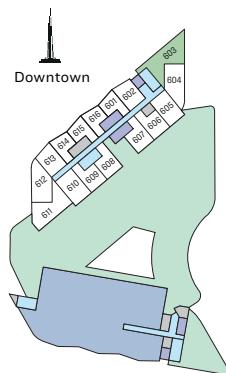
TOTAL = 111.99 SQ.M. / 1,205.45 SQ.FT. TO 112.24 SQ.M. / 1,208.14 SQ.FT.



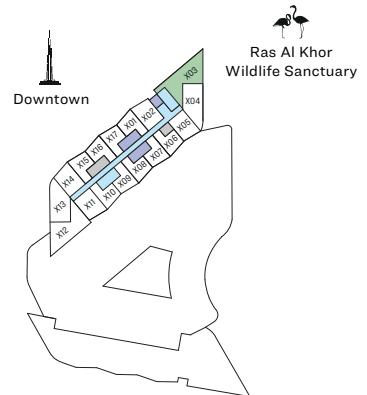
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35



UNIT



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# 2 BEDROOM APARTMENT

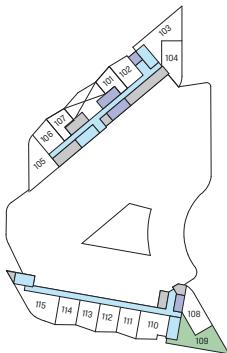
TYPE B3 (with balcony)

## TOTAL SALEABLE AREA

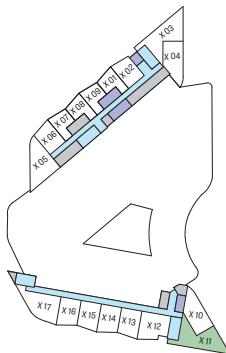
SUITE = 97.55 SQ.MTR. / 1,050.02 SQ.FT.

BALCONY= 11.50 SQ.MTR. / 123.78 SQ.FT.

TOTAL = 109.05 SQ.MTR. / 1,173.80 SQ.FT.



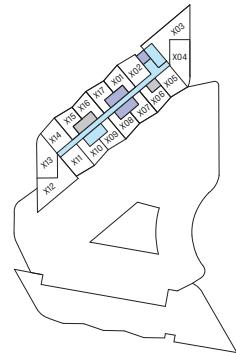
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35

Waterfront

Waterfront

UNIT



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## 2 BEDROOM APARTMENT

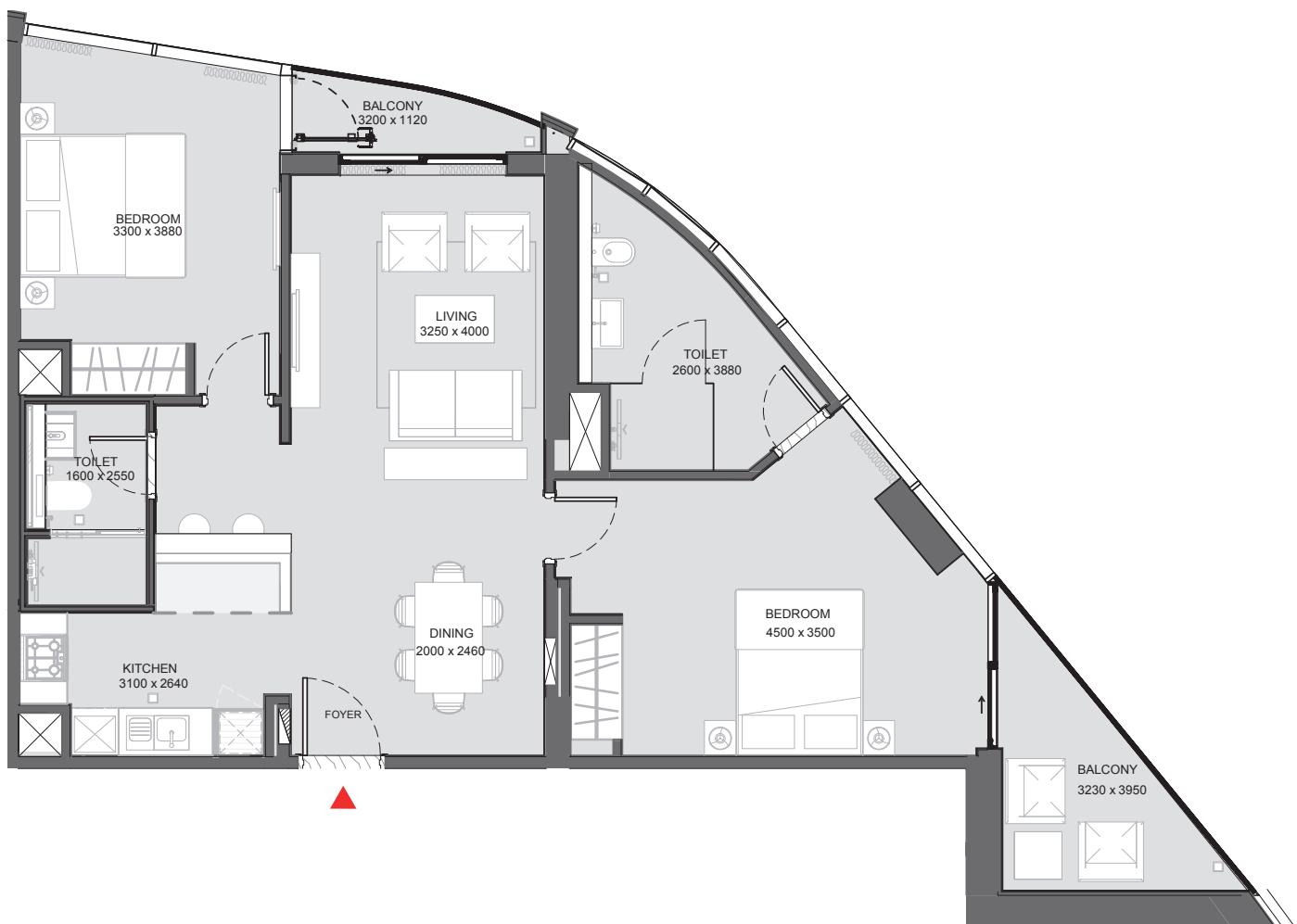
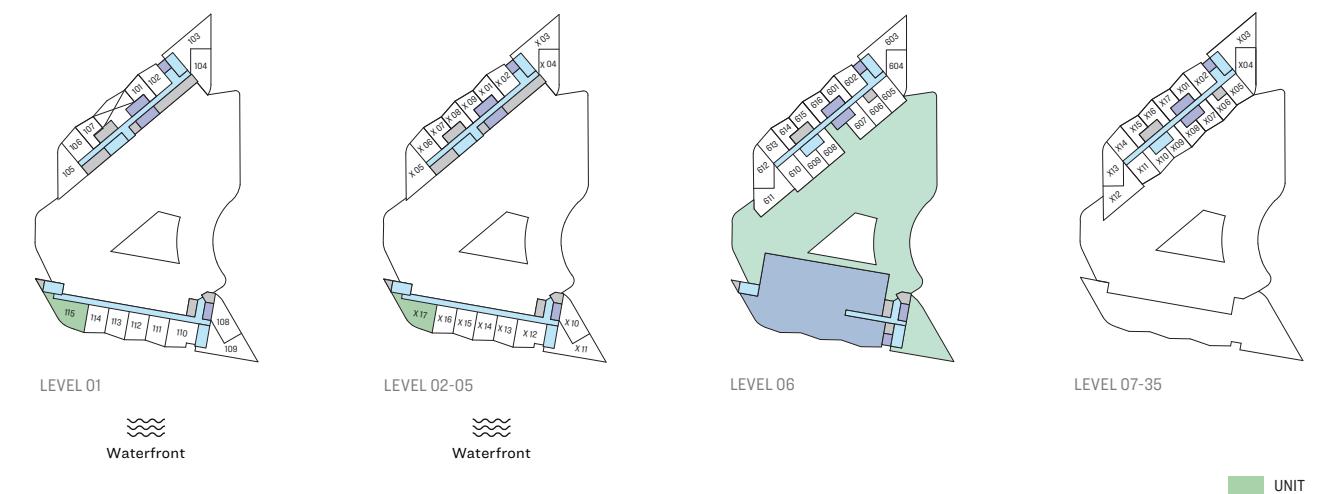
### TYPE C (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 86.19 SQ.MTR. / 927.74 SQ.FT. TO 86.22 SQ.M. / 928.06 SQ.FT.

BALCONY= 10.62 SQ.MTR. / 114.31 SQ.FT. TO 10.65 SQ.M. / 114.64 SQ.FT.

TOTAL = 96.84 SQ.MTR. / 1,042.38 SQ.FT.



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# 2 BEDROOM APARTMENT

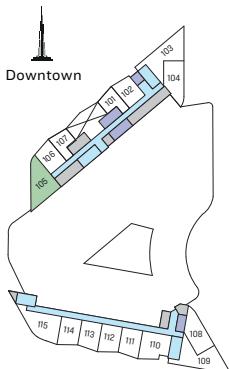
TYPE D (with balcony)

## TOTAL SALEABLE AREA

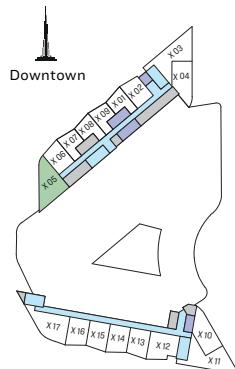
SUITE = 89.83 SQ.M. / 966.92 SQ.FT. TO 89.99 SQ.M. / 968.64 SQ.FT.

BALCONY= 3.70 SQ.M. / 39.83 SQ.FT. TO 3.76 SQ.M. / 40.47 SQ.FT.

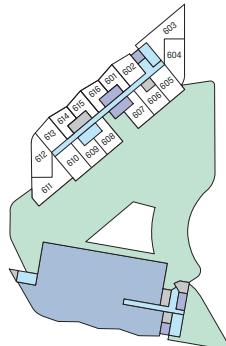
TOTAL = 93.53 SQ.M. / 1,006.75 SQ.FT. TO 93.75 SQ.M. / 1,009.12 SQ.FT.



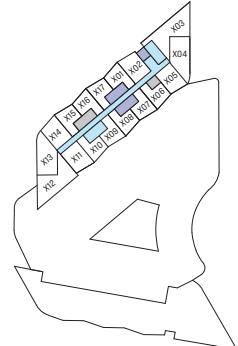
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35

UNIT



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# 2 BEDROOM APARTMENT

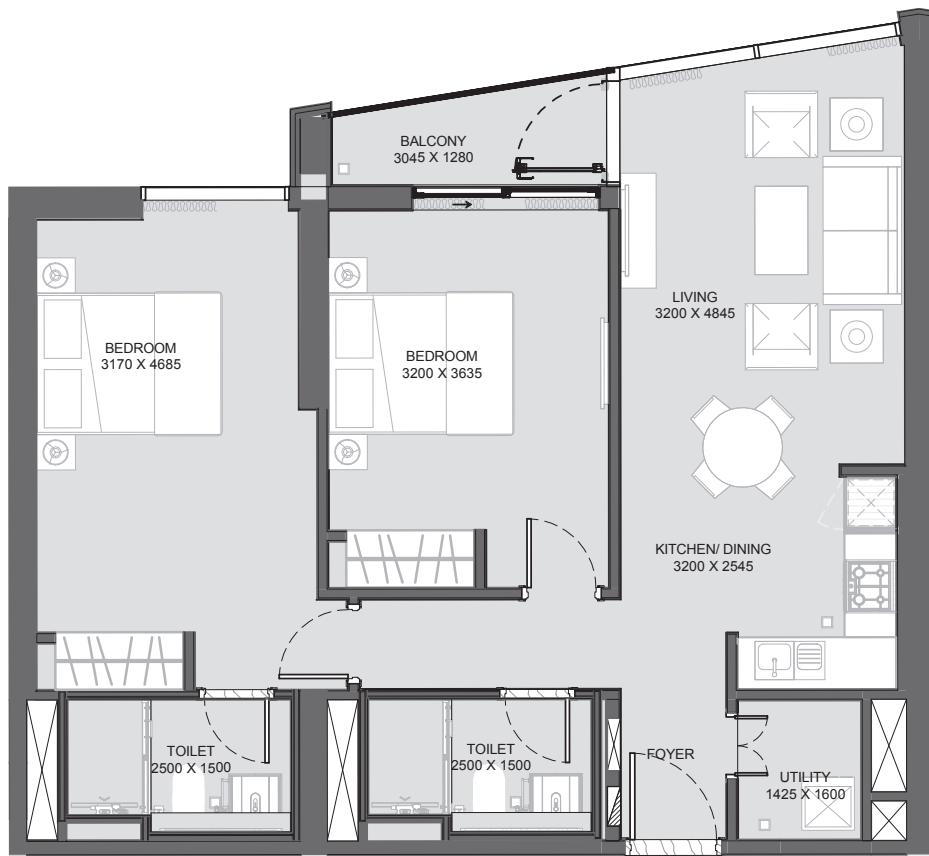
TYPE E (with balcony)

## 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.



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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.



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



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



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

The background of the image is a high-angle aerial shot of dark blue ocean water. A large, white-capped wave is moving from the bottom left towards the top right, creating a prominent diagonal line across the frame.

**SOBHA**  
REALTY