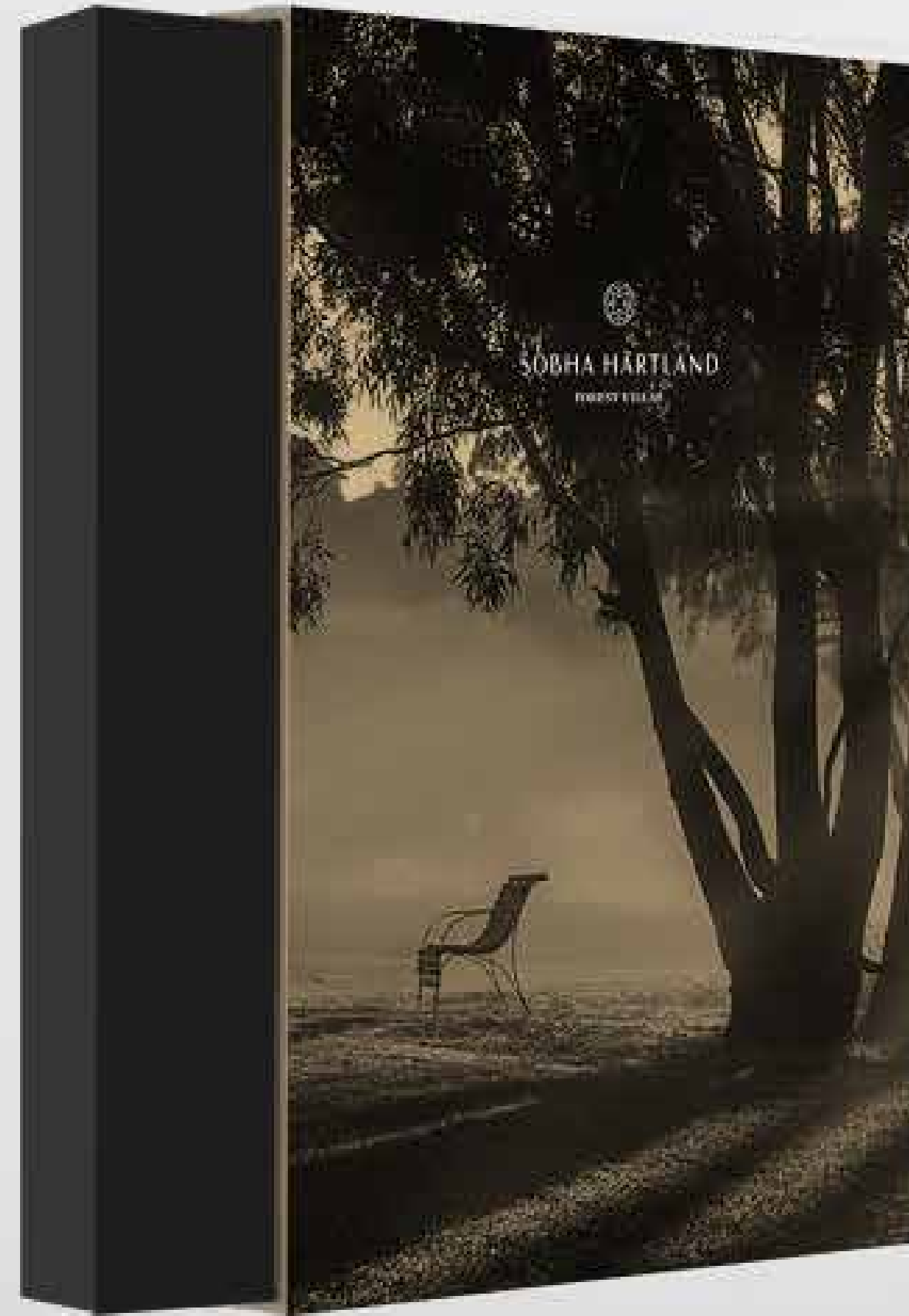


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Cover



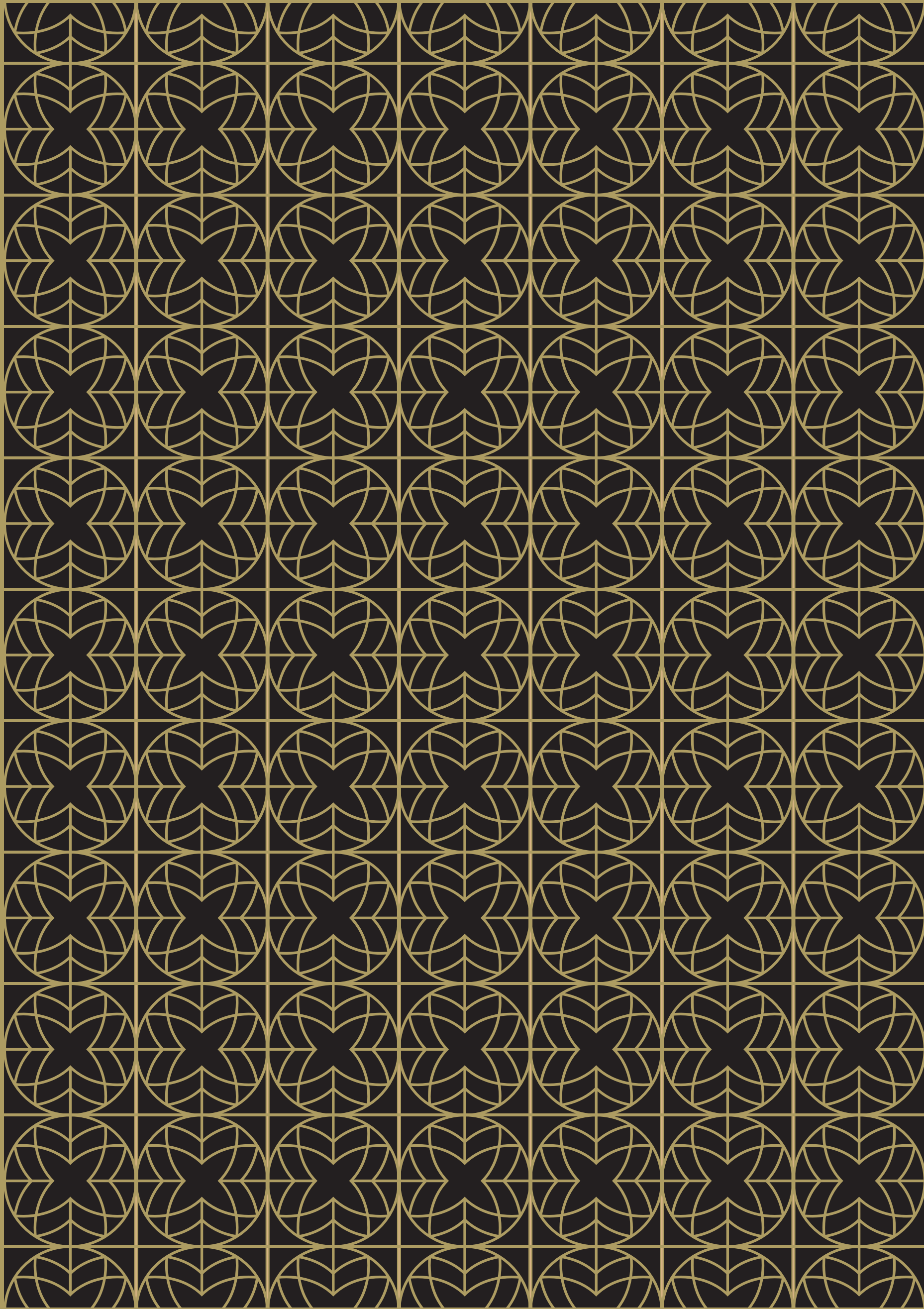
SOBHA HARTLAND
FOREST VILLAS

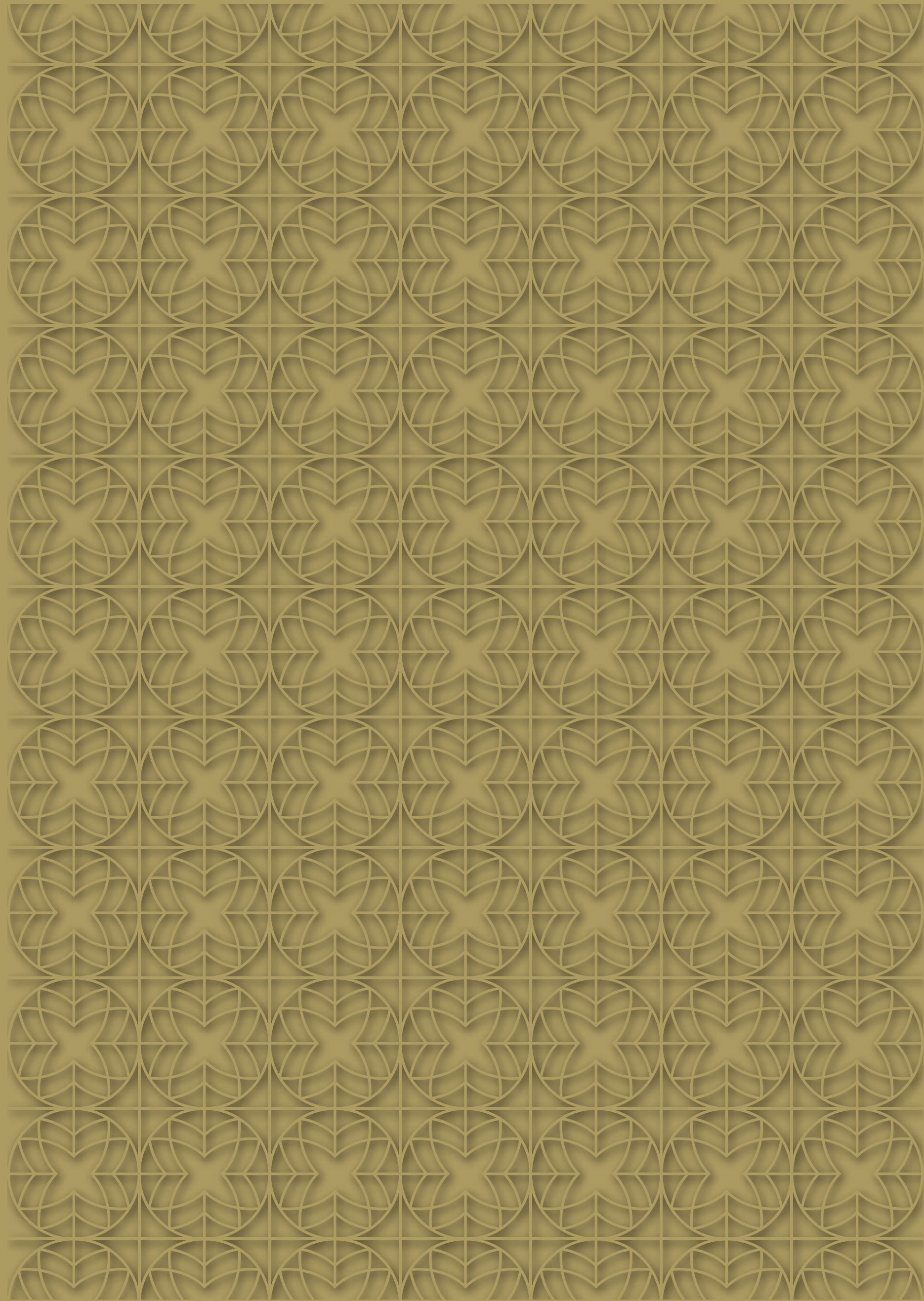




SOBHA HARTLAND

FOREST VILLAS







IF YOU MUST



JOURNEY,



GO WITHIN.

RESTORE WHAT THE CITY
TAKES AWAY.

Welcome to Sobha Hartland.

Envisioned to be the anti-thesis to urban life with
30% of its space dedicated to landscaped greenery and open areas, this
8 million sq ft private estate is perched along the idyllic Dubai Water Canal,
in Mohammed Bin Rashid Al Maktoum City, the heart of Dubai.

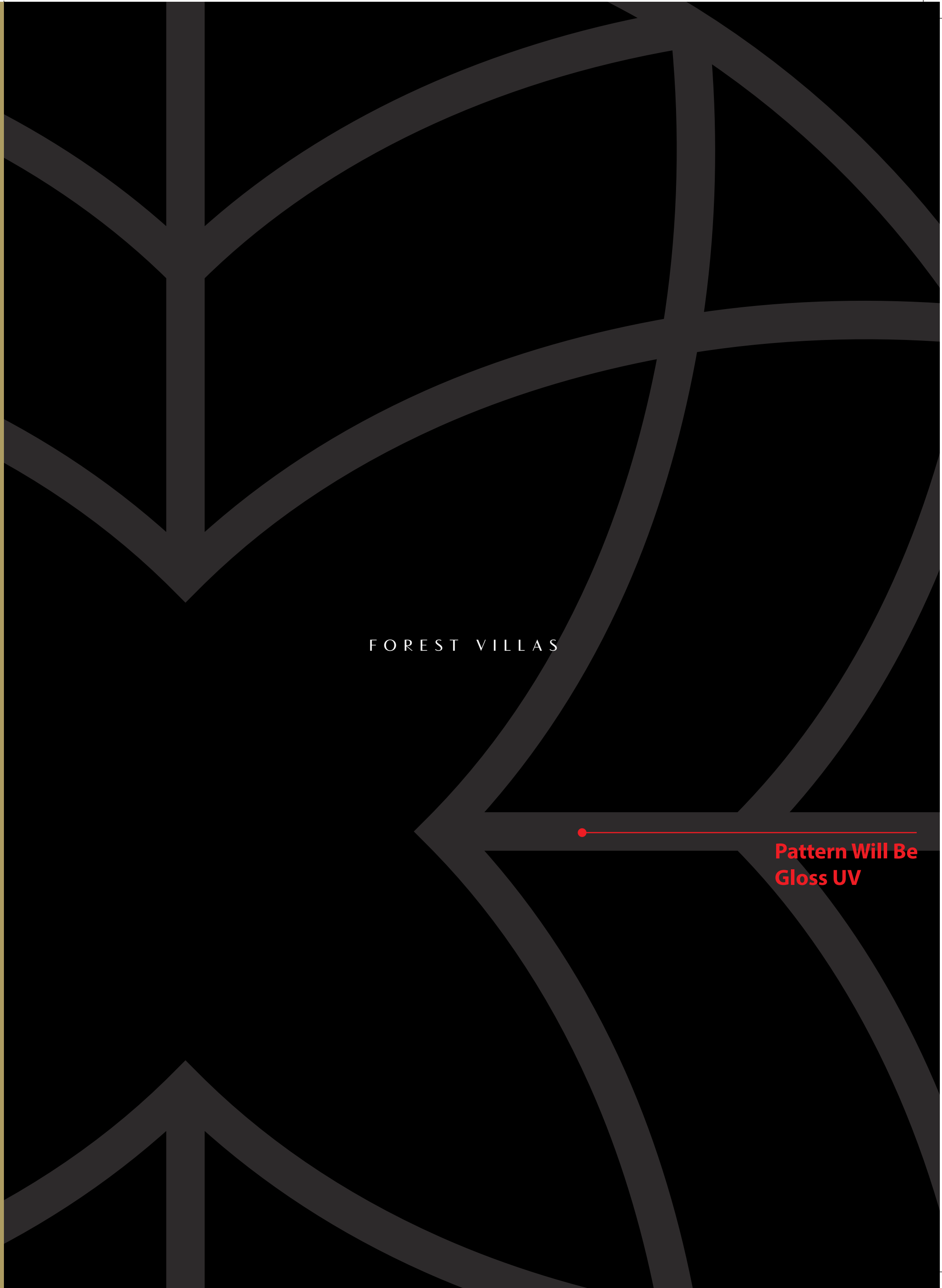
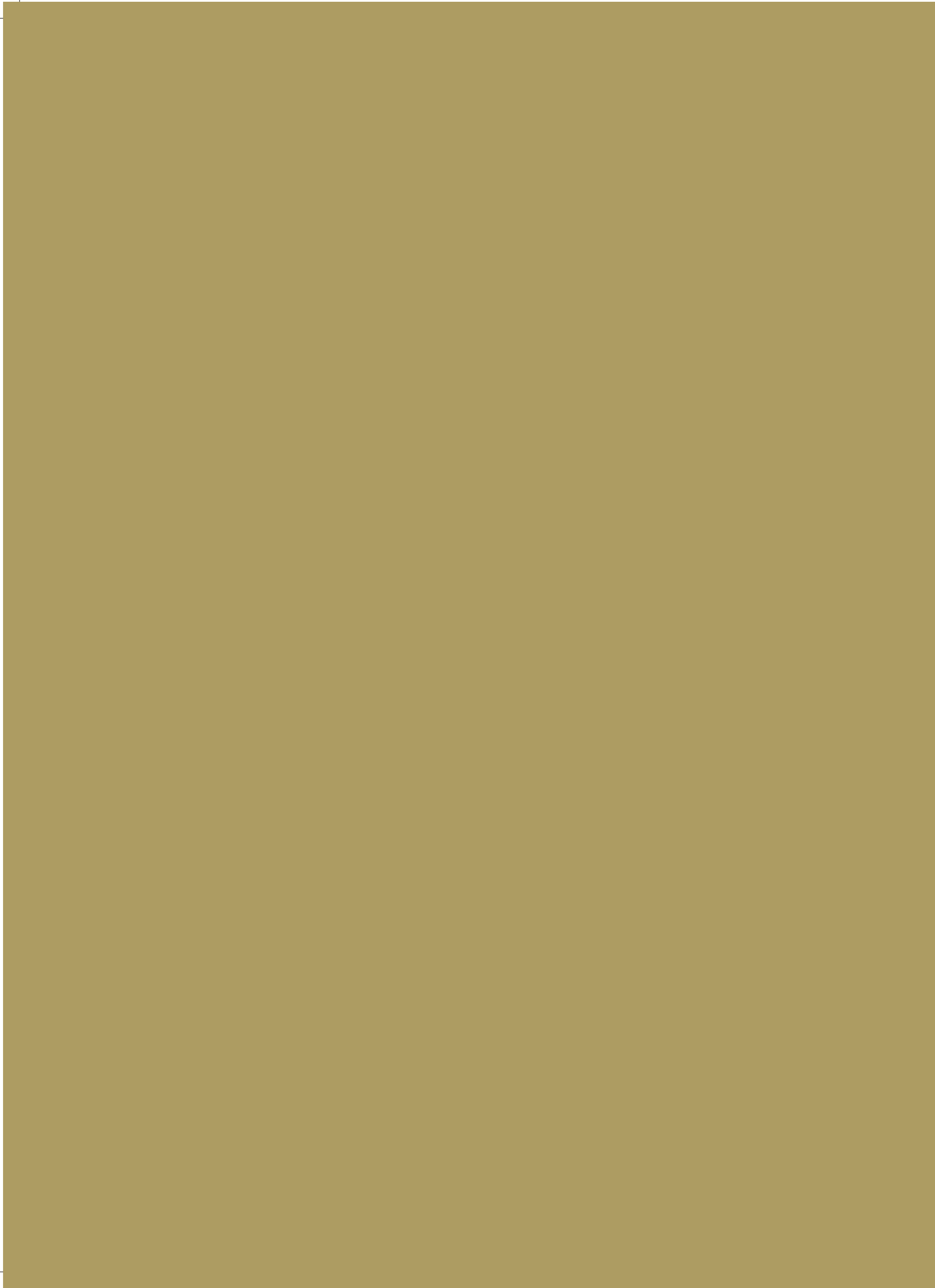


URBAN PLANNING PHILOSOPHY

Sobha Hartland follows the principles of urban design, the likes of which haven't been seen in Dubai. Our philosophy of community living, borrows from the great cities of the world-Paris, Barcelona and Rome. The rectangles in our design drawings follow the golden ratio of art.

A seamless flow is maintained in public and private interfaces, allowing human interaction.

The residences are cleverly laid out to maximize open space and privacy of the spatial, visual and acoustic kind. Sobha Hartland is a homogenous masterpiece upholding the virtues of urban design with great attention to detail.



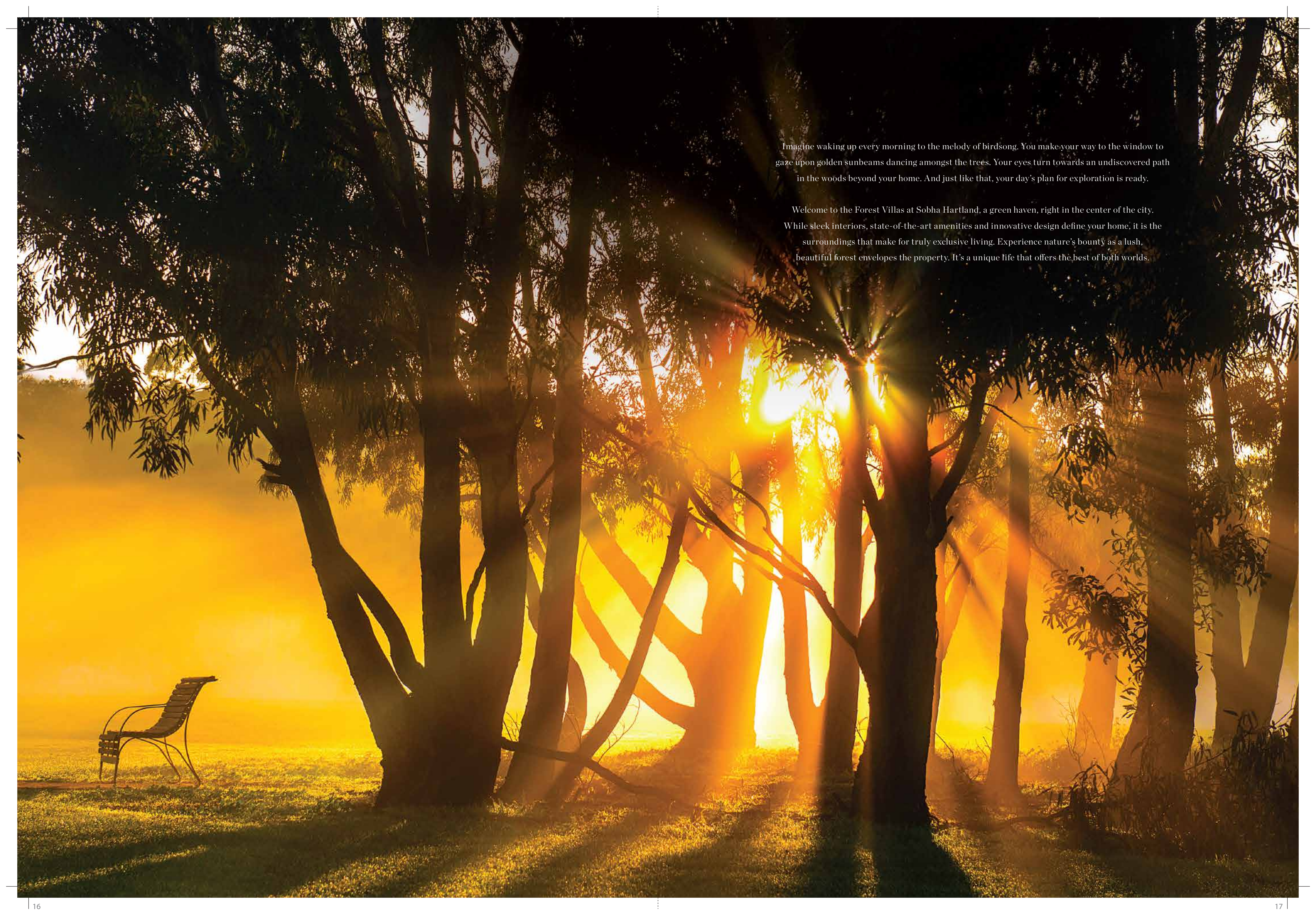
FOREST VILLAS

Pattern Will Be
Gloss UV



LIVE IN THE
LAP OF NATURE.

AT THE HEART OF
THE CITY.



Imagine waking up every morning to the melody of birdsong. You make your way to the window to gaze upon golden sunbeams dancing amongst the trees. Your eyes turn towards an undiscovered path in the woods beyond your home. And just like that, your day's plan for exploration is ready.

Welcome to the Forest Villas at Sobha Hartland, a green haven, right in the center of the city. While sleek interiors, state-of-the-art amenities and innovative design define your home, it is the surroundings that make for truly exclusive living. Experience nature's bounty as a lush, beautiful forest envelops the property. It's a unique life that offers the best of both worlds.



THE FOREST
HAS COME HOME.

Living here is a breath of fresh air, quite literally,
with the invigorating fragrance that can only come
from living within green surroundings.
With so much to explore there's a new experience
awaiting you outside, every single day.

A woman with dark hair is floating on her back in a swimming pool. She is wearing a white bikini top. The pool is surrounded by dense, lush greenery, including large trees and palm trees. The water is dark blue and reflects the surrounding foliage. The scene is set in a private garden or forest.

A PRIVATE WORLD
WITHIN YOUR
PRIVATE FOREST

You could choose to relax in your own landscaped garden.

Or unwind in your private swimming pool.

Or follow a nature trail just outside. When it comes to outdoor recreation, your 4 and 5 bedroom luxury villas leave you spoilt for choice.



AN ENTIRE FOREST.
EXCLUSIVELY
CRAFTED FOR YOU.

Everywhere you look is picture perfect. From the lush interiors of your home to the lush foliage outside.
Revel in a signature living space, surrounded by 2.4 million square feet of open and green spaces.



THE NEW
STANDARD OF
LUXURY.

Forest Villas at Sobha Hartland offer you a host of world-class amenities as well as thoughtfully and meticulously designed features. All crafted exclusively to make every day an unforgettable experience for you.

Enjoy luxury at your fingertips with our collapsible doors that act as silent extensions of your living room. Sliding noiselessly apart at the touch of your hand, these open up your indoor space to meet your private outdoor haven, creating the perfect setting for large get-togethers.







Finger safe technology in every door is a small detail that makes a huge difference. Especially designed for Sobha Hartland, this technology makes sure that even children can use the doors effortlessly and safely, as many times as they like. A thoughtful innovation that lets you and your loved ones navigate through your living space with comfort and ease.

Discover the bliss of serenity and silence with our specially-designed noise cancellation windows. Unwind in absolute meditative quiet as these shut out the bustle of everyday life.

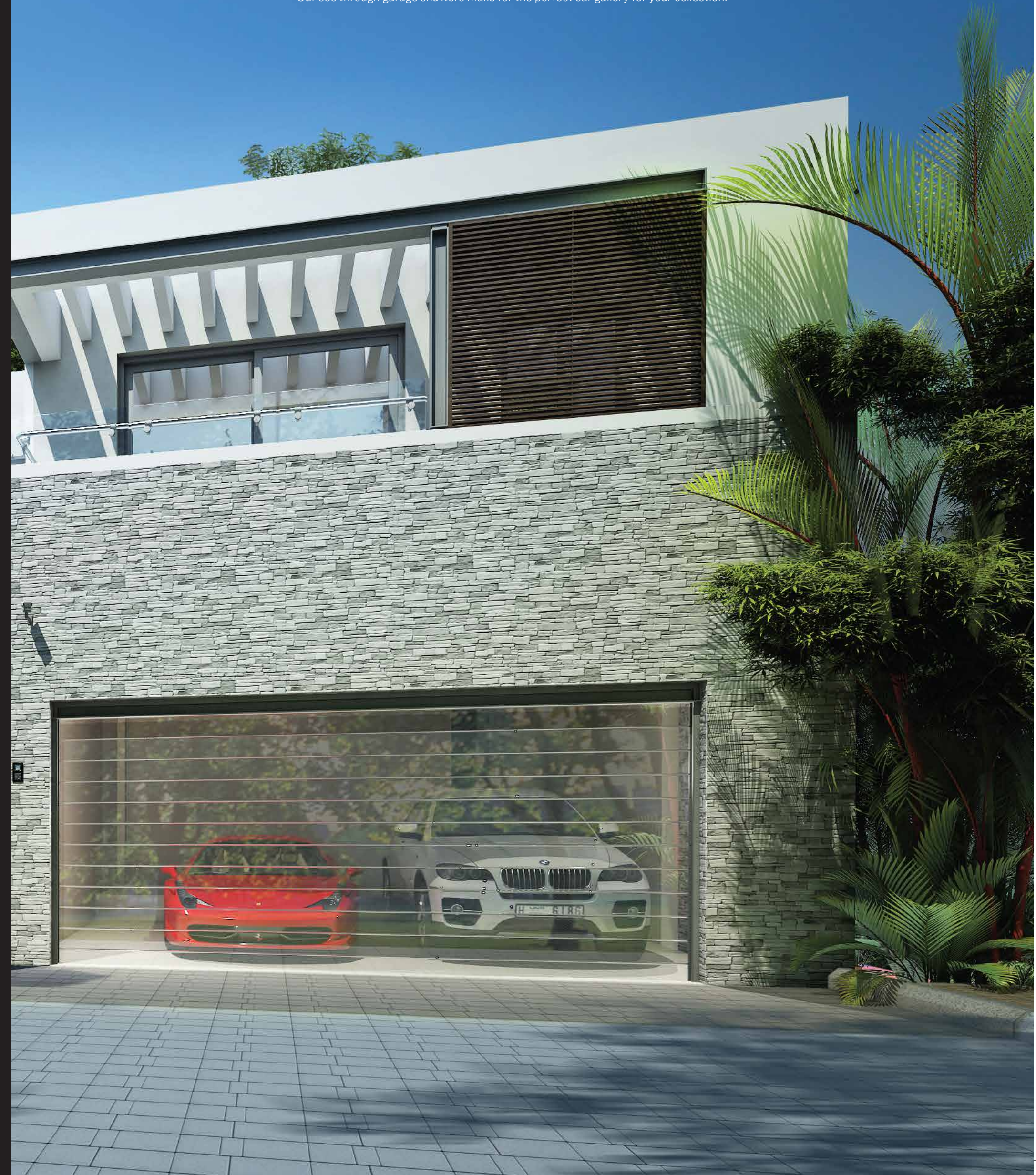
Make every entrance a grand one as you walk into our lavish entrance lobby.

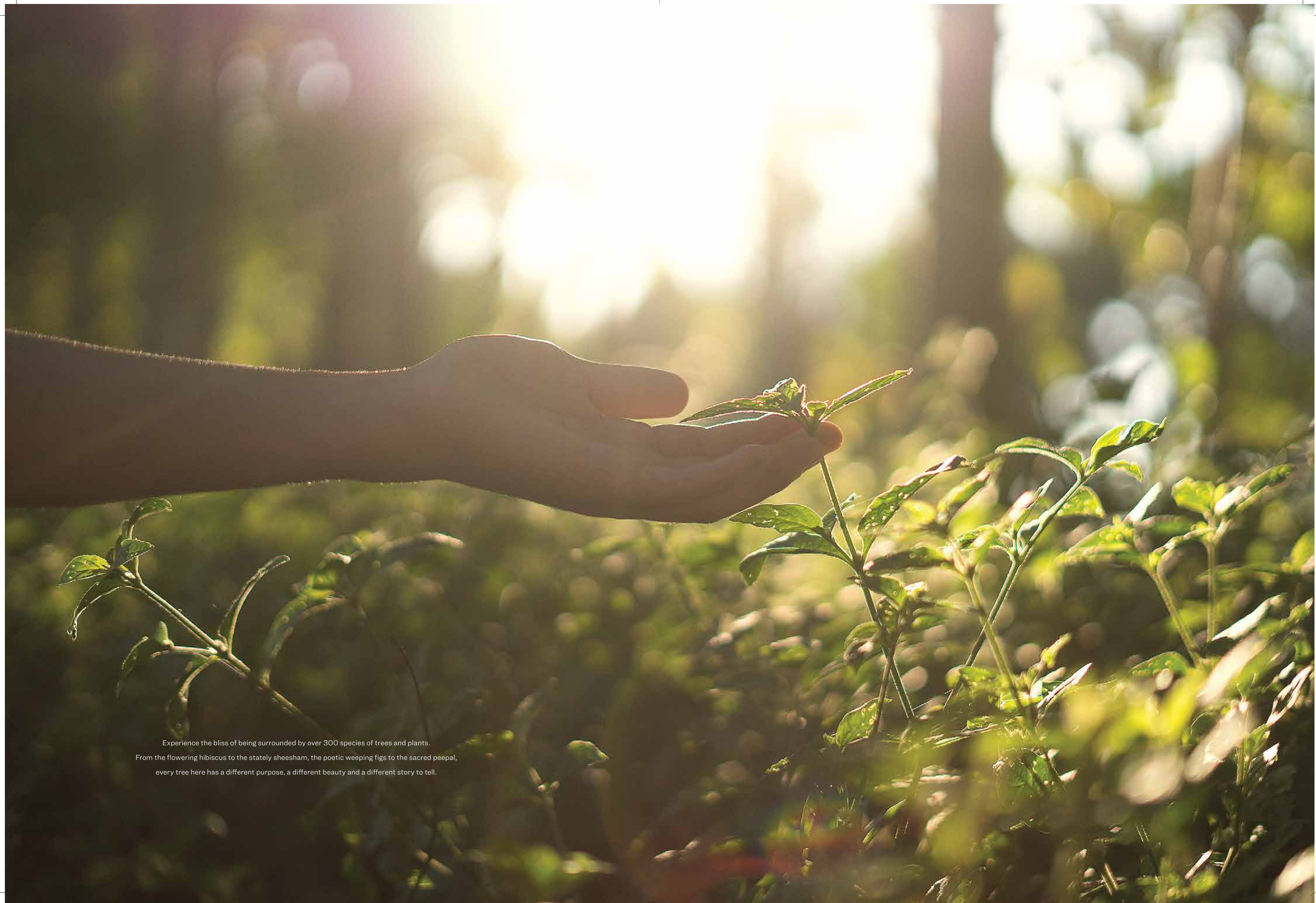
Take luxury a notch higher by entering your home from a private lift. And celebrate a space which has a room for every member of the family, complete with a walk-in closet and private attached bath.



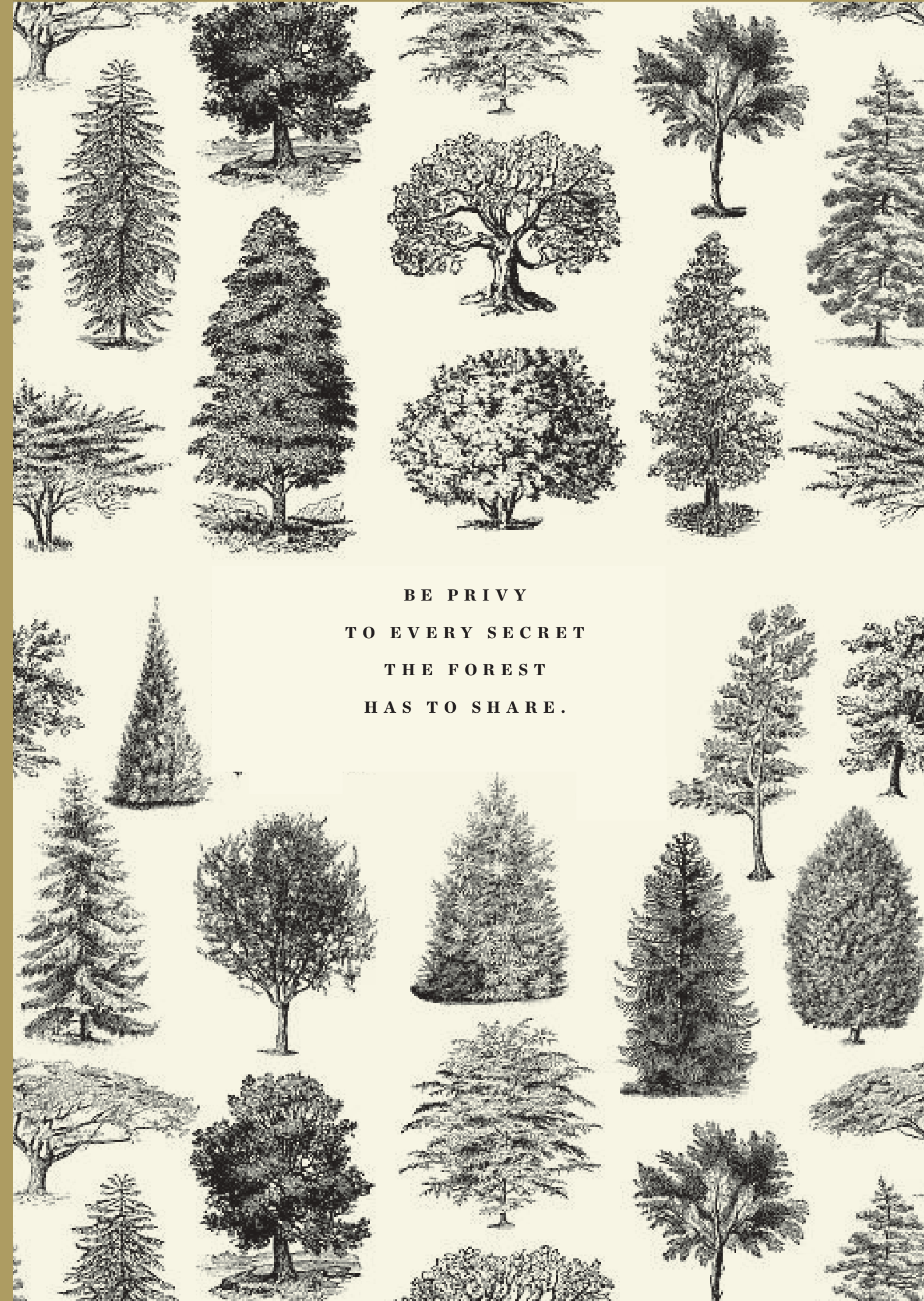
Give your luxury cars a worthy home.

Our see through garage shutters make for the perfect car gallery for your collection.





Experience the bliss of being surrounded by over 300 species of trees and plants.
From the flowering hibiscus to the stately sheesham, the poetic weeping figs to the sacred peepal,
every tree here has a different purpose, a different beauty and a different story to tell.



BE PRIVY
TO EVERY SECRET
THE FOREST
HAS TO SHARE.

When your home is surrounded by a forest, you become a confidante to its treasure house of secrets. Over 300 species of trees and plants are waiting to whisper their stories to you. From health and medicinal benefits to the pure aesthetic pleasure of its rich beauty, the forest offers it all.

You just have to step outside and discover its majesty.



THE NEEM TREE

is famous for its pure medicinal properties. Its leaves are used to treat diverse ailments ranging from liver problems to eye disorders and heart disease.

THE GULMOHAR TREE

or the Royal Poinciana has vibrant flowers to delight you. But in addition to that, it is also well-known for its anti-bacterial, anti-microbial and anti-inflammatory properties.

THE COPPER-POD'S

flowers are often used as an ingredient to help cure or relieve intestinal disorders, pains, bruises, sprains and swelling.

THE PONGAM OIL TREE

or the Karanja helps heal wounds quickly and is a staunch friend when it comes to treating skin diseases.

THE ROBLE TREE

or the Pink Trumpet Tree offers you its flowers, leaves and roots, which when made into a decoction, help reduce fevers, pain and inflammation.



THE GRAVEYARD FLOWER

helps to relieve inflammation, headaches, back pains and tinnitus



THE GEIGER TREE

or the Broadleaf is pure soul food. With its immense scarlet flowers, it offers a sight that uplifts the spirit, every single time.

THE WEEPING BOTTLE-BRUSH

is anti-bacterial, antifungal, and also acts as an insecticide.

THE JASMINE TREE

infuses the air with its beautiful heady fragrance, while also offering its leaves and roots as excellent anti-asthmatic and anti-microbial treatments.



THE RED COTTON-WOOD

makes sure every part of it is useful. While its exotic foliage is a feast for the eyes, its leaves can be used to cool fevers and soothe coughs, its bark can treat stomach ailments and its flowers can help with ear infections as well as abscesses.



THE WEEPING FIG

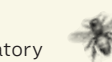
ensures you actually have a breath of fresh air every time you step out. It filters out pollutants like formaldehyde, benzene and trichloroethylene that typically accompany carpeting and furniture.

THE TAMARIND TREE'S

antioxidant and anti-inflammatory properties make it a good protection against heart diseases, cancer and diabetes.

THE PEEPAL TREE

or the Sacred Fig is revered for its medicinal properties. It has been used in traditional medicine since time immemorial, to treat over 50 types of disorders.



THE NORTH INDIAN ROSEWOOD

or the Sheesham Tree can treat a variety of disorders including obesity, vitiligo, ulcers, intestinal parasites and more.



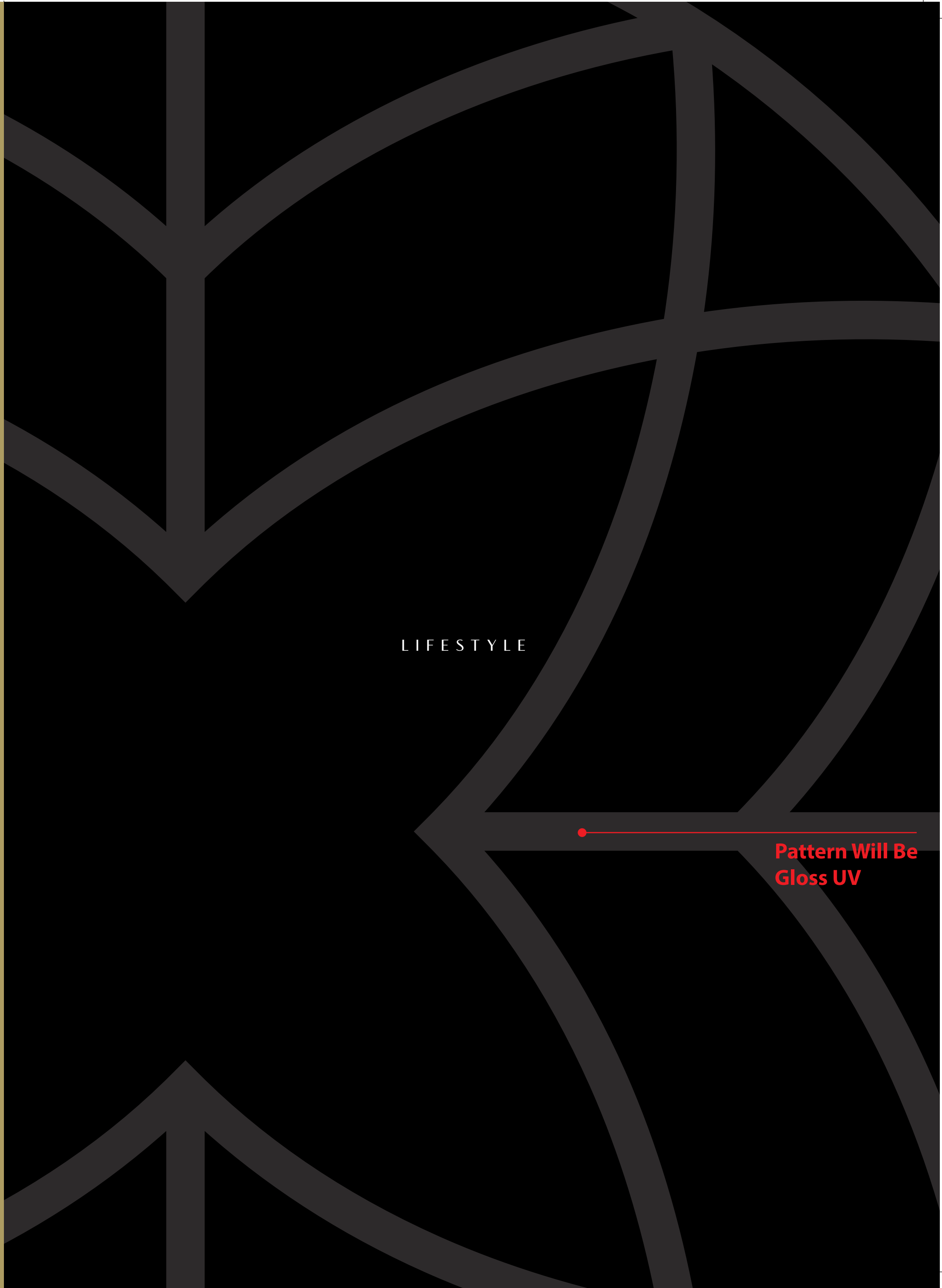
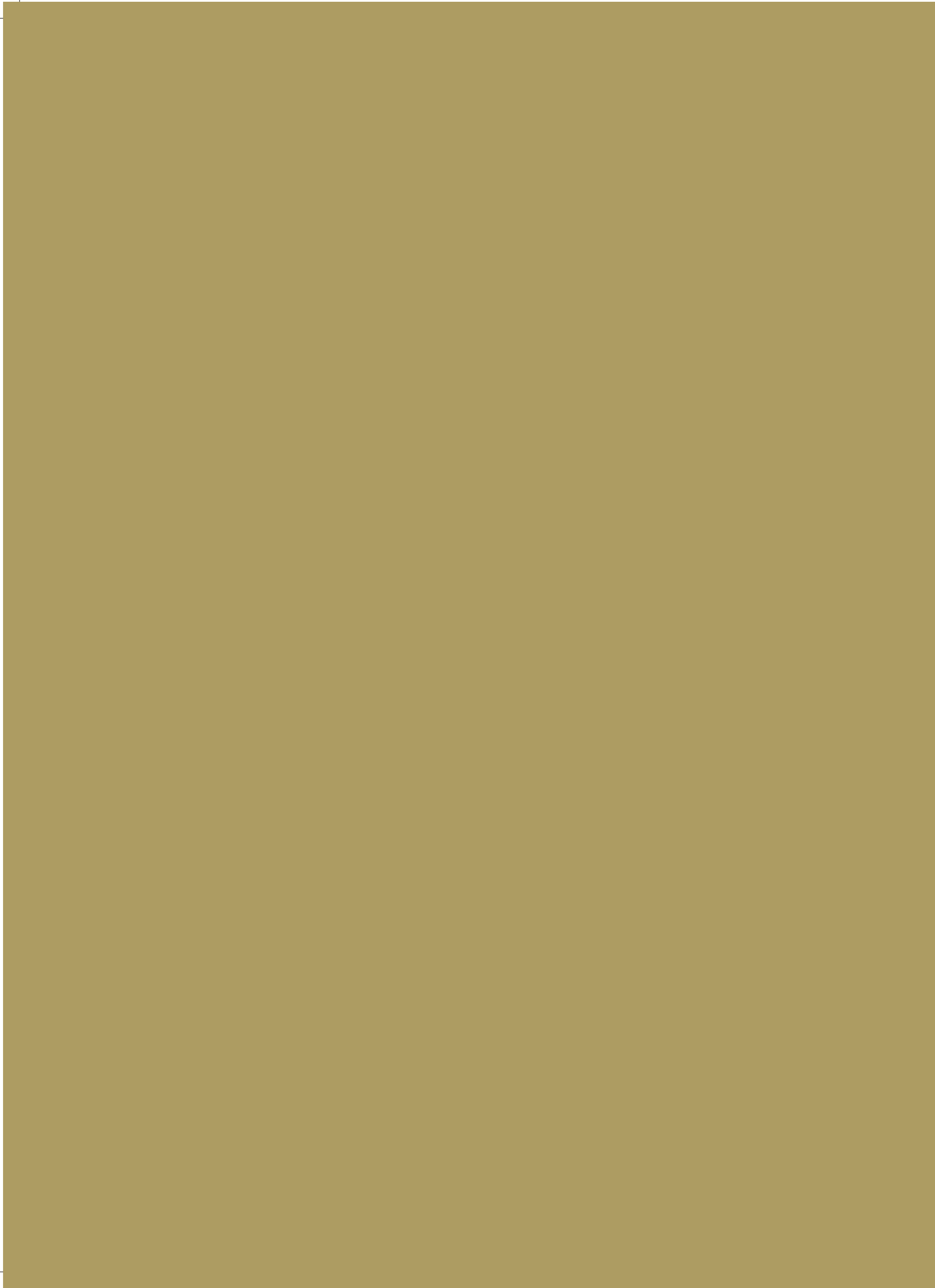
In addition to these features, we have equipped your signature home with every imaginable amenity.

- Nestled within a private community in the heart of Sobha Hartland.
- Designed with 8 unique layouts, catering to different tastes and preferences.
- Surrounded by a forest, creating a private, exclusive and unique experience.

- A two-minute walk away from top international schools, the community triangular park and the walkway along the Dubai canal.
- Well-connected to the rest of the city through the proposed metro line and the Ras Al Khor main road.



North London Collegiate School, next to Hartland International School



LIFESTYLE

Pattern Will Be
Gloss UV



CRAFTED WITH ATTENTION TO
LUXURIOUS DETAIL.

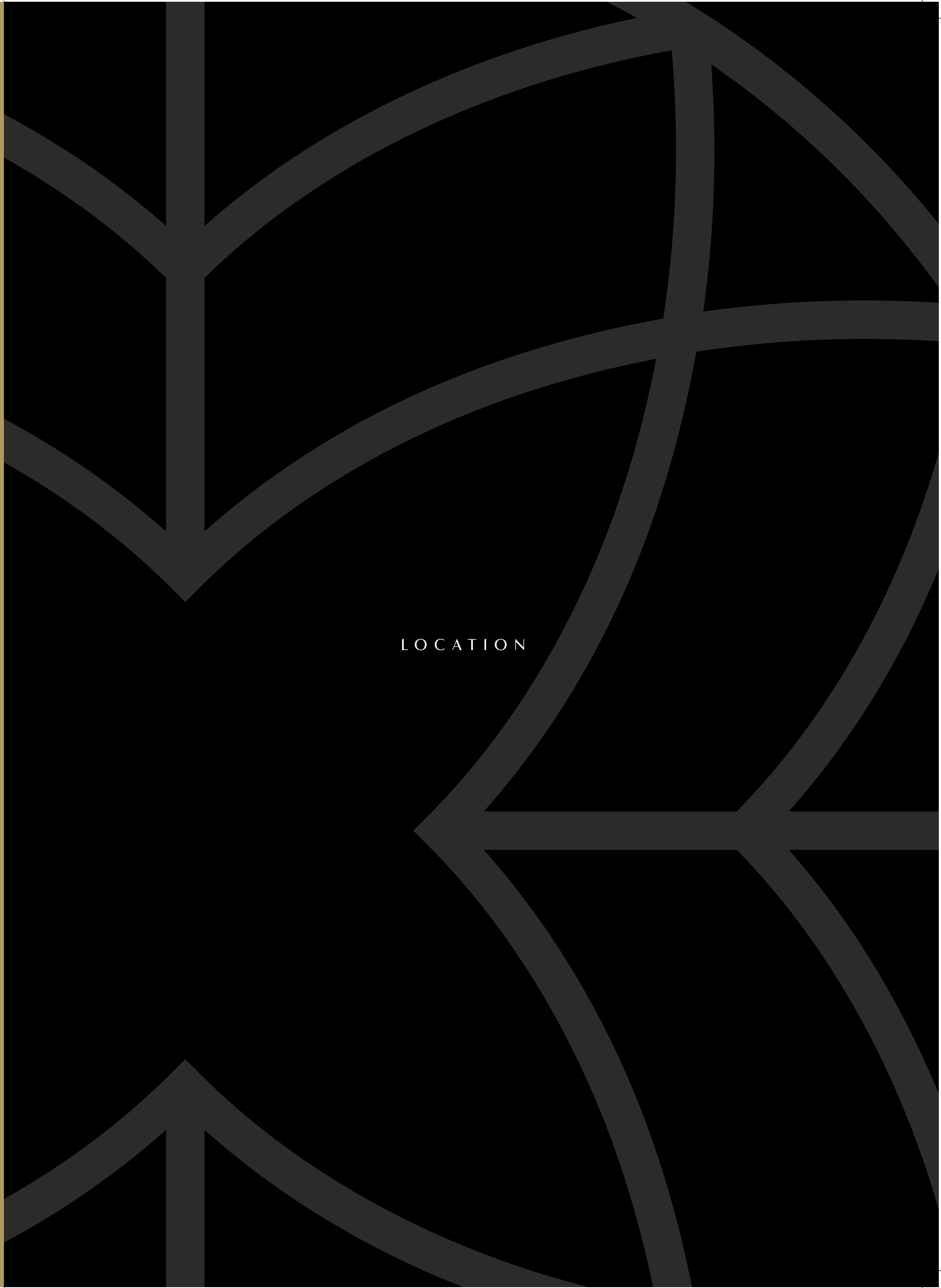
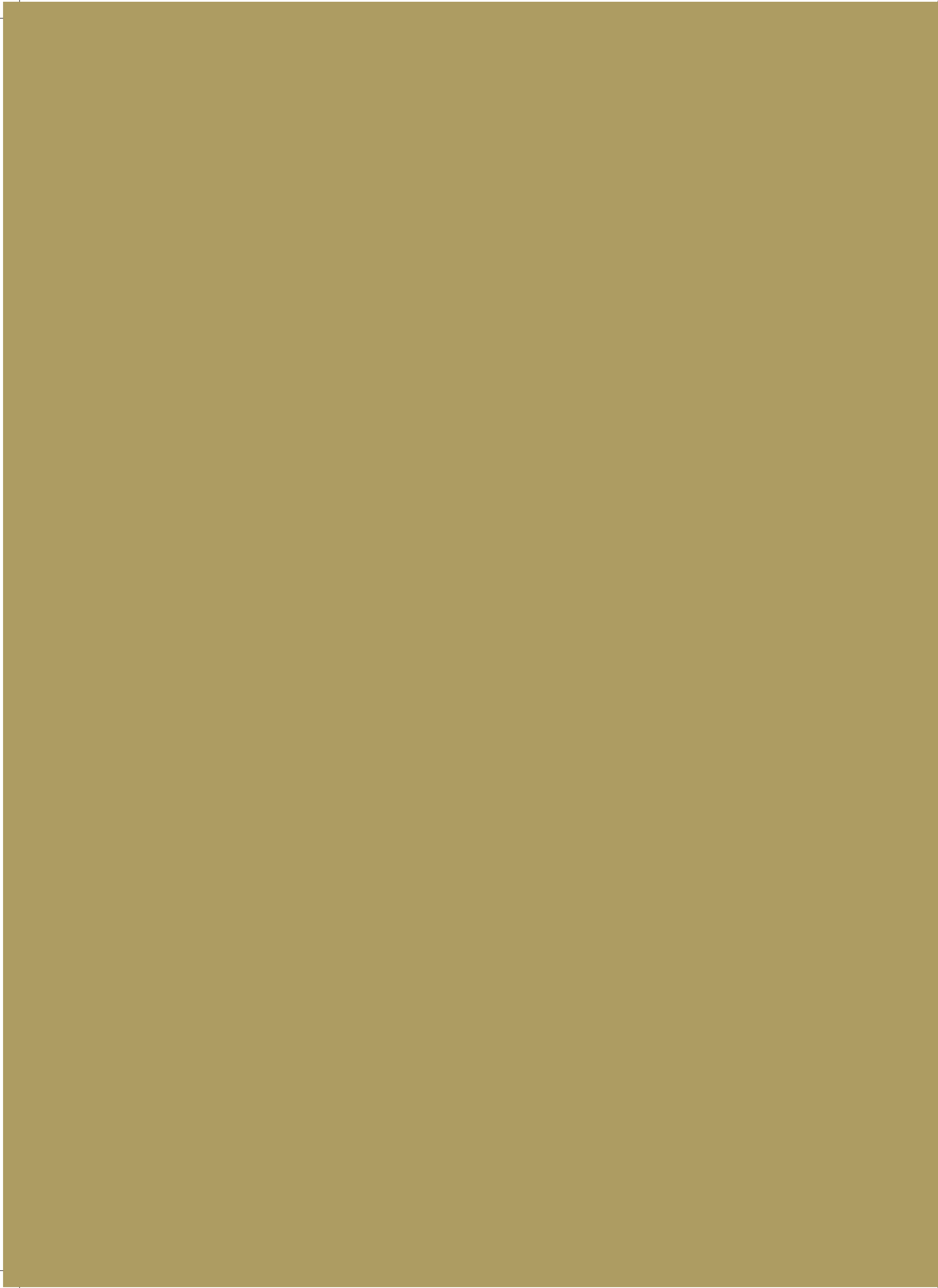


Exclusively crafted, keeping every tiny detail in mind, the Forest Villas are havens that cater to every luxury you could dream of. From the scenic surroundings to the ease of accessibility, from the designer interiors to the exclusive outdoor spaces – every inch of these villas ensure that your day is seamless, effortless and elevated. This is a life like no other.









LOCATION

DISCONNECT FROM
THE CITY WHEN YOU STEP IN.
CONNECT IN MINUTES.



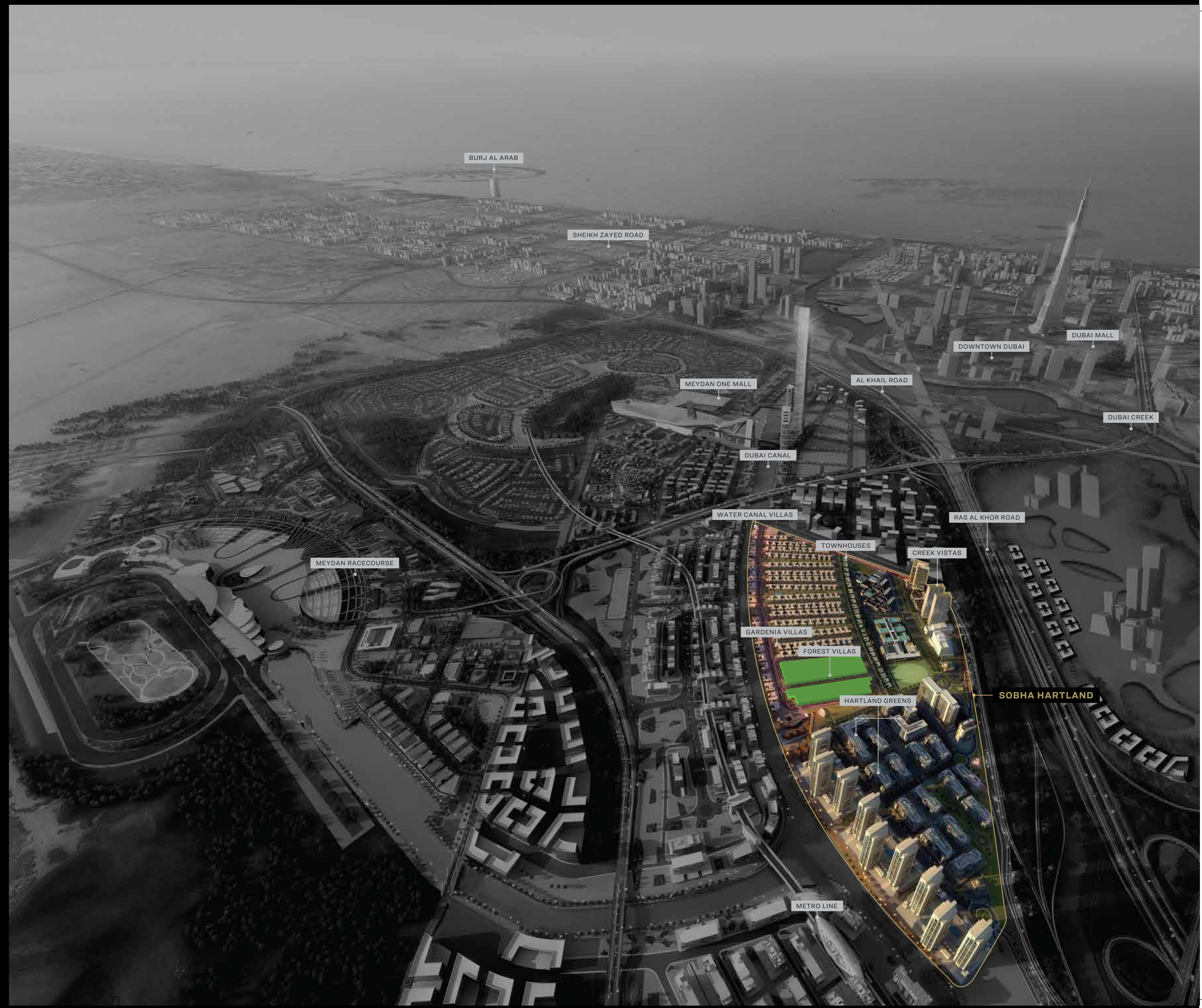
Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

Set against the backdrop of the Dubai Water Canal, the city's key attractions are just minutes away. The iconic Burj Khalifa and the Downtown experiences are 5 minutes away. The pristine Ras Al Khor Wildlife Sanctuary and the Meydan Racecourse are around the corner. And the Dubai metro is set to pass alongside, to provide quick access to the heart of Dubai Financial Centre - DIFC and rest of the city.

3

KM

FROM THE
ICONIC ATTRACTIONS
OF DUBAI.





BURJ KHALIFA

12^{Min}



INTERNATIONAL AIRPORT

20^{Min}



DIFC

10^{Min}



EMIRATES GOLF CLUB

20^{Min}



DUBAI MARINA

20^{Min}



PALM JUMEIRAH

20^{Min}



DUBAI MALL

12^{Min}



MEYDAN RACE COURSE

10^{Min}



COUNTRY CLUB

5^{Min}



INTERNATIONAL SCHOOLS

2^{Min}



DUBAI OPERA

12^{Min}



RAS AL KHOR WILDLIFE SANCTUARY

12^{Min}

- The heft and feel of the door as it shuts silently.
- The angle of the windows to ensure privacy.
- The way two sheets of marble join so as to be barely visible.
- The discreet skylight that unplugs your memory by bathing the room with a warm, natural glow.
- The hallmark of a Sobha property is how you feel inside it.

SOME OF OUR
 MOST THOUGHTFUL
 DETAILS
 ARE ONES YOU'LL
 NEVER SEE.





A
heritage
of exquisite
detailing.

At Sobha,
we don't exceed
international
building standards,
we define them.

At Sobha, we don't exceed international building standards, we define them. Our core philosophy is simple. We deliver perfection by controlling quality from inception to completion. In fact we are the only backward integrated real estate developer in the world. Which means that we are the only company that develops every element of the project from the inside to the outside, in-house; from the initial design concept to the concrete slabs, all the way to the finishing touches.

Every stage is controlled by skilled Sobha talent. We have a three-tier quality check, where others have one, to ensure meticulous standards at the time of delivery. Some might call this obsession with quality a bit excessive. We call it 'The Sobha Way'.



Design

Architecture, interior design and landscaping are in-house capabilities at Sobha. These functions, we believe, are the cornerstones for perfect execution. Our design studio has over 70 odd, extremely talented professionals from various fields who are continually monitoring global trends and incorporating them with thought and creativity into each of our projects.



Engineering and contracting

Our designs are usually cutting-edge and ground-breaking. And to ensure that they are equally exceptional in reality, we have created a robust engineering and contracting team. They look into the finest and biggest details of each project. From the foundation to the mechanical, electrical and plumbing details. This division is critical in the value chain of a realty business as it eliminates the likelihood of a third party contractor defaulting and gives us complete quality control.



Material sourcing

Quality in our business starts with the finest materials. To make sure that the standards and precision used during engineering are given their due, we source materials from the best manufacturers across the world and follow a 'No Compromise' policy. From the center of the room to the corners - we manufacture or curate the best materials that lasts generations. To create more value and fit into our overall high design aesthetic, we have created in-house manufacturing capabilities in areas such as furniture and furnishings, façade, concreting and pre-casting. All this of course, using German-made machinery renowned for its precision and finesse.



Craftsmanship

No layer of paint is uneven. The marble tiles are dry laid and adjusted aesthetically to achieve intricate vein patterns. Bathrooms are 100% leak proof and boast of zero water stagnation. 54 mm thick doors slide with the touch of a finger. We pride our team of expert craftsman for their impeccable attention to details.



Quality control

Our quality control team is headed by a German engineer, Olaf Wagner, whose processes find mention in the case studies of Harvard Business School. This is an area we are so passionate about, that Mr. PNC Menon himself gets involved so that the remotest defects are eliminated before presenting the project to the customer.

A lineage
of iconic projects
across the
Middle East.

From Luxury villas
to exquisite palaces,
hotels, multiplexes and
convention centers,

Sobha has made
its presence felt across
Bahrain, Dubai
and Oman among
the discerning.

Our forte lies in creating
world-class projects with a
great emphasis to detail.



*Sultan Qaboos
Grand Mosque*

Al Bustan
Palace Hotel



Infosys
Global Education
Center - Mysore



Corporate spaces for
Bayer & Blocon. Taj Vivanta.



Qasr Al Sarab Desert Resort,
Abu Dhabi.



A look at the many in-house divisions at
Sobha that deliver excellence.

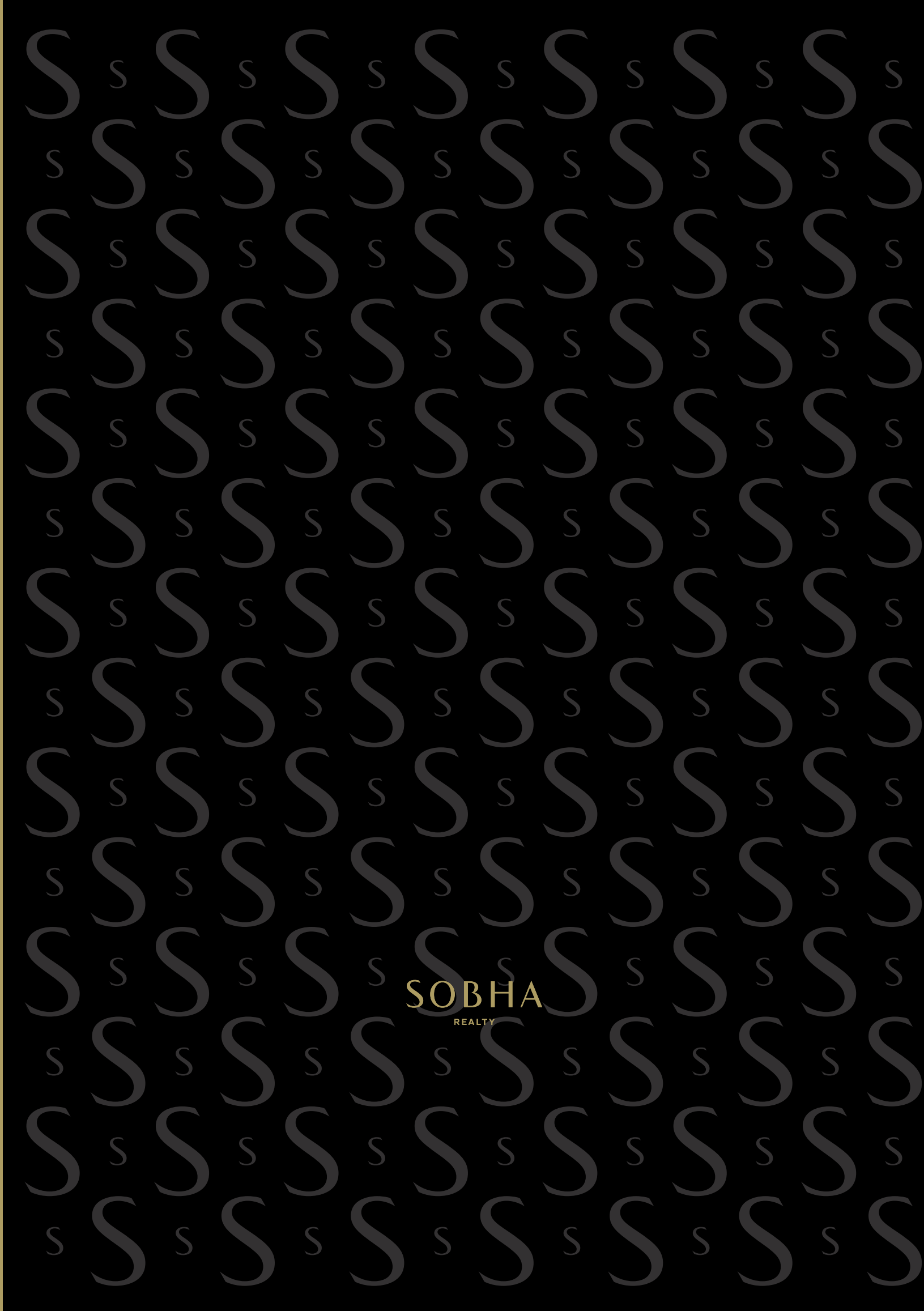
- Architectural Design Studio
- Interiors Division
- Electromechanical Works
- Landscaping & Nurseries
- Sobha Architecture, Glazing & Metal Works
- Restoplus Sleep Solutions
- Concrete Products Division
- Precast

From
decorating
palaces
to building them.
The incredible story
of one man's
commitment
to *craft*.



Mr. PNC Menon

Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings as an interior decorator to the royal homes, to one of the most respected names in real estate. He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the-art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered. Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.



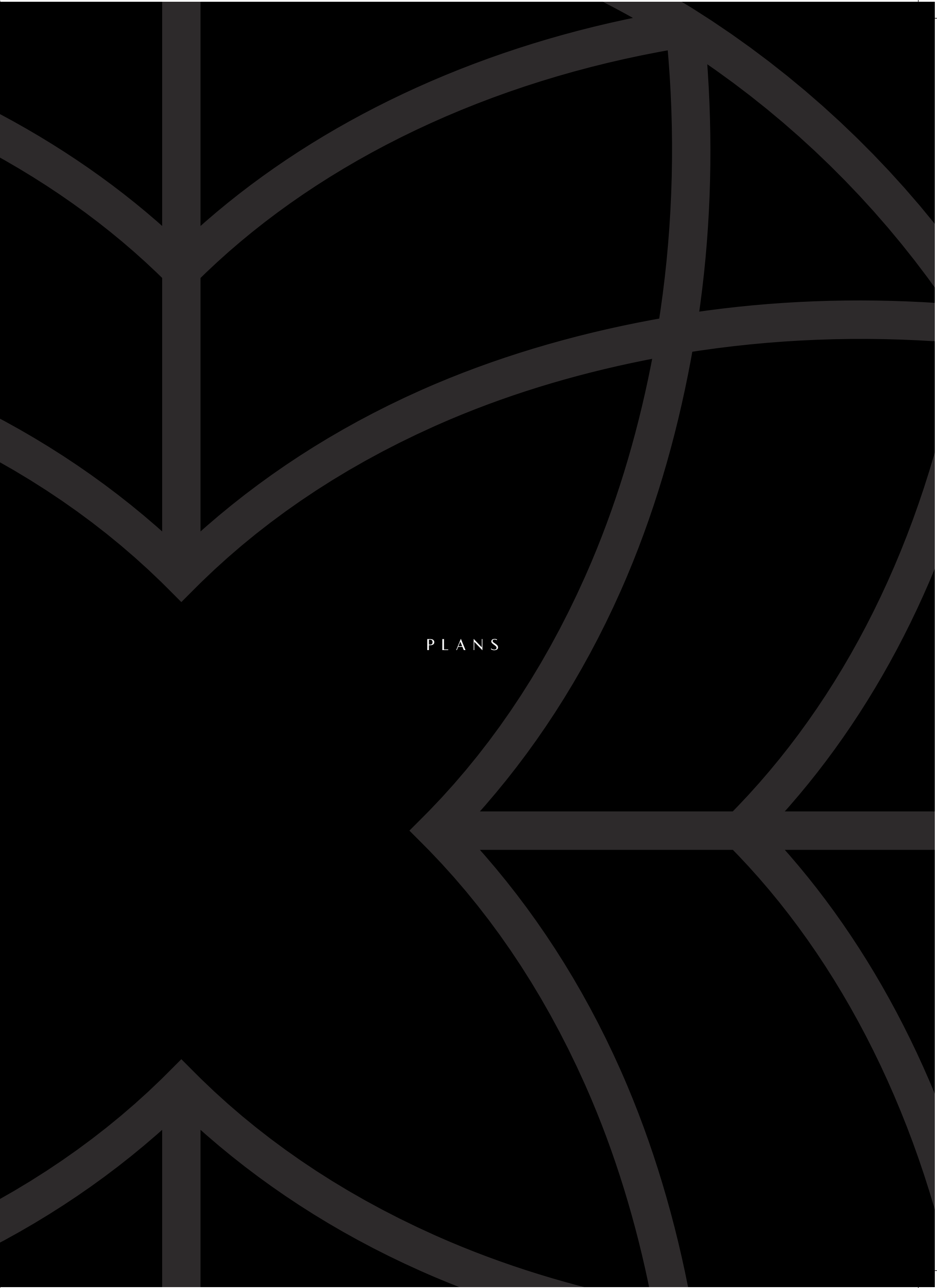
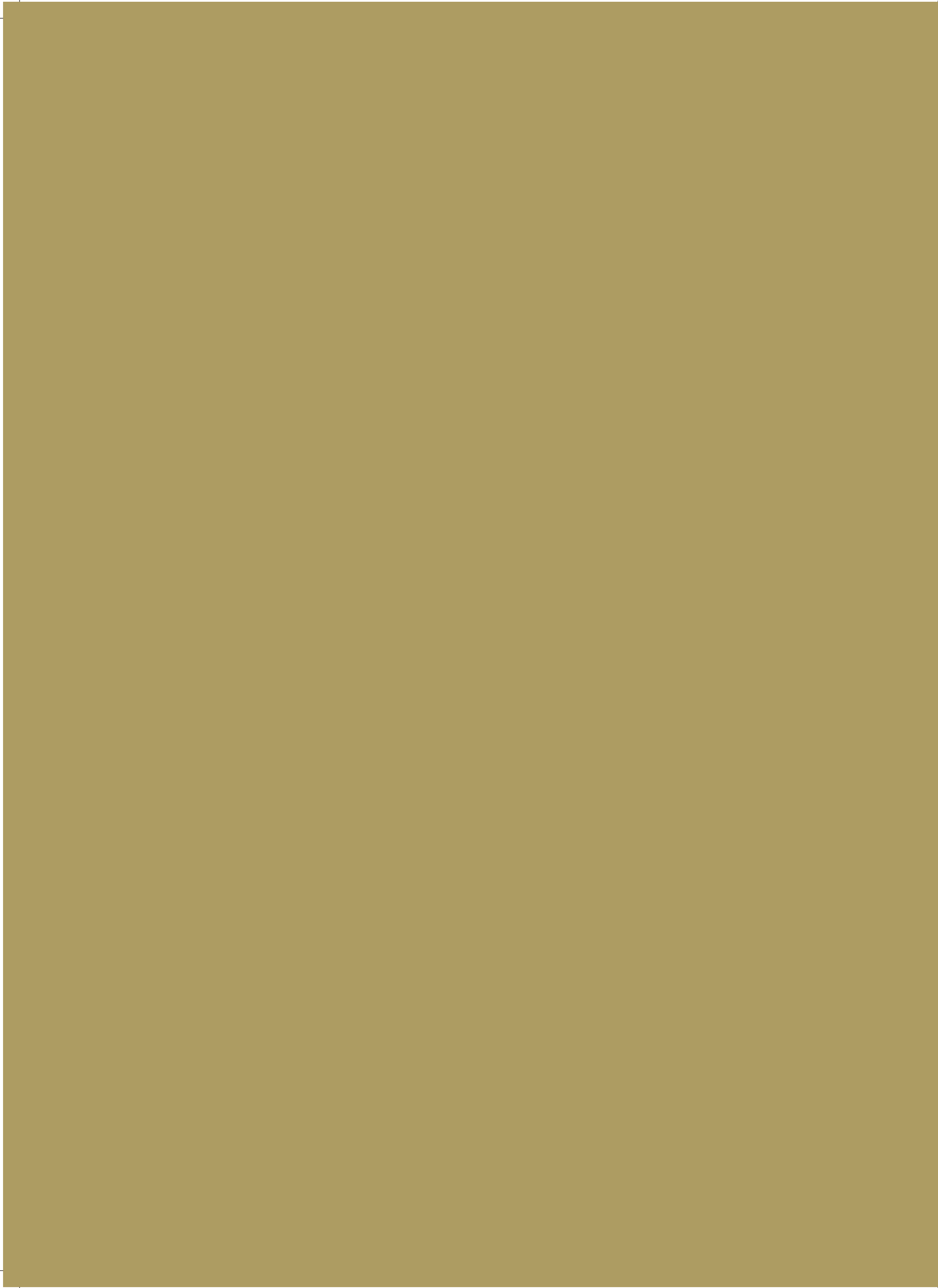
SOBHA
REALTY

DESIGNED FOR
A LIFE LESS ORDINARY.



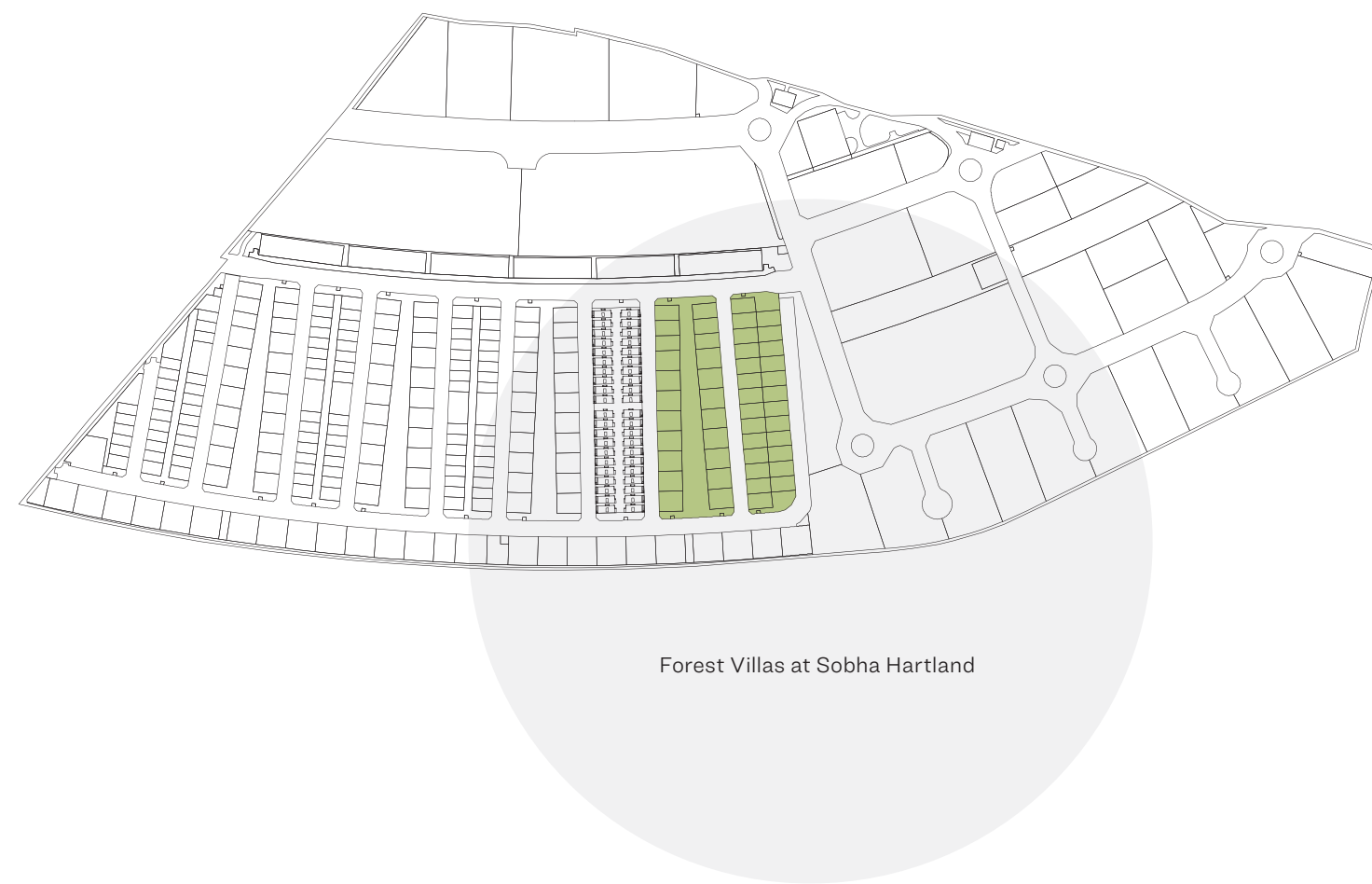
- 01 ENTRY / EXIT TO HARTLAND
- 02 HOTEL
- 03 SOBHA CREEK VISTAS
- 04 INTERNATIONAL SCHOOLS
- 05 HIGH RISE BUILDING - RESIDENTIAL
- 06 HARTLAND GREENS
- 07 GATE TO HARTLAND ESTATES
- 08 HARTLAND TOWNHOUSES
- 09 HARTLAND FOREST VILLAS
- 10 HARTLAND GARDENIA VILLAS
- 11 HARTLAND WATER CANAL VILLAS
- 12 DUBAI CANAL
- 13 DUBAI METRO LINE
- 14 AL MEYDAN ROAD
- 15 RAS AL KHOR ROAD
- 16 AMENITIES

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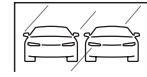
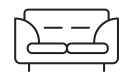






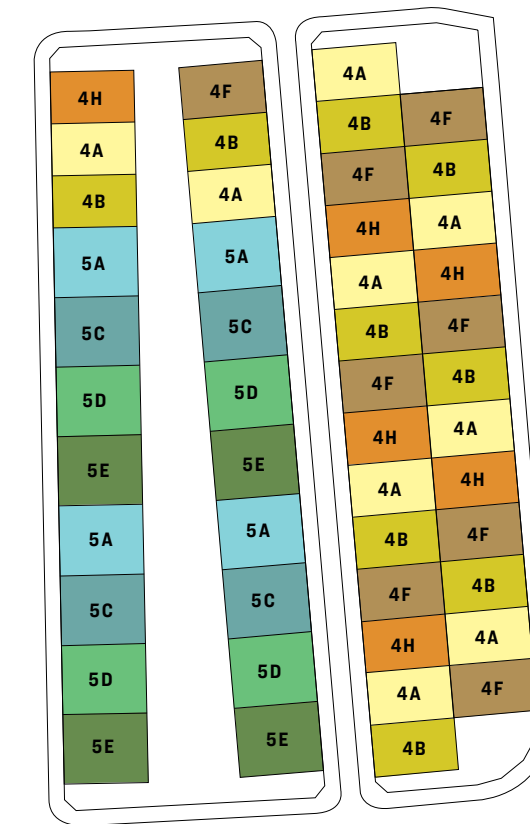
PLANS

LOCATION PLAN



VILLA FEATURES

 Private lift (only 5 bedroom)	 Maid's room	 Optional glass panel garage	 Family lounge
 4 & 5 bedrooms ensuite bathrooms	 2 & 3 car garage	 Swimming pool	 State-of-the-art kitchen



UNIT TYPES

4 BR		SIZE		5 BR		SIZE	
		SQ. FT.	SQ. M.			SQ. FT.	SQ. M.
	4A	6,865.01	637.7		5A	8,805.42	818.0
	4B	6,153.40	571.6		5C	8,383.15	778.8
	4F	6,485.26	602.5		5D	8,878.83	824.8
	4H	6,393.76	593.9		5E	9,581.06	890.1

VILLA 4 A (4 BED)

Saleable Area - 6,865.01 SQ.FT. | 637.7 SQ.M.



Ground Floor



First Floor

VILLA 4 B (4 BED)

Saleable Area - 6,153.40 SQ.FT. | 571.6 SQ.M.



Ground Floor



First Floor

VILLA 4 F (4 BED)

Saleable Area - 6,485.26 SQ.FT. | 602.5 SQ.M.



Ground Floor



First Floor

VILLA 4 H (4 BED)

Saleable Area - 6,393.76 SQ.FT. | 593.9 SQ.M.



Ground Floor



First Floor

VILLA 5 A (5 BED)

Saleable Area - 8,805.42 SQ.FT. | 818.0 SQ.M.



Ground Floor



First Floor

VILLA 5 C (5 BED)

Saleable Area - 8,383.15 SQ.FT. | 778.8 SQ.M.



Ground Floor



First Floor

VILLA 5 D (5 BED)

Saleable Area - 8,878.83 SQ.FT. | 824.8 SQ.M.



Ground Floor



First Floor

VILLA 5 E (5 BED)

Saleable Area - 9,581.06 SQ.FT. | 890.1 SQ.M.



Ground Floor



First Floor

UAE

SOBHA LLC

P.O. Box 125250
13th Floor, Sobha Sapphire,
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Tel : +971 4 423 8064
Fax : +971 4 368 7852

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Sobha Hartland Site Office
Dubai, UAE
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www.sobharealty.com

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BENGALURU

SOBHA

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(formerly Sobha Developers Ltd.)
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Palarivattom - 682028
Email : salescochin@sobha.com
Tel : +91 96 33 00 8080
Email : marketing.chennai@sobha.com

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Nungambakkam - 600034
Tel : +91 4428334567

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SOBHA LIMITED

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NH Bypass Road, Near Thondayad Junction
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Tel : +91 96 3300 7070
Email : sales.calicut@sobha.com

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SOBHA LIMITED

(formerly Sobha Developers Ltd.)
5th Floor, Rider House
Plot No. 136 - P Sector - 44
Gurgaon - 122003
Tel : +91 124 4855555 / 6
Email : sales.ncr@sobha.com

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SOBHA LIMITED

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Email : punemarketing@sobha.com

THRISSUR

SOBHA CITY

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Guruvayur Road - 680553
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Email : sls.sobhacity@sobha.com

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SOBHA LIMITED

(formerly Sobha Developers Ltd.)
101, B-Wing, Charmee Enclave CHSL
342, Service Road
Vile Parle(E) - 400057
Tel : +91 22 261261 01/02/03
Email : mumbai.marketing@sobha.com

COIMBATORE

SOBHA LIMITED

(formerly Sobha Developers Ltd.)
3rd Floor, B.J Tower -1020,
Opp. CSI Girls Higher Sec School
Avinashi Road Near VOC Park - 641 018
Tel : +91 422 2617905/906
Email : sales.coimbatore@sobha.com

SINGAPORE

SOBHA LIMITED

10 Anson Road, #22-08
International Plaza
Singapore - 079903
Tel : +65 6226 3494
Fax : +65 6226 3053
Email : sales.singapore@sobha.com

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