WAVES

AT THE WATERFRONT DISTRICT

SOBHA HARTLAND

THE WATERFRONT
LIFE STYLE



IN A FOREST COMMUNITY



WAYES



THE FIRST TOWER IN SOBHA HARTLAND

WITH ACCESS TO A WATERFRONT LIFESTYLE.



Hartland Waves, by 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 have a vertical emphasis leading the eye to a light-weight floating roof giving a sense of breeziness and lightness to it.

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



THE MOST WELL PLANNED SPACES

IN CENTRAL DUBAI



Waves at the Waterfront District of Sobha Hartland offers you living spaces that accommodate your entire world. Every inch of space in your new apartment has been optimally utilized, to make it even more expansive. You feel it from the moment you walk through the main door across every room of your home. Every small detail has been looked into, to make every moment spent here unforgettable.

A HOME WITH EVERYTHING YOU COULD WISH FOR,
WITH NO REASON TO STEP OUT.

- Family Barbeque
- Adult Barbeque
- Children's Playground
- Communal Lawn
- Outdoor Gymnasium
- Main Pool
- Pool Deck and Cabanas
- Children's Pool
- Gymnasium
- Changing Rooms and Showers
- Multifunctional Hall
- Pet Zone
- Yoga/Contemplation area



Life at Waves at Sobha Hartland is a world away from the rest of Dubai. Here, thoughtful amenities have been skillfully crafted to elevate your living experience. While sprawling acres of open greens replenish what the city takes away. It's a life that has everything, and is only lacking your presence.

- Power up before you begin the day with a training session in the state-of-the-art smart gym. Choose between the traditional, body-sculpting or aerobics workouts.

- Add a peaceful mind and a relaxed body to your daily care routine with a trip to the Yoga and Meditation Zone.

- Nothing beats hosting your friends over for a barbeque party, in the exclusive barbeque area. Admire the unparalleled views of the Burj Khalifa.

- and Ras Al Khor Wildlife Sanctuary, while catching up with your loved ones.





Gymnasium



Yoga and Meditation Zones



Barbecue Area



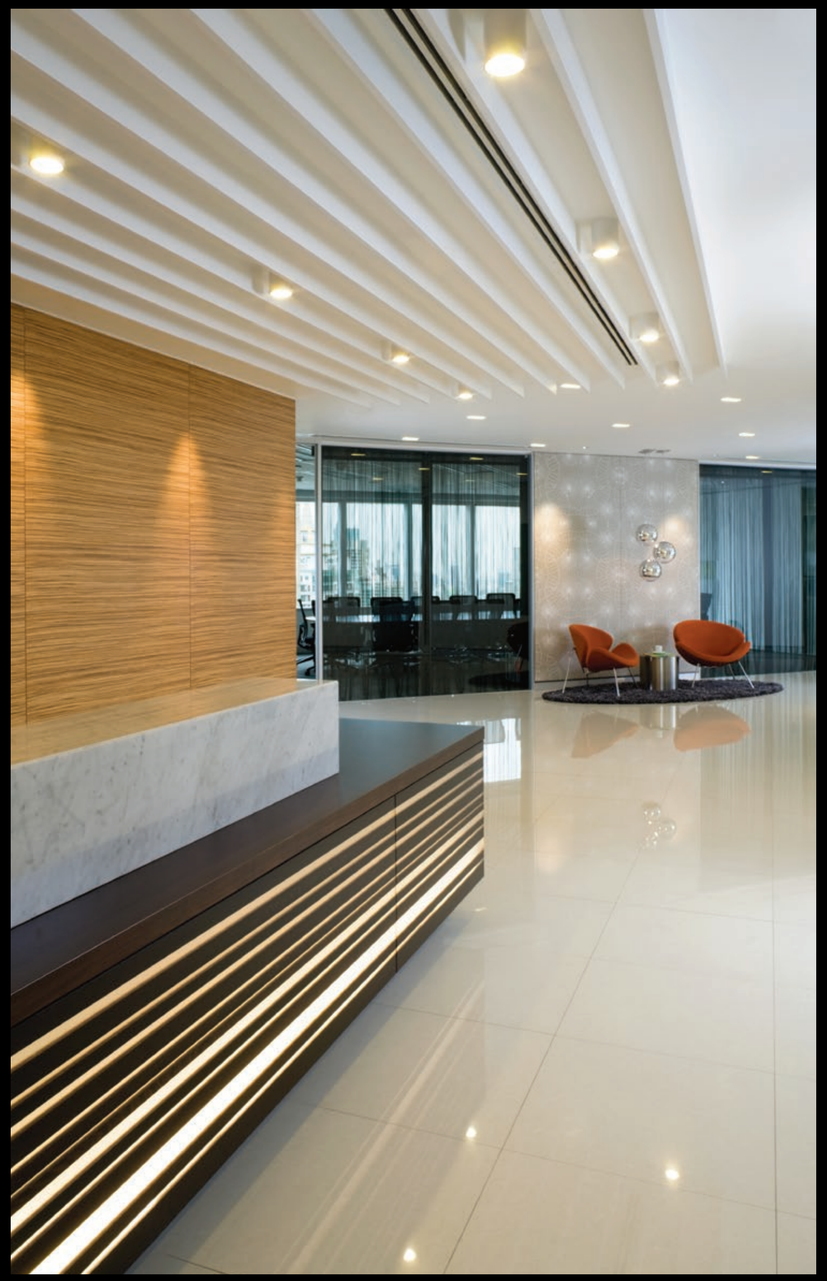


• Watch the stars with your kids, and enjoy the touch of grass beneath your feet, on the lush green lawns.

• Your kids will have ample space to run about and frolic in the Kid's Play Area. This specially-designed space comes with a sand pit and a variety of play equipment that your kids will absolutely love.

The lower podium building is a refrain of the tower aesthetic. Similarly articulated with arris ends, an undulating façade and a lightweight roof portion. At the podium's base there is a full offering of food and beverage outlets, acknowledging its nodal location in the masterplan; while the top is crowned with a landscaped pool deck and gym with commanding panoramic views over the canal location.





The grand lobby



THE ESTATE



Sobha Hartland is built around a simple, yet life-changing vision of weaving nature into everyday living. A place unlike anywhere else in the world. Over 2.4 million square feet is dedicated to nature. Open spaces are artfully landscaped. Mature tree canopies cover pathways. Parks and walking tracks set amidst lush greenery and flowers, awaken and delight the senses. And of course, the residential spaces themselves have been co-created with the context of nature.

NO REASON TO *STEP OUT.*

Enter Sobha Hartland and feel the stress and demands of the city melt away. But more importantly, live here and discover that there's absolutely no need to step out. State-of-the-art clubhouses and sports zones allow you to pursue your physical goals. Luxury spas indulge your senses. The North London Collegiate School and Hartland International School offer the finest education to your little ones. The most sought-after brands vie for your attention at our expansive shopping arena. And moments of quiet reflection can be experienced in our beautiful mosques.

Expansive shopping arena



State-of-the-art clubhouse



DISCOVER HARTLAND.

- Hartland Square
- Hartland Boulevard
  - Home to the most premium designer labels and boutiques
- Hartland Walk
  - Elegant restaurants and entertainment areas
- Hartland International School
- North London Collegiate School
- Premium healthcare facilities
- Mosques
- Hartland Hotels and Spa
- Clubhouses

Mosques



North London Collegiate School



THE LIFE

PHYSICAL WELLBEING

DISCOVER HOW FAR YOUR BODY CAN GO WHEN IT HAS *THE PERFECT PATH*

Discover a more active lifestyle at Sobha Hartland. Physical well-being areas have been carefully integrated into the estate. Jogging and walking tracks by the Dubai Water canal, outdoor and indoor high-end gyms, swimming pools, sports arenas and much more, to keep you healthy.

- Swimming pools
- Gymnasiums and Clubhouses
- Walking tracks
- Playgrounds
- Sports arenas
- Cycling tracks



Jogging Tracks



WHERE
STRESS LEVELS
FADE INTO
SHADES OF GREEN.



- Wellness Centre
- Spas
- Reflexology Gardens
- Aroma Gardens, Other Relaxation Avenues
- Aquarium
- Butterfly Parks

Leave the city and its demands behind and embrace a life of wellness and rejuvenation. At Sobha Hartland, luxury living moves seamlessly from exceptional interiors to holistic experiences.
Discover multiple ways to relax and unwind in our thoughtfully created spaces. Take your pick from beautiful aroma and reflexology gardens, wellness spas, or mesmerising butterfly parks and aquariums.

Butterfly Park





FIND SOMETHING

YOU WEREN'T LOOKING FOR.

YOU.

Turn inward and discover your spiritual side. The lush green expanses at Hartland house serene yoga pavillions and many tranquil spaces. Discover peace, reconnect with your thoughts or offer prayers to the almighty in our beautiful mosque.

- Religious Centre (Mosque / Temple)
- Yoga Pavilions



Gazebo

CULTURAL AND SOCIAL LIVING

REDISCOVER THE LOST SKILL OF CONNECTING WITH PEOPLE.

WITHOUT A CLICK.

Connect with people as discerning as you are. Discover others who share the same interests you do, or simply enjoy the feeling of being part of a community. At Sobha Hartland, we have dedicated, thoughtfully designed spaces for social and cultural living.

- Community center
- Gazebo
- Special interest groups and societies
- Amphitheaters for concerts

FAMILY TIME

2.4 MILLION SQUARE FEET
OF SPACE

TO BRING YOU CLOSER.



Sobha Hartland offers you one of the most sought-after luxuries in Dubai - Allowing you more time for your family and for yourself. Being in the heart of the city gives you the advantage of proximity to your work place and less commute time to any place in Dubai. And while you're inside this green estate, there are world-class amenities and thoughtfully designed areas to spend quality time with your family or pursue your individual passions.

LOCATION

DISCONNECT FROM
THE CITY WHEN YOU STEP IN.

CONNECT IN MINUTES.

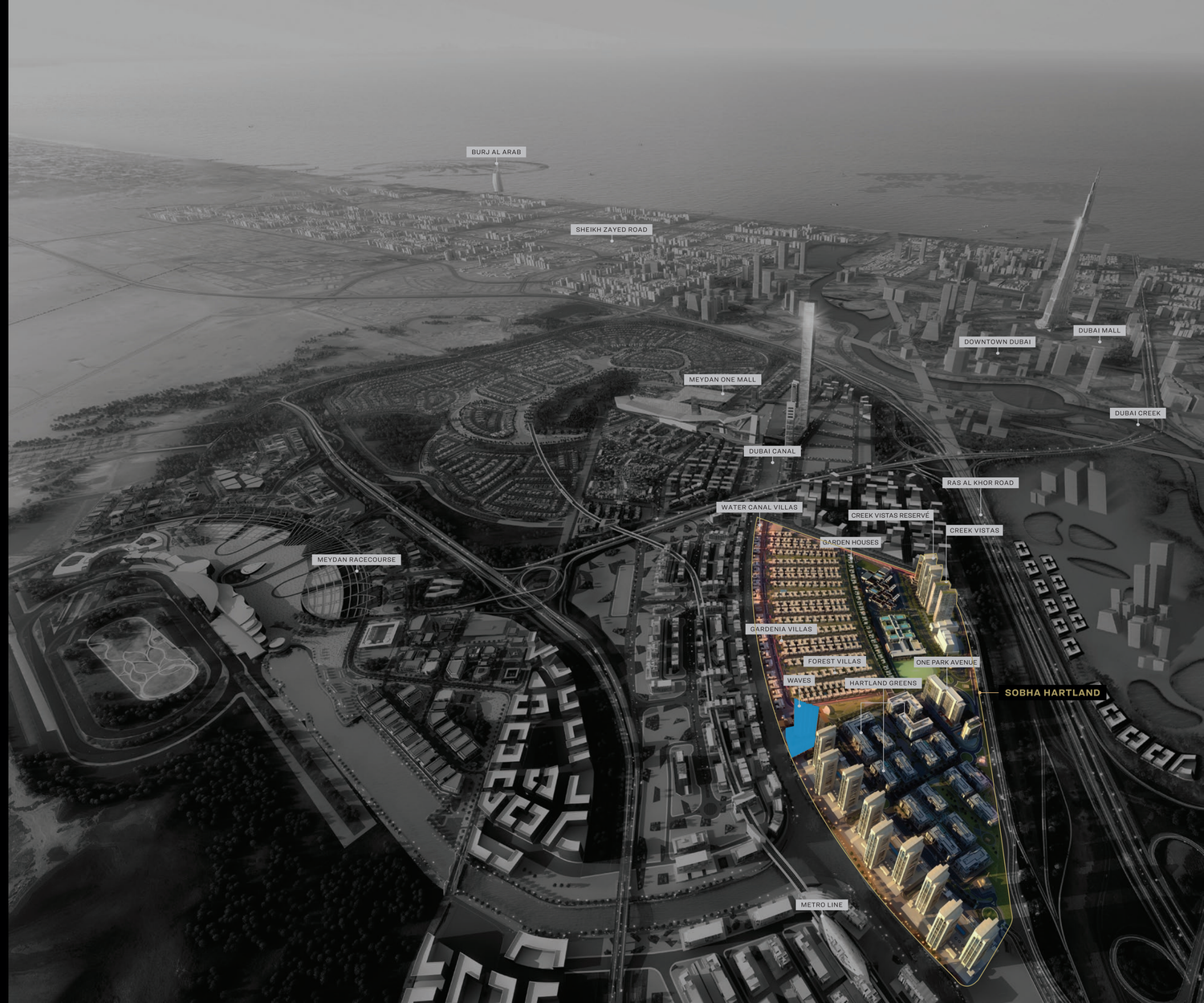


Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

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.



DESIGNED FOR

A LIFE LESS ORDINARY.



01. ENTRY / EXIT TO SOBHA HARTLAND
02. HOTELS
03. CREEK VISTAS & CREEK VISTAS RESERVÉ
04. INTERNATIONAL SCHOOLS
05. ONE PARK AVENUE
06. GREENS
07. WAVES
07A. HIGH RISE BUILDINGS - RESIDENTIAL
08. GATE TO SOBHA HARTLAND ESTATES
09. GARDEN HOUSES
10. FOREST VILLAS
11. GARDENIA VILLAS
12. WATER CANAL VILLAS
13. DUBAI CANAL
14. DUBAI METRO LINE
15. AL MEYDAN ROAD
16. RAS AL KHOR ROAD
17. AMENITIES

YOGA CENTRE
SWIMMING POOL
HOTELS
CAFES
SPA
RETAIL
WALK
PARK
HARTLAND SQUARE
HARTLAND CLUB
HARTLAND BOULEVARD
CHILDREN'S NURSERY
MOSQUES

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, façade, mattresses, 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 & Biocon. 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.

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SOBHA

REALTY