



SOBHA

PASSION AT WORK

HARTLAND GREENS

BUILDING-4

SOBHA
hartland
Mohammed Bin Rashid Al Maktoum City

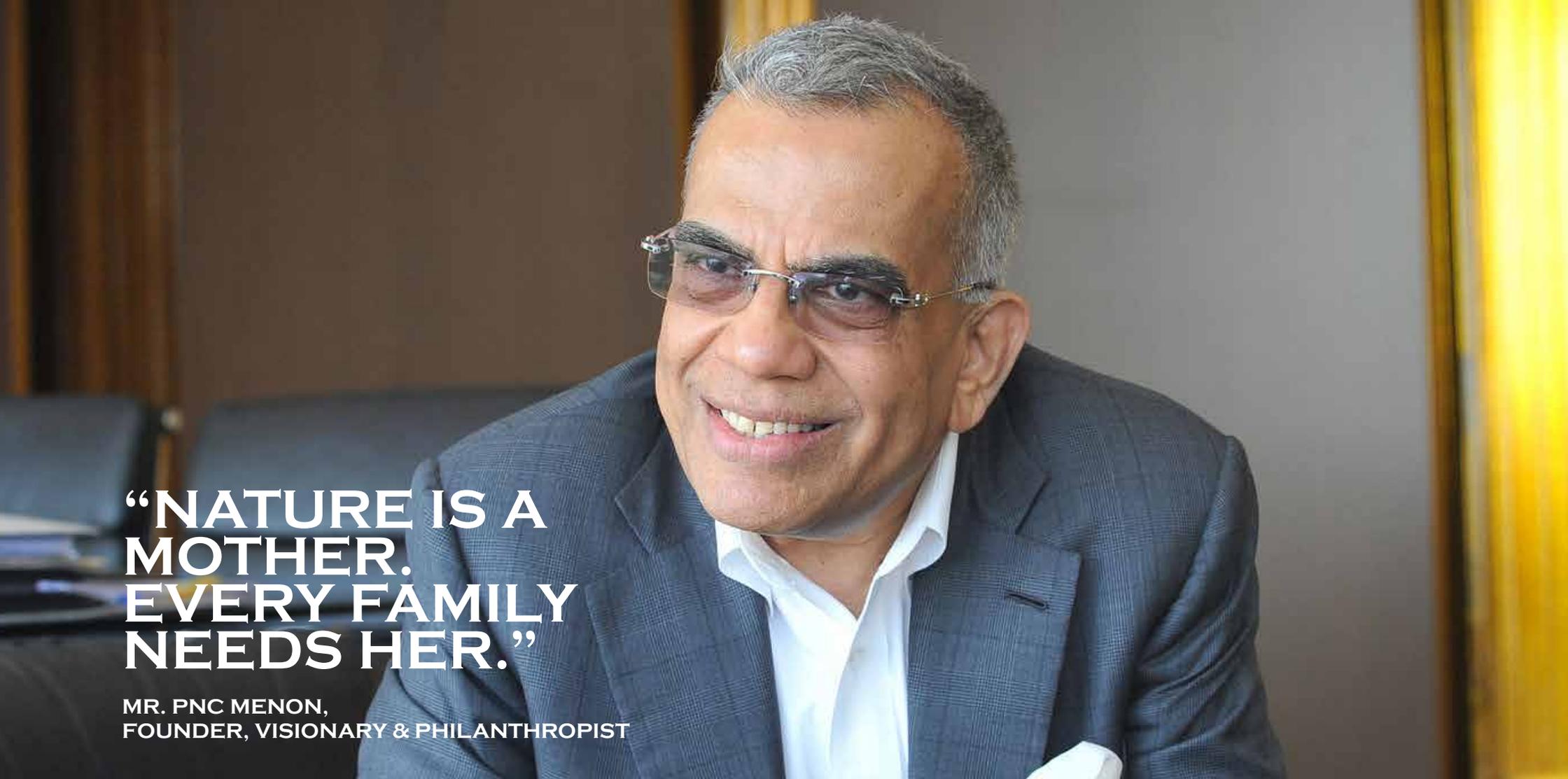


DUBAI - THE AUDA-CITY

THE TALLEST. THE LARGEST. THE BIGGEST.
THE NEWEST. THE LATEST. THE FASTEST.
THE GREATEST. THE SAFEST. THE BEST.

THE TALLEST, THE BIGGEST

Whether the superlatives gave birth to this eclectic city or vice versa will always be a subject of wondrous debate. What thought is a glorious given is the phenomenal fact that Dubai is the audacious art of doing the undoable

A portrait of Mr. PNC Menon, a middle-aged man with grey hair and glasses, wearing a dark blue suit jacket over a white shirt. He is smiling slightly and looking towards the camera. The background is a blurred office setting with a desk and chair.

**“NATURE IS A
MOTHER.
EVERY FAMILY
NEEDS HER.”**

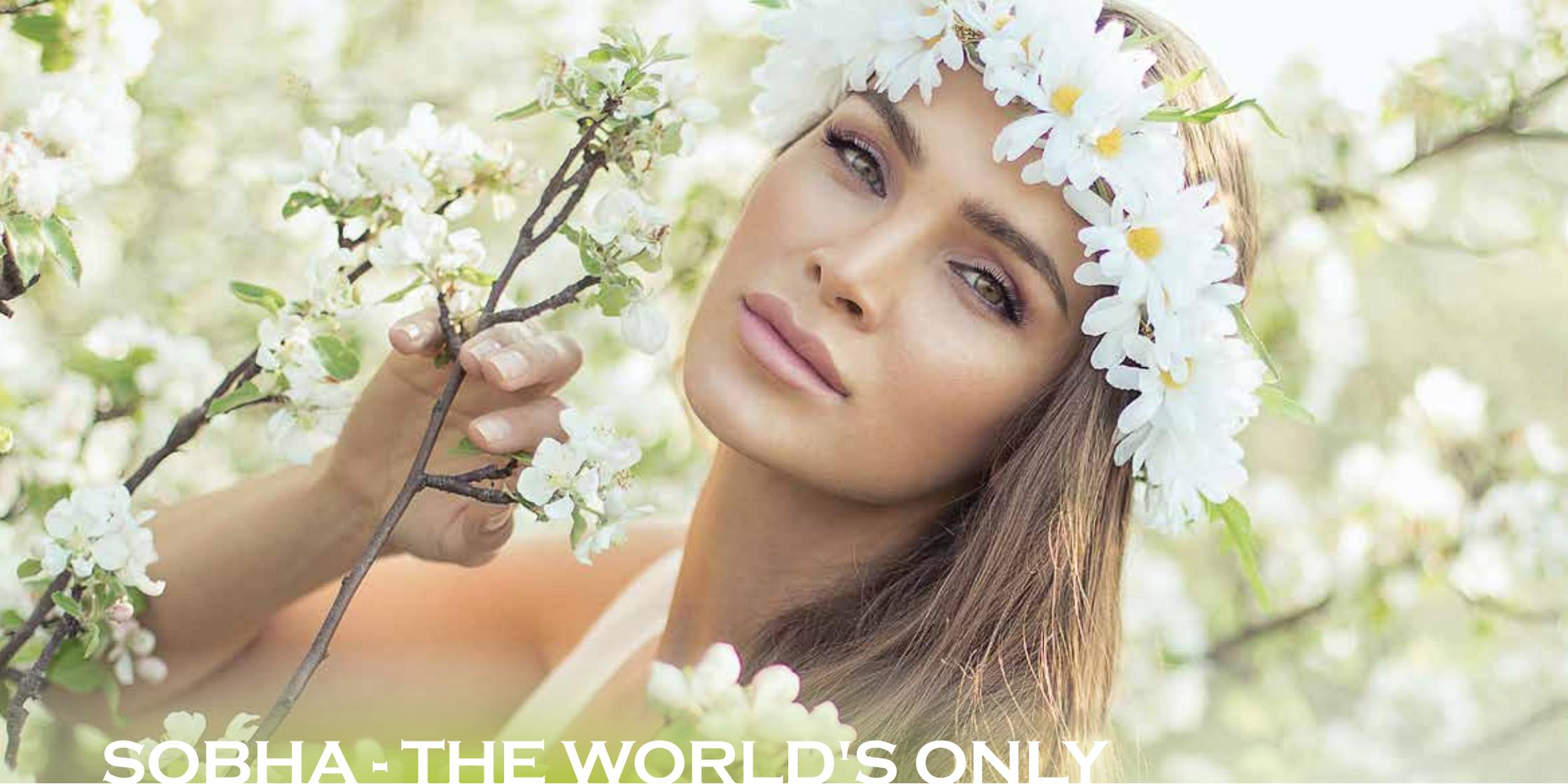
**MR. PNC MENON,
FOUNDER, VISIONARY & PHILANTHROPIST**

VISIONARY

He started in 1976, with nothing except passion. Today he has everything except ego. He is the founder of passion, inventor of 'the world's only' quality and creator of connoisseur lifestyles, worldwide.

PHILANTHROPIST

He is living the ultimate life - one that is unconditionally dedicated to giving back to society.



SOBHA - THE WORLD'S ONLY

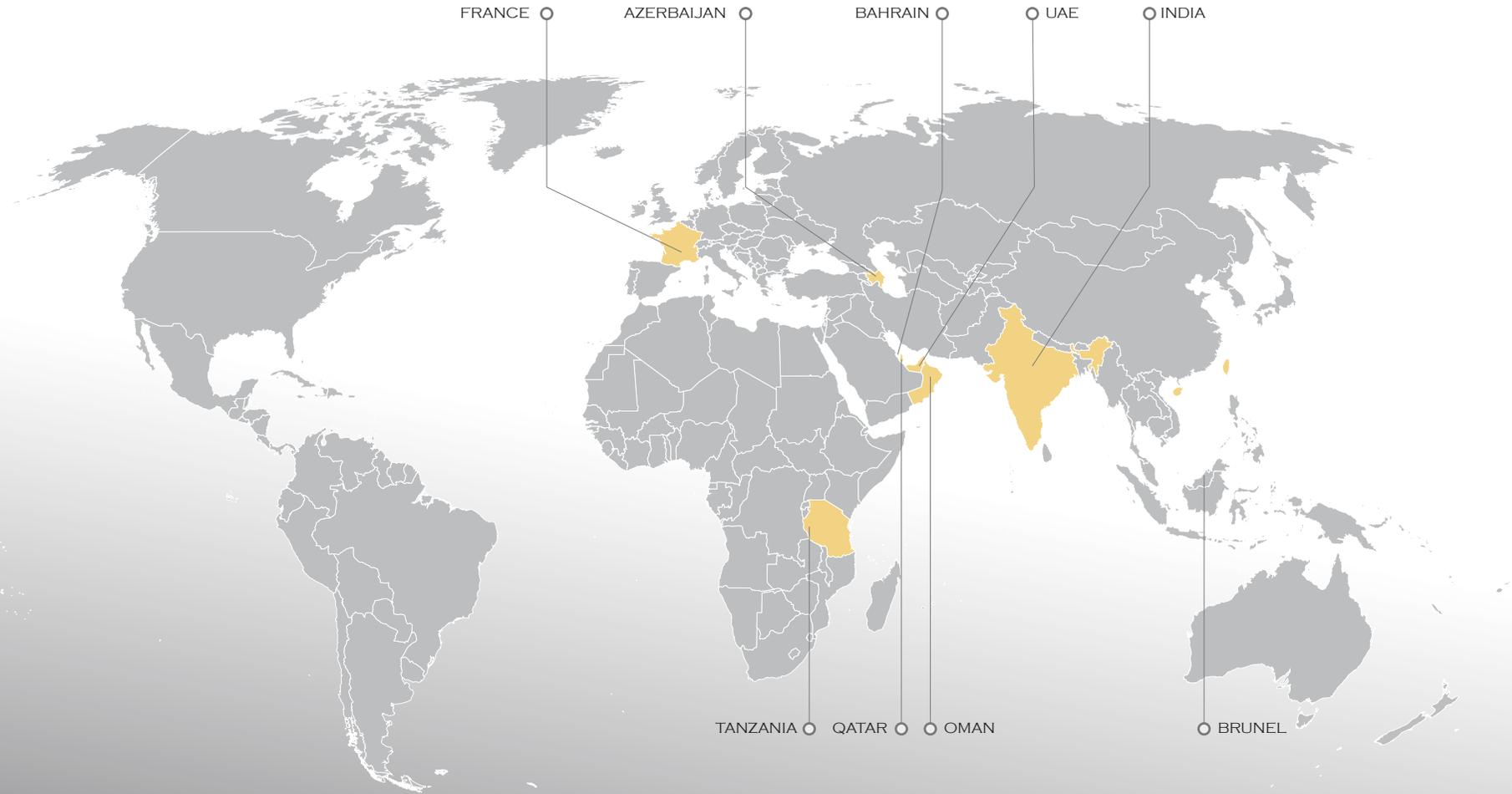
TRUSTED

Every lifestyle brand is unabashedly vocal about delivering the highest quality standards in luxury designer living. While everyone has a right to talk about quality, one brand's quality does all the talking, albeit quietly.

Sobha is the world's only real estate brand who do everything from start to finish.

RESPECTED

Thus achieving the supreme quality they are so passionate about. So when it comes to real quality in the world of real estate, it comes only to Sobha. The world's only uniquely premium lifestyle brand.



GLOBAL FOOTPRINT

WORLD-CLASS LIFESTYLES

Luxury that knows no boundaries. Lifestyle that knows no parallel. Benchmark excellence that has made a mark across continents. Welcome to Sobha Worldwide. A world of values. Where quality means the world to us and commitment, ditto. A staggering 75 million sq.ft of residential and commercial developments, delivered in India and the UAE.

WORLDWIDE

'With a mind-boggling 104 million sq.ft. under development, 55 million sq.ft in the heart of Dubai alone! and 98 real estate projects completed across India, Middle East, Brunei and France. With 49 more residential projects underway as we speak. Creating larger than life master developments for over two decades. That's Sobha for you.



ICONIC IN INDIA

THE MOST CREDIBLE BRAND

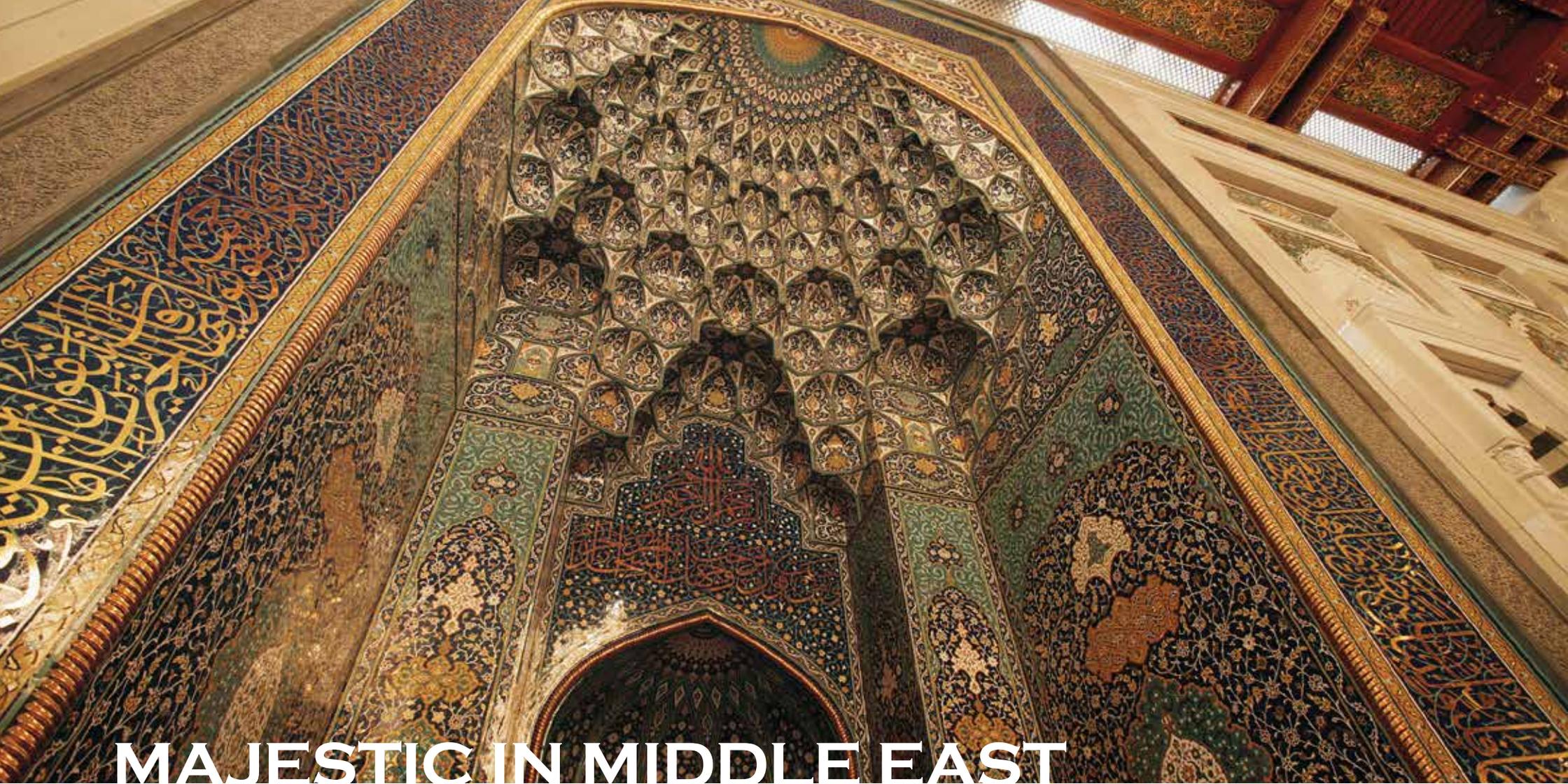
Corporate Spaces for Biocon, Infosys, Bayer

Infosys IT Park,

TOP REAL ESTATE COMPANY

Taj Vivanta

Infosys Global Educational Center



MAJESTIC IN MIDDLE EAST

Sultan Qaboos Grand Mosque

Qasr-Al Sarab Desert Resort by Anantara

Yacht Club

Al Bustan Palace Hotel



SOBHA HARTLAND

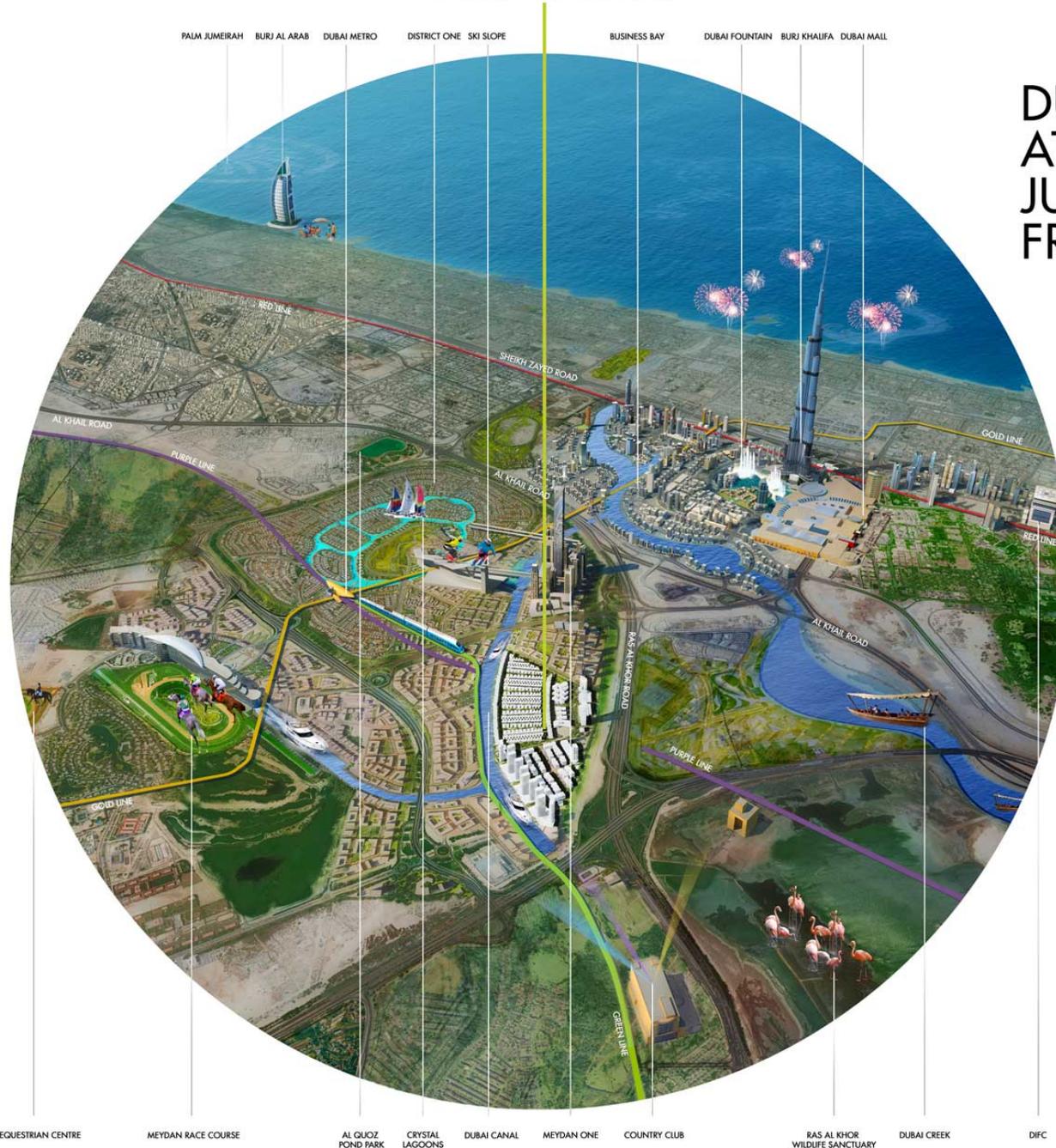
8 MILLION SQ.FT OF GREEN LIVING

Can anyone imagine premium countryside living alongside Burj Khalifa, Dubai Mall and Meydan One? An incredible phenomenon in real estate? Yes. Welcome to Sobha Hartland.

3KMS FROM BURJ KHALIFA

Customised villas. Quaint townhouses. Celebrity penthouses. Designer duplexes. Appointed apartments...lovingly hidden by a zillion leaves, flowers, plants and trees. Just 3 kms away from Burj Khalifa. Your holiday home in Mohammed Bin Rashid Al Maktoum City - the 45 million square feet prestigious master development. The sweet spot of Dubai.

SOBHA HARTLAND



DUBAI'S BEST
ATTRACTIONS
JUST 3 KMS AWAY
FROM HARTLAND

EQUESTRIAN CENTRE

MEYDAN RACE COURSE

AL QUOZ
POND PARK

CRYSTAL
LAGOONS

DUBAI CANAL

MEYDAN ONE

COUNTRY CLUB

RAS AL KHOR
WILDLIFE SANCTUARY

DUBAI CREEK

DIFC



1. SEMI DETACHED ROW HOUSES

2. HARTLAND INTERNATIONAL SCHOOL

3. GATE TO ESTATES

4. HIGH RISE BUILDING

5. MID RISE BUILDING

6. CANAL FACING VILLAS

7. AMENITIES

8. MOSQUES

9. TOWN HOUSES

10. HIGH RISE - MIXED USE

11. DUBAI CANAL

12. DUBAI METRO

13. ENTRY / EXIT

14. AL MEYDAN ROAD

15. AL KHAIL ROAD

16. VILLAS

17. FEATURES



YOGA



SPA



SWIMMING
POOL



CAFE



RETAIL



HOTELS



TENNIS
COURTS



NURSERIES



CLUBHOUSE



HARTLAND
WALK



MALL



BOULEVARD



HARTLAND INTERNATIONAL SCHOOL

BUILDING LEADERS

The best education is the foundation for the best your child can get. Sobha Hartland School is arguably the finest international quality quick learning your child will be exposed to. A student today. A leader tomorrow. Admissions open.

HARTLAND SQUARE

All the shopping with all the comfort and all the convenience. For all the community. Simple needs. Big wants. Large list. All ticked.



HARTLAND BOULEVARD ENDLESS HIGH-END SHOPPING

DESIGNER BRANDS

A world of high-end shopping needs no hopping, only walking.
The labels you want and the things you need... just a cat-walk through fashion street!

HARTLAND WALK

A crunchy munch. A quiet sip. Served at the Hartland Walk.
Waterfront restaurants and cafés. A refined taste of the world.



HARTLAND HOTELS & SPA YOUR EXOTIC SPA-CE

RECHARGE REJUVENATE

Sooth your senses. Elevate your spirit. Be fine living's welcome guest. Minutes away from Sheikh Zayed Road & Dubai Mall.

HARTLAND CLUB

You are one of a kind. Your home here is one of a kind too. So shouldn't your club follow suit? Stay in shape with a walk, jog, ride or a swim. Take a swing on the outdoor game courts. Or relax at leisure indoors. The choice is all yours. So is the club.



HARTLAND GREENS LAUNCHED

HOME SWEET HOME

Choice of stylish duplex, 3, 2, 1 and studio apartments in G+8 3 kms from Burj Khalifa Dubai Metro runs through the development.
30% space devoted to trees and greenery Dubai Canal under construction



GREENS STUDIO

STUDIO



Unit	Suite Sq. ft.	Yard/Balcony/Terrace Sq. ft.	Total Sq. ft.
4210	672.93	0.00	673
4310	674.79	0.00	675
4410	674.81	0.00	675
4510	674.81	0.00	675
4610	674.82	0.00	675

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Project Name: Sobha Hartland Garden Apartments Building 4
 Developer Name: Sobha L.L.C
 Developer ID: 966 Project Registration Number: 1581 Escrow Account Number: ADIB 16640027



GREENS ONE BEDROOM

1 BEDROOM TYPE A - YARD



Unit	Suite Sq. ft.	Yard Sq. ft.	Total Sq. ft.
4005	938.40	340.44	1279
4006	936.57	336.86	1273

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1 BEDROOM TYPE A - YARD (MIRROR)



Unit	Suite Sq. ft.	Yard Sq. ft.	Total Sq. ft.
4009	931.41	414.61	1346
4001	938.40	676.47	1615
4004	935.17	335.45	1271

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1 BEDROOM TYPE A - BALCONY



Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4102	938.45	156.59	1095
4106	938.44	156.60	1095
4108	938.61	156.60	1095
4205	938.40	183.82	1122
4305	938.40	183.82	1122
4405	938.40	183.82	1122
4505	938.40	183.82	1122
4605	938.40	183.82	1122

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1 BEDROOM TYPE A - BALCONY (MIRROR)



Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4111	935.18	156.59	1092
4101	938.48	156.65	1095
4105	935.16	156.60	1092
4107	938.29	156.59	1095

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Developer Name: Sobha L.L.C
Developer ID: 966 **Project Registration Number:** 1581 **Escrow Account Number:** ADIB 16640027

1 BEDROOM TYPE B



Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4103	1135.83	448.78	1585
4109	1134.50	450.14	1585

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 Developer Name: Sobha L.L.C
 Developer ID: 966 Project Registration Number: 1581 Escrow Account Number: ADIB 16640027

1 BEDROOM TYPE C



Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4302	1246.88	295.57	1542
4307	1245.51	295.77	1541
4502	1241.94	295.87	1538
4507	1245.73	295.57	1541

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 Developer ID: 966 Project Registration Number: 1581 Escrow Account Number: ADIB 16640027



GREENS TWO BEDROOM

2 BEDROOM TYPE A



Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4209	1454.11	395.25	1849
4201	1457.61	395.25	1853
4204	1450.45	398.91	1849
4206	1457.61	409.89	1867
4309	1454.10	313.18	1767
4301	1453.95	316.08	1770
4304	1454.11	313.18	1767
4306	1457.61	313.18	1771
4409	1454.10	313.18	1767
4401	1453.95	316.08	1770
4404	1454.11	313.18	1767
4406	1457.61	313.18	1771
4509	1454.10	313.18	1767
4501	1453.95	316.08	1770
4504	1454.11	313.18	1767
4506	1457.61	313.18	1771
4609	1454.10	313.18	1767
4601	1453.95	316.08	1770
4604	1454.11	313.18	1767
4606	1457.61	313.18	1771

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2 BEDROOM TYPE B

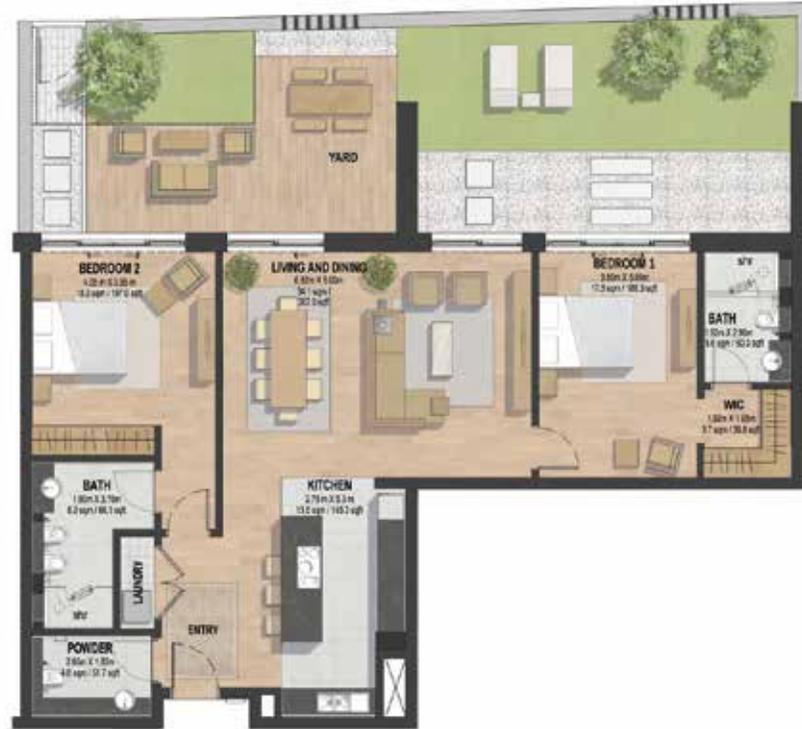


Unit	Suite Sq. ft.	Balcony Sq. ft.	Total Sq. ft.
4202	1359.65	301.37	1661
4207	1361.93	299.03	1661
4402	1368.13	251.22	1619
4407	1367.79	251.55	1619
4602	1368.13	251.22	1619
4607	1367.79	251.55	1619

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2 BEDROOM TYPE C - YARD



Unit	Suite	Yard	Total
	Sq. ft.	Sq. ft.	Sq. ft.
4010	1429.04	903.76	2333

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2 BEDROOM TYPE C - BALCONY

Unit	Suite	Balcony	Total
	Sq. ft.	Sq. ft.	Sq. ft.
4112	1429.30	263.22	1693



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2 BEDROOM TYPE D



Unit	Suite	Yard	Total
	Sq. ft.	Sq. ft.	Sq. ft.
4008	1670.84	928.22	2599
4003	1670.84	918.56	2589

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 Developer ID: 966 Project Registration Number: 1581 Escrow Account Number: ADIB 16640027



GREENS THREE BEDROOM

3 BEDROOM TYPE A



Unit	Suite	Balcony	Total
	Sq. ft.	Sq. ft.	Sq. ft.
4208	2052.34	537.42	2590
4203	2051.17	542.36	2594
4308	2055.58	470.79	2526
4303	2055.58	470.81	2526
4408	2055.57	470.79	2526
4403	2055.57	470.79	2526
4508	2055.57	470.79	2526
4503	2055.57	470.79	2526
4608	2055.57	470.79	2526
4603	2055.57	470.79	2526

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3 BEDROOM TYPE B



Unit	Suite Sq. ft.	Yard Sq. ft.	Total Sq. ft.
4002	2082.02	2190.51	4273
4007	2079.69	1150.23	3230

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3 BEDROOM TYPE C



Unit	Suite	Balcony	Total
	Sq. ft.	Sq. ft.	Sq. ft.
4110	1915.99	584.35	2500
4104	1915.16	587.14	2502

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Developer ID: 966 **Project Registration Number:** 1581 **Escrow Account Number:** ADIB 16640027



GREENS DUPLEX

2 BEDROOM DUPLEX TYPE C 7TH FLOOR



Unit	Suite Sq. ft.	Balcony Sq. ft.	Terrace Sq. ft.	Total Sq. ft.
4706	2289.77	132.72	1637.73	3833
4702	2289.75	133.36	1634.70	3831

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2 BEDROOM DUPLEX TYPE C 8TH FLOOR



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2 BEDROOM DUPLEX TYPE F 7TH FLOOR

Unit	Suite	Balcony	Terrace	Total
	Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
4703	2180.64	103.33	411.04	2461



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2 BEDROOM DUPLEX TYPE C 7TH FLOOR



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Developer ID: 966 **Project Registration Number:** 1581 **Escrow Account Number:** ADIB 16640027

3 BEDROOM DUPLEX TYPE A 7TH FLOOR

Unit	Suite	Balcony	Terrace	Total
	Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.



4701	3548.86	385.78	1483.21	5053
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3 BEDROOM DUPLEX TYPE A 8TH FLOOR



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3 BEDROOM DUPLEX TYPE B 7TH FLOOR

Unit	Suite	Balcony	Terrace	Total
	Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
4707	2683.15	189.23	1189.30	3859



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3 BEDROOM DUPLEX TYPE B 8TH FLOOR



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3 BEDROOM DUPLEX TYPE D 7TH FLOOR



Unit	Suite	Balcony	Terrace	Total
	Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
4705	3018.95	279.11	1381.44	4337

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3 BEDROOM DUPLEX TYPE D 8TH FLOOR



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3 BEDROOM DUPLEX TYPE E 7TH FLOOR

Unit	Suite	Balcony	Terrace	Total
	Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
4704	2914.10	220.55	913.54	3705



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3 BEDROOM DUPLEX TYPE E 8TH FLOOR

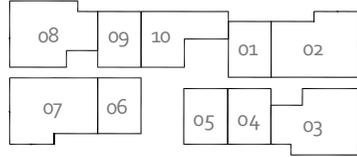


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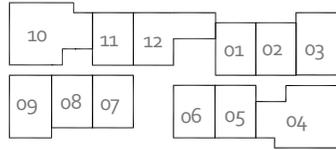
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BUILDING 4 FLOOR LAYOUTS

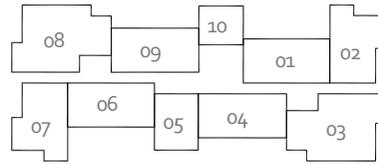
GROUND FLOOR



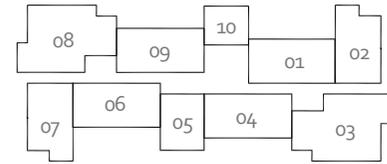
FIRST FLOOR



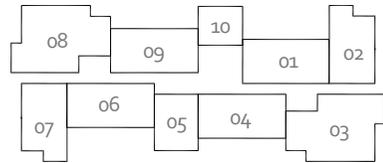
SECOND FLOOR



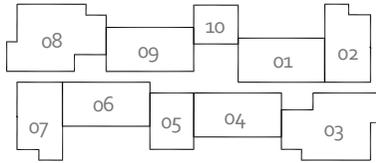
THIRD FLOOR



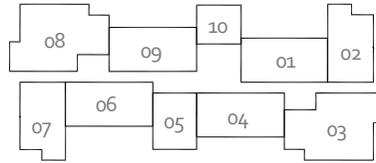
FOURTH FLOOR



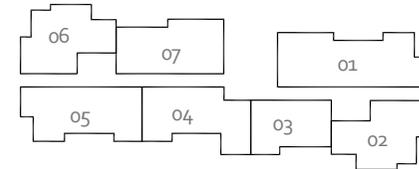
FIFTH FLOOR



SIXTH FLOOR



SEVENTH & EIGHTH FLOOR

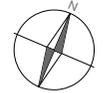


The artist renderings are provided for illustrative and marketing purposes only. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final sale and purchase agreement will have any legal effect.

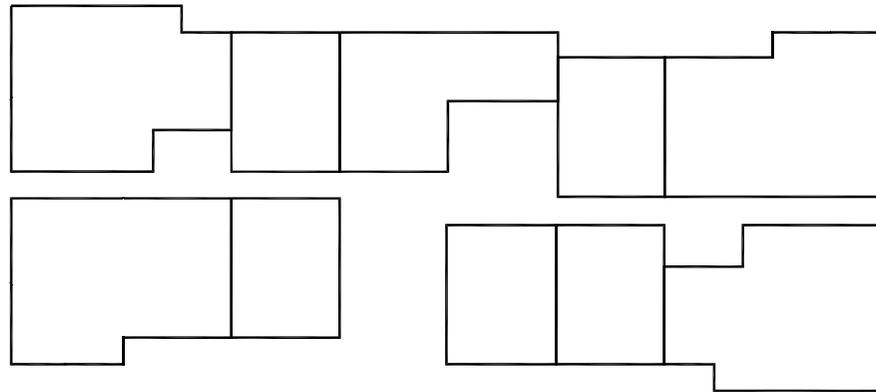
Project Name: Sobha Hartland Garden Apartments Building 4
 Developer Name: Sobha L.L.C
 Developer ID: 966 Project Registration Number: 1581 Escrow Account Number: ADIB 16640027

BUILDING 4 FLOOR LAYOUTS

GREEN PARK VIEW



COURTYARD VIEW



BOULEVARD VIEW

COURTYARD & POOL VIEW

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CONTACTS

visit us at: www.sobha.com

U.A.E

Sobha LLC.

P.O. Box: 125250
13th Floor, Sobha Sapphire,
Business Bay
(Al Khail Road Entrance)
Dubai, U.A.E.

Tel: +971 4 423 8064
Fax: +971 4 368 7852

Sobha Hartland.

Sobha Hartland Site Office
Nad Al Sheba I
Dubai, UAE

Tel: (+971) 800 999 999
www.sobhahartland.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

INDIA

Bangalore

'SOBHA'
Sarjapur, Marthahalli Outer Ring Road
(ORR) Devarabisanahalli, Bellandur
Post, Bangalore - 560103 Karnataka,
India.
Tel: +91 80 49320000
Fax: +91 80 49320444 Website:
www.sobha.com
Email: sales.calicut@sobha.com

Chennai

Sobha Limited
(Formerly Sobha Developers Ltd.)
Kothari Buildings, 1st Floor,
No.115, Nungambakkam High Road,
Nungambakkam, Chennai - 600 034.
Tel: +91 44 2833 1901
Fax: +91 44 2833 1906
Email: marketing.chennai@sobha.com
4567 Fax: +91 44 2833 1906 Email:
marketing.chennai@sobha.com

Cochin

Sobha Limited
(Formerly Sobha Developers Ltd.) 3rd
Floor, G.K Arcade
NH Bypass Road
Palarivattom
Vennala P O
Cochin - 682028
Email: salescochin@sobha.com
Tel: +91 96 33 00 8080

Coimbatore

Sobha Limited
(Formerly Sobha Developers Ltd.)
3rd Floor, BJ Tower-1020,
Opp.CSI Girls' Hr. Sec. School,
Avinashi Road, Near VOC Park,
Coimbatore - 641 018
Tel: +91 422 2617905/906
Email: sales.coimbatore@sobha.com

Kozhikode

Sobha Limited
(Formerly Sobha Developers Ltd.)
1st & 2nd Floor, Empora Gemz,
NH Bye Pass Road, Near Thondayad
Junction,
Nellikode Post,
Kozhikode - 673016
Email: sales.calicut@sobha.com
Marketing office
Tel: +91 9633007070

Mumbai

Sobha Limited
(Formerly Sobha Developers Ltd.)
101, B-Wing, Charmee Enclave CHSL,
342, Service Road,
Vile Parle(E), Mumbai - 400057
Tel: +91 22 26126101/02/03
Email: mumbai.marketing@sobha.com

NCR

'Sobha Limited
(Formerly Sobha Developers Ltd.)
5th Floor, Rider House,
Plot No. 136 - P, Sector - 44,
Gurgaon - 122003, Haryana
Tel: +91 124 4855555 / 124 4706666
Email: sales.ncr@sobha.com
Email: sales.ncr@sobha.com

Pune

Sobha Limited
(Formerly Sobha Developers Ltd.)
5th Floor, Parakh House,
S. No.1, Plot No. 255, Boat Club Road,
Pune - 411001
Tel: +91 20 66251111
Email: punemarketing@sobha.com

Thrissur

Sobha City
Sobha Limited
Sobha City,
Puzhalkkal P O,
Guruvayur Road, Thrissur,
Kerala: 680553
Tel: + 91 487 2389770/1
Fax: + 91 487 2389773
Email: sls.sobhacity@sobha.com

SOBHA
hartland
Mohammed Bin Rashid Al Maktoum City

THE WORLD'S ONLY.

Sobha Hartland Site Office
Nad Al Sheba I, Dubai, UAE

(+971) 800 999 999

www.sobhahartland.com