SOBHA HARTLAND

ONE PARK AVENUE

YOUR LIFE.
WITHOUT LIMITS.

THERE IS NO PLACE LIKE HOME
AND NO HOME LIKE ONE PARK AVENUE.

Launching the new-age luxury residences which offer the perfect balance between the yin and the yang. Surrounded by exquisite beauty, breathtaking views and stunning living spaces, where smart features intermingle with nature to assure sustainability of life, where 'Greens' outnumber the 'Greys', this architectural masterpiece offers you a unique investment opportunity.

Located in the renowned Sobha Hartland, the most desirable address in the heart of Dubai, with the ideal setting to embrace a perfect lifestyle – your own!

WHY DUBAI ?

- Knight Frank's data revealed that $1 million can buy 143 sqm of prime space in Dubai as compared to 16 sqm in Monaco, 22 sqm in Hong Kong, 31 sqm in New York and London and 36 sqm in Singapore.
- Average rental returns vary between 6-7% as compared to 2-3% in other major cities like London, Paris, New York and Hong Kong.
- Dubai is a tax free haven with no income or capital gains tax and various free zones which makes it lucrative place for foreign investors.
- It continues to rank highest for quality of living across the Middle East as per Mercer Quality of Living Index 2019.
- It has been ranked as the most safest country in the world, beating popular holiday destinations like France, Italy, Singapore, the US and Thailand as per Khaleej Times in 2019.
- It is one of the happiest countries in the world ahead of USA, Canada, Belgium and France, according to Boston Consulting Group (BCG) report titled 'Towards A Broader View of National Performance; prepared in collaboration with the 2019 World Government Summit.
- The UAE is one of the richest countries in the world and boasts the seventh highest GDP per capita.

WHY HARTLAND ?

Located in Prime Central Dubai - Mohammad Bin Rashid City.

2.4 million sq ft of parks, gardens and open spaces.

2 international schools in the community.

3 kms from Dubai's hottest attractions such as Burj Khalifa, The Dubai Mall, Meydan Racecourse and Meydan One Tower.

WHY ONE PARK AVENUE ?

- Enjoy the perks of new-age living with possibility of fully-automated lights, air-conditioning and curtains.
- Experience complete peace and tranquility at home, thanks to Sobha's specially designed façade systems that cancel external noise.
- Motion sensor lighting in the corridors, lobbies and car parks help conserve electricity.
- Take your daily workout to the next level in the smart gym that's equipped with world-class, new-age equipment.
- Charge your electric car with dedicated electric vehicle parking stations.
- Unwind in any one of the six Sky Gardens that have unique themes like yoga, cinema, and lounge.

WHY BUY NOW ?

CHOICE OF VIEWS

Choose between unobstructed views of Downtown Dubai, Dubai Canal, Ras Al Khor Wildlife Sanctuary, Dubai Creek & Meydan Racecourse

CHOICE OF INVENTORY

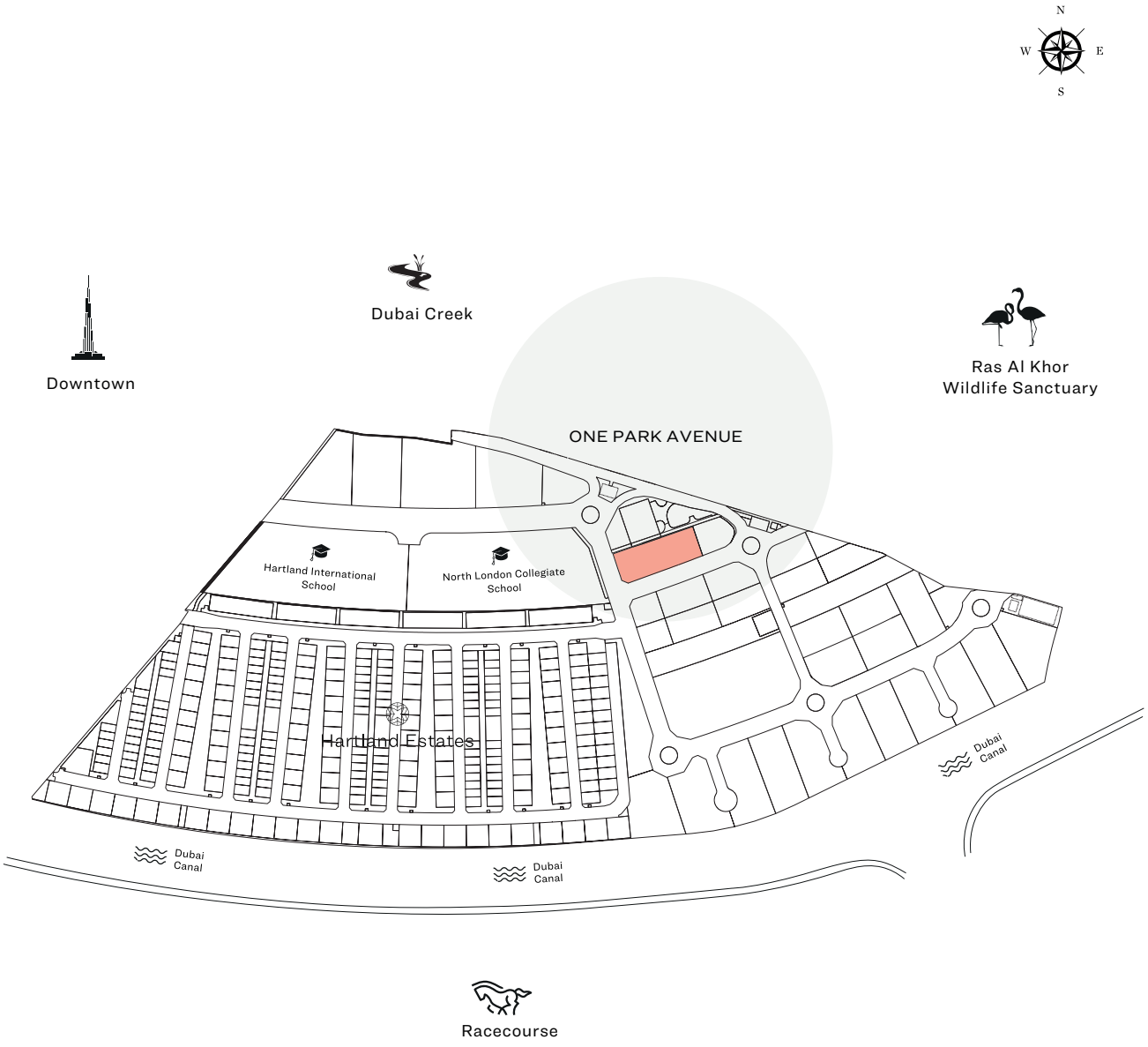
Choose between **1, 2, 3, 4 BR** Apartments

ATTRACTIVE PAYMENT PLAN ONLY FOR LAUNCH

Attractive prices	Booking amount 5%	Equal installments every 3 months. Balance in April 2023* 5%	School fee* discount up to 32%

*T&C apply : on KHDA approved school fees at Hartland

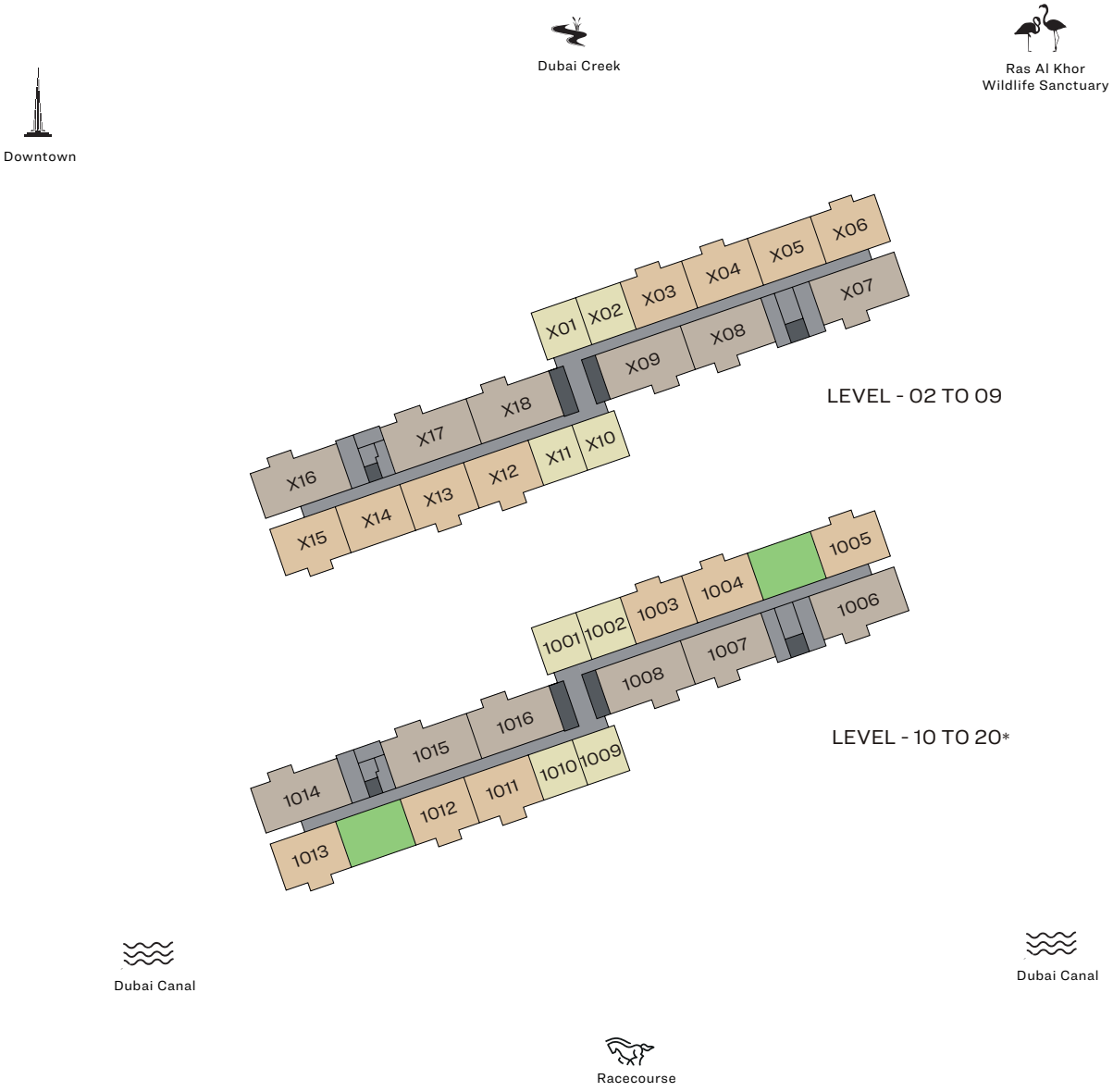
MASTERPLAN



APARTMENT FEATURES

- Variety of unit plans
- Impeccable interiors
- Undercover car parking
- Fully fitted kitchens
- Balcony in all units
- Bedroom wardrobe in all units

TYPICAL FLOOR PLAN LAYOUT



*DISCLAIMER

LEVEL	TRIPPLE HEIGHT SKY GARDEN	VIEWS FROM SKY GARDEN
10, 13, 17	✓	Downtown
10, 14, 18	✓	Hartland Greens & Dubai Canal
11, 12, 15, 16, 19 ,20	N/A	N/A

Level 21 to 24 have 4 - 4 bedroom apartments made by combining unit X15 & X16 in Level 02 – 09 floor plan

1 BEDROOM APARTMENT

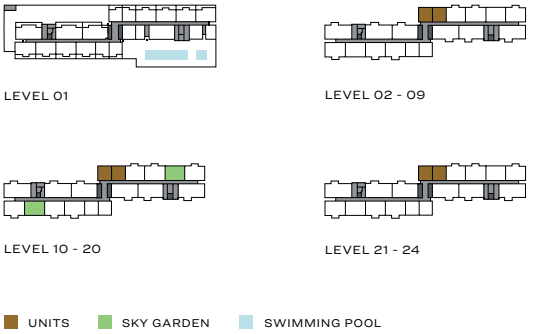
TYPE A (corner units with a balcony)

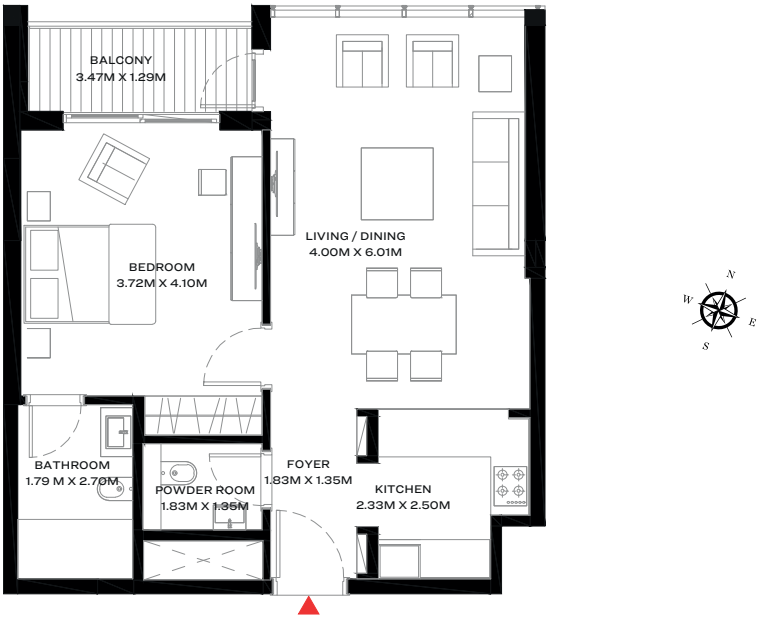
Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

Net Saleable Area - 744 sq ft (69.1 sq m)





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1 BEDROOM APARTMENT

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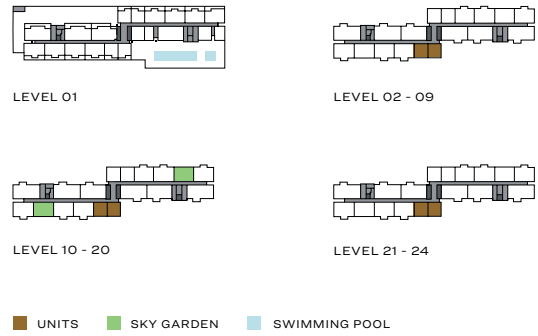

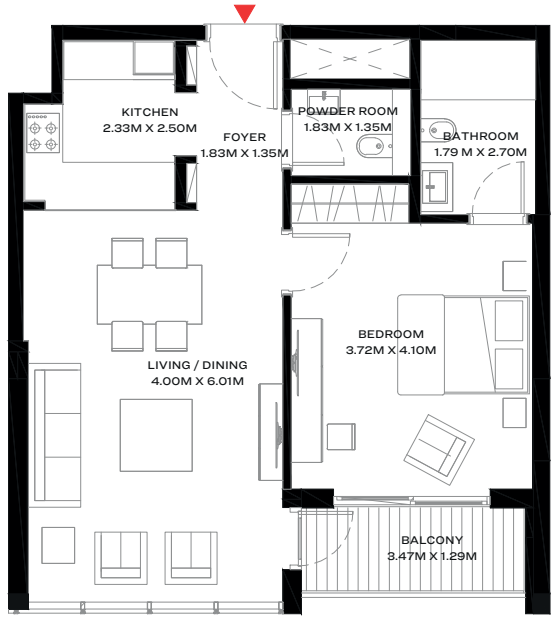

Hartland Estates

Racecourse

Dubai Canal

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2 BEDROOM APARTMENT

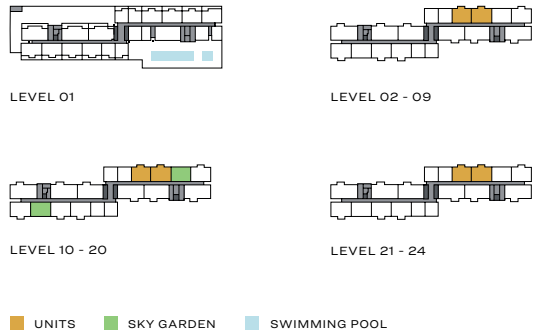
TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 1047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

Net Saleable Area - 1172 sq ft (108.8 sq m)



Downtown

Dubai Creek

Ras Al Khor
Wildlife Sanctuary

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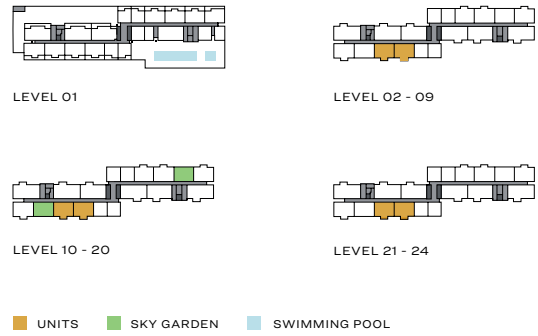

Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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2 BEDROOM APARTMENT

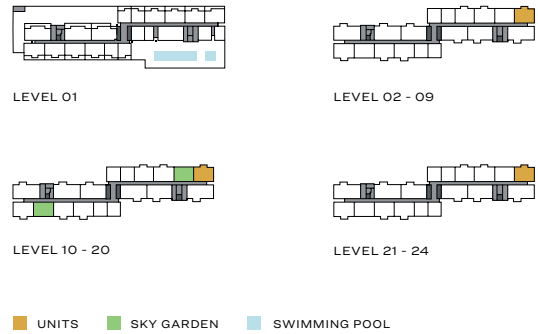
TYPE B (corner units with a balcony)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 1107 sq ft (102.9 sq m)

Balcony Area - 64 sq ft (5.9 sq m)

Net Saleable Area - 1171 sq f (108.8 sq m)



Downtown

Dubai Creek

Ras Al Khor
Wildlife Sanctuary

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2 BEDROOM APARTMENT

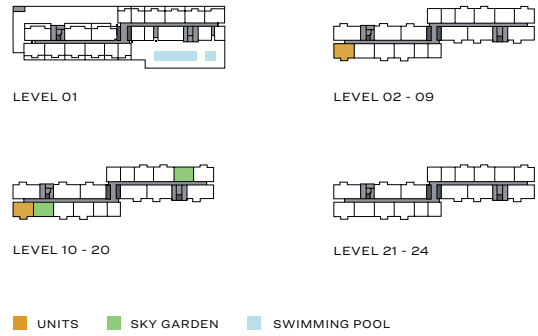
TYPE C (corner units with two balconies)

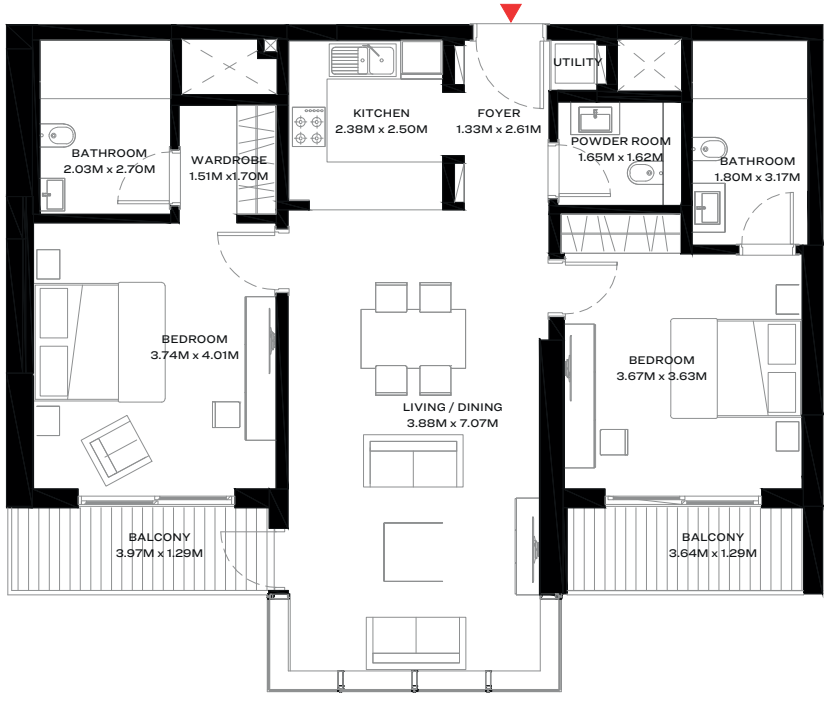
Views - Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 1049 sq ft (97.5 sq m)

Balcony Area - 126 sq ft (11.7 sq m)

Net Saleable Area - 1175 sq ft (109.2 sq m)





Hartland Estates

Dubai Canal

Racecourse

Dubai Canal

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2 BEDROOM APARTMENT

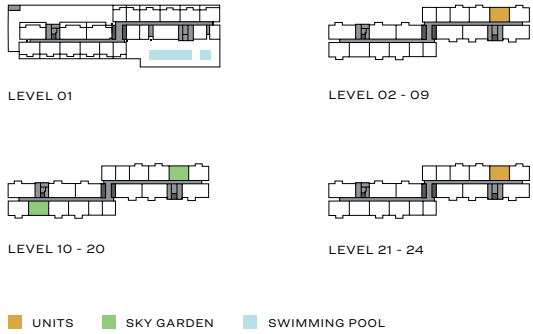
TYPE D (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 964 sq ft (89.5 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

Net Saleable Area - 1089 sq ft (101.1 sq m)



Downtown

Dubai Creek

Ras Al Khor
Wildlife Sanctuary

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2 BEDROOM APARTMENT

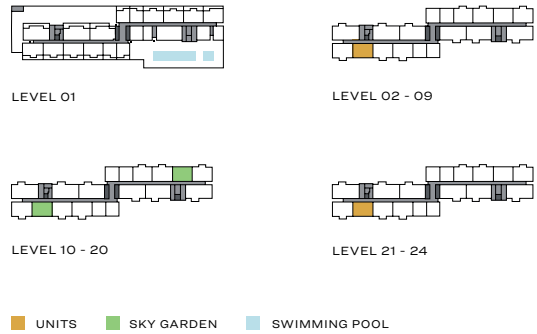
TYPE E (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 969 sq ft (90.0 sq m)

Balcony Area - 123 sq ft (11.4 sq m)

Net Saleable Area - 1092 sq ft (101.5 sq m)



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Dubai Canal

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3 BEDROOM APARTMENT

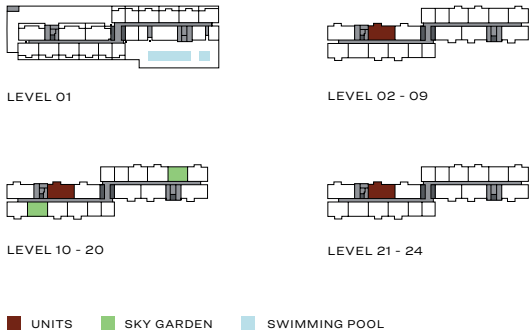
TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 1415 sq ft (131.5 sq m)

Balcony Area - 117 sq ft (10.9 sq m)

Net Saleable Area - 1532 sq ft (142.4 sq m)



Downtown

Dubai Creek

Ras Al Khor
Wildlife Sanctuary

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3 BEDROOM APARTMENT

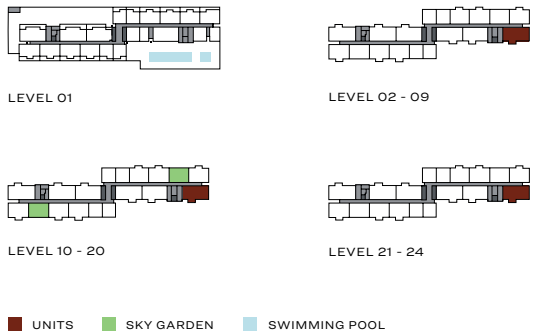
TYPE B (corner units with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 1412 sq ft (131.2 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

Net Saleable Area - 1530 sq ft (142.2 sq m)



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Dubai Canal

Racecourse

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3 BEDROOM APARTMENT

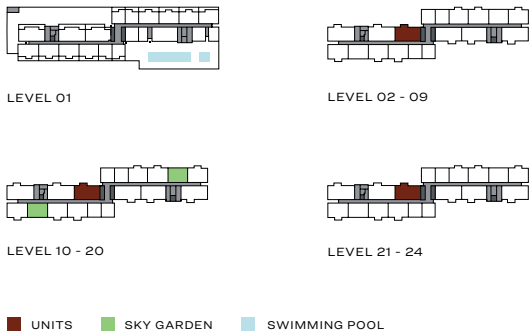
TYPE C (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 1363 sq ft (126.6 sq m)

Balcony Area - 116 sq ft (10.7 sq m)

Net Saleable Area - 1479 sq ft (137.3 sq m)



Downtown

Dubai Creek

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3 BEDROOM APARTMENT

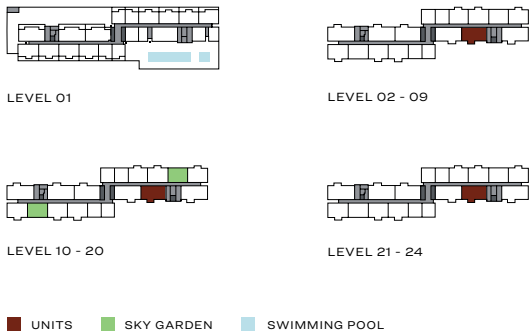
TYPE D (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 1348 sq ft (125.2 sq m)

Balcony Area - 112 sq ft (10.4 sq m)

Net Saleable Area - 1459 sq ft (135.6 sq m)



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3 BEDROOM APARTMENT

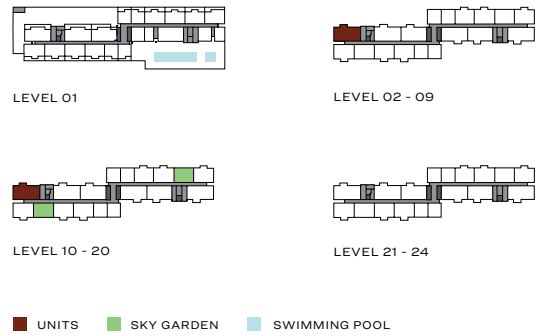
TYPE E (corner units with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

Suite Area - 1420 sq ft (131.9 sq m)

Balcony Area - 121 sq ft (11.2 sq m)

Net Saleable Area - 1541 sq ft (143.1 sq m)



Downtown

Dubai Creek

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3 BEDROOM APARTMENT

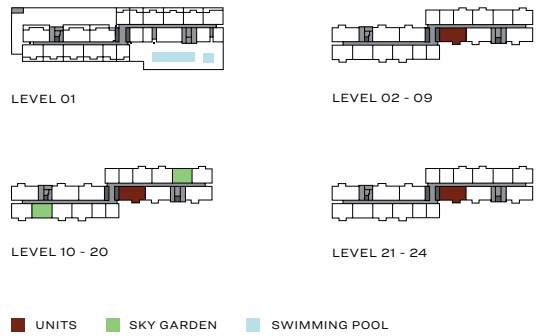
TYPE F (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 1373 sq ft (127.5 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

Net Saleable Area - 1490 sq ft (138.5 sq m)



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4 BEDROOM APARTMENT

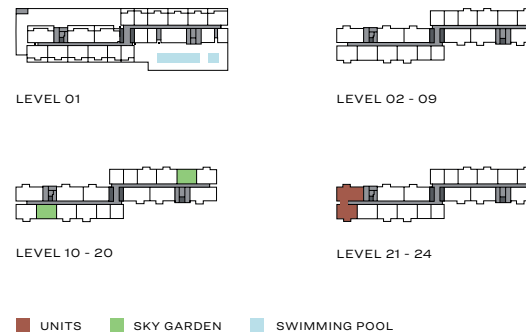
TYPE A (corner units with four balconies)

Views - Downtown, Dubai Creek, Ras Al Khor Wildlife Sanctuary, Hartland Estates, Racecourse, and Dubai Canal

Suite Area - 2522 sq ft (234.3 sq m)

Balcony Area - 442 sq ft (41.1 sq m)

Net Saleable Area - 2964 sq ft (275.3 sq m)



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