



SOBHA HARTLAND II

ESTATES

VILLAS AND MANSIONS

Completion: **± December 2026**

5 Bedroom Villa from **AED 25 M* - AED 27.9 M***

Bespoke Design: **± 24 Months** to complete

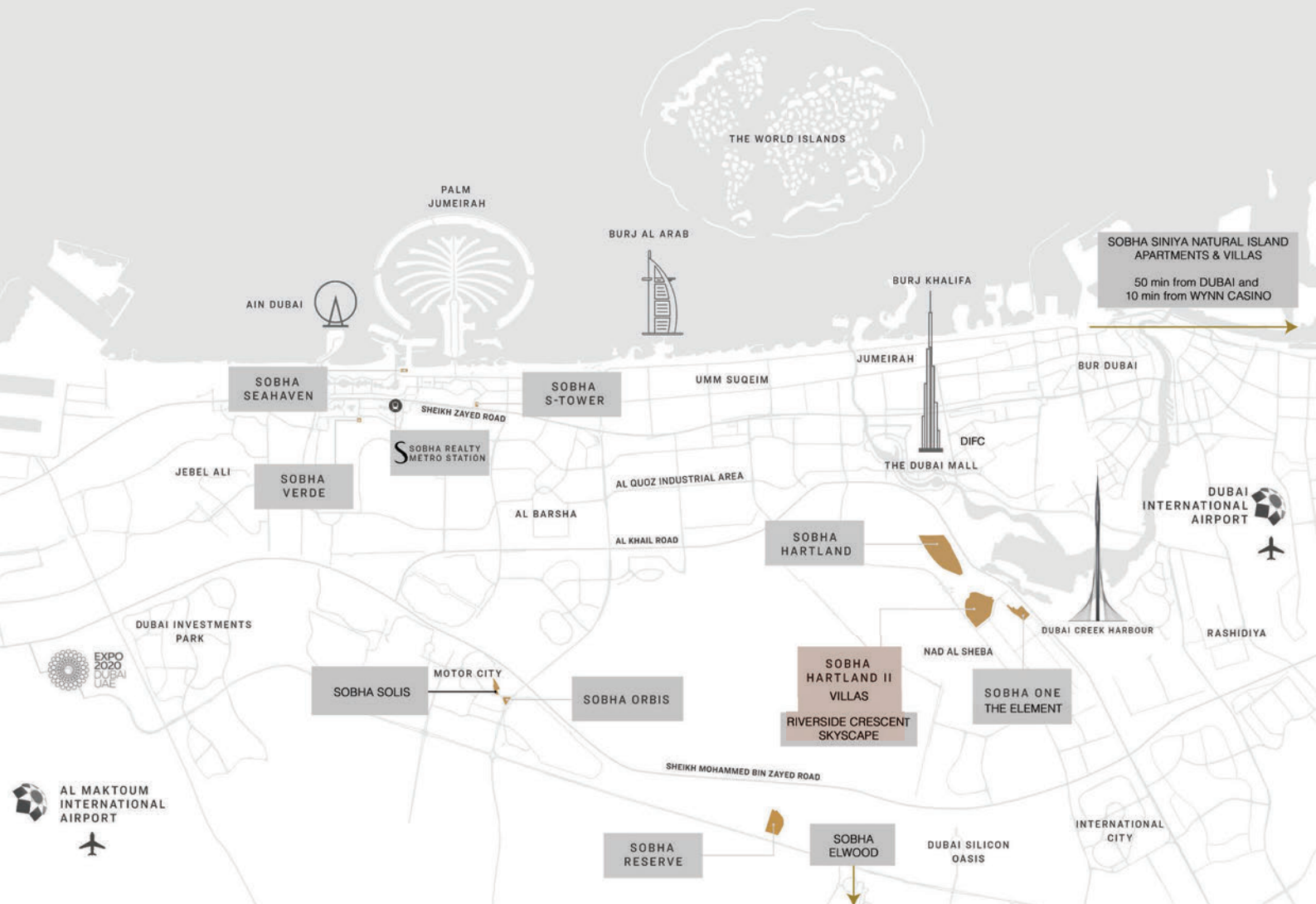
6 Bedroom Mansions from **AED 130 M* - AED 236.6 M***

*Subject to availability

Flexible payment plans

Projected returns: **10% - 15%**

SOBHA



COMMUNITY AMENITIES



SOBHA HARTLAND II

- | | |
|------------------------------|-----------------------------|
| 01 AMPHITHEATRE | 19 MARKET / KIOSK |
| 02 BBQ | 20 MULTI-USE SPORTS COURTS |
| 03 BEACH AMENITIES | 21 OPEN LAWN |
| 04 BEACH EDGE | 22 OUTDOOR GYM |
| 05 BOULDERING WALL | 23 PARKOUR |
| 06 BOULEVARD WALK | 24 PADDLE COURT |
| 07 CENTRAL PLAZA | 25 PUTTING GARDEN |
| 08 CRICKET BATTING ENCLOSURE | 26 SEASONAL GARDENS |
| 09 CYCLE TRACK | 27 KIDS SKATE PARK |
| 10 CYCLE WALKING TRACK ROUTE | 28 TABLE TENNIS |
| 11 DOG OBSTACLE COURSE | 29 TODDLER PLAY |
| 12 DOG PARK | 30 TREE LINED WALKWAYS |
| 13 FITNESS STATIONS | 31 DISAPPEARING WATER |
| 14 FITNESS ZONE | 32 WATER FOUNTAIN |
| 15 FOOD TRUCK SPACE | 33 WATER PLAY |
| 16 FOREST LANDSCAPE | 34 WAVE POOL |
| 17 KIDS PLAYGROUND | 35 YOGA & MEDITATION SPACES |
| 18 LAGOON | 36 ZEN GARDEN |

Disclaimer: The Amenities mentioned are only representational and informative. Information, images and visuals, or locations shown hereby are only an indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations, or amendments, without any prior notice.



Sobha Estates is an exclusive, private gated villa community within the prestigious Sobha Hartland II, designed for those who seek the perfect blend of luxury, privacy, and nature.

This exceptional community features a collection of meticulously crafted 5 and 6-bedroom villas, each spanning over 8,000 sq. ft. The villas are thoughtfully positioned to offer breathtaking views of expansive greenery, creating an environment that truly allows you to experience nature's bounty in its full glory, including a forest landscape with tree-lined walkways and shared streets. With three spacious floors, including a rooftop terrace and a grand entrance court, each villa provides an unparalleled living experience.

Dedicated Clubhouse for Villa residents with amenities. An exclusive community with around-the-clock security and a dedicated Guardhouse.

SITE PLAN



Site Disclaimer: All information, dimensions and drawings are approximate; internal and surrounding conditions in the plan are subject to change without notice. Actual area and dimensions may vary. The developer reserves the right to make revisions to the plan prior to issuance of the final plan. There may be variations to the plot access and chamfers to the plans to accommodate infrastructure and authority requirements

- 5 Bedroom Villa: Type A
- 5 Bedroom Villa: Type B
- 5 Bedroom Villa: Type C
- 5 Bedroom Villa: Type D
- 5 Bedroom Villa: Type E
- 5 Bedroom Villa: Type F
- 5 Bedroom Villa: Type H
- 5 Bedroom Villa: Type K

Disclaimer: Plot Profile & Swimming Pool Parameters will vary from plot to plot. The depiction of the amenities and facilities are for representation purpose only.

The images shown are for illustration purposes only and may not be an exact representation of the product.

6 BEDROOM VILLAS



- SE-V102 | SE-V103 | SE-V105

6 BEDROOM VILLA
- SE-V104 | SE-V106

6 BEDROOM VILLA
- SE-V107

6 BEDROOM VILLA
- SE-V109

6 BEDROOM VILLA
- SE-V108 | SE-V110

6 BEDROOM VILLA

- INTERACTIVE PLAY /
SOUND SCULPTURE
- YOGA DECK +
WATER FEATURE
- NATURE PLAY
- KIDS PLAY
- TRAMPOLINE
- PUMP TRACK

VILLA FEATURES

- Impressive Double height Foyer and Living room with high ceilings
- Spacious Living and Dining room overlooking the private pool
- Separate Show Kitchen and Preparation Kitchen (Hob, Oven, Hood, Microwave and Warmer from Bosch or equivalent along with High quality countertop)
- Washing machine and Dryer provided in the laundry room / utility
- En-suite bedrooms with premium fully fitted wardrobes
- Spacious Master suite with premium fully fitted walk in closet and a private balcony on select plans
- Bathrooms with Porcelain tiles for walls and floors, quality finishes and glass door partitions
- High-quality Marble flooring in the living and dining space
- High-quality Engineered wooden flooring in the Master bedroom
- Passenger Lift
- Separate Maid's and Driver rooms
- Family Living on First floor
- Large Outdoor terraces
- Home Automation enabled



VILLA 5 BEDROOM | TYPE A

SALEABLE AREA
8,568.72 - sq.ft
796.06 - sq.m

PRICE: From AED 25 M* - AED 27.9 M* *Subject to availability

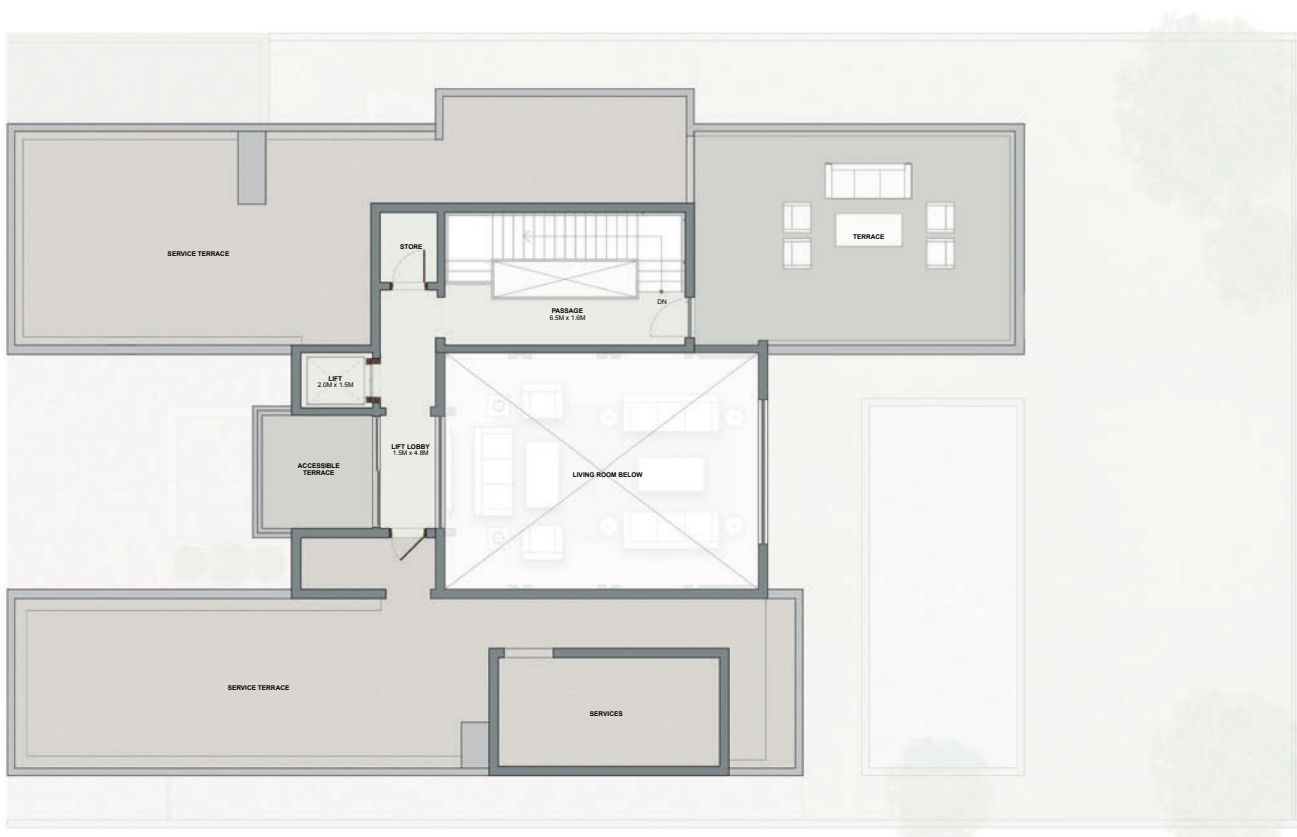
GROUND FLOOR



FIRST FLOOR



TERRACE



General Disclaimer: Plot Profile, Plot boundary & Swimming Pool Parameter-Location may vary from plot to plot. The above as shown are indicative and subject to change depending on Site Conditions and Statutory Compliance.



lynn@bconnectglobal.co
jayd@bconnectglobal.co
+27 83 655 5539



36 Years of Property Excellence & Over 270 Unique Developments.
Innovative in our thinking. Dynamic in our approach and evolutionary in our achievements

SOBHA

AVAILABILITY & PRICES ARE SUBJECT TO CHANGE