



PASSION AT WORK

HARTLAND

ESTATES

SOBHA
hartland
Mohammed Bin Rashid Al Maktoum City • Dubai

SOBHA HARTLAND

THE EPICENTRE OF DUBAI

Fine living and prime location both stand eternally transformed.

Sobha Hartland. Resort-style luxury living in the very heart of the city. Refined, crafted and sculpted to transform a place to live into space for life. All 8 million square feet of it. 2.4 million sq.ft of which is open landscaped spaces. Breathing greens. Smiling flora. Shimmering waters. Winding trails. Whispering woods. And your bespoke residence is nestled in the middle of it all.

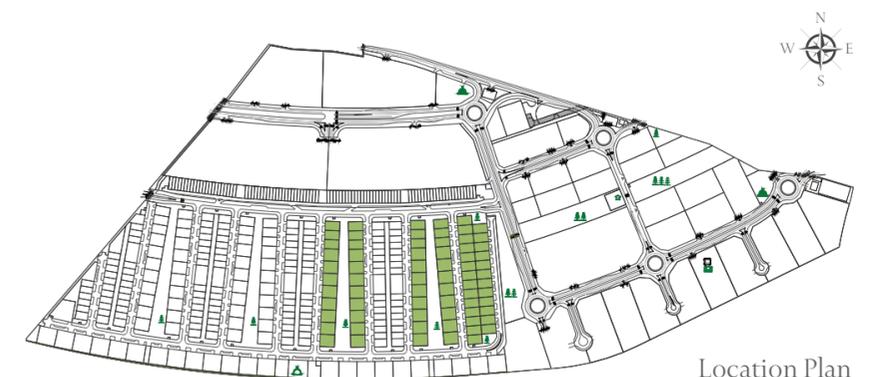
Your neighborhood is famously iconic. Nearly all of Dubai's top attractions are within 3 km of your community. Burj Khalifa, Dubai Mall, DIFC, Dubai Canal, Dubai One Tower, Dubai Metro, Meydan One, Meydan Racecourse, District One 8.4 km cycling and running track, Dubai Equestrian Centre, Dubai Country Club, Ras Al Khor Wildlife Sanctuary, Dubai Fountain and the world's longest indoor ski slope.

The eco-system within your community is understatedly unique and immaculately balanced to turn everyday life into living every day. It caters to everyone in the family, comprising of Hartland International School, Hartland Boulevard, Hartland Square, Hartland Hotels & Spa, Walk, restaurants, cafes, nurseries, a country-style clubhouse, shopping mall, swimming pool, healthcare facility, mosque, yoga centre, park and offices.



BEGIN A RELATIONSHIP WITH SPACE

This is your personal invitation to individuality. Welcome to an elite community of limited edition signature villas, each having its own identity and a floor plan as individual as you. The 4, 5, and 6 bedroom villas have a unique L-shaped design which turns the backyard into a courtyard, connecting you with the lush nature outside yet retaining all the intimacy of your totally personal space.



Location Plan



COME AND VIEW OUR SHOW VILLAS



Ground Floor



First Floor

The artist renderings and visualisations contained in this brochure 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 a final sale and purchase agreement will have any legal effect.





Ground Floor



First Floor

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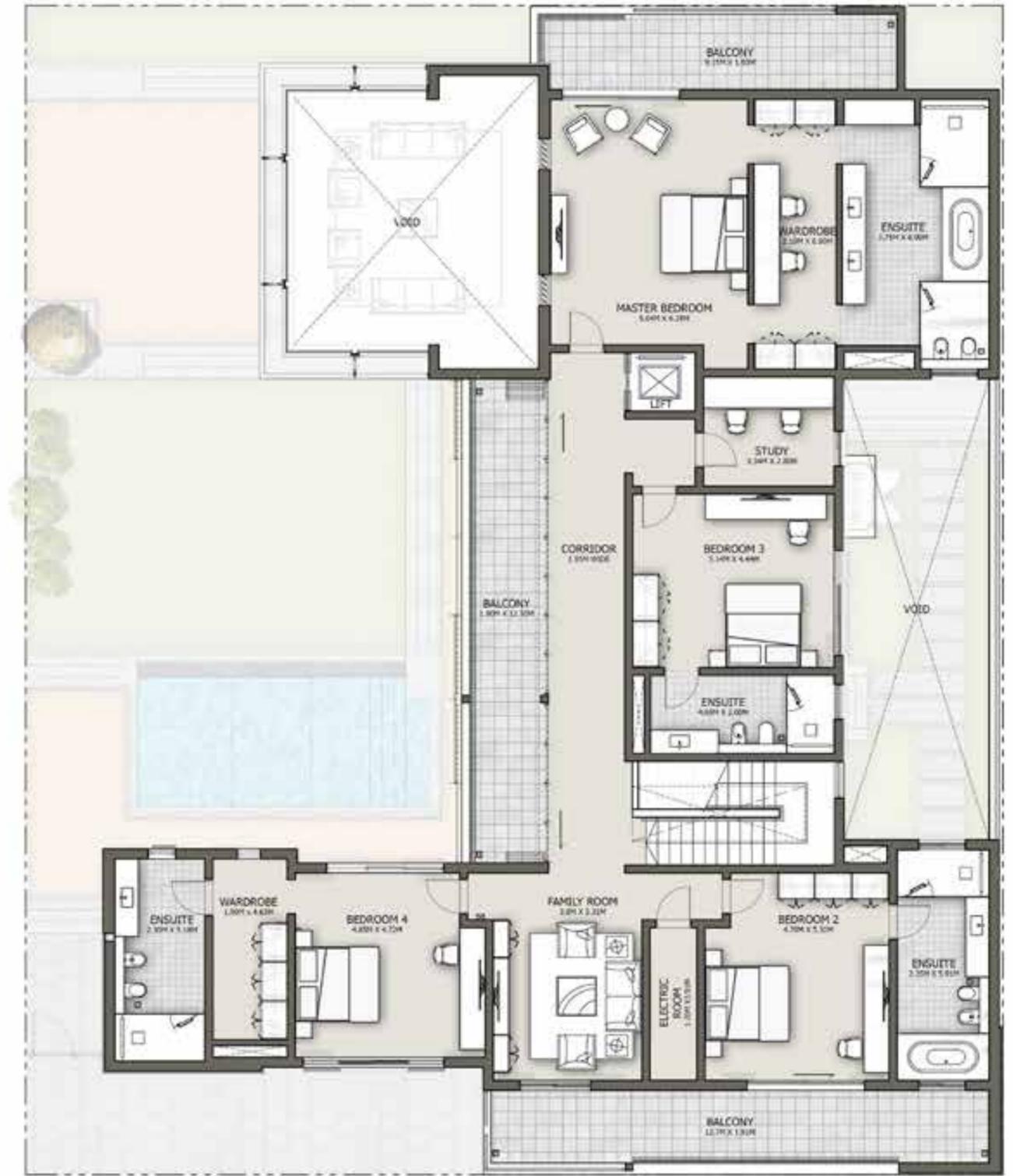
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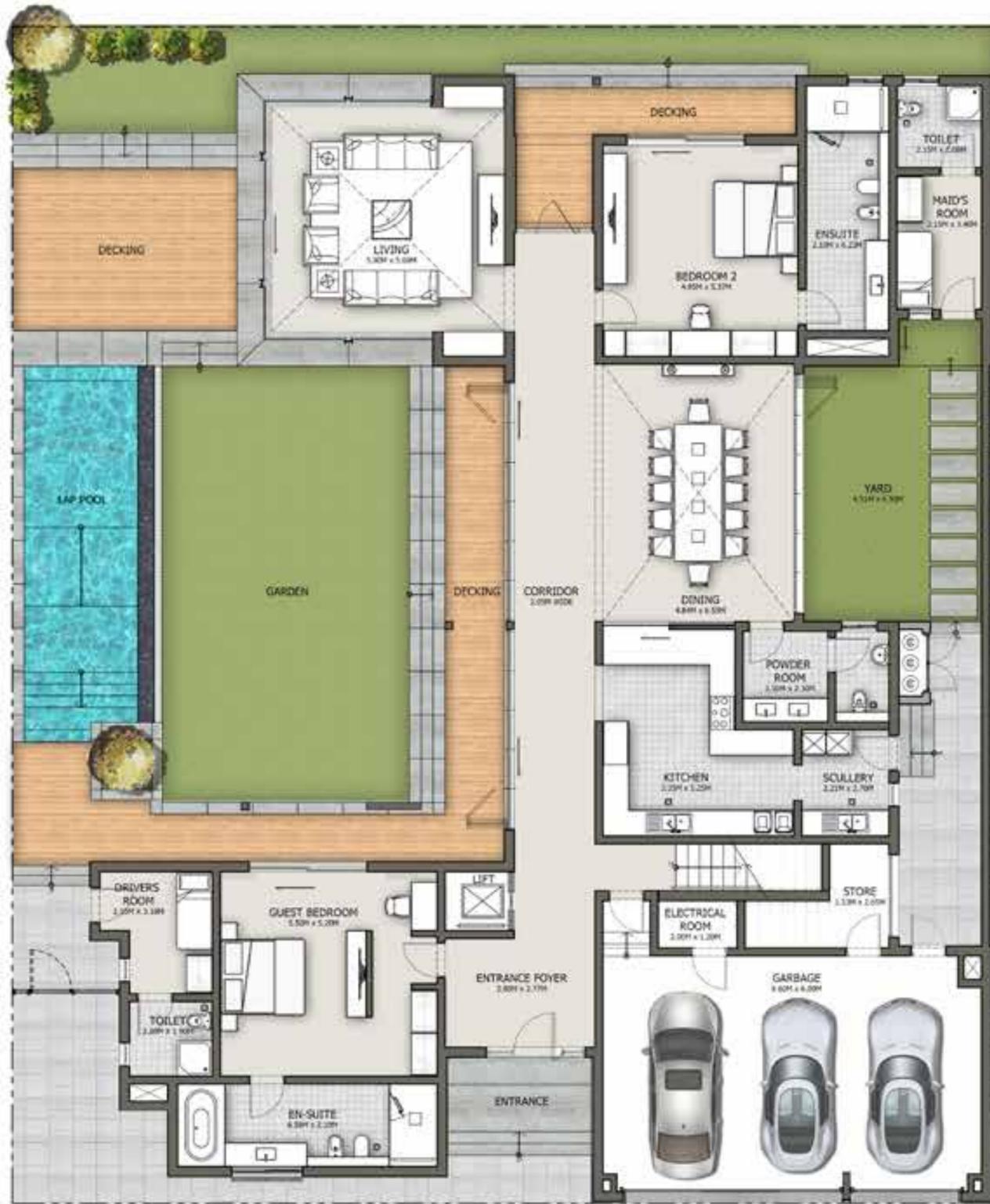
Ground Floor



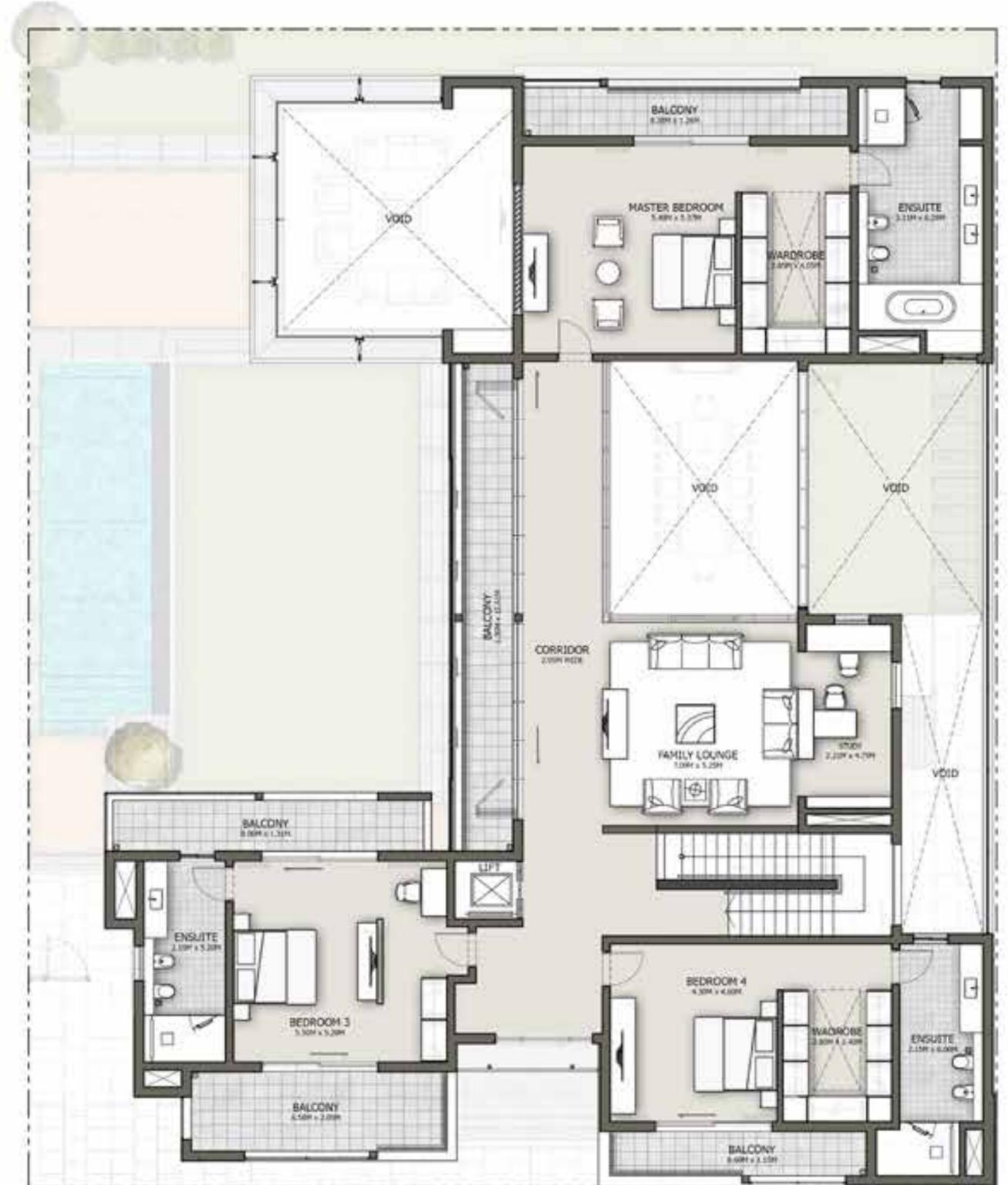
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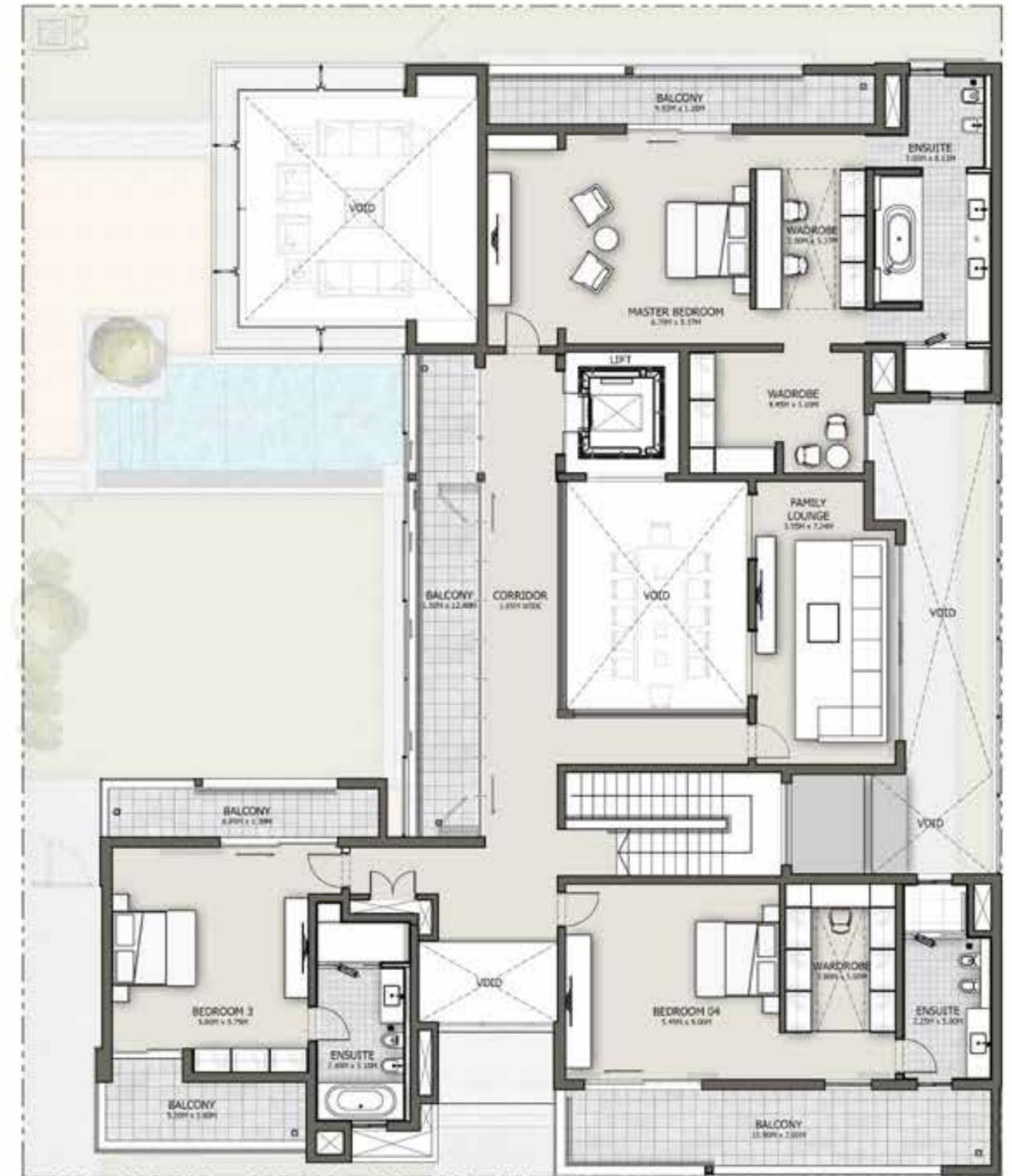
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THE SOBHA WAY

From our inception 40 years ago, Sobha has been synonymous with quality and driven by the philosophy of “changing the way people perceive quality.” Pursuant of our passion for delivering the finest buildings and infrastructures, Sobha Hartland is specially designed to uncompromising standards.

The ‘L-shape’ villas coupled with their contemporary design transform the backyard into a courtyard, ideal for both communal activities and personal retreats. World-class amenities amid 2.4 million square feet of green expanses combine to complete this uniquely serene and distinct community. Comprising hotels, spas, international schools and retail outlets. Sobha Hartland is set to be an extraordinary microcosm of Dubai.

Using the time-tested approach of partnering our supply chain, Sobha has evolved into backward integration of construction processing, giving us greater control over quality from inception to commissioning. This ensures stellar workmanship and multiple quality assurance processes, including on ground checks by independent master craftsmen.

QUALITY CONTROL

The following teams of experts perform 5-tier checks and inspections to ensure maximum quality:

- Supervision team from in-house contractor
- Engineers from in-house contractor
- QA/QC from construction team
- Consultant inspections
- Quality assurance team from client (German specialists)

Over 8,000 man hours invested in supervision.

Over 2,000 man hours invested in quality training of skilled workers.

Over 500 inspections performed on each villa, excluding inspections by Statutory Authorities.

DOORS AND HARDWARE

Premium grade doors are made with superior hardware for effortless operation and high efficiency, irrespective of size and weight. Hinged single leaf 60 or 45 mm thick semi solid 60/40 core flush door shutters with stiles and rails of hardwood and engineered core combined with solid beech wood or high quality walnut veneer finish.

Door heights of 2.4m give each space both elegance and prestige that clients and guests enjoy as compared to the conventional 2.1m door height. Fire doors at strategic locations provide additional safety in case of an emergency.

ALUMINIUM, GLAZING & OTHER METAL WORKS

Generous windows offer panoramic views of the courtyard and an incredible light ambience. Sliding and folding doors add a flowing transition to space and make it easier to combine internal and external spaces for social events.

Thermally broken windows and doors are energy efficient and easy to open, even if a door weighs half a ton, through the folding or lift and slide mechanism. Even thermal insulation is superior with a thicker air gap of 16mm (6+16+6) for greater efficiency.

Our use of polyester powder coating 60 to 80 microns is super durable when compared to the industry standard of 25 to 40 microns.

Glass balustrades are double-ply, tempered and laminated for unsurpassed safety in interior and exterior spaces.

Structural steel works are hot-dip galvanized, primed and finished to protect structures from corrosion and extend its life.



SWIMMING POOL

Pools are pre-fabricated with optimum temperature control, based on personal preference. The design includes fine granite coping with round edges and mosaic ceramic tiles for a sleek and over the edge look.

Multi-colored LED lighting adds more serenity to the evening swim.

PAINT

Granule texture or suede acrylic based matt emulsion are specially selected for internal or external walls and ceilings. Strictly non-toxic and safe, the paint also has a long effective life cycle.

To provide added security in case of fire, both internal and external paint have a Flame Spread of Class 0, significantly reducing the probability of flaming.

EXTERNAL FAÇADE

Man-made, lightweight stone veneer is manufactured from recycled and natural materials combined with the standard insulation system, increases thermal insulation of the building.

The lightweight nature of stone gives it a higher bond strength to substrates, ensuring quality and durability over decades.

MARBLE & GRANITE

Sourced from Italy and Turkey, our marble and granite stones are hand-picked, delicately cut, polished, sorted and laid by masters in the industry.

These stones are randomly tested to ensure compliance to the most stringent standards, such as density, water absorption, modulus of rupture, compressive and flexural strength.

For added protection and an elegant look, all finished stone work is further polished and treated with penetrating sealant and special water.

COMPOSITE TIMBER DECK

Timber made from recycled timber and plastic gives it a high sustainability index and requires zero maintenance.

Tested in various conditions, the timber's performance in swelling and water absorption, moisture resistance, linear thermal expansion and resistance to fungi makes it the most ideal material for external use.

It is also mold, mildew and termite resistant with UV resistant color.

CERAMIC, PORCELAIN & MOSAIC TILES

Selected ISO certified tiles must pass stringent tests and inspections to ensure compliance with international standards for dimension variation, abrasion resistance, water absorption, slip resistance, shear resistance, bond strength, chemical resistance and high temperature resistance.

MECHANICAL WORKS

VRF cooling system is connected to multiple hidden Fan Coil Units (FCU) thereby increasing energy efficiency and ensuring uninterrupted air conditioning.

The refrigerant gas used has zero Ozone Depletion Potential (ODP), R410A, making it highly environmentally friendly.

The deodorizing Fresh Air Unit (FAU) is integrated within the system to increase freshness in the villa.

Fitted with climate control features, the AC system creates a more comfortable and personalized environment throughout.

Internal ducts are pre-insulated and galvanized to preserve coolness, reduce noise and increase life cycle.



WARDROBE & KITCHEN UNITS

Quality and safety certified materials are used with optimal standards of production and installation.

MDF and other related casework are used ensuring products do not contain harmful chemicals.

Countertops are specially manmade using environmentally friendly and quality materials that resemble natural stones.

PLUMBING

Sanitary appliances come from elite brands that offer efficient utilisation of water combined with great aesthetics to give each villa an impressive look.

PPR-CT and multilayer pipes with push fit connections and insulation benefit from a higher threshold that can withstand strong water pressure while maintaining temperatures during flow. All drainage pipes are toxic free.

Water heating system is solar-powered to increase energy efficiency of the building.

ELECTRICAL

The fire alarm system is directly connected to the Civil Defence of Dubai for 24/7 monitoring and protection.

Smart home systems can be installed in the villas for audio/video, CCTV, lighting, ventilation, curtain and AC control from mobile devices.

All wiring equipment come from brands renowned for their safety and quality standards.

Garages are fitted with motion sensor light switches that turn on when movement is detected. This allows you to easily drive in and out with proper lighting.