

310 RIVERSIDE CRESCENT



life is a collection of
Experiences



310 RIVERSIDE (RESCENT

Experience

life on your terms





INTRODUCING

310 RIVERSIDE CRESCENT

A new jewel at Sobha Hartland II
a unique waterfront neighbourhood close to the heart of the
city's centre.

Set amidst a stunning development of 8 million Sqft,
310 Riverside Crescent is draped around a beach and blue
lagoon, open spaces, and lush landscape.

it's an
Experience
to live in

Experience
exclusivity & extravagance



GO WITH THE FLOW

Experience tranquility by the beautiful lagoons.
Let nature and luxury blend, adapt, flow and take shape
around the life you always wanted.

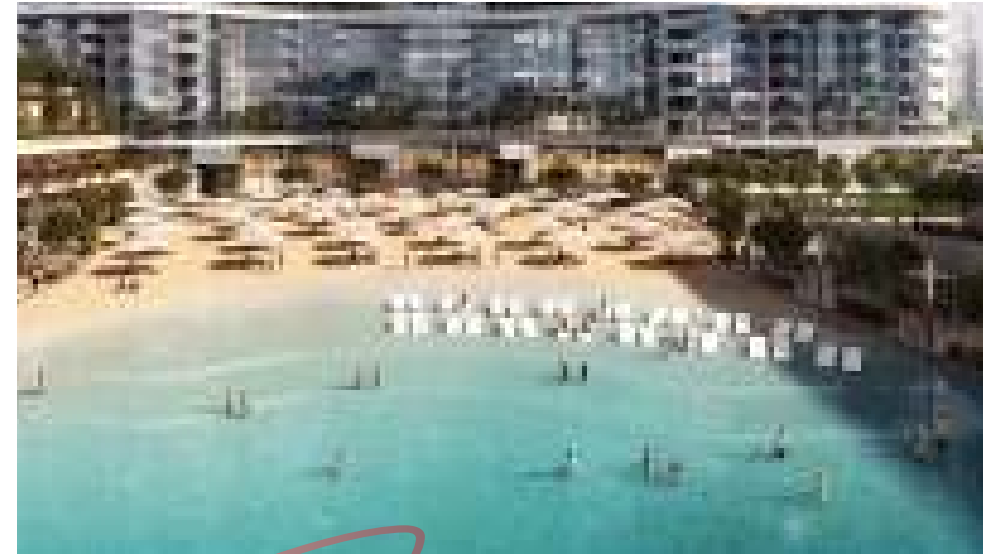
It's an experience like no other.

Experience
the exceptional

THE
BOARDWALK

Stroll down the boardwalk, the glistening lagoon on one side and the city skyline on the other. It's a magical experience on either side.





Experience

shore in the city

Living by the beachside next to the tranquil waters is a dream come true. Every day is an incredible experience filled with serenity and beauty.



Experience

CHILDHOOD AGAIN

Be a child again. Splash, surf, sail and swim in the crystal-clear waters. Build sandcastles. Play water sports.

The experience of water is like no other - it refreshes, invigorates and soothes the soul, bringing joy and thrill like no other.





Experience

pampering

Indulge in luxury amenities that pamper your mind and body, leaving you refreshed and rejuvenated. Experience clubhouse-like amenities right at home.

Family zones

Interconnected community

Kids play area

Multiple community amenities

Outdoor and indoor gyms

Retail and restaurants

Sports
(Paddle Tennis court, Badminton, Squash, Half Basketball court)

State-of-the-art infinity pool

Running tracks

Water sports activities

GET HIGH ON NATURE

Take a stroll and soak in breathtaking views of the city and Hartland II, surrounded by rich flora from high up in the sky gardens.

Green spaces, fresh air, and stunning views, it's a perfect moment.





SIGHTS TO SIGH

Enjoy stunning community views from the front. Be amazed by the clear views of the Dubai Al Ain Road. Look around to see the Meydan Racecourse on the other side, the pulsating skyline of Dubai. It's all a glance away.

Sit back and enjoy the vistas from your private balcony or the sky gardens.











THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

JUMEIRAH

BUR DUBAI

DUBAI INTERNATIONAL AIRPORT

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQUIM

EMIRAT JAFER ROAD

S SOBHA REALTY - METRO STATION

THE DUBAI MALL

AL QUOD INDUSTRIAL AREA

AL BARSHA

AL KHAIR, BOMI

SOBHA HARTLAND

SOBHA VERGE

JERBEL ALI

DUBAI INVESTMENTS PARK

EIRO 2020 PALM JAE

MOTOR CITY

GREEN MANSOURA VIA ZAFED ROAD

SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

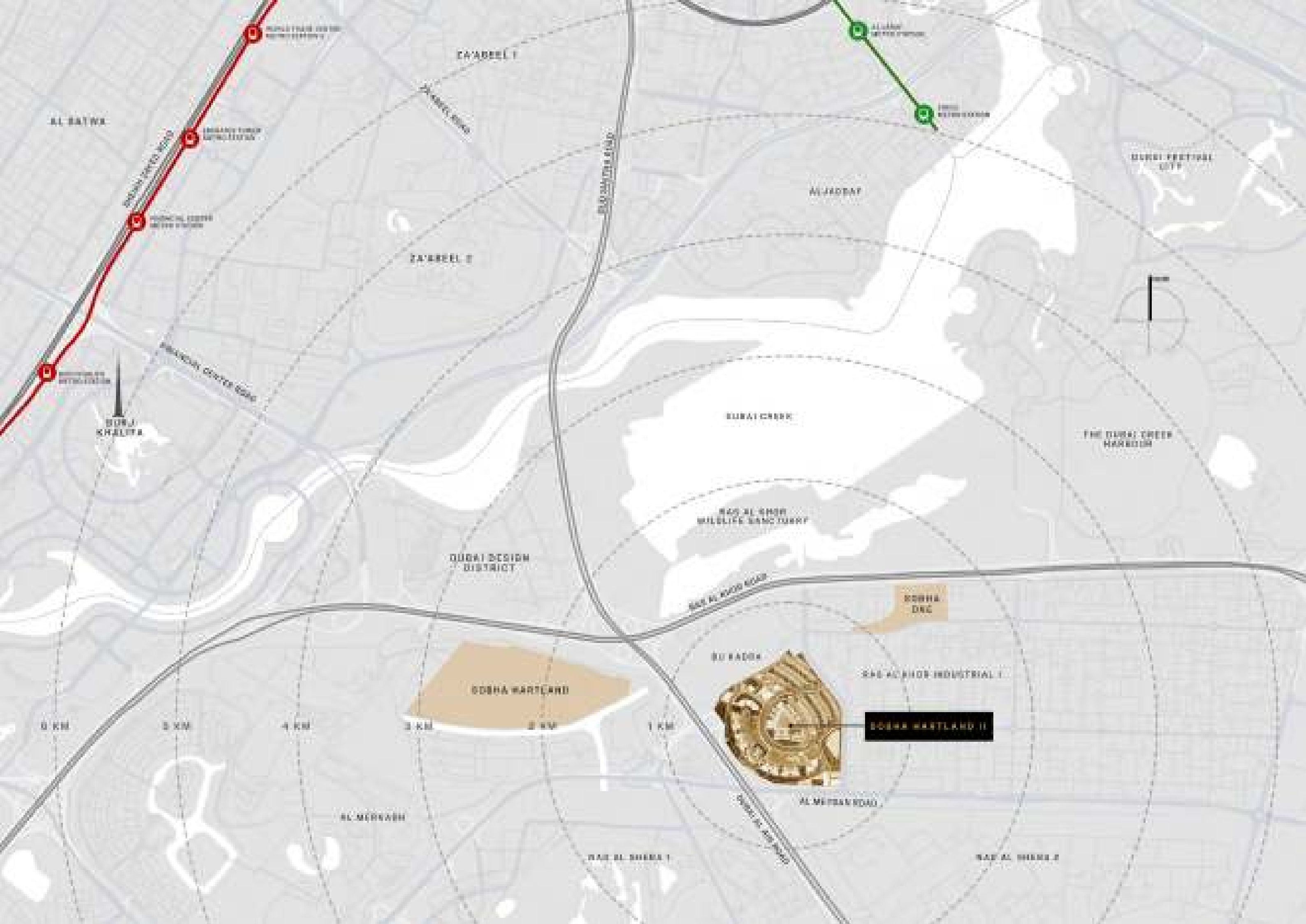
RASHIDIYA

DUBAI CREEK HARBOUR

HAD AL DHOKA

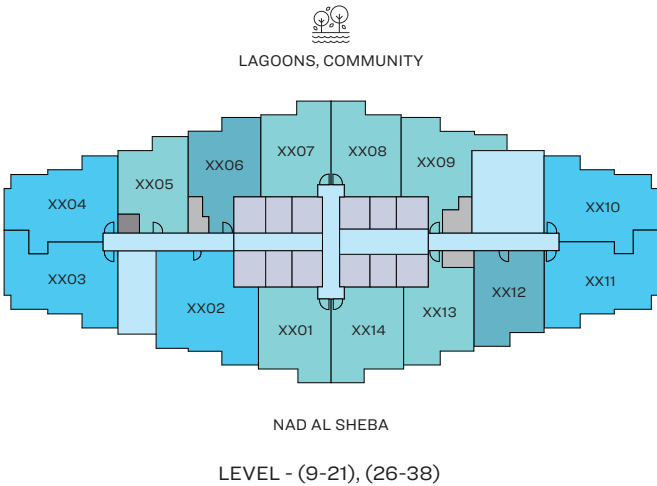
SOBHA HARTLAND II

SOBHA ONE



FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT

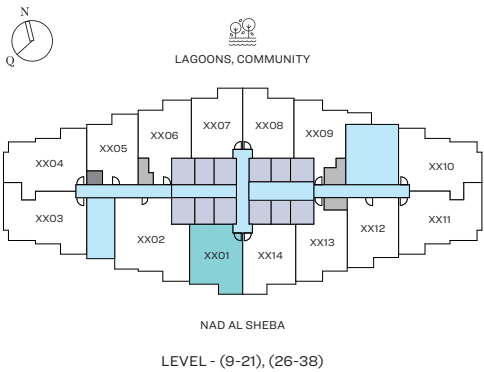


1 BED UNIT	2 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	EXTERNAL STORE	SERVICES	GARBAGE ROOM

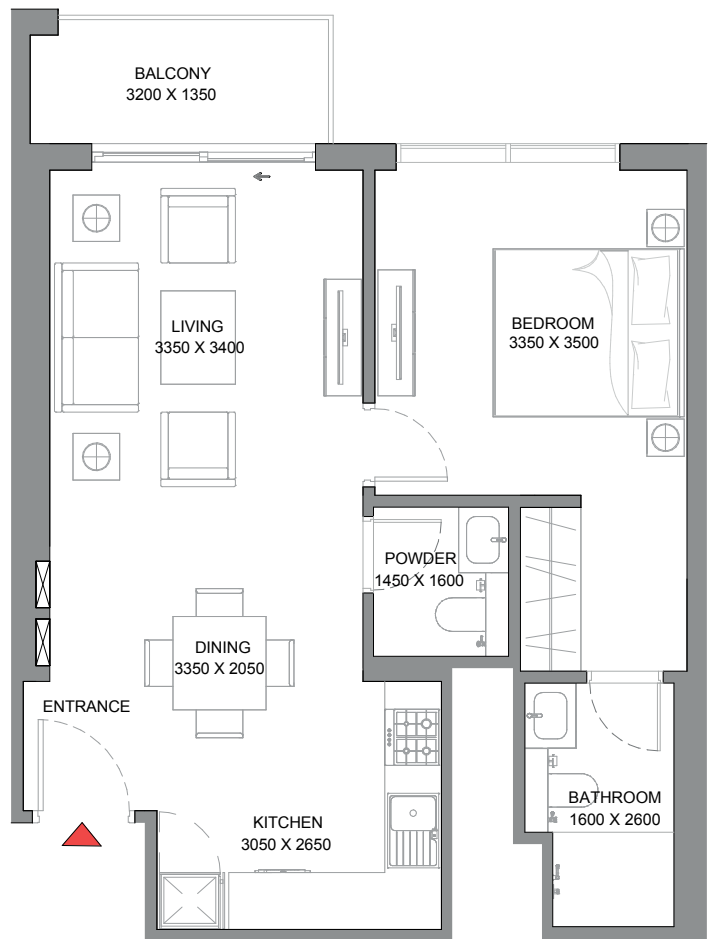
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1 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 642.07 SQ.FT.
BALCONY = 54.14 SQ.FT.
TOTAL = 696.21 SQ.FT.



UNIT



List of unit numbers with this unit plan:

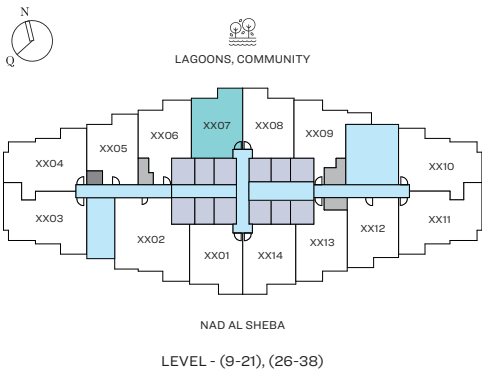
VIEWS

Nad Al Sheba
901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801

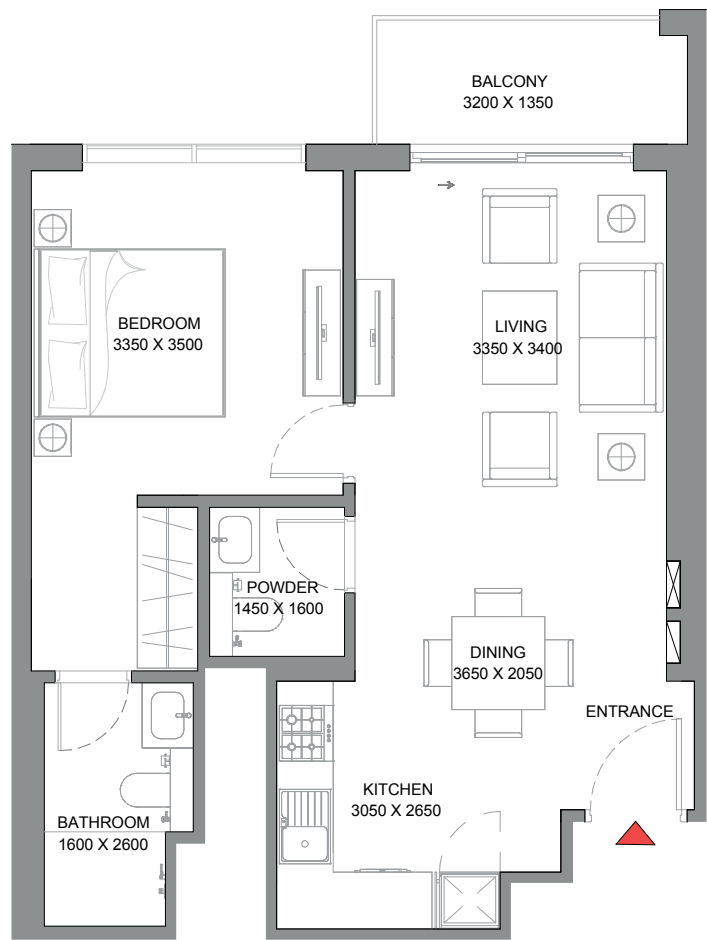
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1 BEDROOM APARTMENT
TYPE A (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 635.07 SQ.FT.
BALCONY = 56.51 SQ.FT.
TOTAL = 691.58 SQ.FT.



UNIT



List of unit numbers with this unit plan:

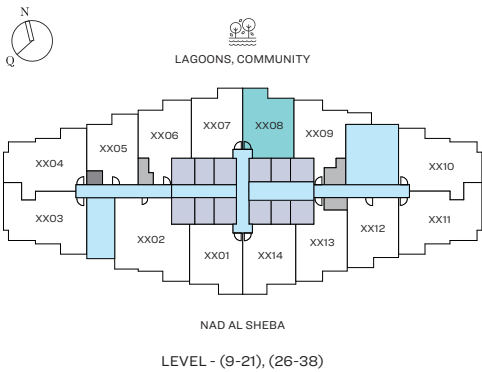
VIEWS

- Lagoons, Community
907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407
- Lagoons, Community, Creek
3507, 3607, 3707, 3807

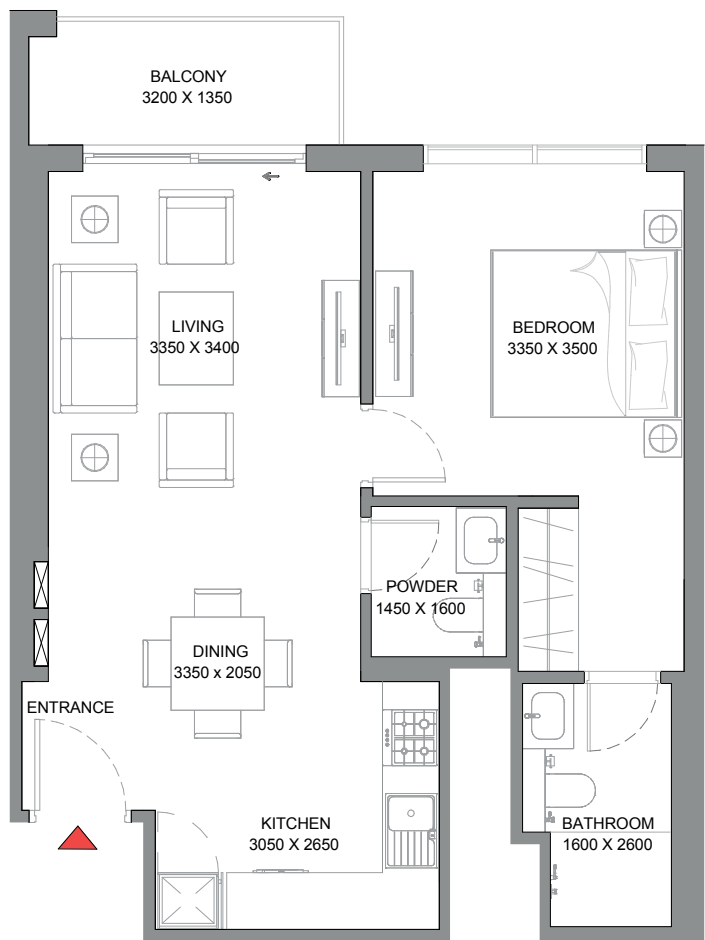
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1 BEDROOM APARTMENT
TYPE A (with powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 642.39 SQ.FT.
BALCONY = 56.51 SQ.FT.
TOTAL = 698.90 SQ.FT.



UNIT



List of unit numbers with this unit plan:

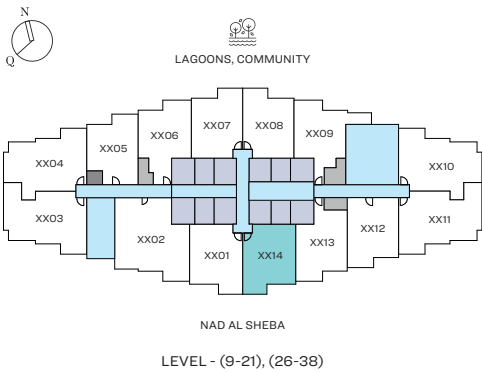
VIEWS

- Lagoons, Community
908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408
- Lagoons, Community, Creek
3508, 3608, 3708, 3808

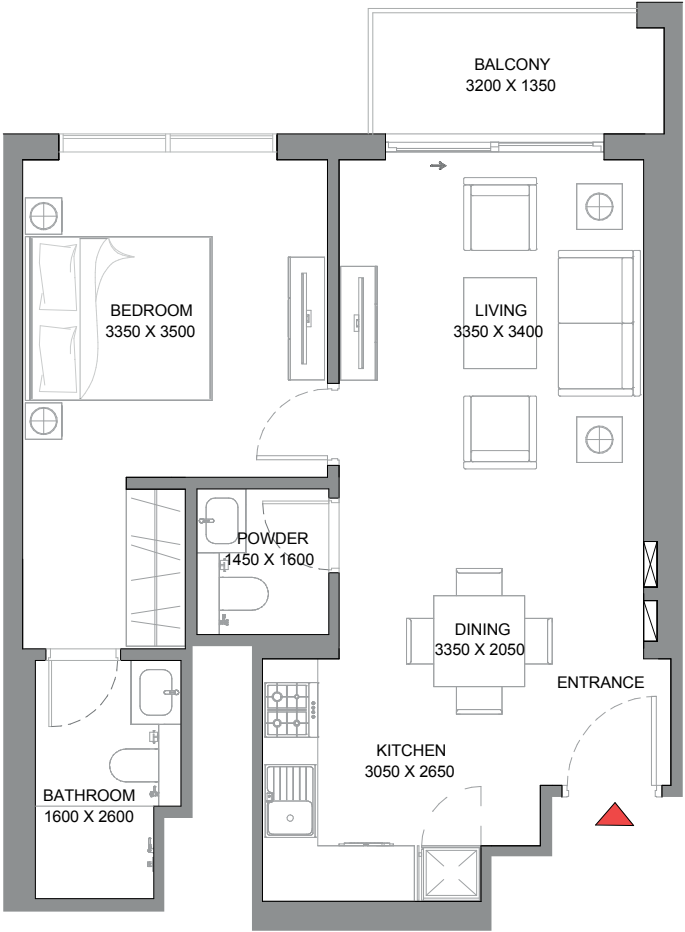
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1 BEDROOM APARTMENT
TYPE A (with powder room + balcony) VARIANT 3

TOTAL SALEABLE AREA
SUITE = 635.18 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 689.54 SQ.FT.



UNIT



List of unit numbers with this unit plan:

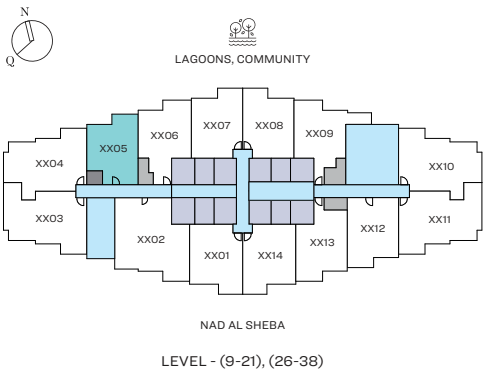
VIEWS

Nad Al Sheba
914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2614, 2714, 2814, 2914, 3014, 3114, 3214, 3314, 3414, 3514, 3614, 3714, 3814

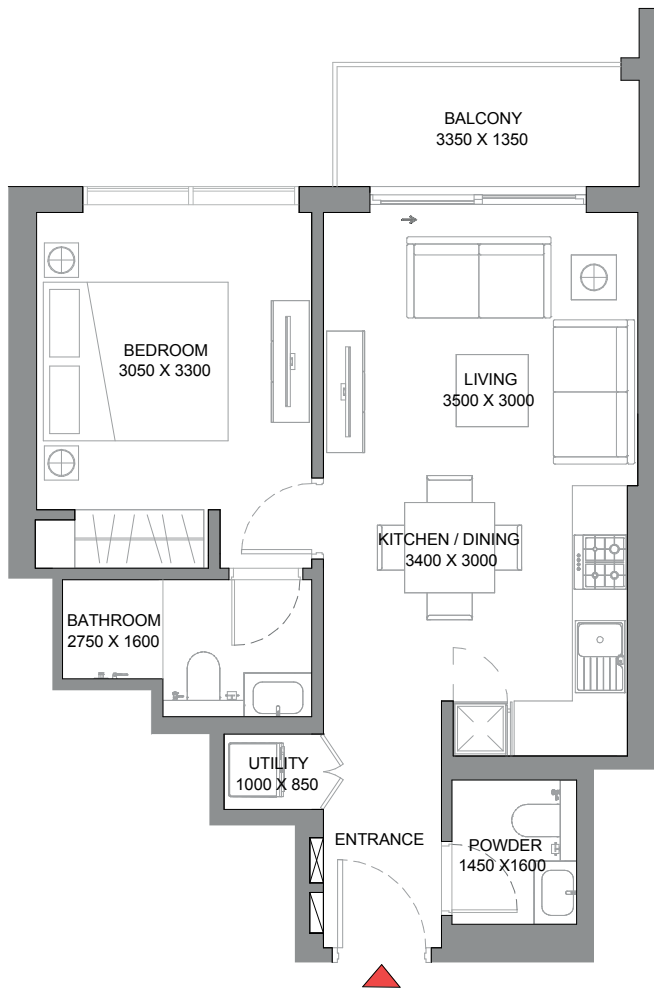
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1 BEDROOM APARTMENT
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 549.39 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 608.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

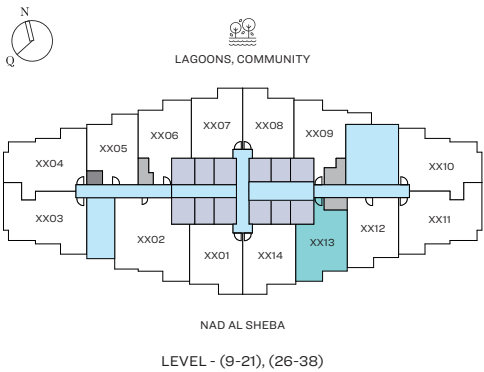
VIEWS

- Lagoons, Community
905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405
- Lagoons, Community, Creek
3505, 3605, 3705, 3805

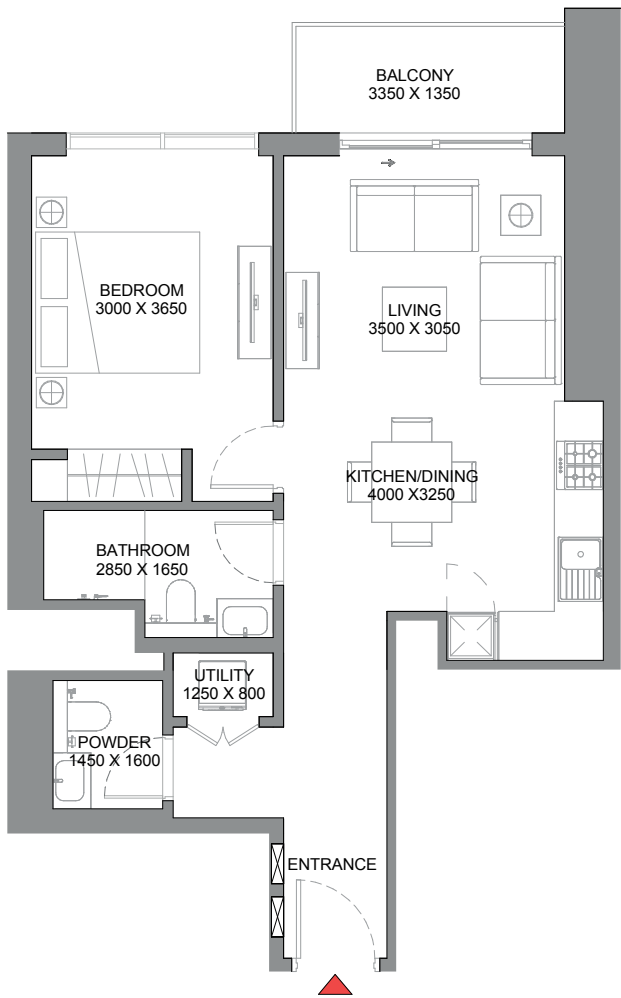
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1 BEDROOM APARTMENT
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 648.42 SQ.FT.
BALCONY = 60.17 SQ.FT.
TOTAL = 708.59 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

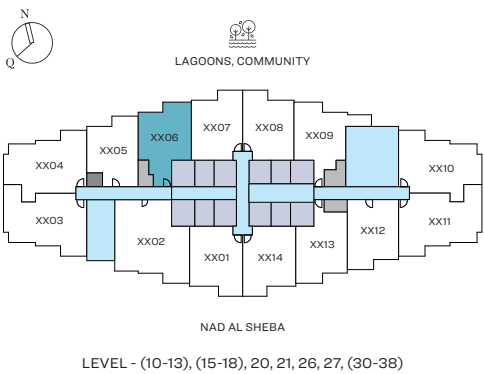
913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2113, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813

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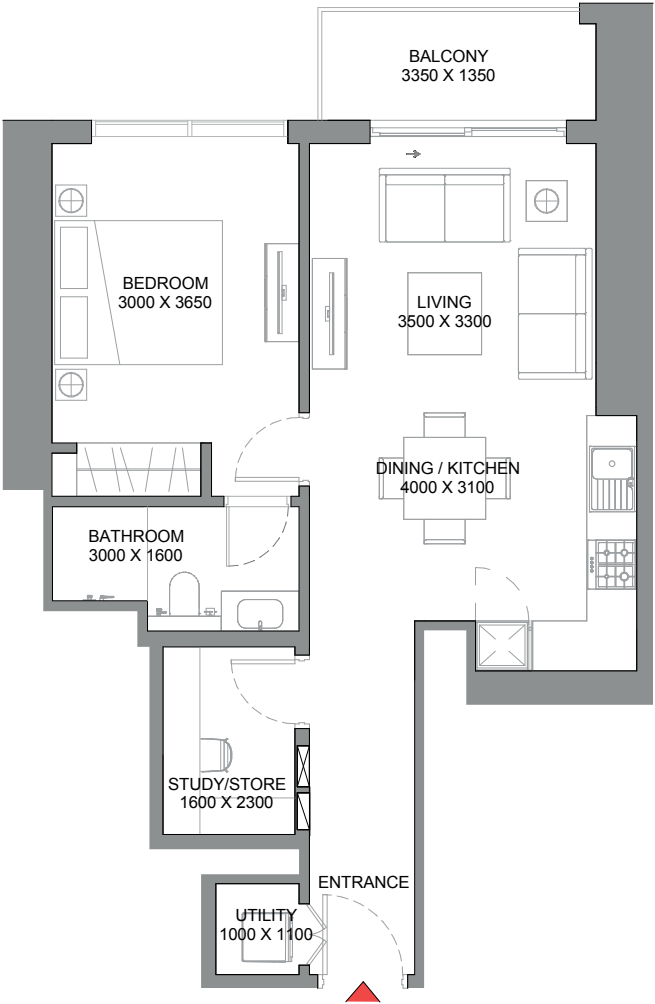
1.5 BEDROOM APARTMENT

TYPE A (with study room + balcony)

TOTAL SALEABLE AREA
 SUITE = 649.60 SQ.FT.
 BALCONY = 60.17 SQ.FT.
 TOTAL = 709.77 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

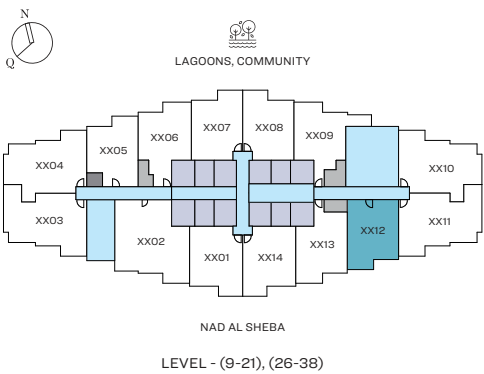
- Lagoons, Community**
 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2006, 2106, 2606, 2706, 3006, 3106, 3206, 3306, 3406
- Lagoons, Community, Creek**
 3506, 3606, 3706, 3806

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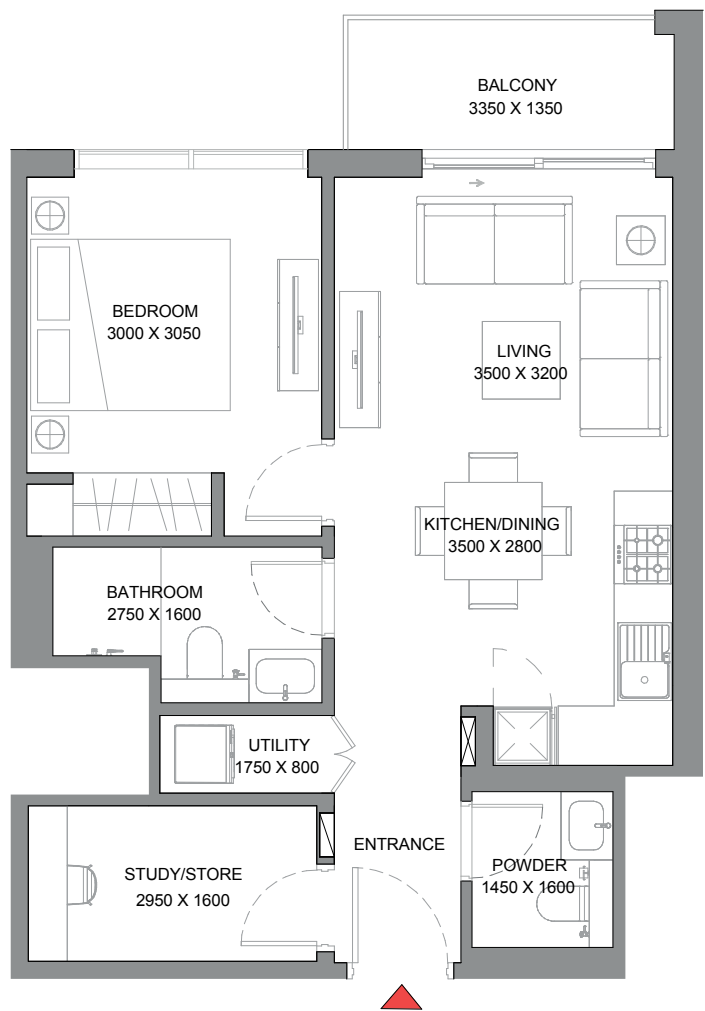
1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

TOTAL SALEABLE AREA
 SUITE = 598.80 SQ.FT.
 BALCONY = 59.31 SQ.FT.
 TOTAL = 658.11 SQ.FT.



UNIT



List of unit numbers with this unit plan:

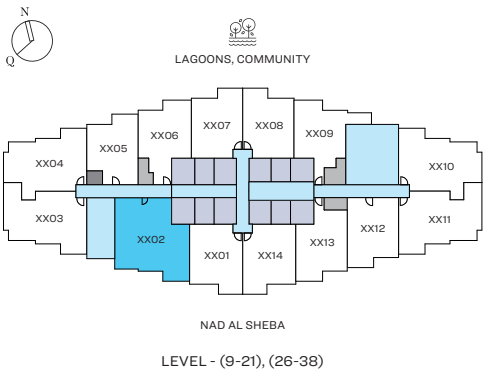
VIEWS

Nad Al Sheba
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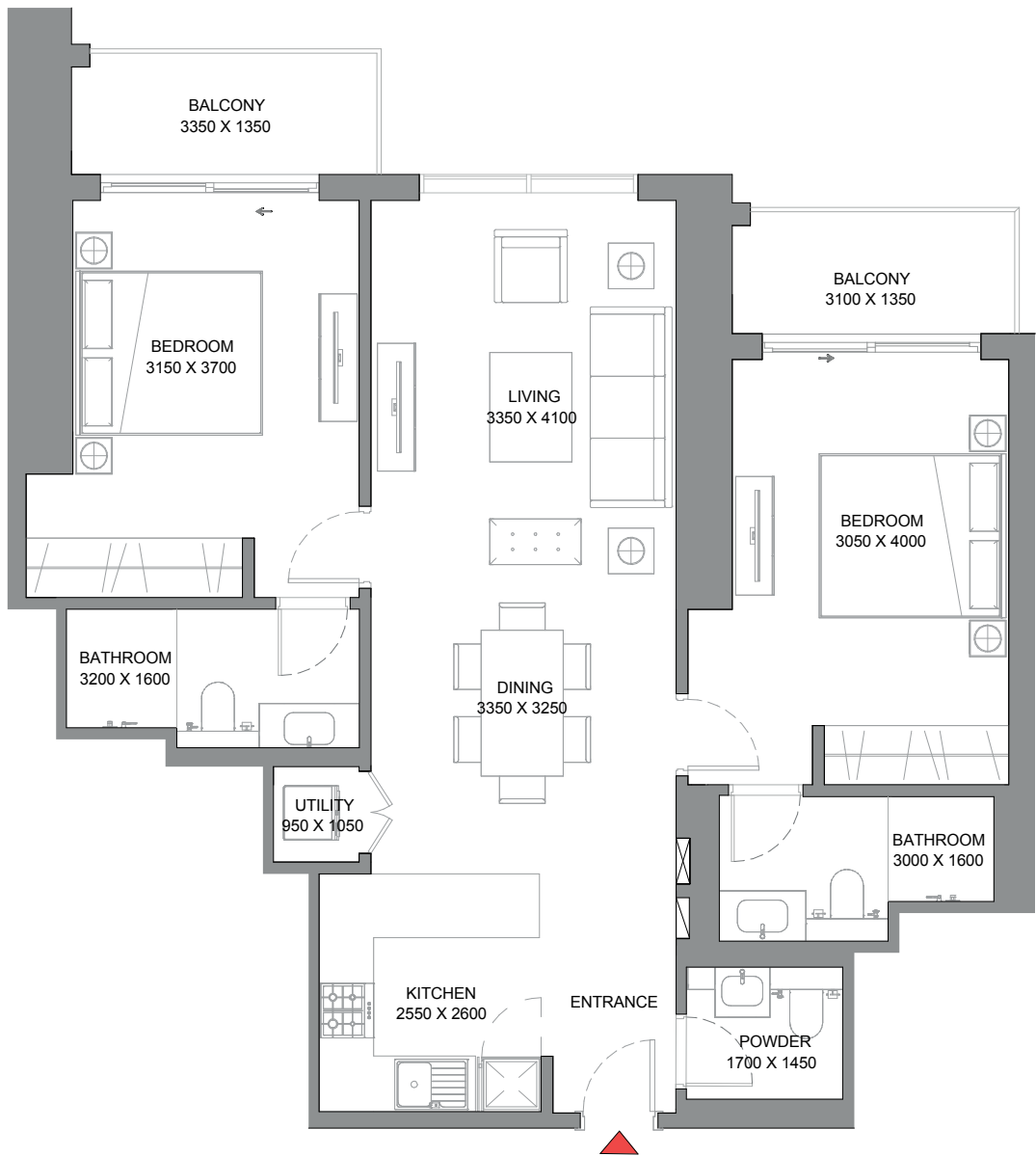
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2 BEDROOM APARTMENT
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 982.10 SQ.FT.
BALCONY = 115.60 SQ.FT.
TOTAL = 1,097.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

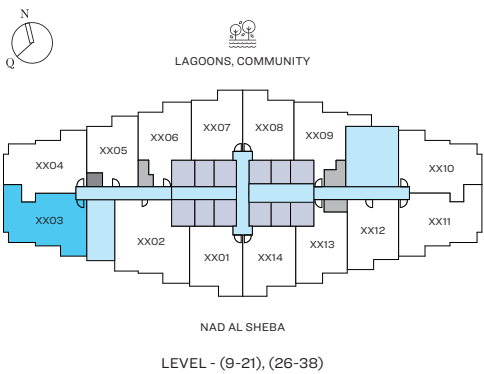
Nad Al Sheba
902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802

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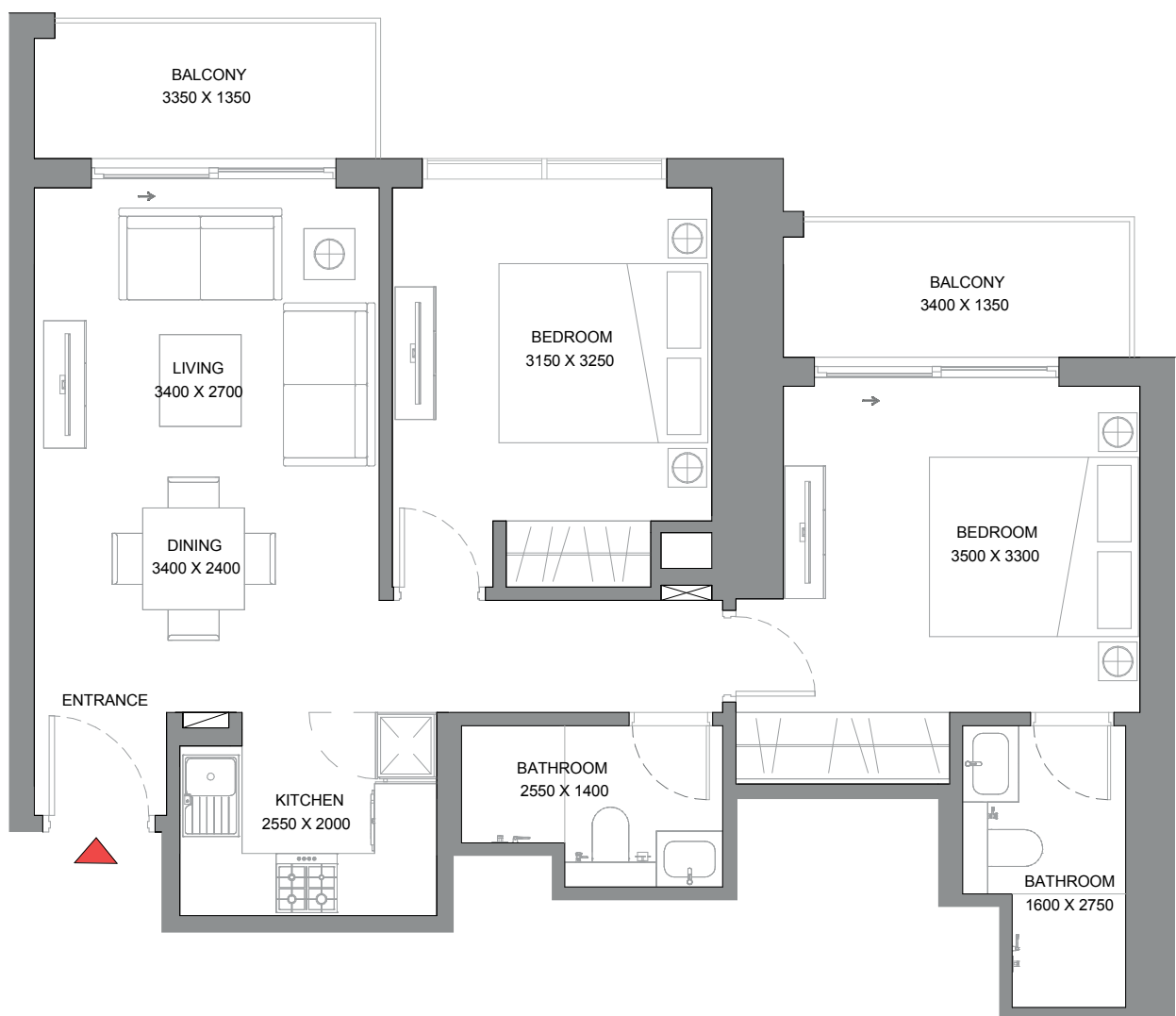
2 BEDROOM APARTMENT

TYPE B (with shared powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 793.08 SQ.FT.
 BALCONY = 120.23 SQ.FT.
 TOTAL = 913.31 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba
 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803

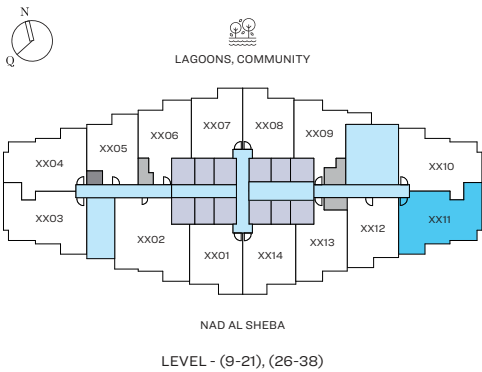
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2 BEDROOM APARTMENT

TYPE B (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 804.60 SQ.FT.
BALCONY = 121.09 SQ.FT.
TOTAL = 925.69 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811

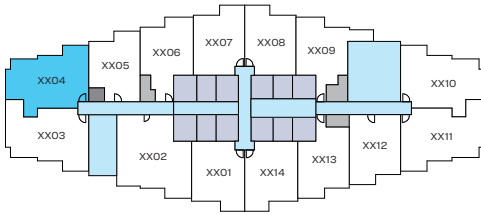
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2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 787.27 SQ.FT.
BALCONY = 120.34 SQ.FT.
TOTAL = 907.61 SQ.FT.



NAD AL SHEBA

LEVEL - (9-21), (26-38)

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404

Lagoons, Community, Creek

3504, 3604, 3704, 3804



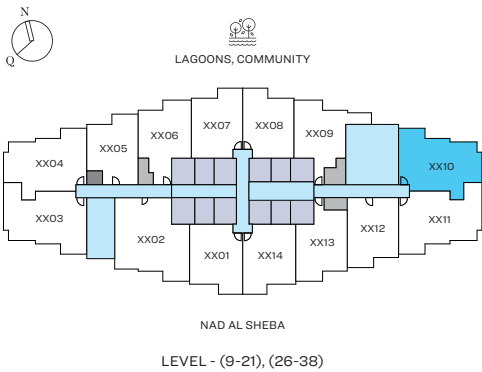
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2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 791.26 SQ.FT.
BALCONY = 119.48 SQ.FT.
TOTAL = 910.74 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410

Lagoons, Community, Creek

3510, 3610, 3710, 3810

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