320 RIVERSIDE CRESCENT

SOBHA

REALTY



Luxury living takes a new curve.

Experience the tranquil beauty of the water
from your home in the heart of the city.



Feel the pulse of city life from
the *heart of luxury*

RAS AL KHOR WILDLIFE SANCTUARY
05 MINUTES

MEYDAN RACE COURSE
10 MINUTES

SOBHA HARTLAND & 2 INTERNATIONAL SCHOOLS
10 MINUTES

DUBAI INTERNATIONAL AIRPORT
12 MINUTES

BUSINESS BAY
12 MINUTES

THE DUBAI MALL
15 MINUTES

BURJ KHALIFA & DOWNTOWN DUBAI
15 MINUTES

DUBAI FRAME
15 MINUTES

DUBAI OPERA
15 MINUTES

PALM JUMEIRAH
25 MINUTES

Site Location in Masterplan



The Epitome of Waterfront living

Get serene water views and embrace the calm waters right outside your home. Waterfront living is not just a lifestyle, it's an escape from the hustle and bustle.



Introducing

320 RIVERSIDE CRESCENT

at Sobha Hartland II

Uncover sublime living at the peak of paradise with
57 stories of unmatched excellence




320 RIVERSIDE CRESCENT
CAFE

The Arc of Luxury

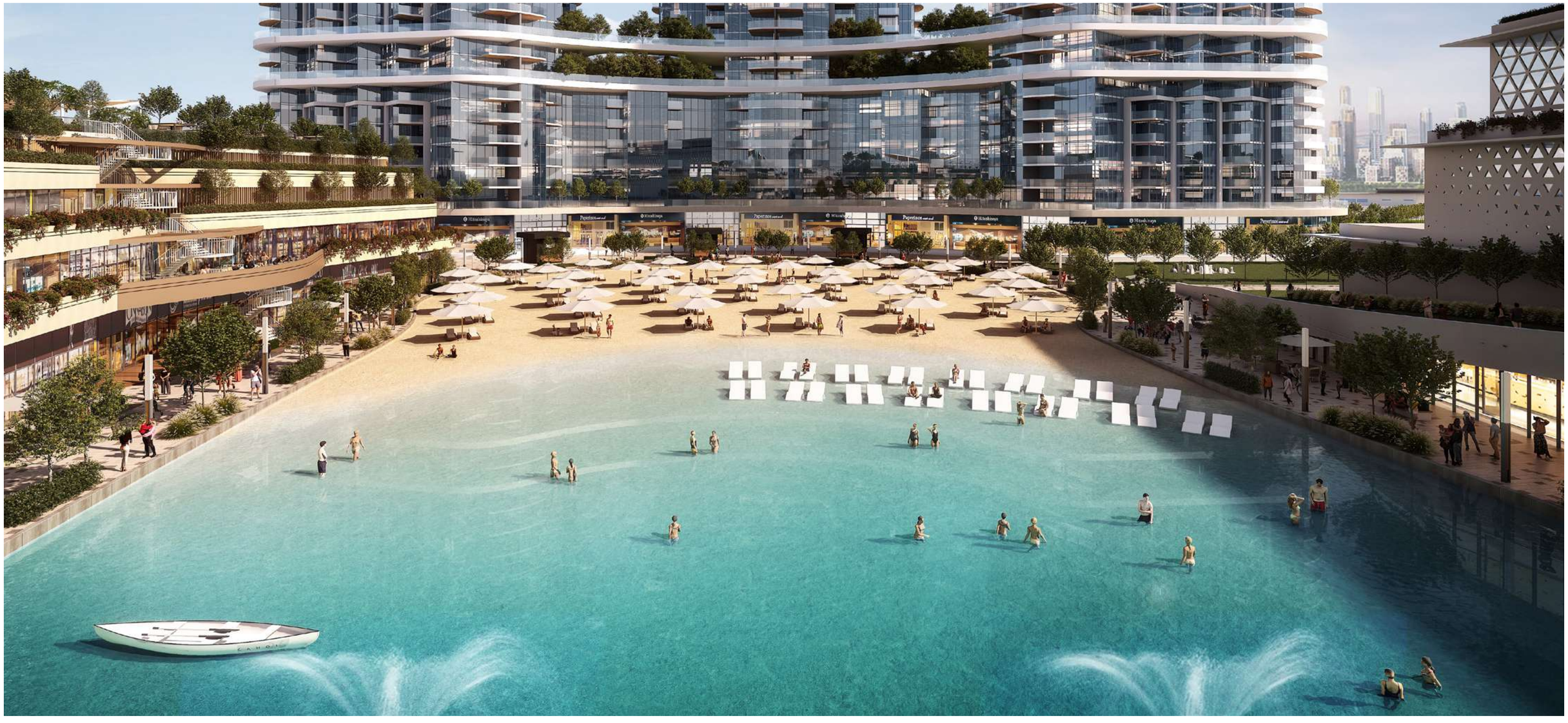
It’s a new world of unparalleled elegance and sophistication.
Escape to a place where every day feels like a dream come true.



Where you belong

The community living here is more than a place, a collection of homes.

It's a way of life. Cohabit with the elements of water and people in harmony.



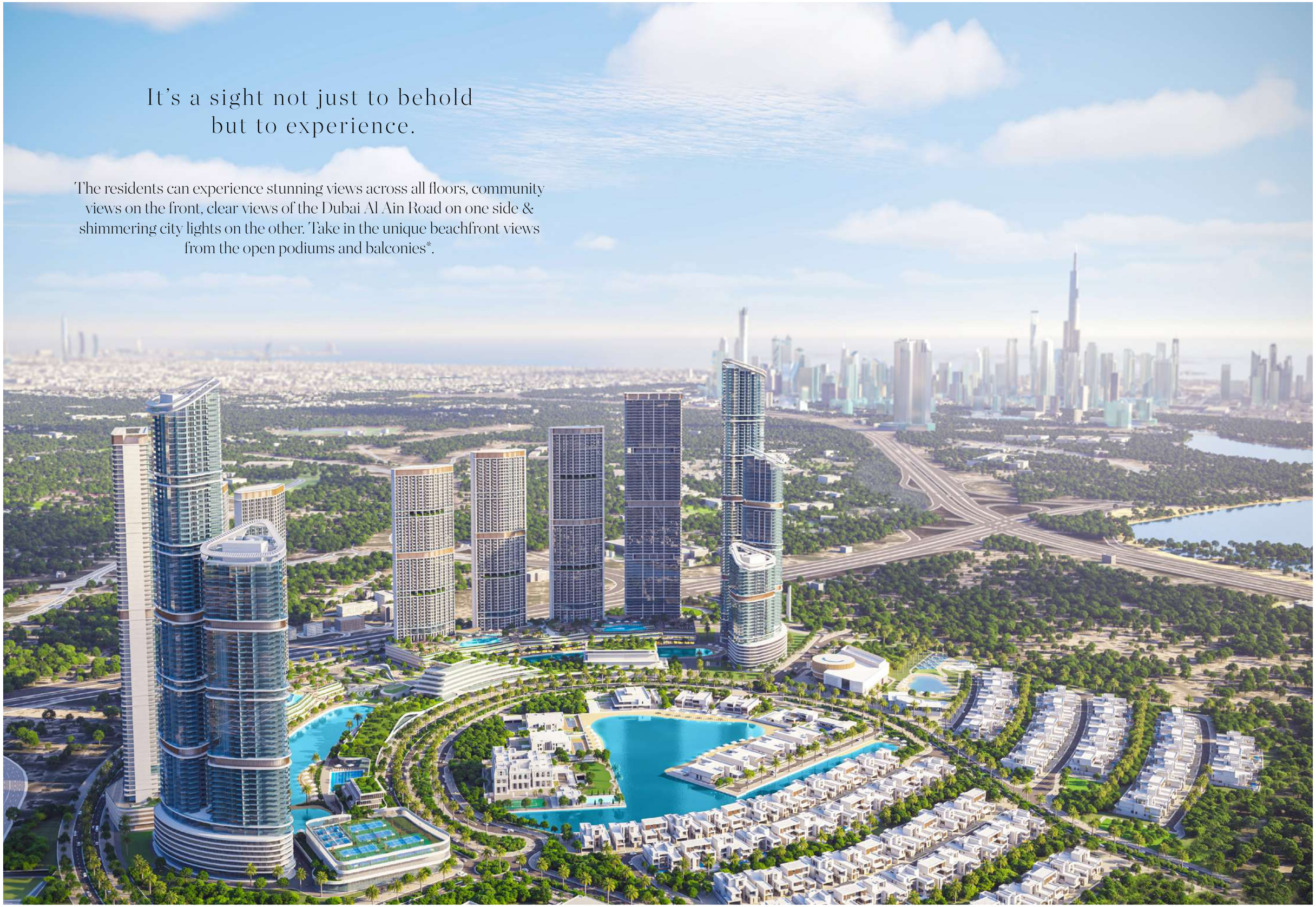
Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.



It’s a sight not just to behold but to experience.

The residents can experience stunning views across all floors, community views on the front, clear views of the Dubai Al Ain Road on one side & shimmering city lights on the other. Take in the unique beachfront views from the open podiums and balconies*.



*Views from the balcony depend on the reserved apartment.

Specially designed residences

Consisting of 1 and 4 bedroom apartments
exhibiting all-encompassing views




CEDAR

Amenities

Enliven your soul in a private realm of nourishing spaces.



Splash . Soak . Swim

and stir with water all around you.




Recharge with world-class outdoor and indoor gyms.

Commune with the like-minded.



Be a child again with your little ones
in the kids play area.





Entertain loved ones at the family
zones and BBQ areas.



Have a ball at the paddle tennis court, badminton, squash, and half basketball court.

Get retail therapy when you need it.

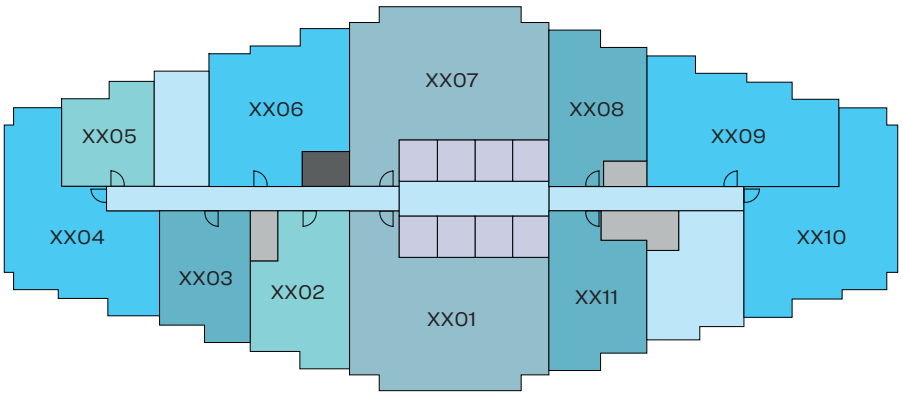


320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans

FLOOR PLAN LAYOUT

LAGOONS, COMMUNITY



N

Q

NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

1 BED UNIT
2 BED UNIT
CIRCULATION
LIFTS
1.5 BED UNIT
3 BED UNIT
SERVICES
GARBAGE ROOM

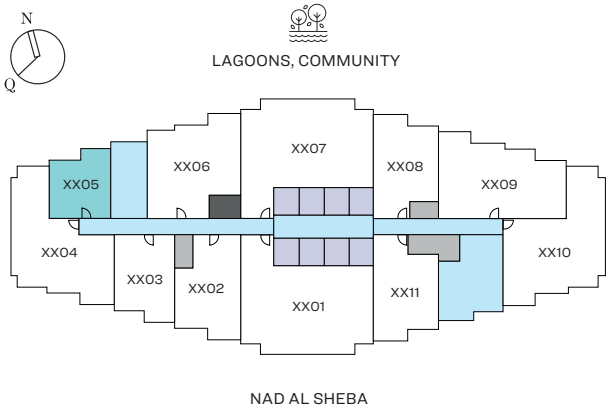
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1 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

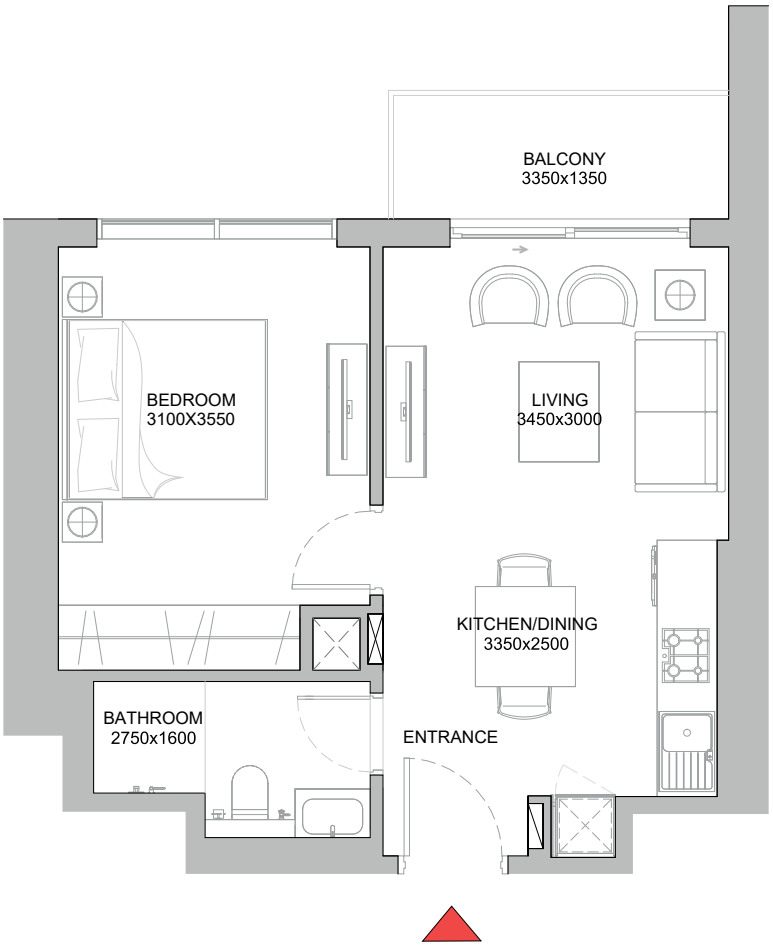
SUITE = 465.54 SQ.FT.
BALCONY = 58.34 SQ.FT.
TOTAL = 523.88 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,2205,2305,2405,2505,2605,2705,2805,2905

Lagoons, Community, Creek

3005,3105,3205,3605,3705,3805,3905,4005,4105,4205,4305,4405,4505,4605,5005,5105,5205,5305,5405,5505,5605,5705,5805,5905,6005,6105

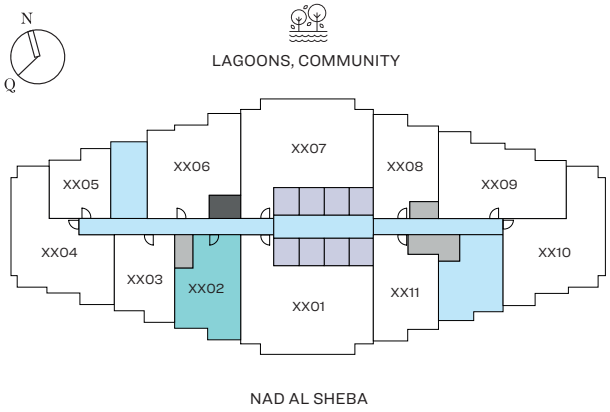
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1 BEDROOM APARTMENT

TYPE B (with store room and powder room + balcony)

TOTAL SALEABLE AREA

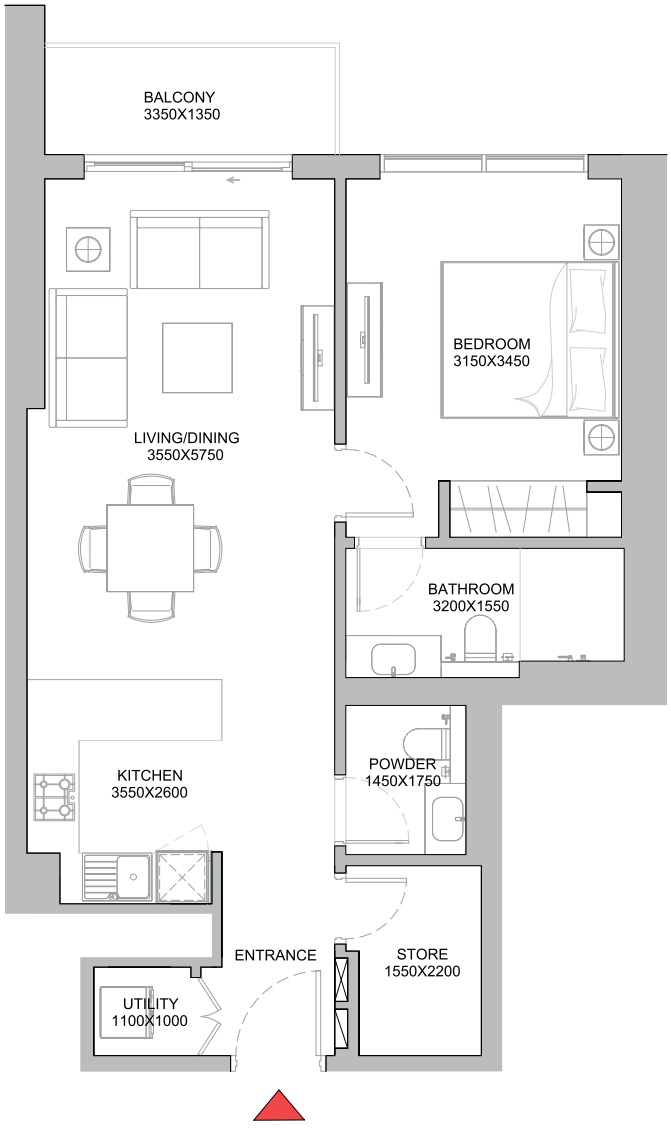
SUITE = 694.92 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 754.23 SQ.FT.



UNIT

LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,
40-41, 43-46, 50-55, 57, 58, 60, 61





List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

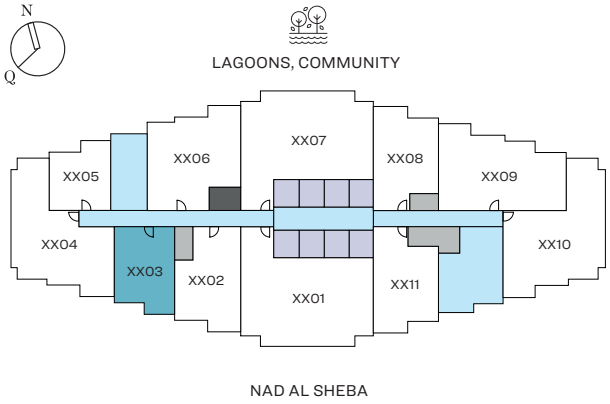
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1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA

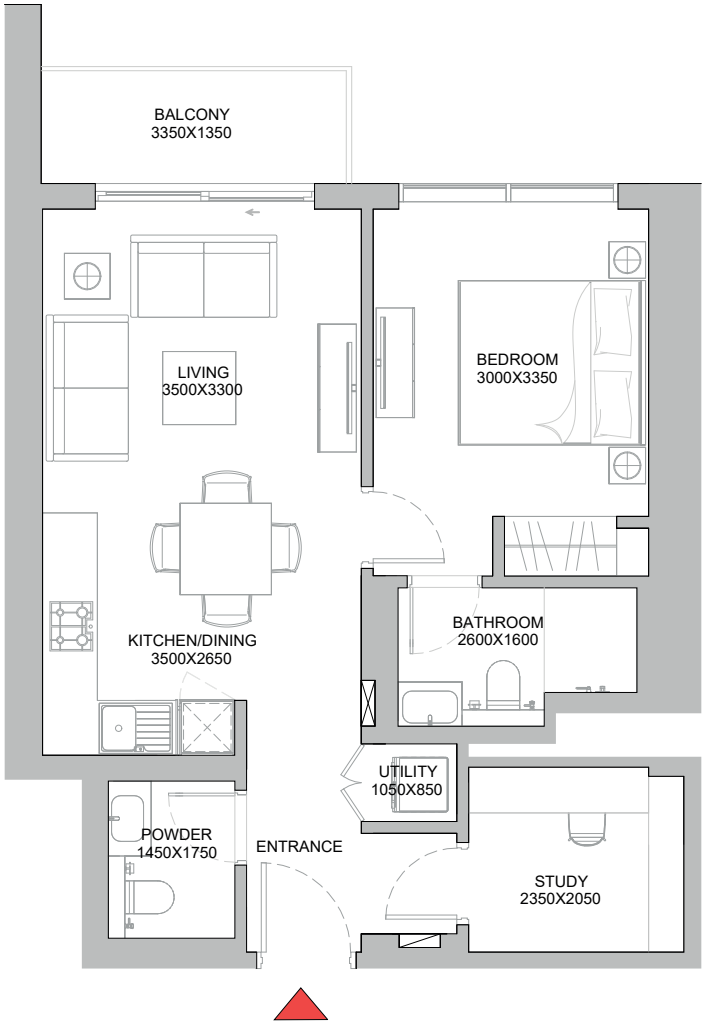
SUITE = 618.71 SQ.FT.
BALCONY = 58.45 SQ.FT.
TOTAL = 677.16 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61





List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

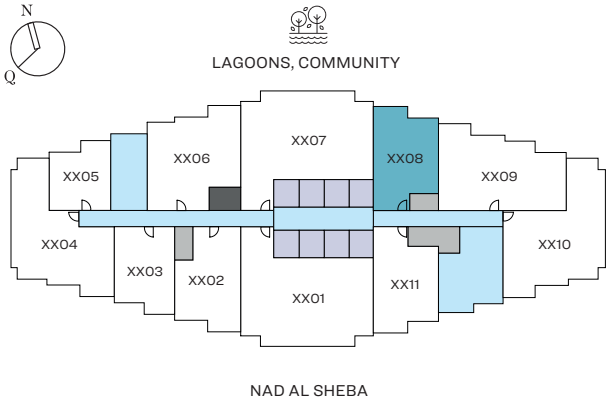
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1.5 BEDROOM APARTMENT

TYPE B (with study room and powder room + balcony)

TOTAL SALEABLE AREA

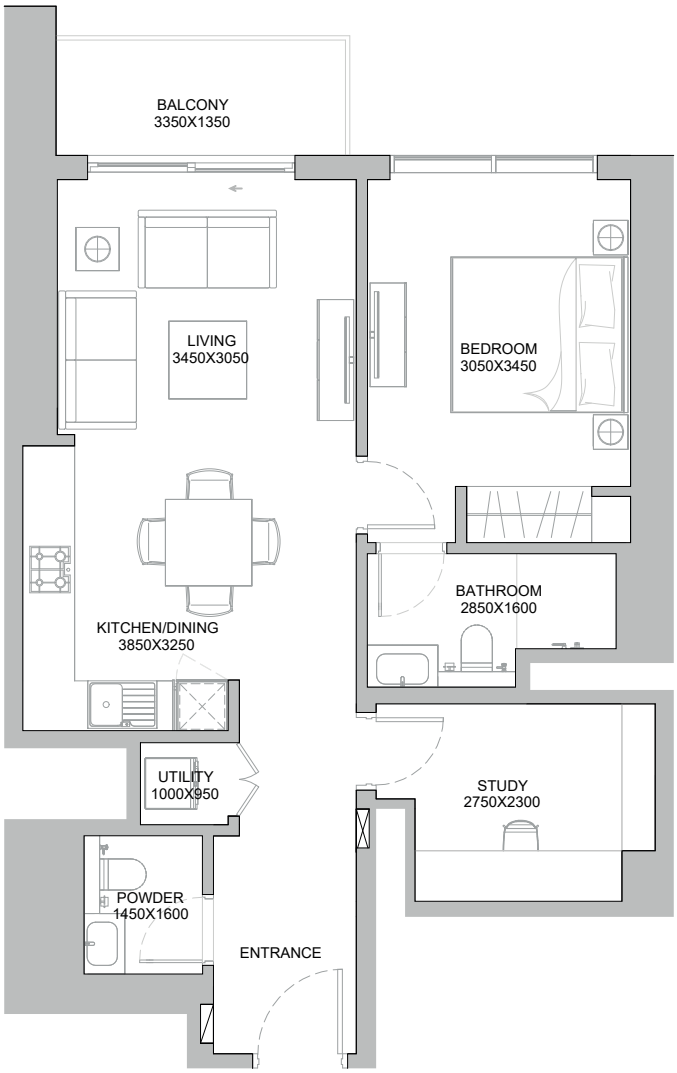
SUITE = 705.57 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 764.78 SQ.FT.



UNIT

LEVEL 07-17, 22-32, 36-45, 50-61





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908

Lagoons, Community, Creek

3008, 3108, 3208, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408, 4508, 5008, 5108, 5208, 5308, 5408, 5508, 5608, 5708, 5808, 5908, 6008, 6108

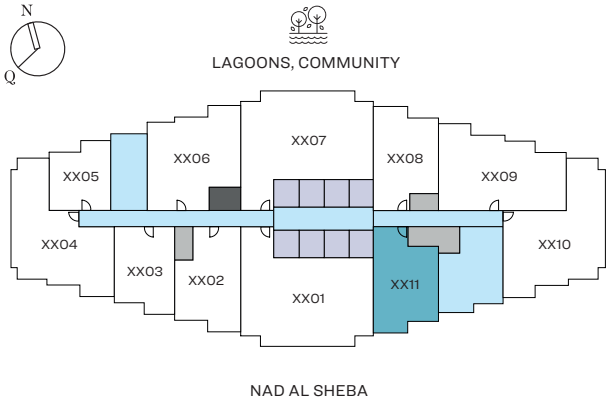
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1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA

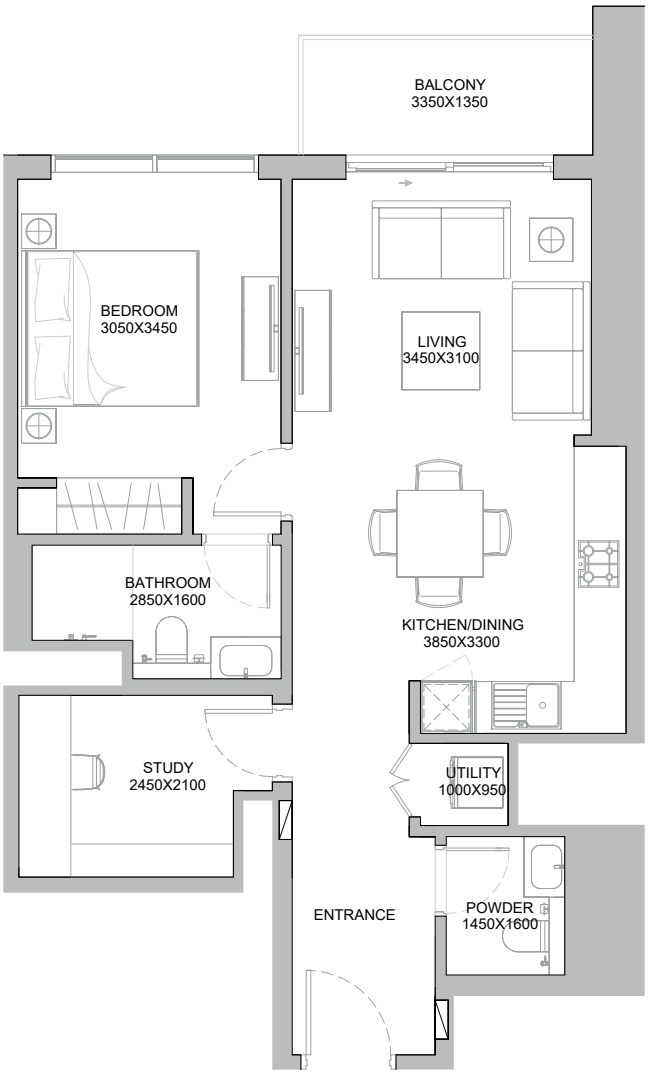
SUITE = 697.72 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 756.92 SQ.FT.



LEVEL 07-18, 22-32, 36-46, 50-61

UNIT





List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

711, 811, 911, 1011,1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611,5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

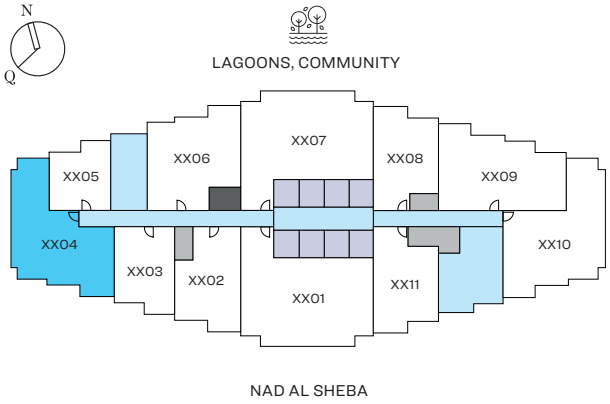
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2 BEDROOM APARTMENT

TYPE A (with balcony)

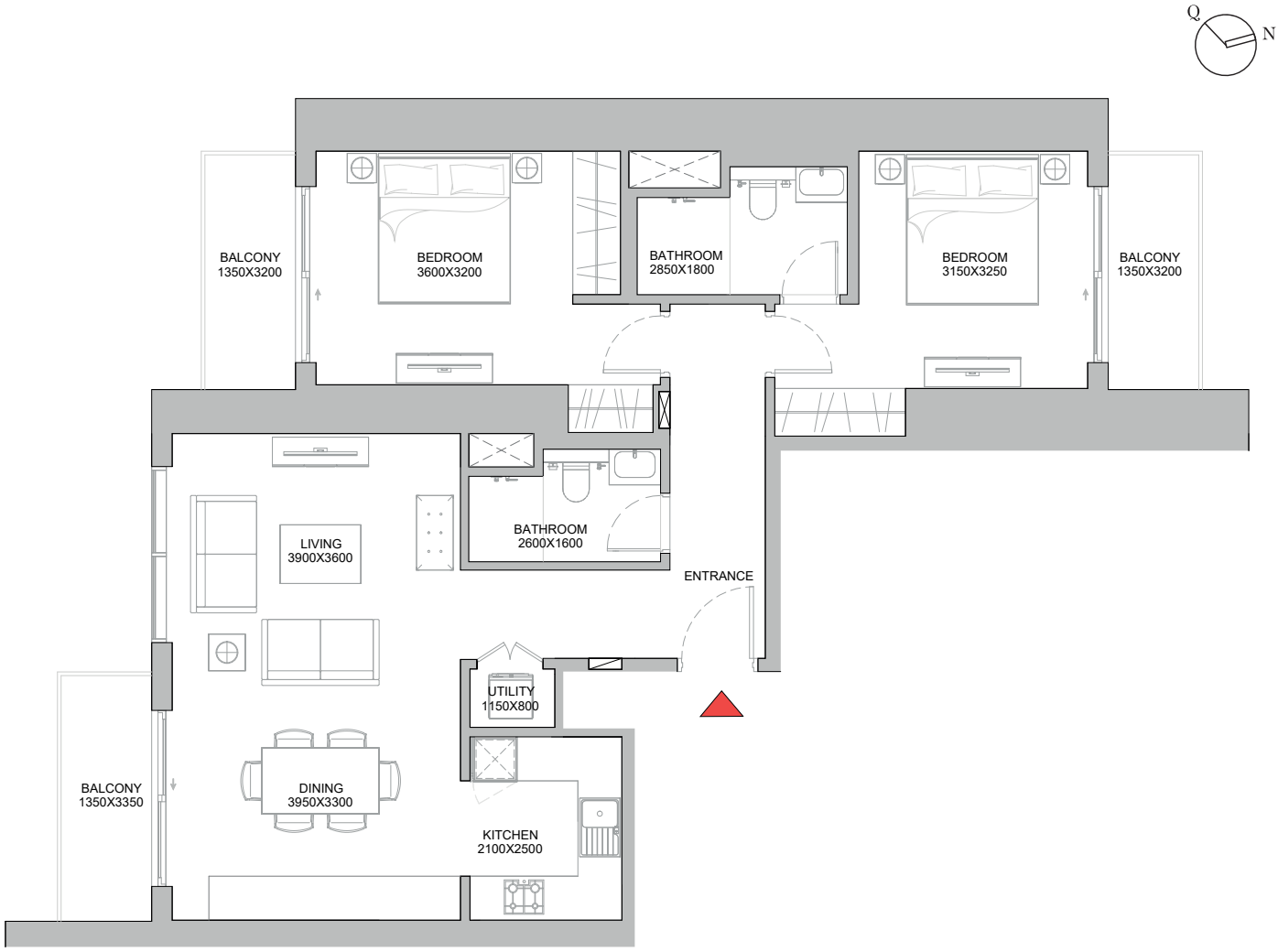
TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.
BALCONY = 173.41 SQ.FT.
TOTAL = 1,172.51 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek

3004, 3104, 3204, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104

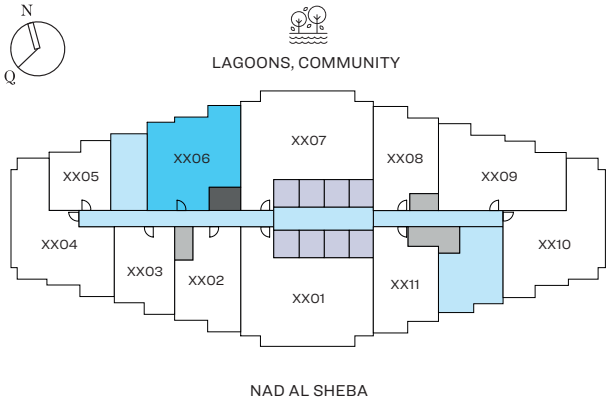
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2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 971.01 SQ.FT.
BALCONY = 116.03 SQ.FT.
TOTAL = 1,087.05 SQ.FT.



UNIT

LEVEL 07-17, 22-32, 36-45, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906

Lagoons, Community, Creek

3006, 3106, 3206, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406, 4506, 5006, 5106, 5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106

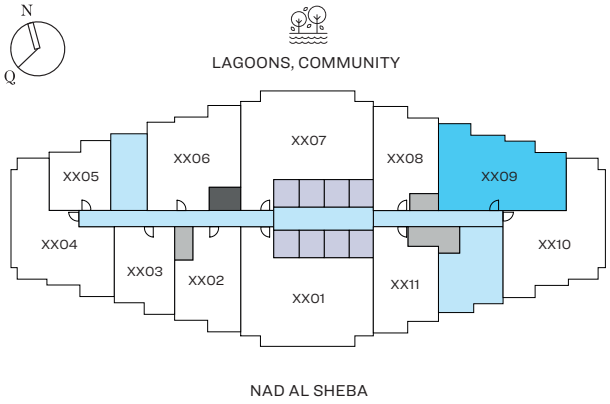
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2 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

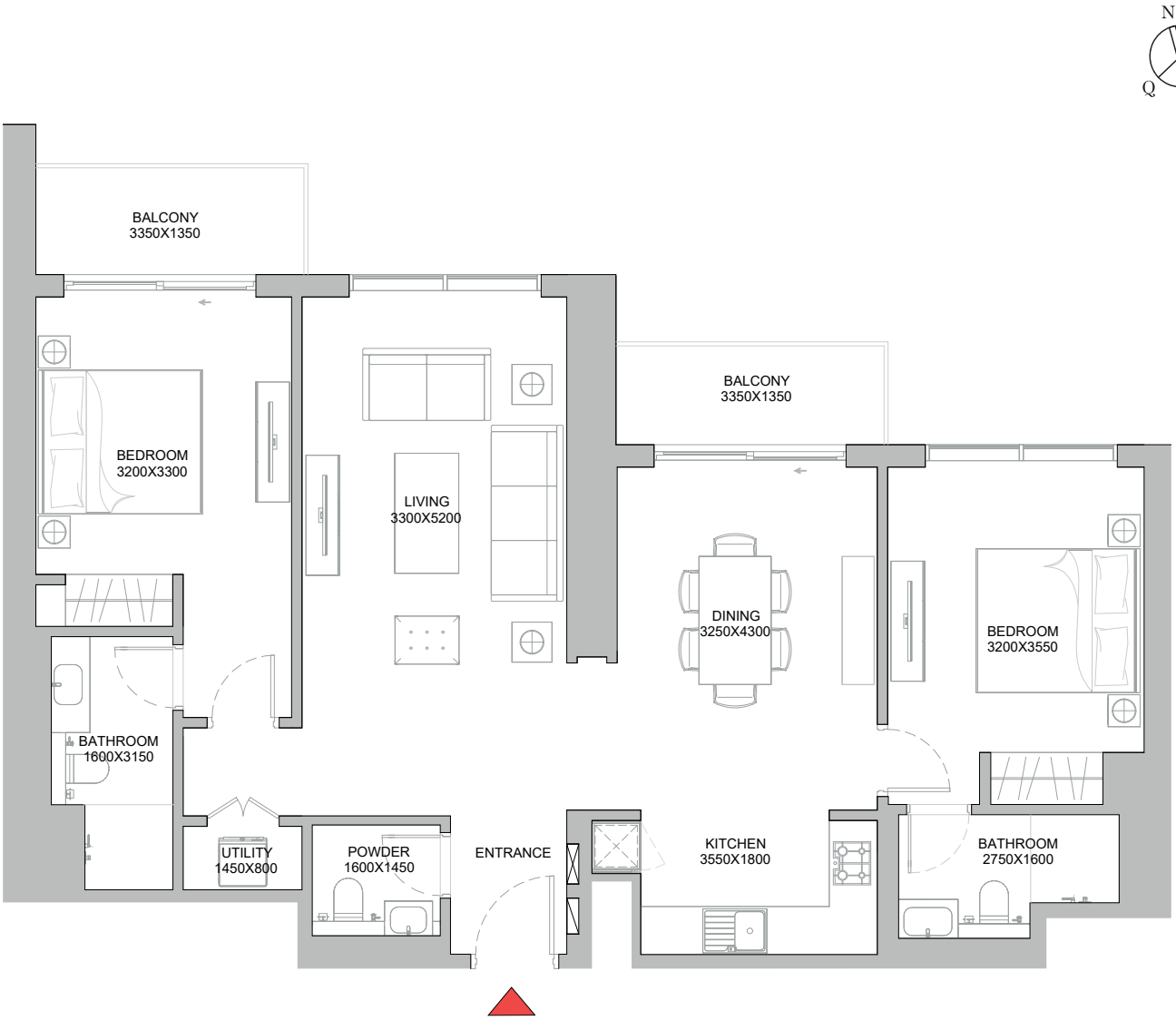
TOTAL SALEABLE AREA

SUITE = 1,077.14 SQ.FT.
BALCONY = 117.65 SQ.FT.
TOTAL = 1,194.79 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909

Lagoons, Community, Creek

3009, 3109, 3209, 3609, 3709, 3809, 3909, 4009, 4109, 4209, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5609, 5709, 5809, 5909, 6009, 6109

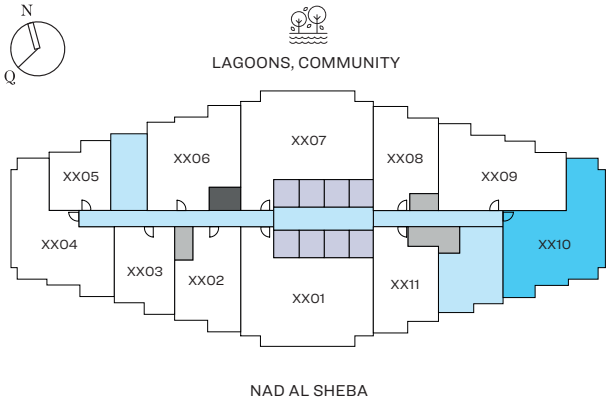
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2 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,070.69 SQ.FT.
BALCONY = 173.73 SQ.FT.
TOTAL = 1,244.42 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba

710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek

3010, 3110, 3210, 3610, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010, 6110

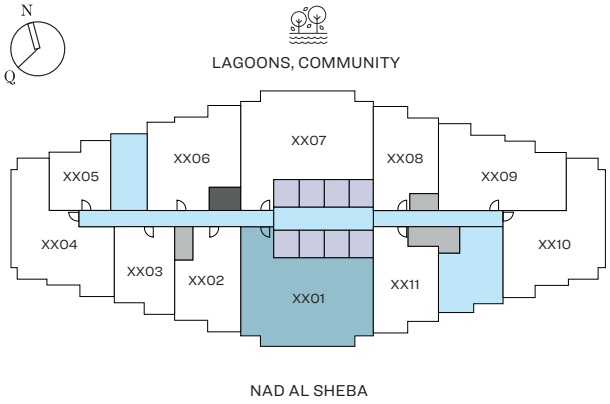
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3 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE =1,487.14 SQ.FT.
BALCONY = 167.27 SQ.FT.
TOTAL = 1,654.41 SQ.FT.



UNIT

LEVEL 07-18, 22-32, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

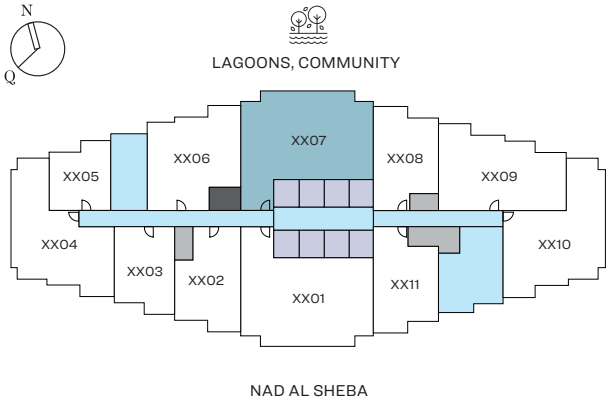
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3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 1

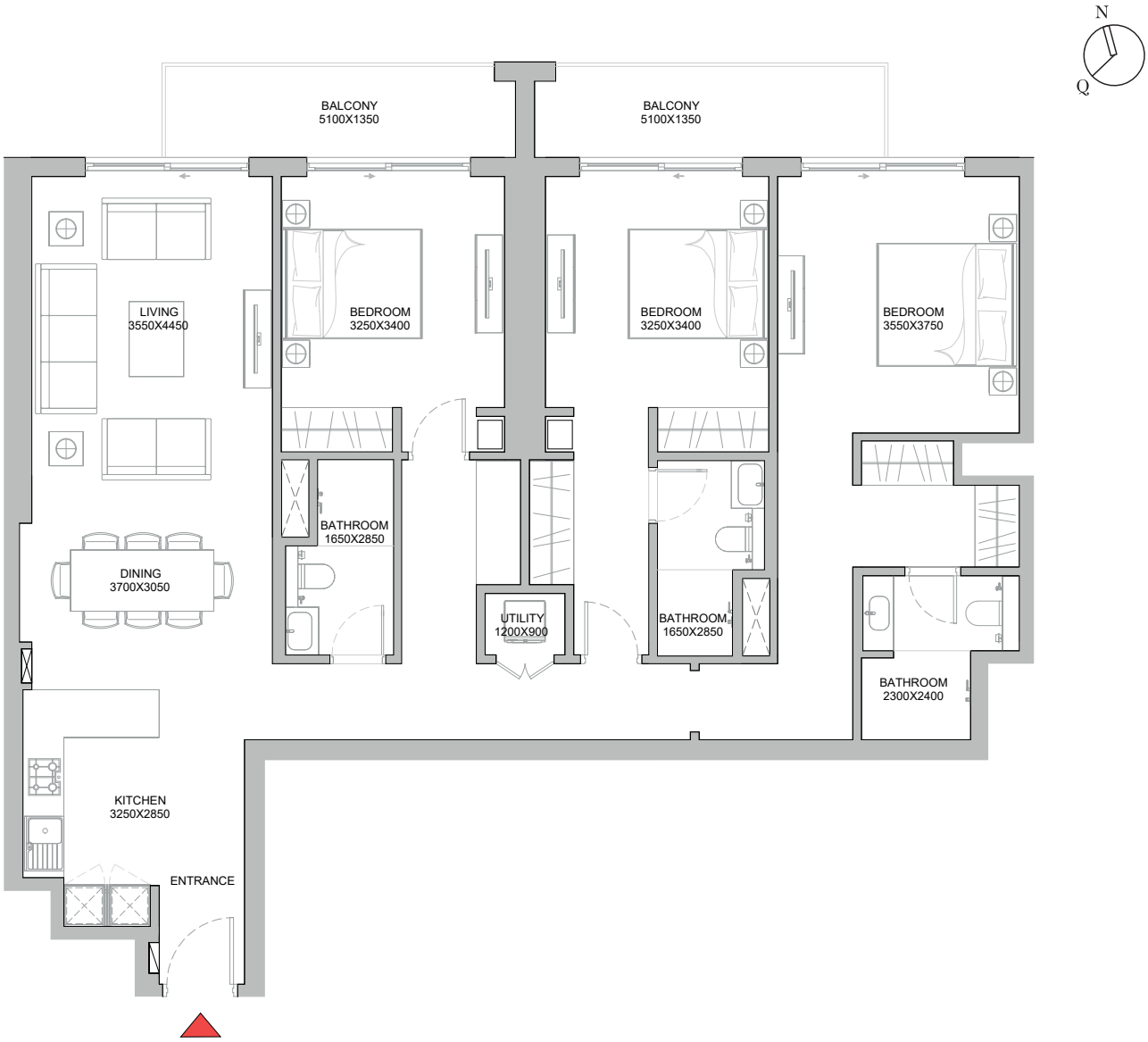
TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.
BALCONY = 167.06 SQ.FT.
TOTAL = 1,656.89 SQ.FT.



UNIT

LEVEL 07-17, 22-32, 36-45, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907

Lagoons, Community, Creek

3007, 3107, 3207, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407, 4507, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907, 6007, 6107

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