340 RIVERSIDE CRESCENT



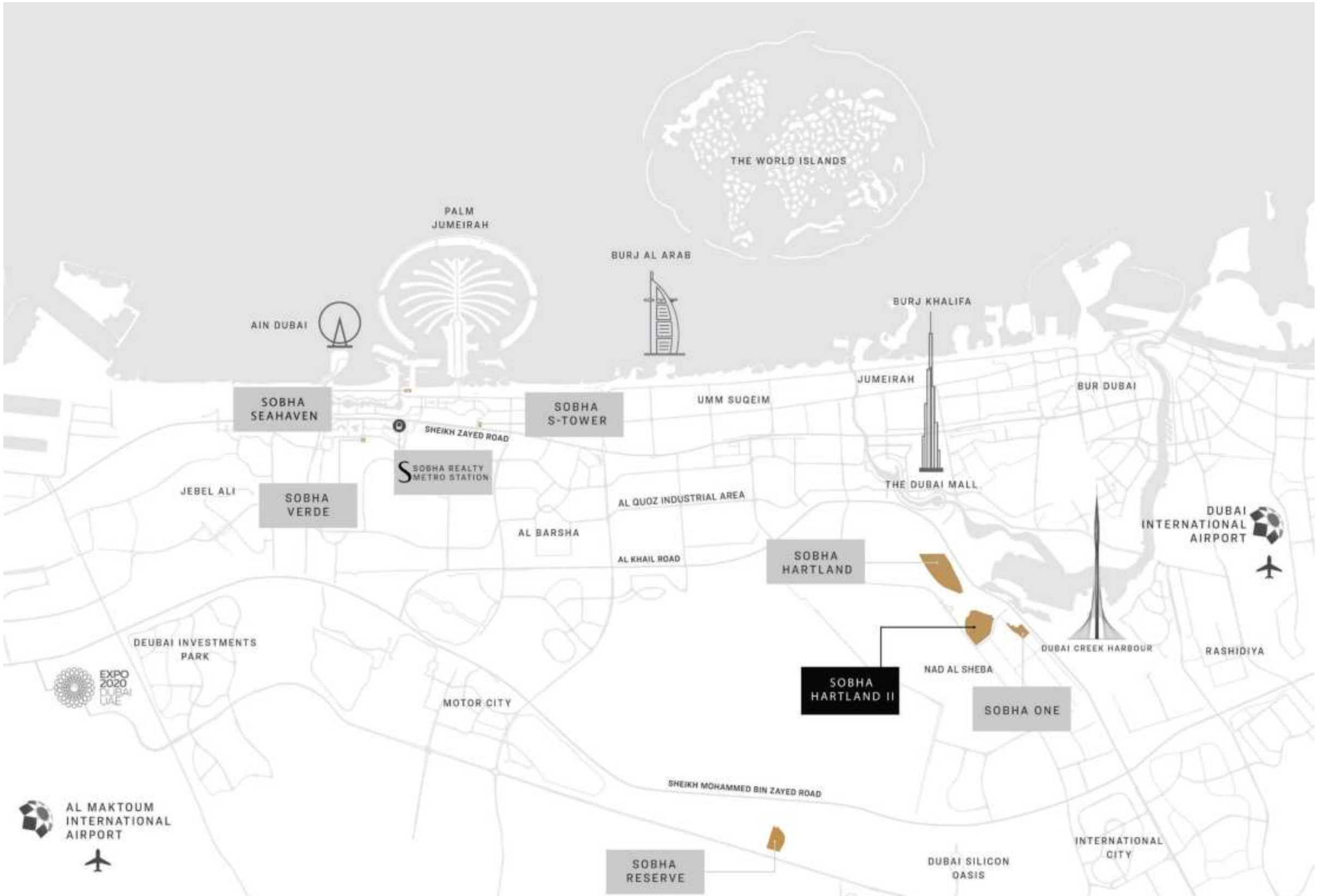
SOBHA HARTLAND II

340 RIVERSIDE CRESCENT



Relocate your senses

Indulge your senses in more than 8 million square feet of exquisite waterfront serenity.


THE WORLD ISLANDS
PALM JUMEIRAH
BURJ AL ARAB
AIN DUBAI
BURJ KHALIFA
JUMEIRAH
BUR DUBAI
UMM SUQEIM
SOBHA SEAHAVEN
SOBHA S-TOWER
SHEIKH ZAYED ROAD
SOBHA REALTY METRO STATION
JEBEL ALI
SOBHA VERDE
AL QUOZ INDUSTRIAL AREA
THE DUBAI MALL
DUBAI INTERNATIONAL AIRPORT
AL BARSHA
AL KHAIL ROAD
SOBHA HARTLAND
DEUBAI INVESTMENTS PARK
EXPO 2020 DUBAI UAE
DUBAI CREEK HARBOUR
RASHIDIYA
NAD AL SHEBA
SOBHA HARTLAND II
SOBHA ONE
MOTOR CITY
SHEIKH MOHAMMED BIN ZAYED ROAD
AL MAKTOUM INTERNATIONAL AIRPORT
INTERNATIONAL CITY
DUBAI SILICON OASIS
SOBHA RESERVE

A depiction of true vibrancy

Close to the pulsating heart of Dubai.

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

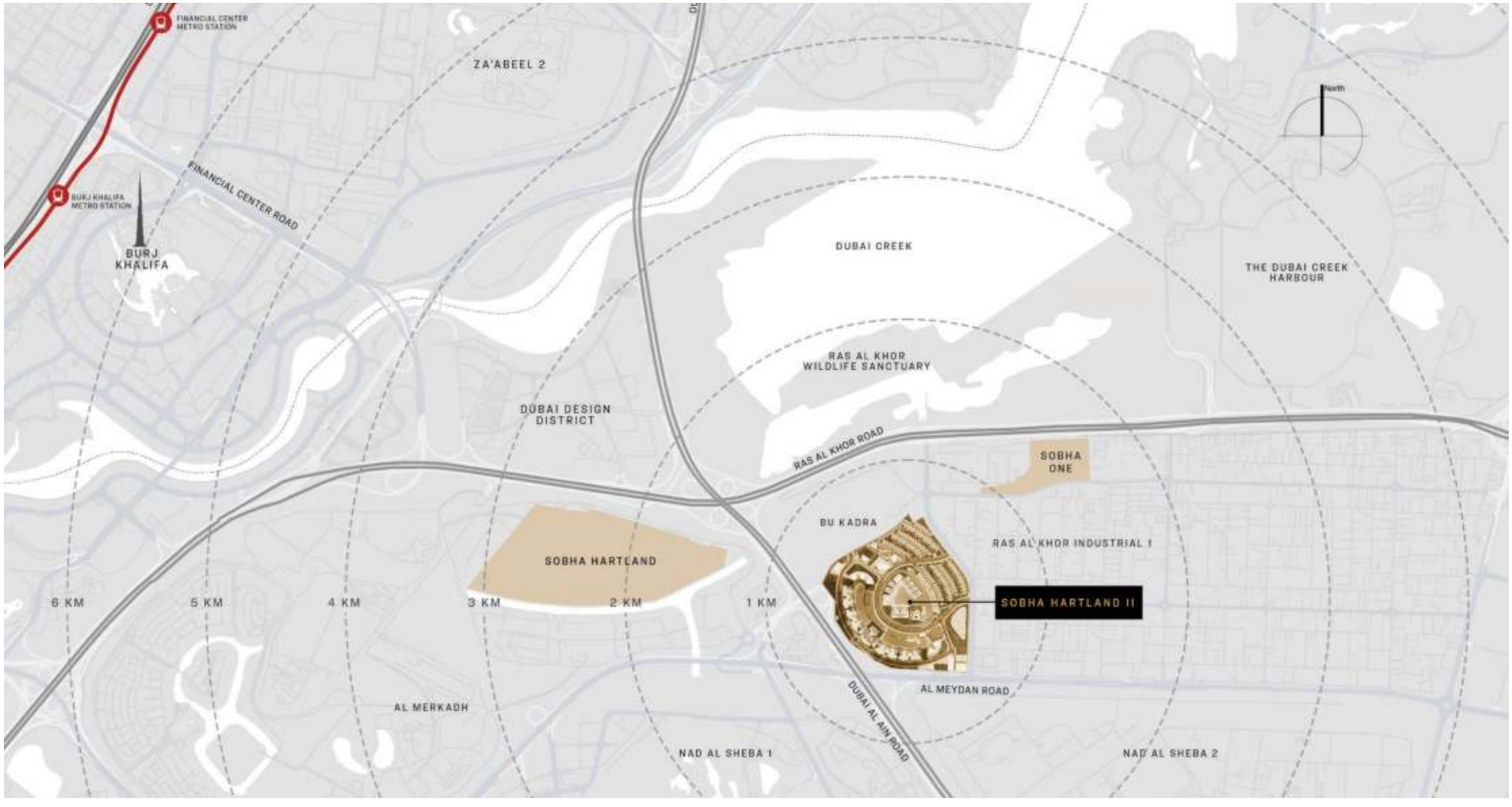
THE DUBAI MALL
15 MINUTES

BURJ KHALIFA & DOWNTOWN DUBAI
15 MINUTES

DUBAI FRAME
15 MINUTES

DUBAI OPERA
15 MINUTES

PALM JUMEIRAH
25 MINUTES





This is

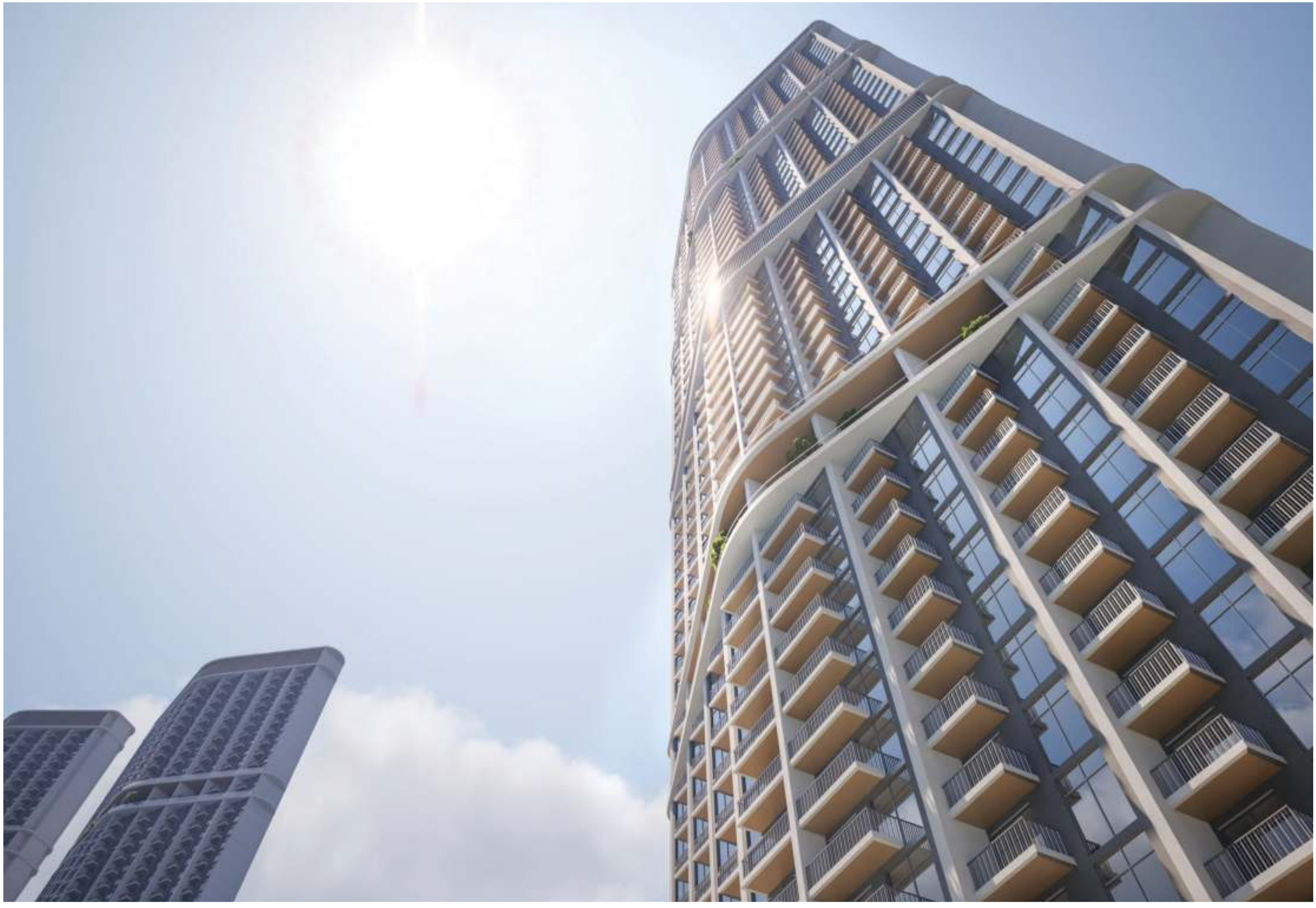
340 RIVERSIDE CRESCENT



340 reasons to elevate your quality of life. Here are a mere few. A spectacular tower nestled within Sobha Hartland II 340 Riverside Crescent encompasses a rich sense of community and superlative waterfront living in one of the city’s most sought-after locations.

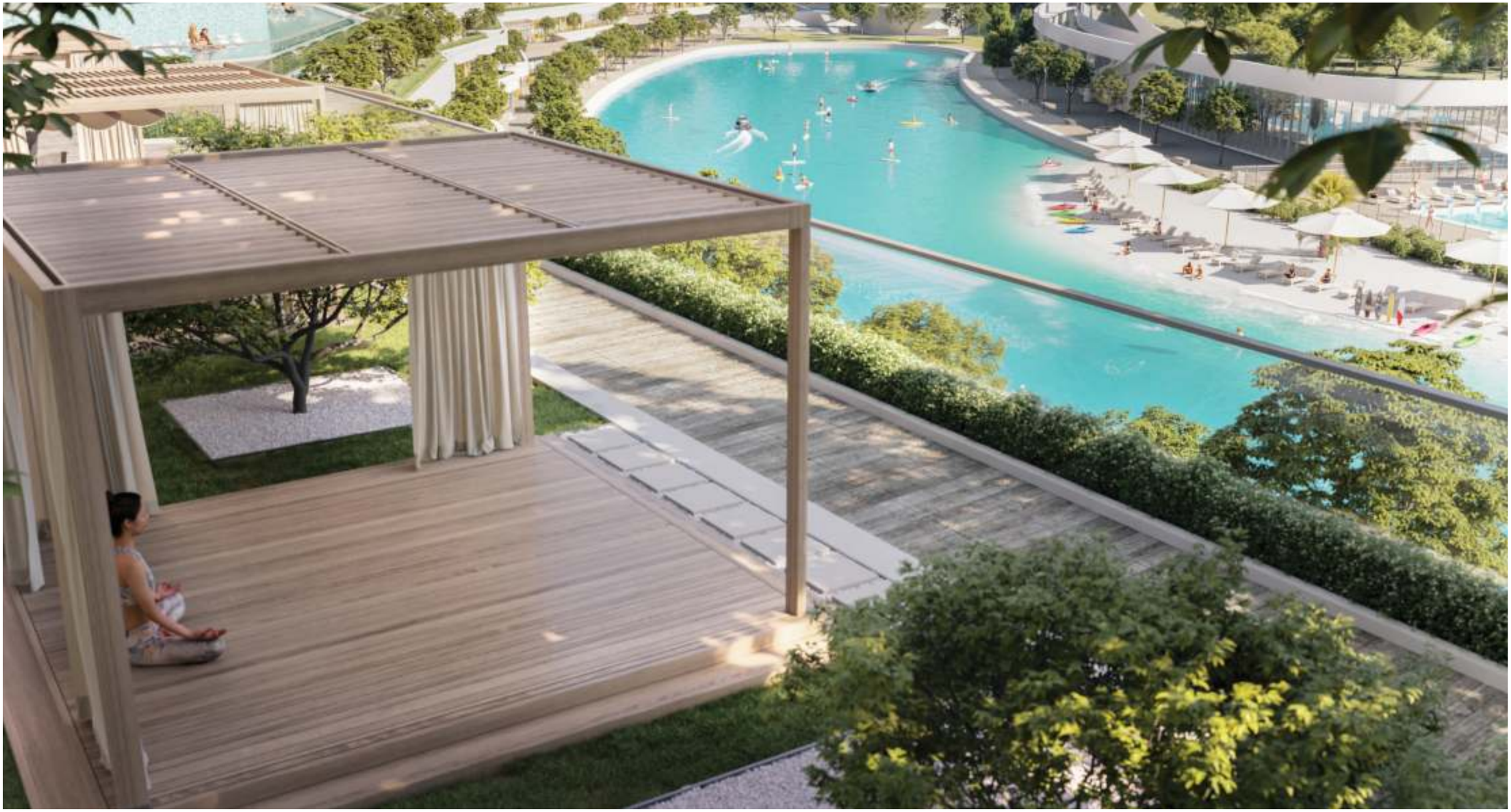
Discover a mirror
to your soul





340 RIVERSIDE CRESCENT





The epitome of a vibrant community ambience

Discover a sense of belonging among likeminded residence, where the bonds of genuine community living are fostered through high-quality amenities, creating a truly enriching experience.


340 RIVERSIDE CRESCENT
340 RIVERSIDE CRESCENT
CAFE



Exceptional as expected

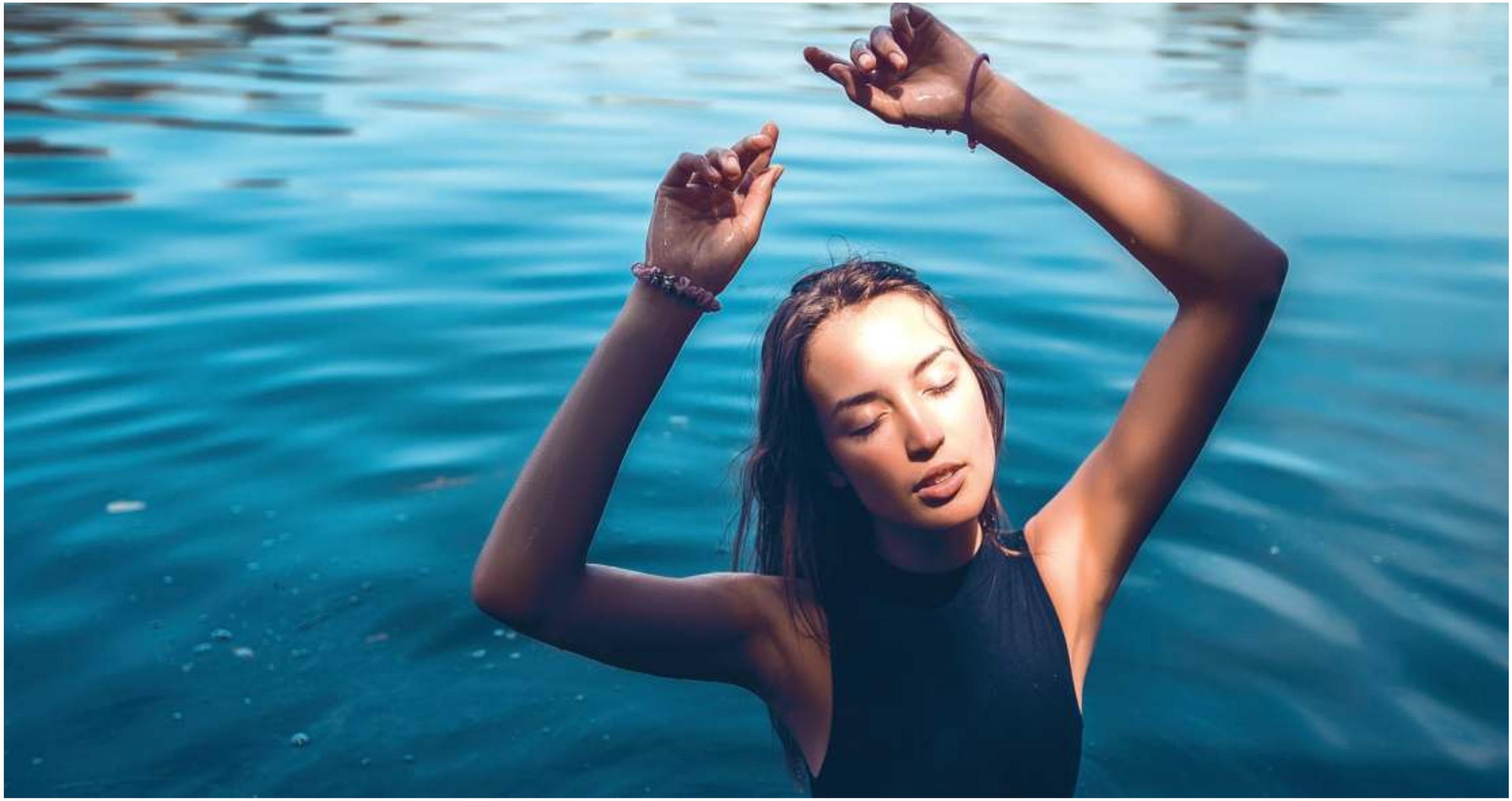
Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.



Serene waterfront setting, world-class amenities, excellent locality

340 Riverside Crescent is the ultimate lifestyle venue. Start your day with a casual stroll through inspiring surrounds. Discover pristine beaches. Savour views of the vibrant Dubai and sprawling greenery from your exclusive Sky Gardens haven. End your day as the golden setting sun soothes your senses.





Add a splash of colour to your day

Secure a front-row seat to outstanding waterfront living. Take a plunge into your generously sized infinity pool and simply relax your stresses away.



An exertion excursion

Reward mind and body, elevate your physical wellbeing while savouring all the thoughtfully conceived facilities that complement your discerning quality of life. Elevate your endurance and stamina with our cutting edge fitness trails.




Beyond Your
Limits





At the peak
of paradise



Where dining is always fine

Defined by its elegant waterfront aesthetic, every detail of 340 Riverside Crescent has been thoughtfully contemplated to create a welcoming and peaceful environ. Discover endless culinary delights across the boardwalk.




RESTAURANT



Sky Gardens, the height of selectivity

Recreation is the name of the game you indulge in a range of stimulating activities at Sky Gardens. Inspiring views across the city come as standard.

FLOOR AND UNIT PLAN

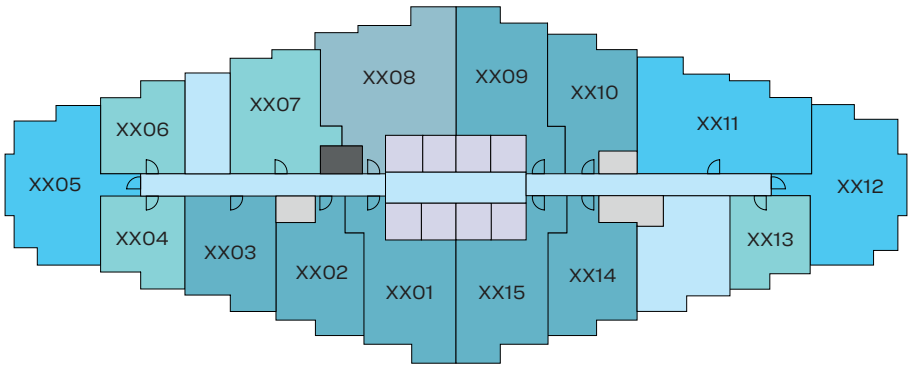
LAYOUTS

FLOOR PLAN LAYOUT

N

Q

LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-17, 21-29, 33-42, 46-55

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

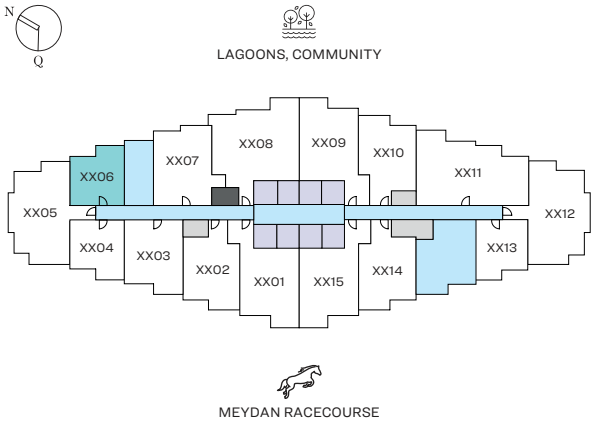
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1 BEDROOM APARTMENT

TYPE A (with balcony)

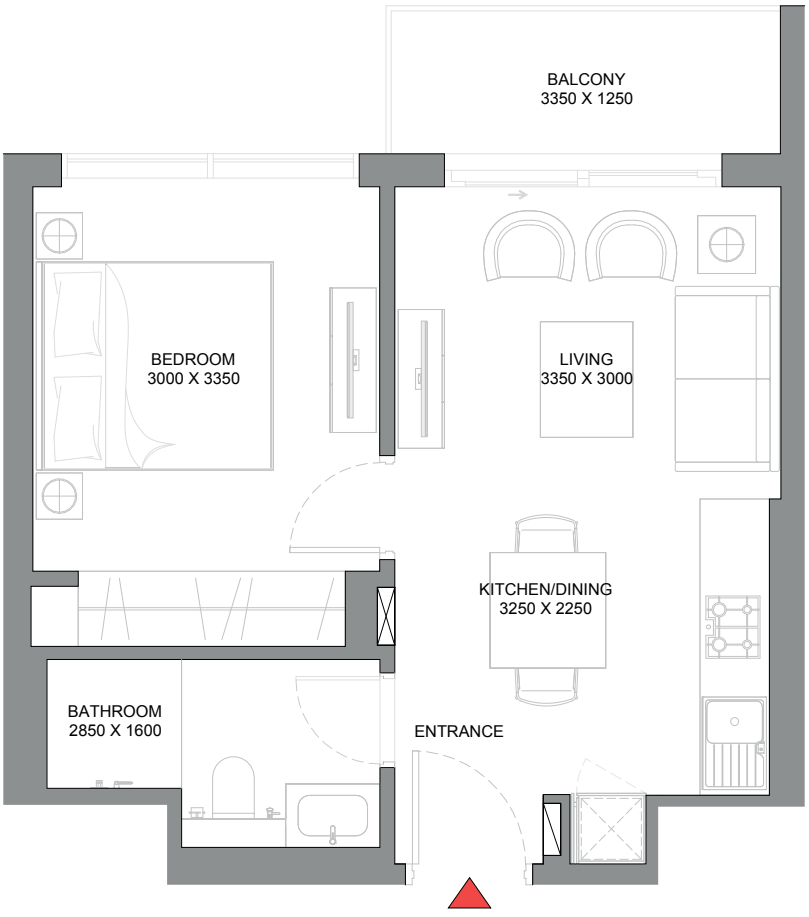
TOTAL SALEABLE AREA

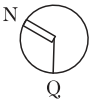
SUITE = 444.23 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 499.34 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106, 4606, 4706, 4806, 4906, 5006, 5106, 5206, 5306, 5406, 5506

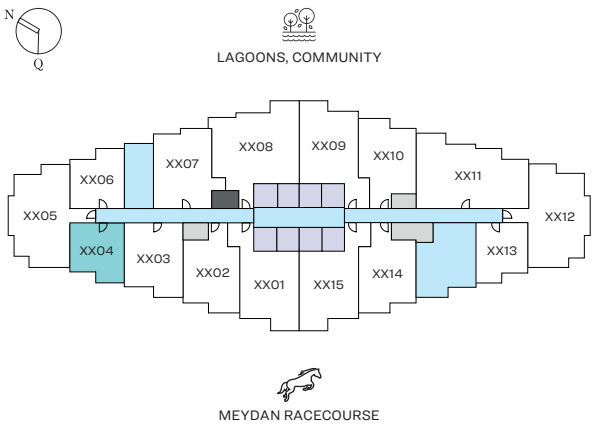
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1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

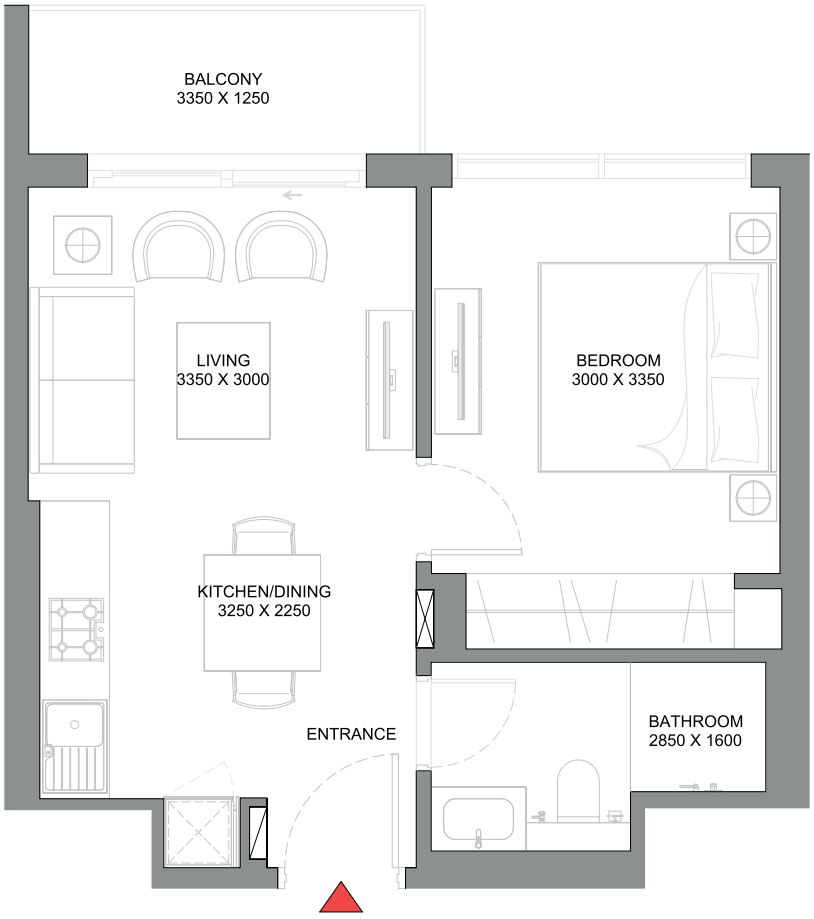
TOTAL SALEABLE AREA

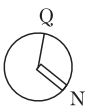
SUITE = 441.00 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 495.36 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504

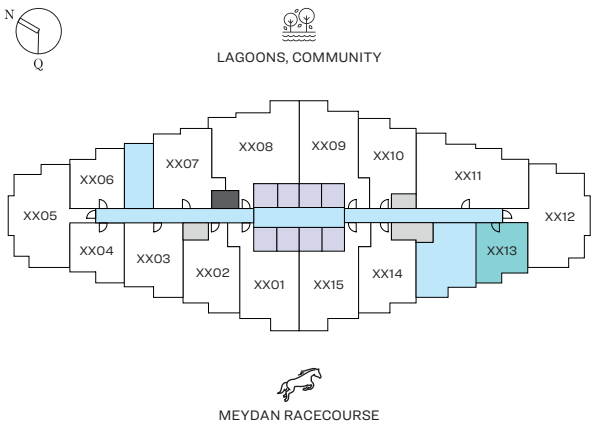
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1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 2

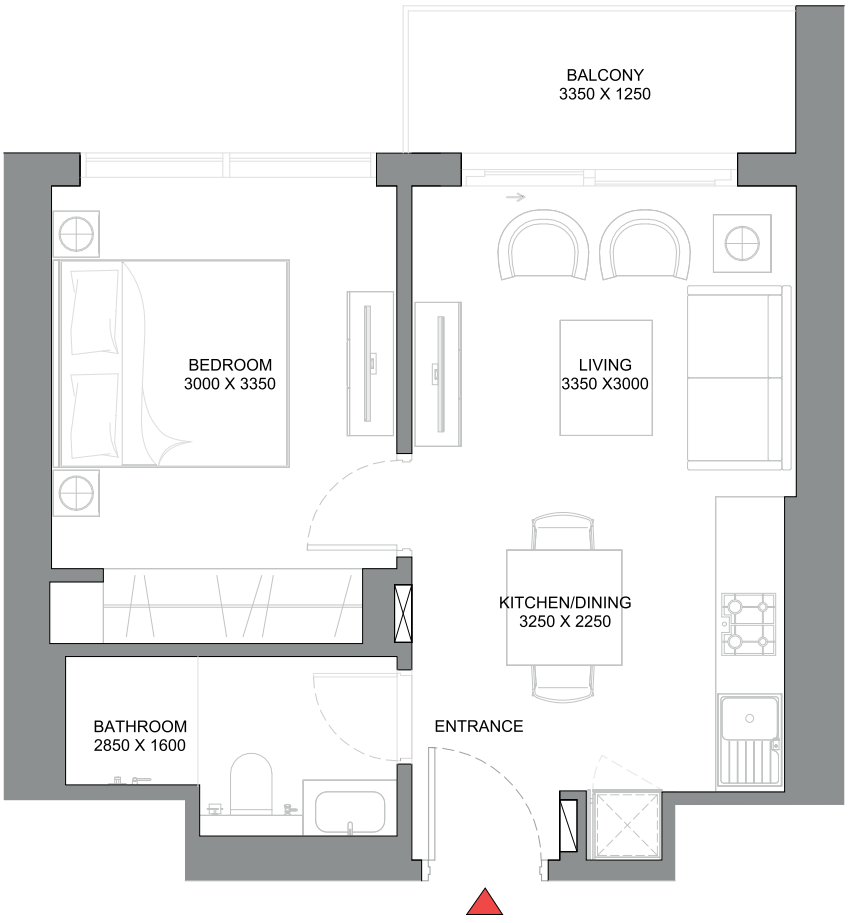
TOTAL SALEABLE AREA

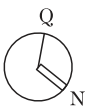
SUITE = 446.70 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 501.81 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 2113, 2213, 2313, 2413, 2513, 2613, 2713, 2813, 2913, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4113, 4213, 4613, 4713, 4813, 4913, 5013, 5113, 5213, 5313, 5413, 5513

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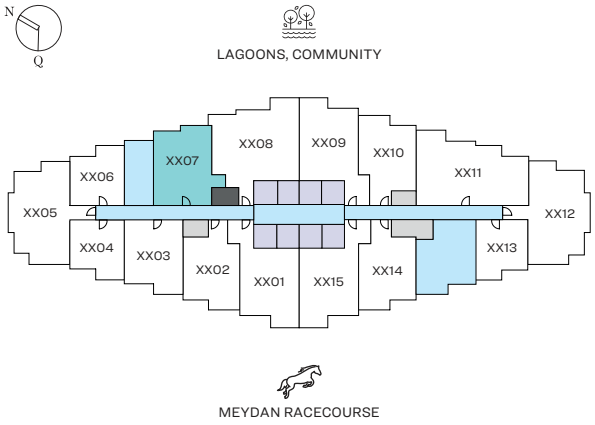
1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

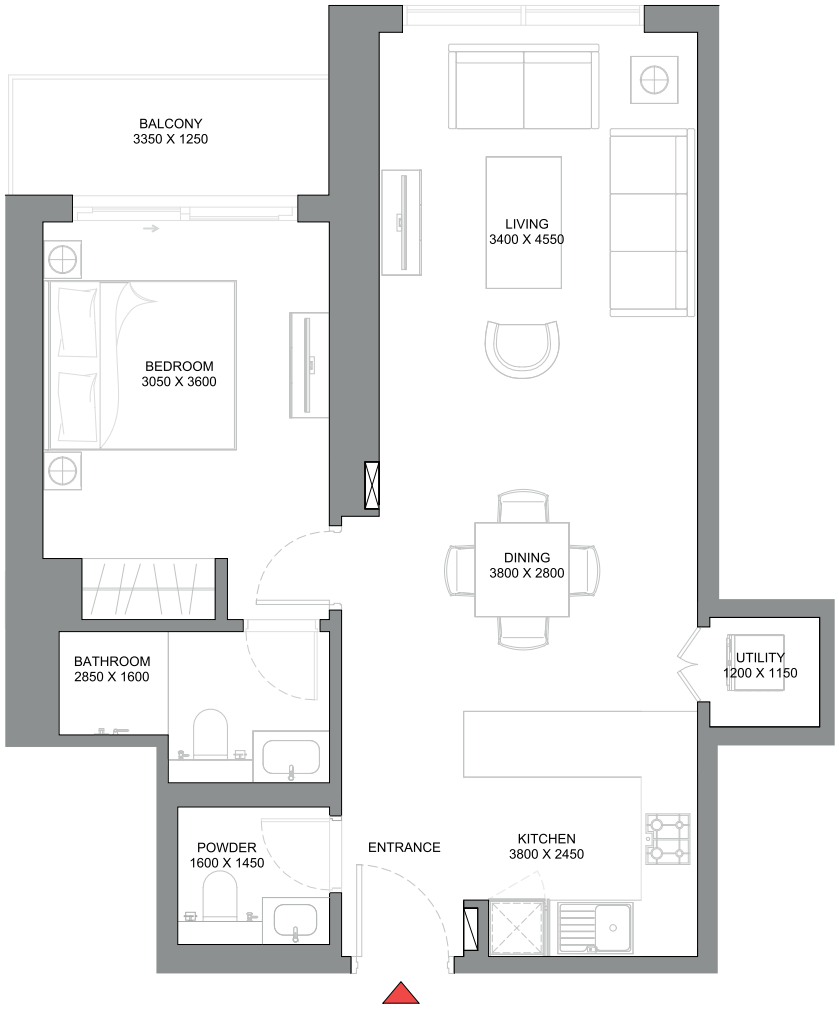
TOTAL SALEABLE AREA

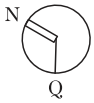
SUITE = 702.02 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 756.38 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107, 4607, 4707, 4807, 4907, 5007, 5107, 5207, 5307, 5407, 5507

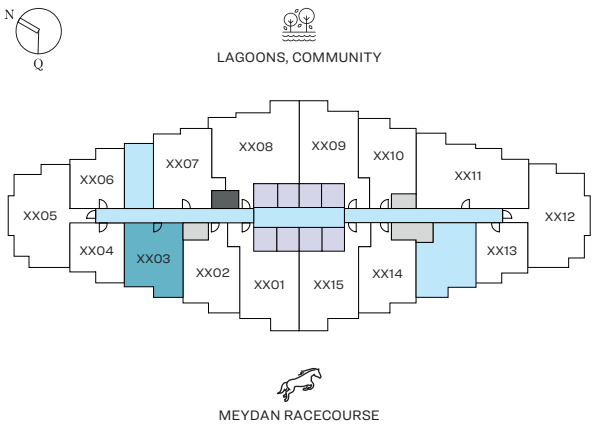
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1.5 BEDROOM APARTMENT

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

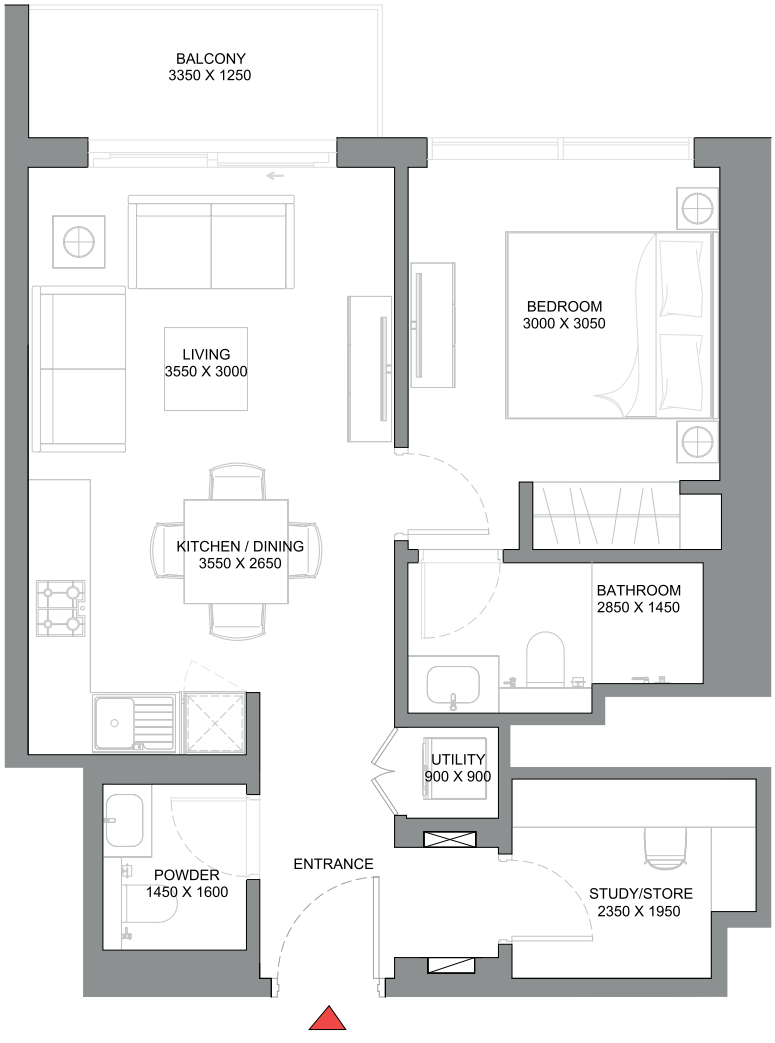
TOTAL SALEABLE AREA

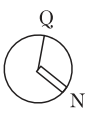
SUITE = 585.02 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 639.38 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503

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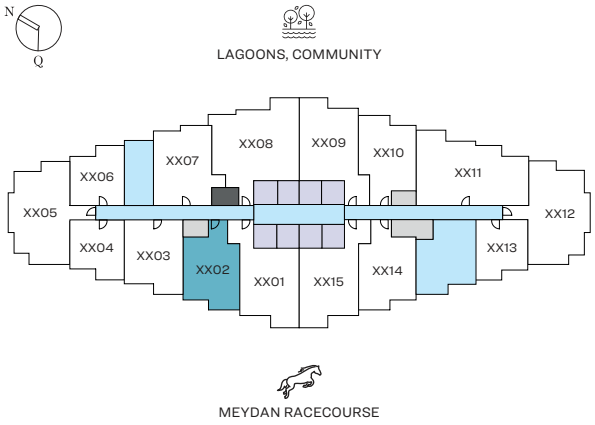
1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

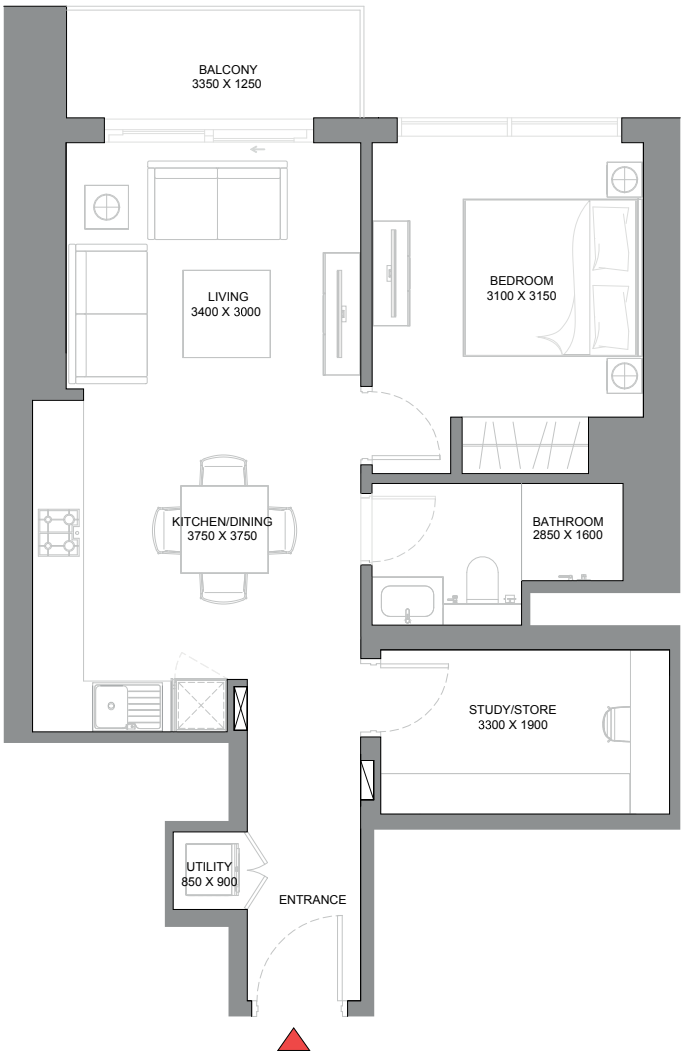
TOTAL SALEABLE AREA

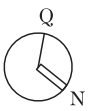
SUITE = 634.86 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 689.97 SQ.FT.

UNIT



LEVEL 08-10, 12, 13, 15-17, 22-27, 29, 33-40, 46-50, 52-55





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

802, 902, 1002, 1202, 1302, 1502, 1602, 1702, 2202, 2302, 2402, 2502, 2602, 2702, 2902, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002, 4602, 4702, 4802, 4902, 5002, 5202, 5302, 5402, 5502

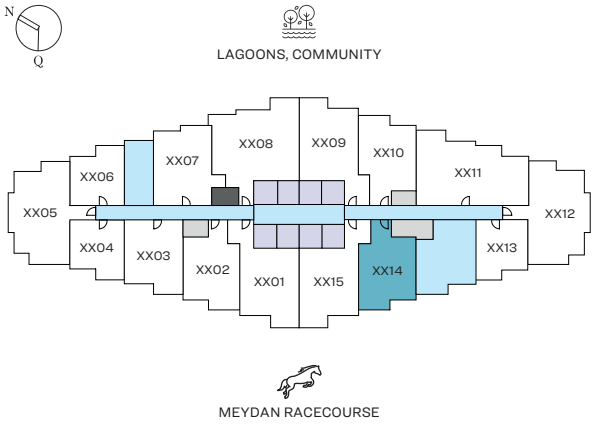
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1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony) VARIANT 1

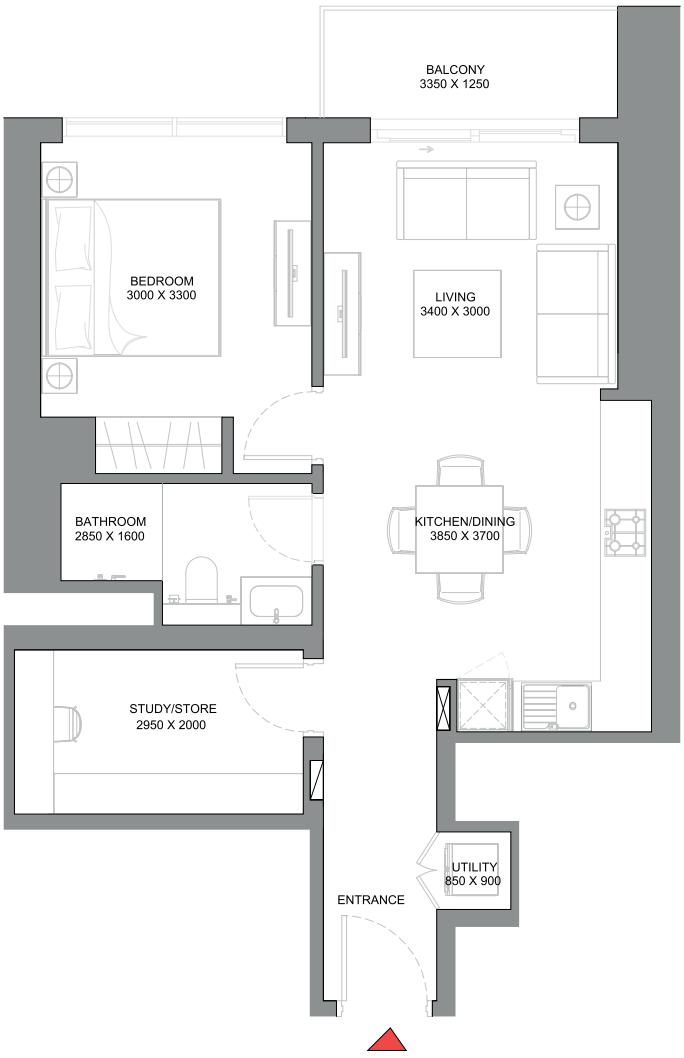
TOTAL SALEABLE AREA

SUITE = 639.27 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 694.38 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

814, 914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 2114, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3314, 3414, 3514, 3614, 3714, 3814, 3914, 4014, 4114, 4214, 4614, 4714, 4814, 4914, 5014, 5114, 5214, 5314, 5414, 5514

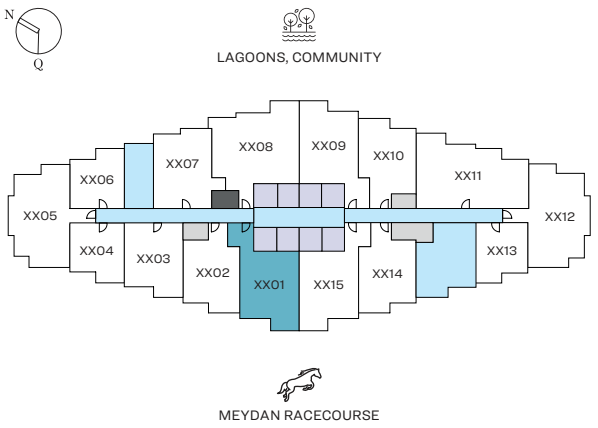
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1.5 BEDROOM APARTMENT

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

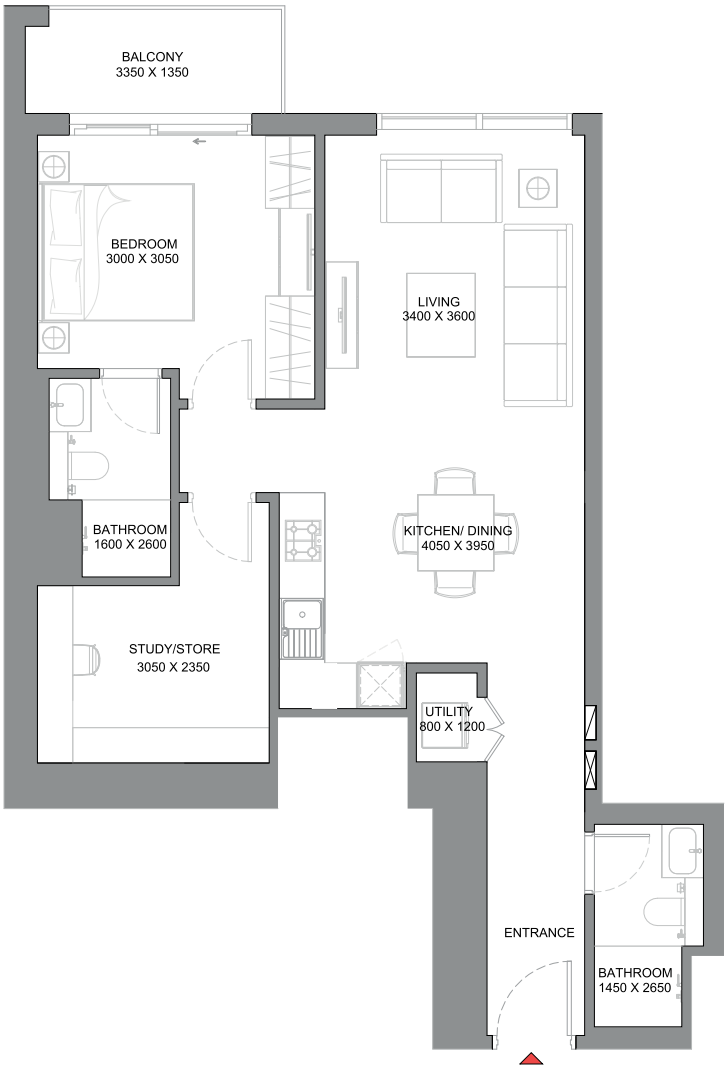
TOTAL SALEABLE AREA

SUITE = 812.89 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.48 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4601, 4701, 4801, 4901, 5001, 5101, 5201, 5301, 5401, 5501

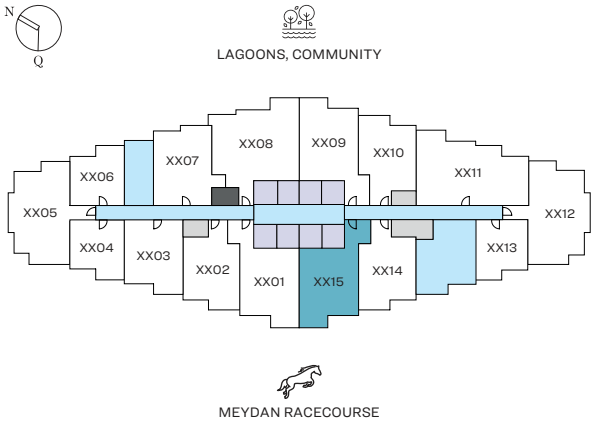
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1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony) VARIANT 1

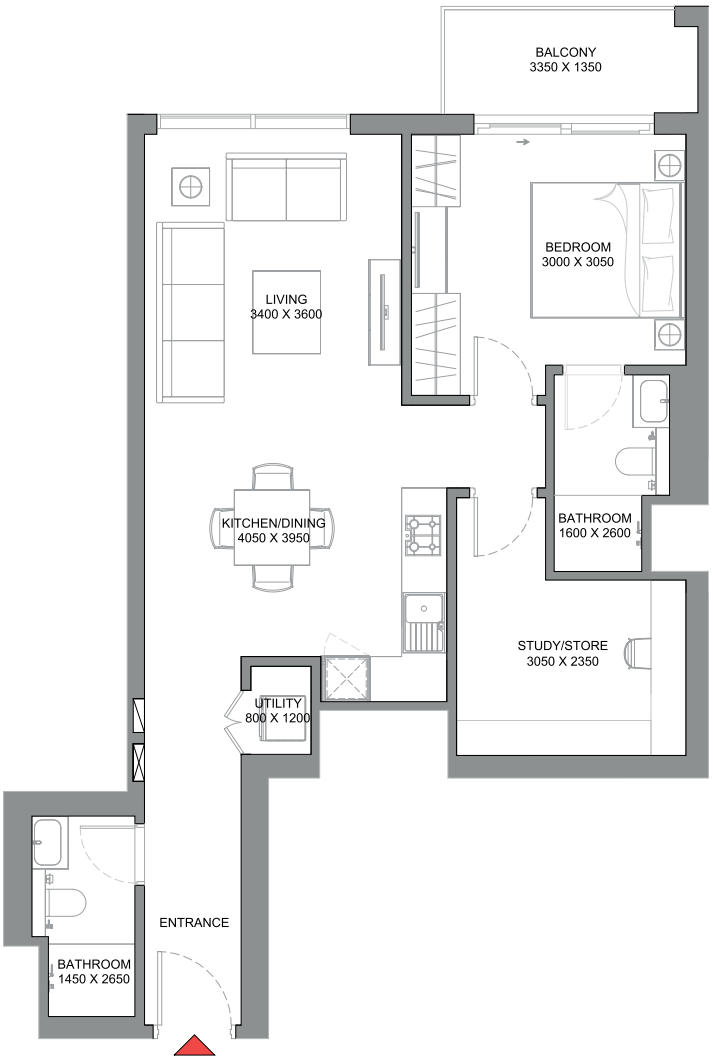
TOTAL SALEABLE AREA

SUITE = 813.21 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.80 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

815, 915, 1015, 1115, 1215, 1315, 1415, 1515, 1615, 1715, 2115, 2215, 2315, 2415, 2515, 2615, 2715, 2815, 2915, 3315, 3415, 3515, 3615, 3715, 3815, 3915, 4015, 4115, 4215, 4615, 4715, 4815, 4915, 5015, 5115, 5215, 5315, 5415, 5515

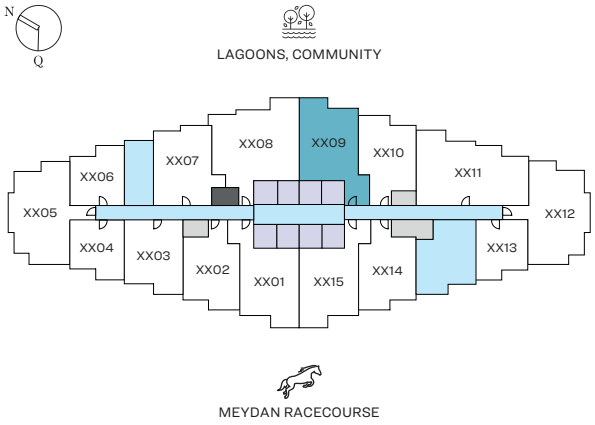
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1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony) VARIANT 2

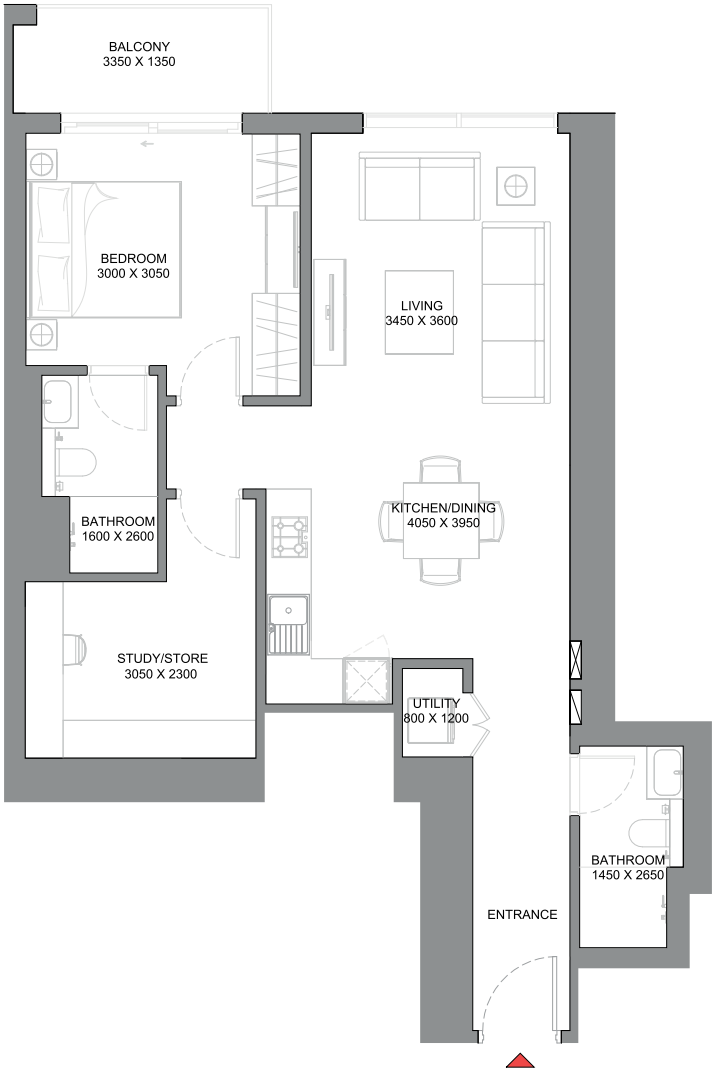
TOTAL SALEABLE AREA

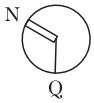
SUITE = 813.75 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 871.34 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3309, 3409, 3509, 3609, 3709, 3809, 3909, 4009, 4109, 4609, 4709, 4809, 4909, 5009, 5109, 5209, 5309, 5409, 5509

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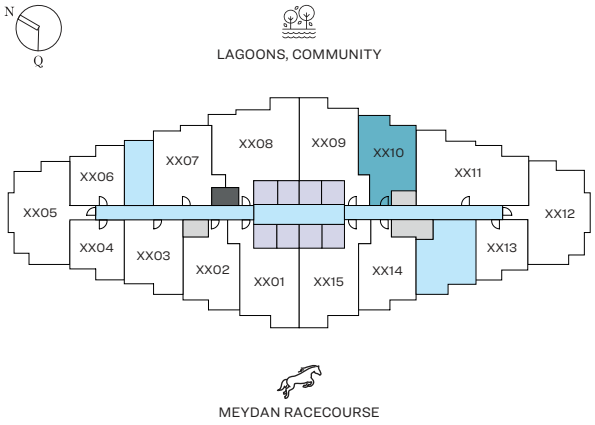
1.5 BEDROOM APARTMENT

TYPE D (with study room + balcony)

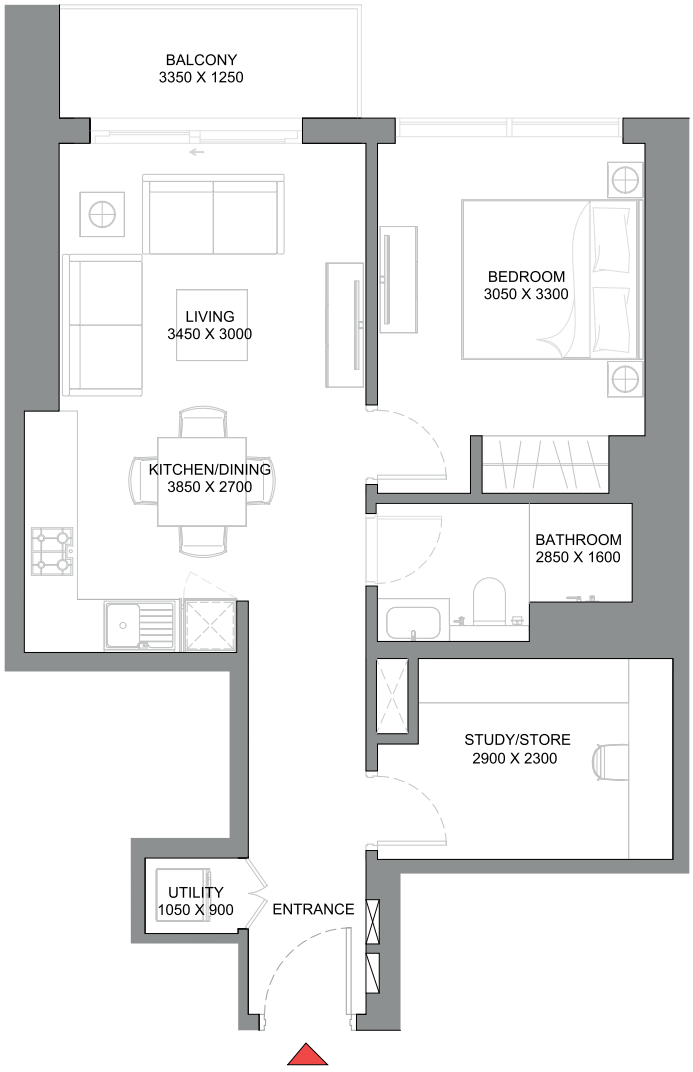
TOTAL SALEABLE AREA

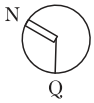
SUITE = 629.47 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 684.58 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110, 4610, 4710, 4810, 4910, 5010, 5110, 5210, 5310, 5410, 5510

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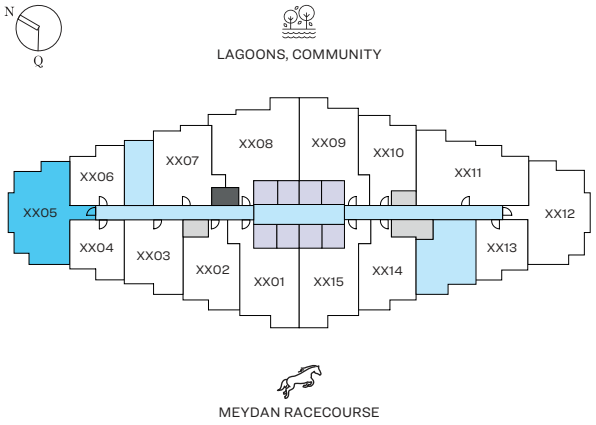
2 BEDROOM APARTMENT

TYPE A (with balcony)

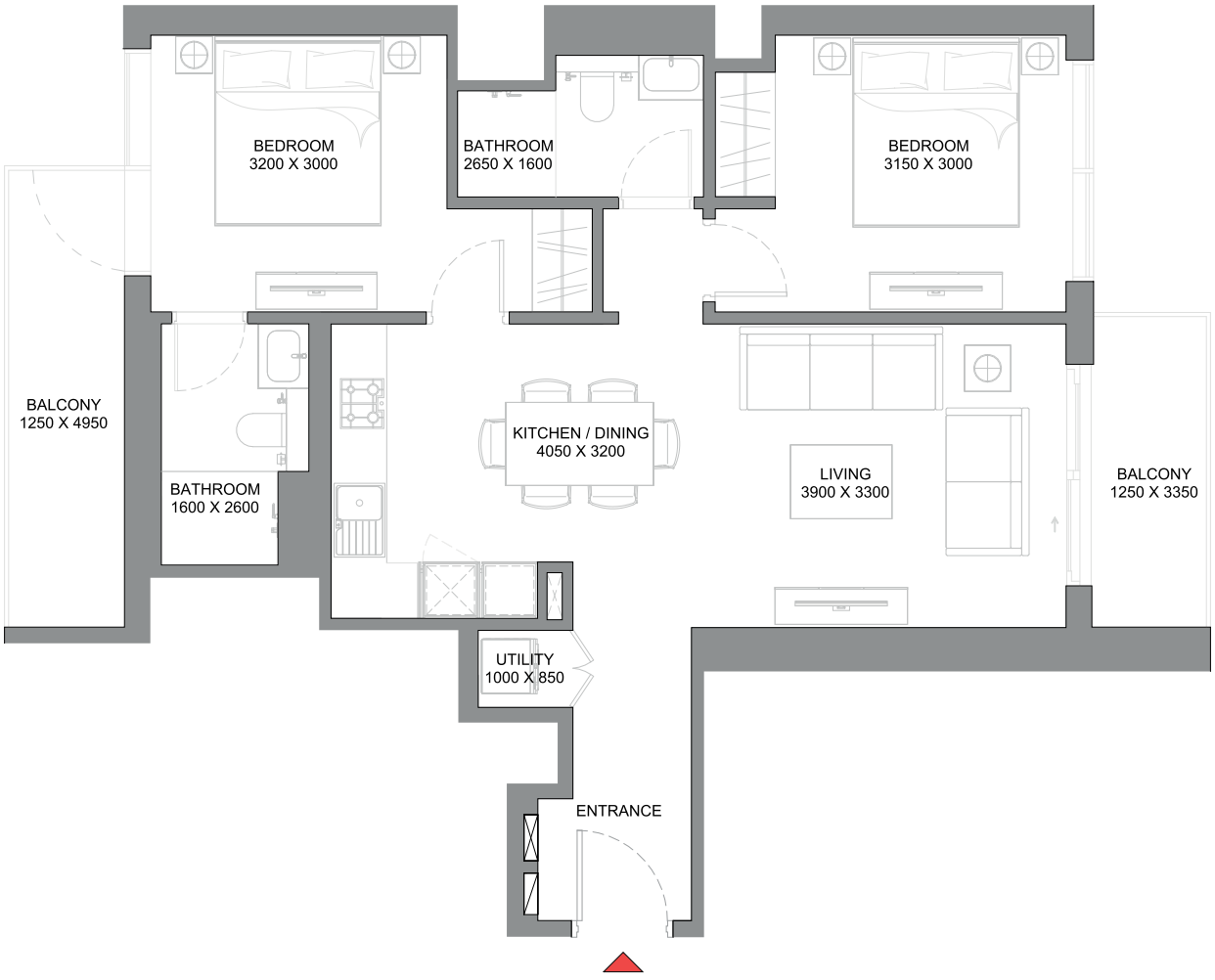
TOTAL SALEABLE AREA

SUITE = 812.78 SQ.FT.
BALCONY = 134.76 SQ.FT.
TOTAL = 947.54 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Meydan Racecourse

805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505

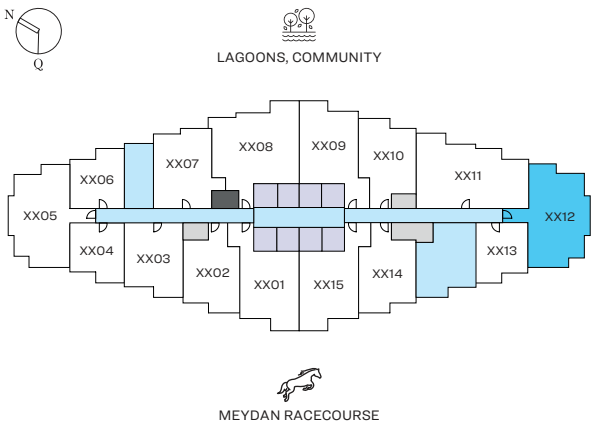
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2 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

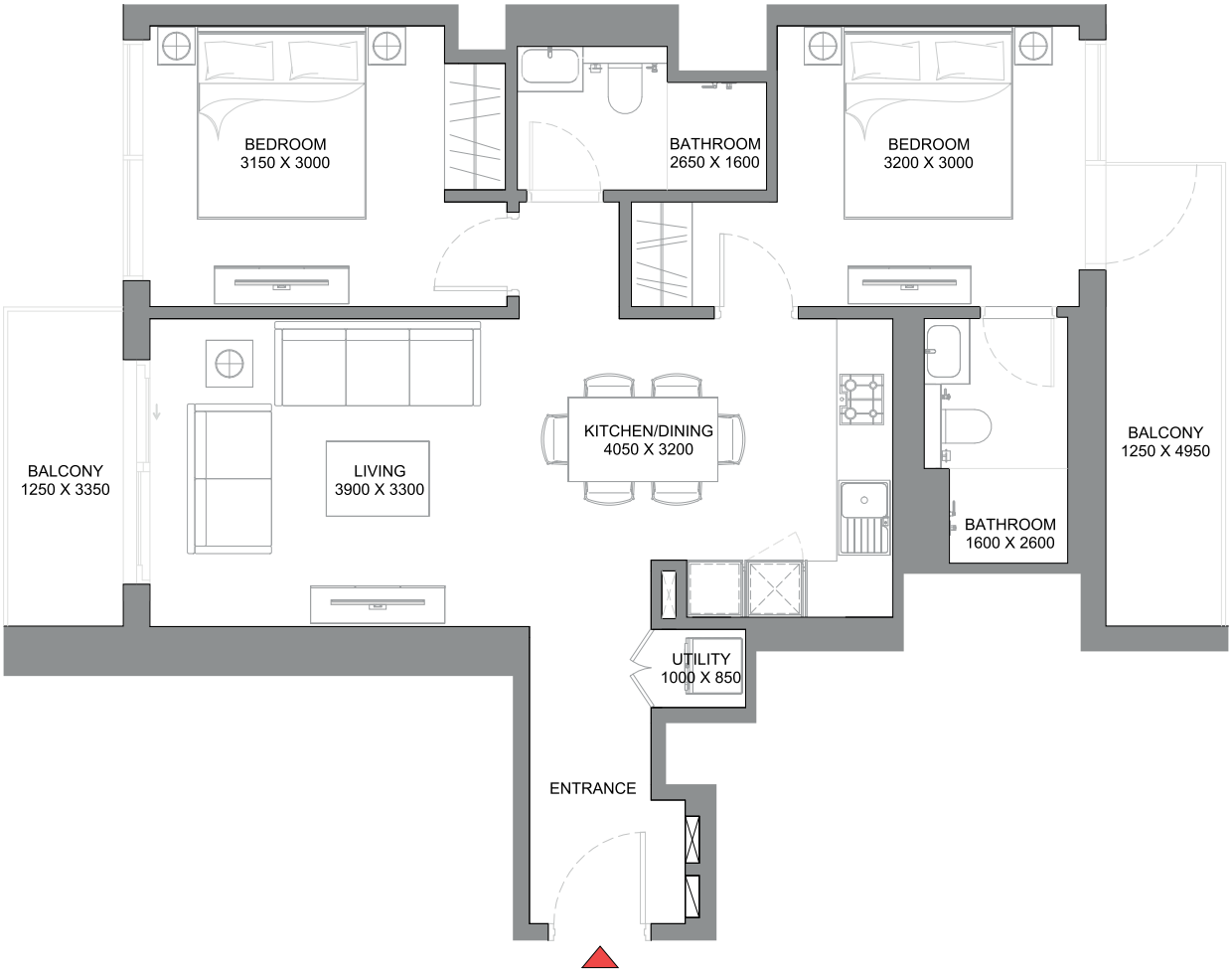
TOTAL SALEABLE AREA

SUITE = 814.29 SQ.FT.
BALCONY = 133.58 SQ.FT.
TOTAL = 947.87 SQ.FT.



UNIT

LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

N Q

VIEWS

Lagoons, Community, Meydan Racecourse

812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3312, 3412, 3512, 3612, 3712, 3812, 3912, 4012, 4112, 4212, 4612, 4712, 4812, 4912, 5012, 5112, 5212, 5312, 5412, 5512

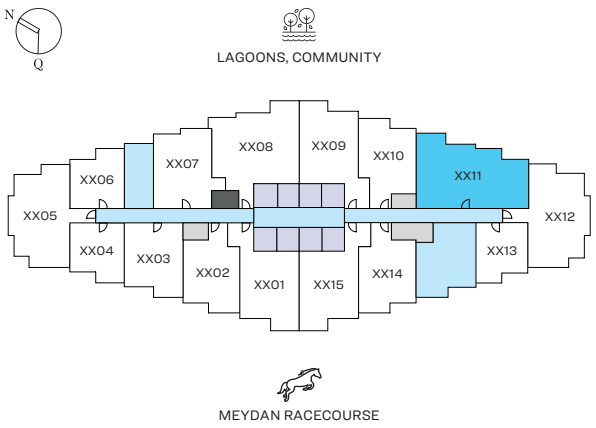
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2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

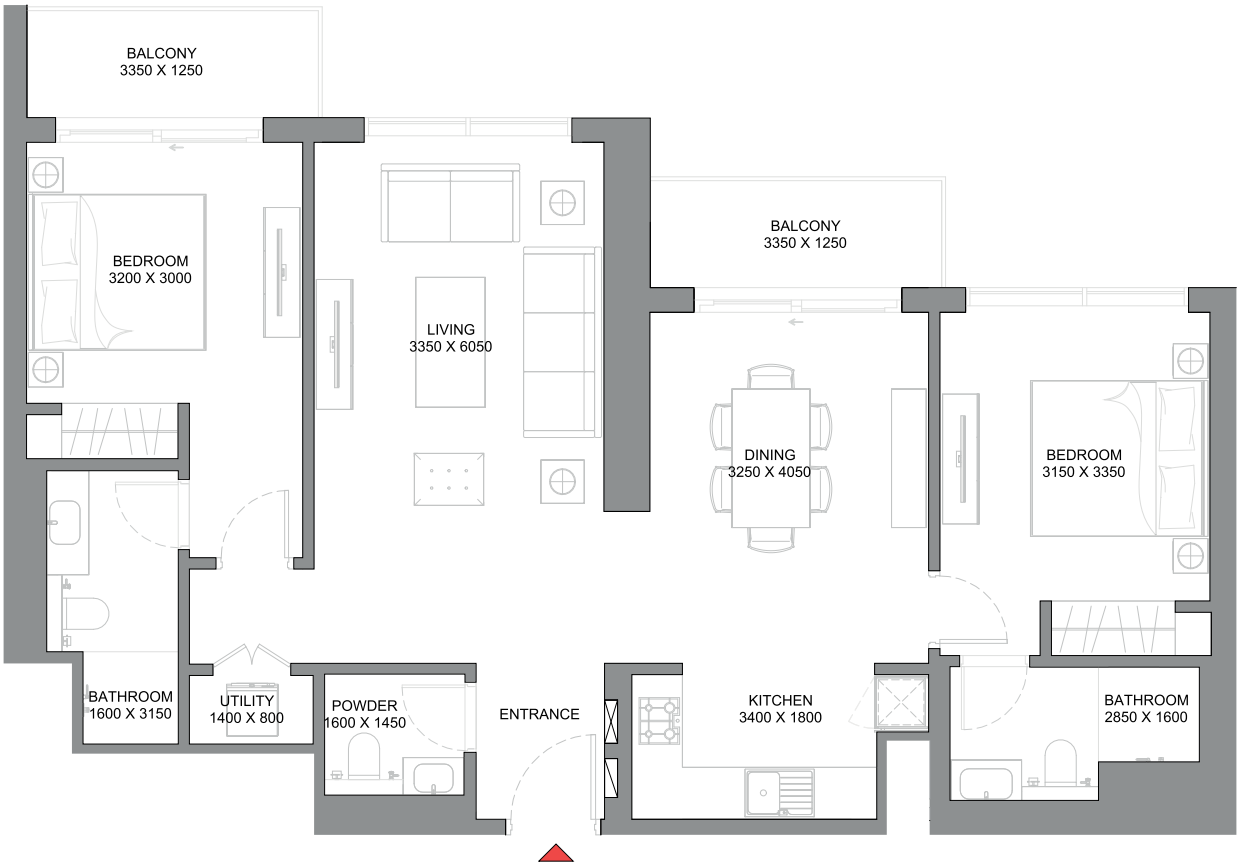
TOTAL SALEABLE AREA

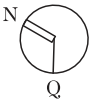
SUITE = 1,023.97 SQ.FT.
BALCONY = 108.82 SQ.FT.
TOTAL = 1,132.79 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511

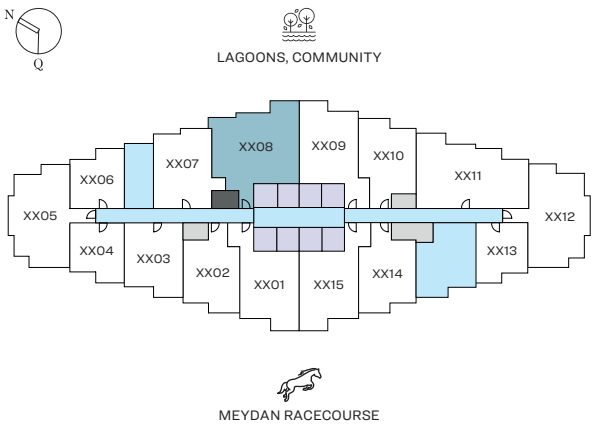
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2.5 BEDROOM APARTMENT

TYPE A (with study room + balcony)

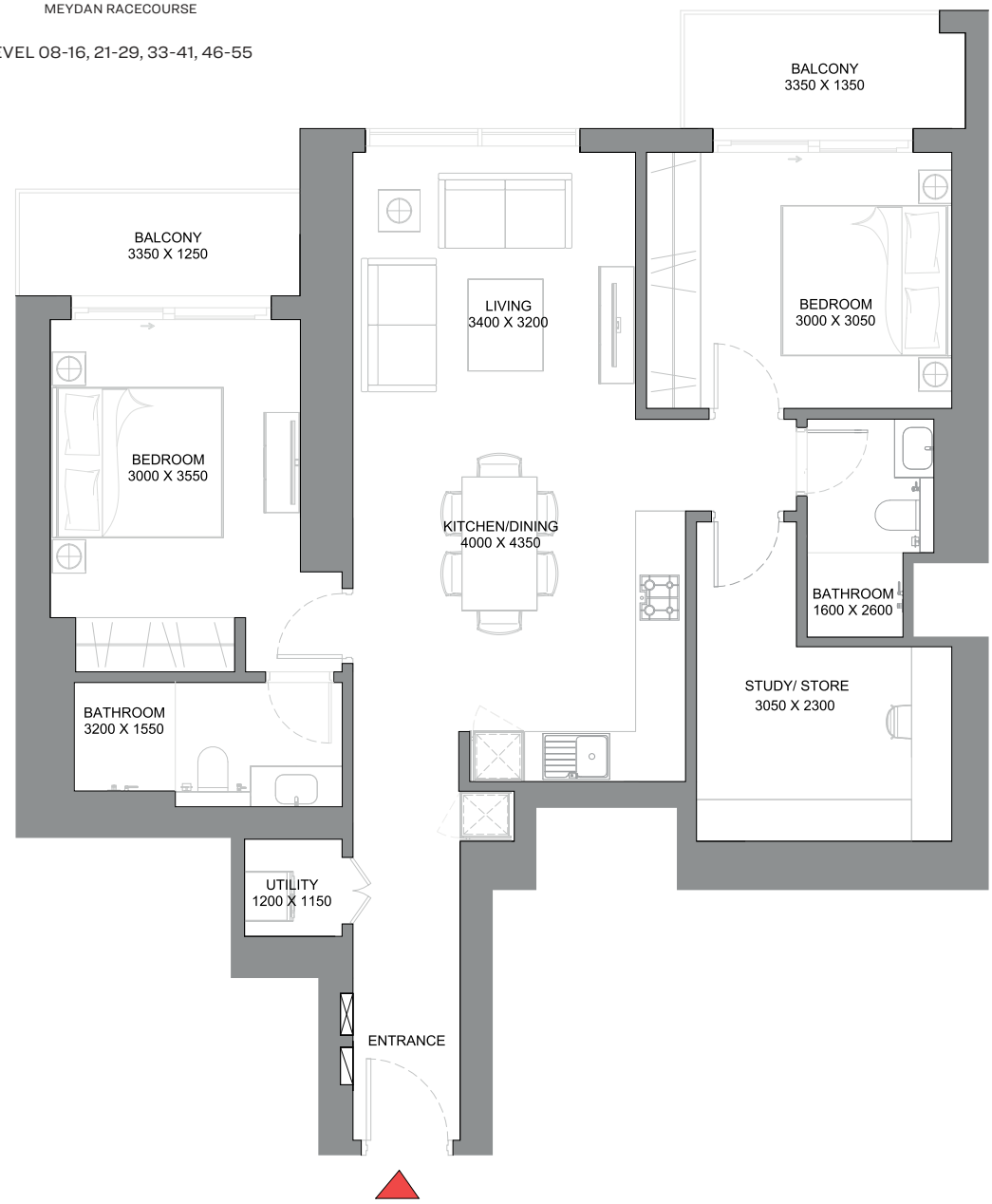
TOTAL SALEABLE AREA

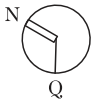
SUITE = 1,024.94 SQ.FT.
BALCONY = 112.81 SQ.FT.
TOTAL = 1,137.75 SQ.FT.



UNIT

LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108, 4608, 4708, 4808, 4908, 5008, 5108, 5208, 5308, 5408, 5508

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