



PASSION AT WORK

# HARTLAND ESTATES

## DUBAI WATER CANAL VILLAS

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THE ONLY VILLA  
COMMUNITY OVERLOOKING  
THE DUBAI WATER CANAL

A woman with long brown hair, wearing a large pink flower in her hair, is seated on a dark, ornate, curved chair. She is wearing a strapless, floor-length dress with a dense floral pattern in shades of pink, red, and green. She is also wearing multiple strands of pearls and a bracelet. Her right hand is resting on her chin, and her left hand is resting on her lap. The background is a dimly lit room with a window and curtains.

# HARTLAND

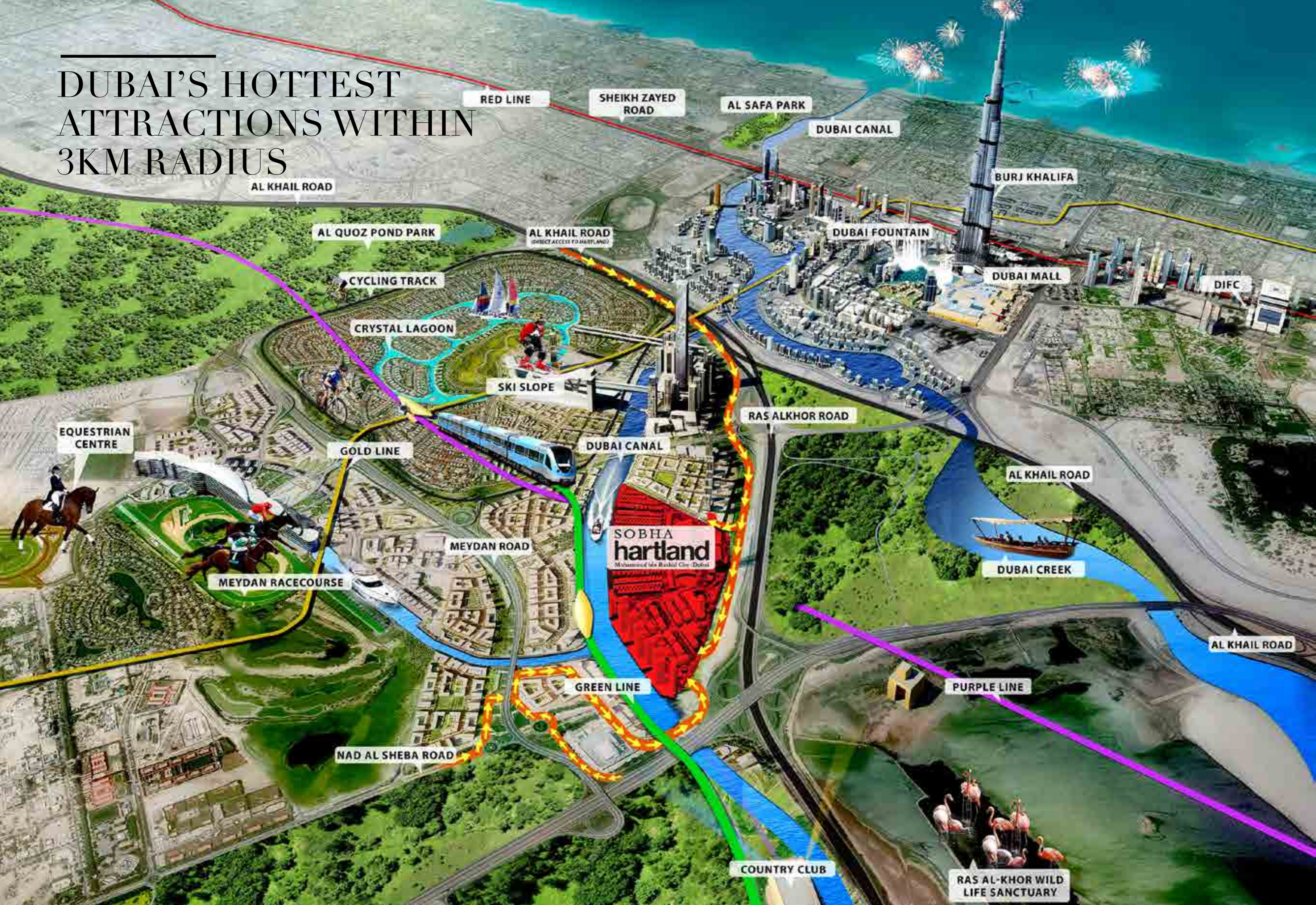
## THE EPICENTRE OF DUBAI

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Fine living and prime location both stand eternally transformed. Sobha Hartland is an eight million square feet freehold community of lavish villas and apartments in Mohamed bin Rashid Al Maktoum City. Boasting more luxurious space, innovative designs and signature Sobha quality, your home will transcend all expectations.

Surrounded by 2.4 million square feet of greenery and set along the Dubai Water Canal, Sobha Hartland will provide you with natural panoramic views, world-class amenities and the finest destinations just minutes away. It is bespoke living in the center of everything.

# DUBAI'S HOTTEST ATTRACTIONS WITHIN 3KM RADIUS



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EXCLUSIVELY  
DESIGNED FOR THE  
ART OF LIVING





# YOUR 19,000 SQ. FT. STAGE FOR EXQUISITE MOMENTS



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A private breakfast in your bedroom terrace. Movie nights in your home theater. Spectacular views served poolside. This is the home that people only dream of.

Every millimeter is specially designed to accommodate facets of finer living. It boasts six bedrooms with ensuite bathrooms and deluxe walk-in closets, a kitchen complete with scullery and servery, a children's playroom, several family lounges and study rooms plus a lift, gymnasium and home theater. Adding its contemporary architecture and chic interiors, your home is enchanting at every angle.



# THE MOST STUNNING VIEW FOR THE FORTUNATE FEW



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Wake up to sparkling waters every morning that will serenade you to sleep every night. Yours will be one of the exclusive homes to face the Dubai Water Canal in all its glory. From your floor-to-ceiling windows, open sky courtyard, and private terraces, the most breathtaking panoramic views will follow you wherever you go.



## EVERY DETAIL FINELY MADE & DIVINELY LAID



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Marble hand-picked from Italy and Turkey, full height glazing and strip windows, innovative steel and mechanical works. Each corner and crevice of your home is autographed with impeccable craftsmanship and lavish fittings. All to embrace you with a lifetime of luxury.



## A HOME AS MESMERIZING OUTSIDE AS INSIDE



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Here is your getaway within your getaway. Lounge in the private landscaped garden or splash into a large-sized swimming pool. Whether for family meets or personal retreats, your beautiful backyard is an invitation to unforgettable moments.











