



**WAVES**  
AT THE WATERFRONT DISTRICT



SOBHA HARTLAND



Welcome to the  
**Waterfront District**  
at Sobha Hartland



## ABOUT WAVES

Waves at the Waterfront District, is a crisp clean architecture that stands tall in front of the 1.8 km boardwalk that Sobha Hartland enjoys on it's waterfront side. The façade is a simple play of horizontal and vertical forms that give uninterrupted -360degree views to the tower, that will enjoy the sunrises and sunsets of every beautiful day. The two acute corners lead the eye to a light-weight floating roof giving it a sense of breeziness and lightness.

Waves will be the first tower in the Waterfront District of Sobha Hartland.

## WHY SHOULD YOU CHOOSE WAVES?

### THE FIRST TOWER

- *The 1<sup>st</sup> tower along the waterfront side of the already established Sobha Hartland community.*

### UNINTERRUPTED VIEWS

- *Views of Dubai Skyline, Ras Al Khor Wildlife Sanctuary, Meydan Racecourse, Meydan One Tower, Meydan One Mall and Dubai Creek.*

### WATERFRONT PROMENADE LIFESTYLE

- *A complete offering of food and beverage outlets, at the base of the tower.*

### FULLY GLAZED LIVING ROOMS

- *Framed curtain glass and beautiful floor to ceiling windows give you unbeatable views of lush greenery and plenty of natural light.*

### IMPECCABLE AMENITIES

- *Multipurpose hall, Infinity edge pool, kids play area, outdoor gym area, yoga zone, walking track, and outdoor barbeque.*

### 5 LEVEL PODIUM

- *Dedicated shaded car parking for all apartments*

### A PRIVATE TERRACE FOR EACH APARTMENT

- *Built to enjoy lush uninterrupted views, forever*

---

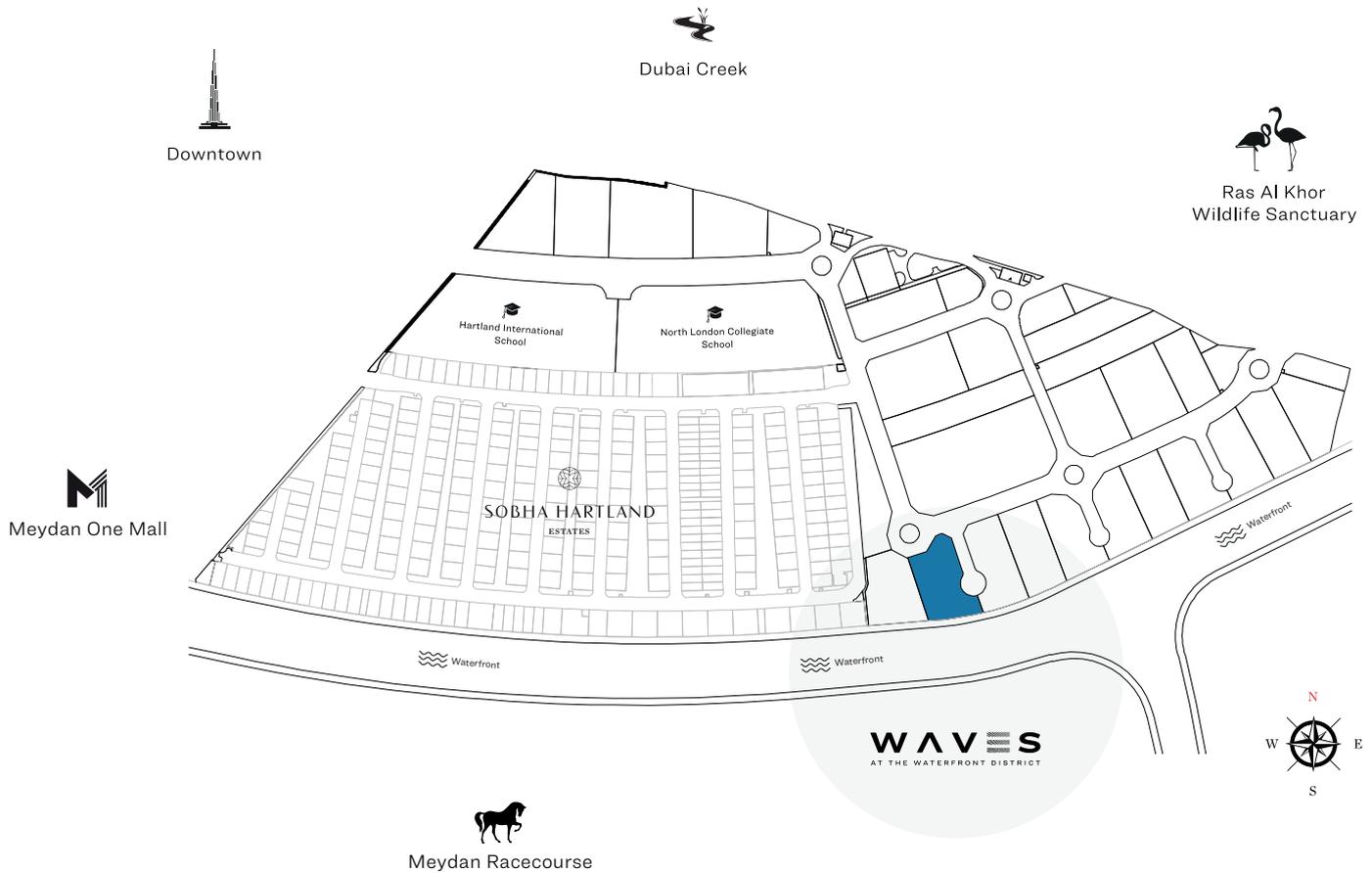
Pay  
**20%**  
Now

Pay  
**80%**  
on completion in 2023\*

Luxury Waterfront Apartments Starting from

**AED 1.18 MN\***

# LOCATION IN THE MASTER PLAN



## APARTMENT FEATURES



Views from every home



Covered car parking



Fully fitted kitchens



Bedroom wardrobe in all units

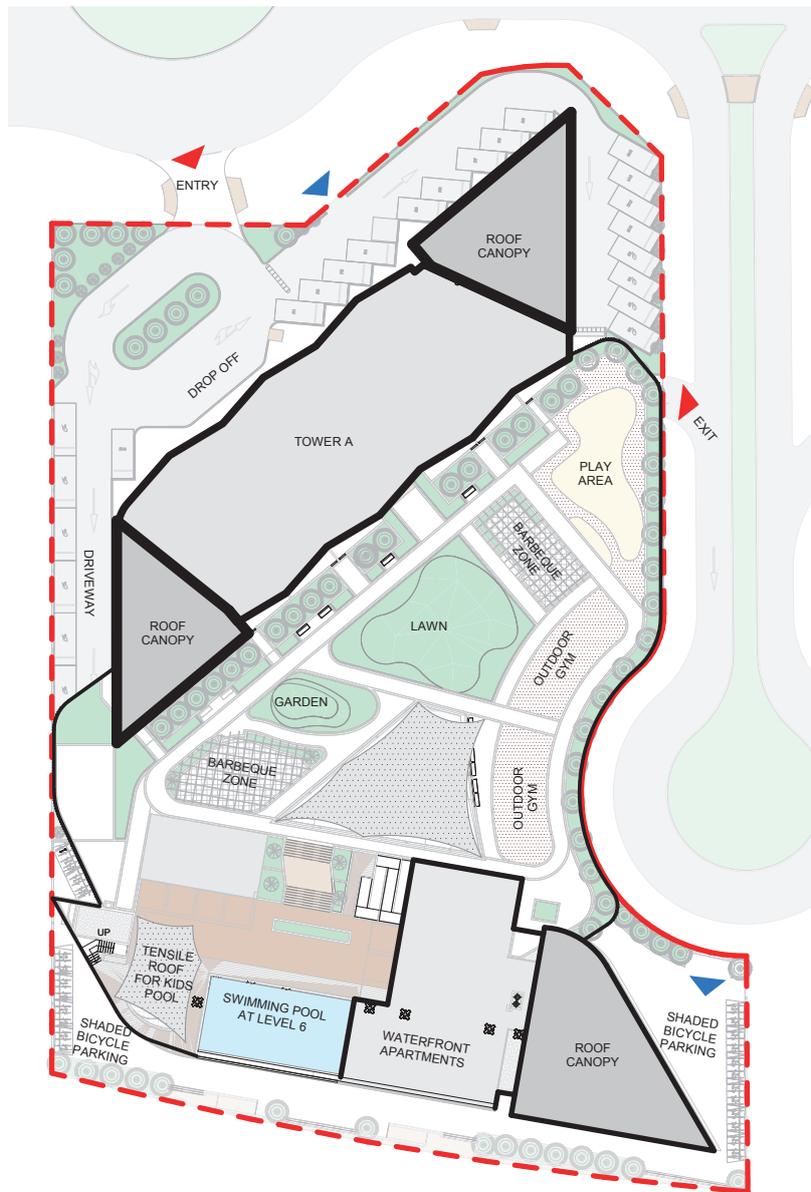
# SITE PLAN



Downtown

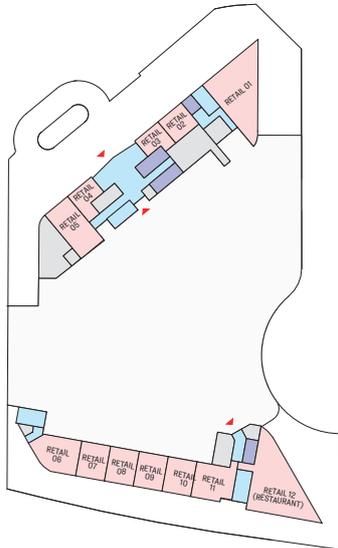


Ras Al Khor  
Wildlife Sanctuary

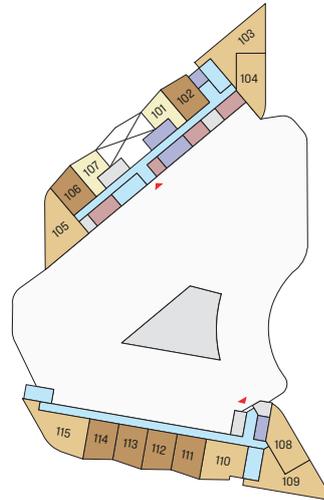


  
Waterfront

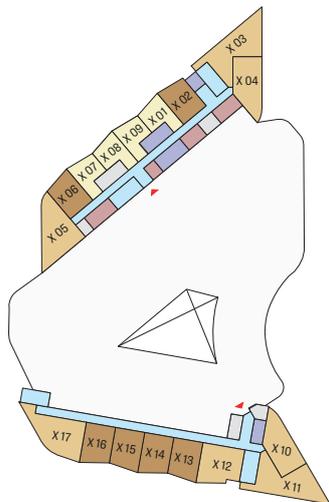
# FLOOR PLAN LAYOUT



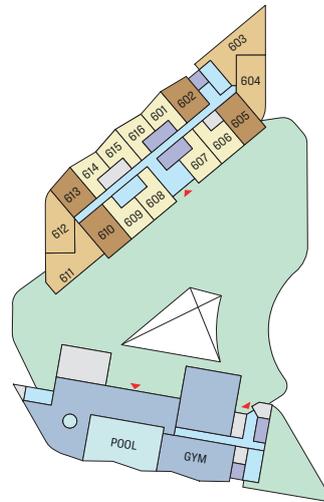
GROUND LEVEL



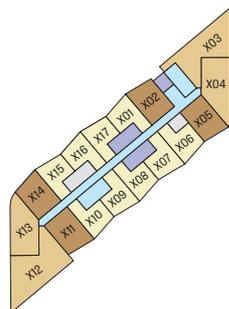
LEVEL 01 (PODIUM 01)



LEVEL 02 TO LEVEL 05  
(PODIUM 02 TO PODIUM 05)



LEVEL 06



LEVEL 07 - LEVEL 35

- 1 BED UNIT
- 1 BED + STUDY UNIT
- 2 BED UNIT
- COMMERCIAL (1 RESTAURANT , 11 RETAIL)
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES
- AMENITIES
- SWIMMING POOL
- LANDSCAPE

# 1 BEDROOM APARTMENT

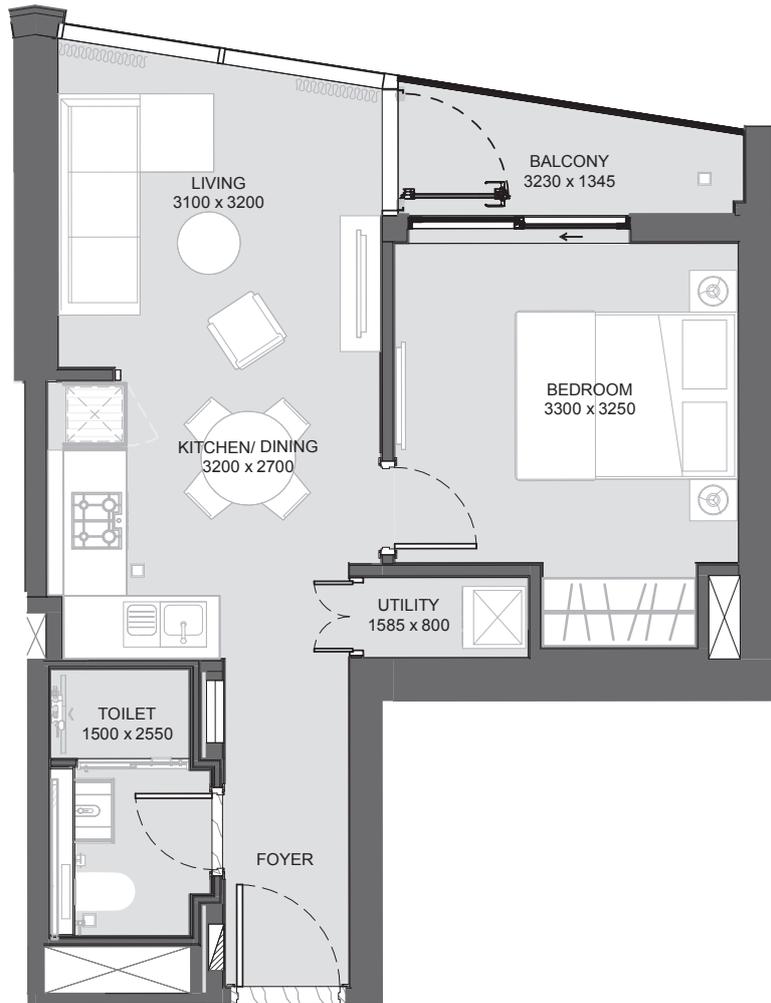
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 43.21 SQ.M. / 465.11 SQ.FT TO 45.13 SQ.M. / 485.78 SQ.FT

BALCONY= 3.98 SQ.M. / 42.84 SQ.FT TO 4.02 SQ.M. / 43.27 SQ.FT.

TOTAL = 47.23 SQ.M. / 508.38 SQ.FT TO 49.12 SQ.M. / 528.72 SQ.FT.



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM APARTMENT

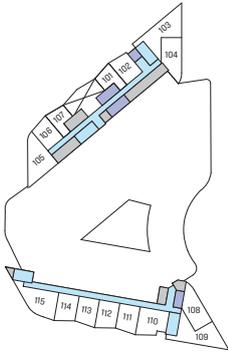
TYPE A (with yard)

## TOTAL SALEABLE AREA

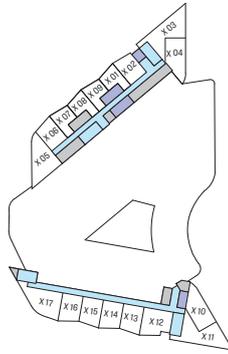
SUITE = 43.25 SQ.M. / 465.54 SQ.FT TO 44.11 SQ.M. / 474.80 SQ.FT

YARD = 13.50 SQ.M. / 145.31 SQ.FT

TOTAL = 56.75 SQ.M. / 610.85 SQ.FT TO 57.61 SQ.M. / 620.11 SQ.FT.



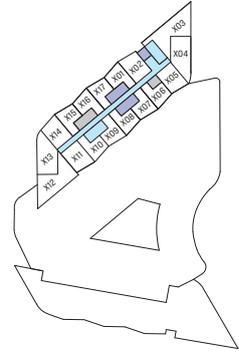
LEVEL 01



LEVEL 02-05

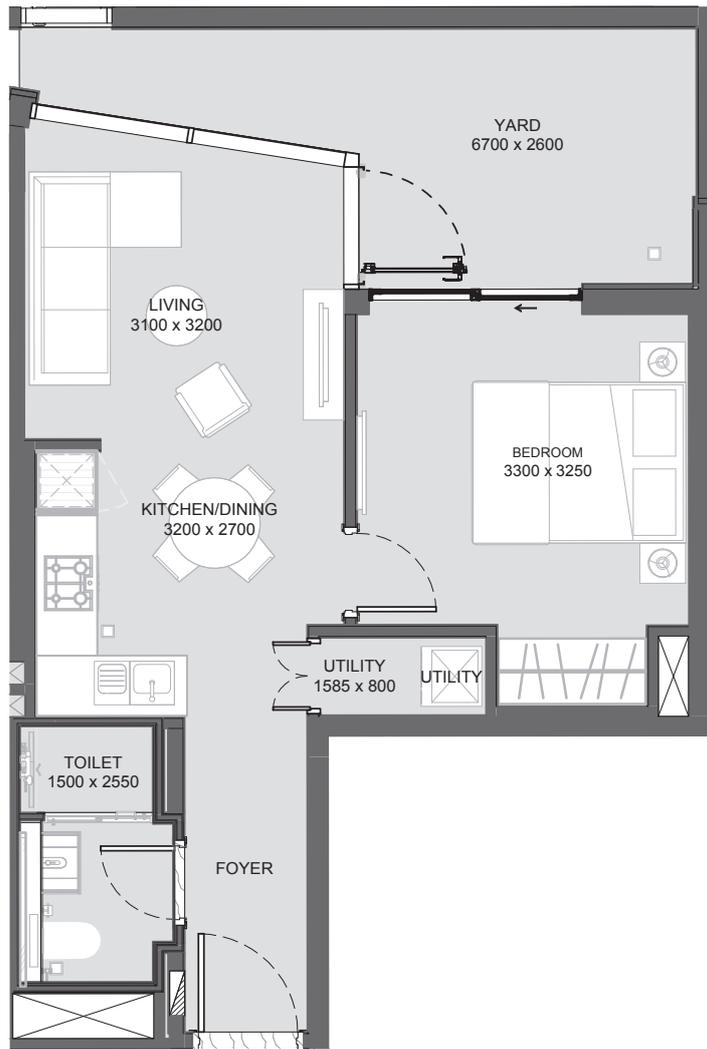


LEVEL 06



LEVEL 07-35

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM APARTMENT

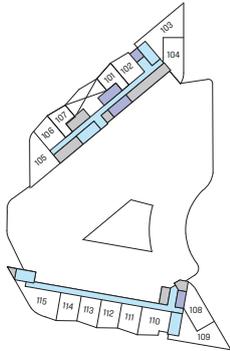
TYPE B (with balcony)

## TOTAL SALEABLE AREA

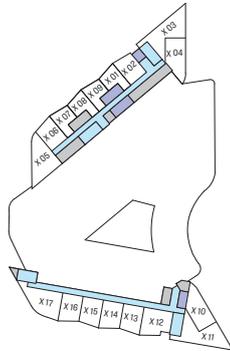
SUITE = 42.90 SQ.M. / 461.77 SQ.FT TO 43.81 SQ.M. / 471.57 SQ.FT

BALCONY = 4.02 SQ.M. / 43.27 SQ.FT

TOTAL = 46.92 SQ.M. / 505.04 SQ.FT TO 47.83 SQ.M. / 514.84 SQ.FT.



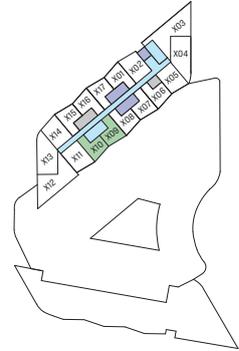
LEVEL 01



LEVEL 02-05



LEVEL 06

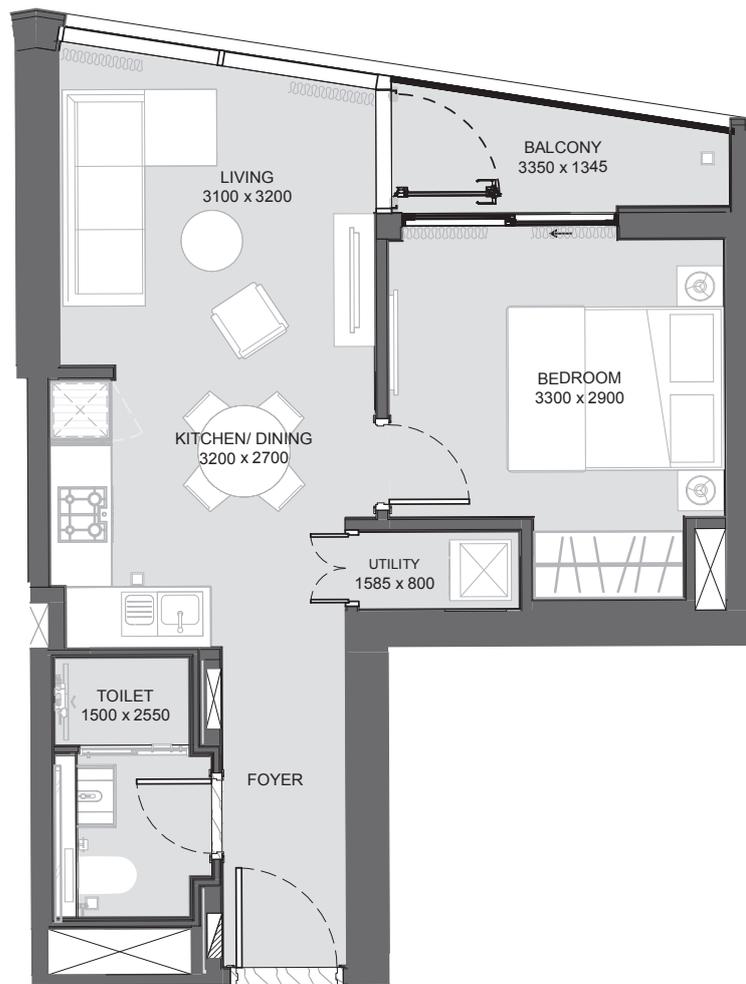


LEVEL 07-35



Waterfront

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM APARTMENT

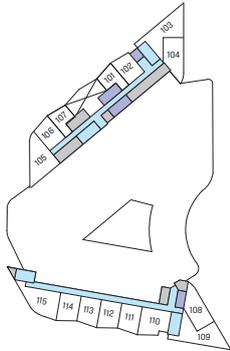
TYPE B (with yard)

## TOTAL SALEABLE AREA

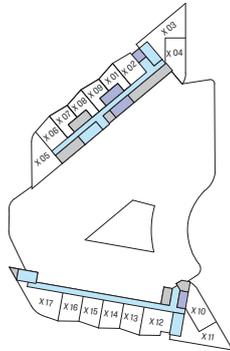
SUITE = 43.35 SQ.M. / 466.62 SQ.FT TO 43.84 SQ.M. / 471.89 SQ.FT

YARD = 13.50 SQ.M. / 145.31 SQ.FT TO 13.58 SQ.M. / 146.17 SQ.FT

TOTAL = 56.93 SQ.M. / 612.79 SQ.FT TO 57.34 SQ.M. / 617.20 SQ.FT.



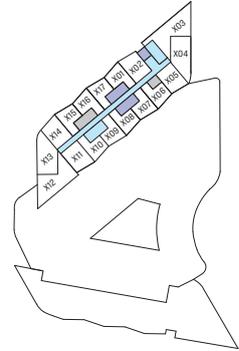
LEVEL 01



LEVEL 02-05

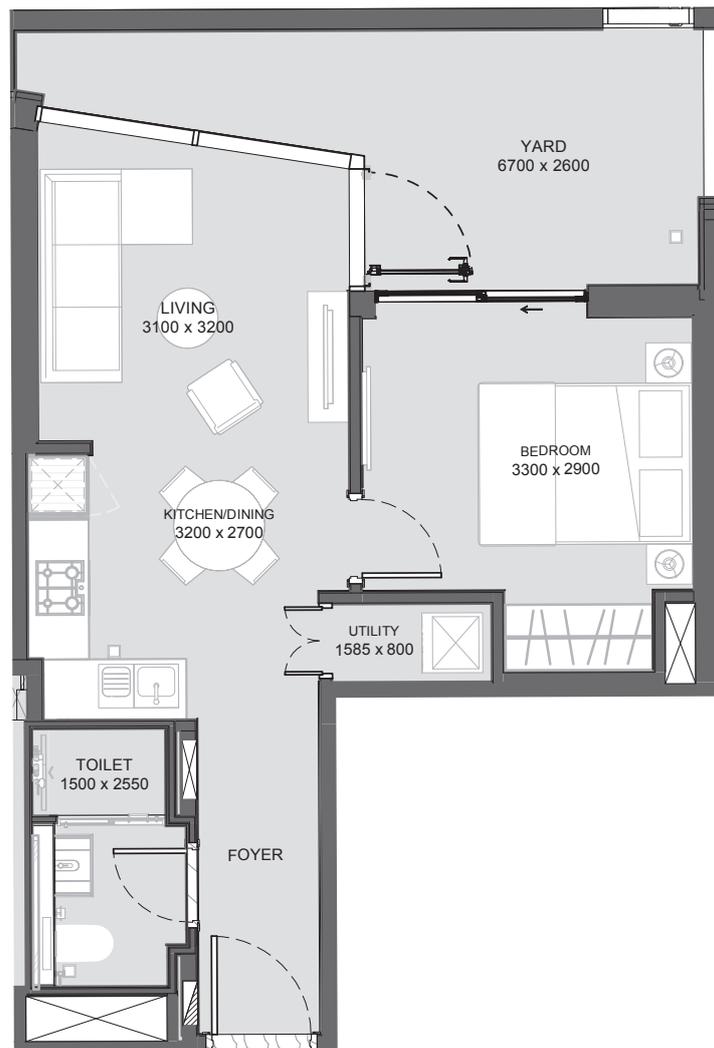


LEVEL 06



LEVEL 07-35

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM + STUDY APARTMENT

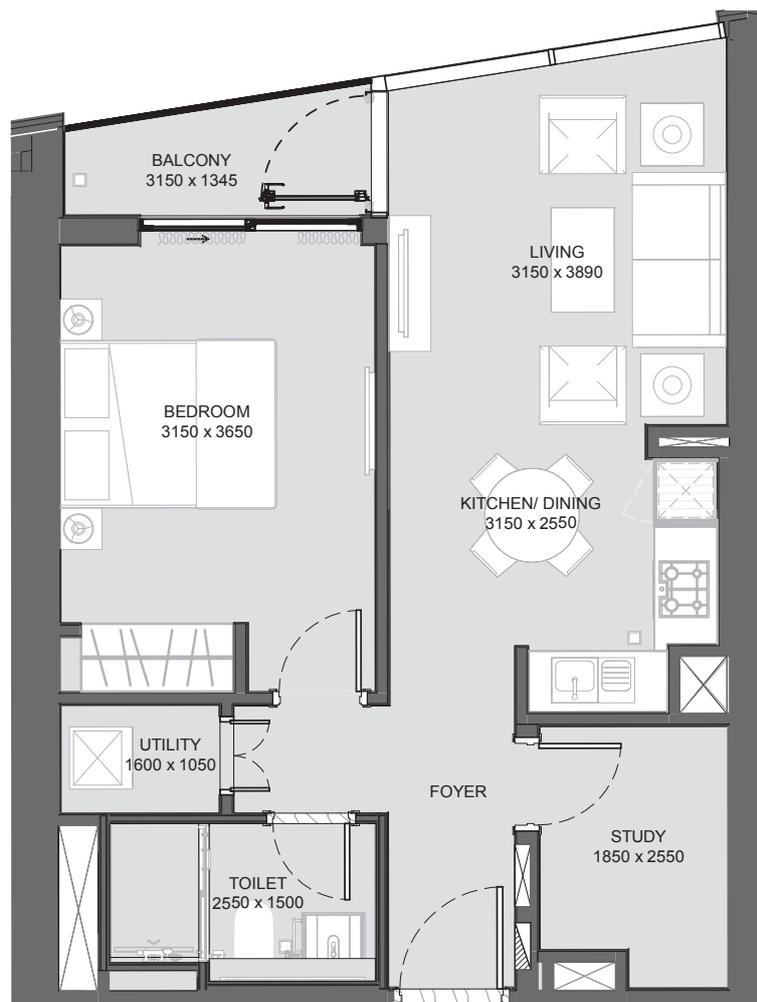
TYPE C1 (with balcony)

## TOTAL SALEABLE AREA

SUITE = 52.19 SQ.M. / 561.77 SQ.FT TO 54.09 SQ.M. / 582.22 SQ.FT.

BALCONY= 3.76 SQ.M. / 40.47 SQ.FT TO 4.10 SQ. M. / 44.13 SQ. FT.

TOTAL = 56.10 SQ.M. / 603.86 SQ.FT TO 57.96 SQ.M. / 623.88 SQ.FT.



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM + STUDY APARTMENT

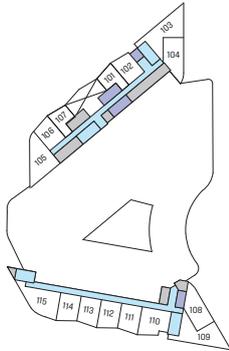
TYPE C1 (with yard)

## TOTAL SALEABLE AREA

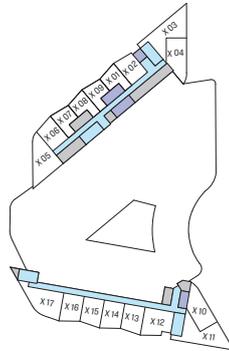
SUITE = 53.64 SQ.M. / 577.38 SQ.FT TO 54.04 SQ.M. / 581.68 SQ.FT.

YARD = 12.88 SQ.M. / 138.64 SQ.FT TO 13.16 SQ. M. / 141.65 SQ. FT.

TOTAL = 66.52 SQ.M. / 716.02 SQ.FT TO 67.20 SQ.M. / 723.33 SQ.FT.



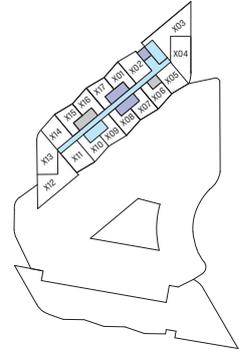
LEVEL 01



LEVEL 02-05

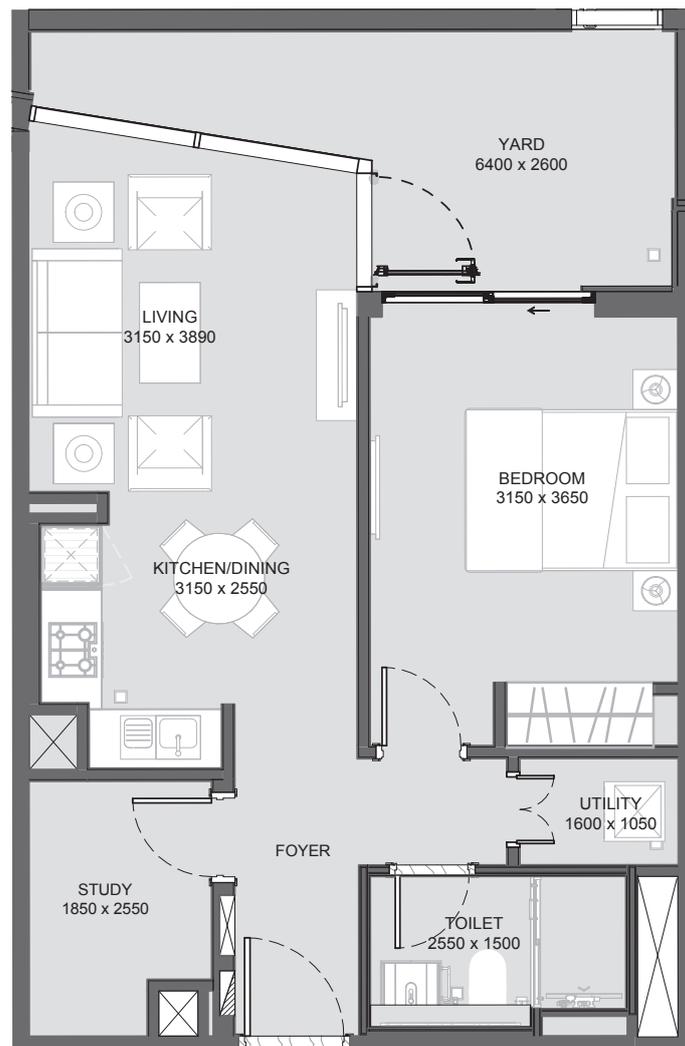


LEVEL 06



LEVEL 07-35

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1 BEDROOM + STUDY APARTMENT

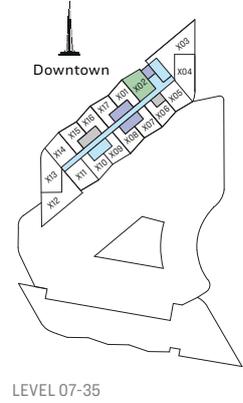
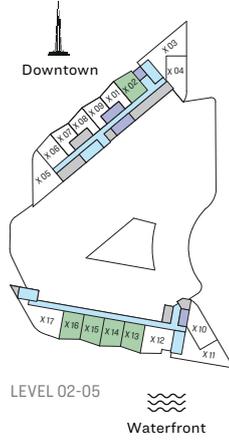
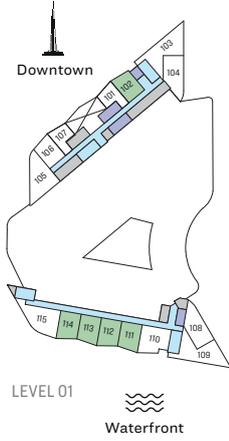
TYPE C2 (with balcony)

## TOTAL SALEABLE AREA

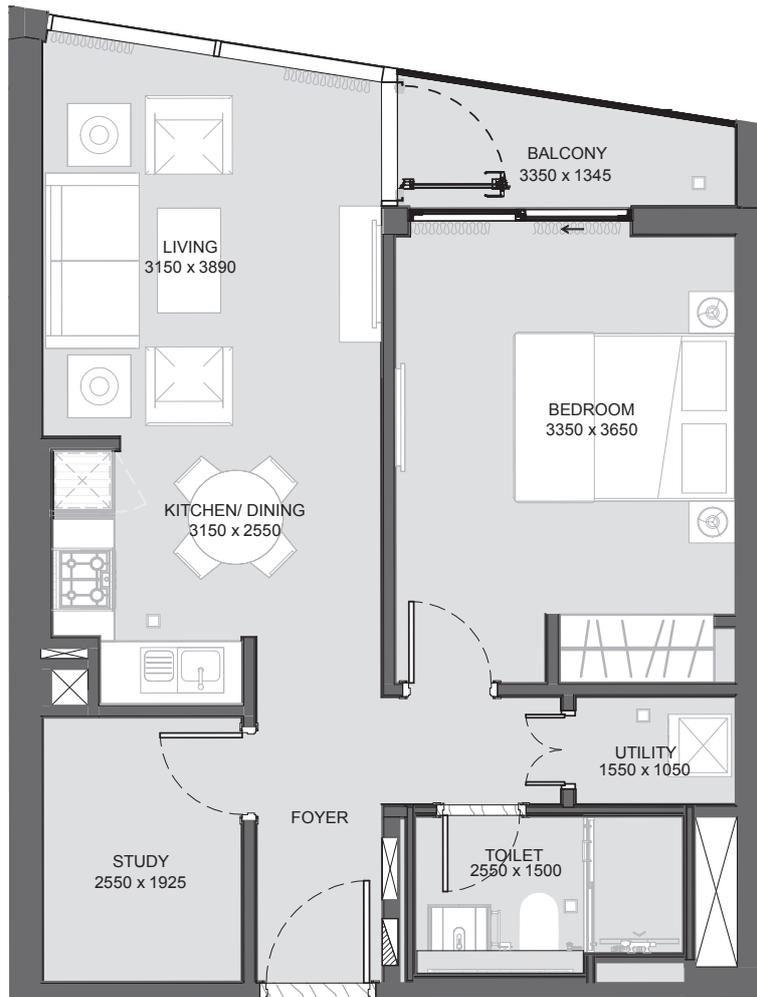
SUITE = 54.85 SQ.M. / 590.40 SQ.FT TO 55.61 SQ.M. / 598.58 SQ.FT.

BALCONY= 3.98 SQ.M. / 42.84 SQ.FT TO 4.23 SQ. M. / 45.53 SQ. FT.

TOTAL = 58.87 SQ.M. / 633.67 SQ.FT TO 59.77 SQ.M. / 643.36 SQ.FT.



UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM APARTMENT

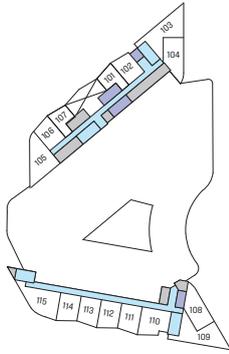
TYPE A1 (with balcony)

## TOTAL SALEABLE AREA

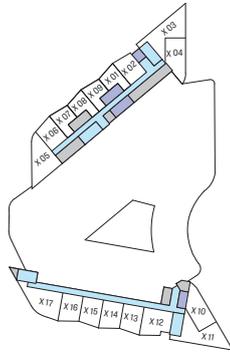
SUITE = 75.47 SQ.M. / 812.35 SQ.FT.

BALCONY = 3.76 SQ.M. / 40.47 SQ.FT.

TOTAL = 79.23 SQ.M. / 852.82 SQ.FT.



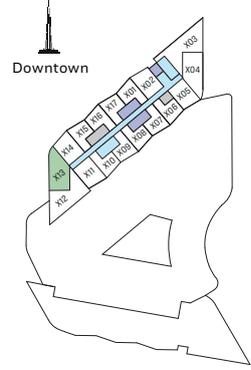
LEVEL 01



LEVEL 02-05



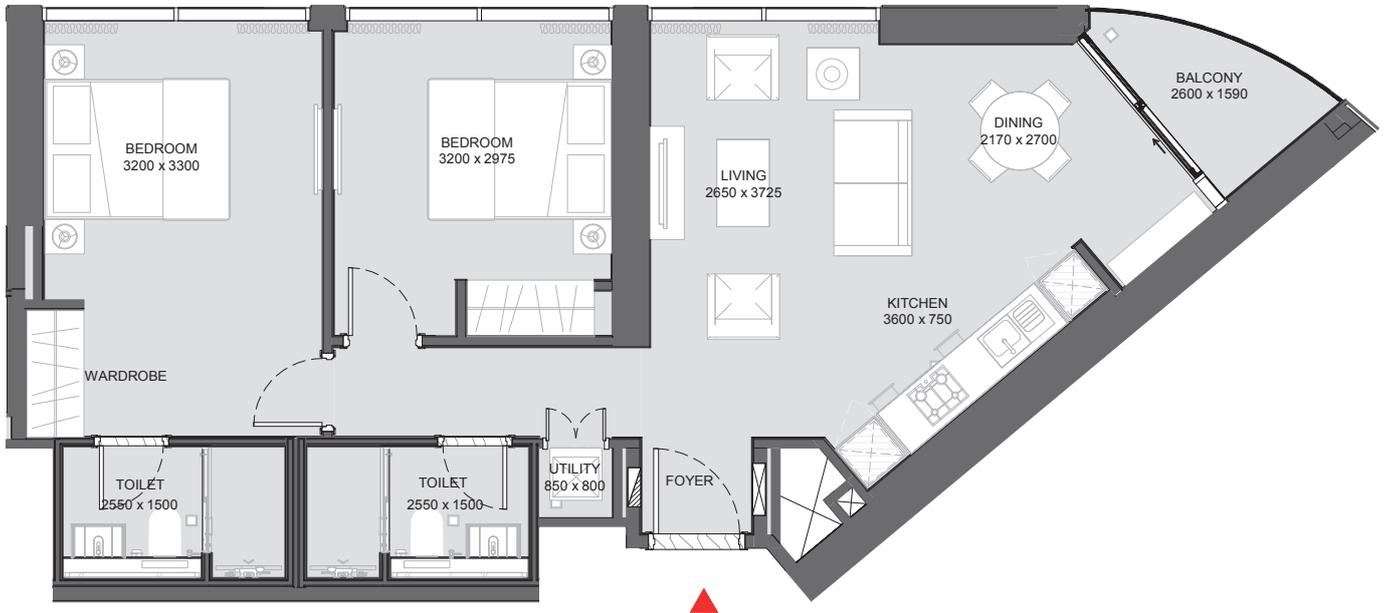
LEVEL 06



LEVEL 07-35

Waterfront

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM APARTMENT

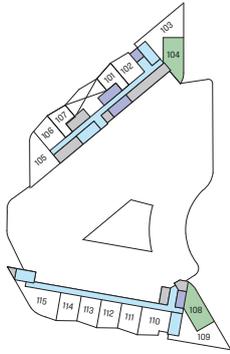
TYPE A2 (with balcony)

## TOTAL SALEABLE AREA

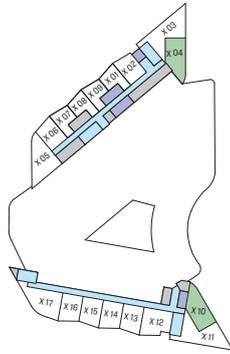
SUITE = 75.41 SQ.M. / 811.71 SQ.FT TO 76.96 SQ.M. / 828.39 SQ.FT.

BALCONY= 4.40 SQ.M. / 47.36 SQ.FT TO 5.60 SQ.M. / 60.28 SQ.FT.

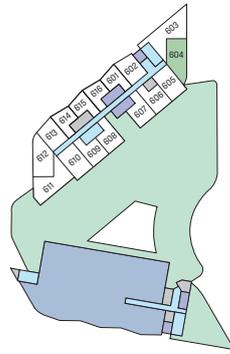
TOTAL = 79.81 SQ.M. / 859.07 SQ.FT TO 81.97 SQ.M. / 882.32 SQ.FT.



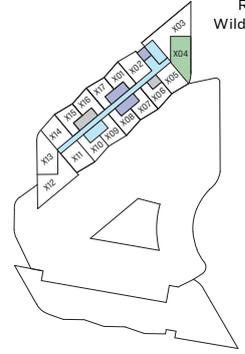
LEVEL 01



LEVEL 02-05



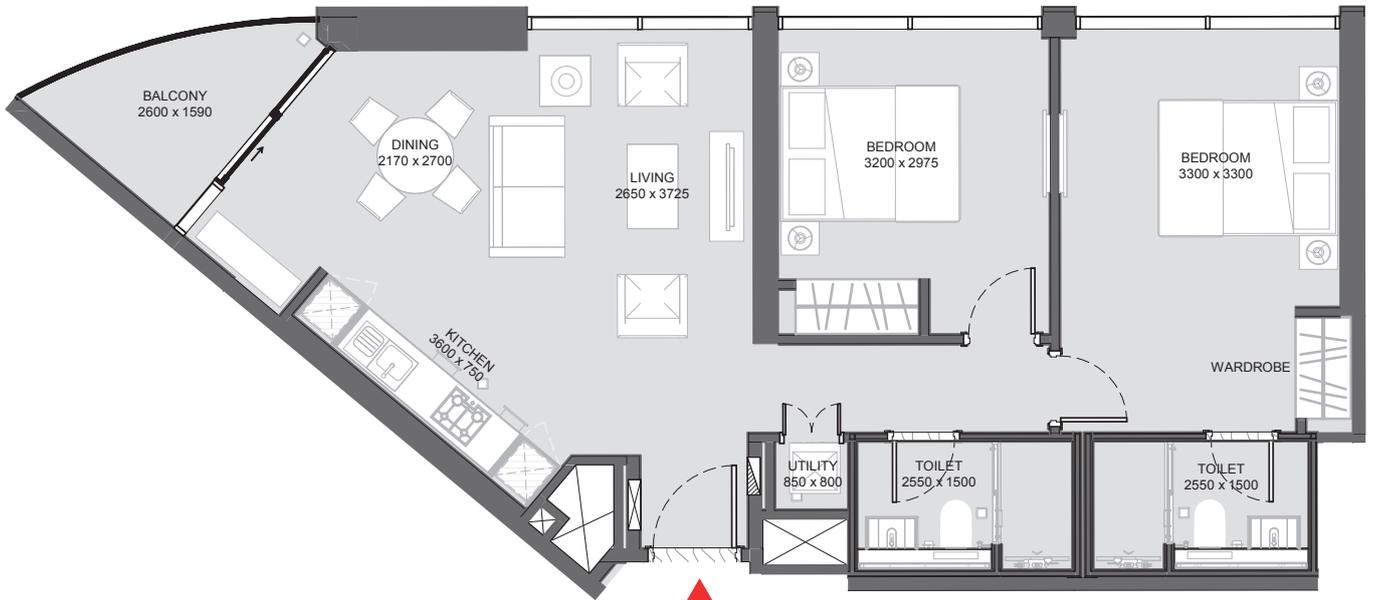
LEVEL 06



LEVEL 07-35



UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM APARTMENT

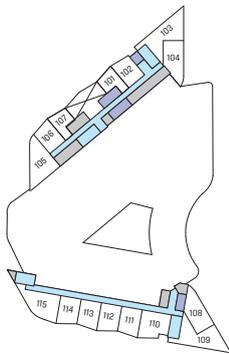
TYPE B1 (with balcony)

## TOTAL SALEABLE AREA

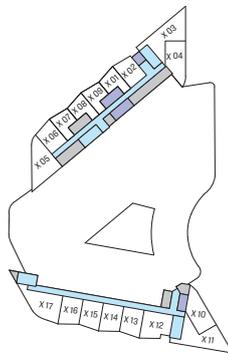
SUITE = 98.56 SQ.M. / 1,060.89 SQ.FT.

BALCONY = 5.66 SQ.M. / 60.92 SQ.FT.

TOTAL = 104.22 SQ.M. / 1,121.81 SQ.FT.



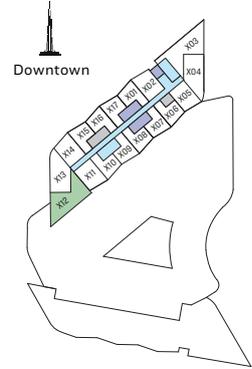
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35



Waterfront

UNIT



# 2 BEDROOM APARTMENT

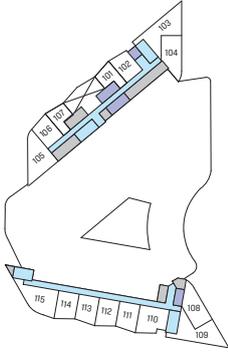
TYPE B1 (with yard)

## TOTAL SALEABLE AREA

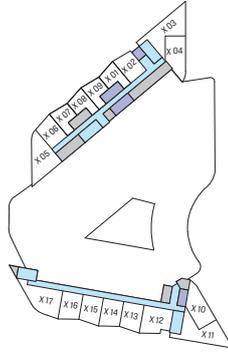
SUITE = 98.68 SQ.M. / 1,062.18 SQ.FT.

YARD = 13.29 SQ.M. / 143.05 SQ.FT.

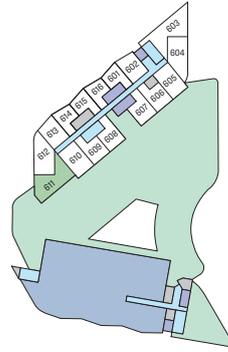
TOTAL = 111.97 SQ.M. / 1,205.24 SQ.FT.



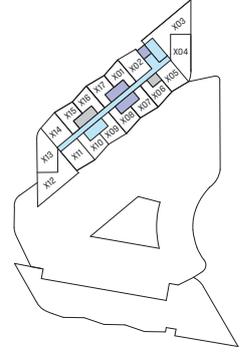
LEVEL 01



LEVEL 02-05

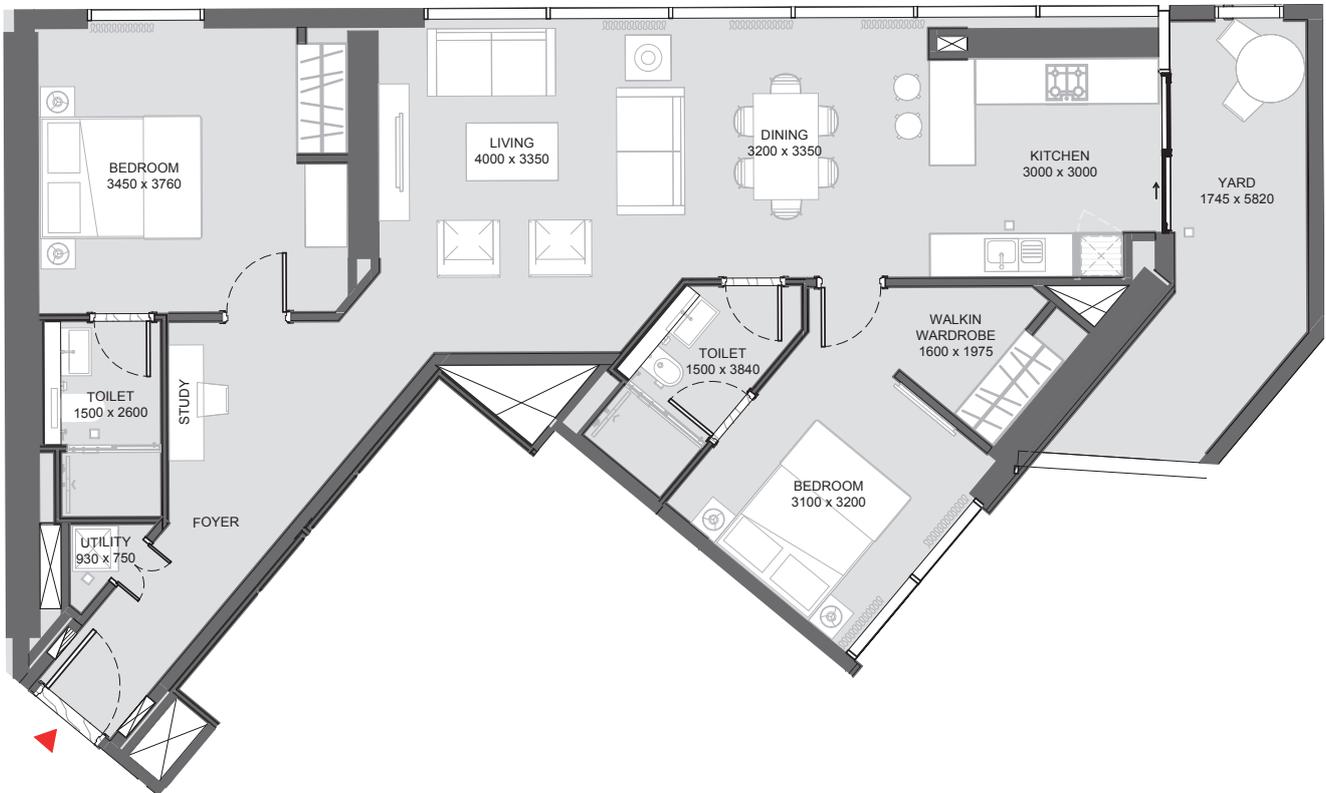


LEVEL 06



LEVEL 07-35

UNIT



# 2 BEDROOM APARTMENT

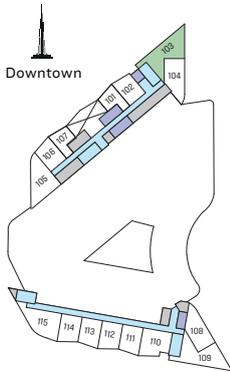
TYPE B2 (with balcony)

## TOTAL SALEABLE AREA

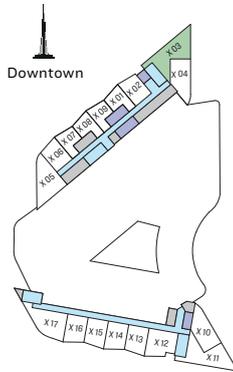
SUITE = 100.10 SQ.M. / 1,077.47 SQ.FT. TO 100.32 SQ.M. / 1,079.84 SQ.FT.

BALCONY = 11.87 SQ.M. / 127.77 SQ.FT. TO 11.92 SQ.M. / 128.31 SQ.FT.

TOTAL = 111.99 SQ.M. / 1,205.45 SQ.FT. TO 112.24 SQ.M. / 1,208.14 SQ.FT.



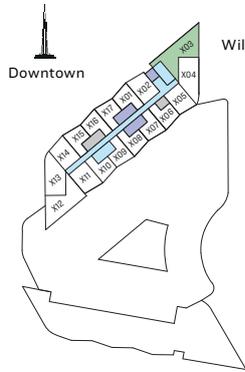
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35



Waterfront

UNIT



# 2 BEDROOM APARTMENT

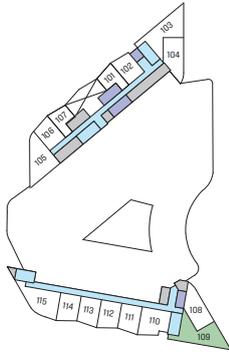
TYPE B3 (with balcony)

## TOTAL SALEABLE AREA

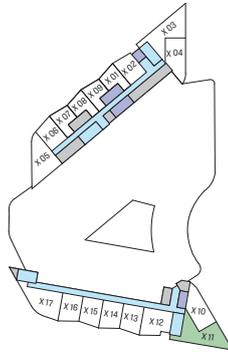
SUITE = 97.55 SQ.MTR. / 1,050.02 SQ.FT.

BALCONY = 11.50 SQ.MTR. / 123.78 SQ.FT.

TOTAL = 109.05 SQ.MTR. / 1,173.80 SQ.FT.



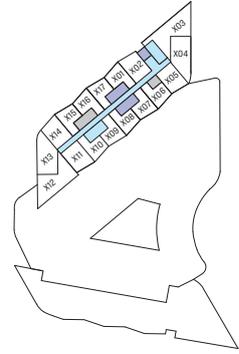
LEVEL 01



LEVEL 02-05



LEVEL 06



LEVEL 07-35

UNIT



# 2 BEDROOM APARTMENT

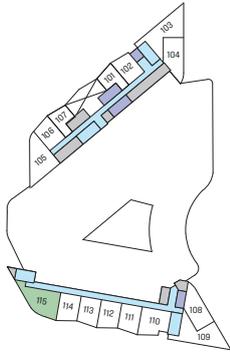
TYPE C (with balcony)

## TOTAL SALEABLE AREA

SUITE = 86.19 SQ.MTR. / 927.74 SQ.FT. TO 86.22 SQ.M. / 928.06 SQ.FT.

BALCONY = 10.62 SQ.MTR. / 114.31 SQ.FT. TO 10.65 SQ.M. / 114.64 SQ.FT.

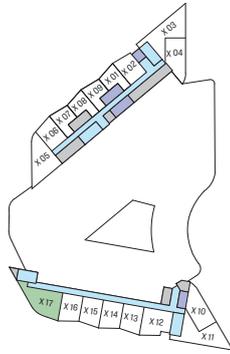
TOTAL = 96.84 SQ.MTR. / 1,042.38 SQ.FT.



LEVEL 01



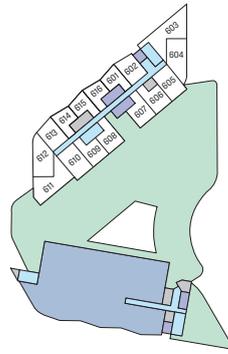
Waterfront



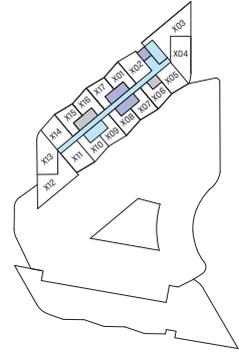
LEVEL 02-05



Waterfront

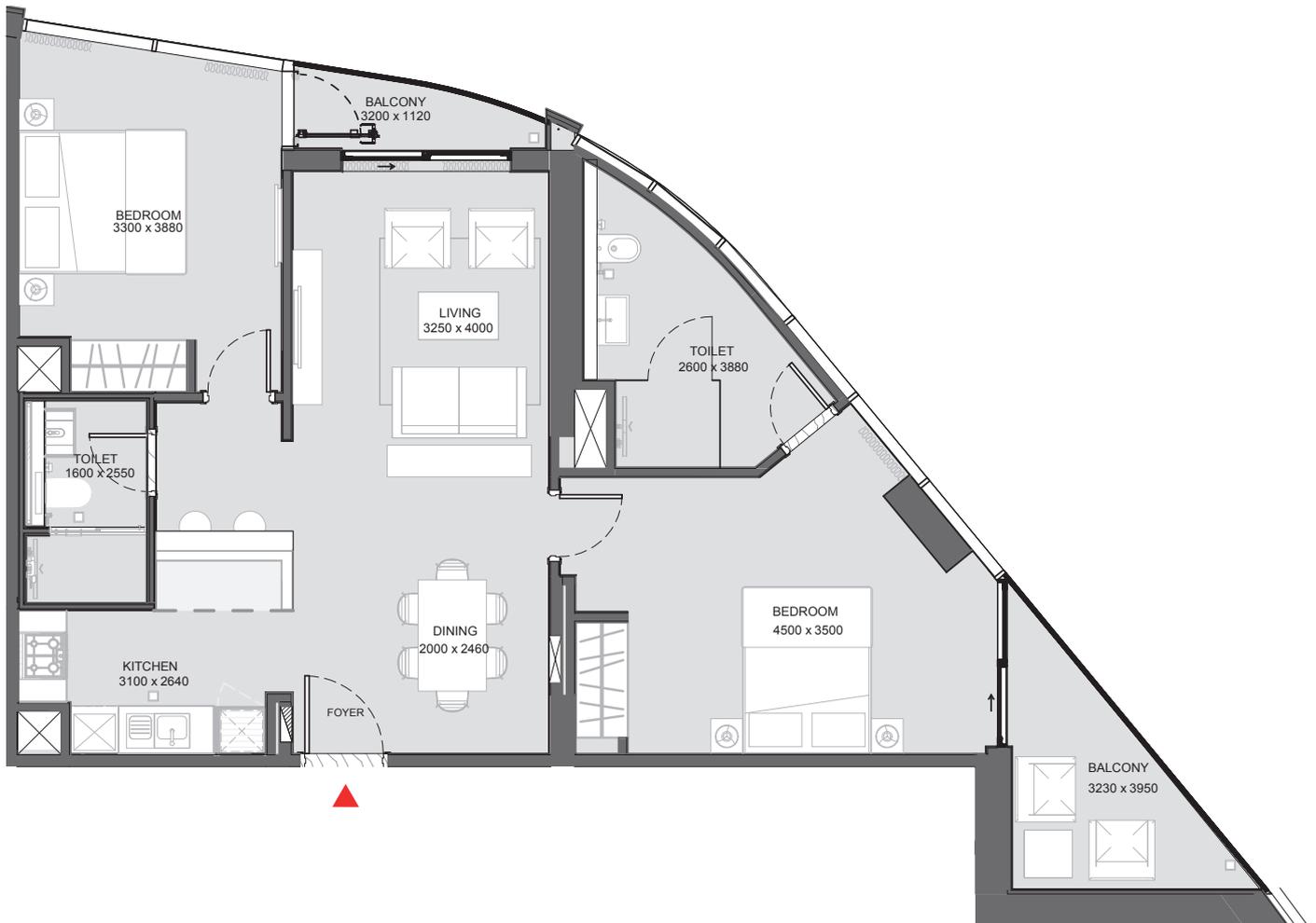


LEVEL 06



LEVEL 07-35

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM APARTMENT

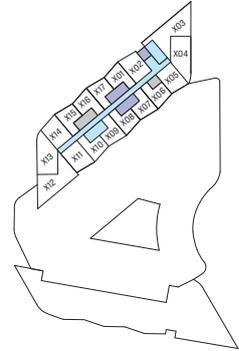
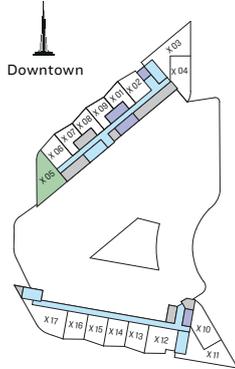
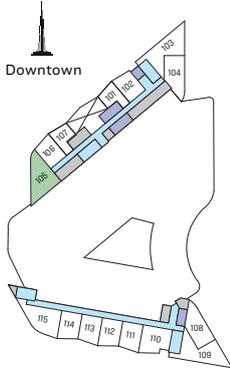
TYPE D (with balcony)

## TOTAL SALEABLE AREA

SUITE = 89.83 SQ.M. / 966.92 SQ.FT. TO 89.99 SQ.M. / 968.64 SQ.FT.

BALCONY = 3.70 SQ.M. / 39.83 SQ.FT. TO 3.76 SQ.M. / 40.47 SQ.FT.

TOTAL = 93.53 SQ.M. / 1,006.75 SQ.FT. TO 93.75 SQ.M. / 1,009.12 SQ.FT.



UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 2 BEDROOM APARTMENT

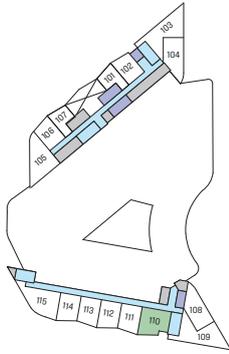
TYPE E (with balcony)

## TOTAL SALEABLE AREA

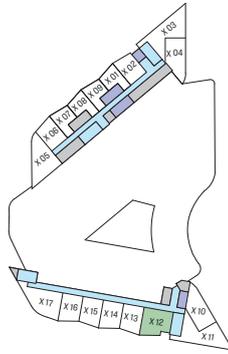
SUITE = 78.12 SQ.M. / 840.88 SQ.FT.

BALCONY = 3.97 SQ.M. / 42.73 SQ.FT.

TOTAL = 82.09 SQ.M. / 883.61 SQ.FT.



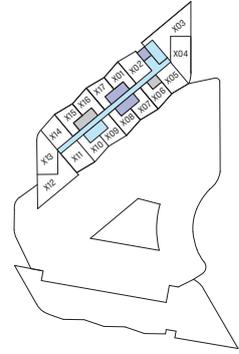
LEVEL 01



LEVEL 02-05

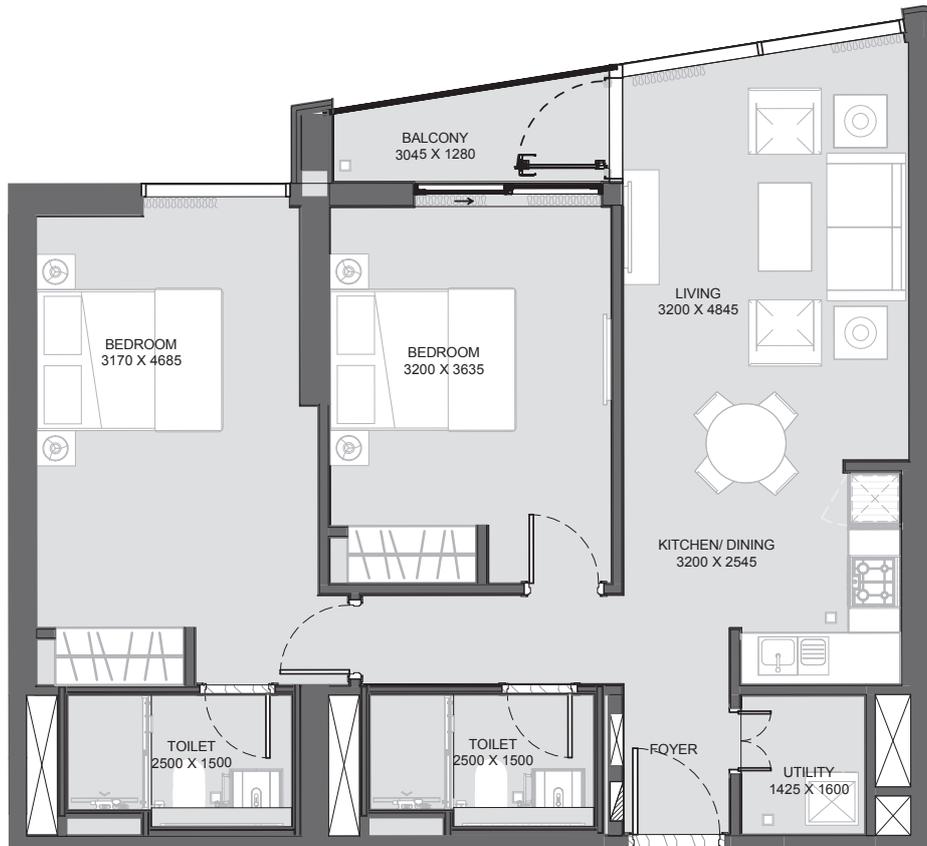


LEVEL 06



LEVEL 07-35

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# ABOUT SOBHA HARTLAND



An 8mn sq. ft. (183 acres) Marquee Development by Sobha Realty in Prime Central Dubai

30% (2.4mn sq. ft.) open and green spaces, 8000+ trees across the community

1.8km boardwalk overlooking the waterfront



Close proximity to major landmarks:

2 mins from 2 International Schools

12 mins from Downtown Dubai

12 mins from Ras Al Khor Wildlife sanctuary

20 mins from International Airport



Located in MBR City, one of the leading investment destinations in Dubai.



Offers attractive returns and incremental ROI of up to 8%.



A World-class project developed with meticulous precision to deliver the Sobha Signature Quality from inception to completion.



Apartments & Villas in varying layouts and sizes to suit your lifestyle.



SOBHA  
REALTY