

# CREEK VISTAS

GRANDE

FLOOR & UNIT PLANS





# Why Dubai?

01

## LONG TERM RESIDENCY VISAS

- Under the Golden Visa system.

02

## MINISTRY OF TOLERANCE

- Only country in the world to have a Ministry of Tolerance.

03

## ZERO TAX

- 0% income tax, 0% capital gains tax, 0% corporate tax.

04

## BEST PLACE TO LIVE AND WORK GLOBALLY

- Dubai ranks 5th in the list for Expats, as the best place to live and work globally.

05

## HIGHLY COMPETITIVE REAL ESTATE PRICES

- As compared to global cities like New York, Hong Kong, London, Paris, Singapore and Tokyo.

06

## WORLD CLASS EDUCATION AND HEALTHCARE

- A seven-year agreement signed with McGraw-Hill Education, a learning science company. Dubai Health Care City (DHCC) is the world's first business park/cluster of 20 million square feet devoted to health care.

07

## PRO-ACTIVE GOVERNMENT

- A series of monetary and fiscal measures by the government backed by a reliable health sector have cushioned the impact of the COVID19 Pandemic.

08

## DUBAI AIRPORT

- Ranked as the Busiest International Airport in the world, with over 90 mn passengers being handled annually.

09

## AT THE CENTER OF THE GLOBE

- A 4-Hour Flight - from 31% of the world's population with 11% of global GDP.
- An 8-Hour Flight - from 76% of the world's population with 53% of global GDP.

10

## HIGH QUALITY INFRASTRUCTURE

- Named among the world's top locations to invest in infrastructure, ranked third behind Singapore.



# Why Hartland?

## LOCATED IN MBR CITY

- One of the leading investment destinations in DUBAI.

## WATERFRONT BOARDWALK

- 1.8 Km long waterfront boardwalk with retail and restaurant experiences.

## CENTRE OF DUBAI

- 10 minutes away from Downtown Dubai, Dubai Mall, Ras Al Khor Wildlife Sanctuary.
- 20 minutes away from International Airport, Palm Jumeirah.

## SOBHA SIGNATURE QUALITY

- Come. Visit. Experience.
- The homes at Sobha Hartland are as unique in their build, as in their designs.

## SOCIALLY DISTANT SPACES

- 2.4 Mn sq. ft. (30%) of Green and Open spaces across 8 Mn sq. ft. of community.

## 3 LUSH GREEN PARKS CONNECTED BY A CENTRAL PATHWAY

- Central Park | Greens East Park | Greens West Park

## TWO INTERNATIONAL SCHOOLS IN THE COMMUNITY

- North London Collegiate School and Hartland International School both functional since 4+ years.

## ATTRACTIVE RATES OF RETURN

- ROI of up to 8% across products.

# Why CREEK VISTAS GRANDE?

Presenting, the last Downtown facing apartments at Sobha Hartland.

*Creek Vistas Grande presents a collection of urbane and refined residences with 3 distinct advantages of uninterrupted views, exceptional quality and an abundance of amenities.*

*It is a perfect gateway to the self-contained world of Sobha Hartland and perfectly encapsulates what the community represents in terms of **elegance of design**, **luxury of convenience** and **backdrop of views** that encompass Burj Khalifa, Downtown Dubai and Ras Al Khor Wildlife Sanctuary.*



# Why CREEK VISTAS GRANDE?

Exceptionally designed spacious apartments with the splendid view of the Dubai skyline. Large size apartments to live every movement of your life.

1, 2 & 3 Bed Luxury Residences  
Starting **AED 1.3 Million**

**60%**

During Construction

**40%**

2 Years Post-Completion





## Why CREEK VISTAS GRANDE?

To a city that offers never ending Sky Lines,  
We offer a view of infinite expanse from  
every room.





SWIMMING POOL



MEDITATION ZONE



GYMNASIUM



KIDS PLAY AREA



LANDSCAPED PATHWAY



BARBECUE AREA

**САМЫЕ ЭКСКЛЮЗИВНЫЕ УДОБСТВА  
в городе под одной крышей!**

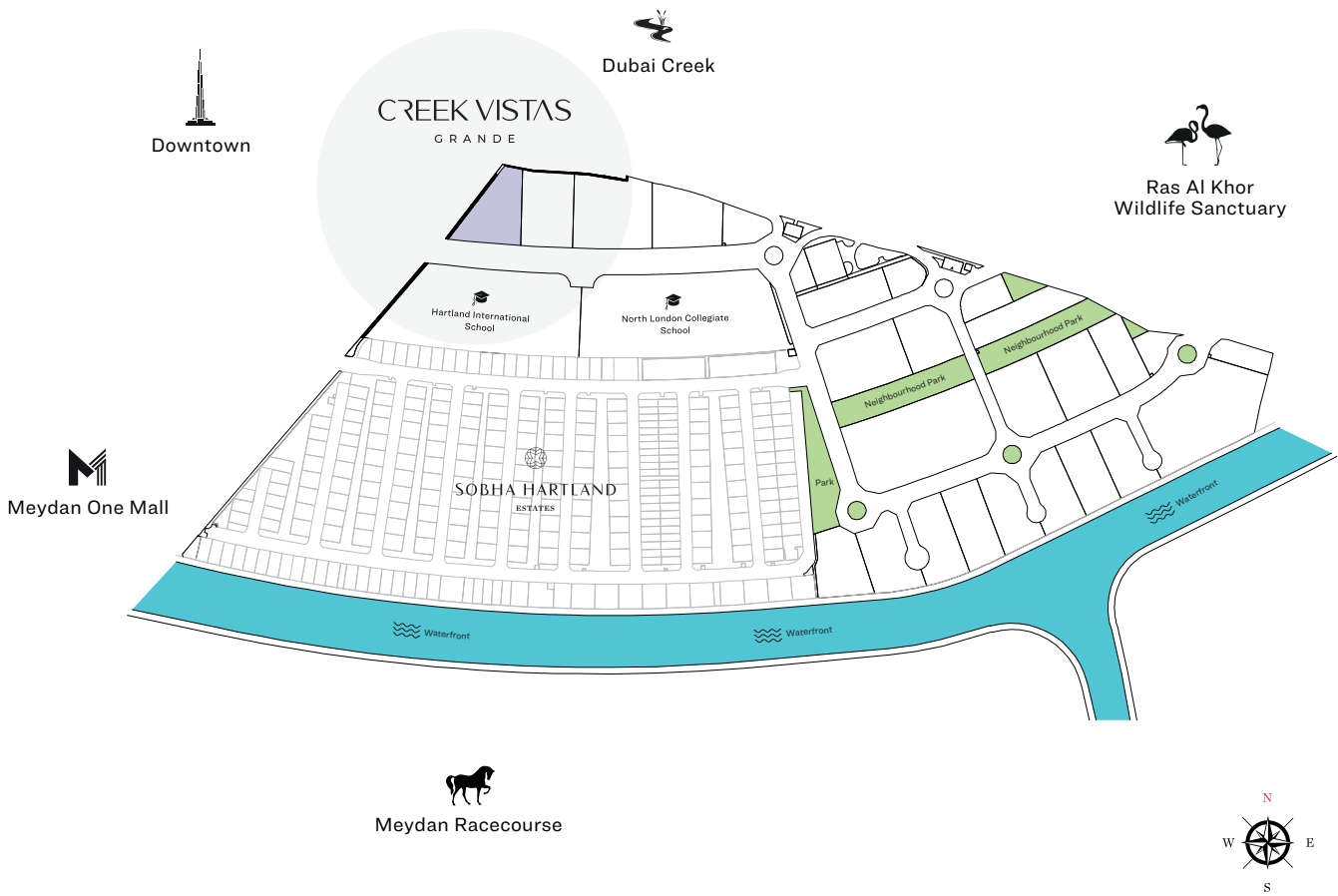


MASTER PLAN

FLOOR PLANS

RESIDENTIAL UNIT PLANS

# LOCATION IN THE MASTER PLAN



## APARTMENT FEATURES



Landmark views



Covered car parking

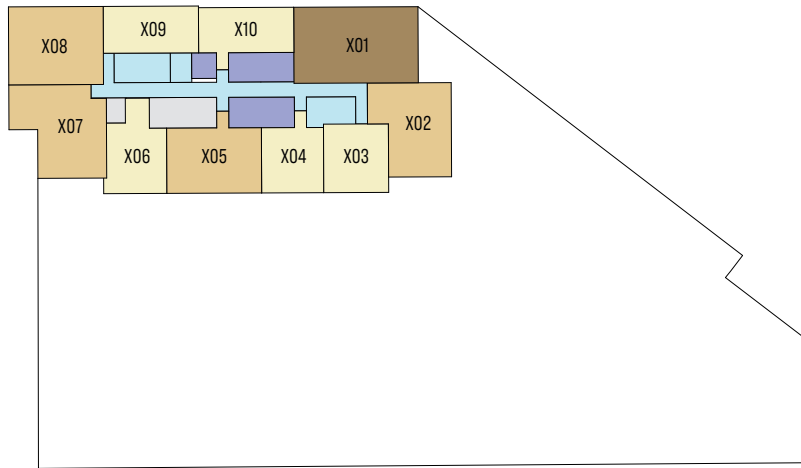
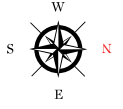


Fully fitted kitchens



Bedroom wardrobe in all units

# FLOOR PLAN LAYOUT



LEVEL 08-22 & 24-40

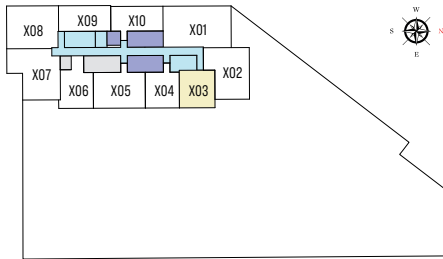
- |            |                            |               |           |
|------------|----------------------------|---------------|-----------|
| 1 BED UNIT | LOBBIES,CORRIDORS & STAIRS | POLY CLINIC   | LANDSCAPE |
| 2 BED UNIT | SERVICES                   | AMENITIES     |           |
| 3 BED UNIT | LIFT                       | SWIMMING POOL |           |

# 1 BEDROOM APARTMENT

TYPE A (with balcony)

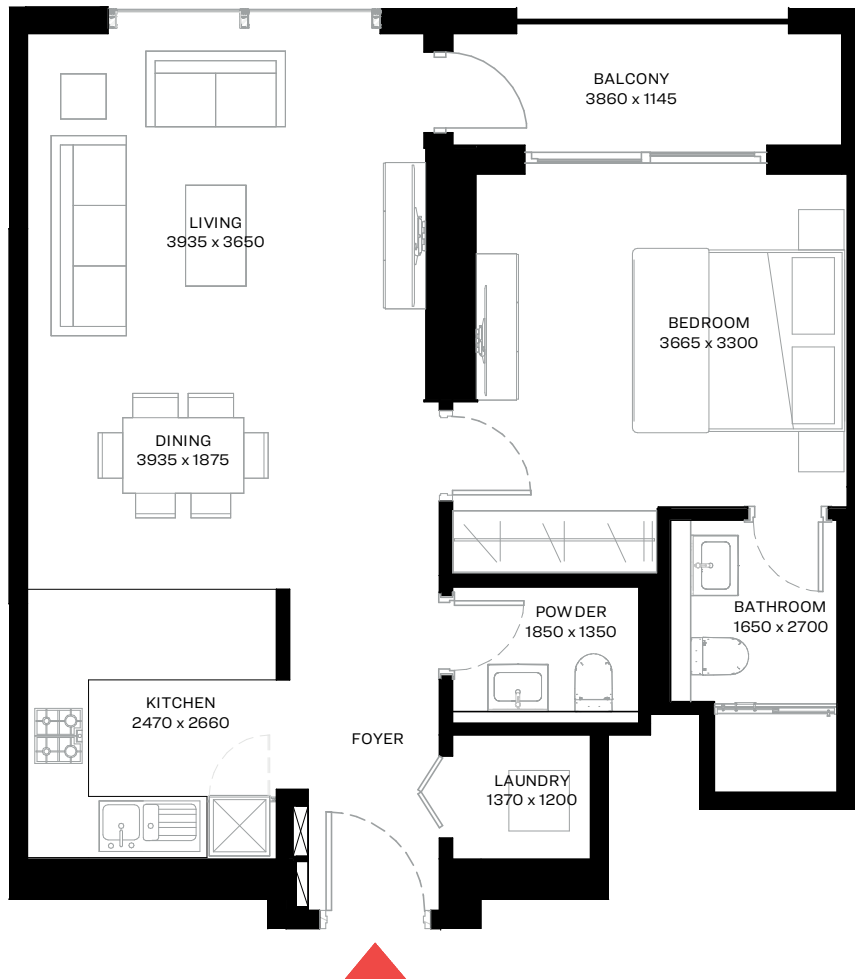
## TOTAL SALEABLE AREA

SUITE = 684.15 SQ.FT.  
BALCONY = 61.04 SQ.FT.  
TOTAL = 745.19 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Amenities, Hartland  
803, 903

Amenities, Hartland, Ras Al Khor, Dubai Canal (Business Bay)  
1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203,  
2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003

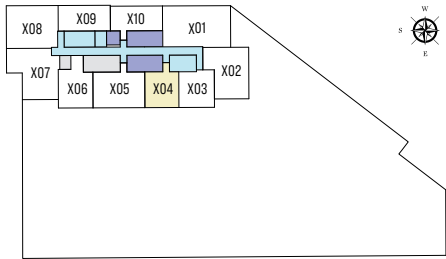


# 1 BEDROOM APARTMENT

TYPE B (with balcony)

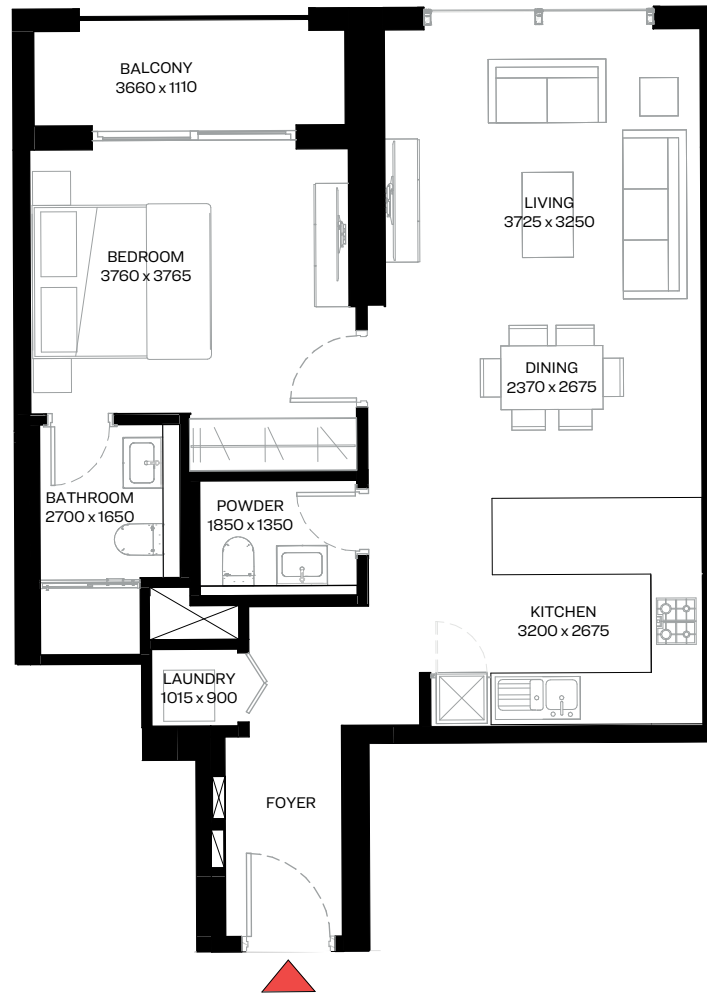
## TOTAL SALEABLE AREA

SUITE = 712.29 SQ.FT.  
BALCONY = 59.52 SQ.FT.  
TOTAL = 771.81 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Amenities, Hartland  
804, 904

Amenities, Hartland, Ras Al Khor, Dubai Canal (Business Bay)  
1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204  
2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004

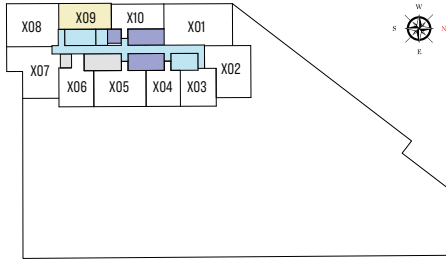


# 1 BEDROOM APARTMENT

TYPE C (with balcony)

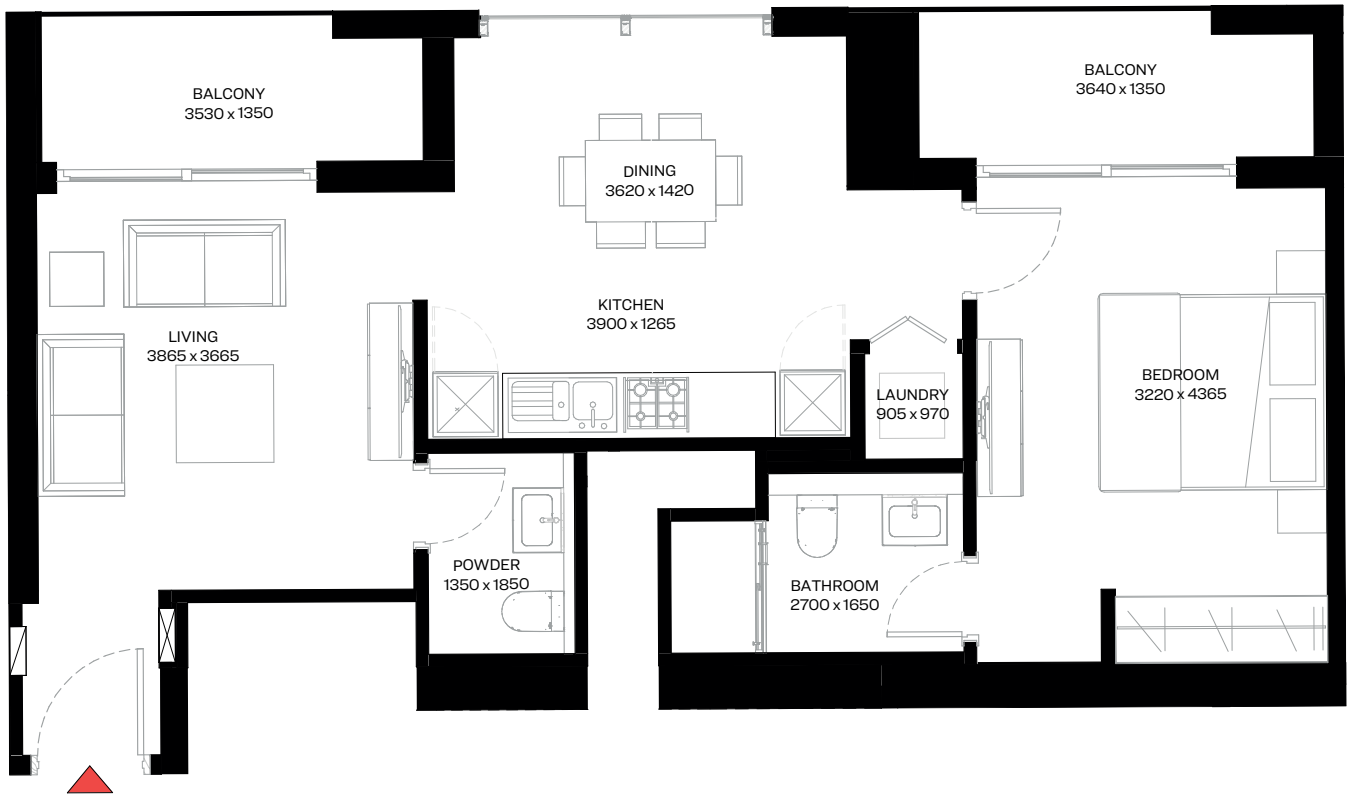
## TOTAL SALEABLE AREA

SUITE = 649.49 SQ.FT.  
BALCONY = 128.20 SQ.FT.  
TOTAL = 777.69 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Burj Khalifa, Downtown

809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909

2009, 2109, 2209, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509, 3609, 3709, 3809, 3909, 4009

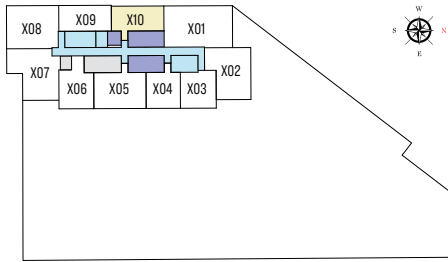


# 1 BEDROOM APARTMENT

TYPE D (with balcony)

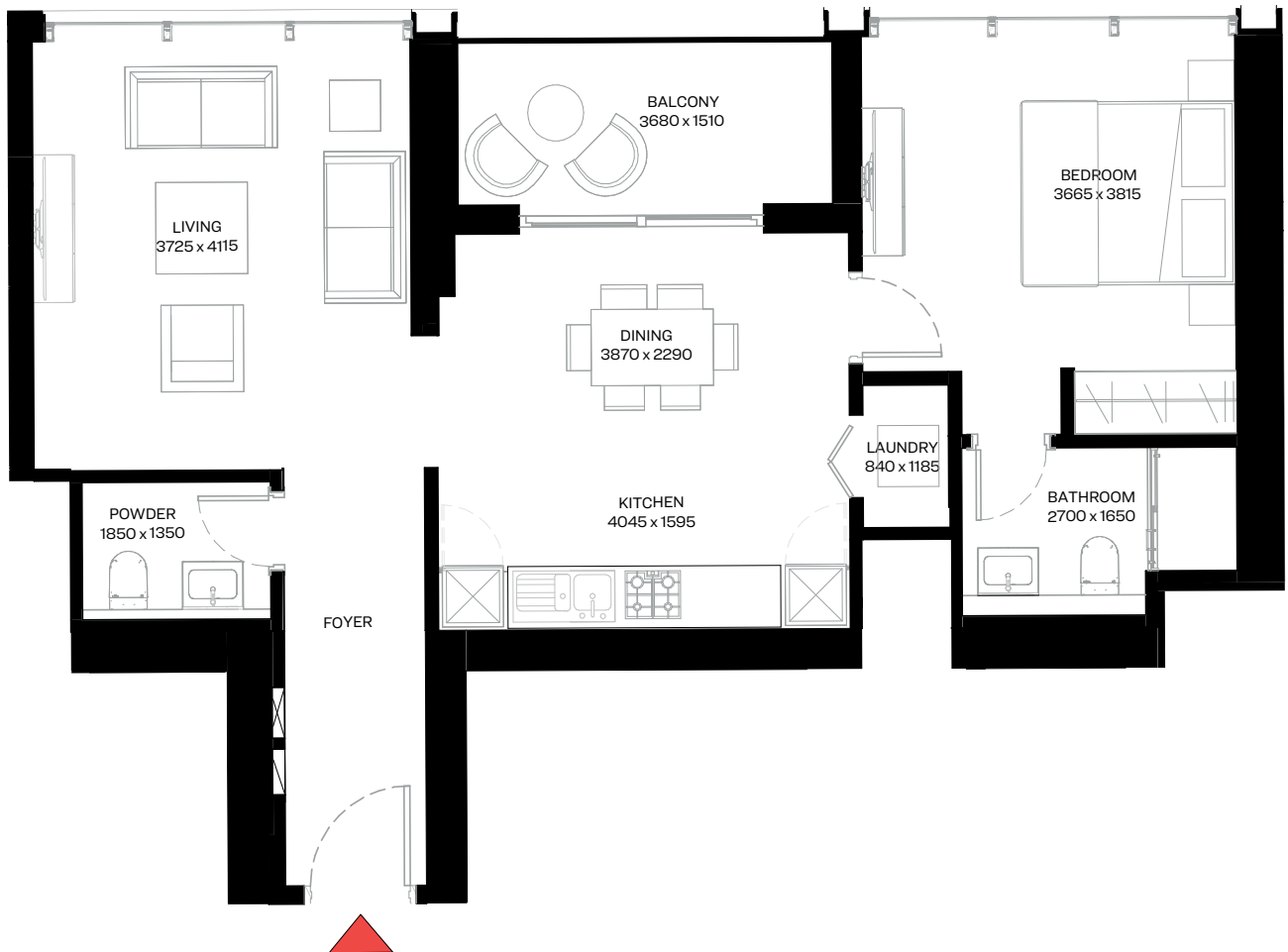
## TOTAL SALEABLE AREA

SUITE = 742.06 SQ.FT.  
BALCONY = 77.72 SQ.FT.  
TOTAL = 819.78 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Burj Khalifa, Downtown

810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210,  
2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010

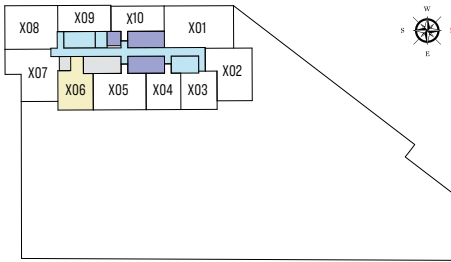


# 1 BEDROOM APARTMENT

TYPE E (with balcony)

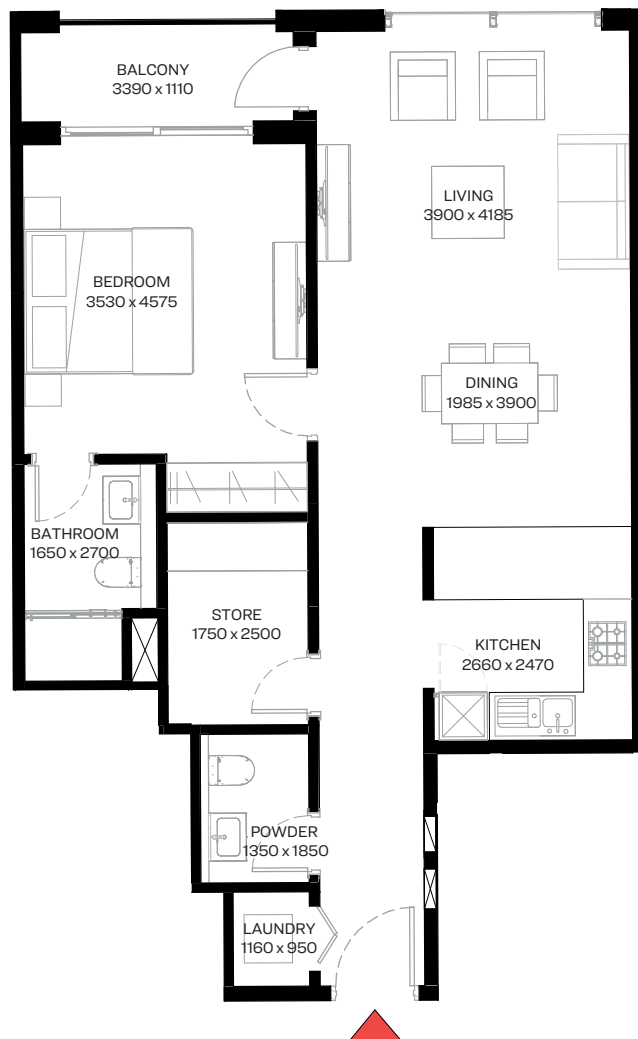
## TOTAL SALEABLE AREA

SUITE = 798.14 SQ.FT.  
BALCONY = 54.90 SQ.FT.  
TOTAL = 853.04 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Amenities, Hartland  
806, 906

Amenities, Hartland, Ras Al Khor  
1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206  
2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206

Amenities, Hartland, Ras Al Khor, Dubai Canal (Business Bay)  
3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006



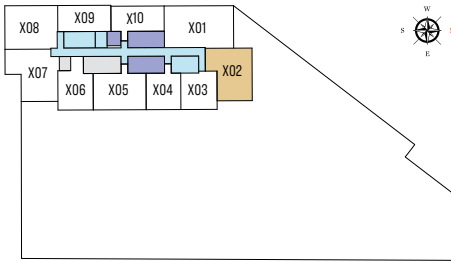


# 2 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,109.76 SQ.FT.  
BALCONY = 107.21 SQ.FT.  
TOTAL = 1,216.97 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Downtown, Burj Khalifa  
802

Downtown, Burj Khalifa, Dubai Canal (Business Bay)  
902

Downtown, Burj Khalifa, Dubai Canal (Business Bay), Ras Al Khor  
1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202  
2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002

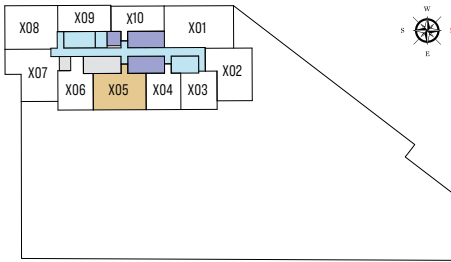


# 2 BEDROOM APARTMENT

TYPE B (with balcony)

**TOTAL SALEABLE AREA**

SUITE = 989.31 SQ.FT.  
BALCONY = 117.47 SQ.FT.  
TOTAL = 1,106.78 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Amenities, Hartland  
805, 905

Amenities, Hartland, Ras Al Khor  
1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205  
2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205

Amenities, Hartland, Ras Al Khor, Dubai Canal (Business Bay)  
3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005



# 2 BEDROOM APARTMENT

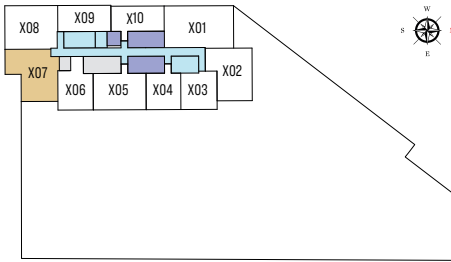
TYPE C (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,168.85 SQ.FT.

BALCONY = 99.57 SQ.FT.

TOTAL = 1,268.42 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

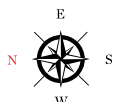
### Hartland

807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207

2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507, 3607, 3707, 3807

### Hartland, Ras Al Khor

3907, 4007

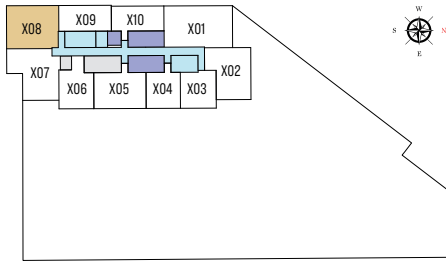


# 2 BEDROOM APARTMENT

TYPE D (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,166.81 SQ.FT.  
BALCONY = 80.62 SQ.FT.  
TOTAL = 1,247.43 SQ.FT.



LEVEL 08-22 & 24-40

UNIT



List of unit numbers with this unit plan:

## VIEWS

Downtown, Burj Khalifa, Hartland  
808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208,  
2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508, 3608  
3708, 3808, 3908, 4008

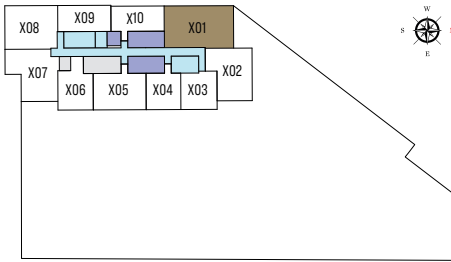


# 3 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,491.34 SQ.FT.  
BALCONY = 155.32 SQ.FT.  
TOTAL = 1,646.66 SQ.FT.



LEVEL 08-22 & 24-40

UNIT

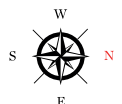


List of unit numbers with this unit plan:

## VIEWS

Downtown, Burj Khalifa  
801

Downtown, Burj Khalifa, Dubai Canal (Business Bay)  
901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201  
2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001



SOBHA  
REALTY