



SOBHA HARTLAND

CREEK VISTAS RESERVÉ

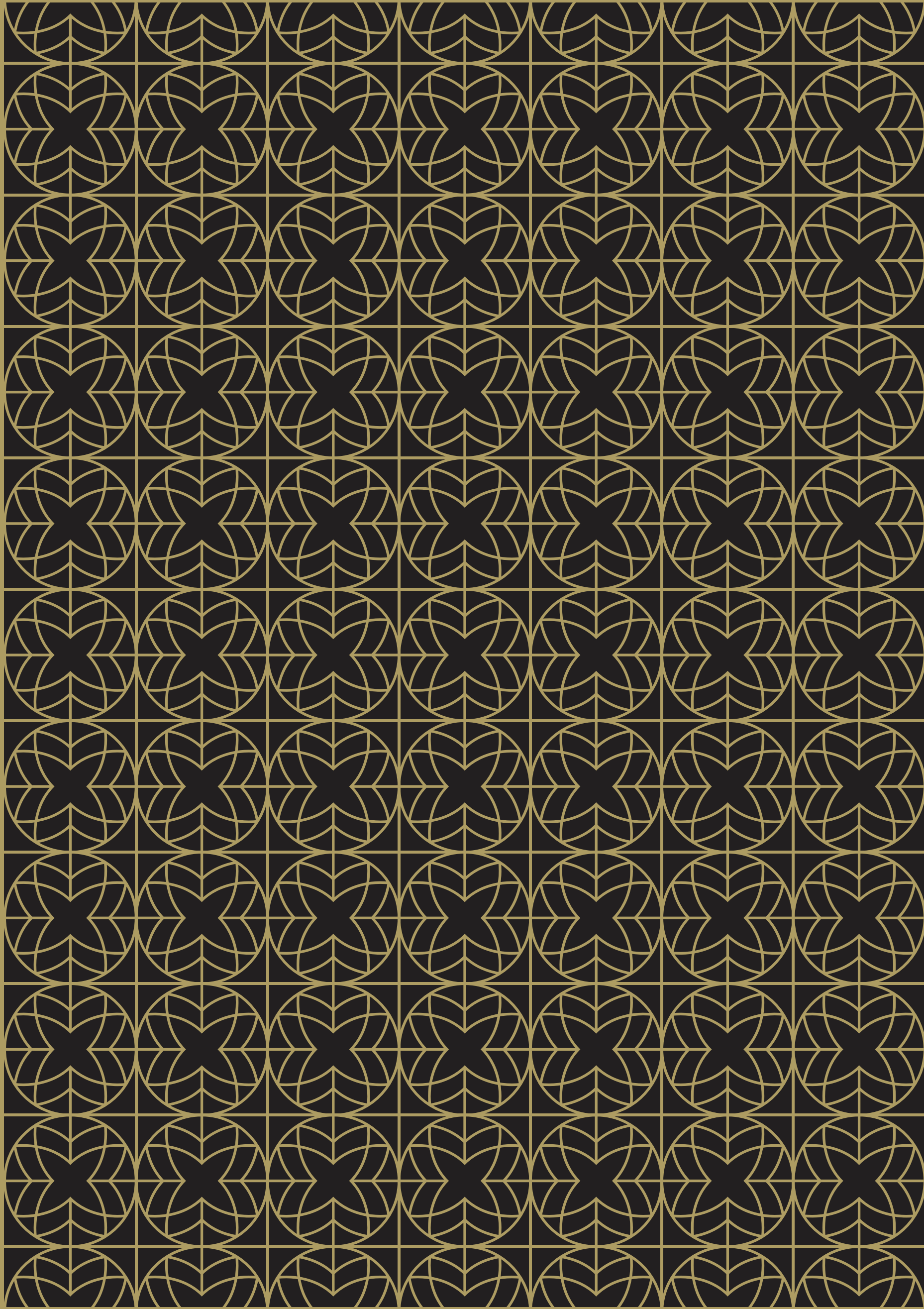




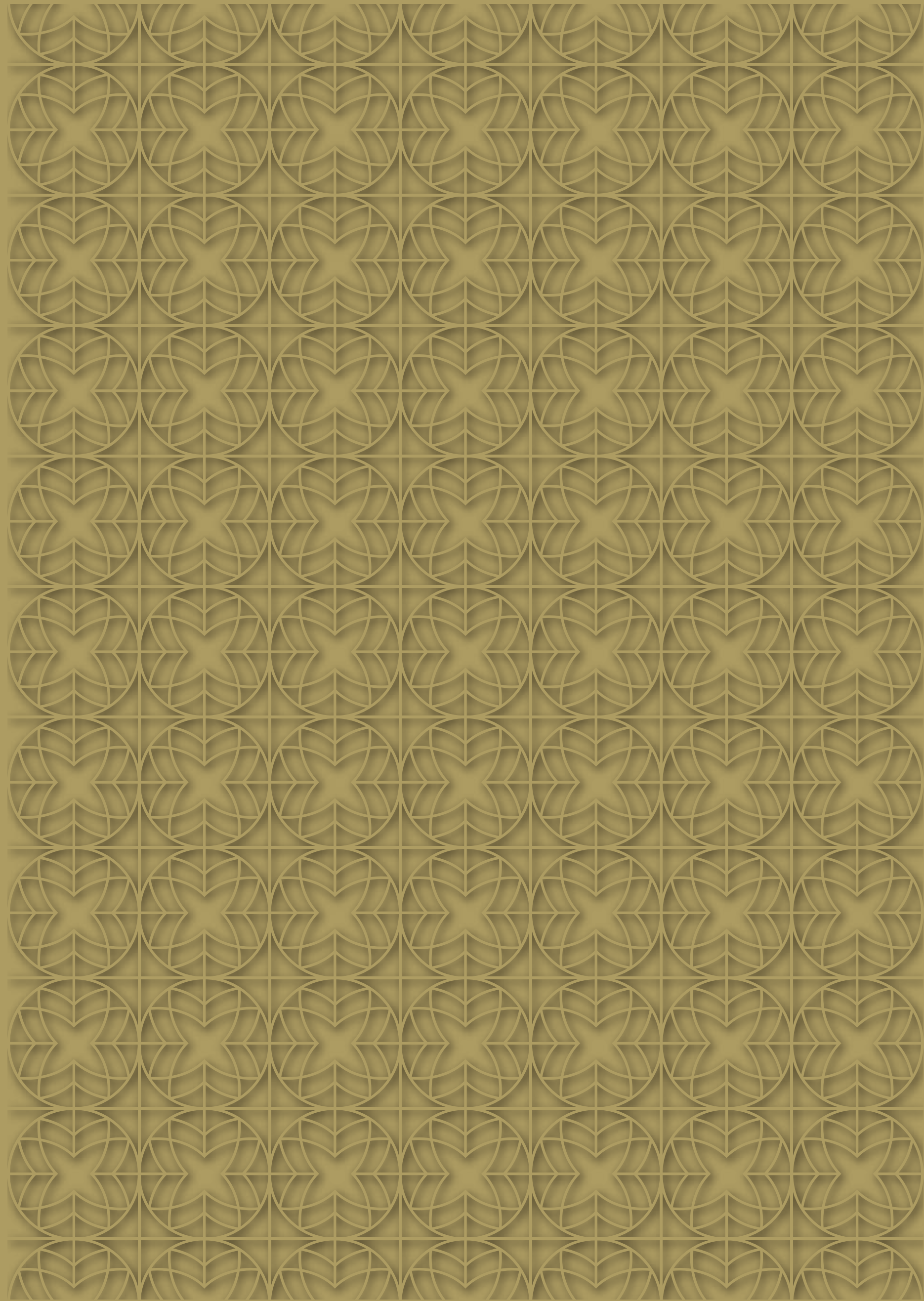
**SOBHA**  
REALTY

**SOBHA HARTLAND**  
CREEK VISTAS RESERVÉ













FAR FROM THE  
ORDINARY.



YET WITHIN  
REACH.



CREEK VISTAS RESERVÉ



YOUR HOME DOESN'T JUST  
OVERLOOK THE CITY'S LEADING SIGHTS.

*IT IS ONE.*







Artist's impression of Sobha Creek Vistas Reservé

After the successful launch of the first 2 towers, comes a life that is even more fulfilling. Welcome to Creek Vistas Reservé at Sobha Hartland – a 33-storey tower that connects you as effortlessly with nature, as it does to Downtown Dubai.

These apartments give you more in every respect, whether it is centrality, convenience or comfort. Get used to waking up to breath-taking views of the city's leading sights. Spend quality time with your family exploring the sprawling green estate that spans 2.4 million sq. ft. Even within your apartment you'll find that space has been optimally utilised, making the living areas expansive.

When a business deal needs to close, know that it will be done close by, with Downtown Dubai only minutes away.

Once you move in, you'll realise that everything in and around this tower has been crafted with just one purpose in mind – to elevate your living experience.





HOMES THAT MAKE  
ROOM FOR  
*INFINITE MEMORIES.*





Creek Vistas Reservé at Sobha Hartland offers you living spaces that accommodate your entire world. Every inch of space in your new apartment has been optimally utilised, to make it even more expansive. You feel it from the moment you walk through the main door. Every small detail has been looked into, to make every moment spent here unforgettable.



WORLD-CLASS AMENITIES  
THAT ARE ALREADY  
*THE TALK OF THE TOWN.*

Life at Creek Vistas Reservé at Sobha Hartland is a world away from the rest of Dubai. Here, thoughtful amenities have been skilfully crafted to elevate your living experience. While sprawling acres of open greens replenish what the city takes away. It's a life that has everything, and is only lacking your presence.





- Soak in the moment within the cooling environment of the pristine blue swimming pool, while your little one splashes around in the kid's pool.
- Power up before you begin the day with a training session in the state-of-the-art smart gym. Choose between the traditional, body-sculpting or aerobics workouts.
  - Add a peaceful mind and a relaxed body to your daily care routine with a trip to the Yoga and Meditation Zone.
  - Nothing beats hosting your friends over for a barbeque party, in the exclusive barbeque area. Admire the unparalleled views of the Burj Khalifa and Ras Al Khor Wildlife Sanctuary, while catching up with your loved ones.



Barbeque area



State-of-the-art gym



Kid's pool





- Watch the stars with your kids, and enjoy the touch of grass beneath your feet, on the lush green lawns.

- Your kids will have ample space to run about and frolic in the Kid's Play Area. This specially-designed space comes with a sand pit and a variety of play equipment that your kids will absolutely love.





EXCLUSIVELY  
CRAFTED,  
*WITH EVERY DETAIL  
IN MIND.*

- Nestled within a gated community in the heart of Sobha Hartland.
- Part of an 8 million sq. ft. estate with 30% open and green spaces.







- Home to spectacular views of the Dubai skyline, Ras Al Khor Wildlife Sanctuary, Dubai Canal and Dubai Creek.





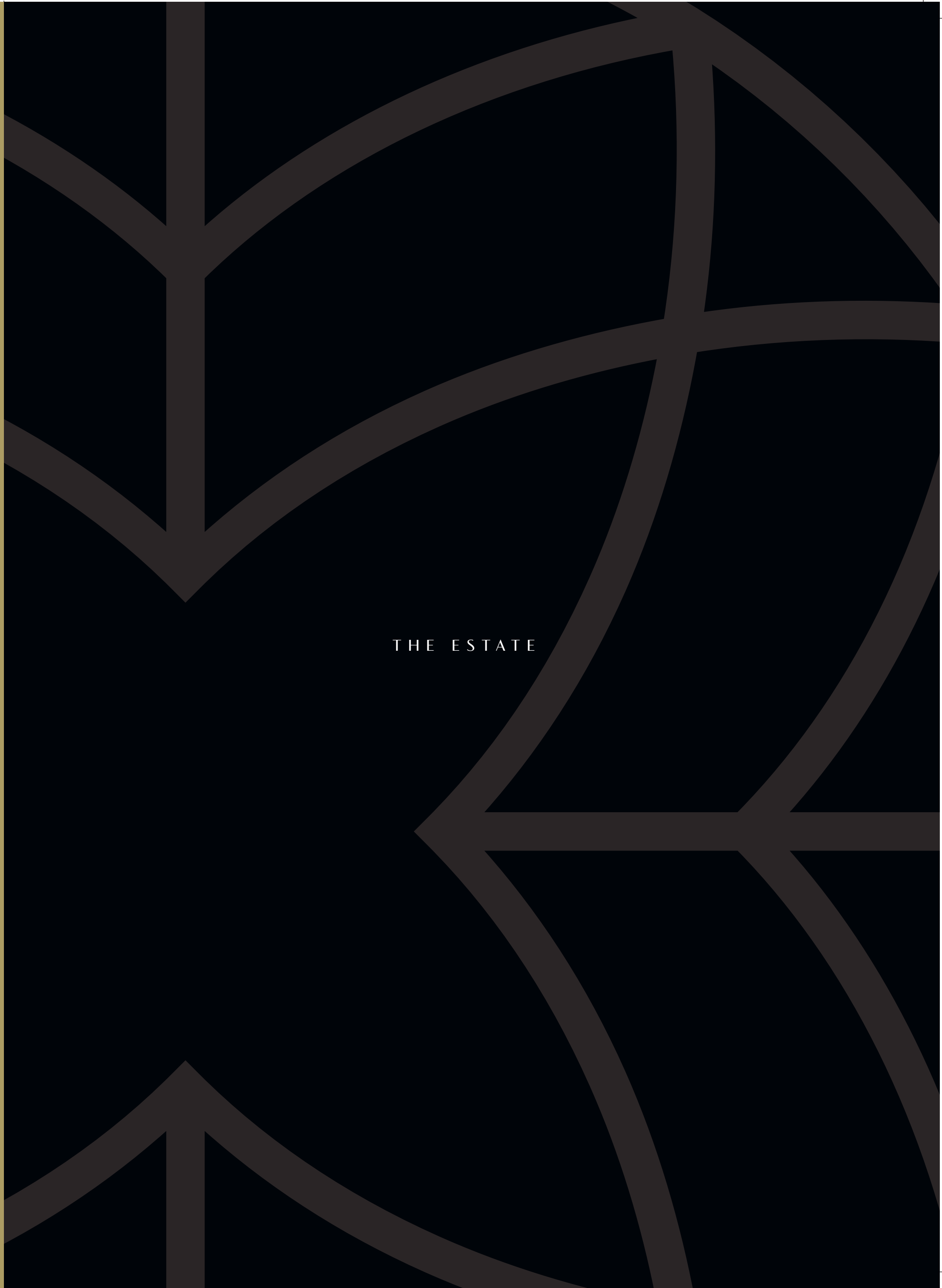
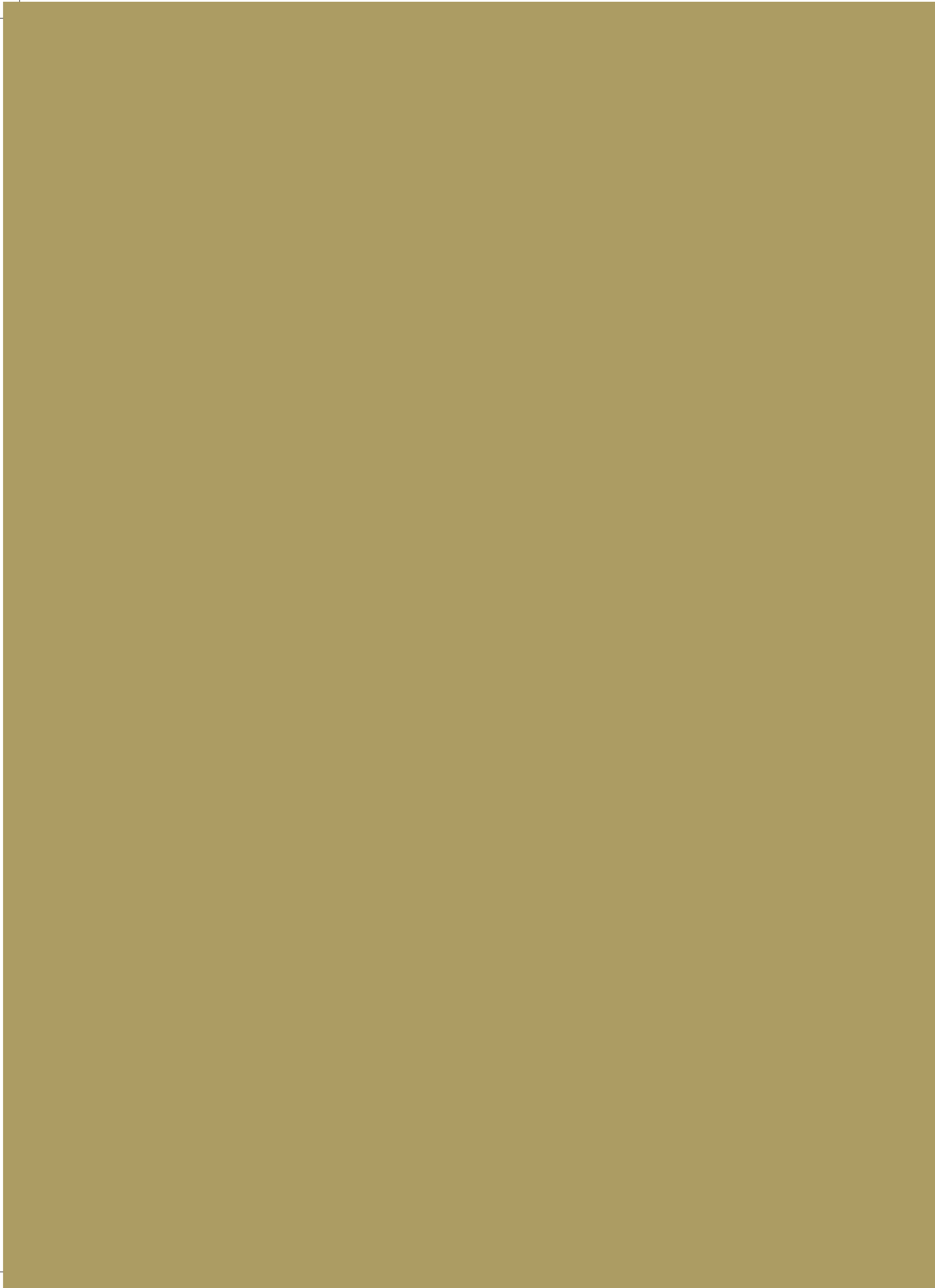
- A two-minute walk away from top international schools, the community triangular park and the walkway along the Dubai Canal.



- Well-connected to the rest of the city through the future metro line and the Ras Al Khor main road.







THE ESTATE





LET 358 SPECIES OF TREES

*DISCOVER YOU.*

Sobha Hartland is built around a simple, yet life-changing vision of weaving nature into everyday living. A place unlike anywhere else in the world. Over 2.4 million square feet is dedicated to nature. Open spaces are artfully landscaped. Mature tree canopies cover pathways.

Parks and walking tracks set amidst lush greenery and flowers, awaken and delight the senses. And of course, the residential spaces themselves have been co-created with the context of nature.



NO REASON TO STEP OUT.

Enter Sobha Hartland and feel the stress and demands of the city melt away. But more importantly, live here and discover that there's absolutely no need to step out. State-of-the-art clubhouses and sports zone allow you to pursue your physical goals. Luxury spa indulge your senses. The North London Collegiate School and Hartland International School offer the finest education to your little ones. The most sought-after brands vie for your attention at our expansive shopping arena. And moments of quiet reflection can be experienced in our beautiful mosques.

*Expansive shopping arena*



*State-of-the-art clubhouse*





DISCOVER HARTLAND.

- Hartland Boulevard
  - Home to the most premium designer labels and boutiques
- Hartland Walk
  - Elegant restaurants and entertainment areas
- Hartland International School
- North London Collegiate School
- Premium healthcare facilities
- Mosques
- Hotels and Spa
- Clubhouses

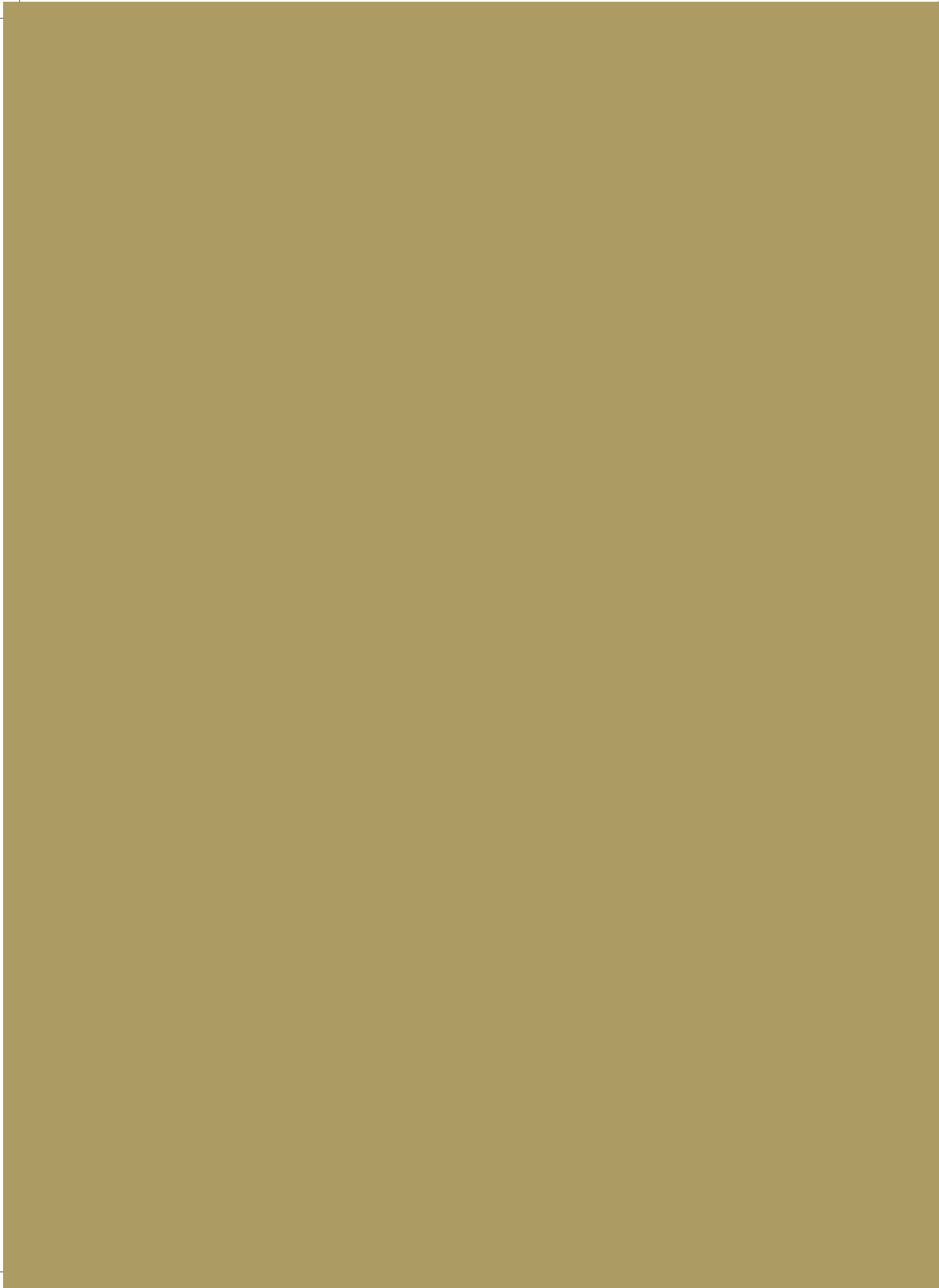
*Mosques*



*North London Collegiate School*





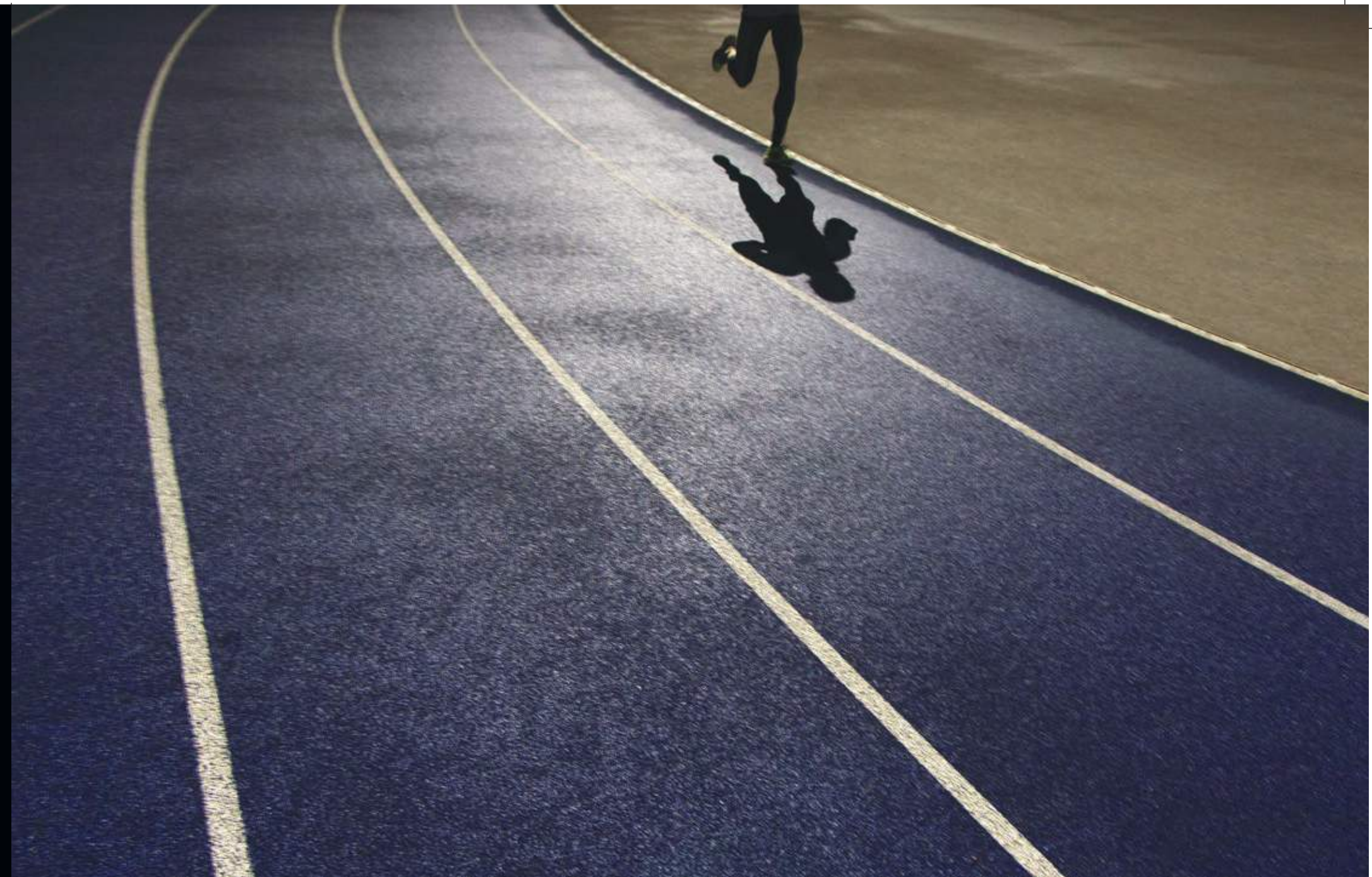


THE LIFE



PHYSICAL WELLBEING

DISCOVER  
HOW FAR YOUR BODY  
CAN GO  
WHEN IT HAS  
THE PERFECT PATH



Jogging Tracks

Discover a more active lifestyle at Sobha Hartland. Physical well-being areas have been carefully integrated into the estate. Jogging and walking tracks by the Dubai Water canal, outdoor and indoor high-end gyms, swimming pools, sports arenas and much more, to keep you healthy.

- Swimming pools
- Gymnasium
- Walking tracks
- Playgrounds
- Sports arenas
- Tennis courts & Squash courts



WELLNESS

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WHERE  
STRESS LEVELS  
FADE INTO  
*SHADES OF GREEN.*





- Wellness Center
- Spa

Leave the city and its demands behind and embrace a life of wellness and rejuvenation. At Sobha Hartland, luxury living moves seamlessly from exceptional interiors to holistic experiences. Discover multiple ways to relax and unwind in our thoughtfully created spaces.





SPIRITUAL QUESTS

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FIND SOMETHING  
YOU WEREN'T LOOKING FOR.

*YOU.*

Turn inward and discover your spiritual side. The lush green expanses at Hartland house serene yoga pavillions and many tranquil spaces. Discover peace, reconnect with your thoughts or offer prayers to the almighty in our beautiful mosque.

• Religious Centre (Mosque)





Gazebo

CULTURAL AND SOCIAL LIVING

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REDISCOVER THE LOST  
SKILL OF CONNECTING WITH  
PEOPLE.

*WITHOUT A CLICK.*

Connect with people as discerning as you are. Discover others who share the same interests you do, or simply enjoy the feeling of being part of a community. At Sobha Hartland, we have dedicated, thoughtfully designed spaces for social and cultural living.



FAMILY TIME

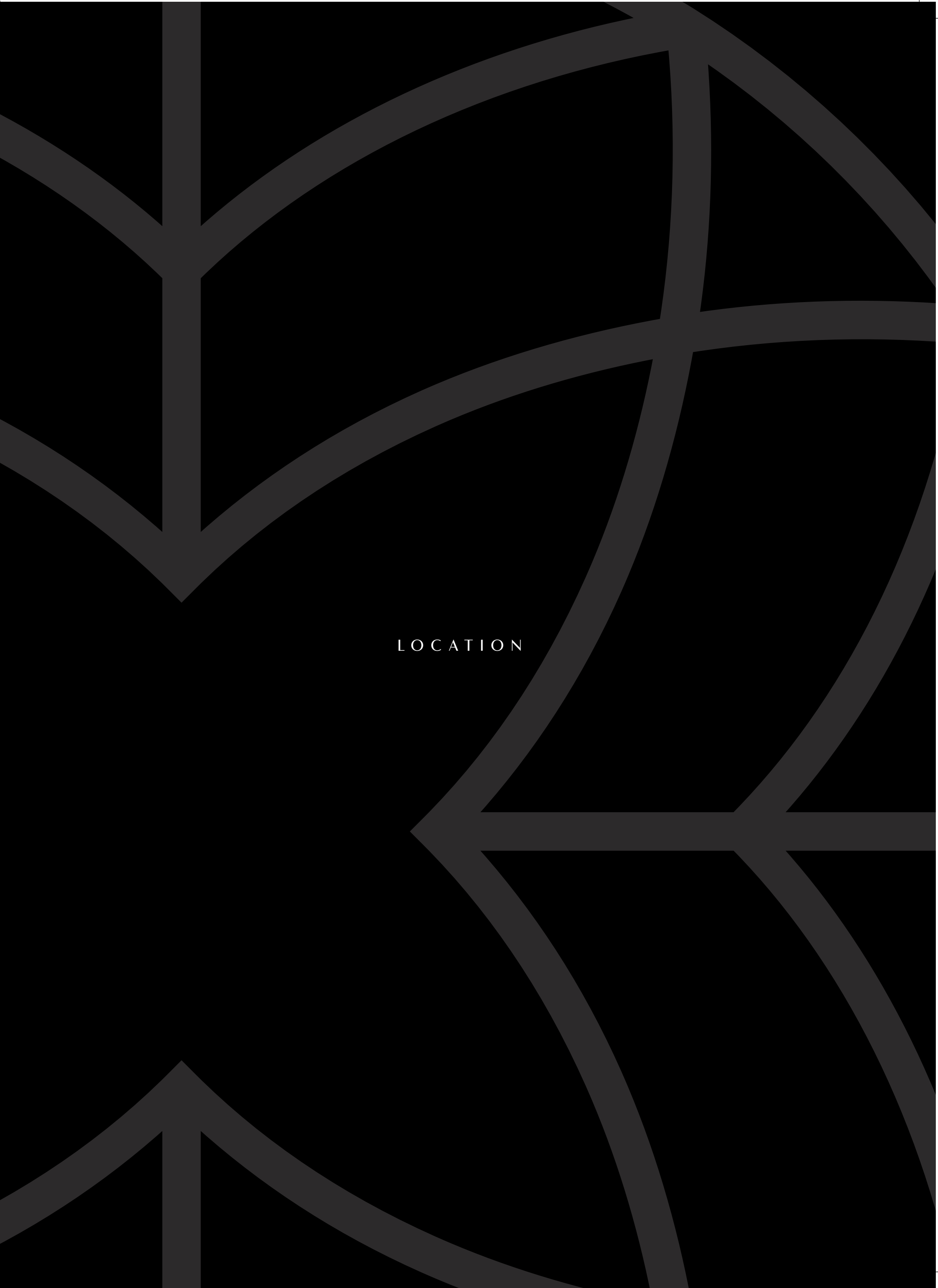
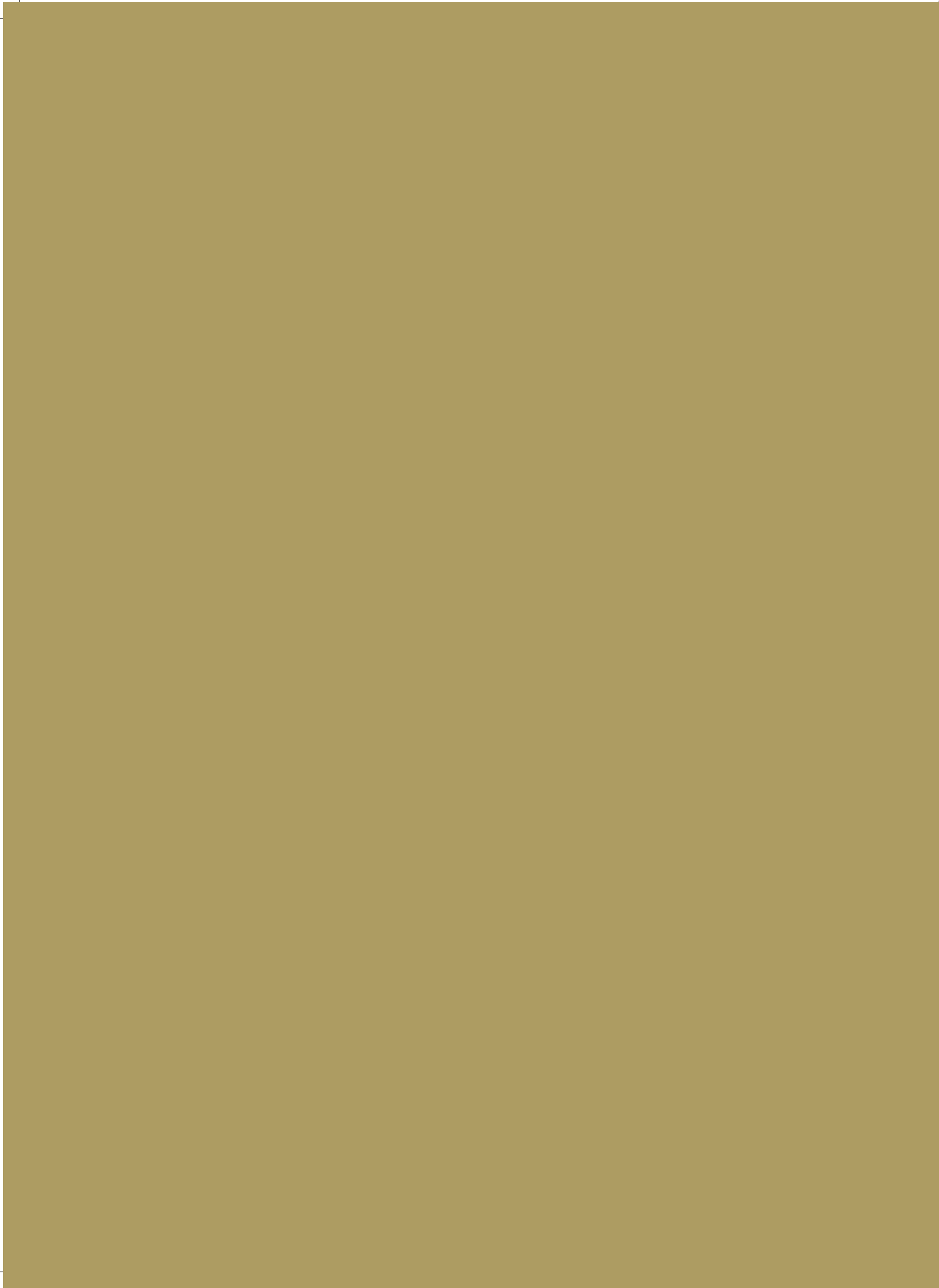
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2.4 MILLION SQUARE FEET  
OF SPACE  
TO BRING YOU CLOSER.



Sobha Hartland offers you one of the most sought-after luxuries in Dubai - Allowing you more time for your family and for yourself. Being in the heart of the city gives you the advantage of proximity to your work place and less commute time to any place in Dubai. And while you're inside this green estate, there are world-class amenities and thoughtfully designed areas to spend quality time with your family or pursue your individual passions.





LOCATION



DISCONNECT FROM  
THE CITY WHEN YOU STEP IN.  
*CONNECT IN MINUTES.*



Sobha Hartland is a self-contained world of luxury, with an unrivalled advantage of location and proximity to Dubai's epicenter.

Set against the backdrop of the Dubai Water Canal, the city's key attractions are just minutes away. The iconic Burj Khalifa and the Downtown experiences are 5 minutes away. The pristine Ras Al Khor Wildlife Sanctuary and the Meydan Racecourse are around the corner. And the Dubai metro is set to pass alongside, to provide quick access to the heart of Dubai International Financial Centre (DIFC) and the rest of the city.



3  
KM

FROM THE  
ICONIC ATTRACTIONS  
OF DUBAI.







BURJ KHALIFA

12<sup>Min</sup>



INTERNATIONAL AIRPORT

20<sup>Min</sup>



DIFC

10<sup>Min</sup>



EMIRATES GOLF CLUB

20<sup>Min</sup>



DUBAI MARINA

20<sup>Min</sup>



PALM JUMEIRAH

20<sup>Min</sup>



DUBAI MALL

12<sup>Min</sup>



MEYDAN RACE COURSE

10<sup>Min</sup>



COUNTRY CLUB

5<sup>Min</sup>



INTERNATIONAL SCHOOLS

2<sup>Min</sup>



DUBAI OPERA

12<sup>Min</sup>



RAS AL KHOR WILDLIFE SANCTUARY

12<sup>Min</sup>

- The heft and feel of the door as it shuts silently.
- The angle of the windows to ensure privacy.
- The discreet sunlight that unplugs your memory by bathing the room with a warm, natural glow.
- The hallmark of a Sobha property is how you feel inside it.

SOME OF OUR  
 MOST THOUGHTFUL  
 DETAILS  
 ARE ONES YOU'LL  
 NEVER SEE.







A  
heritage  
of exquisite  
*detailing.*



At Sobha,  
we don't exceed  
international  
building standards,  
*we define them.*

At Sobha, we don't exceed international building standards, we define them. Our core philosophy is simple. We deliver perfection by controlling quality from inception to completion. In fact we are the only backward integrated real estate developer in the world. Which means that we are the only company that develops every element of the project from the inside to the outside, in-house; from the initial design concept to the concrete slabs, all the way to the finishing touches.

Every stage is controlled by skilled Sobha talent. We have a three-tier quality check, where others have one, to ensure meticulous standards at the time of delivery. Some might call this obsession with quality a bit excessive. We call it 'The Sobha Way'.





## Design

Architecture, interior design and landscaping are in-house capabilities at Sobha. These functions, we believe, are the cornerstones for perfect execution. Our design studio has over 70 odd, extremely talented professionals from various fields who are continually monitoring global trends and incorporating them with thought and creativity into each of our projects.



## Engineering and contracting

Our designs are usually cutting-edge and ground-breaking. And to ensure that they are equally exceptional in reality, we have created a robust engineering and contracting team. They look into the finest and biggest details of each project. From the foundation to the mechanical, electrical and plumbing details. This division is critical in the value chain of a realty business as it eliminates the likelihood of a third party contractor defaulting and gives us complete quality control.



## Material sourcing

Quality in our business starts with the finest materials. To make sure that the standards and precision used during engineering are given their due, we source materials from the best manufacturers across the world and follow a 'No Compromise' policy. From the center of the room to the corners - we manufacture or curate the best materials that last generations. To create more value and fit into our overall high design aesthetic, we have created in-house manufacturing capabilities in areas such as furniture, façade, mattresses, concreting and pre-casting. All this of course, using German-made machinery renowned for its precision and finesse.



## Craftsmanship

No layer of paint is uneven. The marble tiles are dry laid and adjusted aesthetically to achieve intricate vein patterns. Bathrooms are 100% leak proof and boast of zero water stagnation. 54 mm thick doors slide with the touch of a finger. We pride our team of expert craftsmen for their impeccable attention to detail.



## Quality control

Our quality control team is headed by a German engineer, Olaf Wagner, whose processes find mention in the case studies of Harvard Business School. This is an area we are so passionate about, that Mr. PNC Menon himself gets involved so that the remotest defects are eliminated before presenting the project to the customer.



A lineage  
of iconic projects  
across the  
Middle East.

From luxury villas  
to exquisite palaces,  
hotels, multiplexes and  
convention centers,

Sobha has made  
its presence felt across  
Bahrain, Dubai  
and Oman among  
the discerning.

Our forte lies in creating  
world-class projects with a  
great emphasis to detail.



*Sultan Qaboos  
Grand Mosque*



Al Bustan  
Palace Hotel





Infosys  
Global Education  
Center - Mysore





Corporate spaces for  
Bayer & Blocon. Taj Vivanta.



Qasr Al Sarab Desert Resort,  
Abu Dhabi.



A look at the many in-house divisions at  
Sobha that deliver excellence.

- Architectural Design Studio
- Interiors Division
- Electromechanical Works
- Landscaping & Nurseries
- Sobha Architecture, Glazing & Metal Works
- Restoplus Sleep Solutions
- Concrete Products Division
- Precast



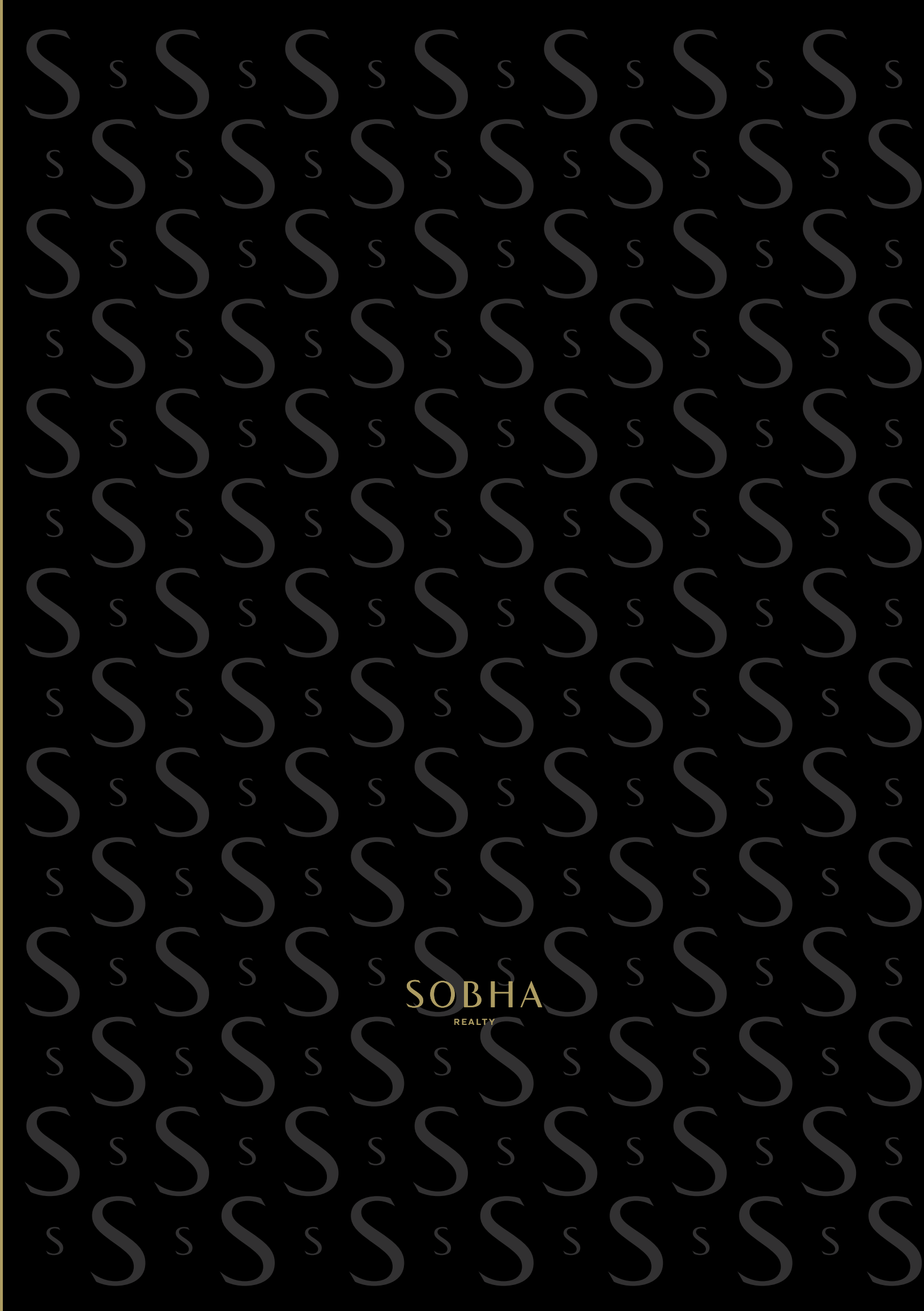
From  
decorating  
palaces  
to building them.  
The incredible story  
of one man's  
commitment  
to *craft*.



Mr. PNC Menon

Across the world, Mr. PNC Menon's reputation as a master craftsman is legendary. His obsession with detail is what catapulted him from his humble beginnings as an interior decorator to the royal homes, to one of the most respected names in real estate. He has always been at the forefront of delivering world-class projects. From creating extravagant palaces and intricate mosques to state-of-the-art campuses and super premium residential spaces - one recurring feature of each of his creations is the exceptional quality that is delivered. Mr. Menon's deep understanding of creating spaces from the inside out and his passion for perfection is the driving force behind Sobha breaking new boundaries of excellence.





SOBHA  
REALTY



DESIGNED FOR  
A LIFE LESS ORDINARY.

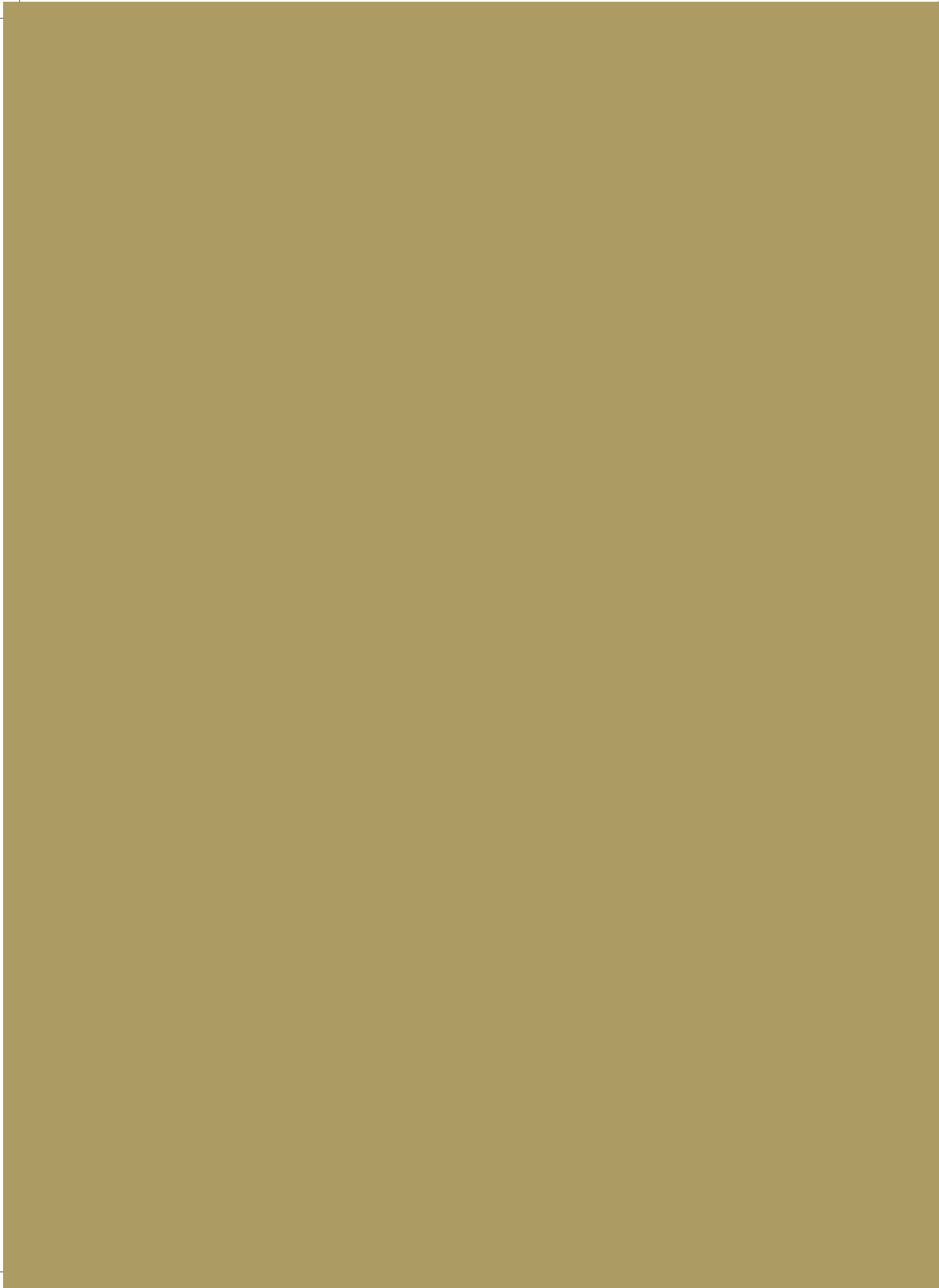


- 01. ENTRY / EXIT TO SOBHA HARTLAND
- 02. COMMUNITY CENTRE
- 03. CREEK VISTAS & CREEK VISTAS RESERVÉ
- 04. INTERNATIONAL SCHOOLS
- 05. ONE PARK AVENUE
- 06. GREENS
- 07. WAVES
- 07A. HIGH RISE BUILDINGS - RESIDENTIAL
- 08. GATE TO SOBHA HARTLAND ESTATES
- 09. GARDEN HOUSES
- 10. FOREST VILLAS
- 11. GARDENIA VILLAS
- 12. WATERFRONT VILLAS
- 13. TRANQUILITY (VILLA PLOTS)
- 14. WATERFRONT
- 15. DUBAI METRO LINE
- 16. AL MEYDAN ROAD
- 17. RAS AL KHOR ROAD
- 18. AMENITIES
- 19. HOTEL

-   
CAFES
-   
PARK
-   
MOSQUES
-   
PROMENADE WALK
-   
RETAIL
-   
CHILDREN'S NURSERY
-   
SWIMMING POOL
-   
HARTLAND CLUB



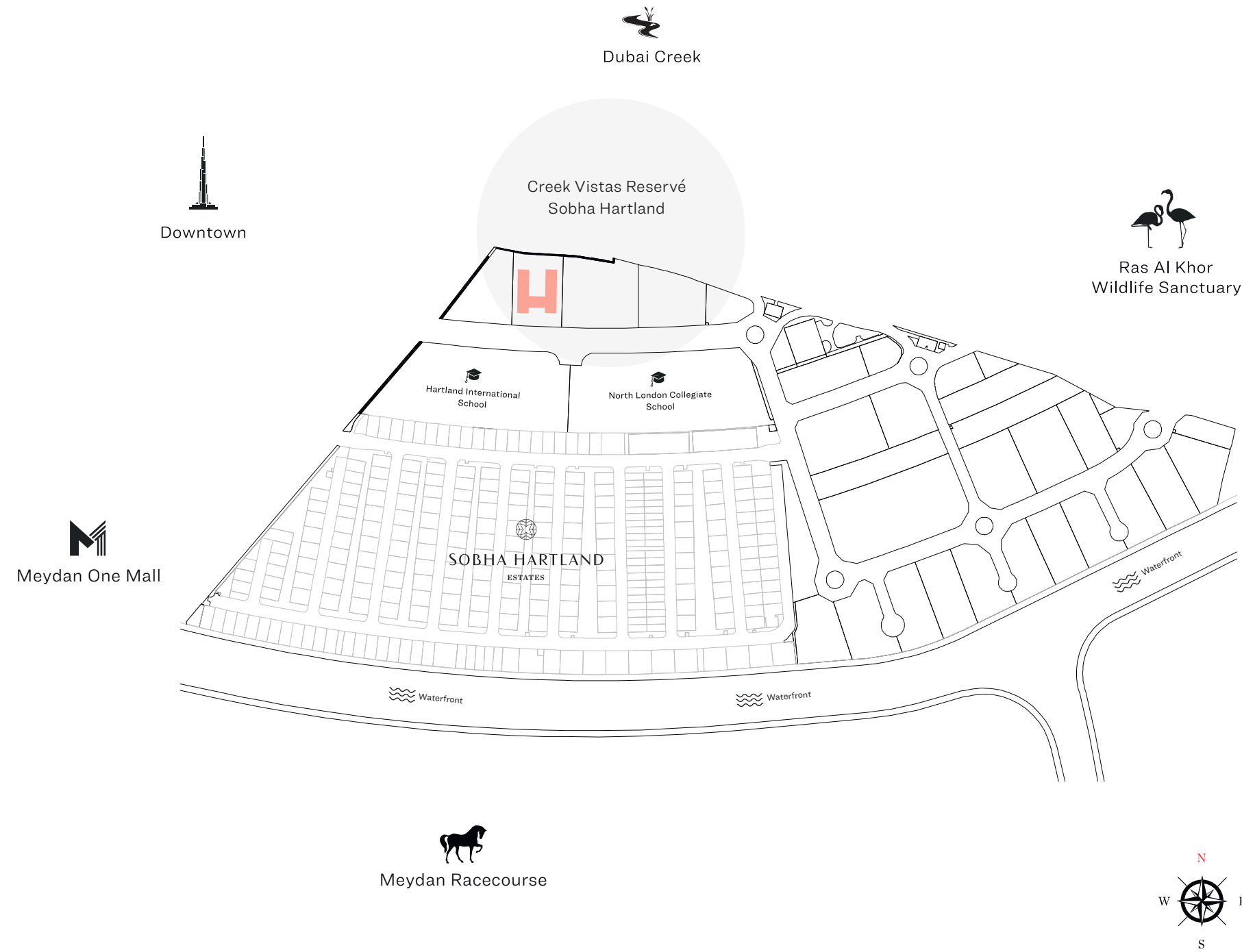




PLANS



MASTER PLAN



APARTMENT FEATURES



Variety of unit plans



Impeccable interiors



Covered car parking



Choice of balcony in units



Bedroom wardrobe in all units

UNIT PLAN

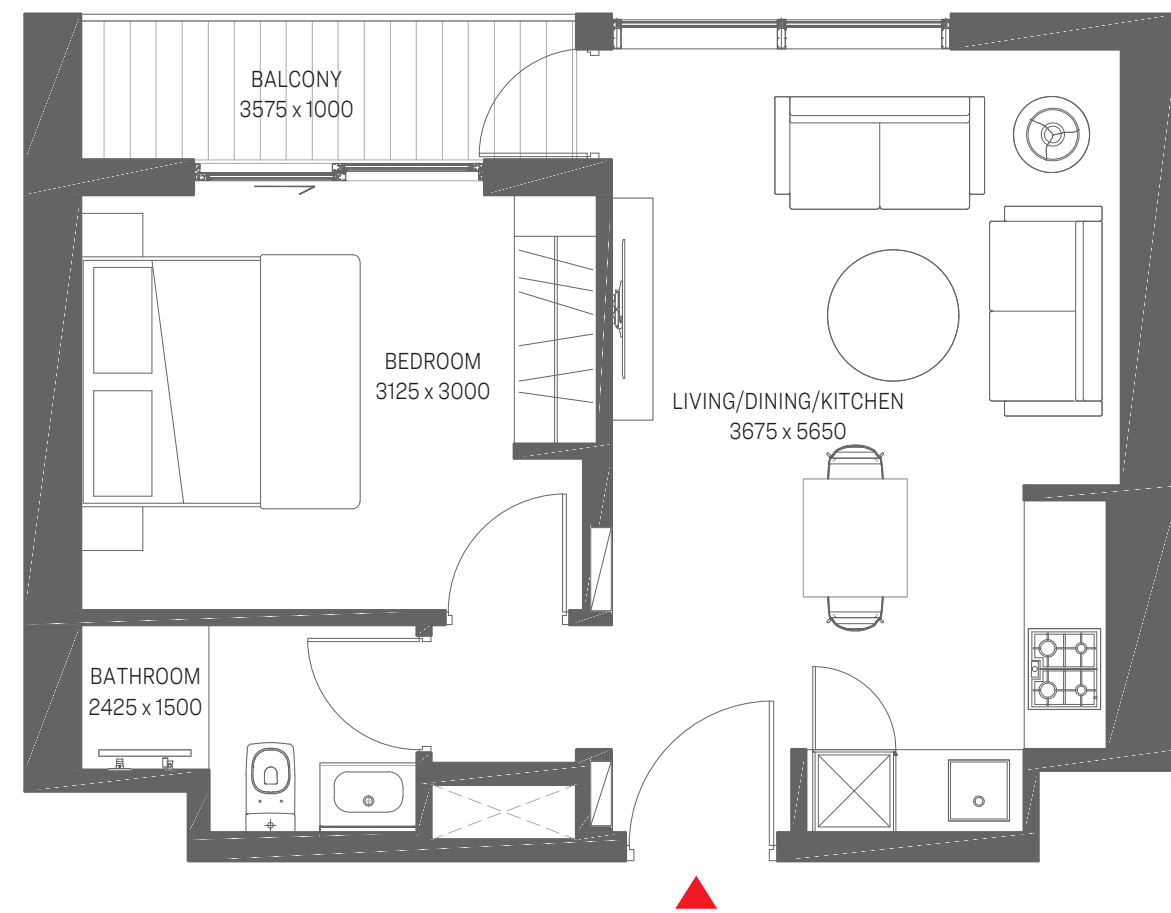
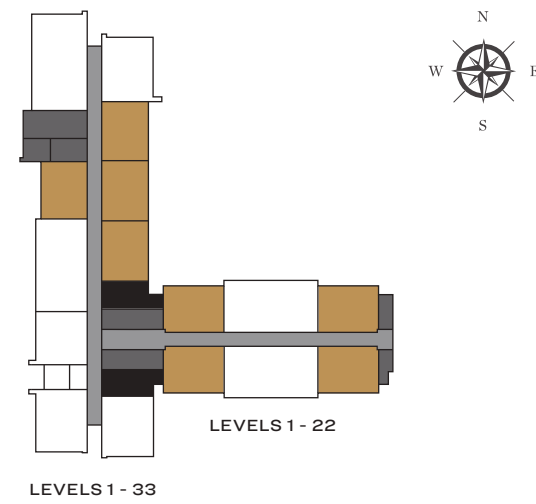
- 1 BEDROOM - TYPE A
- 1 BEDROOM - TYPE B
- 1 BEDROOM - TYPE C
- 1 BEDROOM - TYPE D
- 2 BEDROOM - TYPE A
- 2 BEDROOM - TYPE B





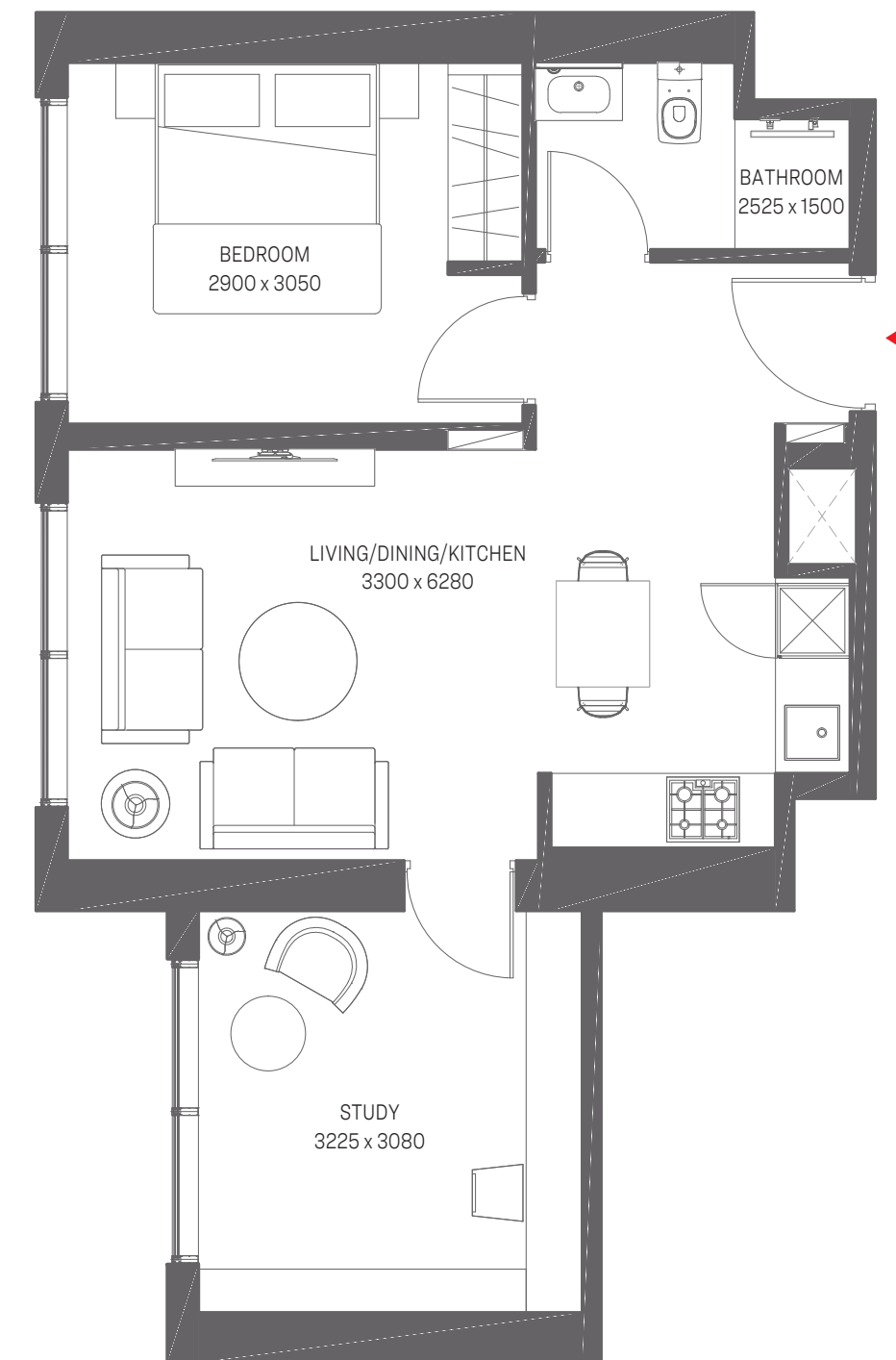
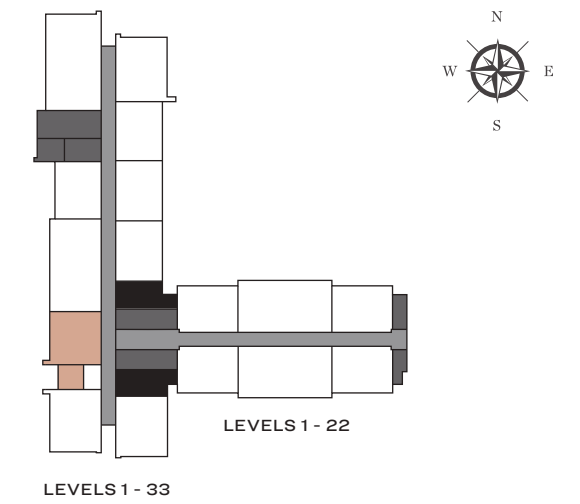
1 BEDROOM - OPTIMA

Suite Area - 439.81 Sq.Ft.  
 Balcony Area - 47.36 Sq.Ft.  
 Net Saleable Area - 487.17 Sq.Ft.



1 BEDROOM - PRIMA

Suite Area - 588.36 Sq.Ft.  
 Net Saleable Area - 588.36 Sq.Ft.

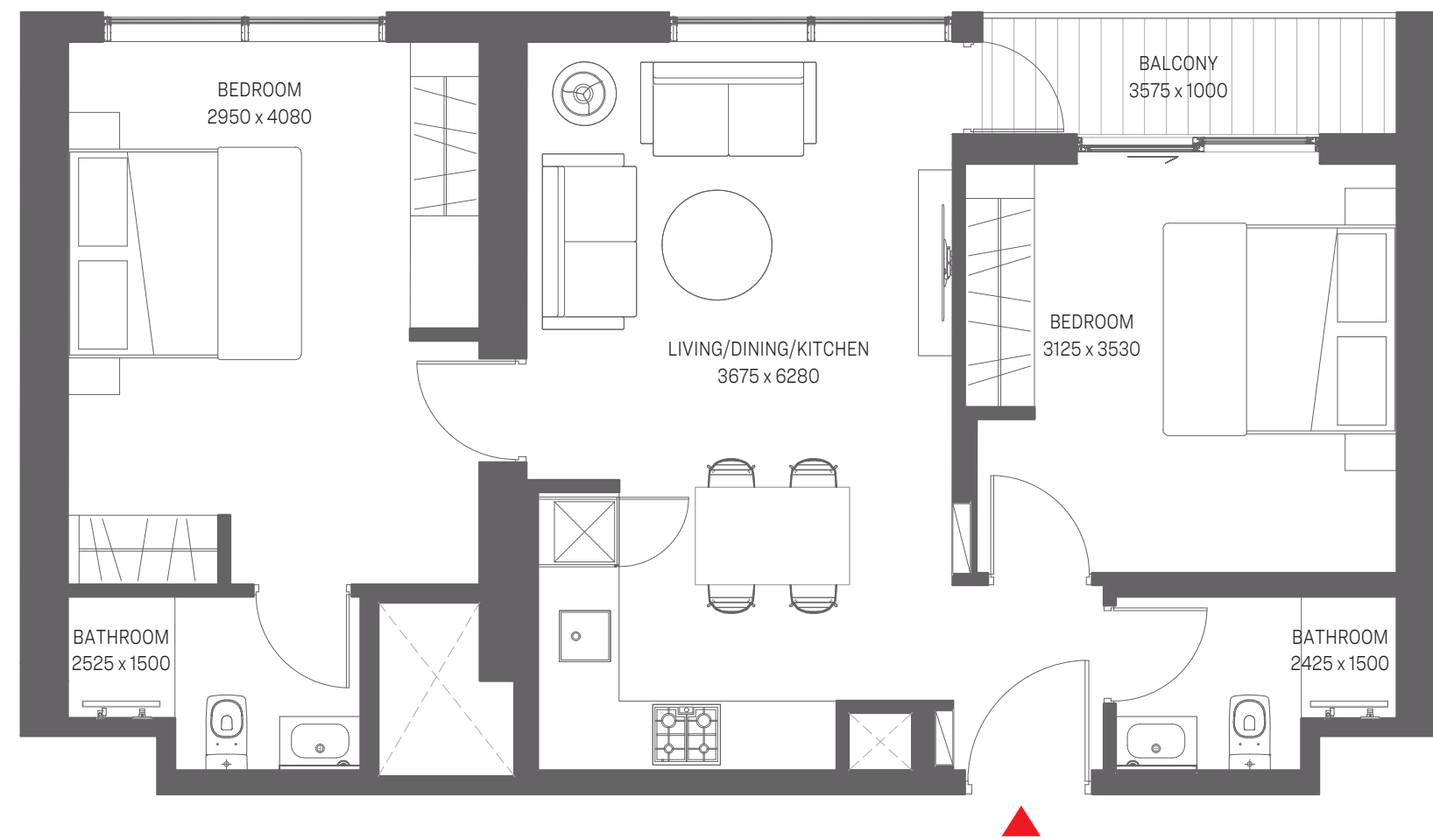
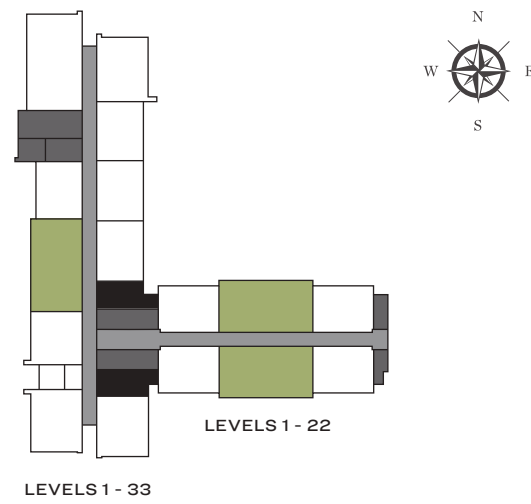


Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



2 BEDROOM - OPTIMA

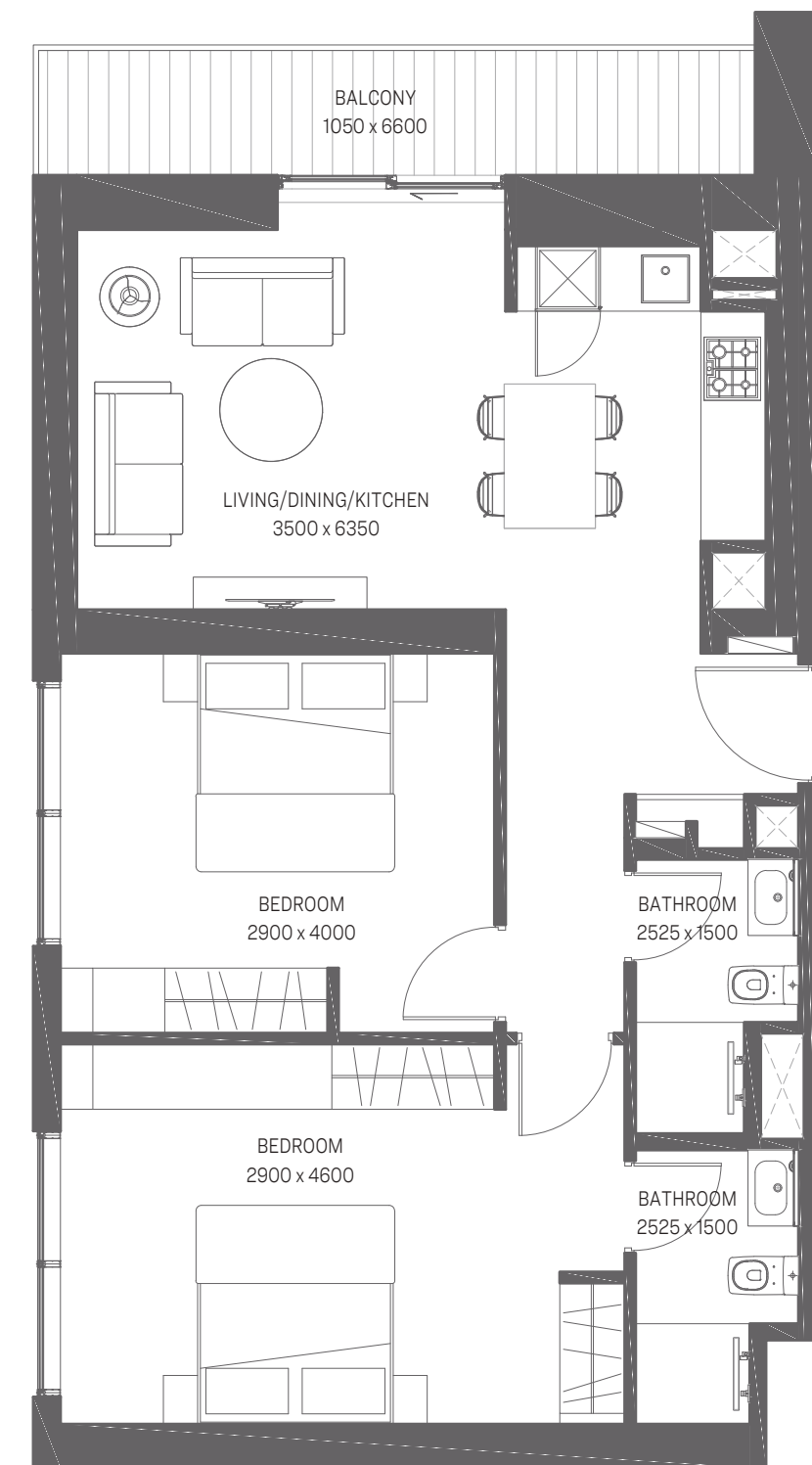
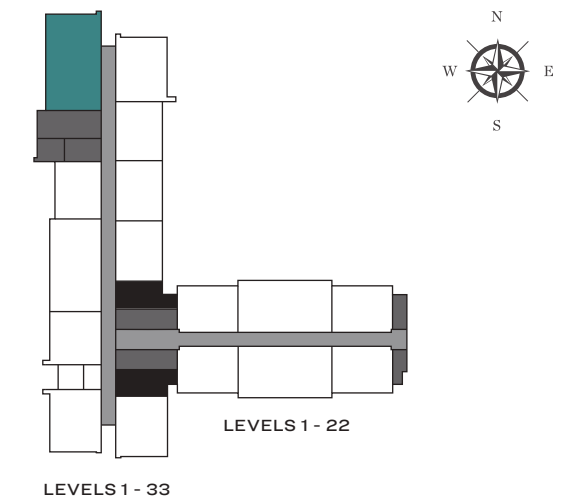
Suite Area - 752.61 Sq.Ft.  
 Balcony Area - 47.36 Sq.Ft.  
 Net Saleable Area - 799.97 Sq.Ft.



2 BEDROOM APARTMENT

TYPE B (corner units with balcony)

Suite Area - 835.60 Sq Ft  
 Balcony Area - 101.71 Sq Ft  
 Net Saleable Area - 937.32 Sq Ft





## UAE

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### SOBHA GLOBAL STUDIO

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### PUNE

#### SOBHA LIMITED

5th Floor, Parakh House  
S. No. 1, Plot No. 255  
Boat Club Road - 411001  
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Email : punemarketing@sobha.com

### THRISSUR

#### SOBHA CITY

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### COIMBATORE

#### SOBHA LIMITED

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Email : sales.coimbatore@sobha.com

### GANDHINAGAR

#### SOBHA LIMITED

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