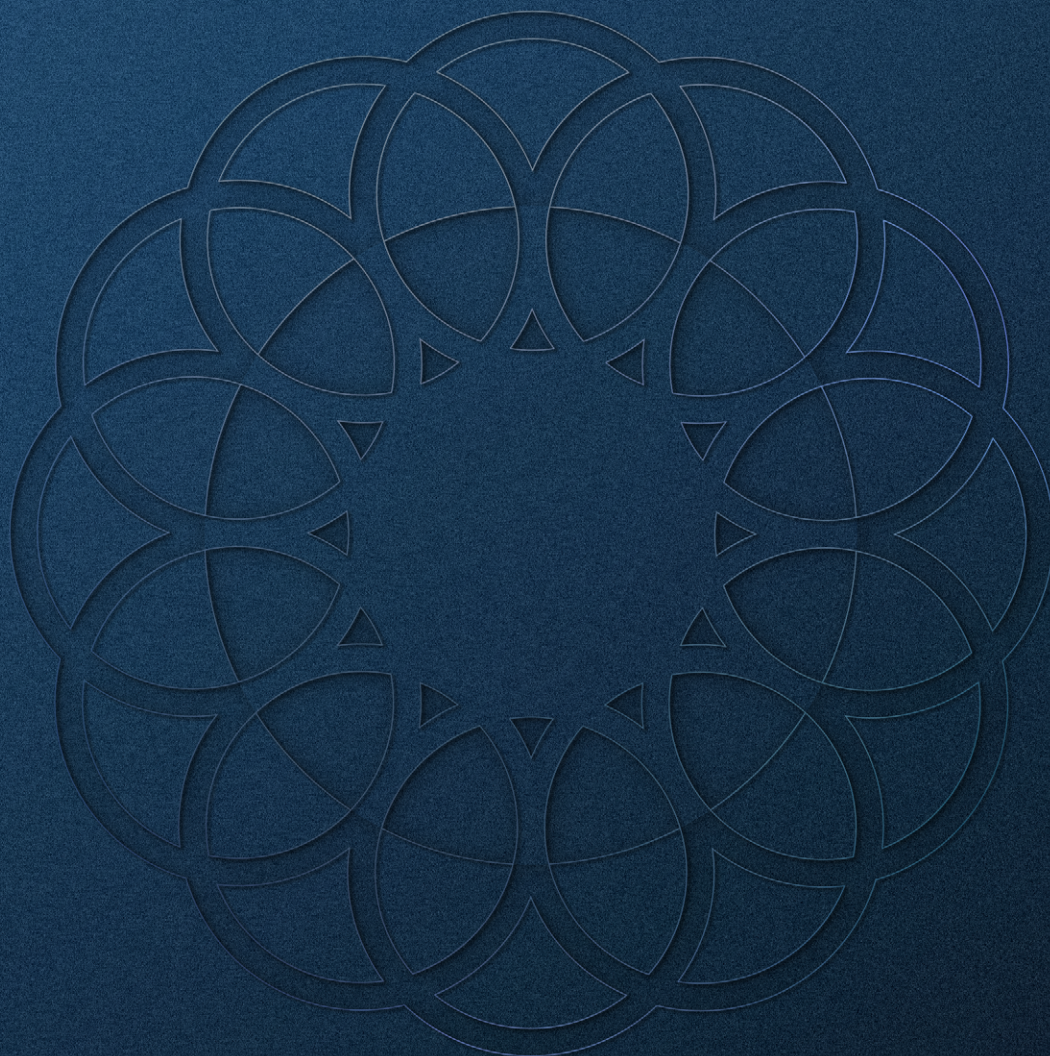




SOBHA HARTLAND II
ESTATES



5 BEDROOM VILLA

FACT BOOK

EXCLUSIVE VILLAS
FOR A
Select Few



TOTAL NUMBER OF
5-BEDROOM VILLAS

100

VILLA ARCHITECTURE & LANDSCAPE FEATURES



A PARADISE FOR *Every Soul*

With over 1 million sq. ft. of lush green spaces and residences set between an abundance of open greenery, the villas allow you to experience nature's bounty in full glory.

PRIVACY

Villas are designed without shared walls, each featuring an exclusive backyard with a private swimming pool.

HIGHLIGHTS

Embodying minimalist modernism, where simplicity and elegance seamlessly come together. A grand arrival awaits, featuring a sophisticated entrance forecourt and three covered car parks. Each plot offers exclusive access to expansive open green spaces, ensuring privacy and tranquillity.

SITE PLAN



Site Disclaimer: All information, dimensions and drawings are approximate; internal and surrounding conditions in the plan are subject to change without notice. Actual area and dimensions may vary. The developer reserves the right to make revisions to the plan prior to issuance of the final plan. There may be variations to the plot access and chamfers to the plans to accommodate infrastructure and authority requirements

	5 Bedroom Villa: Type A		5 Bedroom Villa: Type B
	5 Bedroom Villa: Type C		5 Bedroom Villa: Type D
	5 Bedroom Villa: Type E		5 Bedroom Villa: Type F
	5 Bedroom Villa: Type H		5 Bedroom Villa: Type K

Disclaimer: Plot Profile & Swimming Pool Parameters will vary from plot to plot. The depiction of the amenities and facilities are for representation purpose only.

COMMUNITY FEATURES



SECURITY

An exclusive community with around-the-clock security and a dedicated Guardhouse.

COMMUNITY HIGHLIGHT

Access to the Lagoon and Boardwalk, offering a range of water activities. Immerse yourself in a forested landscape with tree-lined walkways and beautifully designed shared streets.

EXCLUSIVE CLUBHOUSE

Dedicated Clubhouse for Villa residents with amenities.

VILLA INTERIORS



GENERAL

- Impressive Double height Foyer and Living room
- Ceiling Height: ~6.0 meters (Double Height) Living Room ~2.7 meters Dining Room ~2.9 meters Bedrooms
- Spacious Living and Dining room overlooking the private pool
- Separate Show Kitchen and Preparation Kitchen
- En-suite guest bedroom with premium fully fitted wardrobes
- 3 En-suite bedrooms with premium fully fitted wardrobes
- Spacious Master suite with premium fully fitted walk in closet and a private balcony
- High-quality Marble flooring in the living and dining space
- High-quality Engineered wooden flooring in the Master bedroom
- Passenger Lift
- Separate Maid's and Driver rooms
- Family Living on First floor
- Large Outdoor terraces
- Home Automation enabled
- Washing machine and Dryer provided in the laundry room / utility



SHOW KITCHEN

Hob, Oven, Hood, Microwave and Warmer from Bosch or equivalent along with High-quality countertop.

PREPARATION KITCHEN

Hob, Oven, Hood, Freezer, Fridge and Dishwasher from Bosch or equivalent along with High-quality countertop.



BATHROOMS & POWDER ROOM

- Porcelain tiles for walls and floors
- Premium fully sealed vanity top with soft-closing drawers
- Quality sanitary ware from Duravit or equivalent
- Quality bathroom accessories from Grohe or equivalent
- Glass door partitions to showers with linear stainless steel shower floor drain



COMMUNITY AMENITIES



Forest Walks

Cycle Walking Track Route

Dog Park

Forest Landscape

Open Lawn Area

Table Tennis

BBQ

Fitness Station

Parkour

Bouldering wall

Seasonal gardens

Parks are equipped with kids' play area



