SOBHA HARTLAND II

ESTATES

FACT SHEET



PROJECT OVERVIEW

Situated in the heart of the Hartland II community along the pristine waterfront, these 6-bedroom ultra-luxury villas exude tranquillity.

Inspired by the Greek Mediterranean aesthetic and infused with a high-tech minimalistic and tectonic design, these villas represent a unique architectural achievement perfectly suited to their surroundings. Meticulously crafted, these villas at Sobha Hartland II strike a delicate balance between opulence and serenity.

Each corner of these villas offers a bespoke moment and an unparalleled experience, showcasing both grandeur and spectacular views.

Emphasizing the importance of natural light, the villas are designed to optimize its benefits while remaining fully aware of the surrounding climate, harmonizing with nature rather than opposing it.



*The images shown is for illustration purposes only and may not be an exact representation of the product.



VILLA ARCHITECTURE & LANDSCAPE FEATURES

- Stunning arrival experience
- Exclusive backyard for each villa
- Private swimming pool and pool deck
- Four covered parking spaces

VILLA COMMUNITY FEATURES

- Exclusive community with 24/7 security and dedicated guardhouse
- Dedicated clubhouse with amenities
- Forest landscape with tree-lined walkways and shared streets
- Fitness station, parkour equipment, bouldering wall, and seasonal gardens
- Parks equipped with children's play areas



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VILLA INTERIORS — GENERAL

- Impressive double-height foyer and living room
- Ceiling Heights*
  - 6.0m (Double Height) Living Room
  - 3.0m Dining Room
  - 3.0m Bedrooms
  - 2.9m Basement Level
  - 2.4m Bathrooms + Corridors



- Spacious living and dining room overlooking the private pool
- Separate show kitchen and preparation kitchen
- En-suite guest bedroom with premium fully fitted wardrobes
- Four En-suite bedrooms with premium fully fitted wardrobes
- Spacious master suite with premium fully fitted walk-in closet and private balcony
- Master bathroom with His and Her sinks, a shower, a freestanding bathtub, ample storage space, and a separate walk-in closet
- Basement includes Home theatre, Game room & Courtyard
- High-quality marble flooring in the living and dining areas
- High-quality engineered wooden flooring in the master bedroom
- Passenger lift
- Separate maid’s and driver’s rooms
- Family room on the upper floors
- Large outdoor terrace on the second floor
- Home automation enabled
- Washing machine and dryer provided in the laundry room

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*Ceiling heights mentioned are approximate.



SHOW KITCHEN

- Gas hob, Bosch or equivalent
- Oven, Bosch or equivalent
- Hood, Bosch or equivalent
- Microwave, Bosch or equivalent
- Fridge-freezer, Bosch or equivalent
- High-quality countertop

PREPARATION KITCHEN

- Gas hob, Bosch or equivalent
- Hood, Bosch or equivalent
- Oven, Bosch or equivalent
- Freezer, Bosch or equivalent
- Fridge, Bosch or equivalent
- Dishwasher, Bosch or equivalent
- High-quality countertop with reconstituted stone

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 for showers with linear stainless steel shower floor drain



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SOBHA

REALTY

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