THE

MANSIONS

Mansion 5 | Mansion 8 | Mansion 10

SOBHA HARTLAND II



Mansions at Hartland II —— Summary

Mansion 5 | Mansion 8 | Mansion 10

- 6 Bedroom Mansions with a luxurious arrival experience.
- Dedicated private road with controlled access.
- Access to boardwalk along exclusive waterfront.
- Double height foyer and living area.
- Picturesque views of the landscape and waterfront from all major rooms.
- Separate formal and family living and dining areas.
- Separate show kitchen for each mansion.
- Fully fitted kitchen and bathroom with white goods.
- Fully wireless Smart Home Automation.
- All bedrooms with ensuite bathrooms and walk-in wardrobes.
- One additional bathroom room and four powder rooms.
- Master Bedroom with ultra-luxury walk-in wardrobe, dresser, and bathroom.
- Master bedroom with balcony facing waterfront.
- Private home theatre, gym, salon, steam room and sauna.
- Separate Maid’s and Driver’s ensuite rooms in all mansions.
- Outdoor pool with loungers.
- Landscaped garden with alfresco kitchen and outdoor dining.
- Car parking catering for 5 parks in the garage and 2 guest car parks on ground level.
- Terrace access with cordoned off service areas.
- Service lift and main lift provided in each mansion.



Kitchen

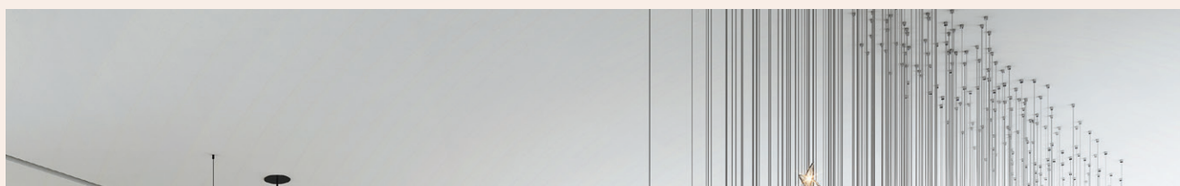
- White goods include Oven, Gas Hob and Hood, Dish Washer, and Washer-Dryer of Meile or equivalent brands.
- Porcelain mega slabs on the walls.
- Good quality reconstituted stone or equivalent provided for countertop stone.
- Fridge- freezer of Meile or equivalent.
- Double bowl kitchen sink.
- Kitchen cabinets finished with wooden veneer and glass.

Bathrooms & Powder Rooms

- All WC, wash basins and CP fittings provided by Dorn Bracht, Antoniolupi, Kohler or equivalent.
- Floor and wall finishes are done with high quality mega slab porcelain tiles.
- Floor and wall finishes in master bathroom and powder rooms with marble.
- Vanity and wardrobe with fixture and fittings of wooden veneer and laminate or equivalent.

Community Features

- A gated community located away from the hustle bustle of the city providing a serene, secure, and private living experience.
- Close to Downtown Dubai, Dubai Creek, and Ras Al Khor sanctuary.
- A villa community comprising of 110 villas and 11 mansions.
- A dedicated clubhouse for the villa community with amenities.
- Exclusive access to waterbody and boardwalk.





Amenities *for* Villa Area

01 Walking Track
02 Forest Walk
03 Dog Park
04 Open Lawn Area
05 Play Mounds
06 Quranic Garden
07 Barbeque Area
08 Skateable moments
09 Bouldering Wall
10 Table Tennis
11 Parkour facilities
12 Obstacle course
13 Playground
14 Children’s Pump Track
15 Nature Play
16 Interactive Artworks
17 Sound sculptures
18 Yoga Zen Garden Beach
19 Beach Amenities
20 Waterfront Boulevard
21 Seasonal Gardens
22 Mosque





Amenities *for* Clubhouse

01 Entrance Lobby with reception
02 Library lounge
03 Gymnasium
04 Health club with Steam & Sauna
05 Changing room
06 Multipurpose Hall (Capacity: 100-75)
07 Indoor Games Area (Pool, Carrom, chess, Table, Tennis etc.)
08 Back office
09 Retail Area
10 Business Lounge / Meeting Space
11 Restaurant
12 Squash Court
13 Outdoor
14 Swimming pool
15 Barbeque Area
16 Skate Park
17 Paddle Court
18 Parking





Specifications *for* Hartland II

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Floor Finishes	High quality Marble flooring in the Foyer, Hallway, Living, Dining and Master Bedroom. Engineered Wooden flooring in other Bedrooms.
Wall Finishes	Matt emulsion paint on walls. Matt emulsion paint with Wall Panel details in the Foyer, Hallway, Living and Dining spaces.
Bathroom Floor & Wall Finishes	Marble for Master Bathroom and Large format Porcelain tiles for other Bathrooms.
External Façade	High-performance double-glazed system, Aluminium Composite panels / EIFS, Glazed door and Glass railing.
White Goods	Fully fitted kitchen with state-of-the-art appliances from Miele or equivalent brands.
Countertop	Kitchen and Vanity Countertop to be Reconstituted stone or equivalent.
Sanitary fixtures & fittings	Bathrooms to be fitted with Sanitary fixtures & CP Fittings from brands like Antoniolupi, Dornbracht, Kohler or equivalent.
Fixture & Fittings	Door, Kitchen, Wardrobe and Vanity to be finished with Veneer, Laminate, Melamine or equivalent.
Home Automation	Smart Home Automation enabled with Lighting control, Temperature control, Curtain control, CCTV System and Multi-room Audio System.

SOBHA

REALTY