THE

MANSIONS

Mansion 6 | Mansion 9 | Mansion 11

SOBHA HARTLAND II



Mansions at Hartland II ——— Summary

Mansion 6 | Mansion 9 | Mansion 11

- 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 with white goods.
- Smart Home Automation provided.
- All bedrooms with ensuite bathrooms and walk-in wardrobes.
- Three 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.
- 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.



Living Areas

- Comprising Formal & informal living and dining rooms.
- High Quality Marble floor.
- Walls finished with large format porcelain tile, GRP Panel, Marble, Matt emulsion paint or equivalent.

Master Bedroom

- Marble flooring.
- Walk-in closet with Engineered wood/ carpet.
- Wall finished with Wooden cladding, structural glass, marble, Matt emulsion paint or equivalent.

Bedrooms

- Engineered wood flooring.
- Walls finished with Matt emulsion paint.
- Wardrobes with wooden veneer and laminate or equivalent.





Kitchen

- White goods include Oven, Gas Hob and Hood, Dish Washer, and Washer-Dryer of Miele or equivalent brands.
- Mega slabs porcelain tile on the walls.
- Good quality reconstituted stone or equivalent provided for countertop stone.
- Fridge- freezer of Miele or equivalent.
- Kitchen cabinets finished with wooden veneer and glass or equivalent.

Master Bathroom & Powder Rooms

- Floor finished with marble.
- Walls finished with marble, timber veneer cladding, Atlas large format porcelain tile in Master Bathroom.
- Powder rooms walls finished with marble.
- Sanitary & CP fittings provided by Antoniolupi, Dorn Bracht or equivalent.
- Vanity with wooden veneer and laminate or equivalent.
- Vanity countertop with reconstituted stone or equivalent.

Bathrooms

- Floor finished with large format porcelain tile.
- Walls finished with large format porcelain tile.
- Sanitary & CP fittings provided by Kohler, Dorn Bracht or equivalent.
- Vanity with wooden veneer and laminate or equivalent.
- Vanity countertop with reconstituted stone or equivalent

MEP

- Air cooled chiller system provided by Daikin or equivalent.
- FCU/ AHU/ FAHU provided by Daikin or equivalent.
- Solar water heater provided by Solahart or equivalent.



Others

- Gym finished with high performance vinyl floor & matt emulsion paint and timber veneer cladding on walls.
- Game room finished with marble & engineered wood floor and walls with textured paint, large format porcelain tile, wooden veneer & paint.
- Salon & steam room with large format porcelain tile floor & large format porcelain tile walls.

Home Automation

- Seamless and smart home automation ecosystem with lighting, blinds/curtain, temperature control provided by Legrand or equivalent.
- CCTV provided by Dahua, Hikvision or equivalent.
- Integrated with multi-room audio system including speakers, amplifiers, audio processing/ mixers, audio sources to create the desired ambience within the mansion.



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
19 Beach
20 Beach Amenities
21 Waterfront Boulevard
22 Seasonal Gardens
23 Mosque



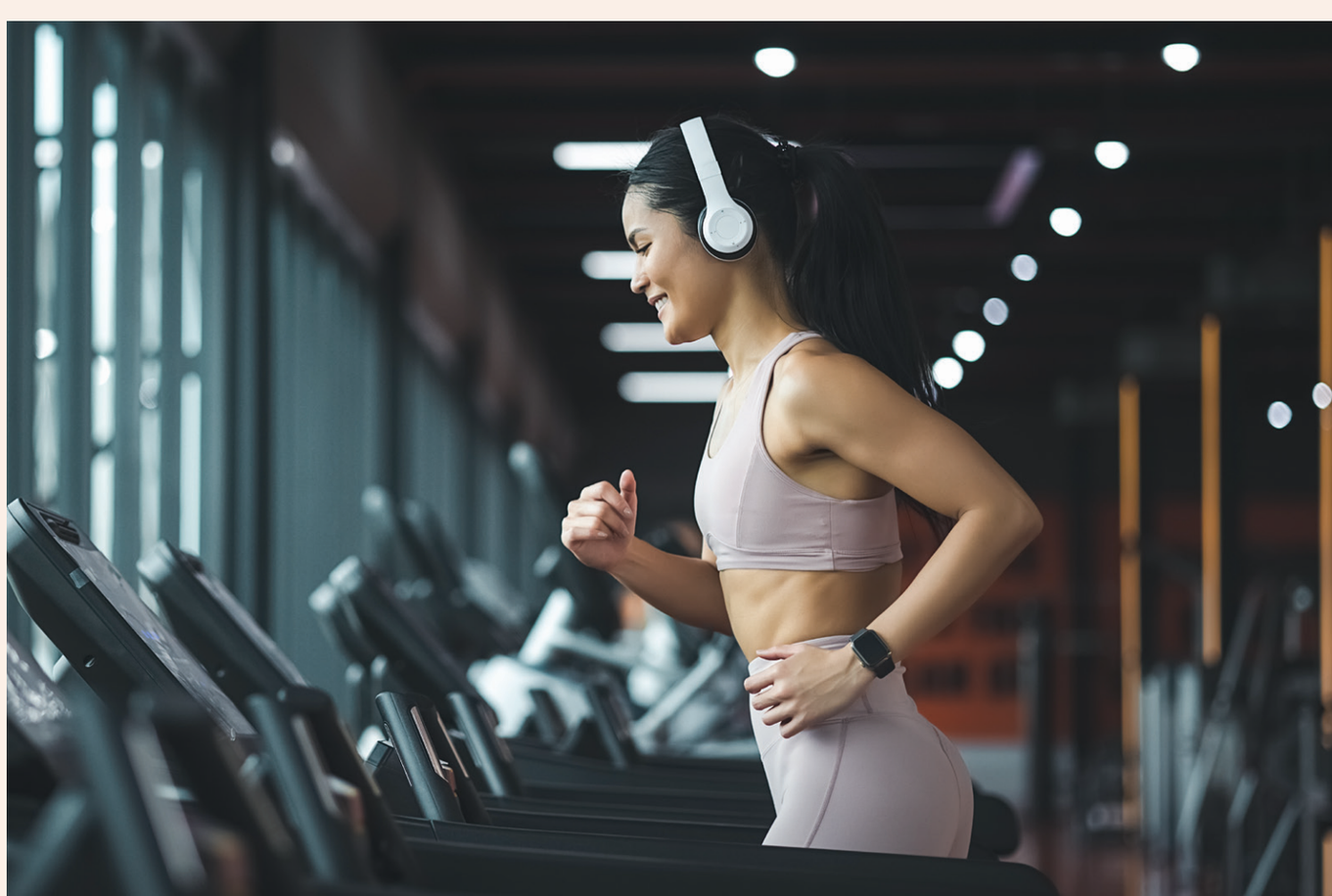




Amenities *for* Clubhouse

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, TableTennis etc.)
08 Back office
09 Retail Area
10 Retail Area
11 Business Lounge / Meeting Space
12 Restaurant
13 Squash Court
14 Outdoor
15 Swimming pool
16 Barbeque Area
17 Skate Park
18 Paddle Court
19 Parking





SOBHA

REALTY