THE

MANSIONS

Mansion 3

SOBHA HARTLAND II



Mansions at Hartland II — Summary

Mansion 3

- 6 Bedrooms + Master Suite, the Mansion with a luxurious arrival experience.
- Dedicated private road with controlled access.
- Access exclusive waterfront.
- Double height foyer and formal 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.
- Master Suite with Private lounge, ultra-luxury walk-in wardrobe, dresser, and bathroom with separate his and hers vanity, washroom essentials and shower. Plunge pool bathtub providing a private hammam experience.
- Master bedroom with balcony facing waterfront.
- Private home theatre, gym, salon, steam room and sauna.
- Separate Maid’s and Driver’s ensuite rooms.
- Outdoor pool with loungers.
- Landscaped garden with Gazebo catering alfresco kitchen and outdoor dining.
- Garden Pavilion admist a beautiful garden.
- Car parking catering for 6 parks in the garage and 2 guest car parks on ground level.
- Private Office and Study Space.
- Service lift and main lift provided.



Living Areas

- Comprising Formal & informal living and dining rooms.
- High Quality Marble floor.
- Walls finished with GRP Panel / Marble / marble stone onyx / textured paint and matt emulsion paint.

Master Bedroom

- Marble flooring / mega slab marble imitation porcelain.
- Walk-in closet with Engineered wood / carpet.
- Wall finished with wooden cladding / marble / wallpaper and matt emulsion paint.

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 Meile or equivalent brands.
- Porcelain mega slabs and paint 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 are finished with wooden veneer, marble and glass.

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 / timber veneer cladding on walls.
- Game room finished with marble & engineered wood floor and walls with large format porcelain tile / wooden veneer, textured paint & emulsion paint.
- Salon & steam room with large format porcelain tile floor & 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 to create the desired ambience within the mansion.

Master Bathroom & Powder Rooms

- The floor is finished with marble flooring / mega slab marble imitation porcelain.
- Walls finished with marble, marble mosaic and glass.
- 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

Powder Rooms

- The floor is finished with marble flooring / mega slab marble imitation porcelain.
- 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



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

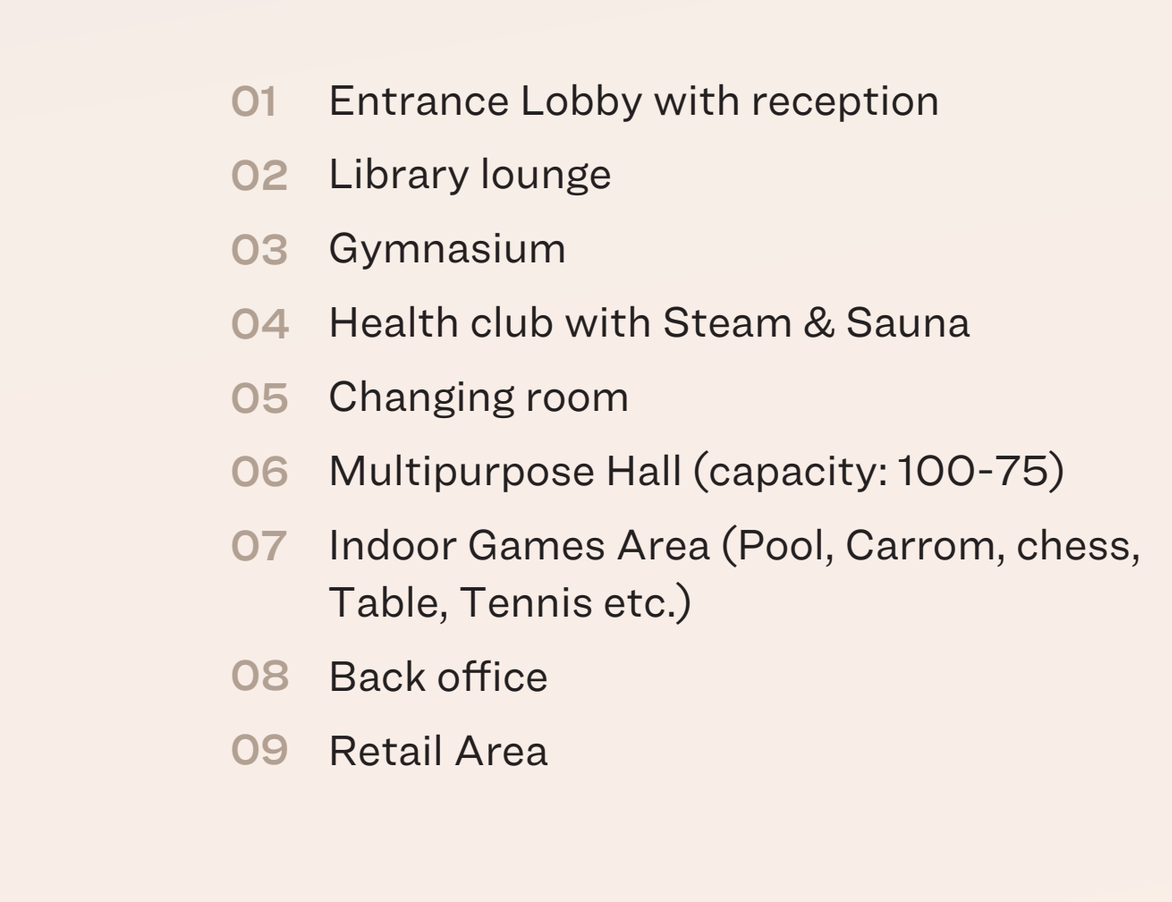






Amenities *for* Clubhouse

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, 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





SOBHA

REALTY