

WAVES
AT THE WATERFRONT DISTRICT



SOBHA HARTLAND

WELCOME TO THE
WATERFRONT LIFESTYLE,
IN A FOREST COMMUNITY

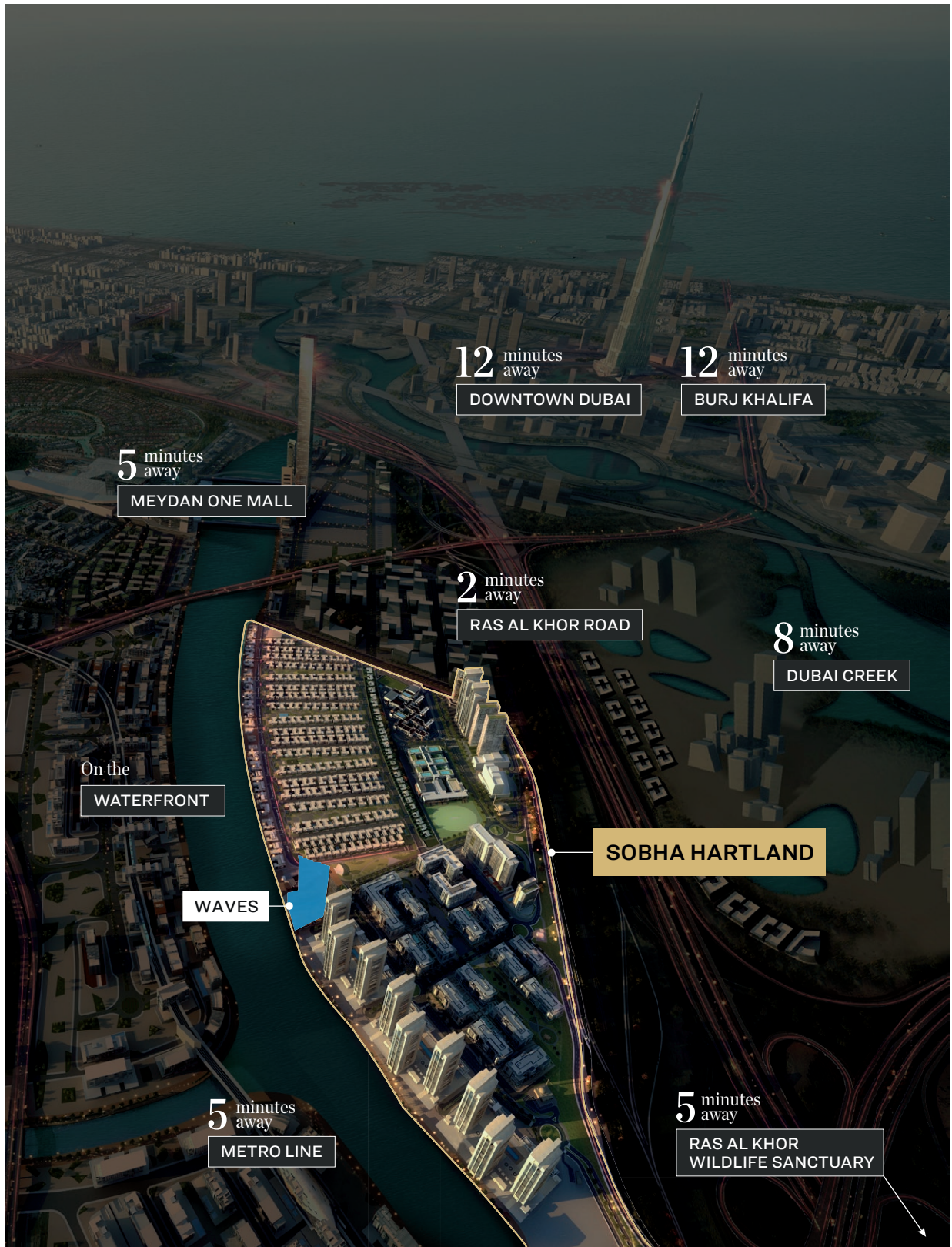
THE FIRST TOWER
IN SOBHA HARTLAND,
WITH A WATERFRONT
LIFESTYLE.





LOCATED IN
MOHAMMED BIN RASHID AL MAKTOUM CITY.
THE NEXT CENTRE OF DUBAI.





5 minutes
away
MEYDAN ONE MALL

12 minutes
away
DOWNTOWN DUBAI

12 minutes
away
BURJ KHALIFA

2 minutes
away
RAS AL KHOR ROAD

8 minutes
away
DUBAI CREEK

On the
WATERFRONT

WAVES

SOBHA HARTLAND

5 minutes
away
METRO LINE

5 minutes
away
RAS AL KHOR
WILDLIFE SANCTUARY

FACTS AND FIGURES

1. Tower Configuration : G+35
2. Land Use : Residential + Retail
3. Type of units :
 - 1 Bedroom, 1 Bedroom + Study, 2 Bedroom, 2 Bedroom + Study Apartments, Retail and Restaurant
4. Typology : **604**
 - Number of 1 Bedroom Apartments = 287
 - Number of 1 Bedroom + Study Apartments = 150
 - Number of 2 Bedroom Apartments = 150
 - Number of 2 Bedroom + Study Apartments = 5
5. Number of Retail Units = 11
6. Number of Restaurants = 1
7. Size of units :
 - 1 Bedroom Apartment size range from 508 sq. ft. - 620 sq. ft.
 - 1 Bedroom + Study Apartment size range from 604 sq. ft. - 724 sq. ft.
 - 2 Bedroom Apartment size range from 853 sq. ft. - 1,208 sq. ft.
 - 2 Bedroom + Study Apartment size is 1,009 sq. ft.
8. Launch date: 22 May 2021
9. Completion date: Sept 2023
10. Luxury Waterfront Apartments starting from AED 975,000*

DESIGN PHILOSOPHY

Waves at the Waterfront District showcases a crisp clean architectural design that stands tall in front of the 1.8km boardwalk along the waterfront.

The tower's unique facade is enhanced by a wave-shaped ripple running across the 35-storey tower with uninterrupted 360° views of Dubai's skyline. The vertical emphasis of the two acute corners lead the eye to a light-weight floating roof giving it a serene sense of breeziness and lightness.

Waves at the Waterfront District will be the 1st waterfront tower at Sobha Hartland.

UNIQUE FEATURES OF THE RESIDENCES

1. UNINTERRUPTED VIEWS

Views of Dubai Skyline, Ras Al Khor Wildlife Sanctuary, Meydan Racecourse, Meydan One Tower, Meydan One Mall and Dubai Creek.

2. WATERFRONT PROMENADE LIFESTYLE

A complete offering of food and beverage outlets, at the promenade.

3. FULLY GLAZED LIVING ROOMS

Floor to ceiling windows in the living rooms soak the room with natural light while giving you unmatched views of lush greenery.

4. IMPECCABLE AMENITIES

Multipurpose hall, infinity edge pool, kids play area, outdoor gym area, yoga zone, walking track and outdoor barbeque.

5. 5 LEVEL PODIUM

Dedicated shaded car parking for all apartments.

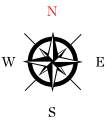
6. A PRIVATE BALCONY FOR EACH APARTMENT

Balconies built to enjoy uninterrupted views of the leading sights of Dubai, forever.

7. THE FIRST TOWER

The 1st tower in the Waterfront District of the already established Sobha Hartland community.

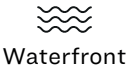
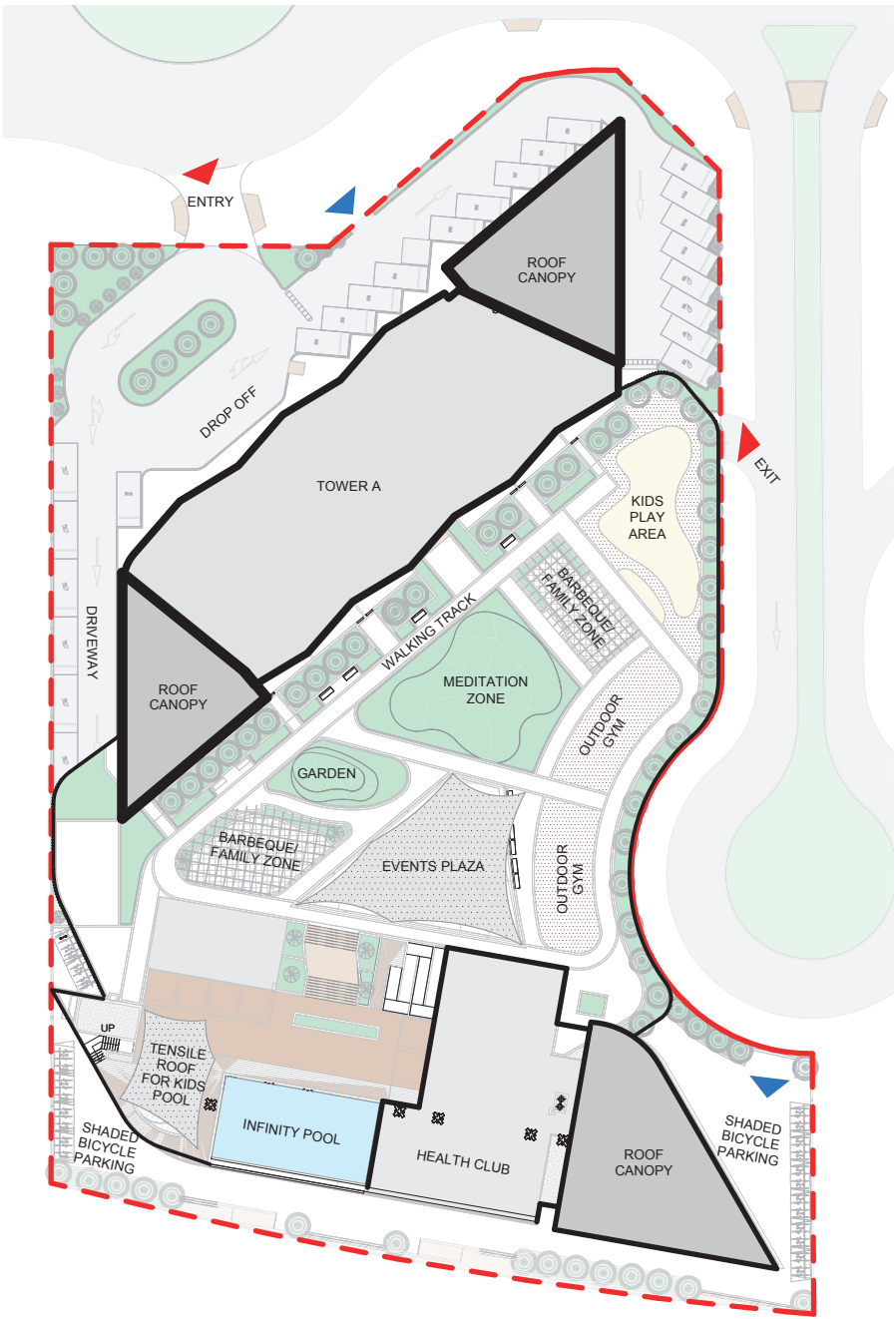
AMENITIES



Downtown



Ras Al Khor
Wildlife Sanctuary



Waterfront

Infinity edge pool



Health club
*with gym,
shower, and sauna*

Events Plaza





Kids play area

Meditation zone

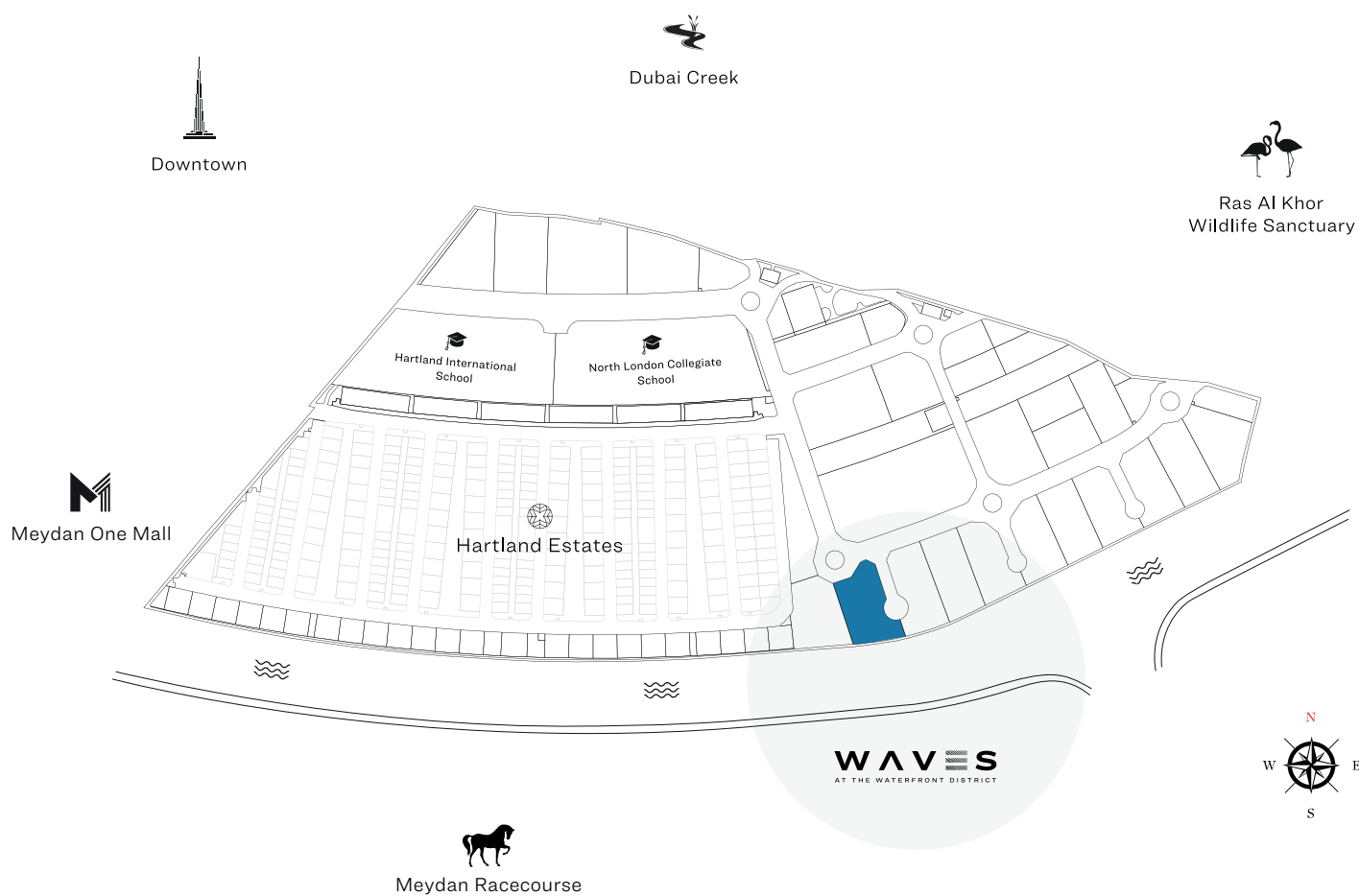


Walking track

Outdoor barbeque
with family zone



LOCATION IN THE MASTER PLAN



APARTMENT FEATURES



Views from every home



Covered car parking



Fully fitted kitchens



Bedroom wardrobe in all units

WATERFRONT AND WAVES FAQs

- **WHAT IS THE WIDTH OF THE WATERFRONT?**

The total width of the waterfront is about 70 metres.

There would be an approximate 10 metre boardwalk on each side and therefore a 50 metre water strip - similar to the approximate width of the Dubai Marina at certain junctions.

- **WHAT IS THE DEVELOPMENT ON THE OPPOSITE SIDE?**

Azizi, MBR City.

- **BY WHEN WILL THE WATERFRONT COME?**

The boardwalk and the water body are outside the Hartland plot limit. The delivery of both the Boardwalk and the waterbody can be expected together. The confirmation on timelines is awaited from authorities.

- **WHEN IS THE COMPLETION OF WAVES SCHEDULED?**

September 2023

- **HOW WILL PRIVACY BE MAINTAINED IF THERE ARE OTHER TOWERS NEXT TO THE WAVES PLOT?**

The best part about the Waves Tower is that it is placed at a 45-degree angle not only to offer the best views of the city, but also to ensure privacy when surrounding developments come up.

- **WILL THE BOARD WALK HAVE RESTAURANTS AND OTHER STORES?**

Yes, the boardwalk will offer a complete promenade experience with retail and restaurant outlets.

SOBHA
REALTY