

320 RIVERSIDE CRESCENT

SOBHA
REALTY













Luxury living takes a new curve.

Experience the tranquil beauty of the water
from your home in the heart of the city.



Feel the pulse of city life from
the *heart of luxury*

- | | | | | |
|--|---|--|---|--|
| 
RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES | 
MEYDAN
RACE COURSE
10 MINUTES | 
SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES | 
DUBAI INTERNATIONAL
AIRPORT
12 MINUTES | 
BUSINESS BAY
12 MINUTES |
| 
THE DUBAI MALL
15 MINUTES | 
BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES | 
DUBAI FRAME
15 MINUTES | 
DUBAI OPERA
15 MINUTES | 
PALM JUMEIRAH
25 MINUTES |

Site Location in Masterplan



The Epitome of Waterfront living

Get serene water views and embrace the calm waters right outside your home. Waterfront living is not just a lifestyle, it's an escape from the hustle and bustle.



Introducing
320 RIVERSIDE **CRESCENT**
at Sobha Hartland II

Uncover sublime living at the peak of paradise with
57 stories of unmatched excellence





The Arc of Luxury

It's a new world of unparalleled elegance and sophistication.
Escape to a place where every day feels like a dream come true.



Where you belong

The community living here is more than a place, a collection of homes.

It's a way of life. Cohabit with the elements of water and people in harmony.



Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.



It's a sight not just to behold
but to experience.

The residents can experience stunning views across all floors, community views on the front, clear views of the Dubai Al Ain Road on one side & shimmering city lights on the other. Take in the unique beachfront views from the open podiums and balconies*.



*Views from the balcony depend on the reserved apartment.

Specially designed residences

Consisting of 1 and 4 bedroom apartments
exhibiting all-encompassing views





Amenities

Enliven your soul in a private realm of nourishing spaces.



Splash . Soak . Swim
and stir with water all around you.



Recharge with world-class outdoor and indoor gyms.



Commune with the like-minded.



Be a child again with your little ones
in the kids play area.





Entertain loved ones at the family
zones and BBQ areas.



Have a ball at the paddle tennis court, badminton, squash,
and half basketball court.

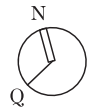
Get retail therapy when you need it.



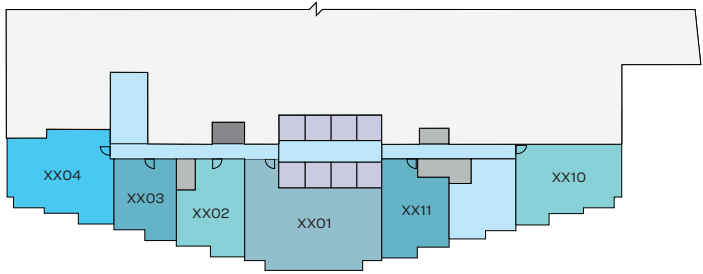
320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans

FLOOR PLAN LAYOUT



LAGOONS, COMMUNITY

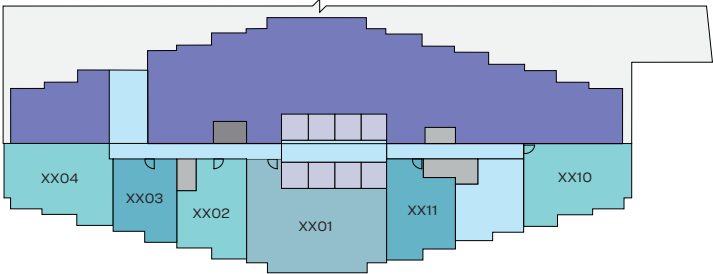


NAD AL SHEBA

PODIUM 01, 02 & 03



LAGOONS, COMMUNITY

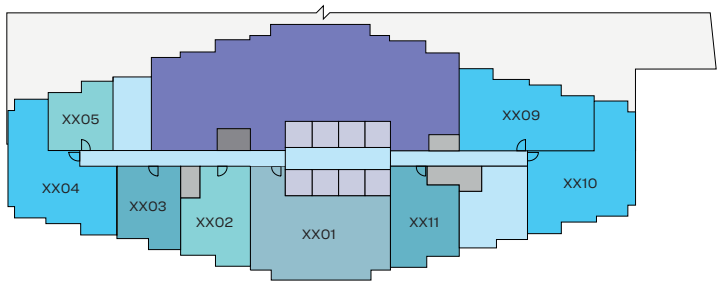


NAD AL SHEBA

LEVEL 04



LAGOONS, COMMUNITY

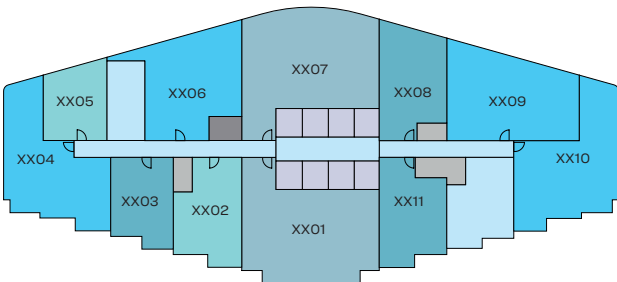


NAD AL SHEBA

LEVEL 05



LAGOONS, COMMUNITY

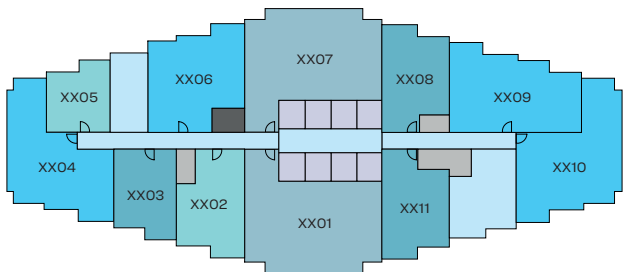


NAD AL SHEBA

LEVEL 06



LAGOONS, COMMUNITY

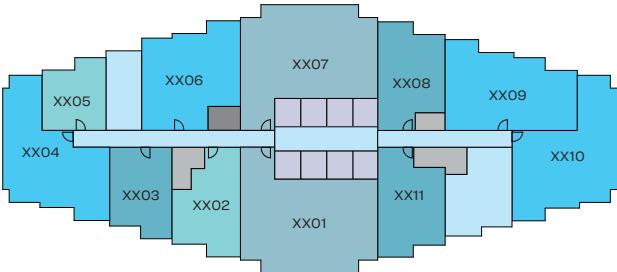


NAD AL SHEBA

TYPICAL LEVEL 07, 08, 10-13, 15-18, 22-27, 30-33, 36-38,
40-41, 43-46, 50-55, 57, 58, 60, 61



LAGOONS, COMMUNITY



NAD AL SHEBA

LEVEL 09, 29, 39 & 59

1 BED UNIT

2 BED UNIT

CIRCULATION

AMENITIES

1.5 BED UNIT

3 BED UNIT

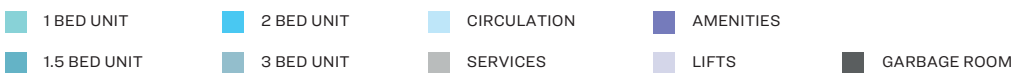
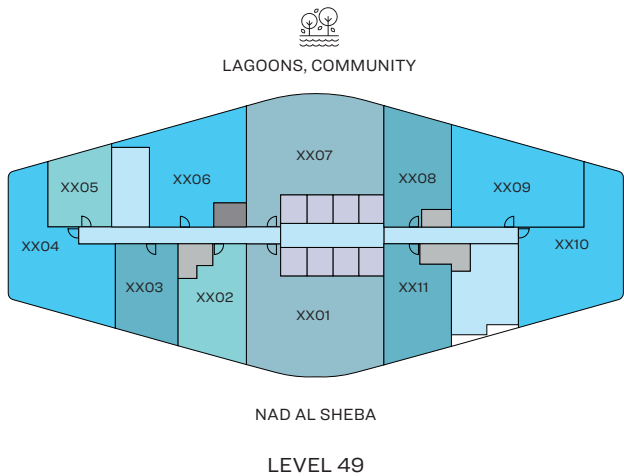
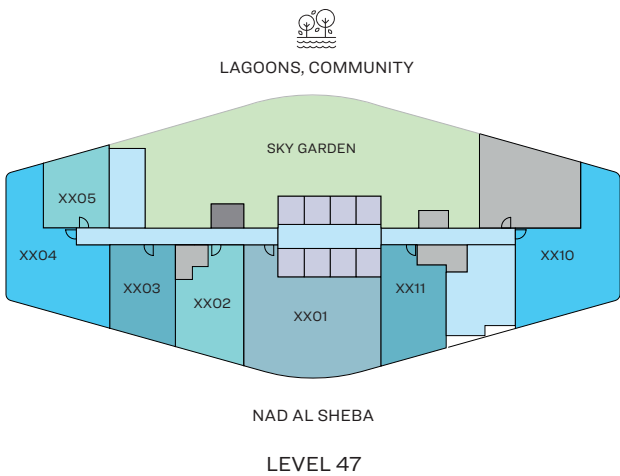
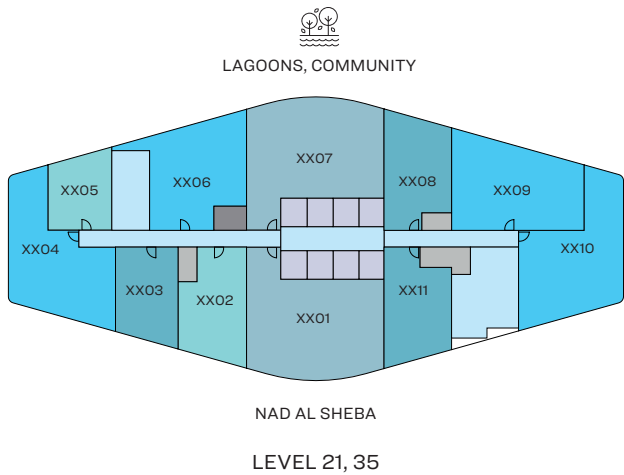
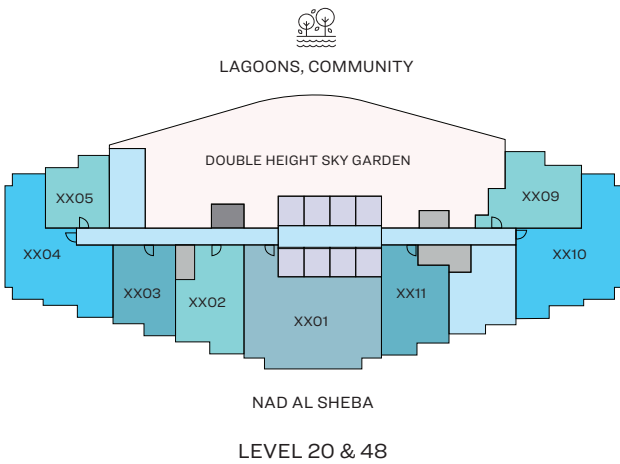
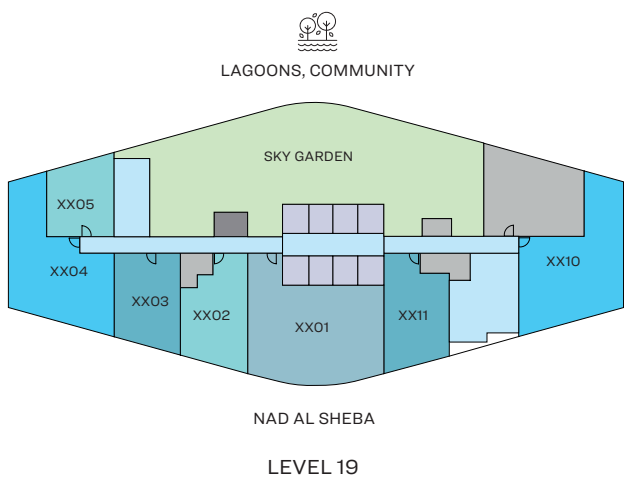
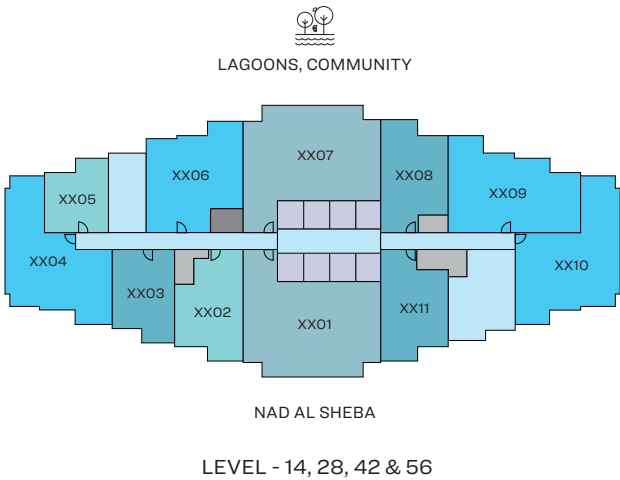
SERVICES

LIFTS

GARBAGE ROOM

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FLOOR PLAN LAYOUT

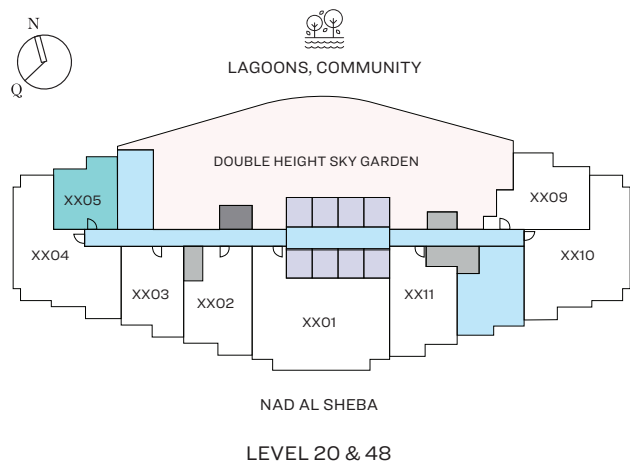
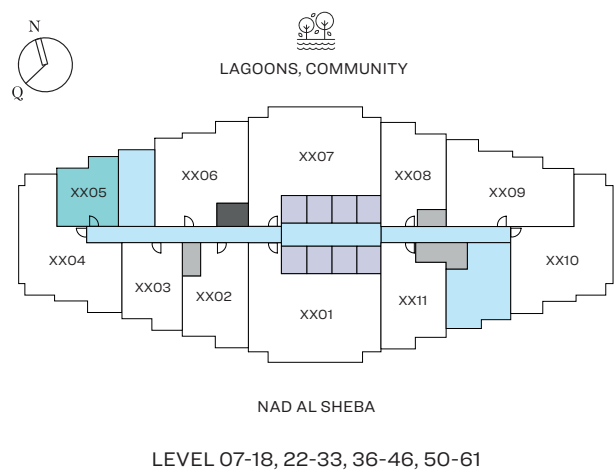
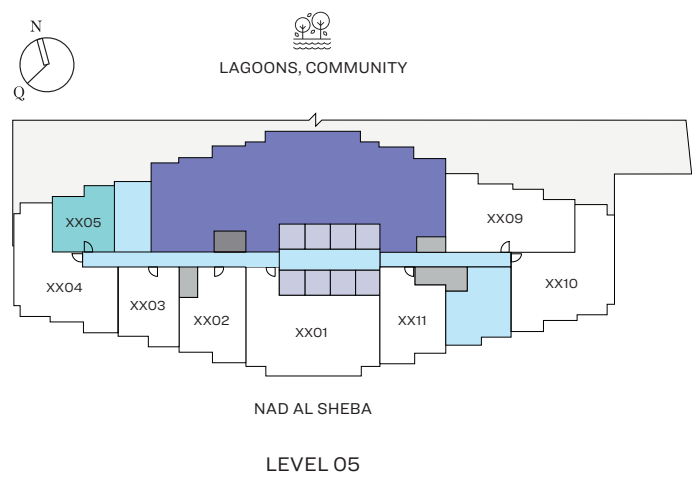


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1 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 465.54 SQ.FT.
BALCONY = 58.34 SQ.FT.
TOTAL = 523.88 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
505

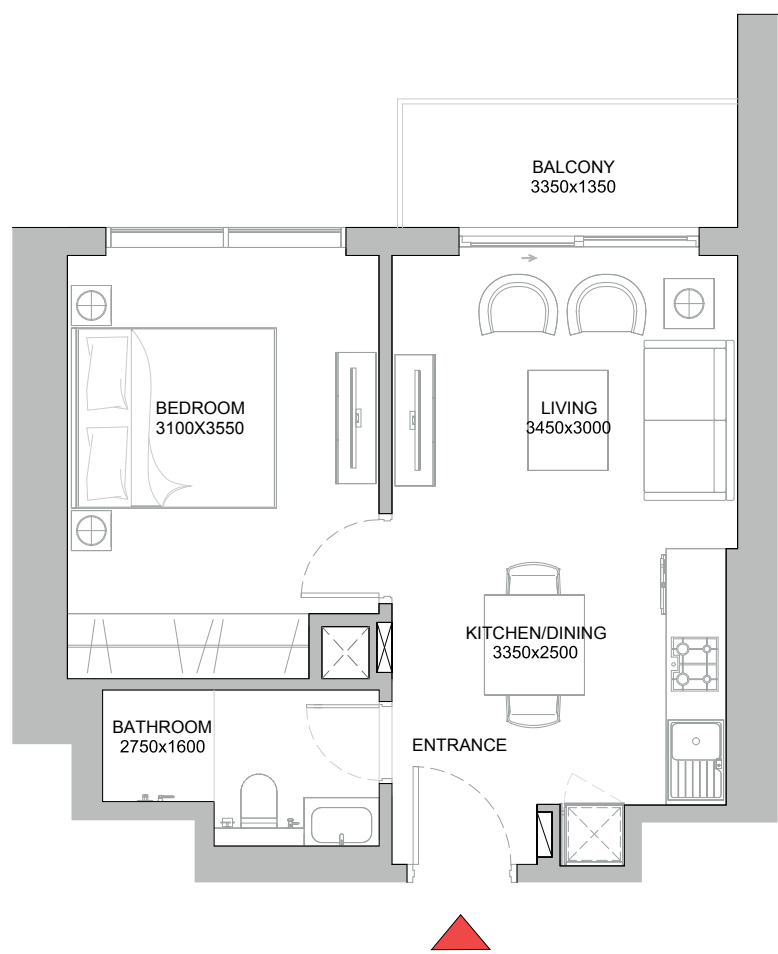
Lagoons, Community
705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 2005, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905

Lagoons, Community, Creek
3005, 3105, 3205, 3305, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4805, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905, 6005, 6105

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List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
505

Lagoons, Community
705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 2005, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905

Lagoons, Community, Creek
3005, 3105, 3205, 3305, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4805, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905, 6005, 6105

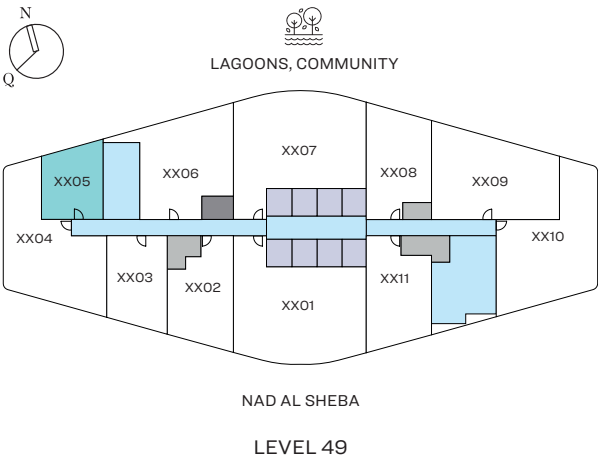
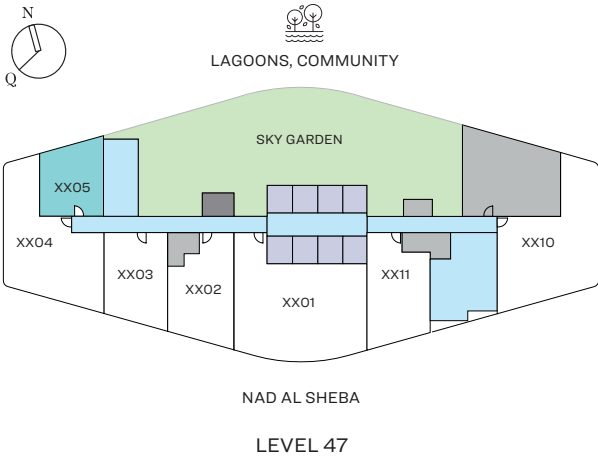
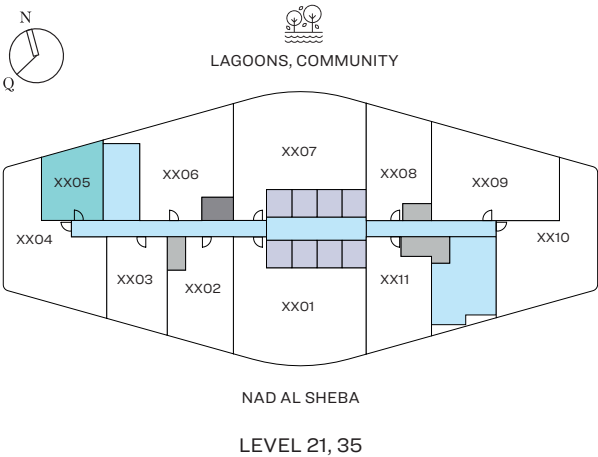
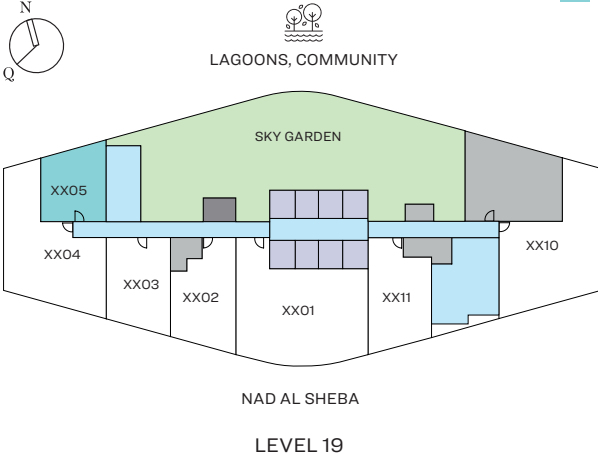
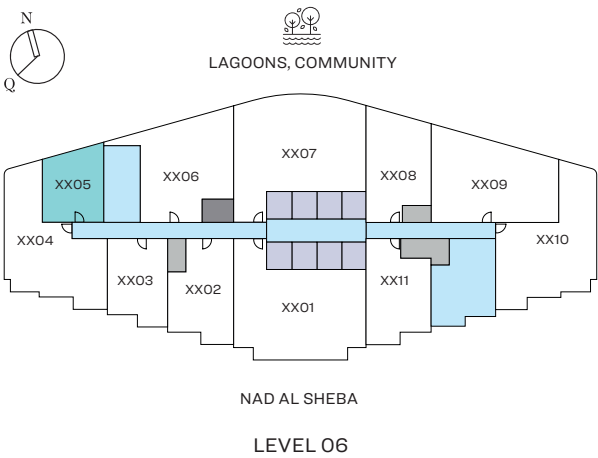


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1 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 465.54 SQ.FT.
BALCONY = 130.14 SQ.FT.
TOTAL = 595.68 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
605

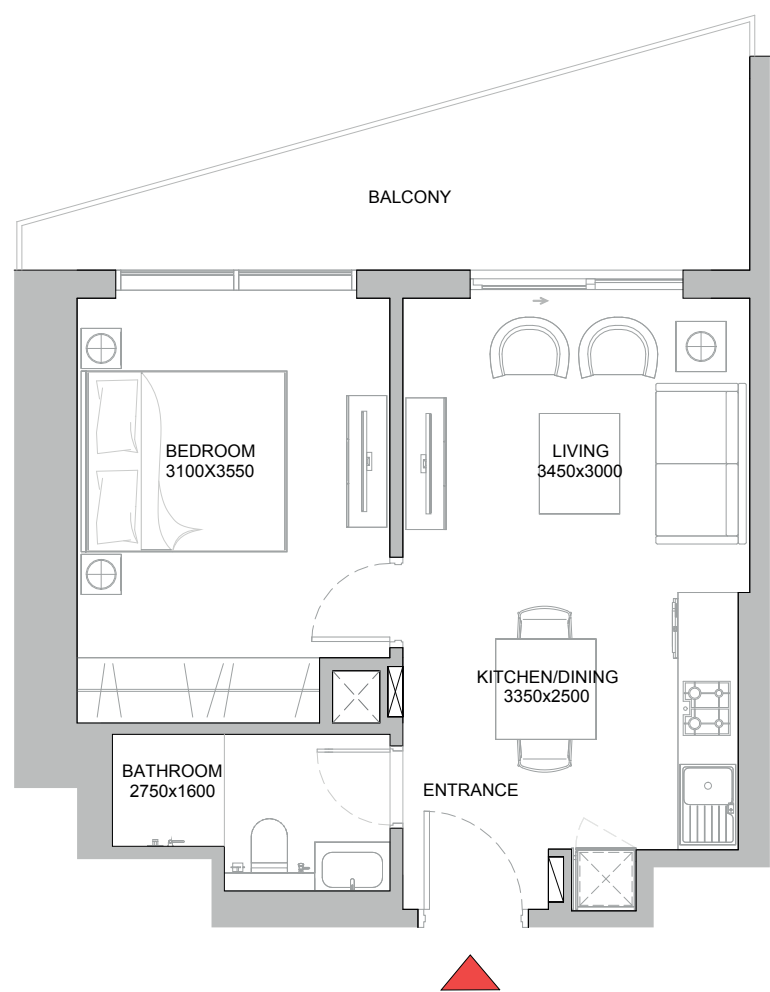
Lagoons, Community
1905, 2105

Lagoons, Community, Creek
3505, 4705, 4905

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1 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 465.54 SQ.FT.
BALCONY = 130.14 SQ.FT.
TOTAL = 595.68 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
605

Lagoons, Community
1905, 2105

Lagoons, Community, Creek
3505, 4705, 4905



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1 BEDROOM APARTMENT

TYPE B (with store room and powder room + balcony)

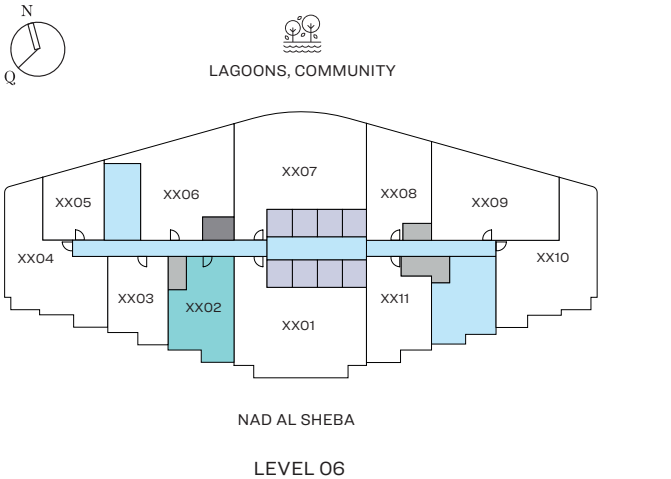
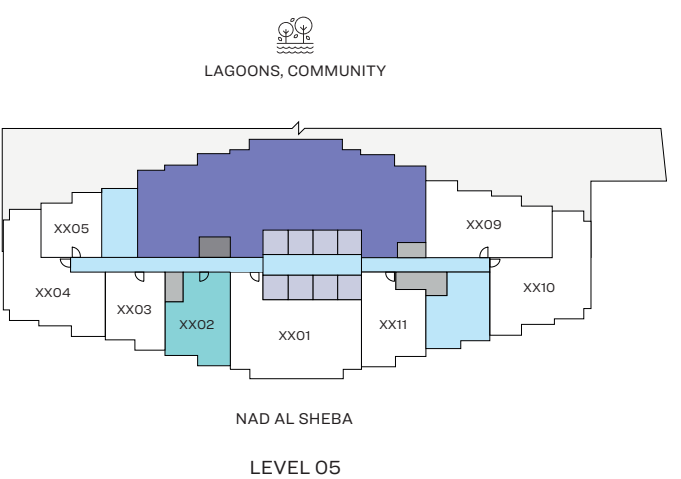
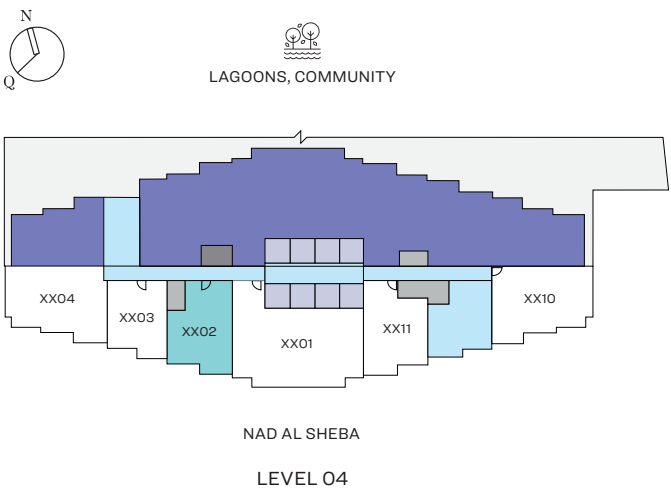
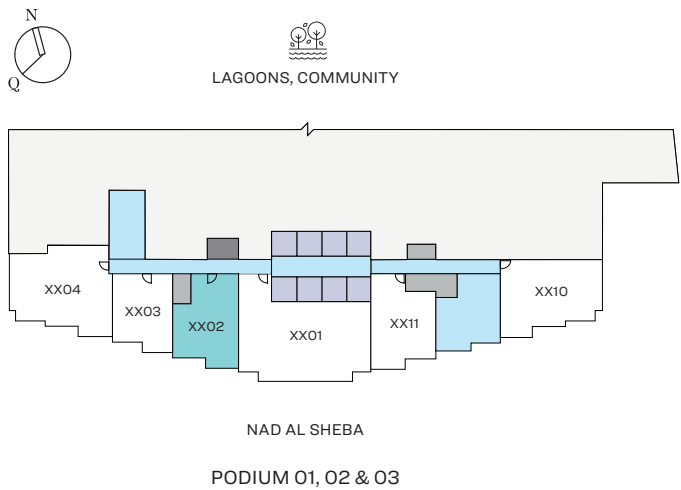
TOTAL SALEABLE AREA

SUITE = 694.38 SQ.FT. - 694.92 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

102, 202, 302, 402, 502, 602

Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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1 BEDROOM APARTMENT

TYPE B (with store room and powder room + balcony)

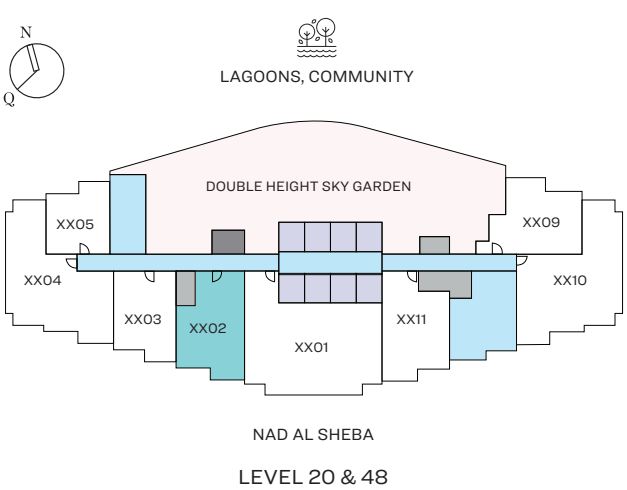
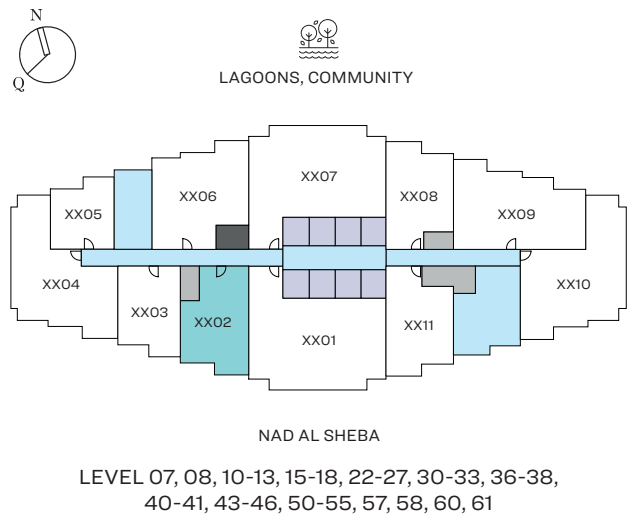
TOTAL SALEABLE AREA

SUITE = 694.38 SQ.FT. - 694.92 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

102, 202, 302, 402, 502, 602

Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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1 BEDROOM APARTMENT

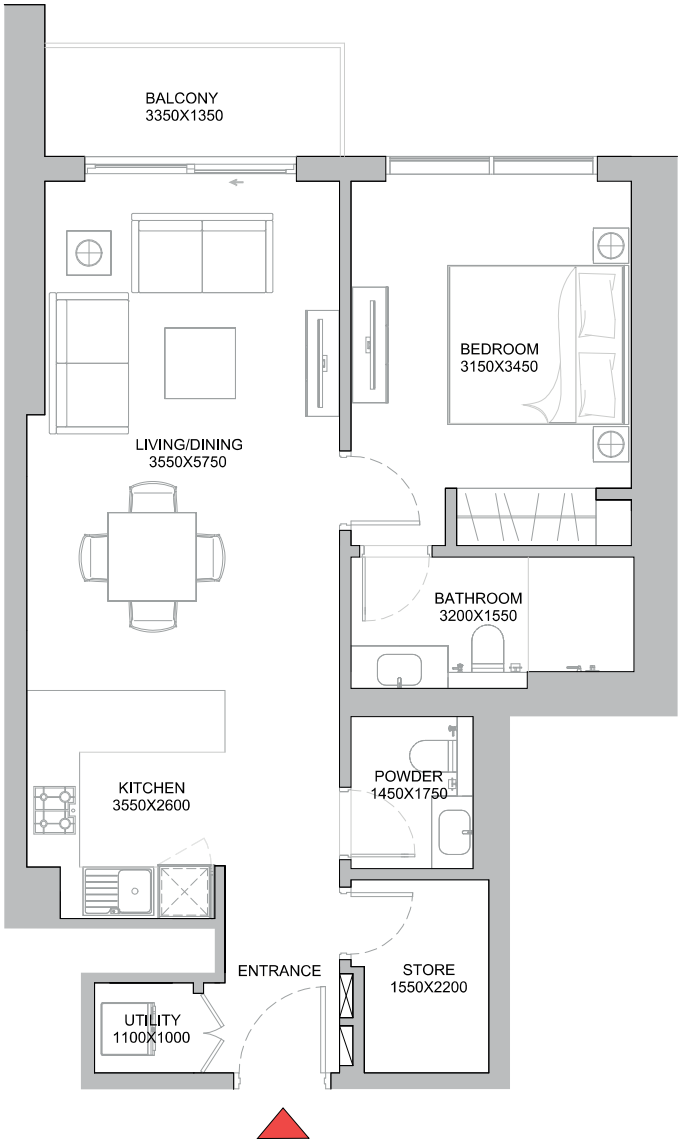
TYPE B (with store room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE =694.38 SQ.FT. - 694.92 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View
102, 202, 302, 402, 502, 602

Nad Al Sheba
702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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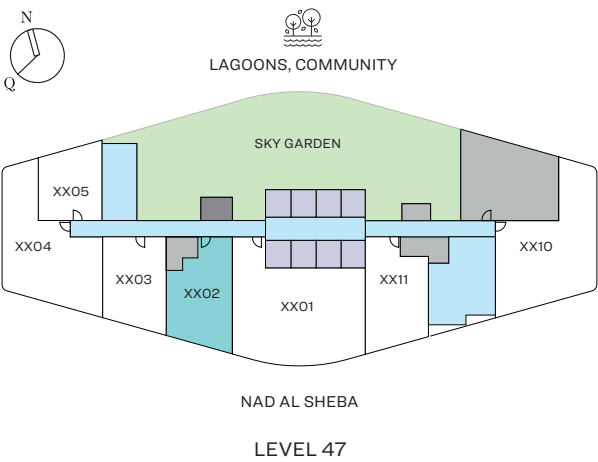
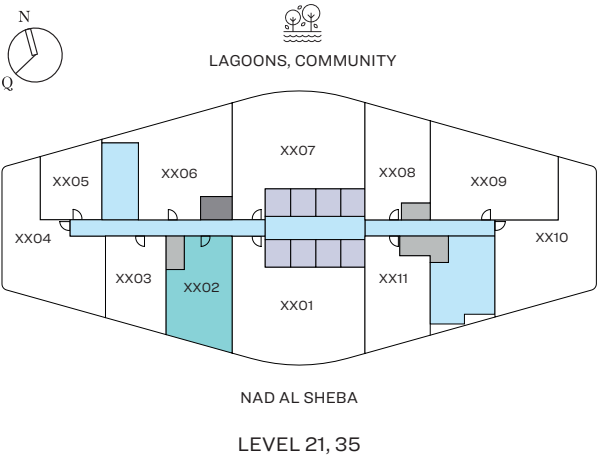


1 BEDROOM APARTMENT

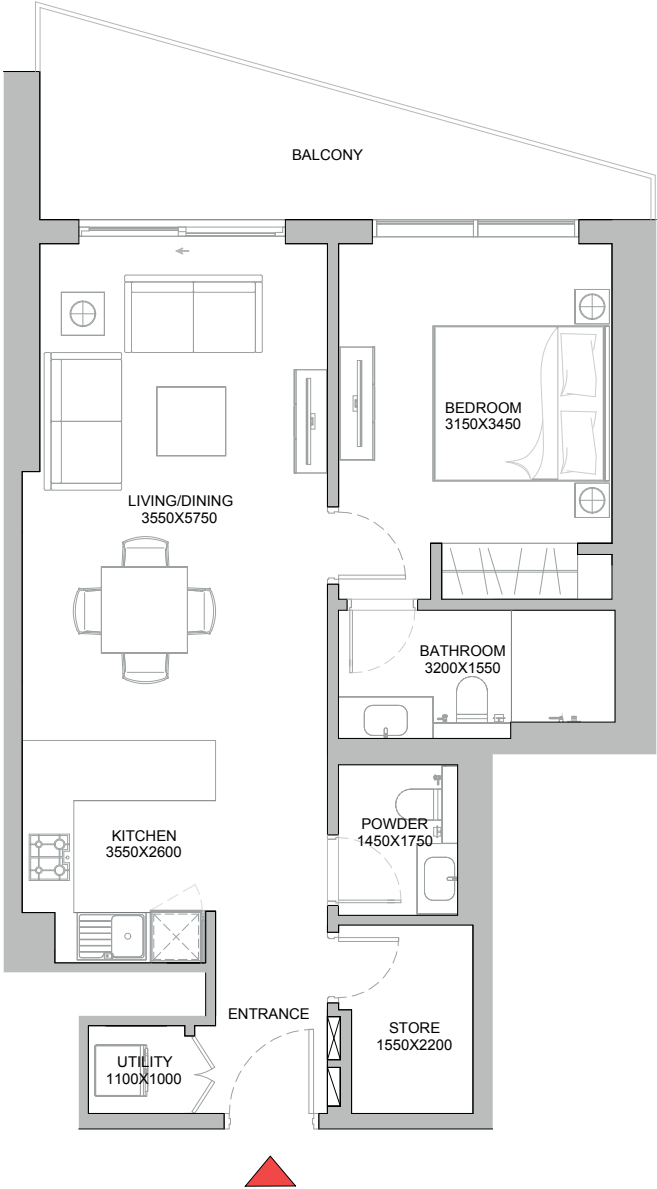
TYPE B (with store room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 694.92 SQ.FT.
BALCONY = 128.31 SQ.FT.
TOTAL = 823.23 SQ.FT.



UNIT



List of unit numbers with this unit plan:

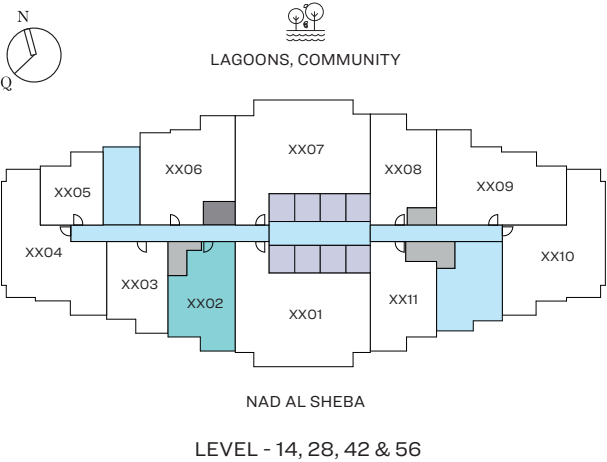
VIEWS

Nad Al Sheba
2102, 3502, 4702

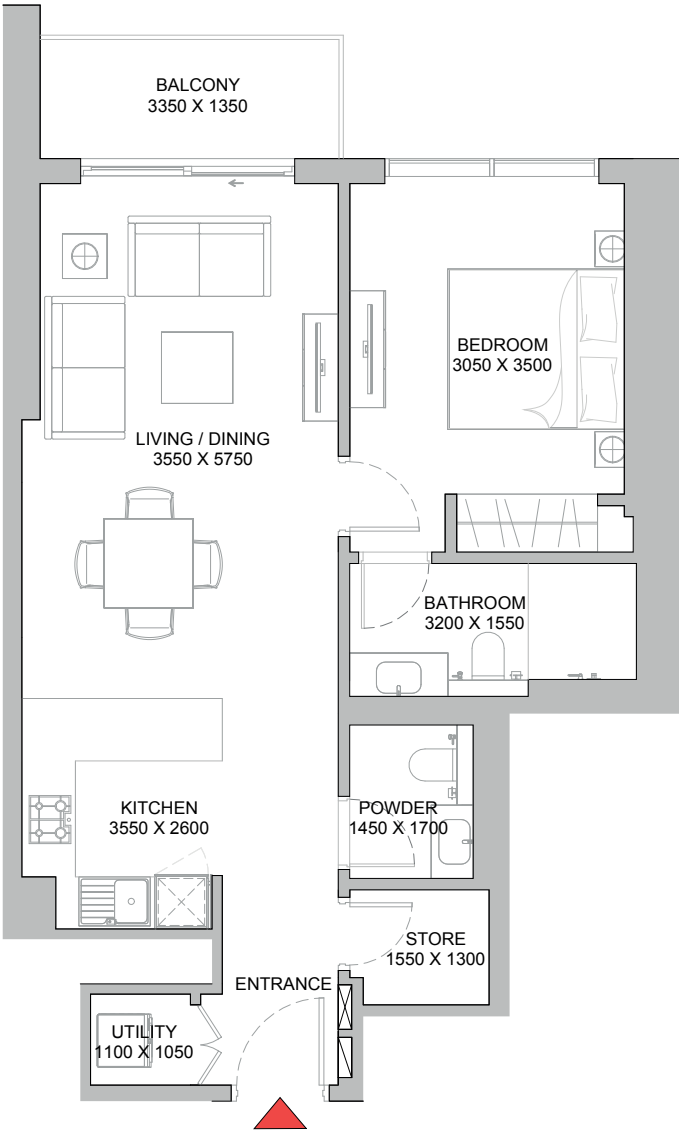
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1 BEDROOM APARTMENT
TYPE C (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 678.02 SQ.FT.
BALCONY = 59.42 SQ.FT.
TOTAL = 737.44 SQ.FT.



UNIT



List of unit numbers with this unit plan:

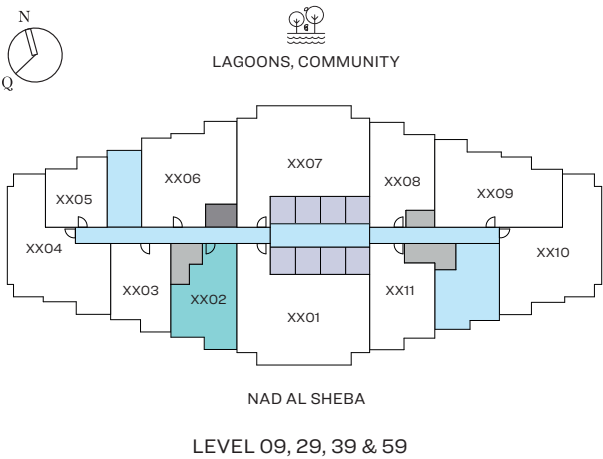
VIEWS

Nad Al Sheba
1402, 2802, 4202, 5602

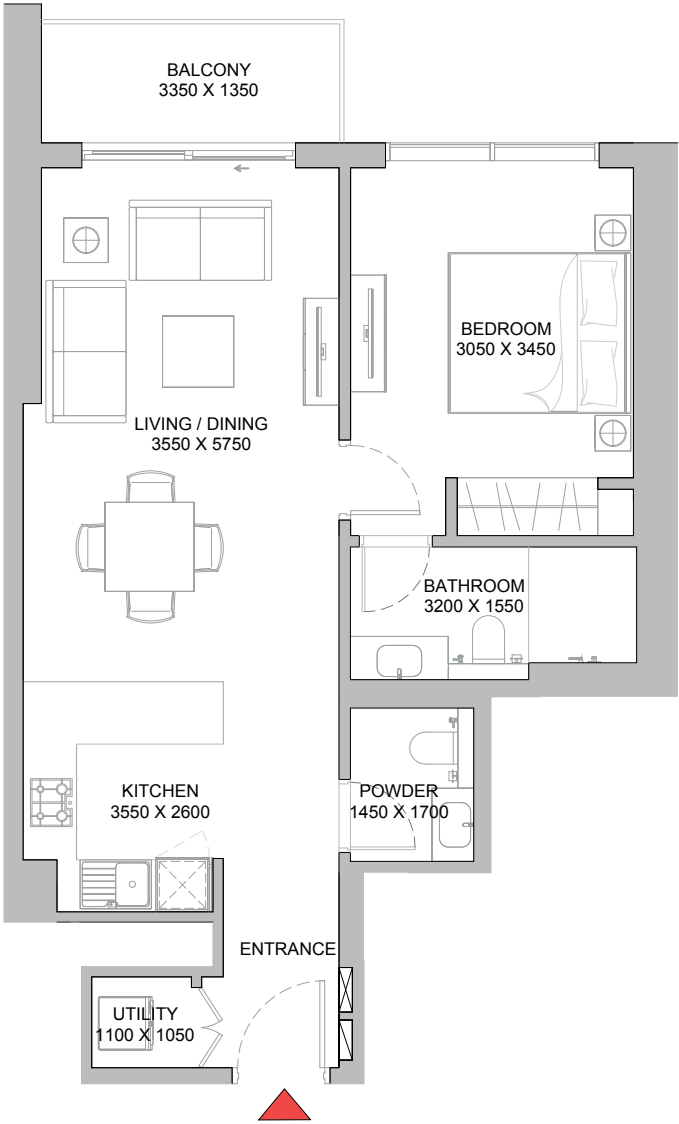
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1 BEDROOM APARTMENT
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 654.12 SQ.FT.
BALCONY = 59.42 SQ.FT.
TOTAL = 713.54 SQ.FT.



UNIT



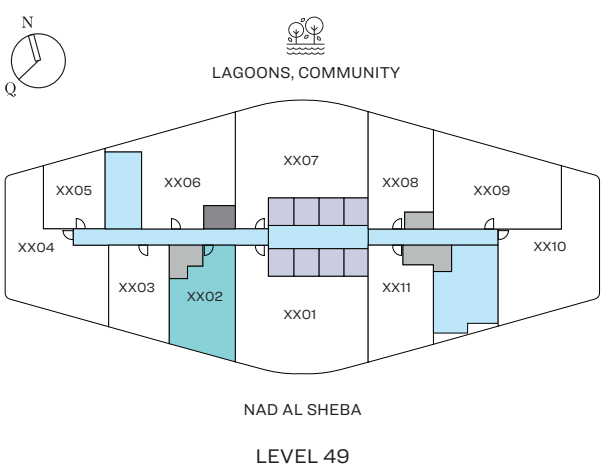
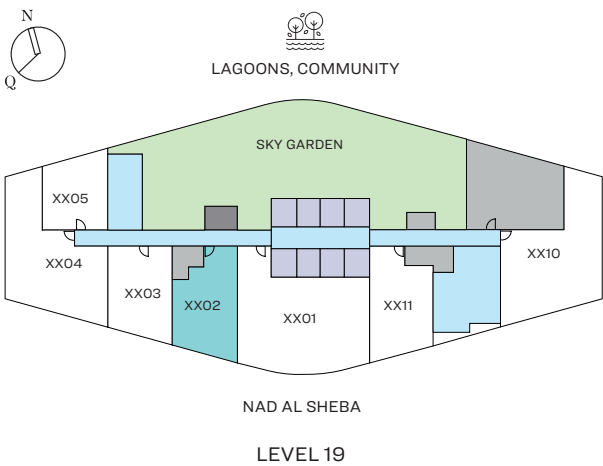
List of unit numbers with this unit plan:

VIEWS
Nad Al Sheba
902, 2902, 3902, 5902

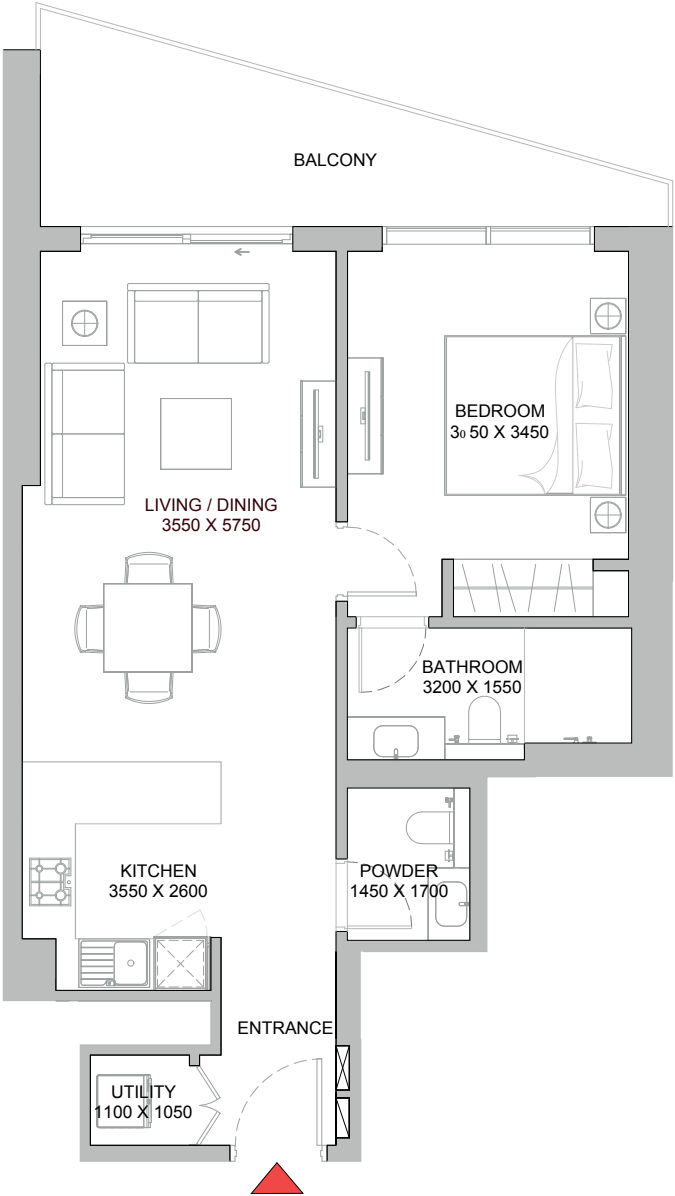
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM APARTMENT
TYPE D (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 654.12 SQ.FT.
BALCONY = 128.31 SQ.FT.
TOTAL = 782.43 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

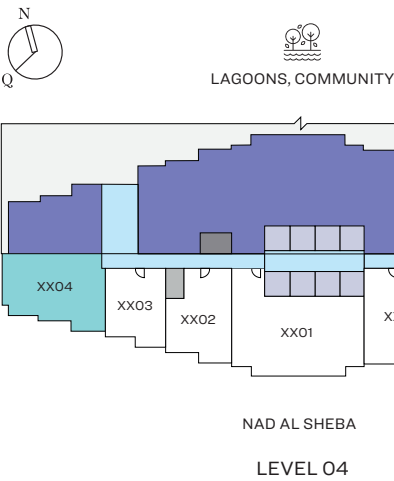
Nad Al Sheba
1902, 4902

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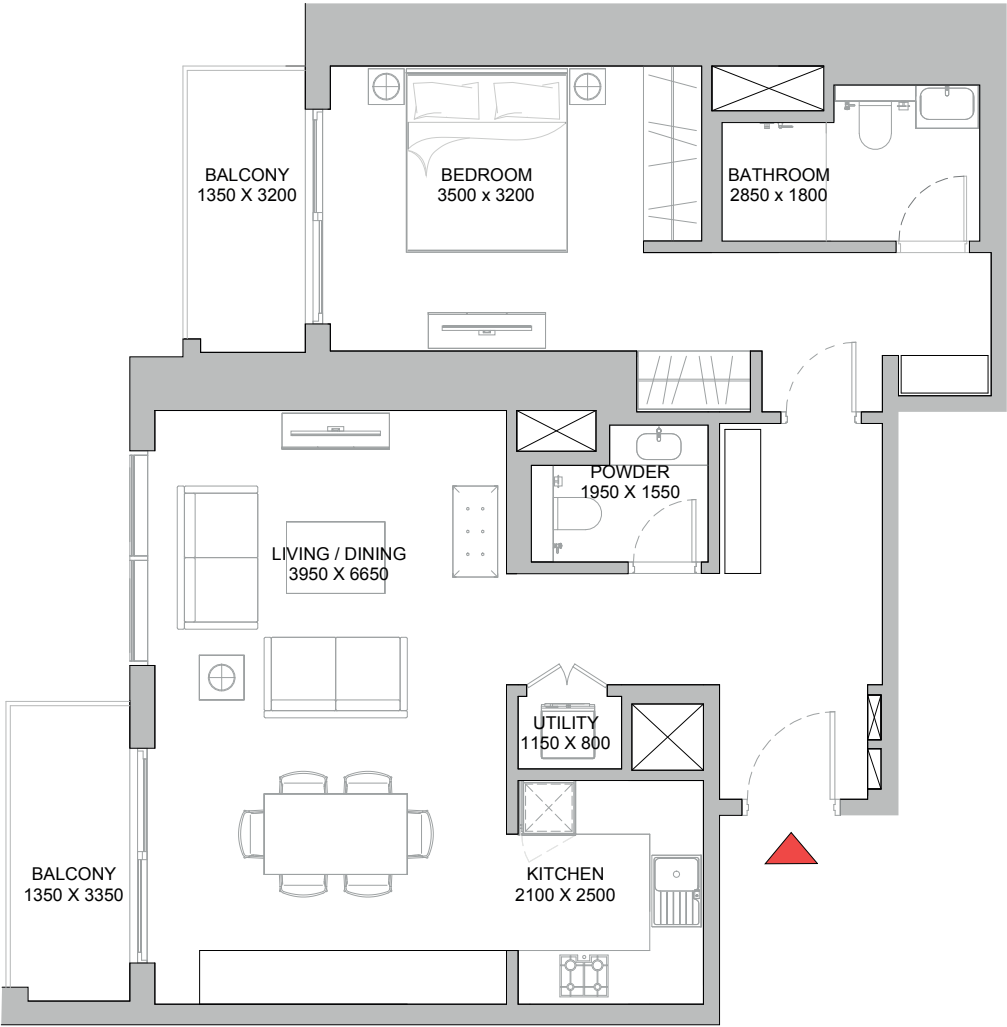
1 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 888.78 SQ.FT.
 BALCONY = 116.25 SQ.FT.
 TOTAL = 1,005.03 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

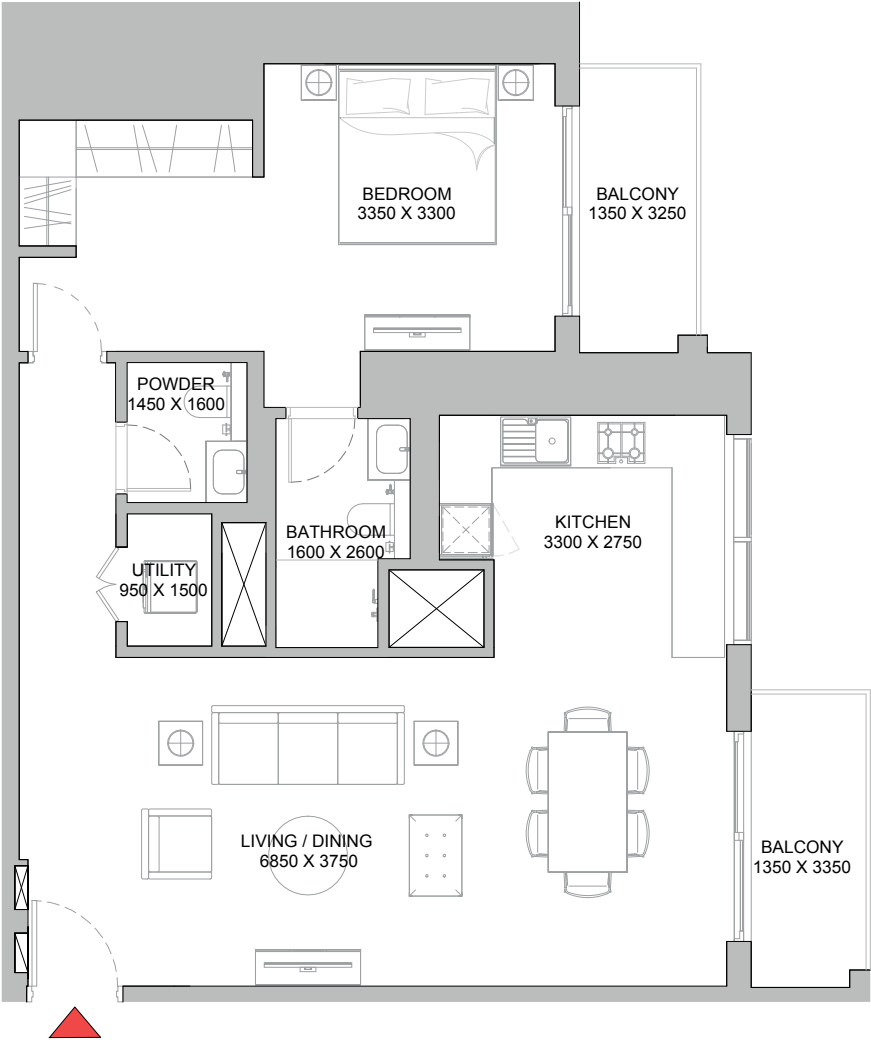
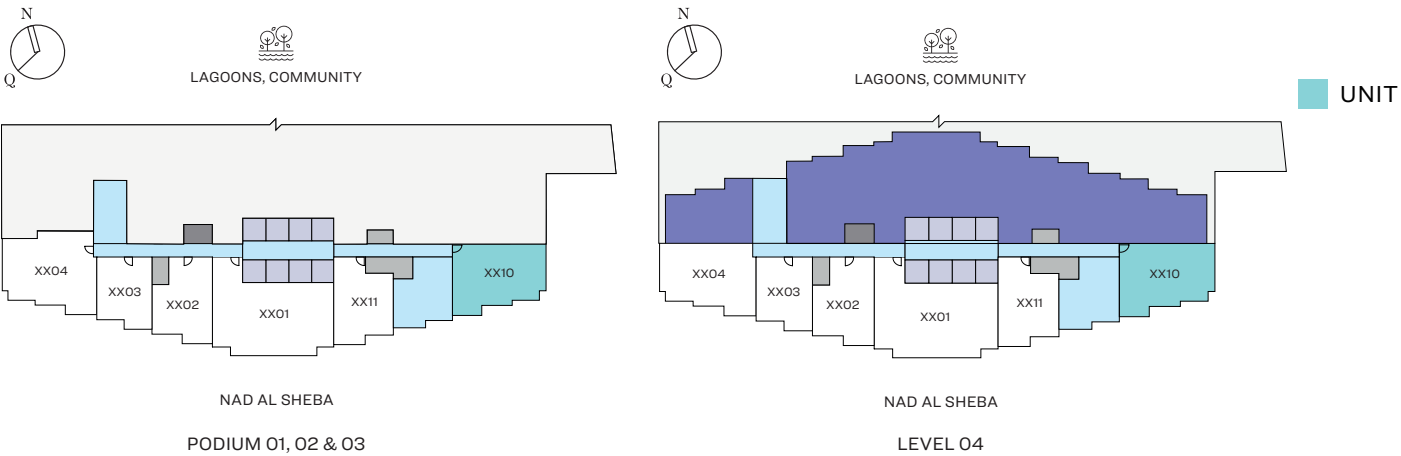
Street View
404

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM APARTMENT

TYPE F (with powder room + balcony)

TOTAL SALEABLE AREA
 SUITE = 865.74 SQ.FT.
 BALCONY = 116.25 SQ.FT.
 TOTAL = 981.99 SQ.FT.



List of unit numbers with this unit plan:

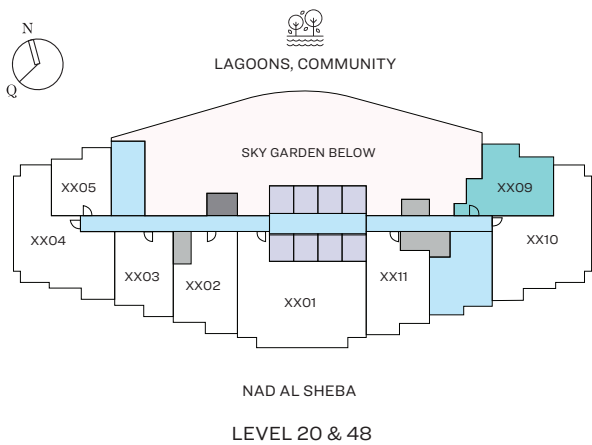
VIEWS

Street View
 110, 210, 310, 410

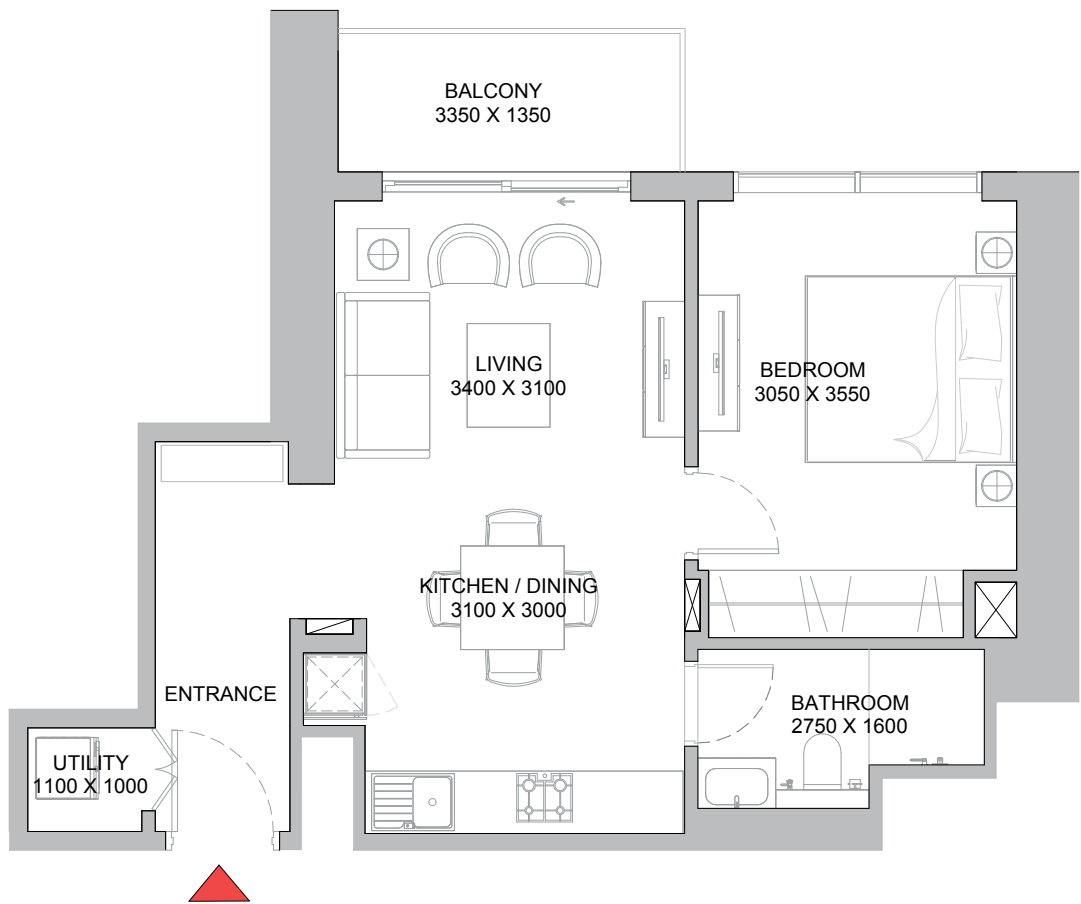
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1 BEDROOM APARTMENT
TYPE G (with balcony)

TOTAL SALEABLE AREA
SUITE = 543.58 SQ.FT.
BALCONY = 59.31 SQ.FT.
TOTAL = 602.89 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community
2009

Lagoons, Community, Creek
4809

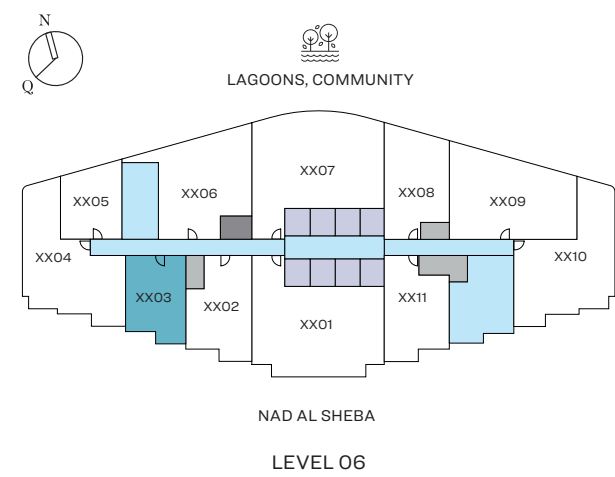
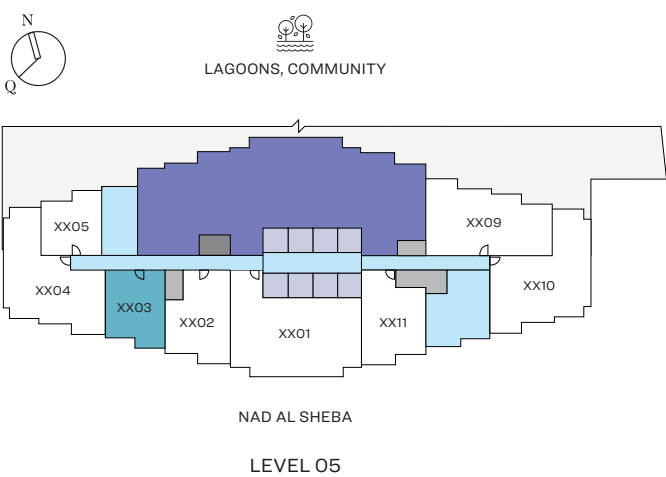
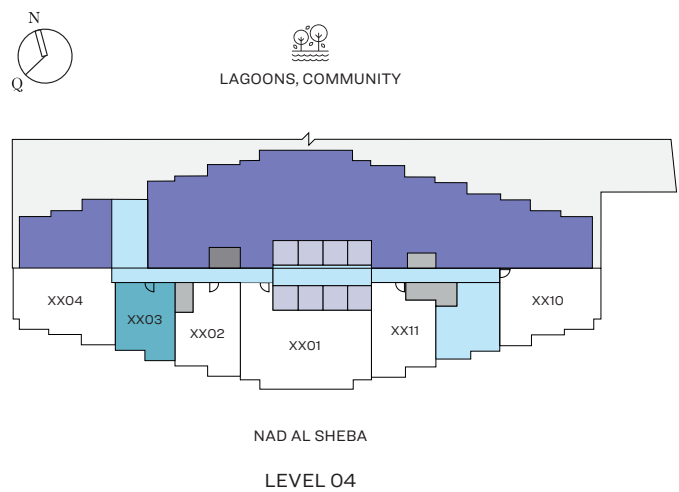
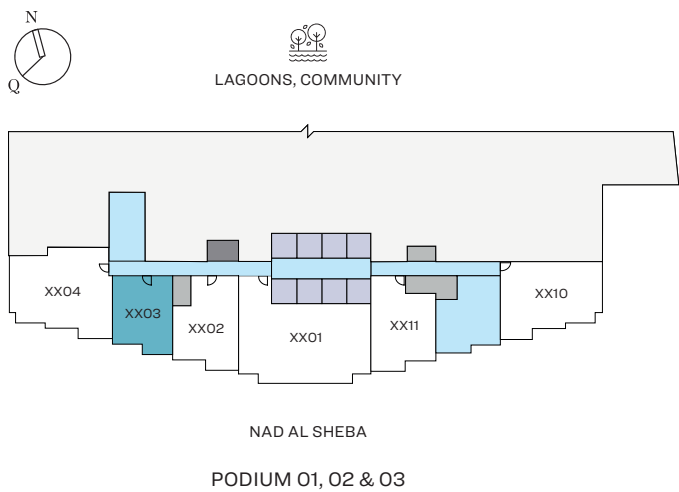
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1.5 BEDROOM APARTMENT
TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.
BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.
TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View
103, 203, 303, 403, 503, 603

Nad Al Sheba
703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

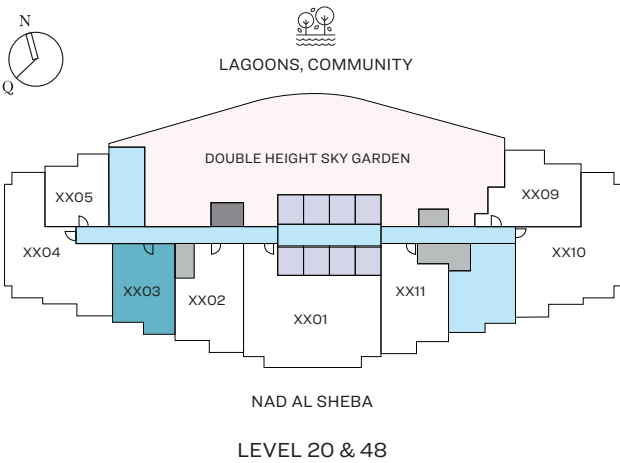
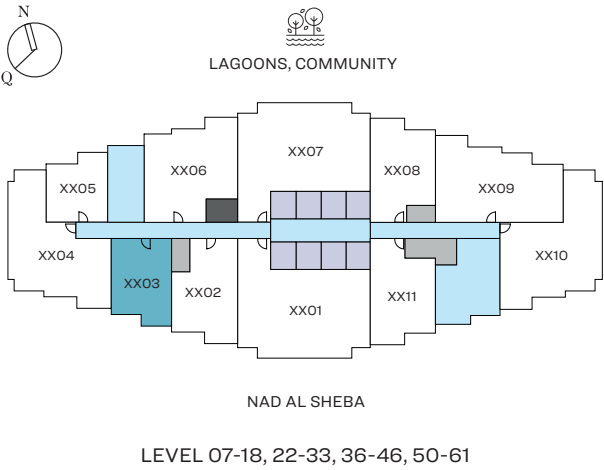
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1.5 BEDROOM APARTMENT
TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.
BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.
TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View
103, 203, 303, 403, 503, 603

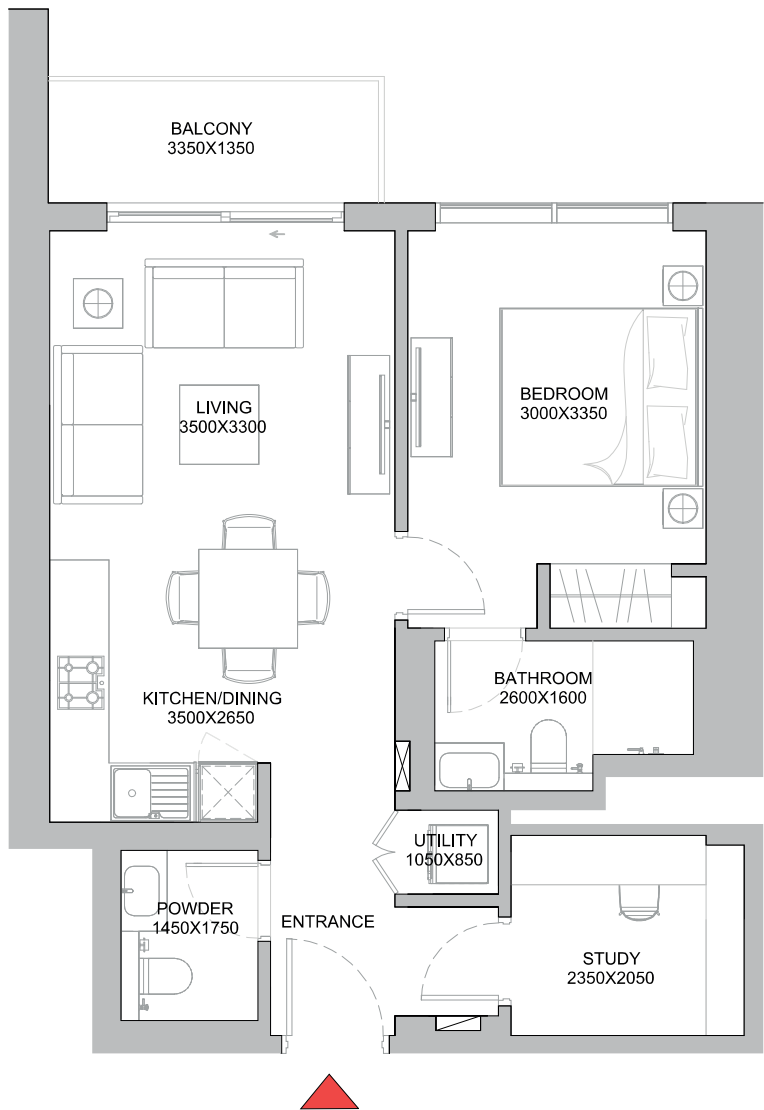
Nad Al Sheba
703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

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1.5 BEDROOM APARTMENT
TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.
BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.
TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View
103, 203, 303, 403, 503, 603

Nad Al Sheba
703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

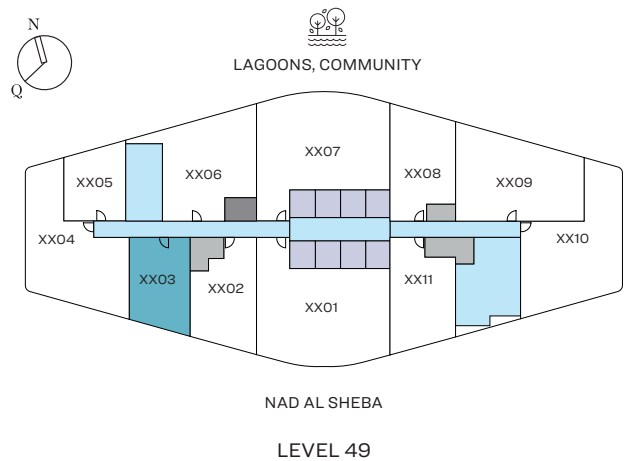
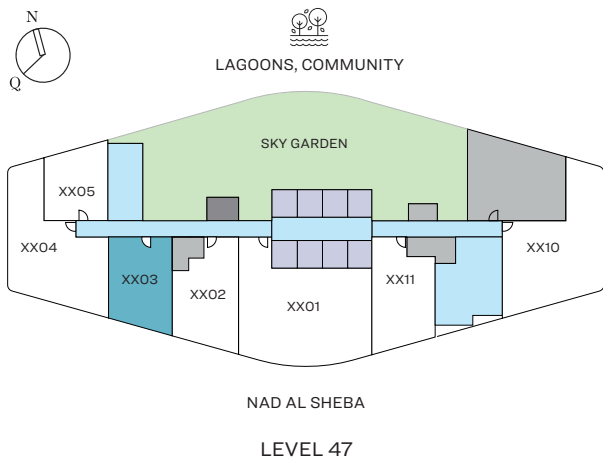
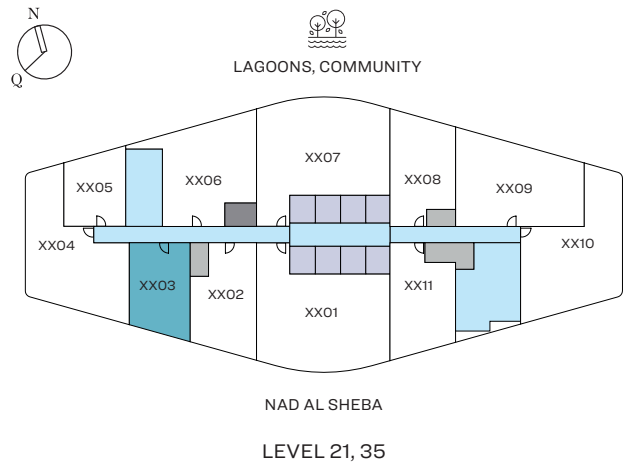
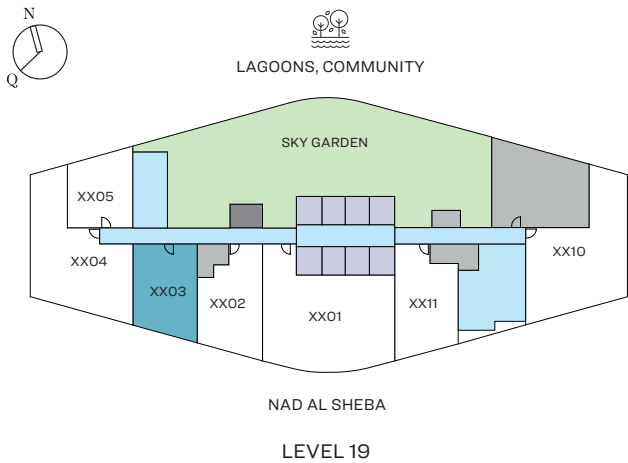
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1.5 BEDROOM APARTMENT
TYPE A (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 618.71 SQ.FT.
BALCONY = 126.80 SQ.FT.
TOTAL = 745.51 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba
1903, 2103, 3503, 4703, 4903

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1.5 BEDROOM APARTMENT

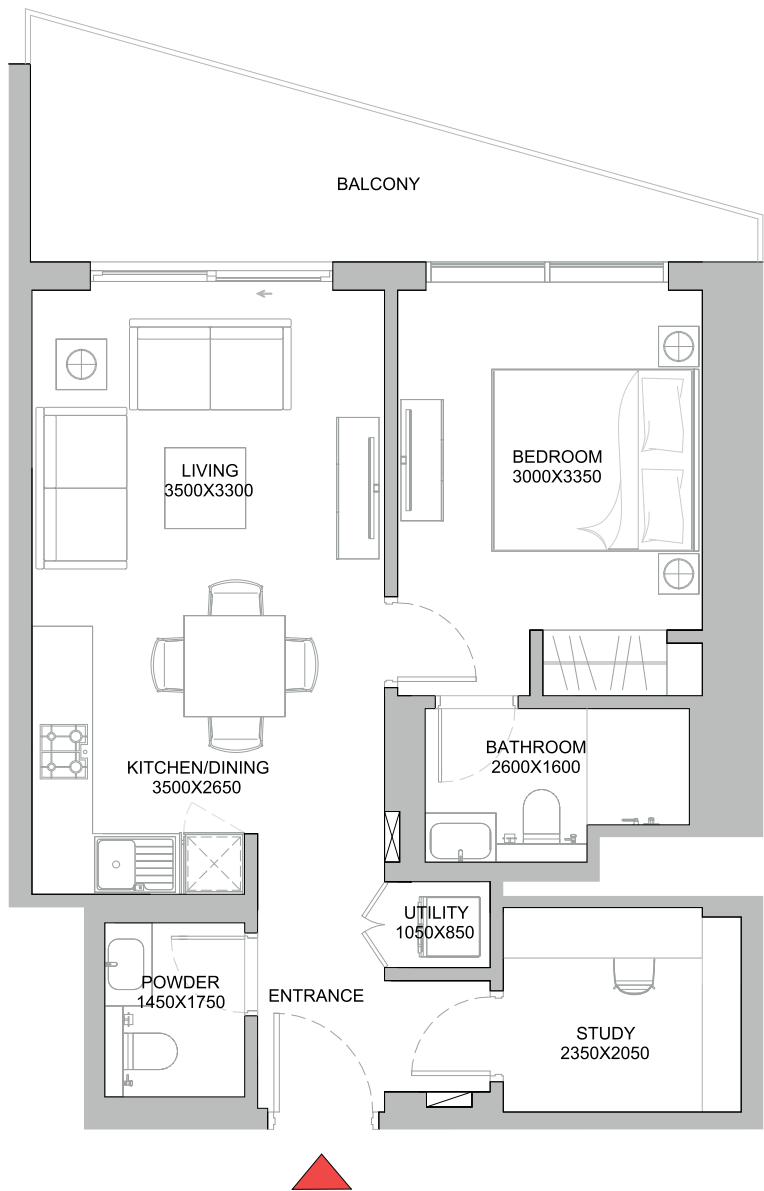
TYPE A (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 618.71 SQ.FT.

BALCONY = 126.80 SQ.FT.

TOTAL = 745.51 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

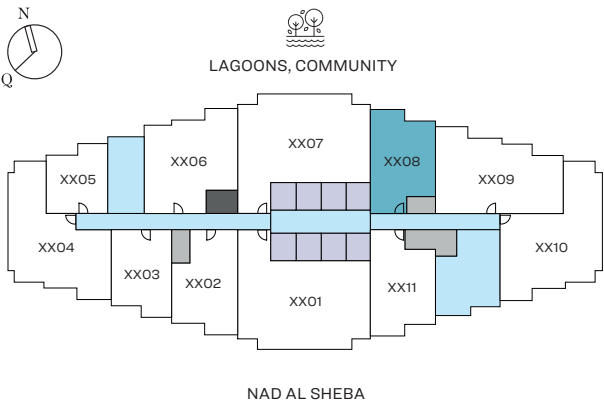
Nad Al Sheba

1903, 2103, 3503, 4703, 4903

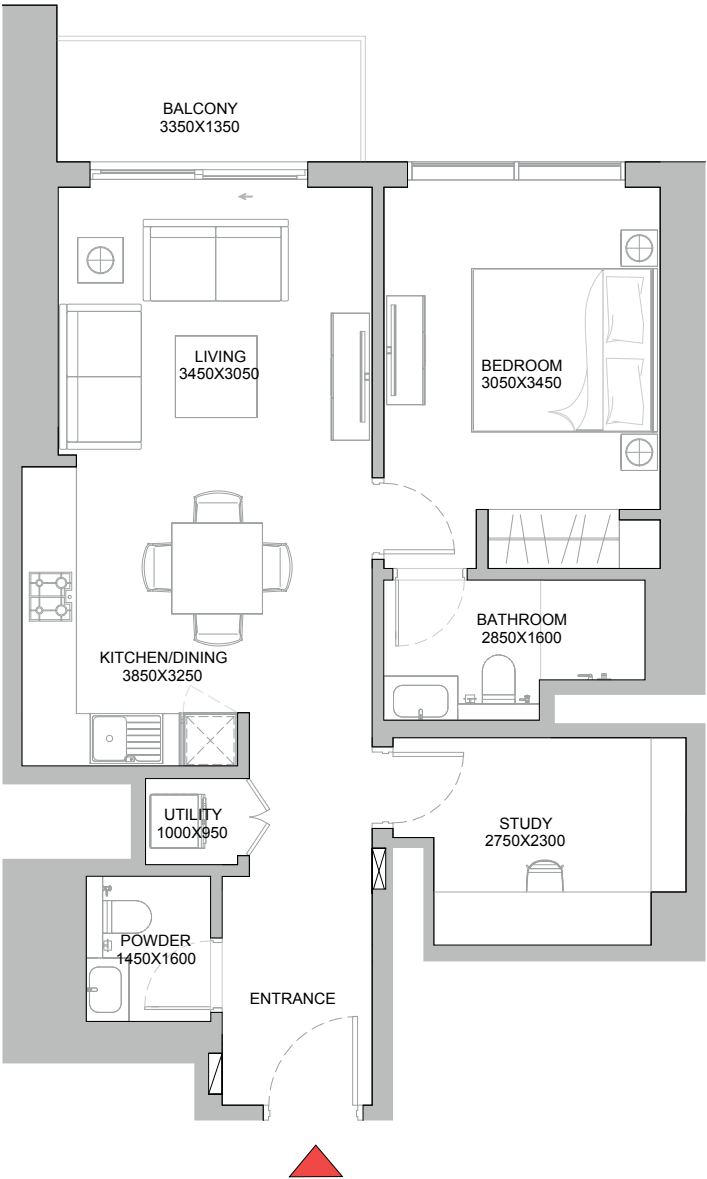
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1.5 BEDROOM APARTMENT
TYPE B (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 705.57 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 764.78 SQ.FT.



LEVEL 07-18, 22-33, 36-46, 50-61



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community
708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908

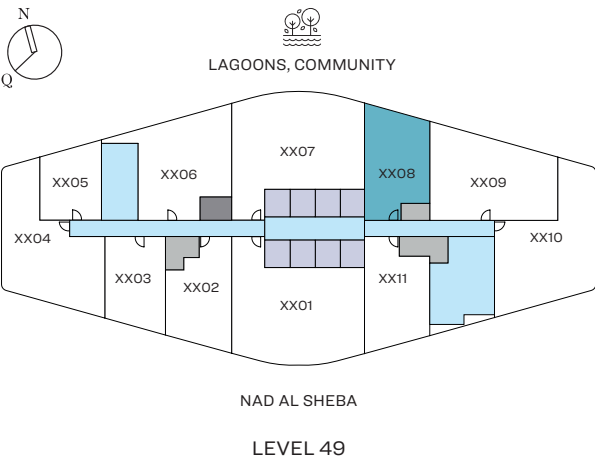
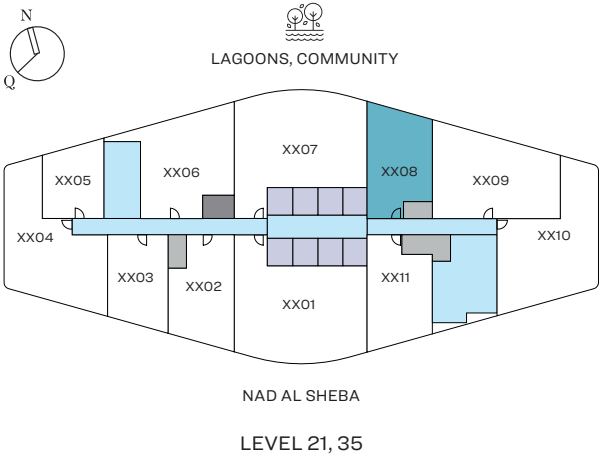
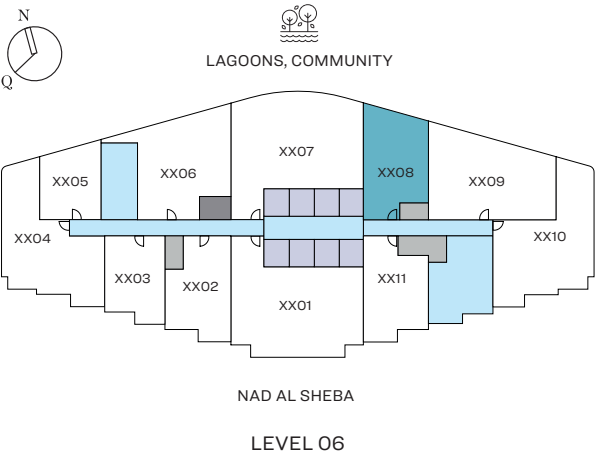
Lagoons, Community, Creek
3008, 3108, 3208, 3308, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408, 4508, 4608, 5008, 5108, 5208, 5308, 5408, 5508, 5608, 5708, 5808, 5908, 6008, 6108

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1.5 BEDROOM APARTMENT
TYPE B (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 705.57 SQ.FT.
BALCONY = 128.74 SQ.FT.
TOTAL = 834.31 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
608

Lagoons, Community
2108

Lagoons, Community, Creek
3508, 4908

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1.5 BEDROOM APARTMENT

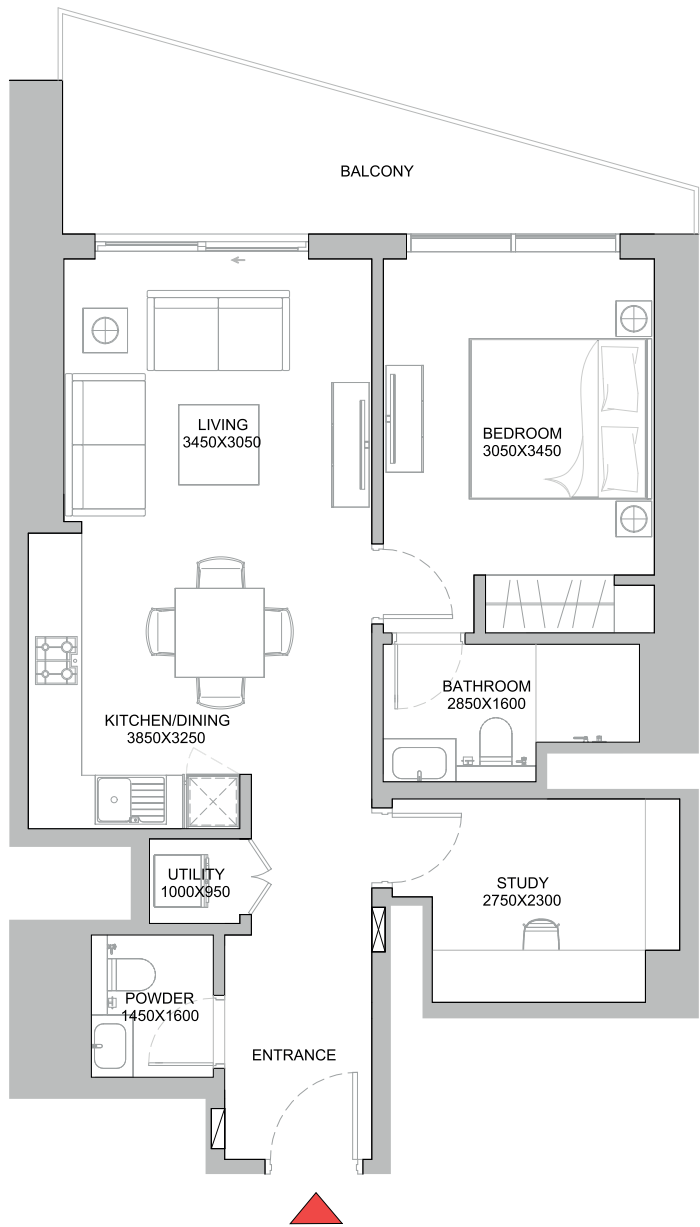
TYPE B (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 705.57 SQ.FT.

BALCONY = 128.74 SQ.FT.

TOTAL = 834.31 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
608

Lagoons, Community
2108

Lagoons, Community, Creek
3508, 4908

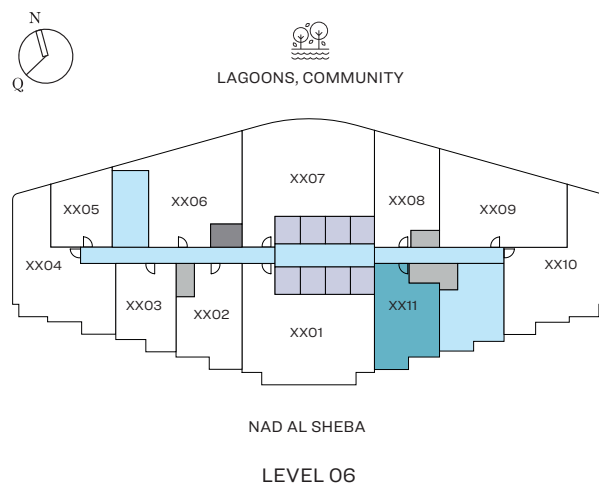
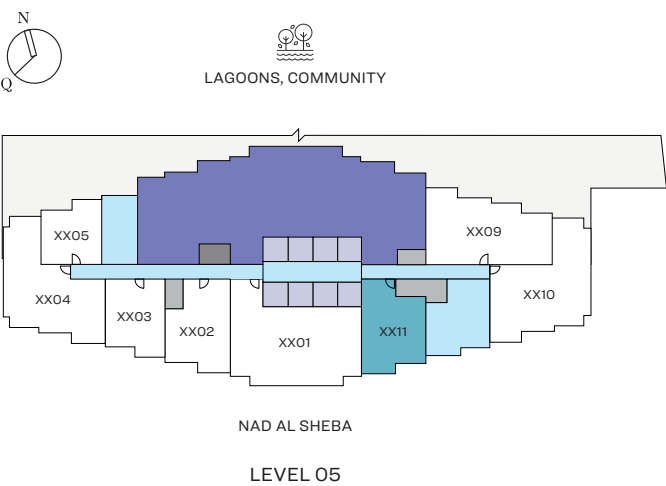
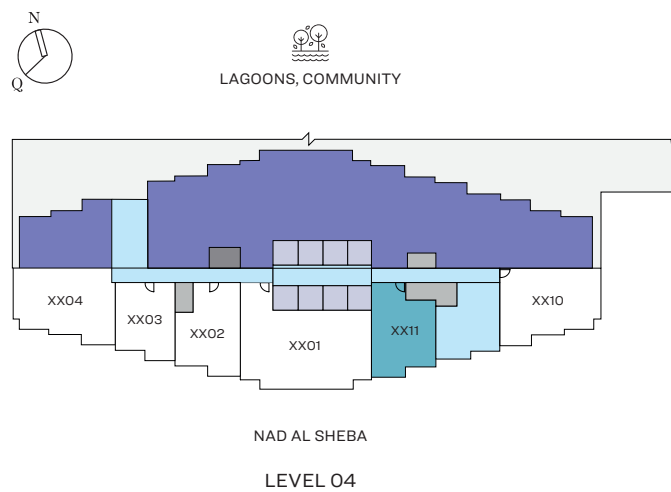
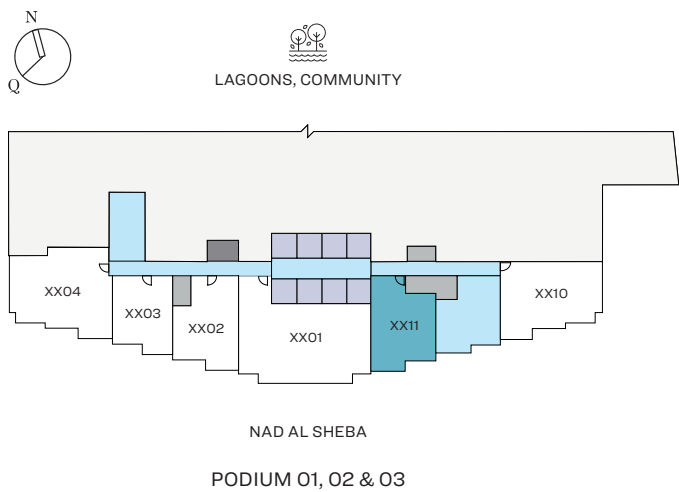


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1.5 BEDROOM APARTMENT
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 756.92 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

111, 211, 311, 411, 511, 611

Nad Al Sheba

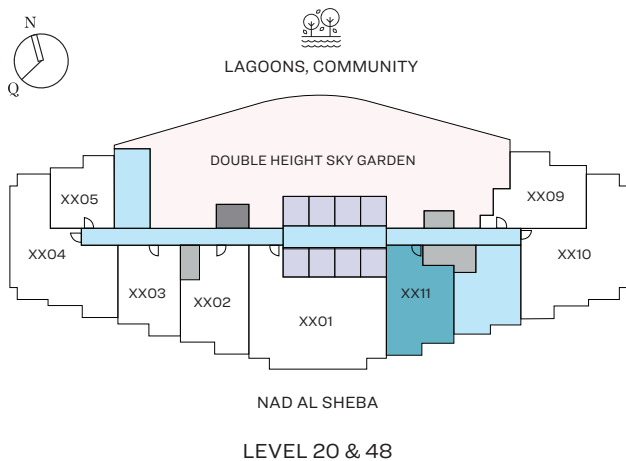
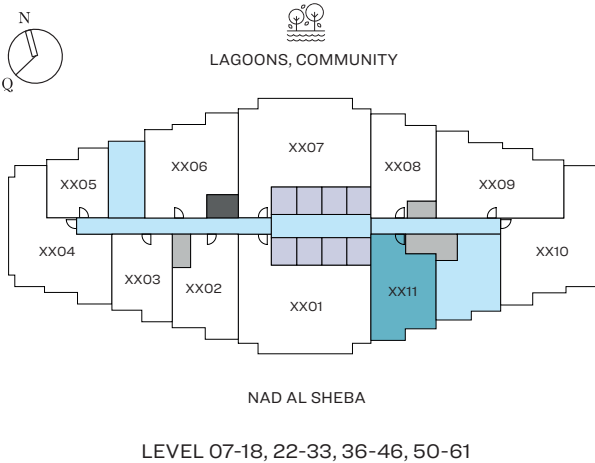
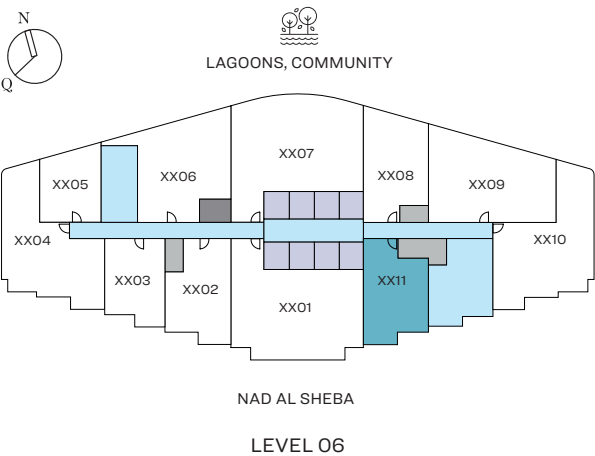
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1.5 BEDROOM APARTMENT
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 756.92 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

111, 211, 311, 411, 511, 611

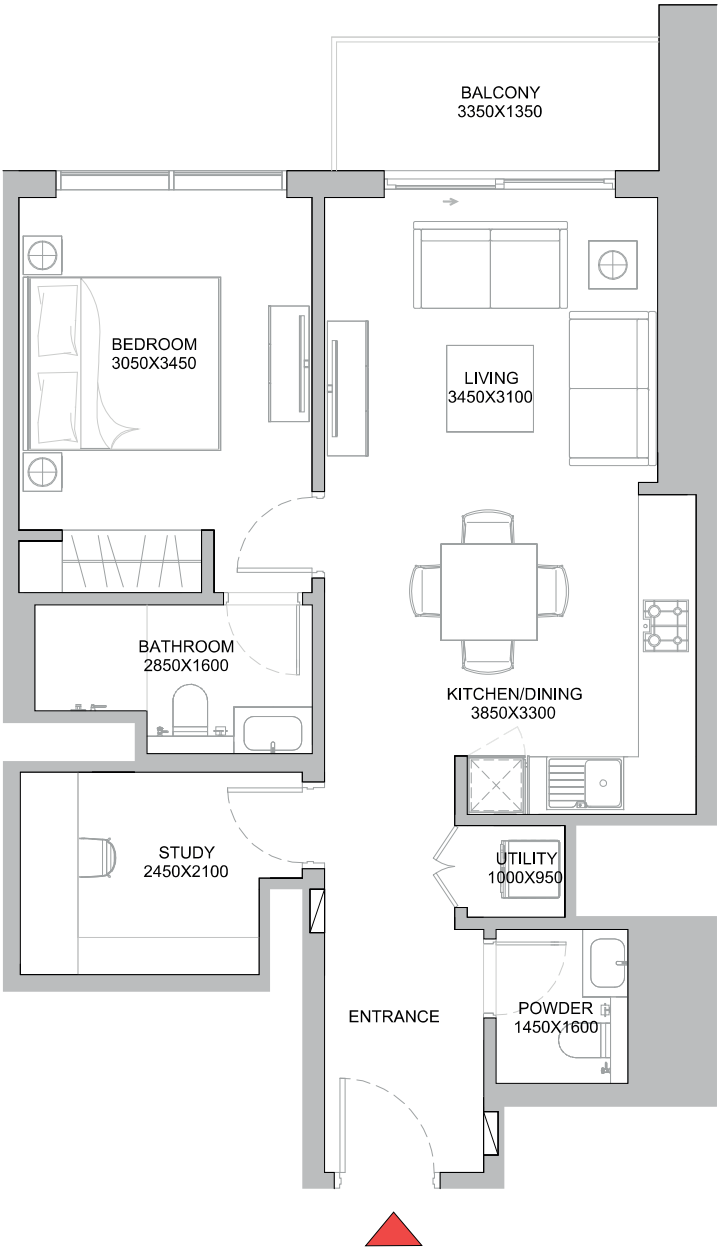
Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2011, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 4811, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

1.5 BEDROOM APARTMENT
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 59.20 SQ.FT.
TOTAL = 756.92 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View

111, 211, 311, 411, 511, 611

Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2011, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 4811, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

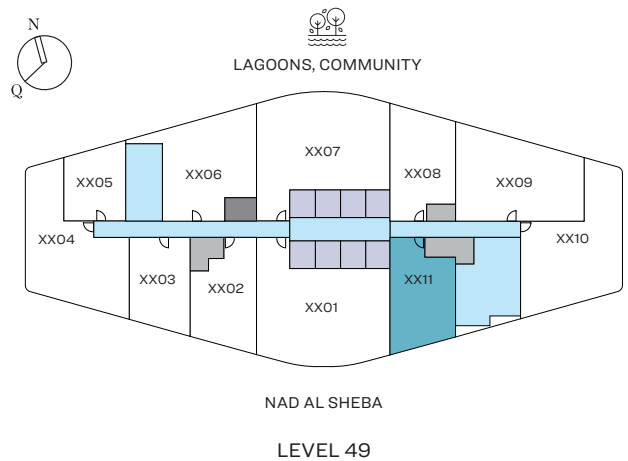
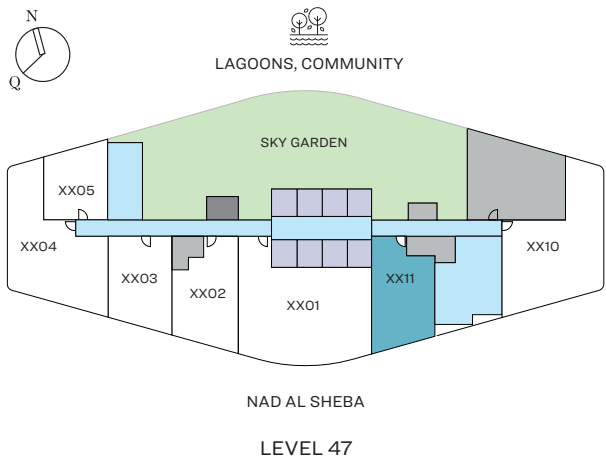
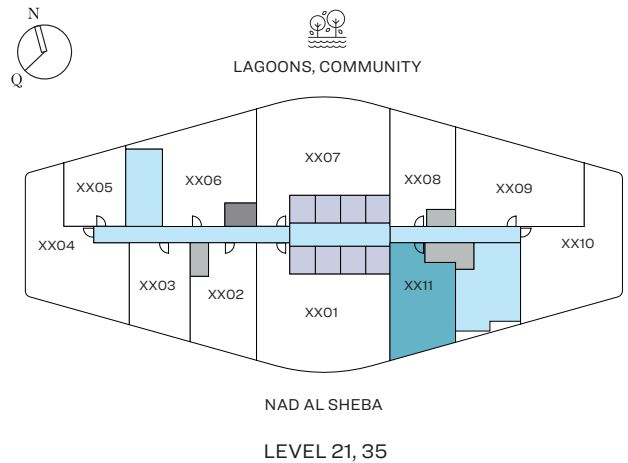
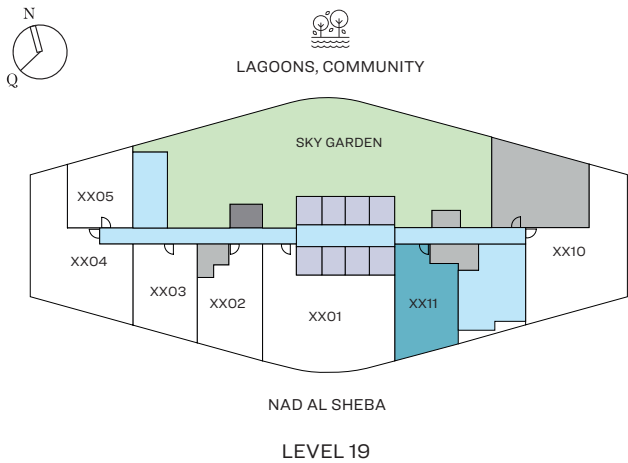
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1.5 BEDROOM APARTMENT
TYPE C (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 697.72 SQ.FT.
BALCONY = 128.52 SQ.FT.
TOTAL = 826.24 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba
1911, 2111, 3511, 4711, 4911

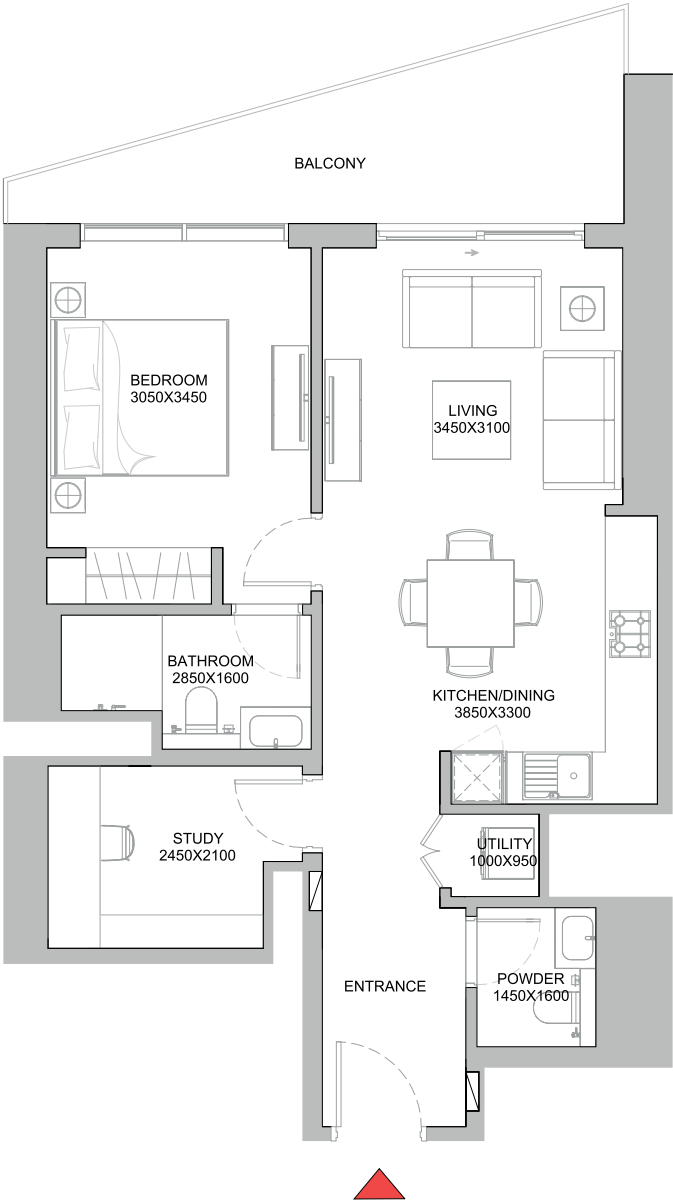
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1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.
BALCONY = 128.52 SQ.FT.
TOTAL = 826.24 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

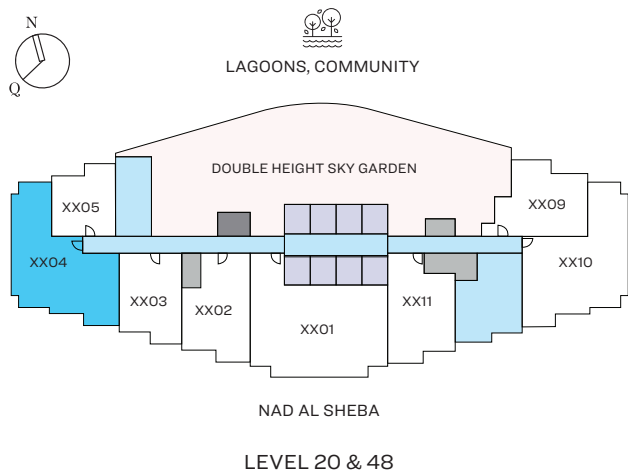
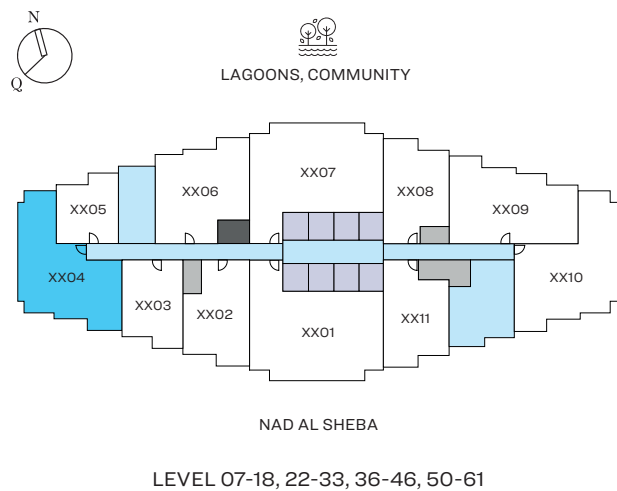
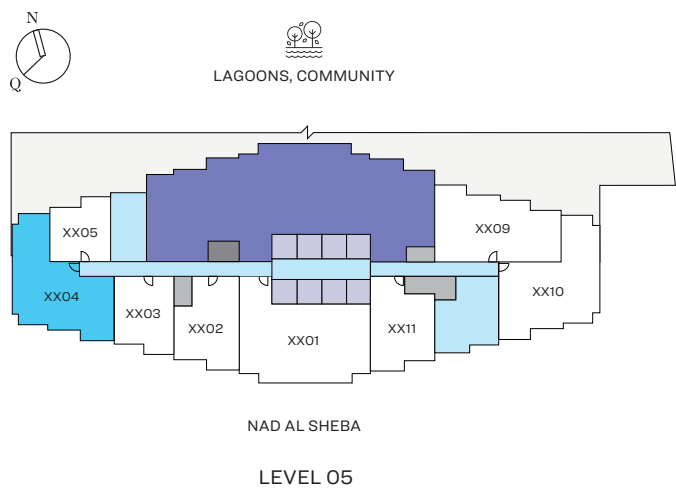
Nad Al Sheba
1911, 2111, 3511, 4711, 4911

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 999.11 SQ.FT.
BALCONY = 173.41 SQ.FT.
TOTAL = 1,172.52 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View
504

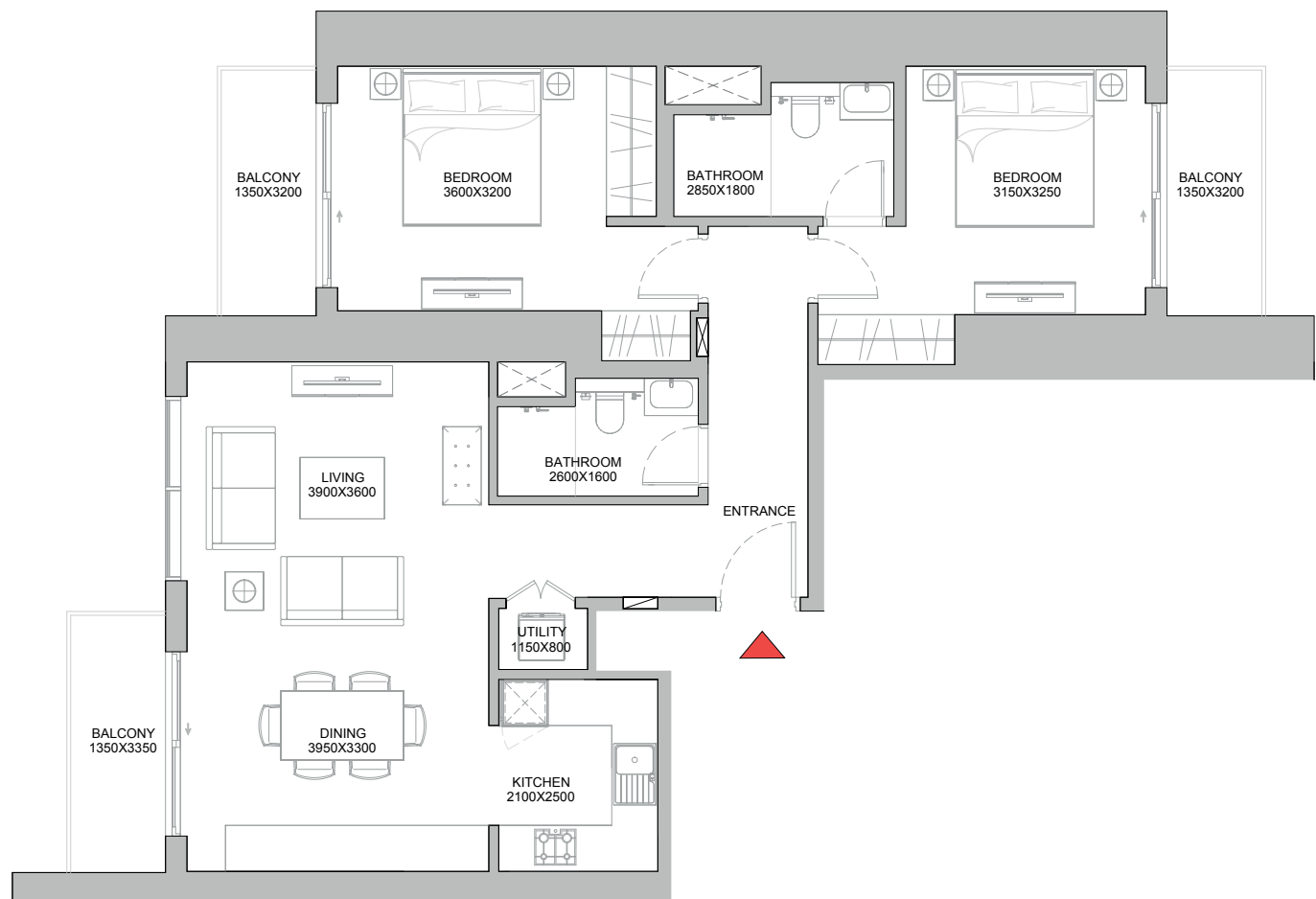
Lagoons, Community, Nad Al Sheba
704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek
3004, 3104, 3204, 3304, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4804, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104

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2 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE = 999.11 SQ.FT.
BALCONY = 173.41 SQ.FT.
TOTAL = 1,172.52 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View
504

Lagoons, Community, Nad Al Sheba
704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek
3004, 3104, 3204, 3304, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4804, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104



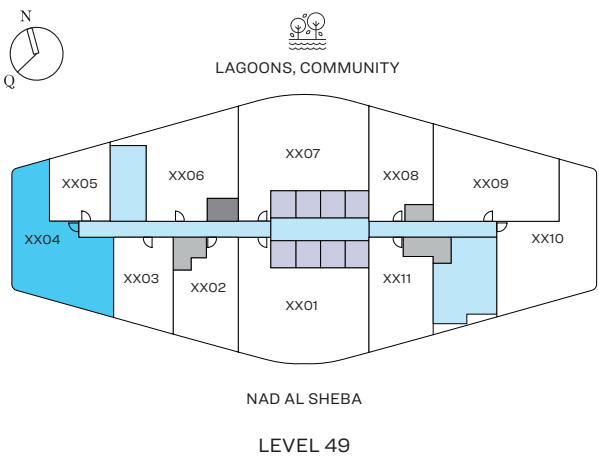
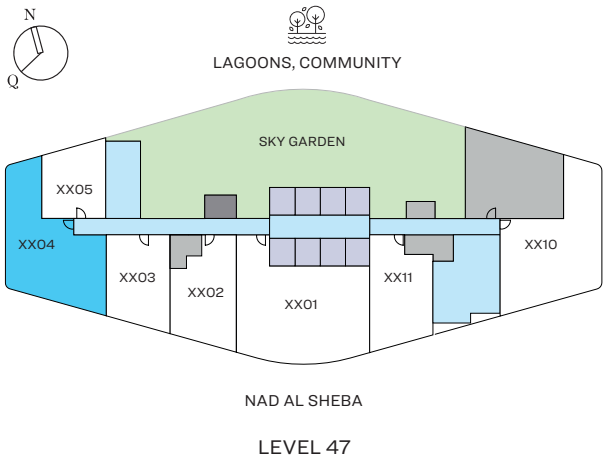
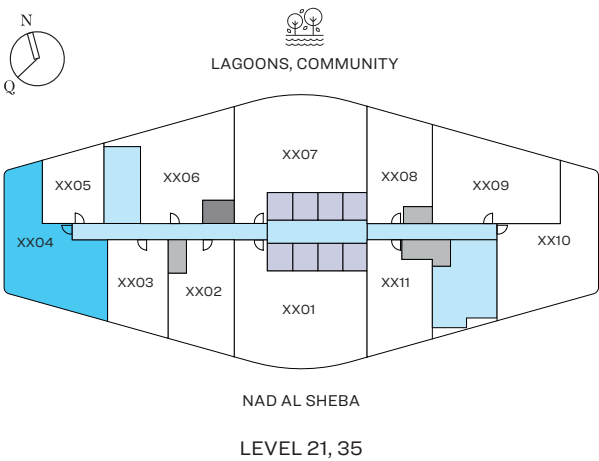
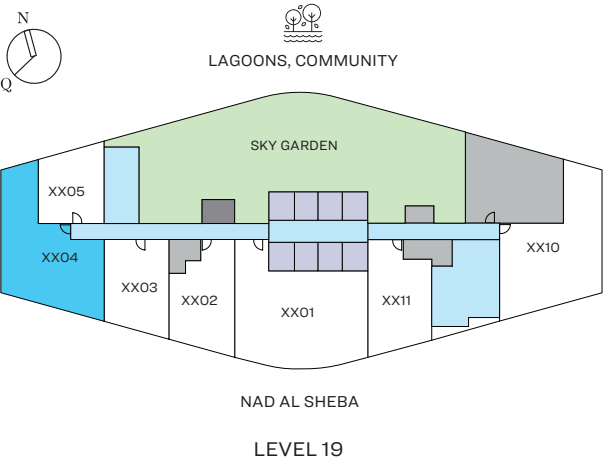
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2 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.
BALCONY = 303.33 SQ.FT.
TOTAL = 1,302.44 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

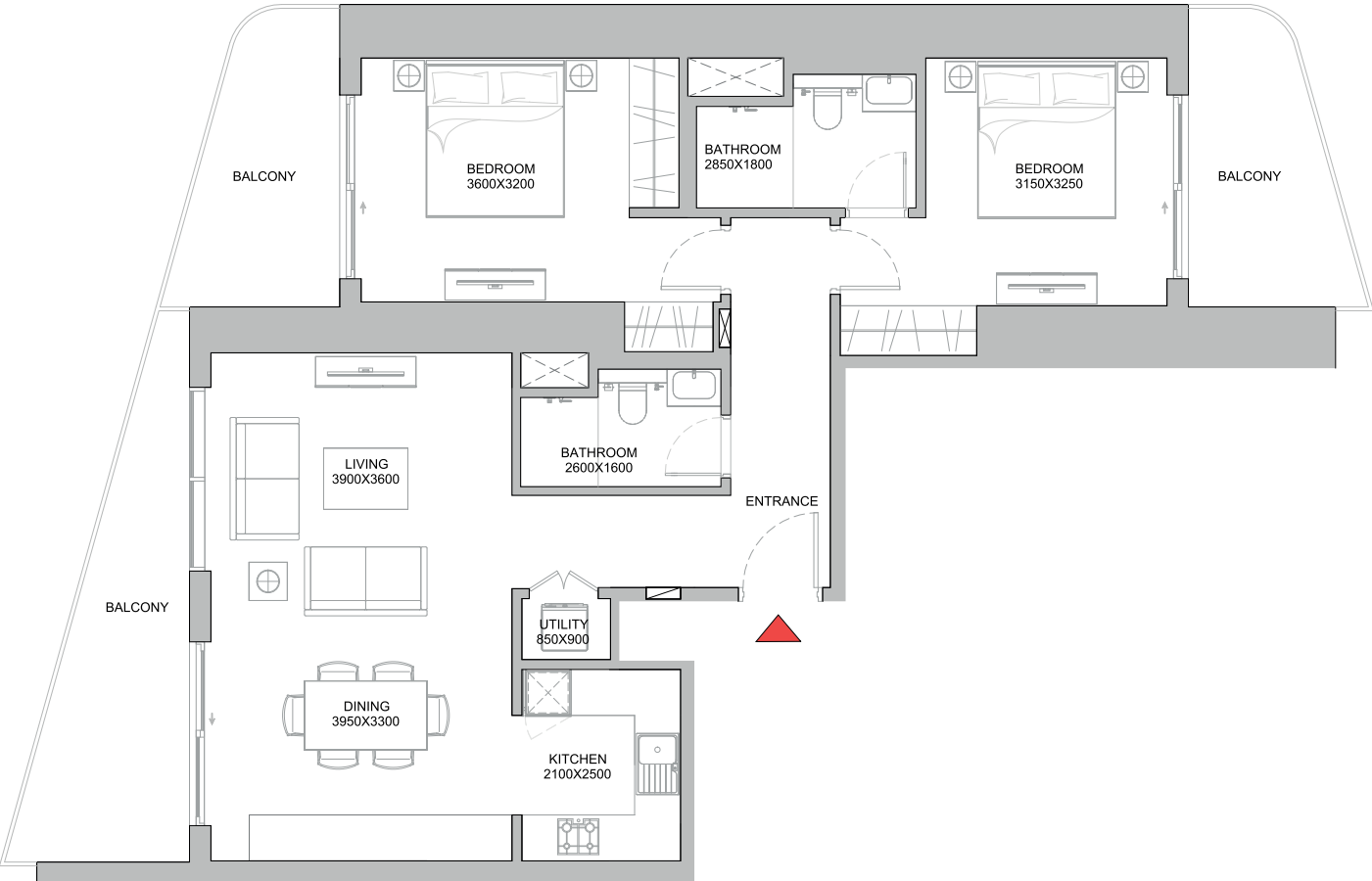
Lagoons, Community, Nad Al Sheba
1904, 2104

Lagoons, Community, Nad Al Sheba, Creek
3504, 4704, 4904

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 999.11 SQ.FT.
BALCONY = 303.33 SQ.FT.
TOTAL = 1,302.44 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba
1904, 2104

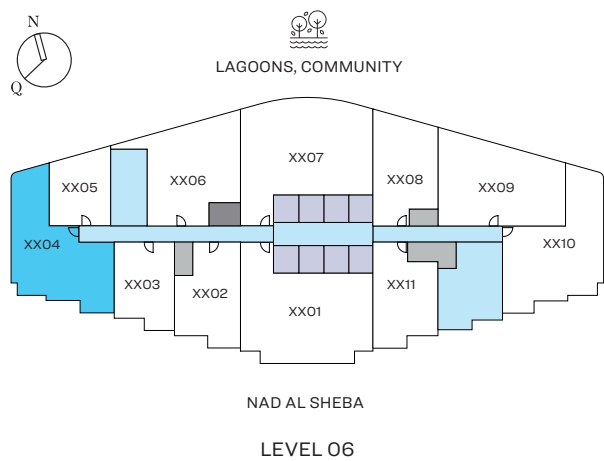
Lagoons, Community, Nad Al Sheba, Creek
3504, 4704, 4904



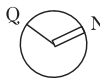
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 999.11 SQ.FT.
BALCONY = 204.84 SQ.FT.
TOTAL = 1,203.95 SQ.FT.



UNIT



List of unit numbers with this unit plan:

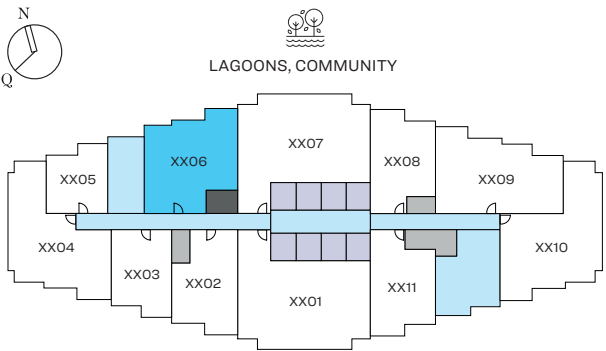
VIEWS

Amenities, Lagoon, Community, Street View
604

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE B (with powder room + balcony)

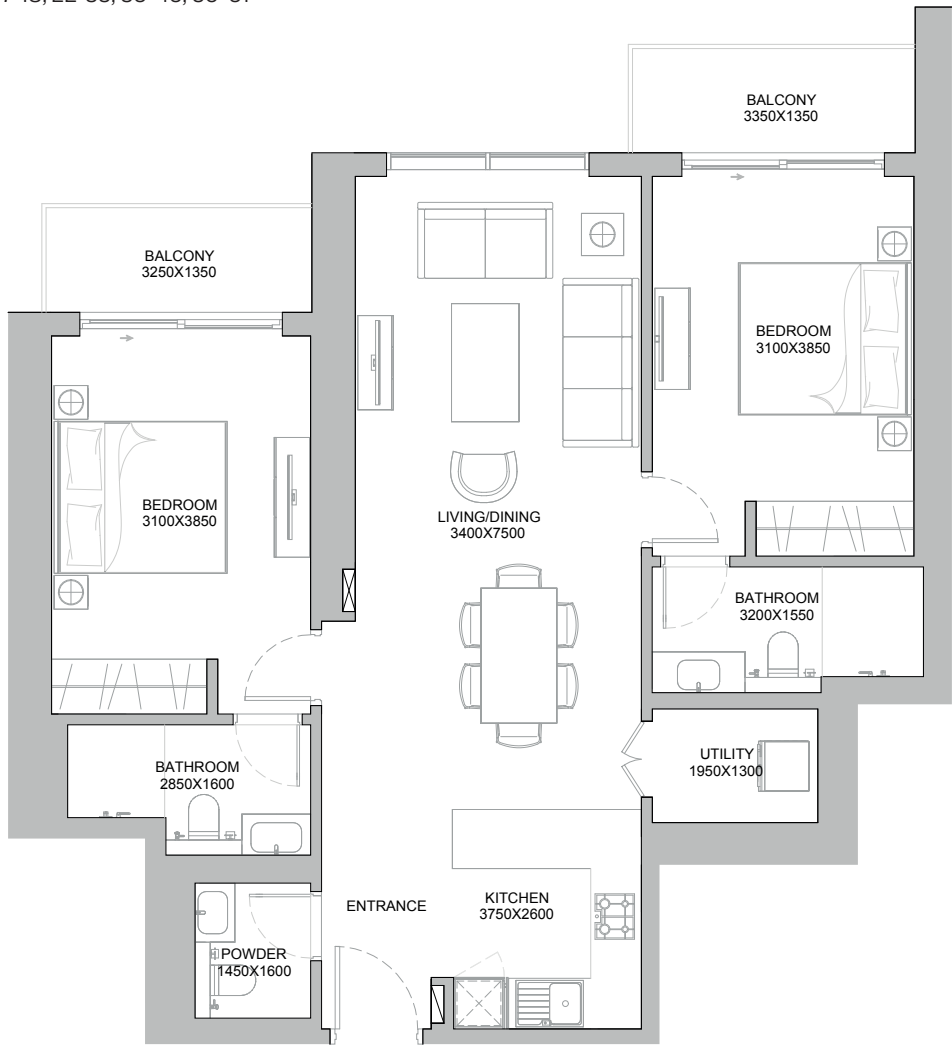
TOTAL SALEABLE AREA
SUITE = 971.01 SQ.FT.
BALCONY = 116.03 SQ.FT.
TOTAL = 1,087.05 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-33, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906

Lagoons, Community, Creek

3006, 3106, 3206, 3306, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406, 4506, 4606, 5006, 5106, 5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106

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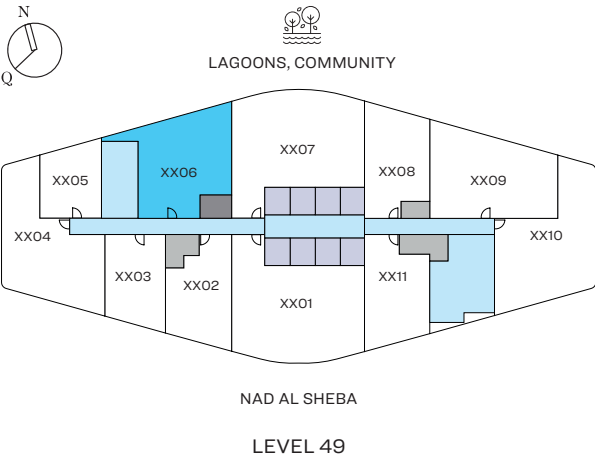
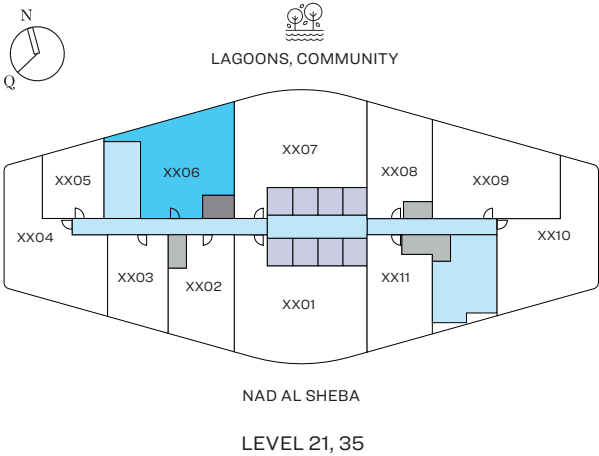
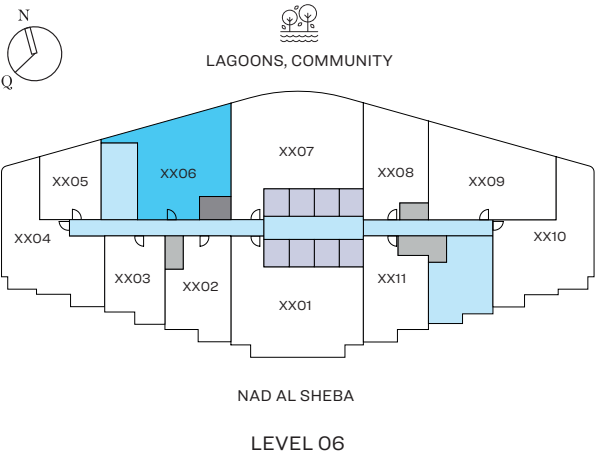


2 BEDROOM APARTMENT

TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
 SUITE = 971.01 SQ.FT.
 BALCONY = 262.21 SQ.FT.
 TOTAL = 1,233.22 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
 606

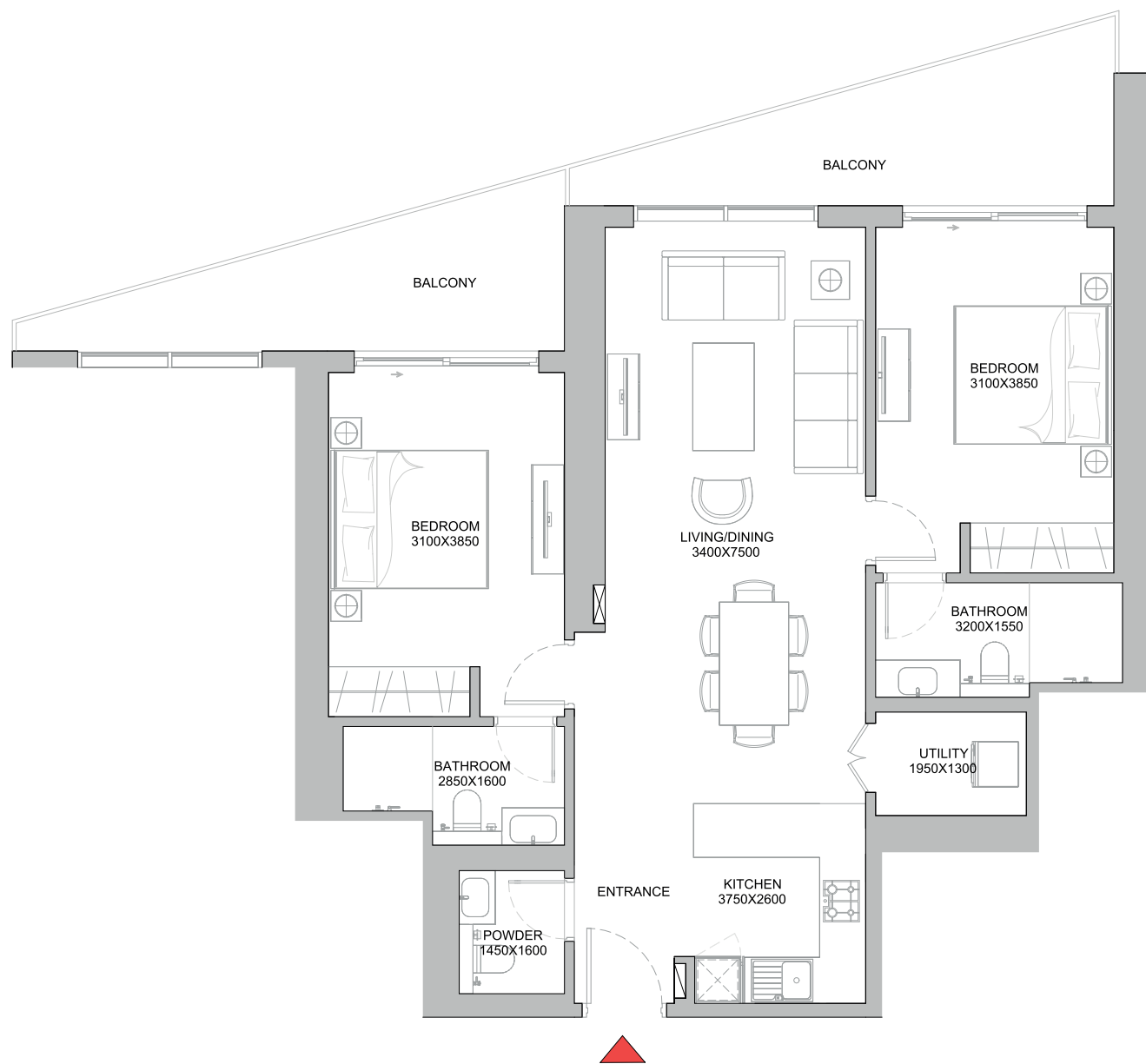
Lagoons, Community
 2106

Lagoons, Community, Creek
 3506, 4906

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE B (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 971.01 SQ.FT.
BALCONY = 262.21 SQ.FT.
TOTAL = 1,233.22 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
606

Lagoons, Community
2106

Lagoons, Community, Creek
3506, 4906



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2 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

TOTAL SALEABLE AREA

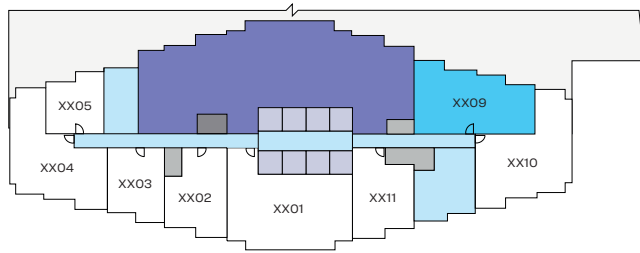
SUITE = 1,077.14 SQ.FT.

BALCONY = 117.65 SQ.FT.

TOTAL = 1,194.79 SQ.FT.



LAGOONS, COMMUNITY

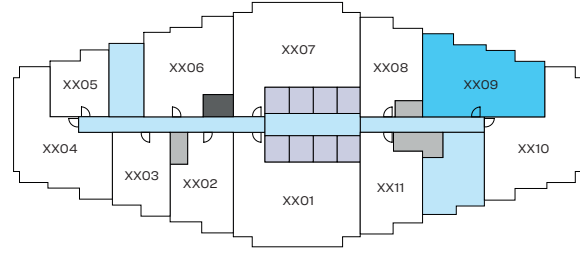


NAD AL SHEBA

LEVEL 05



LAGOONS, COMMUNITY



NAD AL SHEBA

LEVEL 07-18, 22-33, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoons, Community

509

Lagoons, Community

709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909

Lagoons, Community, Creek

3009, 3109, 3209, 3309, 3609, 3709, 3809, 3909, 4009, 4109, 4209, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5609, 5709, 5809, 5909, 6009, 6109

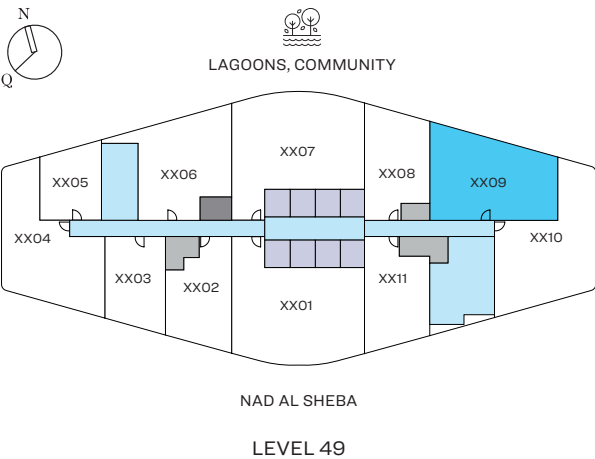
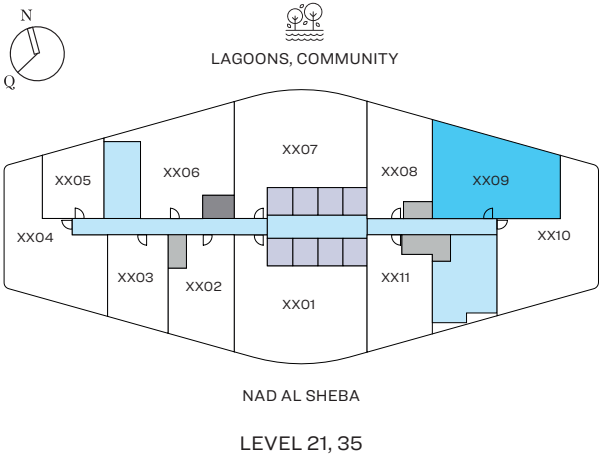
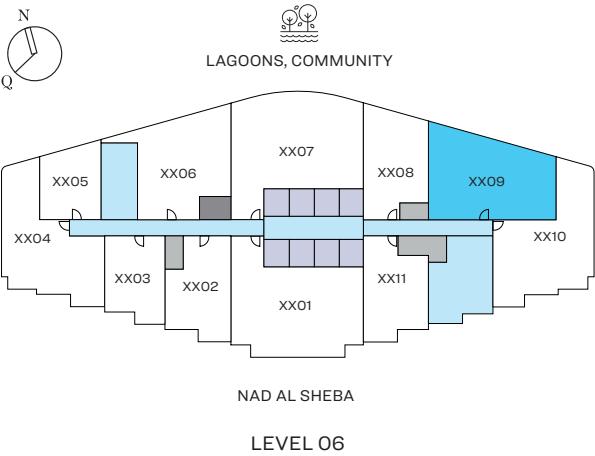


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2 BEDROOM APARTMENT
TYPE C (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,077.14 SQ.FT.
BALCONY = 249.72 SQ.FT.
TOTAL = 1,326.86 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
609

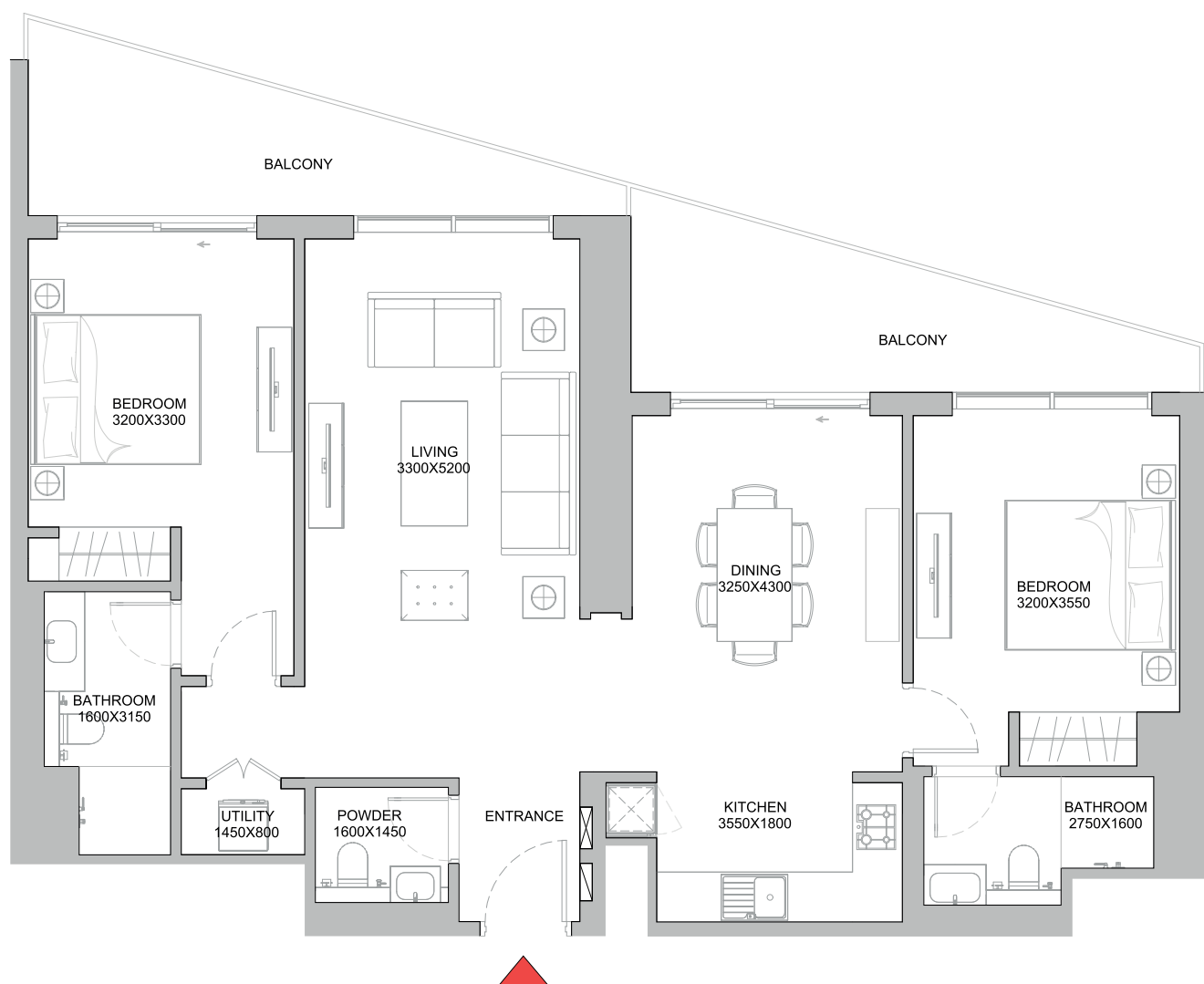
Lagoons, Community
2109

Lagoons, Community, Creek
3509, 4909

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2 BEDROOM APARTMENT
TYPE C (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,077.14 SQ.FT.
BALCONY = 249.72 SQ.FT.
TOTAL = 1,326.86 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
609

Lagoons, Community
2109

Lagoons, Community, Creek
3509, 4909



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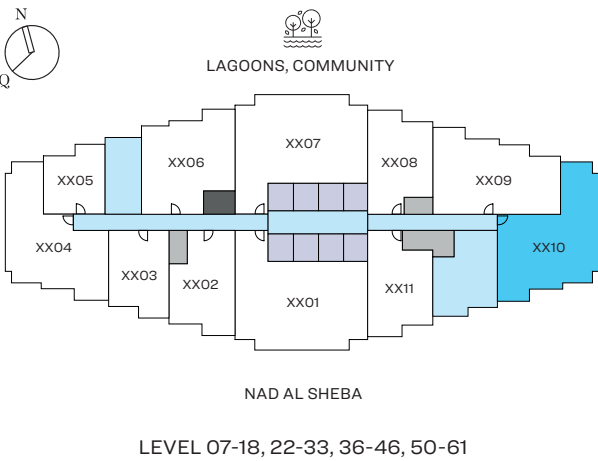
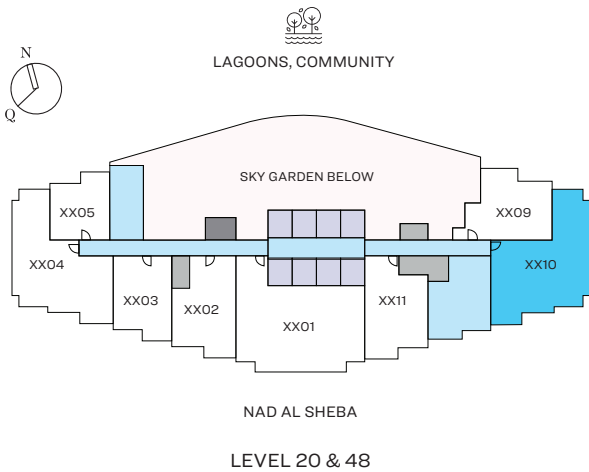
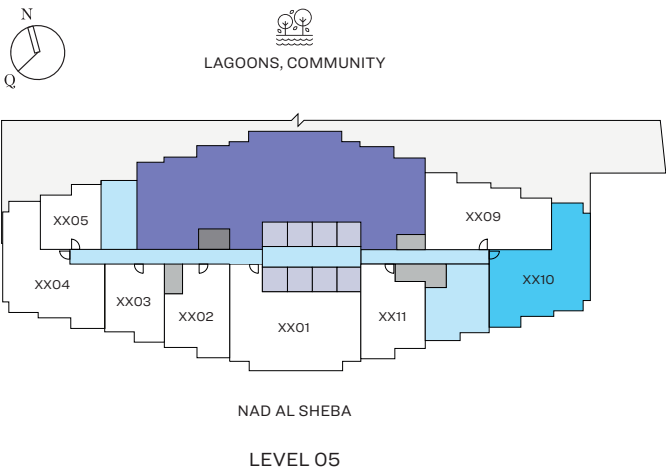
2 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,070.69 SQ.FT.
BALCONY = 173.73 SQ.FT.
TOTAL = 1,244.42 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community, Street View
510

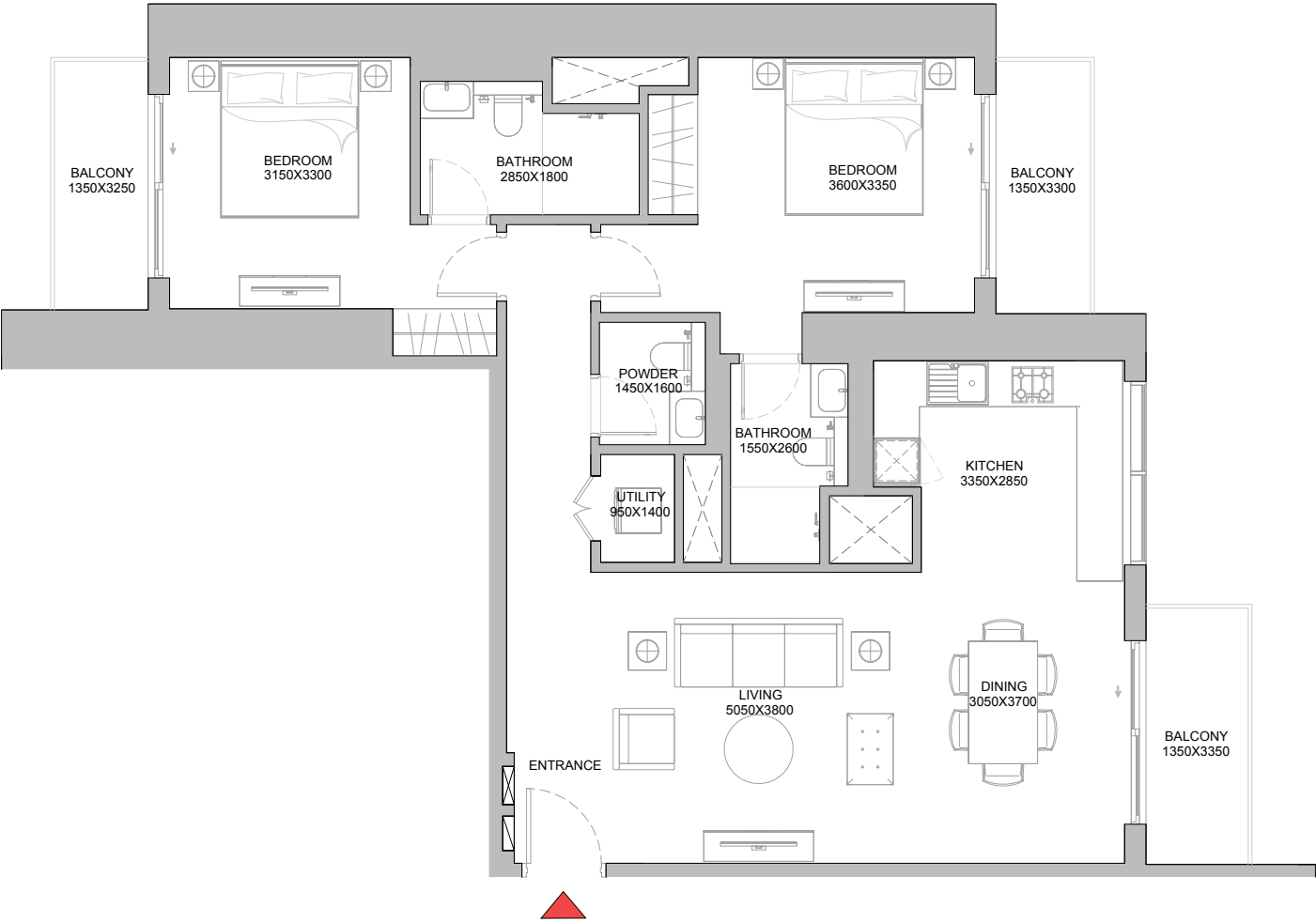
Lagoons, Community, Nad Al Sheba
710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2010, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek
3010, 3110, 3210, 3310, 3610, 3310, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 4810, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010, 6110

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2 BEDROOM APARTMENT
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,070.69 SQ.FT.
BALCONY = 173.73 SQ.FT.
TOTAL = 1,244.42 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community, Street View
510

Lagoons, Community, Nad Al Sheba
710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2010, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek
3010, 3110, 3210, 3310, 3610, 3310, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 4810, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010, 6110

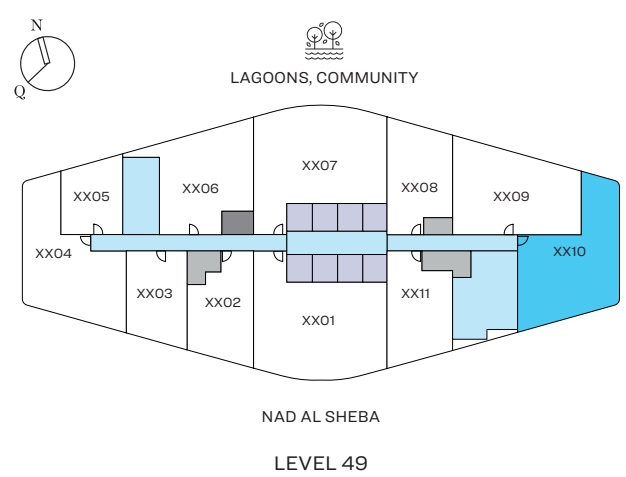
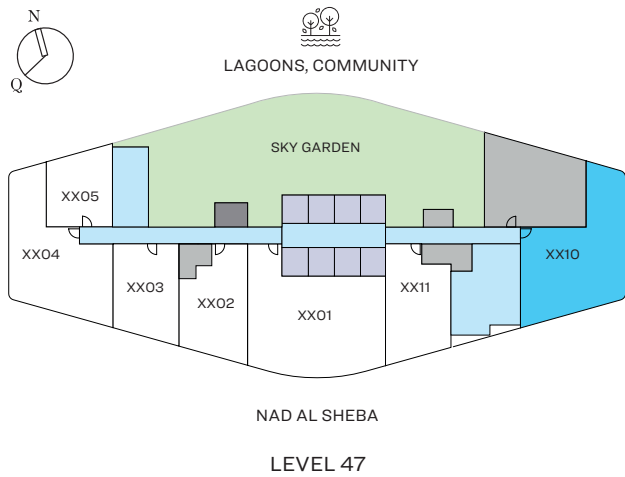
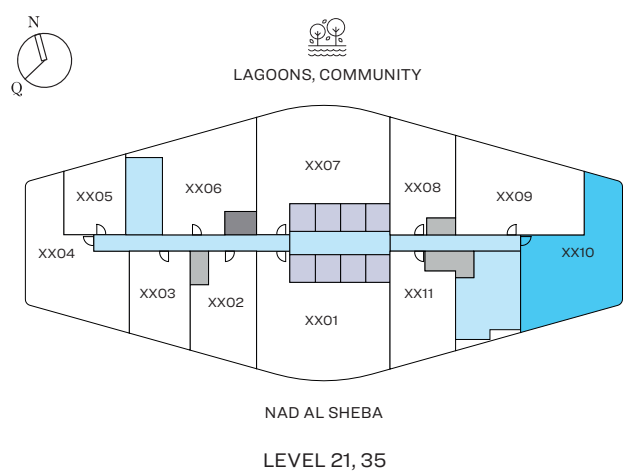
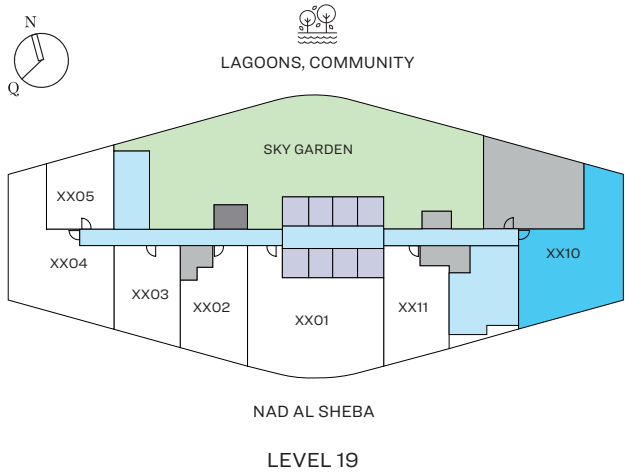
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2 BEDROOM APARTMENT
TYPE D (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA
SUITE = 1,070.69 SQ.FT.
BALCONY = 305.70 SQ.FT.
TOTAL = 1,376.39 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba
1910, 2110

Lagoons, Community, Nad Al Sheba, Creek
3510, 4710, 4910



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2 BEDROOM APARTMENT

TYPE D (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 1,070.69 SQ.FT.

BALCONY = 305.70 SQ.FT.

TOTAL = 1,376.39 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Nad Al Sheba
1910, 2110

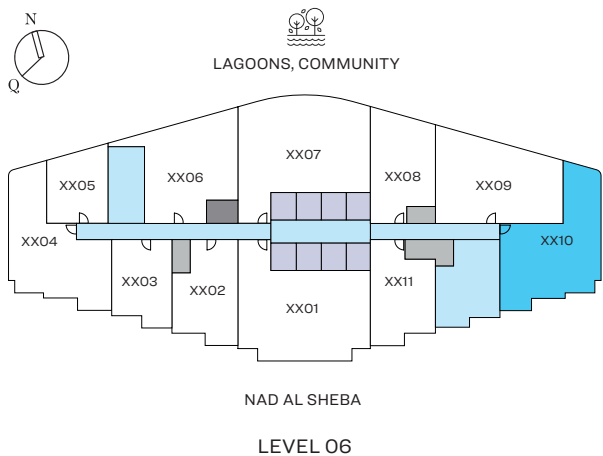
Lagoons, Community, Nad Al Sheba, Creek
3510, 4710, 4910



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2 BEDROOM APARTMENT
TYPE D (with powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA
SUITE = 1,070.69 SQ.FT.
BALCONY = 206.24 SQ.FT.
TOTAL = 1,276.93 SQ.FT.



List of unit numbers with this unit plan:

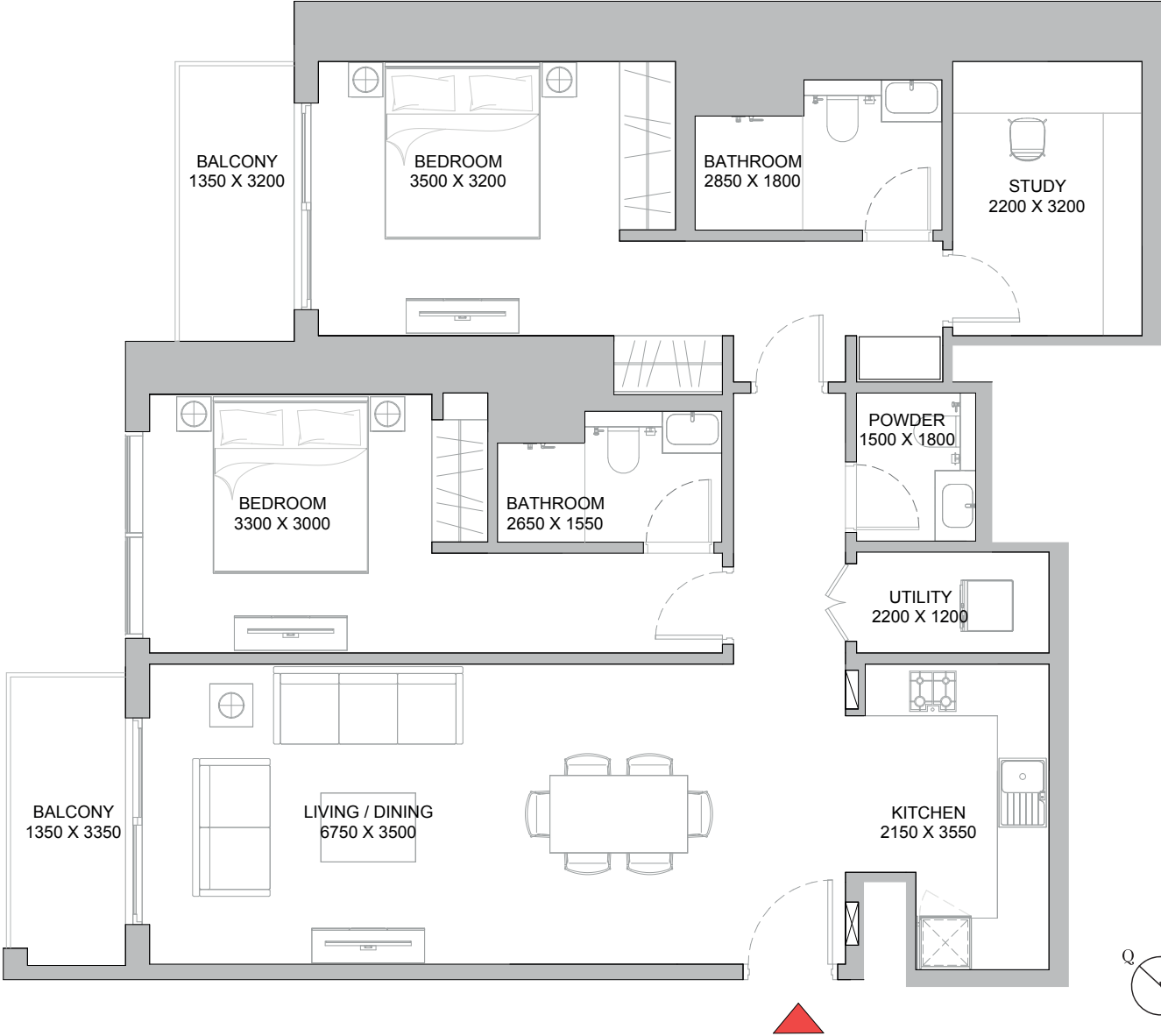
VIEWS

Amenities, Lagoon, Community, Street View
610

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

2 BEDROOM APARTMENT
TYPE E (with powder room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,192.53 SQ.FT.
BALCONY = 116.25 SQ.FT.
TOTAL = 1,308.78 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View
104, 204, 304

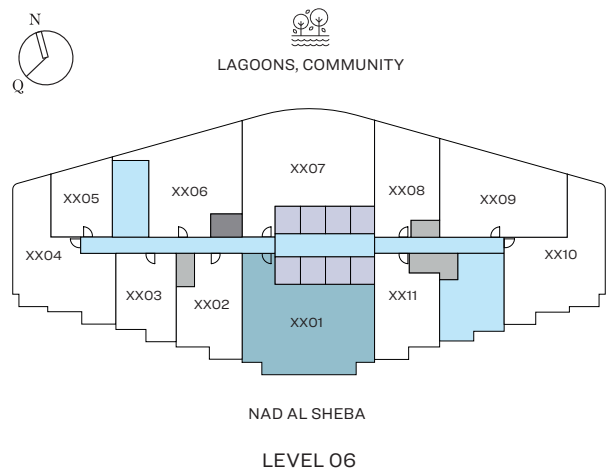
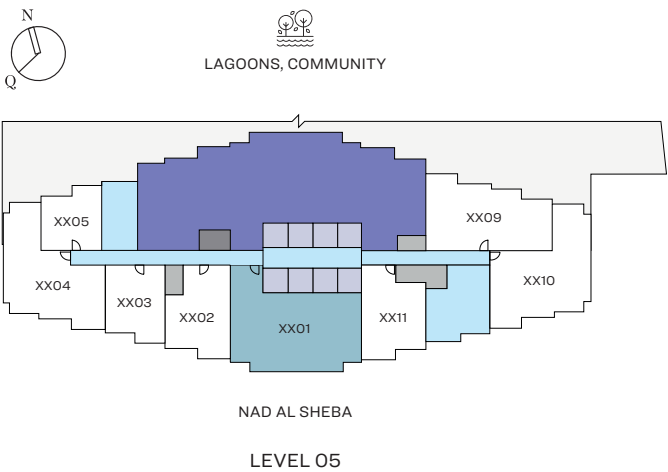
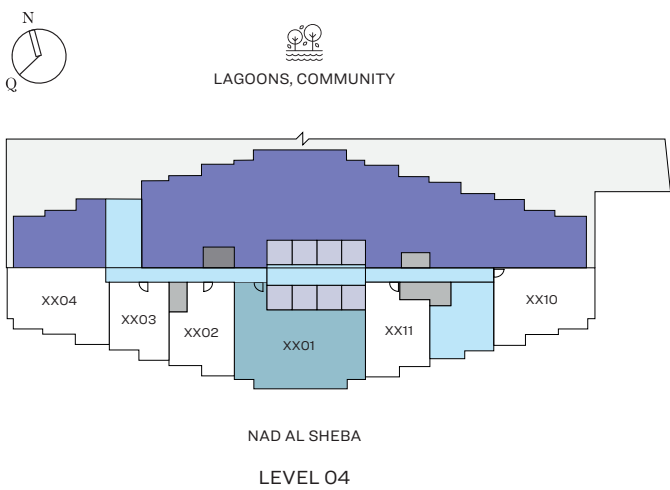
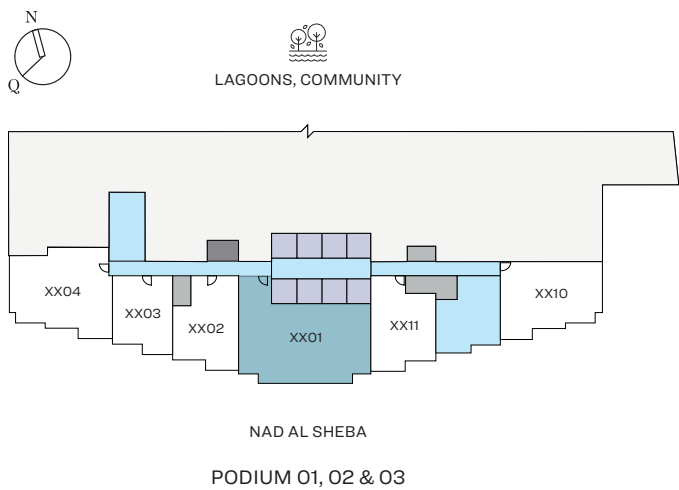
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3 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA
 SUITE =1,487.14 SQ.FT.
 BALCONY = 167.27 SQ.FT.
 TOTAL = 1,654.41 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

101, 201, 301, 401, 501, 601

Nad Al Sheba

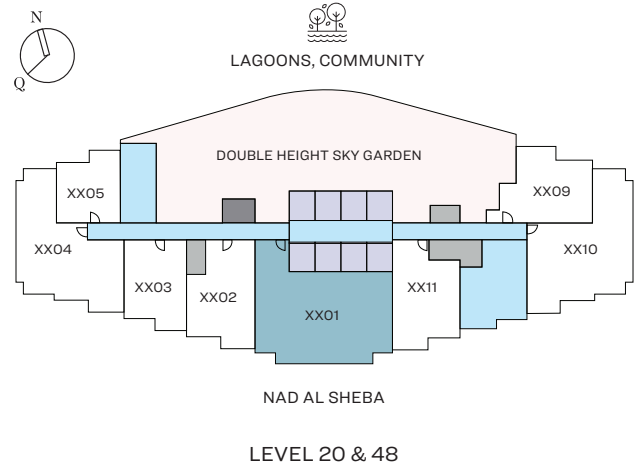
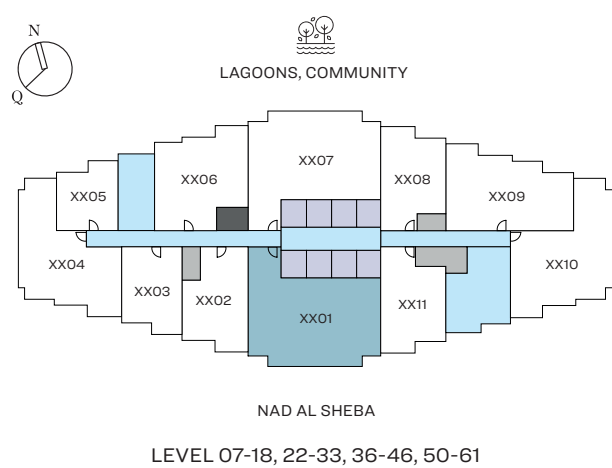
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Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

3 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE =1,487.14 SQ.FT.
BALCONY = 167.27 SQ.FT.
TOTAL = 1,654.41 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Street View

101, 201, 301, 401, 501, 601

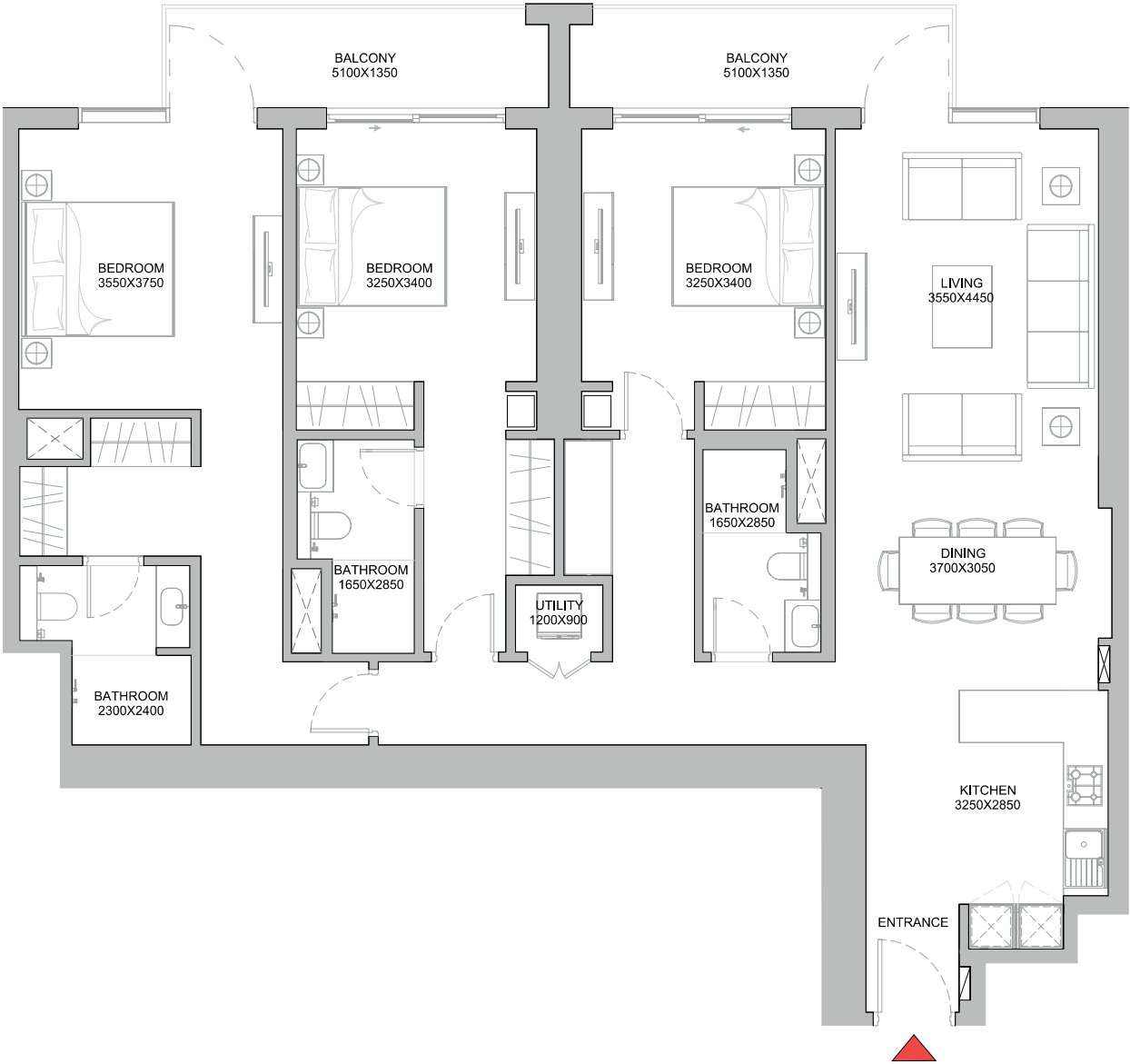
Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2001, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

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3 BEDROOM APARTMENT
TYPE A (with balcony)

TOTAL SALEABLE AREA
SUITE =1,487.14 SQ.FT.
BALCONY = 167.27 SQ.FT.
TOTAL = 1,654.41 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View

101, 201, 301, 401, 501, 601

Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2001, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

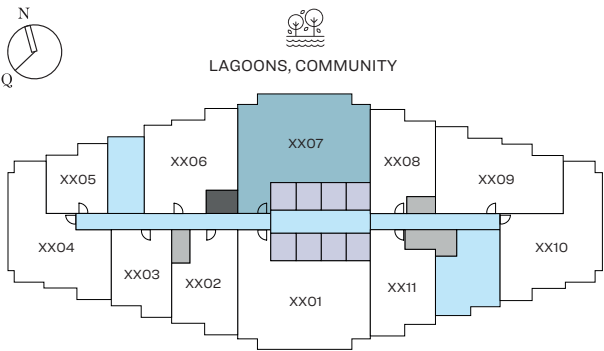
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3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 1

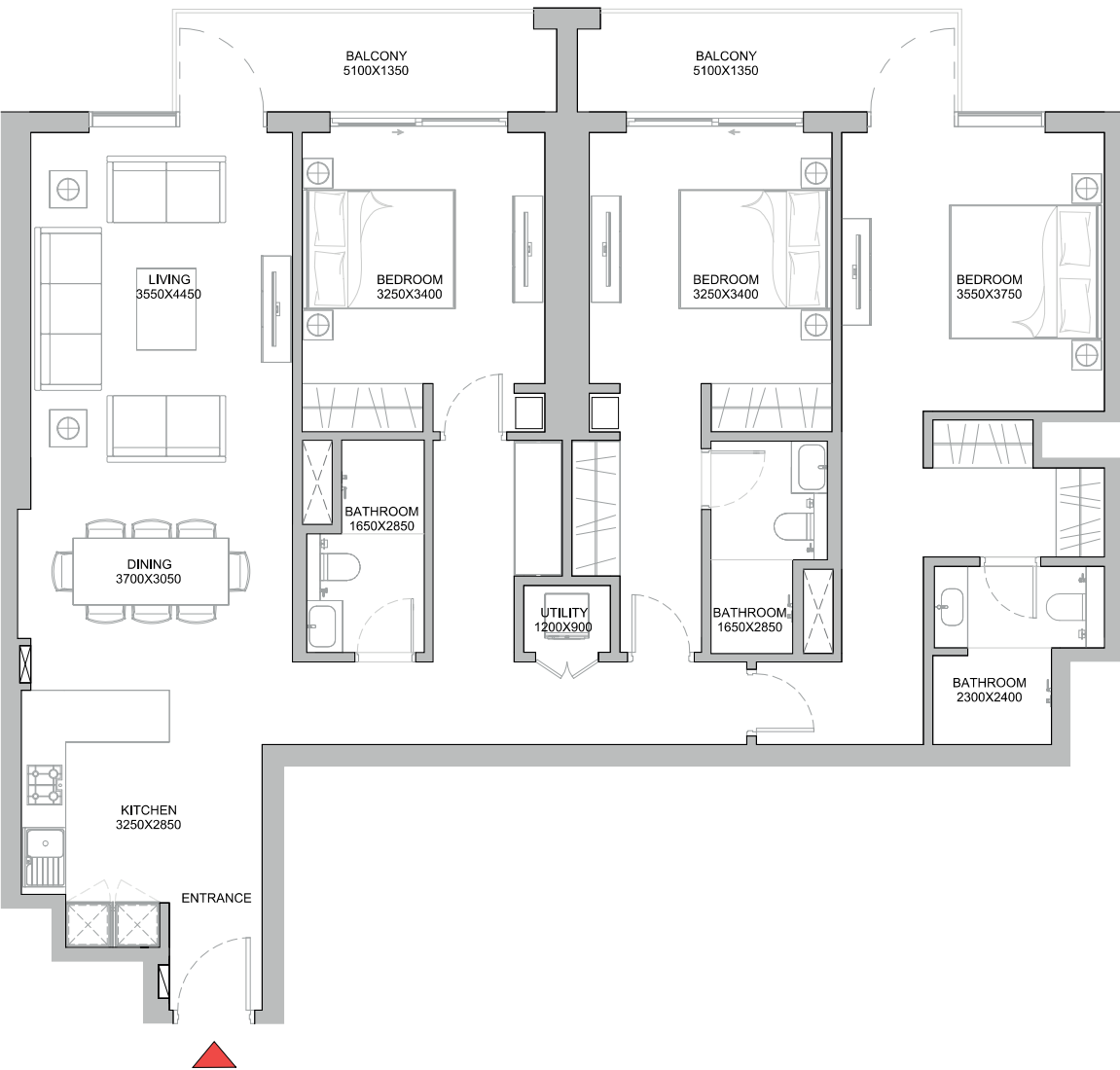
TOTAL SALEABLE AREA
 SUITE = 1,489.83 SQ.FT.
 BALCONY = 167.06 SQ.FT.
 TOTAL = 1,656.89 SQ.FT.



NAD AL SHEBA

LEVEL 07-18, 22-33, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907

Lagoons, Community, Creek

3007, 3107, 3207, 3307, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407, 4507, 4607, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907, 6007, 6107

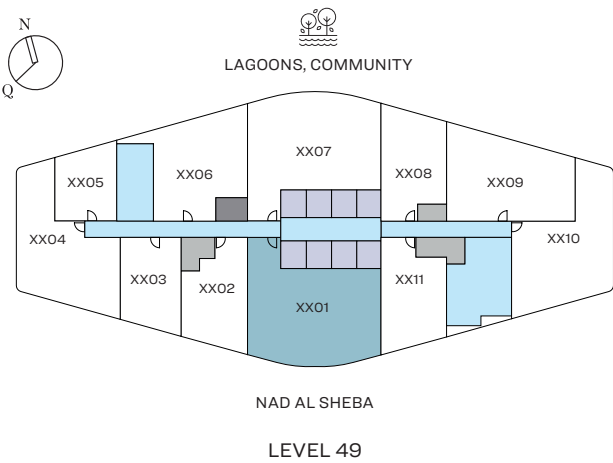
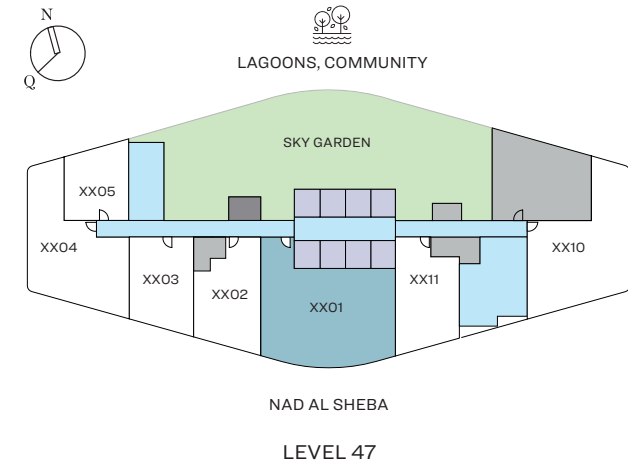
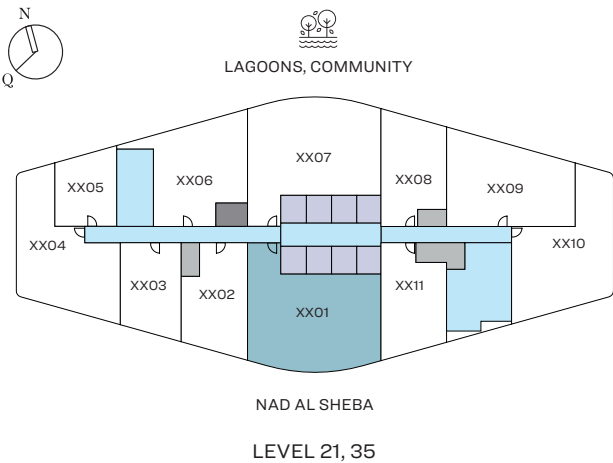
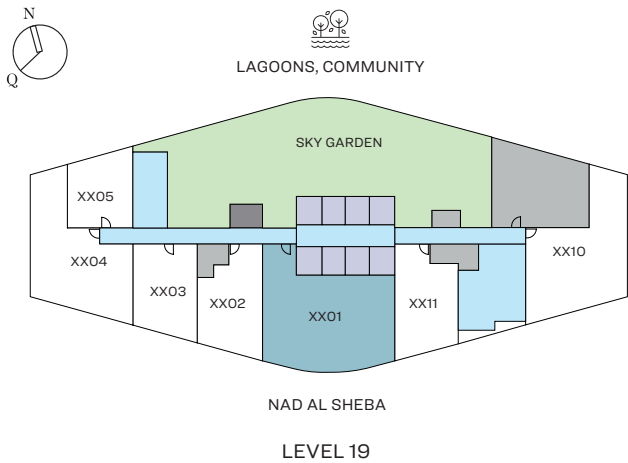
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3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 2

TOTAL SALEABLE AREA
 SUITE = 1,487.14 SQ.FT.
 BALCONY = 300.85 SQ.FT.
 TOTAL = 1,787.99 SQ.FT.

UNIT



List of unit numbers with this unit plan:

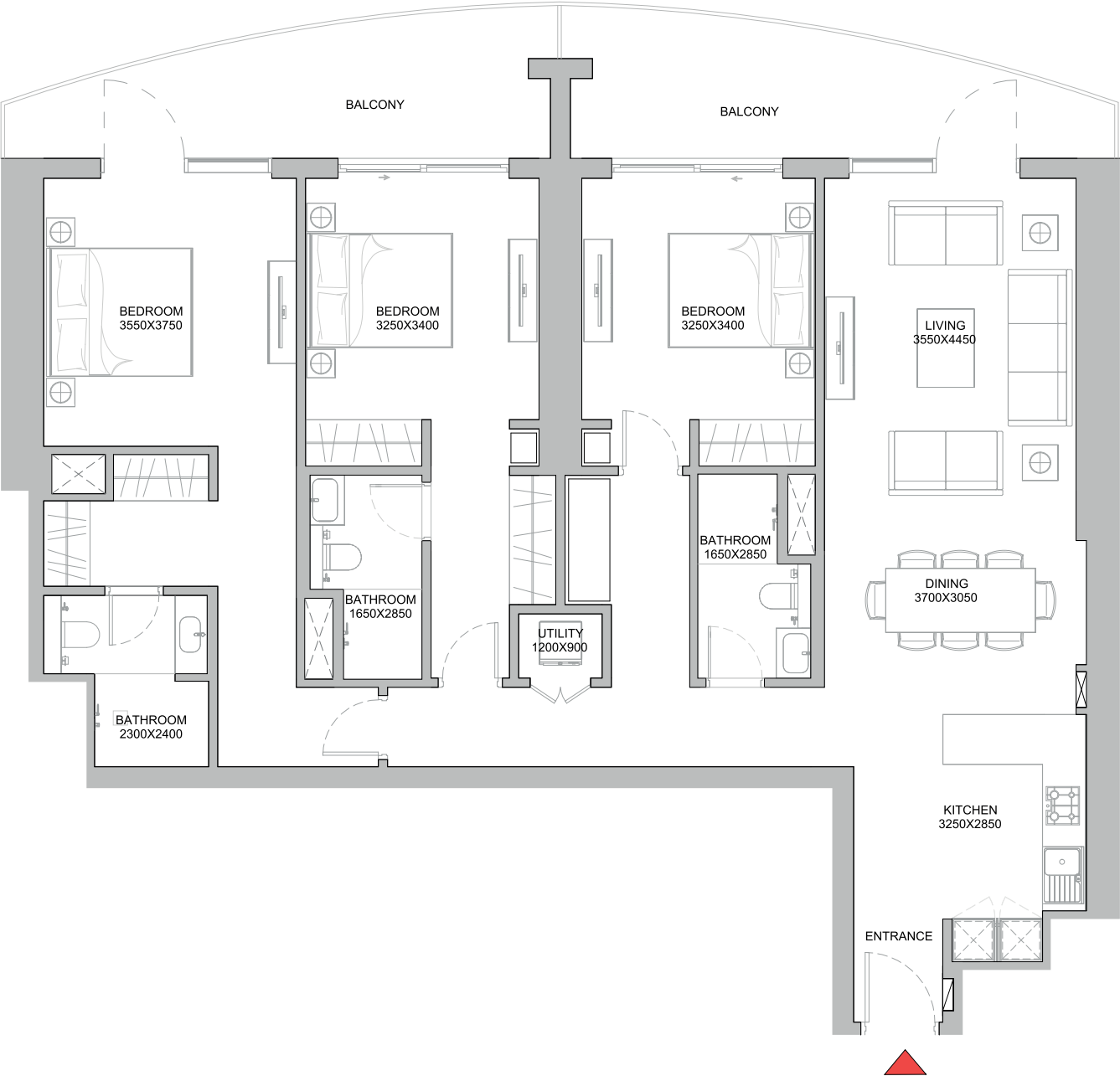
VIEWS

Nad Al Sheba
 1901, 2101, 3501, 4701, 4901

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3 BEDROOM APARTMENT
TYPE A (with balcony) - VARIANT 2

TOTAL SALEABLE AREA
SUITE = 1,487.14 SQ.FT.
BALCONY = 300.85 SQ.FT.
TOTAL = 1,787.99 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

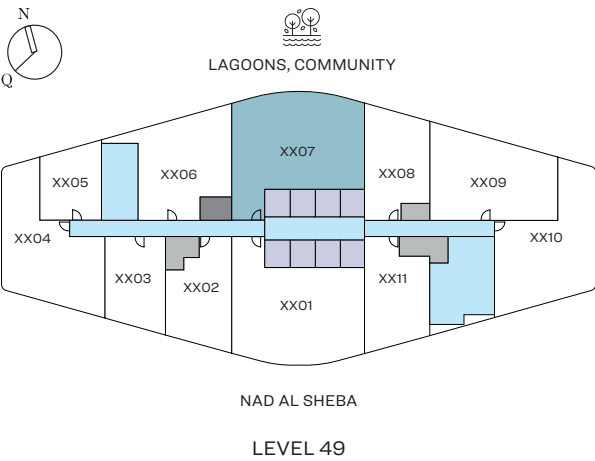
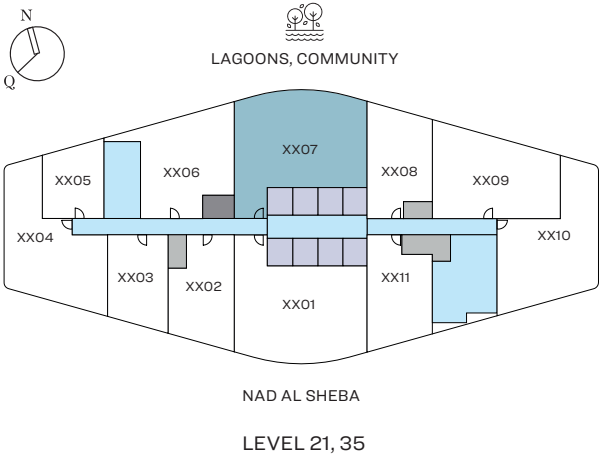
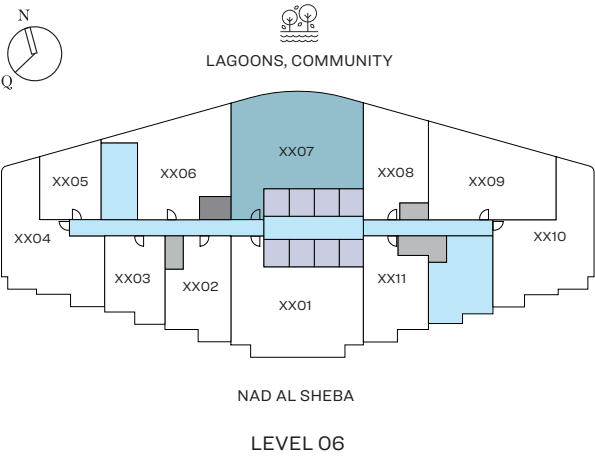
Nad Al Sheba
1901, 2101, 3501, 4701, 4901

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3 BEDROOM APARTMENT
TYPE A (with balcony) - VARIANT 3

TOTAL SALEABLE AREA
SUITE = 1,489.83 SQ.FT.
BALCONY = 300.64 SQ.FT.
TOTAL = 1,790.47 SQ.FT.

UNIT



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
607

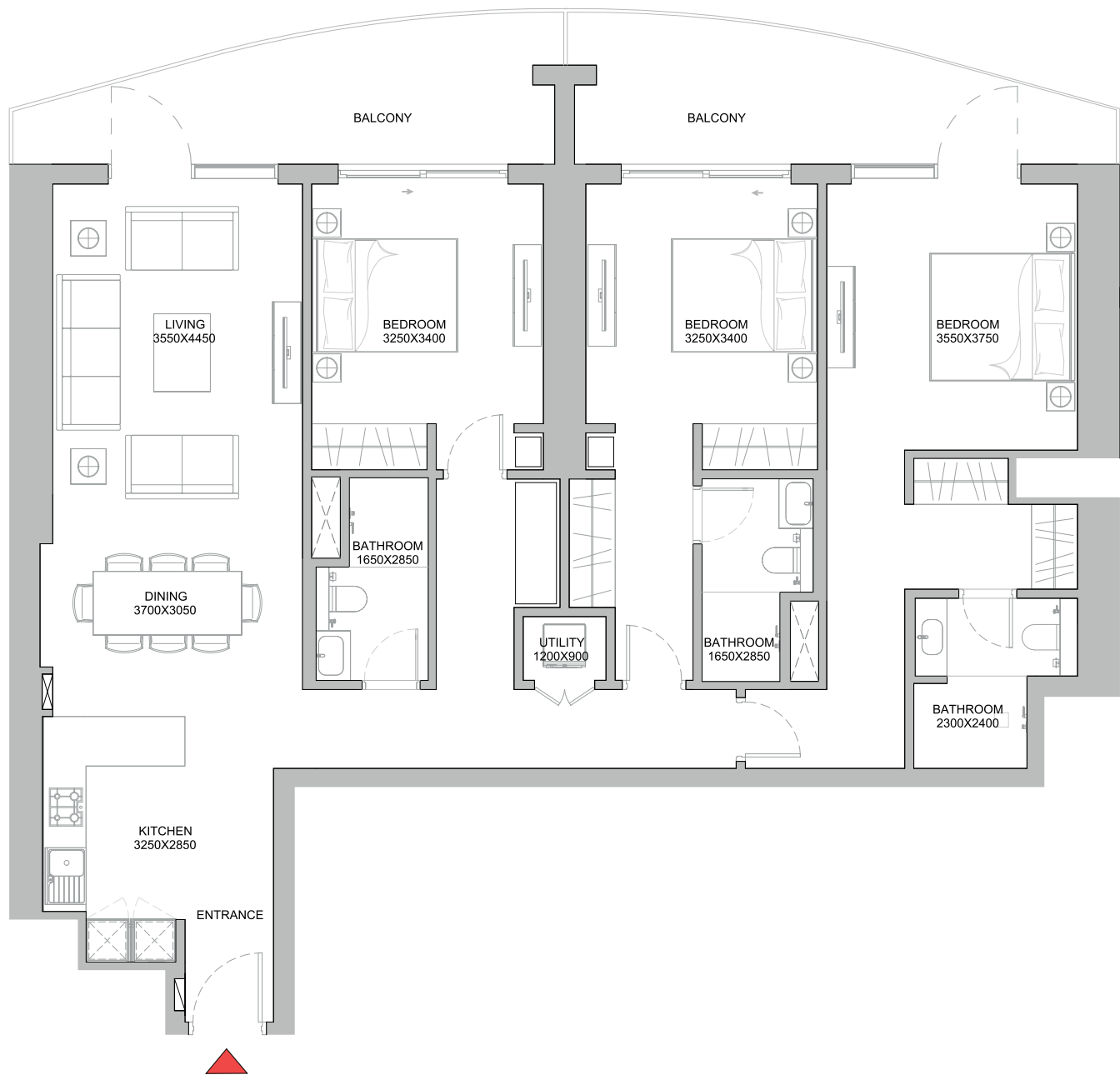
Lagoons, Community
2107

Lagoons, Community, Creek
3507, 4907

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3 BEDROOM APARTMENT
TYPE A (with balcony) - VARIANT 3

TOTAL SALEABLE AREA
SUITE = 1,489.83 SQ.FT.
BALCONY = 300.64 SQ.FT.
TOTAL = 1,790.47 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Amenities, Lagoon, Community
607

Lagoons, Community
2107

Lagoons, Community, Creek
3507, 4907



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SOBHA
REALTY