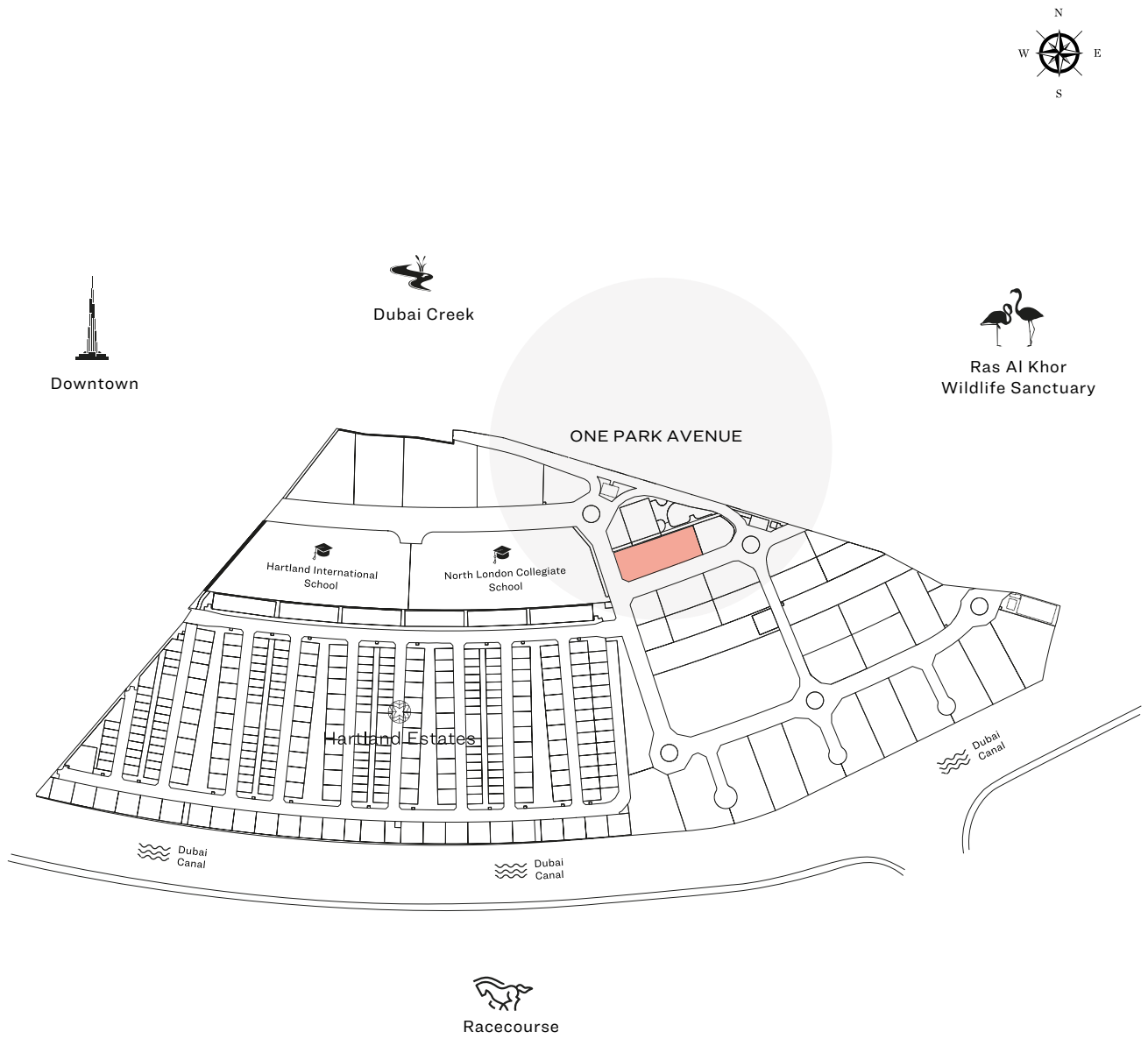




SOBHA HARTLAND

ONE PARK AVENUE

MASTERPLAN



APARTMENT FEATURES



Variety of unit plans



Impeccable interiors



Undercover car parking



Fully fitted kitchens

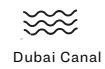
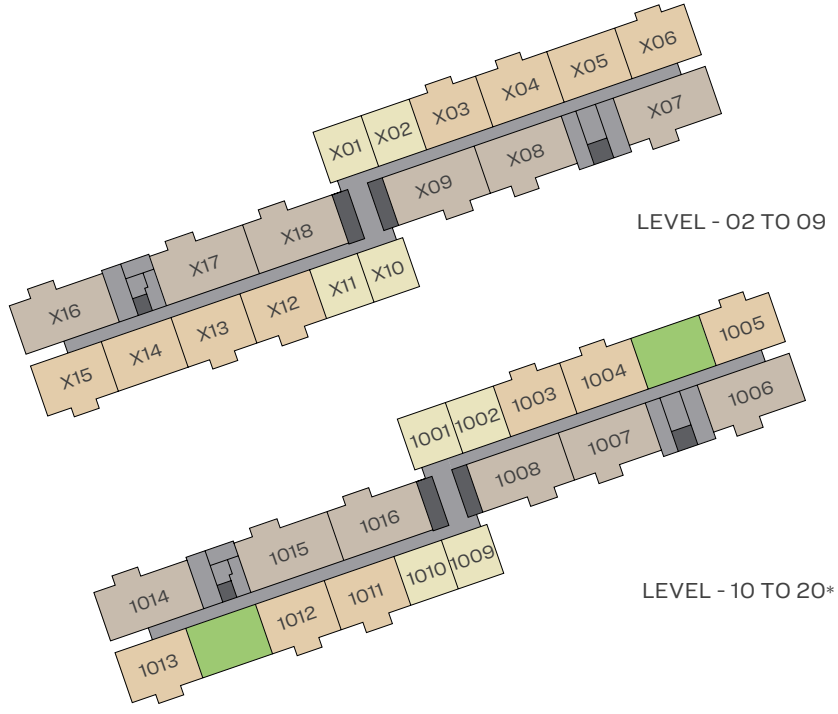


Balcony in all units



Bedroom wardrobe in all units

TYPICAL FLOOR PLAN LAYOUT



- CORRIDOR
- ELEVATORS
- SKY GARDEN
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

*DISCLAIMER

LEVEL	TRIPPLE HEIGHT SKY GARDEN	VIEWS FROM SKY GARDEN
10, 13, 17	✓	Downtown
10, 14, 18	✓	Hartland Greens & Dubai Canal
11, 12, 15, 16, 19, 20	N/A	N/A

Level 21 to 24 have 4 - 4 bedroom apartments made by combining unit X15 & X16 in Level 02 - 09 floor plan

1 BEDROOM APARTMENT

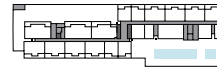
TYPE A (corner units with a balcony)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

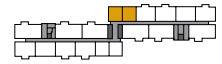
Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

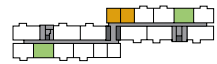
Net Saleable Area - 744 sq ft (69.1 sq m)



LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



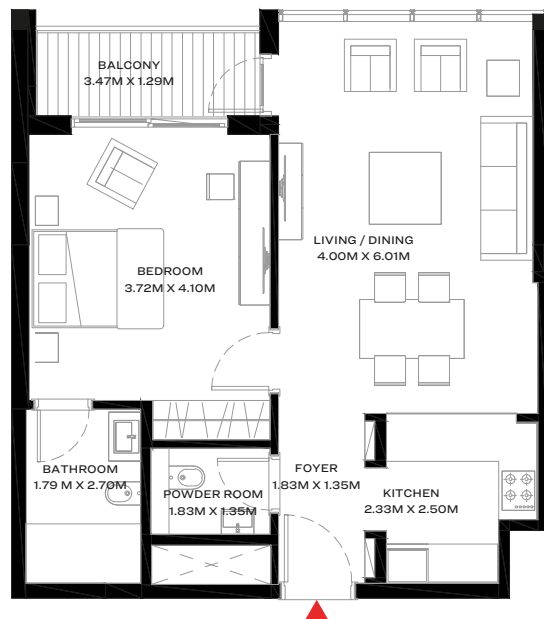
Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



1 BEDROOM APARTMENT

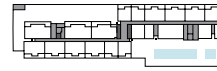
TYPE A (corner units with a balcony)

Views - Hartland Estates, Racecourse, and Dubai Canal

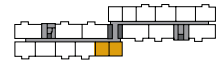
Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

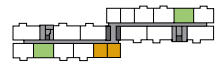
Net Saleable Area - 744 sq ft (69.1 sq m)



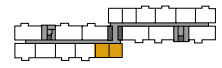
LEVEL 01



LEVEL 02 - 09

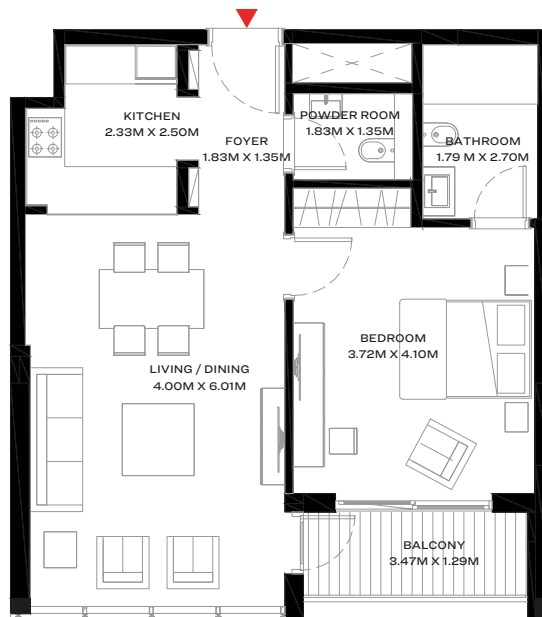


LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



2 BEDROOM APARTMENT

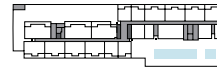
TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

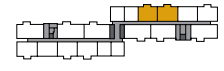
Suite Area - 1047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

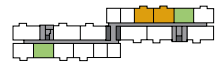
Net Saleable Area - 1172 sq ft (108.8 sq m)



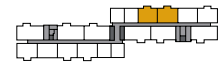
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



2 BEDROOM APARTMENT

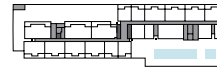
TYPE A (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

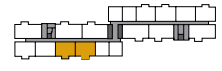
Suite Area - 1047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

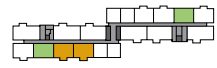
Net Saleable Area - 1172 sq ft (108.8 sq m)



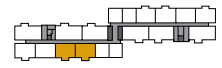
LEVEL 01



LEVEL 02 - 09

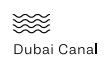


LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



2 BEDROOM APARTMENT

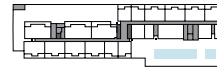
TYPE B (corner units with a balcony)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

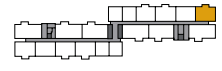
Suite Area - 1107 sq ft (102.9 sq m)

Balcony Area - 64 sq ft (5.9 sq m)

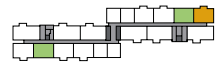
Net Saleable Area - 1171 sq f (108.8 sq m)



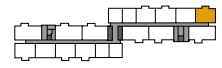
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



2 BEDROOM APARTMENT

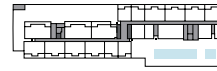
TYPE C (corner units with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

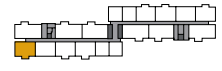
Suite Area - 1049 sq ft (97.5 sq m)

Balcony Area - 126 sq ft (11.7 sq m)

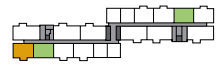
Net Saleable Area - 1175 sq ft (109.2 sq m)



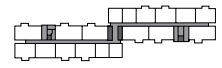
LEVEL 01



LEVEL 02 - 09

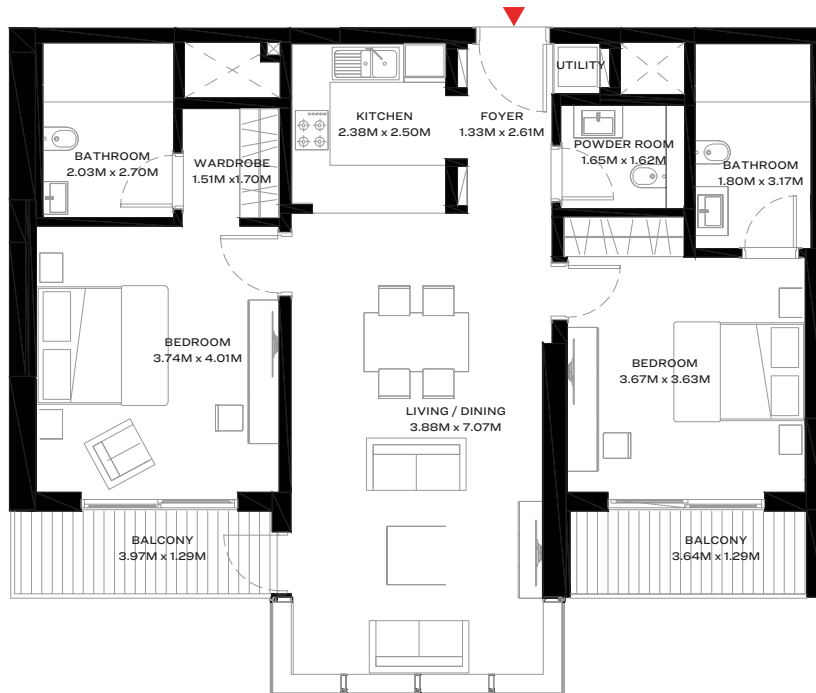


LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



2 BEDROOM APARTMENT

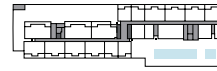
TYPE D (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

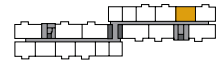
Suite Area - 964 sq ft (89.5 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

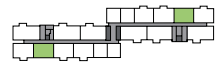
Net Saleable Area - 1089 sq ft (101.1 sq m)



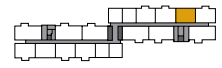
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



2 BEDROOM APARTMENT

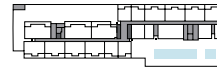
TYPE E (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

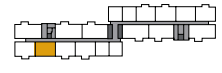
Suite Area - 969 sq ft (90.0 sq m)

Balcony Area - 123 sq ft (11.4 sq m)

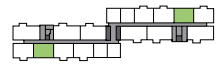
Net Saleable Area - 1092 sq ft (101.5 sq m)



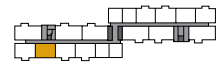
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



3 BEDROOM APARTMENT

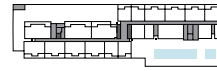
TYPE A (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

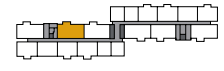
Suite Area - 1415 sq ft (131.5 sq m)

Balcony Area - 117 sq ft (10.9 sq m)

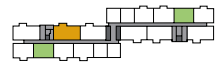
Net Saleable Area - 1532 sq ft (142.4 sq m)



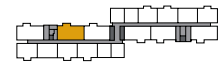
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor Wildlife Sanctuary



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3 BEDROOM APARTMENT

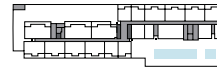
TYPE B (corner units with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

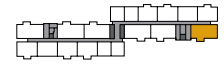
Suite Area - 1412 sq ft (131.2 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

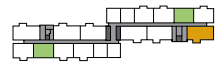
Net Saleable Area - 1530 sq ft (142.2 sq m)



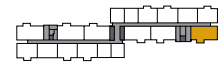
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



3 BEDROOM APARTMENT

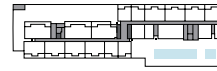
TYPE C (with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

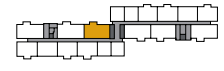
Suite Area - 1363 sq ft (126.6 sq m)

Balcony Area - 116 sq ft (10.7 sq m)

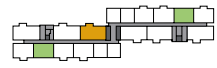
Net Saleable Area - 1479 sq ft (137.3 sq m)



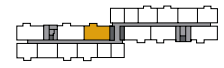
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor
Wildlife Sanctuary



3 BEDROOM APARTMENT

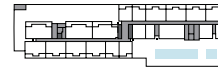
TYPE D (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

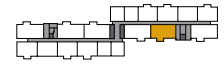
Suite Area - 1348 sq ft (125.2 sq m)

Balcony Area - 112 sq ft (10.4 sq m)

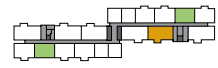
Net Saleable Area - 1459 sq ft (135.6 sq m)



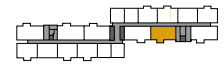
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



Hartland Estates



Dubai Canal



Racecourse



Dubai Canal

3 BEDROOM APARTMENT

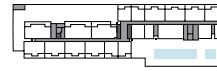
TYPE E (corner units with two balconies)

Views - Downtown, Dubai Creek and Ras Al Khor Wildlife Sanctuary

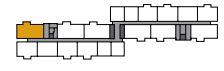
Suite Area - 1420 sq ft (131.9 sq m)

Balcony Area - 121 sq ft (11.2 sq m)

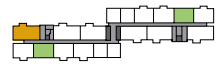
Net Saleable Area - 1541 sq ft (143.1 sq m)



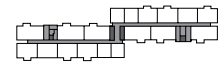
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor Wildlife Sanctuary



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3 BEDROOM APARTMENT

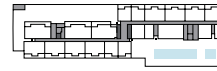
TYPE F (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

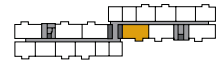
Suite Area - 1373 sq ft (127.5 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

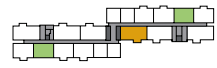
Net Saleable Area - 1490 sq ft (138.5 sq m)



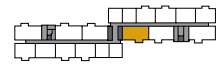
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



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4 BEDROOM APARTMENT

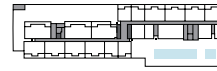
TYPE A (corner units with four balconies)

Views - Downtown, Dubai Creek, Ras Al Khor Wildlife Sanctuary, Hartland Estates, Racecourse, and Dubai Canal

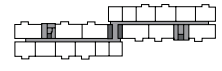
Suite Area - 2522 sq ft (234.3 sq m)

Balcony Area - 442 sq ft (41.1 sq m)

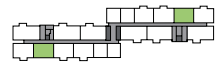
Net Saleable Area - 2964 sq ft (275.3 sq m)



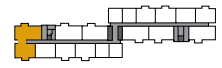
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



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. Drawings are not to scale. 6. All images used are for illustrative purposes 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.