

310 RIVERSIDE (RESCENT



SOBHA HARTLAND II

life is a collection of
Experiences



310 RIVERSIDE (RESCENT

Experience

life on your terms





INTRODUCING

310 RIVERSIDE CRESCENT

A new jewel at Sobha Hartland II
a unique waterfront neighbourhood close to the heart of the
city's centre.

Set amidst a stunning development of 8 million Sqft,
310 Riverside Crescent is draped around a beach and blue
lagoon, open spaces, and lush landscape.

it's an
Experience
to live in

Experience
exclusivity & extravagance



GO WITH THE FLOW

Experience tranquility by the beautiful lagoons.
Let nature and luxury blend, adapt, flow and take shape
around the life you always wanted.

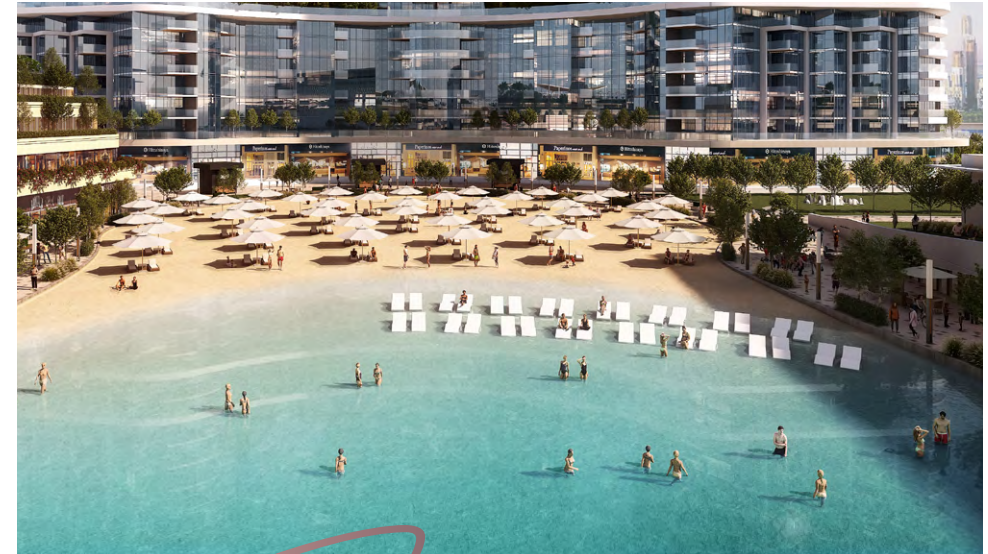
It's an experience like no other.

Experience
the exceptional

THE BOARDWALK

Stroll down the boardwalk, the glistening lagoon on one side and the city skyline on the other. It's a magical experience on either side.





Experience

shore in the city

Living by the beachside next to the tranquil waters is a dream come true. Every day is an incredible experience filled with serenity and beauty.



Experience

CHILDHOOD AGAIN

Be a child again. Splash, surf, sail and swim in the crystal-clear waters. Build sandcastles. Play water sports.

The experience of water is like no other - it refreshes, invigorates and soothes the soul, bringing joy and thrill like no other.





Experience

pampering

Indulge in luxury amenities that pamper your mind and body, leaving you refreshed and rejuvenated. Experience clubhouse-like amenities right at home.

Family zones

Interconnected community

Kids play area

Multiple community amenities

Outdoor and indoor gyms

Retail and restaurants

Sports
(Paddle Tennis court, Badminton, Squash, Half Basketball court)

State-of-the-art infinity pool

Running tracks

Water sports activities

GET HIGH ON NATURE

Take a stroll and soak in breathtaking views of the city and Hartland II, surrounded by rich flora from high up in the sky gardens.

Green spaces, fresh air, and stunning views, it's a perfect moment.





SIGHTS TO SIGH

Enjoy stunning community views from the front. Be amazed by the clear views of the Dubai Al Ain Road. Look around to see the Meydan Racecourse on the other side, the pulsating skyline of Dubai. It's all a glance away.

Sit back and enjoy the vistas from your private balcony or the sky gardens.











THE WORLD ISLANDS

PALM
JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA
SEAHAVEN

SOBHA
S-TOWER

UMM SUQEIM

S
SOBHA REALTY
METRO STATION

SHEIKH ZAYED ROAD

JEBEL ALI

SOBHA
VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

AL BARSHA

AL KHAİL ROAD

SOBHA
HARTLAND

DUBAI
INTERNATIONAL
AIRPORT

DUBAI INVESTMENTS
PARK

MOTOR CITY

SOBHA
HARTLAND II

NAD AL SHEBA

SOBHA ONE

DUBAI CREEK HARBOUR

RASHIDIYA

EXPO
2020
DUBAI
UAE

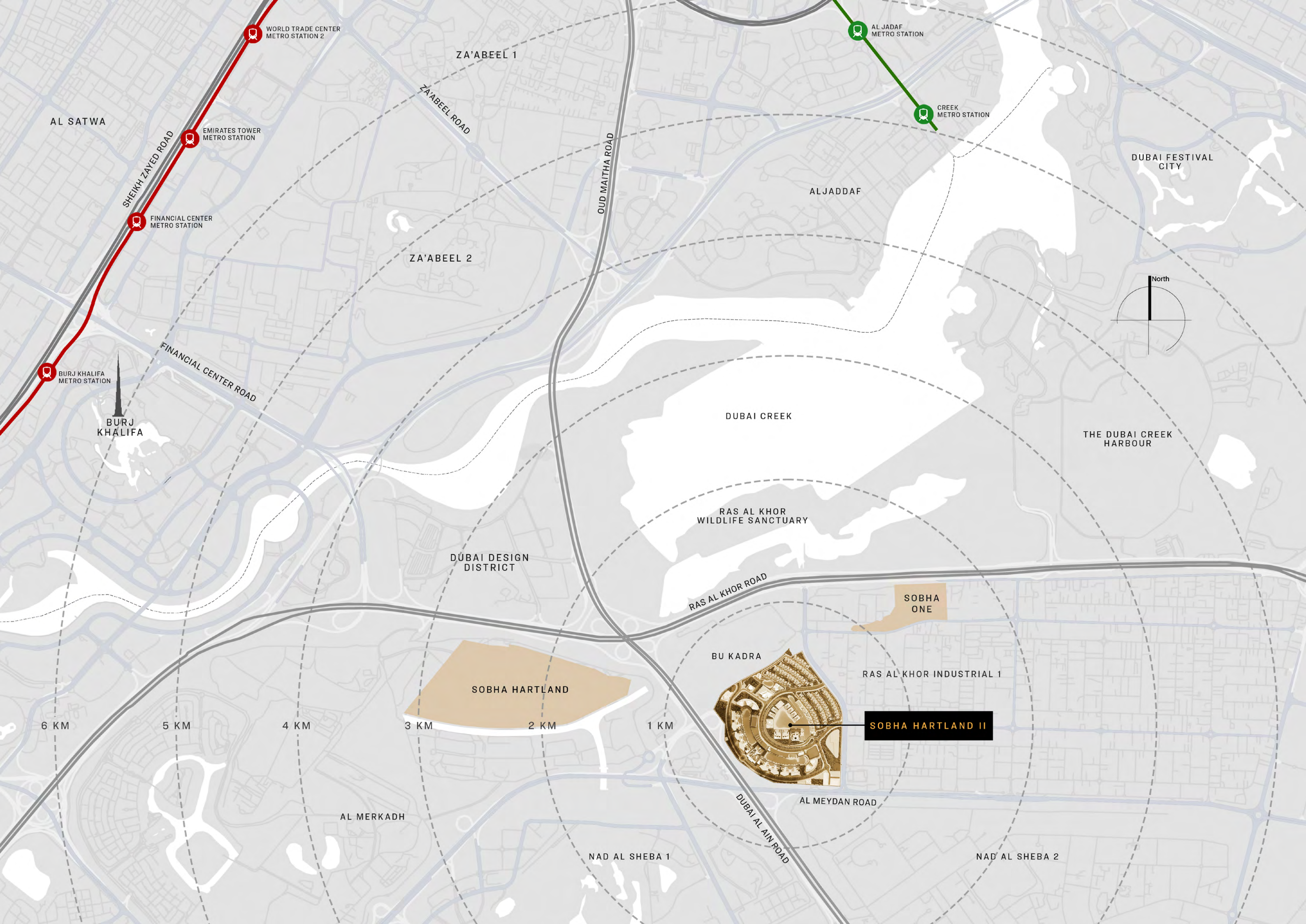
SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA
RESERVE

DUBAI SILICON
OASIS

INTERNATIONAL
CITY

AL MAKTOUM
INTERNATIONAL
AIRPORT



AL SATWA

ZA'ABEEL 1

ZA'ABEEL ROAD

EMIRATES TOWER
METRO STATION

FINANCIAL CENTER
METRO STATION

BURJ KHALIFA
METRO STATION

BURJ
KHALIFA

FINANCIAL CENTER ROAD

ZA'ABEEL 2

OLD MAITHA ROAD

ALJADDAF

DUBAI FESTIVAL
CITY

North

DUBAI CREEK

THE DUBAI CREEK
HARBOUR

RAS AL KHOR
WILDLIFE SANCTUARY

DUBAI DESIGN
DISTRICT

RAS AL KHOR ROAD

SOBHA
ONE

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND

SOBHA HARTLAND II

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

AL MERKADH

NAD AL SHEBA 1

NAD AL SHEBA 2

AL MEYDAN ROAD

DUBAI AL AIN ROAD