



**SOBHA HARTLAND**

ONE PARK AVENUE

A blurred photograph of a modern office hallway. The scene is captured from a low angle, showing a person in a dark suit walking away from the camera on the left. The floor is made of large, light-colored tiles. To the right, another person is partially visible, also walking. Large windows on the right side of the hallway offer a view of a city street with trees and buildings. The overall atmosphere is bright and professional, with a sense of motion and activity.

YOUR LIFE.  
WITHOUT LIMITS.



THERE IS NO PLACE LIKE HOME  
AND NO HOME LIKE ONE PARK AVENUE.

*Launching the new-age luxury residences which offer the perfect balance between the yin and the yang. Surrounded by exquisite beauty, breathtaking views and stunning living spaces, where smart features intermingle with nature to assure sustainability of life, where 'Greens' outnumber the 'Greys', this architectural masterpiece offers you a unique investment opportunity.*

*Located in the renowned Sobha Hartland, the most desirable address in the heart of Dubai, with the ideal setting to embrace a perfect lifestyle – your own!*

## WHY DUBAI ?



- Knight Frank's data revealed that \$1 million can buy 143 sqm of prime space in Dubai as compared to 16 sqm in Monaco, 22 sqm in Hong Kong, 31 sqm in New York and London and 36 sqm in Singapore.
- Average rental returns vary between 6-7% as compared to 2-3% in other major cities like London, Paris, New York and Hong Kong.
- Dubai is a tax free haven with no income or capital gains tax and various free zones which makes it a lucrative place for foreign investors.
- It continues to rank highest for quality of living across the Middle East as per Mercer Quality of Living Index 2019.
- It has been ranked as the most safest country in the world, beating popular holiday destinations like France, Italy, Singapore, the US and Thailand as per Khaleej Times in 2019.
- It is one of the happiest countries in the world ahead of USA, Canada, Belgium and France, according to Boston Consulting Group (BCG) report titled 'Towards A Broader View of National Performance'; prepared in collaboration with the 2019 World Government Summit.
- The UAE is one of the richest countries in the world and boasts the seventh highest GDP per capita.

## WHY HARTLAND ?



Located in Prime Central Dubai -  
Mohammad Bin Rashid City.



2.4 million sq ft of parks, gardens and open spaces.



2 international schools in the community.



3 kms from Dubai's hottest attractions such as  
Burj Khalifa, The Dubai Mall, Meydan Racecourse  
and Meydan One Tower.





## WHY ONE PARK AVENUE ?



- Enjoy the perks of new-age living with possibility of fully-automated lights, air-conditioning and curtains.
- Highest level of security with RFID enabled access control system, that uses face/biometric recognition to ensure seamless and secure access to the lobby, common areas, amenities and apartments.
- Do your bit for the environment effortlessly, with smart and sustainable water faucets that conserve water by as much as 60%.
- Experience complete peace and tranquility at home, thanks to Sobha's specially designed façade systems that cancel external noise.
- Motion sensor lighting in the corridors, lobbies and car parks help conserve electricity.
- Take your daily workout to the next level in the smart gym that's equipped with world-class, new-age equipment.
- Enjoy complete convenience with elevators that eliminate the button system, and use a swipe card to take you to a specific floor.
- Charge your electric car with dedicated electric vehicle parking stations.
- Unwind in any one of the six Sky Gardens that have unique themes like yoga, cinema, and lounge.

## WHY BUY NOW ?

### CHOICE OF VIEWS

Choose between unobstructed views of Downtown Dubai, Dubai Canal, Ras Al Khor Wildlife Sanctuary, Dubai Creek & Meydan Racecourse

### ATTRACTIVE LAUNCH PRICES

Apartments starting **AED 1,099,000\***

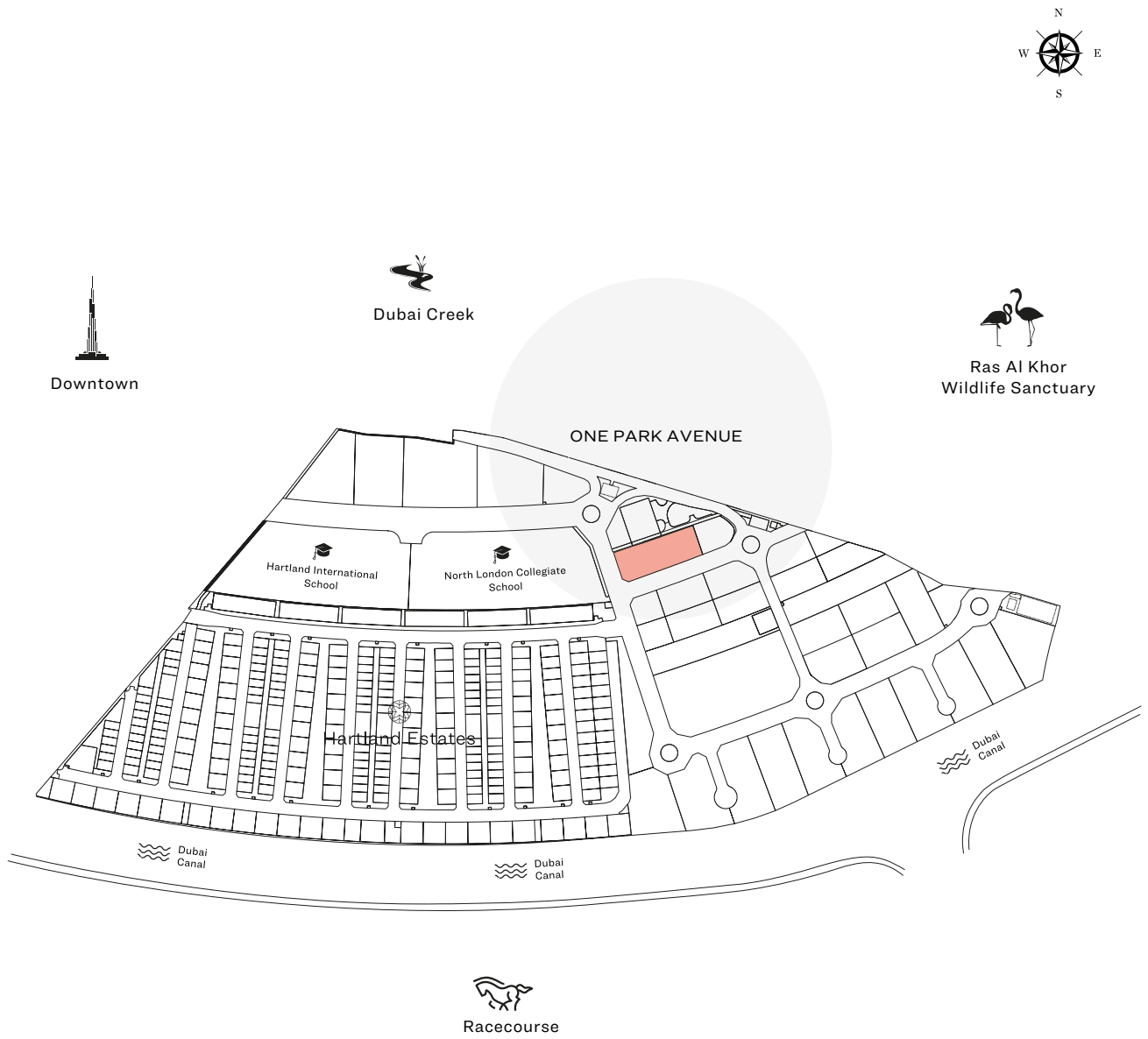
### CHOICE OF INVENTORY

Choose between **1, 2, 3, 4 BR** Apartments

### ATTRACTIVE PAYMENT PLAN ONLY FOR LAUNCH

1 <sup>st</sup> Installment <b>5%</b> Booking Amount	Equal Installments <b>5%</b> Every 3 months until completion*	Pay the rest on completion in April 2023.
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# MASTERPLAN



## APARTMENT FEATURES



Variety of unit plans



Impeccable interiors



Undercover car parking



Fully fitted kitchens

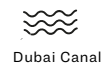
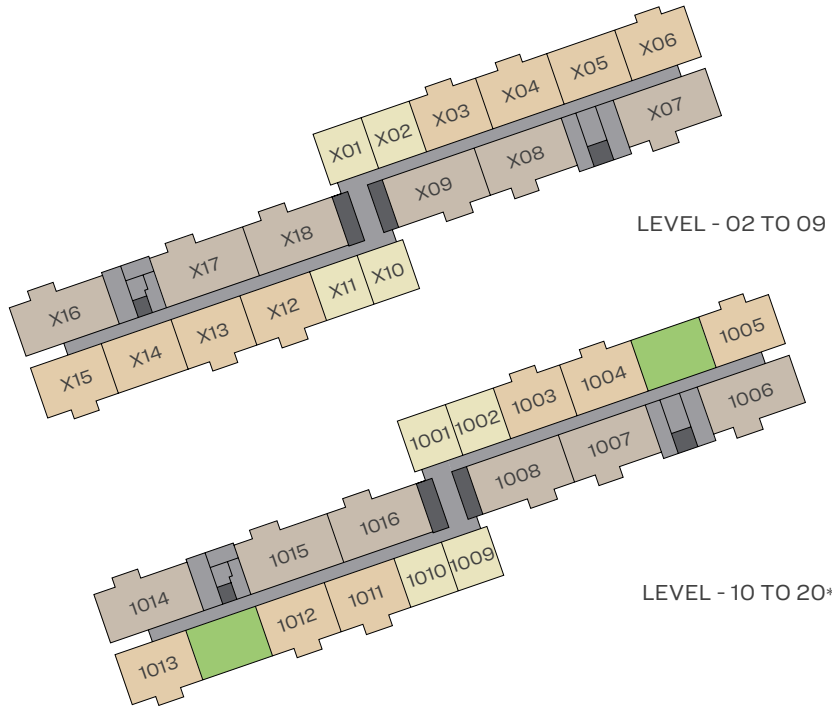


Balcony in all units



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

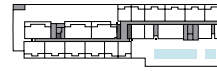
TYPE A (corner units with a balcony)

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

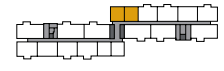
Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

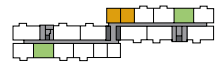
Net Saleable Area - 744 sq ft (69.1 sq m)



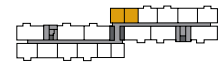
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



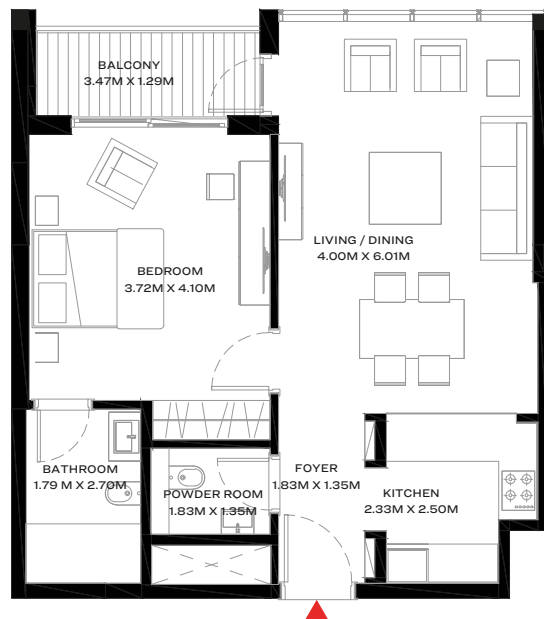
Downtown



Dubai Creek



Ras Al Khor  
Wildlife Sanctuary





# 1 BEDROOM APARTMENT

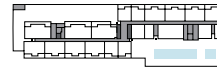
TYPE A (corner units with a balcony)

Views - Hartland Estates, Racecourse, and Dubai Canal

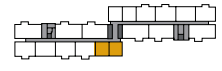
Suite Area - 686 sq ft (63.7 sq m)

Balcony Area - 59 sq ft (5.4 sq m)

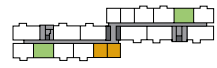
Net Saleable Area - 744 sq ft (69.1 sq m)



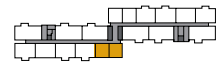
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



# 2 BEDROOM APARTMENT

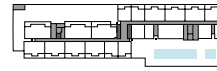
TYPE A (with two balconies)

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

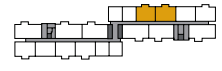
Suite Area - 1047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

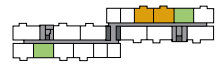
Net Saleable Area - 1172 sq ft (108.8 sq m)



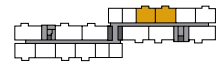
LEVEL 01



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

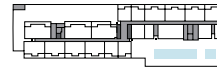
TYPE A (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

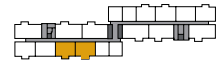
Suite Area - 1047 sq ft (97.2 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

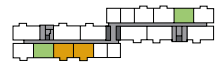
Net Saleable Area - 1172 sq ft (108.8 sq m)



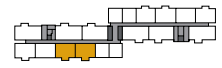
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



# 2 BEDROOM APARTMENT

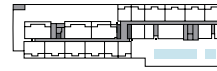
TYPE B (corner units with a balcony)

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

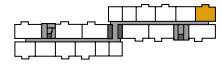
Suite Area - 1107 sq ft (102.9 sq m)

Balcony Area - 64 sq ft (5.9 sq m)

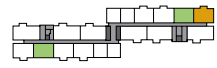
Net Saleable Area - 1171 sq f (108.8 sq m)



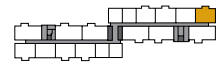
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor Wildlife Sanctuary



# 2 BEDROOM APARTMENT

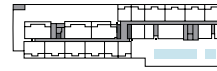
TYPE C (corner units with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

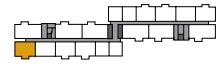
Suite Area - 1049 sq ft (97.5 sq m)

Balcony Area - 126 sq ft (11.7 sq m)

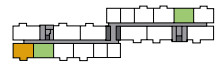
Net Saleable Area - 1175 sq ft (109.2 sq m)



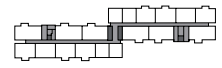
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL





# 2 BEDROOM APARTMENT

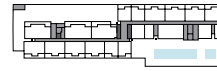
TYPE D (with two balconies)

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

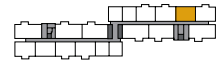
Suite Area - 964 sq ft (89.5 sq m)

Balcony Area - 125 sq ft (11.6 sq m)

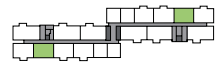
Net Saleable Area - 1089 sq ft (101.1 sq m)



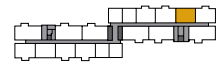
LEVEL 01



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

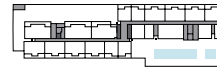
TYPE E (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

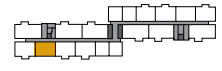
Suite Area - 969 sq ft (90.0 sq m)

Balcony Area - 123 sq ft (11.4 sq m)

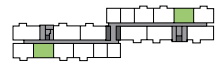
Net Saleable Area - 1092 sq ft (101.5 sq m)



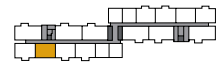
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

UNITS SKY GARDEN SWIMMING POOL



# 3 BEDROOM APARTMENT

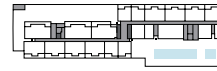
TYPE A (with two balconies)

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

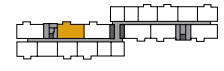
Suite Area - 1415 sq ft (131.5 sq m)

Balcony Area - 117 sq ft (10.9 sq m)

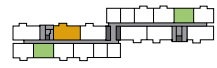
Net Saleable Area - 1532 sq ft (142.4 sq m)



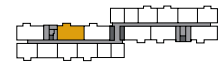
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor Wildlife Sanctuary



# 3 BEDROOM APARTMENT

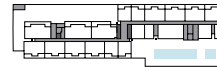
TYPE B (corner units with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

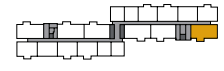
Suite Area - 1412 sq ft (131.2 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

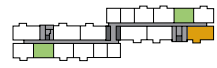
Net Saleable Area - 1530 sq ft (142.2 sq m)



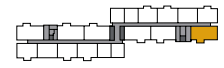
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



# 3 BEDROOM APARTMENT

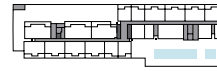
TYPE C (with two balconies)

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

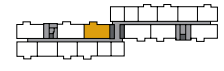
Suite Area - 1363 sq ft (126.6 sq m)

Balcony Area - 116 sq ft (10.7 sq m)

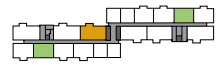
Net Saleable Area - 1479 sq ft (137.3 sq m)



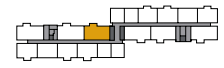
LEVEL 01



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

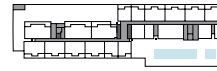
TYPE D (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

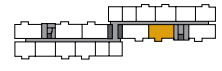
Suite Area - 1348 sq ft (125.2 sq m)

Balcony Area - 112 sq ft (10.4 sq m)

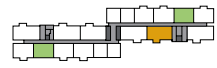
Net Saleable Area - 1459 sq ft (135.6 sq m)



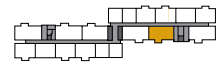
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



Hartland Estates



Dubai Canal



Racecourse



Dubai Canal

# 3 BEDROOM APARTMENT

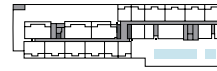
TYPE E (corner units with two balconies)

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

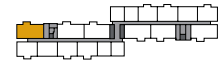
Suite Area - 1420 sq ft (131.9 sq m)

Balcony Area - 121 sq ft (11.2 sq m)

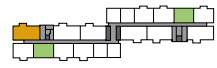
Net Saleable Area - 1541 sq ft (143.1 sq m)



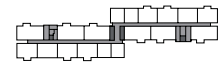
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UNITS SKY GARDEN SWIMMING POOL



Downtown



Dubai Creek



Ras Al Khor Wildlife Sanctuary



# 3 BEDROOM APARTMENT

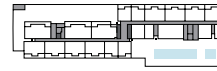
TYPE F (with two balconies)

Views - Hartland Estates, Racecourse, and Dubai Canal

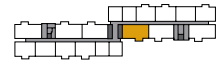
Suite Area - 1373 sq ft (127.5 sq m)

Balcony Area - 118 sq ft (11.0 sq m)

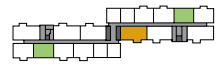
Net Saleable Area - 1490 sq ft (138.5 sq m)



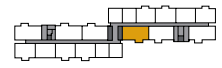
LEVEL 01



LEVEL 02 - 09



LEVEL 10 - 20



LEVEL 21 - 24

■ UNITS ■ SKY GARDEN ■ SWIMMING POOL



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.

# 4 BEDROOM APARTMENT

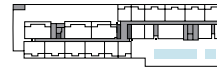
TYPE A (corner units with four balconies)

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

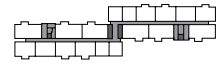
Suite Area - 2522 sq ft (234.3 sq m)

Balcony Area - 442 sq ft (41.1 sq m)

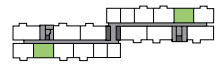
Net Saleable Area - 2964 sq ft (275.3 sq m)



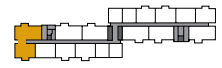
LEVEL 01



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.



## **CONTACT US**

**Toll Free : 800 37373**

**Hotline : +971 52 754 3244**

**Email : [sales@drehomes.com](mailto:sales@drehomes.com)**

**Visit Us For More Info:-**

**<https://drehomes.com/property/sobha-one-park-avenue/>**