

WAVES  
GRANDE



SOBHA HARTLAND



W A T E R  
F R O N T  
*Residences*



About

## WAVES GRANDE

Waves Grande continues the success story of the 1st tower with similar design principles, where the northwest facing apartments are oriented directly towards Downtown, while the south-eastern units face diagonally towards an extended waterfront view.



What does  
**WAVES GRANDE**  
have to offer

432 grand apartments with views of the Waterfront, Park, Downtown or Ras Al Khor Wildlife Sanctuary.

A host of units to choose from including 1bed, 1bed+study, 2bed, 2bed + study, 3bed apartments.

13 Duplex units that come with their own seamless views of Downtown and the Waterfront. The 4bedroom duplexes are perfectly stacked and feature double height living areas and balcony areas.

6 limited edition 2 bedroom apartments are available on the 1st and 2nd floor with excellent views of the well-established park for those craving green views every day.

Stepped cascading profile creating large terrace podium lifestyle units at the lower level.

Double height lobby adorns the entrance of the building and announces your presence to the world.

# AMENITIES

The amenities cascade over 3 levels which allows clear views of the park.

**Upper Deck:** Pool Cabanas and BBQ area which enjoys waterfront and park views.

**Middle Deck:** Kids' play area and Outdoor Cinema.

**Lower Deck:** Zen Garden, Outdoor Gym and Yoga Zone.







OUTDOOR  
Yoga Zone

Soothe your senses and relax with meditative yoga sessions while taking in the calm waterside views.

OUTDOOR  
Barbeque

One way to bond with your loved ones is over a barbeque with serene waterfront views.



SWIMMING  
Pool

Beat the sun as you take a dip in the state-of-the-art swimming pool or work on those tan lines by the poolside, the choice is yours.





KIDS'

## Play Area

A specific area has been carved out for the youngsters in the family to play to their hearts' content.



OUTDOOR

## Cinema

Settle down on bean bags and catch the latest movie or look up at the stars and watch the world come alive at night, the choice is yours.

Be distracted by  
VIEWS  
that never cease to amaze



Residences that give grandeur a new meaning  
with offers that are as impressive.

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Pay 20% now  
Pay 80% on completion\*

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Grand 1-4 bedroom Apartments starting from  
**AED 1.2 MN\***

**MASTER PLAN**

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**SITE PLAN**

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**FLOOR PLANS**

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**RETAIL UNIT PLANS**

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**RESIDENTIAL UNIT PLANS**

**WAVES**  
GRANDE

## LOCATION IN THE MASTER PLAN



## APARTMENT FEATURES



Views from every home



Covered car parking



Fully fitted kitchens

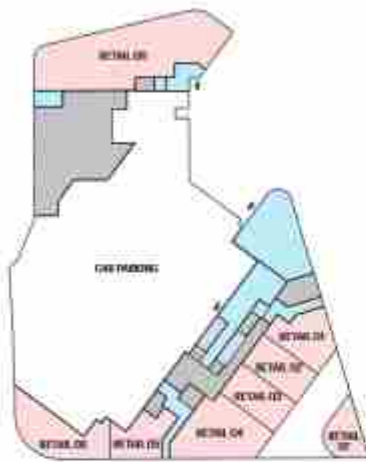


Bedroom wardrobe in all units

# SITE PLAN



# FLOOR PLAN LAYOUT



GROUND LEVEL

- 1 BED UNIT
- 1.5 BED UNIT
- 2 BED UNIT
- 2.5 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- COMMERCIAL
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES
- AMENITIES
- SWIMMING POOL
- LANDSCAPE



LEVEL 01 (PODIUM 01)



LEVEL 02 (PODIUM 02)



LEVEL 03 (PODIUM 03)



LEVEL 04 (PODIUM 04)



LEVEL 05 (PODIUM 05)



LEVEL 06





- 1 BED UNIT
- 1.5 BED UNIT
- 2 BED UNIT
- 2.5 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- LOBBIES, CORRIDORS & STAIRS
- LIFTS
- SERVICES



LEVEL 07, 08 & 09



LEVEL 10, 12, 14, 16, 18, 20, 22, 24  
TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25  
TYPICAL FLOOR PLAN



LEVEL 26, 28, 30, 32, 34  
TYPICAL FLOOR PLAN



LEVEL 27, 29, 31, 33, 35  
TYPICAL FLOOR PLAN

RETAIL UNITS

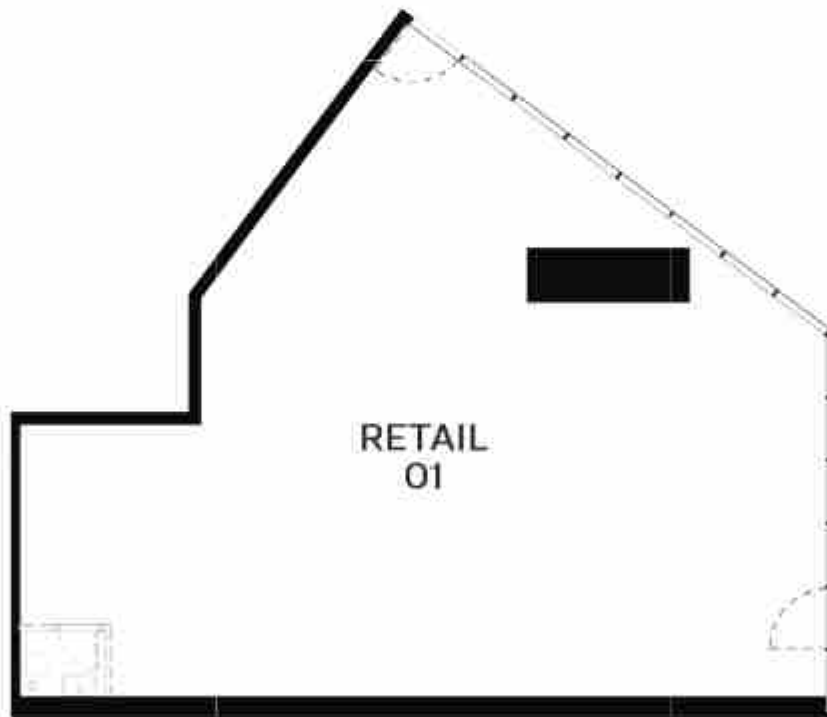
# RETAIL UNIT 01

NET SALEABLE AREA - 1,483.59 SQ.FT.



GROUND LEVEL

RETAIL



# RETAIL UNIT 02

NET SALEABLE AREA - 1,322.02 SQ.FT.



GROUND LEVEL

RETAIL



# RETAIL UNIT 03

NET SALEABLE AREA - 1,322.13 SQ.FT.



GROUND LEVEL



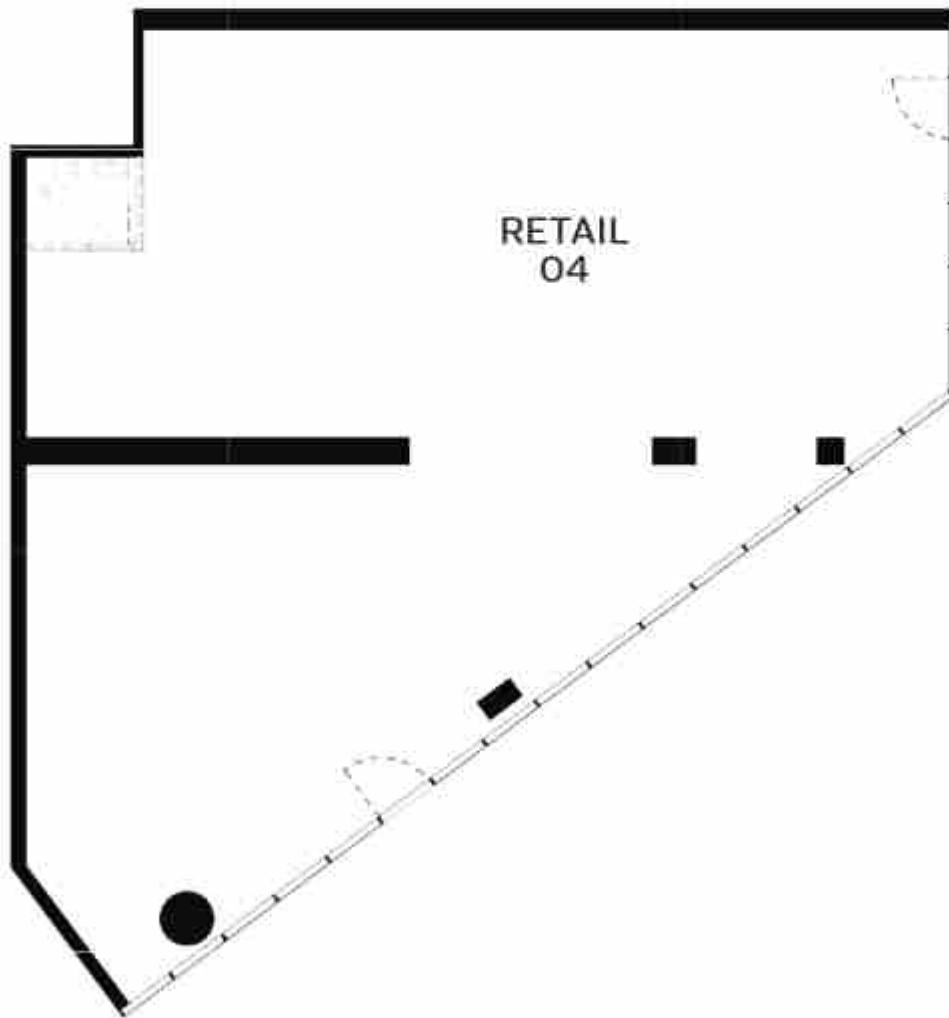
# RETAIL UNIT 04

NET SALEABLE AREA - 2,434.69 SQ.FT.



GROUND LEVEL

RETAIL



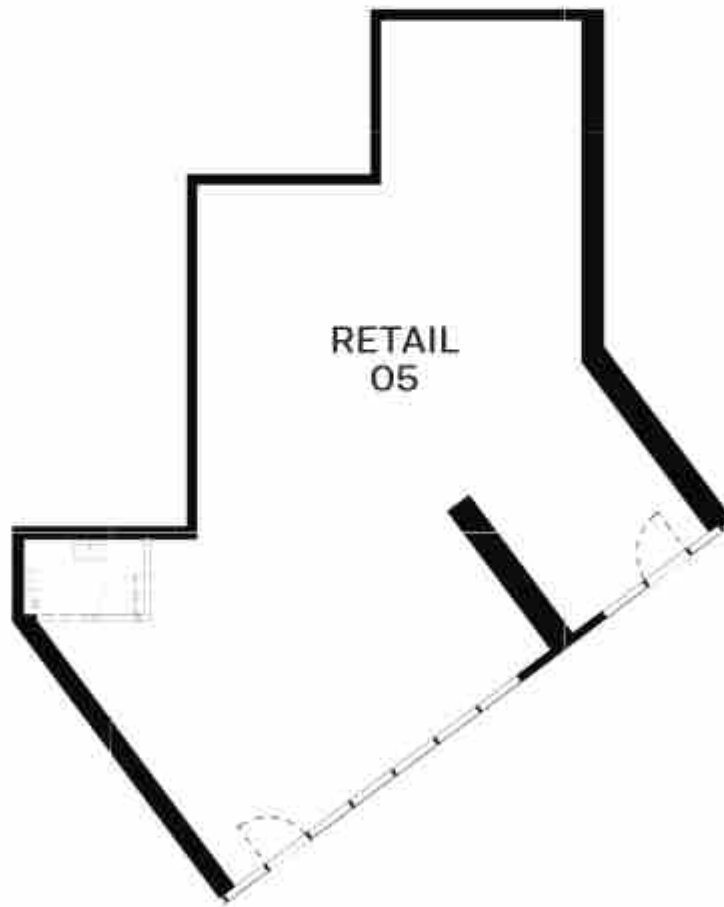
# RETAIL UNIT 05

NET SALEABLE AREA - 1,227.19 SQ.FT.



GROUND LEVEL

RETAIL



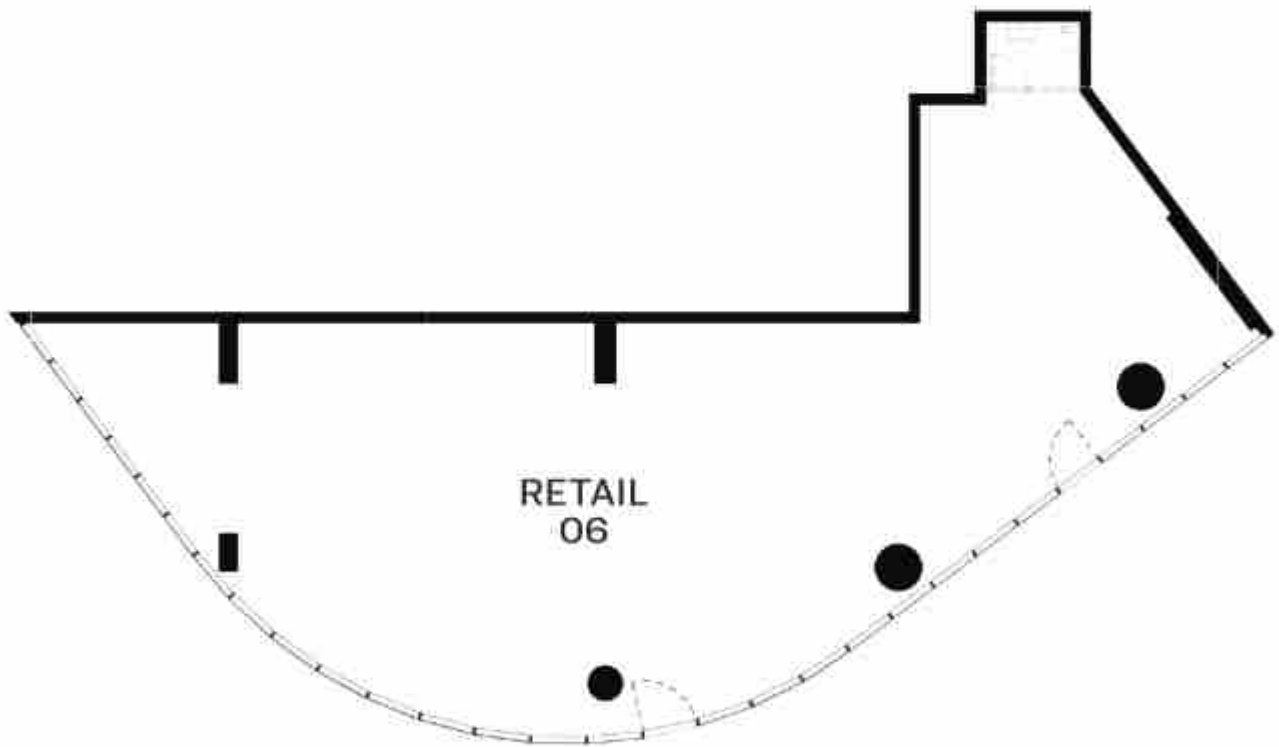
# RETAIL UNIT 06

NET SALEABLE AREA - 1,996.17 SQ.FT.



GROUND LEVEL

RETAIL





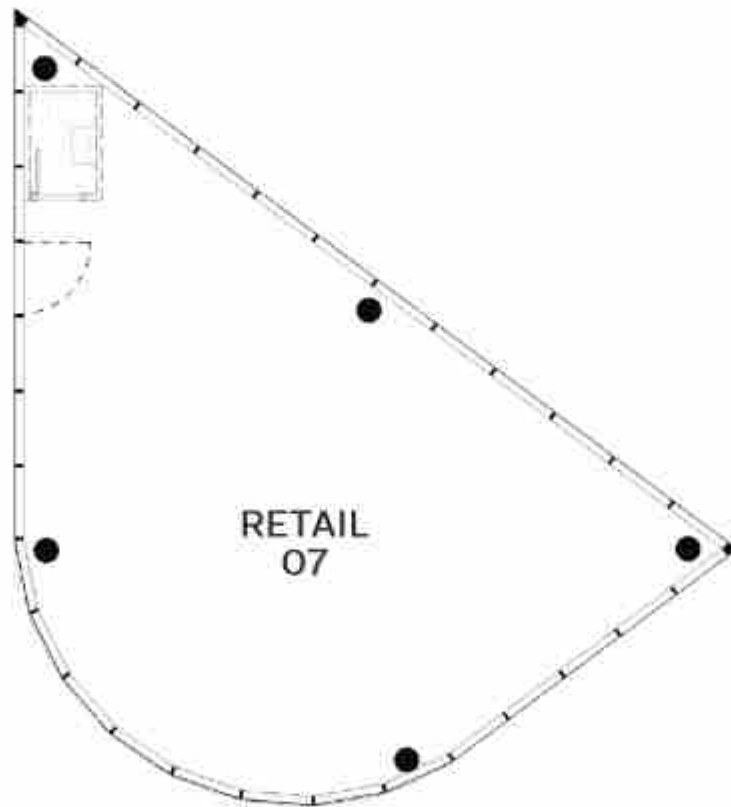
# RETAIL UNIT 07

NET SALEABLE AREA - 949.27 SQ.FT.



GROUND LEVEL

RETAIL



## RESIDENTIAL UNITS

# 1 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 649.17 SQ.FT. to 651.88 SQ.FT.  
 BALCONY = 62.54 SQ.FT. to 65.98 SQ.FT.  
 TOTAL = 713.00 SQ.FT. to 717.85 SQ.FT.



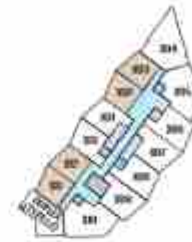
LEVEL 00



LEVEL 07, 08 & 09



LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 29, 30, 32, 34  
 TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35  
 TYPICAL FLOOR PLAN



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# 1 BEDROOM APARTMENT

TYPE A VARIANT (with balcony)

## TOTAL SALEABLE AREA

SUITE = 644.77 SQ.FT. to 852.62 SQ.FT.

BALCONY = 217.86 SQ.FT. to 223.89 SQ.FT.

TOTAL = 865.63 SQ.FT. to 876.51 SQ.FT.



LEVEL 05 (PODIUM 05)



LEVEL 00

UNIT



# 1 BEDROOM APARTMENT

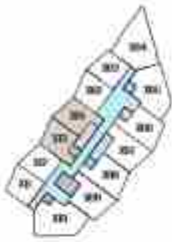
TYPE B (with balcony)

## TOTAL SALEABLE AREA

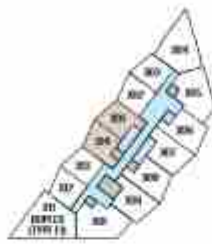
SUITE = 733.45 SQ.FT. to 733.88 SQ.FT.

BALCONY = 78.25 SQ.FT.

TOTAL = 811.71 SQ.FT. to 812.14 SQ.FT.



LEVEL 07, 08 & 09



LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34  
TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35  
TYPICAL FLOOR PLAN

UNIT



# 1 BEDROOM APARTMENT

TYPE C (with balcony)

TOTAL SALEABLE AREA

SUITE = 650,14 SQ.FT.

BALCONY = 60,82 SQ.FT.

TOTAL = 710,96 SQ.FT.



LEVEL 03 (PODIUM 03)

UNIT



Waterfront

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# 1 BEDROOM APARTMENT

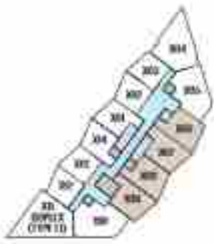
TYPE D (with balcony)

## TOTAL SALEABLE AREA

SUITE = 829.36 SQ.FT. to 830.11 SQ.FT.

BALCONY = 84.28 SQ.FT.

TOTAL = 913.64 SQ.FT. to 914.39 SQ.FT.



LEVEL 26, 28, 30, 32, 34  
TYPICAL FLOOR PLAN



LEVEL 27, 29, 31, 33, 35  
TYPICAL FLOOR PLAN

UNIT



Waterfront

# 1.5 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

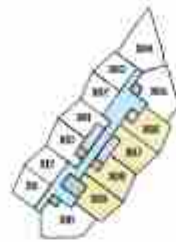
SUITE = 827.31 SQ.FT. to 831.30 SQ.FT.

BALCONY = 84.17 SQ.FT. to 84.28 SQ.FT.

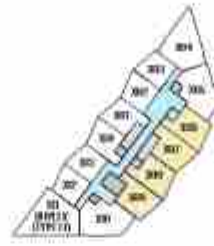
TOTAL = 911.60 SQ.FT. to 915.58 SQ.FT.



LEVEL 06



LEVEL 07, 08 & 09



LEVEL 10, 11, 14, 16, 18, 20, 22, 24  
TYPICAL FLOOR PLAN



LEVEL 13, 15, 17, 21, 23, 25  
TYPICAL FLOOR PLAN

UNIT



Waterfront



# 1.5 BEDROOM APARTMENT

TYPE B (with balcony)

## TOTAL SALEABLE AREA

SUITE = 965.31 SQ.FT. to 966.17 SQ.FT.

BALCONY = 226.37 SQ.FT. to 226.47 SQ.FT.

TOTAL = 1,191.67 SQ.FT. to 1,192.63 SQ.FT.



LEVEL 04 (PODIUM 04)

UNIT



Waterfront

# 1.5 BEDROOM APARTMENT

TYPE C (with balcony)

## TOTAL SALEABLE AREA

SUITE = 829.29 SQ.FT. to 829.14 SQ.FT.

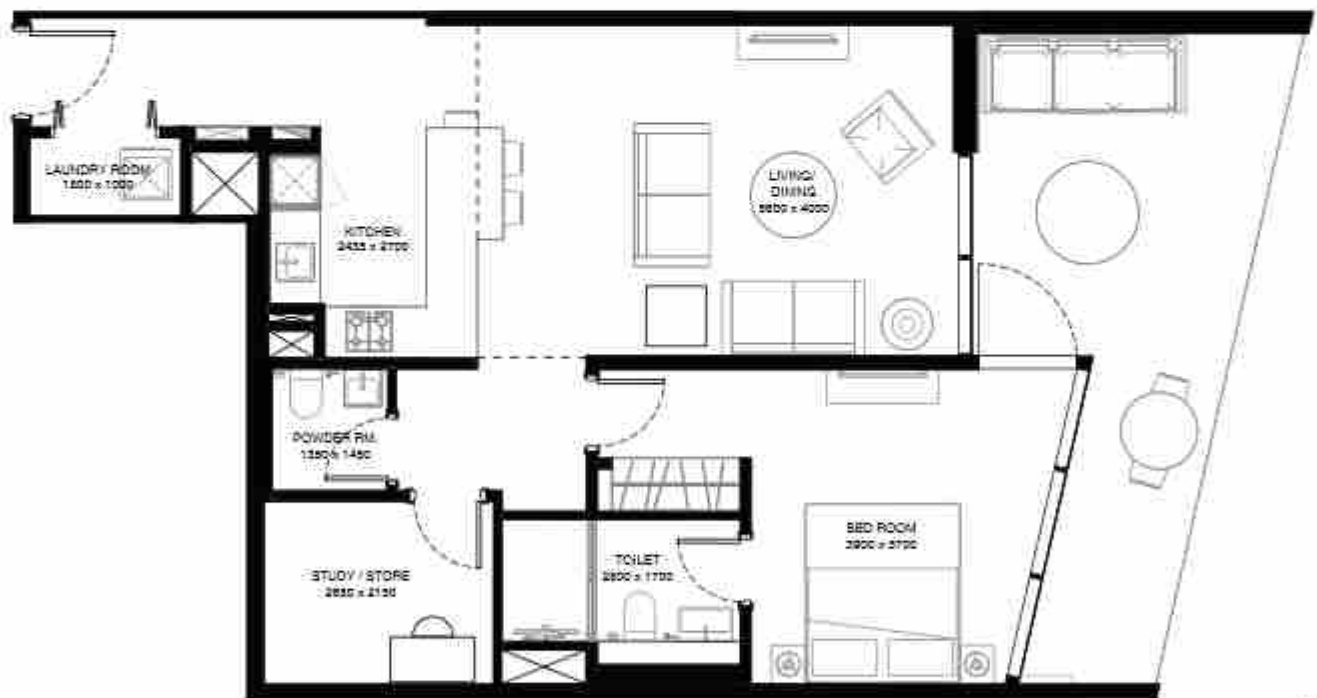
BALCONY = 226.37 SQ.FT. to 227.55 SQ.FT.

TOTAL = 1,054.65 SQ.FT. to 1,056.69 SQ.FT.



LEVEL 05 (PODIUM 05)

UNIT



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# 2 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

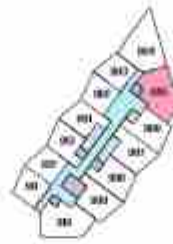
SUITE = 1,163.26 SQ.FT. to 1,170.14 SQ.FT.  
 BALCONY = 94.72 SQ.FT. to 95.58 SQ.FT.  
 TOTAL = 1,257.98 SQ.FT. to 1,264.87 SQ.FT.



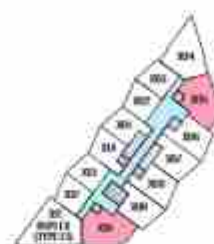
LEVEL 00



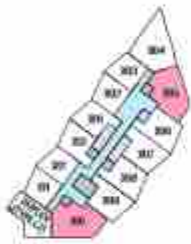
LEVEL 07, 08



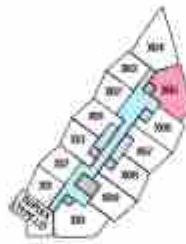
LEVEL 09



LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34  
 TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35  
 TYPICAL FLOOR PLAN



LEVEL 06

UNIT



Ras Al Khor  
 Wildlife Sanctuary



Waterfront

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# 2 BEDROOM APARTMENT

TYPE B (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,145.71 SQ.FT. to 1,154.00 SQ.FT.

BALCONY = 94.72 SQ.FT.

TOTAL = 1,240.43 SQ.FT. to 1,248.72 SQ.FT.



L1VEL 08



L1VEL 08, 09

UNIT



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## 2 BEDROOM APARTMENT

TYPE C (with balcony)

### TOTAL SALEABLE AREA

SUITE = 1,068.21 SQ.FT. to 1,069.83 SQ.FT.

BALCONY = 315.38 SQ.FT. to 317.00 SQ.FT.

TOTAL = 1,383.59 SQ.FT. to 1,386.82 SQ.FT.



LEVEL 04 (PODIUM 04)



LEVEL 05 (PODIUM 05)

UNIT



## 2 BEDROOM APARTMENT

TYPE D (with balcony)

### TOTAL SALEABLE AREA

SUITE = 1,165.30 SQ.FT. to 1,160.78 SQ.FT.  
 BALCONY = 267.27 SQ.FT. to 269.56 SQ.FT.  
 TOTAL = 1,428.05 SQ.FT. to 1,433.86 SQ.FT.



LEVEL 05 (PODIUM 05)

UNIT



# 2 BEDROOM APARTMENT

TYPE E (with balcony)

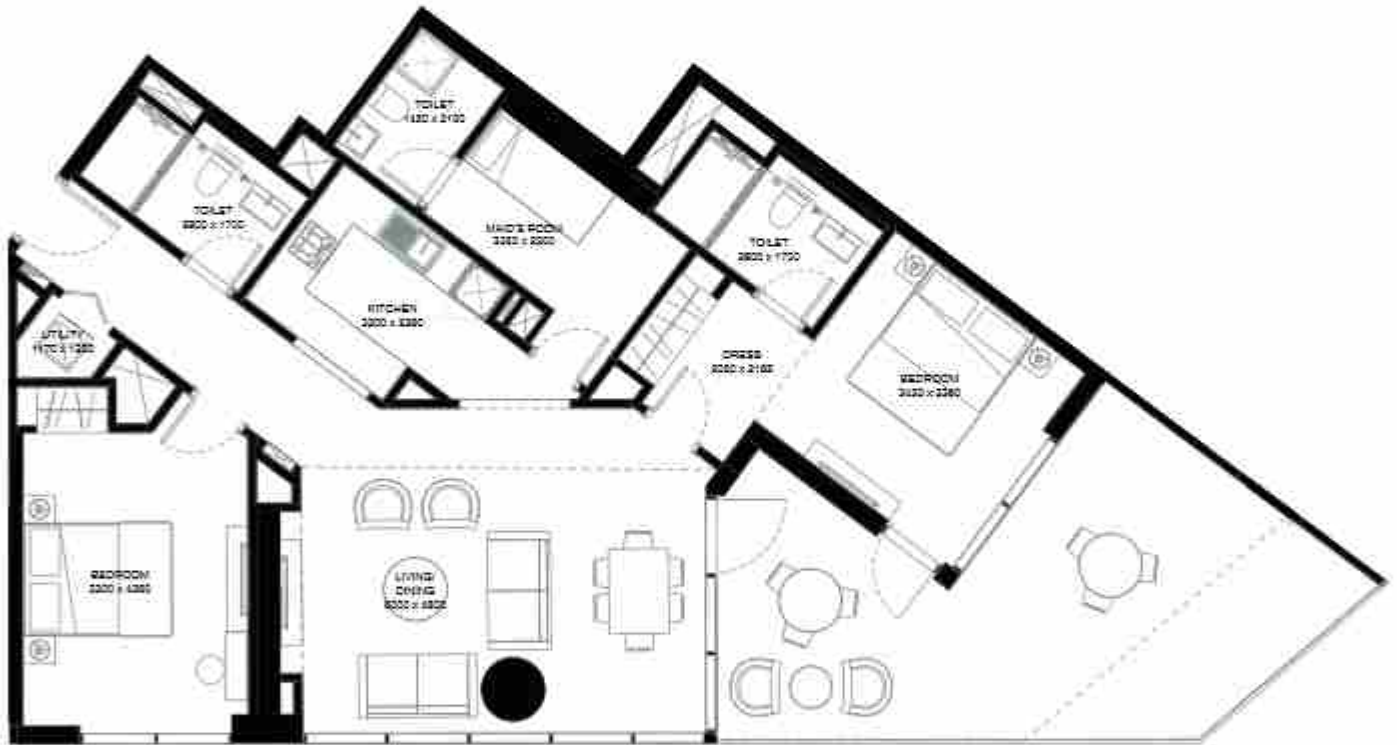
## TOTAL SALEABLE AREA

SUITE = 1,181.75 SQ.FT. to 1,184.87 SQ.FT.  
BALCONY = 340.46 SQ.FT. to 340.68 SQ.FT.  
TOTAL = 1,502.43 SQ.FT. to 1,505.33 SQ.FT.



LEVEL 04 (PODIUM 04)

UNIT



# 2 BEDROOM APARTMENT

TYPE F (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,156.29 SQ.FT.

BALCONY = 561.77 SQ.FT.

TOTAL = 1,717.06 SQ.FT.



UNIT



Downtown



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# 2 BEDROOM APARTMENT

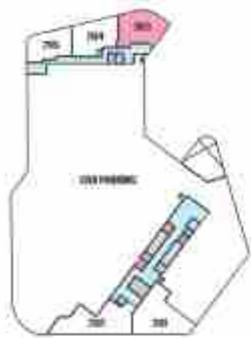
TYPE F VARIANT (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,165.29 SQ.FT.

BALCONY = 238.42 SQ.FT.

TOTAL = 1,393.71 SQ.FT.



LEVEL 02 (PODIUM 02)

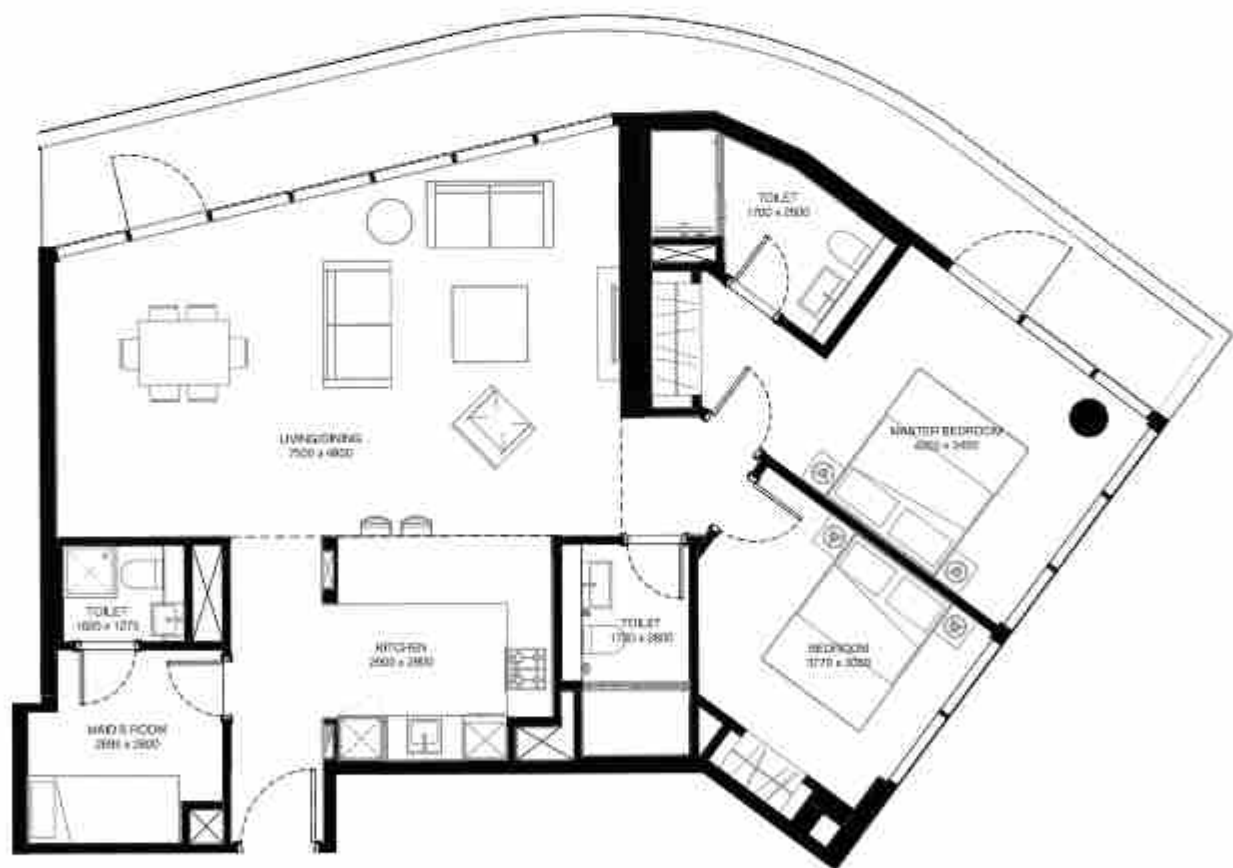
UNIT



Downtown



Park



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# 2 BEDROOM APARTMENT

TYPE G (with balcony)

TOTAL SALEABLE AREA

SUITE = 968.75 SQ.FT.

BALCONY = 449.39 SQ.FT.

TOTAL = 1,418.15 SQ.FT.



LEVEL 01 (PODIUM 01)

UNIT



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# 2 BEDROOM APARTMENT

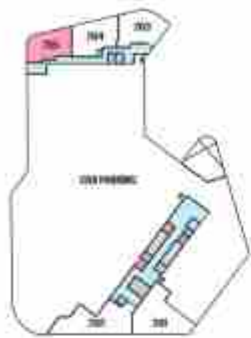
TYPE G VARIANT (with balcony)

TOTAL SALEABLE AREA

SUITE = 969.75 SQ.FT.

BALCONY = 215.99 SQ.FT.

TOTAL = 1,184.14 SQ.FT.



LEVEL 02 (PODIUM 02)

UNIT



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# 2 BEDROOM APARTMENT

TYPE H (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,248.83 SQ.FT. to 1,249.89 SQ.FT.

BALCONY = 95.68 SQ.FT. to 96.44 SQ.FT.

TOTAL = 1,344.51 SQ.FT. to 1,346.33 SQ.FT.



LEVEL 03 (PODIUM 03)



LEVEL 04 (PODIUM 04)



LEVEL 05 (PODIUM 05)

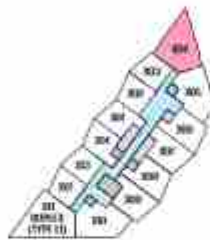


LEVEL 06

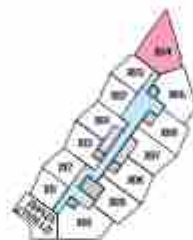
UNIT



LEVEL 07, 08 & 09



LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34  
TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35  
TYPICAL FLOOR PLAN

Downtown



Park



Ras Al Khor  
Wildlife Sanctuary



Waterfront

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## 2.5 BEDROOM APARTMENT

TYPE A (with balcony)

### TOTAL SALEABLE AREA

SUITE = 1,951.84 SQ.FT. to 1,352.16 SQ.FT.

BALCONY = 515.38 SQ.FT. to 515.70 SQ.FT.

TOTAL = 1,867.22 SQ.FT. to 1,867.86 SQ.FT.



LEVEL 03 (PODIUM 03)

UNIT



Waterfront

# 2.5 BEDROOM APARTMENT

TYPE B (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,183.92 SQ.FT.

BALCONY = 468.55 SQ.FT.

TOTAL = 1,652.48 SQ.FT.



LEVEL 01 (POORHIM 01)

UNIT



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# 2.5 BEDROOM APARTMENT

TYPE B VARIANT (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,023.92 SQ.FT.

BALCONY = 221.20 SQ.FT.

TOTAL = 1,405.12 SQ.FT.



UNIT



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# 3 BEDROOM APARTMENT

TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 1,639.77 SQ.FT.

BALCONY = 303.43 SQ.FT.

TOTAL = 1,943.21 SQ.FT.



LEVEL 03 (PODIUM 03)

UNIT



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# 3 BEDROOM APARTMENT

TYPE A VARIANT (with balcony)

## TOTAL SALEABLE AREA

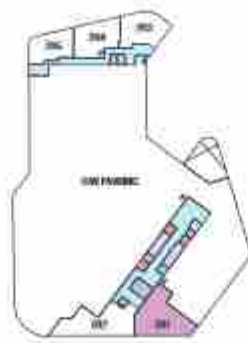
SUITE = 1,602.96 SQ.FT. to 1,804.68 SQ.FT.

BALCONY = 300.64 SQ.FT. to 302.57 SQ.FT.

TOTAL = 1,905.32 SQ.FT. to 1,905.53 SQ.FT.



LEVEL 01 (PODIUM 01)



LEVEL 02 (PODIUM 02)

UNIT



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# 3 BEDROOM APARTMENT

TYPE A1 (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,620.72 SQ.FT.

BALCONY = 303.33 SQ.FT.

TOTAL = 1,924.06 SQ.FT.



LEVEL 03 (PODIUM 03)

UNIT



Disclaimer: 1. All dimensions are in metric, measured to wall finish. 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 crated 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. The views shown vary by floor. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 3 BEDROOM APARTMENT

TYPE B (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,641.71 SQ.FT. to 1,648.29 SQ.FT.

BALCONY = 309.57 SQ.FT. to 311.72 SQ.FT.

TOTAL = 1,953.43 SQ.FT. to 1,957.96 SQ.FT.



LEVEL 01 (PODIUM 01)

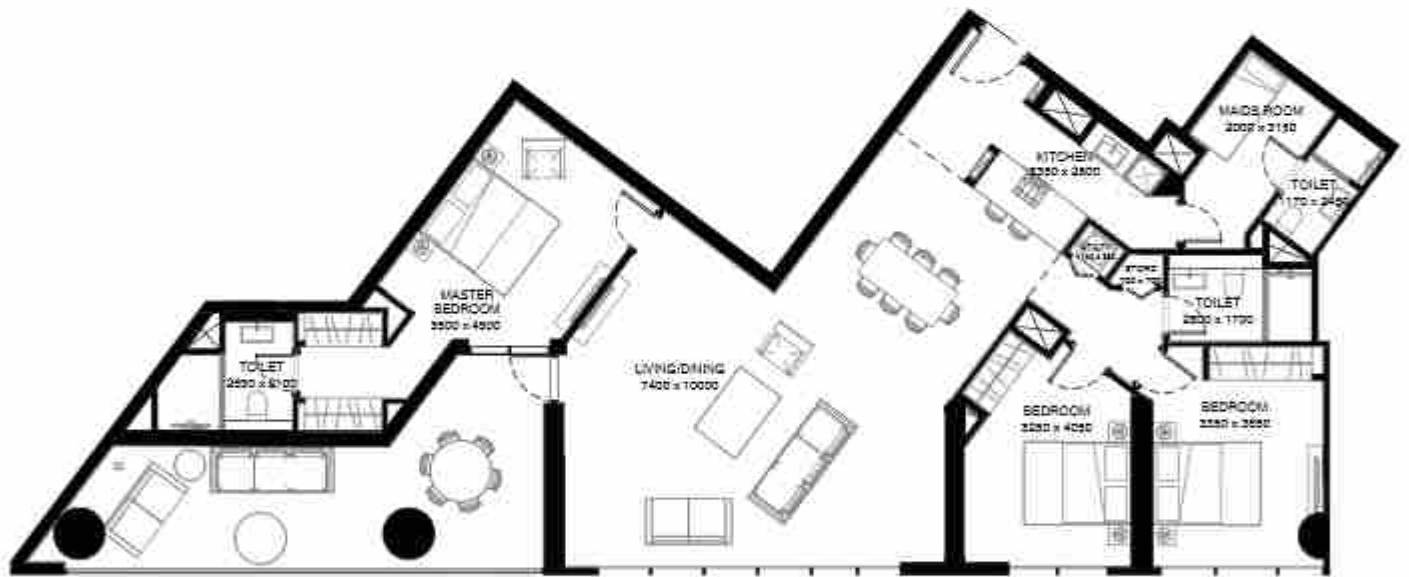


LEVEL 02 (PODIUM 02)



LEVEL 03 (PODIUM 03)

UNIT



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# 4 BEDROOM DUPLEX

(with balcony)

## TOTAL SALEABLE AREA

SUITE = 2,549.76 SQ.FT. to 2,552.02 SQ.FT.

BALCONY = 102.04 SQ.FT.

TOTAL = 2,651.80 SQ.FT. to 2,654.06 SQ.FT.



LEVEL: 01, 02, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34  
TYPICAL FLOOR PLAN

UNIT



Downtown



LOWER FLOOR



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# 4 BEDROOM DUPLEX

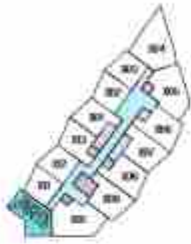
(with balcony)

## TOTAL SALEABLE AREA

SUITE = 2,549.76 SQ.FT. to 2,552.02 SQ.FT.

BALCONY = 102.04 SQ.FT.

TOTAL = 2,651.80 SQ.FT. to 2,654.06 SQ.FT.



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35  
TYPICAL FLOOR PLAN

UNIT



UPPER FLOOR



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**SOBHA**  
REALTY