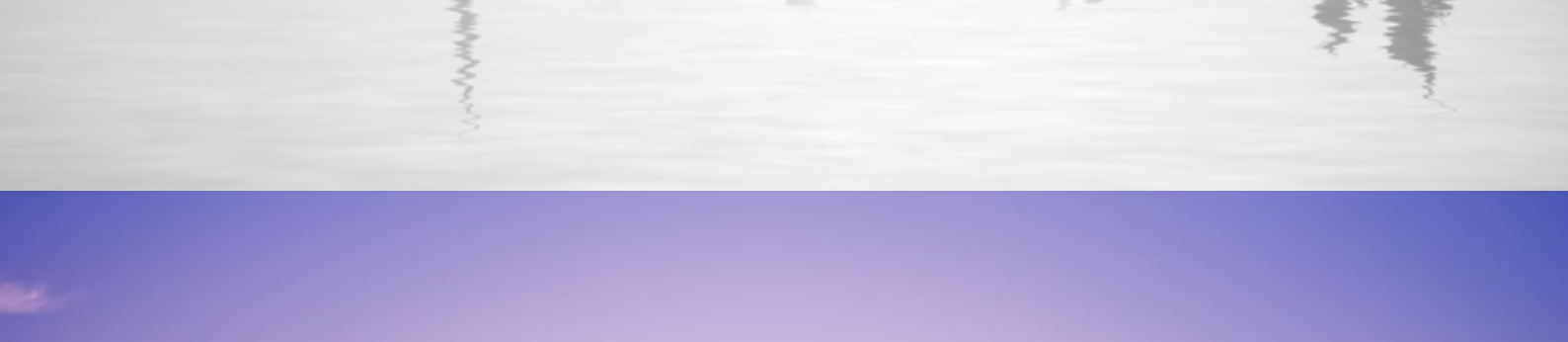




## SOBHA HARTLAND

CREEK VISTAS RESERVÉ

### WHY BUY?



A LIFETIME OF STUNNING VIEWS.  
WITH ONLY A BRIEF WINDOW TO OWN IT.

LAUNCHING CREEK VISTAS RESERVÉ STARTING AED 835,000.



### WHY DUBAI ?

Long Term Residency Visas are now granted for 2 years (for investment of AED 1mn), 5 years (for investment of AED 5mn) & 10 years (for investment of AED 10mn)	Real Estate in Dubai offers 8% feasible rental returns & incremental ROI as compared to 2-3% in New York or London	Dubai offers 143 sq. mt. of real estate space of \$1mn as compared to 31 sq. mt. space in New York or London
With Expo 2020 scheduled in Dubai, Dubai is going to become the literal center of the world	Dubai is one of the leading tax free economies of the world.	Strategically placed at the center of the world, Dubai makes it easier to travel anywhere.
Dubai continues to rank highest for quality of living across the Middle East as per Mercer Quality of Living Index 2019.	Most safest country in the world, beating popular holiday destinations like France, Italy, Singapore, the US and Thailand as per Khaleej Times in 2019.	One of the happiest countries in the world ahead of USA, Canada, Belgium and France, according to Boston Consulting Group (BCG) report 2019.

### WHY HARTLAND ?

Located in MBR City, one of the leading investment destinations of the next center of Dubai

ROI of up to 8%

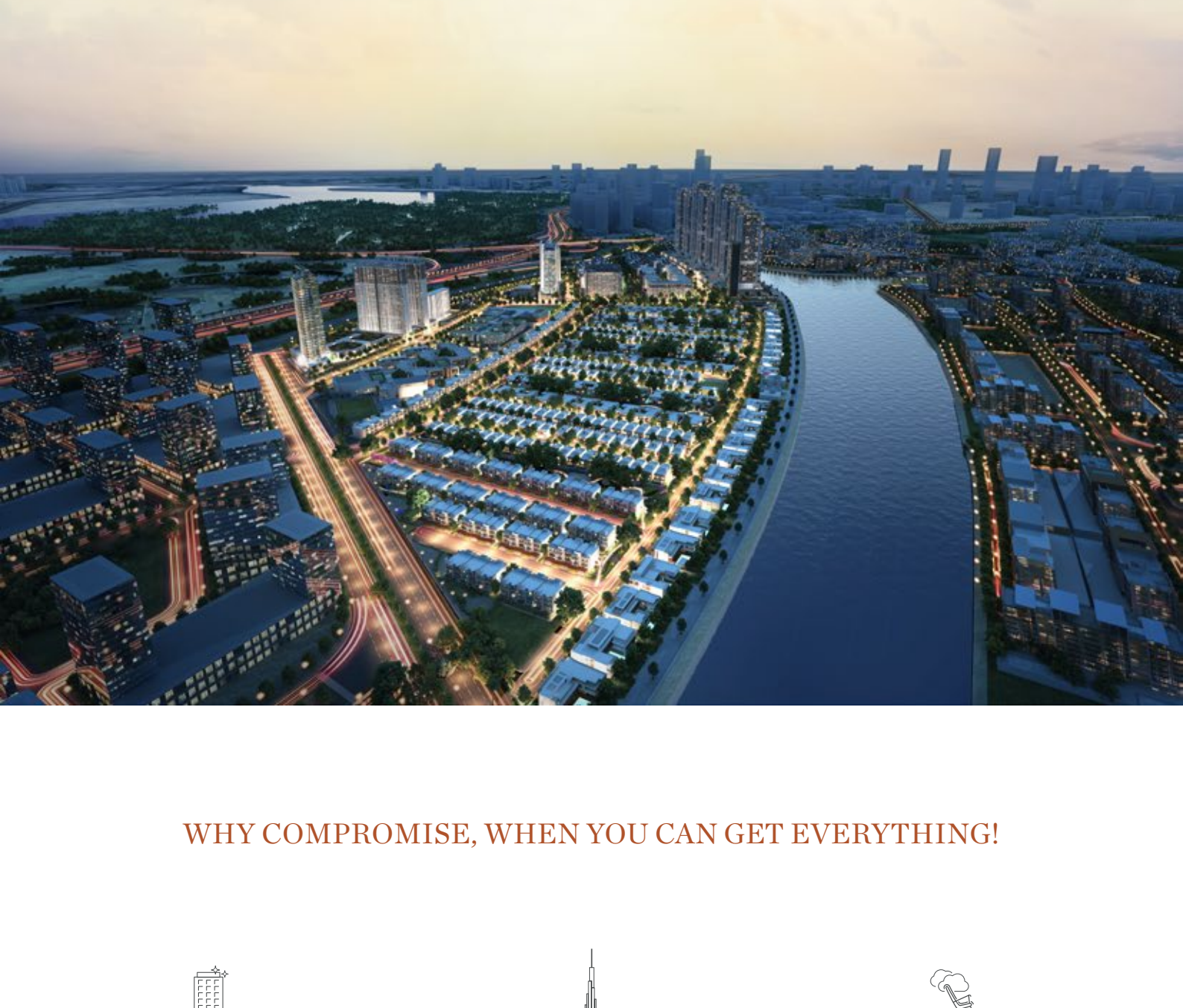
Sobha Signature Quality

An 8mn sq.ft. (183 acres) marquee development with 2.4mn sq. ft. of open and green spaces

7000+ trees across the community

1.8km boardwalk across the Dubai Canal

Proposed metro station at 2 minutes walking distance



### WHY COMPROMISE, WHEN YOU CAN GET EVERYTHING!



#### Most sought-after neighbourhood

Residences at Sobha Hartland get sold within 1-3 months of a product launch.



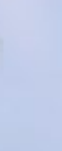
#### Unmatched views

Exceptional new perspective of Downtown Dubai, Dubai Creek and Ras Al Khor Wildlife Sanctuary to choose from.



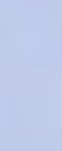
#### Sky living

Experience living in the sky with the highest tower ever launched in Sobha Hartland.



#### Never-seen-before amenities

The premium, and much more! Infinite amenities for your complete well-being.



#### Unique location

Undoubtedly the best location to buy, not only in Sobha Hartland, but also in Dubai because of its strategic location in MBR City.



### WHY BUY NOW ?

Creek Vistas Reservé comes with special, limited period LAUNCH prices, payment plans & offers.

#### CELEBRATORY PRICING

**1BR OPTIMA**

Starting from AED 835,000\*

**1BR PRIMA**

Starting from AED 1,000,000\*

**2BR OPTIMA**

Starting from AED 1,250,000\*

#### CELEBRATORY PAYMENT PLAN

1<sup>st</sup> Installment  
**10%**  
Booking Amount

2<sup>nd</sup> Installment  
**10%**  
Jan 2020

Equal Installment  
**1%**  
Every month until completion\*

Rest on completion

#### CELEBRATORY OFFERS

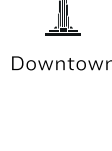


Guaranteed savings of AED 250,000 over 7 years on school\* fees  
\*Hartland International school and North London Collegiate school at Sobha Hartland



Furniture voucher of **1%**

### MASTER PLAN



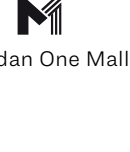
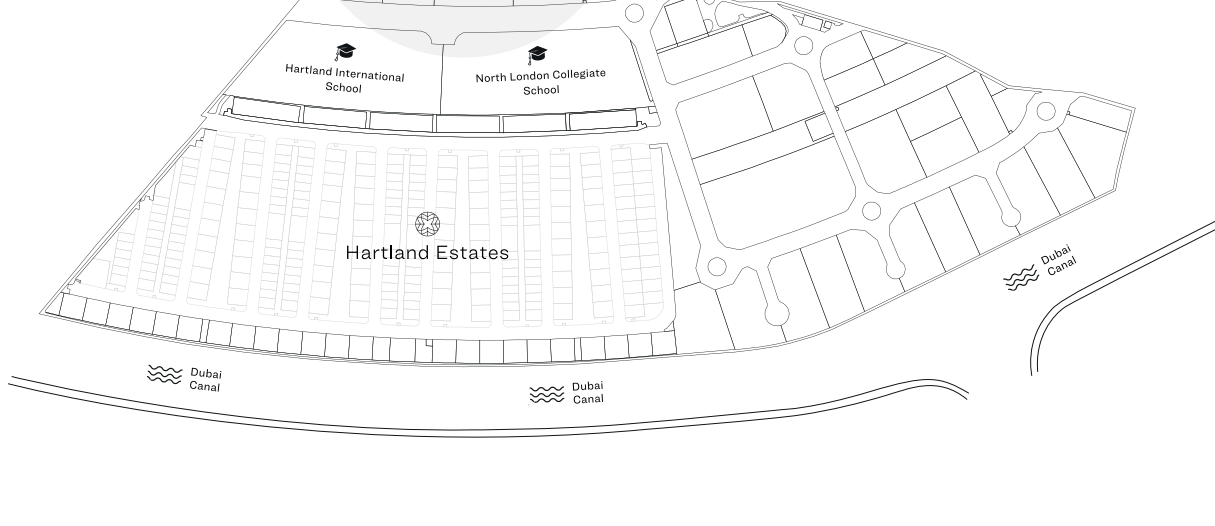
Downtown



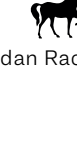
Dubai Creek



Ras Al Khor Wildlife Sanctuary



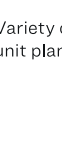
Meydan One Mall



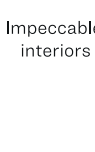
Meydan Racecourse



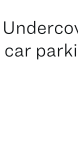
#### APARTMENT FEATURES



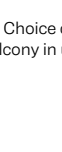
Variety of unit plans



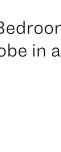
Impeccable interiors



Undercover car parking



Choice of balcony in units



Bedroom wardrobe in all units

SOBHA

REALTY