

310 RIVERSIDE CRESCENT




SÖDRA FASTLAND 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.

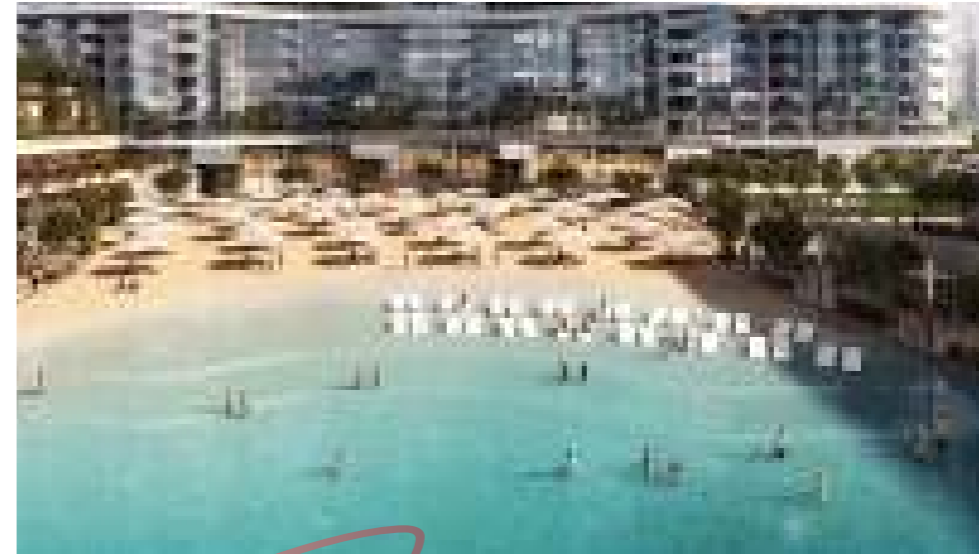
It's an experience like no other.

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

EMIRATI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UAE BUDJIM

SOBHA REALTY
METRO STATION

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

DUBAI INTERNATIONAL AIRPORT

AL BARSHA

AL KHUMAYRI

SOBHA HARTLAND

DUBAI INVESTMENTS PARK



MOTOR CITY

SOBHA HARTLAND II

HAD AL SHEIKH

SOBHA D4E

DUBAI CREEK HARBOUR

RASHIDIYA

AL MACTOUM INTERNATIONAL AIRPORT

GREEN BRIDGES ON CAPE ROAD

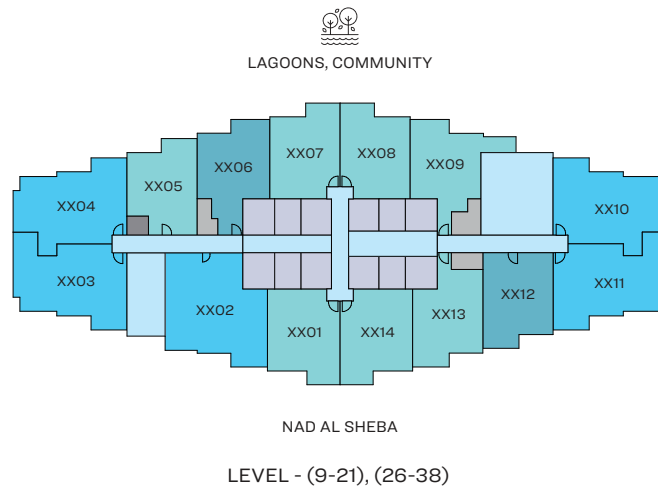
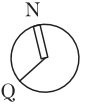
SOBHA RESERVE

DUBAI SILICON OASIS

INTERNATIONAL CITY

FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



1 BED UNIT	2 BED UNIT	CIRCULATION	LIFTS
1.5 BED UNIT	EXTERNAL STORE	SERVICES	GARBAGE ROOM

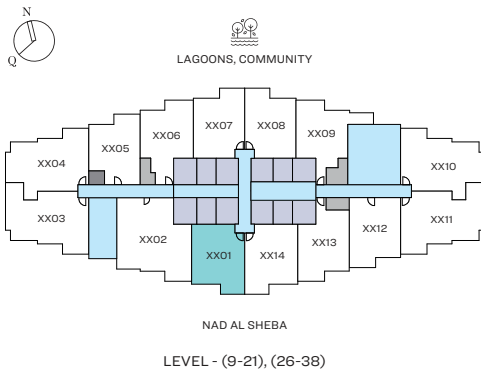
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1 BEDROOM APARTMENT

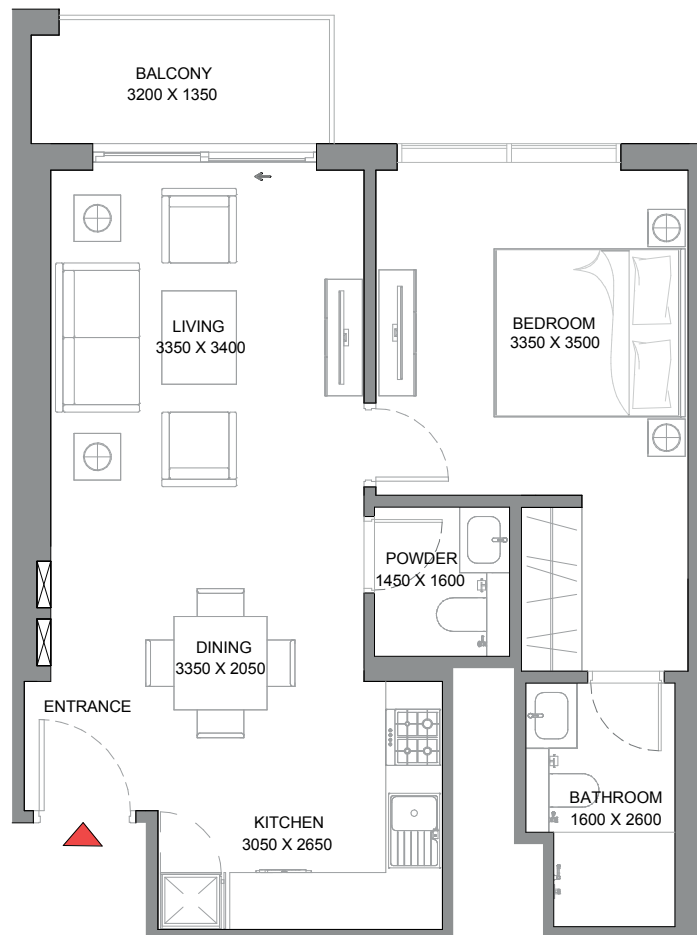
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 642.07 SQ.FT.
 BALCONY = 54.14 SQ.FT.
 TOTAL = 696.21 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801

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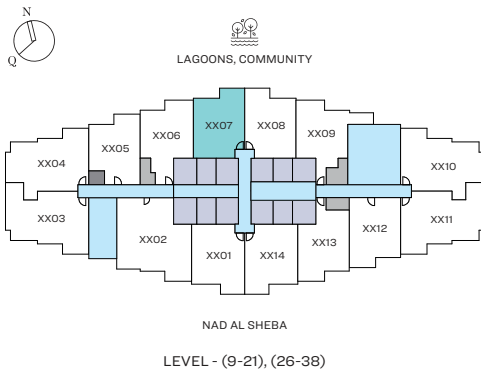


1 BEDROOM APARTMENT

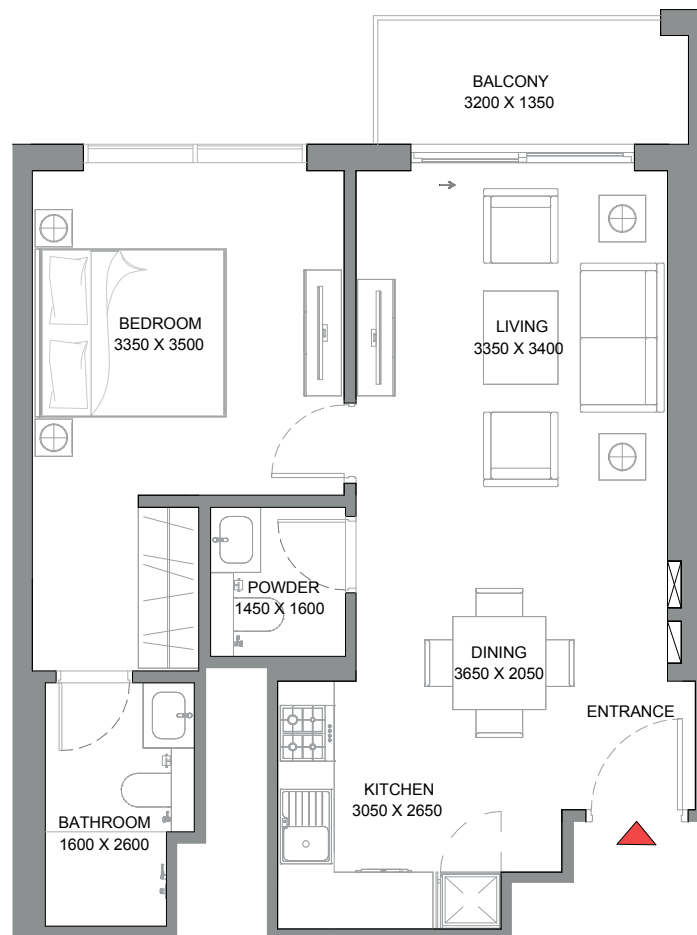
TYPE A (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 635.07 SQ.FT.
BALCONY = 56.51 SQ.FT.
TOTAL = 691.58 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407

Lagoons, Community, Creek

3507, 3607, 3707, 3807



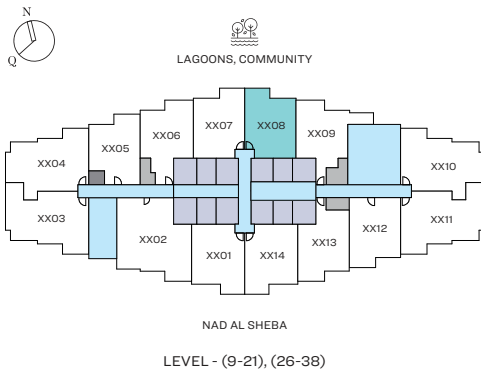
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1 BEDROOM APARTMENT

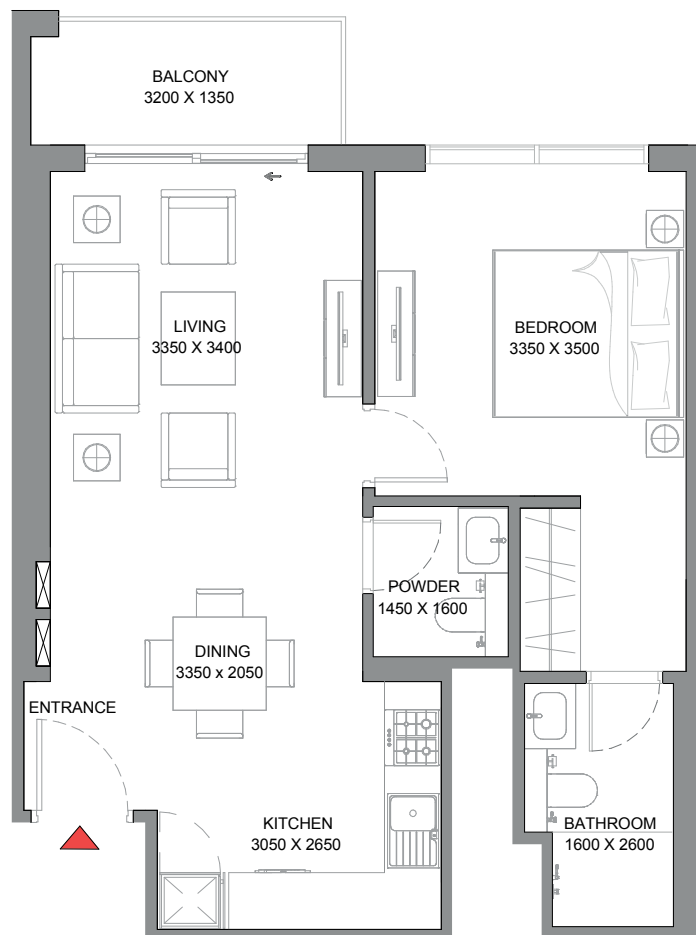
TYPE A (with powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 642.39 SQ.FT.
BALCONY = 56.51 SQ.FT.
TOTAL = 698.90 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408

Lagoons, Community, Creek

3508, 3608, 3708, 3808



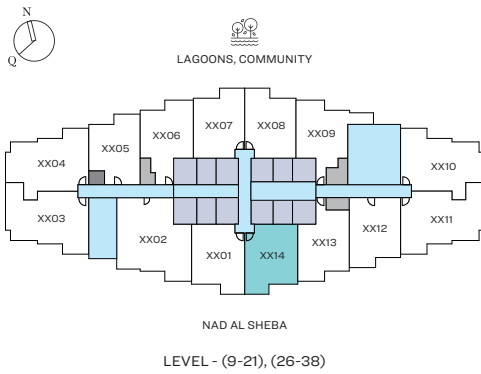
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1 BEDROOM APARTMENT

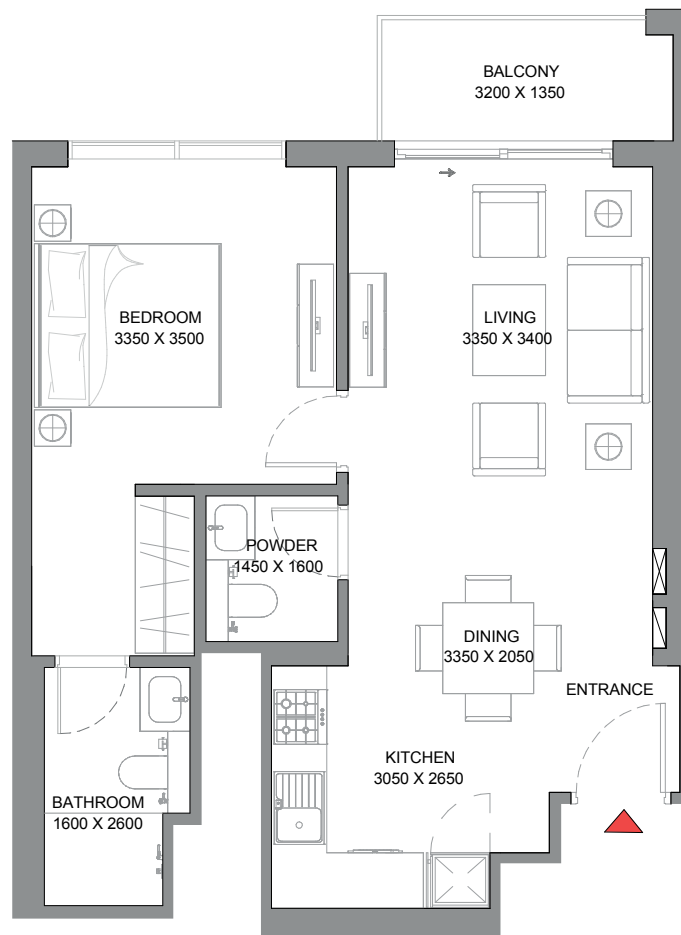
TYPE A (with powder room + balcony) VARIANT 3

TOTAL SALEABLE AREA

SUITE = 635.18 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 689.54 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2614, 2714, 2814, 2914, 3014, 3114, 3214, 3314, 3414, 3514, 3614, 3714, 3814

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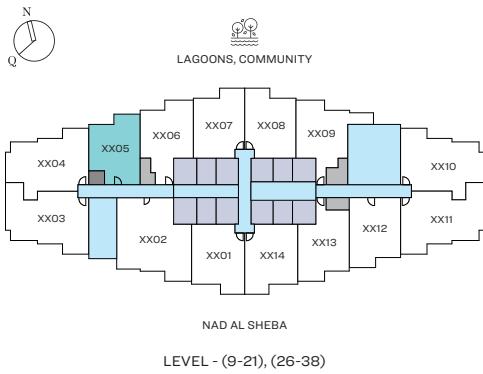


1 BEDROOM APARTMENT

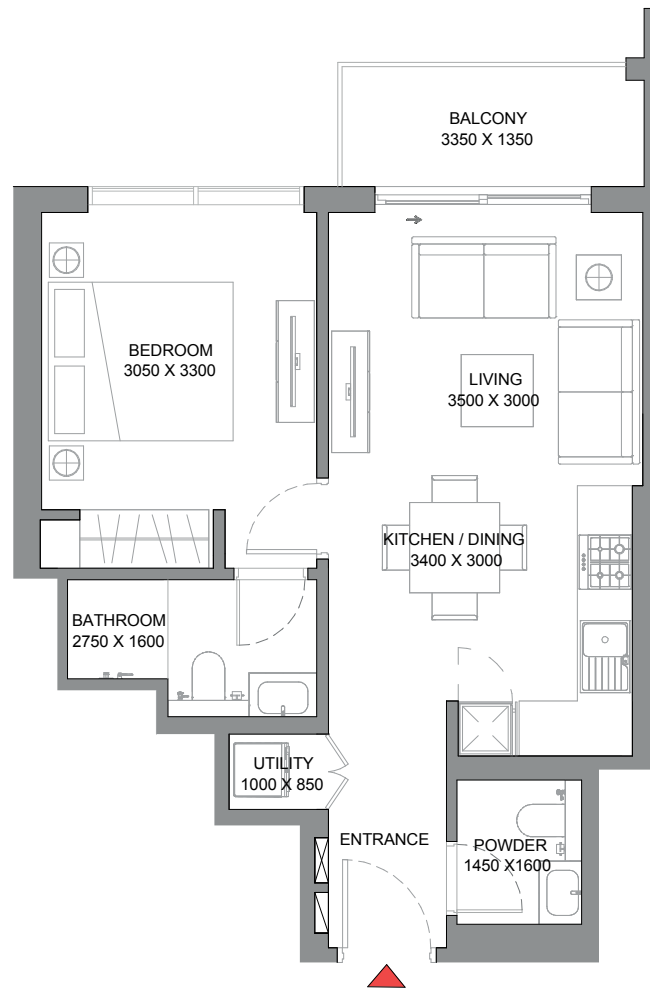
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 549.39 SQ.FT.
 BALCONY = 59.31 SQ.FT.
 TOTAL = 608.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405

Lagoons, Community, Creek

3505, 3605, 3705, 3805



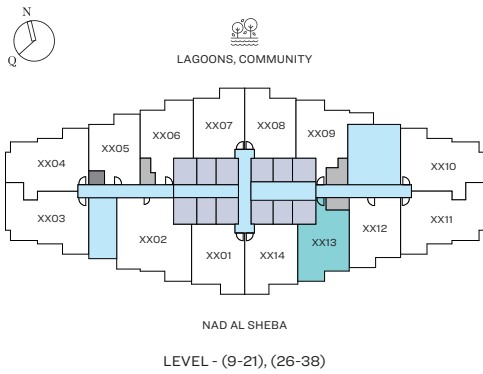
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1 BEDROOM APARTMENT

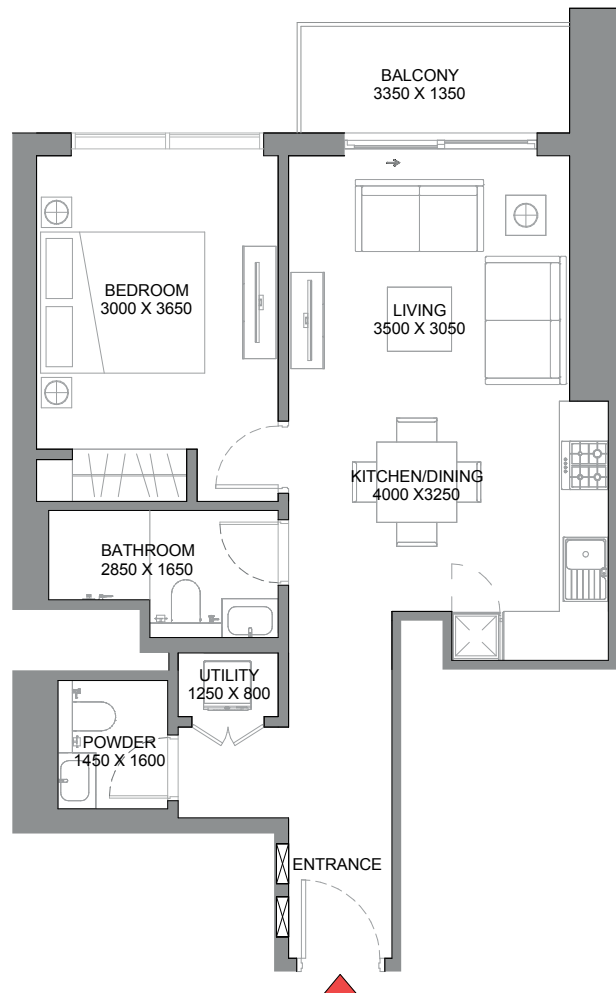
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 648.42 SQ.FT.
 BALCONY = 60.17 SQ.FT.
 TOTAL = 708.59 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2113, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813

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1.5 BEDROOM APARTMENT

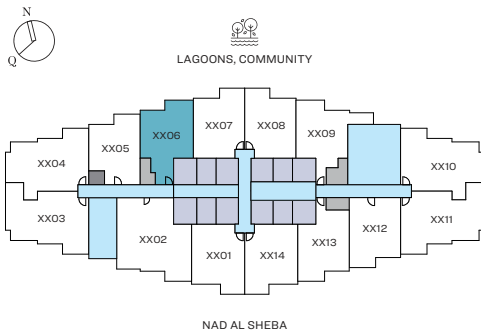
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 649.60 SQ.FT.

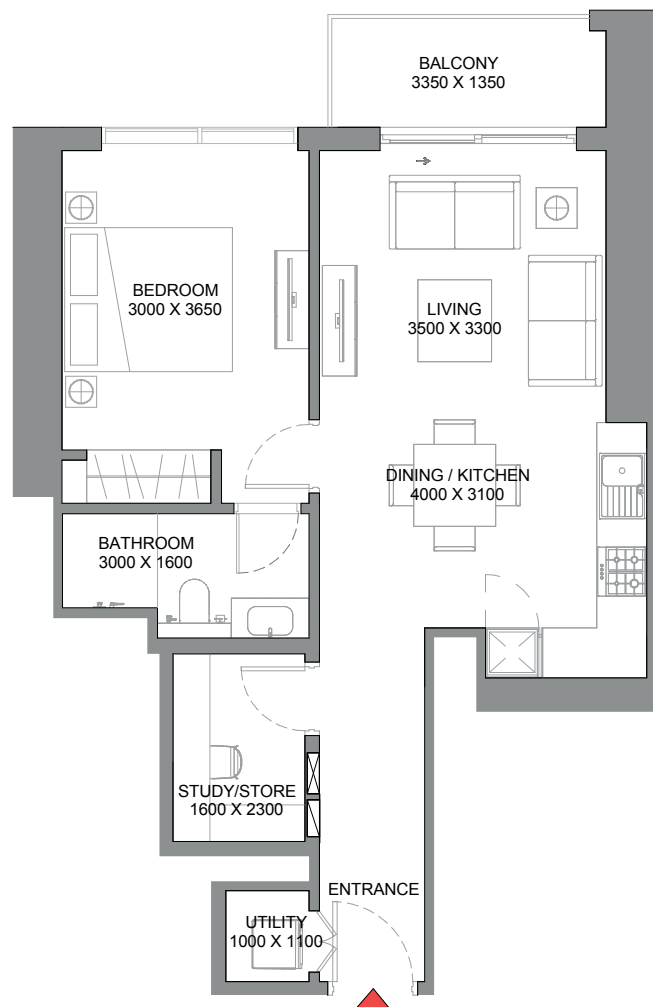
BALCONY = 60.17 SQ.FT.

TOTAL = 709.77 SQ.FT.



LEVEL - (10-13), (15-18), 20, 21, 26, 27, (30-38)

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2006, 2106, 2606, 2706, 3006, 3106, 3206, 3306, 3406

Lagoons, Community, Creek

3506, 3606, 3706, 3806



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1.5 BEDROOM APARTMENT

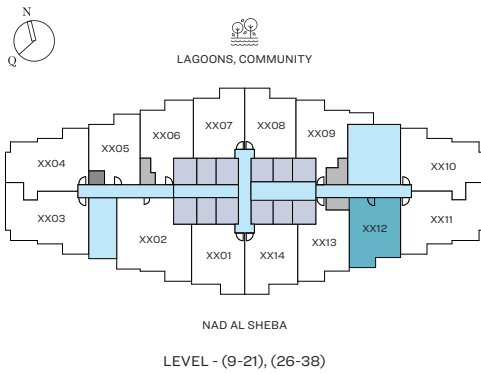
TYPE B (with study room + balcony)

TOTAL SALEABLE AREA

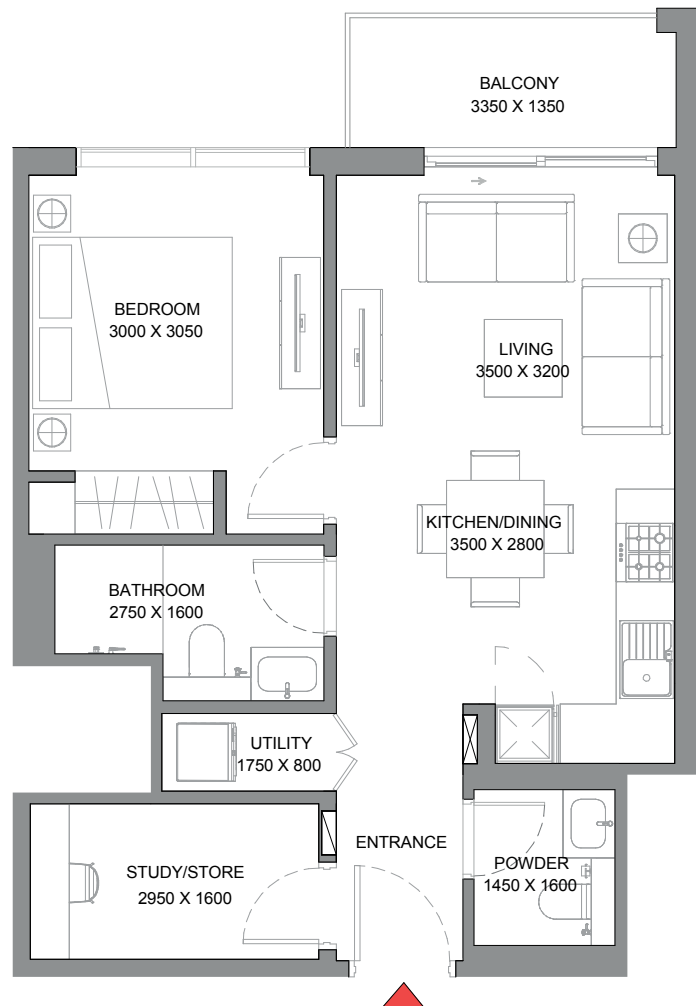
SUITE = 598.80 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 658.11 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412, 3512, 3612, 3712, 3812

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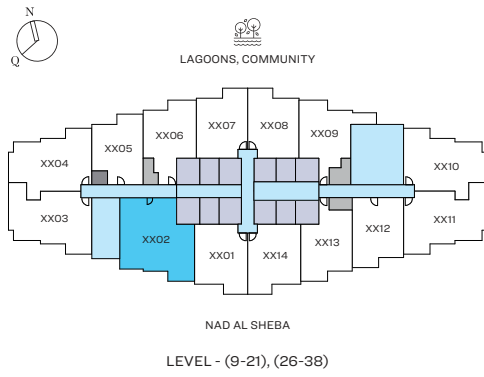


2 BEDROOM APARTMENT

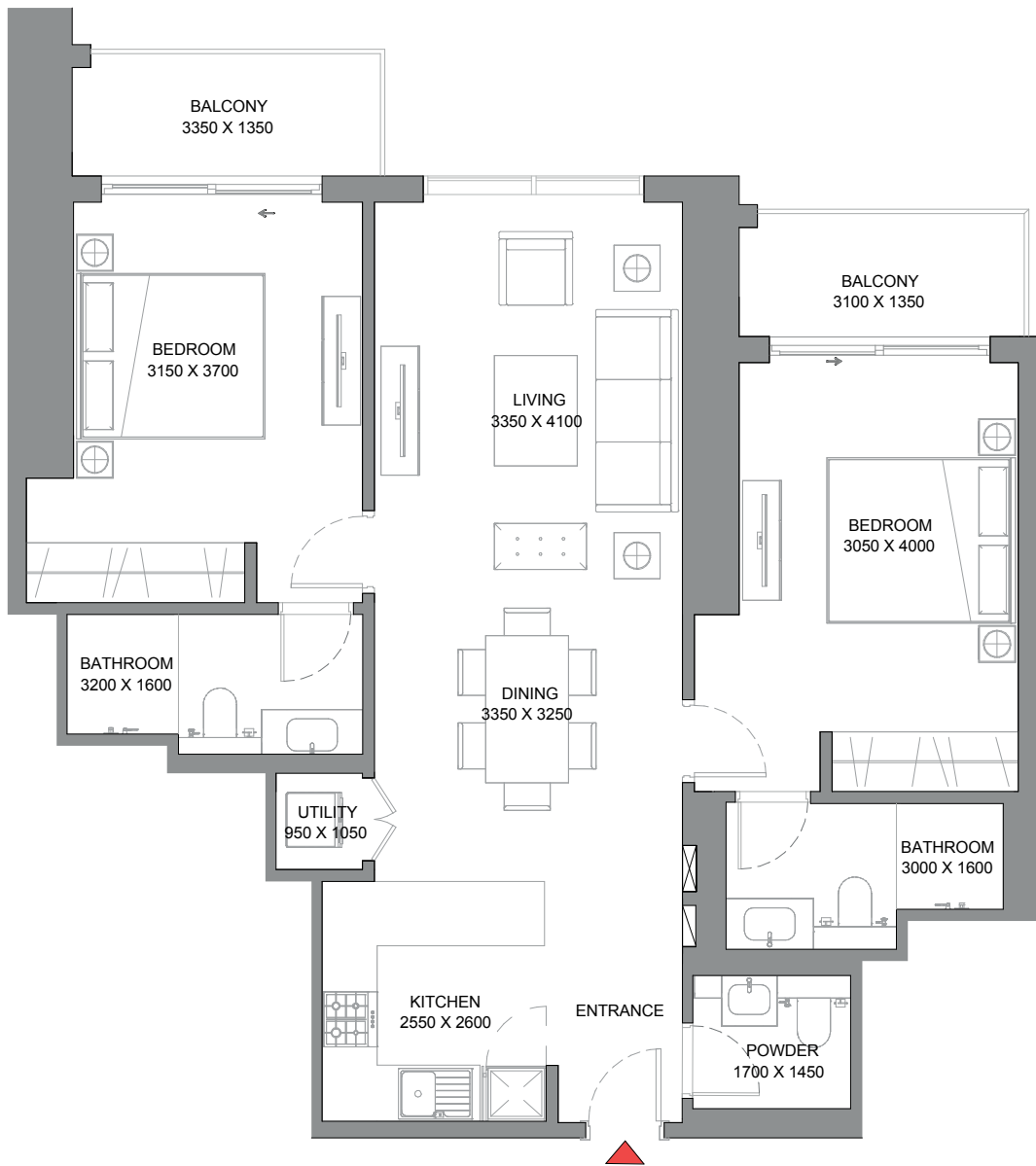
TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 982.10 SQ.FT.
 BALCONY = 115.60 SQ.FT.
 TOTAL = 1,097.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802

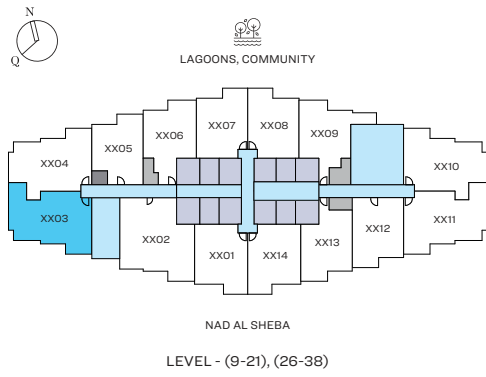
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2 BEDROOM APARTMENT

TYPE B (with shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 793.08 SQ.FT.
BALCONY = 120.23 SQ.FT.
TOTAL = 913.31 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803

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2 BEDROOM APARTMENT

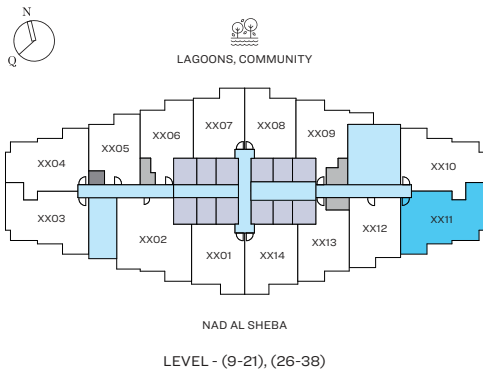
TYPE B (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 804.60 SQ.FT.

BALCONY = 121.09 SQ.FT.

TOTAL = 925.69 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811

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2 BEDROOM APARTMENT

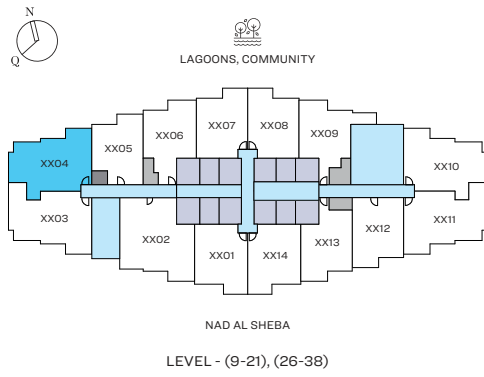
TYPE C (with shared powder room + balcony)

TOTAL SALEABLE AREA

SUITE = 787.27 SQ.FT.

BALCONY = 120.34 SQ.FT.

TOTAL = 907.61 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404

Lagoons, Community, Creek

3504, 3604, 3704, 3804



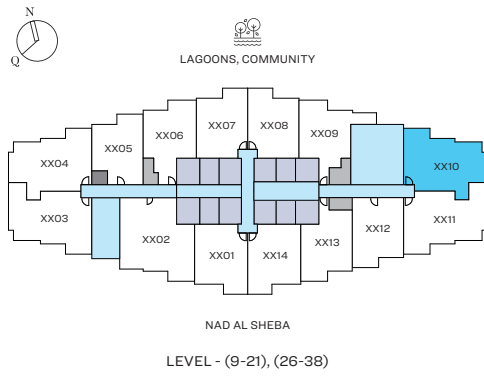
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2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 791.26 SQ.FT.
 BALCONY = 119.48 SQ.FT.
 TOTAL = 910.74 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410

Lagoons, Community, Creek

3510, 3610, 3710, 3810



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