

320 RIVERSIDE (R)ESCENT

SOBHA  
REALTY















Luxury living takes a new curve.

Experience the tranquil beauty of the water  
*from your home in the heart of the city.*





Feel the pulse of city life from  
the *heart of luxury*

- |  |   |  |   |  |
|--|---|--|---|--|
| <br>RAS AL KHOR<br>WILDLIFE SANCTUARY<br>05 MINUTES | <br>MEYDAN<br>RACE COURSE<br>10 MINUTES            | <br>SOBHA HARTLAND &<br>2 INTERNATIONAL SCHOOLS<br>10 MINUTES | <br>DUBAI INTERNATIONAL<br>AIRPORT<br>12 MINUTES | <br>BUSINESS BAY<br>12 MINUTES  |
| <br>THE DUBAI MALL<br>15 MINUTES                    | <br>BURJ KHALIFA &<br>DOWNTOWN DUBAI<br>15 MINUTES | <br>DUBAI FRAME<br>15 MINUTES                                 | <br>DUBAI OPERA<br>15 MINUTES                    | <br>PALM JUMEIRAH<br>20 MINUTES |



# Site Location in Masterplan





## The Epitome of Waterfront living

Get serene water views and embrace the calm waters right outside your home. Waterfront living is not just a lifestyle, it's an escape from the hustle and bustle.





Introducing  
**320 RIVERSIDE** **CRESCENT**  
at Sobha Hartland II

Uncover sublime living at the peak of paradise with  
57 stories of unmatched excellence







HOME STATION  
REAL ESTATE

320 RIVERSIDE CRESCENT

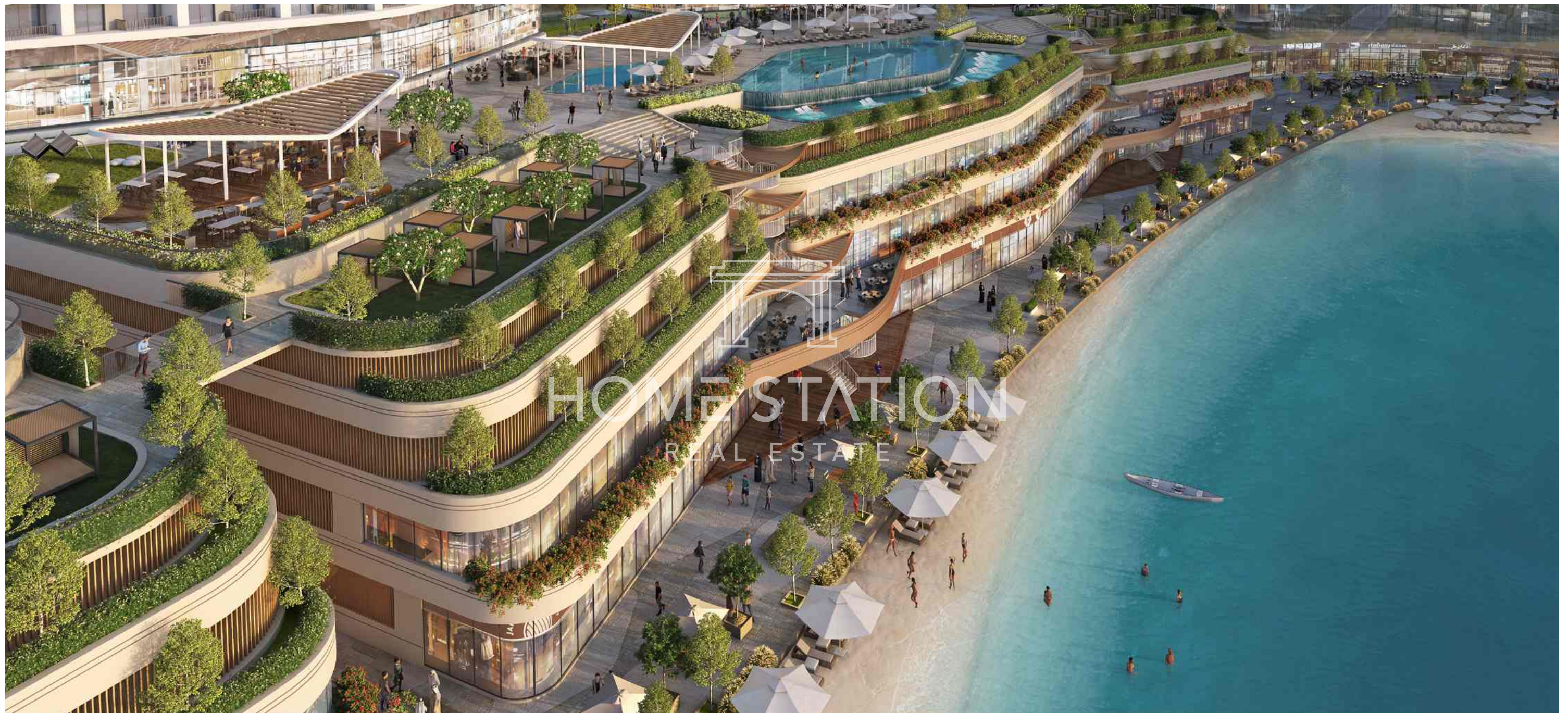
CAFE





## The Arc of Luxury

It's a new world of unparalleled elegance and sophistication.  
Escape to a place where every day feels like a dream come true.

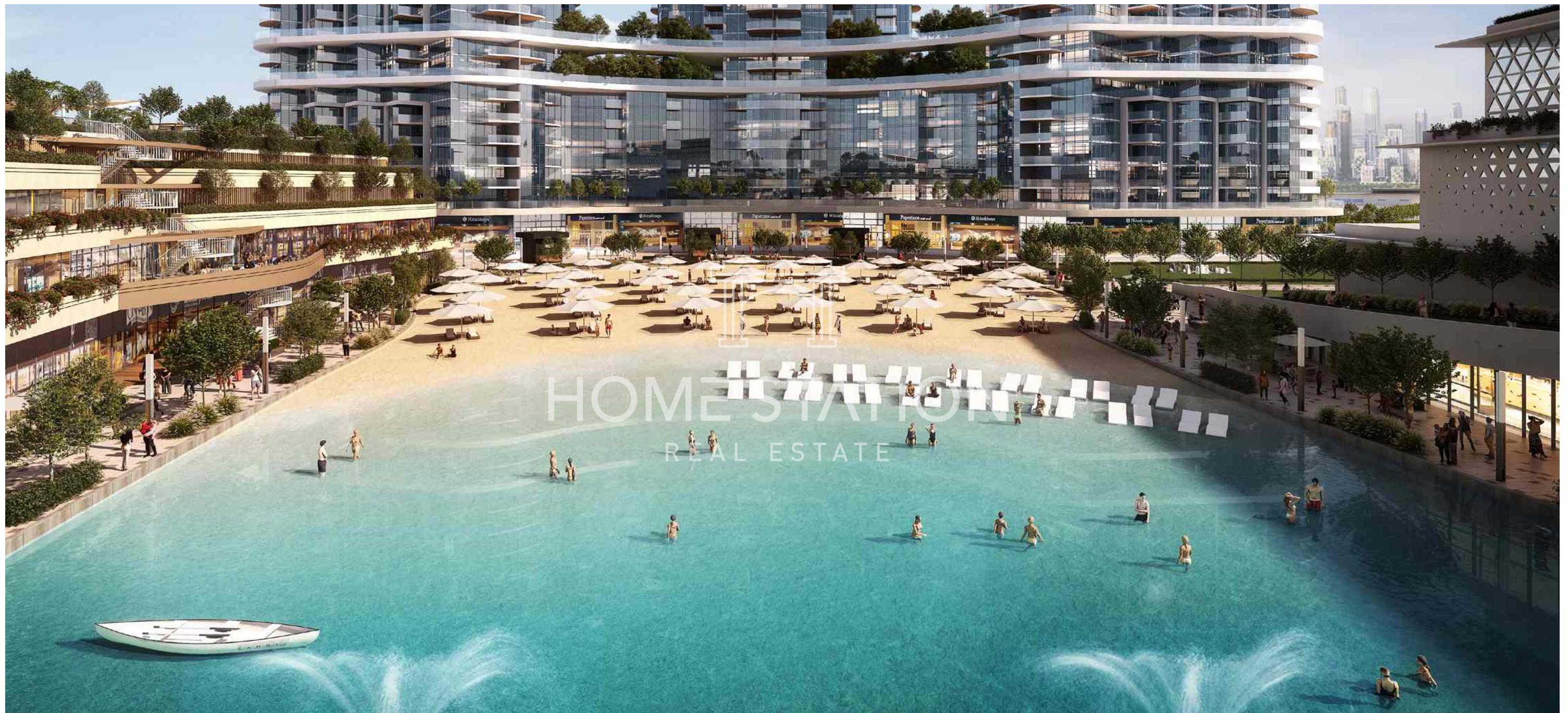




## Where you belong

The community living here is more than a place, a collection of homes.

*It's a way of life.* Cohabit with the elements of water and people in harmony.



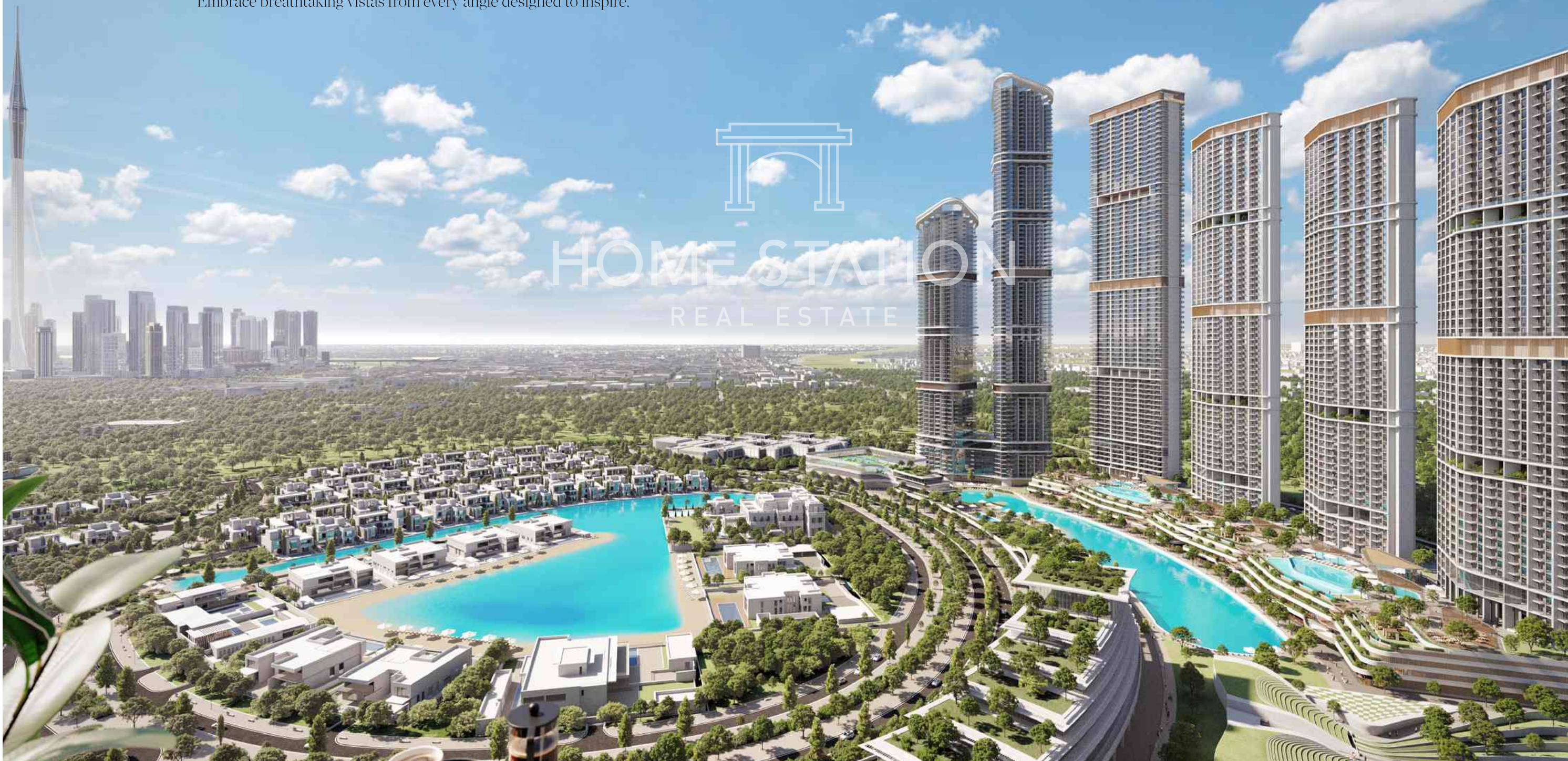


Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.



HOME STATION  
REAL ESTATE





It's a sight not just to behold  
but to experience.

The residents can experience stunning views across all floors, community views on the front, clear views of the Dubai Al Ain Road on one side & shimmering city lights on the other. Take in the unique beachfront views from the open podiums and balconies\*.

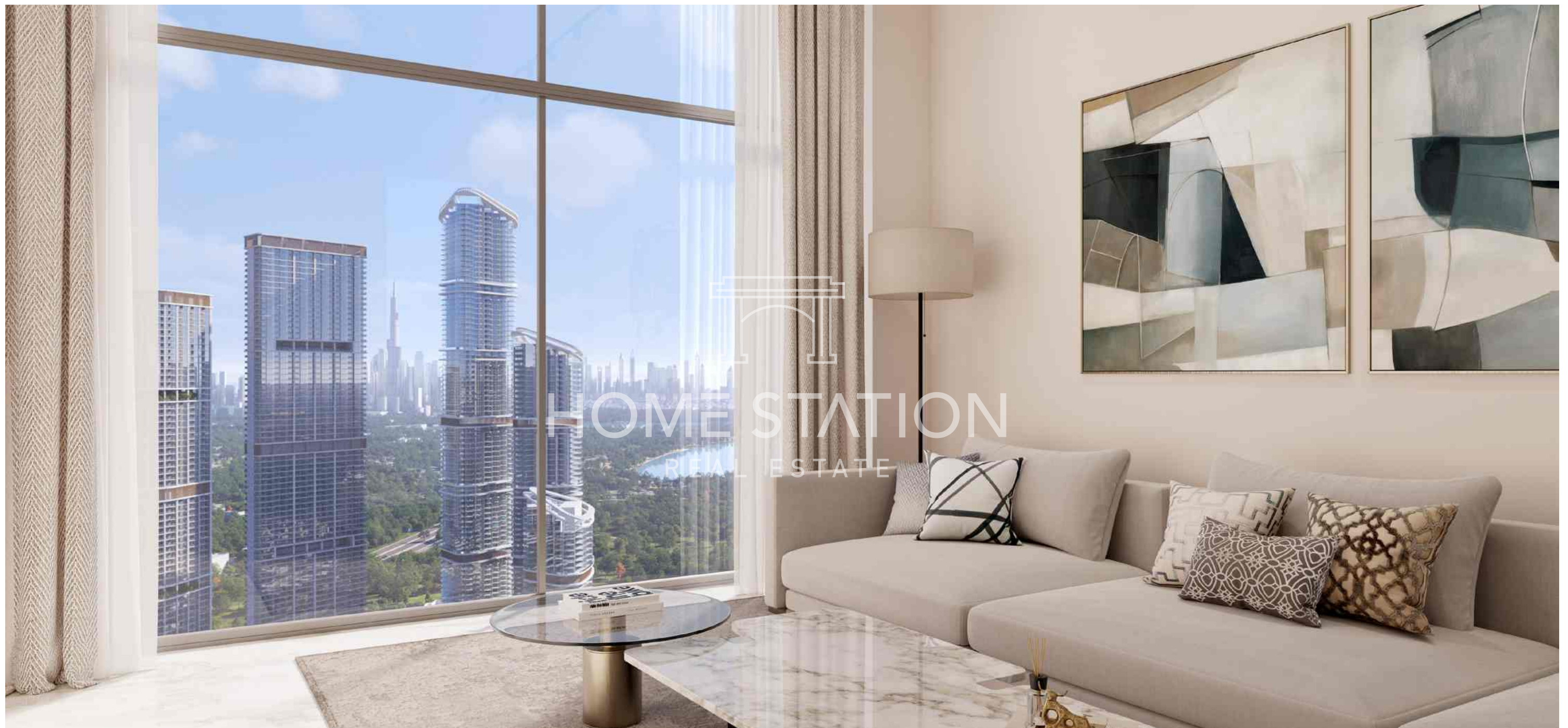
HOME STATION  
REAL ESTATE

\*Views from the balcony depend on the reserved apartment.



## Specially designed residences

Consisting of 1 and 4 bedroom apartments  
exhibiting all-encompassing views









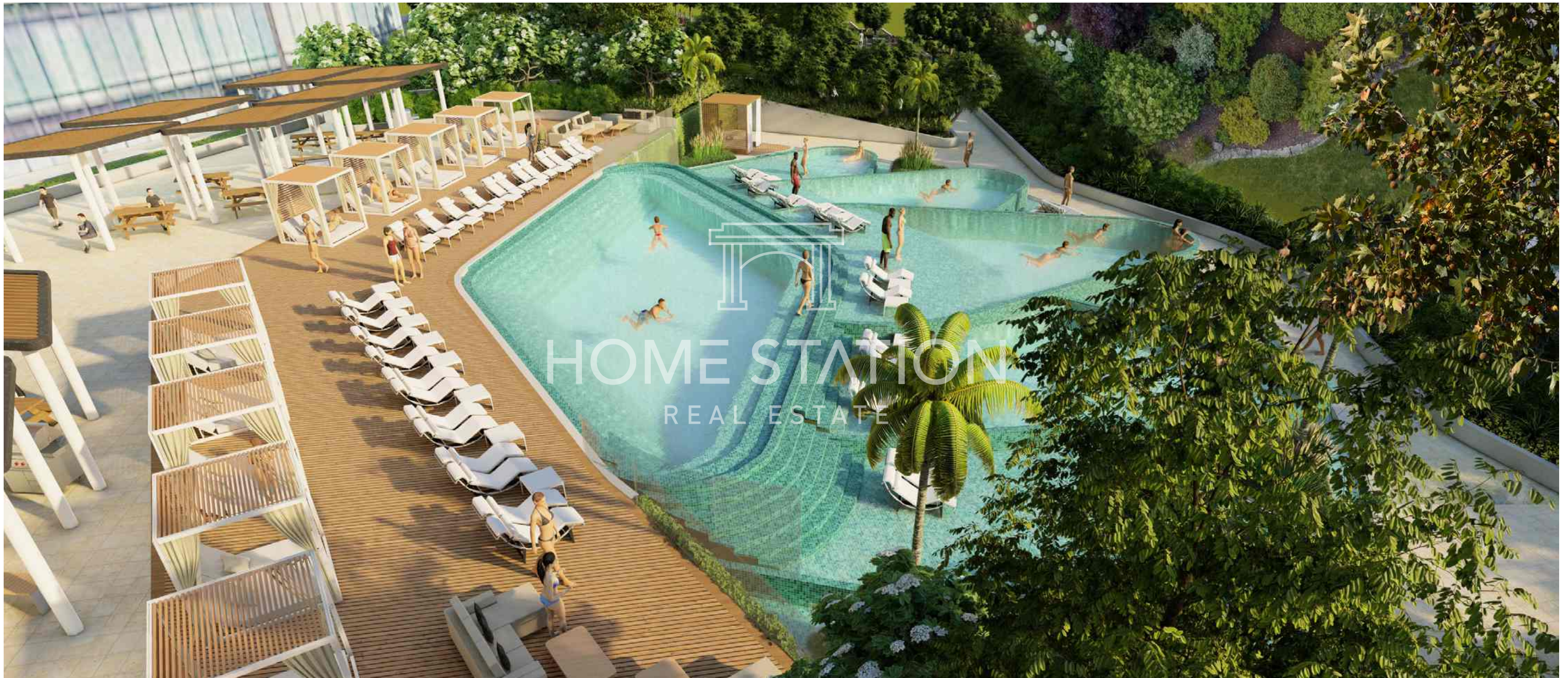
## Amenities

Enliven your soul in a private realm of nourishing spaces.





Splash . Soak . Swim  
and stir with water all around you.





Recharge with world-class outdoor and indoor gyms.





Commune with the like-minded.





Be a child again with your little ones  
in the kids play area.







Entertain loved ones at the family  
zones and BBQ areas.

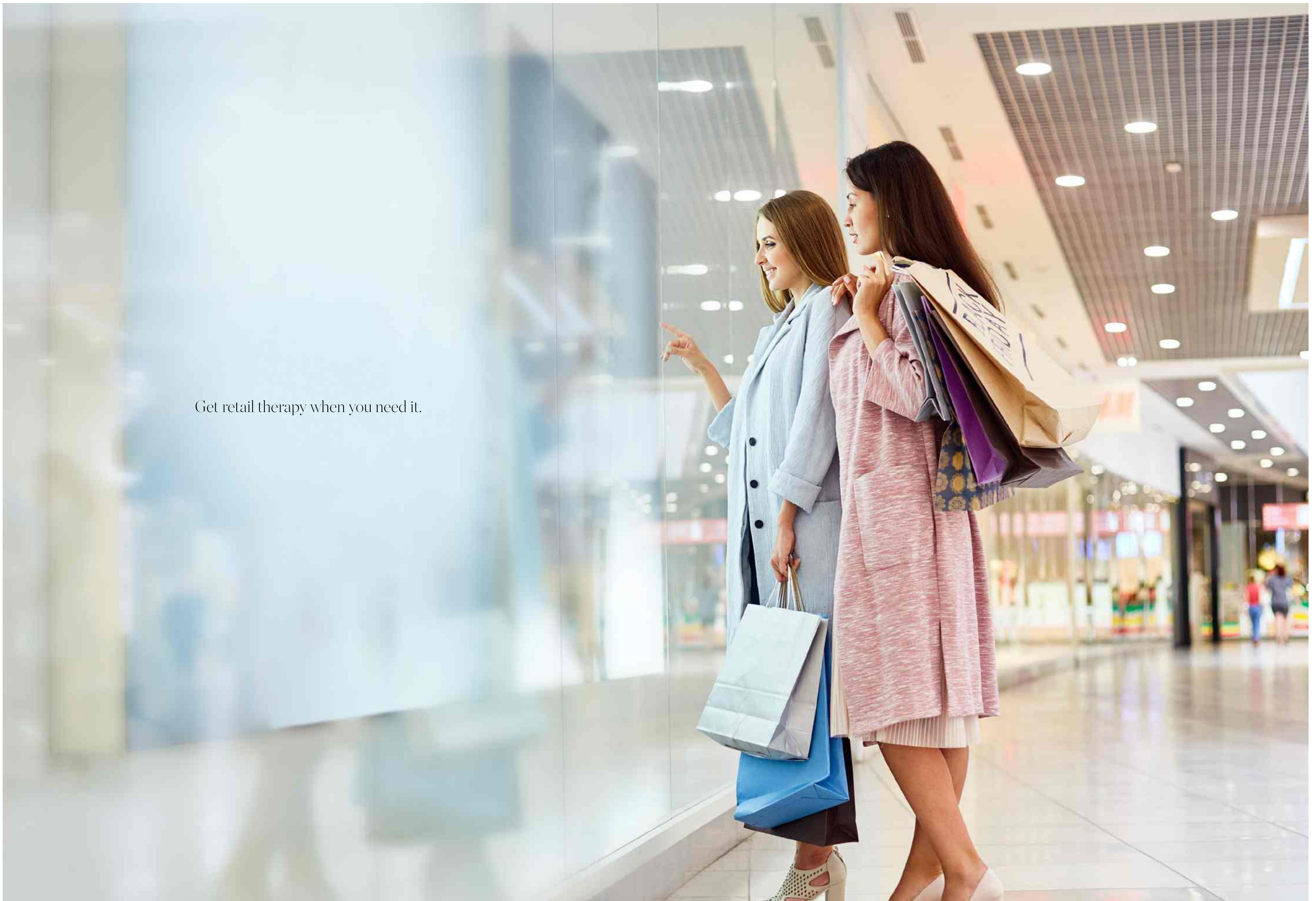




Have a ball at the paddle tennis court, badminton, squash,  
and half basketball court.



Get retail therapy when you need it.



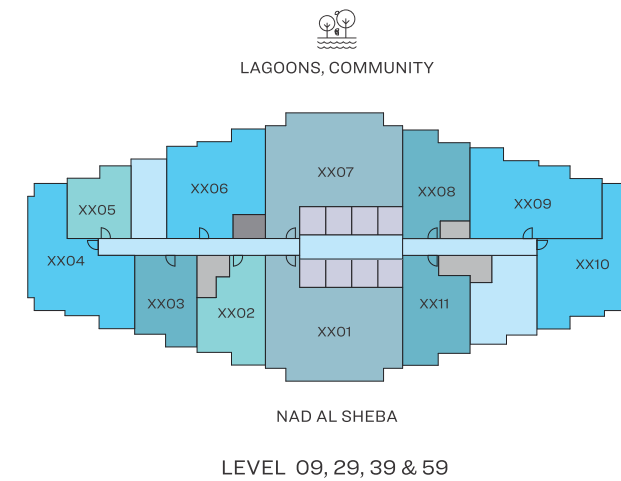
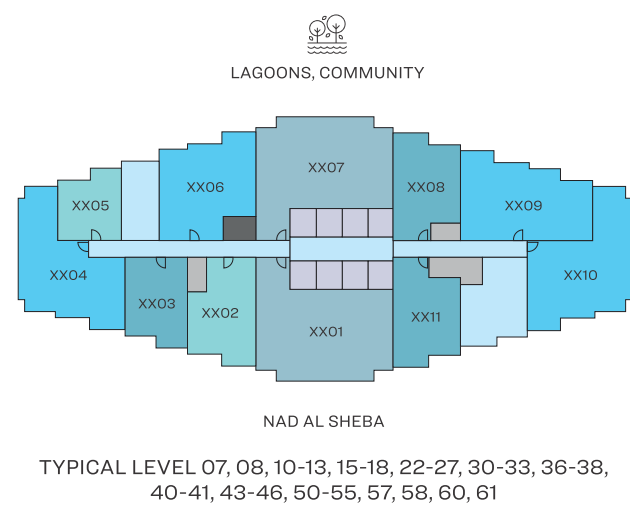
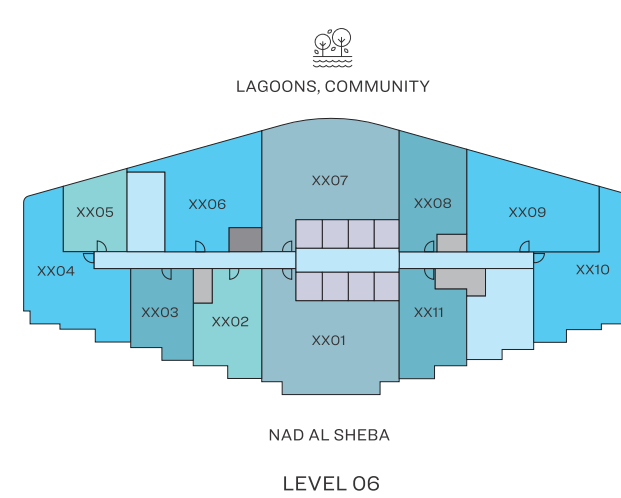
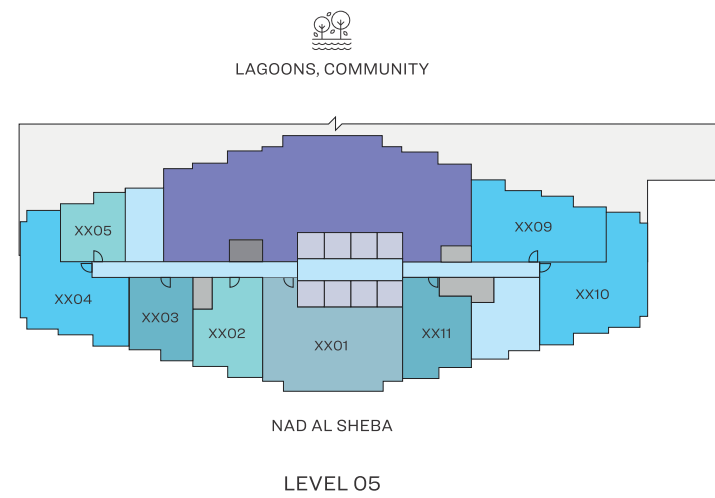
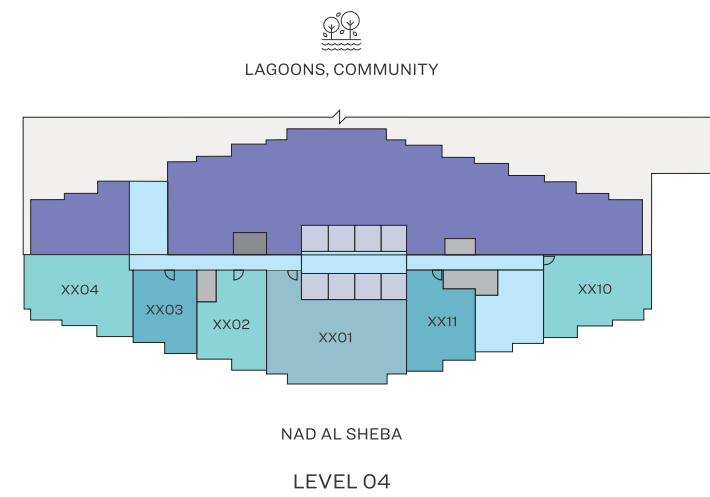
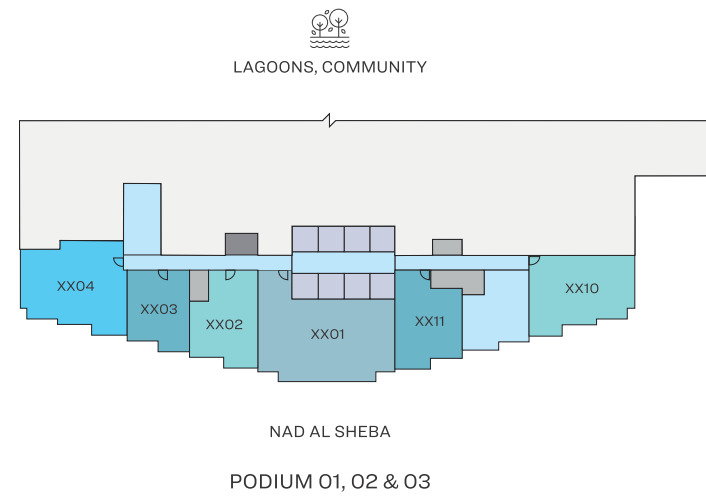


320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans



# FLOOR PLAN LAYOUT

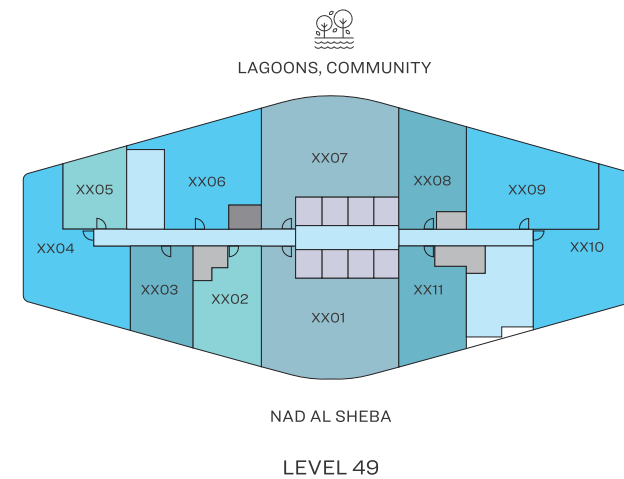
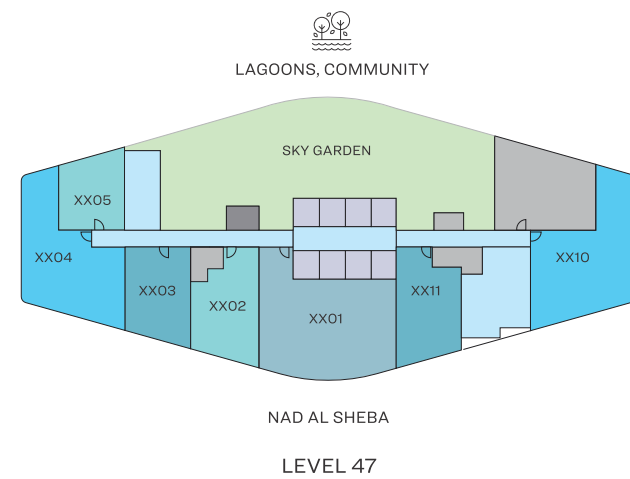
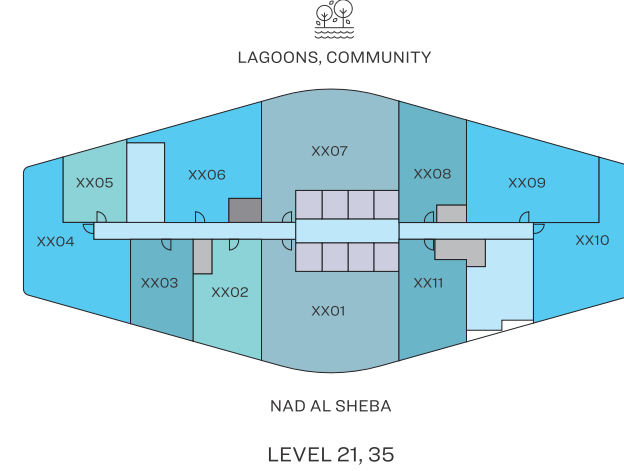
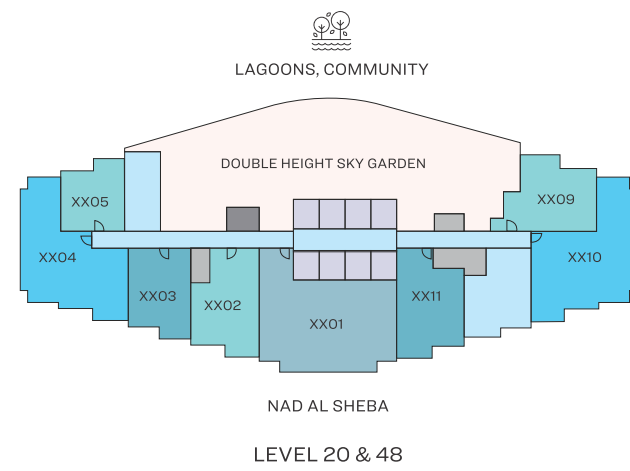
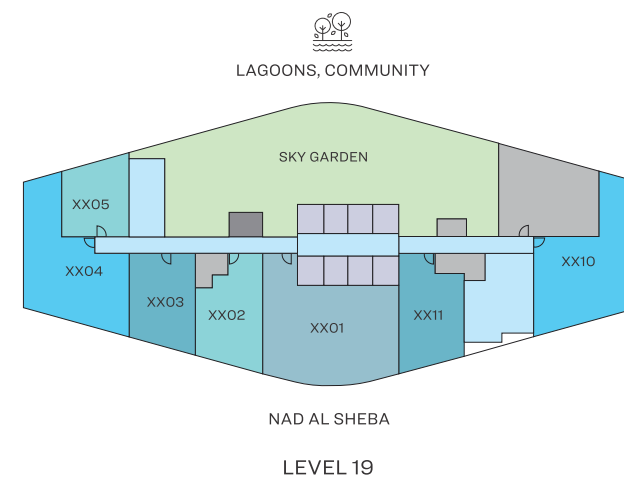
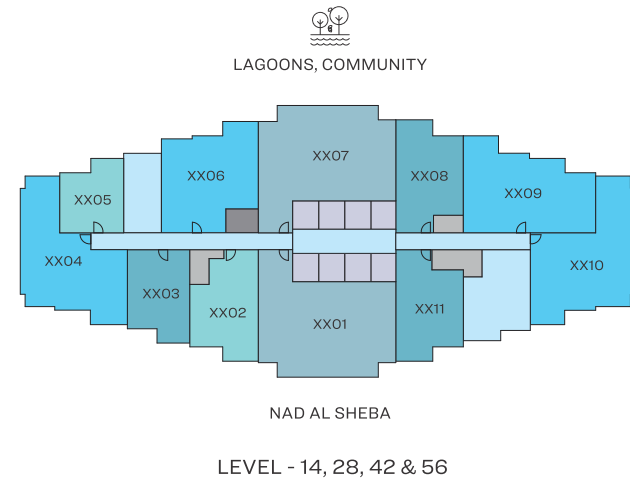
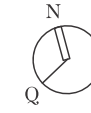


- |              |            |              |           |
|--------------|------------|--------------|-----------|
| 1 BED UNIT   | 2 BED UNIT | CIRCULATION  | AMENITIES |
| 1.5 BED UNIT | 3 BED UNIT | SERVICES     | LIFTS     |
|              |            | GARBAGE ROOM |           |

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



# FLOOR PLAN LAYOUT



- 1 BED UNIT
- 2 BED UNIT
- CIRCULATION
- AMENITIES
- 1.5 BED UNIT
- 3 BED UNIT
- SERVICES
- LIFTS
- GARBAGE ROOM

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# 1 BEDROOM APARTMENT

TYPE A (with balcony)

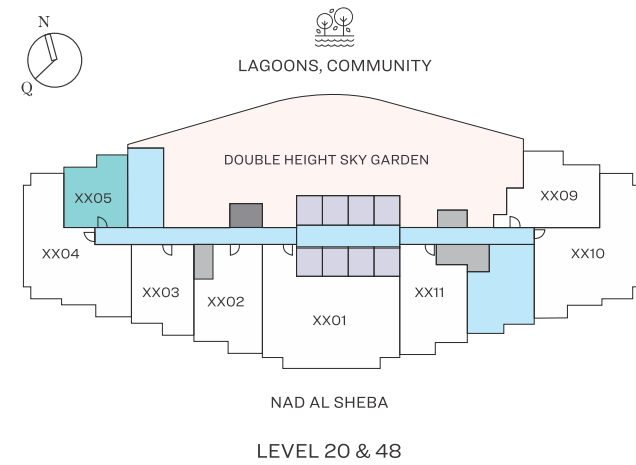
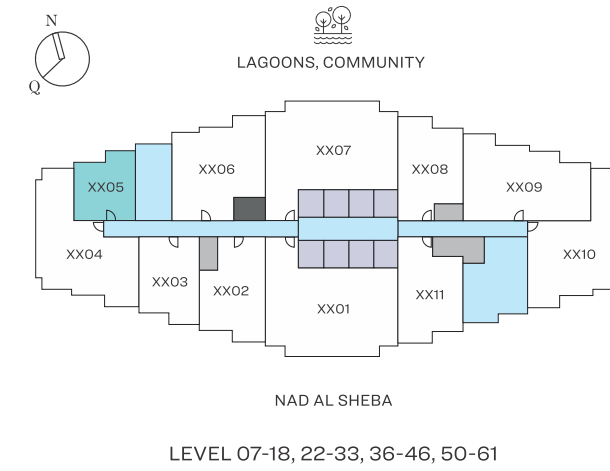
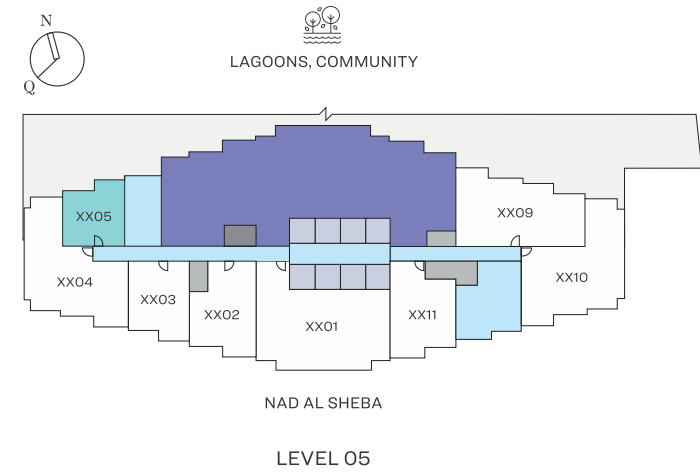
## TOTAL SALEABLE AREA

SUITE = 465.54 SQ.FT.

BALCONY = 58.34 SQ.FT.

TOTAL = 523.88 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

**Amenities, Lagoon, Community**  
505

**Lagoons, Community**  
705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 2005, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905

**Lagoons, Community, Creek**  
3005, 3105, 3205, 3305, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4805, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905, 6005, 6105

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# 1 BEDROOM APARTMENT

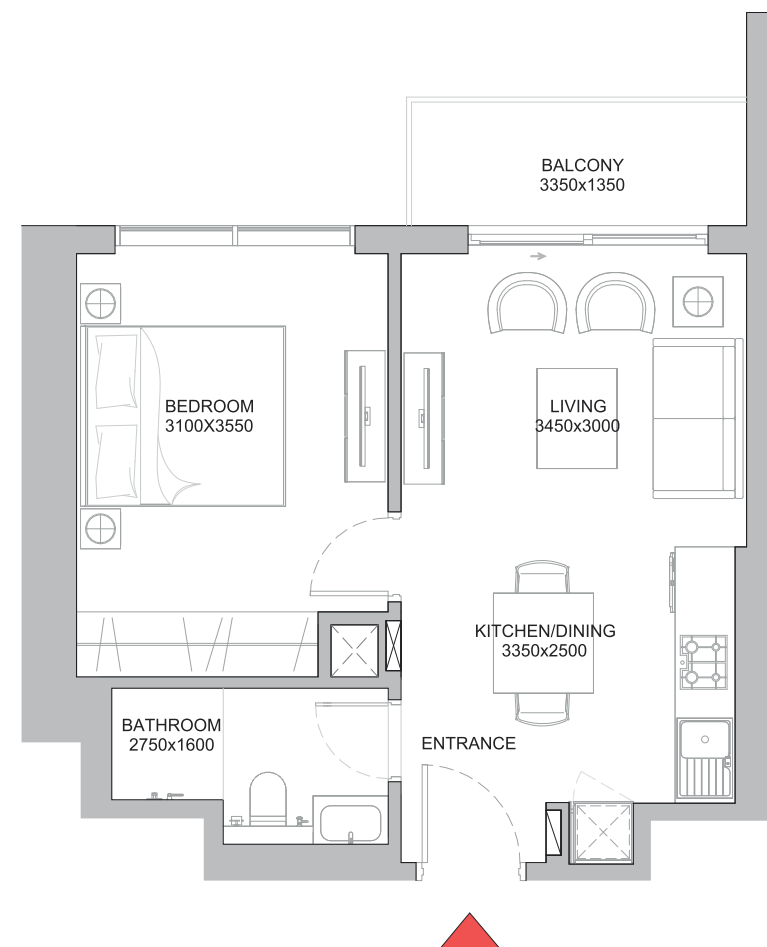
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 465.54 SQ.FT.

BALCONY = 58.34 SQ.FT.

TOTAL = 523.88 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

**Amenities, Lagoon, Community**  
505

**Lagoons, Community**  
705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 2005, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905

**Lagoons, Community, Creek**  
3005, 3105, 3205, 3305, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405, 4505, 4605, 4805, 5005, 5105, 5205, 5305, 5405, 5505, 5605, 5705, 5805, 5905, 6005, 6105



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# 1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

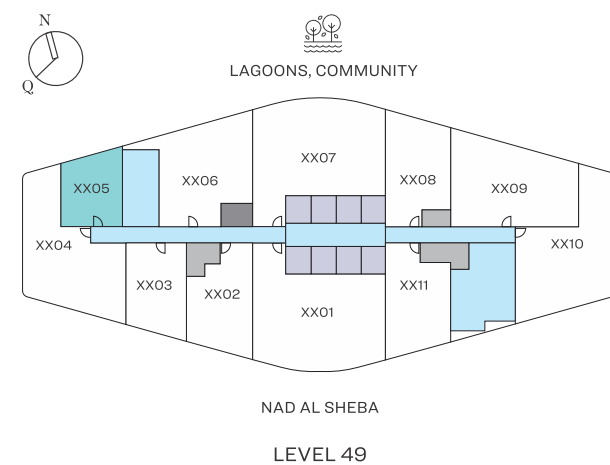
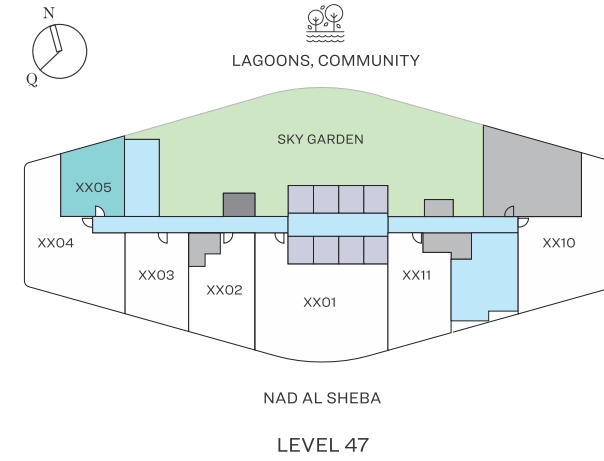
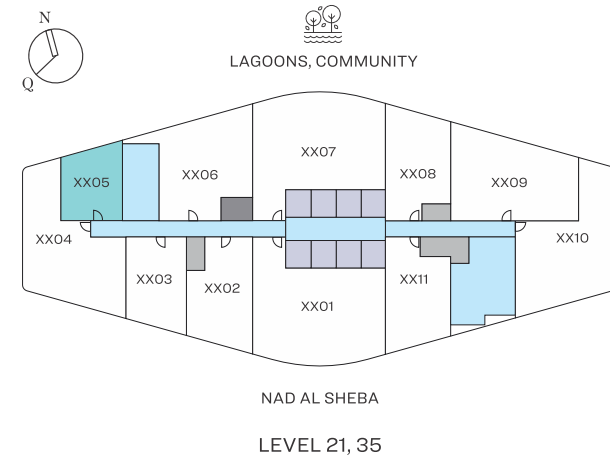
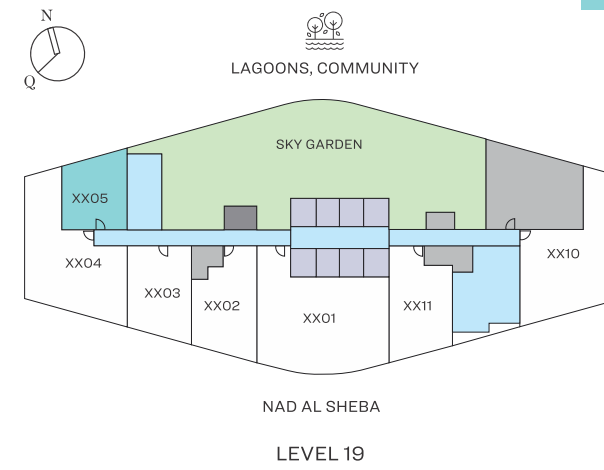
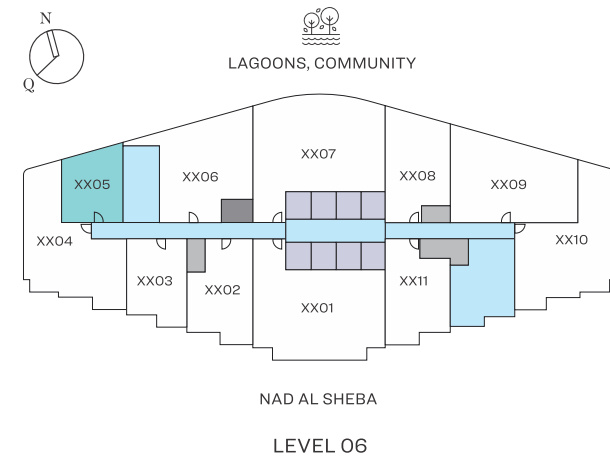
## TOTAL SALEABLE AREA

SUITE = 465.54 SQ.FT.

BALCONY = 130.14 SQ.FT.

TOTAL = 595.68 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
605

Lagoons, Community  
1905, 2105

Lagoons, Community, Creek  
3505, 4705, 4905

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# 1 BEDROOM APARTMENT

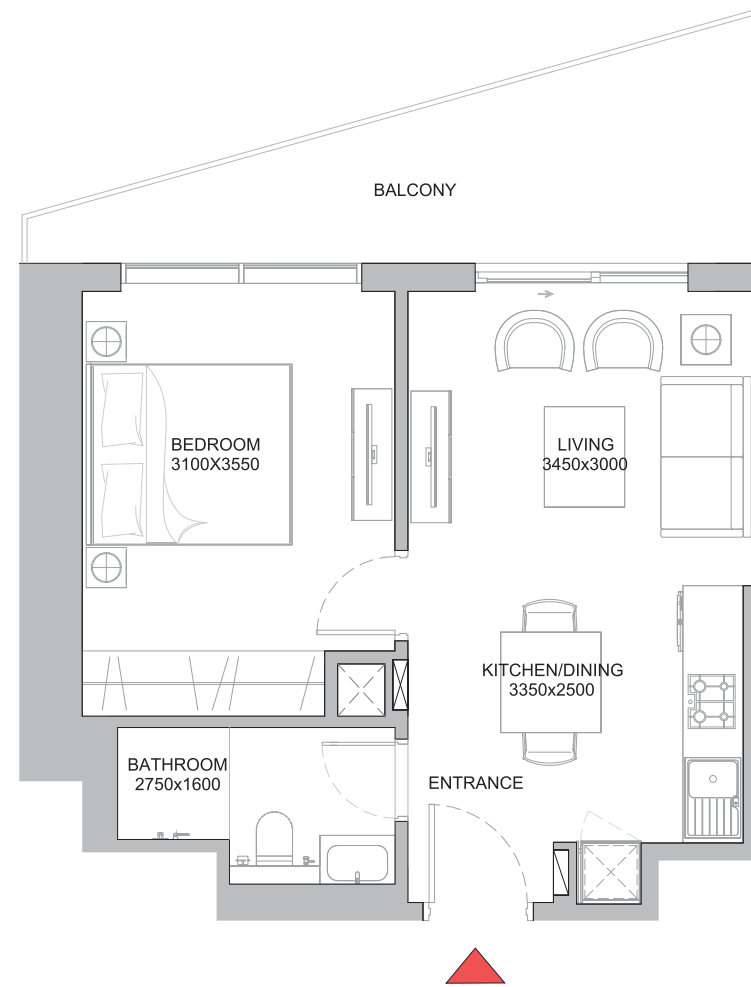
TYPE A (with balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 465.54 SQ.FT.

BALCONY = 130.14 SQ.FT.

TOTAL = 595.68 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
605

Lagoons, Community  
1905, 2105

Lagoons, Community, Creek  
3505, 4705, 4905



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# 1 BEDROOM APARTMENT

TYPE B (with store room and powder room + balcony)

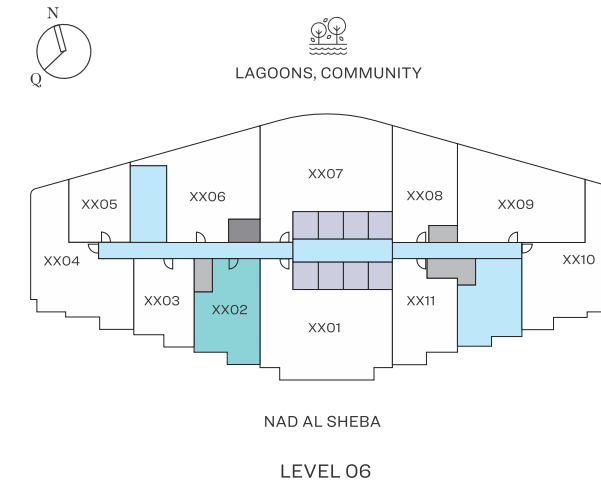
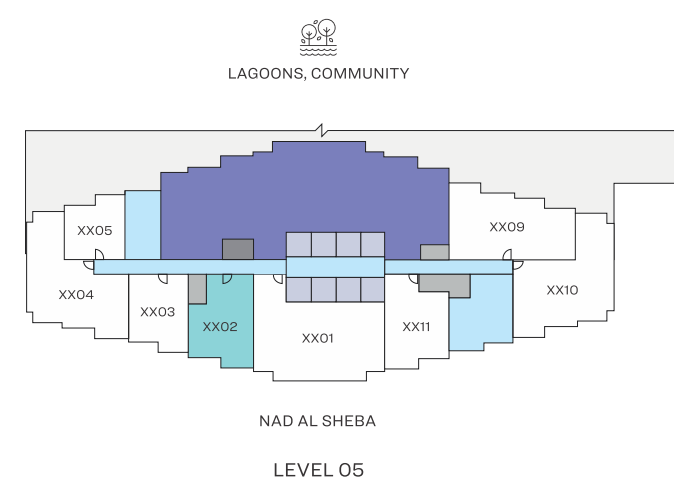
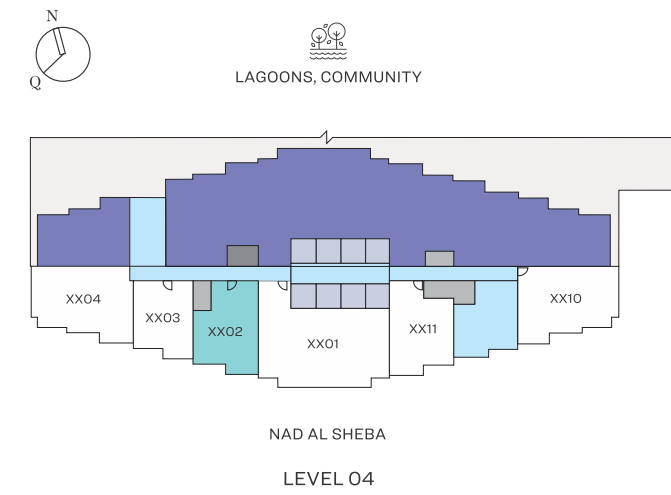
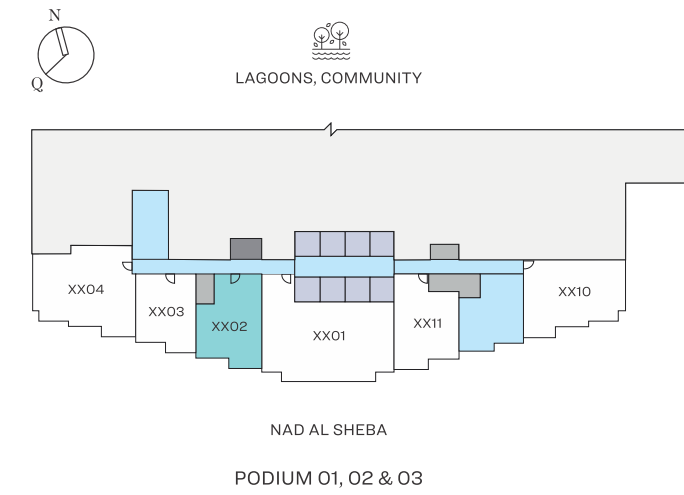
## TOTAL SALEABLE AREA

SUITE = 694.38 SQ.FT. - 694.92 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Street View

102, 202, 302, 402, 502, 602

### Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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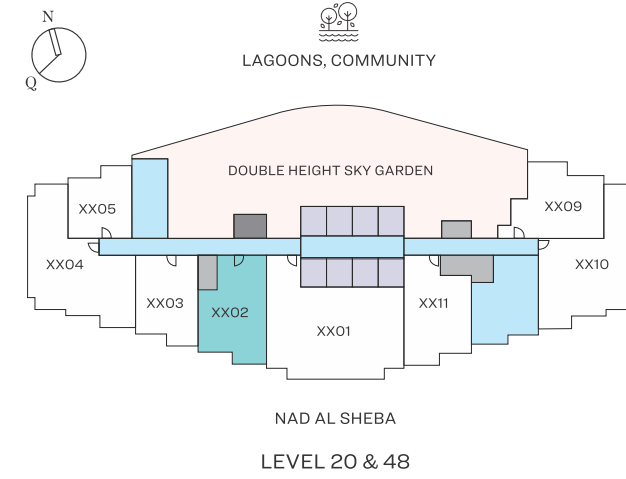
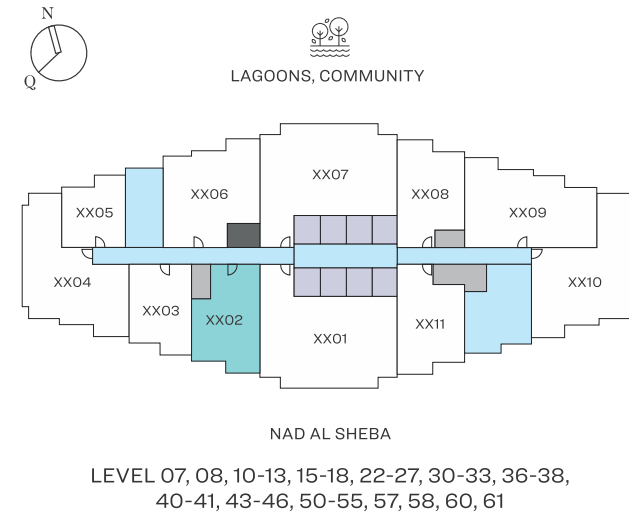


# 1 BEDROOM APARTMENT

TYPE B (with store room and powder room + balcony)

**TOTAL SALEABLE AREA**  
 SUITE = 694.38 SQ.FT. - 694.92 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Street View

102, 202, 302, 402, 502, 602

### Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602,  
3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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# 1 BEDROOM APARTMENT

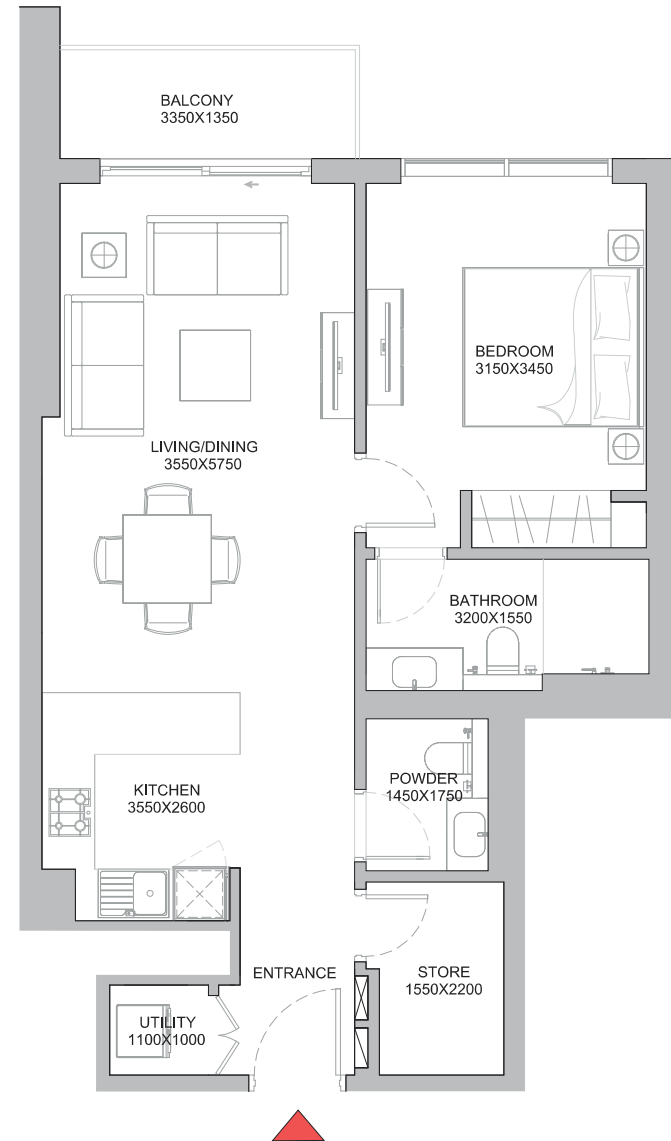
TYPE B (with store room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 694.38 SQ.FT. - 694.92 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 753.69 SQ.FT. - 754.23 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

#### Street View

102, 202, 302, 402, 502, 602

#### Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2002, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3302, 3602, 3702, 3802, 4002, 4102, 4302, 4402, 4502, 4602, 4802, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102



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# 1 BEDROOM APARTMENT

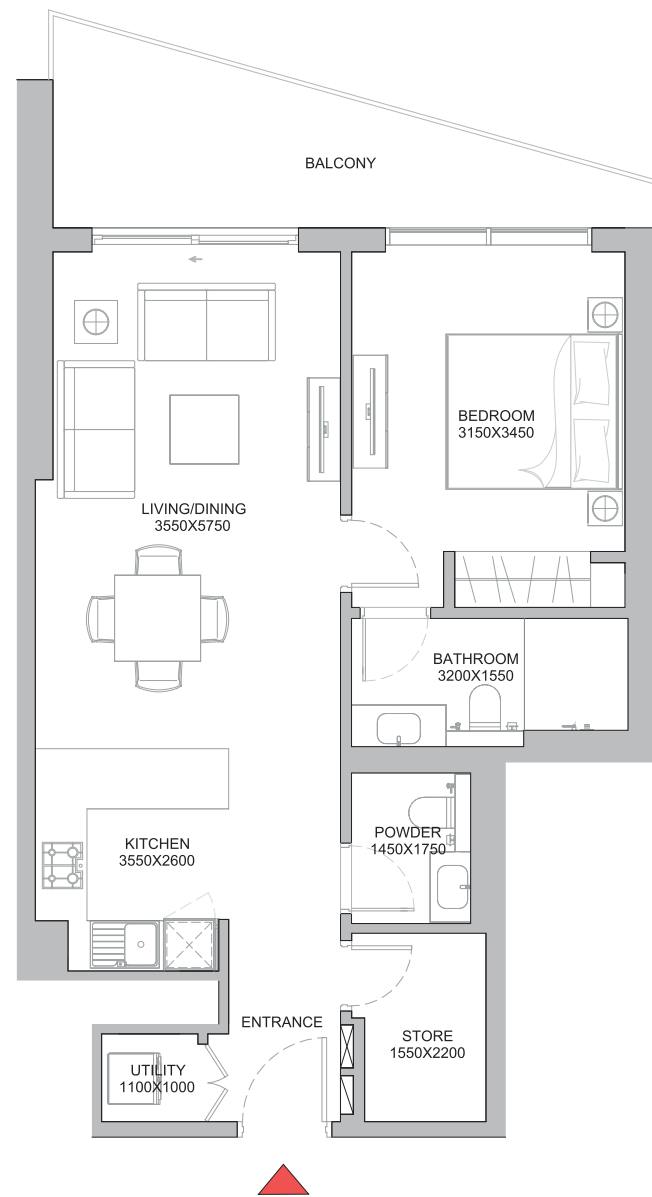
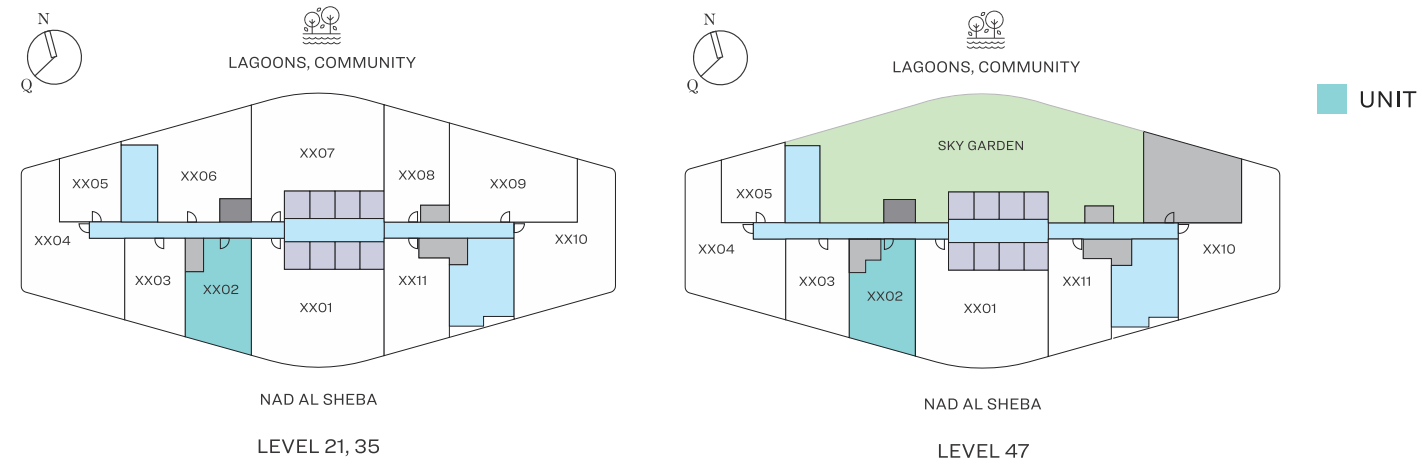
TYPE B (with store room and powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 694.92 SQ.FT.

BALCONY = 128.31 SQ.FT.

TOTAL = 823.23 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba  
2102, 3502, 4702

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# 1 BEDROOM APARTMENT

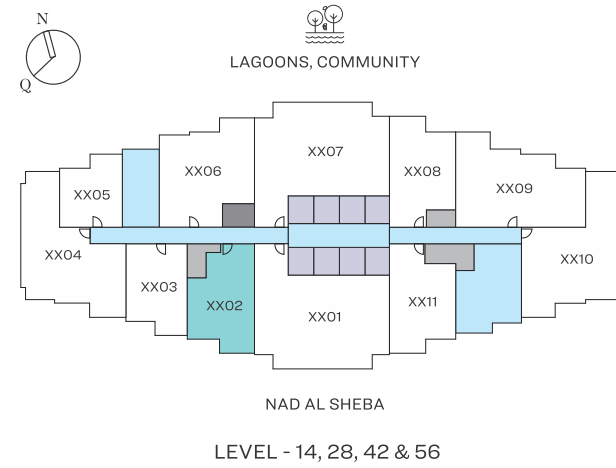
TYPE C (with powder room + balcony)

## TOTAL SALEABLE AREA

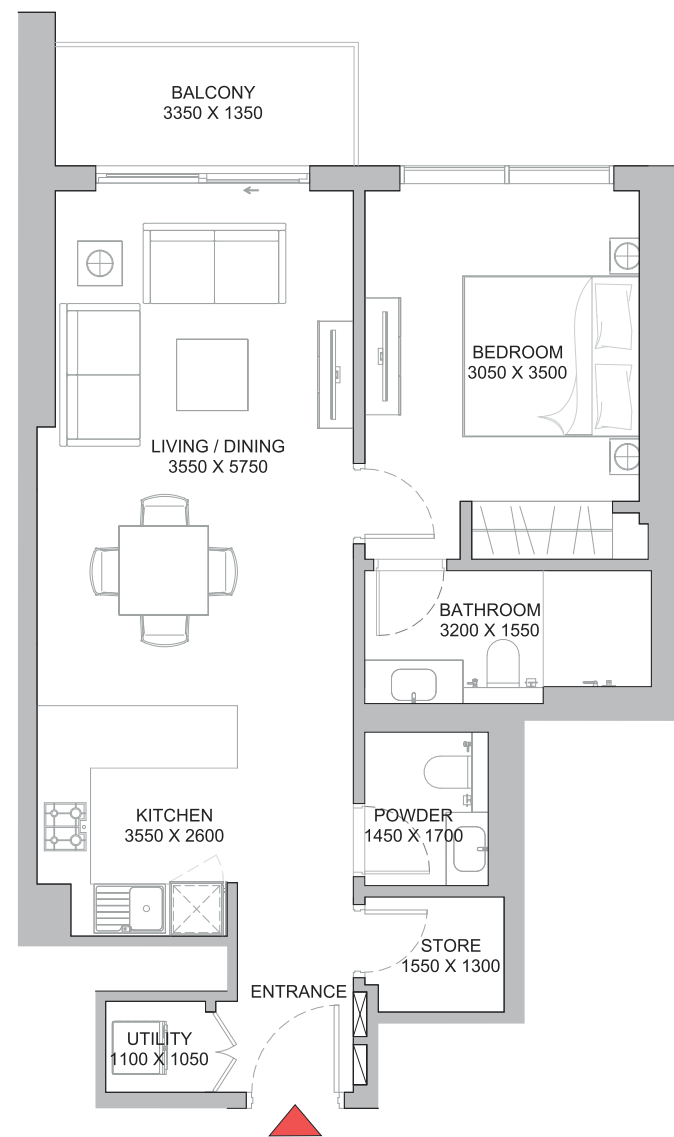
SUITE = 678.02 SQ.FT.

BALCONY = 59.42 SQ.FT.

TOTAL = 737.44 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba  
1402, 2802, 4202, 5602

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# 1 BEDROOM APARTMENT

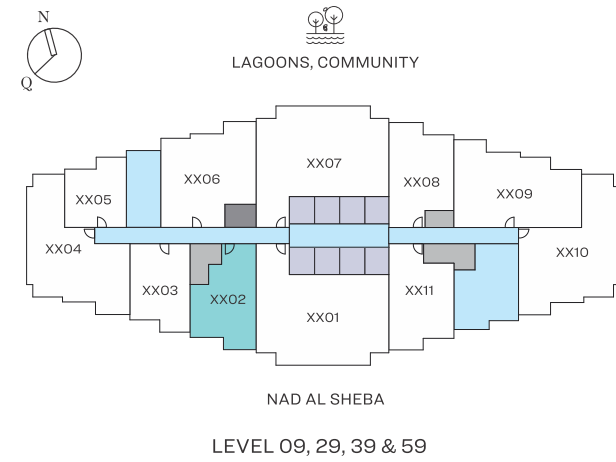
TYPE D (with powder room + balcony)

## TOTAL SALEABLE AREA

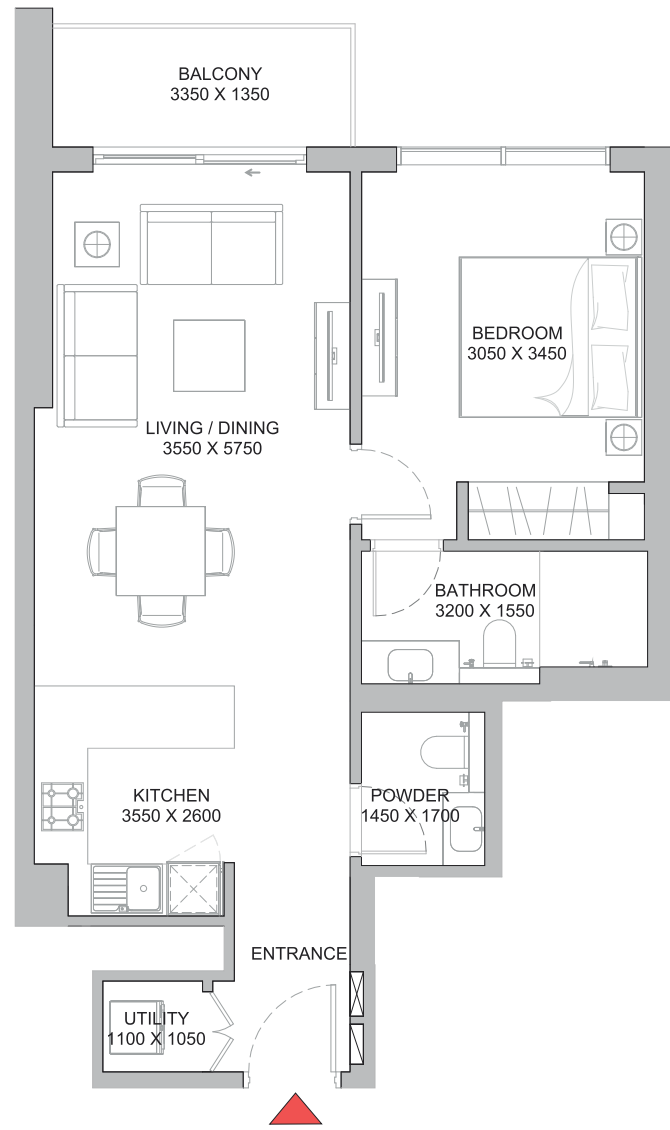
SUITE = 654.12 SQ.FT.

BALCONY = 59.42 SQ.FT.

TOTAL = 713.54 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

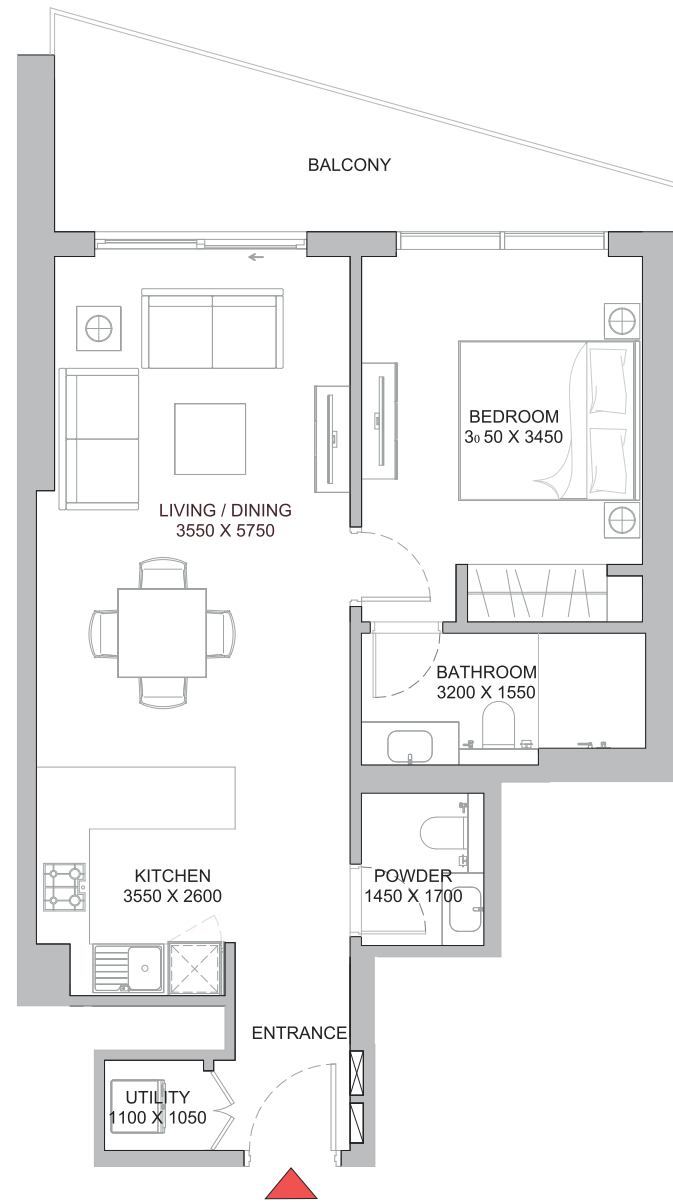
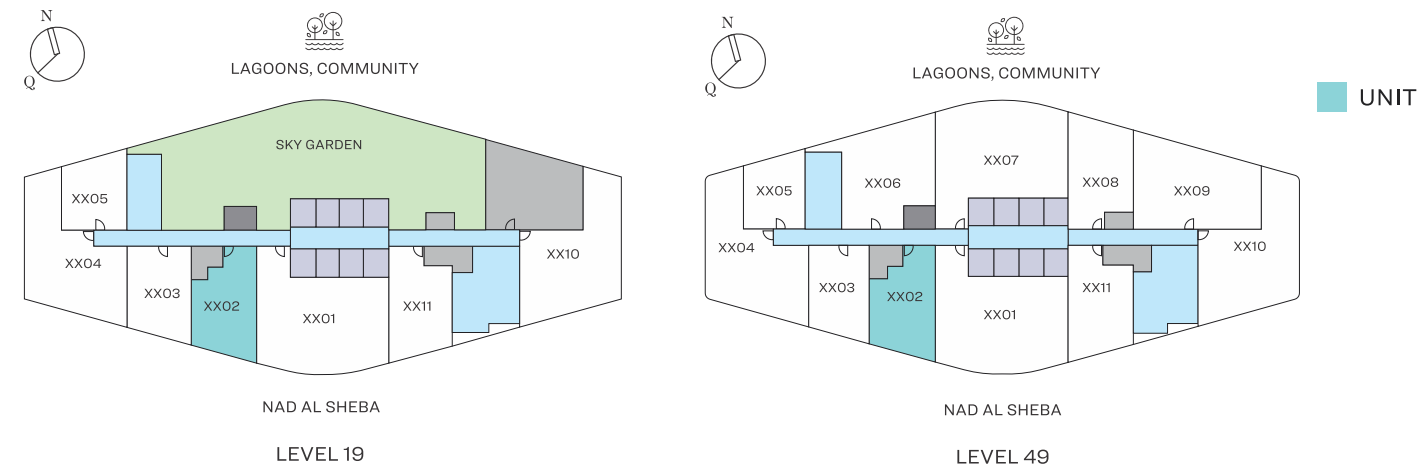
Nad Al Sheba  
902, 2902, 3902, 5902

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**1 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 654.12 SQ.FT.  
 BALCONY = 128.31 SQ.FT.  
 TOTAL = 782.43 SQ.FT.



List of unit numbers with this unit plan:

**VIEWS**

Nad Al Sheba  
 1902, 4902

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# 1 BEDROOM APARTMENT

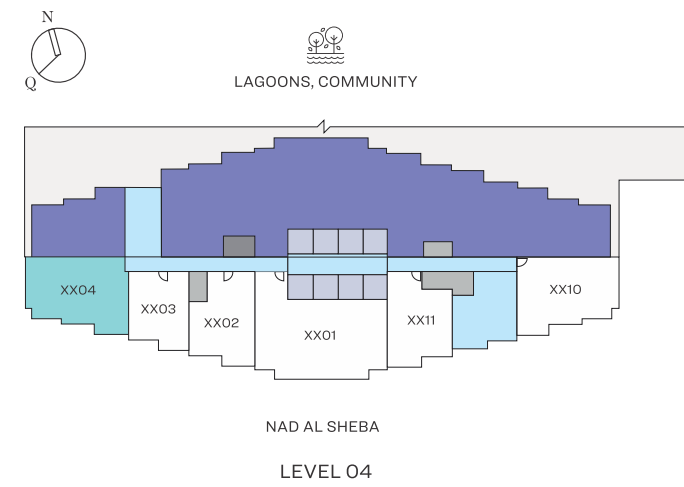
TYPE E (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 888.78 SQ.FT.

BALCONY = 116.25 SQ.FT.

TOTAL = 1,005.03 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Street View  
404

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

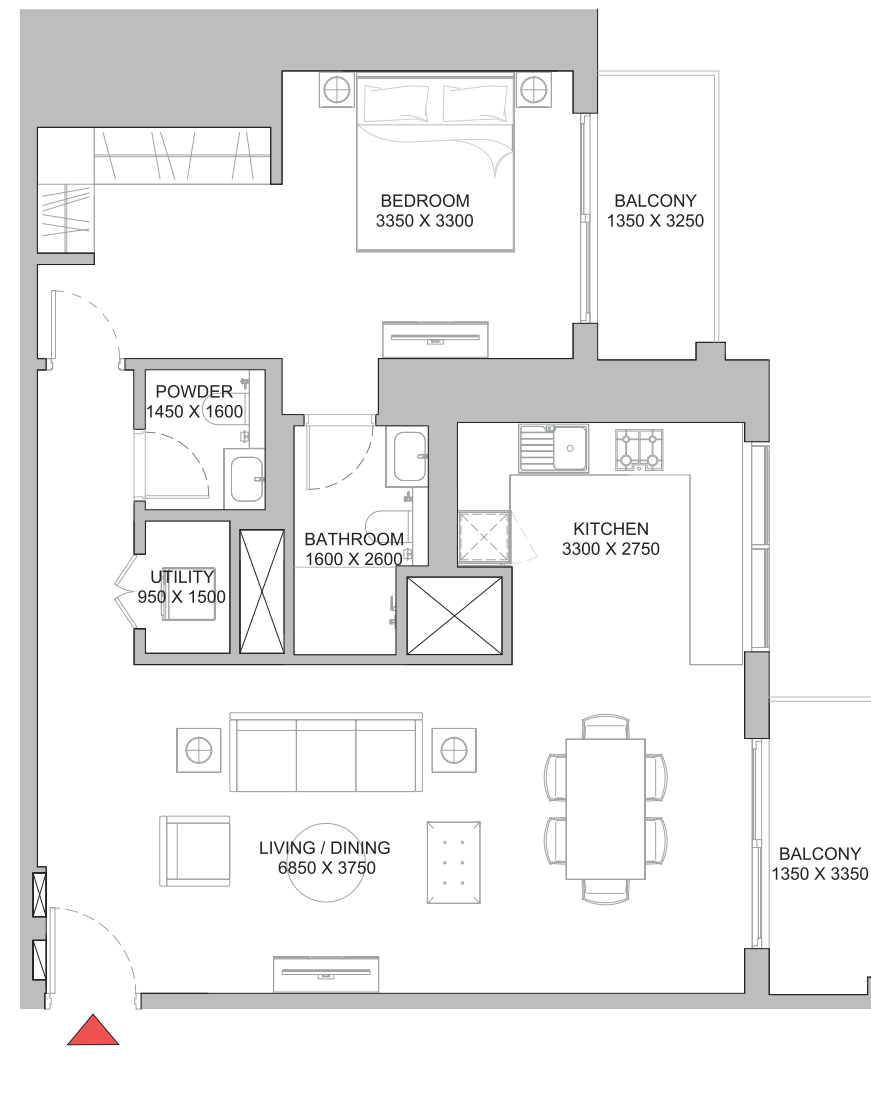
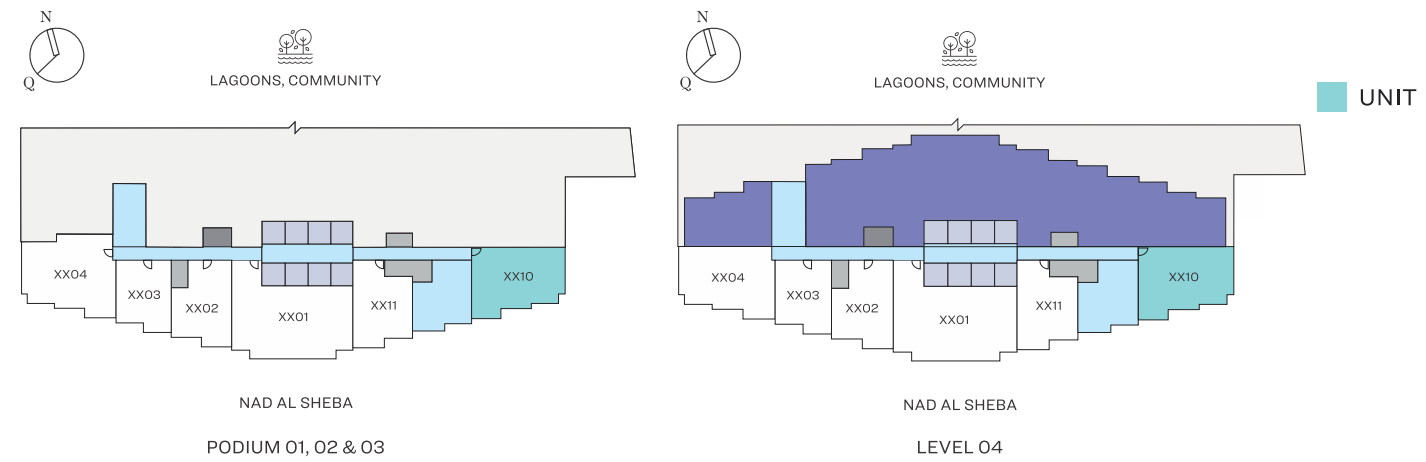


# 1 BEDROOM APARTMENT

TYPE F (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 865.74 SQ.FT.  
BALCONY = 116.25 SQ.FT.  
TOTAL = 981.99 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Street View  
110, 210, 310, 410

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



# 1 BEDROOM APARTMENT

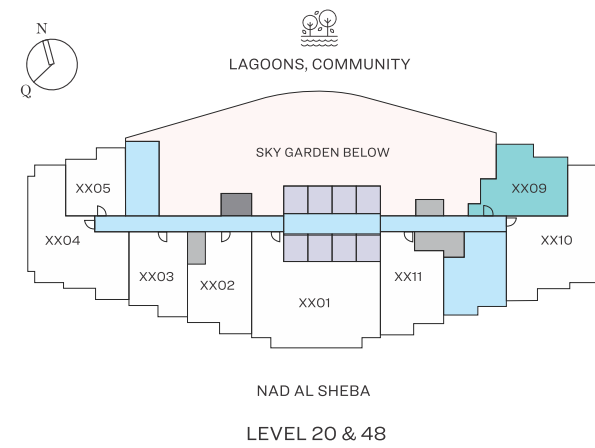
TYPE G (with balcony)

## TOTAL SALEABLE AREA

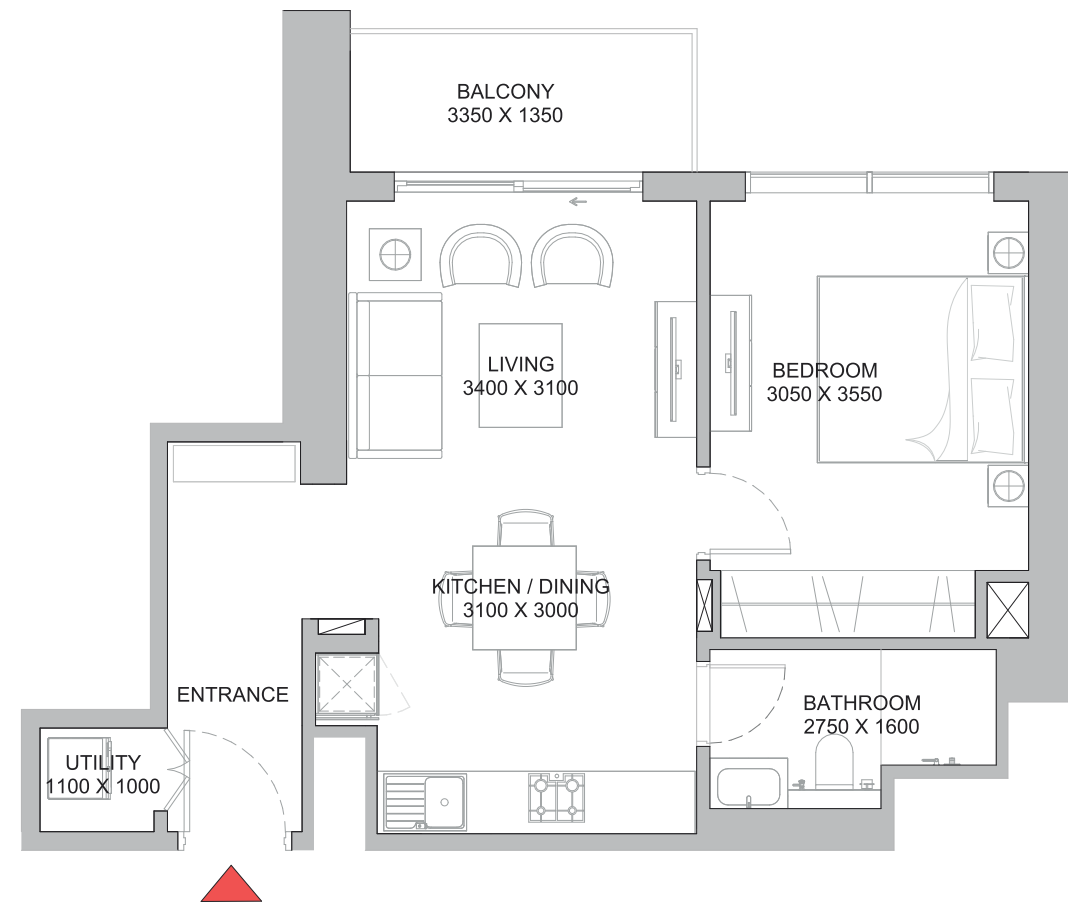
SUITE = 543.58 SQ.FT.

BALCONY = 59.31 SQ.FT.

TOTAL = 602.89 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community  
2009

Lagoons, Community, Creek  
4809



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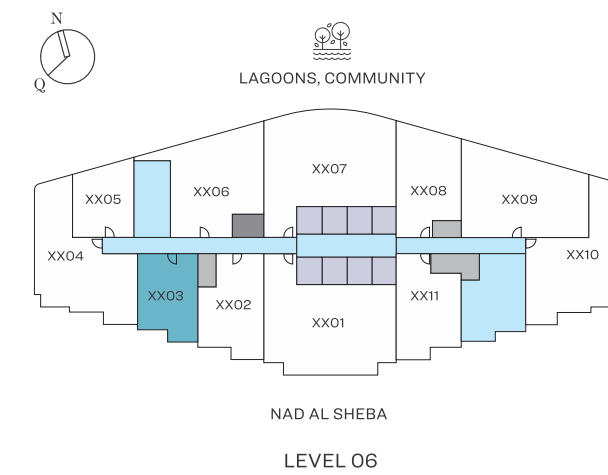
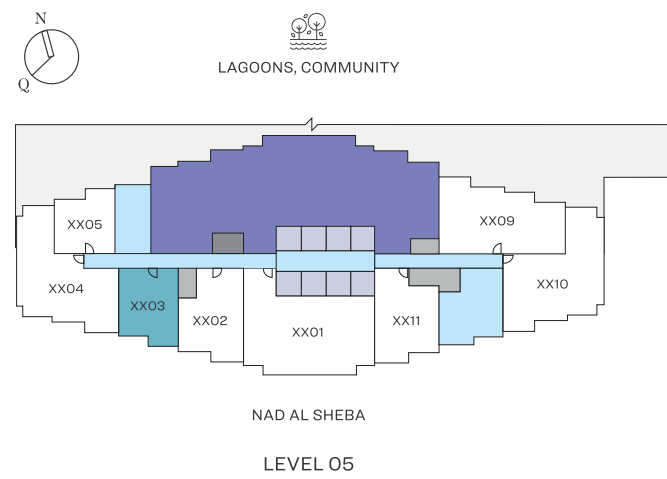
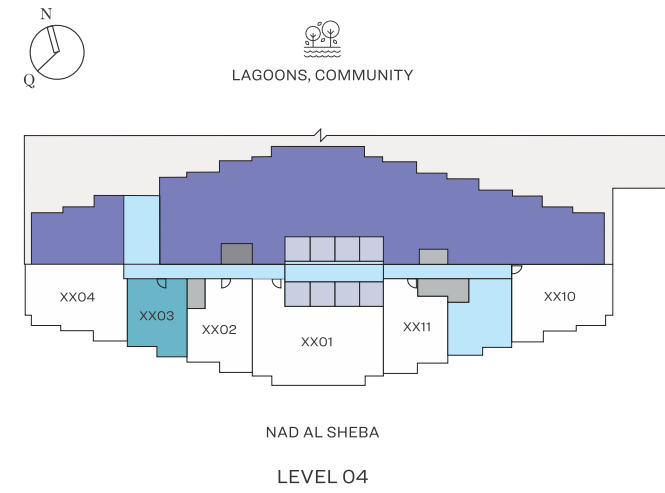
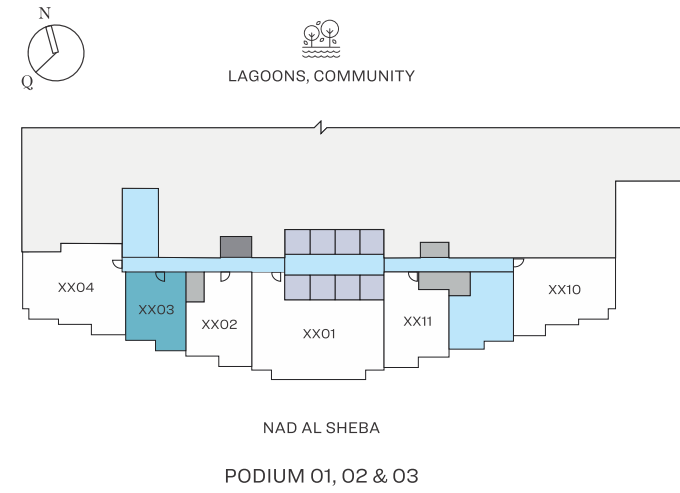
# 1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.  
 BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.  
 TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Street View

103, 203, 303, 403, 503, 603

### Nad Al Sheba

703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



## 1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony)

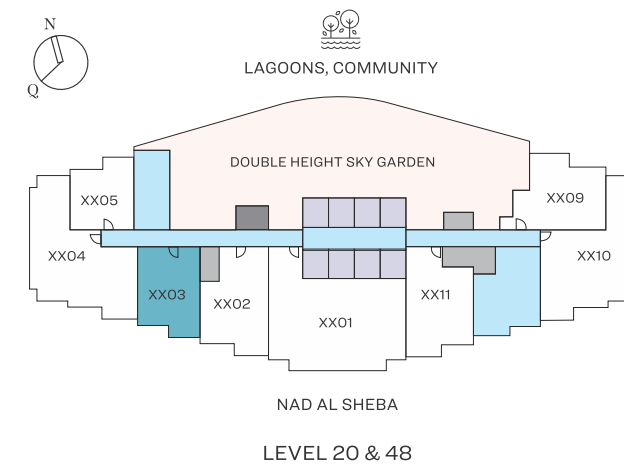
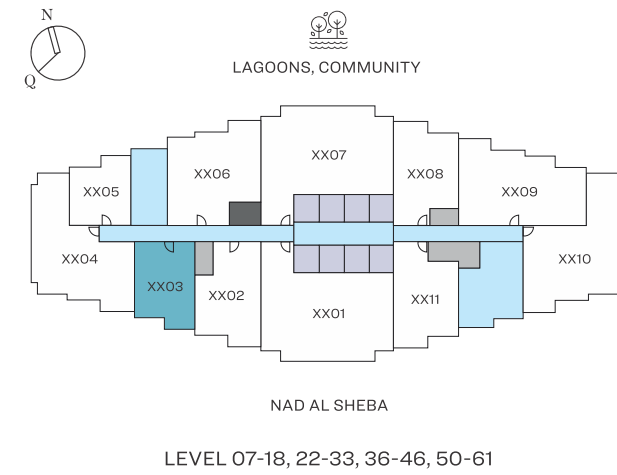
## TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.

BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.

TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Street View

103, 203, 303, 403, 503, 603

#### Nad Al Sheba

703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



## 1.5 BEDROOM APARTMENT

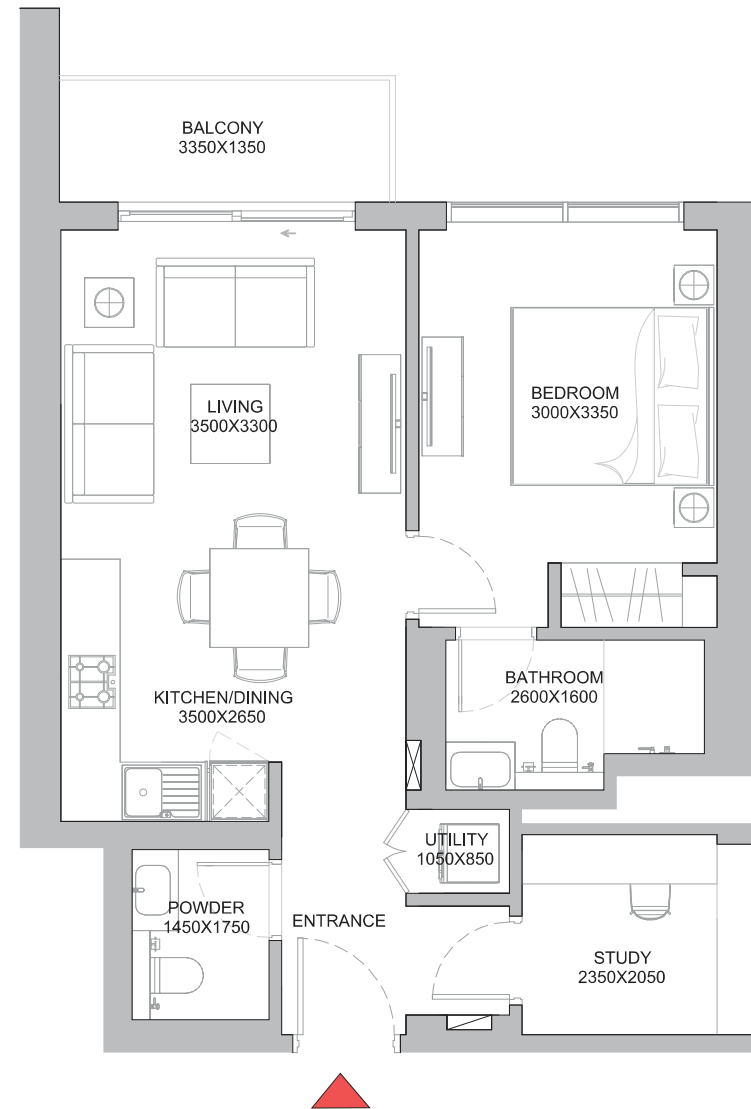
TYPE A (with study room and powder room + balcony)

### TOTAL SALEABLE AREA

SUITE RANGE = 618.71 SQ.FT. - 619.36 SQ.FT.

BALCONY = 58.45 SQ.FT. - 59.31 SQ.FT.

TOTAL = 677.16 SQ.FT. - 678.67 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

#### Street View

103, 203, 303, 403, 503, 603

#### Nad Al Sheba

703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2003, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 4803, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103



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# 1.5 BEDROOM APARTMENT

TYPE A (with study room and powder room + balcony) VARIANT 1

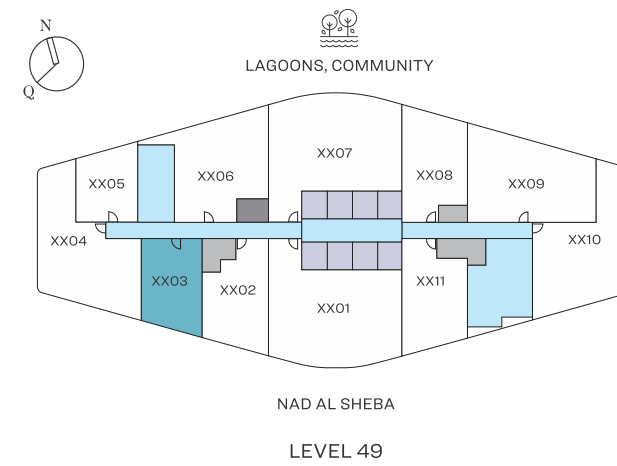
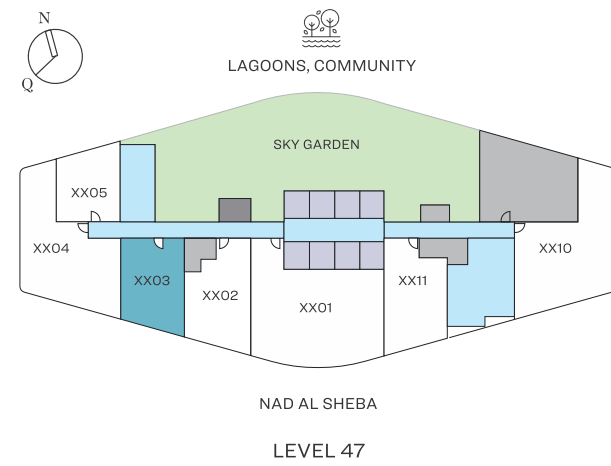
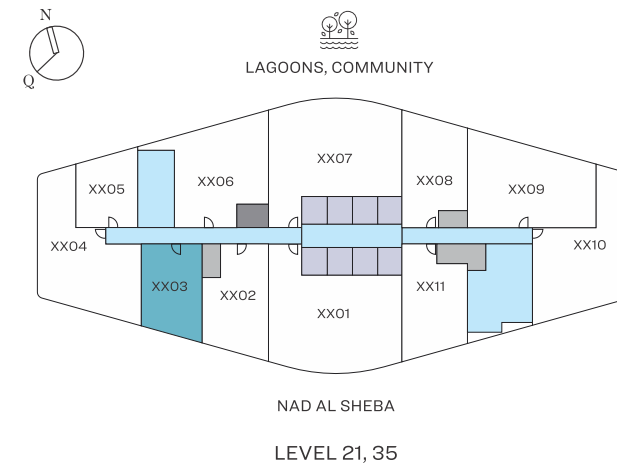
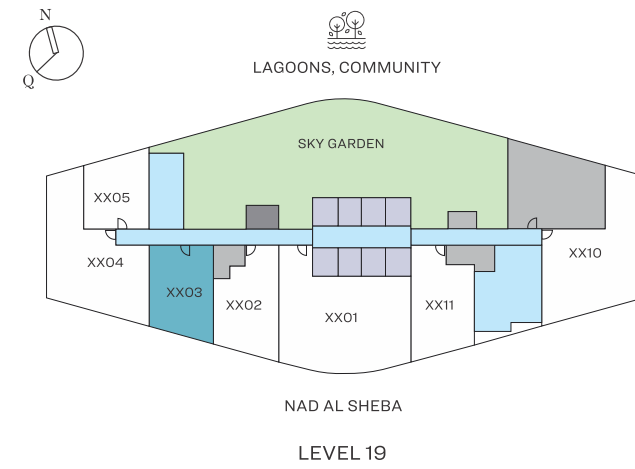
## TOTAL SALEABLE AREA

SUITE = 618.71 SQ.FT.

BALCONY = 126.80 SQ.FT.

TOTAL = 745.51 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba  
1903, 2103, 3503, 4703, 4903

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# 1.5 BEDROOM APARTMENT

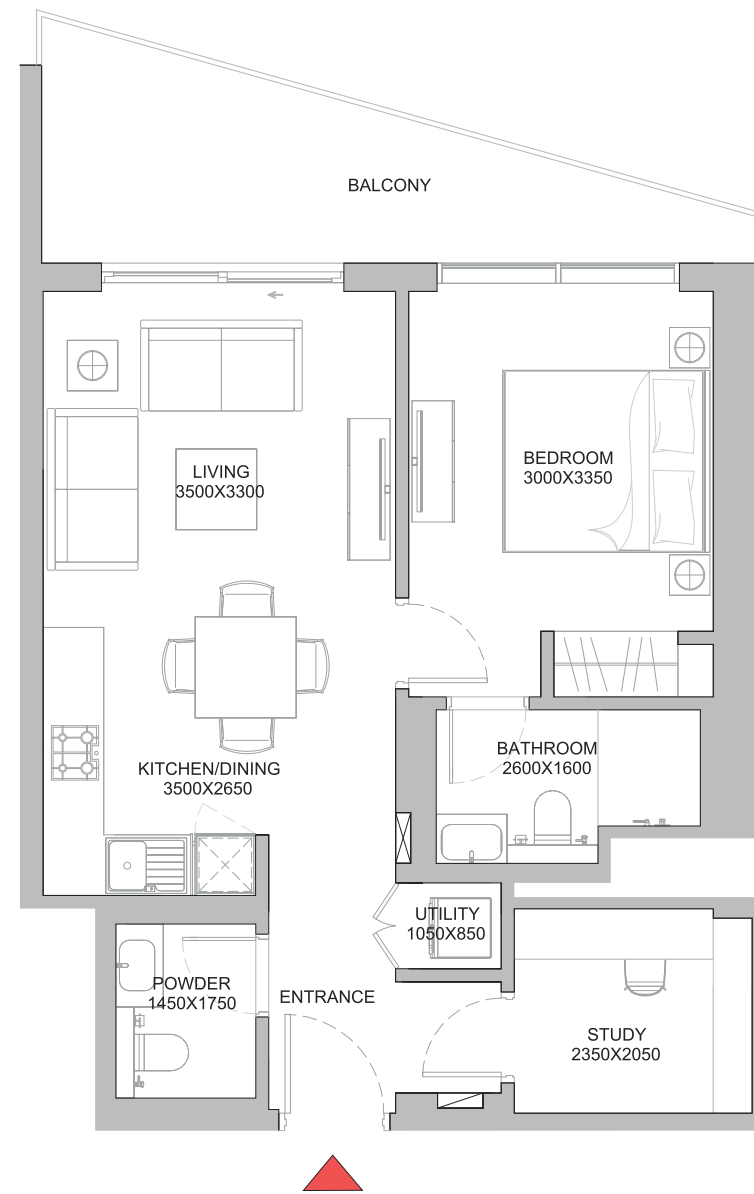
TYPE A (with study room and powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 618.71 SQ.FT.

BALCONY = 126.80 SQ.FT.

TOTAL = 745.51 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Nad Al Sheba  
1903, 2103, 3503, 4703, 4903

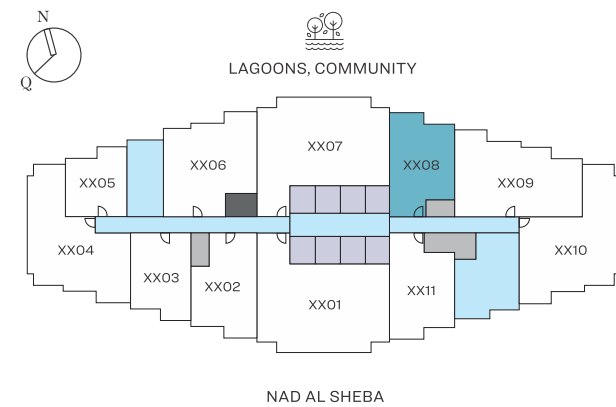
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 1.5 BEDROOM APARTMENT

TYPE B (with study room and powder room + balcony)

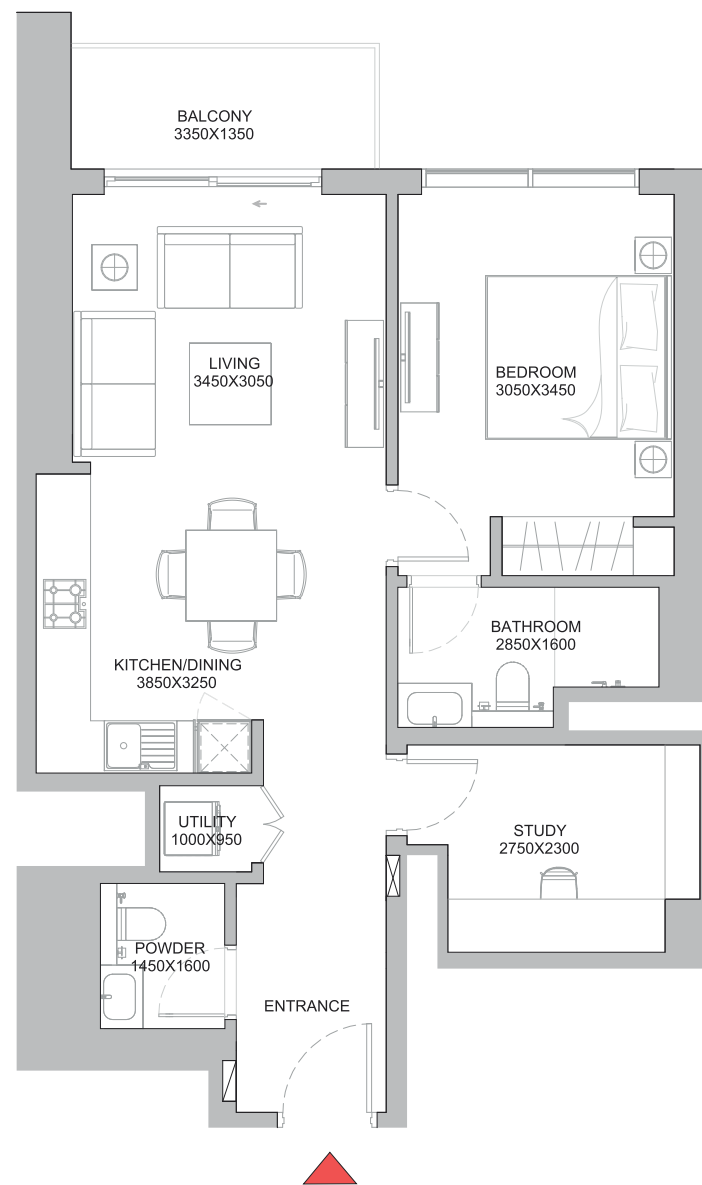
## TOTAL SALEABLE AREA

SUITE = 705.57 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 764.78 SQ.FT.



LEVEL 07-18, 22-33, 36-46, 50-61

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Lagoons, Community

708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908

#### Lagoons, Community, Creek

3008, 3108, 3208, 3308, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408, 4508, 4608, 5008, 5108, 5208, 5308, 5408, 5508, 5608, 5708, 5808, 5908, 6008, 6108

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# 1.5 BEDROOM APARTMENT

TYPE B (with study room and powder room + balcony) VARIANT 1

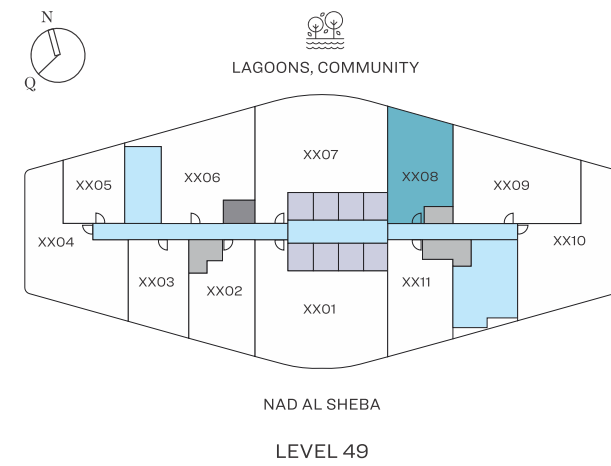
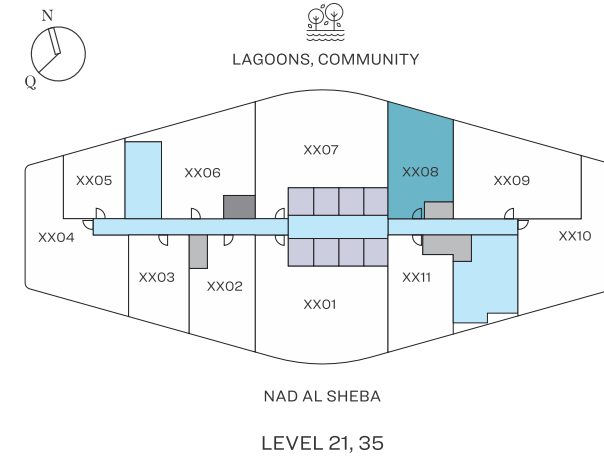
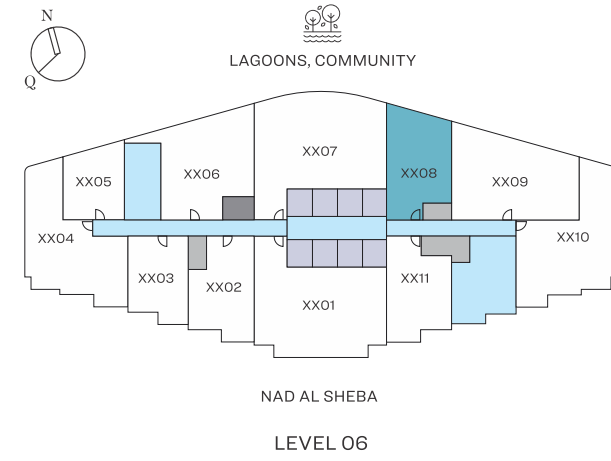
## TOTAL SALEABLE AREA

SUITE = 705.57 SQ.FT.

BALCONY = 128.74 SQ.FT.

TOTAL = 834.31 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
608

Lagoons, Community  
2108

Lagoons, Community, Creek  
3508, 4908

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# 1.5 BEDROOM APARTMENT

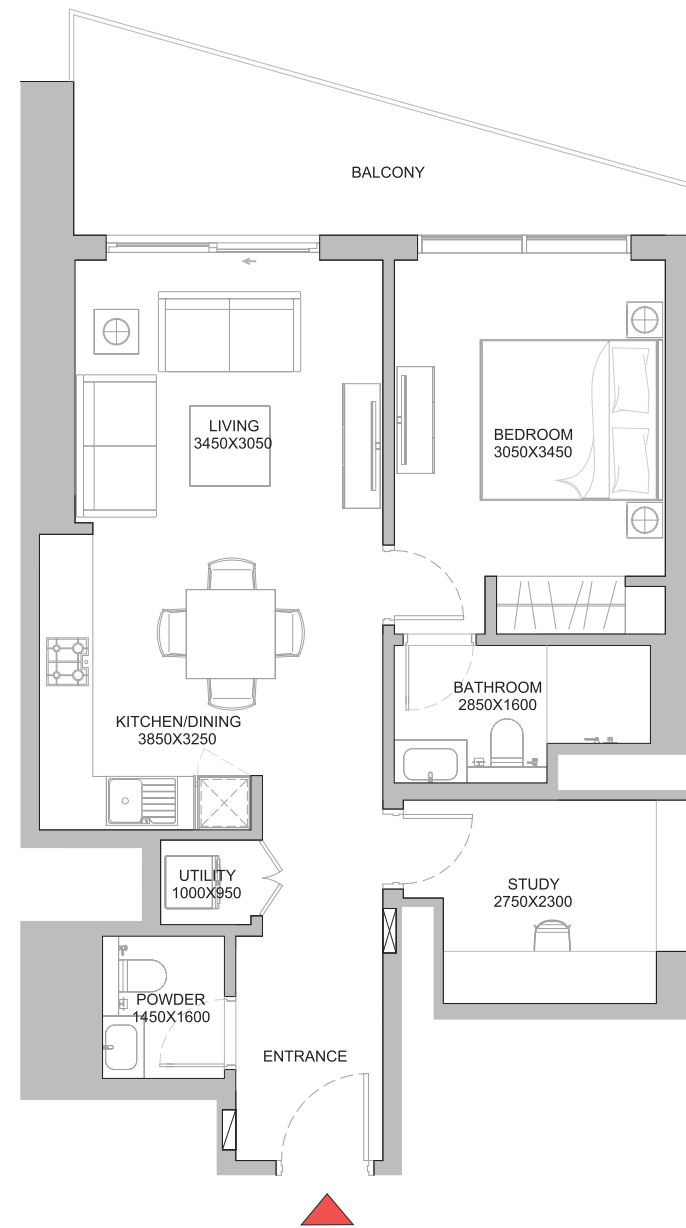
TYPE B (with study room and powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 705.57 SQ.FT.

BALCONY = 128.74 SQ.FT.

TOTAL = 834.31 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
608

Lagoons, Community  
2108

Lagoons, Community, Creek  
3508, 4908



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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



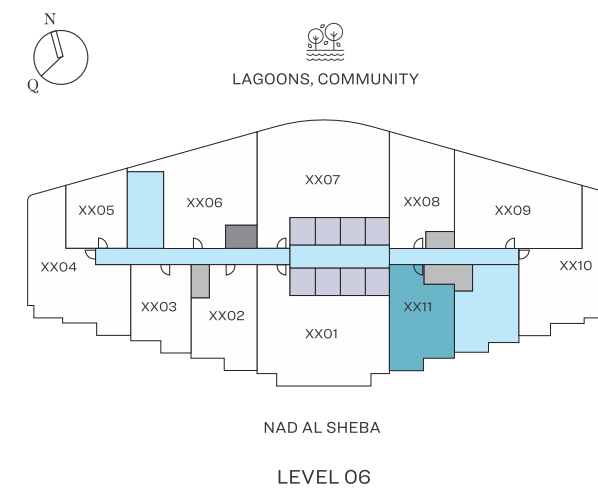
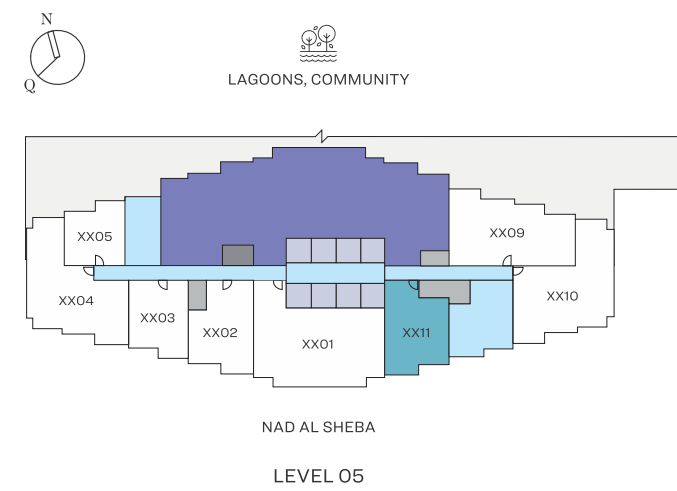
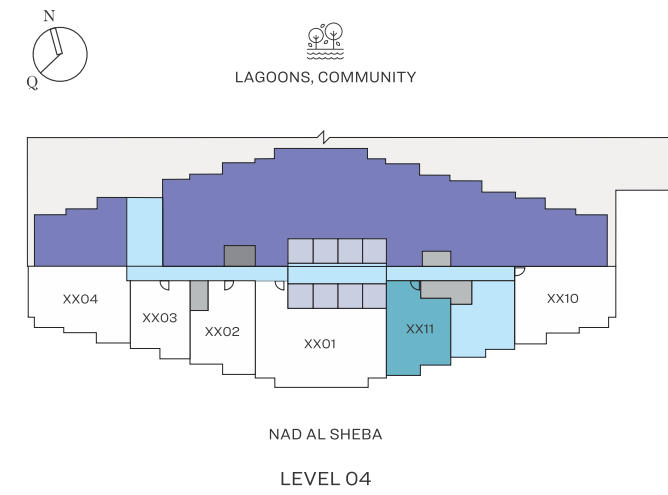
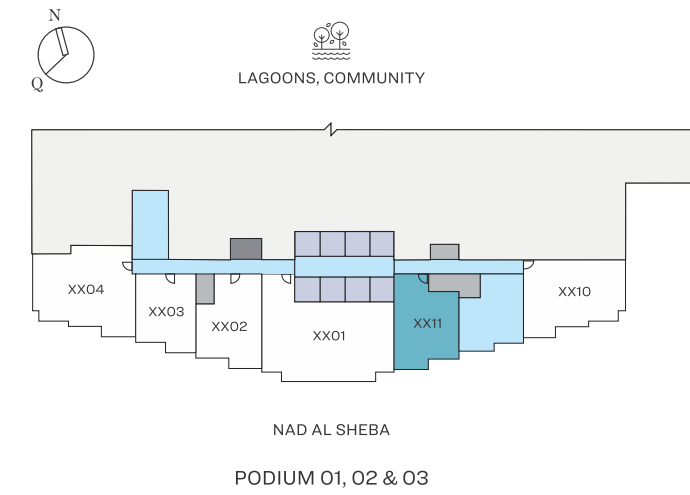
# 1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 756.92 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Street View

111, 211, 311, 411, 511, 611

### Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2011, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 4811, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

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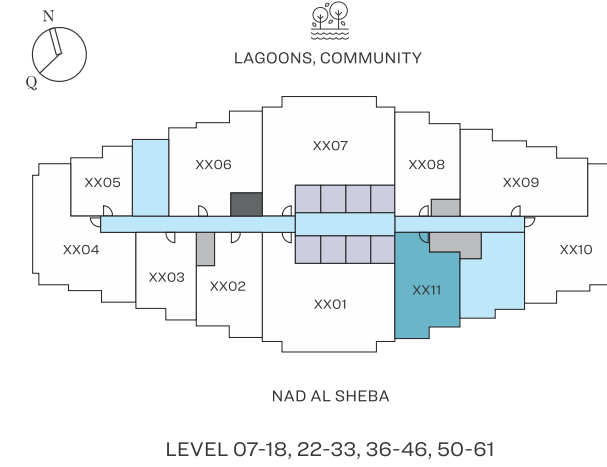
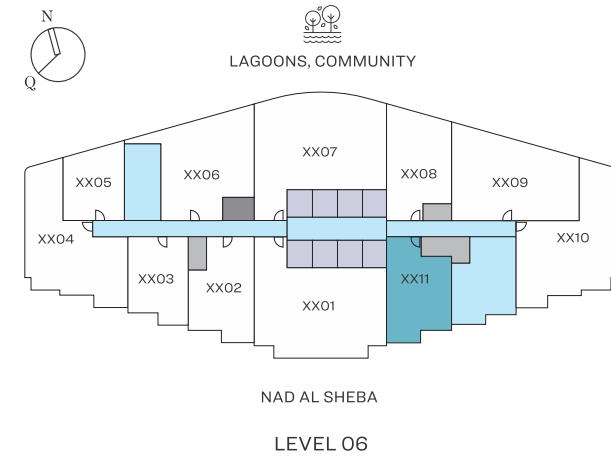
# 1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 756.92 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Street View

111, 211, 311, 411, 511, 611

### Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2011, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 4811, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



# 1.5 BEDROOM APARTMENT

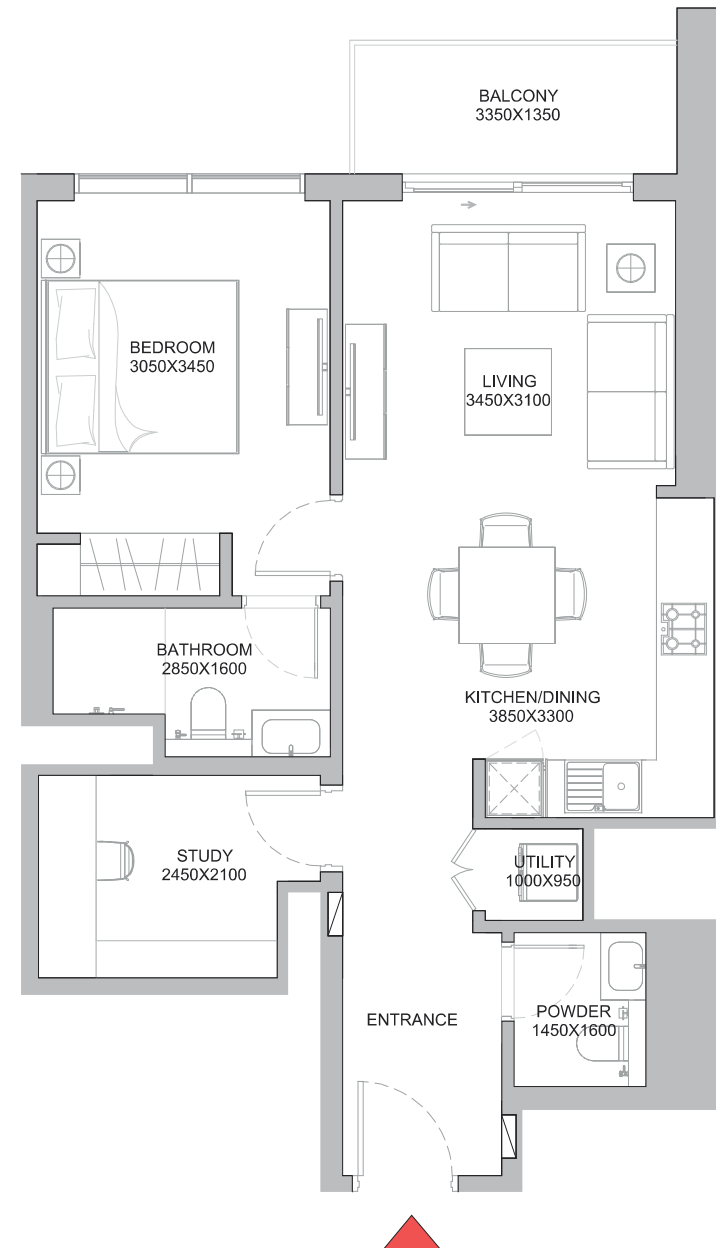
TYPE C (with study room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.

BALCONY = 59.20 SQ.FT.

TOTAL = 756.92 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

#### Street View

111, 211, 311, 411, 511, 611

#### Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2011, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 4811, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111



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# 1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony) VARIANT 1

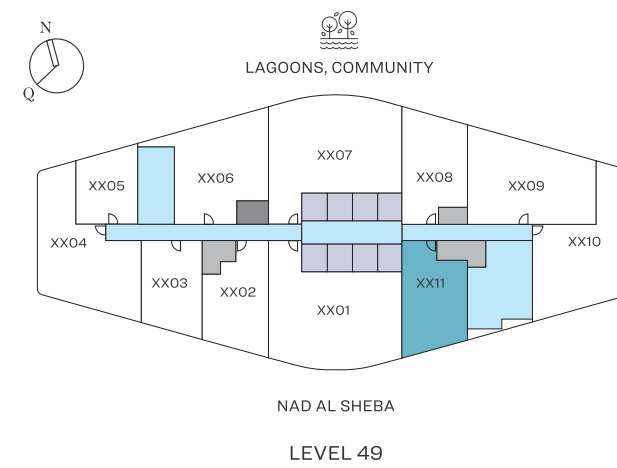
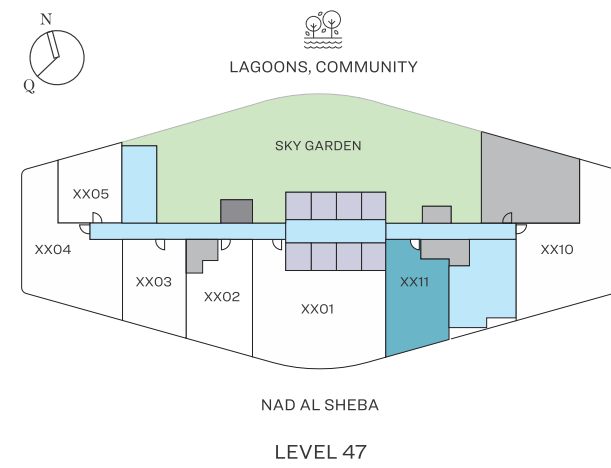
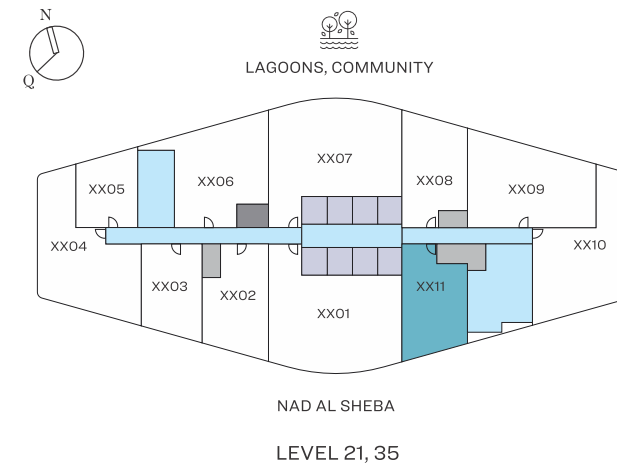
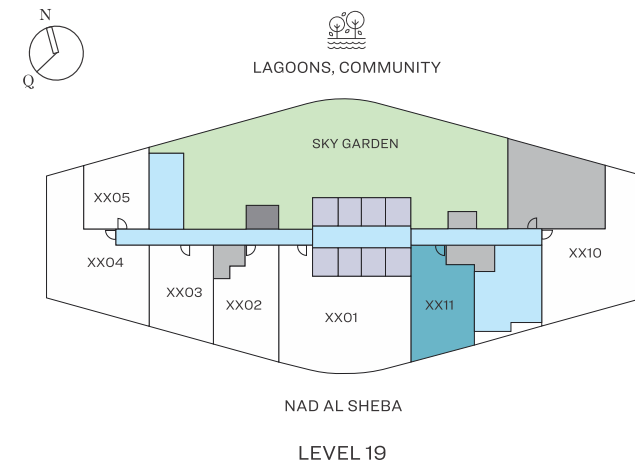
## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.

BALCONY = 128.52 SQ.FT.

TOTAL = 826.24 SQ.FT.

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

1911, 2111, 3511, 4711, 4911

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# 1.5 BEDROOM APARTMENT

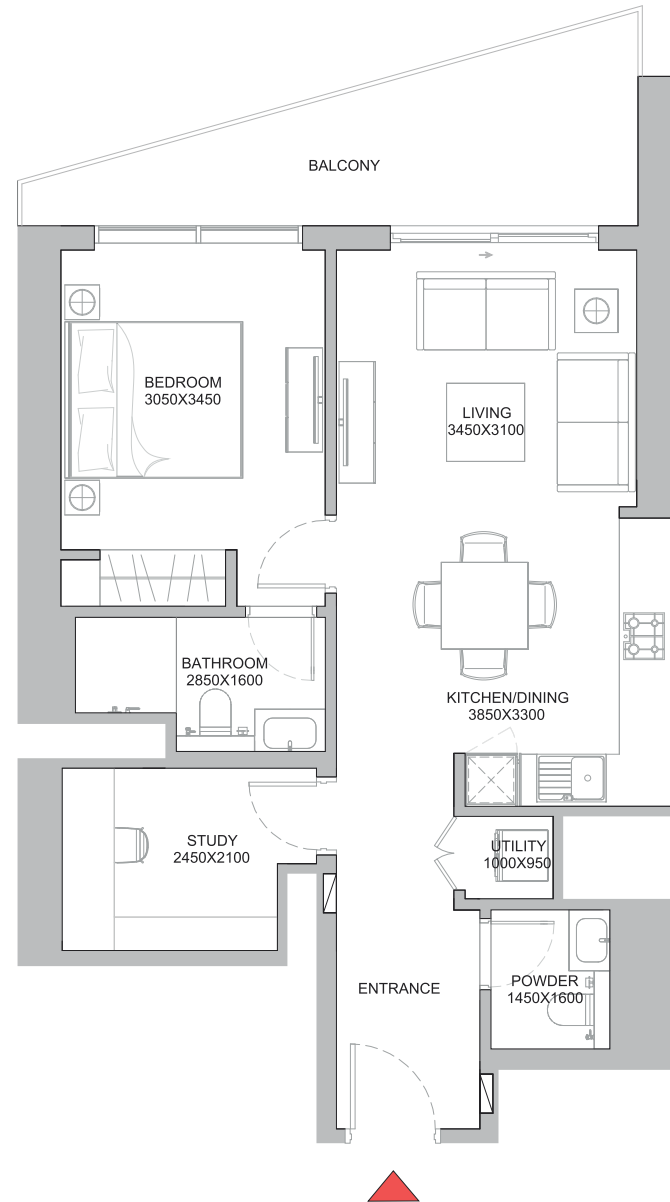
TYPE C (with study room and powder room + balcony) VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.

BALCONY = 128.52 SQ.FT.

TOTAL = 826.24 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Nad Al Sheba  
1911, 2111, 3511, 4711, 4911

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## 2 BEDROOM APARTMENT

TYPE A (with balcony)

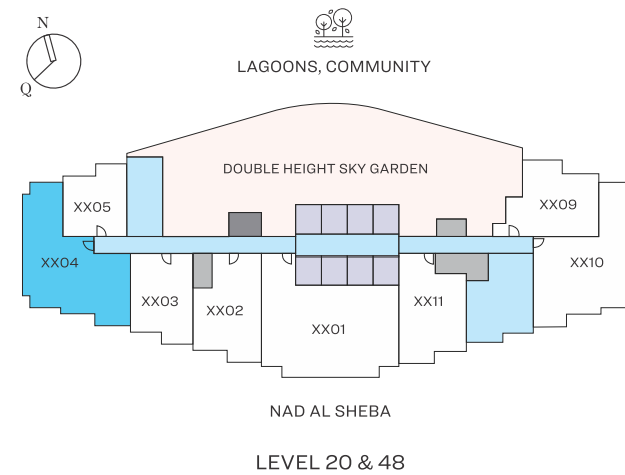
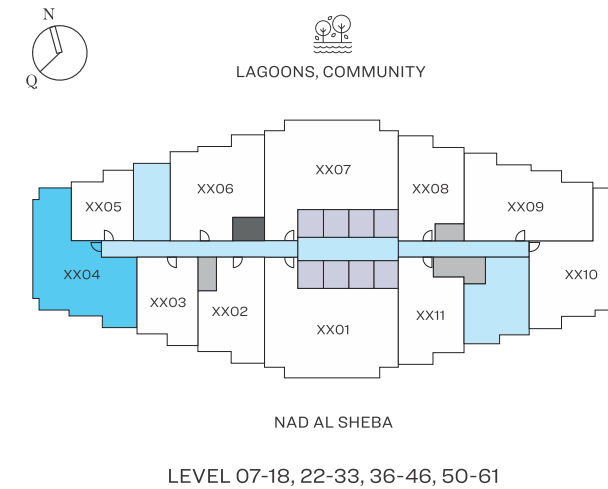
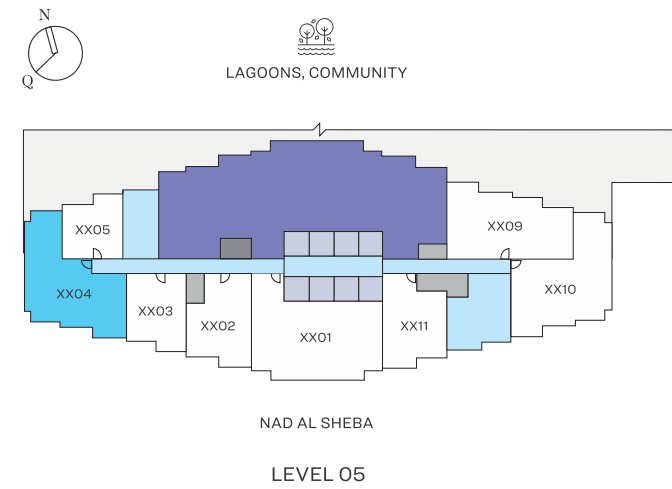
### TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.

BALCONY = 173.41 SQ.FT.

TOTAL = 1,172.52 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Street View  
504

Lagoons, Community, Nad Al Sheba

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek

3004, 3104, 3204, 3304, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4804, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



## 2 BEDROOM APARTMENT

TYPE A (with balcony)

### TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.

BALCONY = 173.41 SQ.FT.

TOTAL = 1,172.52 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

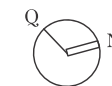
Street View  
504

Lagoons, Community, Nad Al Sheba

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2004, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek

3004, 3104, 3204, 3304, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 4804, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104



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## 2 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

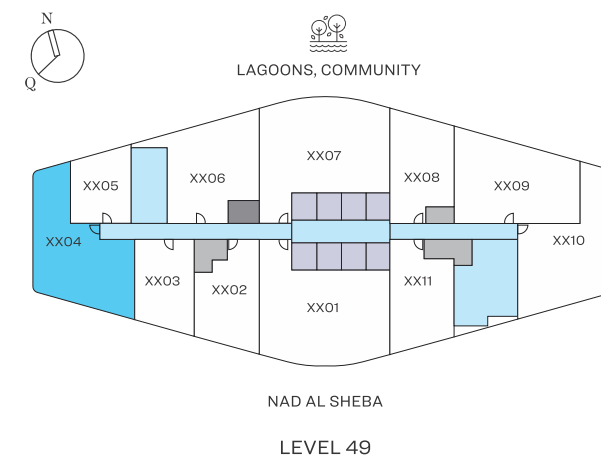
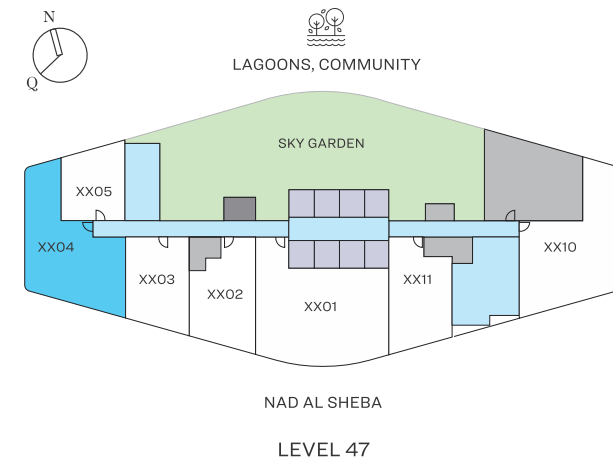
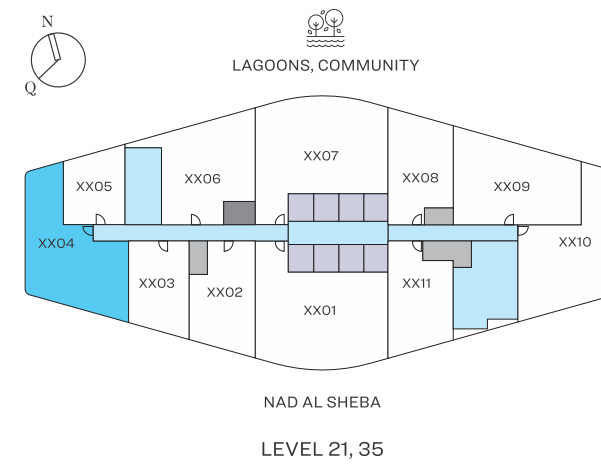
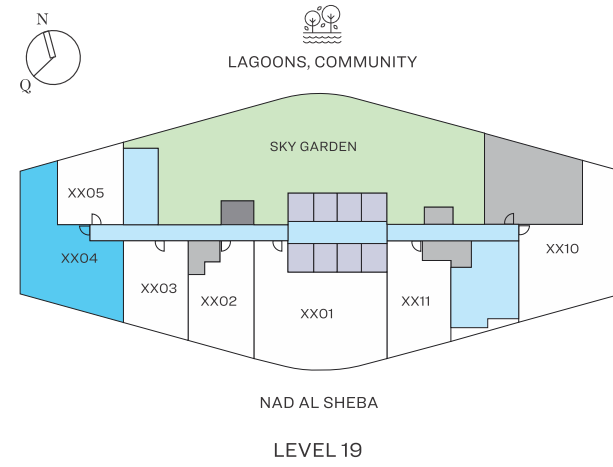
### TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.

BALCONY = 303.33 SQ.FT.

TOTAL = 1,302.44 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community, Nad Al Sheba  
1904, 2104

Lagoons, Community, Nad Al Sheba, Creek  
3504, 4704, 4904

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



## 2 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

### TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.

BALCONY = 303.33 SQ.FT.

TOTAL = 1,302.44 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community, Nad Al Sheba  
1904, 2104

Lagoons, Community, Nad Al Sheba, Creek  
3504, 4704, 4904



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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

## 2 BEDROOM APARTMENT

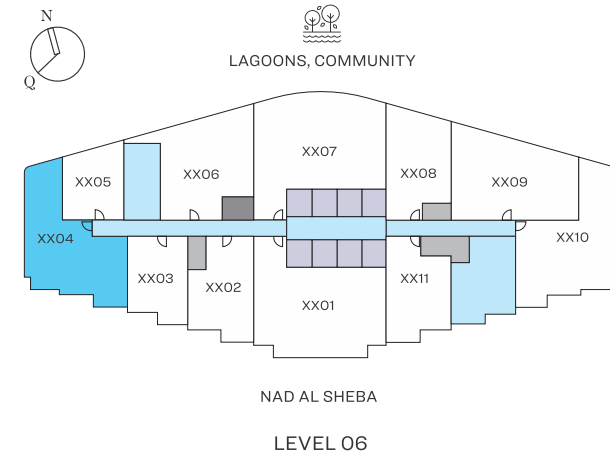
TYPE A (with balcony) VARIANT 2

### TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.

BALCONY = 204.84 SQ.FT.

TOTAL = 1,203.95 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community, Street View

604

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



## 2 BEDROOM APARTMENT

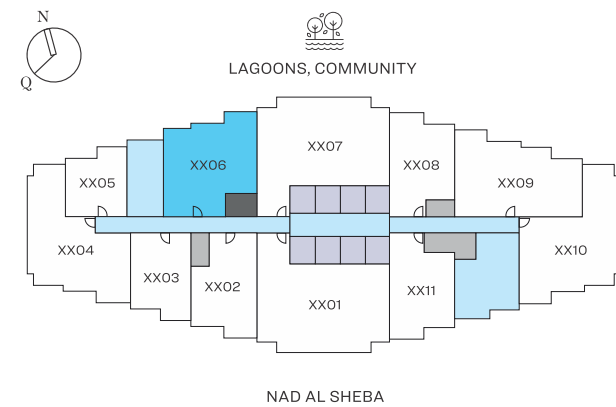
TYPE B (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 971.01 SQ.FT.

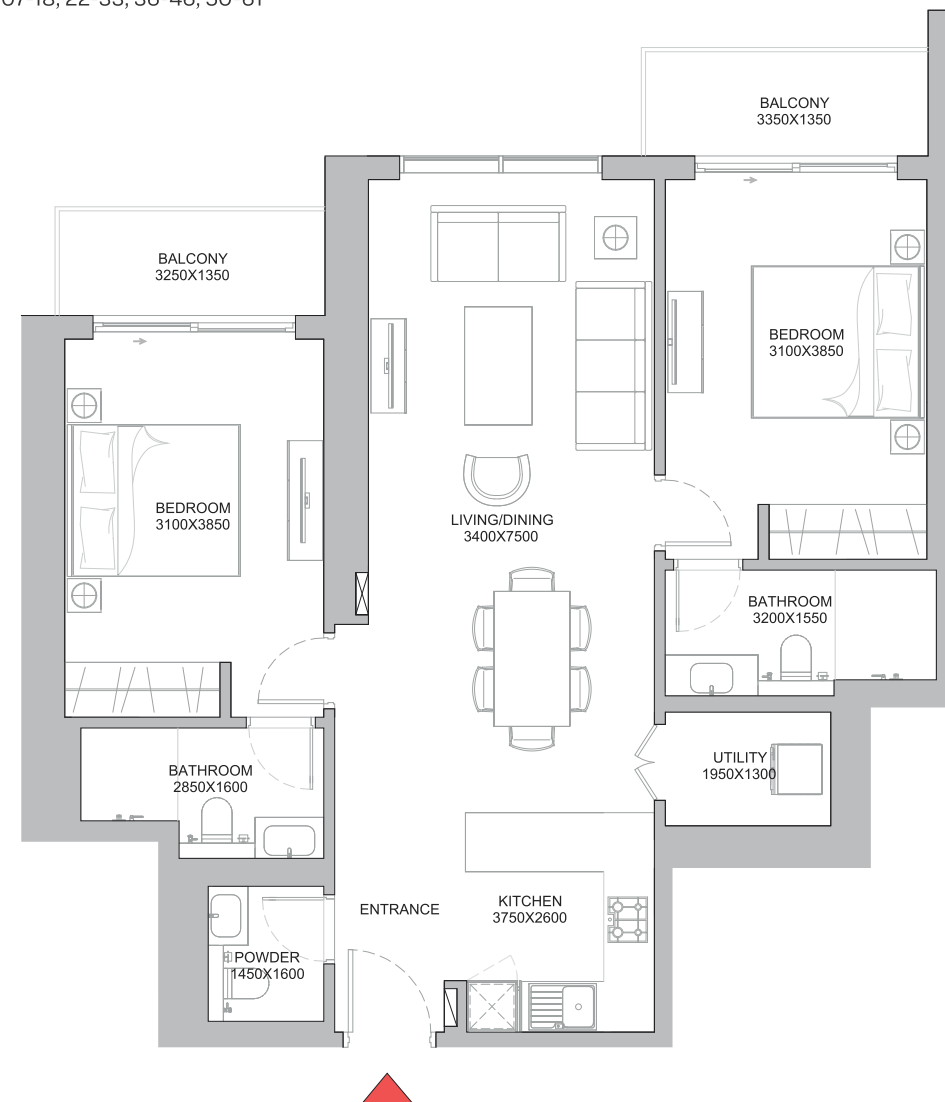
BALCONY = 116.03 SQ.FT.

TOTAL = 1,087.05 SQ.FT.



UNIT

LEVEL 07-18, 22-33, 36-46, 50-61



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906

Lagoons, Community, Creek

3006, 3106, 3206, 3306, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406, 4506, 4606, 5006, 5106, 5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106

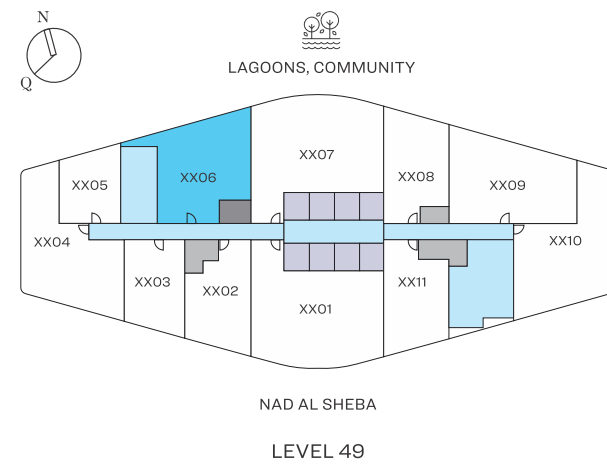
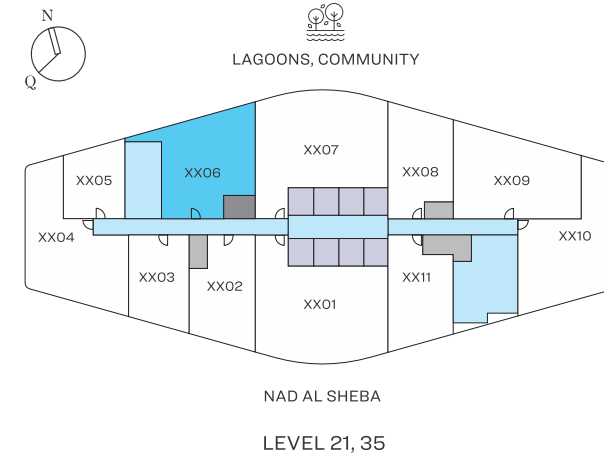
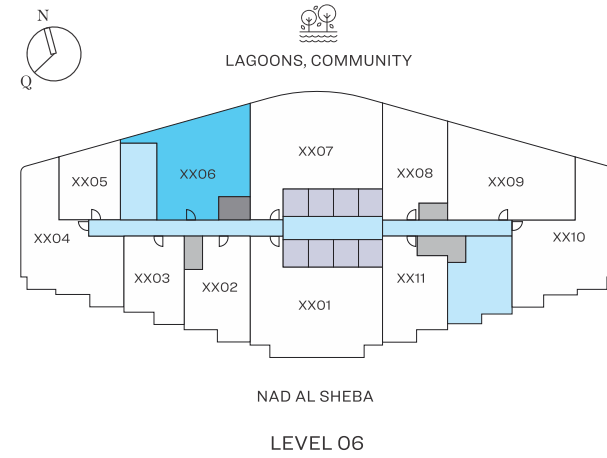
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



**2 BEDROOM APARTMENT**  
**TYPE B (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 971.01 SQ.FT.  
 BALCONY = 262.21 SQ.FT.  
 TOTAL = 1,233.22 SQ.FT.

UNIT



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community  
 606

Lagoons, Community  
 2106

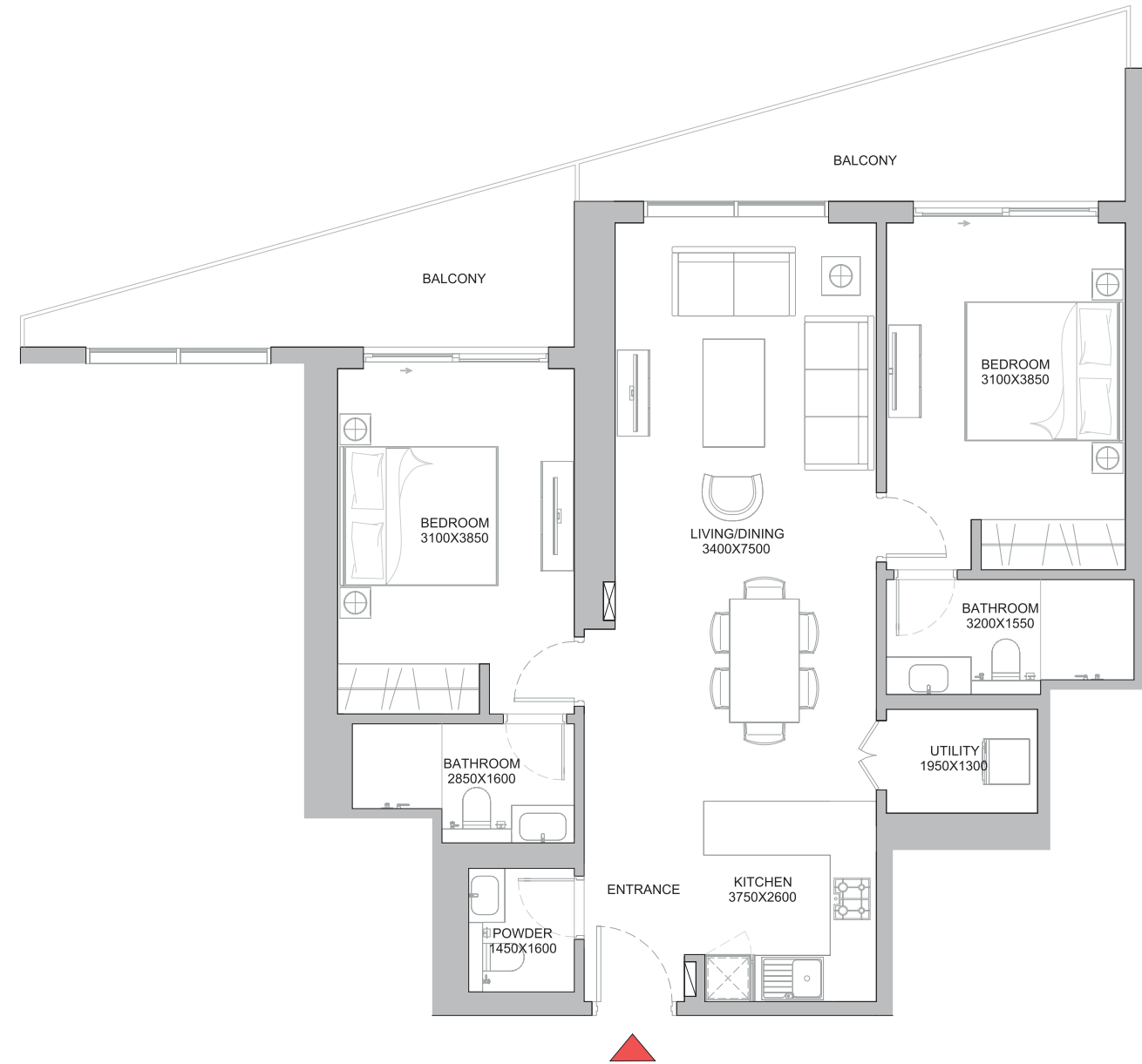
Lagoons, Community, Creek  
 3506, 4906

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



**2 BEDROOM APARTMENT**  
**TYPE B (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 971.01 SQ.FT.  
 BALCONY = 262.21 SQ.FT.  
 TOTAL = 1,233.22 SQ.FT.



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community  
 606

Lagoons, Community  
 2106

Lagoons, Community, Creek  
 3506, 4906



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## 2 BEDROOM APARTMENT

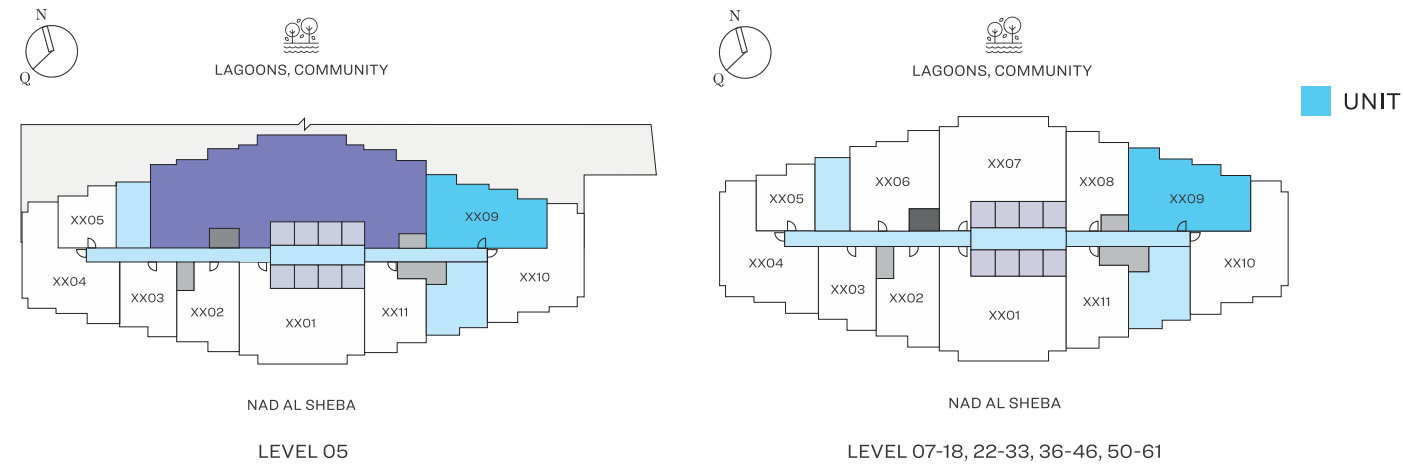
TYPE C (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 1,077.14 SQ.FT.

BALCONY = 117.65 SQ.FT.

TOTAL = 1,194.79 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoons, Community  
509

Lagoons, Community  
709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909

Lagoons, Community, Creek  
3009, 3109, 3209, 3309, 3609, 3709, 3809, 3909, 4009, 4109, 4209, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509,  
5609, 5709, 5809, 5909, 6009, 6109

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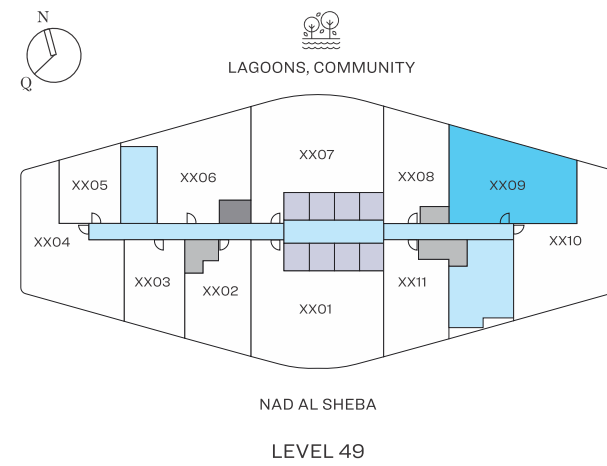
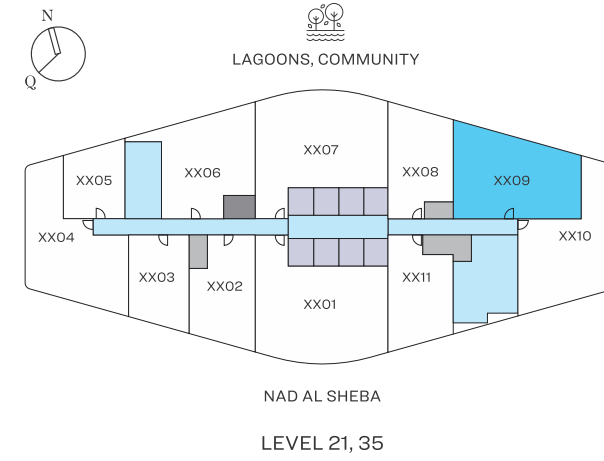
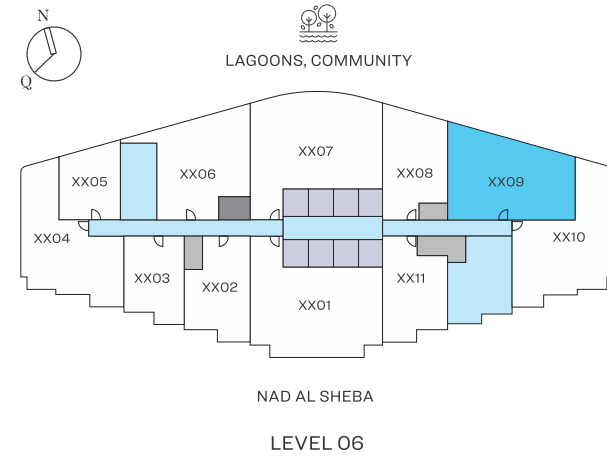




**2 BEDROOM APARTMENT**  
**TYPE C (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 1,077.14 SQ.FT.  
 BALCONY = 249.72 SQ.FT.  
 TOTAL = 1,326.86 SQ.FT.

UNIT



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community  
 609

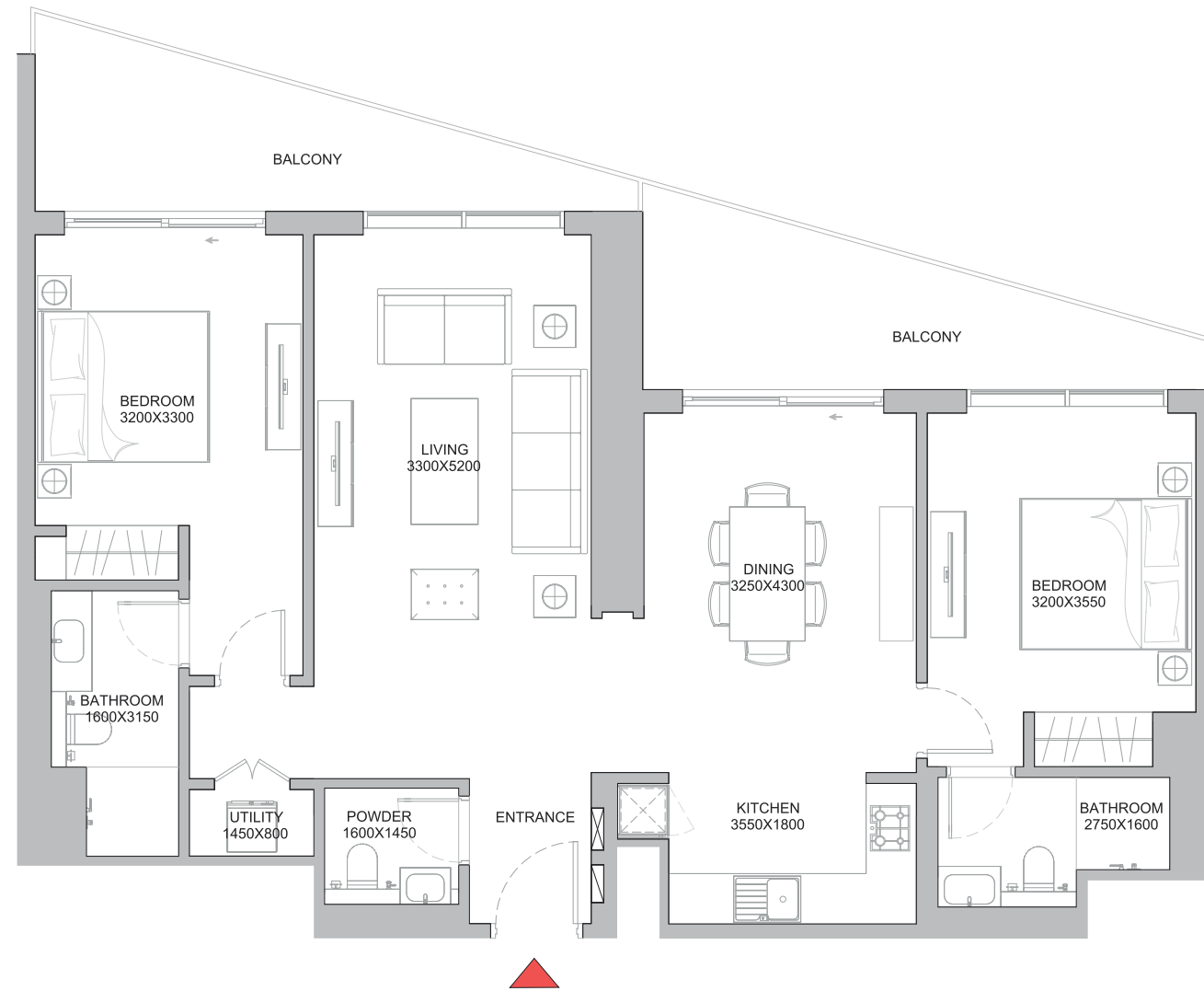
Lagoons, Community  
 2109

Lagoons, Community, Creek  
 3509, 4909

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**2 BEDROOM APARTMENT**  
**TYPE C (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 1,077.14 SQ.FT.  
 BALCONY = 249.72 SQ.FT.  
 TOTAL = 1,326.86 SQ.FT.



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community  
 609

Lagoons, Community  
 2109

Lagoons, Community, Creek  
 3509, 4909



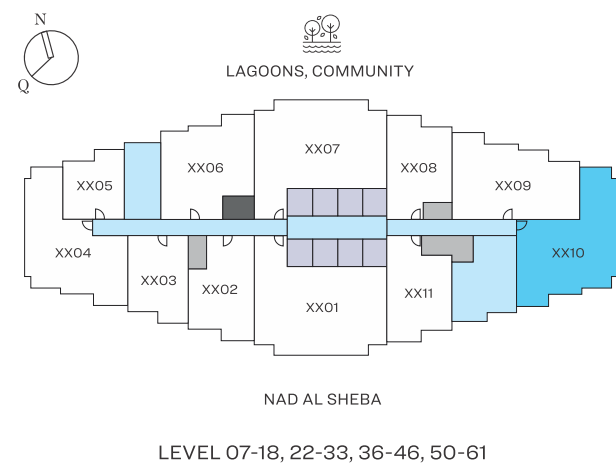
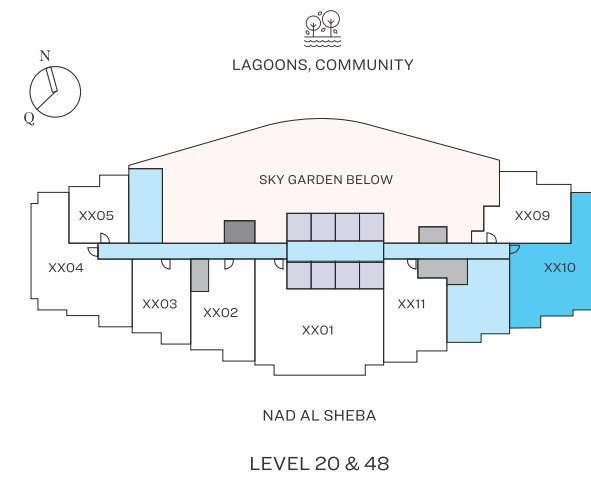
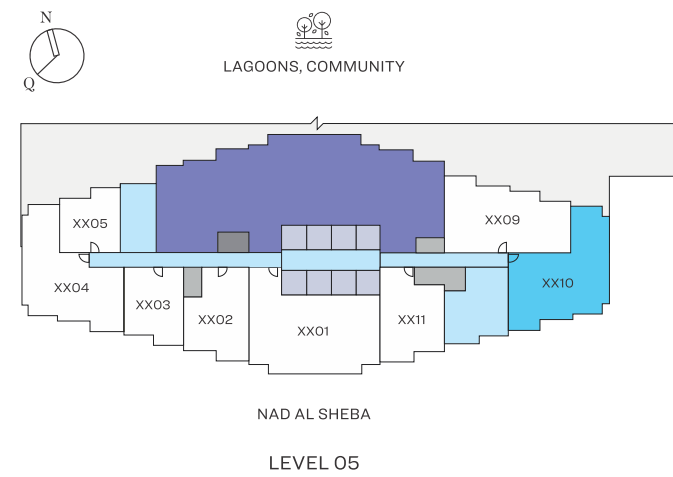
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**2 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony)**

**TOTAL SALEABLE AREA**  
 SUITE = 1,070.69 SQ.FT.  
 BALCONY = 173.73 SQ.FT.  
 TOTAL = 1,244.42 SQ.FT.

■ UNIT



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community, Street View  
 510

Lagoons, Community, Nad Al Sheba  
 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2010, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek  
 3010, 3110, 3210, 3310, 3610, 3310, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 4810, 5010, 5110, 5210, 5310, 5410, 5510,  
 5610, 5710, 5810, 5910, 6010, 6110

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**2 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony)**

**TOTAL SALEABLE AREA**  
 SUITE = 1,070.69 SQ.FT.  
 BALCONY = 173.73 SQ.FT.  
 TOTAL = 1,244.42 SQ.FT.



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community, Street View  
 510

Lagoons, Community, Nad Al Sheba  
 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2010, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek  
 3010, 3110, 3210, 3310, 3610, 3310, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 4810, 5010, 5110, 5210, 5310, 5410, 5510,  
 5610, 5710, 5810, 5910, 6010, 6110



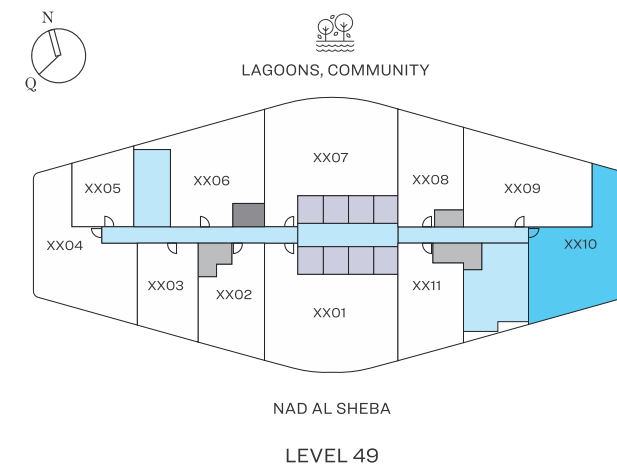
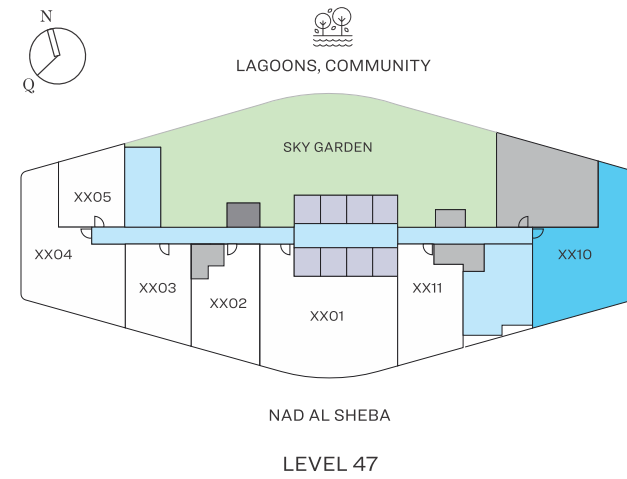
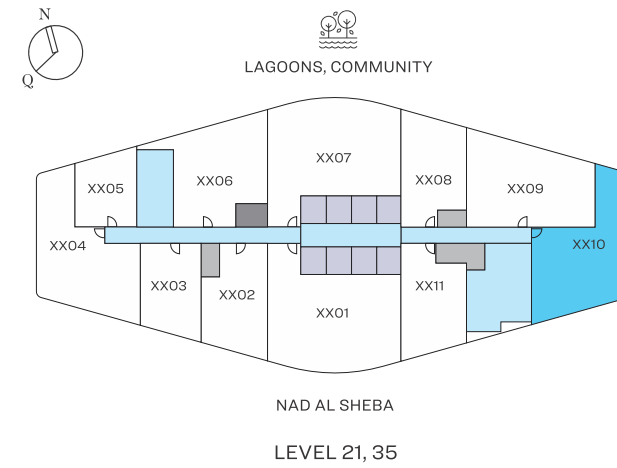
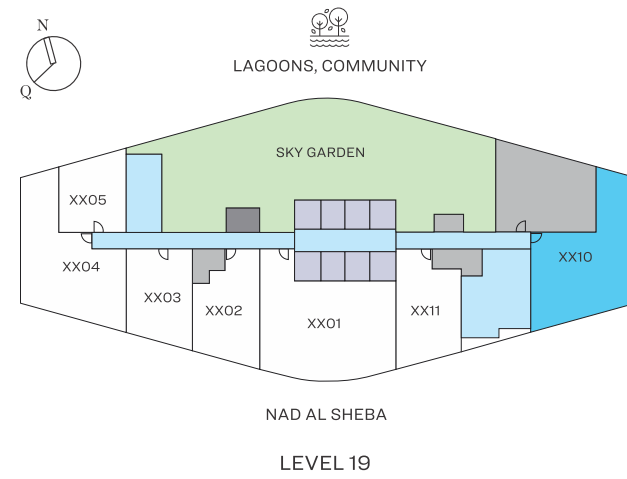
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**2 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 1,070.69 SQ.FT.  
 BALCONY = 305.70 SQ.FT.  
 TOTAL = 1,376.39 SQ.FT.

UNIT



List of unit numbers with this unit plan:

**VIEWS**

Lagoons, Community, Nad Al Sheba  
 1910, 2110

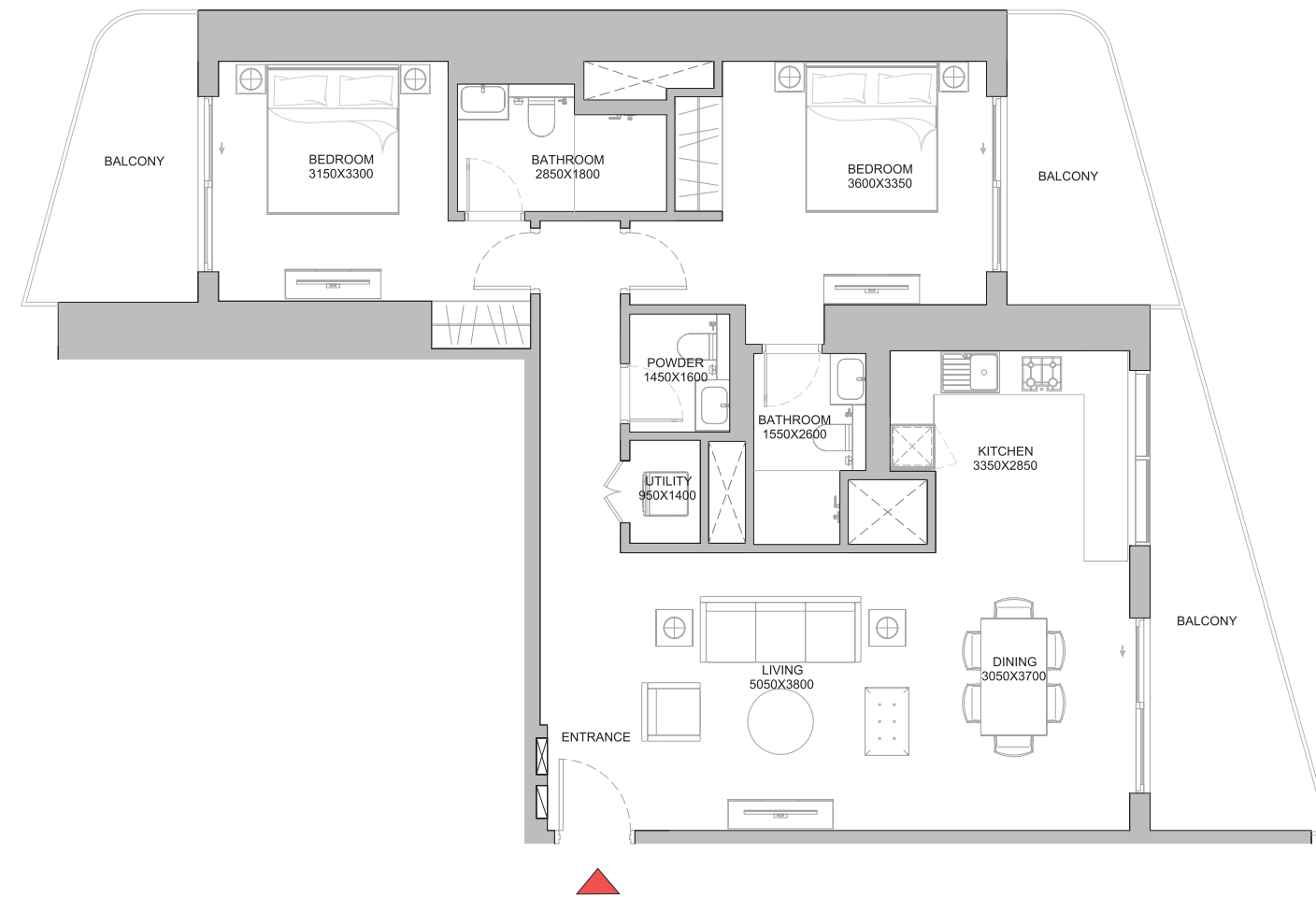
Lagoons, Community, Nad Al Sheba, Creek  
 3510, 4710, 4910



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**2 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony) VARIANT 1**

**TOTAL SALEABLE AREA**  
 SUITE = 1,070.69 SQ.FT.  
 BALCONY = 305.70 SQ.FT.  
 TOTAL = 1,376.39 SQ.FT.



List of unit numbers with this unit plan:

**VIEWS**

Lagoons, Community, Nad Al Sheba  
 1910, 2110

Lagoons, Community, Nad Al Sheba, Creek  
 3510, 4710, 4910

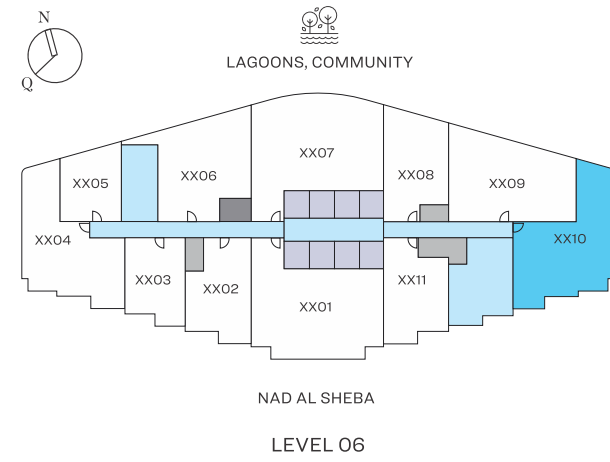


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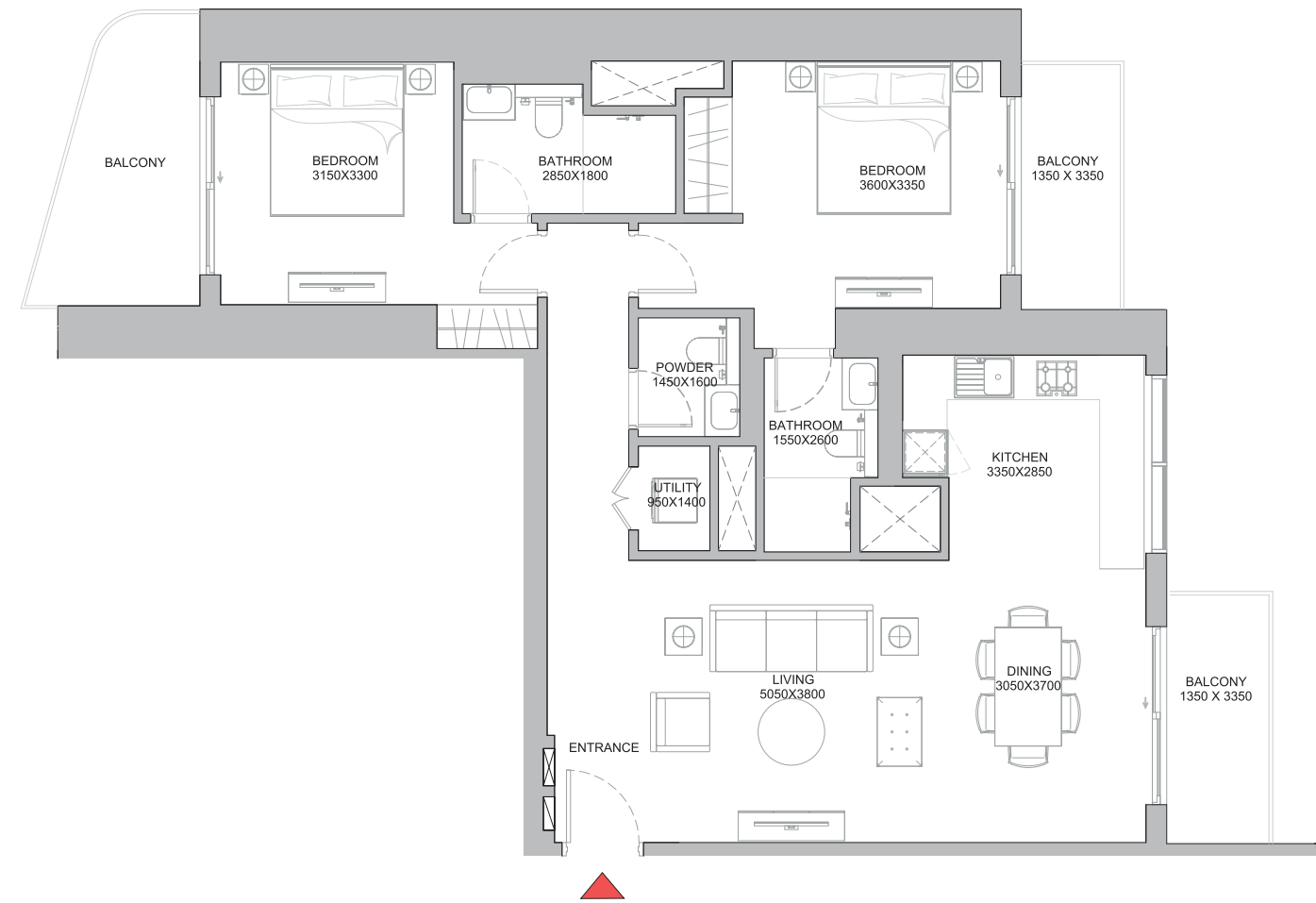


**2 BEDROOM APARTMENT**  
**TYPE D (with powder room + balcony) VARIANT 2**

**TOTAL SALEABLE AREA**  
 SUITE = 1,070.69 SQ.FT.  
 BALCONY = 206.24 SQ.FT.  
 TOTAL = 1,276.93 SQ.FT.



UNIT



List of unit numbers with this unit plan:

**VIEWS**

Amenities, Lagoon, Community, Street View  
 610

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

## 2 BEDROOM APARTMENT

TYPE E (with powder room + balcony)

### TOTAL SALEABLE AREA

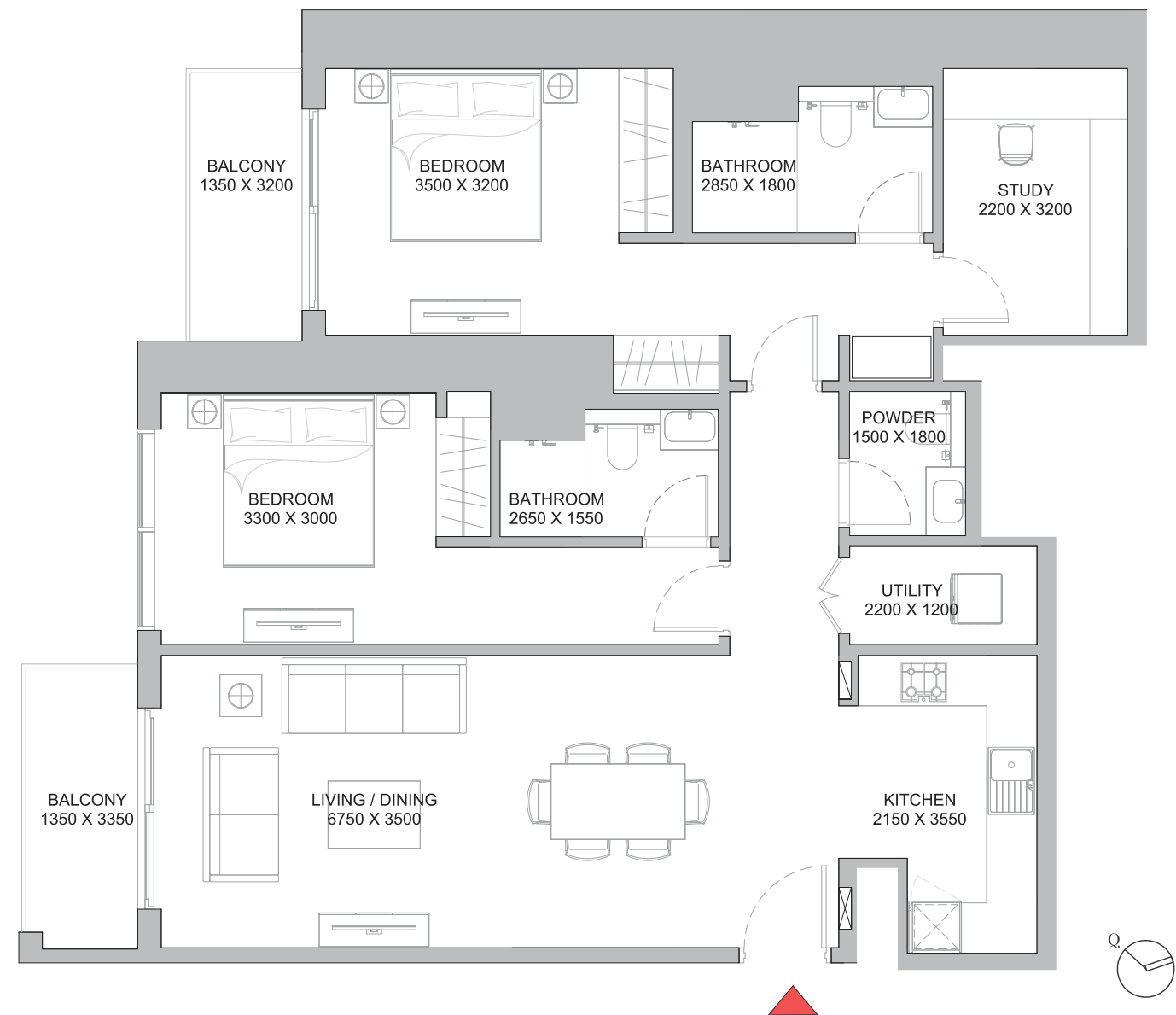
SUITE = 1,192.53 SQ.FT.

BALCONY = 116.25 SQ.FT.

TOTAL = 1,308.78 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Street View  
104, 204, 304

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



# 3 BEDROOM APARTMENT

TYPE A (with balcony)

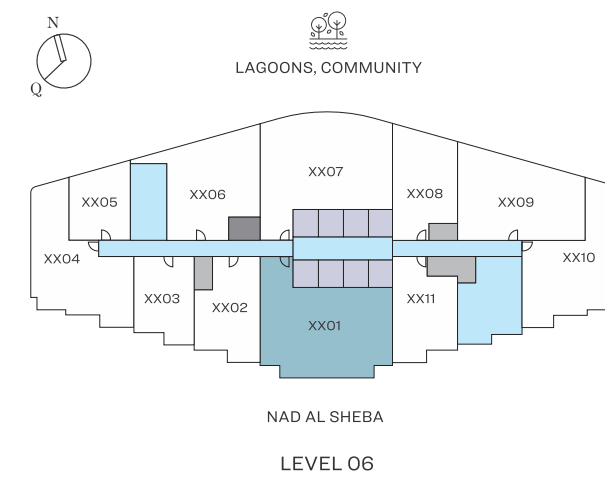
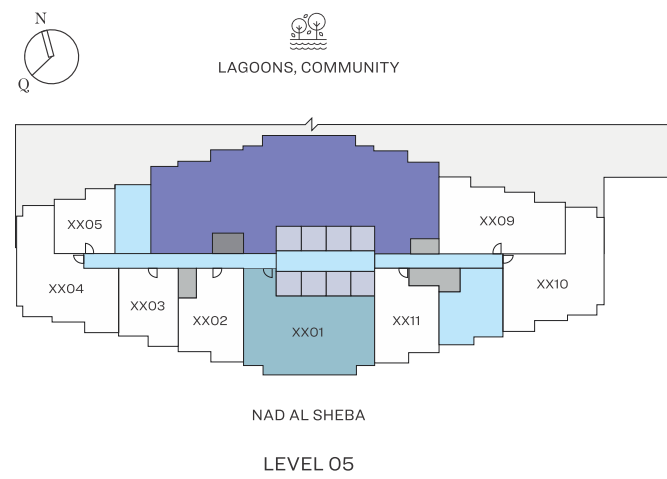
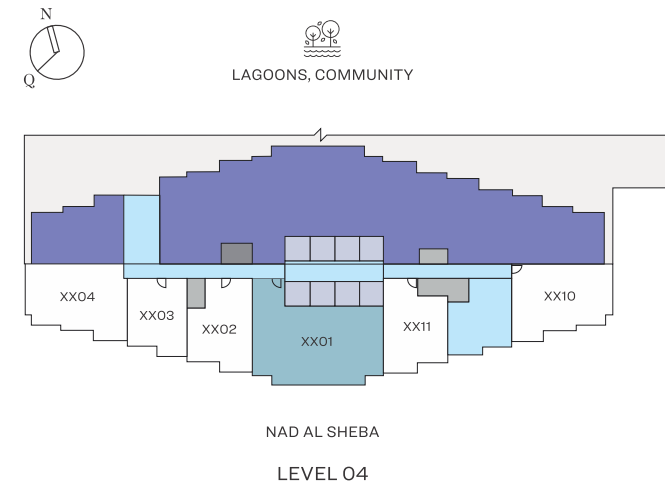
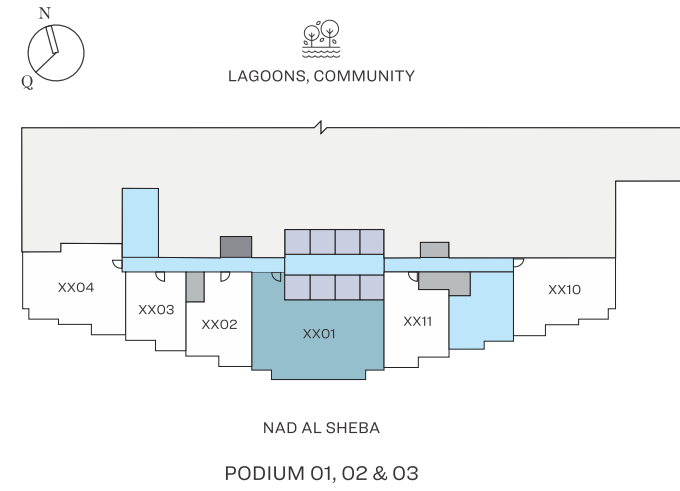
## TOTAL SALEABLE AREA

SUITE = 1,487.14 SQ.FT.

BALCONY = 167.27 SQ.FT.

TOTAL = 1,654.41 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Street View

101, 201, 301, 401, 501, 601

#### Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2001, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

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# 3 BEDROOM APARTMENT

TYPE A (with balcony)

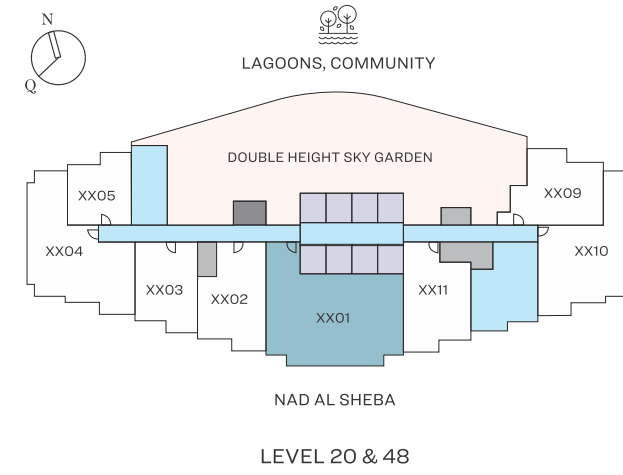
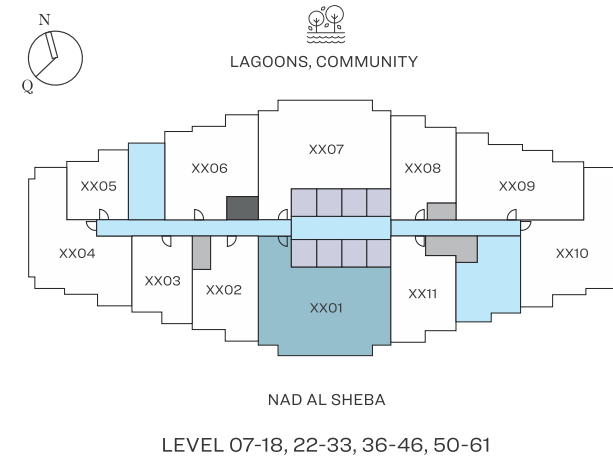
## TOTAL SALEABLE AREA

SUITE = 1,487.14 SQ.FT.

BALCONY = 167.27 SQ.FT.

TOTAL = 1,654.41 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Street View

101, 201, 301, 401, 501, 601

#### Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2001, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

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# 3 BEDROOM APARTMENT

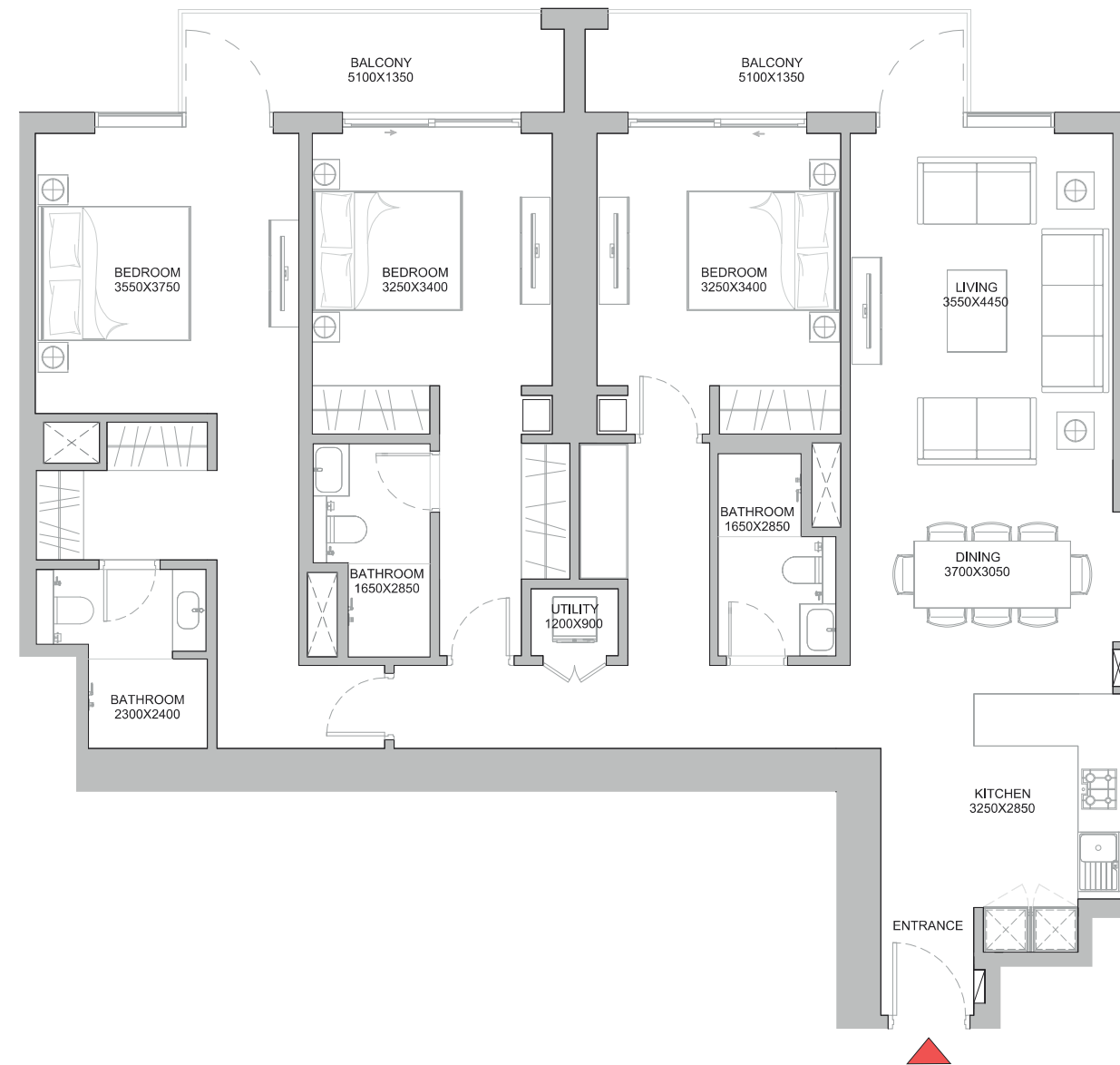
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 1,487.14 SQ.FT.

BALCONY = 167.27 SQ.FT.

TOTAL = 1,654.41 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

#### Street View

101, 201, 301, 401, 501, 601

#### Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2001, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 4801, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101



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# 3 BEDROOM APARTMENT

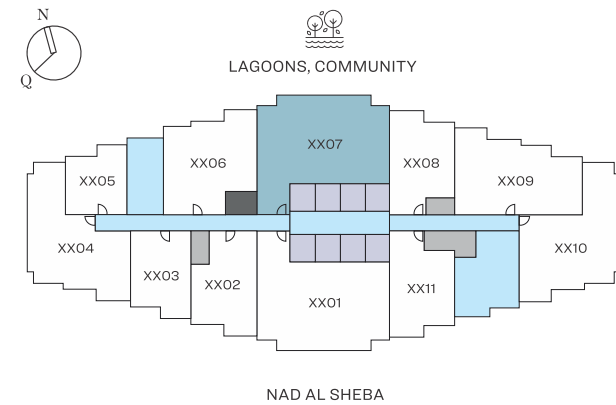
TYPE A (with balcony) - VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.

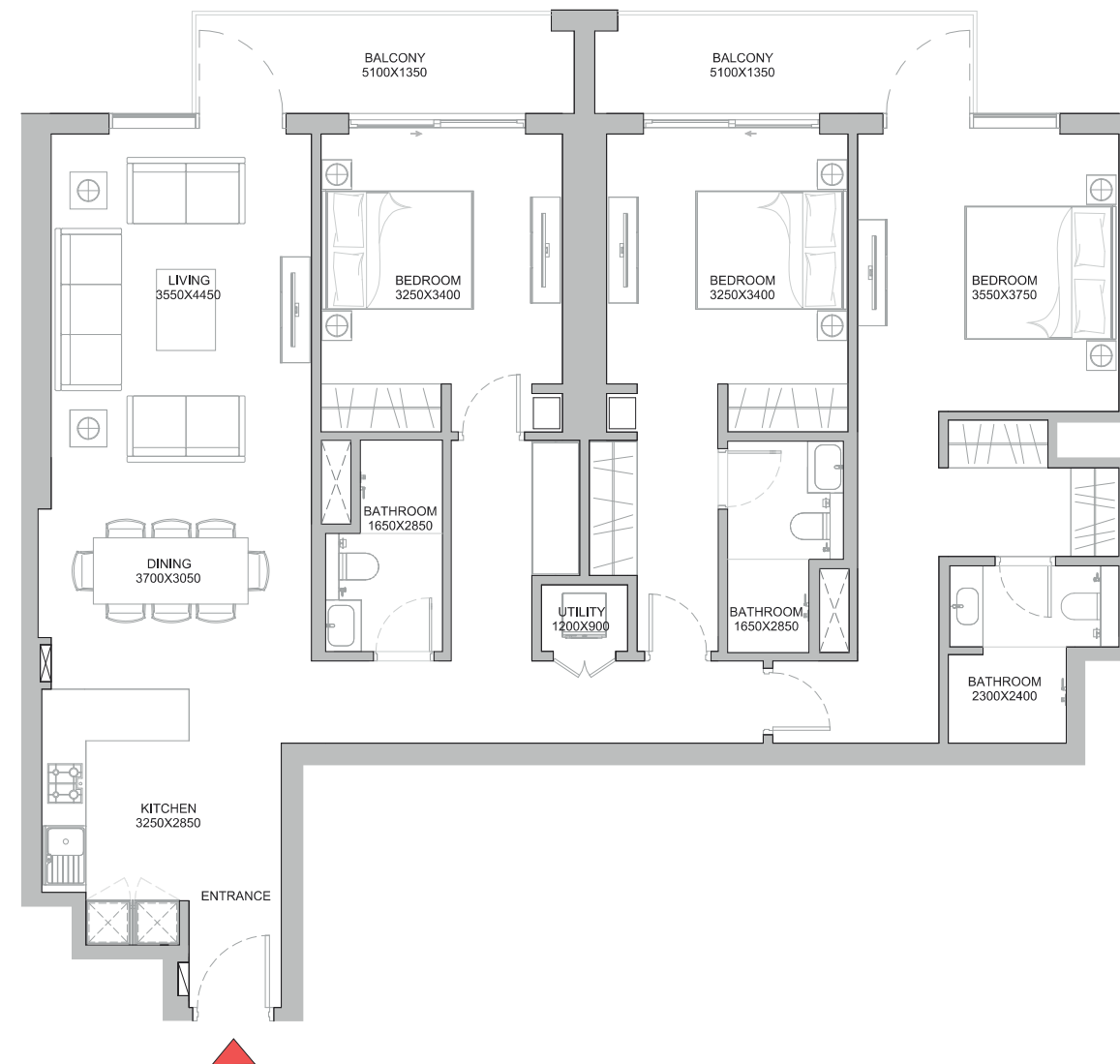
BALCONY = 167.06 SQ.FT.

TOTAL = 1,656.89 SQ.FT.



UNIT

LEVEL 07-18, 22-33, 36-46, 50-61



List of unit numbers with this unit plan:

### VIEWS

#### Lagoons, Community

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907

#### Lagoons, Community, Creek

3007, 3107, 3207, 3307, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407, 4507, 4607, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907, 6007, 6107

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### 3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 2

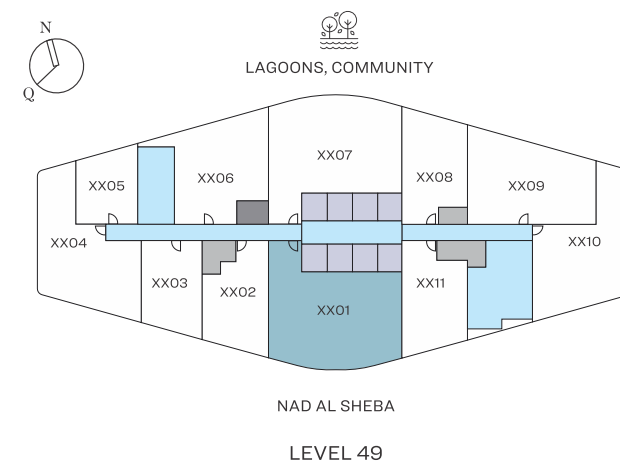
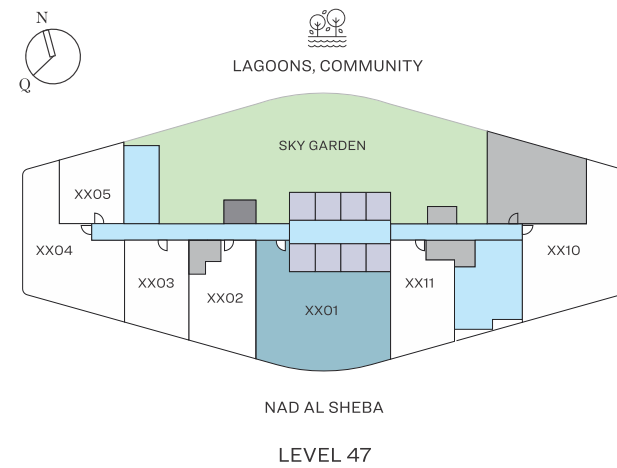
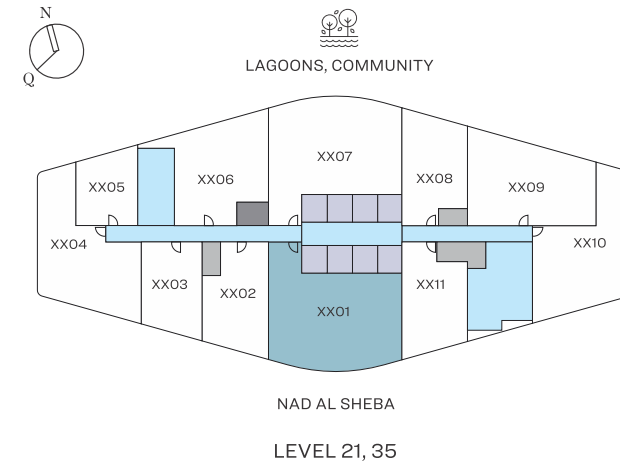
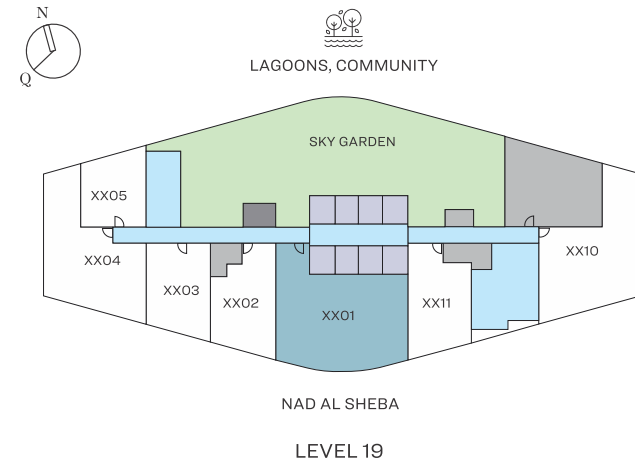
### TOTAL SALEABLE AREA

SUITE = 1,487.14 SQ.FT.

BALCONY = 300.85 SQ.FT.

TOTAL = 1,787.99 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Nad Al Sheba

1901, 2101, 3501, 4701, 4901

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# 3 BEDROOM APARTMENT

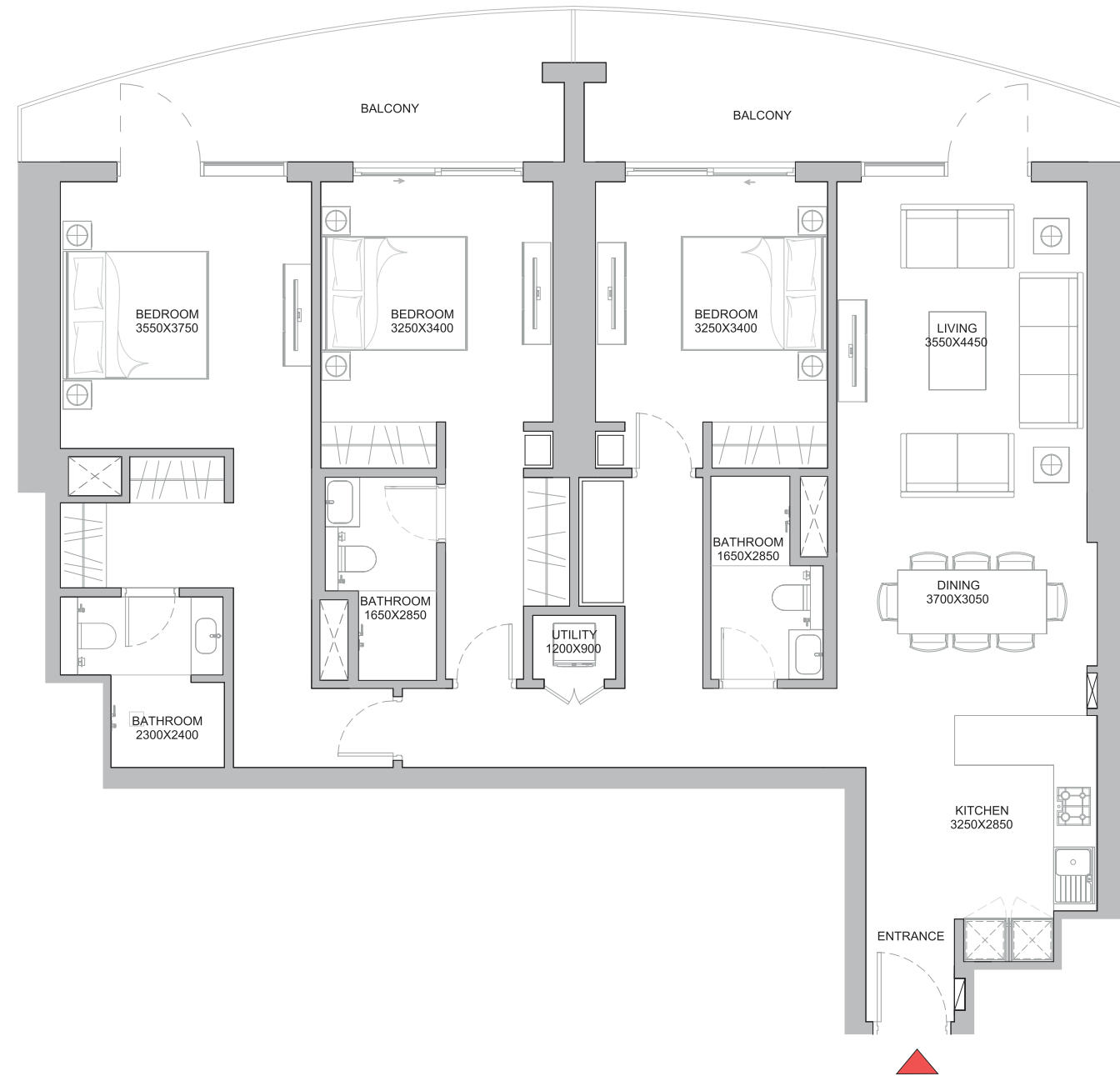
TYPE A (with balcony) - VARIANT 2

## TOTAL SALEABLE AREA

SUITE = 1,487.14 SQ.FT.

BALCONY = 300.85 SQ.FT.

TOTAL = 1,787.99 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba  
1901, 2101, 3501, 4701, 4901

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. 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. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

# 3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 3

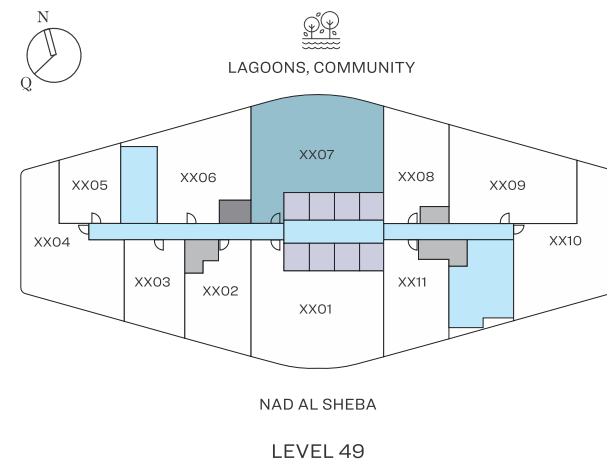
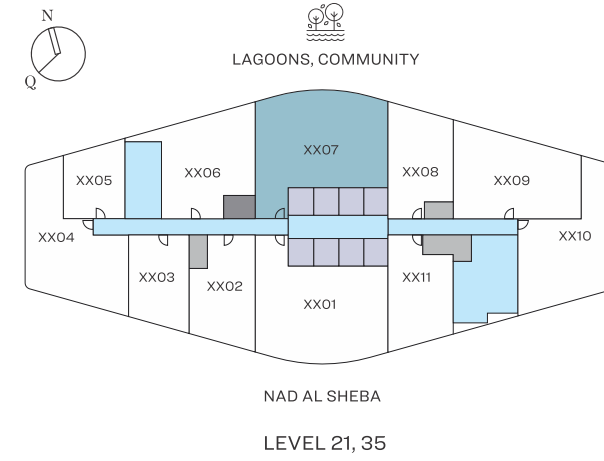
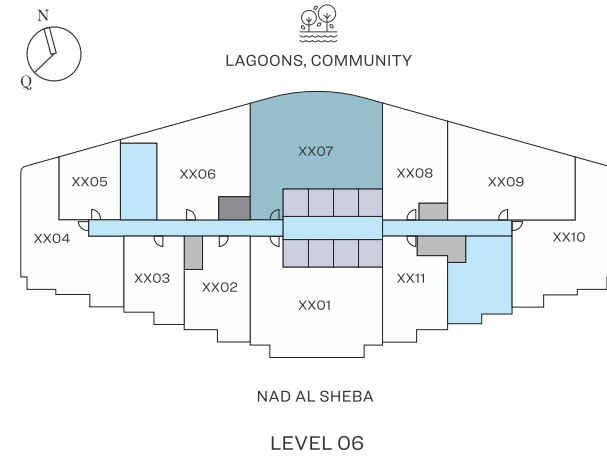
## TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.

BALCONY = 300.64 SQ.FT.

TOTAL = 1,790.47 SQ.FT.

UNIT



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
607

Lagoons, Community  
2107

Lagoons, Community, Creek  
3507, 4907

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# 3 BEDROOM APARTMENT

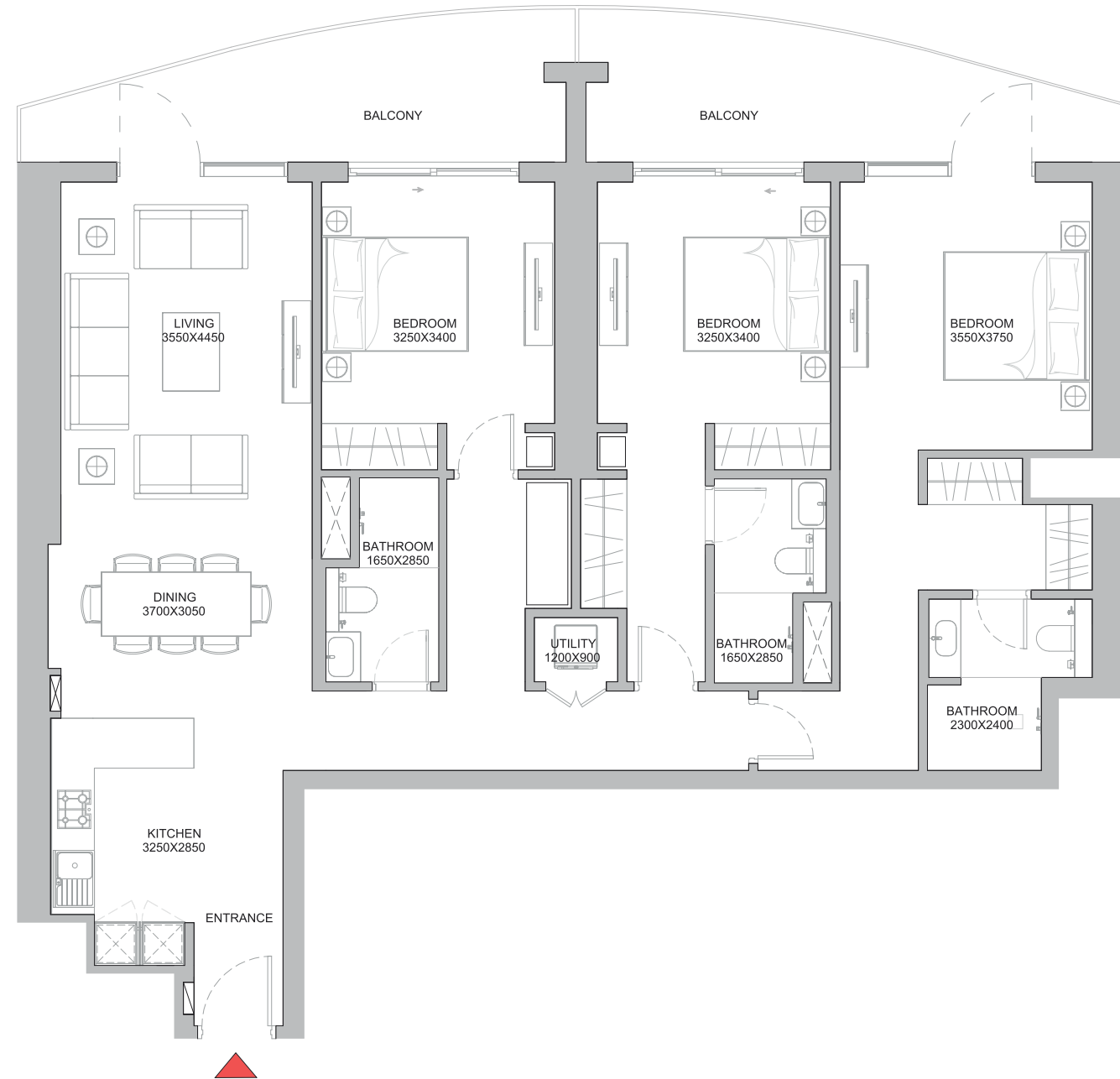
TYPE A (with balcony) - VARIANT 3

## TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.

BALCONY = 300.64 SQ.FT.

TOTAL = 1,790.47 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

Amenities, Lagoon, Community  
607

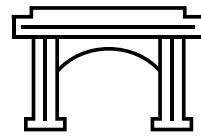
Lagoons, Community  
2107

Lagoons, Community, Creek  
3507, 4907



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# HOME STATION

REAL ESTATE

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