



LIVEMORE
REAL ESTATE

SOBHA

REALTY

brochure of the new development
in Sobha Hartland 2 area

Livemore Real Estate

Sheikh Zayed Road,
Dubai
United Arab Emirates

Contact us:

sales@livemore.ae

www.livemore.ae

M +971 50 1953545

M +971 58 5926800



A low-angle, upward-looking photograph of a modern, curved residential building. The building has multiple floors with balconies, some of which are covered with lush green plants. The architecture features a mix of white, wood-grain, and blue accents. The sky is a clear, deep blue. In the foreground, there are large, vibrant green leaves of a tree or plant, partially obscuring the view of the building.

Sobha One – a residential project in the Sobha Hartland 2 area, near the Ras al Khor nature reserve.

10 minutes from Downtown area

Sobha One is a 10-minute drive from Downtown Dubai and Business Bay and 14 minutes from Jumeirah Beach. It takes 18 minutes to Dubai Marina and 20 minutes to Palm Jumeirah. Dubai International Airport is a 12-minute drive away.





+971 (4) 246-2699

One of the newest areas

Sobha Hartland is part of Mohammed Bin Rashid City, one of the largest mixed-use areas in Dubai. MBR City's master plan includes the construction of The Mall of the World, a multi-use shopping mall with the world's largest swimming pool, as well as hospitals, schools, hotels and sports centers. Developers plan to transform the landscape design of the area and start landscaping.



Five towers with four gardens

All five towers of Sobha One are interconnected by four themed courtyards, secluded lush gardens with seating areas filled with a single aesthetic.



Apartments and duplexes

In the project you can choose apartments with 1, 2, 3 and 4 bedrooms or duplex apartments with 2, 3 and 4 bedrooms.



Layouts of the apartments with 1 bedroom



Layouts of the apartments with 1 bedroom



Layouts of apartments with 2 bedrooms



Layouts of apartments with 2 bedrooms



Layouts of apartments with 3 bedrooms

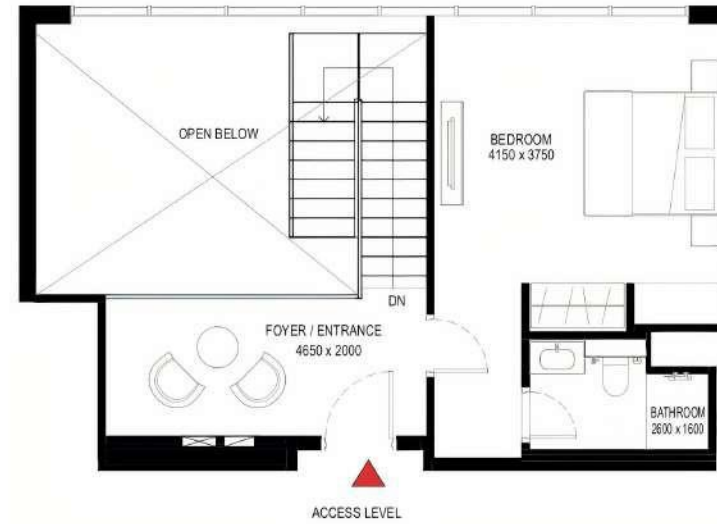


Layouts of apartments with 4 bedrooms



Layouts of apartments with 4 bedrooms

4-bedroom duplex layout



Equipped gym

Work out at the indoor and outdoor gym equipped with static bikes, treadmills, circuits and ropes.



Outdoor pool and clubhouse

Take a dip in the pool area and get rid of everyday stress. The clubhouse is equipped with upscale amenities and a patio overlooking the greenery. Enjoy a meal in the BBQ and dining areas, or watch a movie under the stars on the outdoor movie screen.





Garden with barbecue area

The barbecue area is a place where you can meet and chat with neighbors and a group of friends. Stroll through the private podium garden in the evening while the children play in the equipped and safe playgrounds.





View of the reserve and the bay

The project is located near the Ras al Khor Sanctuary — enjoy views of colorful pink flamingos, to the north overlooking the calming waters of Creek Bay, the skyline with a panoramic view of Burj Khalifa.





Meydan bridge

The Meydan Bridge is an architectural wonder located a couple of minutes from Sobha One. Its undulating shape and spectacular design are the pride of Dubai. The blue light perfectly complements and enhances the striking shape of the bridge with its continuous wavy line of light. The lighting has turned the bridge into a spectacular symbol, visible for miles.





Meydan Hippodrome

Every year in March, tens of thousands of horse racing enthusiasts gather at Dubai's Meydan Racecourse to witness the massive \$35 million Dubai World Cup. Located 15 minutes drive from the project.



The Meydan One Shopping Center

The Meydan One Mall in Mohammed bin Rashid will have the world's longest indoor ski run, with a length of 1 km and an area of 12,000 sq.m. In addition, the mall will house the world's largest dancing fountain.



Project developer — Sobha

Sobha is an international real estate developer founded in 1976 in Oman. The company specializes in the implementation of premium residential and mixed-use projects in the United Arab Emirates, Oman, Bahrain, Brunei and India.





Construction will end in 2026



Thank you...



LIVEMORE
REAL ESTATE

Livemore Real Estate

101 Latifa Tower
Sheikh Zayed Road,
Dubai
United Arab Emirates

Contact us:

sales@livemore.ae

www.livemore.ae

M +971 50 1953545

M +971 58 5926800