

LOCATION MAP



GREEN SPACES




RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES


MEYDAN
RACE COURSE
10 MINUTES


SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES


DUBAI INTERNATIONAL
AIRPORT
12 MINUTES


BUSINESS BAY
12 MINUTES


THE DUBAI MALL
15 MINUTES


BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES


DUBAI FRAME
15 MINUTES


DUBAI OPERA
15 MINUTES


PALM JUMEIRAH
25 MINUTES

CREATE YOUR IDEA OF OPULENT LEISURE

Allow the expanded double heights of the foyer, living room and dining room to take your breath away. Marvel at the sheer luxury of your Majlis where private conversations gain a safe space. Grab a plate of your next food adventure in the plush interiors of your formal dining hall.

Enthrall guests from around the world and let renowned chefs host you in your very own show kitchen.



A TIMELESS ELEGANCE OF
WARMTH AND STYLE

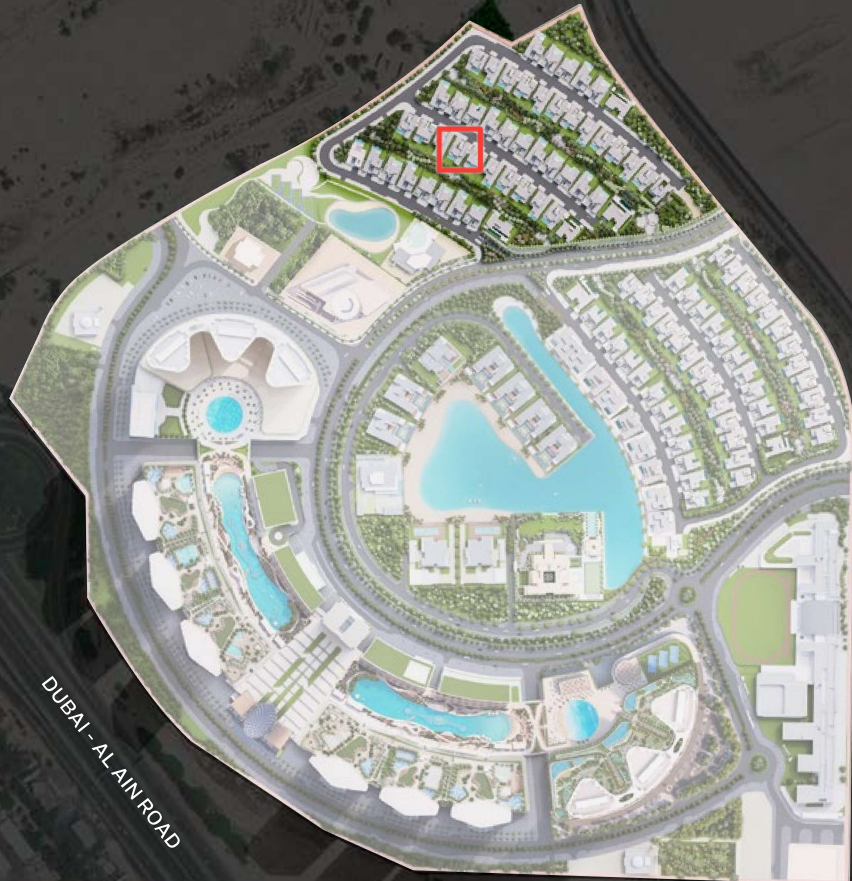


Celebrate each space of the master bedroom with ultra-luxury walk-in closets, decorated dressing rooms and a private attached bath.

Walk over the specially designed lounge between the bedrooms to make sure you never miss out on some much-needed quality time with your loved ones.

5 BEDROOM VILLAS

VILLA CLUSTER B



ADEN STREET



- 5 BEDROOM VILLA | TYPE A
- 5 BEDROOM VILLA | TYPE B
- 5 BEDROOM VILLA | TYPE C



VILLA 5 BEDROOM

TYPE A		
Villa Number	Plot Area (sq.ft.)	Saleable Area(sq.ft.)
SE-V 204	8,481.19	8,568.72
SE-V 207	8,481.26	8,568.72
SE-V 210	8,468.79	8,568.72
SE-V 213	8,469.28	8,568.72
SE-V 216	8,469.02	8,568.72
SE-V 219	8,469.20	8,568.72
SE-V 222	8,600.85	8,568.72
SE-V 225	8,288.12	8,568.72
SE-V 228	8,288.14	8,568.72
SE-V 231	8,287.82	8,568.72
SE-V 235	8,288.05	8,568.72
SE-V 238	8,288.16	8,568.72
SE-V 241	8,288.26	8,568.72
SE-V 244	8,288.23	8,568.72
SE-V 247	8,297.80	8,568.72
SE-V 250	8,304.42	8,568.72

TYPE B		
Villa Number	Plot Area (sq.ft.)	Saleable Area(sq.ft.)
SE-V 203	8,481.97	8,572.38
SE-V 206	8,481.44	8,572.38
SE-V 208	8,481.48	8,572.38
SE-V 212	8,469.02	8,572.38
SE-V 215	8,469.02	8,572.38
SE-V 218	8,468.99	8,572.38
SE-V 223	8,288.21	8,572.38
SE-V 226	8,288.36	8,572.38
SE-V 229	8,288.06	8,572.38
SE-V 232	8,288.25	8,572.38
SE-V 234	8,288.32	8,572.38
SE-V 237	8,288.07	8,572.38
SE-V 240	8,288.26	8,572.38
SE-V 243	8,287.91	8,572.38
SE-V 248	8,296.95	8,572.38
SE-V 251	8,294.36	8,572.38

TYPE C		
Villa Number	Plot Area (sq.ft.)	Saleable Area(sq.ft.)
SE-V 205	8,481.36	8,591.86
SE-V 211	8,469.42	8,591.86
SE-V 214	8,469.34	8,591.86
SE-V 217	8,469.12	8,591.86
SE-V 224	8,288.11	8,591.86
SE-V 227	8,288.01	8,591.86
SE-V 230	8,288.27	8,591.86
SE-V 236	8,288.38	8,591.86
SE-V 239	8,288.07	8,591.86
SE-V 242	8,288.10	8,591.86
SE-V 245	8,351.28	8,591.86
SE-V 249	8,307.91	8,591.86

VILLA 5 BEDROOM | TYPE A

SALEABLE AREA
8,568.72 - sq.ft
796.06 - sq.m

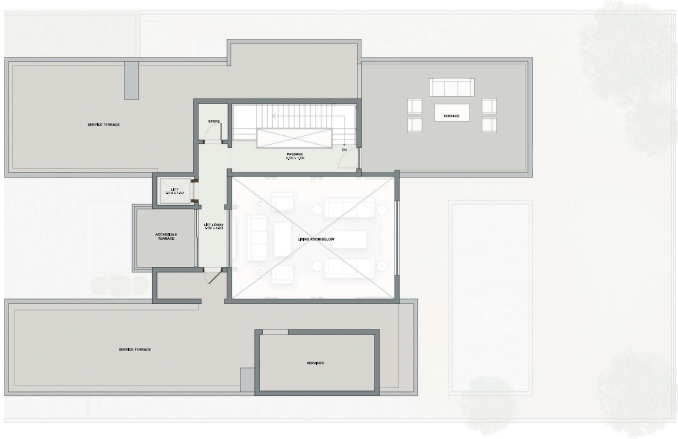
GROUND FLOOR



FIRST FLOOR



TERRACE





QUOTATION

Sobha Hartland -II Sobha Hartland II Villas (Phase II)

SH-614708

Floor Number	0
Type	Type A (5A)
Unit Number	SE-V 213
Saleable Area (Sq.ft)	8,569
Purchase Price (AED)	25,706,160
Pre- Registration Fees (AED)	1,029,397

Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	5,141,232.00	On Booking	On Booking date
First Installment	10.00%	2,570,616.00	-	6 Months from booking date
Second Installment	10.00%	2,570,616.00	-	12 Months from booking date
Third Installment	10.00%	2,570,616.00	-	18 Months from booking date
Fourth Installment	10.00%	2,570,616.00	-	22 Months from booking date
Final Installment	40.00%	10,282,464.00	-	On Completion

Pre-Registration Fees

Description	Amount (AED)
4% Pre-Registration Charges	1,028,247.00
Knowledge Fee	40.00
Oqood Fees	1,110.00