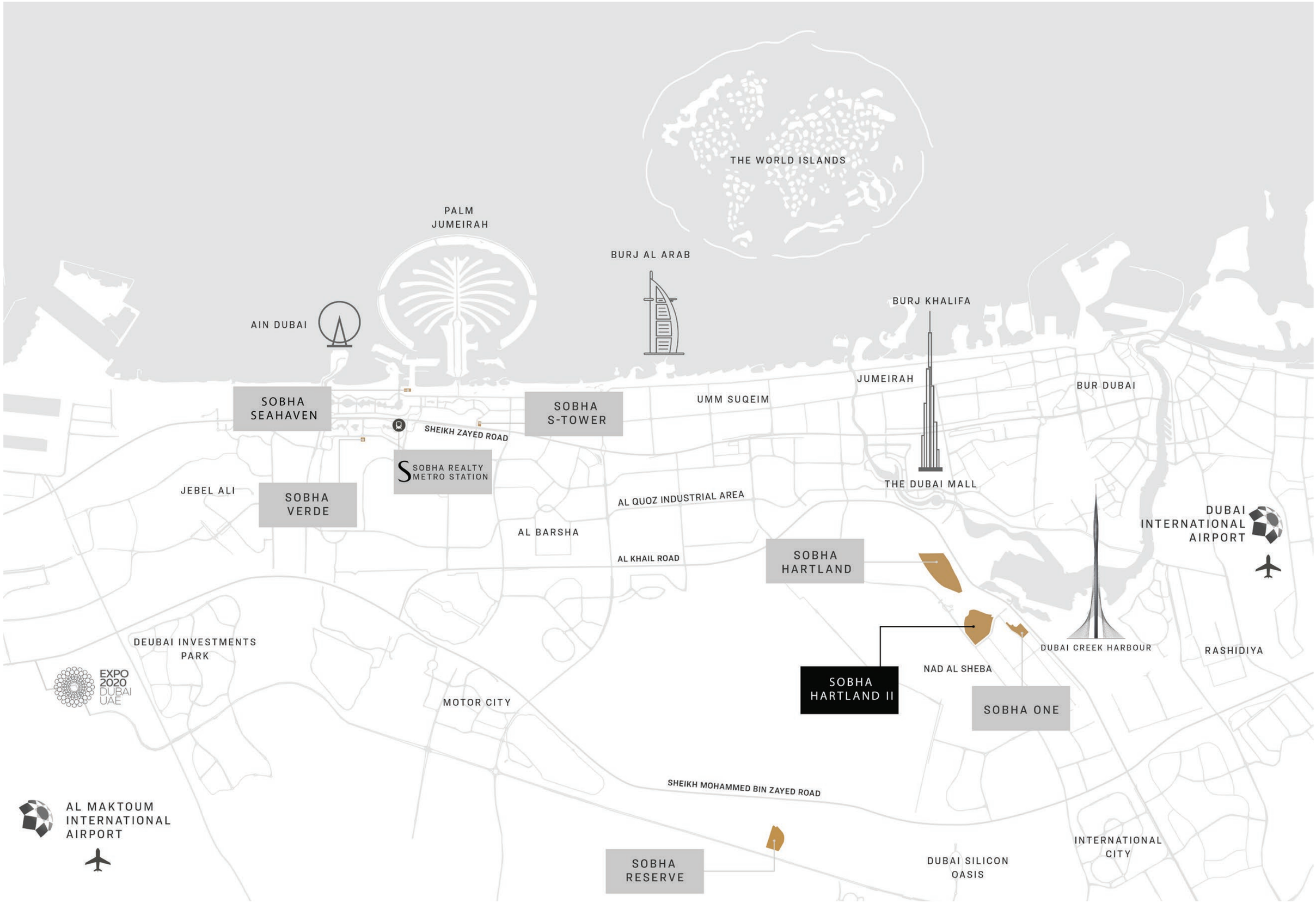
340 RIVERSIDE CRESCENT

SOBHA HARTLAND II

340 RIVERSIDE CRESCENT

Relocate your senses

Indulge your senses in more than 8 million square feet of exquisite waterfront serenity.


THE WORLD ISLANDS
PALM JUMEIRAH
BURJ AL ARAB
AIN DUBAI
BURJ KHALIFA
JUMEIRAH
BUR DUBAI
UMM SUQEIM
SOBHA SEAHAVEN
SOBHA S-TOWER
SHEIKH ZAYED ROAD
SOBHA REALTY METRO STATION
JEBEL ALI
SOBHA VERDE
THE DUBAI MALL
AL QUOZ INDUSTRIAL AREA
AL BARSHA
DUBAI INTERNATIONAL AIRPORT
AL KHAIL ROAD
SOBHA HARTLAND
DEUBAI INVESTMENTS PARK
DUBAI CREEK HARBOUR
RASHIDIYA
EXPO 2020 DUBAI UAE
NAD AL SHEBA
SOBHA HARTLAND II
SOBHA ONE
MOTOR CITY
SHEIKH MOHAMMED BIN ZAYED ROAD
AL MAKTOUM INTERNATIONAL AIRPORT
INTERNATIONAL CITY
SOBHA RESERVE
DUBAI SILICON OASIS

A depiction of true vibrancy

Close to the pulsating heart of Dubai.

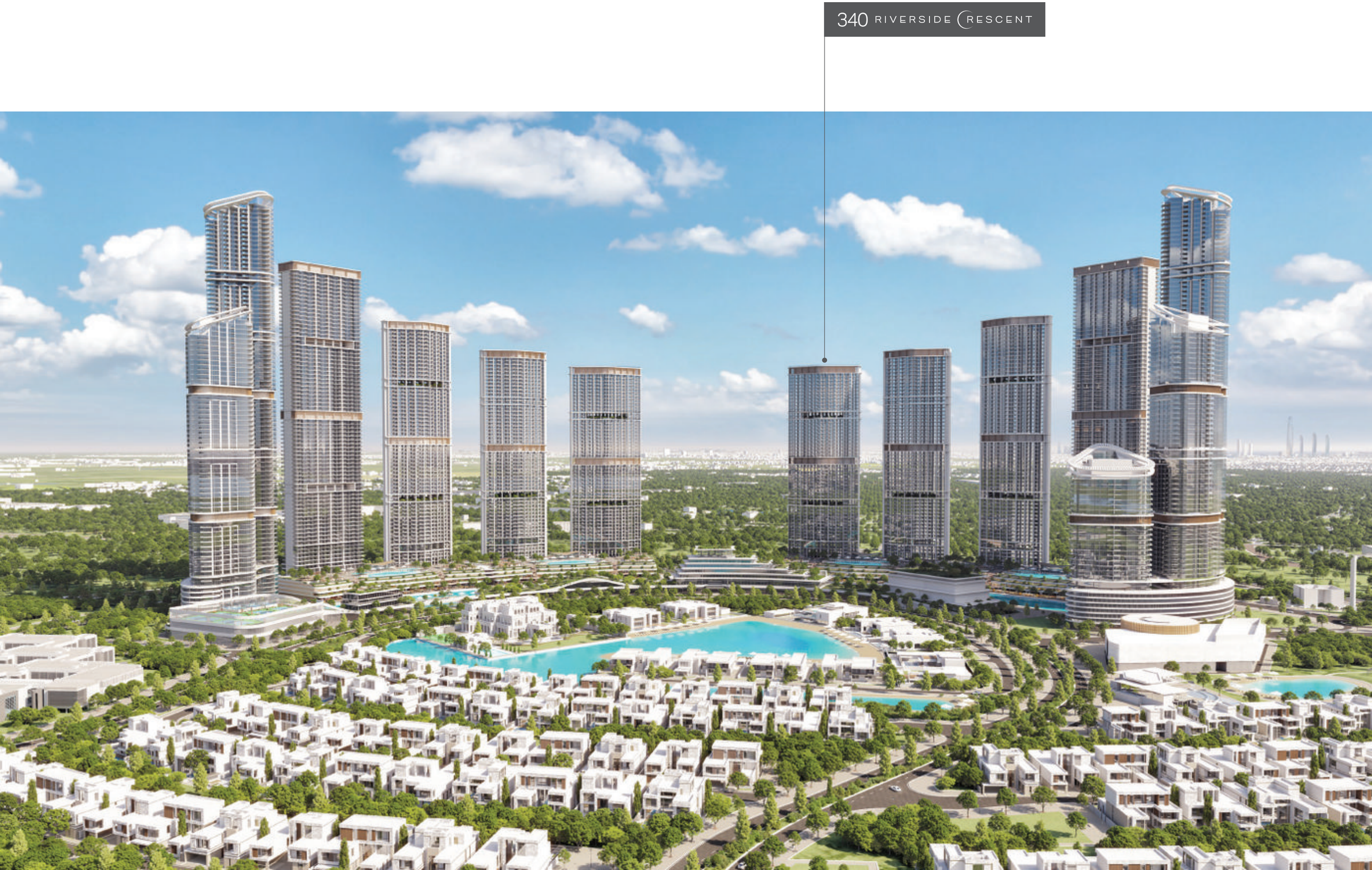
- RAS AL KHOR WILDLIFE SANCTUARY — 05 MINUTES
- MEYDAN RACE COURSE — 10 MINUTES
- SOBHA HARTLAND & 2 INTERNATIONAL SCHOOLS — 10 MINUTES
- DUBAI INTERNATIONAL AIRPORT — 12 MINUTES
- BUSINESS BAY — 12 MINUTES
- THE DUBAI MALL — 15 MINUTES
- BURJ KHALIFA & DOWNTOWN DUBAI — 15 MINUTES
- DUBAI FRAME — 15 MINUTES
- DUBAI OPERA — 15 MINUTES
- PALM JUMEIRAH — 25 MINUTES

This is

340 RIVERSIDE CRESCENT

340 reasons to elevate your quality of life. Here are a mere few.
A spectacular tower nestled within Sobha Hartland II 340 Riverside Crescent encompasses a rich sense of community and superlative waterfront living in one of the city's most sought-after locations.

Discover a mirror
to your soul


340 RIVERSIDE CRESCENT

The epitome of a vibrant community ambience

Discover a sense of belonging among likeminded residence, where the bonds of genuine community living are fostered through high-quality amenities, creating a truly enriching experience.

340 RIVERSIDE CRESCENT
340 RIVERSIDE CRESCENT
CAFE

Exceptional as expected

Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.

Serene waterfront setting, world-class amenities, excellent locality

340 Riverside Crescent is the ultimate lifestyle venue. Start your day with a casual stroll through inspiring surrounds. Discover pristine beaches. Savour views of the vibrant Dubai and sprawling greenery from your exclusive Sky Gardens haven. End your day as the golden setting sun soothes your senses.

Add a splash of colour to your day

Secure a front-row seat to outstanding waterfront living. Take a plunge into your generously sized infinity pool and simply relax your stresses away.

An exertion excursion

Reward mind and body, elevate your physical wellbeing while savouring all the thoughtfully conceived facilities that complement your discerning quality of life. Elevate your endurance and stamina with our cutting edge fitness trails.

Beyond Your
Limits

At the peak
of paradise

Where dining is always fine

Defined by its elegant waterfront aesthetic, every detail of 340 Riverside Crescent has been thoughtfully contemplated to create a welcoming and peaceful environ. Discover endless culinary delights across the boardwalk.

RESTAURANT
STORE
RESTAURANT

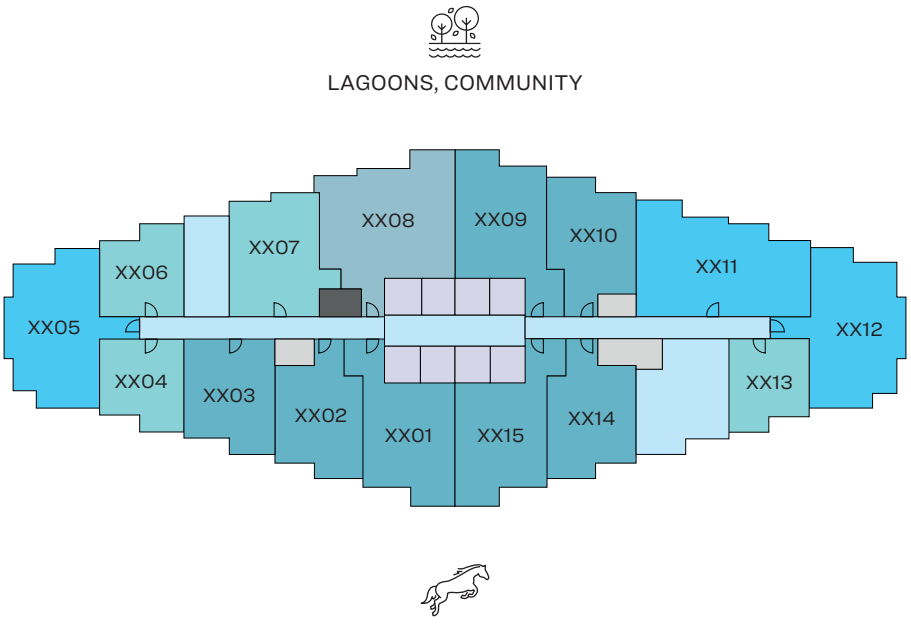
Sky Gardens,
the height of selectivity

Recreation is the name of the game you indulge in a range of stimulating activities at Sky Gardens. Inspiring views across the city come as standard.

FLOOR AND UNIT PLAN

LAYOUTS

FLOOR PLAN LAYOUT



LEVEL 08-17, 21-29, 33-42, 46-55

1 BED UNIT
2 BED UNIT
CIRCULATION
LIFTS
1.5 BED UNIT
2.5 BED UNIT
SERVICES
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.

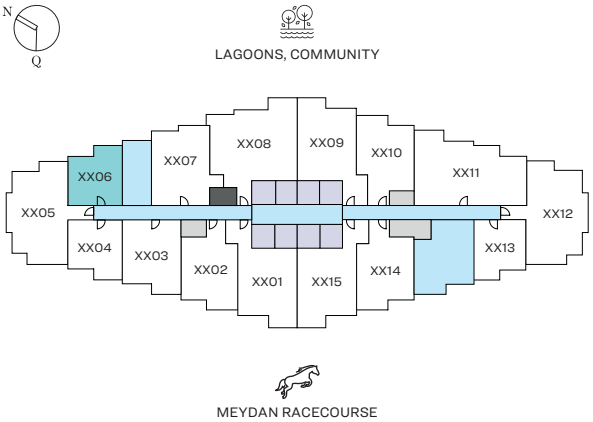
1 BEDROOM APARTMENT

TYPE A (with balcony)

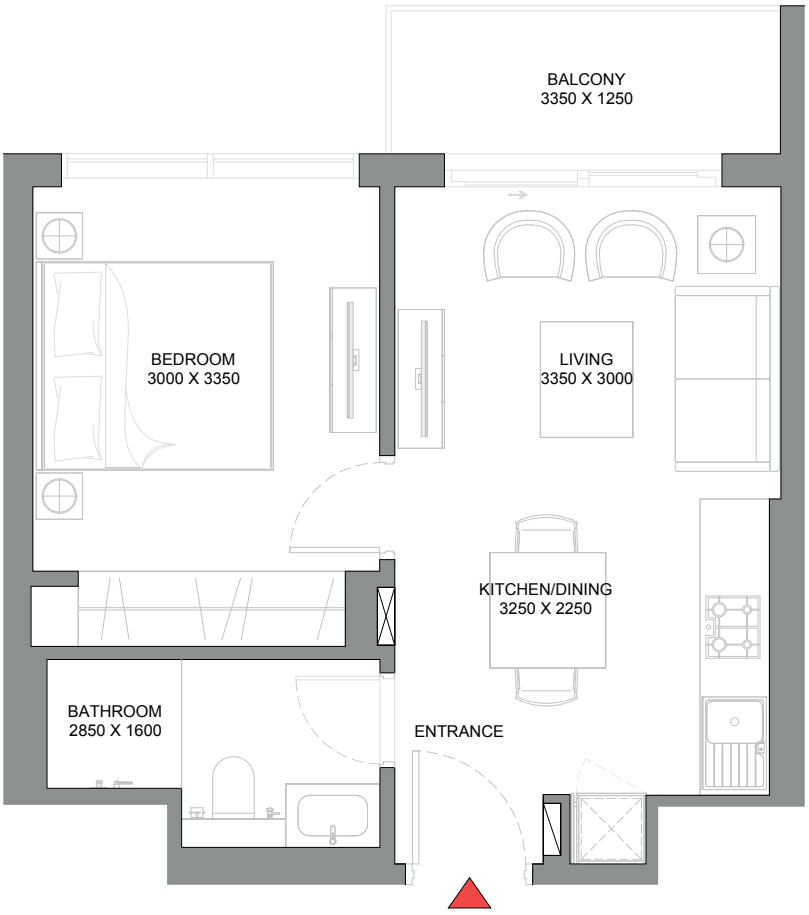
TOTAL SALEABLE AREA

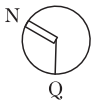
SUITE = 444.23 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 499.34 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106, 4606, 4706, 4806, 4906, 5006, 5106, 5206, 5306, 5406, 5506

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.

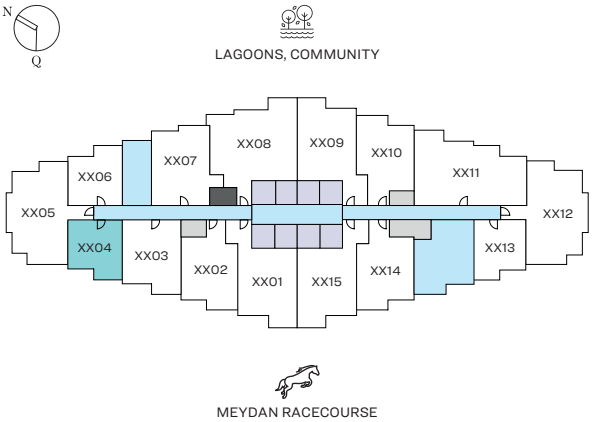
1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

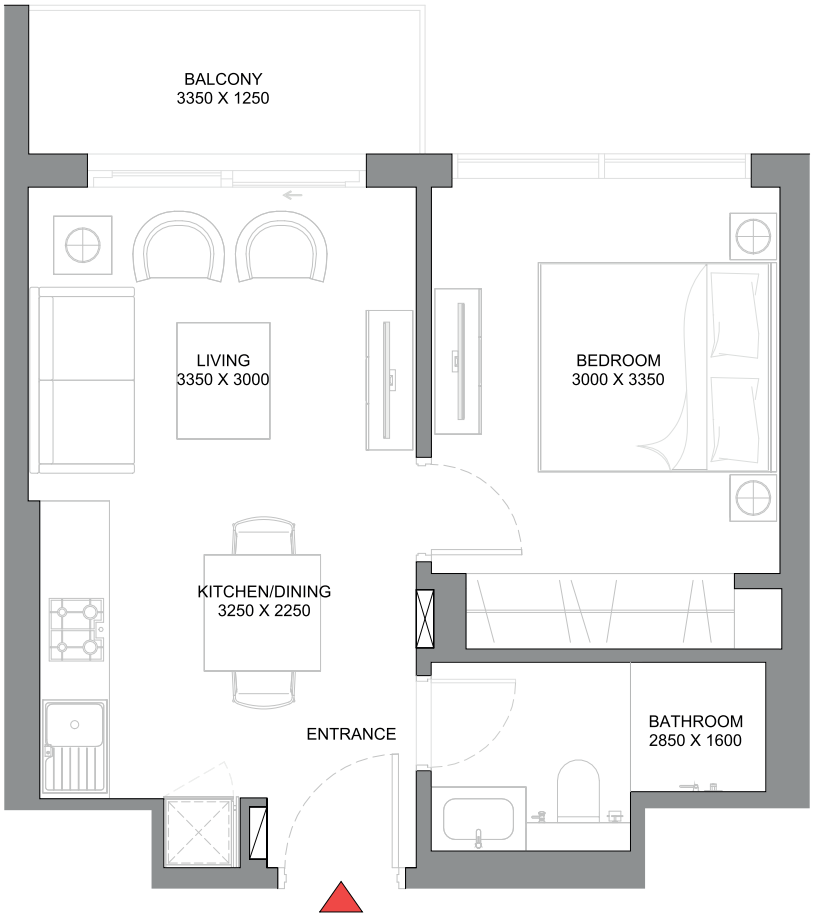
TOTAL SALEABLE AREA

SUITE = 441.00 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 495.36 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504

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.

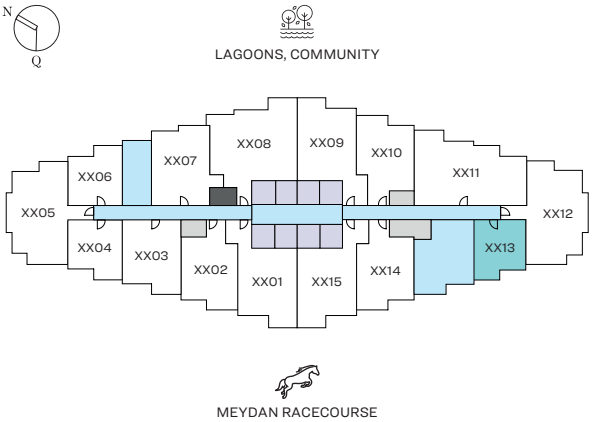
1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 2

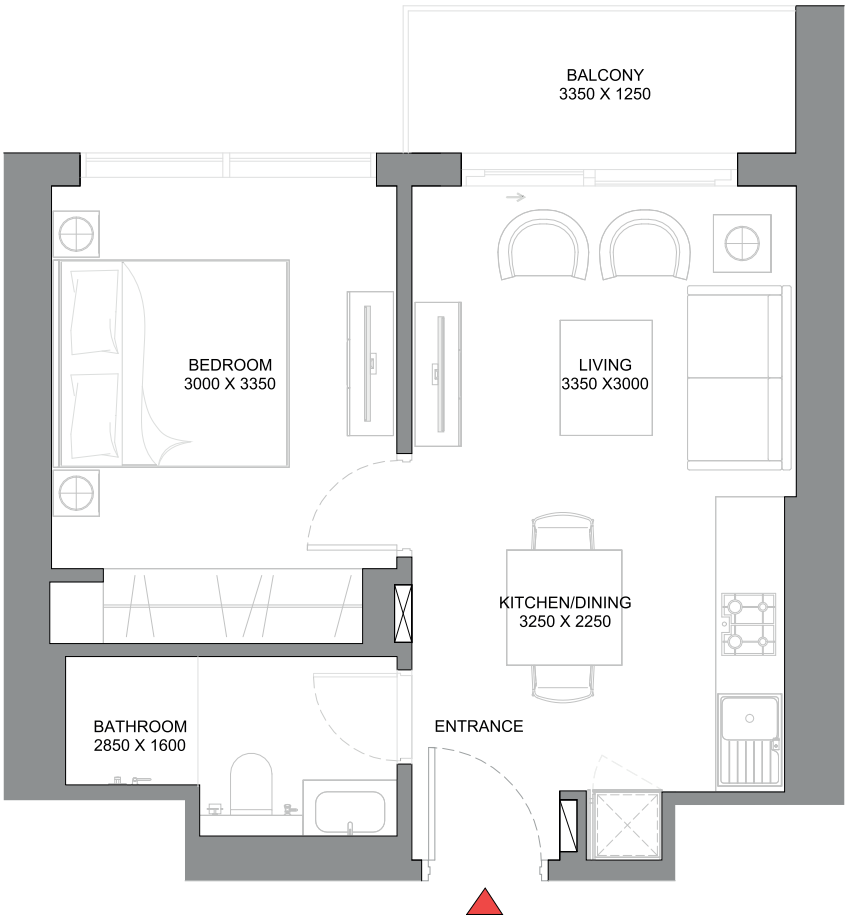
TOTAL SALEABLE AREA

SUITE = 446.70 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 501.81 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 2113, 2213, 2313, 2413, 2513, 2613, 2713, 2813, 2913, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4113, 4213, 4613, 4713, 4813, 4913, 5013, 5113, 5213, 5313, 5413, 5513

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.

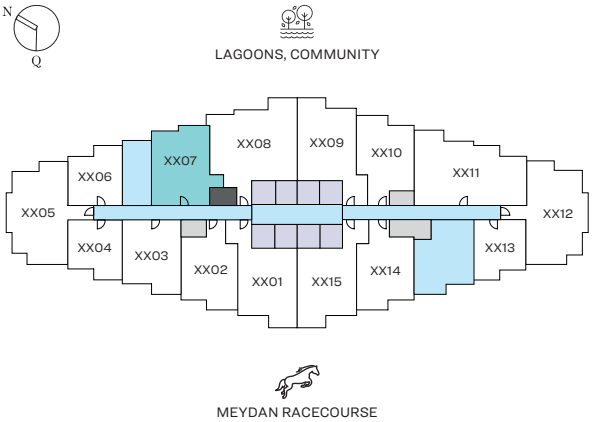
1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

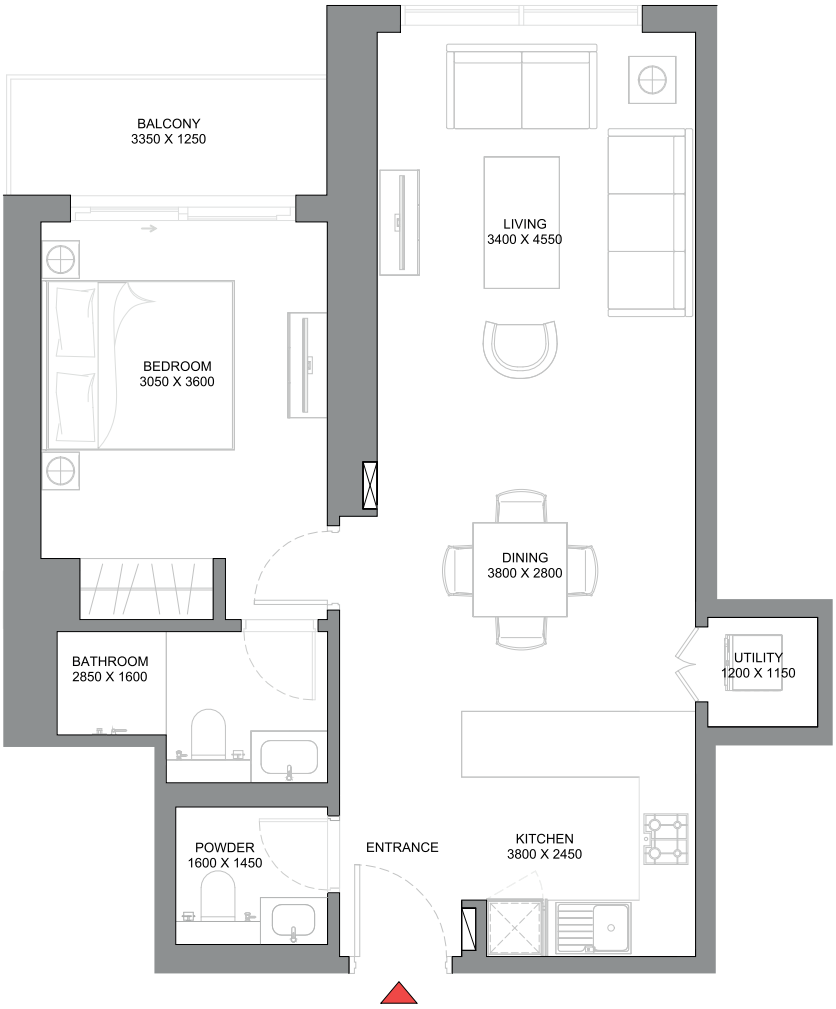
TOTAL SALEABLE AREA

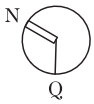
SUITE = 702.02 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 756.38 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107, 4607, 4707, 4807, 4907, 5007, 5107, 5207, 5307, 5407, 5507

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.

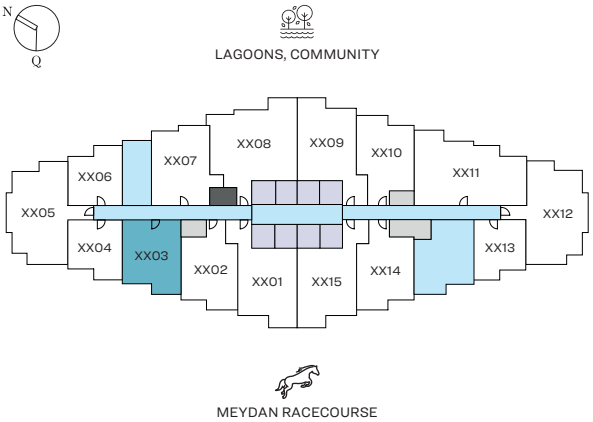
1.5 BEDROOM APARTMENT

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

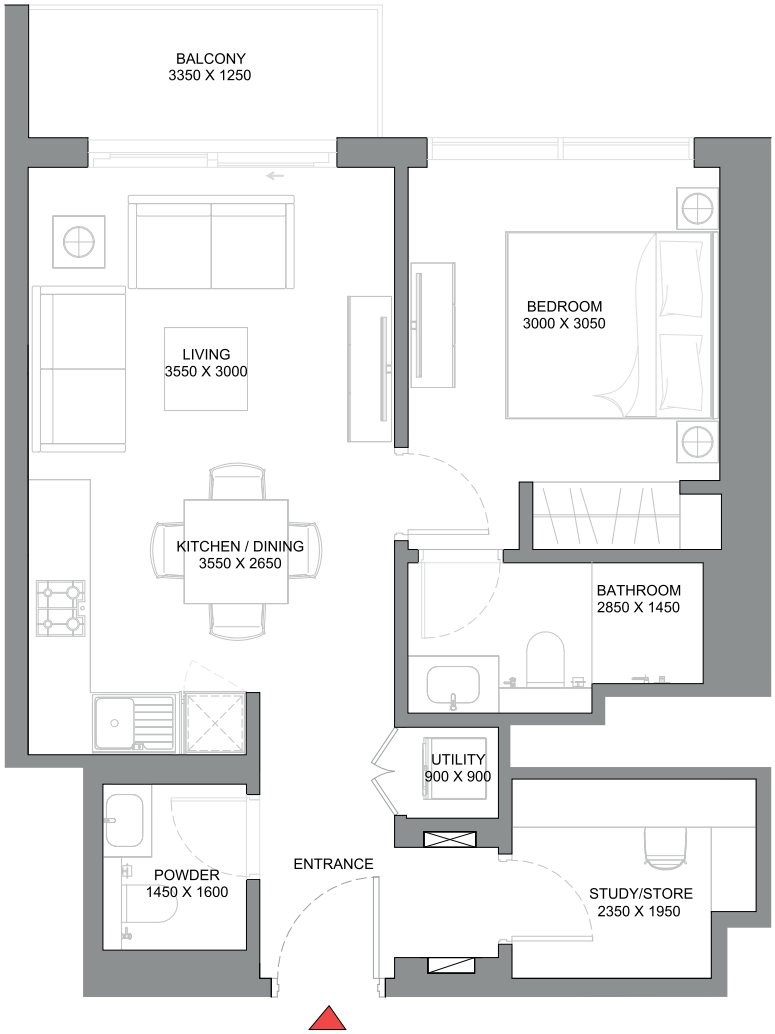
TOTAL SALEABLE AREA

SUITE = 585.02 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 639.38 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503

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.

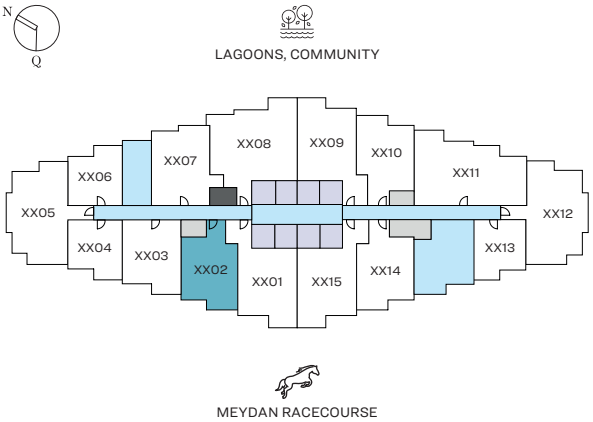
1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

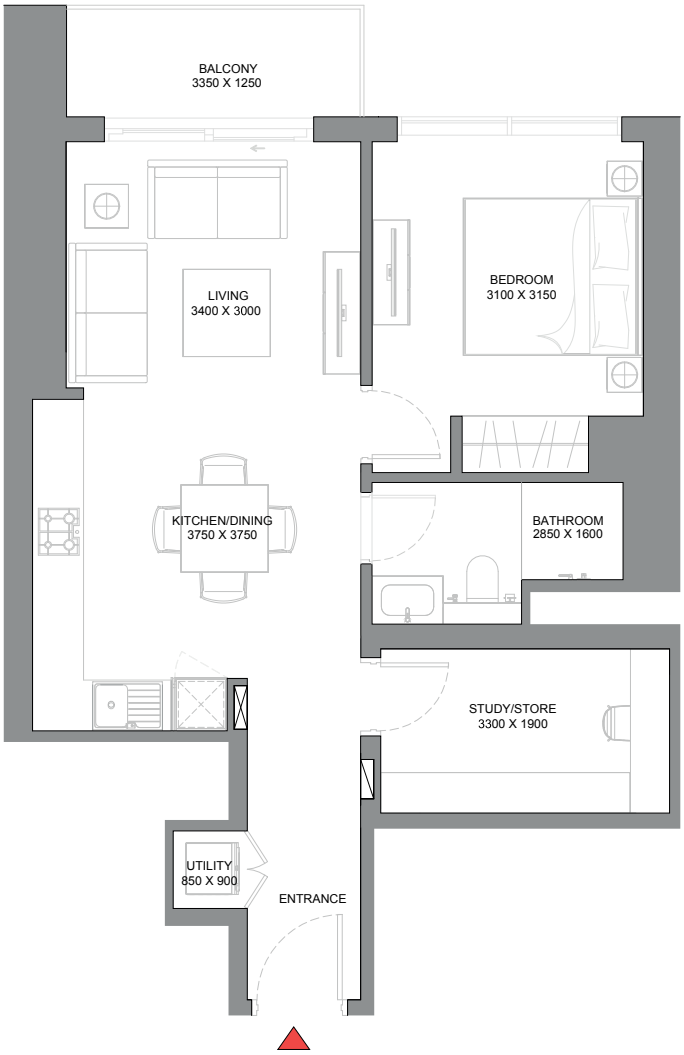
TOTAL SALEABLE AREA

SUITE = 634.86 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 689.97 SQ.FT.

UNIT



LEVEL 08-10, 12, 13, 15-17, 22-27, 29, 33-40, 46-50, 52-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

802, 902, 1002, 1202, 1302, 1502, 1602, 1702, 2202, 2302, 2402, 2502, 2602, 2702, 2902, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002, 4602, 4702, 4802, 4902, 5002, 5202, 5302, 5402, 5502

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.

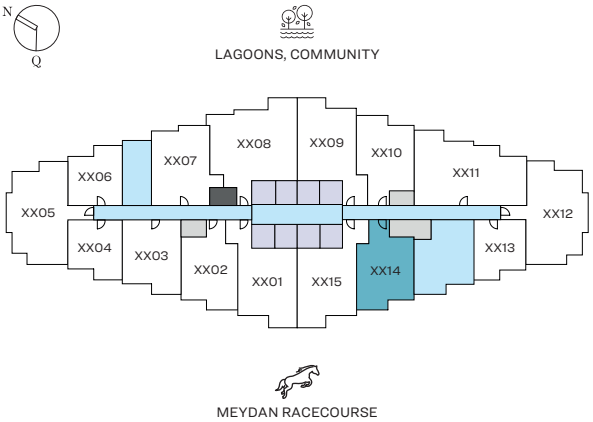
1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony) VARIANT 1

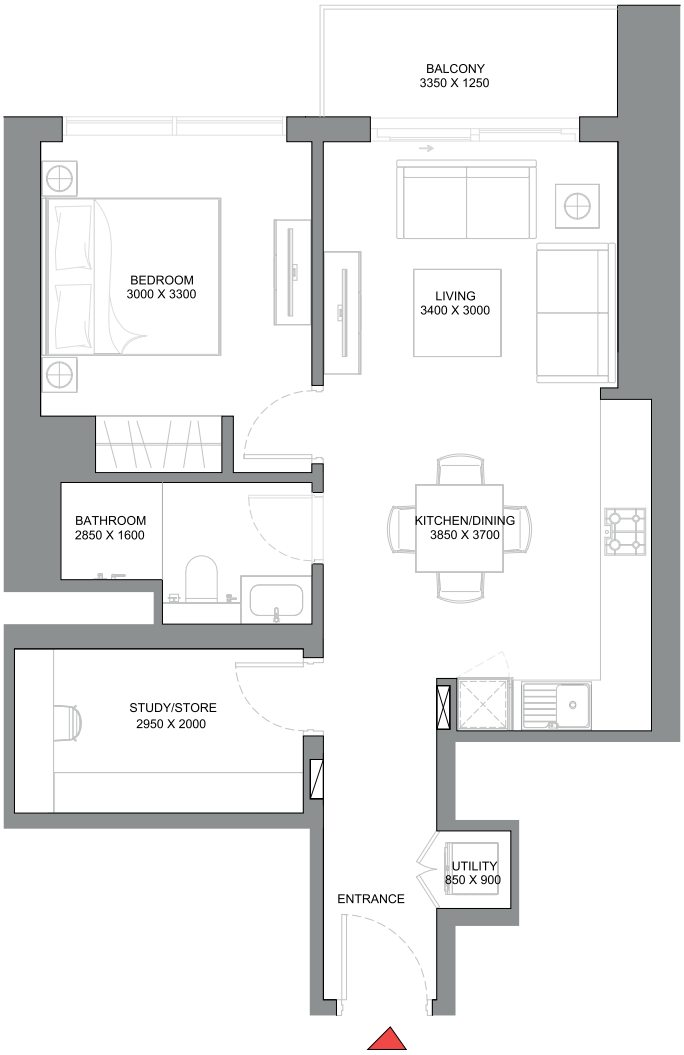
TOTAL SALEABLE AREA

SUITE = 639.27 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 694.38 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

814, 914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 2114, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3314, 3414, 3514, 3614, 3714, 3814, 3914, 4014, 4114, 4214, 4614, 4714, 4814, 4914, 5014, 5114, 5214, 5314, 5414, 5514

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.

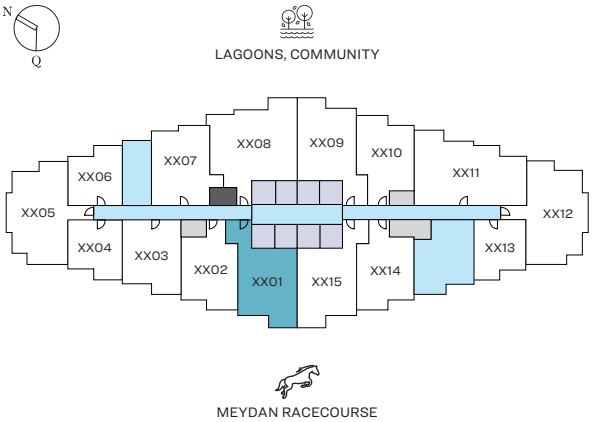
1.5 BEDROOM APARTMENT

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

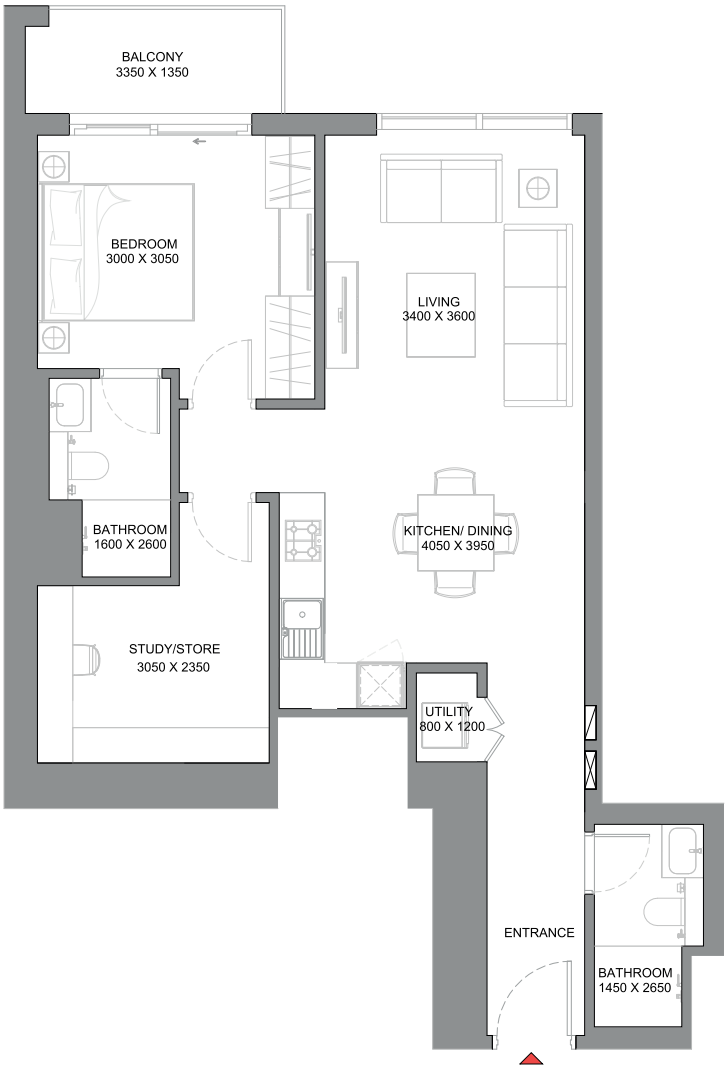
TOTAL SALEABLE AREA

SUITE = 812.89 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.48 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4601, 4701, 4801, 4901, 5001, 5101, 5201, 5301, 5401, 5501

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.

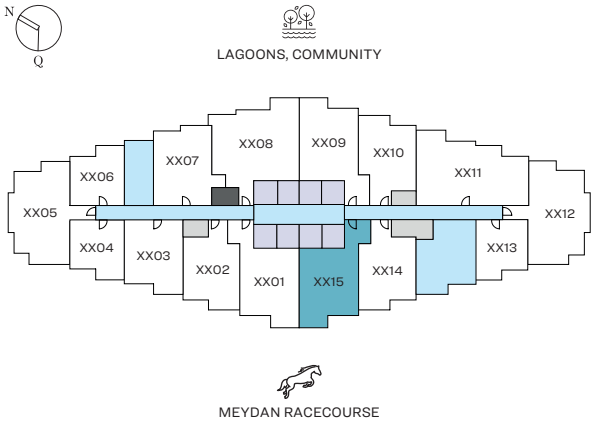
1.5 BEDROOM APARTMENT

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

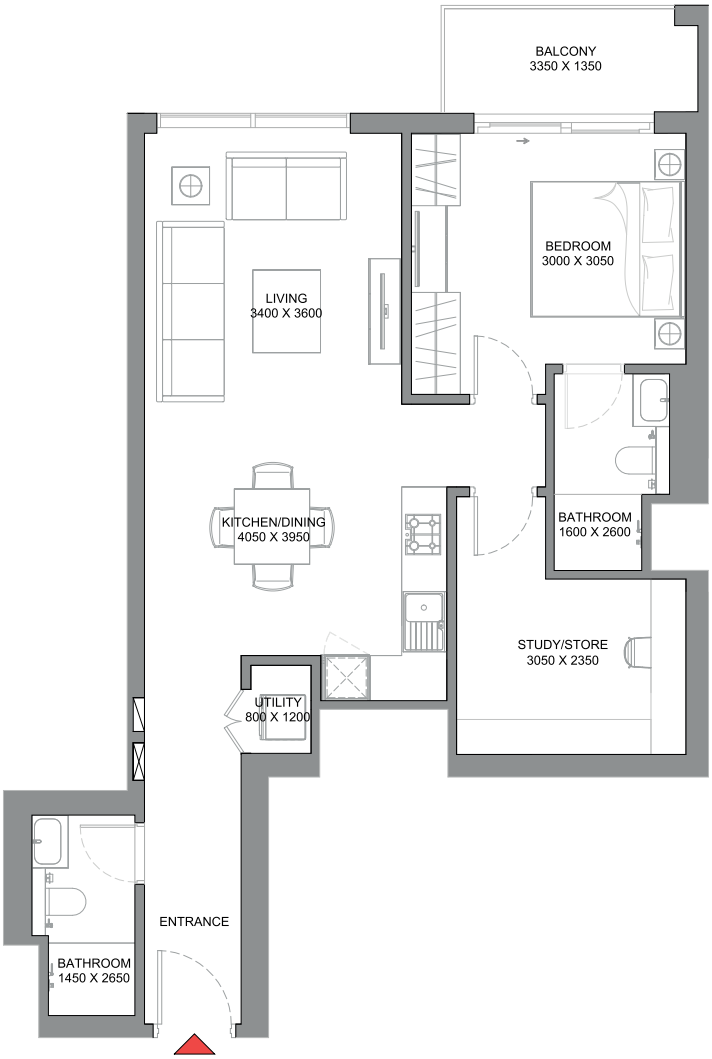
TOTAL SALEABLE AREA

SUITE = 813.21 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.80 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

815, 915, 1015, 1115, 1215, 1315, 1415, 1515, 1615, 1715, 2115, 2215, 2315, 2415, 2515, 2615, 2715, 2815, 2915, 3315, 3415, 3515, 3615, 3715, 3815, 3915, 4015, 4115, 4215, 4615, 4715, 4815, 4915, 5015, 5115, 5215, 5315, 5415, 5515

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.

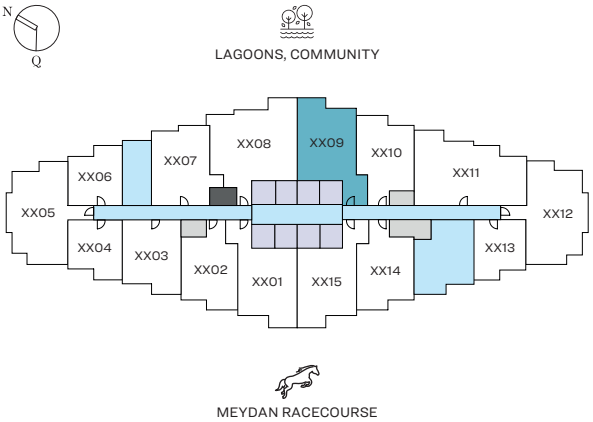
1.5 BEDROOM APARTMENT

TYPE C (with study room and powder room + balcony) VARIANT 2

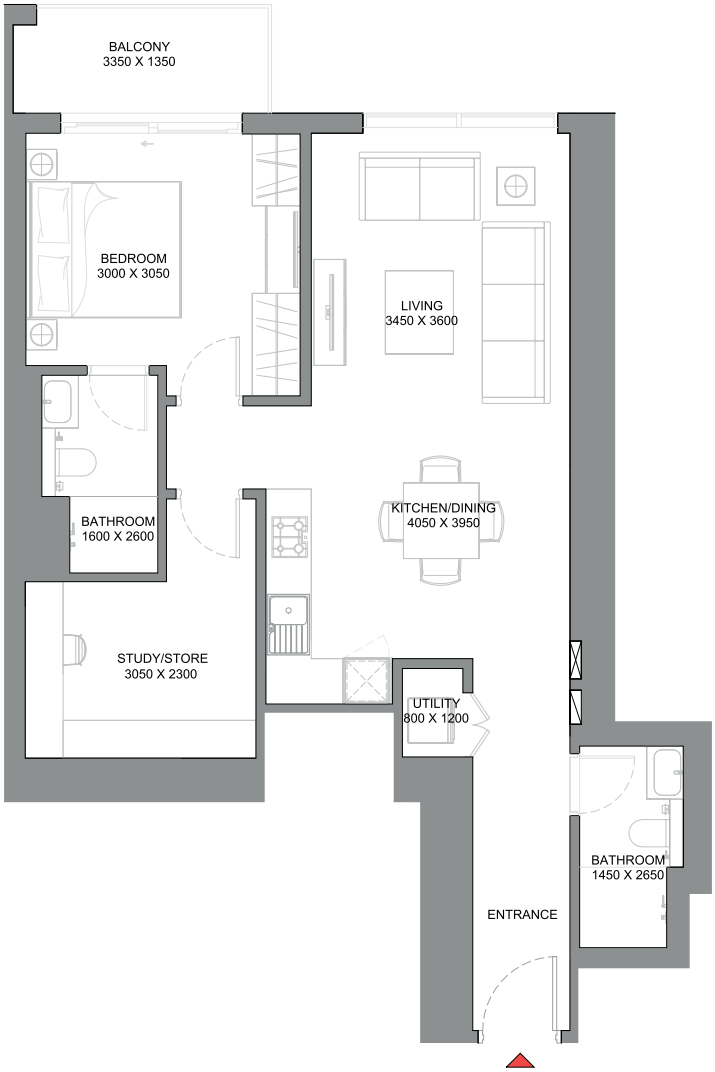
TOTAL SALEABLE AREA

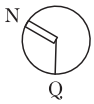
SUITE = 813.75 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 871.34 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3309, 3409, 3509, 3609, 3709, 3809, 3909, 4009, 4109, 4609, 4709, 4809, 4909, 5009, 5109, 5209, 5309, 5409, 5509

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.

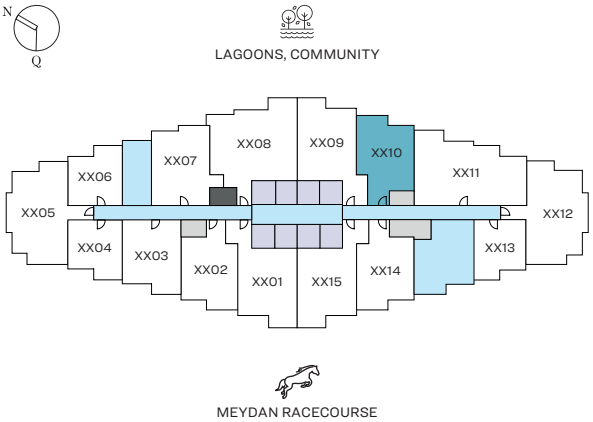
1.5 BEDROOM APARTMENT

TYPE D (with study room + balcony)

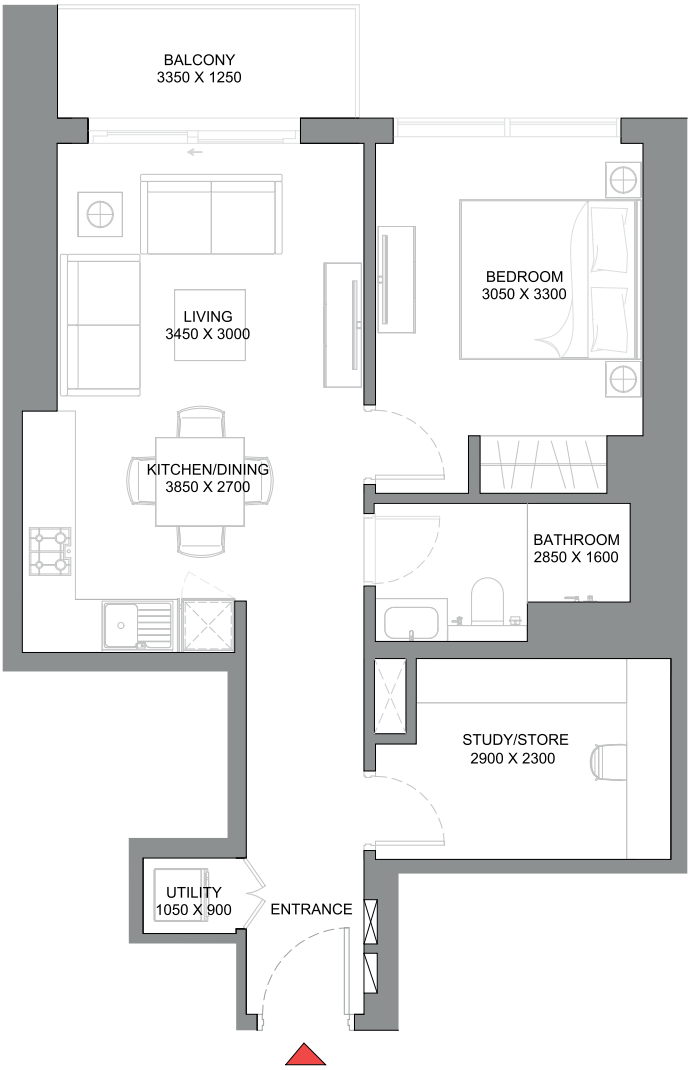
TOTAL SALEABLE AREA

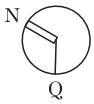
SUITE = 629.47 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 684.58 SQ.FT.

UNIT



LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110, 4610, 4710, 4810, 4910, 5010, 5110, 5210, 5310, 5410, 5510

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.

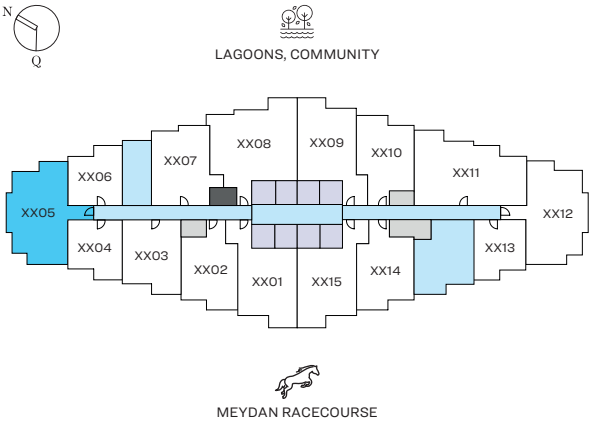
2 BEDROOM APARTMENT

TYPE A (with balcony)

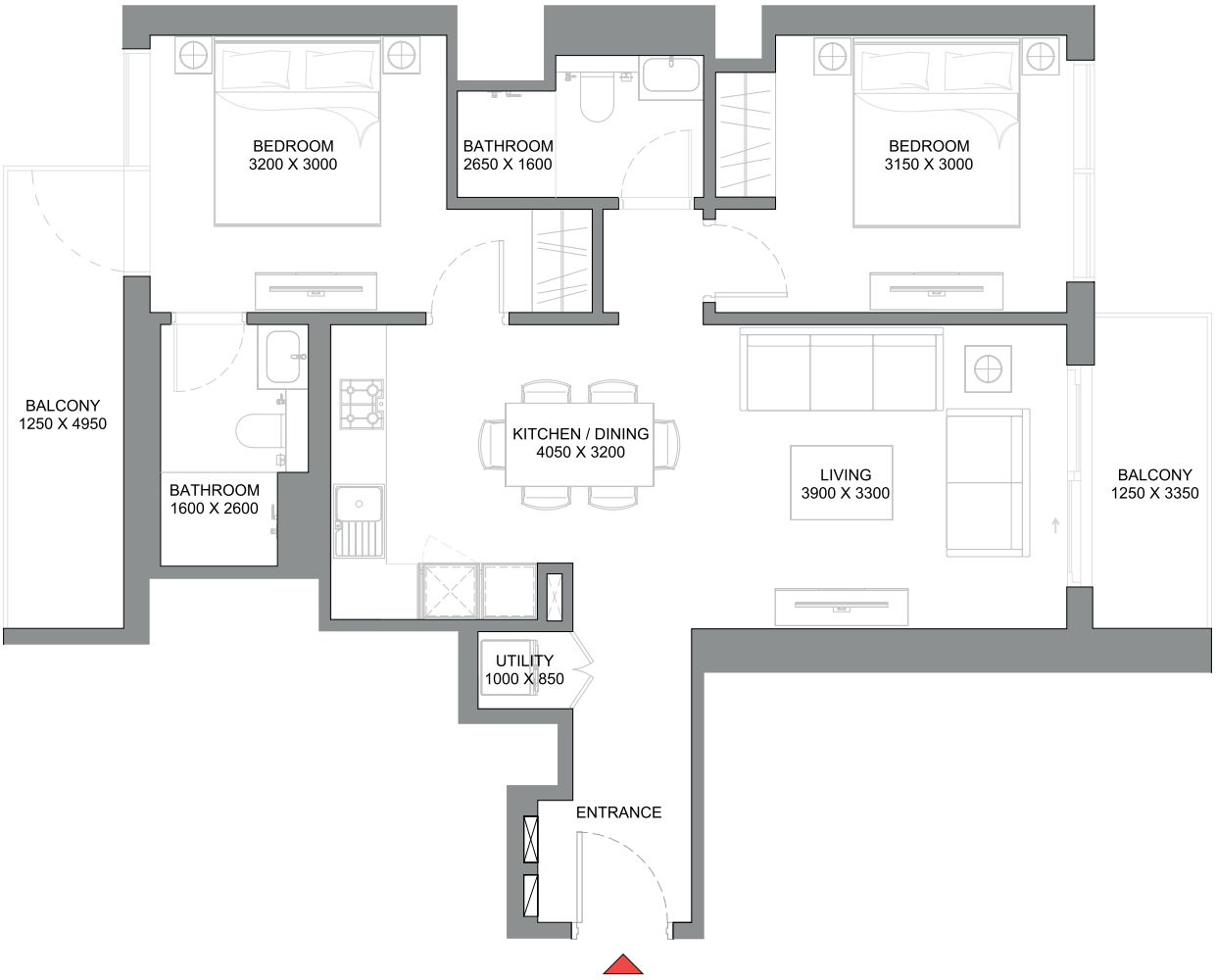
TOTAL SALEABLE AREA

SUITE = 812.78 SQ.FT.
BALCONY = 134.76 SQ.FT.
TOTAL = 947.54 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community, Meydan Racecourse

805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505

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.

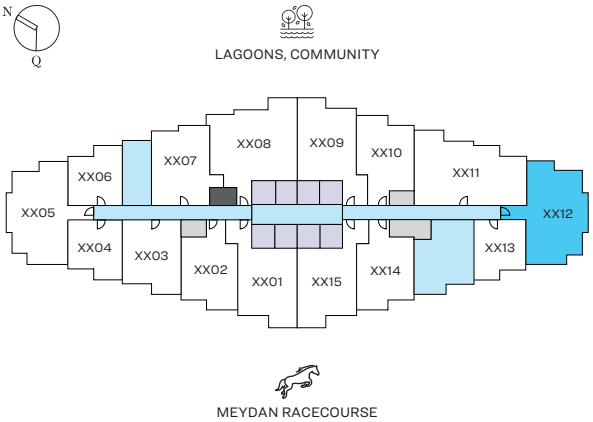
2 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

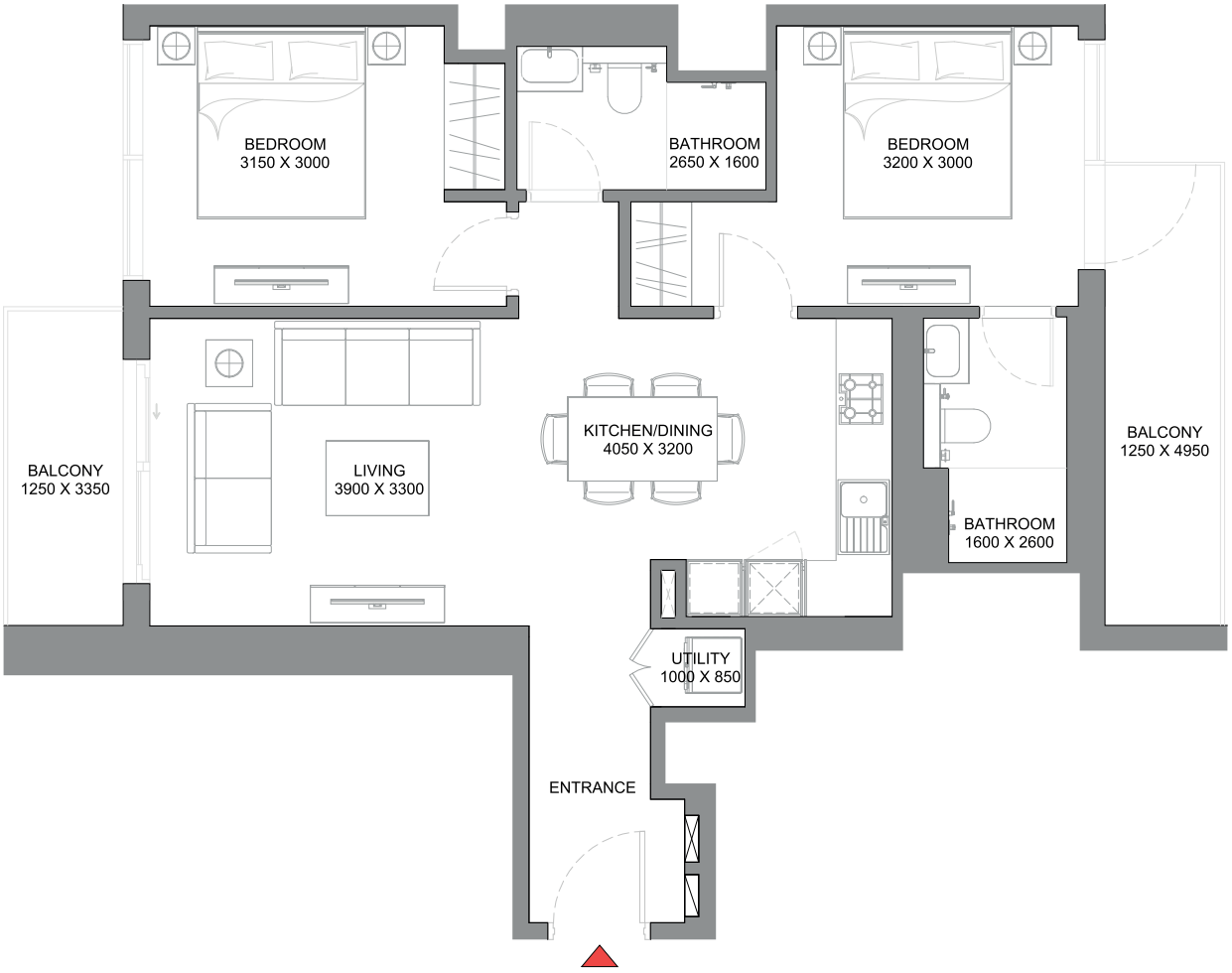
TOTAL SALEABLE AREA

SUITE = 814.29 SQ.FT.
BALCONY = 133.58 SQ.FT.
TOTAL = 947.87 SQ.FT.

UNIT



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

N Q

VIEWS

Lagoons, Community, Meydan Racecourse

812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3312, 3412, 3512, 3612, 3712, 3812, 3912, 4012, 4112, 4212, 4612, 4712, 4812, 4912, 5012, 5112, 5212, 5312, 5412, 5512

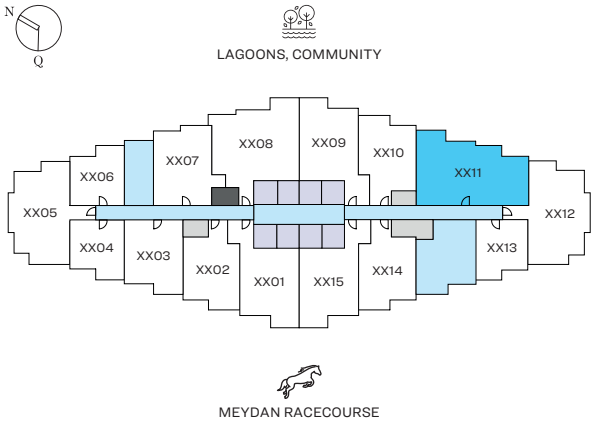
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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)

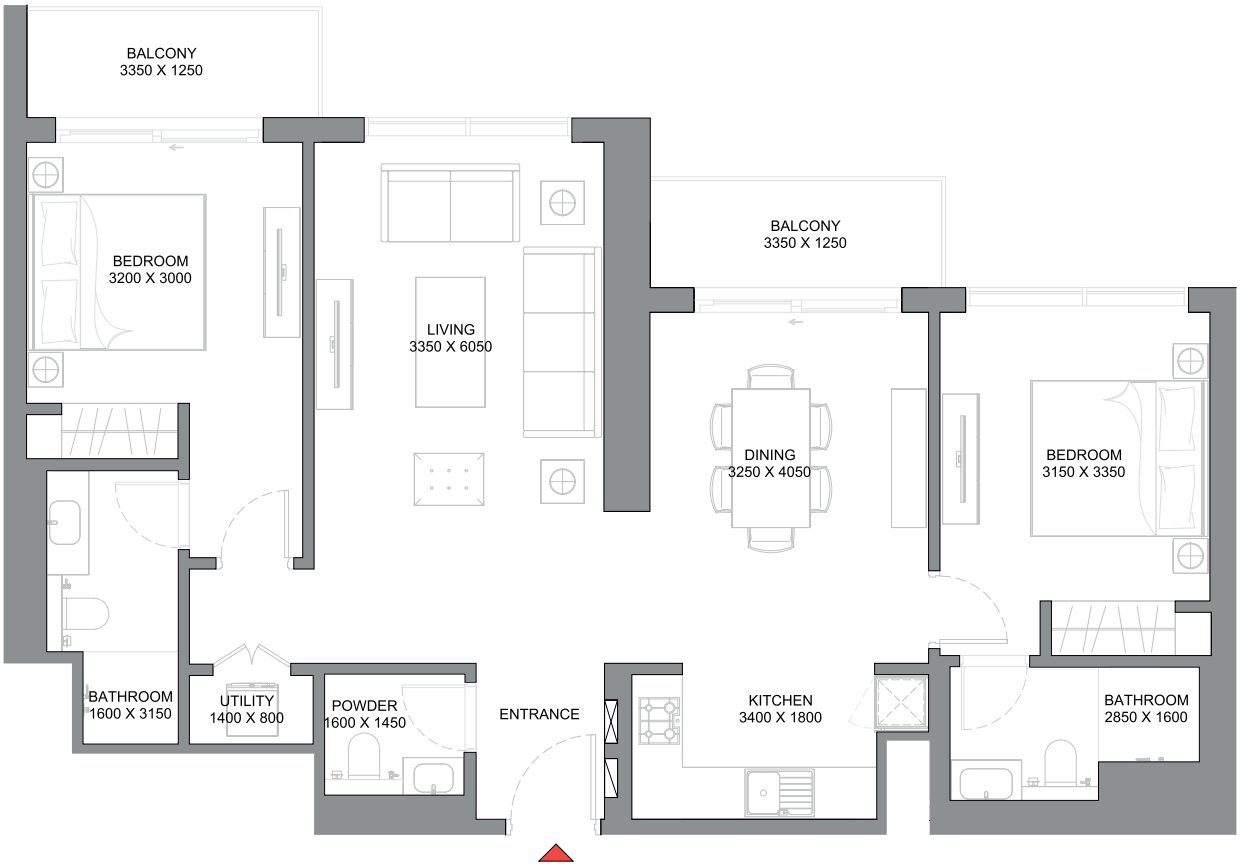
TOTAL SALEABLE AREA

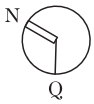
SUITE = 1,023.97 SQ.FT.
BALCONY = 108.82 SQ.FT.
TOTAL = 1,132.79 SQ.FT.



UNIT

LEVEL 08-16, 21-29, 33-41, 46-55





List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511

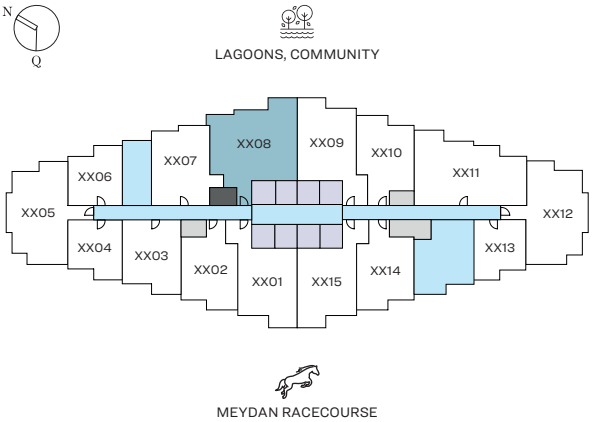
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.

2.5 BEDROOM APARTMENT

TYPE A (with study room + balcony)

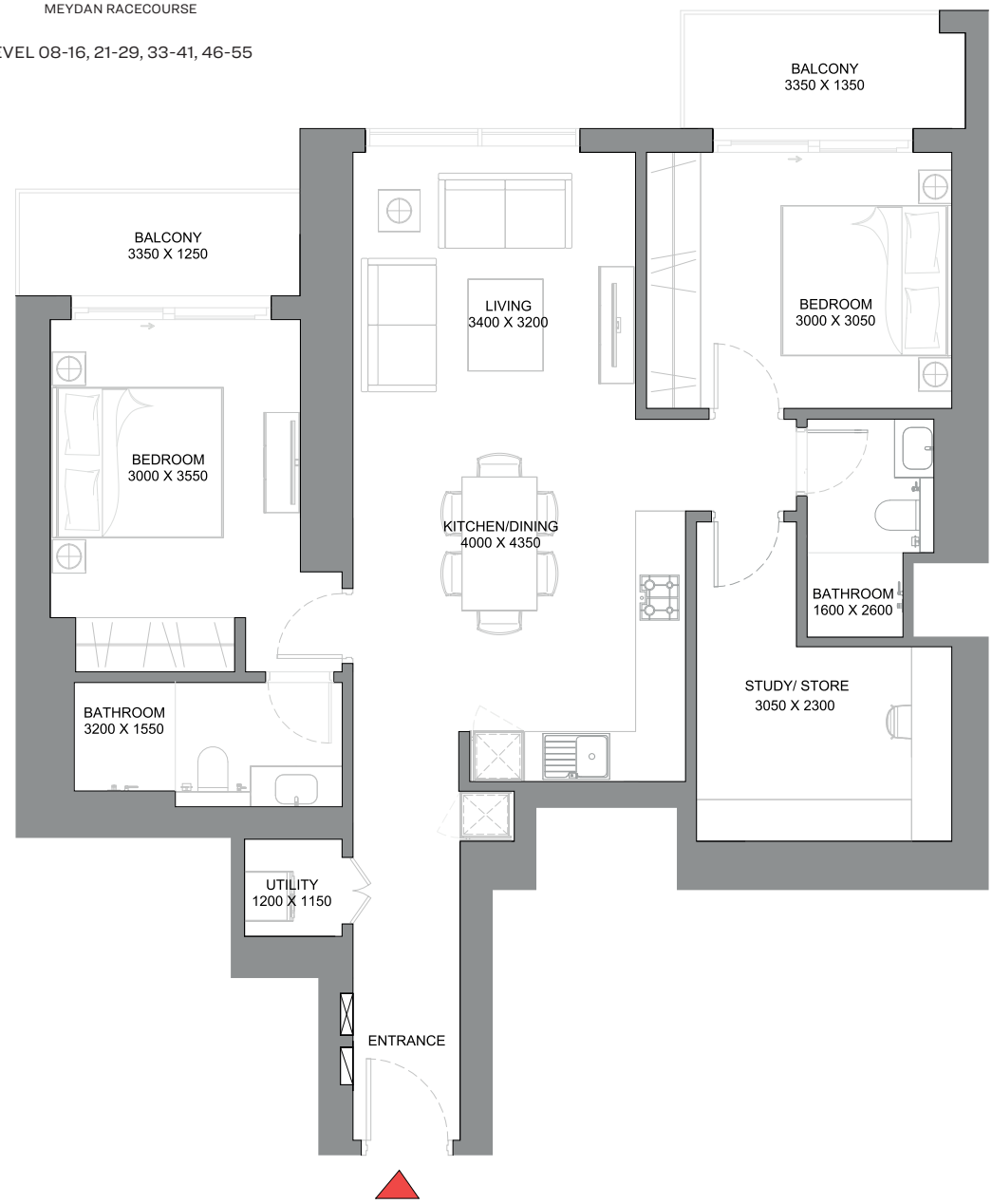
TOTAL SALEABLE AREA

SUITE = 1,024.94 SQ.FT.
BALCONY = 112.81 SQ.FT.
TOTAL = 1,137.75 SQ.FT.



UNIT

LEVEL 08-16, 21-29, 33-41, 46-55



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108, 4608, 4708, 4808, 4908, 5008, 5108, 5208, 5308, 5408, 5508

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.

SOBHA

REALTY