

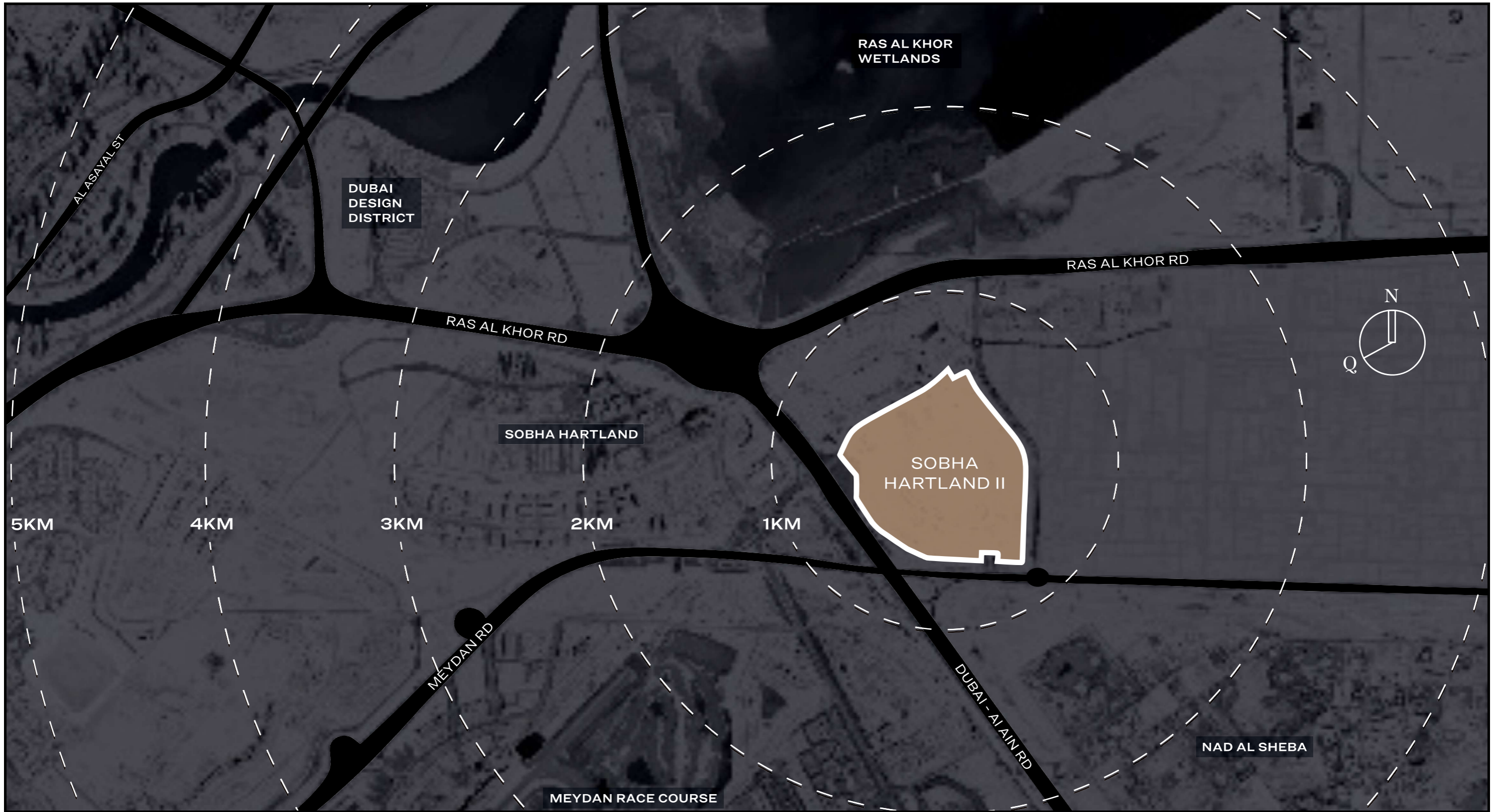
320 RIVERSIDE (R)ESCENT

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>25 MINUTES |

Site Location in Masterplan

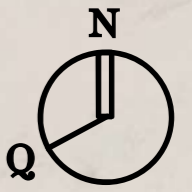


Low Rise Villa Community

Lagoon

Apartment Club House

320 RIVERSIDE CRESCENT



## 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





## 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.



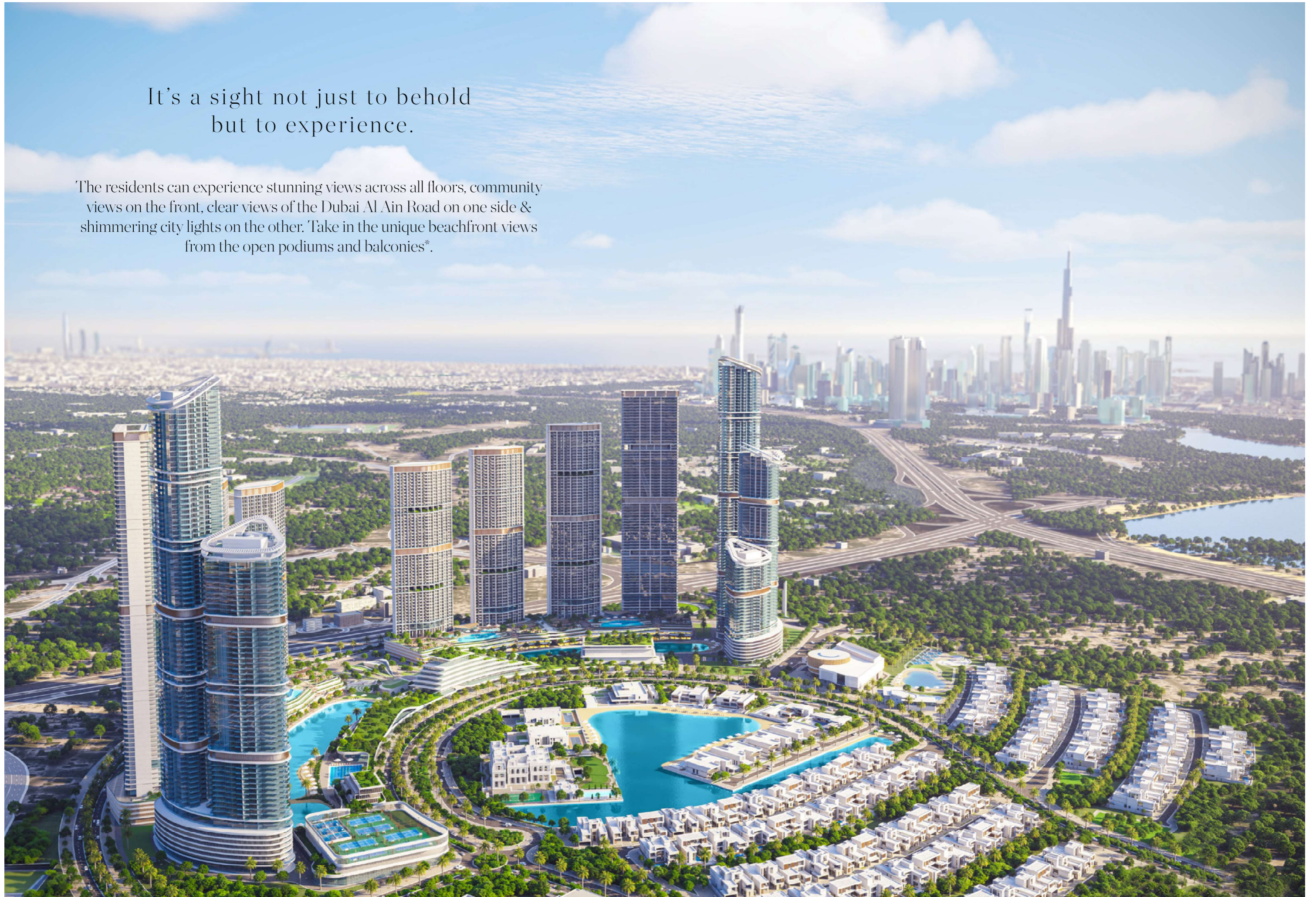
# Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.



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\*.



\*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.

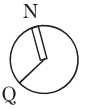
Get retail therapy when you need it.



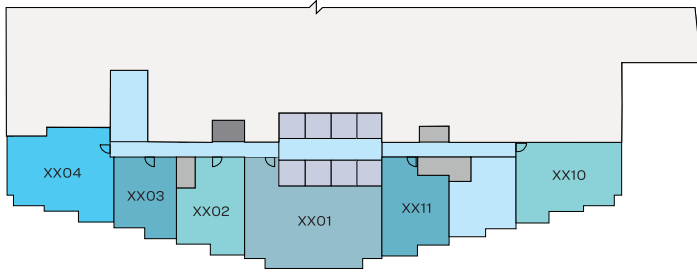
320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans

# FLOOR PLAN LAYOUT



LAGOONS, COMMUNITY

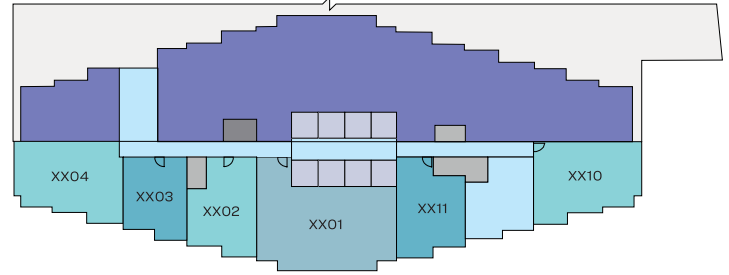


NAD AL SHEBA

PODIUM 01, 02 & 03



LAGOONS, COMMUNITY

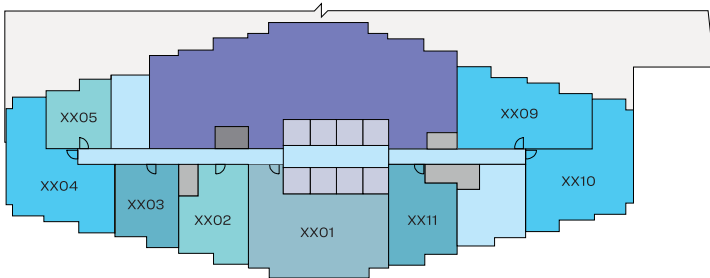


NAD AL SHEBA

LEVEL 04



LAGOONS, COMMUNITY

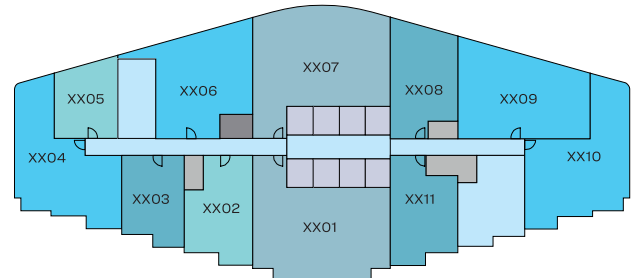


NAD AL SHEBA

LEVEL 05



LAGOONS, COMMUNITY

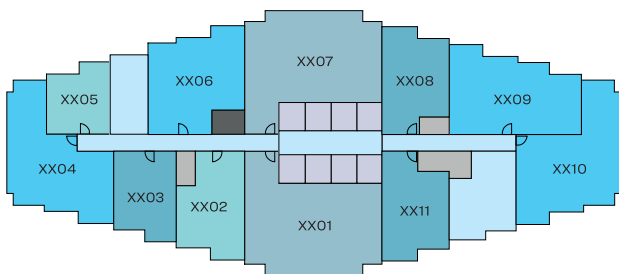


NAD AL SHEBA

LEVEL 06



LAGOONS, COMMUNITY

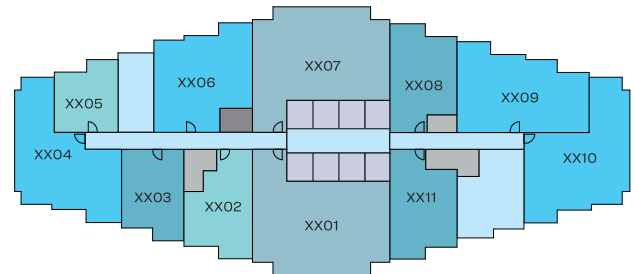


NAD AL SHEBA

TYPICAL LEVEL 07, 08, 10-13, 15-18, 22-27, 30-33, 36-38,  
40-41, 43-46, 50-55, 57, 58, 60, 61



LAGOONS, COMMUNITY



NAD AL SHEBA

LEVEL 09, 29, 39 & 59

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.

# 3 BEDROOM APARTMENT

TYPE A (with balcony)

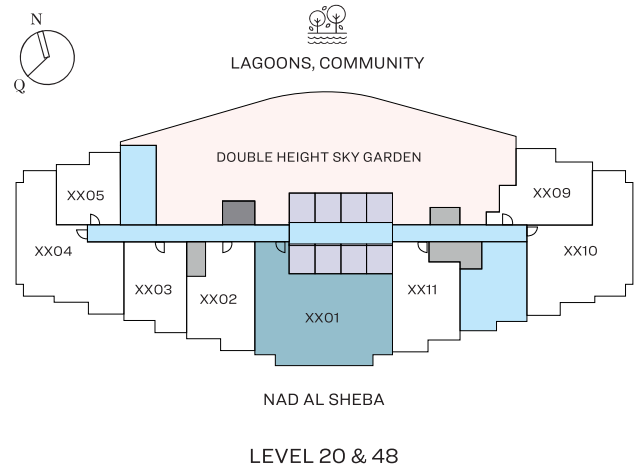
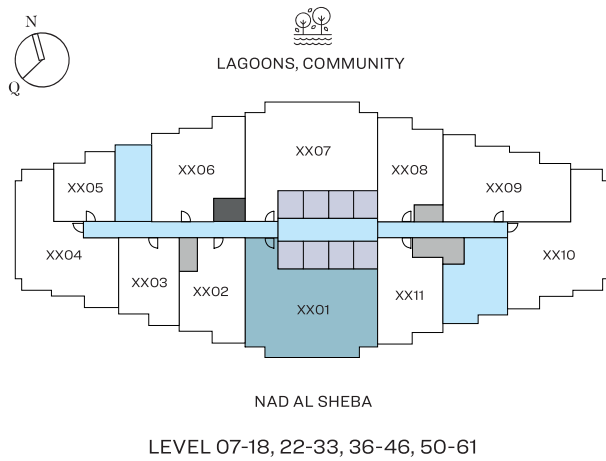
## TOTAL SALEABLE AREA

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

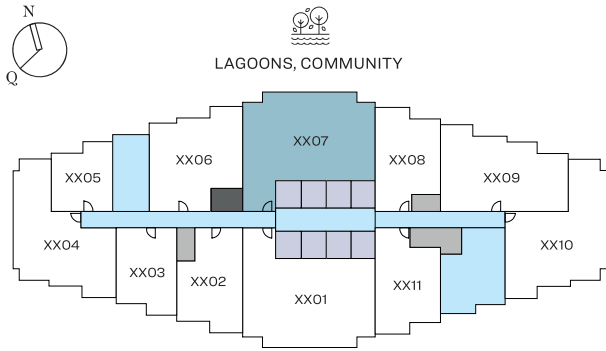
TYPE A (with balcony) - VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.

BALCONY = 167.06 SQ.FT.

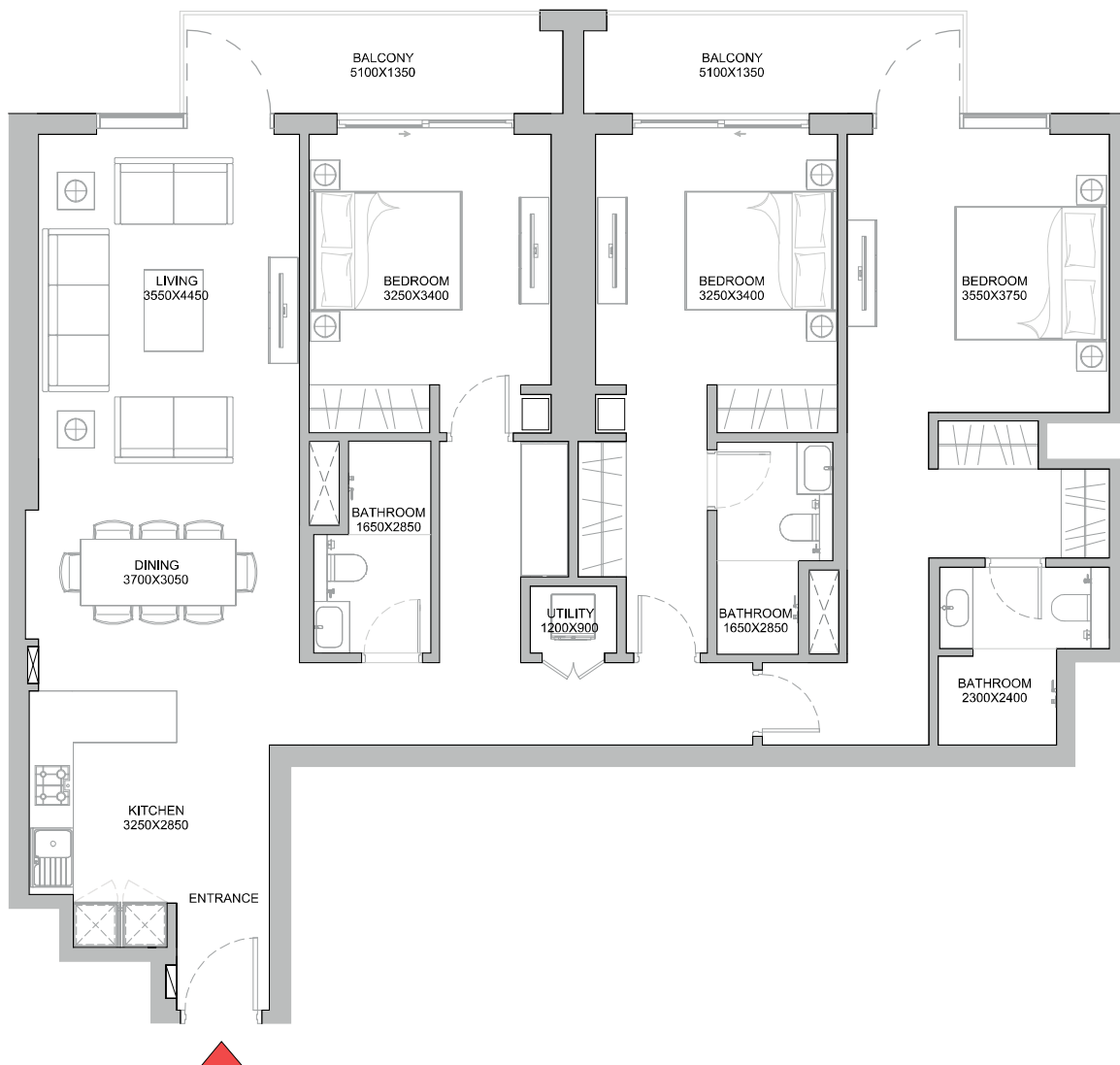
TOTAL = 1,656.89 SQ.FT.



NAD AL SHEBA

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

UNIT



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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# 320 RIVERSIDE CRESCENT

## QUOTATION

Sobha Hartland -II 320 Riverside Crescent (320 Riverside Crescent)

SH-350420

Floor Number	46
Type	3 BED - TYPE A
Unit Number	320 RSC-4607
Saleable Area (Sq.ft)	1,657
Purchase Price (AED)	4,092,518
Pre- Registration Fees (AED)	164,851

### Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	818,503.66	On Booking	On Booking date
First Installment	10.00%	409,251.83	-	9 Months from booking date
Second Installment	10.00%	409,251.83	-	15 Months from booking date
Third Installment	10.00%	409,251.83	-	21 Months from booking date
Fourth Installment	10.00%	409,251.83	-	27 Months from booking date
Fifth Installment	10.00%	409,251.83	-	33 Months from booking date
Sixth Installment	10.00%	409,251.83	-	39 Months from booking date
Final Installment	20.00%	818,503.66	-	On Completion

**Pre-Registration Fees**

Description	Amount (AED)
4% Pre-Registration Charges	163,701.00
Knowledge Fee	40.00
Oqood Fees	1,110.00

# Sobha Realty

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## Sobha 320 Riverside Crescent/リバーサイド・クレッセント 320

ロケーション: Sobha Hartland II, ナッド・アル・シェバ

景色: クリスタル・ラグーン、Sobha Hartland II コミュニティー

アメニティー: BBQ エリア、アウトドアジム、アウトドアヨガ、プール、キッズプール、ジャグジー、インドアジム、サウナ、スチームサウナ、ヤードなど

フロア・号: 46 階、4607 号室、3 ベッド

サイズ: 約 154 平米

お値段: 163,700,720 円

登録費: 6,594,040 円

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### お支払いプラン

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20% ブッキング時	32,740,146 円
10% ブッキングから9か月後	16,370,073 円
10% ブッキングから15か月後	16,370,073 円
10% ブッキングから21か月後	16,370,073 円
10% ブッキングから27か月後	16,370,073 円
10% ブッキングから33か月後	16,370,073 円
10% ブッキングから39か月後	16,370,073 円
20% 完成後に	32,740,146 円

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### 登録費 内訳

Dubai Land Department (DLD) 登記費 4%: 6,548,040 円

Sobha 手数料 1600 円+Oqood 費 44,400 円 ※1 AED 40 円計算