

🕒 Completion - JUL 2027

320 Riverside Crescent

Sobha Hartland II



MMT International Real Estate

Dubai, United Arab Emirates

 **Verified Agent**

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Website

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320 Riverside Crescent

 Furnishing - No

 Parking - 1, 1.5 & 2 BR -
1 space 3 BR - 2 spaces

 Floors - G + 57floors

 Service charge -
15 AED/sqft

Project general facts

Introducing 320 Riverside Crescent at Sobha Hartland II—a residential masterpiece that epitomizes sublime living at its finest. With its impressive 57 stories, this development sets the stage for a new realm of elegance and sophistication, where every moment is infused with a sense of enchantment and fulfillment.

This community is more than just a collection of homes; it represents a way of life that harmoniously integrates the elements of water and people. The architectural design features captivating finite curves, while the vistas are boundless, captivating the imagination and inspiring a profound connection with nature. Residents are treated to panoramic views from every angle, with community views at the forefront, clear vistas of Dubai Al Ain Road on one side, and the shimmering lights of the city on the other. Moreover, the open podiums and balconies provide a unique opportunity to embrace beachfront views, creating a tranquil ambiance that soothes the soul.

Within the exquisitely crafted residences of 320 Riverside Crescent, luxury and comfort converge flawlessly. Each dwelling has been meticulously designed to evoke a sense of tranquility and indulgence, ensuring that every moment spent within these walls is one of pure bliss. Whether seeking a haven to unwind or a sophisticated space

to entertain, residents will find the perfect blend of style, convenience, and natural beauty in this exceptional development. Step into a world where unmatched excellence and harmonious living intertwine, and embark on an extraordinary journey that transcends the ordinary.

Finishing and materials

High quality finishes

Kitchen and appliances

Fully fitted kitchen

Furnishing

No

Location description and benefits

Sobha Hartland II in MBR City, Dubai, features exclusive mansions in the luxurious community with 50% of its territory dedicated to parks and green walkways. Verdant parks, European-style boulevards, and proximity to the serene Ras Al Khor nature reserve, home to mangroves and exotic birds. Indulge in water sports, swimming, and sunbathing on a well equipped beach near two blue lagoons and a private promenade. Sobha Hartland II is situated

in MBR City, an area under the Sheikh's patronage, surrounded by Dubai's affluent districts, including Business Bay, Downtown, and Creek Harbour. Sobha Hartland 2 attracts singles, couples, and families alike, with premium amenities and close proximity to Dubai's heart. High demand and impressive ROI potential of ~6.7% thanks to on-site international schools, retail, dining, and freehold ownership for both UAE residents and foreign citizens.

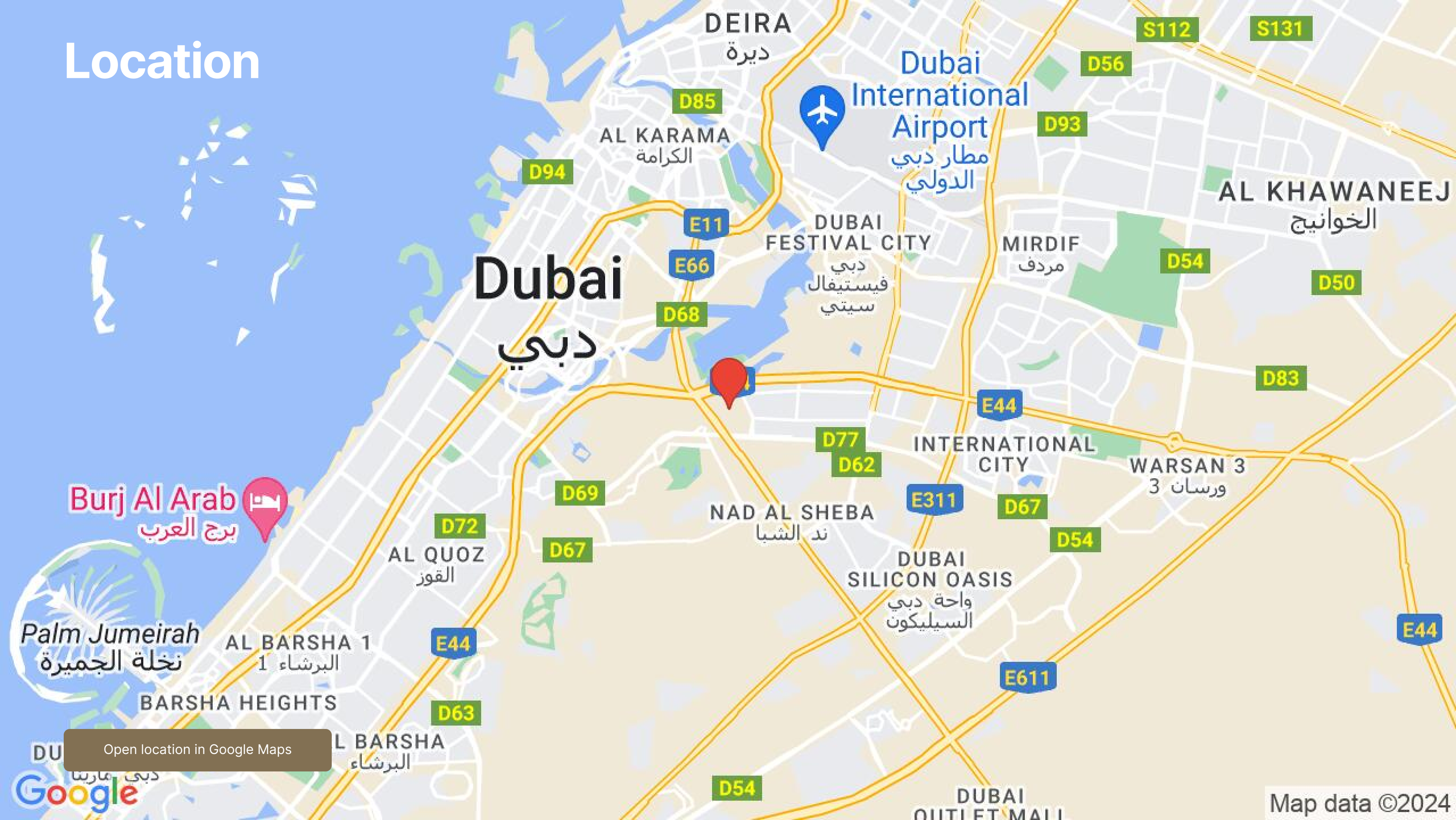
Architecture



Interior



Location



DEIRA
ديرة

Dubai International Airport
مطار دبي الدولي

Dubai
دبي

Burj Al Arab
برج العرب

Palm Jumeirah
نخلة الجميرة

AL BARSHA 1
البرشاء 1

BARSHA HEIGHTS

L BARSHA
البرشاء

AL KARAMA
الكرامة

DUBAI FESTIVAL CITY
دبي فيستيفال سيتي

MIRDIF
مردف

AL KHAWANEEJ
الخوانيج

INTERNATIONAL CITY

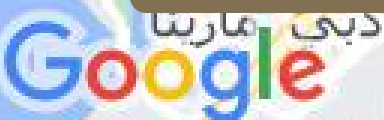
WARSAN 3
ورسان 3

NAD AL SHEBA
ند الشبا

DUBAI SILICON OASIS
واحة دبي السيليكون

DUBAI OUTLET MALL

Open location in Google Maps



Map data ©2024

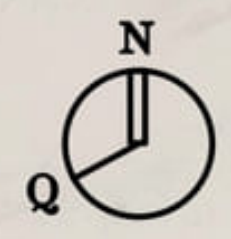


Low Rise Villa
Community

Lagoon

Apartment
Club House

320 RIVERSIDE CRESCENT



Facilities



Access to Crystall Lagune

Visualisation from developer



Swimming Pools

Visualisation from developer



Outdoor And Indoor Gyms

Visualisation from developer



F&B

Visualisation from developer



Kids Play Area

Visualisation from developer



BBQ Areas

Visualisation from developer



Sport Courts

Visualisation from developer



Retail

Visualisation from developer

Payment plan



Payment plan

| | |
|-------------|---------------------|
| 20% payment | On booking |
| 40% payment | During construction |
| 40% payment | Upon Handover |

Condition for the unit resale

**Full floor or more than 30
mln-34% Other units - 50 + 4%**

Typical units and prices



Apartments

1 bedroom

FROM
AED 1,620,434

737 sqft / 68 m²

TO
AED 2,160,815

1005 sqft / 93 m²



Apartments

1,5 bedroom

FROM
AED 1,625,178

677 sqft / 63 m²

TO
AED 2,019,030

826 sqft / 77 m²



Apartments

2 bedroom

FROM
AED 2,696,796

1172 sqft / 109 m²

TO
AED 2,813,877

1309 sqft / 122 m²

Typical units and prices



Apartments

3 bedroom

FROM

AED 3,556,982

1654 sqft / 154 m²

TO

AED 4,058,737

1788 sqft / 166 m²

Do you have any questions? Contact me.



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Instagram



WhatsApp



Email

