

**330 RIVERSIDE CRESCENT  
AT  
SOBHA HARTLAND II  
COMPLETION: JUNE 2027**







## Community Location and Position of 330 R-C in the MasterPlan







**Views: Panoramic Views of Lagoons/ Waterfront/ Dubai Creek/  
Downtown Skyline/ Creek Tower/ Meydan Racecourse/ Nad Al  
Sheba and Community Greenery and Plaza**





# Key Facts

- **8 million Sq. Ft (750,000 sq m or 185 Acres) Gated Community with Private Lagoons and Forest Spaces**
- **1 International School**
- **100,000 sq. Ft Community Retail Plaza**
- **Tower Height G + 57 Floors**
- **Amenities on 2 levels**
- **Sky Garden on 18<sup>th</sup> and 43<sup>rd</sup> Floor**
- **Podium and Master Community Amenities Separate**
- **Resort Style Features in a Gated Community in the Heart of the City**





## TOWER AMENITIES

- Sun Loungers, Day Beds and Cabanas
- Yoga Zone
- Indoor Gym
- Multipurpose Hall with Outdoor Space
- Observation Deck
- Kids Play areas
- Sky Gardens at multiple Levels

## PODIUM AMENITIES

- Leisure Pool with Infinity Edge
- Toddler Pool with Activities
- Jacuzzi & Wet Bed Deck
- Library
- Art & Music Room
- Indoor Cinema
- Outdoor Gym & Yoga Zone
- Kids Play Areas
- Barbeque Areas
- Sensory Garden



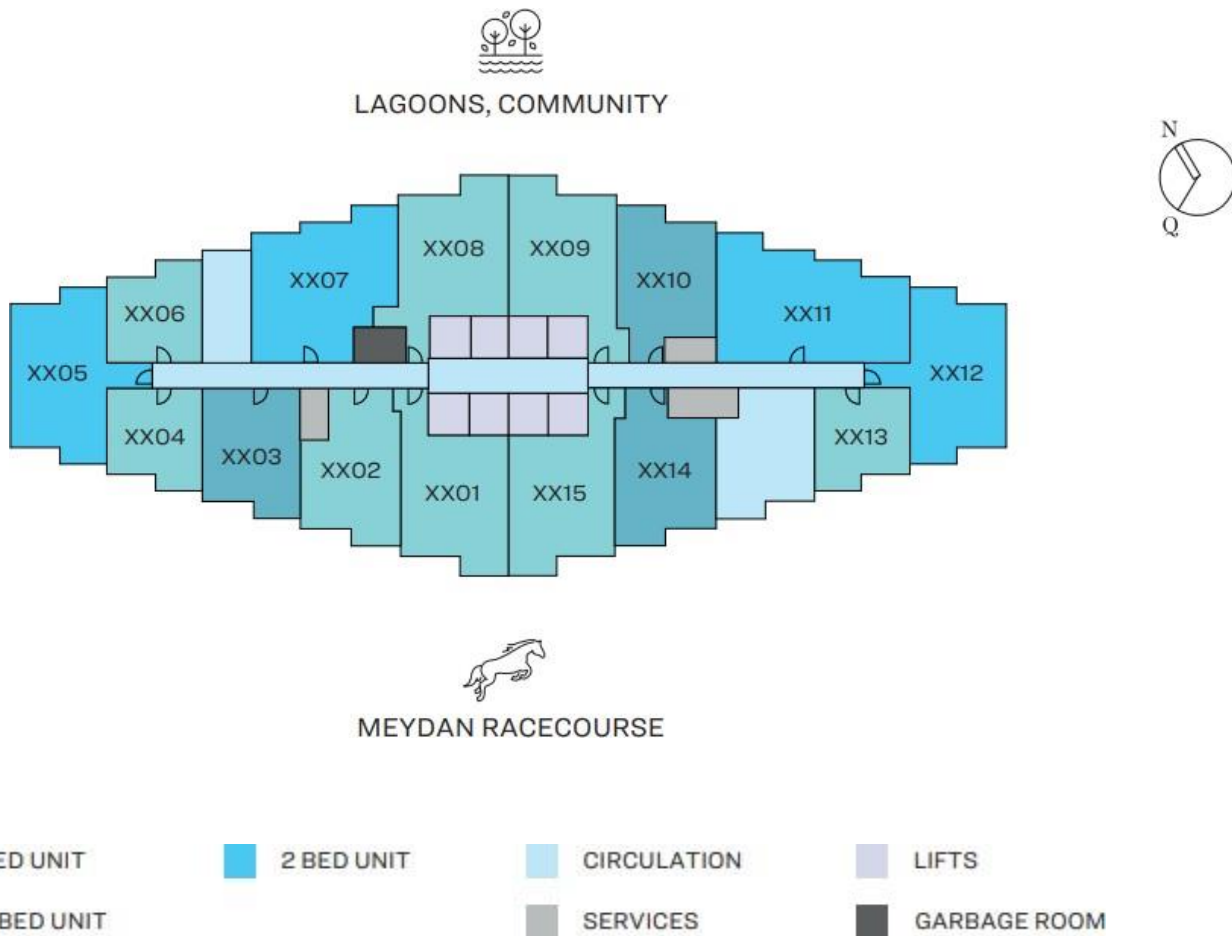


# Master Community Amenities

- 3 Levels of Upscale Retail and F&B Outlets
- Central Plaza
- Multi-purpose Space – Markets/ Food Trucks/ etc
- Sensory Zen Gardens
- Open Air Theatre
- Waterbody with Beach Edge
- Water Sports like Paddle Boarding and Kayaking
- Floating Water Obstacle Course
- Water Walking Ball
- Battle Ropes and Outdoor Gyms
- Tyre Flipping
- Obstacle Course
- Skate Park
- Walking/ Jogging Track
- Cycling Paths
- Outdoor Chess
- Practice Pitch Cricket
- Racquetball Courts for Tennis, Badminton, Squash
- Volleyball
- Padel Courts
- Pet Parks with Obstacle Course
- Pet Washing Station and Salon



# Floor Plate



- G + 57 Floors
- 15 Apartments Per Floor
- Floor Plate Designed as a Diamond Shape to maximize views
- Some Apartments with Dual Views
- Product Mix: 1BR / 1BR + Study / 2BR



# At A Glance

- **Location Advantage:**

- a. First Waterfront Building in Sobha Hartland II
- b. Ease of Access to Central Road network (Dubai-Al Ain Road/ Ras Al Khor Road/ Manama Strret Meydan)
- c. Rental Demand from Dubai Design District, Business Bay and DIFC

- **Distance From Major Landmarks:**

- a. **5 Mins** to Ras Al Khor Wildlife Sanctuary
- b. **10 Mins** to Meydan Racecourse
- c. **10 Mins** to Dubai International Airport
- d. **10 Mins** to Business Bay
- e. **10 Mins** to Dubai Mall and Downtown Dubai
- f. **5 Mins** to Dubai Creek Harbor

- **Kitchens:**

Fully Fitted with State of the Art Appliances including Hob and Gas, Oven, Dishwasher, Washing Machine, Refrigerator and Freezer

- **Utilities Room:**

Standard in all Apartments

- **Service Charges:**

15 AED per Sq. Ft per Year



# Financial Overview

- Attractive **80:20 payment plan** spread over 4 years
- **80% during construction** over a period of 39 months in 7 installments
- **20% at handover** (June 2027)
- **Re-sell** allowed after 40% + 4% DLD payment
- **Excellent ROI potential** as the project is located in a Gated Resort Style Community minutes away from Downtown Dubai
- **International School** located within the Community increasing Rental Demand
- **Excellent Capital Appreciation** Potential
- **Competitive pre-launch prices** as compared to other properties in the neighborhood
- **Short term Rentals** (Holiday Homes) for Higher Rental Returns
- **Per Sq Ft Price at Launch** - ~2115 AED



# Payment Plan Breakdown

<b>Booking Amount</b>	<b>10%</b>
<b>Booking Amount (Within 30 Days)</b>	<b>10%</b>
<b>DLD</b>	<b>4%</b>
<b>9 Months from Booking</b>	<b>10%</b>
<b>15 Months from Booking</b>	<b>10%</b>
<b>21 Months from Booking</b>	<b>10%</b>
<b>27 Months from Booking</b>	<b>10%</b>
<b>33 Months from Booking</b>	<b>10%</b>
<b>39 Months from Booking</b>	<b>10%</b>
<b>At Handover</b>	<b>20%</b>