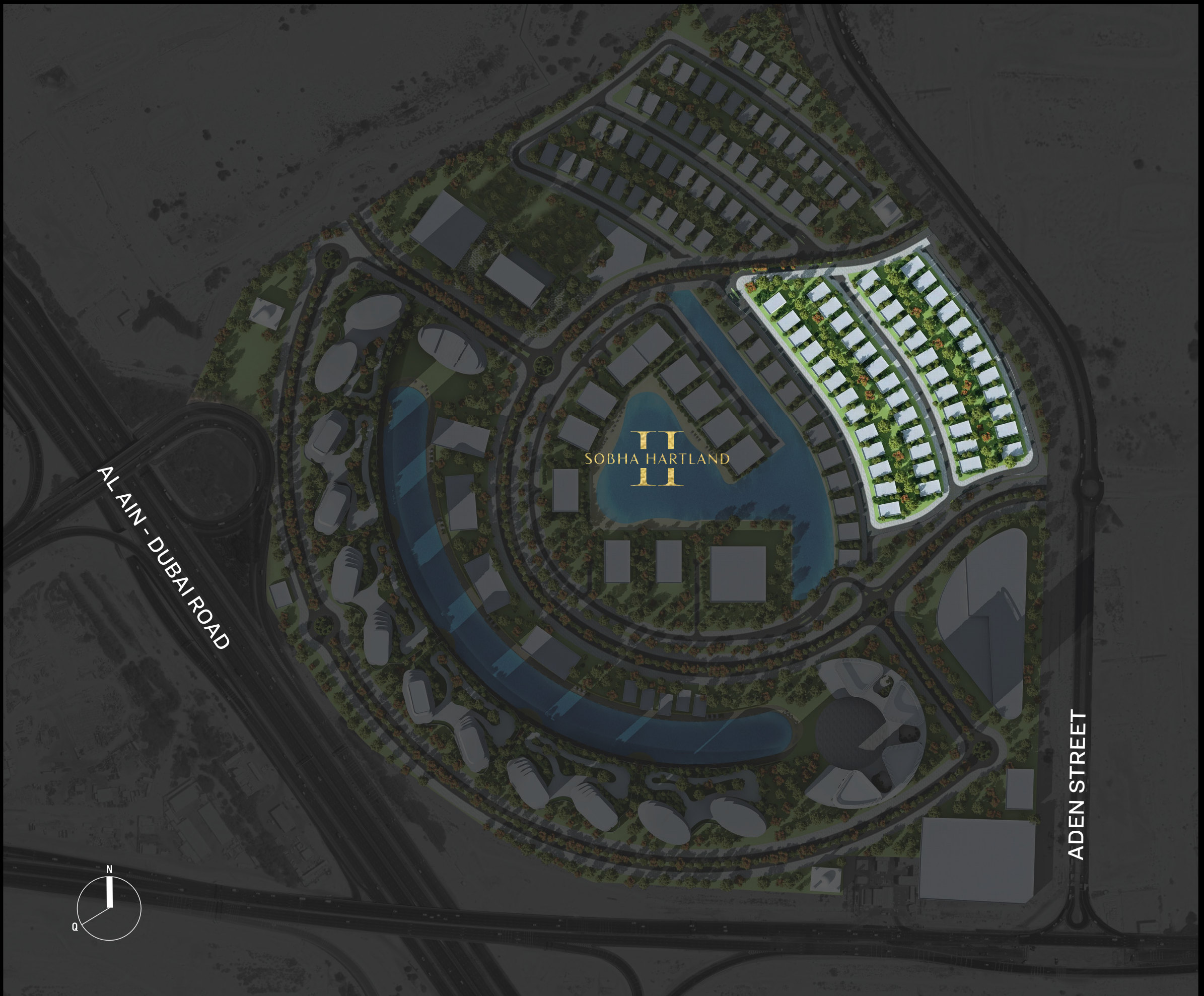




FACT SHEET



Land Area

8 MILLION SQ.FT.



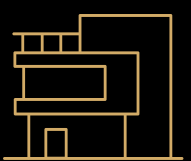
Multi-Family Community

- Around 6500 Apartments
- Exclusive Lagoon and Beach access
- Exclusive Clubhouse



Location Features

- Close to Downtown Dubai
- Close to Dubai Creek & Ras Al Khor Wildlife Sanctuary



Villa Community

- Gated Community
- 122 Villas
- Exclusive Clubhouse for Villa Community
- All Villas face 15-meter-wide family park
- The Villa Community will have exclusive Lagoon Access and Boardwalk
- Lagoon Beach edge with water-related amenities
- Divided in 3 Clusters
 - 1 Mansion Cluster
 - 2 Villa Clusters



Public Amenities include

- School
- Retail Mall
- Nursery
- Clinic
- Smart Police Station
- Cycling / Jogging Track
- Parks
 - Family Park
 - Community Park
 - District Park



VILLA COMMUNITY

- Gated Community
- Divided in 3 Clusters
 - 1 Mansion Cluster
 - 2 Villa Clusters
- 122 Villas
 - **11** - Mansions
 - **16** - 6 Bedroom Units
 - **95** - 5 Bedroom Units
- Dedicated Clubhouse for Villa Community with amenities
- All Villas face 15-meter-wide family park
- The Villa Community will have exclusive Lagoon Access and Boardwalk
- Lagoon Beach edge with water-related amenities
 - Landscape - Villa Community
 - Forest Landscapes
 - Fitness Station
 - Parkour Equipment
 - Forest Walks
 - Bouldering wall
 - Seasonal Gardens
 - Tree-lined walkways
 - Shared Streets



5 BEDROOM VILLA

Plot size - Approx. 770 sq.m.

- 2 Villa type - Ground + 1
- 1 Villa type - Ground + 2
- Villa detached from plot line - independent boundary wall
- Entrance forecourt in each villa
- Exclusive garden area in each villa
- Swimming Pool comes as standard
- Exclusive Access from each plot to Family Park
- Exclusive formal Dining room in each villa type
- Terrace Access with cordoned off service areas
- Passenger Lift for Each Villa with Roof Access
- 3 Enclosed Car Park
- Separate Maid and Driver rooms
- Double-height Living area
- Master Bedroom with ultra-luxury walk-in Wardrobe, Dresser and Bathroom
- Master Bedroom with Balcony facing the Family Park
- Separate Show Kitchen in each Villa
- Choice of villa types with Majlis / Office / Guest Bedroom with attached bathroom



HARTLAND II VILLA

Specifications

- Marble in living & dining space
- Master bedroom – Engineered wood flooring
- Bedrooms - Large format porcelain tiles
- Toilets – Porcelain tiles
- Main Door – Solid Timber panel. Other doors - Veneer finished solid core
- Fully fitted kitchen with state-of-art home appliances
- Sanitary ware - Villeroy & Boch / Duravit or equivalent
- Marble & engineered stone counter tops
- Smart Home automation enabled
- Doubly Glazed Fixed windows and Lift & slide glass doors
- Rich veneer finished wardrobes
- Elegant Single slot diffusers
- Flexi track lighting



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