



# GARDEN OF EDEN INVESTMENT GROUP INC

*Vertically Integrated Supply Chain For Green-Built Sustainable Homes*

8 The Green, Suite R Dover Delaware, 19901 USA

[www.GoInvestmentGroup.com](http://www.GoInvestmentGroup.com) (818) 309-8725

## **Dubai Sobha Hartland 2: an 8 Million Sq. Ft. Community Development**

**Purchasing 7 Estate Villas on the Crystal Lagoon Waterfront in a Private Villa Gated Community**

### **Executive Summary**



#### **Opportunity of a Life Time**

The Garden of Eden Investment Group (GOEIG) has created a strategic partnership with Sobha Group LLC, a top premier GCC (Gulf Cooperation Council) based international luxury developer headquartered in Dubai. GOEIG has worked out a below market, 10.3% discount purchase price proposal to buy 7 Dubai Estate Villas in Hartland 2 Development with each being over 16,500 sq feet to be purchased in one \$104M real estate property bulk purchase. There are only 9 villa estates on the crystal lagoon shore-line and GOEIG has an opportunity of a life time to purchase 7 of these one-of-a-kind Estate Villas on a spectacular crystal lagoon shoreline in the Villa Gated Villa Community in Sobha Hartland 2 development.

#### **Hartland 2 is a Luxurious Community Designed as a Small City**

The Hartland 2 community designed more like a small city and is one of the most beautiful luxurious communities in the world where you can live, work and play in a luxury life-style destination. This is a stunning development of 8 million square feet with draped waterfronts and lagoons embracing nature, water, open spaces and lush landscaping. This iconic community is designed around the first-of-its-kind--an elaborate engineered crystal lagoon water system with a patented state-of-the-art Lagoon Beach "sweet waters" filtration system.

#### **Redefining the Art of Living through a new Paradigm of Sustainable Communities**

The crystal blue lagoon creates an idyllic beachfront setting with many water sports options with a range of personal and public amenities in recreation, leisure, and wellness. Residents enjoy daily walks through tree-lined walkways overlooking forest landscapes and blooming gardens.



**Private 122 Villa Gated Community with Exclusive Clubhouse and Lagoon**

GOEIG will purchase 7 Estate Villas out of only 9 that are on the shoreline of the private Crystal Lagoon as seen in the map above. The Hartland 2 Community is divided into two (2) integrated sustainable communities-- a large **Multi Family Luxury Apartment Community** separated from the private **Villa Gated Community**. There are a total of 110 villas and 12 mansions that are in the Gated Villa Community that include an Exclusive Clubhouse for Villa Community; Lagoon Access and Boardwalk Lagoon Beach edge with water-related amenities. All Villas face 15-meter wide Family Park. The Villa Community is separated into 3 Clusters. The chart below shows the configuration.

**CLUSTER 1**

**CLUSTER 2**

**CLUSTER 3**

12 Large Mansions on Lagoon Shoreline 21,000 sq ft plot; 30,000 sq ft home 40,000 sq ft plot; 60,000 sq ft home Custom Interior Design	9 Villas on Lagoon Shoreline 9688 sq ft plot size 16,600 Sf ft home 9 Villas 6 bedroom	101 Villas behind Cluster 2 8288 Sq ft plot size 8438 sq ft home 7 Villas 6 bedroom; 95 villa 5 bedroom
---	---	--



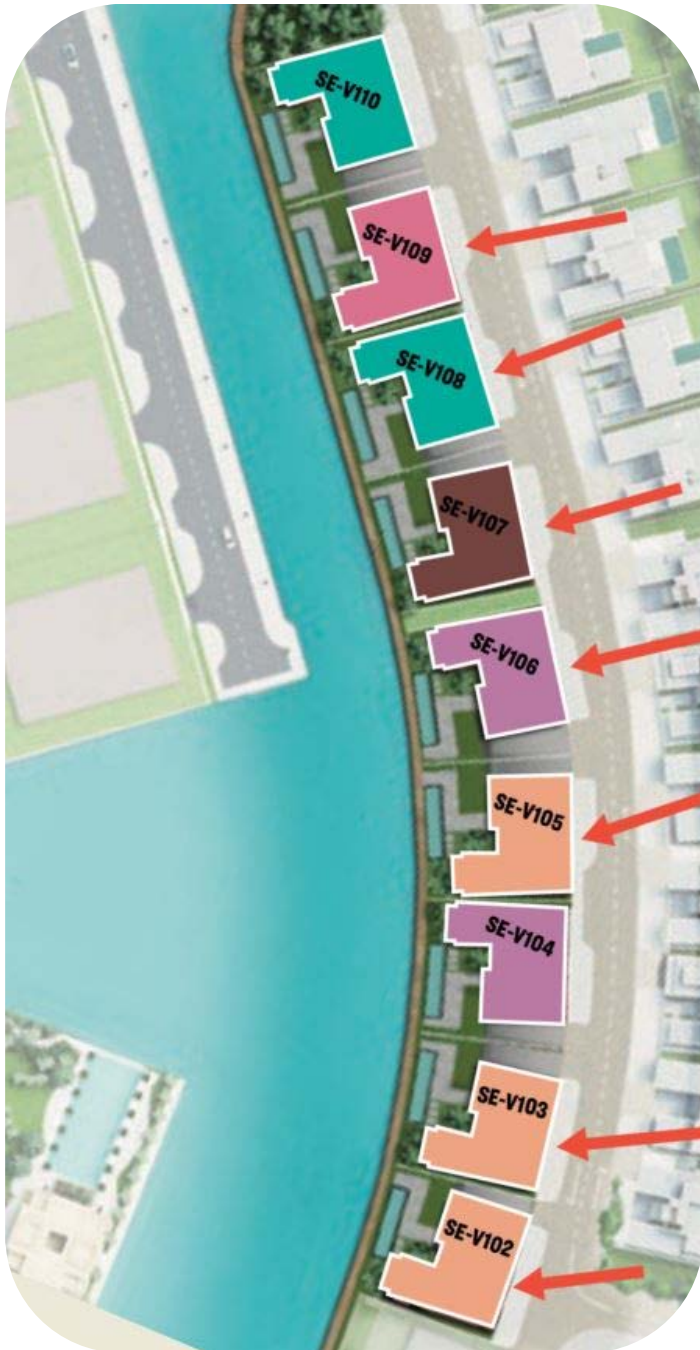
**A State of the Art Community with all the Comforts and Needs of a City**

The Hartland 2 community is designed more like a small city with 12,000 residents living in the ultimate luxury residential living in a plethora of iconic spaces including extravagant palaces, cutting edge campuses, ultra luxurious communities with grand villas, mansions, apartments with every lifestyle service.

<https://www.youtube.com/watch?v=zEYwpHByxp4>

2 Schools	Coffee Shops, Cafes	Fitness Station	Clubhouses	Communal Pools
Supermarkets	Nursery	Gym with Spa	Forest Walkways	Forest Landscapes
Retail Mall	Community Gardens	Obstacle Course	Family Park	24-hour Security
Medical Clinic	Tree-Lined Walkways	Cycling Track	Community Park	Video Surveillance
Police Station	Outdoor Sports Field	Jogging track	District Park	Wildlife Sanctuary
Private Pools	Backyard Gardens	Bouldering Wall	Tennis Courts	Lagoon & Beach
Barbeque Areas	Children Playground	24 Hour Concierge	Golf Course	24 Hour Security
Restaurants	Community Center	Walking Paths	Childcare	Close to Dubai Creek





SE-V 109 6 BR 6A  
Size -16934.64 Sq ft  
Price - AED - 59,271,240.00  
**Price - USA - \$16,139,202**

SE-V 108 6 BR 6A Mirror  
Size - 16934.64 Sq ft  
Price - AED - 59,271,240.00  
**Price - USA - \$16,139,207**

SE-V 107 6 BR 6A Variant 1  
Size - 16671.04 Sq ft  
Price - AED- 58,348,640.00  
**Price - USA - \$15,887,989**

SE-V 106 0 6 BR 6A Variant 2 Mirror  
Size - 16591.71 Sq ft  
Price - AED - 62,218,912.50  
**Price - USA - \$16,941,841**

SE-V 105 0 6 BR 6A Variant 2  
Size - 16591.71 Sq ft  
Price - AED - 62,218,912.50  
**Price - USA - \$16,941,841**

SE-V 103 0 6 BR 6A Variant 2  
Size - 16591.71 Sq ft  
Price - AED - 62,218,912.50  
**Price - USA - \$16,941,841**

SE-V 102 0 6 BR 6A Variant 2  
Size - 16591.71 Sq ft  
Price - AED- 62,218,912.50  
**Price - USA - \$16,941,841.**

**Total List Price-- \$115,929,000**  
**10.3 % discount-- \$104,000,000**

### 7 Villas Purchased on Crystal Lagoon Shoreline

#### Completion Date

The Hartland 2 development community will be completed in the third quarter of 2025 and is being called a futuristic city designed and constructed by award winning SOBHA Dubai Developer that designs and builds palaces for royalty in Oman and UAE. Investors who make a deal now will be able to receive a guaranteed increase in capital as early as 2025 when the project is completed. Local residential properties are the ideal option for buyers/investors seeking a stable rental income. The return on investment in Sobha Hartland II real estate can reach 18% annually.



### Sobha Group LLC-- Vertically Integrated Company

Sobha is UAE’s leading premium real estate developer known for its commitment to exceptional innovation, craftsmanship and quality that sets new benchmarks in engineering, design with sustainability and environmental stewardship. Pioneering a Vertical Integration model in real estate development, Sobha employs all in-house operations and mastery to create-- Engineering, Design, Manufacturing, Construction, Materials, Craftsmanship, Quality Controls, and facility management team. The in-house design team includes master planners, architects, structural designers, MEP and interior designers.

### Sobha 16,600,000 Sq Ft Estate Villas; with 7 Star Estate Specifications

<ul style="list-style-type: none"> <li>Expanded double heights of the foyer</li> <li>Marble in living &amp; dining space</li> <li>Master bedroom – Engineered wood flooring</li> <li>Bedrooms - Large format porcelain tiles</li> <li>Toilets – Porcelain tiles</li> <li>Doors – Solid Timber panels</li> <li>Fully fitted kitchen</li> <li>State-of-art home appliances</li> <li>Sanitary ware - Villeroy &amp; Boch / Duravit</li> <li>Marble &amp; engineered stone counter tops</li> <li>Smart Home automation enabled</li> <li>Doubly Glazed Fixed windows</li> <li>Lift &amp; slide glass doors</li> <li>Rich veneer finished wardrobes</li> <li>Elegant Single slot diffusers</li> </ul>	<ul style="list-style-type: none"> <li>2 Villa type - Ground + 1; 1 Villa type - Ground + 2</li> <li>Villa detached from plot line; independent boundary wall</li> <li>Entrance forecourt in each villa; Exclusive garden area in each villa</li> <li>Swimming Pool; Exclusive Access from each plot to Family Park</li> <li>Exclusive formal Dining; Terrace Access with cordoned service areas</li> <li>Passenger Lift for Each Villa with Roof Access</li> <li>3 Enclosed Car Park</li> <li>Separate Maid and Driver rooms</li> <li>Double-height Living area</li> <li>Master Bedroom ultra-luxury walk-in Wardrobe, Dresser and Bathroom</li> <li>Master Bedroom with Balcony facing the Family Park</li> <li>Separate Show Kitchen</li> <li>Choice of villa types with Majlis/Office</li> <li>Guest Bedroom with attached bathroom</li> <li>Flexi track lighting</li> </ul>
---	--



Sobha Development is a visionary leader in the international luxury real estate space growing their presence world-over with developments and investments in the UAE, Oman, Bahrain, Brunei, and India. As a leading developer in Dubai, Sobha Development is committed to redefining the art of living by building sustainable communities.

With a superb reputation as a purveyor of the most exclusive luxury living experiences in the region, each property is exquisitely crafted so as to leave an indelible impression that doesn't merely reflect international building standards but defines them.









Sobha Development is a global renowned pioneer with a state-of-the-art design studio with the finest professionals across the globe, in the field of design. From exploring the latest trends to reimagining age-old marvels, the team strikes a fine balance between progressive designs and practical solutions.

Sobha ensures a consistent, sustainable quality offering by establishing superior methods like building in-house capabilities, adapting pre-cast technology that helps reduce delivery time by 30%, or a precisely planning the sourcing of materials at the right time and place during the design and engineering stage.

Sobha provides the best sourcing materials from only the best manufacturers across the globe in addition to in-house manufacturing to achieve the highest quality standards at an optimal cost.

**SOBHA**  
REALTY

### Global Projects

			
Al Fattan Crystal Towers Dubai Marina Dubai, U.A.E	Qasr Al Sarab Desert Resort Abu Dhabi, U.A.E.	Sultan Qaboos Grand Mosque Muscat, Oman	Infosys Studio Convention Center Bangalore, India
			
Global Education Centre Mysore, India	Progeon Bangalore, India	BIOCON Bangalore, India	Multiplex Infosys Mysore, India



Sobha Estates at Sobha Hartland 2 offers residential clusters with luxurious mansions and stylish villas. The luxurious 5 and 6-bedroom villas have spacious living areas spread across three floors, including the first level, the breathtaking rooftop patio, and the bottom floor.





### Hartland 2 Superb Location

Sobha Harland 2 is meticulously located in the perfect area in Dubai and conveniently located along two of the major highways-- Ras Al Khor Road and Al Ain Dubai Road. The perfect location provides residents with easy and quick access to all of the most popular key areas of Dubai included the chart below:

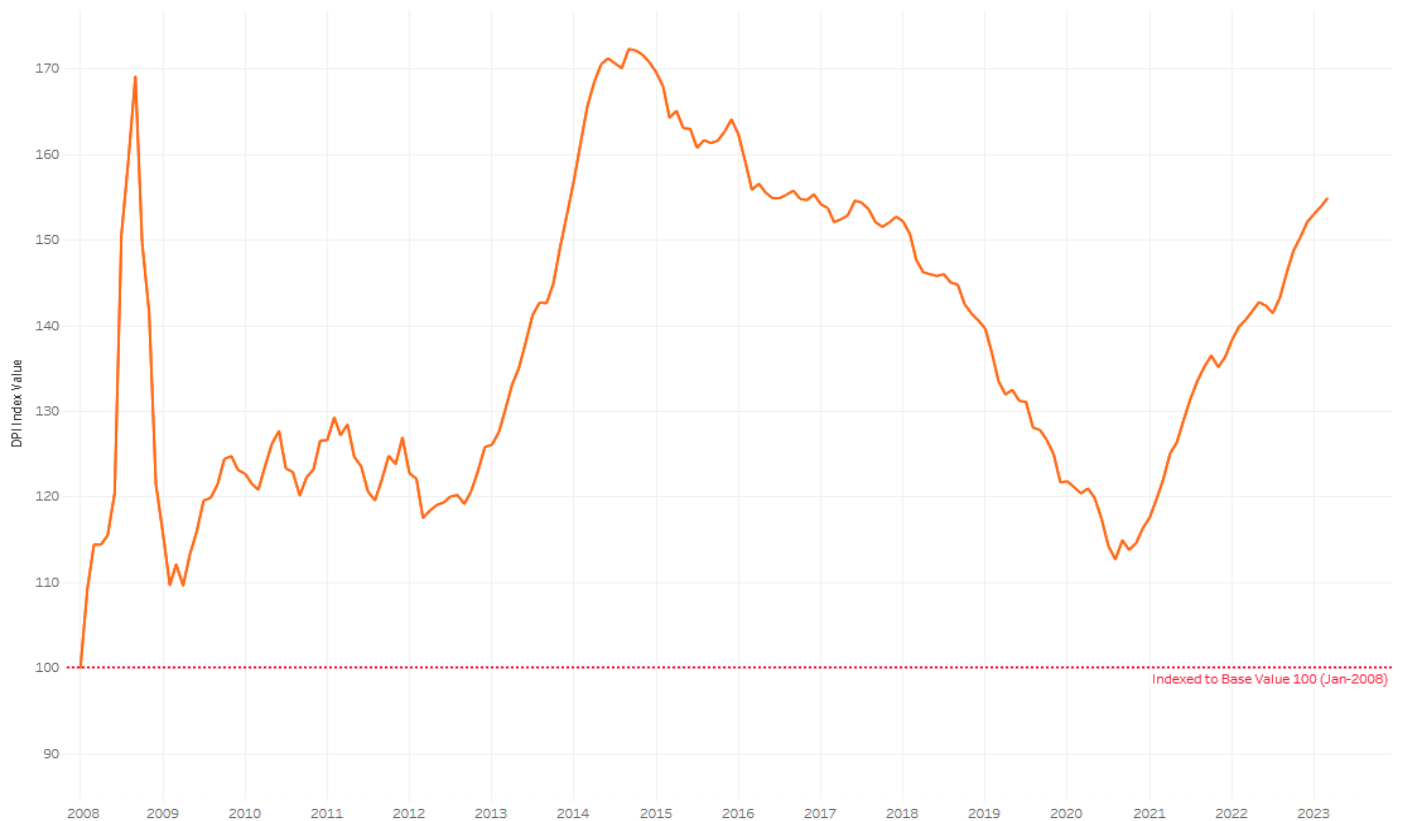
1. 12 minutes to Downtown Dubai	12 10 minutes to Business Bay, trendy mixed-use district in Dubai
2. 10 minutes to Dubai Int'l Airport	13 12 minutes to IMG World of Adventures Theme Park
3. 10 minutes to Dubai Mall	14 12 minutes to Business Bay, trendy mixed-use district in Dubai
4. 10 minutes to 3 Int'l Schools	15 13 minutes to Creek Island Central Park
5. 3 minutes to Al Khor Wildlife Sanctuary	16 13 minutes to Creek Island Central Park
6. 5 minutes to MBR City, upscale District	17 13 minutes to the world's tallest building-- Burj Khalifa
7. 10 minutes to Dubai Opera	18 15 minutes to Sport City
8. 10 minutes to Meydan Horse Racetrack	19 15 minutes to DIFC—Dubai international Financial Center District
9. 10 minutes to Dubai Design District, D3	20 15 minutes to Dubai Frame Museum
10. 10 minutes Al Badia Golf Club	21 15 minutes to Dubai Marina
11. 10 minutes Kidzania	22 15 minutes to Motor City
12. 10 minutes to Mall of the Emirates	23 20 minutes to Deira, Diamond & Gold District
13. 10 minutes to Mirdif City Centre	24 22 minutes to Palm Jumeirah district
14. 10 minutes to Global Village	25 25 minutes to Burj Al Arab award winning luxury resort
15. 12 minutes to Hamdan Sports Complex	26 29 minutes Dubai Marina





Residential transactions in the booming Dubai real estate market have reached new milestones exceeding previous records, according to a new October 2023 report released by CBRE. The Dubai real estate market witnessed a continuation of the last 2 years' upward trend in residential property prices, with values increasing 0.62% on a monthly basis. The average residential prices in Dubai saw a 19.1 percent increase in the year leading up to October 2023, with average apartment prices rising by 18.7 percent and average villa prices increasing by 21.4 percent.

## Dynamic Price Index (DPI)



**Dubai is one of the most attractive destinations worldwide for real estate investment due to a surging population, constant inflow of homebuyers, high quality of life, and the demand for off-plan units.**

Evidence date	Sub location	Beds	Built-up area	Rent rate	Rent/sq ft	Floor level	Cheques
11/10/23	Sobha Hartland Estates	5	8,028	1,350,000	168		
05/05/23	Gardenia Villas	5	8,028	1,100,000	137		
05/12/22	Sobha Hartland Estates	5	8,028	1,000,000	125		1
		# of Listings	Average Built-up area	Average Rent	Average Rent/sq ft		
		3	8,028	1,150,000	143		

Evidence date	Sub location	Beds	Built-up area	Rent rate	Rent/sq ft	Floor level	Cheques
11/09/23 - 10/09/24	Forest Villas	5	8,933	1,050,000	118	G+1	
15/07/23 - 14/07/24	Forest Villas	5	8,933	1,030,000	115	G+1	
15/04/23 - 14/04/24	Forest Villas	5	8,933	1,100,000	123	G+1	
01/02/23 - 01/02/24	Forest Villas	5	8,929	947,278	106	G+1	
		# of Contracts	Average Built-up area	Average Rent	Average Rent/sq ft		
		4	8,932	1,031,820	116		

**ACCORDING TO THE FINDINGS BY US NEWS WORLD REPORTS, SWITZERLAND CLAIMS THE TOP SPOT AS THE WORLD'S MOST ECONOMICALLY STABLE COUNTRY, WITH THE UAE CLOSELY FOLLOWING**

**World of Statistics** @stats\_feed

Most economically stable countries:

1. Switzerland 🇨🇭
2. UAE 🇦🇪
3. Canada 🇨🇦
4. Germany 🇩🇪
5. Japan 🇯🇵
6. Sweden 🇸🇪
7. Australia 🇦🇺
8. Netherlands 🇳🇱
9. Norway 🇳🇴
10. Denmark 🇩🇰
11. Saudi Arabia 🇸🇦
12. China 🇨🇳
13. UK 🇬🇧
14. Austria 🇦🇹
15. Finland 🇫🇮

lovin

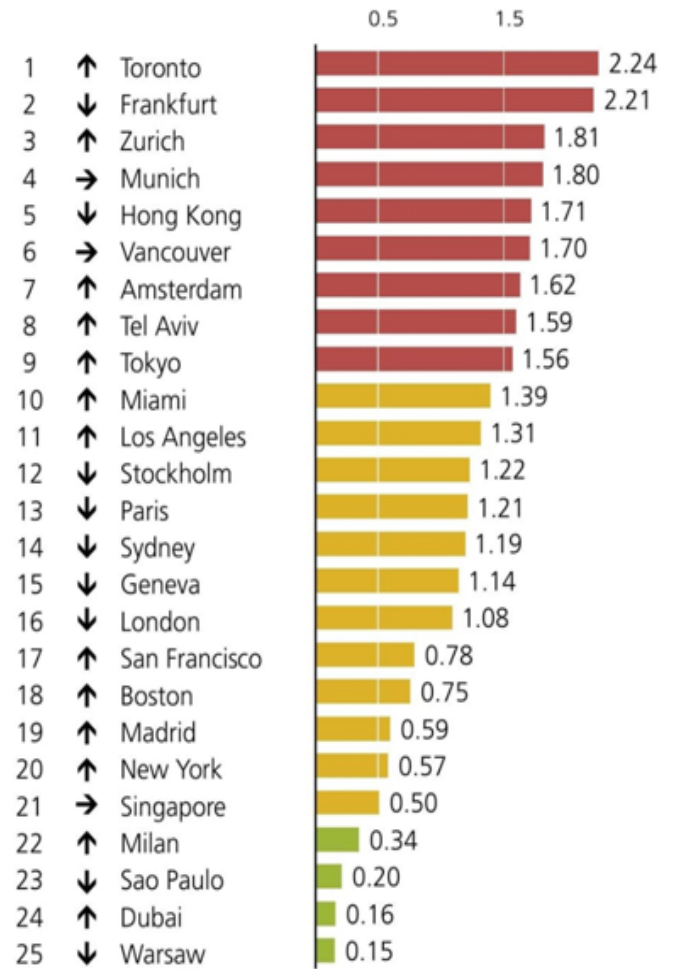
Liked by raifrealty and 6,623 others

lovindubai The UAE ranked as the second most economically stable country in the world, according to a study conducted by US... more

View all 176 comments

## UBS Global Real Estate Bubble Index

Index scores for the housing markets of select cities, 2022



■ Bubble risk (>1.5)    
 ■ Overvalued (0.5 to 1.5)    
 ■ Fair-valued (-0.5 to 0.5)    
 ↓ ↑ → Rank change vs. 2021

Source: UBS  
For an explanation, see the section on Methodology & data on page 22.

The chart on the right shows Dubai is ranked # 1 in the **UBS Global Real Estate Bubble Index** for having “Fair Valued” land with a steadily expanding real estate growth market. The Covid post-pandemic recovery of the real estate sector in Dubai has been accelerated at record pace from pent-up demand from travelers and increased spending by residents. Dubai’s status as a safe haven has attracted investors to the market throughout 2022 with steady real estate market of rent increases all throughout 2023.

The chart on the left shows UAE the #2 ranking in the world as the most economically stable county. Dubai’s thriving economy is expanding in all industries from its booming Real Estate, Construction/Infrastructure, Wealth Management, Health & Hospitality, E-Commerce, Tourism & Travel, Hotel Chains & Restaurants, Consultancy Services, Fashion Products & Jewelry, Marketing & Advertising, Consumer Goods, Food & Beverage, Diamond & Gold Trading, Stock Market, Aviation, GCC Automotive, Software Technology, Yachts.

Dubai has the best real estate market globally with no price bubble risk and no overvaluation or undervaluation of property excesses and has no patterns of decoupling of prices from local incomes and rents, and has no imbalances in the real economy from excessive lending and construction activity and has no the risk of a property bubble on the basis of such patterns.

## Global cities' overview

Rank	City	UBS Global Real Estate Bubble Index							Real price growth Annualized, in %		Real rental growth Annualized, in %	
		Total Score	Assessment	Sub-indices					Last year	Last 10 years	Last year	Last 10 years
				Price / Income	Price / Rent	City / Country <sup>1</sup>	Mortgage <sup>2</sup>	Construction <sup>2</sup>				
1	Toronto	2.24	●	●	●	●	●	●	8.6	7.1	3.8	1.7
2	Frankfurt	2.21	●	●	●	●	●	●	-2.4	6.5	-6.2	1.9
3	Zurich	1.81	●	●	●	●	●	●	4.6	3.7	-0.3	1.0
4	Munich	1.80	●	●	●	●	●	●	-2.9	6.4	-6.1	2.4
5	Hong Kong	1.71	●	●	●	●	●	●	-4.3	2.4	-1.6	-0.9
6	Vancouver	1.70	●	●	●	●	●	●	6.4	5.6	1.2	1.8
7	Amsterdam	1.62	●	●	●	●	●	●	7.5	5.9	-3.6	1.8
8	Tel Aviv	1.59	●	●	●	●	●	●	12.9	5.4	-0.1	2.7
9	Tokyo	1.56	●	●	●	●	●	●	2.9	5.0	-11.8	1.0
10	Miami	1.39	●	●	●	●	●	●	16.8	8.1	12.9	3.4
11	Los Angeles	1.31	●	●	●	●	●	●	10.9	6.2	5.0	2.3
12	Stockholm	1.22	●	●	●	●	●	●	-7.8	4.6	-3.1	1.1
13	Paris	1.21	●	●	●	●	●	●	-5.7	1.1	-4.2	-0.5
14	Sydney	1.19	●	●	●	●	●	●	0.1	5.5	-0.3	0.4
15	Geneva	1.14	●	●	●	●	●	●	1.2	1.6	-2.9	0.1
16	London	1.08	●	●	●	●	●	●	-5.0	2.7	-2.9	-0.8
17	San Francisco	0.78	●	●	●	●	●	●	8.4	5.1	2.7	0.5
18	Boston	0.75	●	●	●	●	●	●	7.8	4.0	4.5	2.1
19	Madrid	0.59	●	●	●	●	●	●	6.3	2.2	5.4	2.5
20	New York	0.57	●	●	●	●	●	●	0.4	1.8	-2.2	-0.5
21	Singapore	0.50	●	●	●	●	●	●	4.5	0.9	9.7	-0.1
22	Milan	0.34	●	●	●	●	●	●	-0.8	-1.4	-4.0	-1.3
23	Sao Paulo	0.20	●	●	●	●	●	●	-7.0	-1.6	-4.3	-3.4
24	Dubai	0.16	●	●	●	●	●	●	2.5	0.0	13.3	-0.9
25	Warsaw	0.15	●	●	●	●	●	●	-1.9	2.2	0.9	-0.1

- Bubble risk (above 1.5 standard deviations)
- Overvalued (between 0.5 and 1.5 standard deviations)
- Fair-valued (between -0.5 and 0.5 standard deviations)
- Undervalued (below -1.5 standard deviations)

Fairpriced

<sup>1</sup> Price ratio. For Hong Kong, Singapore and Dubai real prices.

<sup>2</sup> Compared to GDP, annual change