


MANSTIONS
THE
MANSTIONS



SOBHA HARTLAND II



Unravel in the stillness *of*
nature's poetry










Where the wilderness *evokes*
a sense of wonder

LOCATION MAP

WELCOME TO YOUR
GREEN ABODE OF *grandiose*



Envisioned as an urban community in the heart of a forest sanctuary with dedicated green spaces and open areas, this community of approximately 8 million sq.ft. encloses private gated communities and large lagoons to provide you with a sense of peace and tranquility.

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|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
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RAS AL KHOR
WILDLIFE SANCTUARY
05 MINUTES | 
MEYDAN
RACE COURSE
10 MINUTES | 
SOBHA HARTLAND &
2 INTERNATIONAL SCHOOLS
10 MINUTES | 
DUBAI INTERNATIONAL
AIRPORT
12 MINUTES | 
BUSINESS BAY
12 MINUTES |
| 
THE DUBAI MALL
15 MINUTES | 
BURJ KHALIFA &
DOWNTOWN DUBAI
15 MINUTES | 
DUBAI FRAME
15 MINUTES | 
DUBAI OPERA
15 MINUTES | 
PALM JUMEIRAH
25 MINUTES |













MASTER PLAN



Disclaimer: Plot Profile & Swimming Pool Parameters will vary from plot to plot. The depiction of the amenities and facilities are for representation purpose only.

M3



THE
MANSIONS

UNIT PLAN



SOBHA HARTLAND II

6 BEDROOM
MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



	DESCRIPTION	DIMENSIONS
1	OUTDOOR COURTYARD	7350 X 6200
2	LIFT LOBBY	2200 X 2850
3	CELLAR	1800 X 3650
4	BAR	4900 X 5985
5	LOUNGE	6685 X 5985
6	CCTV ROOM	1950 X 3450
7	LIFT	2450 X 2850
8	PANTRY	2635 X 3850
9	HALLWAY	2335 X 3850
10	SERVER ROOM	1950 X 3450
11	POWDER	2350 X 3300
12	HOME THEATRE	6500 X 8100
13	GYM	8470 X 10070
14	STEAM	2200 X 1550
15	SAUNA	2200 X 1550
16	CHANGING ROOM	1800 X 1950
17	SHOWER ROOM	1150 X 1950
18	POWDER ROOM	3150 X 1900
19	LAUNDRY ROOM	6200 X 3250
20	COLD STORE / FREEZER	3900 X 2350
21	MASSAGE ROOM	3350 X 3450
22	SALON	5100 X 3450
23	DRY STORE	3950 X 4350
24	SERVICE LIFT	1550 X 2380
25	MAIDS ROOM	9450 X 5970
26	BATHROOM	2540 X 3240
27	DRIVERS ROOM	6970 X 6070
28	BATHROOM	2540 X 3240
29	AV STORE	2700 X 2650

BASEMENT FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



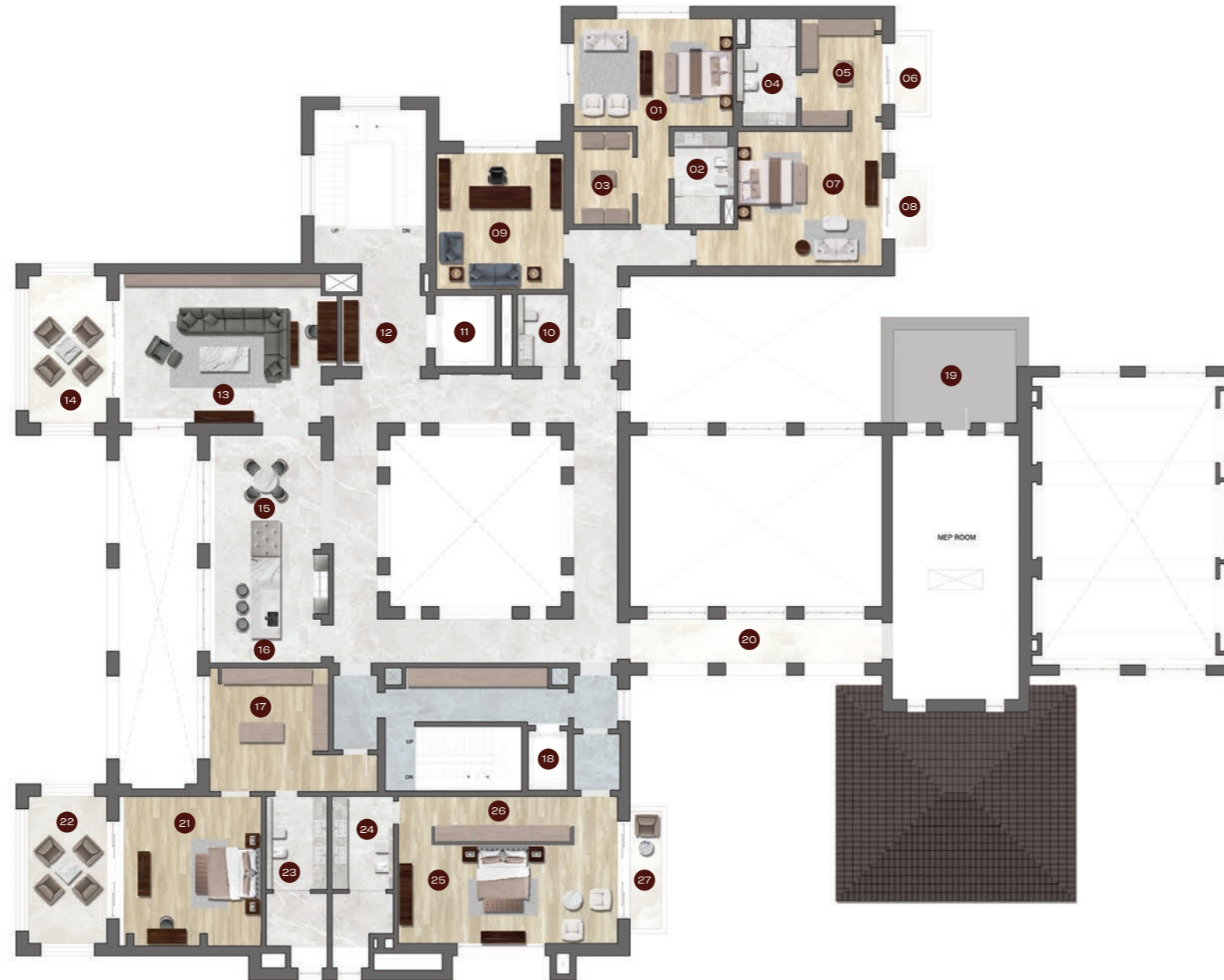
	DESCRIPTION	DIMENSIONS
1	PAVILION	4500 X 4500
2	SWIMMING POOL	8741 X 21900
3	GAZEBO	9300 X 5400
4	SHOWER	3050 X 2750
5	OPEN TO OUTDOOR COURTYARD BELOW	7380 X 6230
6	LIFT LOBBY	3400 X 2850
7	OFFICE	5235 X 5580
8	WALK IN CLOSET	2300 X 3750
9	GUEST BEDROOM 01	6400 X 4350
10	BATHROOM	2505 X 3750
11	GUEST BEDROOM 02	5800 X 5400
12	WALK IN CLOSET	3250 X 4450
13	BATHROOM	2350 X 4450
14	TERRACE	2150 X 9900
15	POWDER ROOM	5070 X 3650
16	COURTYARD	10230 X 5960
17	COURTYARD	6900 X 6900
18	LIFT	2400 X 2850
19	SHADED TERRACE	3210 X 5960
20	FAMILY LIVING ROOM	8150 X 5900
21	POWDER ROOM	2000 X 2850
22	FORMAL LIVING	7830 X 11670
23	FOYER	5180 X 3250
24	HALLWAY	10200 X 1750
25	PORTE COCHERE	7500 X 6500
26	FORMAL DINING	9845 X 6900
27	FAMILY DINING ROOM	4450 X 9200
28	TERRACE	2400 X 14150
29	SHADED PORCH	2250 X 14150
30	SHADED TERRACE	6800 X 5980
31	SHOW KITCHEN	4450 X 5150
32	SERVICE LIFT	1500 X 2378
33	STOREROOM	4850 X 2950
34	SCULLERY	4850 X 2850
35	MAIN KITCHEN	11500 X 5900
36	GUARD ROOM	3150 X 2250
37	GUARD ROOM	3150 X 1700
38	GARBAGE ROOM	3150 X 2250

GROUND FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



DESCRIPTION	DIMENSIONS
1 BEDROOM	6400 X 4350
2 BATHROOM	2400 X 3750
3 WALK-IN CLOSET	2350 X 3750
4 BATHROOM	2400 X 4350
5 WALK-IN CLOSET	3250 X 4350
6 BALCONY	1280 X 3050
7 BEDROOM	5800 X 5400
8 BALCONY	1280 X 3050
9 STUDY ROOM	5100 X 5400
10 POWDER ROOM	2050 X 2900
11 LIFT	2400 X 2850
12 LIFT LOBBY	3400 X 2850
13 FAMILY LOUNGE	8150 X 6000
14 BALCONY	3150 X 5900
15 DINE AREA	4450 X 4550
16 PANTRY	4450 X 4350
17 WALK-IN CLOSET	4750 X 4950
18 SERVICE LIFT	1500 X 2580
19 ROOF DECK	4900 X 3750
20 BALCONY	10400 X 1950
21 JUNIOR SUITE	5700 X 6000
22 BALCONY	3150 X 5900
23 BATHROOM	2450 X 6900
24 BATHROOM	2450 X 6900
25 JUNIOR SUITE	8850 X 5900
26 WALK-IN CLOSET	5400 X 1750
27 BALCONY	1250 X 4700

FIRST FLOOR

6 BEDROOM

MANSION (SE-M 3)

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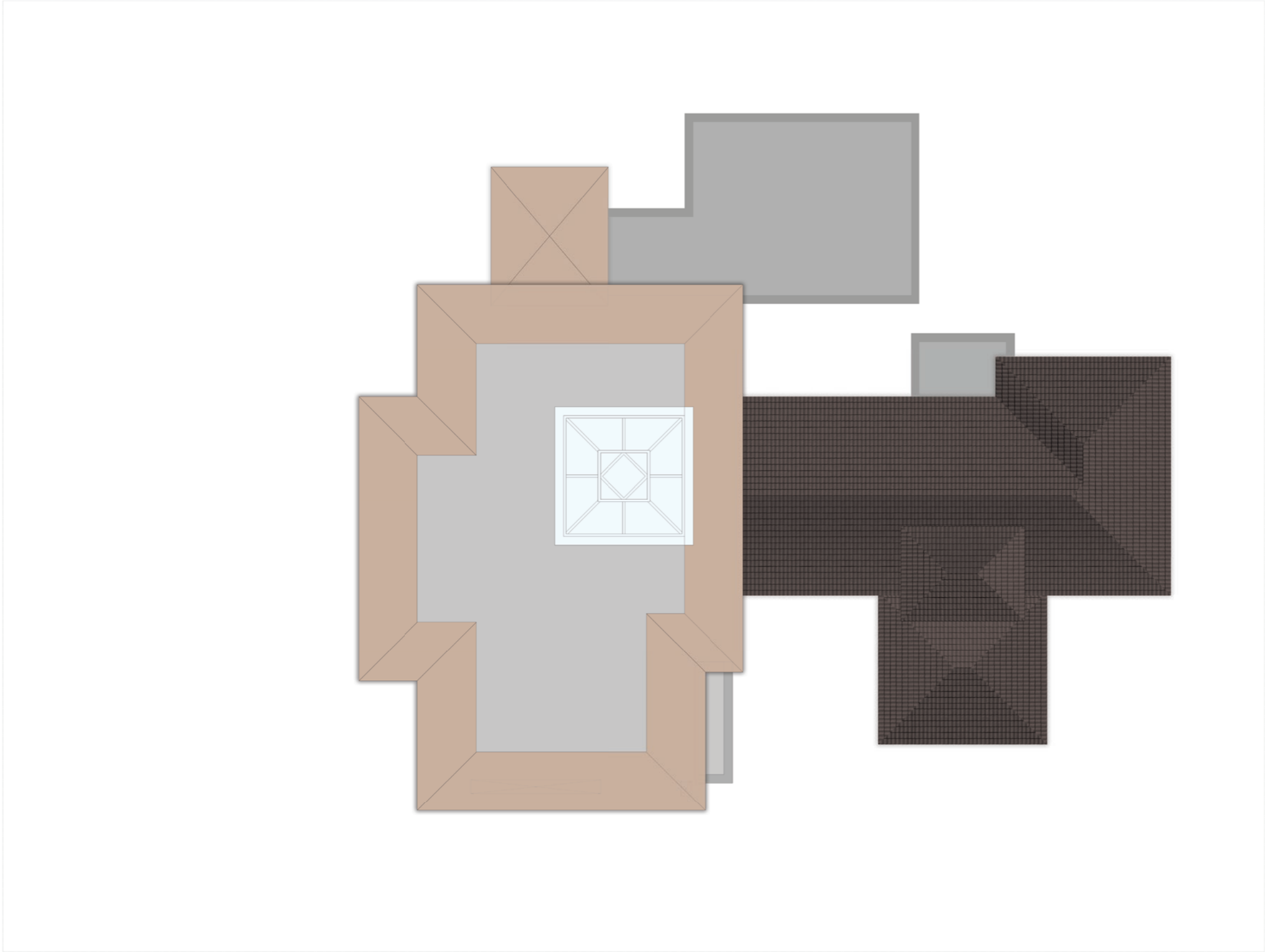
DESCRIPTION	DIMENSIONS
1 ROOF DECK	12500 X 9900
2 PANTRY	2335 X 3850
3 LIFT	2400 X 2850
4 LIFT LOBBY	1750 X 2850
5 BALCONY	6800 X 5900
6 SHADED TERRACE	3150 X 15150
7 LOUNGE	6750 X 3750
8 FOYER	2800 X 2650
9 MASTER SUITE	6750 X 9100
10 SAFE ROOM	7400 X 1850
11 BALCONY	6800 X 5900
12 MASTER SUITE BATHROOM	5085 X 3250
13 WC	1880 X 1900
14 WC	1880 X 1900
15 PLUNGE POOL	5085 X 4000
16 SHOWER	2400 X 1300
17 SHOWER	2400 X 1300
18 SERVICE LIFT	1550 X 2380
19 STORE	1850 X 1790
20 HIS	8900 X 5900
21 BALCONY	1750 X 6500

SECOND FLOOR

6 BEDROOM

MANSION (SE-M 3)

TOTAL AREA - 47,323.42 SQ. FT.



ROOF

SOBHA

REALTY



SOBHA HARTLAND II

QUOTATION

SH-528429

Floor Number	0
Unit Number	SE-M 3
Saleable Area (Sq.ft)	47,323
Purchase Price (AED)	236,617,100
Pre- Registration Fees (AED)	9,466,334

INSTALLMENT PLAN

Installment	% of Purchase Price	Amount (AED)	Payment Date	Milestone
Booking Amount	20.00%	47,323,420.00	On Booking	On Booking Date
First Installment	10.00%	23,661,710.00	-	3 Months from booking date
Second Installment	10.00%	23,661,710.00	-	6 Months from booking date
Third Installment	10.00%	23,661,710.00	-	9 Months from booking date
Fourth Installment	10.00%	23,661,710.00	-	12 Months from booking date
Final Installment	40.00%	94,646,840.00	-	On Completion

PRE-REGISTRATION FEES

Description	Amount (AED)
4% Pre-Registration Charges	9,464,684.00
Knowledge Fee	240.00
Oqood Fees	1,410.00

DEVELOPER DETAILS

Developer/ID	966
Project Name / ID	Sobha Hartland II Mansion (Free Hold)
Description	Sobha Hartland II

BANK DETAILS

Name of the Bank	Emirates NBD
Favouring	Sobha LLC
Escrow Account Number	1014691785001
IBAN	AE890260001014691785001
Swift Code	EBILAEADXXX

SOBHA
REALTY