

Introducing

360 RIVERSIDE CRESCENT

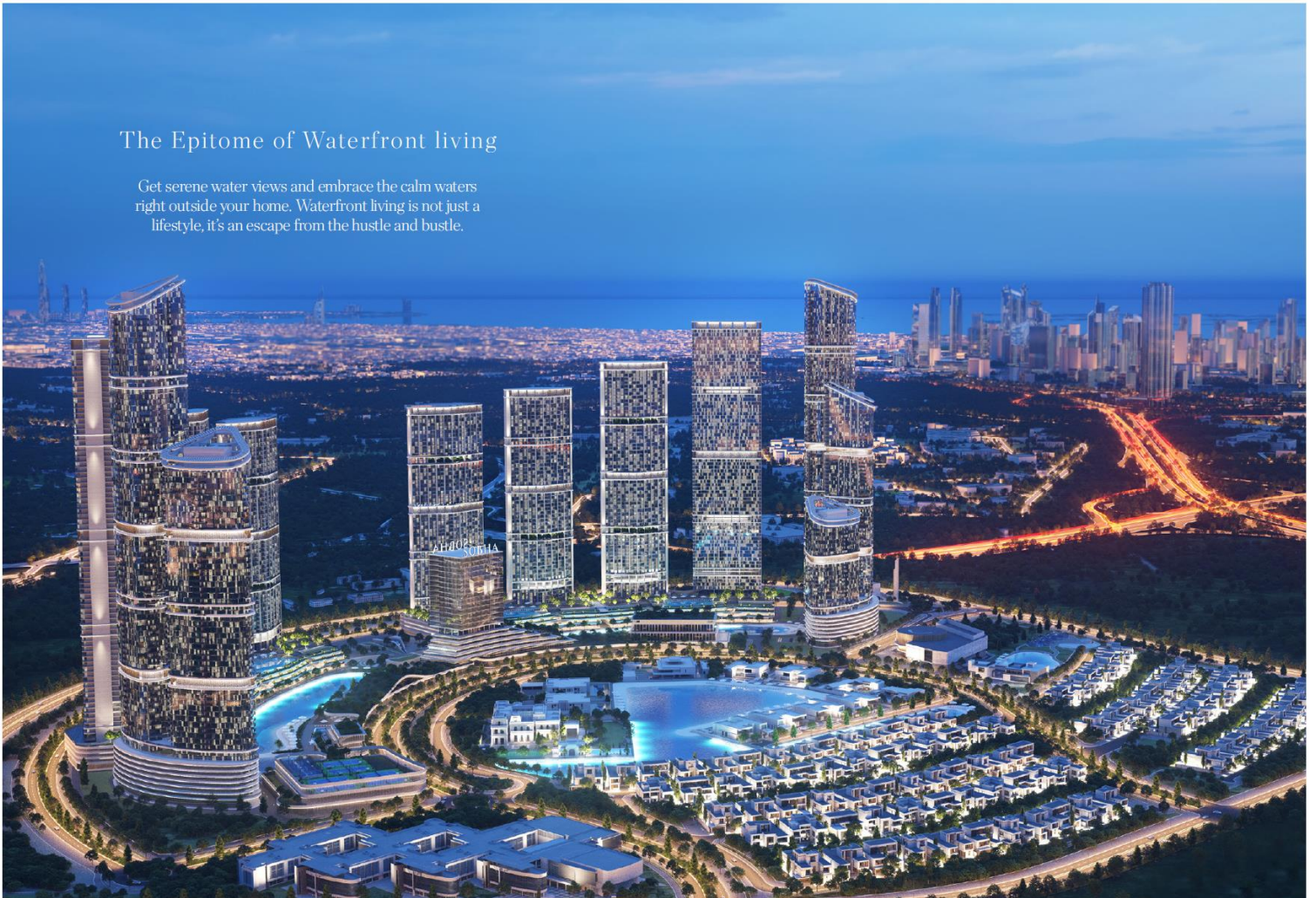
Uncover sublime living at the peak of paradise with
57 stories of unmatched excellence

Marta R. – Sobha Realty



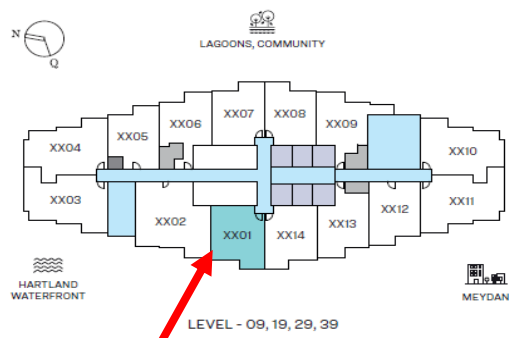
The Epitome of Waterfront living

Get serene water views and embrace the calm waters
right outside your home. Waterfront living is not just a
lifestyle, it's an escape from the hustle and bustle.

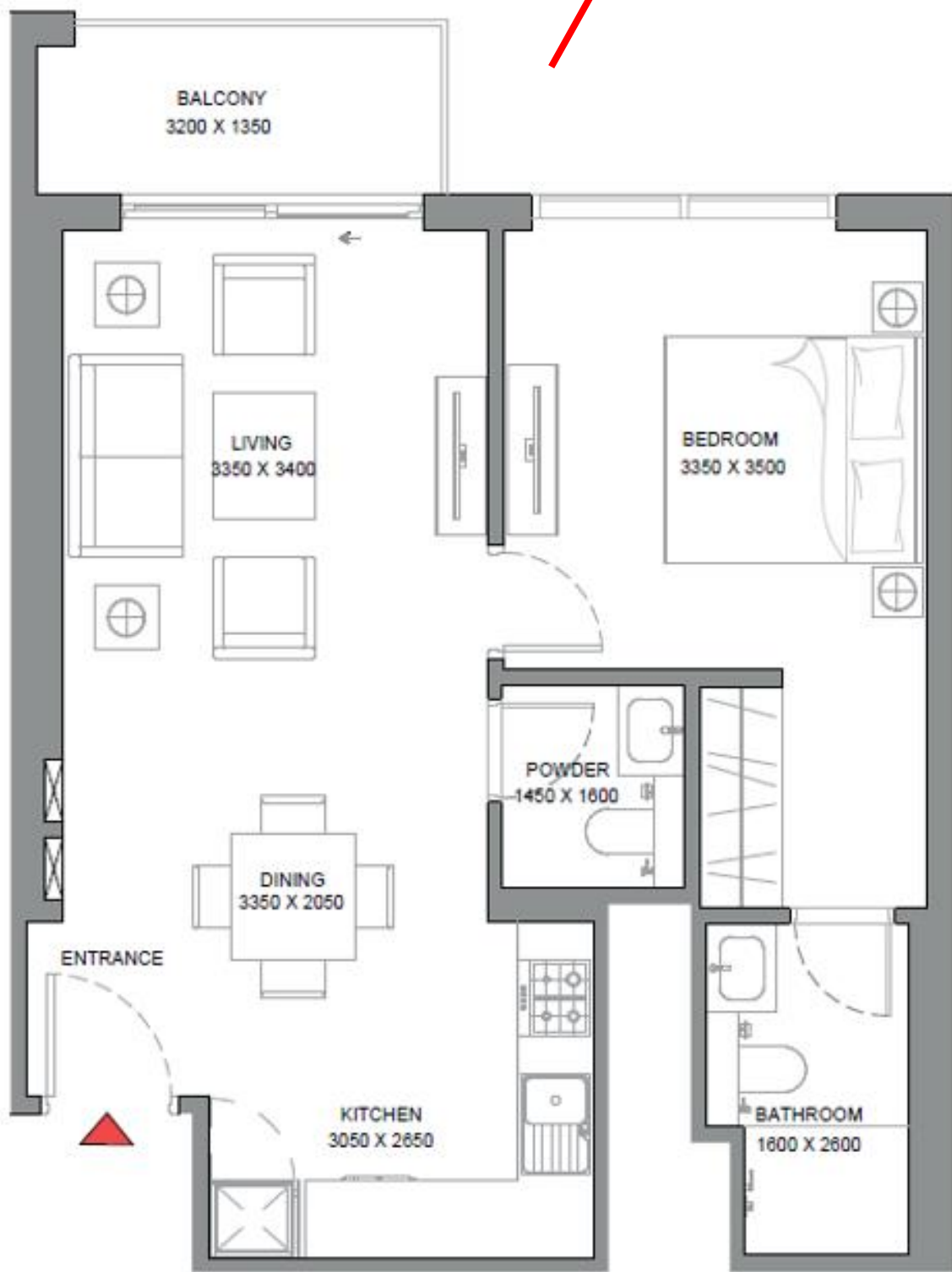




1 BEDROOM APARTMENT TYPE A (with powder room + balcony)



TOTAL SALEABLE AREA
 SUITE = 642.07 SQ.FT.
 BALCONY = 54.14 SQ.FT.
 TOTAL = 696.21 SQ.FT.



List of unit numbers with this unit plan:

VIEWS

Street View
 201, 301, 401, 501, 601, 701

Hartland Waterfront
 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901



360 RIVERSIDE CRESCENT

QUOTATION

Sobha Hartland -II 360 Riverside Crescent (360 Riverside Crescent)

SH-435036

Floor Number	26
Type	1 BED TYPE A
Unit Number	360 RSC-2601
Saleable Area (Sq.ft)	696
Purchase Price (AED)	1,695,271
Pre- Registration Fees (AED)	68,961

Installment Plan

Installment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	339,054.27	On Booking	On Booking date
First Installment	10.00%	169,527.14	-	9 Months from booking date
Second Installment	10.00%	169,527.14	-	16 Months from booking date
Third Installment	10.00%	169,527.14	-	23 Months from booking date
Fourth Installment	10.00%	169,527.14	-	30 Months from booking date
Final Installment	40.00%	678,108.54	-	On Completion

EXCEPTIONAL AS *Expected*

Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.









*Artist's Impression



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



- 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
- Amenities on 2 levels
- Podium and Master Community Amenities Separate
- Resort Style Features in a Gated Community in the Heart of the City



At A Glance

•Location Advantage:

- a. 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 Kitchen with state of Art Appliances

•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**

With Installments

•**20% at handover**

Completion – December 2027

•**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

