



320 RIVERSIDE (R)ESCENT

Introducing
320 RIVERSIDE (R)ESCENT
at Sobha Hartland II

Completion Date: **JULY 2027**

1, 1.5, 2 & 3 Bedroom Luxury
Apartments

- **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 + 61 Floors**
- **Amenities on 2 levels**
- **Podium and Master Community Amenities
Separate**
- **Resort Style Features in a Gated Community
in the Heart of the City**






 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

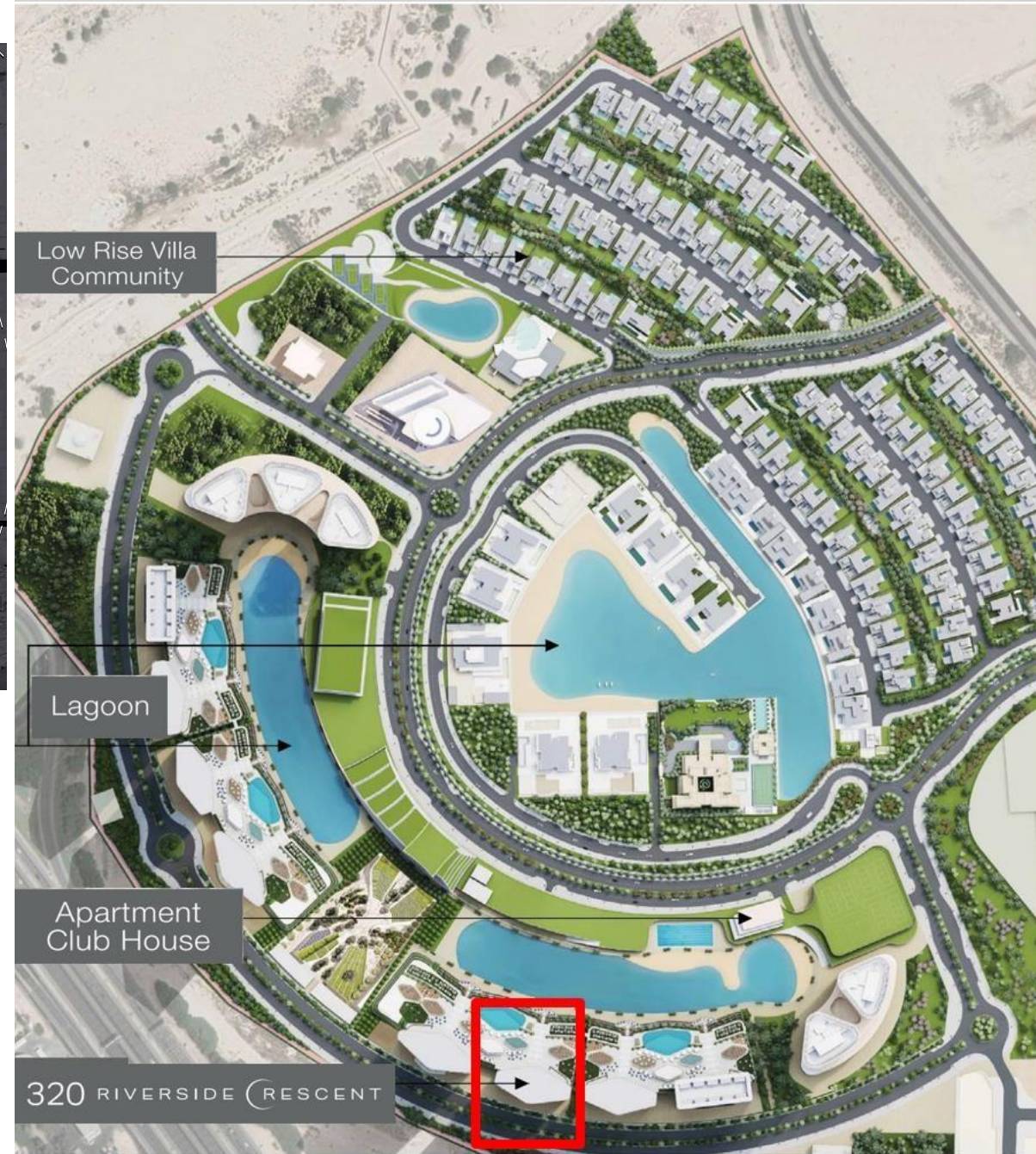

 THE DUBAI MALL
 15 MINUTES


 BURJ KHALIFA &
 DOWNTOWN DUBAI
 15 MINUTES


 DUBAI FRAME
 15 MINUTES


 DUBAI OPERA
 15 MINUTES


 PALM JUMEIRAH
 25 MINUTES



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





At A Glance

- **Location Advantage:**

- a. Second 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** (JULY 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

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.

