

# 310 RIVERSIDE CRESCENT





310 RIVERSIDE  RESCENT





INTRODUCING

## 310 RIVERSIDE CRESCENT

A new jewel at Sobha Hartland II  
a unique waterfront neighbourhood close to the heart of the  
city's centre.

Set amidst a stunning development of 8 million Sqft,  
310 Riverside Crescent is draped around a beach and blue  
lagoon, open spaces, and lush landscape.



GO WITH  
THE  
FLOW

Experience tranquility by the beautiful lagoons.  
Let nature and luxury blend, adapt, flow and take shape  
around the life you always wanted.

It's an experience like no other.

## THE BOARDWALK

Stroll down the boardwalk, the glistening lagoon on one side and the city skyline on the other. It's a magical experience on either side.





Living by the beachside next to the tranquil waters is a dream come true. Every day is an incredible experience filled with serenity and beauty.







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Kids play area

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Multiple community amenities

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Outdoor and indoor gyms

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Retail and restaurants

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Sports  
(Paddle Tennis court, Badminton, Squash,  
Half Basketball court)

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State-of-the-art infinity pool

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Running tracks

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Water sports activities

GET HIGH ON  
NATURE

Take a stroll and soak in breathtaking views of the city and Hartland II, surrounded by rich flora from high up in the sky gardens.

Green spaces, fresh air, and stunning views, it's a perfect moment.





## SIGHTS TO SIGH

Enjoy stunning community views from the front. Be amazed by the clear views of the Dubai Al Ain Road. Look around to see the Meydan Racecourse on the other side, the pulsating skyline of Dubai. It's all a glance away.

Sit back and enjoy the vistas from your private balcony or the sky gardens.



CAFE









THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

SHEIKH ZAYED ROAD

SOBHA REALTY METRO STATION

THE DUBAI MALL

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

AL BARSHA

AL KHAIL ROAD

SOBHA HARTLAND

DUBAI INTERNATIONAL AIRPORT

DUBAI INVESTMENTS PARK

MOTOR CITY

NAD AL SHEBA

DUBAI CREEK HARBOUR

RASHIDIYA

SOBHA HARTLAND II

SOBHA ONE

SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

DUBAI SILICON OASIS

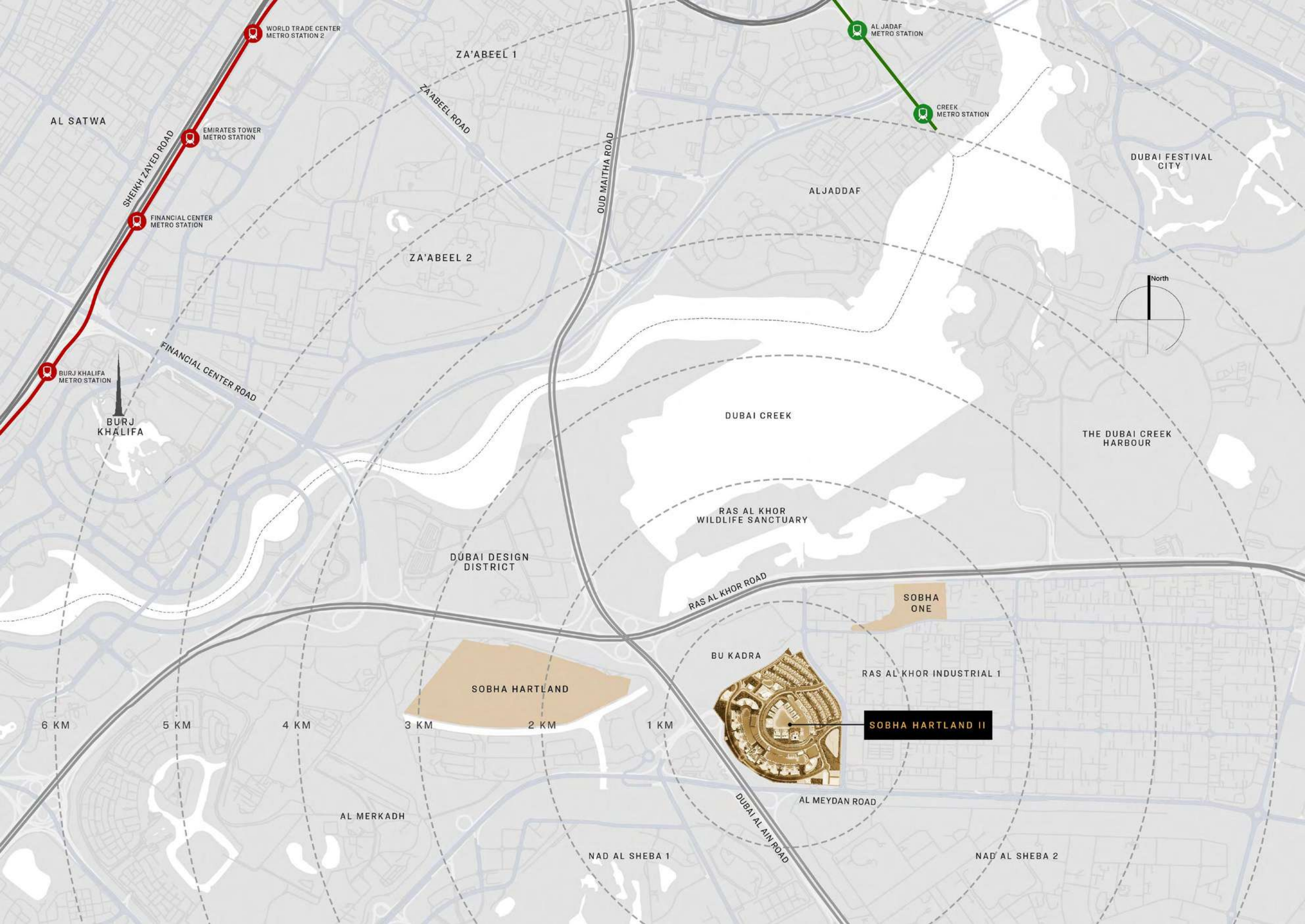
INTERNATIONAL CITY



AL MAKTOUM INTERNATIONAL AIRPORT







AL SATWA

WORLD TRADE CENTER METRO STATION 2

ZA'ABEEL 1

AL JADAF METRO STATION

CREEK METRO STATION

DUBAI FESTIVAL CITY

EMIRATES TOWER METRO STATION

ZA'ABEEL ROAD

ALJADDAF

ZA'ABEEL 2

OULD MAITHA ROAD



FINANCIAL CENTER METRO STATION

FINANCIAL CENTER ROAD

BURJ KHALIFA METRO STATION

BURJ KHALIFA

DUBAI CREEK

THE DUBAI CREEK HARBOUR

RAS AL KHOR WILDLIFE SANCTUARY

DUBAI DESIGN DISTRICT

RAS AL KHOR ROAD

SOBHA ONE

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND

SOBHA HARTLAND II

AL MERKADH

AL MEYDAN ROAD

NAD AL SHEBA 1

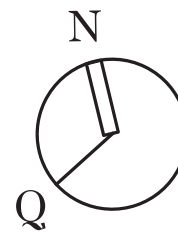
DUBAI AL AIN ROAD

NAD AL SHEBA 2

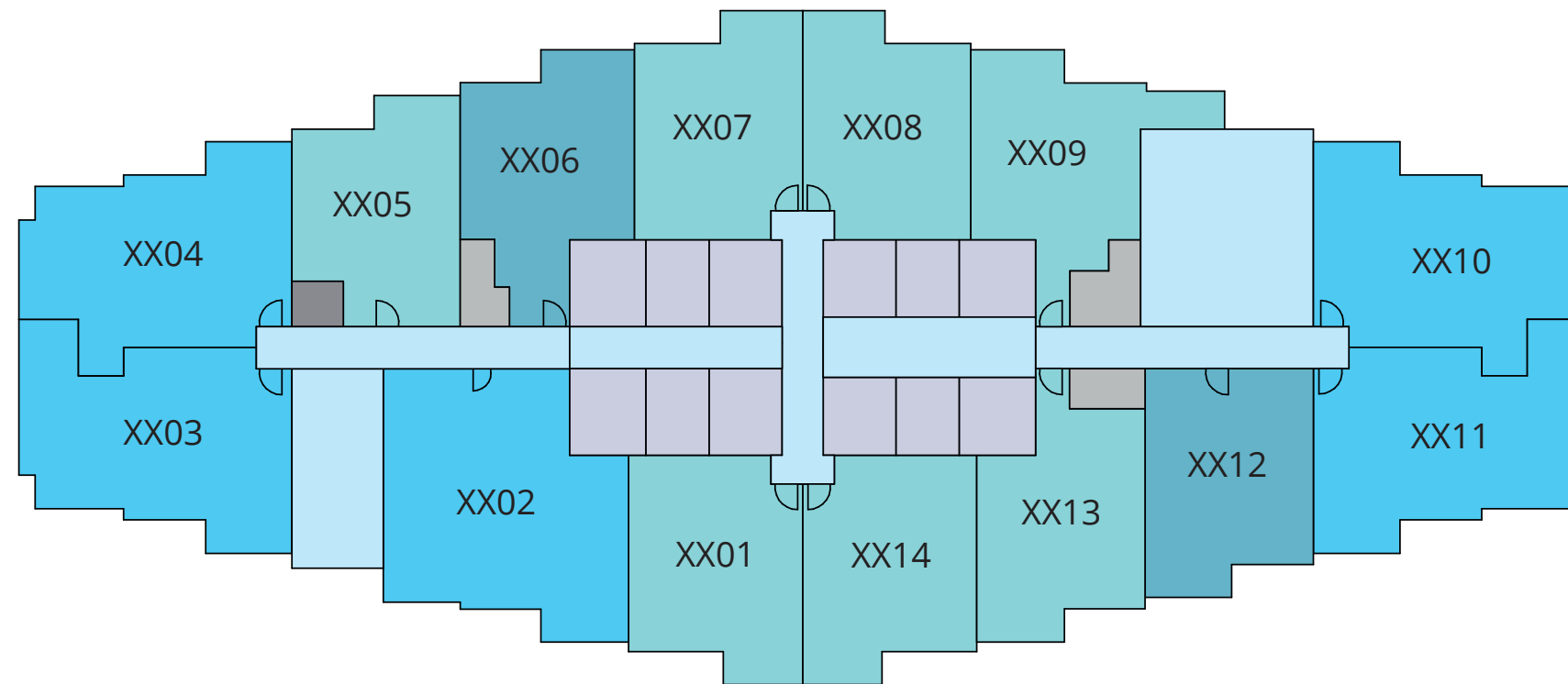
# FLOOR AND UNIT PLAN

## LAYOUTS

FLOOR PLAN LAYOUT




LAGOONS, COMMUNITY



NAD AL SHEBA

LEVEL - (9-21), (26-38)

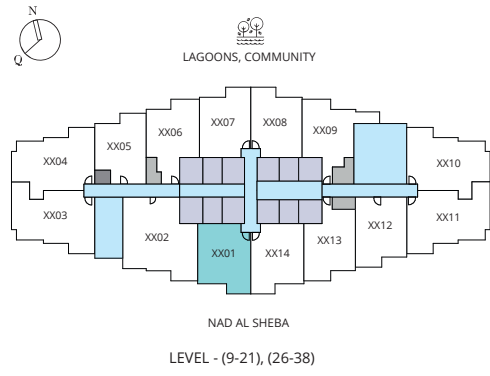
- |  |  |   |  |
|--|--|---|--|
|  1 BED UNIT   |  2 BED UNIT     |  CIRCULATION |  LIFTS        |
|  1.5 BED UNIT |  EXTERNAL STORE |  SERVICES    |  GARBAGE ROOM |

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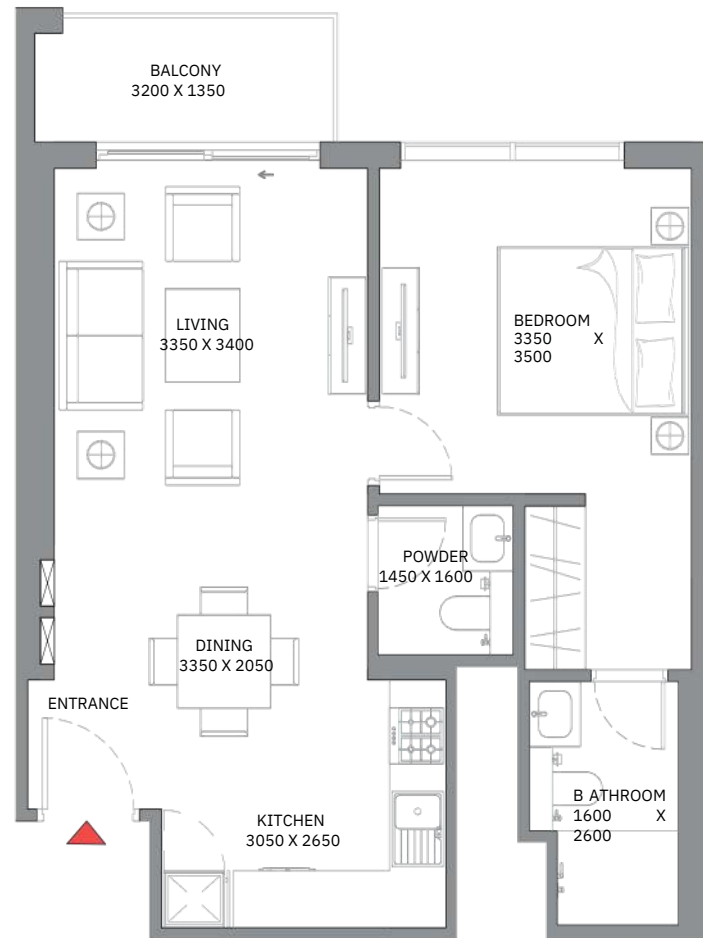
# 1 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

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



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

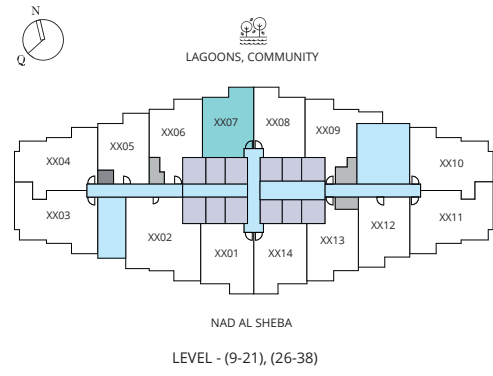
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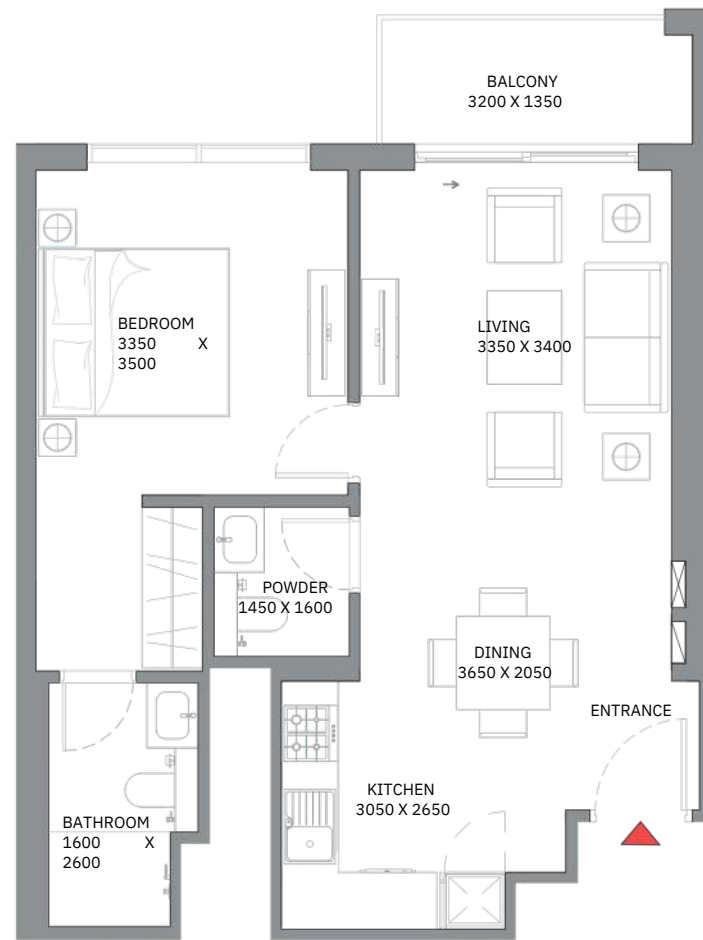
# 1 BEDROOM APARTMENT

TYPE A (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
 SUITE = 635.07 SQ.FT.  
 BALCONY = 56.51 SQ.FT.  
 TOTAL = 691.58 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407

Lagoons, Community, Creek  
 3507, 3607, 3707, 3807

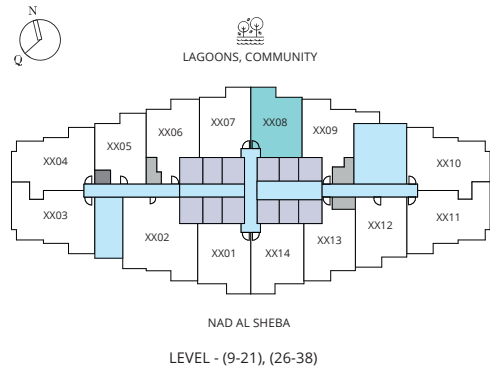


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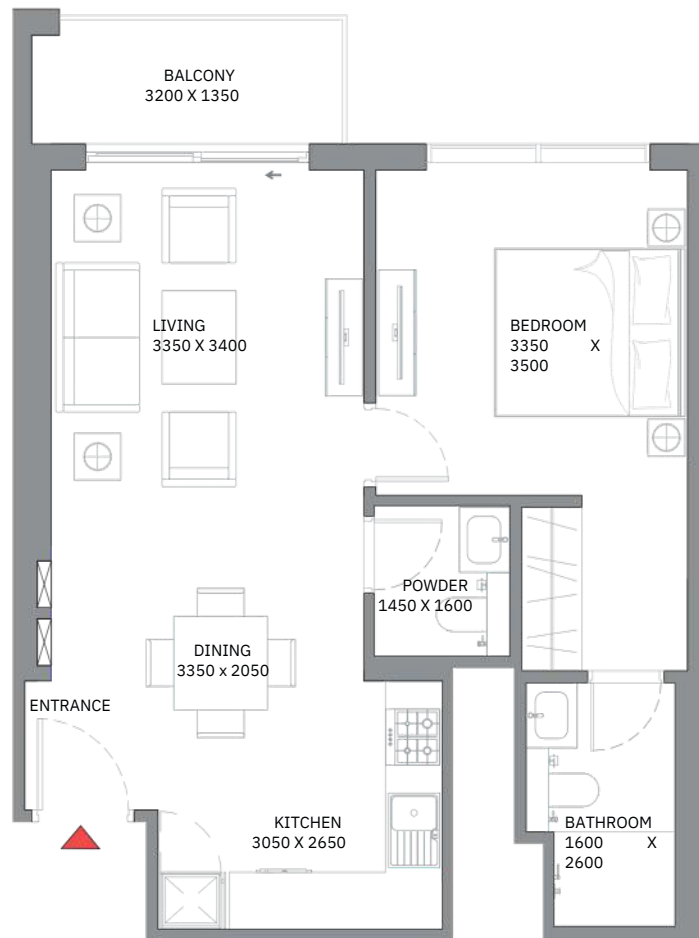
# 1 BEDROOM APARTMENT

TYPE A (with powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA  
 SUITE = 642.39 SQ.FT.  
 BALCONY = 56.51 SQ.FT.  
 TOTAL = 698.90 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408

Lagoons, Community, Creek  
 3508, 3608, 3708, 3808

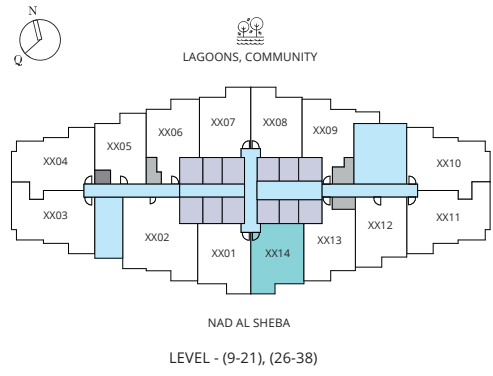


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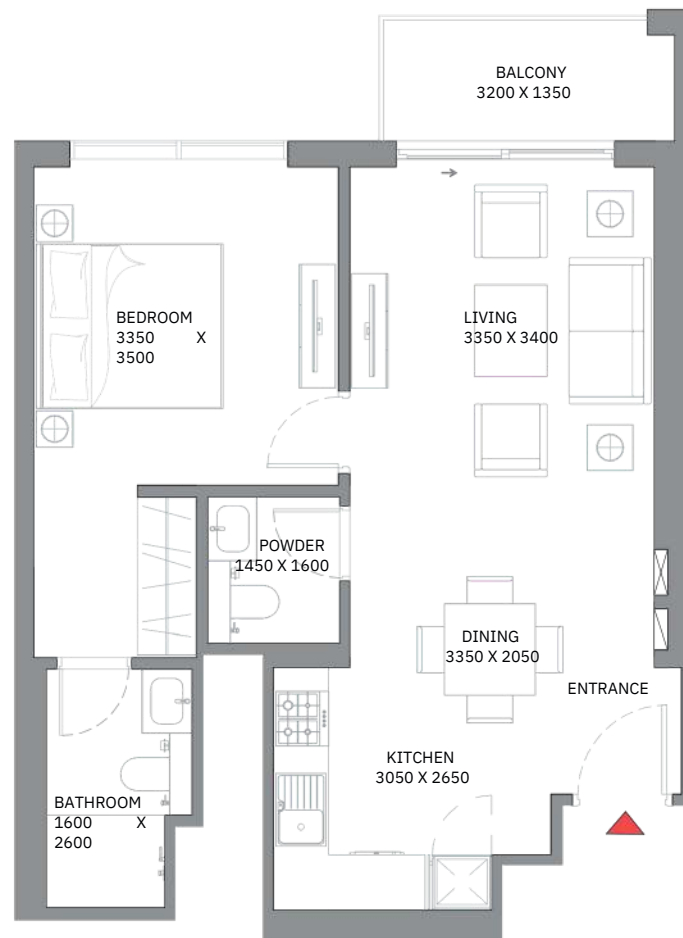
# 1 BEDROOM APARTMENT

TYPE A (with powder room + balcony) VARIANT 3

TOTAL SALEABLE AREA  
 SUITE = 635.18 SQ.FT.  
 BALCONY = 54.36 SQ.FT.  
 TOTAL = 689.54 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2614, 2714, 2814, 2914, 3014, 3114, 3214, 3314, 3414, 3514, 3614, 3714, 3814

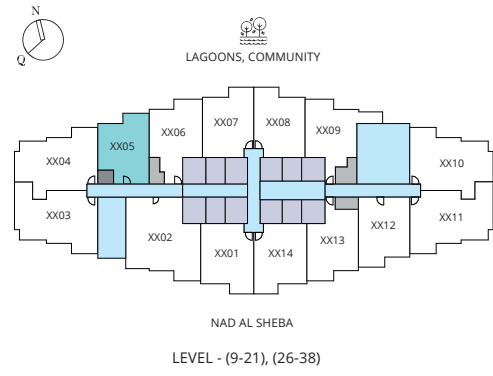
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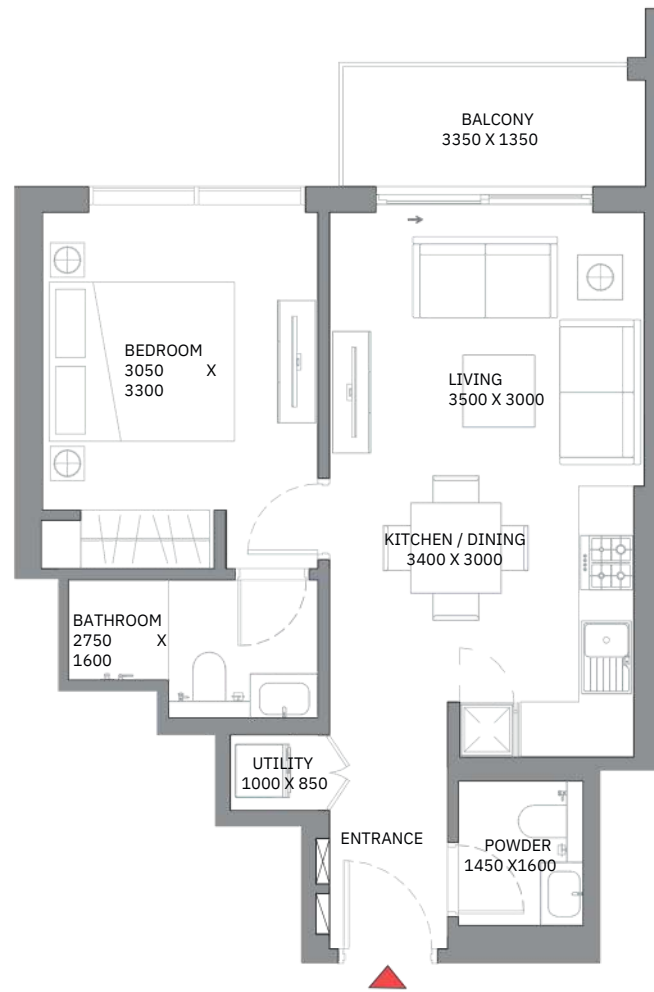
# 1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 549.39 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 608.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405

Lagoons, Community, Creek  
 3505, 3605, 3705, 3805



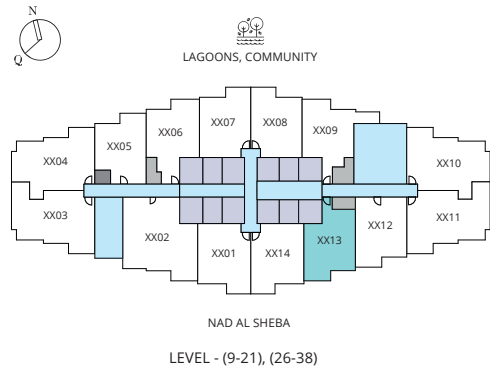
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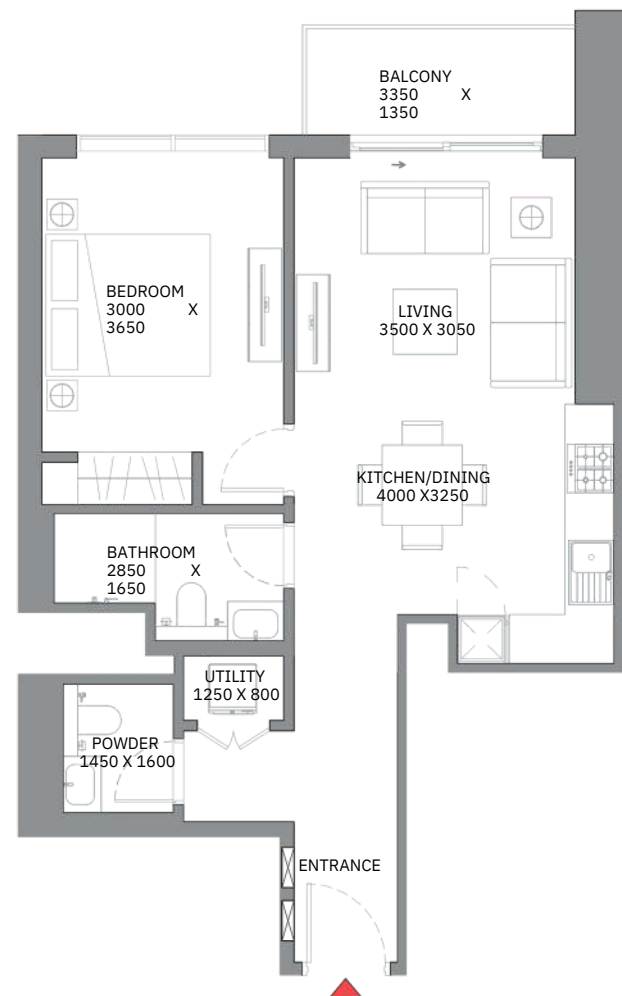
# 1 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 648.42 SQ.FT.  
 BALCONY = 60.17 SQ.FT.  
 TOTAL = 708.59 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

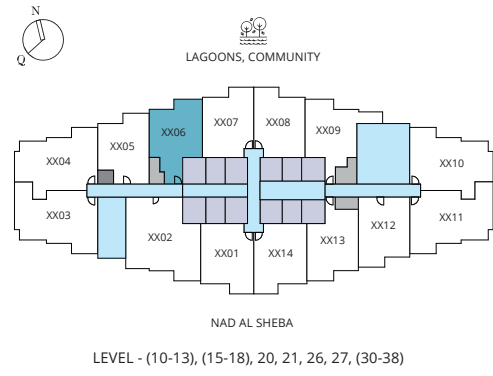
913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2113, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813

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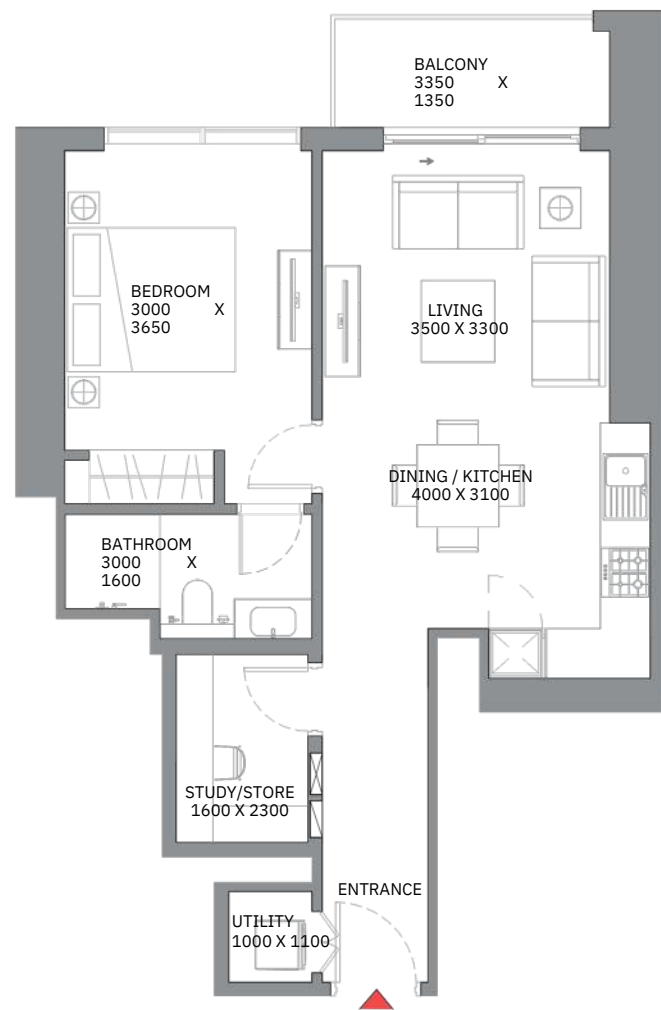
# 1.5 BEDROOM APARTMENT

TYPE A (with study room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 649.60 SQ.FT.  
 BALCONY = 60.17 SQ.FT.  
 TOTAL = 709.77 SQ.FT.



■ UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 1006, 1106, 1206, 1306, 1506, 1606, 1706, 1806, 2006, 2106, 2606, 2706, 3006, 3106, 3206, 3306, 3406

Lagoons, Community, Creek  
 3506, 3606, 3706, 3806

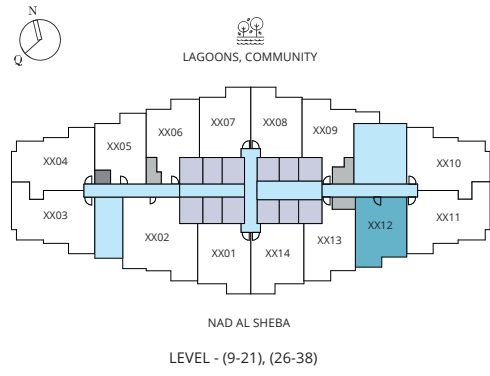


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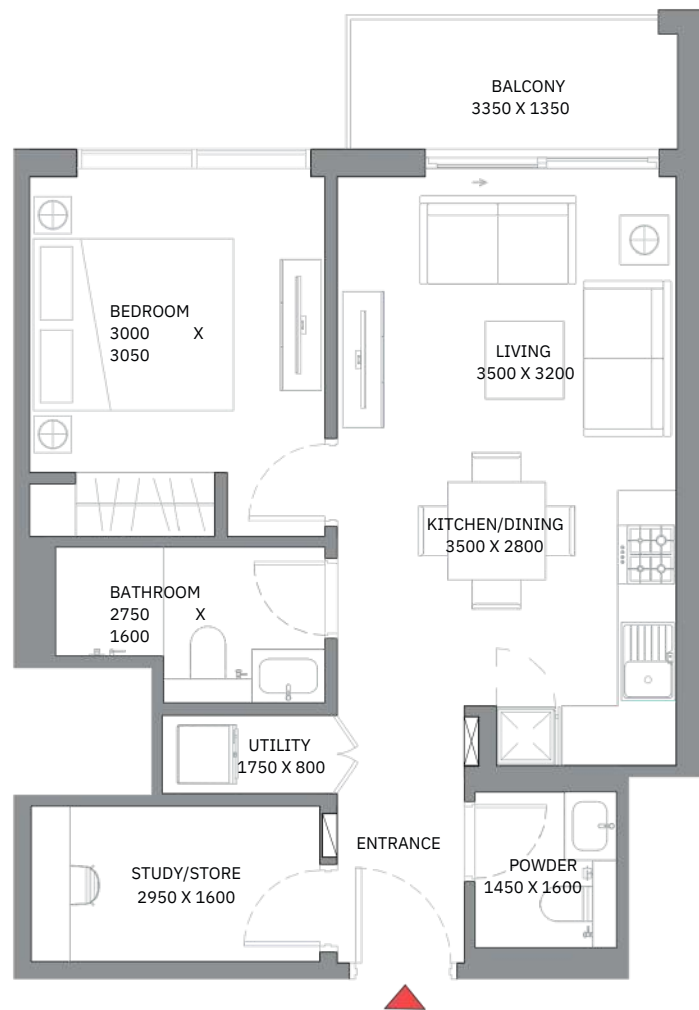
# 1.5 BEDROOM APARTMENT

TYPE B (with study room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 598.80 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 658.11 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412, 3512, 3612, 3712, 3812

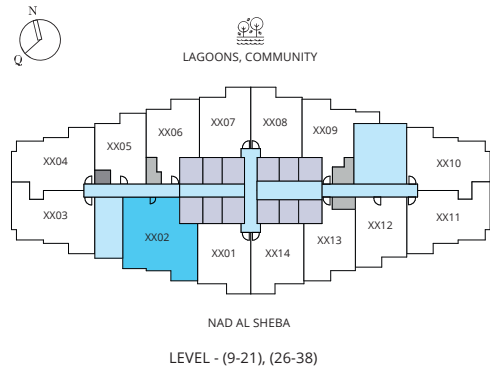
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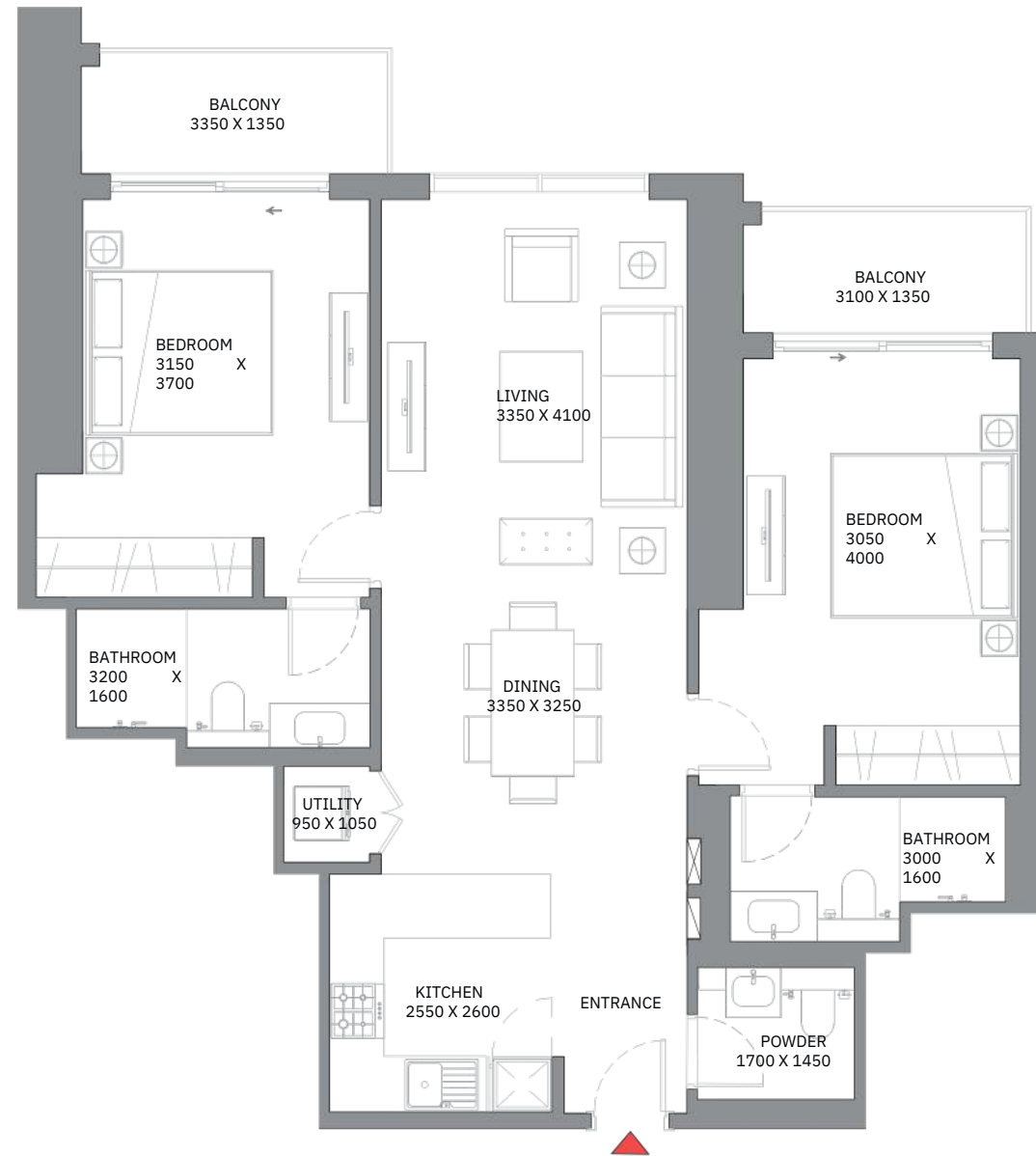
## 2 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 982.10 SQ.FT.  
 BALCONY = 115.60 SQ.FT.  
 TOTAL = 1,097.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Nad Al Sheba

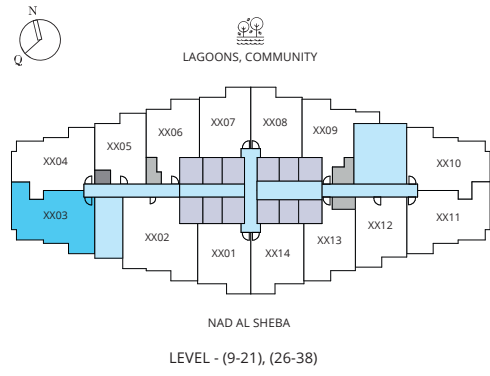
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## 2 BEDROOM APARTMENT

TYPE B (with shared powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 793.08 SQ.FT.  
 BALCONY = 120.23 SQ.FT.  
 TOTAL = 913.31 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Nad Al Sheba

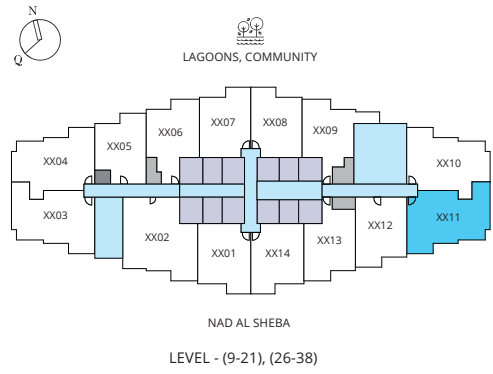
903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803

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# 2 BEDROOM APARTMENT

TYPE B (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
 SUITE = 804.60 SQ.FT.  
 BALCONY = 121.09 SQ.FT.  
 TOTAL = 925.69 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

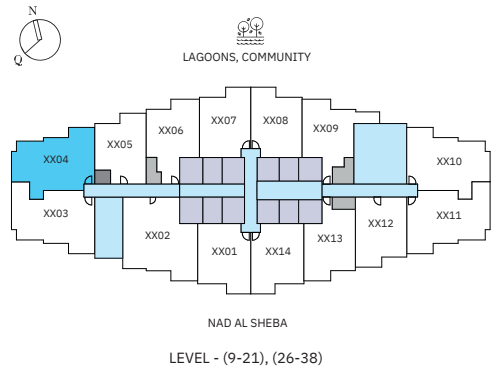
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## 2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 787.27 SQ.FT.  
 BALCONY = 120.34 SQ.FT.  
 TOTAL = 907.61 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community

904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404

Lagoons, Community, Creek

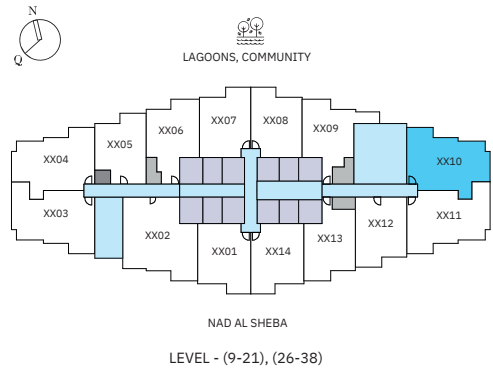
3504, 3604, 3704, 3804

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# 2 BEDROOM APARTMENT

TYPE C (with shared powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
 SUITE = 791.26 SQ.FT.  
 BALCONY = 119.48 SQ.FT.  
 TOTAL = 910.74 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410

Lagoons, Community, Creek  
 3510, 3610, 3710, 3810

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# TOTALLY HOME

REAL ESTATE



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