



SOBHA HARTLAND

FOREST VILLAS

FLOOR PLANS

live in the
lap of nature
at the heart of the city.





Move the 54mm thick doors of your villa (highest in the industry) with just your little finger - made from a single leaf and wood for added elegance and prestige

These doors in wet areas are placed exactly on threshold above floor to avoid water damage. Sound absorption aid better aesthetics

Your wardrobes are designed and manufactured in Italy, made from the highest quality materials and finishes along with high performance ironmongery

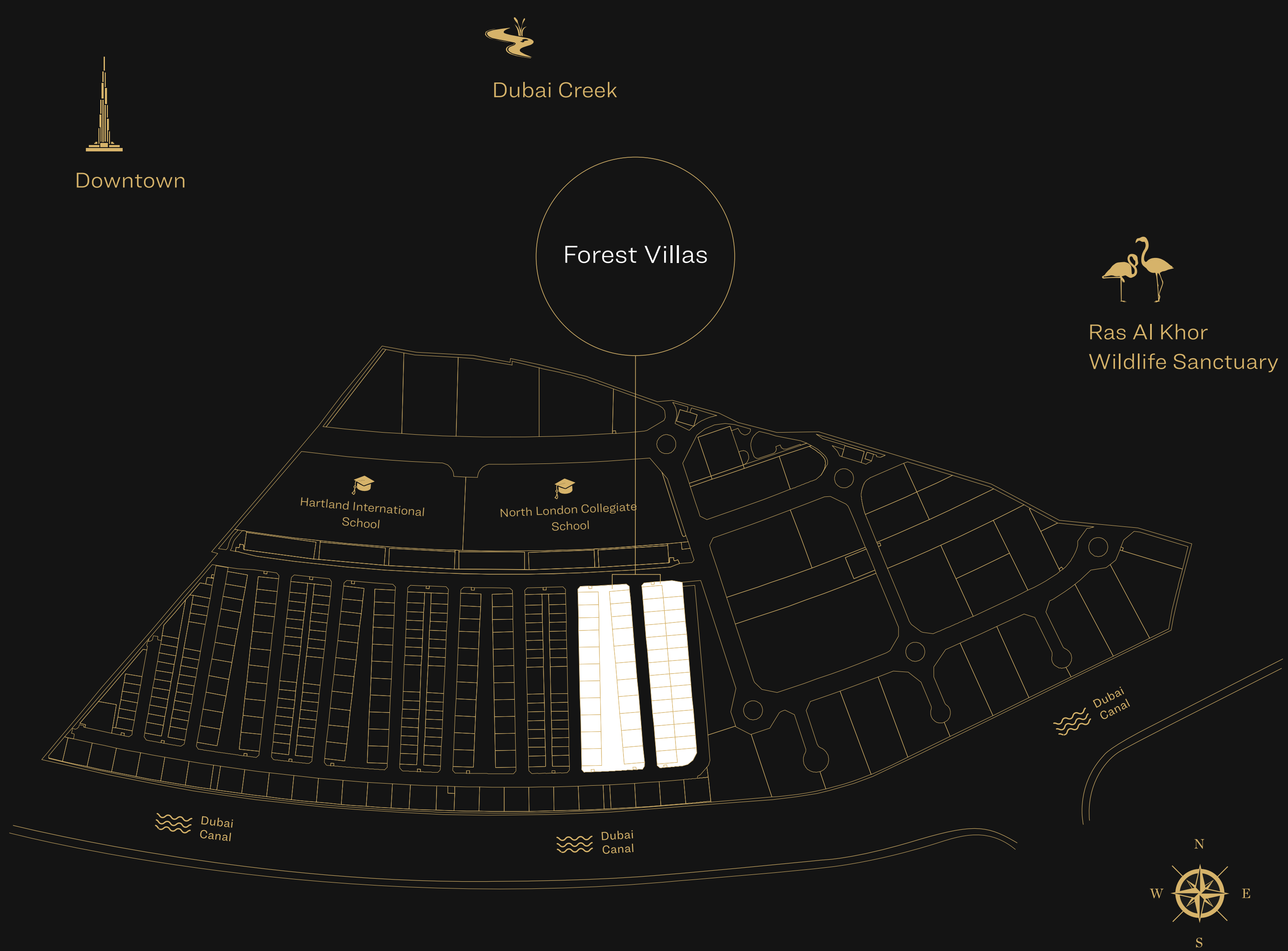


Marble stone flooring is laid with special attention to match colors, veins. Special attention has been paid to ensure that there is no water stagnation

Special attention to ensure that there is no water stagnation on the floors so as to avoid wet areas in the bathrooms

Also, German standard multi-layered PPR pipes and linear drain in the center of shower with waterproofing layers underneath the tiles allowing free flow of water with no stagnation and increases life of materials used

MASTER PLAN



FOREST VILLA FEATURES



Private Lift



Maid's Room



Optional Glass Panel Garage



Family Lounge



4 & 5 Bedrooms
Ensuite Bathrooms



2 & 3 Car Garage



Swimming Pool



Flexi-kitchen

4 BEDROOM - TYPE A

SALEABLE AREA - 6,865.01 SQ.FT. | 637.7 SQ.M.



Ground Floor



First Floor

4 BEDROOM - TYPE B

SALEABLE AREA - 6,153.40 SQ.FT. | 571.6 SQ.M.

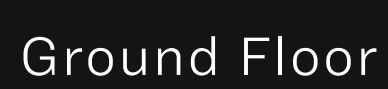


Ground Floor



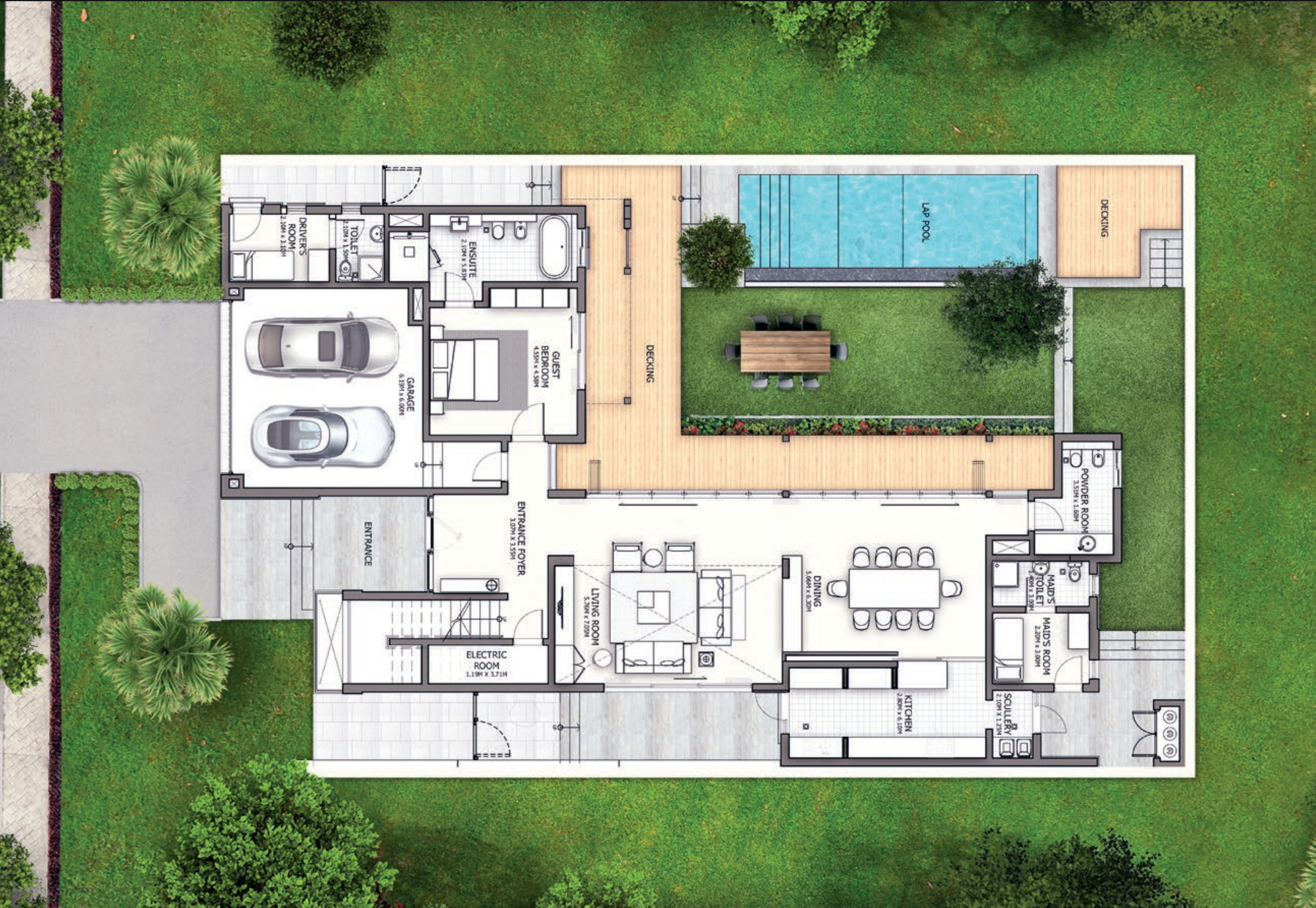
First Floor

SALEABLE AREA - 6,485.26 SQ.FT. | 602.5 SQ.M.



4 BEDROOM - TYPE H

SALEABLE AREA - 6,393.76 SQ.FT. | 593.9 SQ.M.



Ground Floor



First Floor

5 BEDROOM - TYPE A

SALEABLE AREA - 8,805.42 SQ.FT. | 818.0 SQ.M.



Ground Floor



First Floor

5 BEDROOM - TYPE C

SALEABLE AREA - 8,383.15 SQ.FT. | 778.8 SQ.M.



Ground Floor



First Floor

5 BEDROOM - TYPE D

SALEABLE AREA - 8,878.83 SQ.FT. | 824.8 SQ.M.



Ground Floor



First Floor

5 BEDROOM - TYPE E

SALEABLE AREA - 9,581.06 SQ.FT. | 890.11 SQ.M.



Ground Floor



First Floor

SOBHA

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SOBHA HARTLAND

FOREST VILLAS

FLOOR PLANS

Discover Hartland Estates

Our villa collection was designed to reflect our aim to offer our residents the opportunity to reach new heights and enjoy unprecedented levels of comfort and privacy. We have imagined and designed luxurious villas immersed in oases of green and rich forestry along the Waterfront, adding beauty and value to our residents' lives. The highest level of attention to detail and care has been placed to provide residents with a "haute couture" lifestyle experience in every sense.



SOBHA HARTLAND

FOREST VILLAS



Actual image of Forest Villas at Sobha Hartland

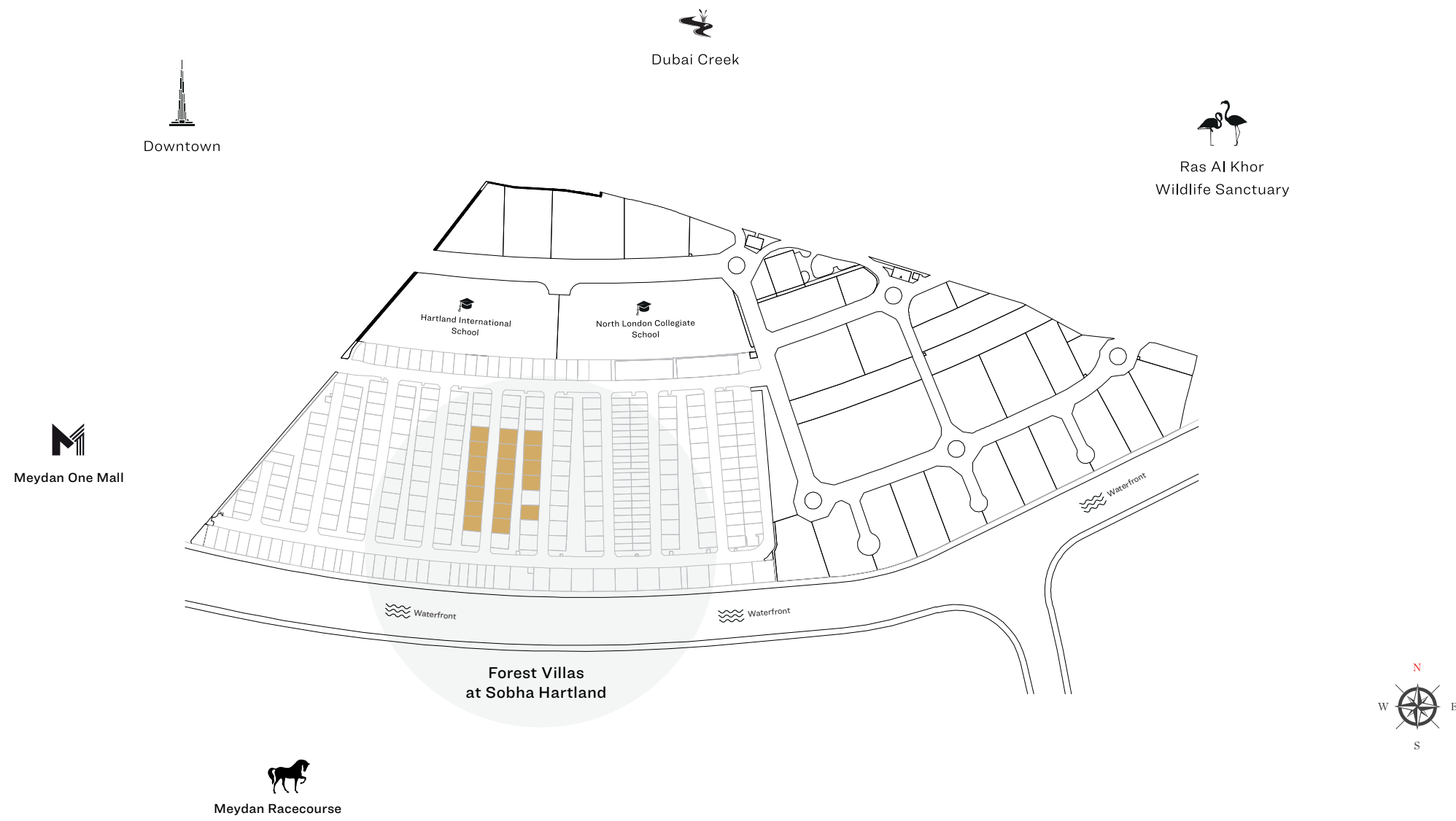
Unique forest-style living

The most exclusive development at Sobha Hartland, Hartland Forest Villas embrace the beauty of natural living with modern day luxuries at every corner and truly blend the beauty and energy of the natural outdoors with the best of our contemporary world.








Forest Villas at Sobha Hartland are luxurious and contemporary 5 bedroom villas within the Hartland Estates gated community. Each villa features floor-to-ceiling windows that offer magnificent panoramas of the surrounding forest-inspired landscape, a private pool and pool deck, backyard and courtyard and a private lift.

Forest Villas are spacious L-shaped villas and range from 8,409.09 sq. ft. (781.23 sq. m.) to 9,677.08 sq. ft. (899.03 sq. m.)

MASTER PLAN



FOREST VILLAS FEATURES

- | | | | | | | |
|---|---|--|---|---|---|---|
|  |  |  |  |  |  |  |
| Private lift | Maid's room and Driver's room | Family lounge | 5 Bedrooms ensuite bathrooms | Car garage for 3 cars | Swimming pool with garden & deck | Flexi-kitchen |



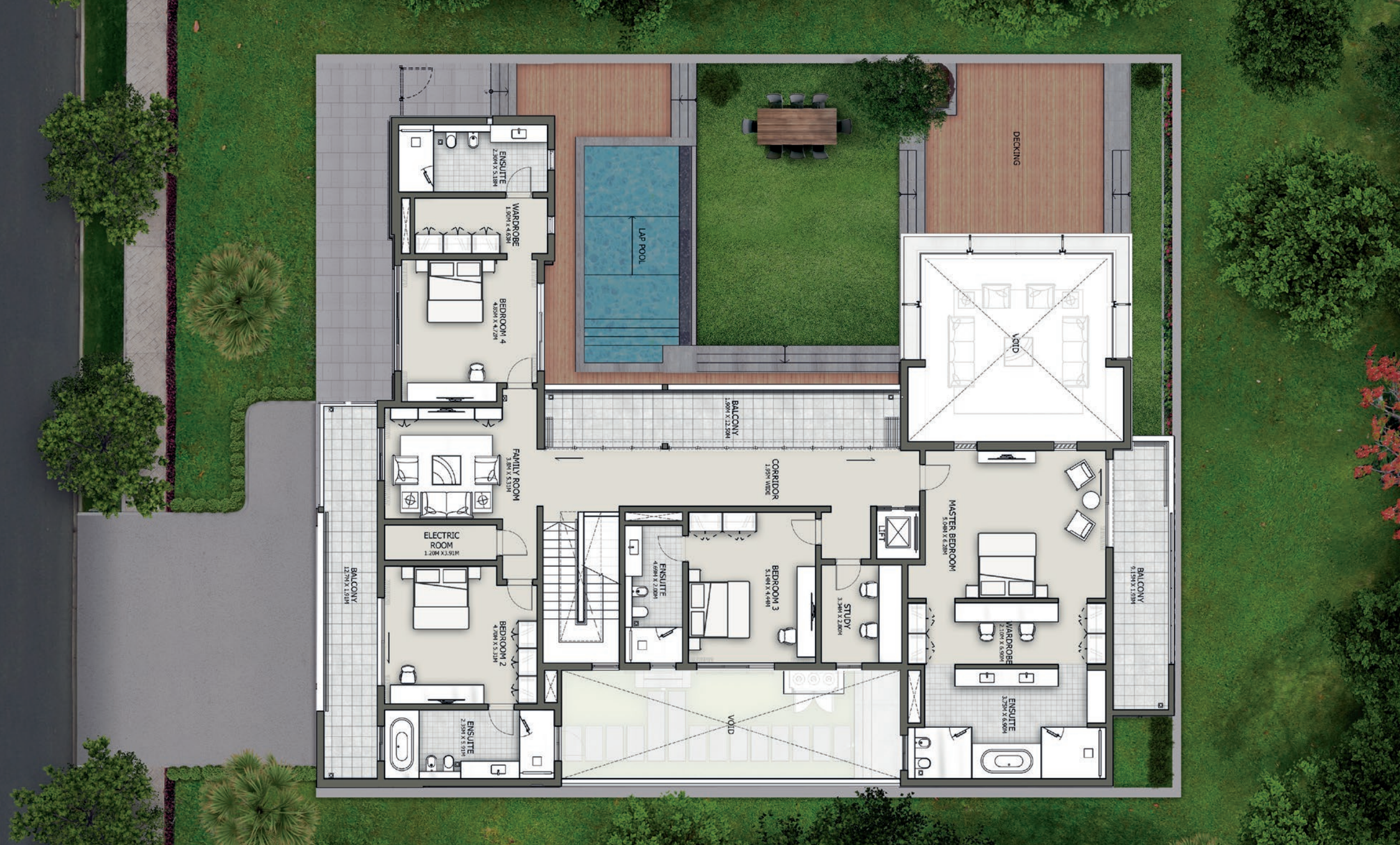
FOREST VILLAS

5 BEDROOM - TYPE A

GROUND FLOOR

SALEABLE AREA 8,932.75 SQ.FT. | 829.88 SQ.M.

The Floor plans and room sizes therein are indicative, the same are subject to change as per regulatory requirements. All materials dimensions and drawings are approximate. The landscape is not part of developer's scope. Developer reserves the rights to change without notice.



FOREST VILLAS

5 BEDROOM - TYPE A

FIRST FLOOR

SALEABLE AREA 8,932.75 SQ.FT. | 829.88 SQ.M.



FOREST VILLAS

5 BEDROOM - TYPE C

GROUND FLOOR

SALEABLE AREA 8,409.09 SQ.FT. | 781.23 SQ.M.



FOREST VILLAS

5 BEDROOM - TYPE C

FIRST FLOOR

SALEABLE AREA 8,409.09 SQ.FT. | 781.23 SQ.M.



FOREST VILLAS

5 BEDROOM - TYPE D

GROUND FLOOR

SALEABLE AREA 8,929.20 SQ.FT. | 829.55 SQ.M.



FOREST VILLAS

5 BEDROOM - TYPE D

FIRST FLOOR

SALEABLE AREA 8,929.20 SQ.FT. | 829.55 SQ.M.

FOREST VILLAS



FOREST VILLAS

5 BEDROOM - TYPE E

FIRST FLOOR

SALEABLE AREA 9,677.08 SQ.FT. | 899.03 SQ.M.

The Floor plans and room sizes therein are indicative, the same are subject to change as per regulatory requirements. All materials dimensions and drawings are approximate. The landscape is not part of developer's scope. Developer reserves the rights to change without notice.

Forest Villas

Sl. No.	Villa Type	Villa No.	Saleable Area (sqm)	Saleable Area (sqft)	Completion Date	Rate per (sqft)	Purchase Price
1	2A	VE 118	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
2	2C	VE 120	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
3	2A	VE 121	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
4	2A	VE 123	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
5	2A	VE 130	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
6	2C	VE 131	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
7	2E	VE 133	899.03	9,677.08	31-Dec-23	2,006.00	19,412,222.48
8	2A	VE 134	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
9	2C	VE 135	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
10	2C	VE 139	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
11	2A	VE 140	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
12	2C	VE 142	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
13	2A	VE 143	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50
14	2C	VE 144	781.23	8,409.09	31-Dec-23	2,006.00	16,868,634.54
15	2A	VE 145	829.88	8,932.75	31-Dec-23	2,006.00	17,919,096.50

UAE

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