

# 340 RIVERSIDE (RESCENT



SOBHA HARTLAND II

340 RIVERSIDE  RESIDENT





## Relocate your senses











Indulge your senses in more than 8 million square feet of exquisite waterfront serenity.





# A depiction of true vibrancy

Close to the pulsating heart of Dubai.

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







This is  
340 RIVERSIDE CRESCENT



340 reasons to elevate your quality of life. Here are a mere few. A spectacular tower nestled within Sobha Hartland II 340 Riverside Crescent encompasses a rich sense of community and superlative waterfront living in one of the city's most sought-after locations.



Discover a mirror  
to your soul









340 RIVERSIDE RESCENT







The epitome of a  
vibrant community ambience

Discover a sense of belonging among likeminded residence, where the bonds of genuine community living are fostered through high-quality amenities, creating a truly enriching experience.









Exceptional as expected

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







Serene waterfront setting,  
world-class amenities,  
excellent locality

340 Riverside Crescent is the ultimate lifestyle venue. Start your day with a casual stroll through inspiring surrounds. Discover pristine beaches. Savour views of the vibrant Dubai and sprawling greenery from your exclusive Sky Gardens haven. End your day as the golden setting sun soothes your senses.







Add a splash of colour  
to your day

Secure a front-row seat to outstanding waterfront living.  
Take a plunge into your generously sized infinity pool and  
simply relax your stresses away.





## An exertion excursion

Reward mind and body, elevate your physical wellbeing while savouring all the thoughtfully conceived facilities that complement your discerning quality of life. Elevate your endurance and stamina with our cutting edge fitness trails.

















At the peak  
of paradise





Where dining is always fine

Defined by its elegant waterfront aesthetic, every detail of 340 Riverside Crescent has been thoughtfully contemplated to create a welcoming and peaceful environ. Discover endless culinary delights across the boardwalk.











Sky Gardens,  
the height of selectivity

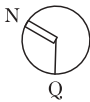
Recreation is the name of the game you indulge in a range of stimulating activities at Sky Gardens. Inspiring views across the city come as standard.



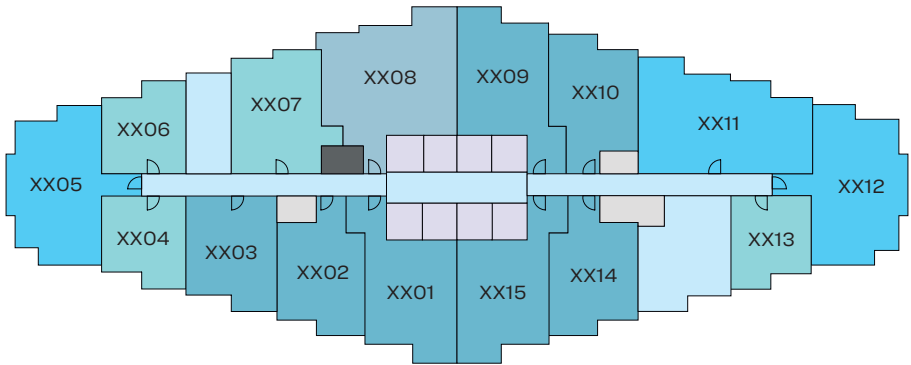
FLOOR AND UNIT PLAN  
LAYOUTS



FLOOR PLAN LAYOUT



LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-17, 21-29, 33-42, 46-55

- |              |              |             |              |
|--------------|--------------|-------------|--------------|
| 1 BED UNIT   | 2 BED UNIT   | CIRCULATION | LIFTS        |
| 1.5 BED UNIT | 2.5 BED UNIT | SERVICES    | GARBAGE ROOM |

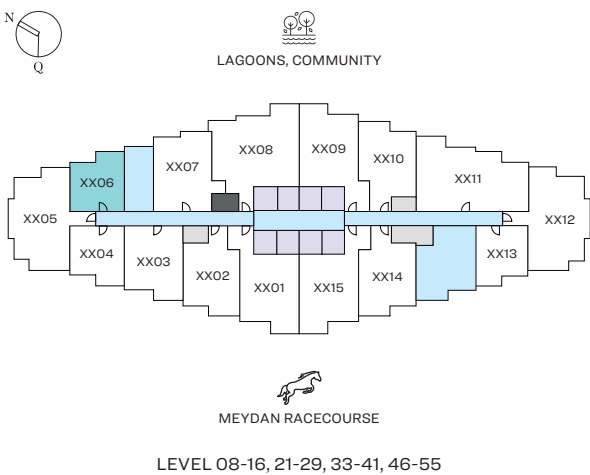
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



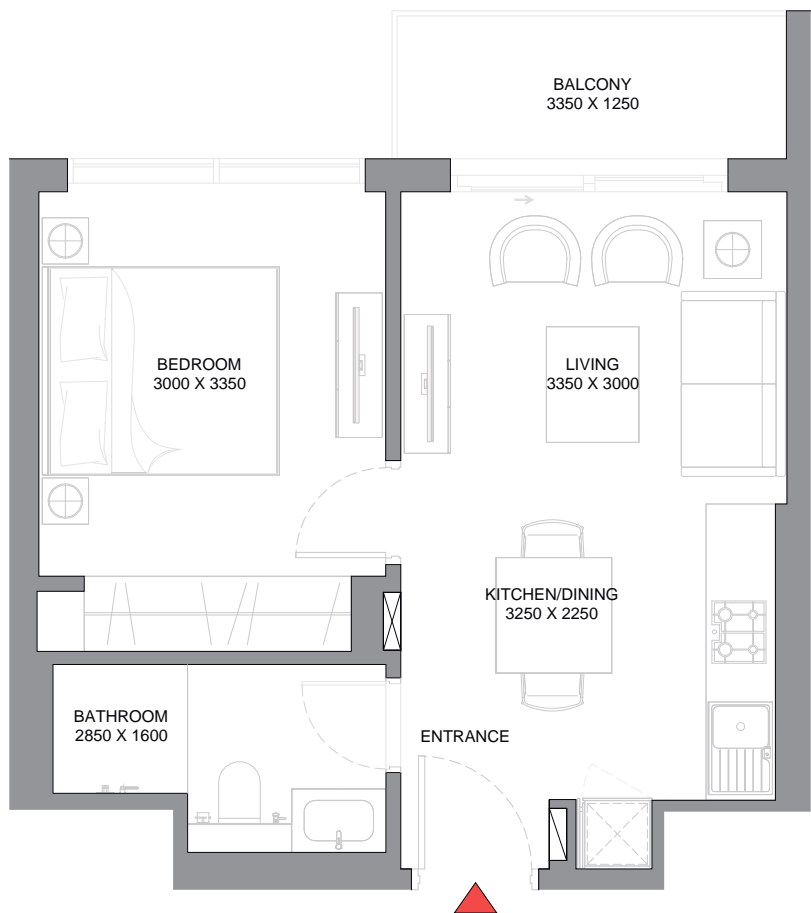
# 1 BEDROOM APARTMENT

## TYPE A (with balcony)

**TOTAL SALEABLE AREA**  
 SUITE = 444.23 SQ.FT.  
 BALCONY = 55.11 SQ.FT.  
 TOTAL = 499.34 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

**Lagoons, Community**  
 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106, 4606, 4706, 4806, 4906, 5006, 5106, 5206, 5306, 5406, 5506

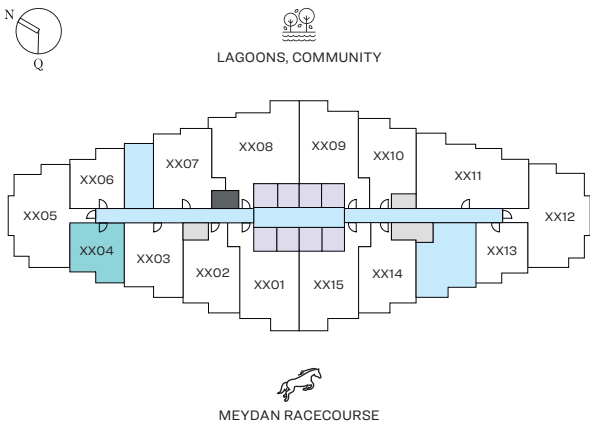
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# 1 BEDROOM APARTMENT

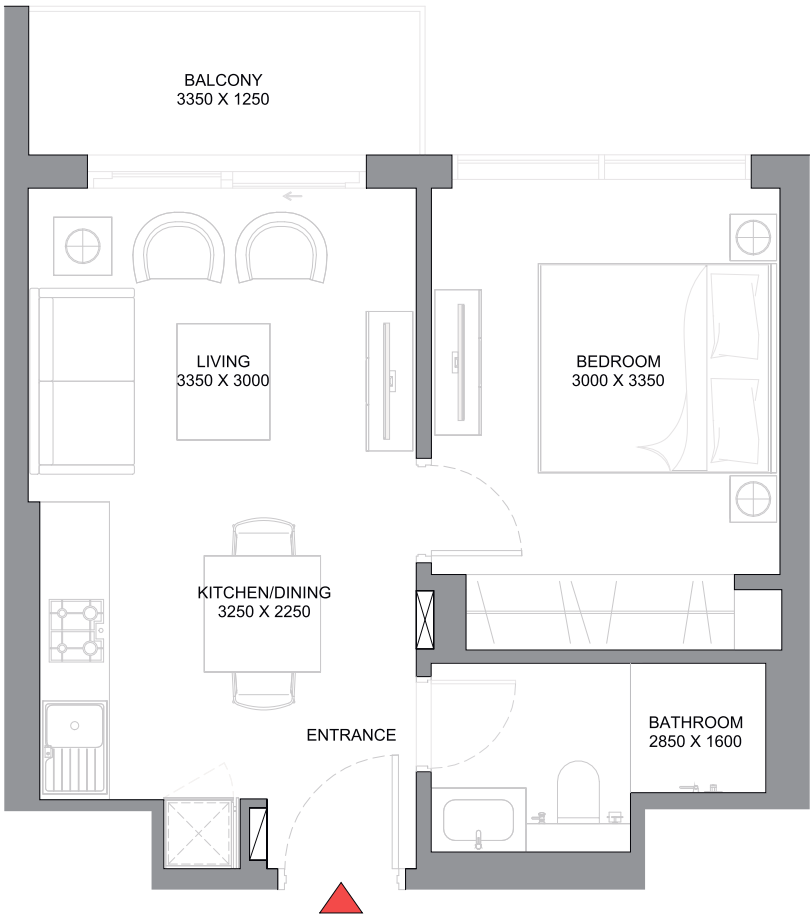
## TYPE A (with balcony) VARIANT 1

**TOTAL SALEABLE AREA**  
 SUITE = 441.00 SQ.FT.  
 BALCONY = 54.36 SQ.FT.  
 TOTAL = 495.36 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT



List of unit numbers with this unit plan:

### VIEWS

**Meydan Racecourse**

804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4604, 4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404, 5504

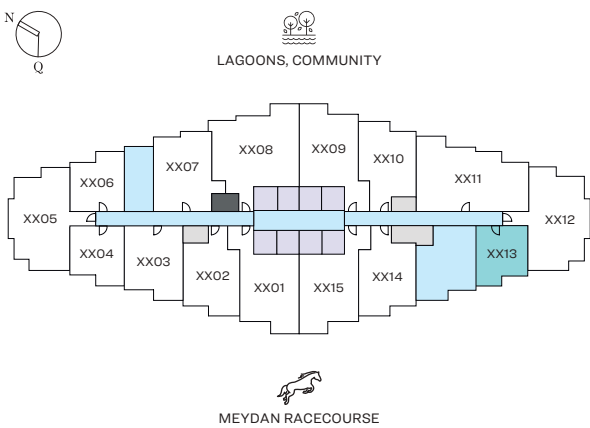
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# 1 BEDROOM APARTMENT

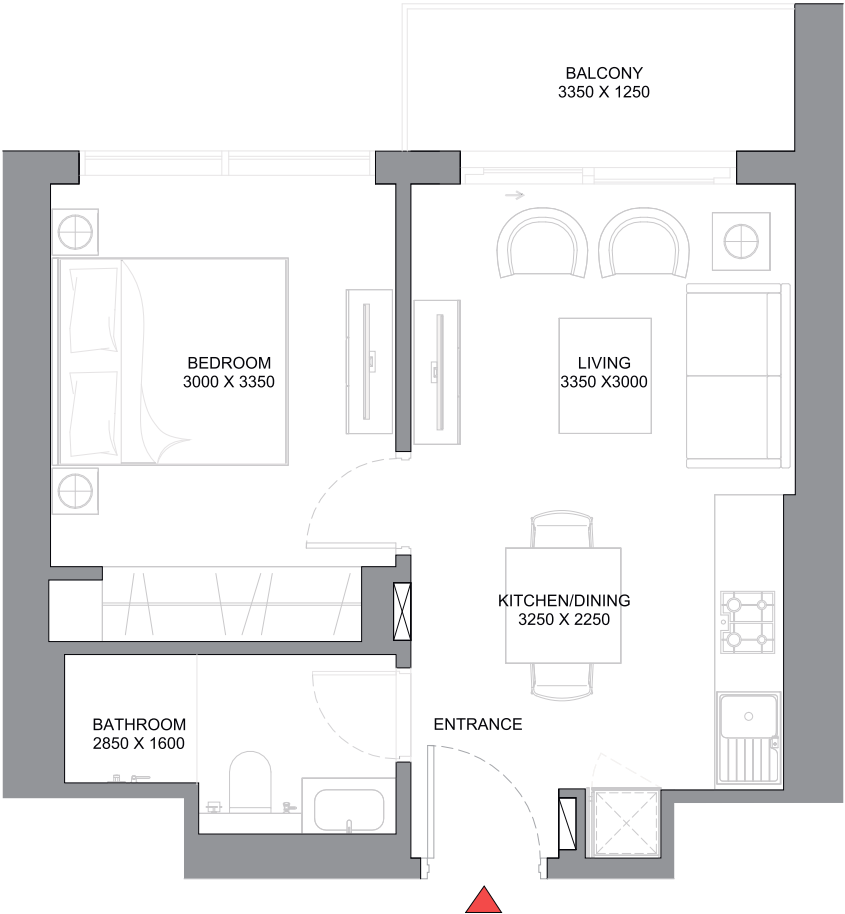
## TYPE A (with balcony) VARIANT 2

**TOTAL SALEABLE AREA**  
 SUITE = 446.70 SQ.FT.  
 BALCONY = 55.11 SQ.FT.  
 TOTAL = 501.81 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT



List of unit numbers with this unit plan:

### VIEWS

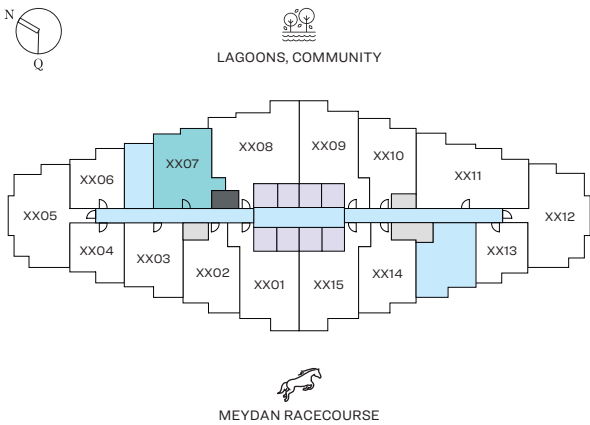
**Meydan Racecourse**  
 813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 2113, 2213, 2313, 2413, 2513, 2613, 2713, 2813, 2913, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4113, 4213, 4613, 4713, 4813, 4913, 5013, 5113, 5213, 5313, 5413, 5513

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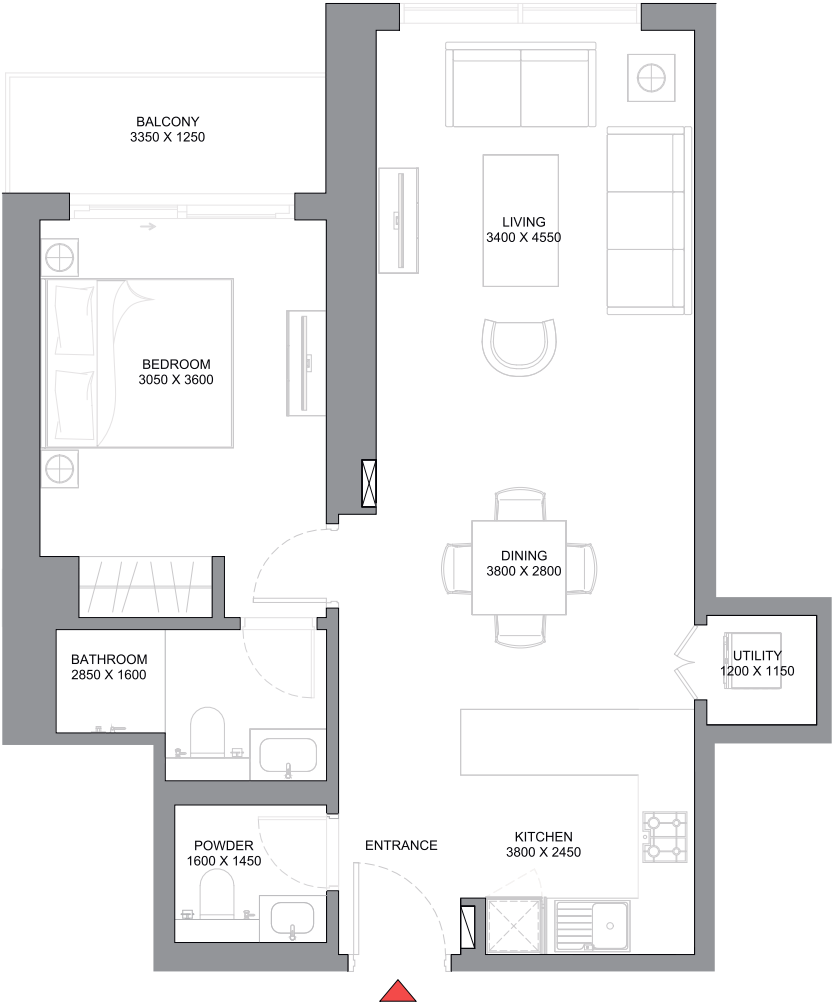
1 BEDROOM APARTMENT  
TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 702.02 SQ.FT.  
BALCONY = 54.36 SQ.FT.  
TOTAL = 756.38 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

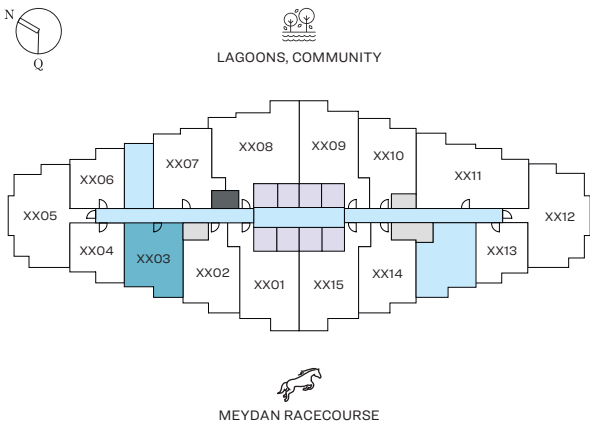
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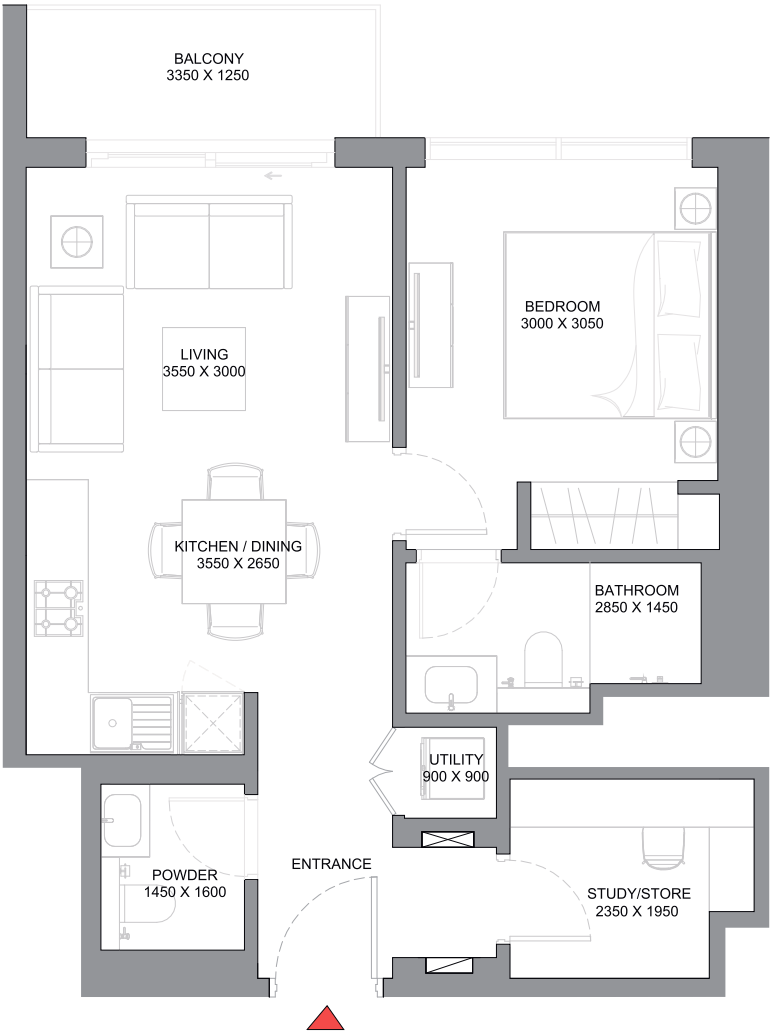


1.5 BEDROOM APARTMENT  
TYPE A (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 585.02 SQ.FT.  
BALCONY = 54.36 SQ.FT.  
TOTAL = 639.38 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

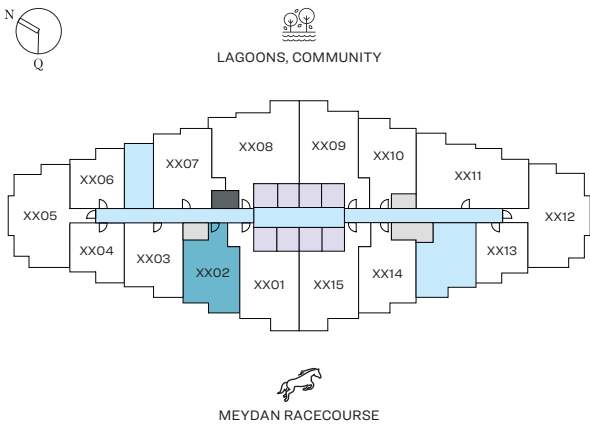
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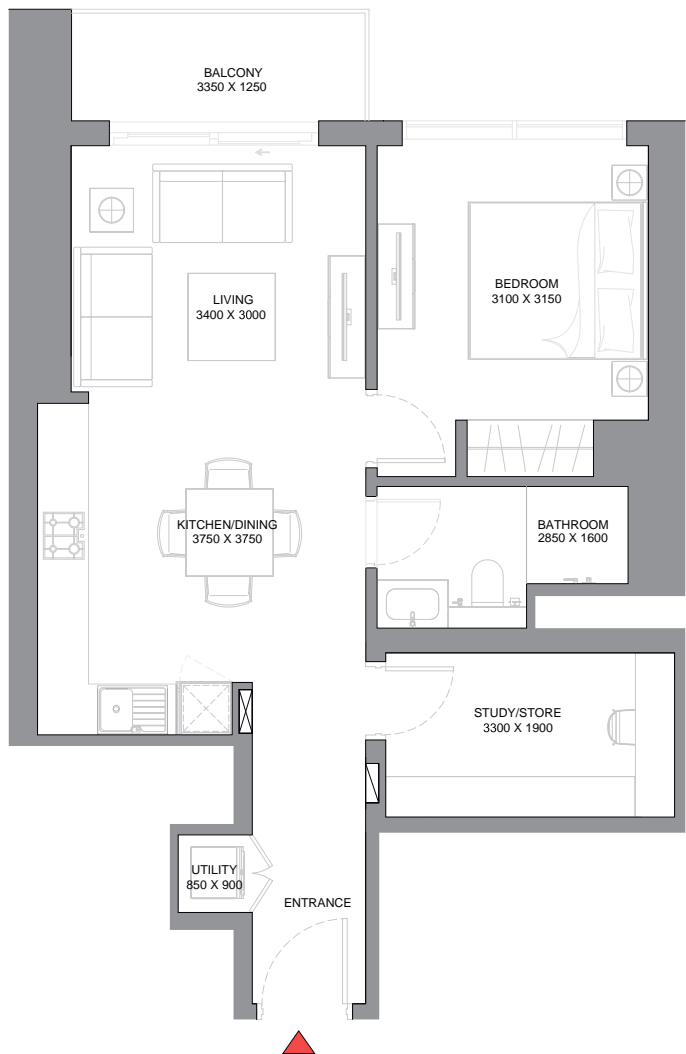
1.5 BEDROOM APARTMENT  
TYPE B (with study room + balcony)

TOTAL SALEABLE AREA  
SUITE = 634.86 SQ.FT.  
BALCONY = 55.11 SQ.FT.  
TOTAL = 689.97 SQ.FT.



UNIT

LEVEL 08-10, 12, 13, 15-17, 22-27, 29, 33-40, 46-50, 52-55



List of unit numbers with this unit plan:

VIEWS

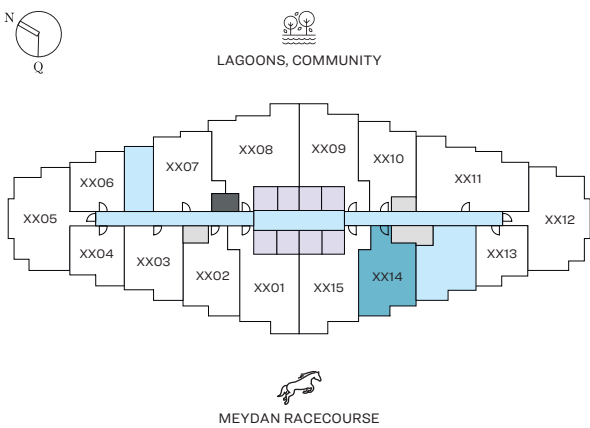
Meydan Racecourse  
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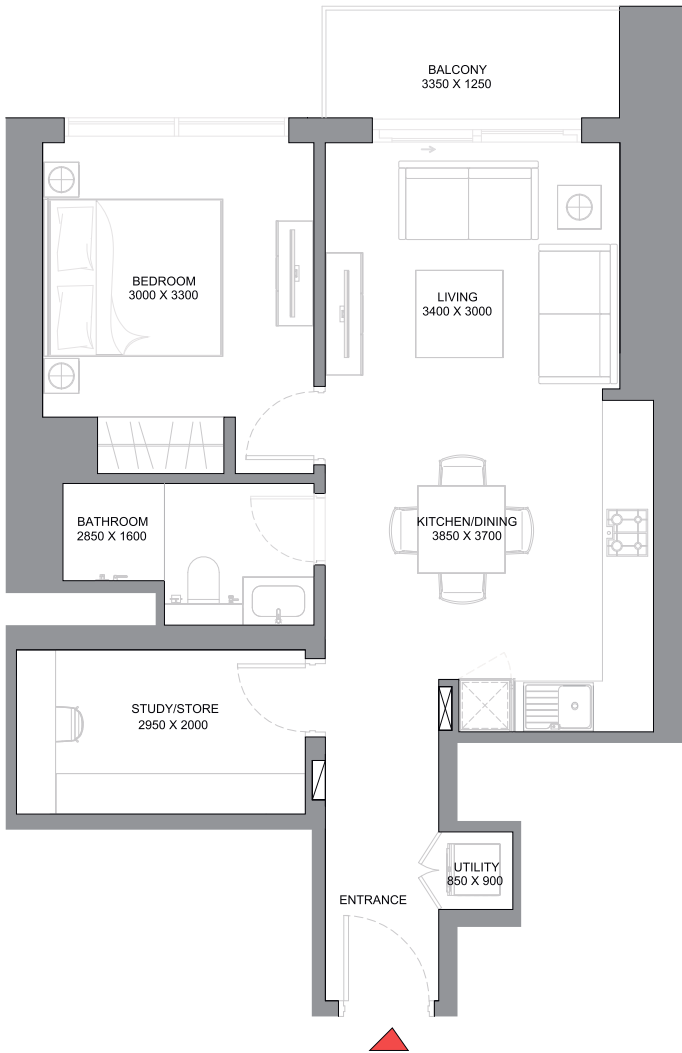
1.5 BEDROOM APARTMENT  
TYPE B (with study room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
SUITE = 639.27 SQ.FT.  
BALCONY = 55.11 SQ.FT.  
TOTAL = 694.38 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

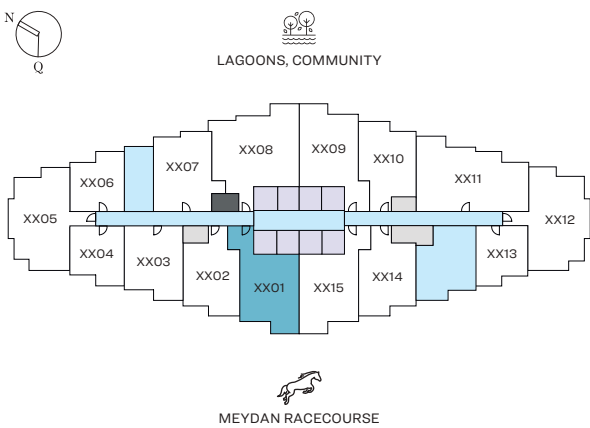
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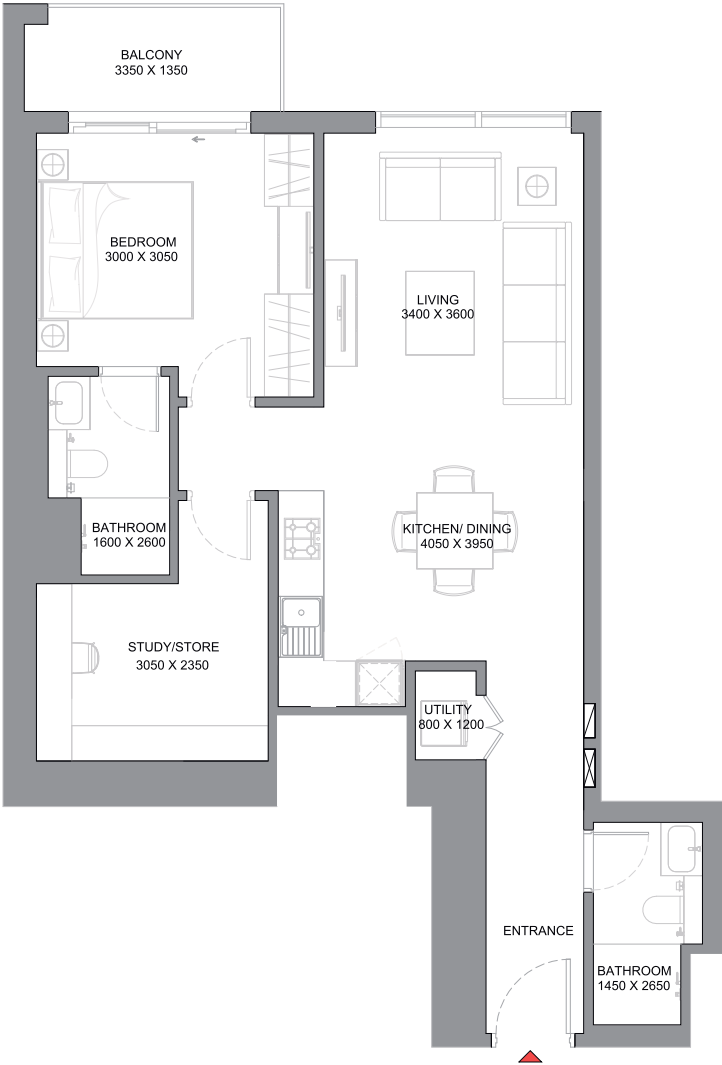


1.5 BEDROOM APARTMENT  
TYPE C (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
SUITE = 812.89 SQ.FT.  
BALCONY = 57.59 SQ.FT.  
TOTAL = 870.48 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

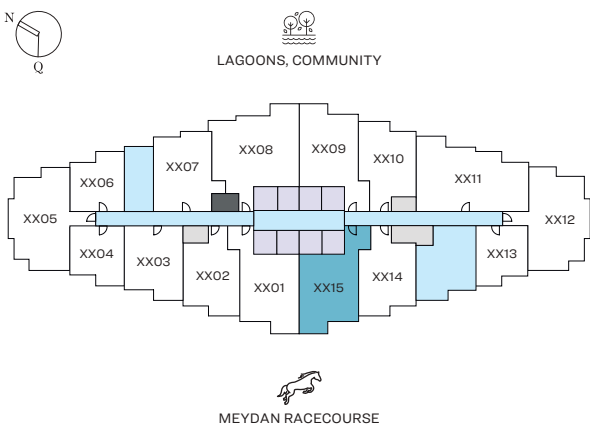
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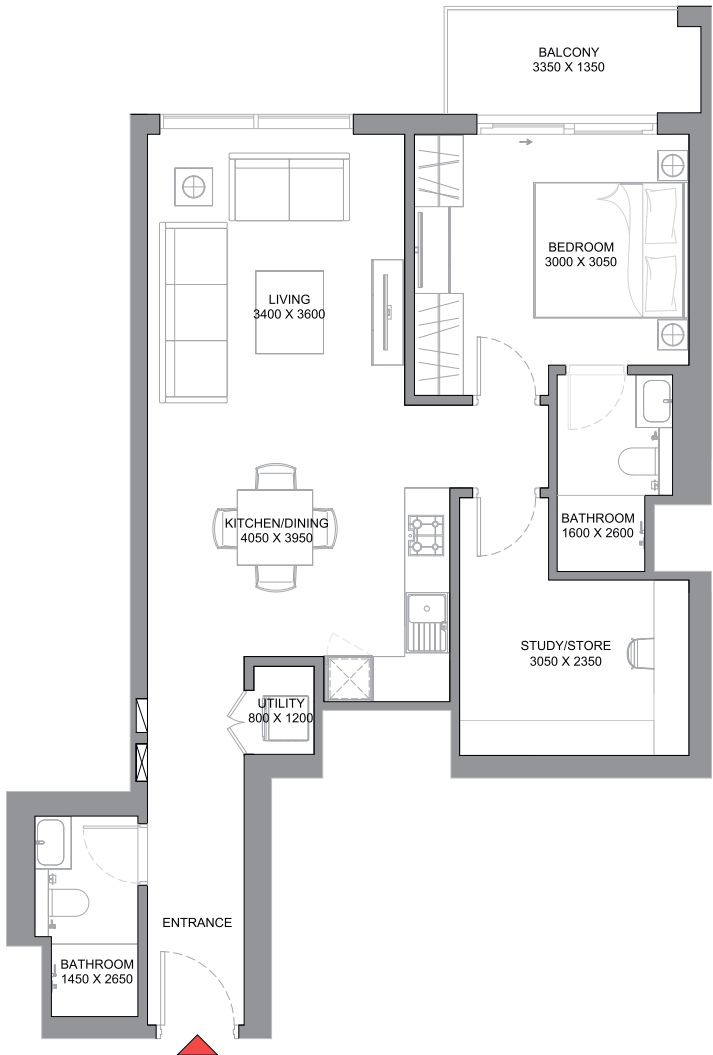
1.5 BEDROOM APARTMENT  
TYPE C (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
SUITE = 813.21 SQ.FT.  
BALCONY = 57.59 SQ.FT.  
TOTAL = 870.80 SQ.FT.



LEVEL 08-17, 21-29, 33-42, 46-55

UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

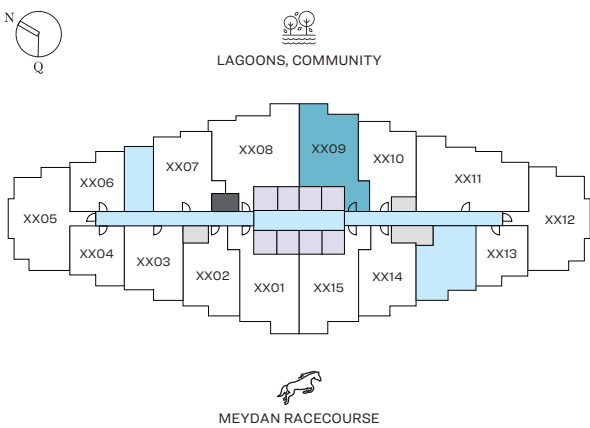
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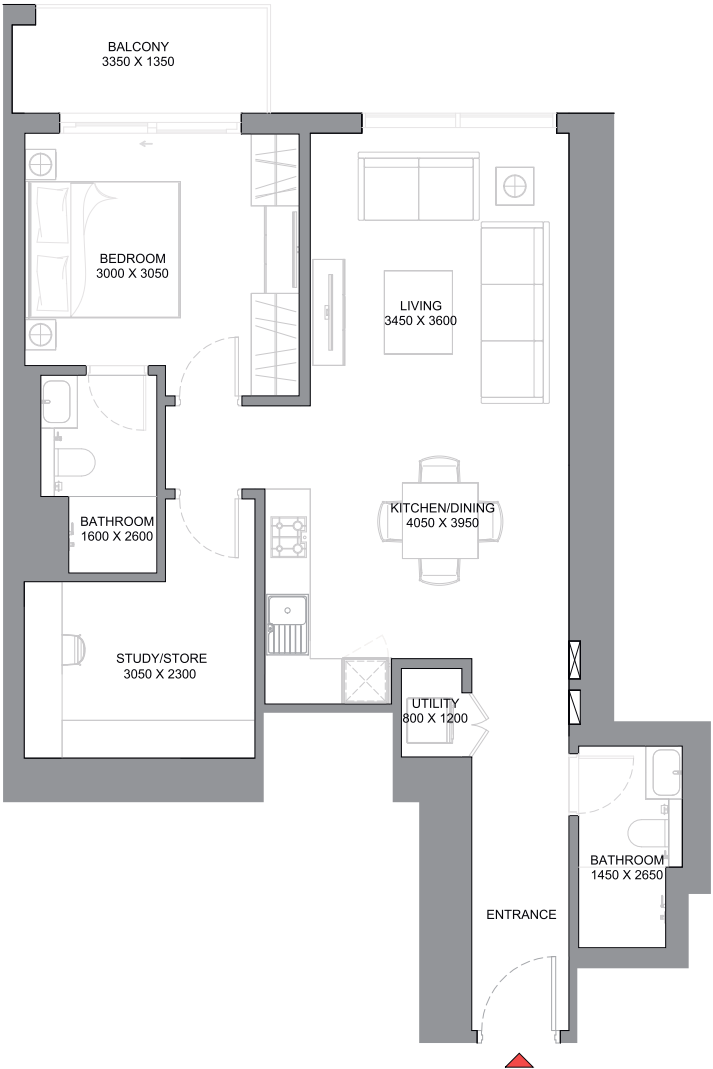


1.5 BEDROOM APARTMENT  
TYPE C (with study room and powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA  
SUITE = 813.75 SQ.FT.  
BALCONY = 57.59 SQ.FT.  
TOTAL = 871.34 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

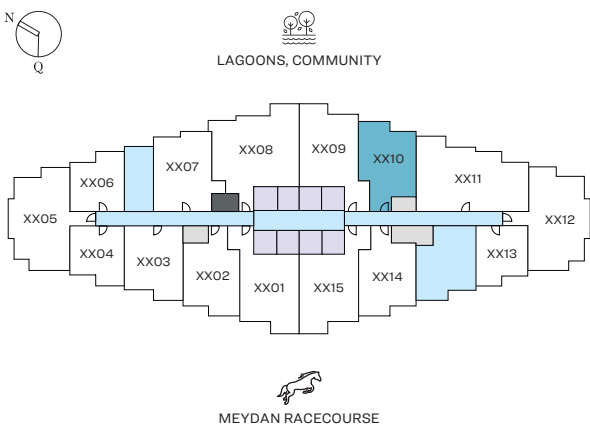
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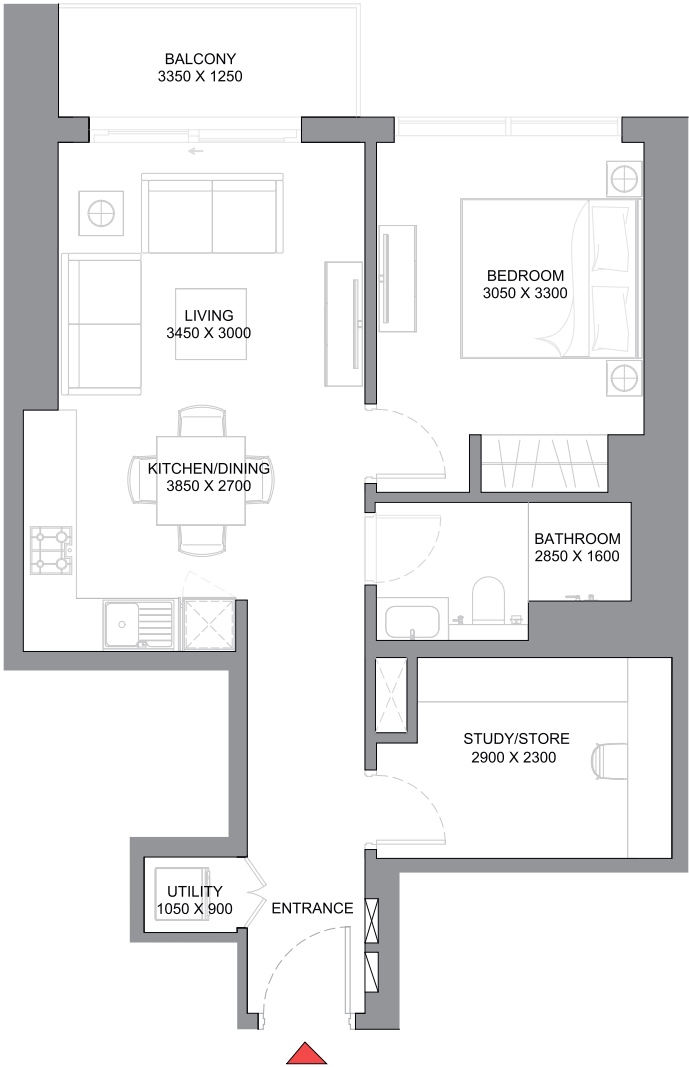
1.5 BEDROOM APARTMENT  
TYPE D (with study room + balcony)

TOTAL SALEABLE AREA  
SUITE = 629.47 SQ.FT.  
BALCONY = 55.11 SQ.FT.  
TOTAL = 684.58 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110, 4610, 4710, 4810, 4910, 5010, 5110, 5210, 5310, 5410, 5510

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## 2 BEDROOM APARTMENT

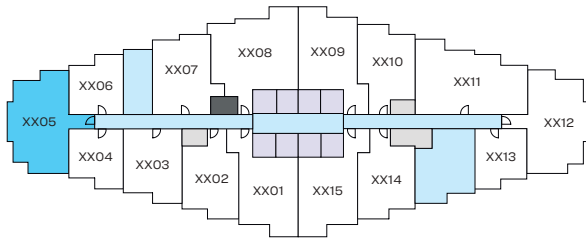
TYPE A (with balcony)

### TOTAL SALEABLE AREA

SUITE = 812.78 SQ.FT.  
BALCONY = 134.76 SQ.FT.  
TOTAL = 947.54 SQ.FT.



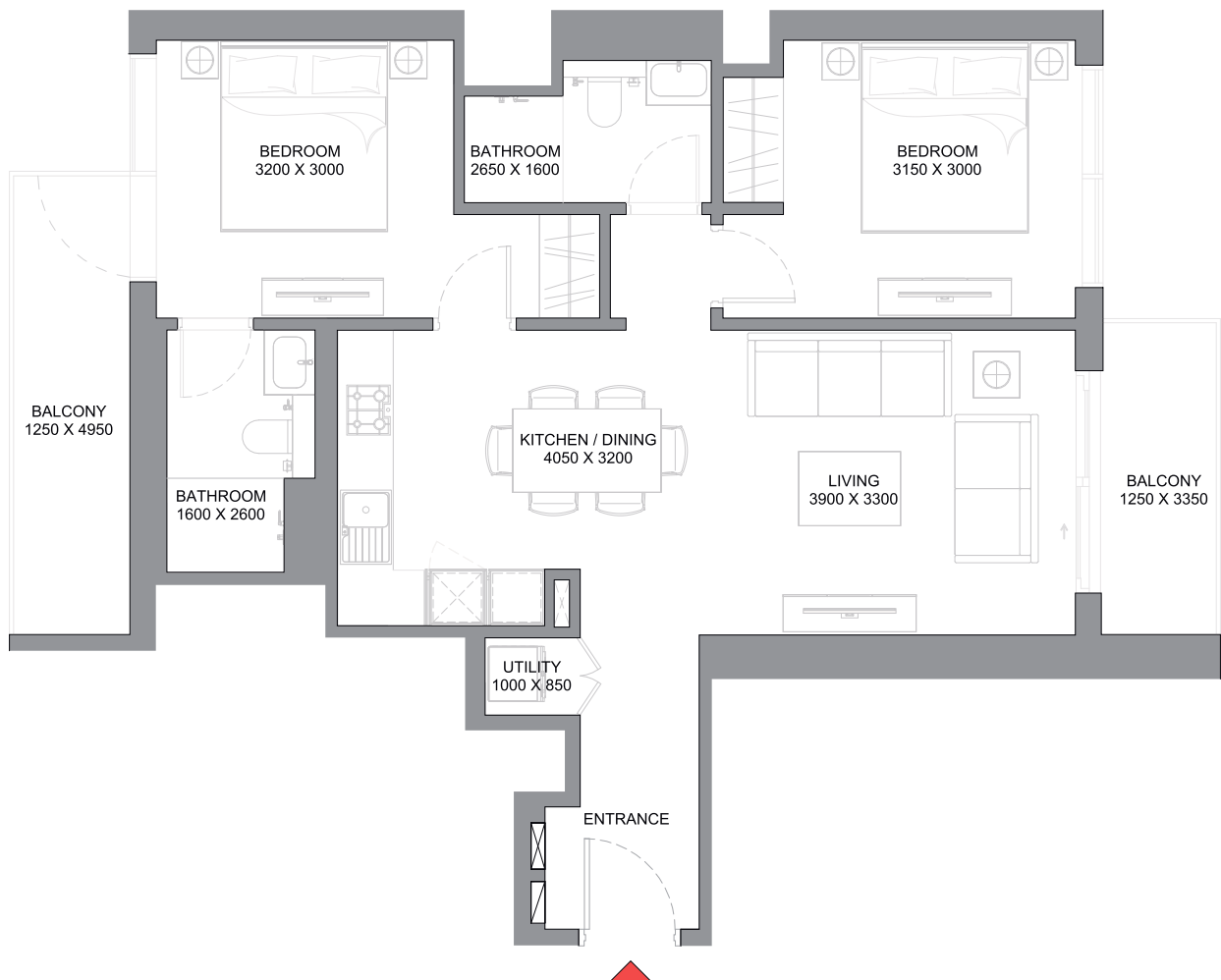
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-17, 21-29, 33-42, 46-55

UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community, Meydan Racecourse

805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505

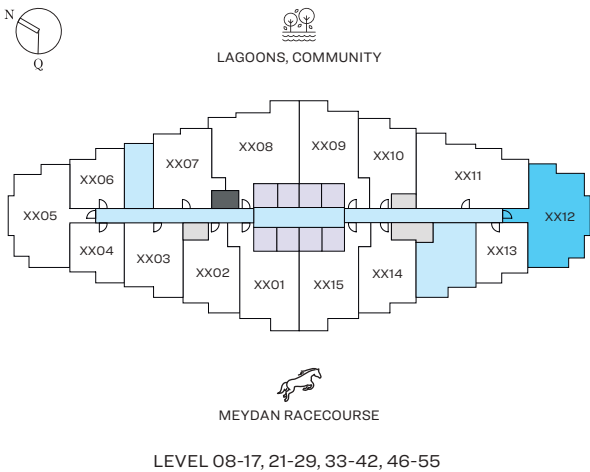
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# 2 BEDROOM APARTMENT

## TYPE A (with balcony) VARIANT 1

**TOTAL SALEABLE AREA**  
 SUITE = 814.29 SQ.FT.  
 BALCONY = 133.58 SQ.FT.  
 TOTAL = 947.87 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community, Meydan Racecourse

812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3312, 3412, 3512, 3612, 3712, 3812, 3912, 4012, 4112, 4212, 4612, 4712, 4812, 4912, 5012, 5112, 5212, 5312, 5412, 5512

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## 2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

### TOTAL SALEABLE AREA

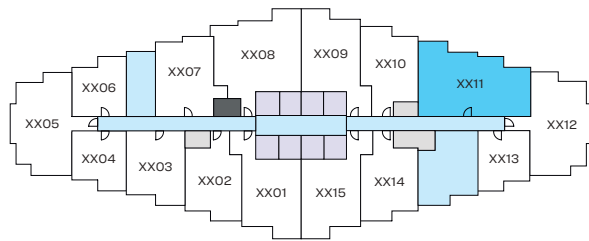
SUITE = 1,023.97 SQ.FT.

BALCONY = 108.82 SQ.FT.

TOTAL = 1,132.79 SQ.FT.



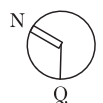
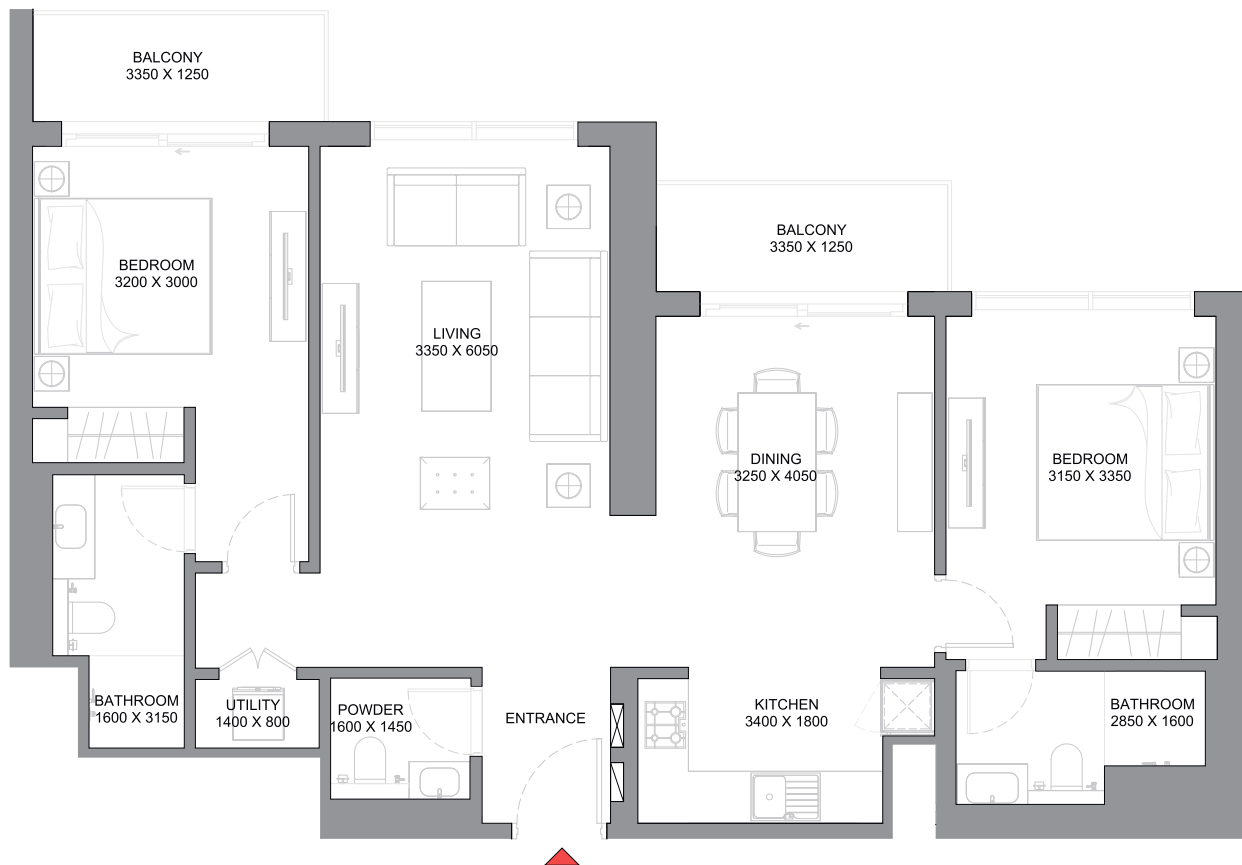
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-16, 21-29, 33-41, 46-55

UNIT



List of unit numbers with this unit plan:

### VIEWS

Lagoons, Community

811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



2.5 BEDROOM APARTMENT

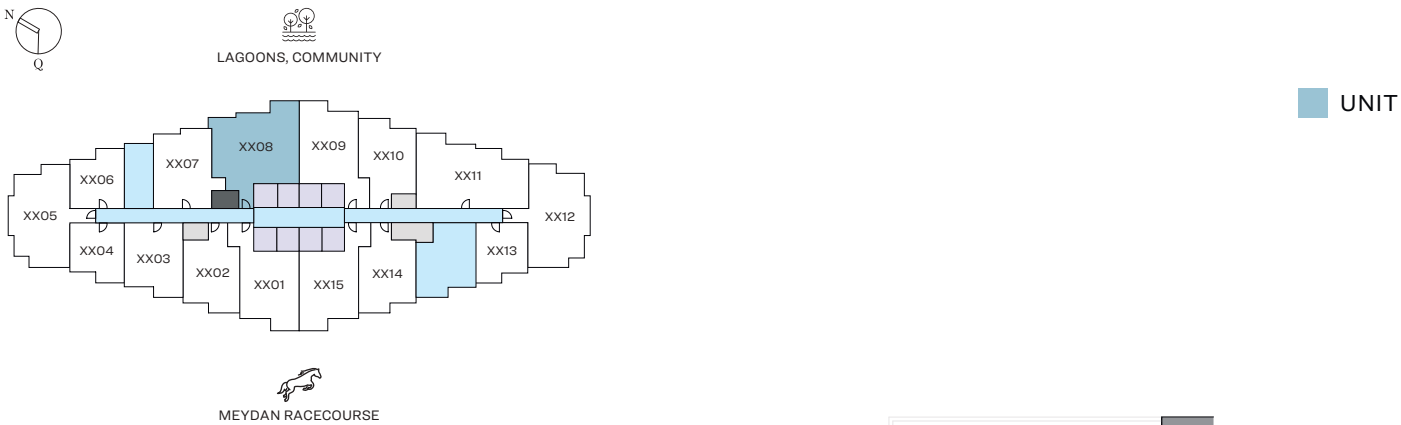
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA

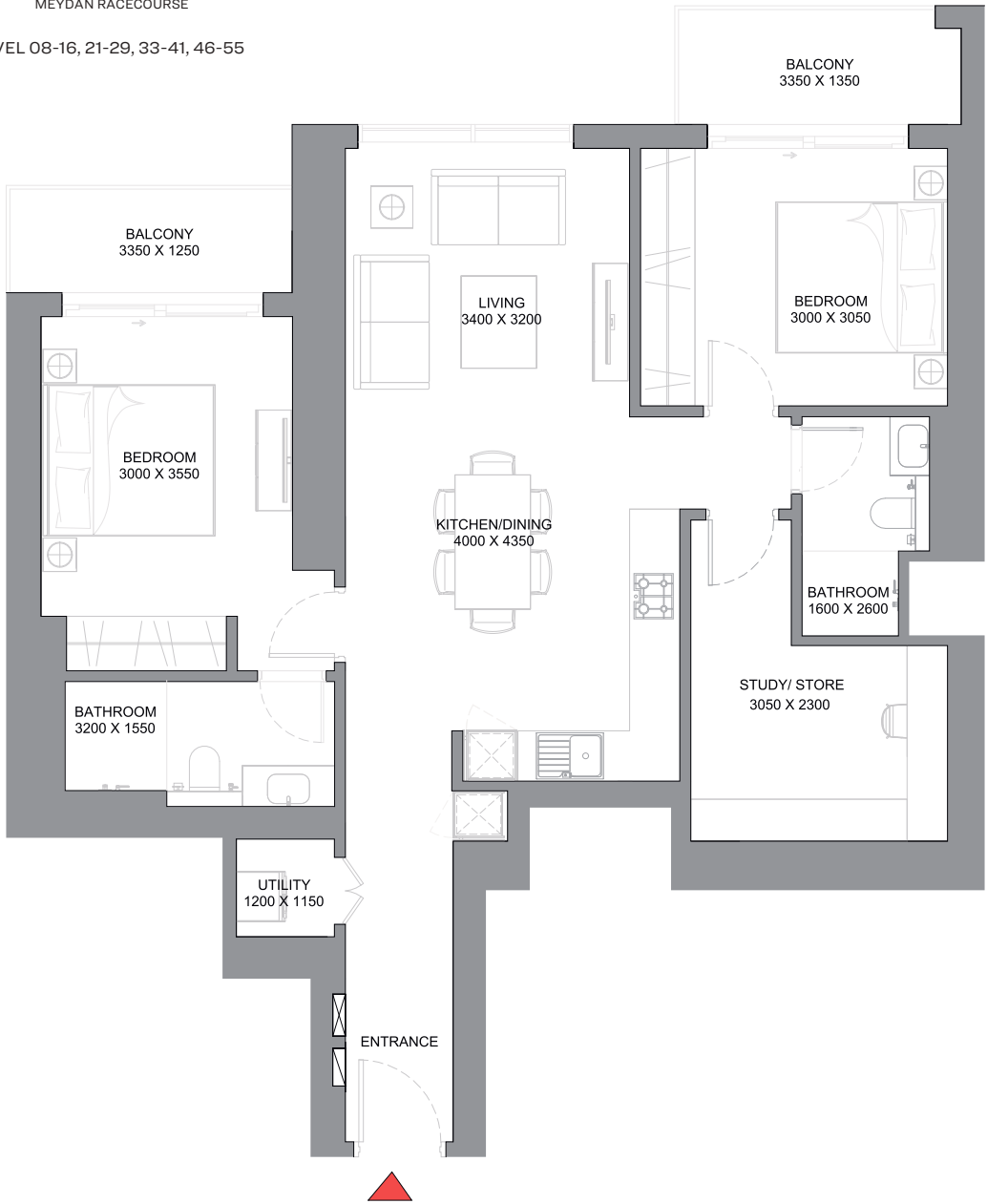
SUITE = 1,024.94 SQ.FT.

BALCONY = 112.81 SQ.FT.

TOTAL = 1,137.75 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108, 4608, 4708, 4808, 4908, 5008, 5108, 5208, 5308, 5408, 5508

Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.









**SOBHA**  
REALTY