



5 BEDROOM VILLA fact book



FOR A Gelect Fear



TOTAL NUMBER OF **5-BEDROOM VILLAS** 







With over 1 million sq. ft. of lush green spaces and residences set between an abundance of open greenery, the villas allow you to experience nature's bounty in full glory.

### PRIVACY

Villas are designed without shared walls, each featuring an exclusive backyard with a private swimming pool.

#### HIGHLIGHTS

Embodying minimalist modernism, where simplicity and elegance seamlessly come together. A grand arrival awaits, featuring a sophisticated entrance forecourt and three covered car parks. Each plot offers exclusive access to expansive open green spaces, ensuring privacy and tranquillity.





Disclaimer: Plot Profile & Swimming Pool Parameters will vary from plot to plot. The depiction of the amenities and facilities are for representation purpose only.

#### **COMMUNITY FEATURES**



### SECURITY

An exclusive community with around-the-clock security and a dedicated Guardhouse.

# COMMUNITY HIGHLIGHT

Access to the Lagoon and Boardwalk, offering a range of water activities. Immerse yourself in a forested landscape with treelined walkways and beautifully designed shared streets.

## EXCLUSIVE CLUBHOUSE

Dedicated Clubhouse for Villa residents with amenities.

#### **VILLA INTERIORS**



### GENERAL

- Impressive Double height Foyer and Living room
- Ceiling Height: ~6.0 meters (Double Height) Living Room ~2.7 meters Dining Room ~2.9 meters Bedrooms
- Spacious Living and Dining room overlooking the private pool
- Separate Show Kitchen and Preparation Kitchen
- En-suite guest bedroom with premium fully fitted wardrobes
- 3 En-suite bedrooms with premium fully fitted wardrobes
- Spacious Master suite with premium fully fitted walk in closet and a private balcony
- High-quality Marble flooring in the living and dining space
- High-quality Engineered wooden flooring in the Master bedroom
- Passenger Lift
- Separate Maid's and Driver rooms
- Family Living on First floor
- Large Outdoor terraces
- Home Automation enabled
- Washing machine and Dryer provided in the laundry room / utility





## SHOW KITCHEN

Hob, Oven, Hood, Microwave and Warmer from Bosch or equivalent along with Highquality countertop.

# PREPARATION KITCHEN

Hob, Oven, Hood, Freezer, Fridge and Dishwasher from Bosch or equivalent along with High-quality countertop.



# BATHROOMS & POWDER ROOM

- Porcelain tiles for walls and floors
- Premium fully sealed vanity top with soft-closing drawers
- Quality sanitary ware from Duravit or equivalent
- Quality bathroom accessories from Grohe or equivalent
- Glass door partitions to showers with linear stainless steel shower floor drain



#### **COMMUNITY AMENITIES**



Forest Walks Cycle Walking Track Route Dog Park Forest Landscape Open Lawn Area Table Tennis

#### BBQ Fitness Station Parkour Bouldering wall Seasonal gardens Parks are equipped with kids' play area







Disclaimer: All dimensions are in metric and measured from core-to-core excluded construction tolerances. All materials, dimensions and drawings are approximate only. Information is subject to change without notice at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, landscaping (including trees) and furnishings. The developer reserves the right to make revisions or alterations at its absolute discretion without any liability whatsoever.





Envisioned as an urban community in the heart of a forest sanctuary with dedicated green spaces and open areas, this community of approximately 8 million sq.ft. encloses private gated communities and large lagoons to provide you with a sense of peace and tranquility.



LET THE losh forest FIND YOU

Sobha Hartland II is a premium sanctuary that is built around weaving natural spaces into everyday living. With over 1 million sq.ft. of dedicated green area consisting of masterfully landscaped open spaces, tree-lined walkways, and linear parks, it is a residential community that will merge nature with your home.

TRANSCEND TIME, THROUGH DRIFTING reflections

With two blue lagoons for apartments and villas, life here is about an unrushed connection with the driving force of nature. Walk along the boardwalk, engage in beach activities, or simply sit and allow the gentle whispers of the calm waters to serenade you at night.

#### LOCATION MAP





### LOCATION PLAN



#### U N I T S











NATURE PLAY







TRAMPOLINE

PUMP TRACK

### FLOOR FINISHES

Marble in Living & Dining spaces Master Bedroom- Engineered wood flooring Bedrooms-Large Format Porcelain Tiles Toilet- Porcelain Tiles



### WALL FINISHES

#### Acrylic Emulsion paint on Unit walls with skirting

## EXTERNAL FAÇADE

Double Glazed Windows and Lift & Slide Glass doors



### FIXTURE & FITTINGS

Main Door- Solid Timber Panel

Other Doors - Good quality solid core wood with high quality veneer finish

Rich Veneer finished wardrobes with glass details



### WHITE GOODS

Fully fitted kitchen with state-of-art home appliances

#### MEP

Elegant Single slot diffusers and Flexi track lighting



### SANITARY WARE

Villeroy & Boch / Duravit or equivalent

### HOME AUTOMATION

Smart Home Automation enabled



# ESTATES 6 BEDROOM

UNITS

		PLOT AREA		SALEABLE AREA	
s.no	Villa Number	(sq.ft)	(sq.m.)	(sq.ft)	(sq.m.)
1	SE-V 102	9,687.52	900.00	16,591.71	1,541.42
2	SE-V 103	9,687.52	900.00	16,591.71	1,541.42
3	SE-V 104	9,687.52	900.00	16,591.71	1,541.42
4	SE-V 105	9,687.52	900.00	16,591.71	1,541.42
5	SE-V 106	9,687.52	900.00	16,591.71	1,541.42
6	SE-V 107	9,687.52	900.00	16,671.04	1,548.79
7	SE-V 108	9,687.52	900.00	16,934.64	1,573.28
8	SE-V 109	9,687.52	900.00	16,934.64	1,573.28
9	SE-V 110	9,687.52	900.00	16,934.64	1,573.28

