FACTBOOK

DUBAI'S MOST PREMIUM **MASTER COMMUNITY**



Designed like a tapered crescent, Riverside Crescent consists of six towers within the master community of **Sobha Hartland II**, which spans over 8 million square feet. This development embodies a fresh approach to upscale living in a green environment.



With sweeping views of the skyline, lush surroundings, and the Meydan Racecourse, these apartments offer an exceptional lifestyle worth experiencing.

LOCATION MAP



Located minutes away from Downtown, Dubai Creek, and Ras Al Khor Sanctuary



Access from 3 major roads : Al Ain Road, Ras Al Khor Road / Al Khail Road, Manama Street, Meydan Road



Proposed metro station within a short walk





Configurations:

1 Bed 1.5 Bed 2 Bed 2.5 Bed 3 Bed



310 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR	2.5BR	
Area Range		609 sqft -	1468 sqft		

Shared Amenities at Level 04/05/06 + Sky-Garden at Level 23 and 54

320 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR	3BR
Area Range		524 sqft - 18	17 sqft	

Shared Amenities at Level 04/05/06 + Sky-Garden at Level 19 and 48

330 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR	
Area Range		496 sqft - 1256 sqft		

Shared Amenities at Level 04/05/06 + Sky-Garden at Level 18 and 43



340 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR	2.5BR	
Area Range		495 sqft -	1232 sqft		
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 18 and 43					

350 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR
Area Range		527 sqft - 1343 sqft	

Shared Amenities at Level 04/05/06 + Sky-Garden at Level 19 and 47

360 RIVERSIDE (RESCENT

UNIT MIX	1BR	1.5BR	2BR	2.5BR
Area Range	609 sqft - 1461 sqft			

Shared Amenities at Level 04/05/06 + Sky-Garden at Level 23 and 54



310 RIVERSIDE (RESCENT 320 RIVERSIDE (RESCENT





Offering peaceful surroundings with views of open villa community



Calming sights of the lagoon and community, providing a serene backdrop to everyday life

330 RIVERSIDE (RESCENT





Searing over open villa community



Views of the lagoon and community, providing a peaceful living

340 RIVERSIDE (RESCENT





Nestled in a peaceful open villa community



With lagoon and community views create a calming atmosphere

350 RIVERSIDE (RESCENT 360 RIVERSIDE (RESCENT



Iconic views of Downtown & Dubai skylines



Lagoon and community views offering a tranquil vibe

ACTUAL SHOTS FROM SITE





RIVERSIDE (RESCENT AMENITIES



Tower Amenities:

Yoga Zone | Indoor Gym | Multipurpose hall with outdoor space Observation deck + Vending machines | Kid's playroom | Library Art & Music Room | Indoor movie theatre



Podium Amenities:

Outdoor gym & Yoga Zone | Outdoor kids' play area | Barbeque Area Leisure pool with infinity edge | Toddler pool | Wet Bed Deck & Jacuzzi Sun Loungers, Day Bed + Cabana | Sensory Garden



Community Amenities

Public Realm:

Retail with F&B | Central plaza | Multi purpose space-market, Food truck, Kiosk Sensory garden | Zen garden | Open air theatre | Lawn with seating Water body | Water sports | Wave pool | Paddleboarding & Pedal kayak Floating water obstacle course | Water walking ball | Outdoor gym | Battle ropes Jumping blocks | Tyre flipping | Obstacle course | Skate park | Walking + Jogging track Cycle path | Kids' play area | Outdoor chess | Cricket practice pitch Tennis + Volleyball + Padel | Pet park with obstacle course | Pet washing station & Salon

Community Amenities

Clubhouse:

Co-working Spaces | Indoor Pool with Temperature Control | Spa and Massage rooms Table Tennis | Pickball/Paddle Tennis | Foosball | Rock Climbing Disc Hockey | Golf Simulators | Multipurpose Court | Squash Court | VR Room 50m Olympic Pool | Tennis Court



SPECIFICATIONS

- Fully fitted kitchen with cutting-edge appliancesSanitary fixtures & fittings from reputed brands
- Reconstituted stone countertops with vanity
- Porcelain tiles in living areas and bathrooms
- Matt emulsion paint on walls
- Millwork finished with melamine/veneer
- High-performance double-glazed system with metal/ glass railings
- Provisions for Home Automation













