

310 RIVERSIDE (RESCENT



Explifee isr a



310 RIVERSIDE RESCENT

Experiencelife on your terms





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.

Expite's anni

Experience exclusivity & extra



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.

Experience the exceptional

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.





Experiences

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.



Experience CHILDHOOD AGA

Build sandcastles. Play water sports.
The experience of water is like no other - it refreshes, invigorates
and soothes the soul, bringing joy and thrill like no other.



Experi



Indulge in luxury amenities that pamper your mind and body, leaving you refreshed and rejuvenated. Experience clubhouse-like

amenities right at home.

Interconnected community

Family zones

Kids play area

Multiple community amenities

Outdoor and indoor gyms

Retail and restaurants

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

State-of-the-art infinity pool

Running tracks

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

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

JUMEIRAH

BUR DUBAI

SHEIKH ZAYED ROAD

SOBHA REALTY METRO STATION

JEBEL ALI

SOBHA VERDE

AL DUOZ INDUSTRIAL AREA

THE DUBAI MALL

AL BARSHA

AL KHAIL ROAD

SOBHA HARTLAND

DUBAI INTERNATIONAL AIRPORT

DUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

DUBAI CREEK HARBOUR

RASHIDIYA

SOBHA ONE

SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

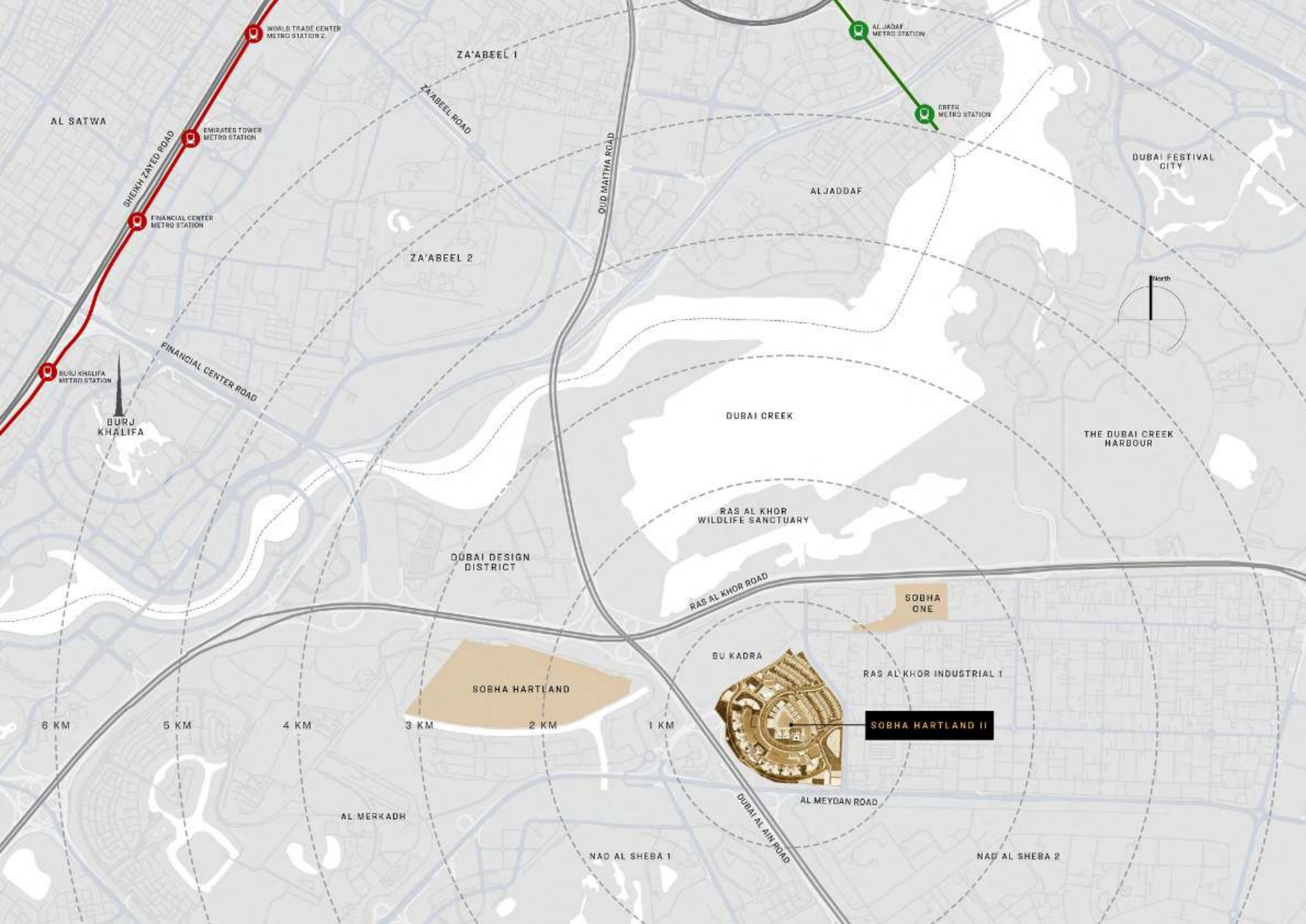
DUBAI SILICON OASIS

INTERNATIONAL CITY



AL MAKTOUM INTERNATIONAL AIRPORT





WORLD TRADE CENTER METRO STATION

AL SATWA

EMIRATES TOWER METRO STATION

SHEIKH ZAYED ROAD

FINANCIAL CENTER METRO STATION

ZA'ABEEL 1

ZA'ABEEL ROAD

OUJ MAITHA ROAD

AL JADAF METRO STATION

CREEK METRO STATION

DUBAI FESTIVAL CITY

AL JADDAF

ZA'ABEEL 2

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

SOBHA HARTLAND

BU KADRA

RAS AL KHOR INDUSTRIAL 1

SOBHA HARTLAND II

6 KM

5 KM

4 KM

3 KM

2 KM

1 KM

AL MERKADH

AL MEYDAN ROAD

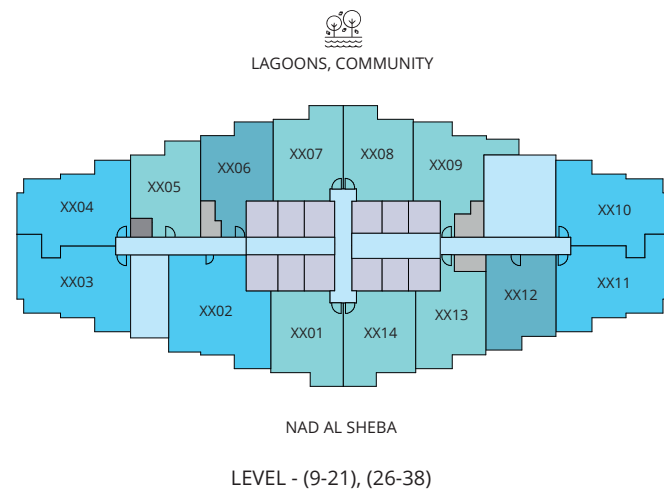
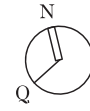
NAD AL SHEBA 1

NAD AL SHEBA 2

DUBAI AL AIN ROAD

FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



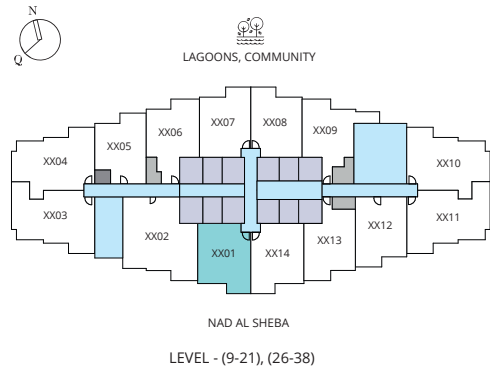
- | | | | |
|--------------|----------------|-------------|--------------|
| 1 BED UNIT | 2 BED UNIT | CIRCULATION | LIFTS |
| 1.5 BED UNIT | EXTERNAL STORE | SERVICES | GARBAGE ROOM |

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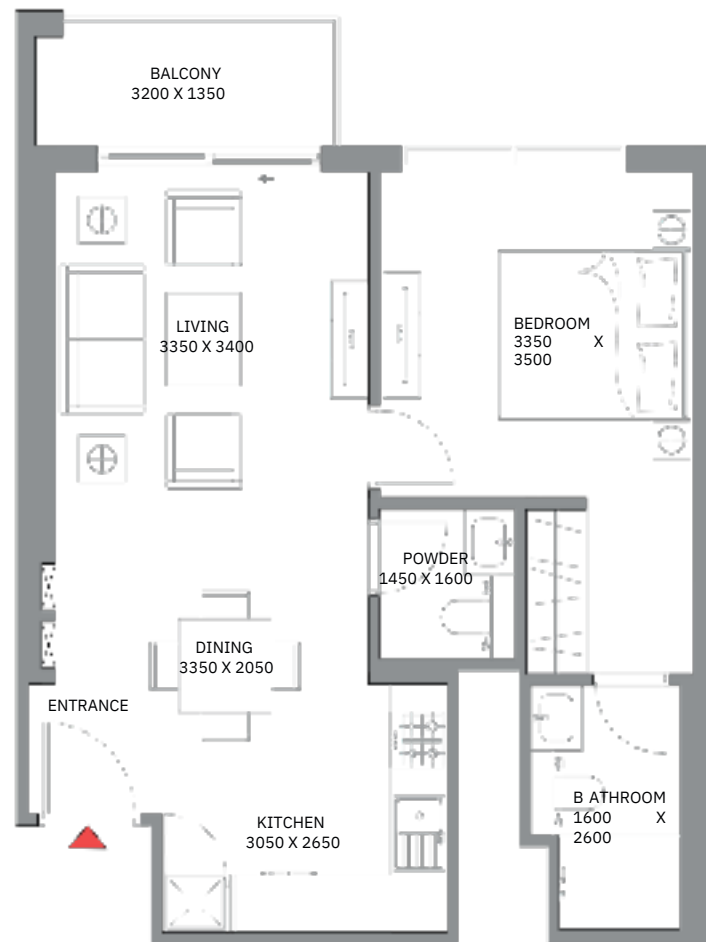
1 BEDROOM APARTMENT

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

901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801

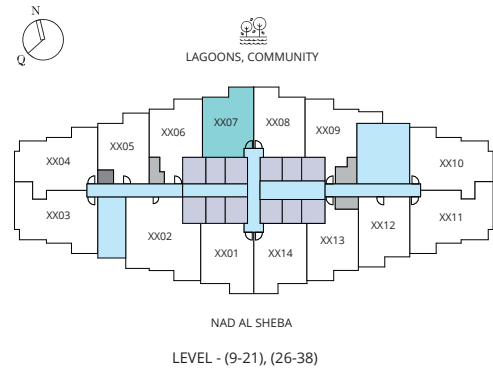
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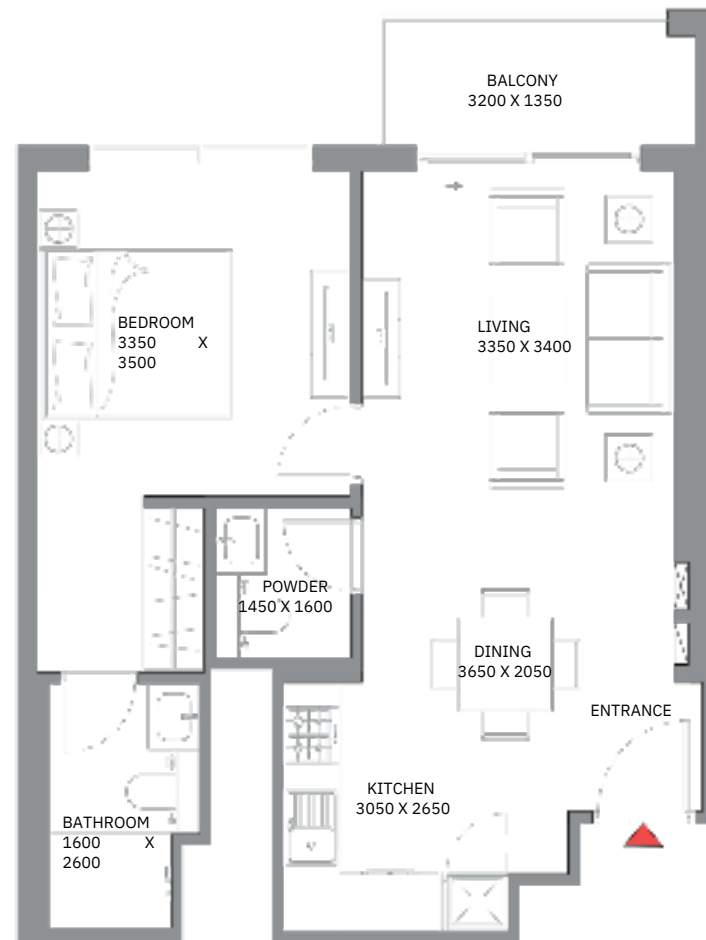
1 BEDROOM APARTMENT

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

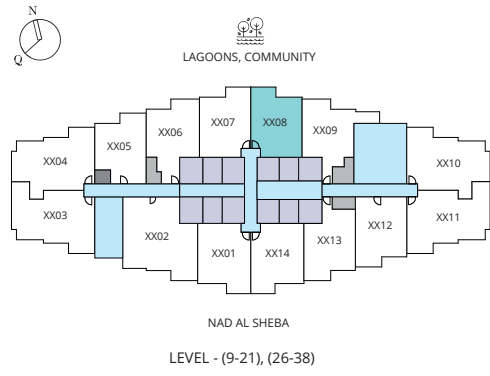


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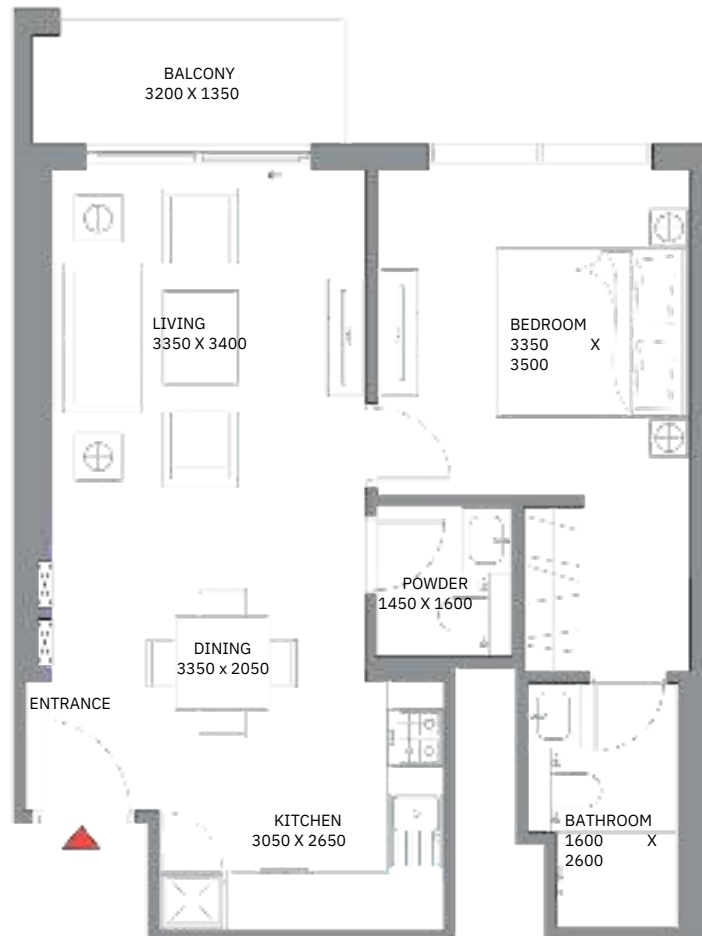
1 BEDROOM APARTMENT

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

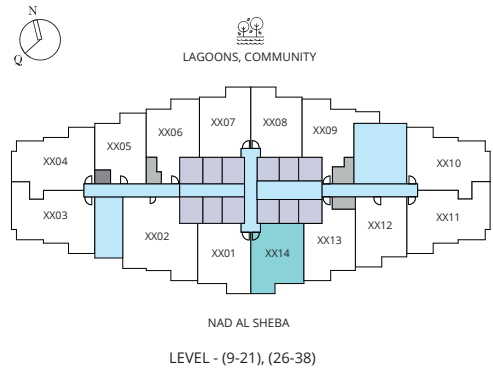


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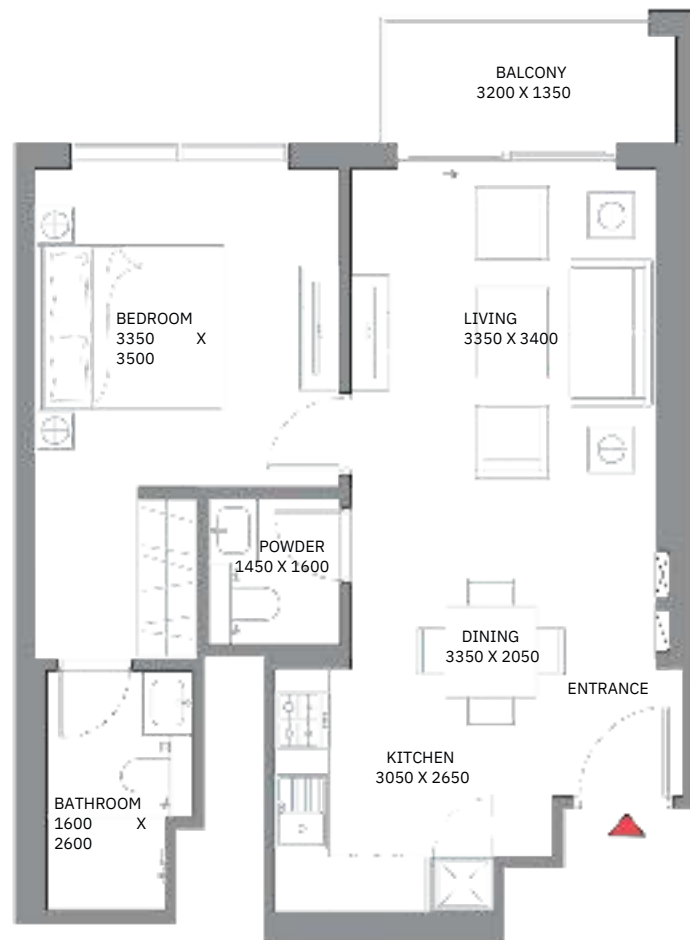
1 BEDROOM APARTMENT

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

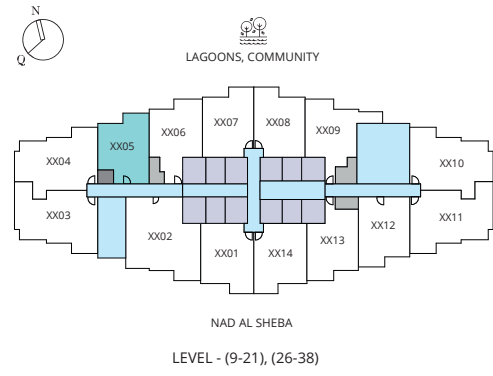
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1 BEDROOM APARTMENT

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

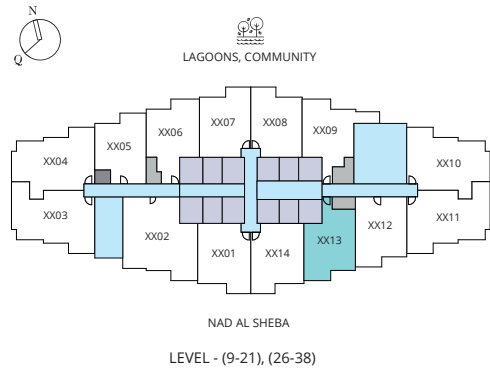
TYPE D (with powder room + balcony)

TOTAL SALEABLE AREA

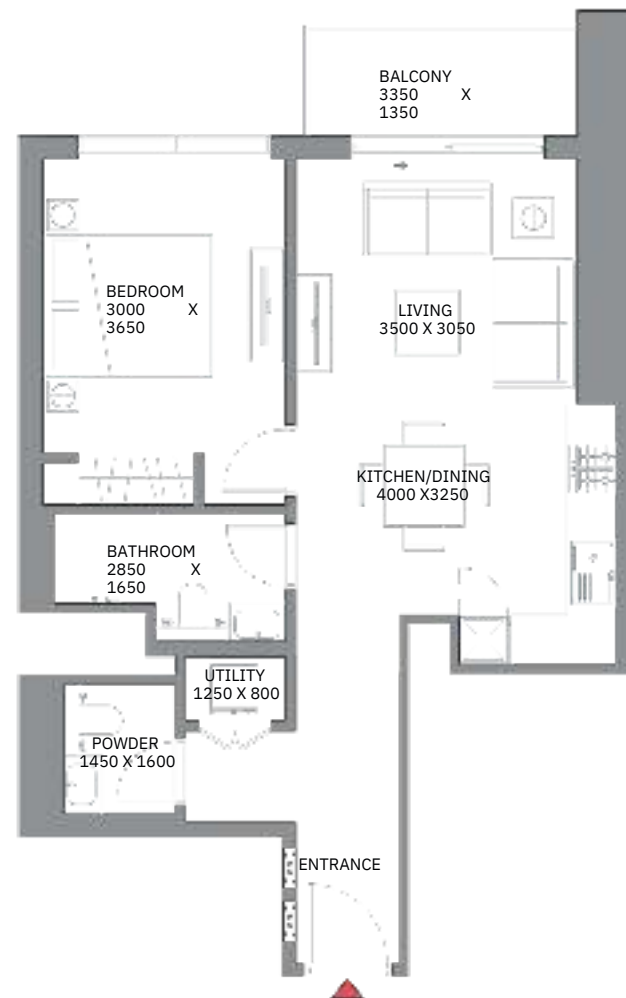
SUITE = 648.42 SQ.FT.

BALCONY = 60.17 SQ.FT.

TOTAL = 708.59 SQ.FT.



UNIT



List of unit numbers with this unit plan:

VIEWS

Nad Al Sheba

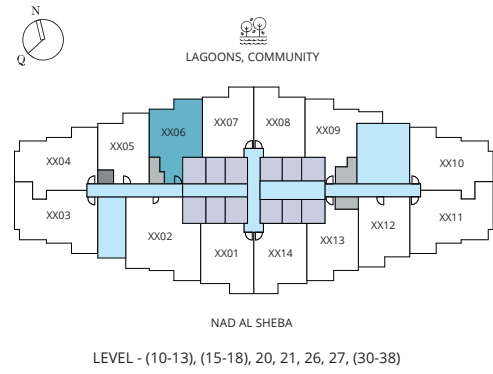
913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 1813, 1913, 2013, 2113, 2613, 2713, 2813, 2913, 3013, 3113, 3213, 3313, 3413, 3513, 3613, 3713, 3813

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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

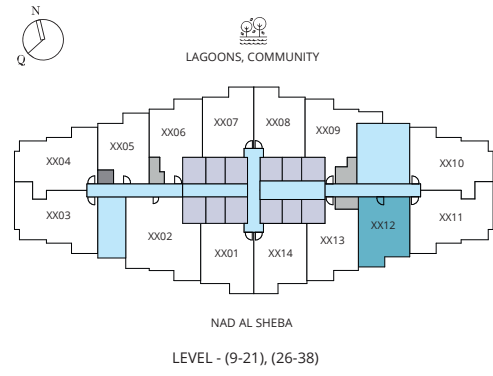


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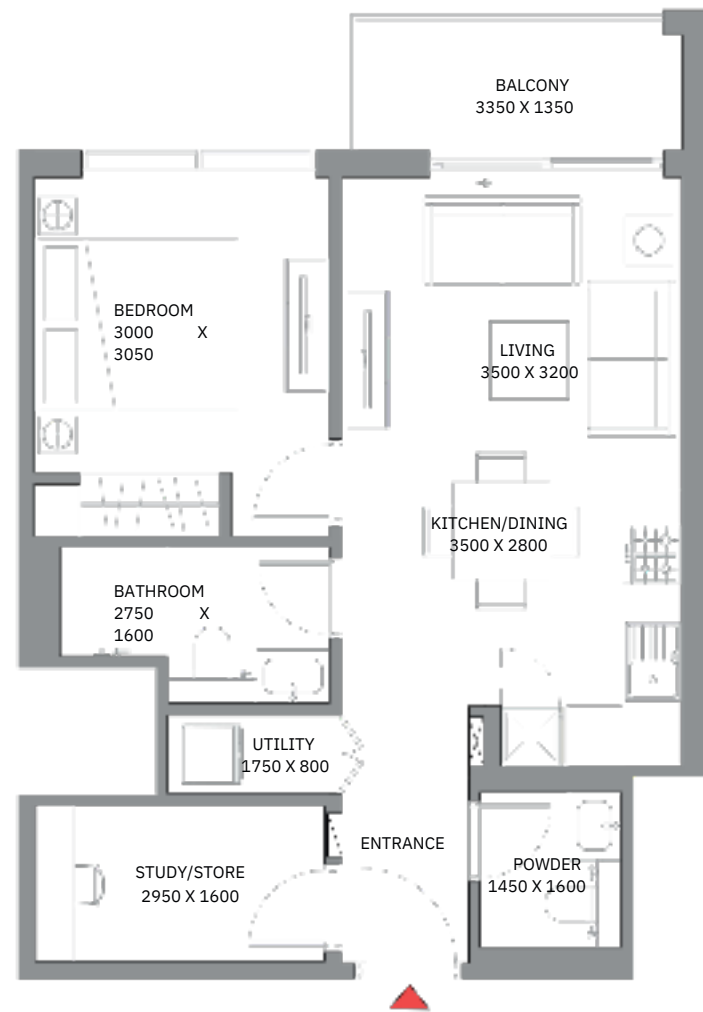
1.5 BEDROOM APARTMENT

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

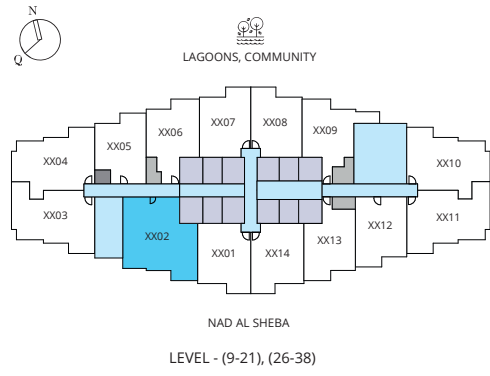
912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412, 3512, 3612, 3712, 3812

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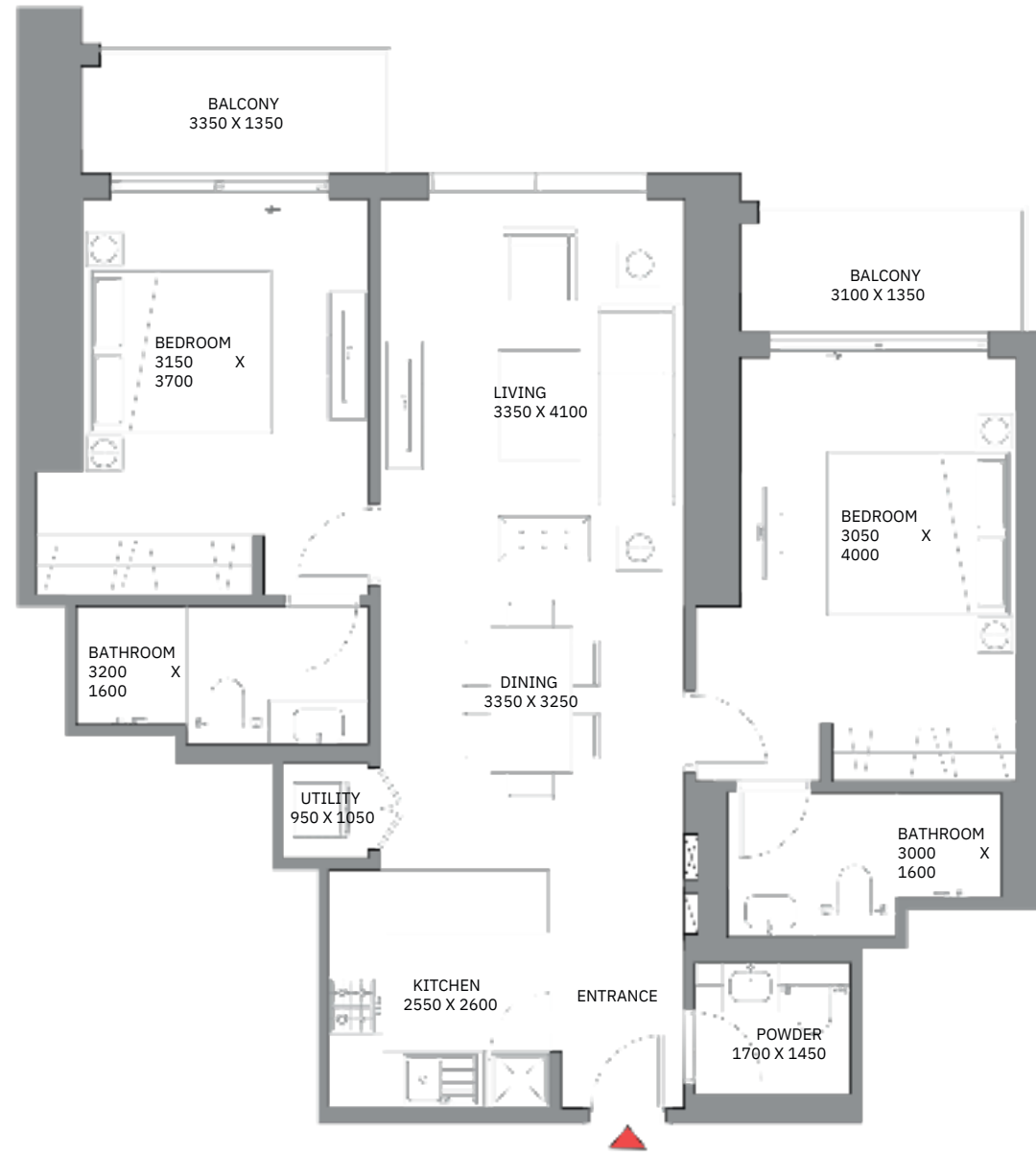
2 BEDROOM APARTMENT

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

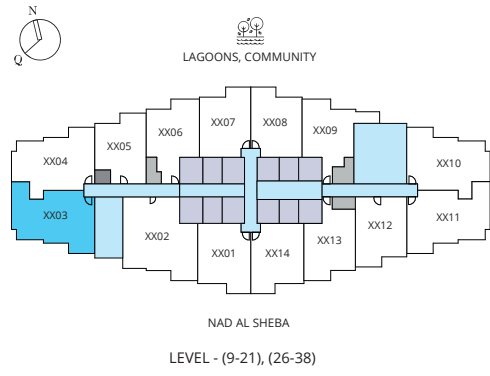
902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802

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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

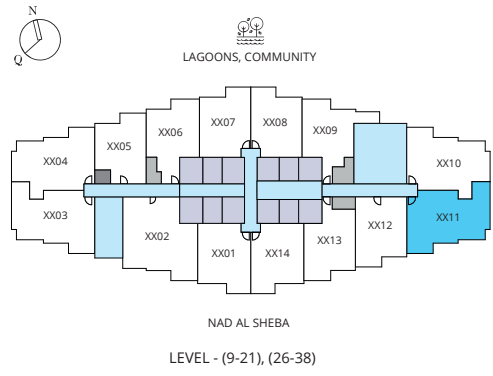
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2 BEDROOM APARTMENT

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

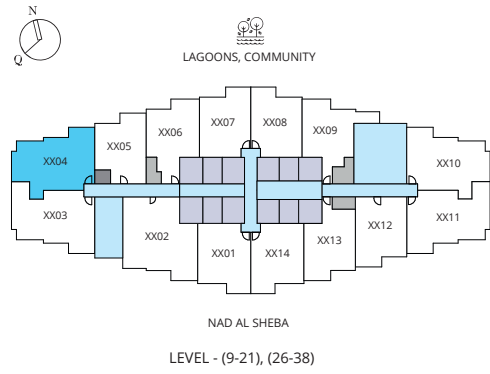
911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811

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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

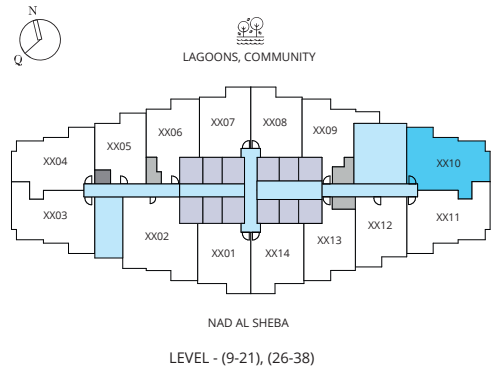
3504, 3604, 3704, 3804

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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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SOBHA
REALTY





CONTACT US

+971 50 10 4 7682

Email Us

info@realestateauxilium.com

For More Info..

<https://realestateauxilium.com>

ADDRESS

Office 1021, 10th Floor, Aspin Commercial Tower,
Sheikh Zayed Road, Dubai UAE