

340 RIVERSIDE (RESCENT



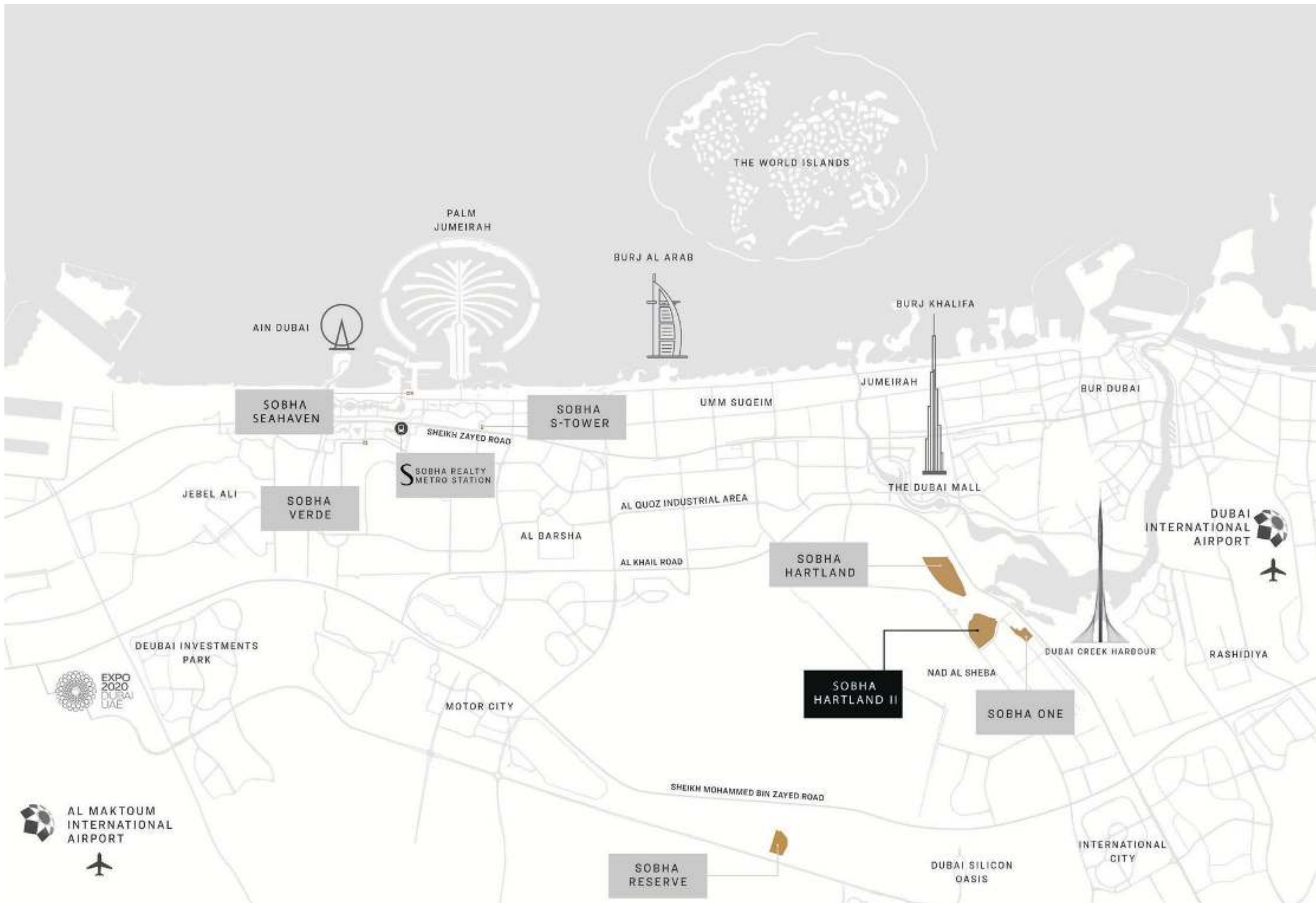
SOBHA HARTLAND II

340 RIVERSIDE RESCENT













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.

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



340 RIVERSIDE CRESCENT

340 RIVERSIDE CRESCENT

340 ريفرسايد كريسنت

340 RIVERSIDE CRESCENT

CAFE



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.





Beyond Your
Limits





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.





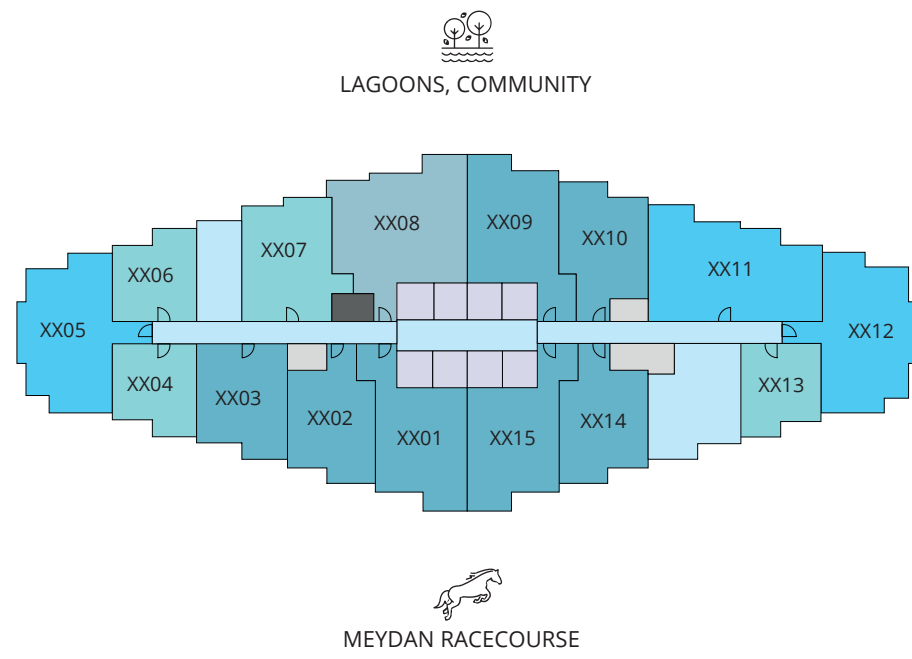
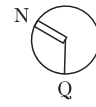


Sky Gardens,
the height of selectivity

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



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

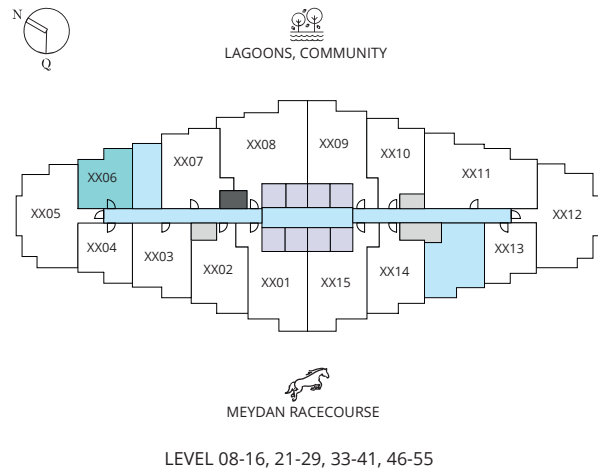
- | | | | |
|---|---|--|---|
| ■ 1 BED UNIT | ■ 2 BED UNIT | ■ CIRCULATION | ■ LIFTS |
| ■ 1.5 BED UNIT | ■ 2.5 BED UNIT | ■ SERVICES | ■ GARBAGE ROOM |

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.

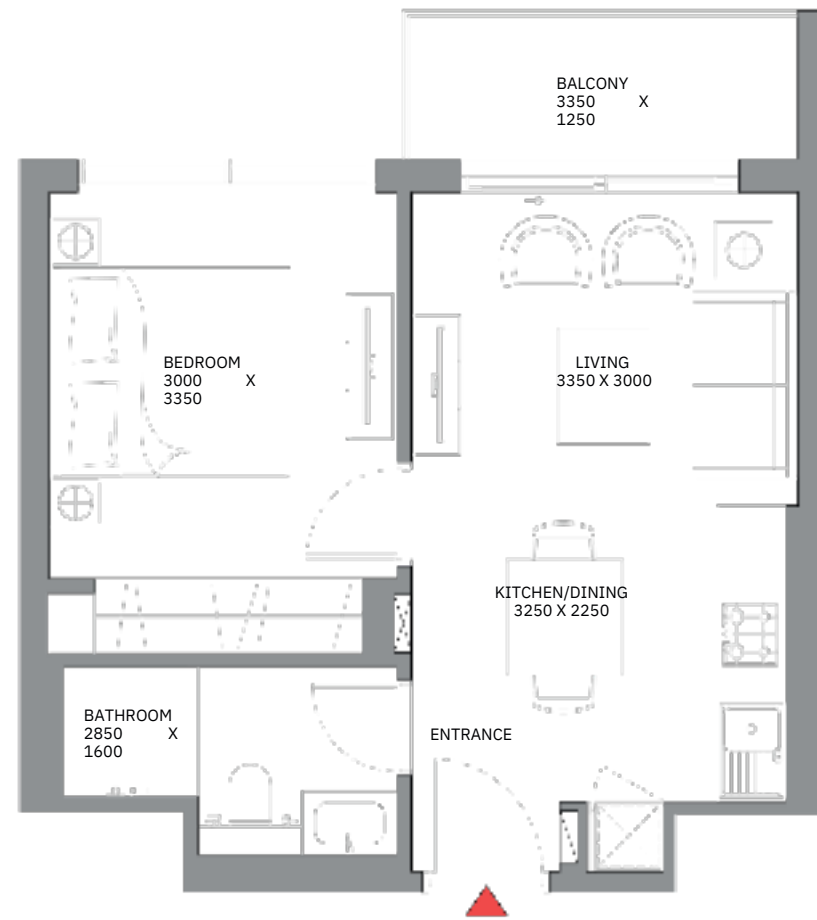
1 BEDROOM APARTMENT

TYPE A (with balcony)

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



UNIT

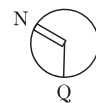


List of unit numbers with this unit plan:

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

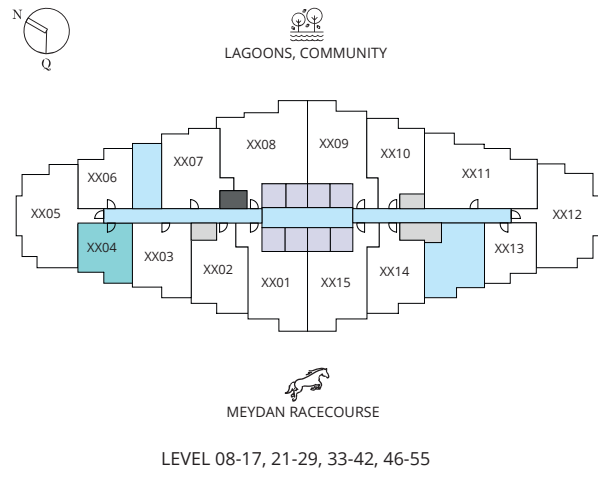
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



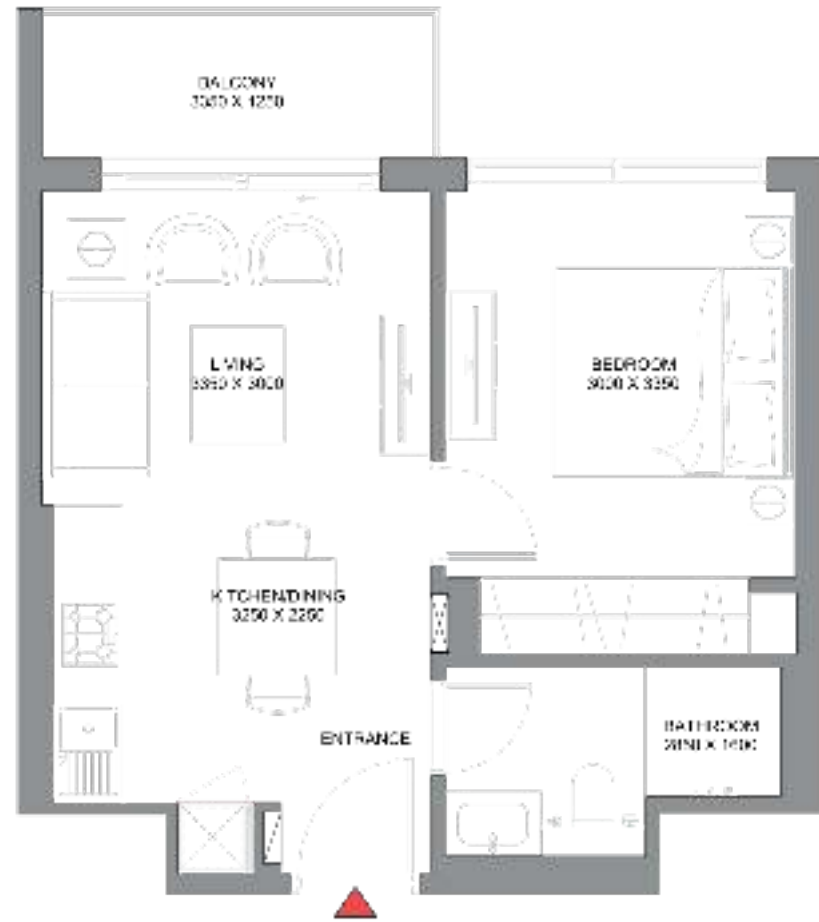
1 BEDROOM APARTMENT

TYPE A (with balcony) VARIANT 1

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



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

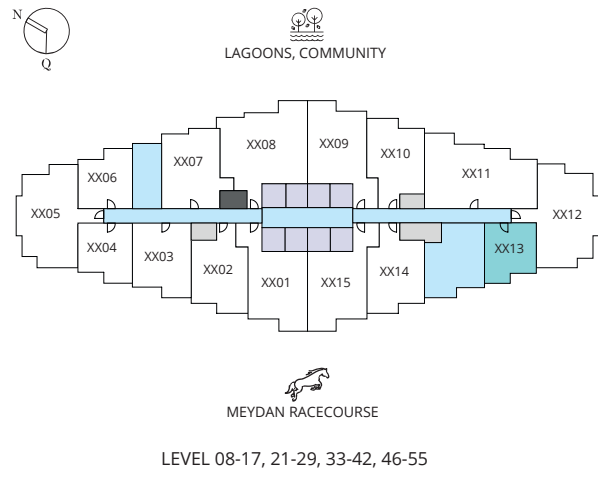


Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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) VARIANT 2

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



UNIT



List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse

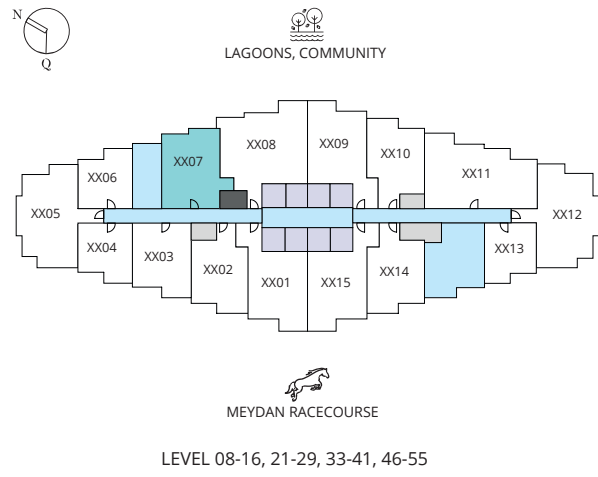
813, 913, 1013, 1113, 1213, 1313, 1413, 1513, 1613, 1713, 2113, 2213, 2313, 2413, 2513, 2613, 2713, 2813, 2913, 3313, 3413, 3513, 3613, 3713, 3813, 3913, 4013, 4113, 4213, 4613, 4713, 4813, 4913, 5013, 5113, 5213, 5313, 5413, 5513

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.

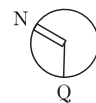
1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

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



UNIT



List of unit numbers with this unit plan:

VIEWS

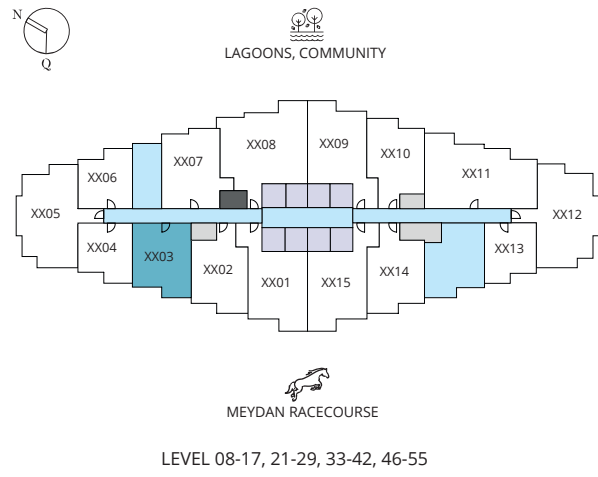
Lagoons, Community
 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3307, 3407, 3507, 3607, 3707,
 3807, 3907, 4007, 4107, 4607, 4707, 4807, 4907, 5007, 5107, 5207, 5307, 5407, 5507

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.

1.5 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.



■ UNIT

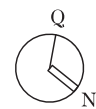


List of unit numbers with this unit plan:

VIEWS

Meydan Racecourse
 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3303, 3403, 3503, 3603,
 3703, 3803, 3903, 4003, 4103, 4203, 4603, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503

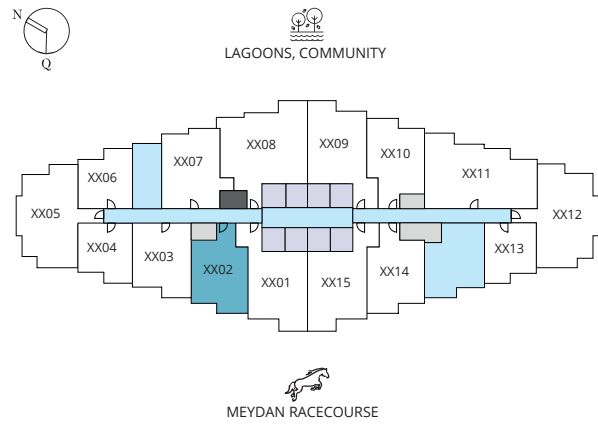
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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.



1.5 BEDROOM APARTMENT

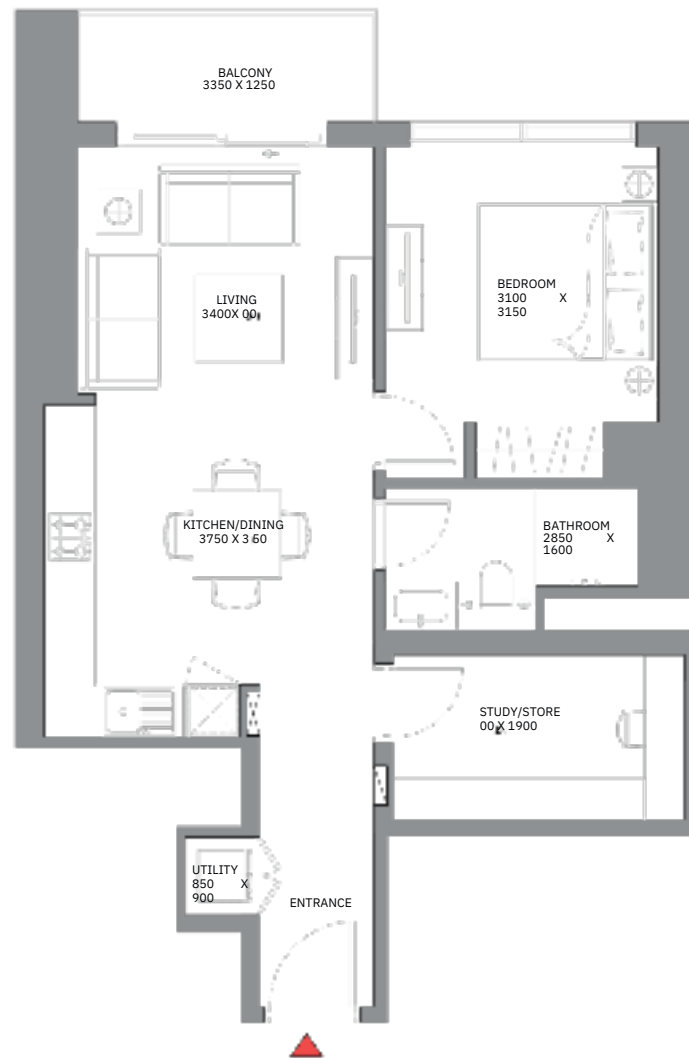
TYPE B (with study room + balcony)

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

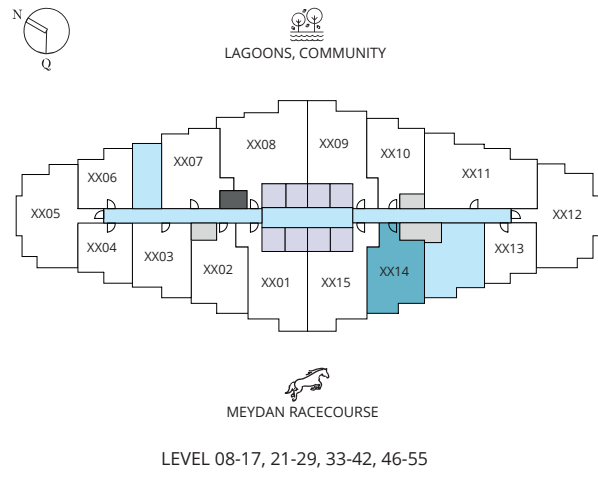
Meydan Racecourse
 802, 902, 1002, 1202, 1302, 1502, 1602, 1702, 2202, 2302, 2402, 2502, 2602, 2702, 2902, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002,
 4602, 4702, 4802, 4902, 5002, 5202, 5302, 5402, 5502

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.

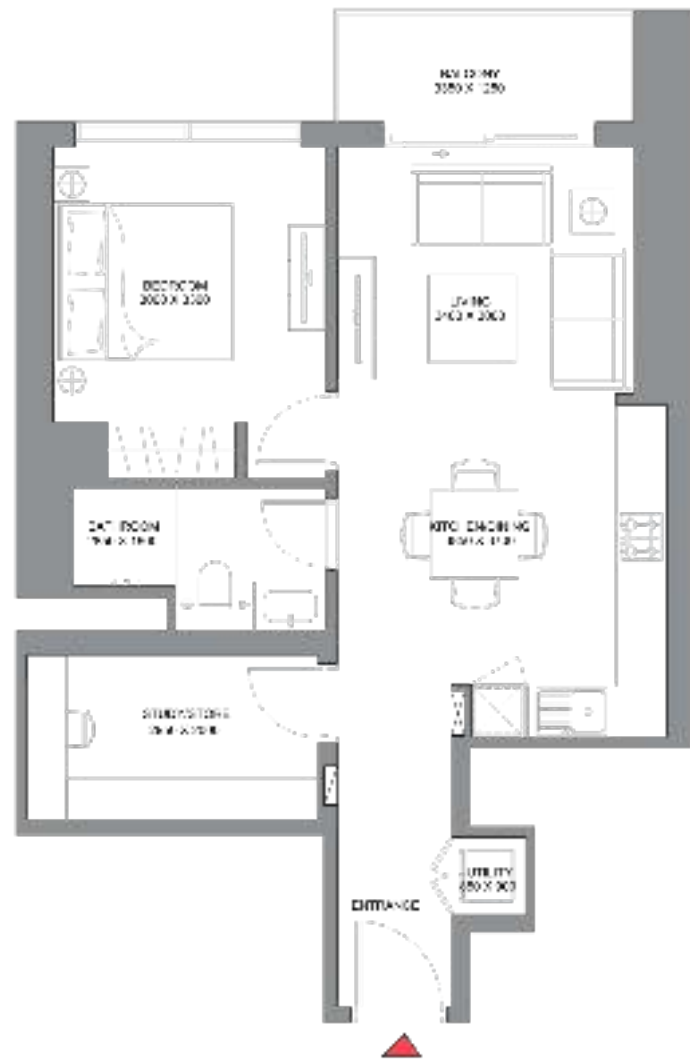
1.5 BEDROOM APARTMENT

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.



UNIT



List of unit numbers with this unit plan:

VIEWS

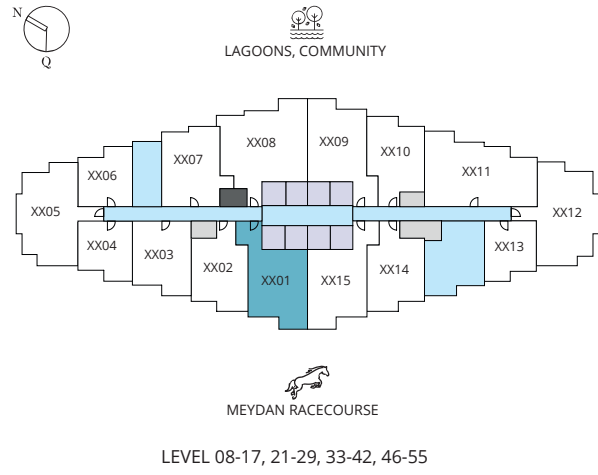
Meydan Racecourse
 814, 914, 1014, 1114, 1214, 1314, 1414, 1514, 1614, 1714, 2114, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3314, 3414, 3514, 3614,
 3714, 3814, 3914, 4014, 4114, 4214, 4614, 4714, 4814, 4914, 5014, 5114, 5214, 5314, 5414, 5514

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.

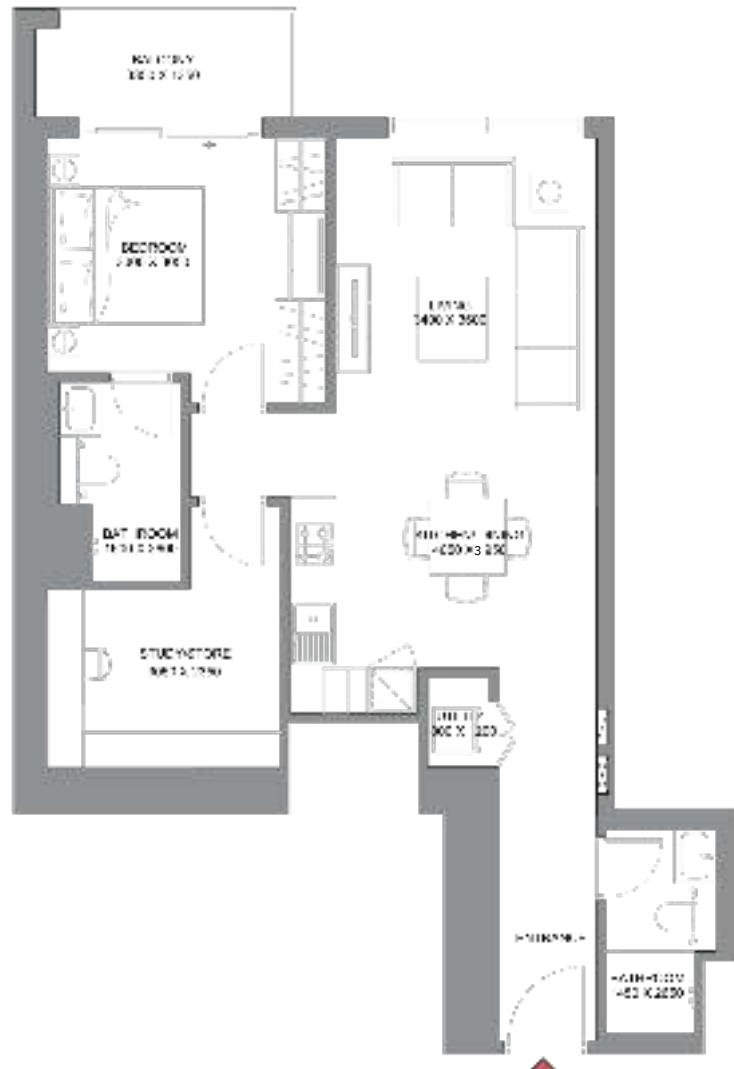
1.5 BEDROOM APARTMENT

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.



■ UNIT



List of unit numbers with this unit plan:

VIEWS

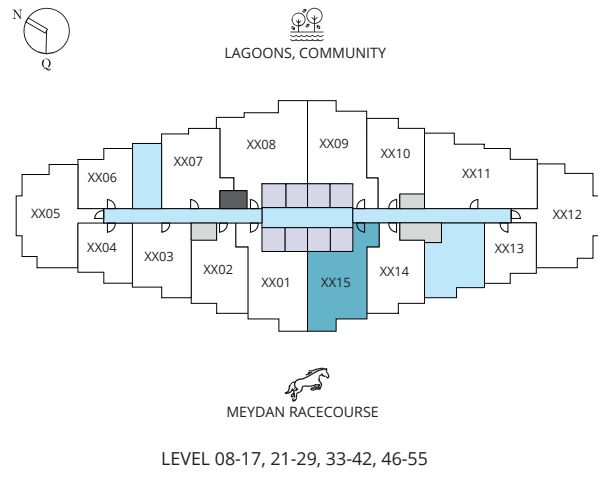
Meydan Racecourse
 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3301, 3401, 3501, 3601,
 3701, 3801, 3901, 4001, 4101, 4201, 4601, 4701, 4801, 4901, 5001, 5101, 5201, 5301, 5401, 5501

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.

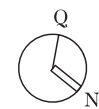
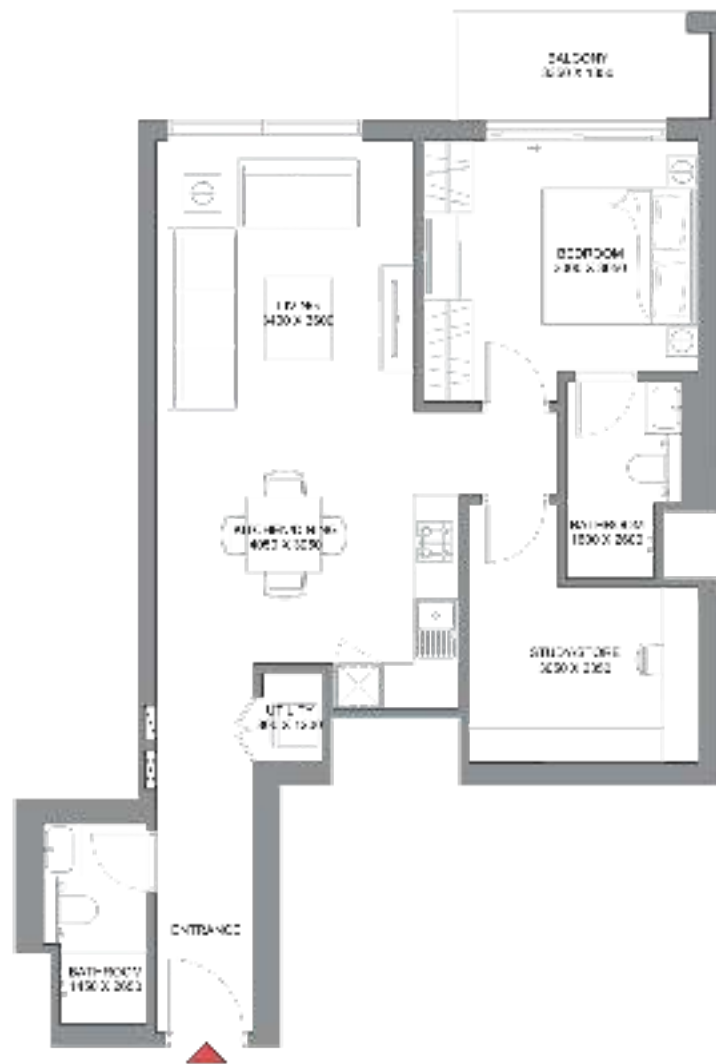
1.5 BEDROOM APARTMENT

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.



UNIT



List of unit numbers with this unit plan:

VIEWS

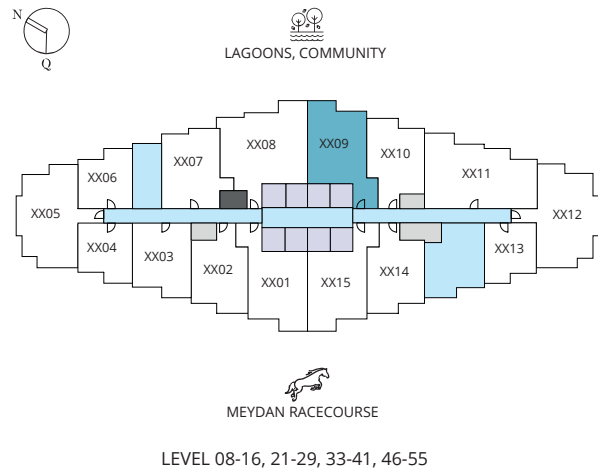
Meydan Racecourse
 815, 915, 1015, 1115, 1215, 1315, 1415, 1515, 1615, 1715, 2115, 2215, 2315, 2415, 2515, 2615, 2715, 2815, 2915, 3315, 3415, 3515, 3615,
 3715, 3815, 3915, 4015, 4115, 4215, 4615, 4715, 4815, 4915, 5015, 5115, 5215, 5315, 5415, 5515

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.

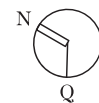
1.5 BEDROOM APARTMENT

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.



UNIT



List of unit numbers with this unit plan:

VIEWS

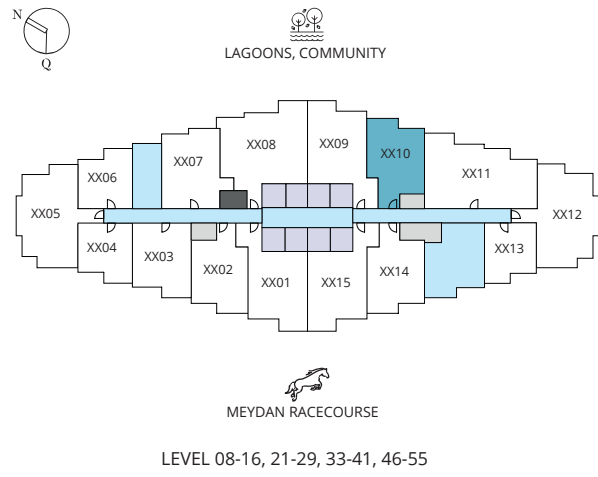
Lagoons, Community
 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3309, 3409, 3509, 3609, 3709,
 3809, 3909, 4009, 4109, 4609, 4709, 4809, 4909, 5009, 5109, 5209, 5309, 5409, 5509

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.

1.5 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.



UNIT

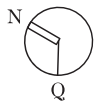


List of unit numbers with this unit plan:

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

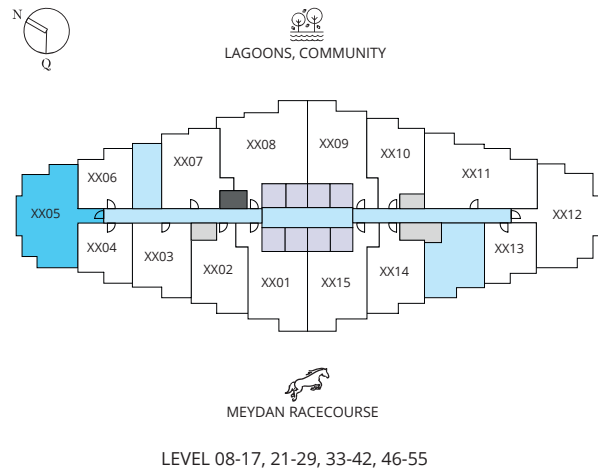
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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 BEDROOM APARTMENT

TYPE A (with balcony)

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



UNIT



List of unit numbers with this unit plan:

VIEWS

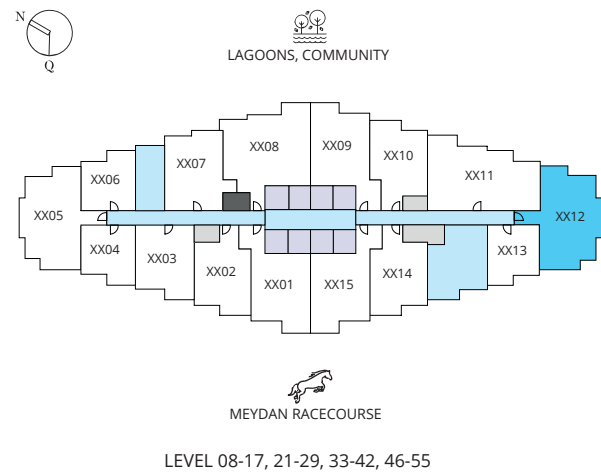
Lagoons, Community, Meydan Racecourse
 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3305, 3405, 3505, 3605,
 3705, 3805, 3905, 4005, 4105, 4205, 4605, 4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405, 5505

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 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

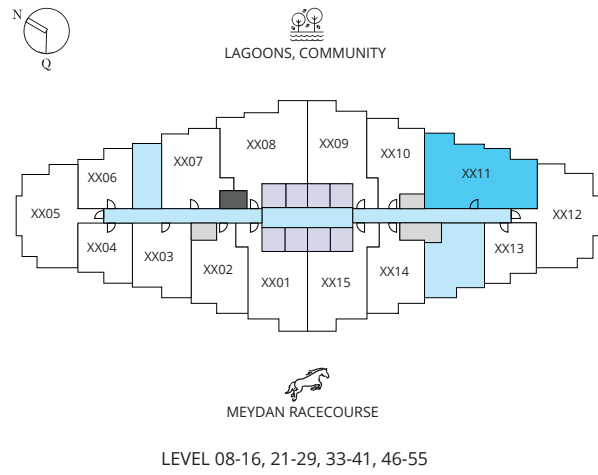
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images 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 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.



UNIT



List of unit numbers with this unit plan:

VIEWS

Lagoons, Community

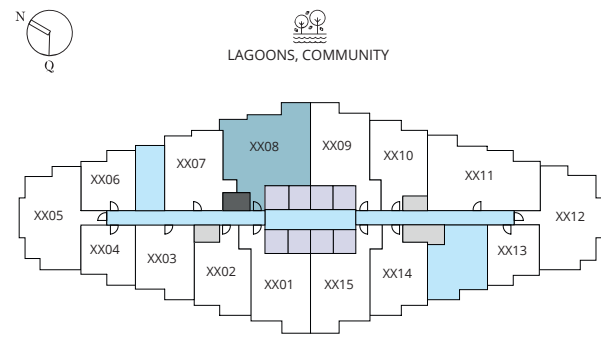
811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511

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)

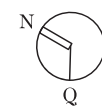
TOTAL SALEABLE AREA
 SUITE = 1,024.94 SQ.FT.
 BALCONY = 112.81 SQ.FT.
 TOTAL = 1,137.75 SQ.FT.



LAGOONS, COMMUNITY

UNIT

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



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