

360 RIVERSIDE CRESCENT



SOBHA HARTLAND II





## Superheading the **SOBHA WAY**

Sobha Realty redefines the concept of luxury residential living with a repertoire of real estate projects across Dubai.

With razor-sharp focus on quality and innovation, it has created a plethora of iconic spaces such as extravagant palaces, ornate mosques, cutting edge campuses and ultra-luxurious communities with grand villas and apartments.

Pioneering the 'Backward Integration' model in real estate, Sobha Realty employs in-house mastery to create a unique offering of fine living that extends beyond the customer's expectations.



## Backward Integration *Forward Thinking*

### DESIGN

Efficiently conceptualized.

ENGINEERING & CONTRACTING Minutely  
scrutinized to precision.

### MATERIAL SOURCING

Usage of world-class technology for  
manufacturing.

### CRAFTSMANSHIP

Impeccable attention to detail from  
conceptualization to delivery

### QUALITY CONTROL

Setting a new benchmark globally.





Life is Life






Experienc  
e 360 0 of  
life,

where every angle matters.





Find your  
connecti  
on



# 360 Riverside Crescent

A new landmark that connects to everything in your life that matters.

*360 Riverside Crescent.*

*It's set on the stage of Sobha Hartland II — a stunning new 8 million Sq.ft. waterfront neighbourhood, a world of its own draped with beach, lagoons, nature, and open spaces.*





310 RIVERSIDE CRESCENT

320 RIVERSIDE CRESCENT

330 RIVERSIDE CRESCENT

340 RIVERSIDE CRESCENT

350 RIVERSIDE CRESCENT

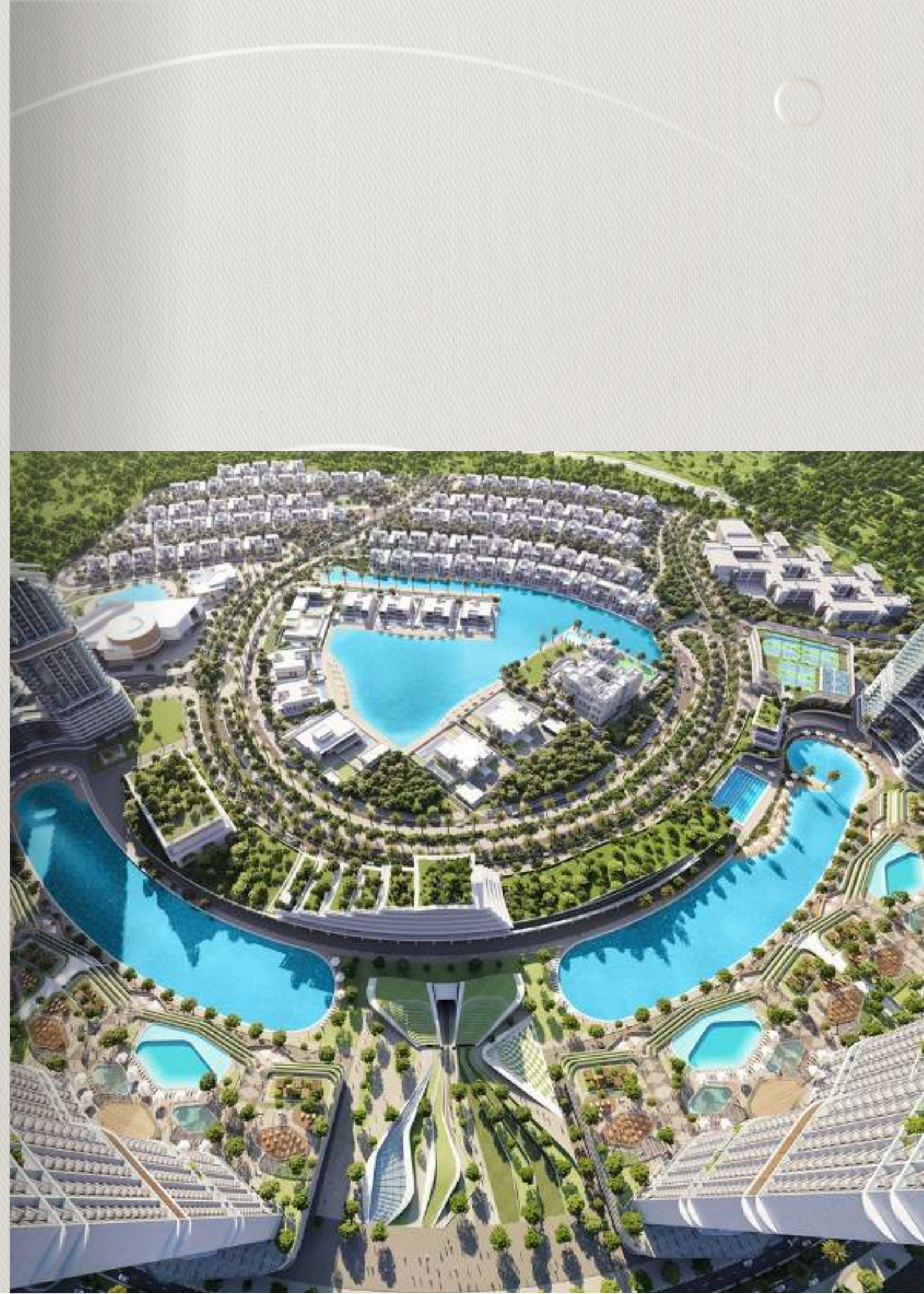
360 RIVERSIDE CRESCENT





# The Circle

of life is complete at  
*360 Riverside Crescent.*





360  
connection  
with water

0

Water is life. It surrounds us, flows through us, and sustains us. Connect with water like never before with beautiful lagoons, rivers, and water bodies everywhere.

*Swim, soak, sail, and surf in the crystal-clear waters.*





# 360° connection with the community

It's more than just sharing space. It's about creating a 360° connection, support, and sense of belonging.

*Create a circle of trust, care and love with like-minded.*







# 3600 connection with the nature

Connect with nature and bring harmony, peace, and balance by your side. Be surrounded by lush landscape.

*Life is different when nature is your home, not a place to visit.*







# 360° with Open Spaces

Set your mind free with over 8 million square feet.  
Space to breathe, space to live freely.

*Expand your horizons, possibilities, and adventure.*



# Views to circle back

*Look all around and be amazed.*

Experience clear views of the Dubai Al Ain Road, the majestic Meydan Racecourse, the pulsating city skyline, the calming waters and the greens.

*Take it up a notch with Sky Gardens and the podium.*

You get the best perspective at 3600







360 RIVERSIDE CRESCENT

Go for the whole 360. Don't settle for a slice of life.





THE WORLD ISLANDS

PALM JUMEIRAH

BURJ AL ARAB

BURJ KHALIFA

AIN DUBAI

JUMEIRAH

BUR DUBAI

SOBHA SEAHAVEN

SOBHA S-TOWER

UMM SUQEIM

SHEIKH ZAYED ROAD

SOBHA REALTY METRO STATION

JEBEL ALI

SOBHA VERDE

AL QUOZ INDUSTRIAL AREA

THE DUBAI MALL

DUBAI INTERNATIONAL AIRPORT

AL BARSHA

SOBHA HARTLAND

AL KHAIL ROAD

DUBAI CREEK HARBOUR

RASHIDIYA

DUBAI INVESTMENTS PARK

MOTOR CITY

SOBHA HARTLAND II

NAD AL SHEBA

SOBHA ONE



SHEIKH MOHAMMED BIN ZAYED ROAD

SOBHA RESERVE

DUBAI SILICON OASIS

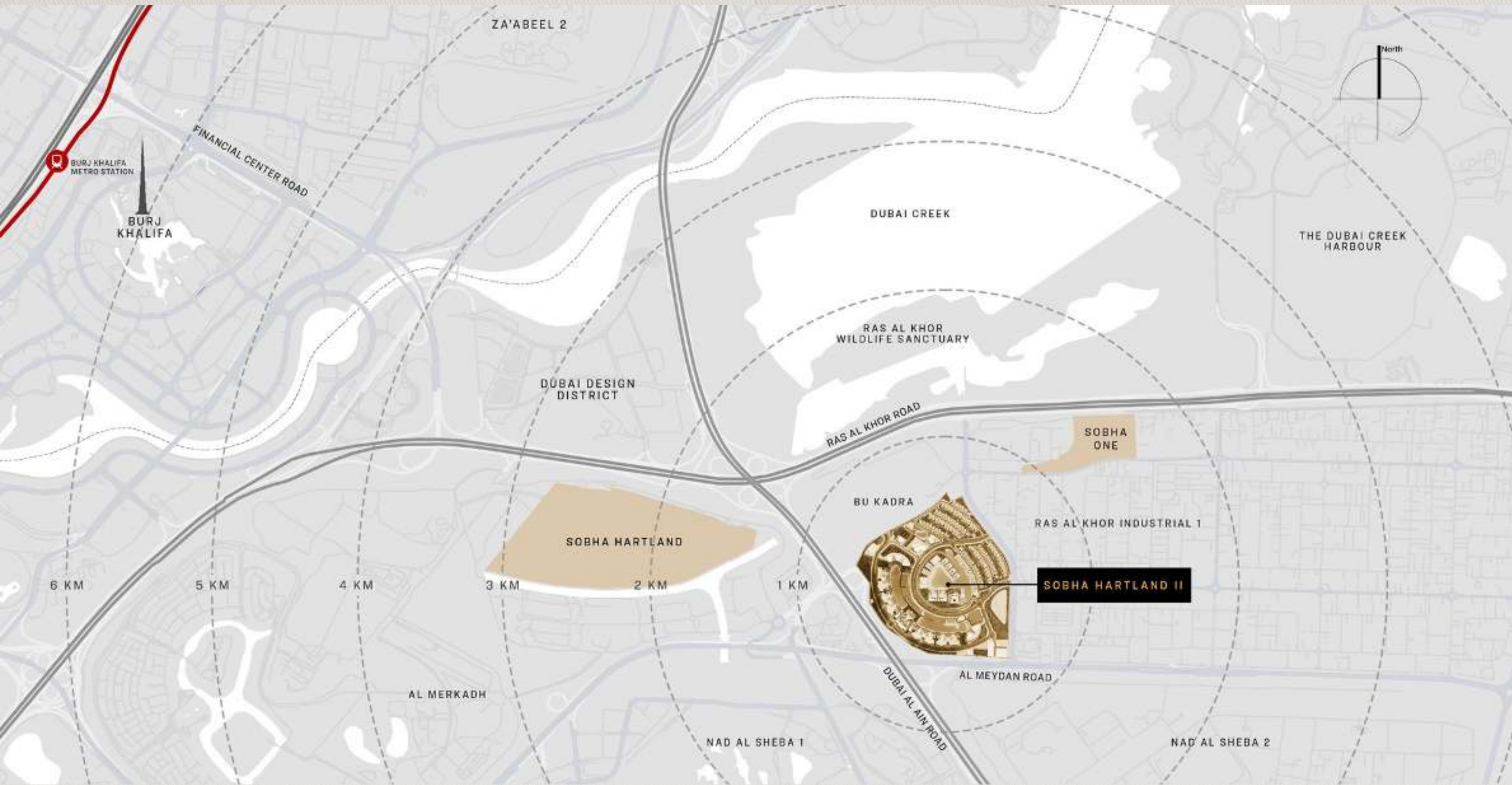
INTERNATIONAL CITY

AL MAKTOUM INTERNATIONAL AIRPORT





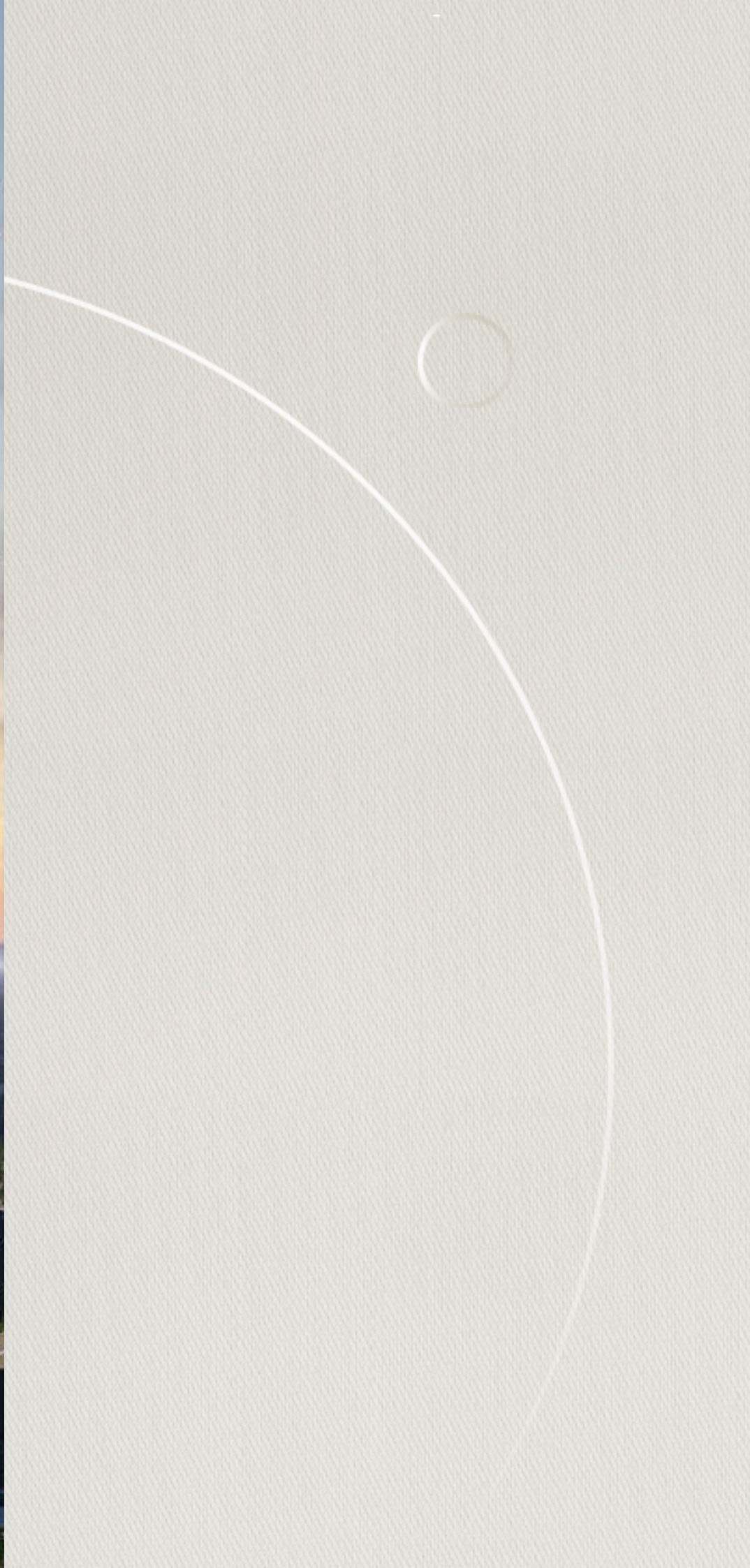
# Location Map

















# 360 0 Pampering

Refresh, relax, and rejuvenate your mind and body with clubhouse-style amenities right at home.

Communal amenities



Interconnected community





Kids play area



Open Parks





Water sports activities



Running tracks





## Sports

Paddle | Tennis court |  
Badminton | Squash | Half  
Basketball court



## State-of-the-art infinity pool





Retail and restaurants



Outdoor and indoor gyms



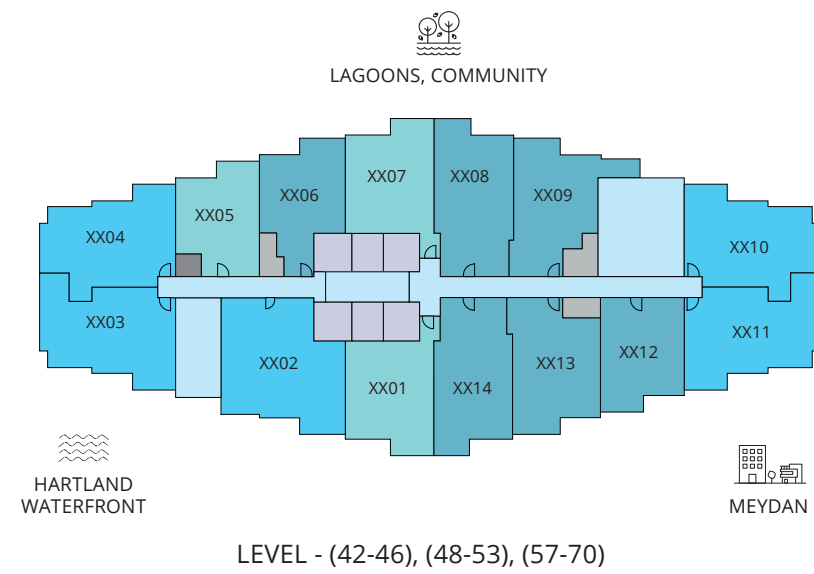
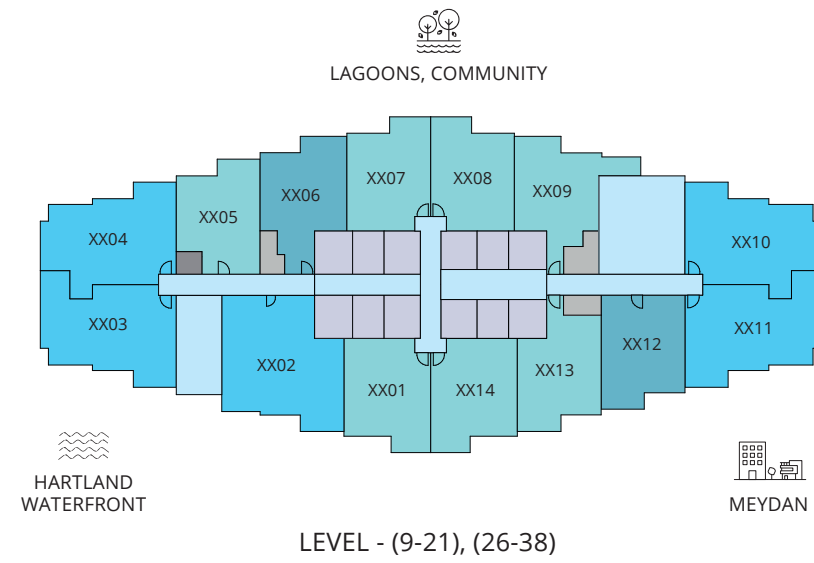
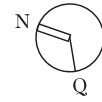


360 RIVERSIDE CRESCENT

FLOOR PLANS AND UNIT PLANS



# FLOOR PLAN LAYOUT



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

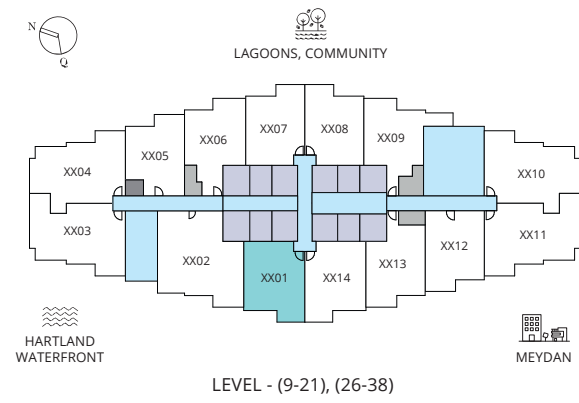
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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



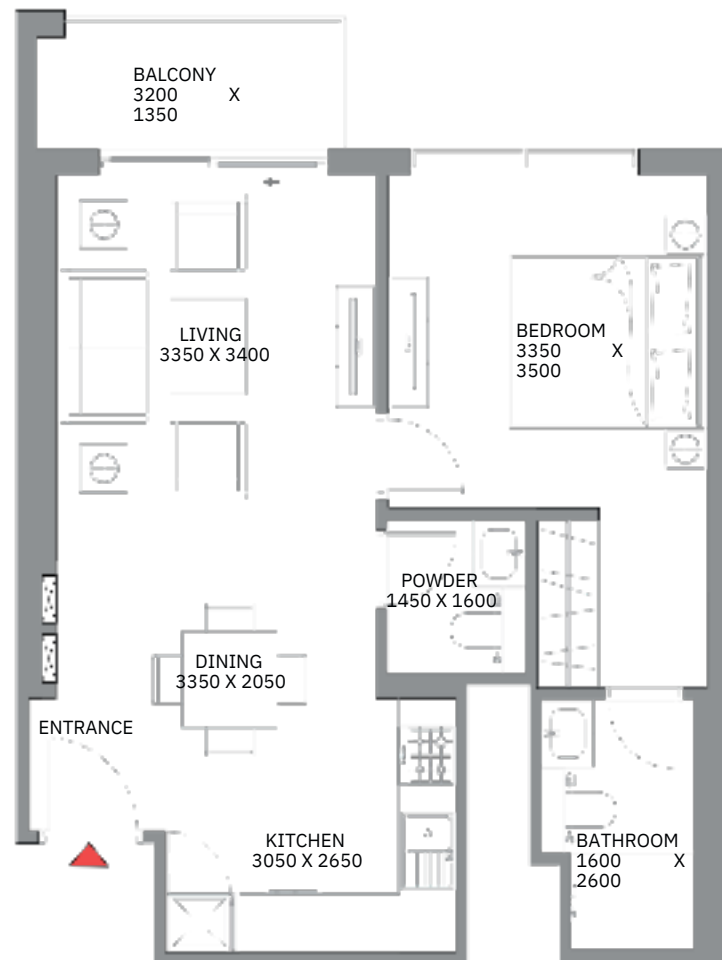
# 1 BEDROOM APARTMENT

TYPE A (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 642.07 SQ.FT.  
 BALCONY = 54.14 SQ.FT.  
 TOTAL = 696.21 SQ.FT.



UNIT



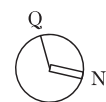
List of unit numbers with this unit plan:

## VIEWS

Hartland Waterfront

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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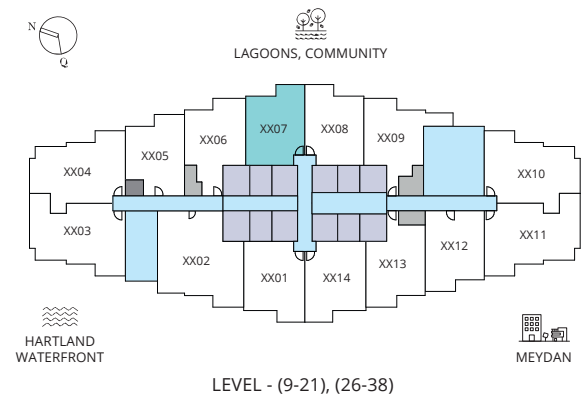




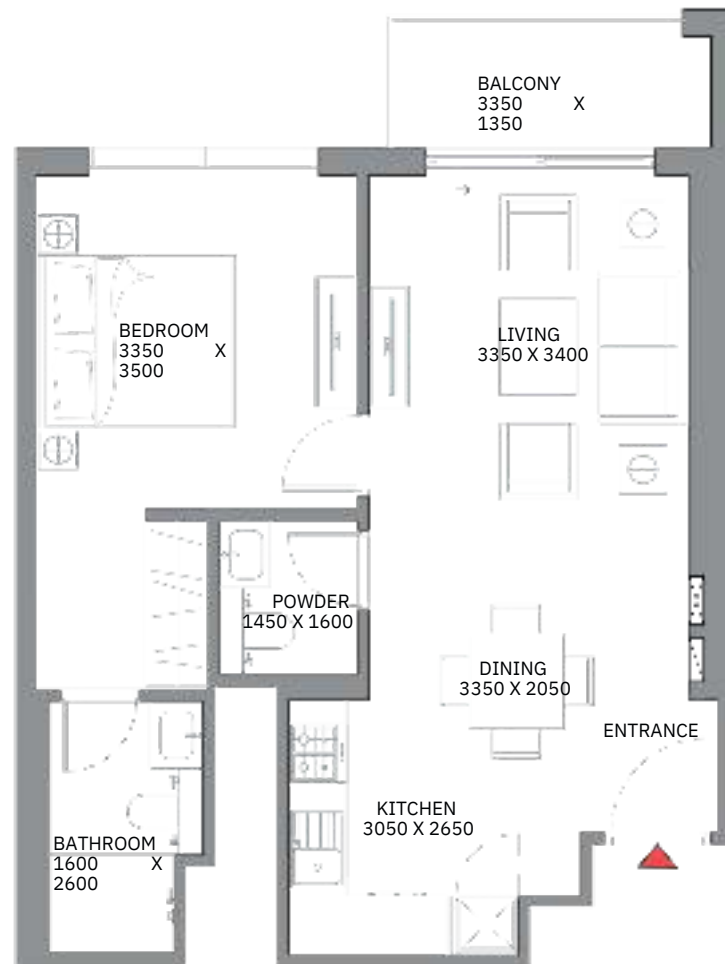
# 1 BEDROOM APARTMENT

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.



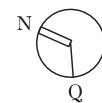
UNIT



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, 3507, 3607, 3707, 3807



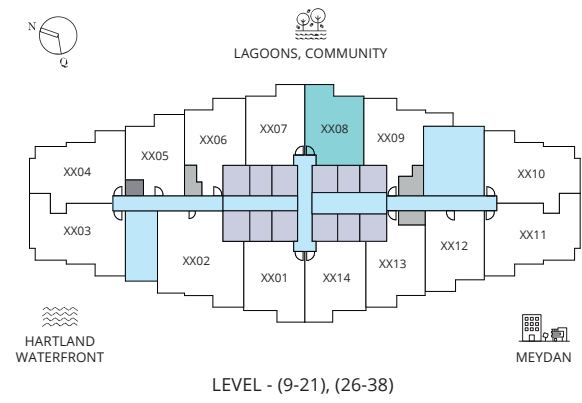
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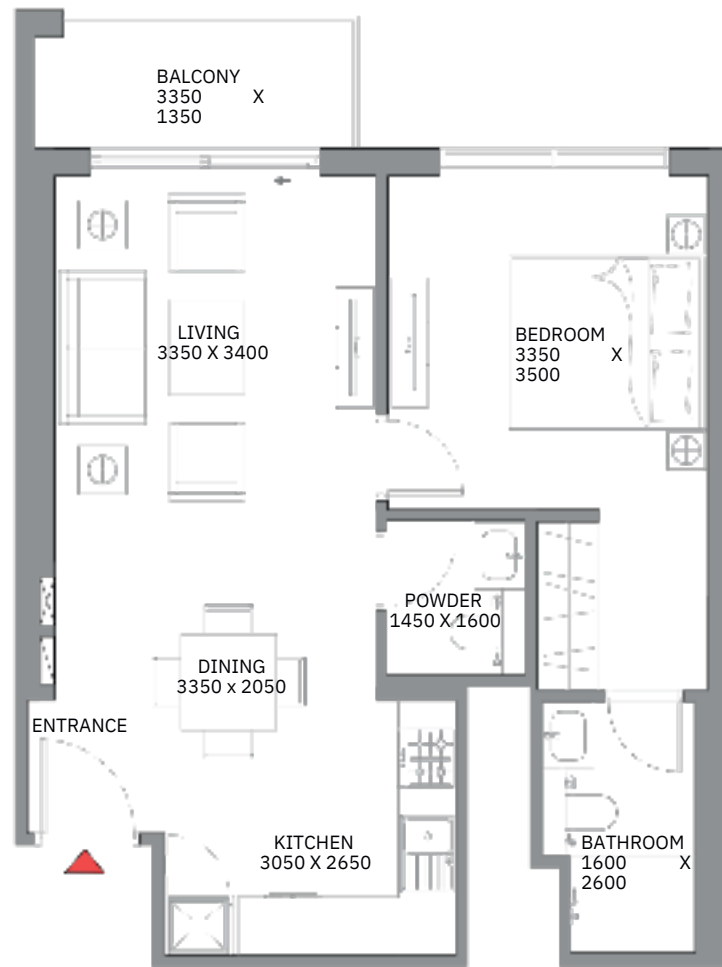
# 1 BEDROOM APARTMENT

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.



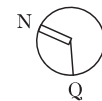
UNIT



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, 3508, 3608, 3708, 3808



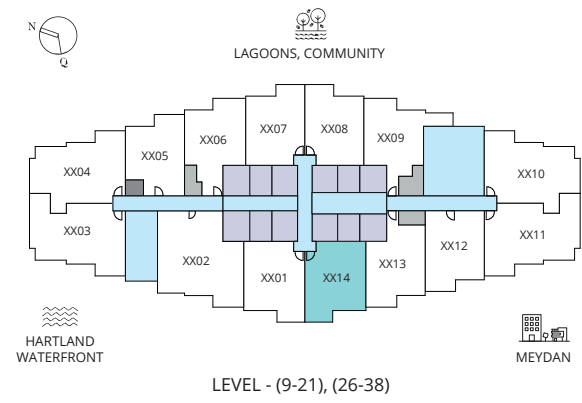
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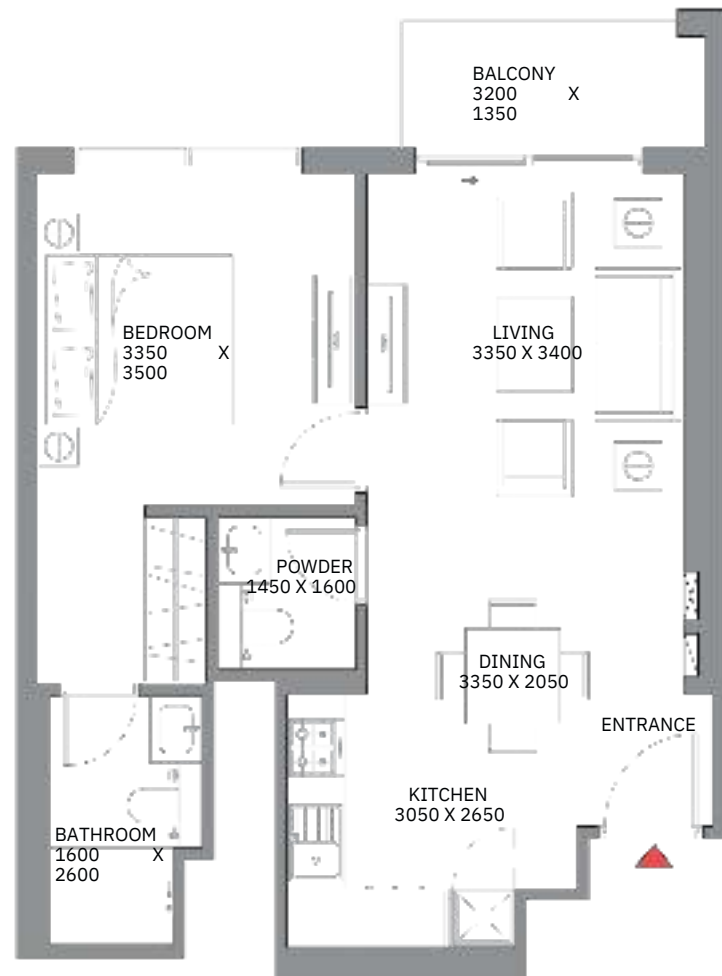
# 1 BEDROOM APARTMENT

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

Meydan  
 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

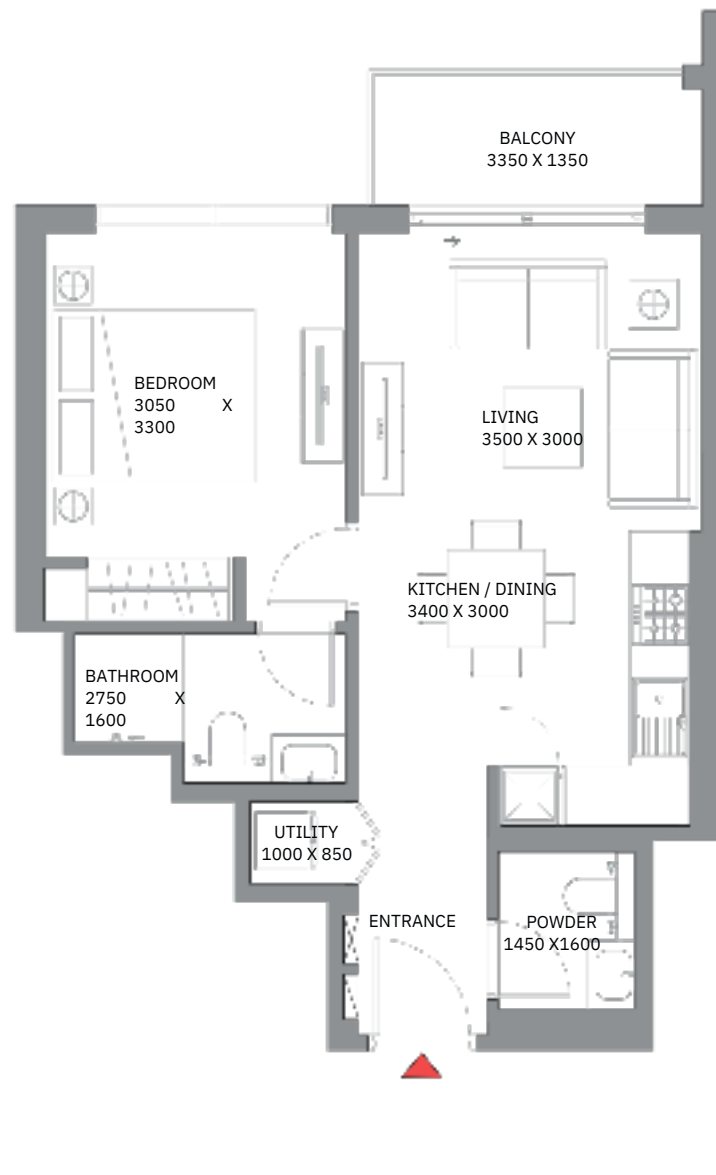
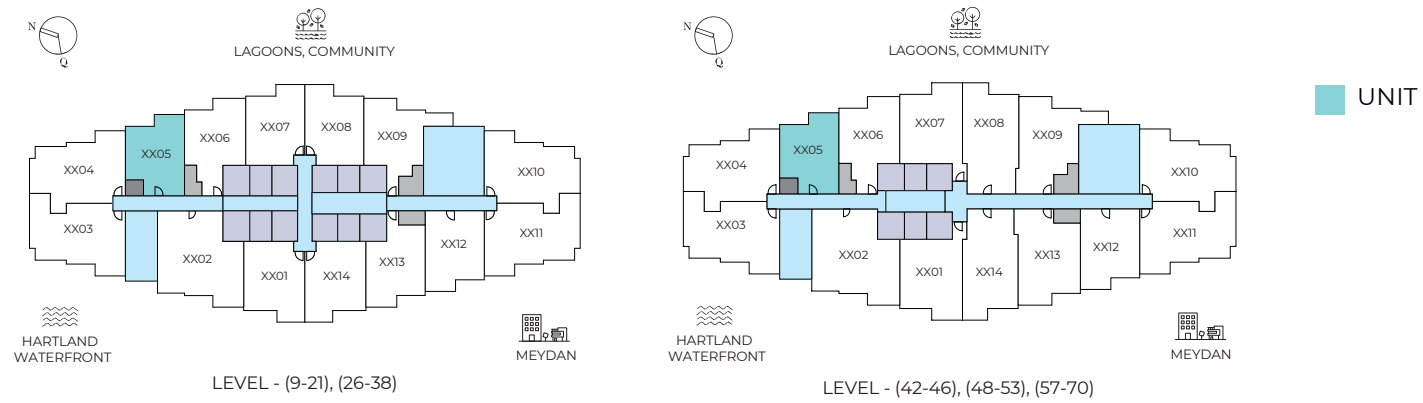
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# 1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 549.39 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 608.70 SQ.FT.



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, 3505, 3605, 3705, 3805, 4205, 4305,  
 4405, 4505, 4605, 4805, 4905, 5005, 5105, 5205, 5305, 5705, 5805, 5905, 6005, 6105, 6205, 6305, 6405, 6505, 6605, 6705, 6805, 6905, 7005

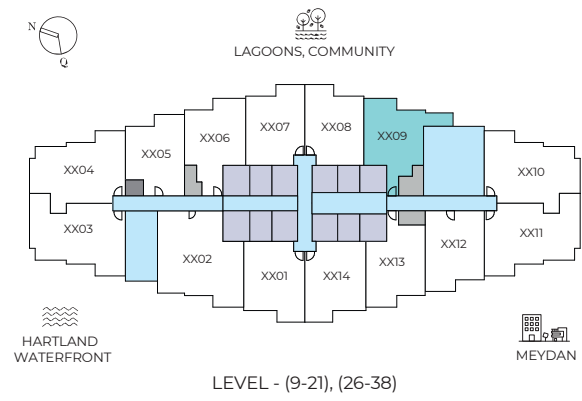
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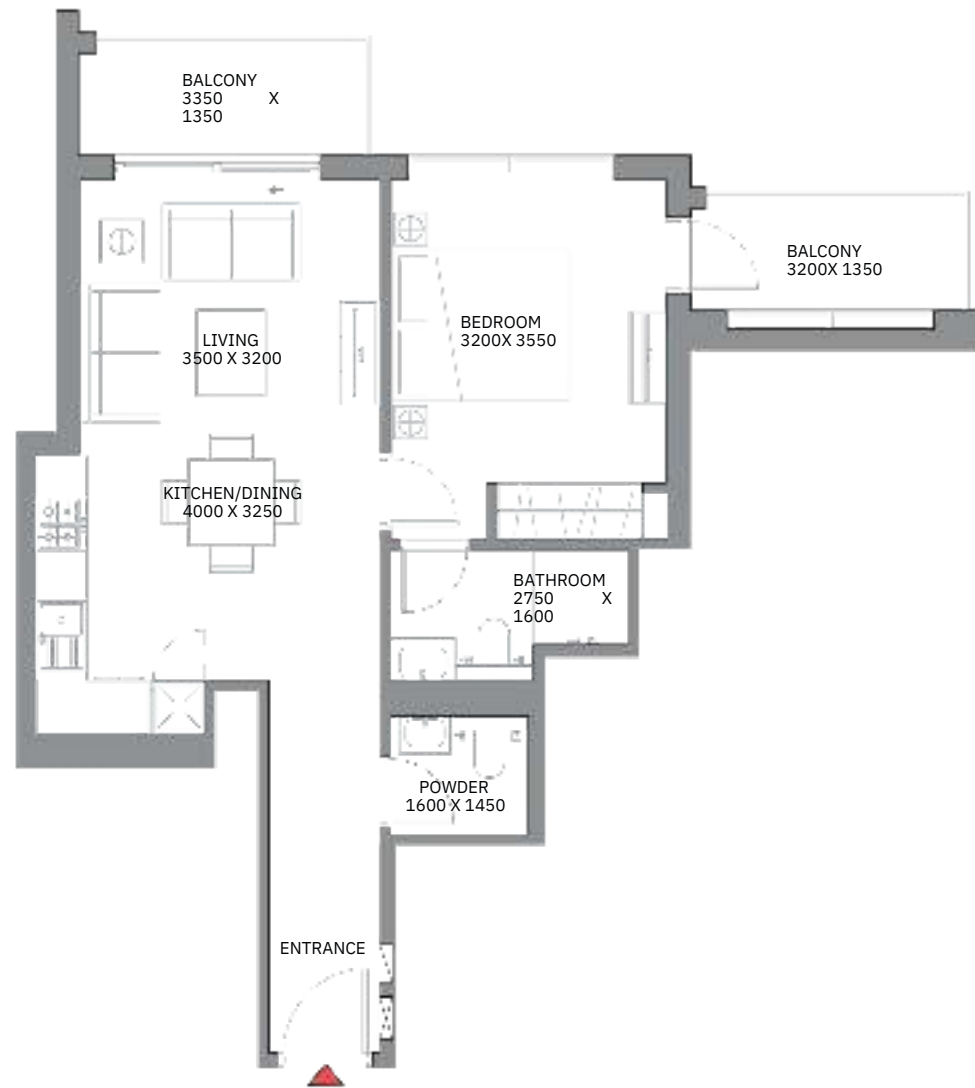
# 1 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 625.92 SQ.FT.  
 BALCONY = 111.19 SQ.FT.  
 TOTAL = 737.11 SQ.FT.



UNIT

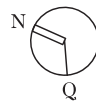


List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2609, 2709, 2809,  
 2909, 3009, 3109, 3209, 3309, 3409, 3509, 3609, 3709, 3809

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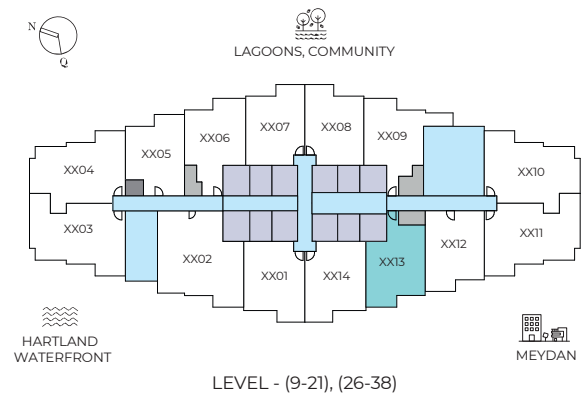




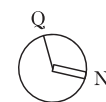
# 1 BEDROOM APARTMENT

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

Meydan  
 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

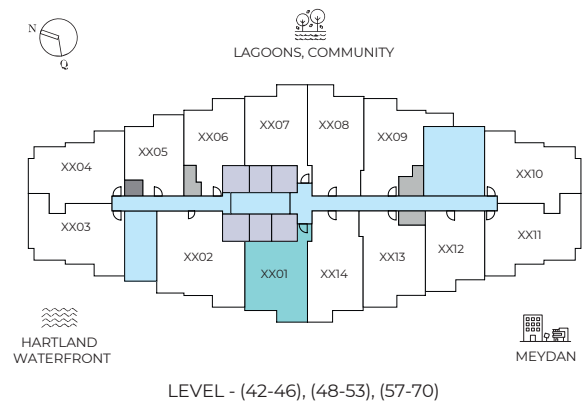
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# 1 BEDROOM APARTMENT

TYPE F (with powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 731.30 SQ.FT.  
 BALCONY = 54.14 SQ.FT.  
 TOTAL = 785.44 SQ.FT.



UNIT

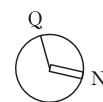


List of unit numbers with this unit plan:

## VIEWS

Hartland Waterfront  
 4201, 4301, 4401, 4501, 4601, 4801, 4901, 5001, 5101, 5201, 5301, 5701, 5801, 5901,  
 6001, 6101, 6201, 6301, 6401, 6501, 6601, 6701, 6801, 6901, 7001

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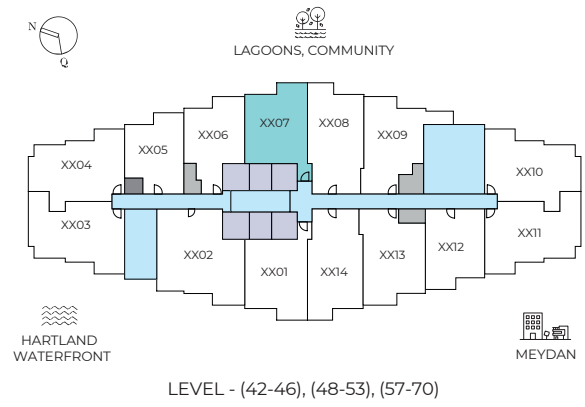




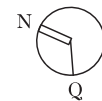
# 1 BEDROOM APARTMENT

TYPE F (with powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
 SUITE = 731.19 SQ.FT.  
 BALCONY = 56.51 SQ.FT.  
 TOTAL = 787.70 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 4207, 4307, 4407, 4507, 4607, 4807, 4907, 5007, 5107, 5207, 5707, 5807, 5907,  
 6007, 6107, 6207, 6307, 6407, 6507, 6607, 6707, 6807, 6907, 7007

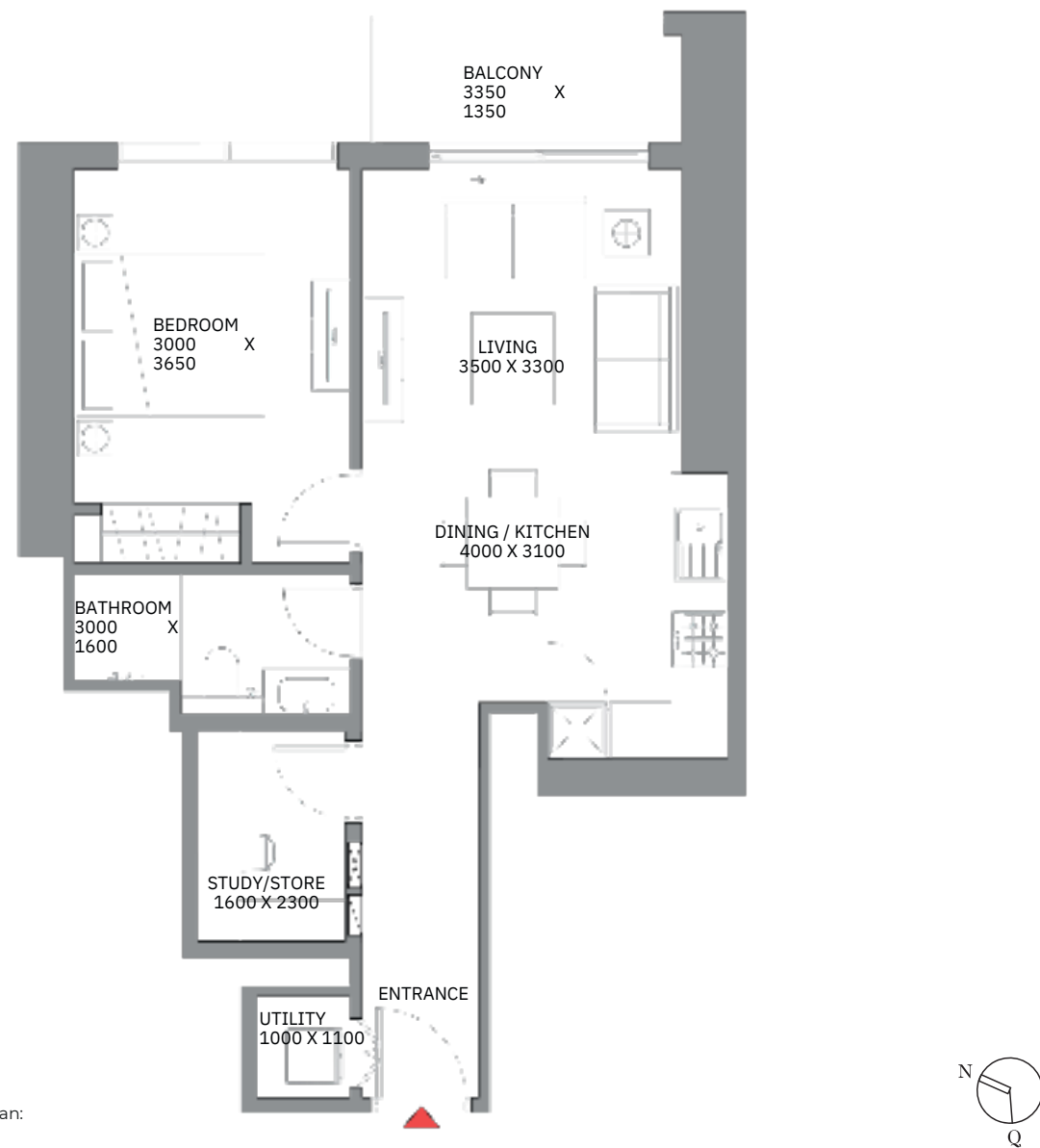
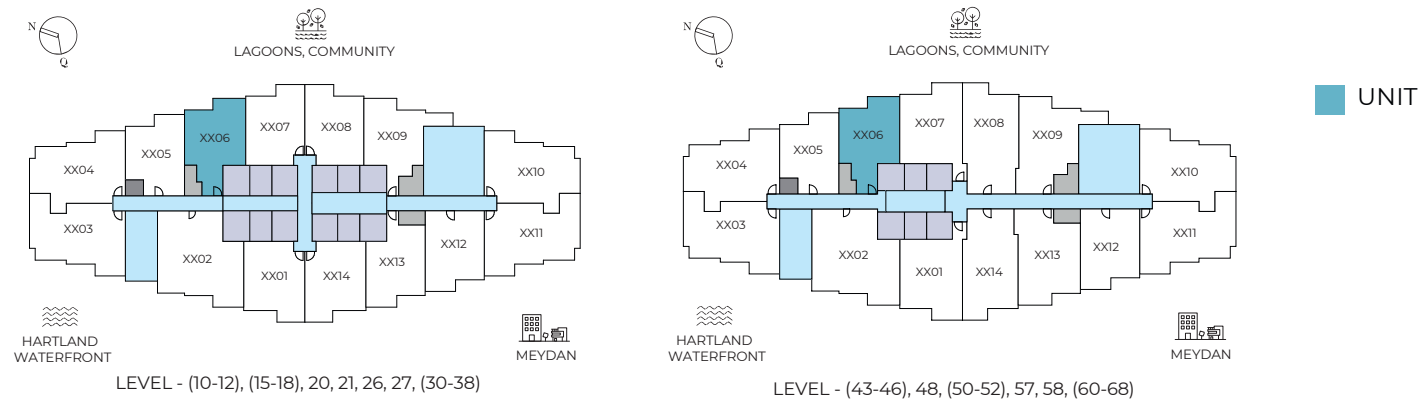
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# 1.5 BEDROOM APARTMENT

TYPE A (with study room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 649.60 SQ.FT.  
 BALCONY = 60.17 SQ.FT.  
 TOTAL = 709.77 SQ.FT.



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, 3506, 3606, 3706, 3806, 4306,  
 4406, 4506, 4606, 4806, 5006, 5106, 5206, 5706, 5806, 6006, 6106, 6206, 6306, 6406, 6506, 6606, 6706, 6806

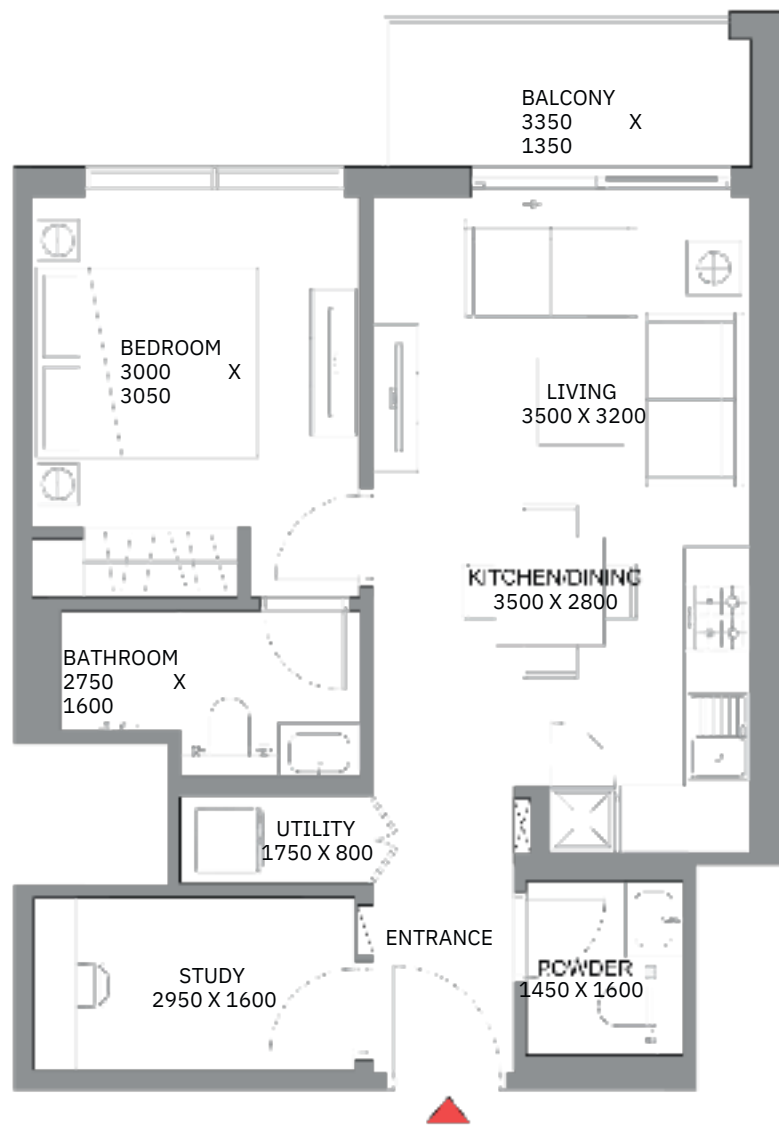
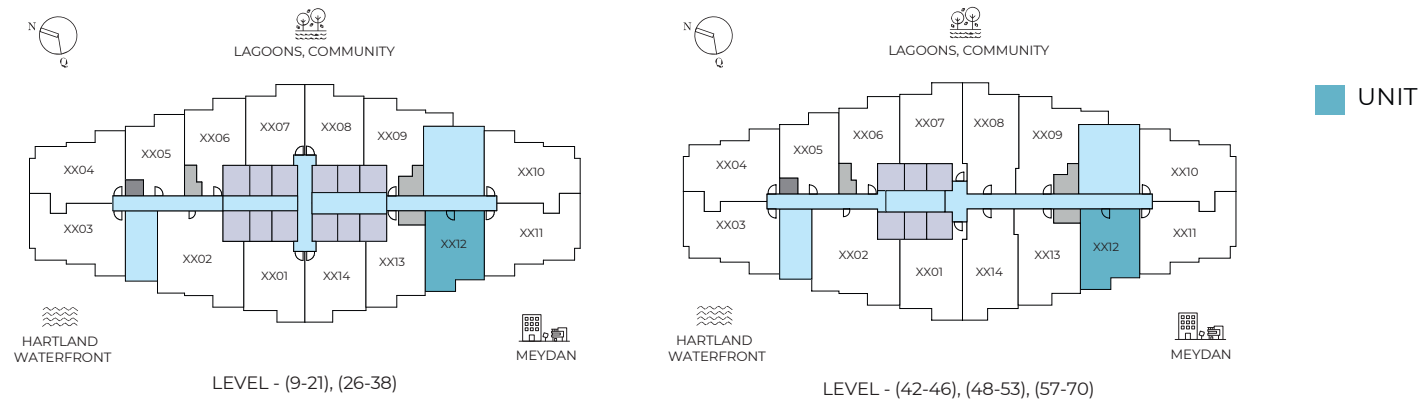
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# 1.5 BEDROOM APARTMENT

TYPE B (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 598.80 SQ.FT.  
 BALCONY = 59.31 SQ.FT.  
 TOTAL = 658.11 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Meydan  
 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, 4212, 4312, 4412, 4512, 4612, 4812, 4912, 5012, 5112, 5212, 5312, 5712, 5812, 5912, 6012, 6112, 6212, 6312, 6412, 6512, 6612, 6712, 6812, 6912, 7012

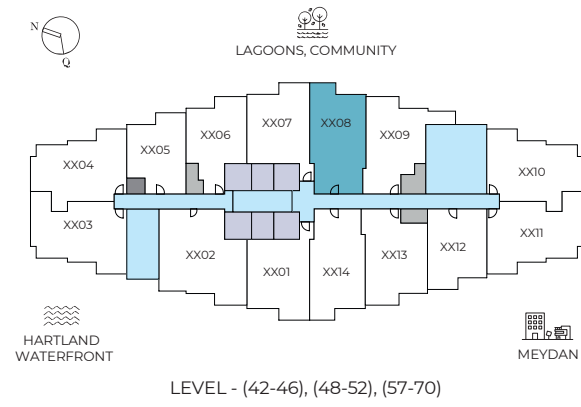
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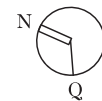
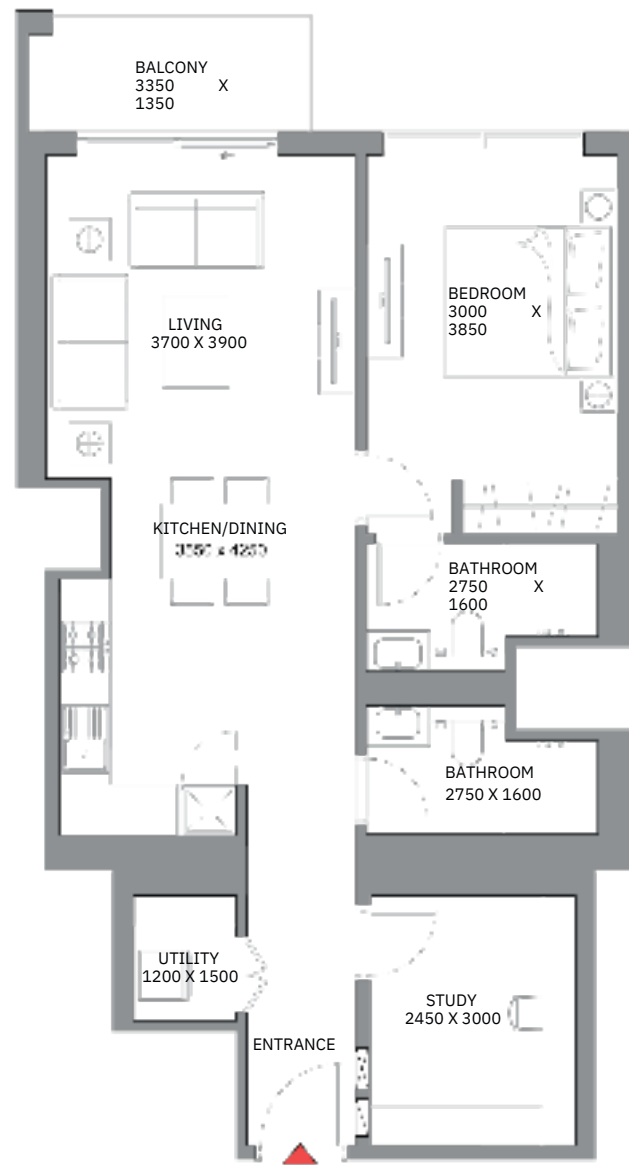
# 1.5 BEDROOM APARTMENT

TYPE D (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 831.51 SQ.FT.  
 BALCONY = 56.51 SQ.FT.  
 TOTAL = 888.02 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 4208, 4308, 4408, 4508, 4608, 4808, 4908, 5008, 5108, 5208, 5708, 5808, 5908, 6008, 6108, 6208, 6308,  
 6408, 6508, 6608, 6708, 6808, 6908, 7008

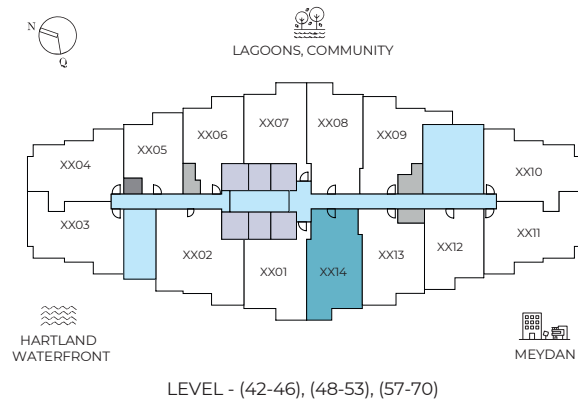
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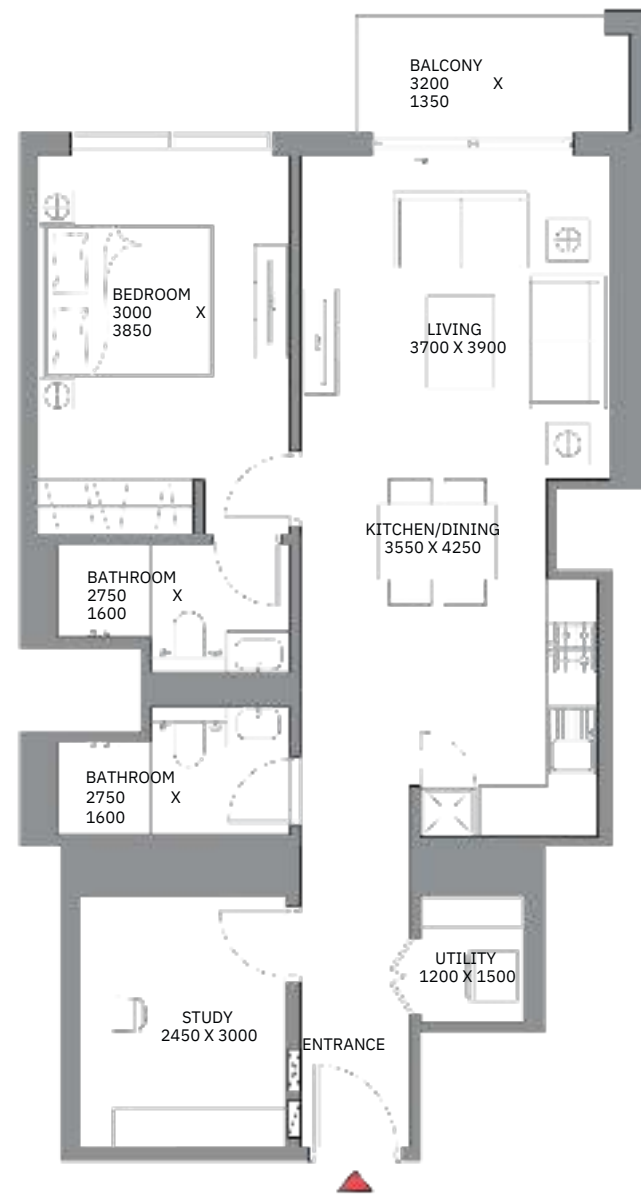
# 1.5 BEDROOM APARTMENT

TYPE D (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA  
 SUITE = 830.97 SQ.FT.  
 BALCONY = 54.36 SQ.FT.  
 TOTAL = 885.33 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Meydan  
 4214, 4314, 4414, 4514, 4614, 4814, 4914, 5014, 5114, 5214, 5314, 5714, 5814, 5914, 6014, 6114,  
 6214, 6314, 6414, 6514, 6614, 6714, 6814, 6914, 7014

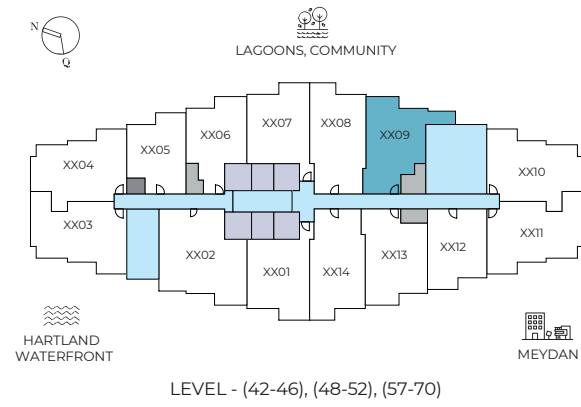
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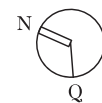
# 1.5 BEDROOM APARTMENT

TYPE E (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 734.74 SQ.FT.  
 BALCONY = 111.19 SQ.FT.  
 TOTAL = 845.93 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community  
 4209, 4309, 4409, 4509, 4609, 4809, 4909, 5009, 5109, 5209, 5709, 5809, 5909, 6009,  
 6109, 6209, 6309, 6409, 6509, 6609, 6709, 6809, 6909, 7009

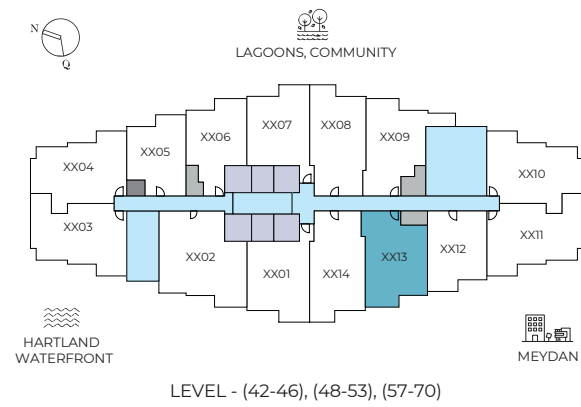
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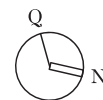
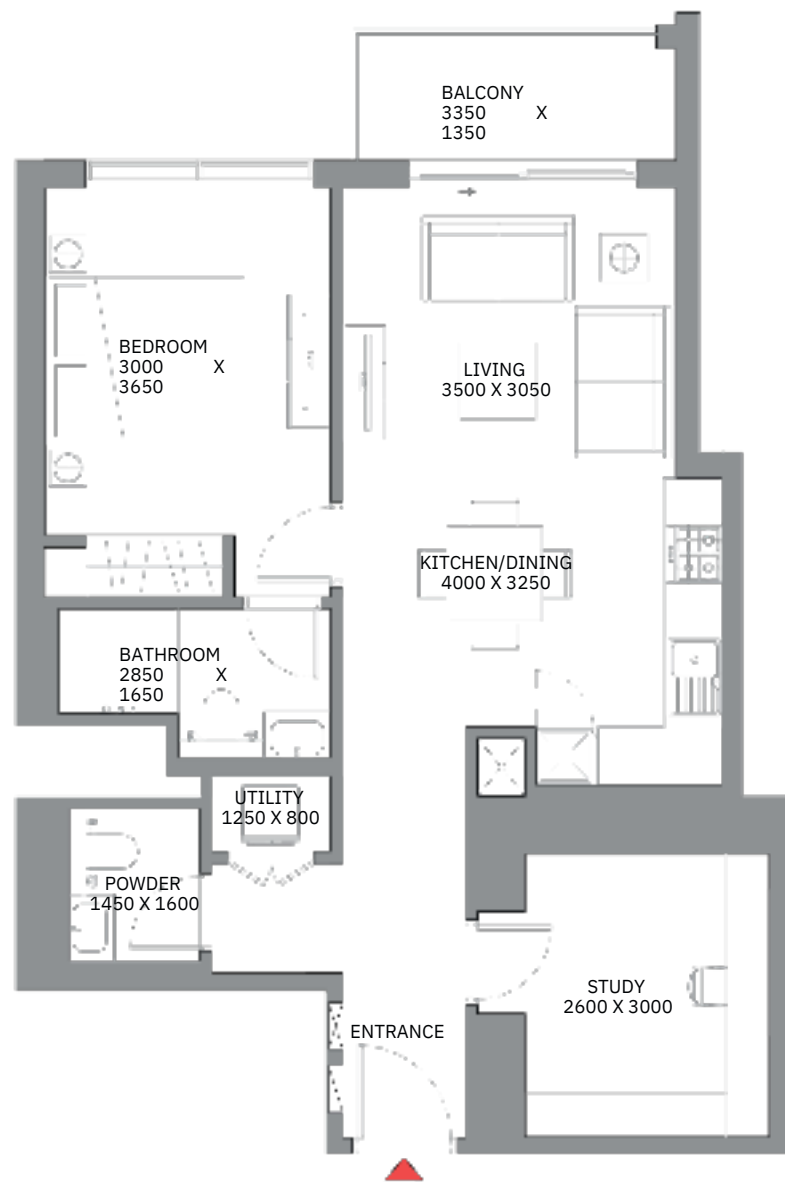
# 1.5 BEDROOM APARTMENT

TYPE F (with study room and powder room + balcony)

TOTAL SALEABLE AREA  
 SUITE = 757.99 SQ.FT.  
 BALCONY = 60.17 SQ.FT.  
 TOTAL = 818.16 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Meydan  
 4213, 4313, 4413, 4513, 4613, 4813, 4913, 5013, 5113, 5213, 5313, 5713, 5813, 5913, 6013, 6113,  
 6213, 6313, 6413, 6513, 6613, 6713, 6813, 6913, 7013

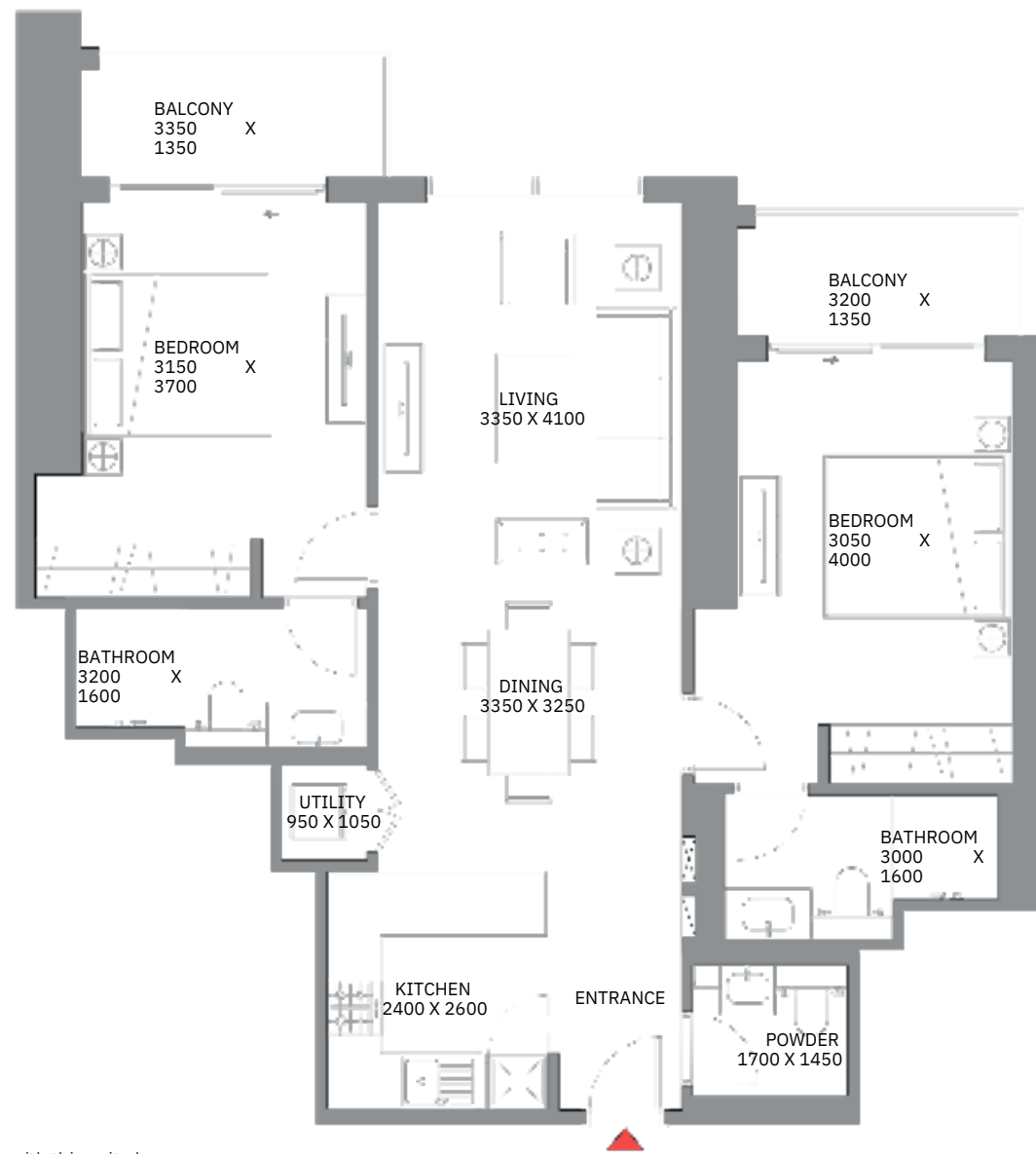
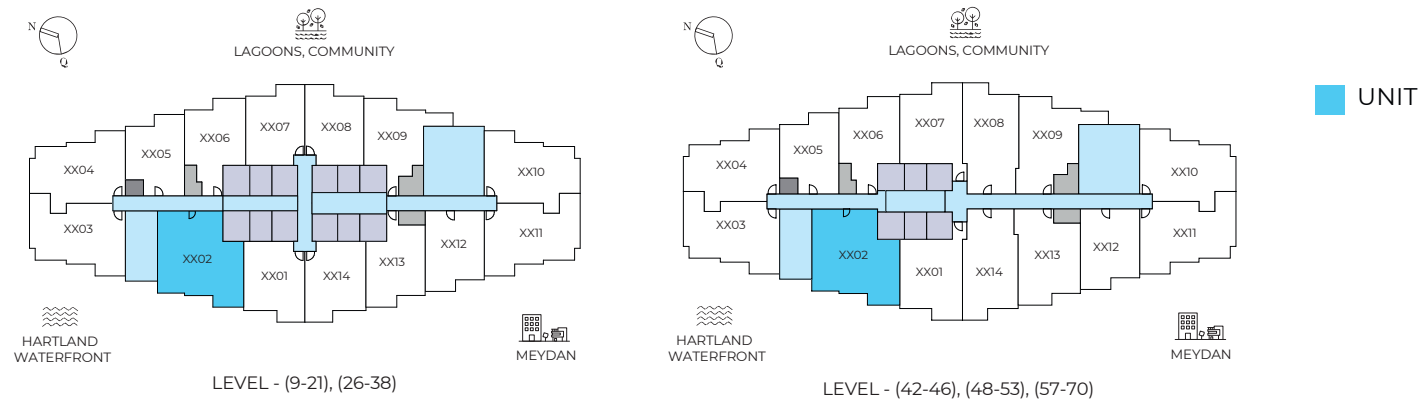
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# 2 BEDROOM APARTMENT

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.



List of unit numbers with this unit plan:

## VIEWS

Hartland Waterfront

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, 4202, 4302, 4402, 4502, 4602, 4802, 4902, 5002, 5102, 5202, 5302, 5702, 5802, 5902, 6002, 6102, 6202, 6302, 6402, 6502, 6602, 6702, 6802, 6902, 7002

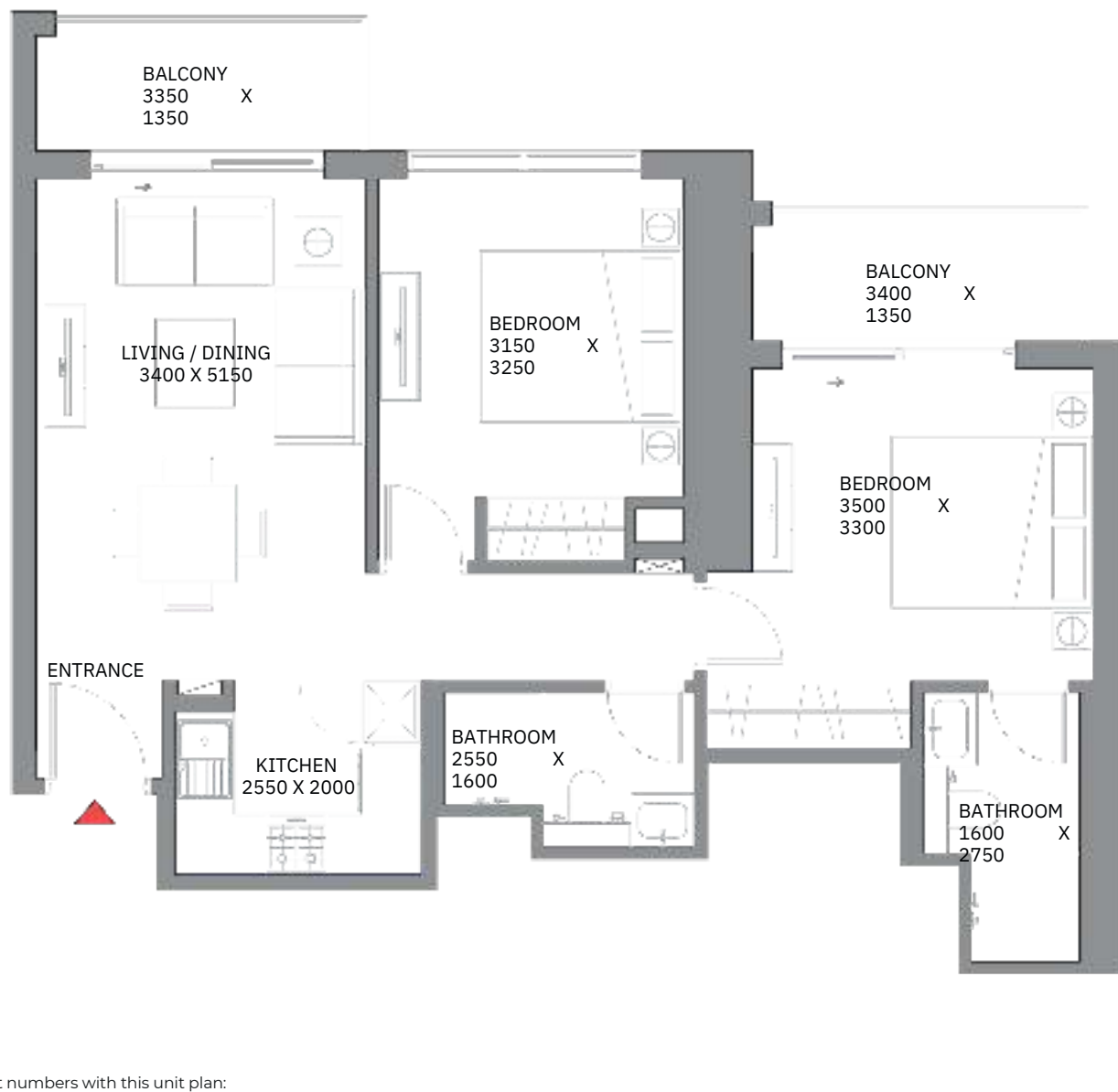
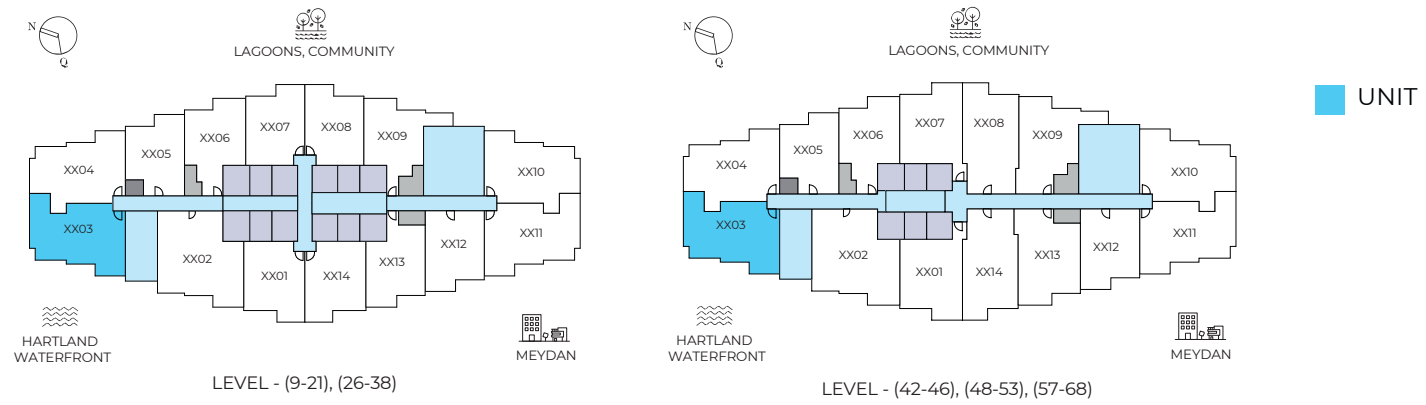
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## 2 BEDROOM APARTMENT

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.



List of unit numbers with this unit plan:

### VIEWS

Hartland Waterfront  
 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 4203, 4303, 4403, 4503, 4603, 4803, 4903, 5003, 5103, 5203, 5303, 5703, 5803, 5903, 6003, 6103, 6203, 6303, 6403, 6503, 6603, 6703, 6803

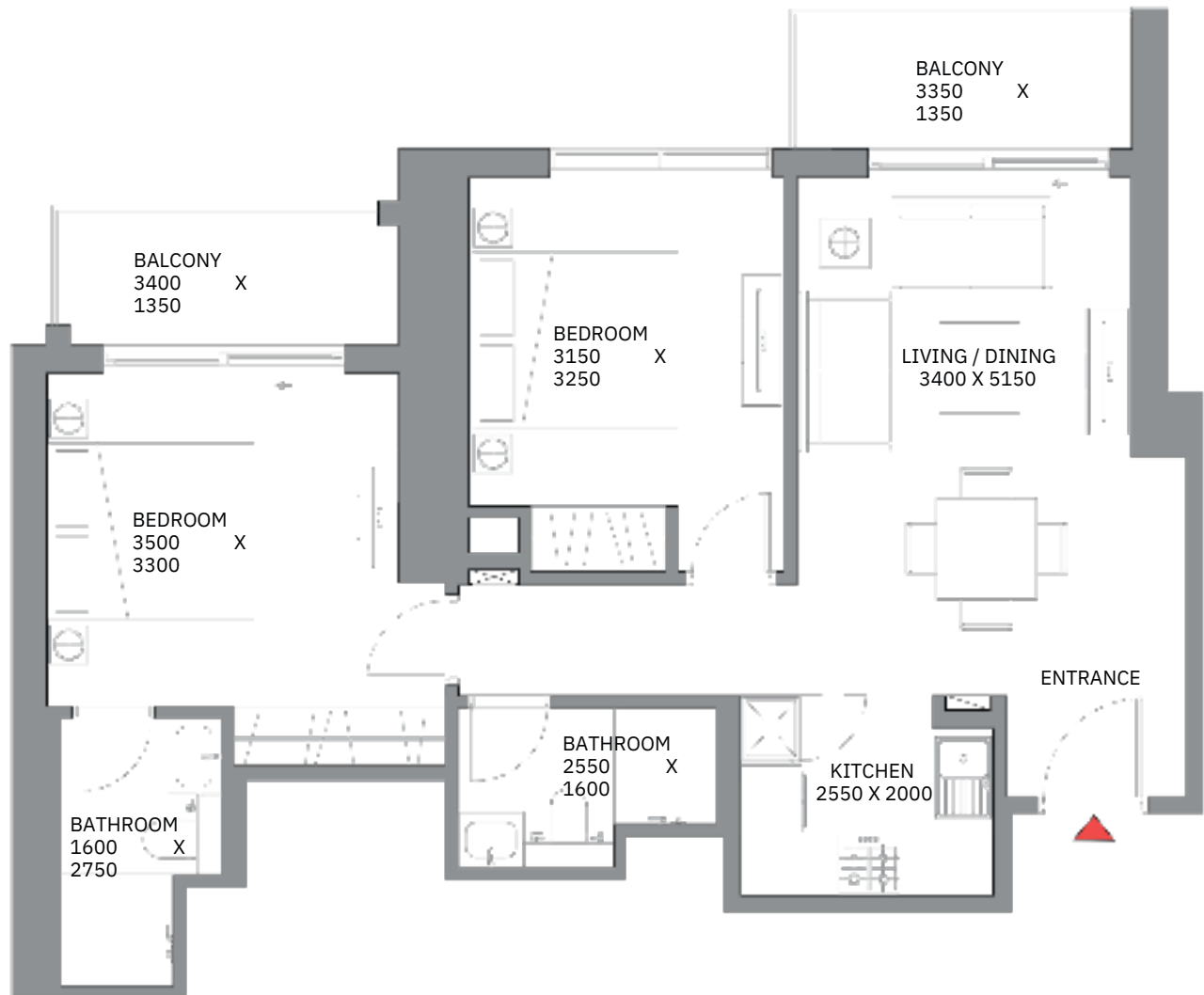
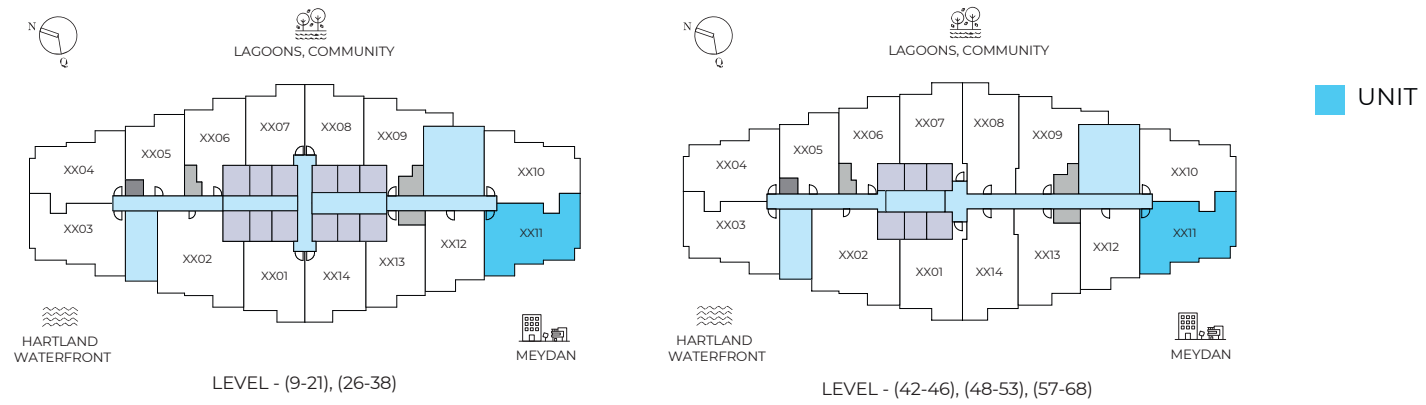
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# 2 BEDROOM APARTMENT

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.



List of unit numbers with this unit plan:

## VIEWS

Meydan  
 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, 4211, 4311, 4411, 4511,  
 4611, 4811, 4911, 5011, 5111, 5211, 5311, 5711, 5811, 5911, 6011, 6111, 6211, 6311, 6411, 6511, 6611, 6711, 6811

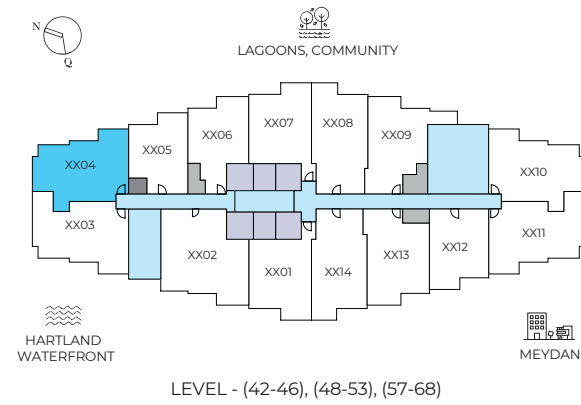
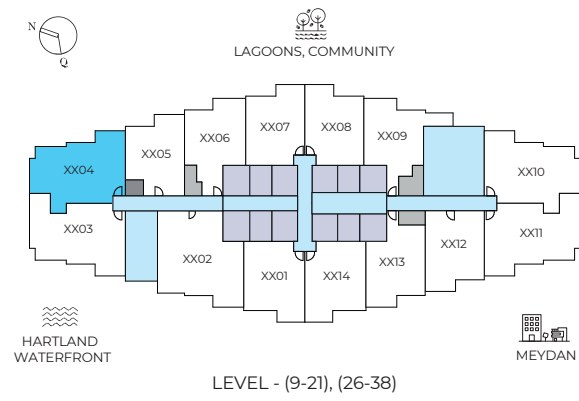
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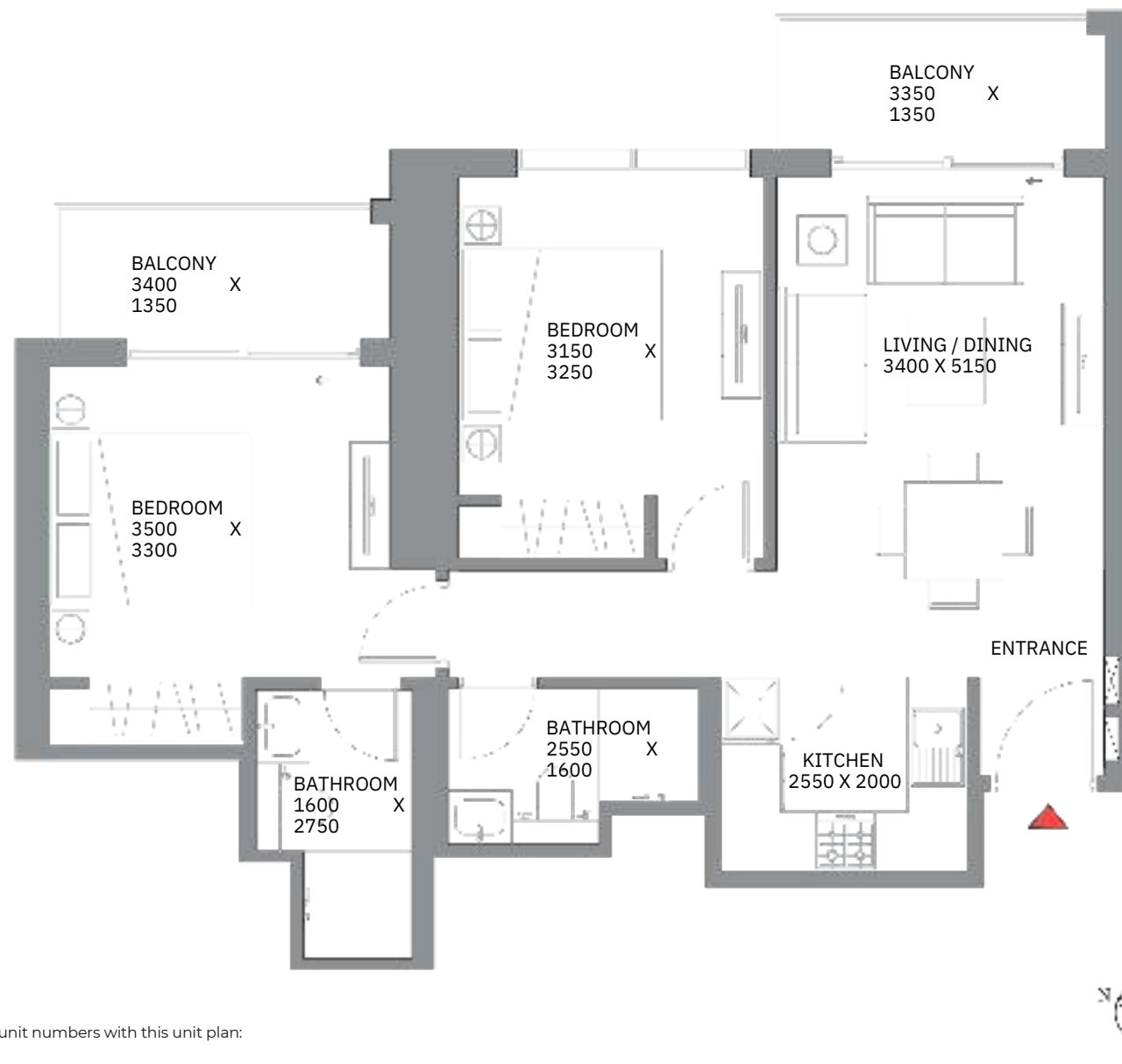
# 2 BEDROOM APARTMENT

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, 3504, 3604, 3704, 3804, 4204, 4304, 4404, 4504, 4604, 4804, 4904, 5004, 5104, 5204, 5304, 5704, 5804, 5904, 6004, 6104, 6204, 6304, 6404, 6504, 6604, 6704, 6804

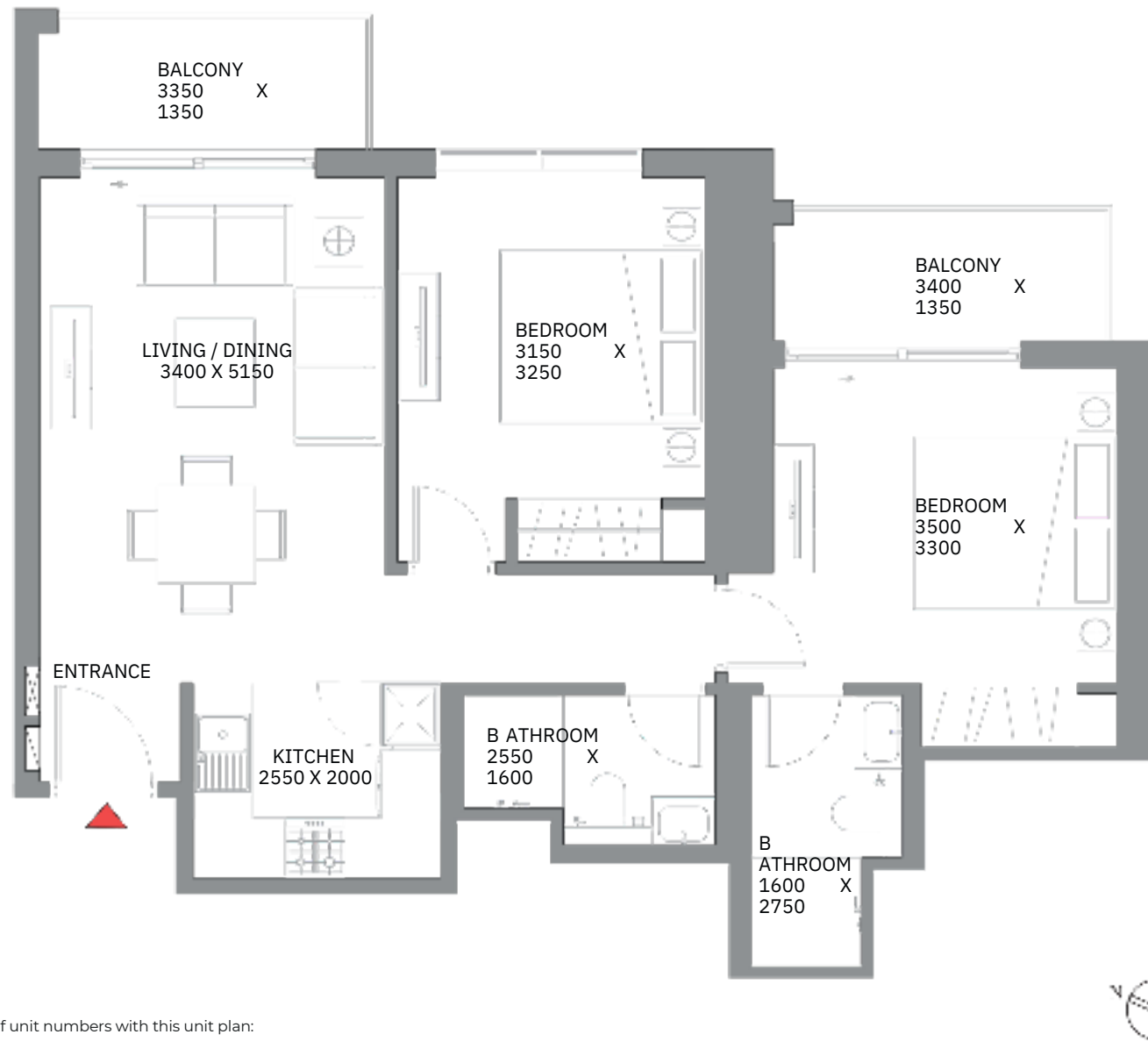
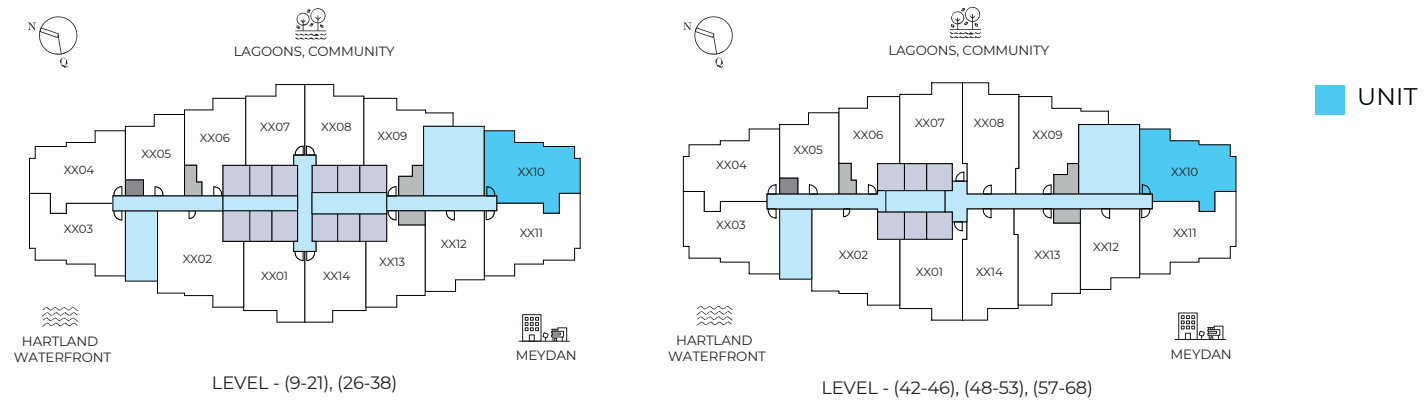
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# 2 BEDROOM APARTMENT

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.



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, 3510, 3610, 3710, 3810, 4210, 4310, 4410, 4510, 4610, 4810, 4910, 5010, 5110, 5210, 5310, 5710, 5810, 5910, 6010, 6110, 6210, 6310, 6410, 6510, 6610, 6710, 6810

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**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