



320 RIVERSIDE (R)ESCENT

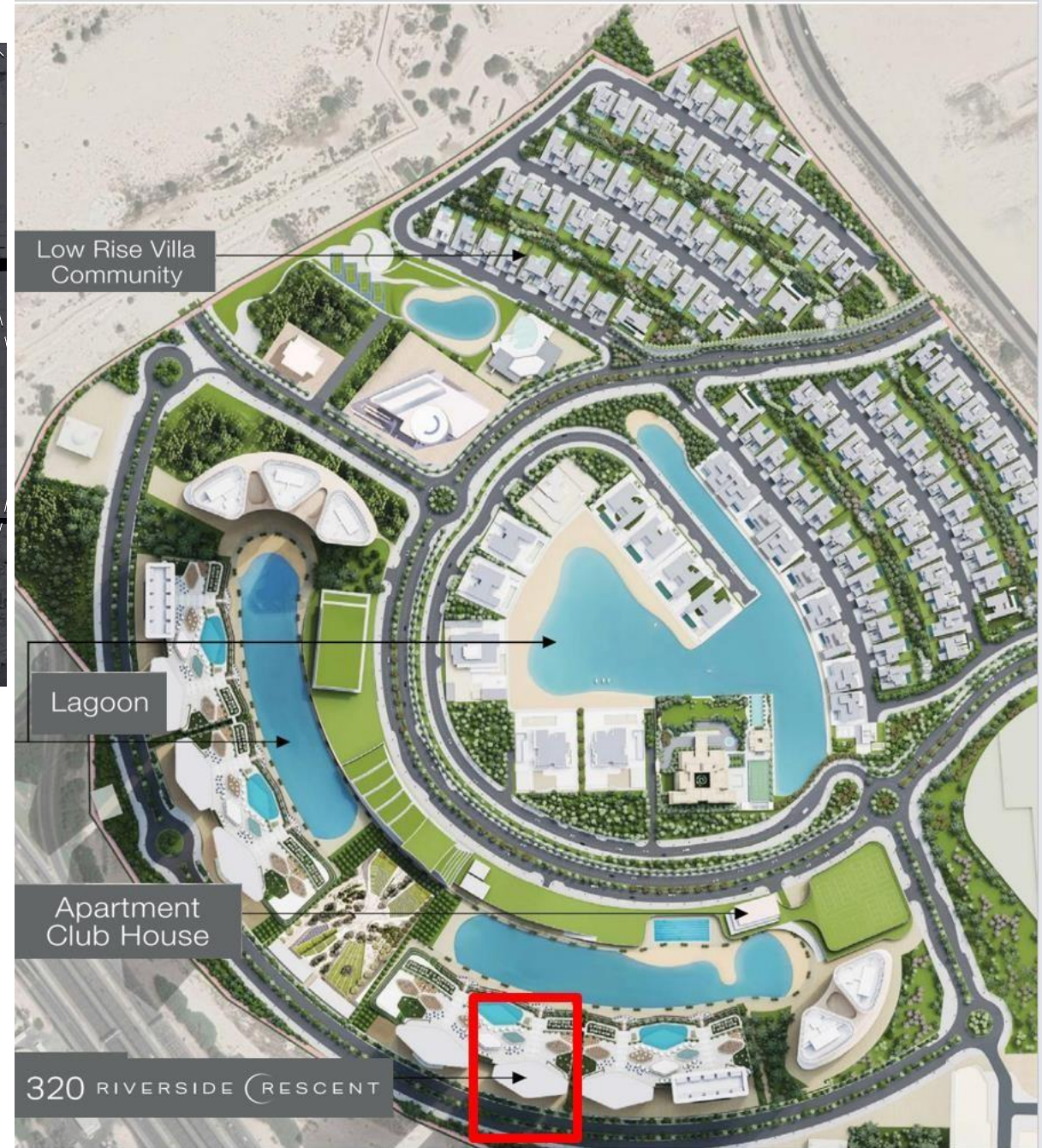
Introducing  
**320** RIVERSIDE (R)ESCENT  
at Sobha Hartland II

Completion Date: **JULY 2027**

1, 1.5, 2 & 3 Bedroom Luxury  
Apartments

- **8 million Sq. Ft (750,000 sq m or 185 Acres) Gated Community with Private Lagoons and Forest Spaces**
- **1 International School**
- **100,000 sq. Ft Community Retail Plaza**
- **Tower Height G + 61 Floors**
- **Amenities on 2 levels**
- **Podium and Master Community Amenities Separate**
- **Resort Style Features in a Gated Community in the Heart of the City**





  
 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

## TOWER AMENITIES

- Sun Loungers, Day Beds and Cabanas
- Yoga Zone
- Indoor Gym
- Multipurpose Hall with Outdoor Space
- Observation Deck
- Kids Play areas
- Sky Gardens at multiple Levels



## PODIUM AMENITIES

- Leisure Pool with Infinity Edge
- Toddler Pool with Activities
- Jacuzzi & Wet Bed Deck
- Library
- Art & Music Room
- Indoor Cinema
- Outdoor Gym & Yoga Zone
- Kids Play Areas
- Barbeque Areas
- Sensory Garden



# Master Community Amenities

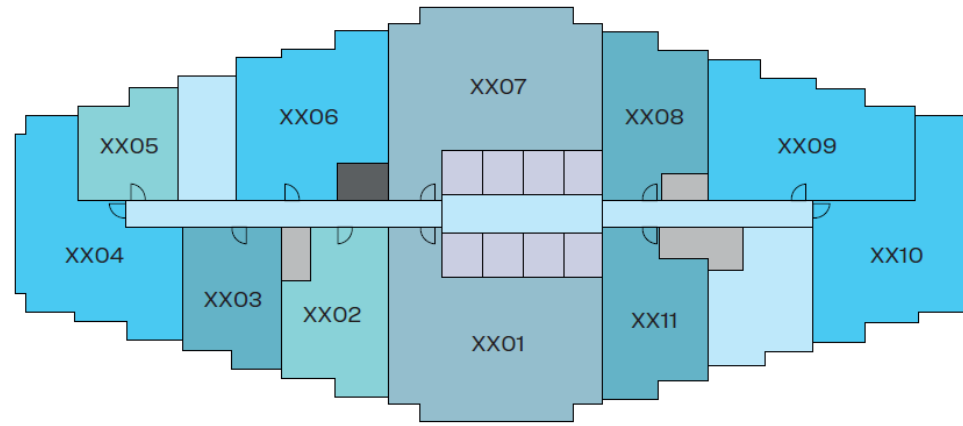
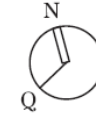
- 3 Levels of Upscale Retail and F&B Outlets
- Central Plaza
- Multi-purpose Space – Markets/ Food Trucks/ etc
- Sensory Zen Gardens
- Open Air Theatre
- Waterbody with Beach Edge
- Water Sports like Paddle Boarding and Kayaking
- Floating Water Obstacle Course
- Water Walking Ball
- Battle Ropes and Outdoor Gyms
- Tyre Flipping
- Obstacle Course
- Skate Park
- Walking/ Jogging Track
- Cycling Paths
- Outdoor Chess
- Practice Pitch Cricket
- Racquetball Courts for Tennis, Badminton, Squash
- Volleyball
- Padel Courts
- Pet Parks with Obstacle Course
- Pet Washing Station and Salon







LAGOONS, COMMUNITY



NAD AL SHEBA

LEVEL 07-18, 22-32, 36-46, 50-61

- |   |  |   |  |
|---|--|---|--|
|  1 BED UNIT   |  2 BED UNIT |  CIRCULATION |  LIFTS        |
|  1.5 BED UNIT |  3 BED UNIT |  SERVICES    |  GARBAGE ROOM |

# At A Glance

- **Location Advantage:**

- a. Second Waterfront Building in Sobha Hartland II
- b. Ease of Access to Central Road network (Dubai-Al Ain Road/ Ras Al Khor Road/ Manama Strret Meydan)
- c. Rental Demand from Dubai Design District, Business Bay and DIFC

- **Distance From Major Landmarks:**

- a. **5 Mins** to Ras Al Khor Wildlife Sanctuary
- b. **10 Mins** to Meydan Racecourse
- c. **10 Mins** to Dubai International Airport
- d. **10 Mins** to Business Bay
- e. **10 Mins** to Dubai Mall and Downtown Dubai
- f. **5 Mins** to Dubai Creek Harbor

- **Kitchens:**

Fully Fitted with State of the Art Appliances including Hob and Gas, Oven, Dishwasher, Washing Machine, Refrigerator and Freezer

- **Utilities Room:**

Standard in all Apartments

- **Service Charges:**

15 AED per Sq. Ft per Year

# Financial Overview

- Attractive **80:20 payment plan** spread over 4 years
- **80% during construction** over a period of 39 months in 7 installments
- **20% at handover** (JULY 2027)
- **Re-sell** allowed after 40% + 4% DLD payment
- **Excellent ROI potential** as the project is located in a Gated Resort Style Community minutes away from Downtown Dubai
- **International School** located within the Community increasing Rental Demand
- **Excellent Capital Appreciation Potential**
- **Competitive pre-launch prices** as compared to other properties in the neighborhood
- **Short term Rentals** (Holiday Homes) for Higher Rental Returns



## Payment Plan Breakdown

<b>Booking Amount</b>	10%
<b>Booking Amount (within 30 Days)</b>	10%
<b>DLD</b>	4%
<b>9 Months from Booking</b>	10%
<b>15 Months from Booking</b>	10%
<b>21 Months from Booking</b>	10%
<b>27 Months from Booking</b>	10%
<b>33 Months from Booking</b>	10%
<b>39 Months from Booking</b>	10%
<b>At Completion</b>	20%

Finite Curves. Infinite Views.

Embrace breathtaking vistas from every angle designed to inspire.

