

320 RIVERSIDE (R)ESCENT

SOBHA  
REALTY















Luxury living takes a new curve.

Experience the tranquil beauty of the water  
*from your home in the heart of the city.*





Feel the pulse of city life from  
the *heart of luxury*

- |  |   |  |   |  |
|--|---|--|---|--|
| <br>RAS AL KHOR<br>WILDLIFE SANCTUARY<br>05 MINUTES | <br>MEYDAN<br>RACE COURSE<br>10 MINUTES            | <br>SOBHA HARTLAND &<br>2 INTERNATIONAL SCHOOLS<br>10 MINUTES | <br>DUBAI INTERNATIONAL<br>AIRPORT<br>12 MINUTES | <br>BUSINESS BAY<br>12 MINUTES  |
| <br>THE DUBAI MALL<br>15 MINUTES                    | <br>BURJ KHALIFA &<br>DOWNTOWN DUBAI<br>15 MINUTES | <br>DUBAI FRAME<br>15 MINUTES                                 | <br>DUBAI OPERA<br>15 MINUTES                    | <br>PALM JUMEIRAH<br>25 MINUTES |



Site Location in Masterplan

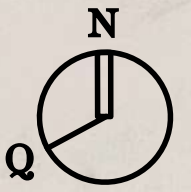


Low Rise Villa Community

Lagoon

Apartment Club House

320 RIVERSIDE CRESCENT





## The Epitome of Waterfront living

Get serene water views and embrace the calm waters right outside your home. Waterfront living is not just a lifestyle, it's an escape from the hustle and bustle.





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

Uncover sublime living at the peak of paradise with  
57 stories of unmatched excellence









## The Arc of Luxury

It's a new world of unparalleled elegance and sophistication.  
Escape to a place where every day feels like a dream come true.

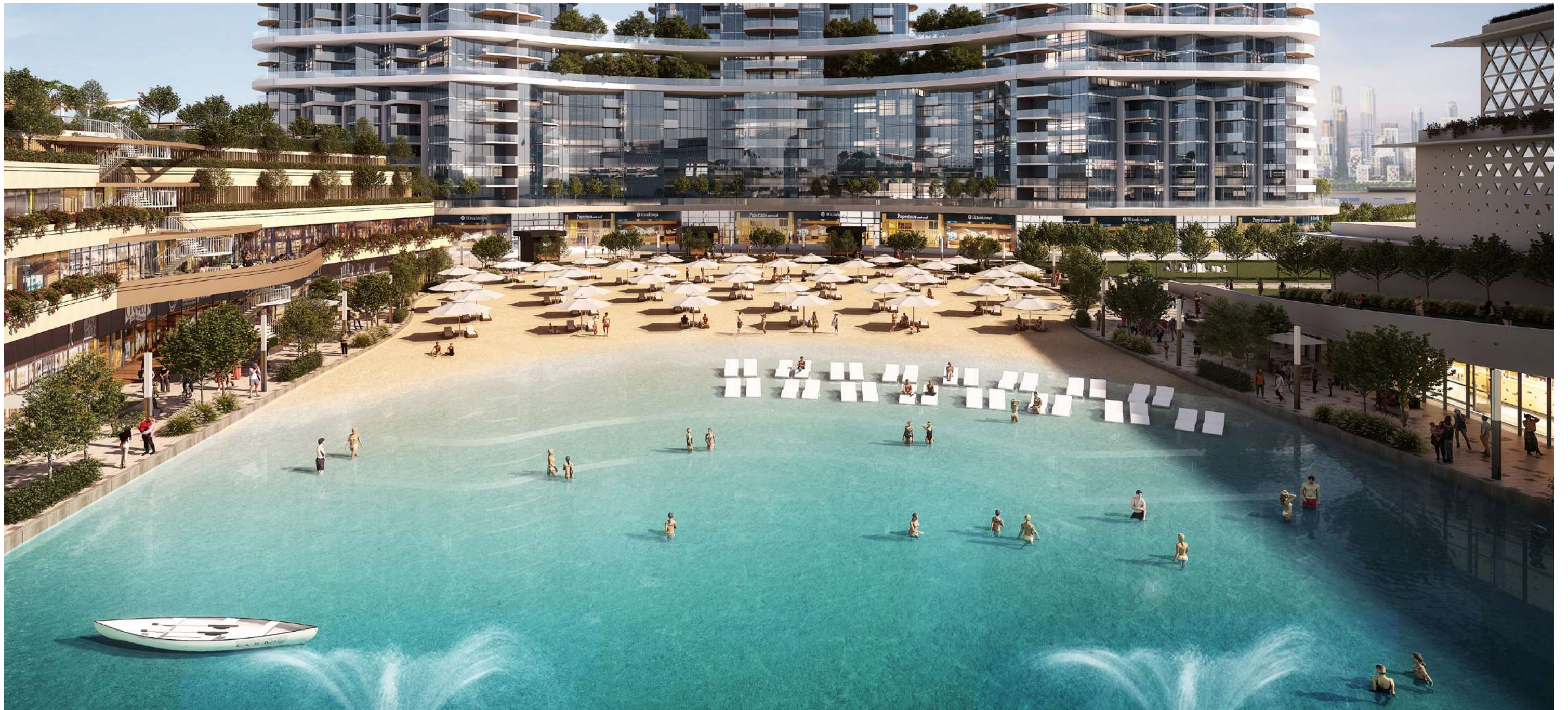




## Where you belong

The community living here is more than a place, a collection of homes.

*It's a way of life.* Cohabit with the elements of water and people in harmony.





# Finite Curves. Infinite Views.

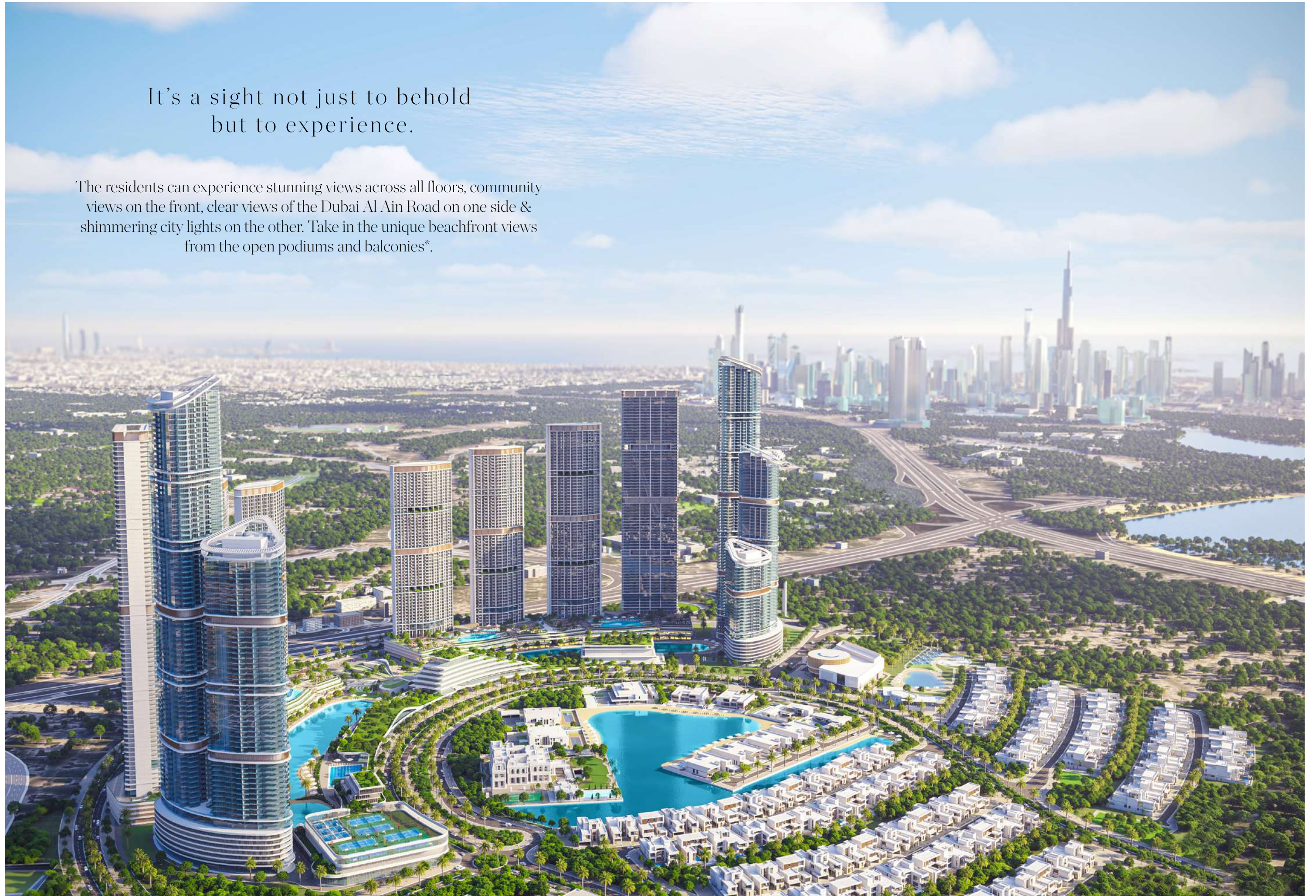
Embrace breathtaking vistas from every angle designed to inspire.





It's a sight not just to behold  
but to experience.

The residents can experience stunning views across all floors, community views on the front, clear views of the Dubai Al Ain Road on one side & shimmering city lights on the other. Take in the unique beachfront views from the open podiums and balconies\*.



\*Views from the balcony depend on the reserved apartment.



## Specially designed residences

Consisting of 1 and 4 bedroom apartments  
exhibiting all-encompassing views









## Amenities

Enliven your soul in a private realm of nourishing spaces.





Splash . Soak . Swim  
and stir with water all around you.





Recharge with world-class outdoor and indoor gyms.





Commune with the like-minded.





Be a child again with your little ones  
in the kids play area.







Entertain loved ones at the family  
zones and BBQ areas.





Have a ball at the paddle tennis court, badminton, squash,  
and half basketball court.



Get retail therapy when you need it.



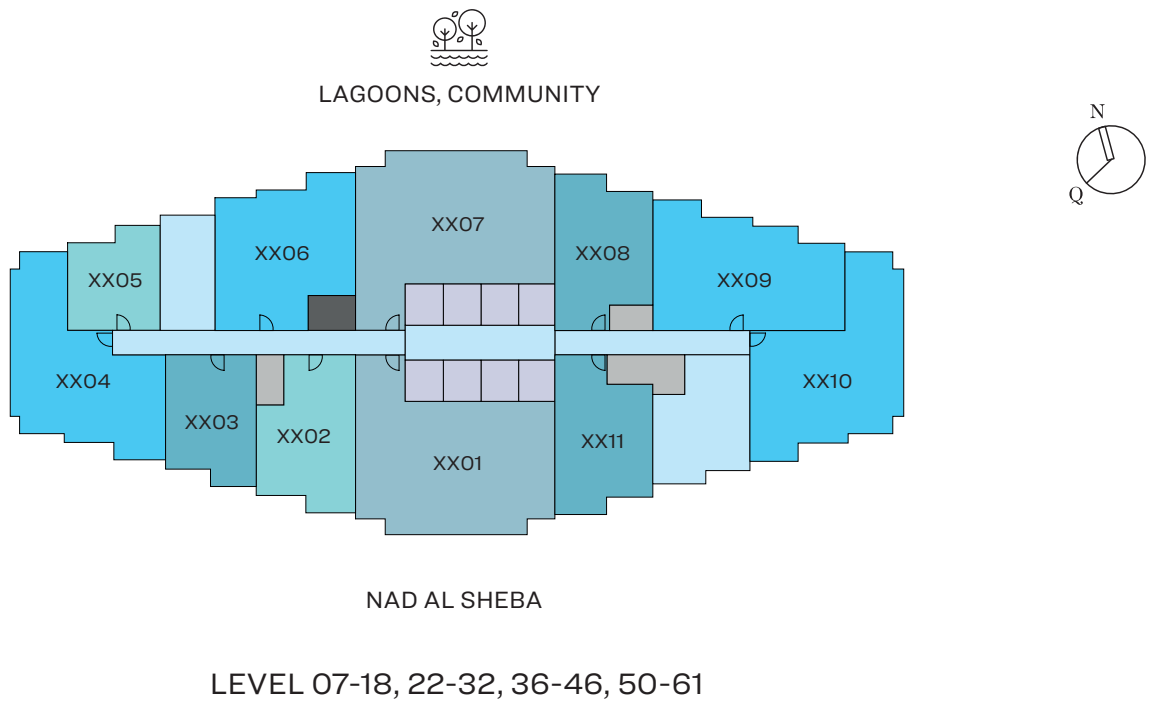


320 RIVERSIDE CRESCENT

Floor Plan and Unit Plans



# FLOOR PLAN LAYOUT



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

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# 1 BEDROOM APARTMENT

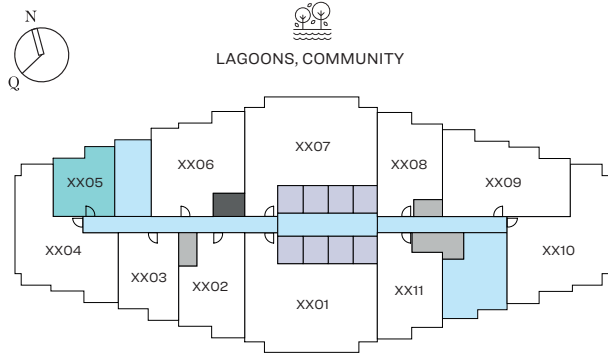
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 465.54 SQ.FT.

BALCONY = 58.34 SQ.FT.

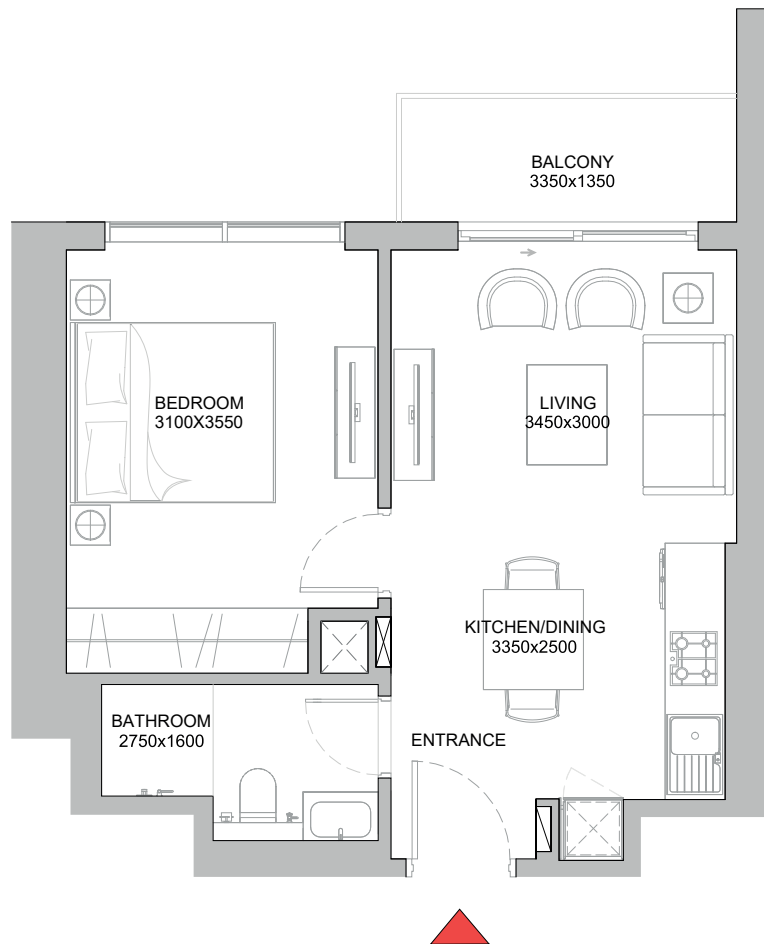
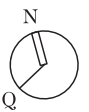
TOTAL = 523.88 SQ.FT.



NAD AL SHEBA

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

705,805,905,1005,1105,1205,1305,1405,1505,1605,1705,1805,2205,2305,2405,2505,2605,2705,2805,2905

### Lagoons, Community, Creek

3005,3105,3205,3605,3705,3805,3905,4005,4105,4205,4305,4405,4505,4605,5005,5105,5205,5305,5405,5505,5605,5705,5805,5905,6005,6105

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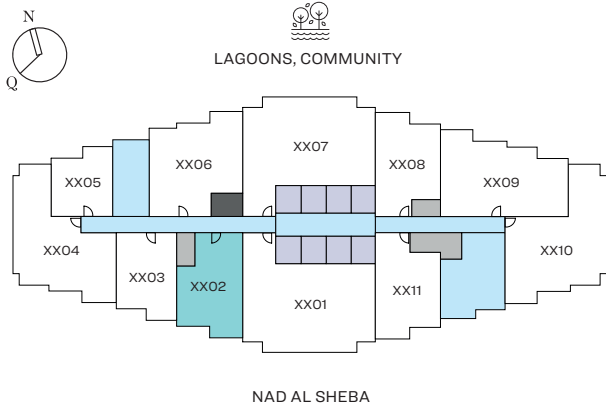


# 1 BEDROOM APARTMENT

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

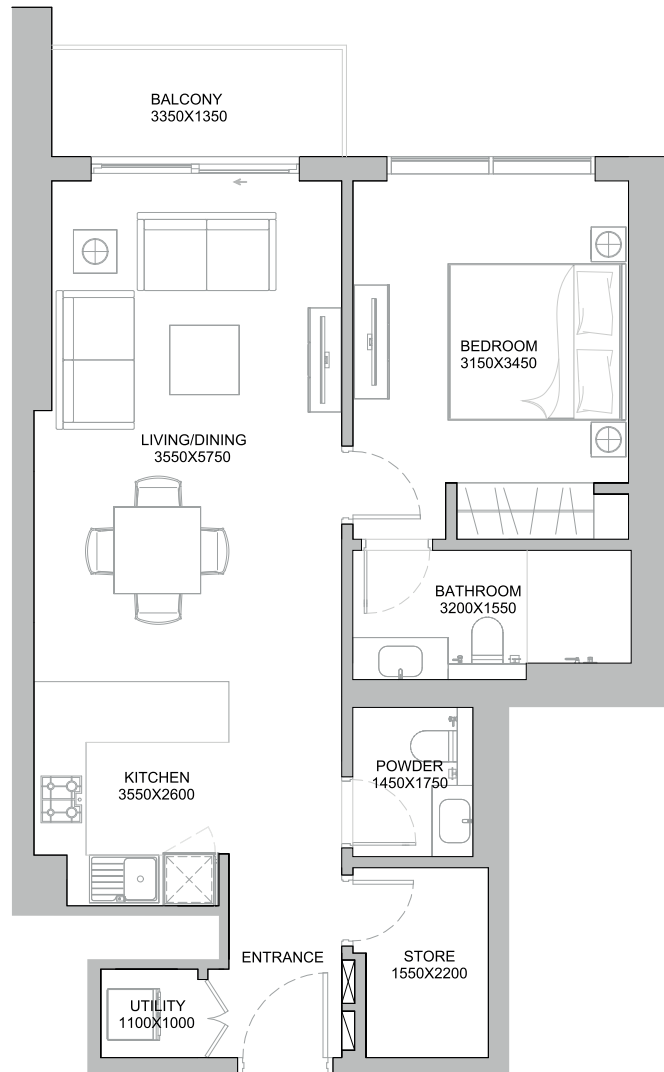
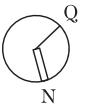
## TOTAL SALEABLE AREA

SUITE = 694.92 SQ.FT.  
BALCONY = 59.31 SQ.FT.  
TOTAL = 754.23 SQ.FT.



LEVEL 07, 08, 10-13, 15-18, 22-27, 30-32, 36-38,  
40-41, 43-46, 50-55, 57, 58, 60, 61

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

702, 802, 1002, 1102, 1202, 1302, 1502, 1602, 1702, 1802, 2202, 2302, 2402, 2502, 2602, 2702, 3002, 3102, 3202, 3602, 3702, 3802,  
4002, 4102, 4302, 4402, 4502, 4602, 5002, 5102, 5202, 5302, 5402, 5502, 5702, 5802, 6002, 6102

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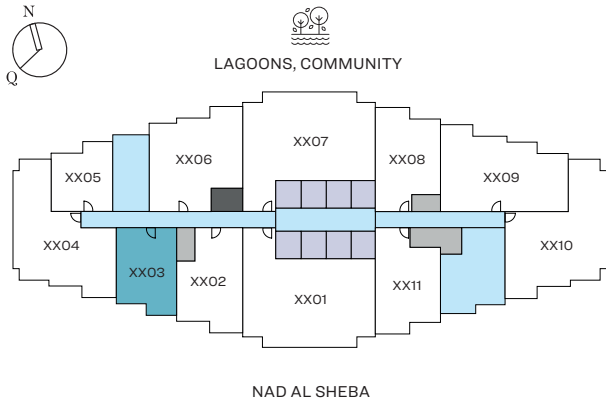


# 1.5 BEDROOM APARTMENT

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

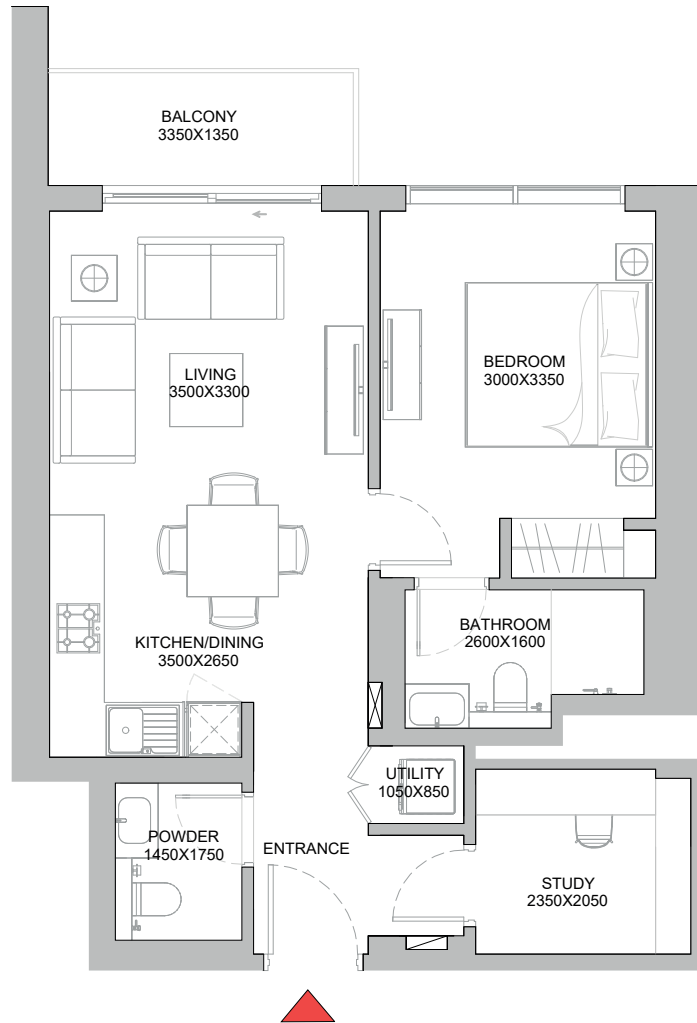
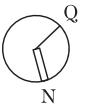
## TOTAL SALEABLE AREA

SUITE = 618.71 SQ.FT.  
 BALCONY = 58.45 SQ.FT.  
 TOTAL = 677.16 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403, 4503, 4603, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103

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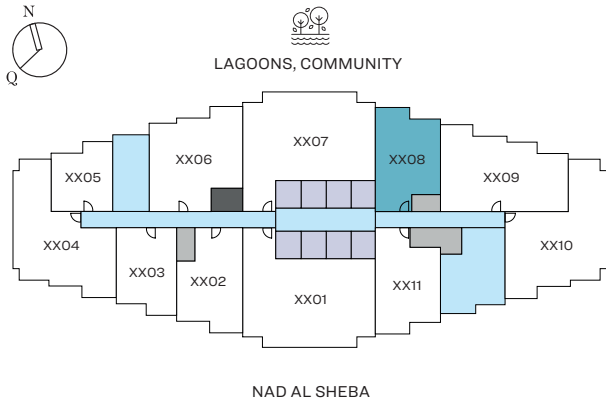


# 1.5 BEDROOM APARTMENT

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

## TOTAL SALEABLE AREA

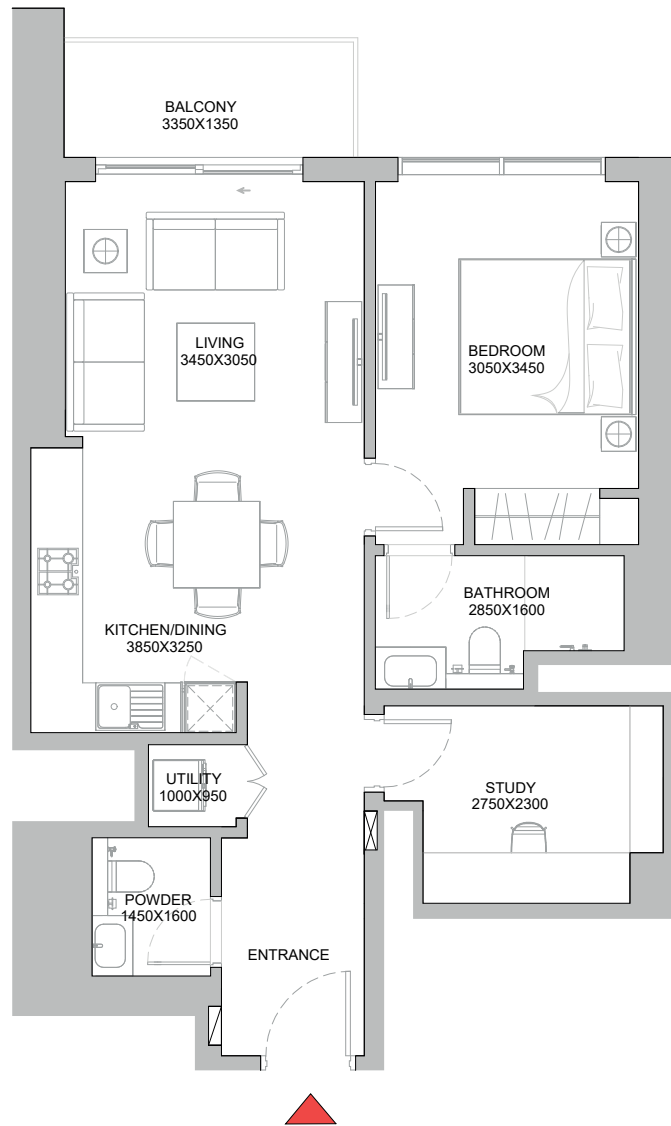
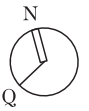
SUITE = 705.57 SQ.FT.  
 BALCONY = 59.20 SQ.FT.  
 TOTAL = 764.78 SQ.FT.



NAD AL SHEBA

LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Lagoons, Community

708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908

#### Lagoons, Community, Creek

3008, 3108, 3208, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408, 4508, 5008, 5108, 5208, 5308, 5408, 5508, 5608, 5708, 5808, 5908, 6008, 6108

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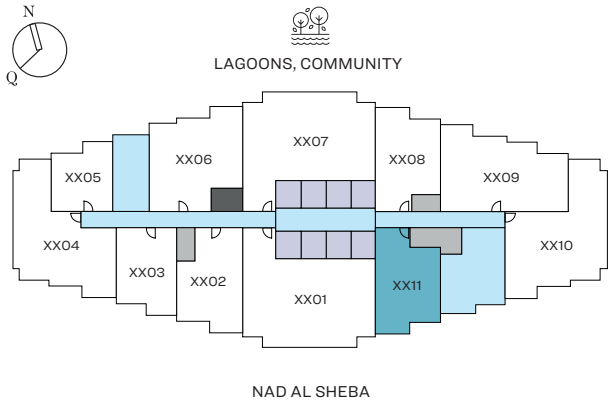


# 1.5 BEDROOM APARTMENT

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

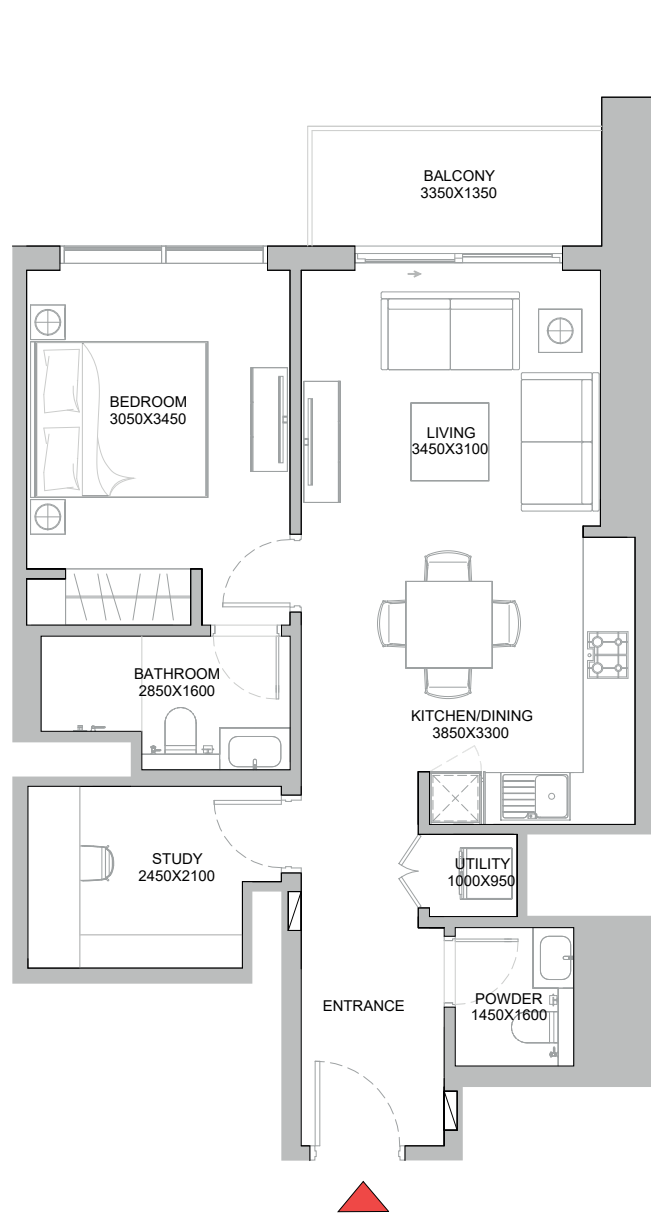
## TOTAL SALEABLE AREA

SUITE = 697.72 SQ.FT.  
BALCONY = 59.20 SQ.FT.  
TOTAL = 756.92 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411, 4511, 4611, 5011, 5111, 5211, 5311, 5411, 5511, 5611, 5711, 5811, 5911, 6011, 6111

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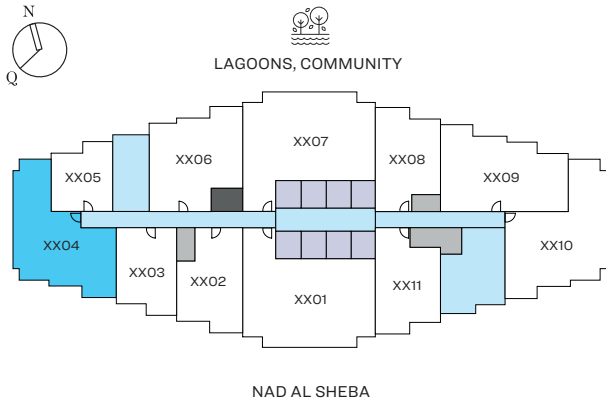


# 2 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 999.11 SQ.FT.  
 BALCONY = 173.41 SQ.FT.  
 TOTAL = 1,172.51 SQ.FT.



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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community, Nad Al Sheba

704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904

Lagoons, Community, Nad Al Sheba, Creek

3004, 3104, 3204, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404, 4504, 4604, 5004, 5104, 5204, 5304, 5404, 5504, 5604, 5704, 5804, 5904, 6004, 6104

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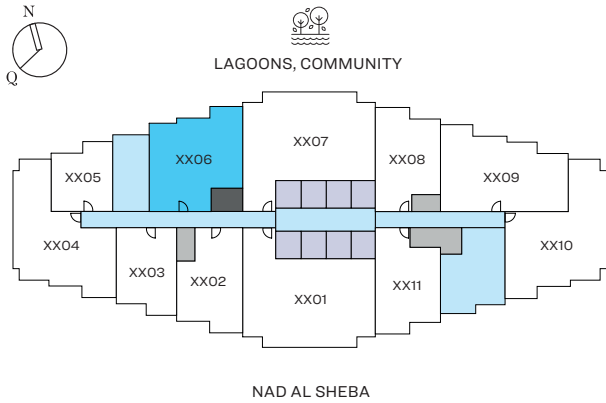


# 2 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

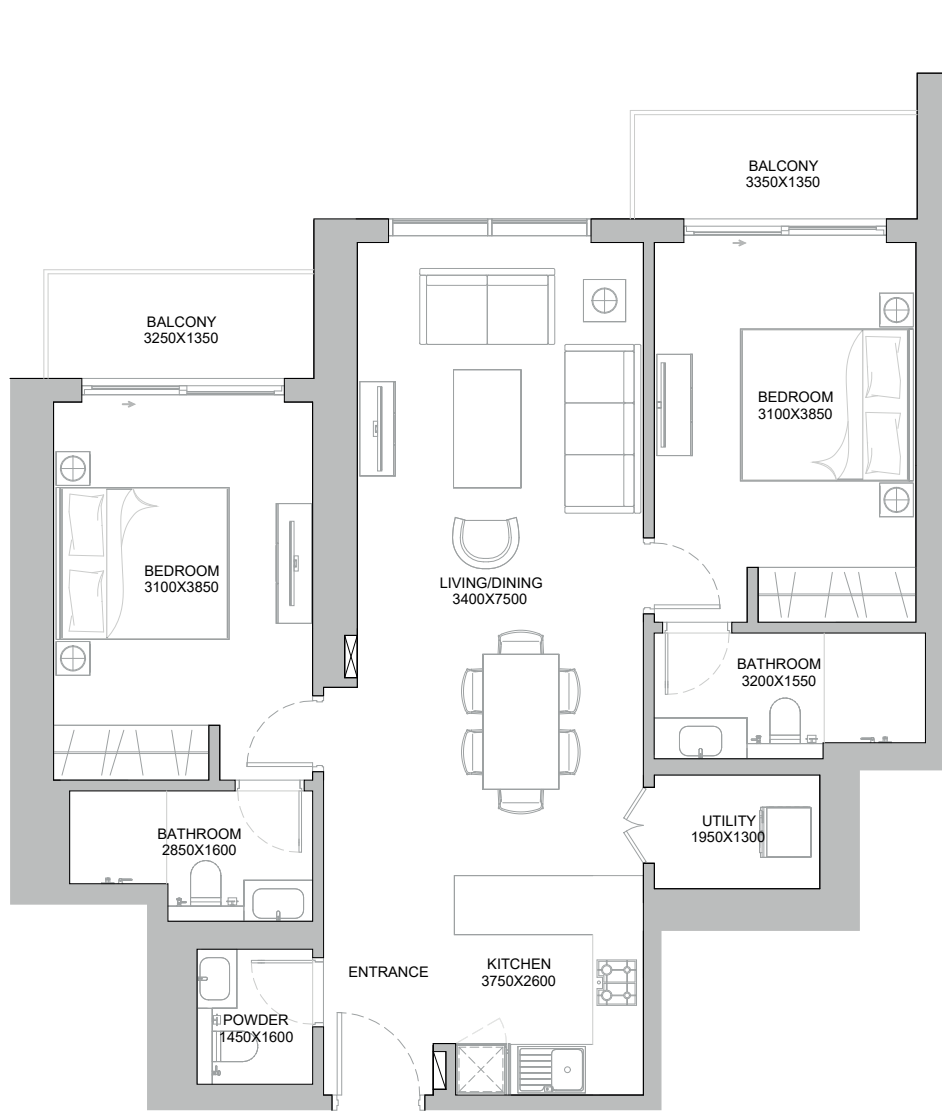
SUITE = 971.01 SQ.FT.  
 BALCONY = 116.03 SQ.FT.  
 TOTAL = 1,087.05 SQ.FT.



NAD AL SHEBA

LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:



## VIEWS

### Lagoons, Community

706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906

### Lagoons, Community, Creek

3006, 3106, 3206, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406, 4506, 5006, 5106, 5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106

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# 2 BEDROOM APARTMENT

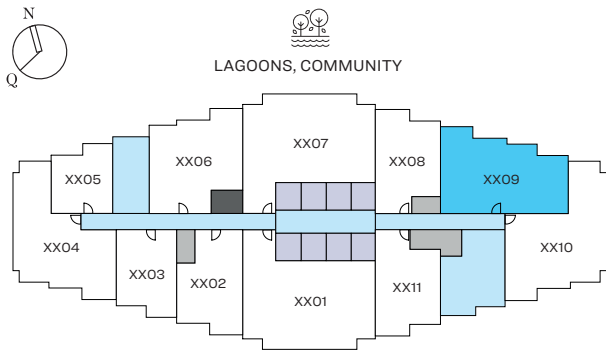
TYPE C (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 1,077.14 SQ.FT.

BALCONY = 117.65 SQ.FT.

TOTAL = 1,194.79 SQ.FT.



NAD AL SHEBA

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909

### Lagoons, Community, Creek

3009, 3109, 3209, 3609, 3709, 3809, 3909, 4009, 4109, 4209, 4309, 4409, 4509, 4609, 5009, 5109, 5209, 5309, 5409, 5509, 5609, 5709, 5809, 5909, 6009, 6109

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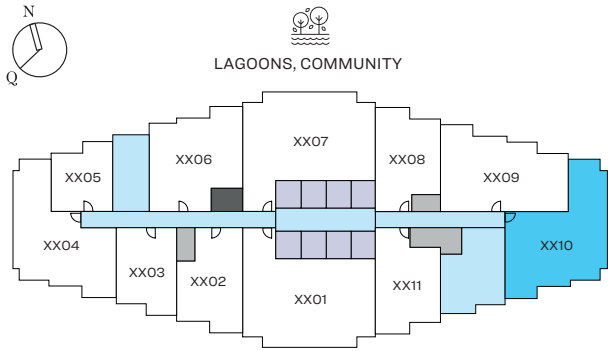


# 2 BEDROOM APARTMENT

TYPE D (with powder room + balcony)

## TOTAL SALEABLE AREA

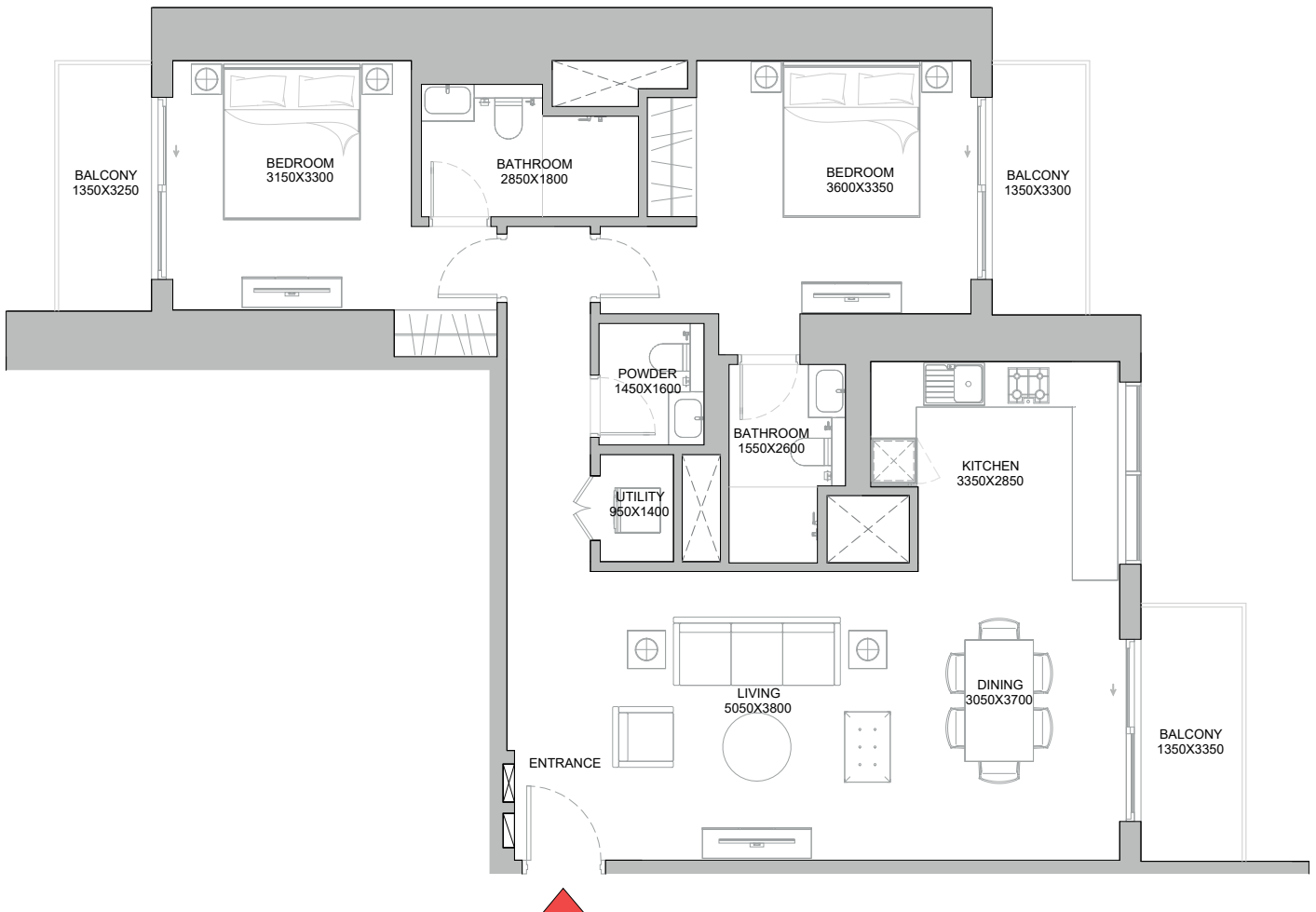
SUITE = 1,070.69 SQ.FT.  
BALCONY = 173.73 SQ.FT.  
TOTAL = 1,244.42 SQ.FT.



NAD AL SHEBA

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, Community, Nad Al Sheba

710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910

Lagoons, Community, Nad Al Sheba, Creek

3010, 3110, 3210, 3610, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410, 4510, 4610, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010, 6110

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# 3 BEDROOM APARTMENT

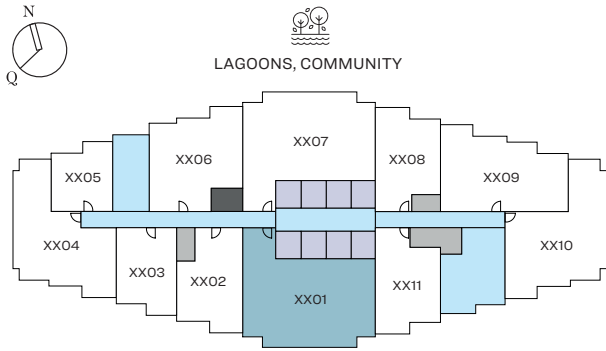
TYPE A (with balcony)

**TOTAL SALEABLE AREA**

SUITE = 1,487.14 SQ.FT.

BALCONY = 167.27 SQ.FT.

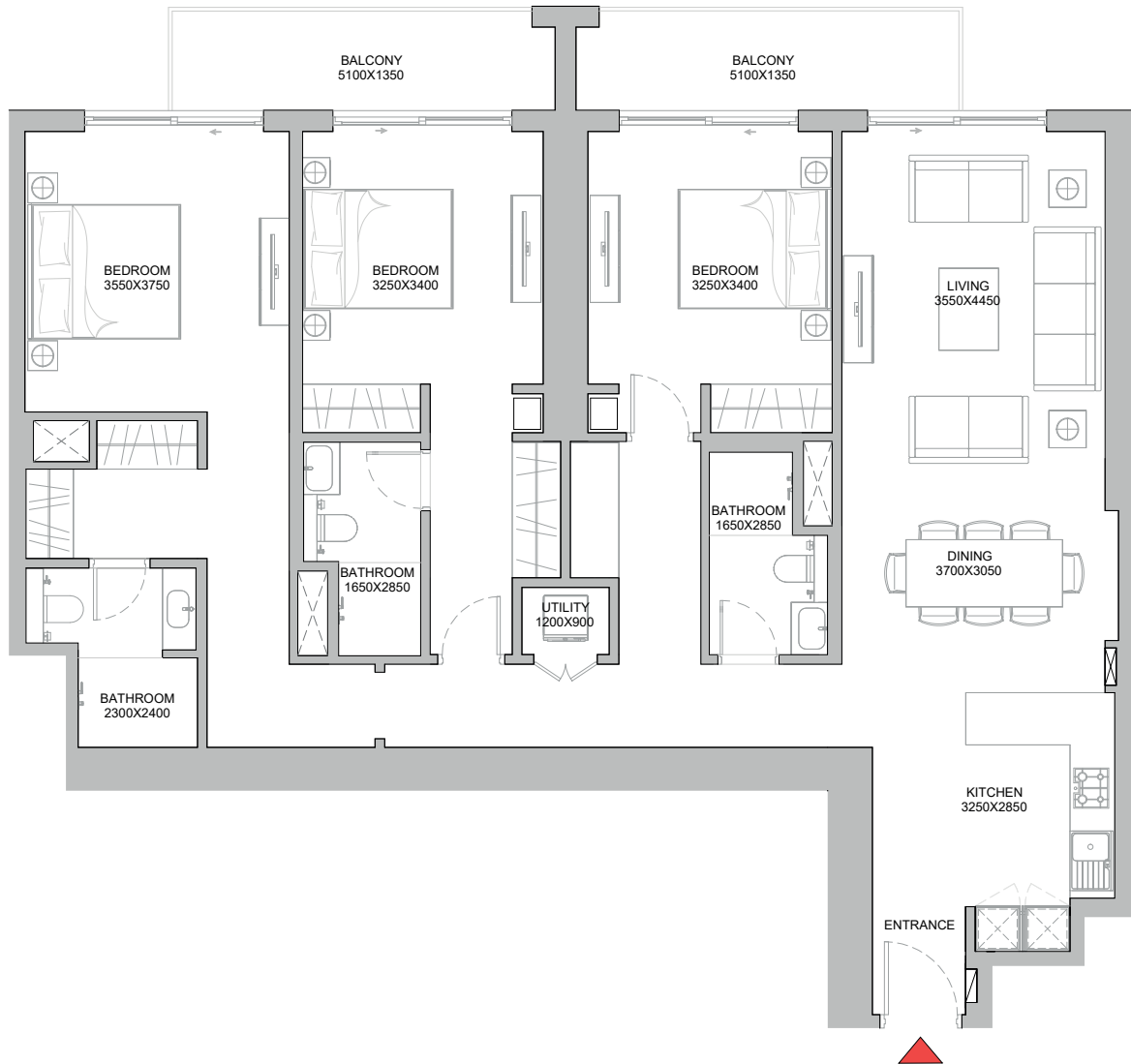
TOTAL = 1,654.41 SQ.FT.



NAD AL SHEBA

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Nad Al Sheba

701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401, 4501, 4601, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101

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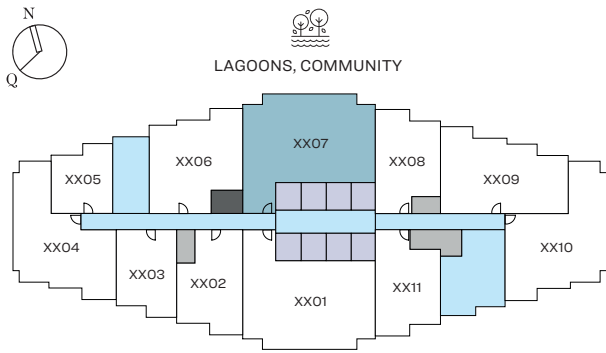


# 3 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 1,489.83 SQ.FT.  
 BALCONY = 167.06 SQ.FT.  
 TOTAL = 1,656.89 SQ.FT.



NAD AL SHEBA

LEVEL 07-17, 22-32, 36-45, 50-61

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907

### Lagoons, Community, Creek

3007, 3107, 3207, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407, 4507, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907, 6007, 6107

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**TANAMI**  
P R O P E R T I E S

## CONTACT US



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+971 55 162 3236

## Email Us

info@tanamiproperties.ae

## For More Info...

[www.tanamiproperties.com/Projects/320-Riverside-Crescent](http://www.tanamiproperties.com/Projects/320-Riverside-Crescent)



## ADDRESS

Office 3405, Marina Plaza,  
Al Marsa Street, Dubai Marina, UAE

**SOBHA**

REALTY