



SOBHA HARTLAND 2 VILLAS - 4, 5, 6 BHK

<https://stage.thearkrealestate.ae>

- 6 beds
- 4 baths
- Villas
- Buy
- 9687 sq ft

Overview Sobha Hartland 2, located in Mohammed Bin Rashid City, Dubai, offers a luxurious residential community with 4, 5, and 6-bedroom villas. This premium development seamlessly blends nature with modern living, providing residents with an upscale lifestyle amidst lush green spaces and world-class amenities.

4-Bedroom Villas Size: Approximately 6,018 sqft Price: Starting from AED 22 million Features: Spacious living areas with high-end finishes Private garden and pool Covered parking spaces En-suite bathrooms Modern kitchen with top-quality fittings

5-Bedroom Villas Size: Ranging from 8,467 to 12,165 sqft Price: Starting from AED 22 million Features: Expansive living and dining areas Private pool and landscaped garden Dedicated parking spaces Private elevator Terrace and Majlis En-suite bathrooms with premium fixtures Modern kitchen with state-of-the-art appliances

6-Bedroom Villas Size: Approximately 9,687 sqft Price: Starting from AED 24 million Features: Generous living spaces with luxury finishes Private pool and large garden Covered parking for multiple vehicles Private elevator Rooftop terrace En-suite bathrooms with high-end fittings Modern kitchen with advanced appliances

Amenities and Features Community Amenities: Two turquoise lagoons with beach access Tree-lined walkways and seasonal gardens Dedicated green spaces and parks Boardwalks and jogging trails Fitness stations and parkour facilities Clubhouse with retail and dining options Children's play areas and swimming pools 24/7 security and healthcare centers

Nearby Attractions: 2 minutes from international schools 5 minutes from Ras Al Khor Wildlife Sanctuary 10 minutes from Meydan Racecourse 12 minutes from Business Bay and Dubai International Airport 15 minutes from Downtown Dubai and Burj Khalifa 25 minutes from Palm Jumeirah

Location Advantages Sobha Hartland 2 is strategically located in a prime area, providing easy access to major roads such as Ras Al Khor Road and Al Ain Road, which connect to Al Khail Road. The community is a short drive from key Dubai landmarks, making it an ideal residential choice for families and professionals.

Investment Benefits Golden Visa Eligibility: Potential eligibility for a 10-year UAE Golden Visa through property investment. High-Quality Construction: Built to the highest standards by Sobha Realty, ensuring long-term value. Prime Location: Proximity to major business districts, entertainment hubs, and landmarks. Family-Friendly Community: Safe and nurturing environment with ample amenities. Potential for Capital Appreciation: Strong demand for well-located properties in Dubai. Rental Income Potential: Attractive location and amenities for steady rental income.



Basics

Type: Villas

Bedrooms: 6 beds

Area: 9687 sq ft

Garage: 3

Status: Buy

Bathrooms: 4 baths

Year built: 2025

Amenities & Features

Features: 24/7 Security, Children’s Play Area, Clubhouse, Gymnasium, Landscaped Gardens, Power backup, Private elevator, Sports facilities, Swimming pool

