

BLACKOAK
— REAL ESTATE —

+971 (0) 4 398 9055

340 RIVERSIDE (R)ESCENT



SOBHA HARTLAND II

340 RIVERSIDE  RESIDENT



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 RIVERSIDE CRESCENT

340 RIVERSIDE CRESCENT

STORE CAFE

LOVE NEW YORK



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.





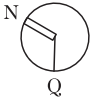


Sky Gardens,
the height of selectivity

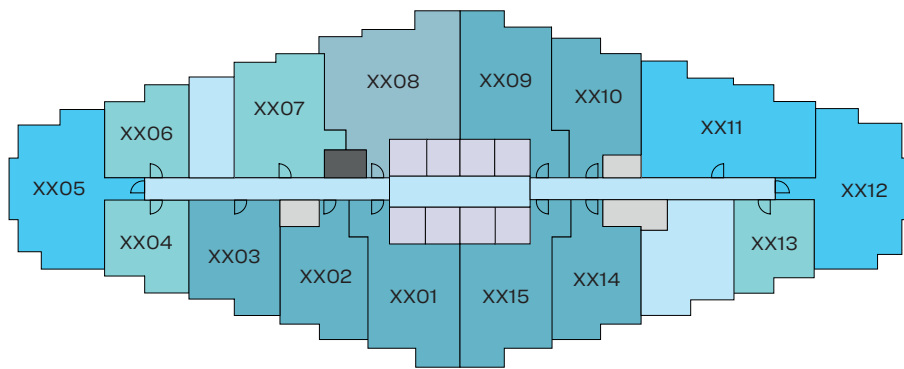
Recreation is the name of the game you indulge in a range of stimulating activities at Sky Gardens. Inspiring views across the city come as standard.

FLOOR AND UNIT PLAN
LAYOUTS

FLOOR PLAN LAYOUT



LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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

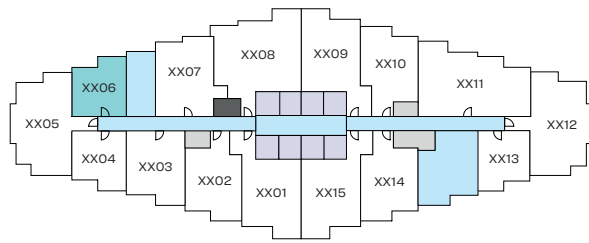
TYPE A (with balcony)

TOTAL SALEABLE AREA

SUITE = 444.23 SQ.FT.

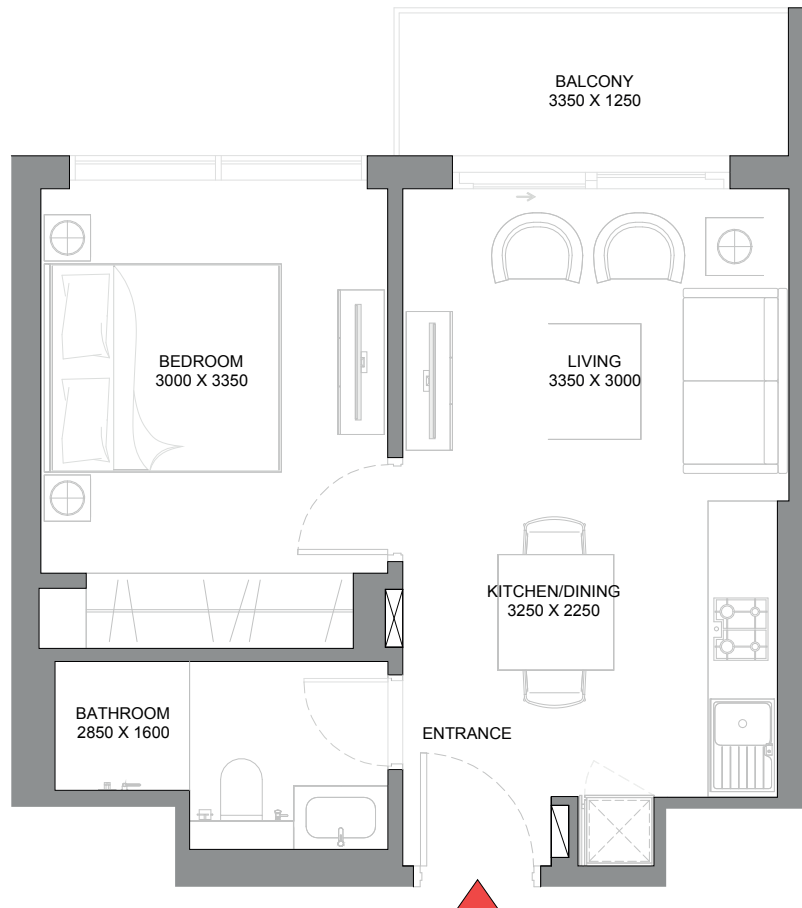
BALCONY = 55.11 SQ.FT.

TOTAL = 499.34 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT

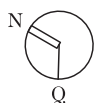


List of unit numbers with this unit plan:

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



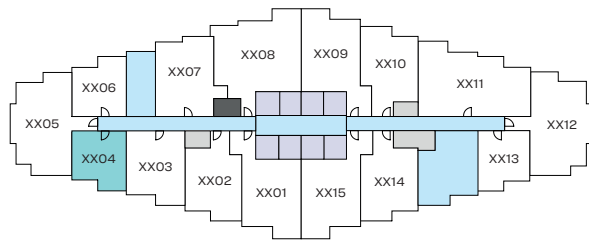
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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

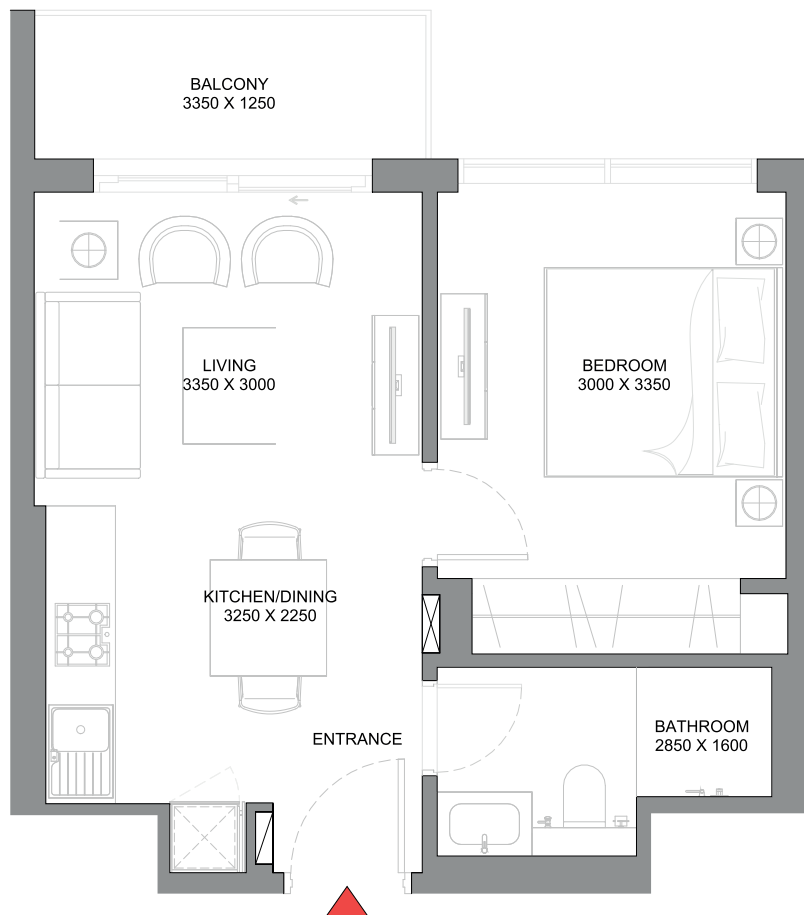
TOTAL SALEABLE AREA

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



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

UNIT



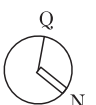
List of unit numbers with this unit plan:

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

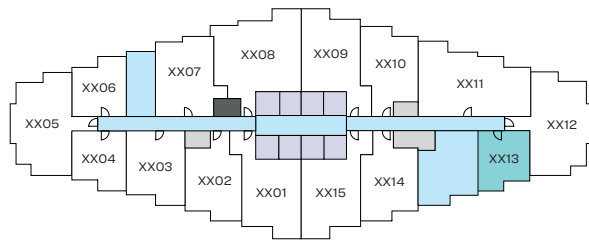
TYPE A (with balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 446.70 SQ.FT.

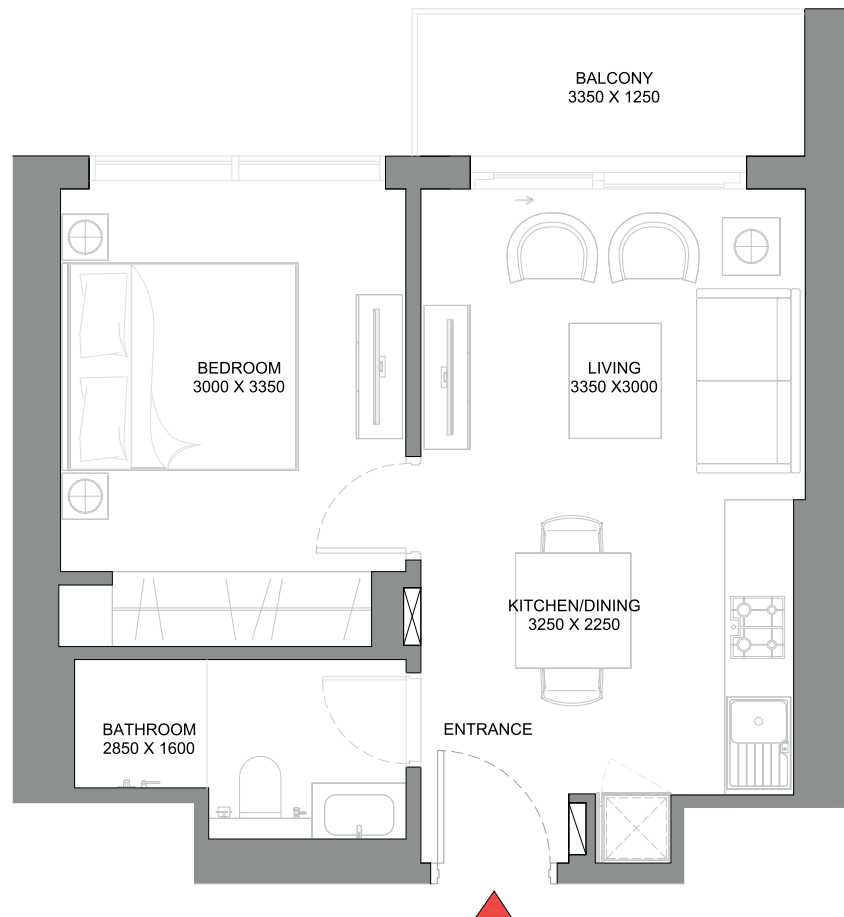
BALCONY = 55.11 SQ.FT.

TOTAL = 501.81 SQ.FT.



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

■ 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.

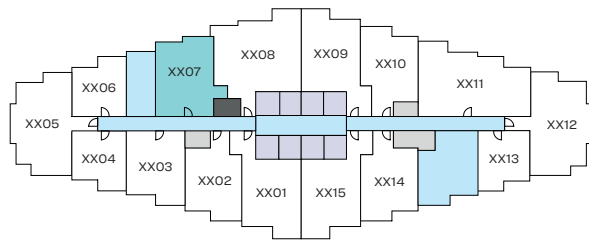


1 BEDROOM APARTMENT

TYPE B (with powder room + balcony)

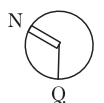
TOTAL SALEABLE AREA

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



LEVEL 08-16, 21-29, 33-41, 46-55

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

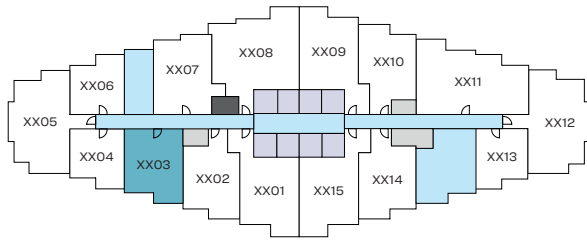
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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

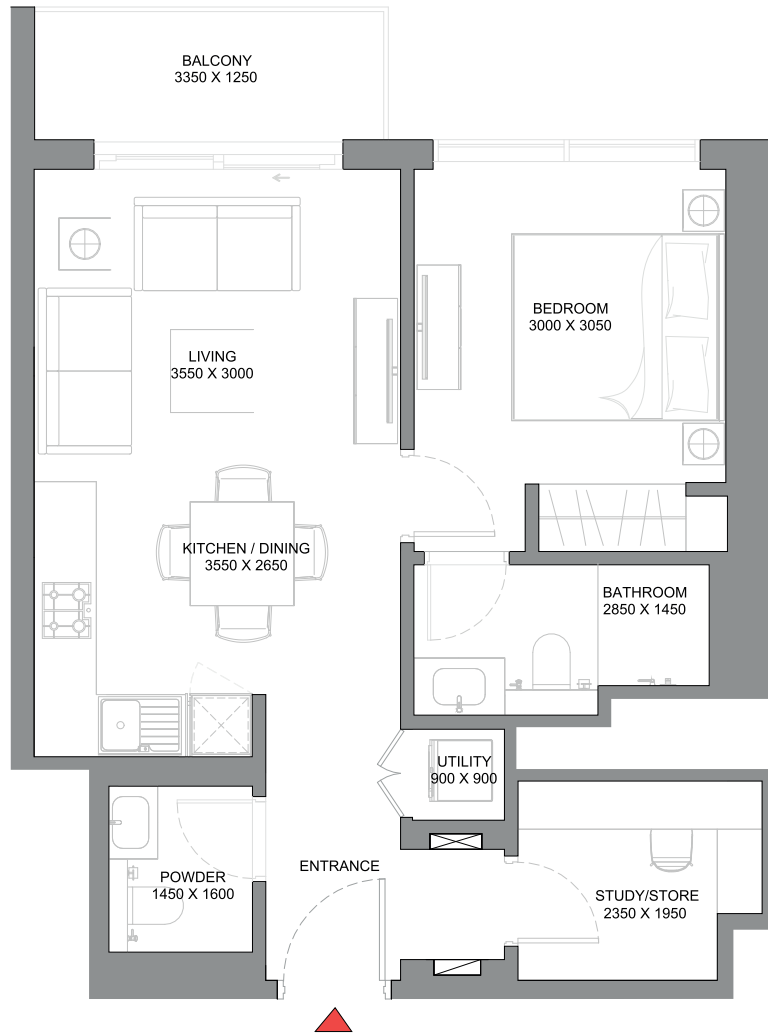
TOTAL SALEABLE AREA

SUITE = 585.02 SQ.FT.
BALCONY = 54.36 SQ.FT.
TOTAL = 639.38 SQ.FT.



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

■ 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

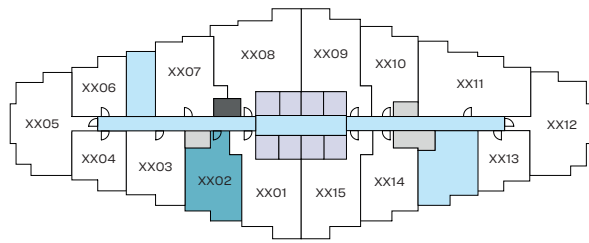
SUITE = 634.86 SQ.FT.

BALCONY = 55.11 SQ.FT.

TOTAL = 689.97 SQ.FT.



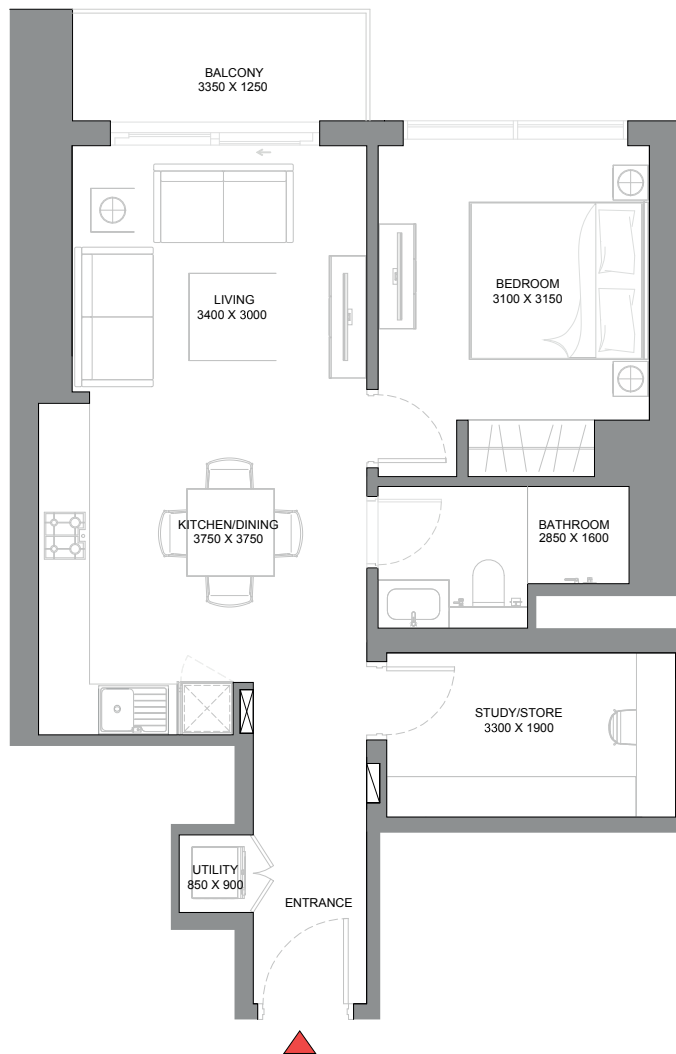
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

UNIT

LEVEL 08-10, 12, 13, 15-17, 22-27, 29, 33-40, 46-50, 52-55

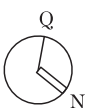


List of unit numbers with this unit plan:

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



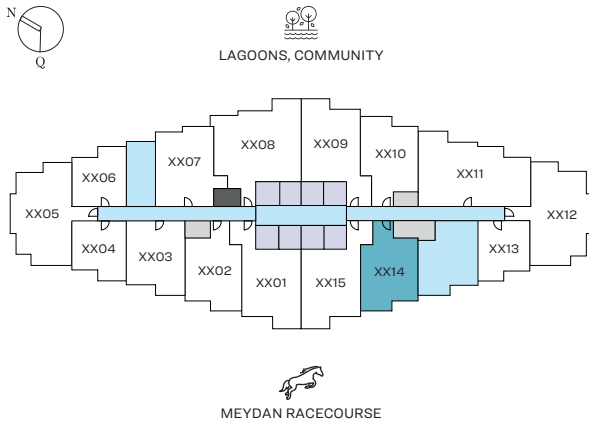
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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

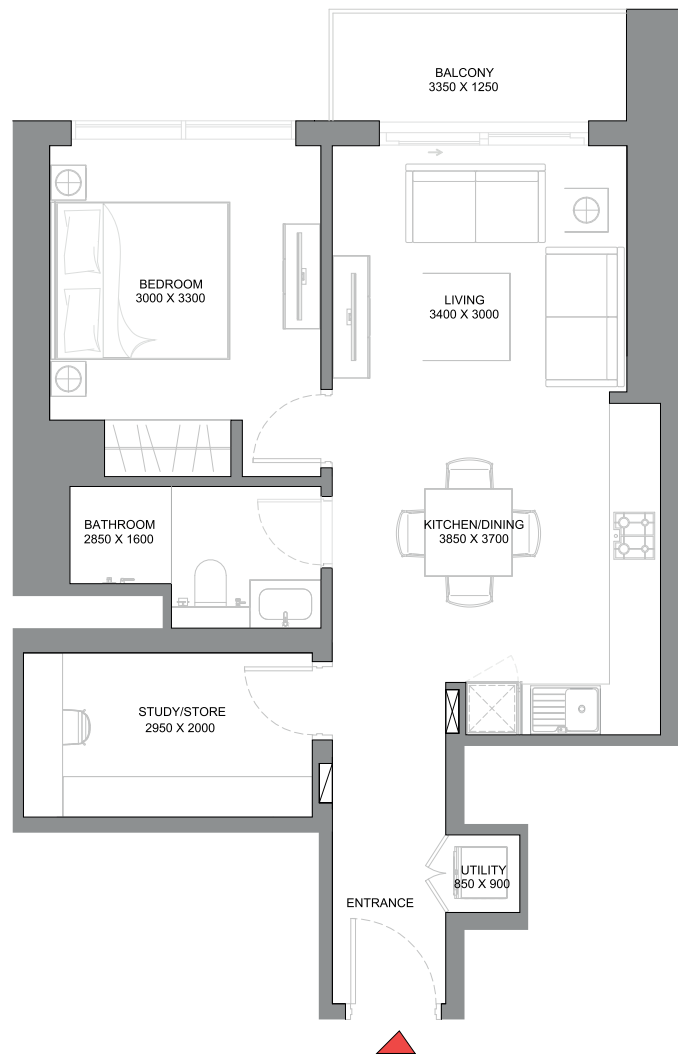
TOTAL SALEABLE AREA

SUITE = 639.27 SQ.FT.
BALCONY = 55.11 SQ.FT.
TOTAL = 694.38 SQ.FT.



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

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

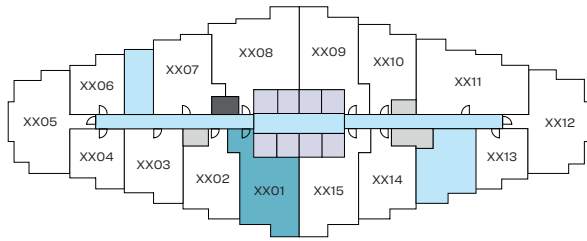
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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

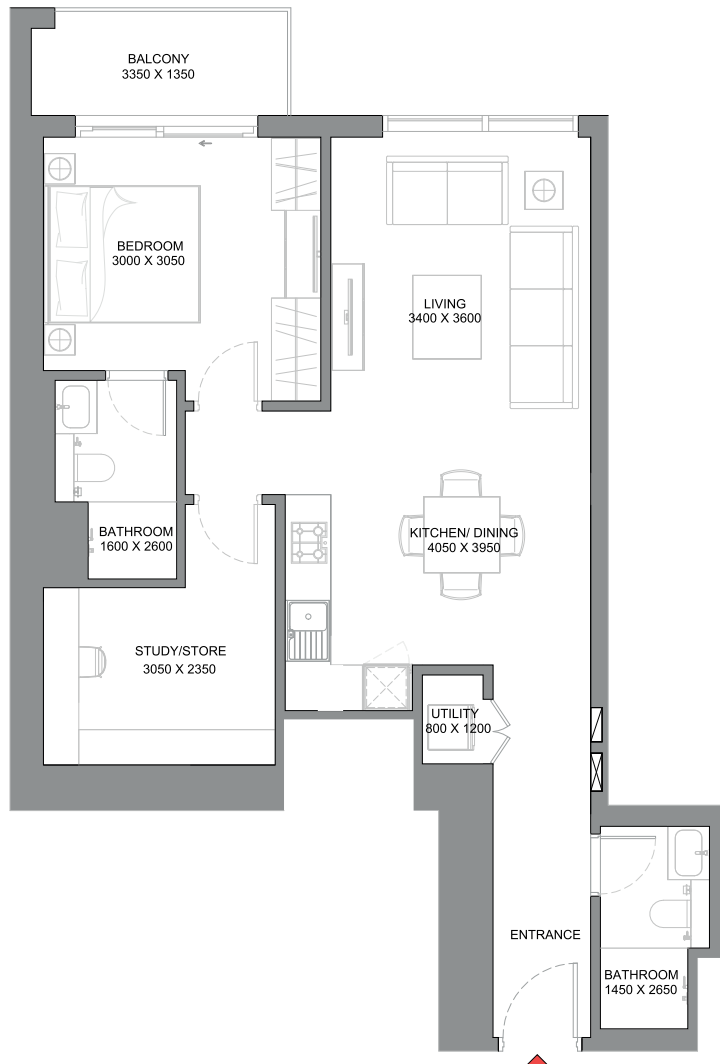
TOTAL SALEABLE AREA

SUITE = 812.89 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.48 SQ.FT.



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

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

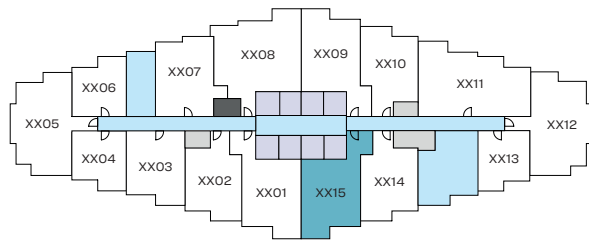
TYPE C (with study room and powder room + balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 813.21 SQ.FT.
BALCONY = 57.59 SQ.FT.
TOTAL = 870.80 SQ.FT.



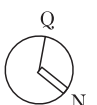
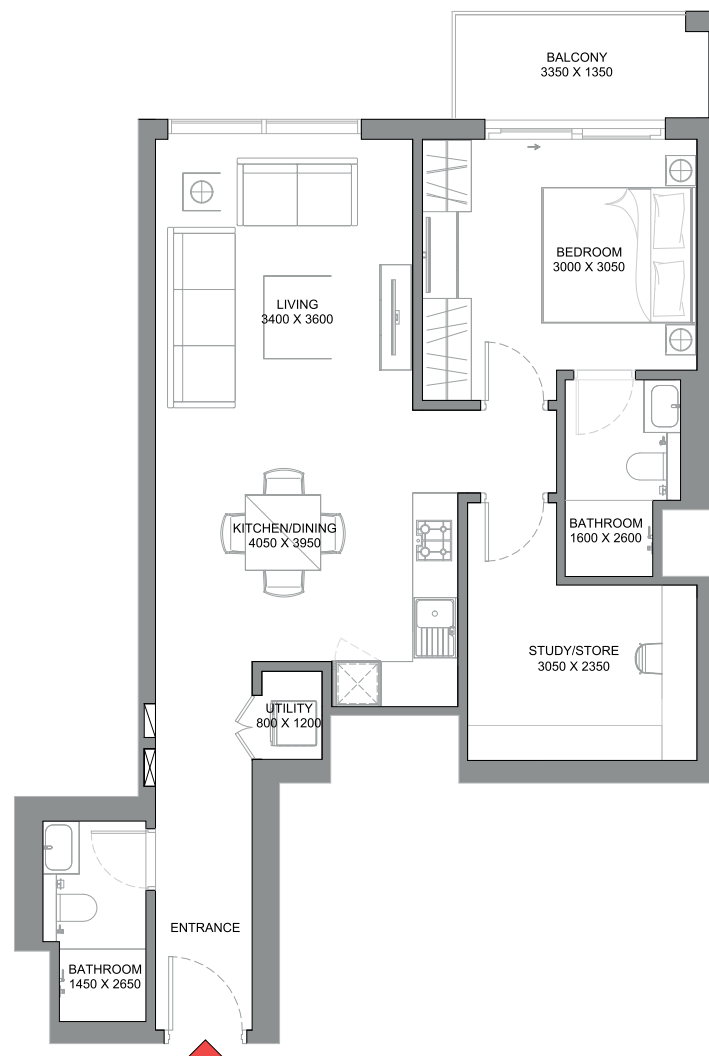
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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

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

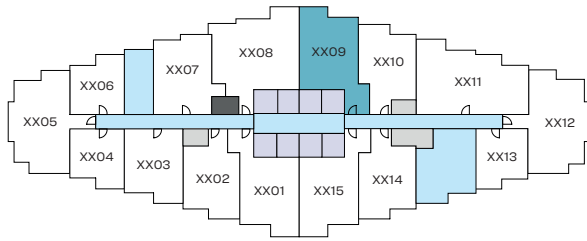
TYPE C (with study room and powder room + balcony) VARIANT 2

TOTAL SALEABLE AREA

SUITE = 813.75 SQ.FT.
 BALCONY = 57.59 SQ.FT.
 TOTAL = 871.34 SQ.FT.



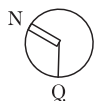
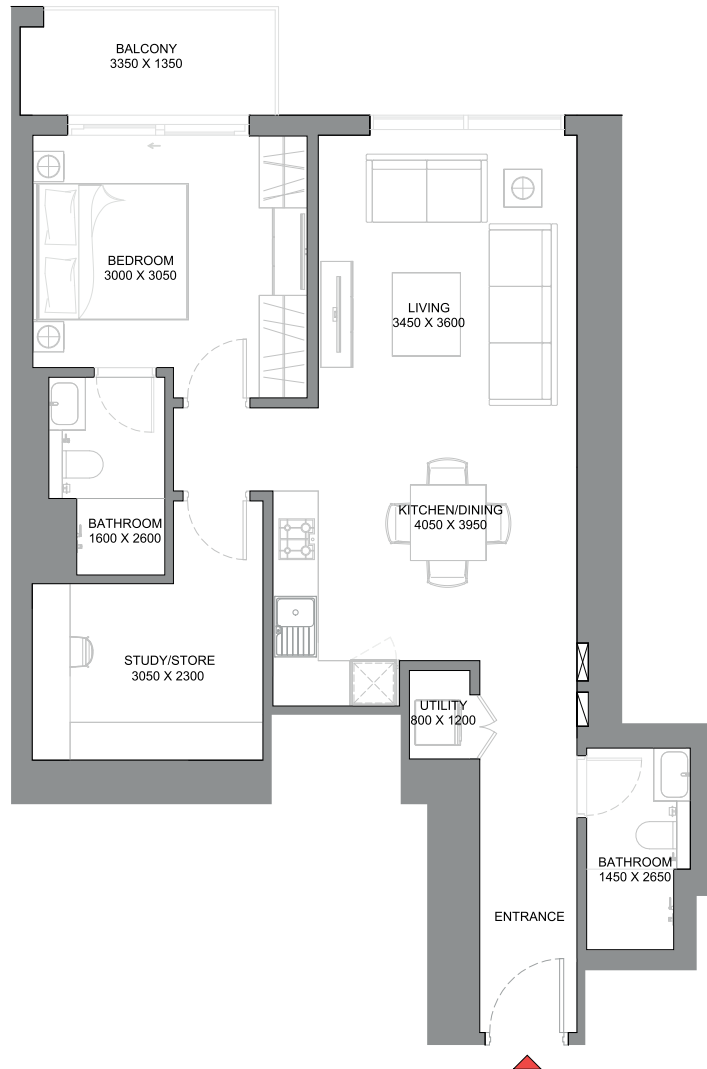
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-16, 21-29, 33-41, 46-55

■ 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

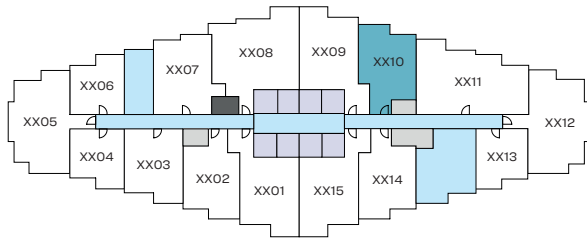
SUITE = 629.47 SQ.FT.

BALCONY = 55.11 SQ.FT.

TOTAL = 684.58 SQ.FT.



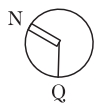
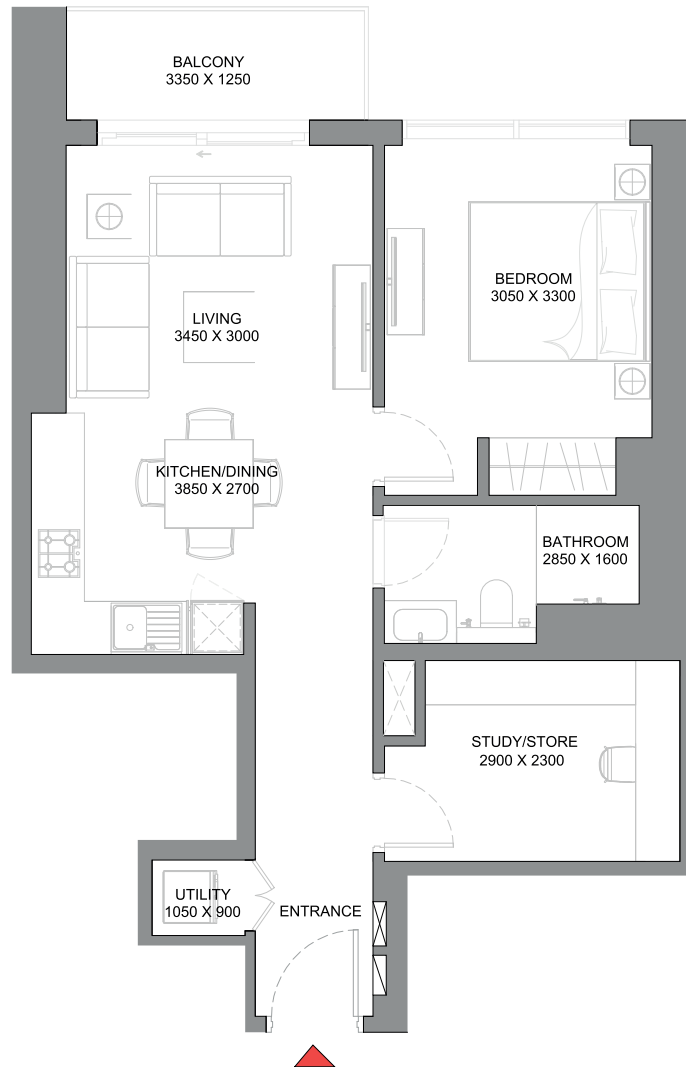
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-16, 21-29, 33-41, 46-55

■ 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

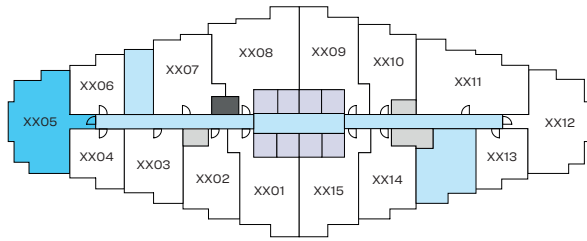
Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images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



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

■ 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

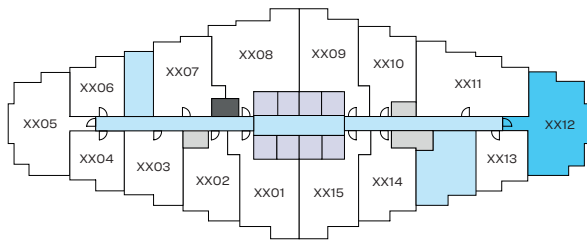
TYPE A (with balcony) VARIANT 1

TOTAL SALEABLE AREA

SUITE = 814.29 SQ.FT.
 BALCONY = 133.58 SQ.FT.
 TOTAL = 947.87 SQ.FT.



LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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

■ 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

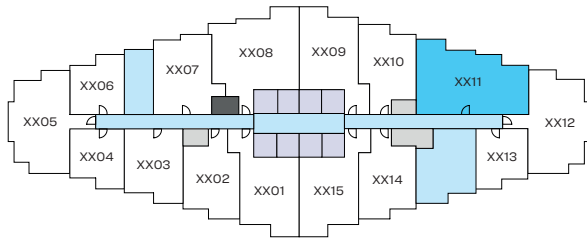
SUITE = 1,023.97 SQ.FT.

BALCONY = 108.82 SQ.FT.

TOTAL = 1,132.79 SQ.FT.



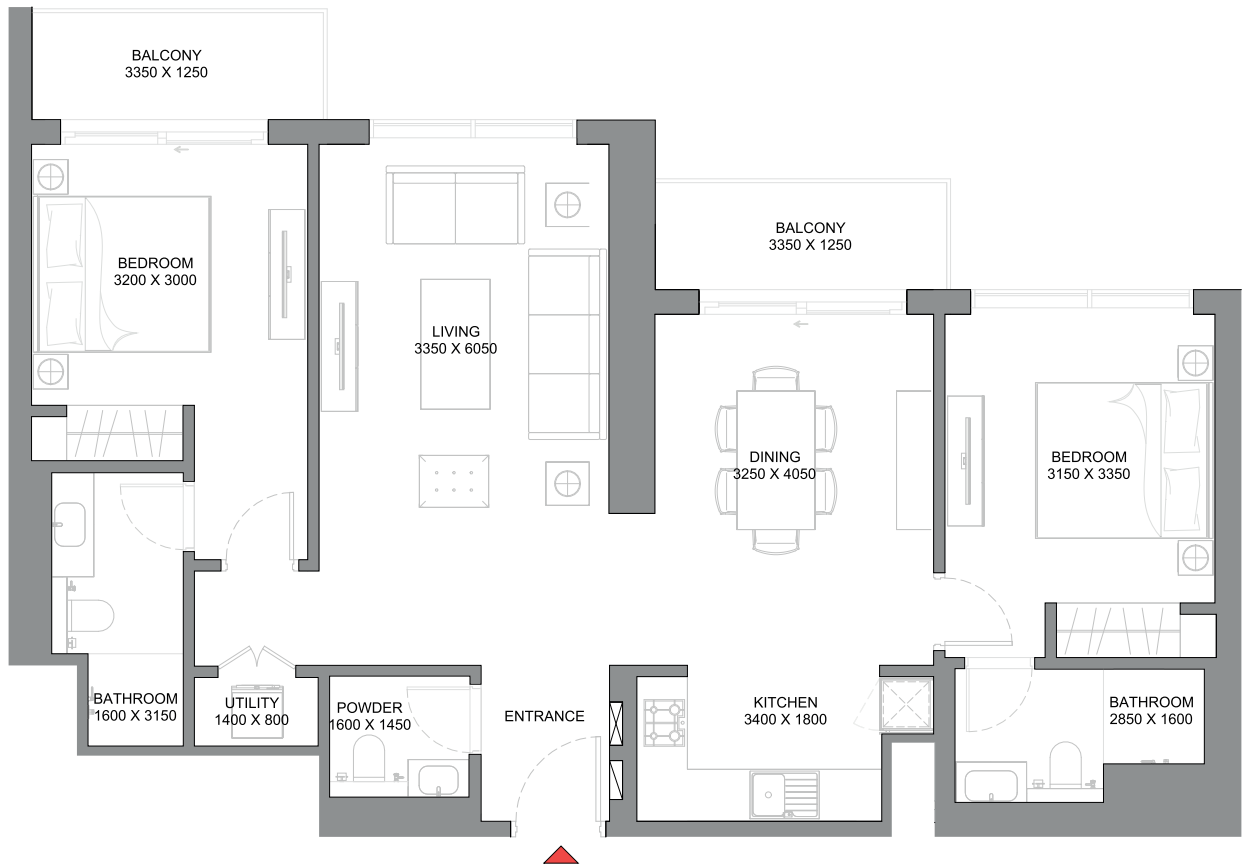
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

LEVEL 08-16, 21-29, 33-41, 46-55

■ UNIT



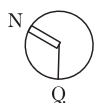
List of unit numbers with this unit plan:

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

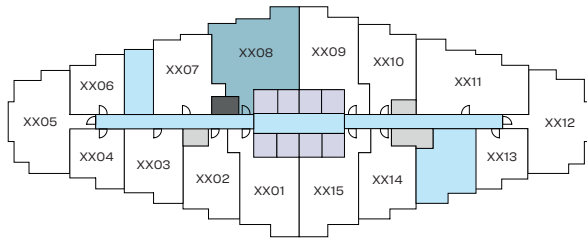
TYPE A (with study room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,024.94 SQ.FT.

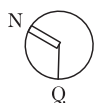
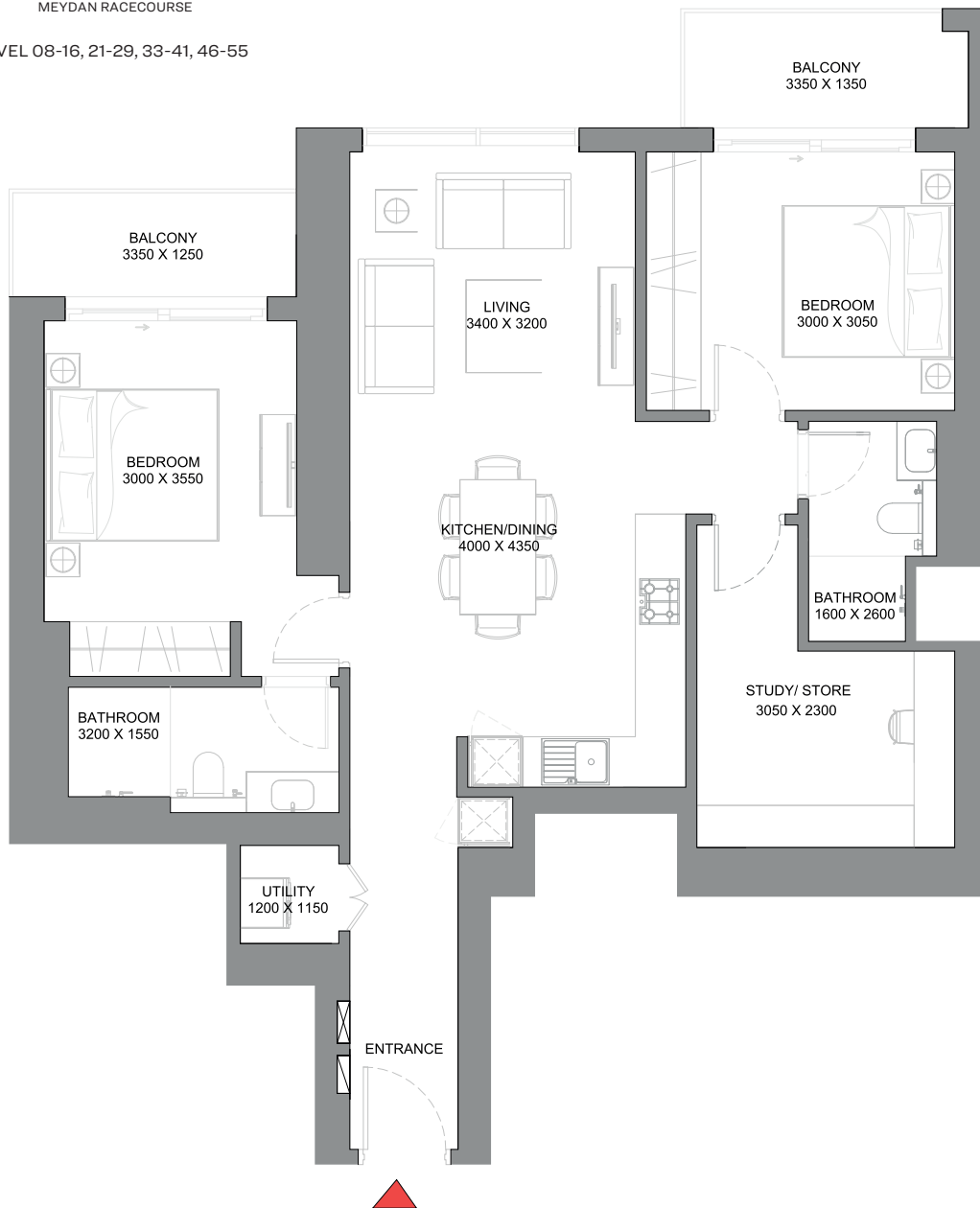
BALCONY = 112.81 SQ.FT.

TOTAL = 1,137.75 SQ.FT.



LEVEL 08-16, 21-29, 33-41, 46-55

UNIT



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.

BLACKOAK

— REAL ESTATE —

+971 (0) 4 398 9055

Office 2010, City Tower 2
Sheikh Zayed Road, Dubai
United Arab Emirates

info@blackoak-re.com

+44 (0) 203 905 5501

71-75 Shelton Street London
WC2H 9JQ
United Kingdom



SOBHA
REALTY