

FOR SALE

330 Riverside Crescent

📍 SOBHA HARTLAND II



1 Bedroom



Lagoons View



856 Sq.ft



Nº 09 Series



High Floor



Q3 2027

SELLING PRICE

AED 1.74M

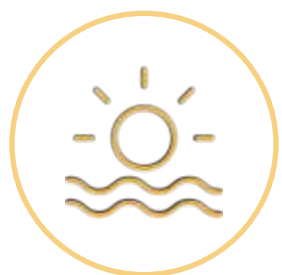


| PROJECT DESCRIPTION

Living Beside Water

330 Riverside Crescent brings contemporary lagoon-facing residences to Sobha Hartland II, combining flowing architecture, open views and a calm waterfront setting. Bright interiors, landscaped terraces and resort-style amenities create a refined address shaped around water, light and everyday comfort.

YOUR WATERFRONT ADDRESS



LAGOON FACING RESIDENCES

Bright contemporary homes with open views across the crystal lagoons and surrounding community.



OPEN SKYLINE VIEWS

Unobstructed 180 degrees view overlooking Ras Al Khor, Dubai Creek and the city skyline.



EVERYDAY RESORT LIVING

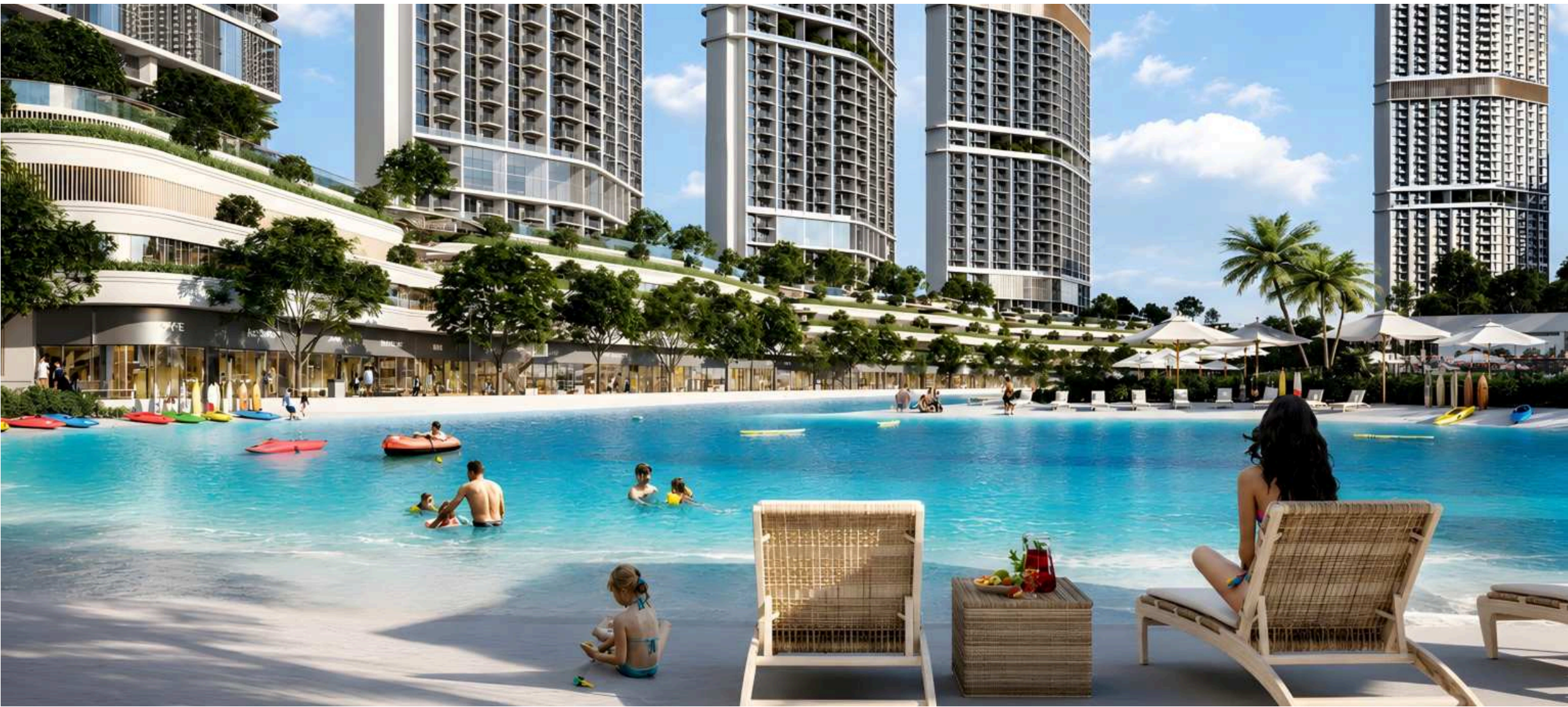
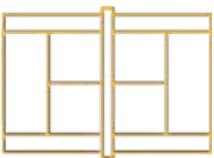
Sky gardens, amenities and landscaped walkways bring comfort into daily life.



| AMENITIES

Resort Lifestyle

330 Riverside Crescent offers a calm resort-style lifestyle shaped around crystal lagoons, landscaped leisure decks and wellness spaces. From poolside mornings to sports, sky gardens and waterfront dining, every amenity is designed to bring comfort, movement and everyday escape into the community.



SPORT COURTS

Padel, tennis, badminton, squash and half basketball courts for an active community lifestyle.



INFINITY POOL

A stunning infinity pool overlooking the lagoon and the skyline - your private oasis



LAGOON BEACH

A crystal lagoon with beach-style leisure areas, waterfront views and a calm resort atmosphere.



FITNESS AREAS

Outdoor gym stations, fitness facilities, yoga spaces and active zones for daily wellness.



PLAYGROUND

Safe and engaging spaces for children to play, explore and enjoy every day.



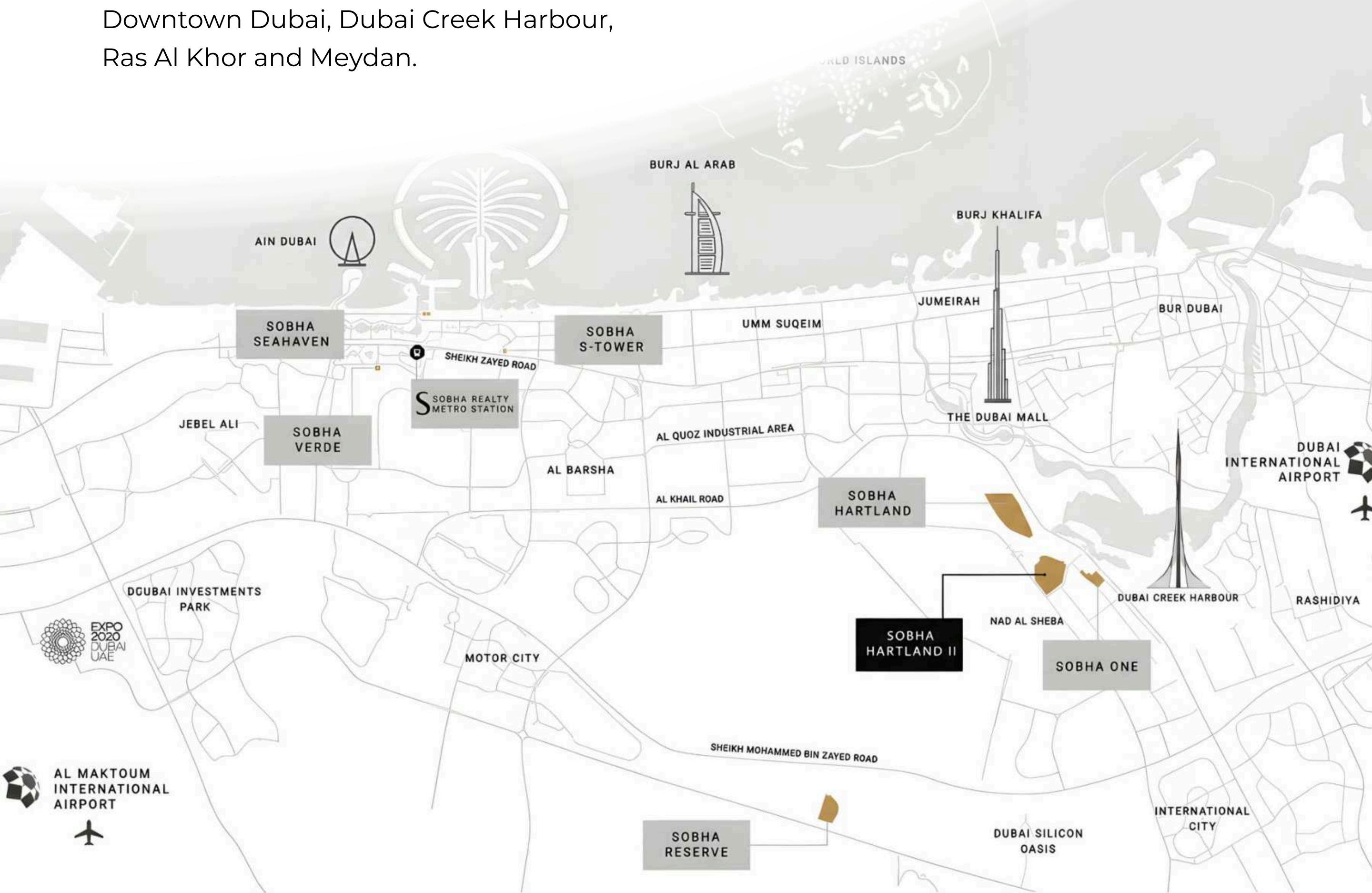
BBQ AREA

Dedicated outdoor spaces for casual gatherings, dining and relaxed evenings

| LOCATION

Prime Location

330 Riverside Crescent is positioned in Sobha Hartland II, offering easy access to Downtown Dubai, Dubai Creek Harbour, Ras Al Khor and Meydan.



CONNECTIVITY



DOWNTOWN

Dubai Mall & Burj Khalifa.

15 MIN



DXB AIRPORT

Global connectivity

18 MIN



BURJ AL ARAB

World-famous coastal landmark.

25 MIN



PALM JUMEIRAH

Iconic beachside destination

28 MIN



DUBAI MARINA

Waterfront dining and leisure

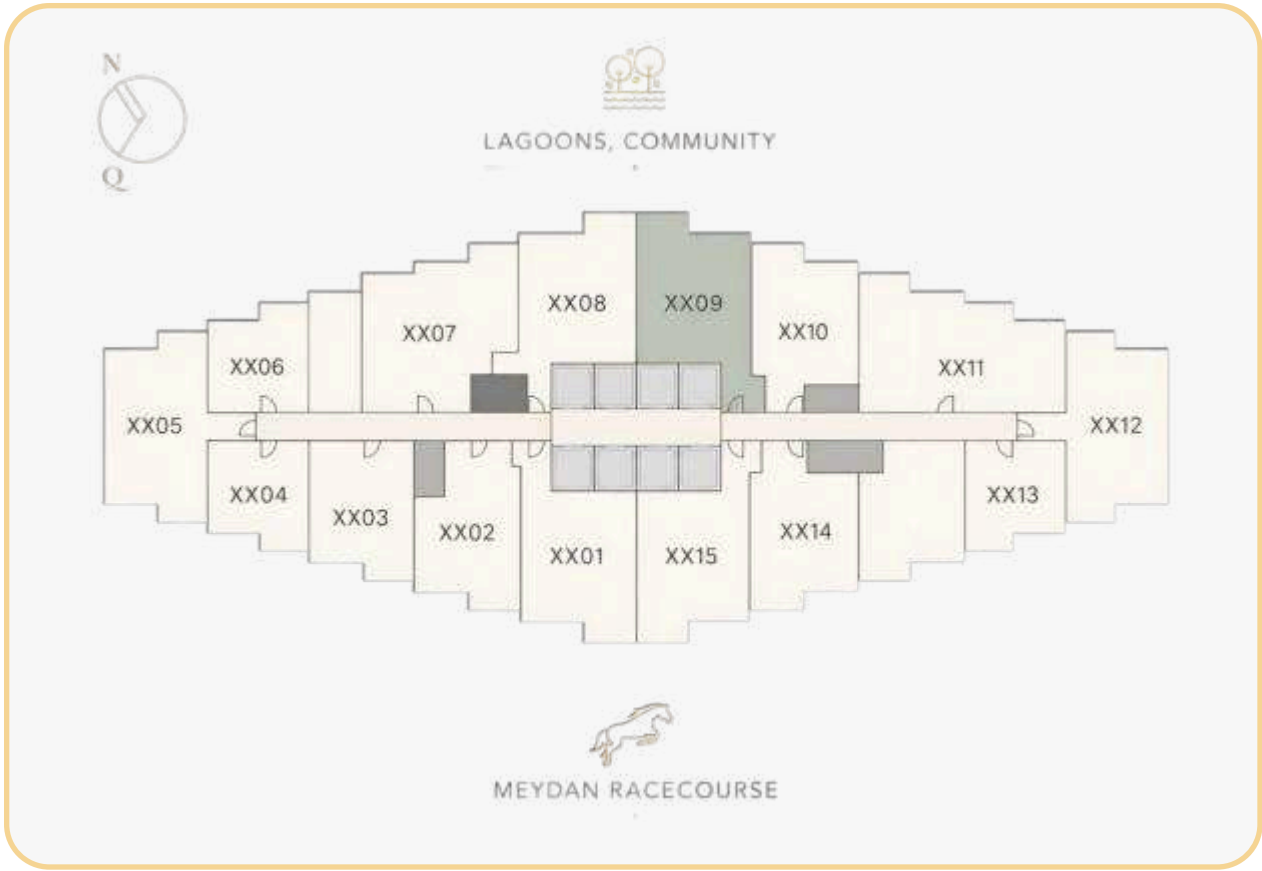
30 MIN

FLOOR PLAN

Unit Layout

Thoughtfully designed for refined living with comfort and functionality in mind.

KEY PLAN



PAYMENT BREAKDOWN



SELLING PRICE

₹ 1 740 000



\$ 474 114



PAYMENT TO
SELLER

₹ 1 157 977



\$ 315 525



PAYMENT TO
THE DEVELOPER

₹ 582 023



\$ 158 589

PAYMENT PLAN TO DEVELOPER

INSTALLMENT

AMOUNT (AED)

AMOUNT (USD)

06/10/2026

₹ 194 008

\$ 52 863

On Handover

₹ 388 015

\$ 105 726