



**WAVES**  
OPULENCE



SOBHA HARTLAND





Riding on the stunning success of

# Waves & Waves Grande

the finale is here







PRESENTING

**WAVES**  
O P U L E N C E

Part of the Waves Trilogy









Waves Opulence is the last waterfront project in our flagship community, Sobha Hartland. Located right in the heart of our 8 Mn sqft Sobha Hartland, it's all you need on the water's edge. Keep calm and enjoy the tranquility of luxury waterfront living away from the hustle and bustle of everyday life.

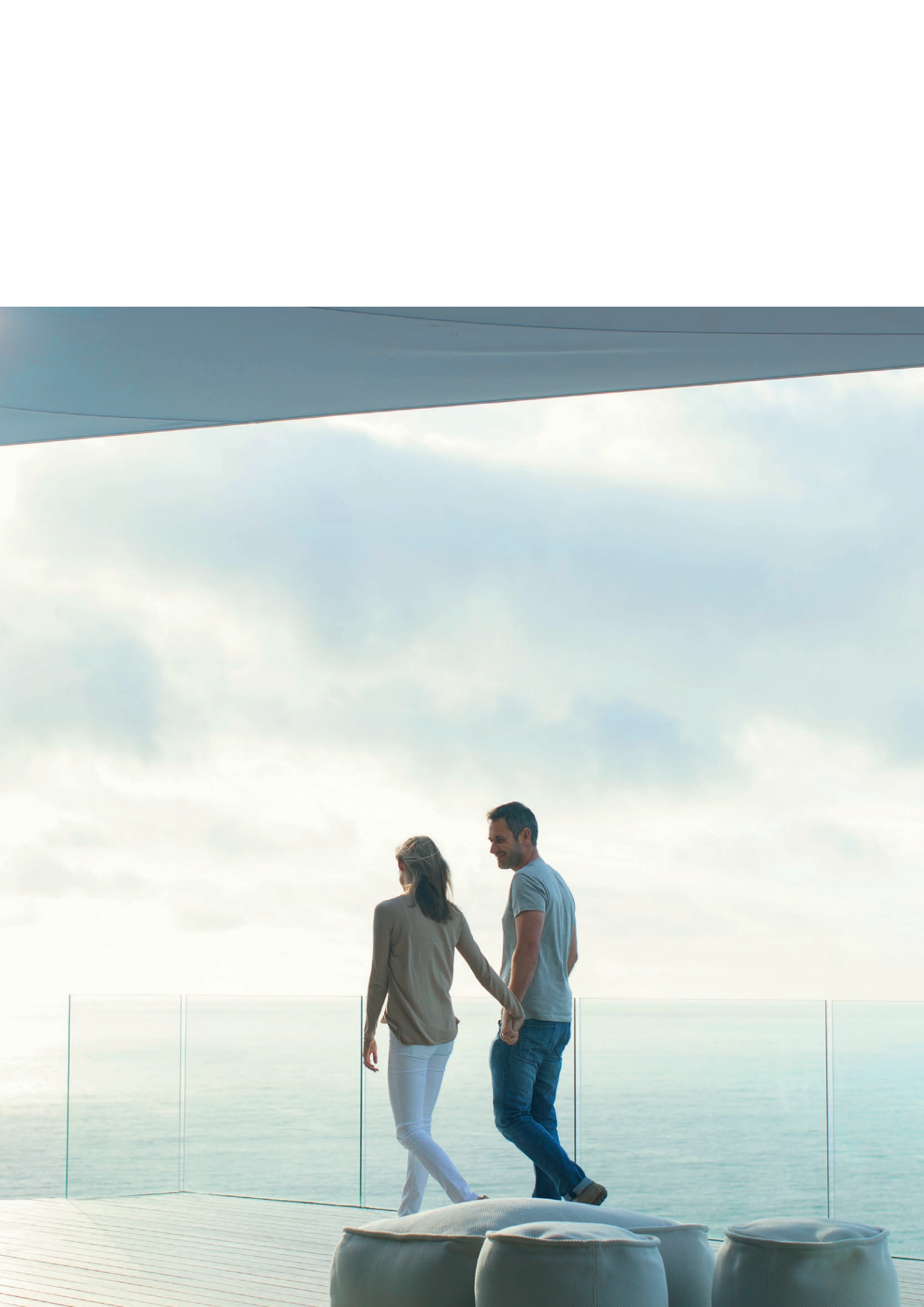




## More than one great reason

Waves Opulence is the last chapter of the Waves  
Trilogy. It's an opportunity of a lifetime.  
Located in the coveted waterfront district, Opulence  
offers 360° uninterrupted views to match the time  
and your mood.





Live the View

See what you imagine.







Bask in uninterrupted views of the water. Soak in calming waves of the waterfront. View landscaped greens all around. Recharge with the pulsating views of Downtown.







## Where luxuries become amenities

Waves Opulence has it all. The amenities are spread out over separate decks. With leisure, relaxation, entertainment, and play based on your mood, with your family or friends at any time of the day.

# Soak & Splash

It's a personal oasis where you can entertain and enjoy in  
the company of family and friends.

Whether swimming laps, floating around, or lounging  
under the sun, the luxury pool is the perfect place to  
relax and unwind.









## Work it Out

With a fully equipped indoor & outdoor gym, you get to be in perfect shape. Destress with state-of-the-art fitness gear and have an unparalleled workout experience.

Waves Opulence believes in a healthy mind and body.



# Hide, Seek, Bounce & Jump

The dedicated play area lets the little ones burn off their mischievous energy. Designed with fun and safety in mind, it has all the features to appeal to parents and children.



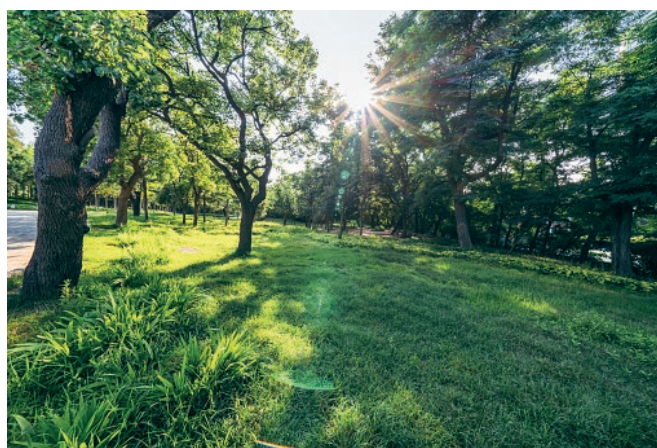




## Park in your home

The courtyard garden is a place to enjoy the fresh air with the gentle breeze from the waters. It provides a stunning focal point for your home to create a serene oasis.

Surrounded by lush foliage and outdoor green area in Sobha Hartland, it's an urban jungle of a different kind.







## Hop to Shop

Fancy a quick bite? Choose from a range of fine restaurants and cafés, order-in, or catch up at lunch near your home. If you are in the mood for intensive retail therapy, then some of the world's best malls are a quick ride away.







## Pool vibes and tan lines



Beat the sun as you take a dip in the state-of-the-art infinite swimming pool or work on those tan lines by the poolside, the choice is yours.



# Hangout with your soul



Soothe your senses and relax with meditative yoga sessions while taking in the calm waterside views.



It's now or never







1-4 Bedroom luxury waterfront apartments  
Limited units are available on the last waterfront  
property in Sobha Hartland.

Starting at AED 1.55 million

**FLEXIBLE PAYMENT OPTIONS**

**60%**  
during construction

**40%**  
on completion

**WAVES**  
OPULENCE







MASTER PLAN  
FLOOR PLANS  
RESIDENTIAL UNIT PLANS

**WAVES**  
OPULENCE

# LOCATION IN THE MASTER PLAN



## APARTMENT FEATURES



Landmark views



Covered car parking



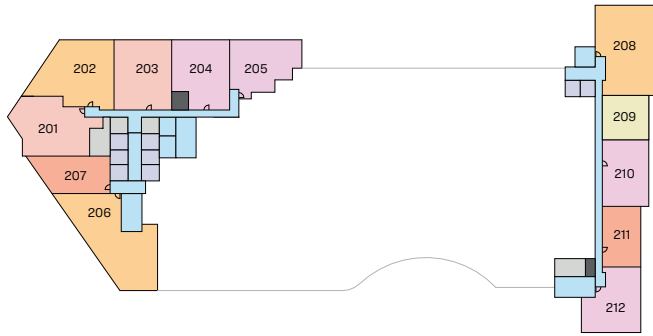
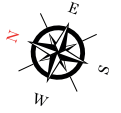
Fully fitted kitchens



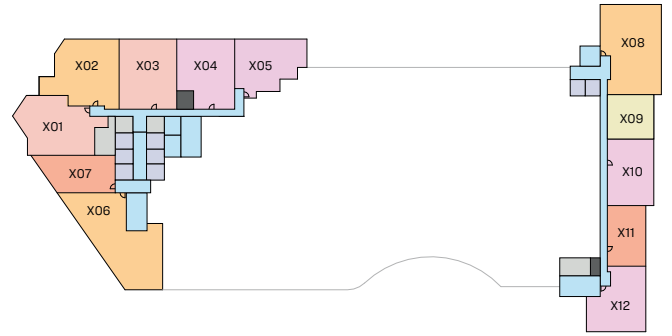
Bedroom wardrobe in all units



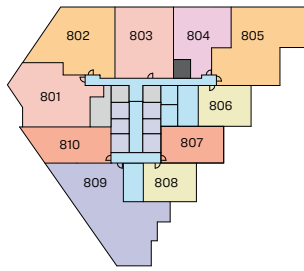
# FLOOR PLAN LAYOUT



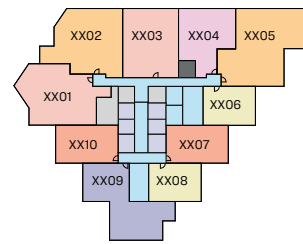
PODIUM 2



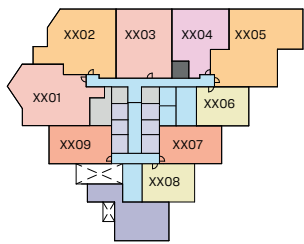
PODIUM 3 - 5



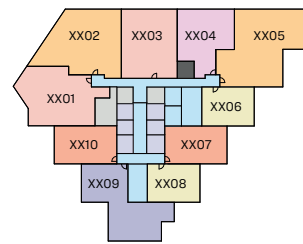
LEVEL 08\_LOWER LEVEL



TYPICAL FLOOR PLAN  
(10,12,16,18,22,24,28,30,34)\_LOWER LEVEL



TYPICAL FLOOR PLAN  
(07,09,11,13,15,17,19,21,23,25,27,29,31,33,35)\_UPPER LEVEL



TYPICAL FLOOR PLAN  
(14,20,26,32)\_LOWER LEVEL

- |              |              |             |              |
|--------------|--------------|-------------|--------------|
| 1 BED UNIT   | 2.5 BED UNIT | CIRCULATION | GARBAGE ROOM |
| 1.5 BED UNIT | 3 BED UNIT   | LIFT        |              |
| 2 BED UNIT   | 4 BED UNIT   | SERVICES    |              |

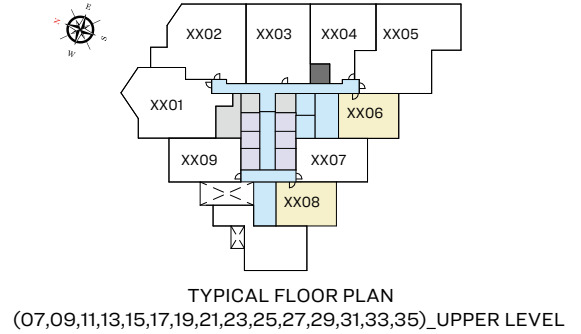
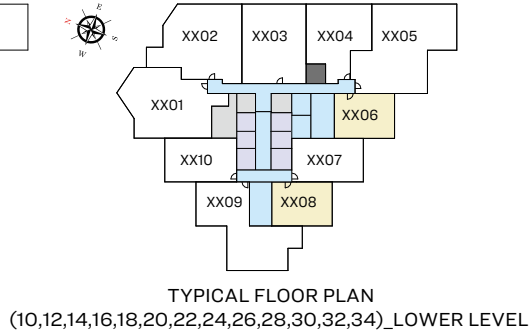
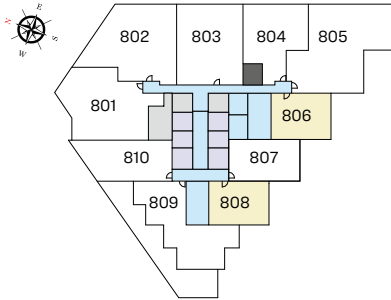
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# 1 BEDROOM APARTMENT

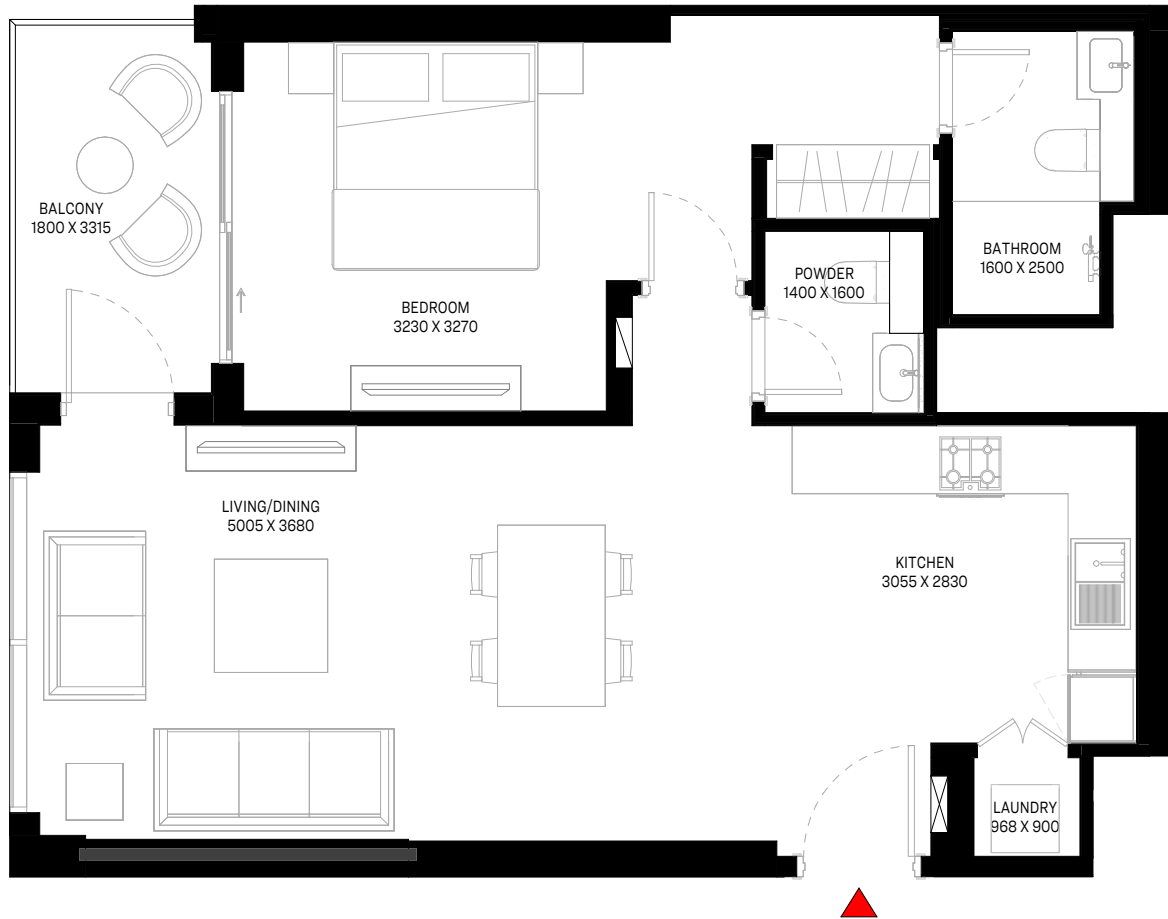
TYPE A (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 728.07 - 735.28 SQ.FT.  
 BALCONY RANGE = 70.18 - 71.80 SQ.FT.  
 TOTAL RANGE = 798.57 - 807.08 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Hartland, Amenities  
 706, 708, 806, 808

Hartland, Waterfront, Amenities  
 906, 908, 1006, 1008, 1106, 1108, 1206, 1208, 1306, 1308, 1406, 1408, 1506, 1508

Hartland, Waterfront  
 1606, 1608, 1706, 1708, 1806, 1808, 1906, 1908, 2006, 2008, 2106, 2108, 2206, 2208, 2306, 2308, 2406, 2408, 2506, 2508, 2606, 2608, 2706, 2708, 2806, 2808, 2906, 2908, 3006, 3008, 3106, 3108, 3206, 3208, 3306, 3308, 3406, 3408, 3506, 3508

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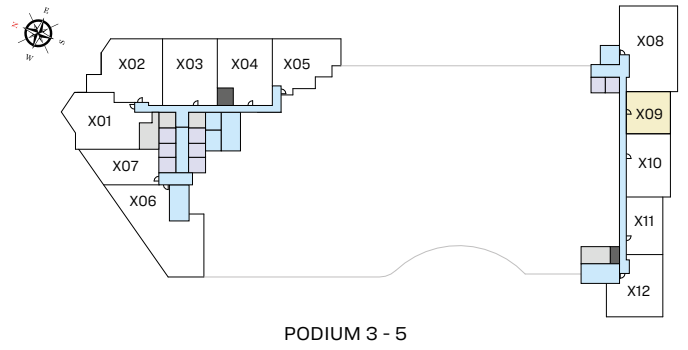
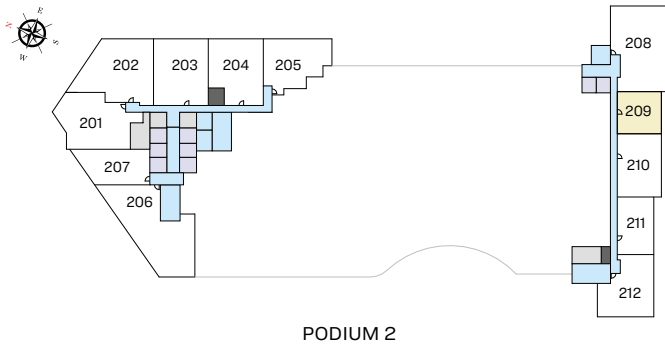


# 1 BEDROOM APARTMENT

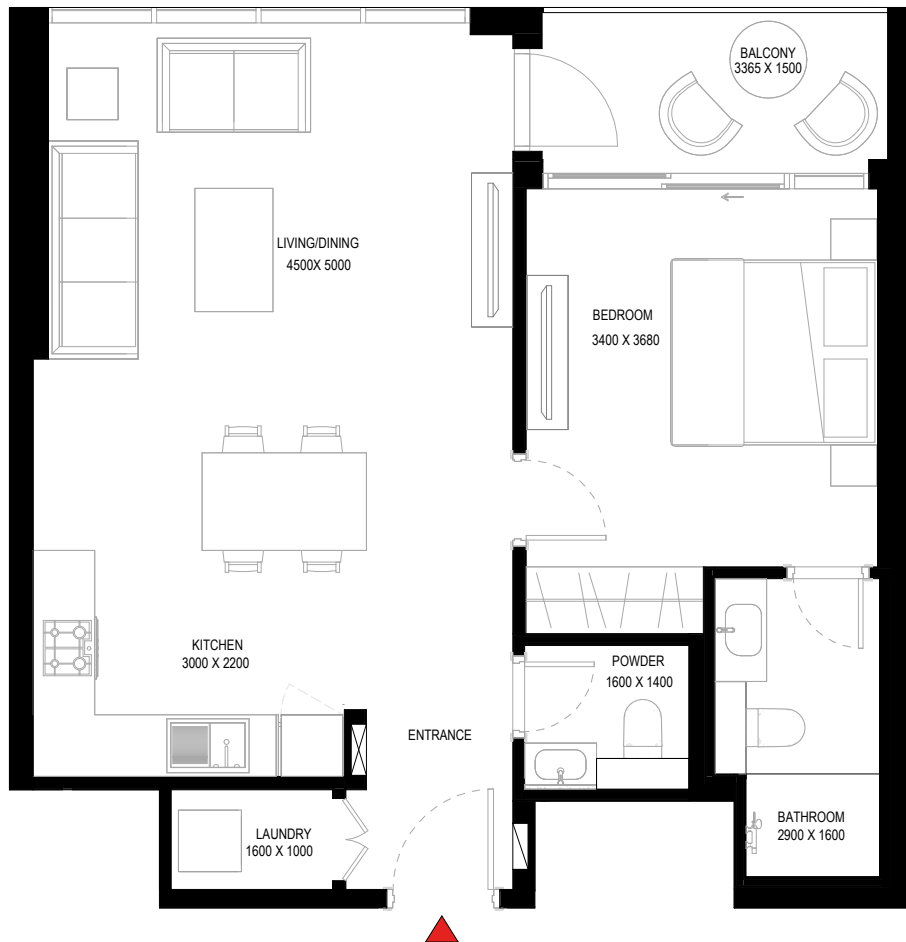
## TYPE C (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 696.64 SQ.FT.  
 BALCONY = 65.34 SQ.FT.  
 TOTAL = 761.98 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Waterfront  
 209, 309, 409, 509

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# 1.5 BEDROOM APARTMENT

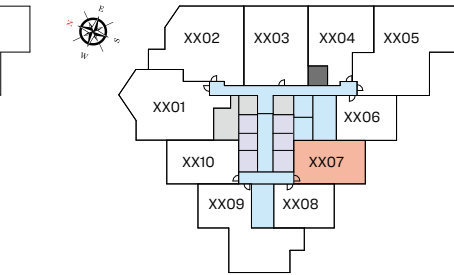
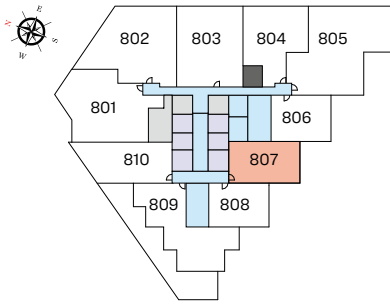
TYPE D (with study room + balcony)

## TOTAL SALEABLE AREA

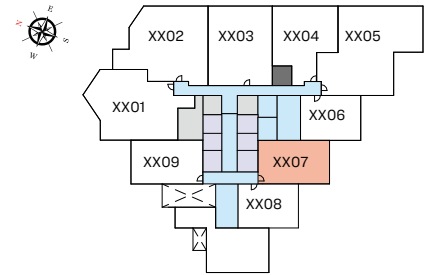
SUITE RANGE = 807.08 - 814.07 SQ.FT.

BALCONY = 87.83 SQ.FT.

TOTAL RANGE = 894.91 - 901.90 SQ.FT.

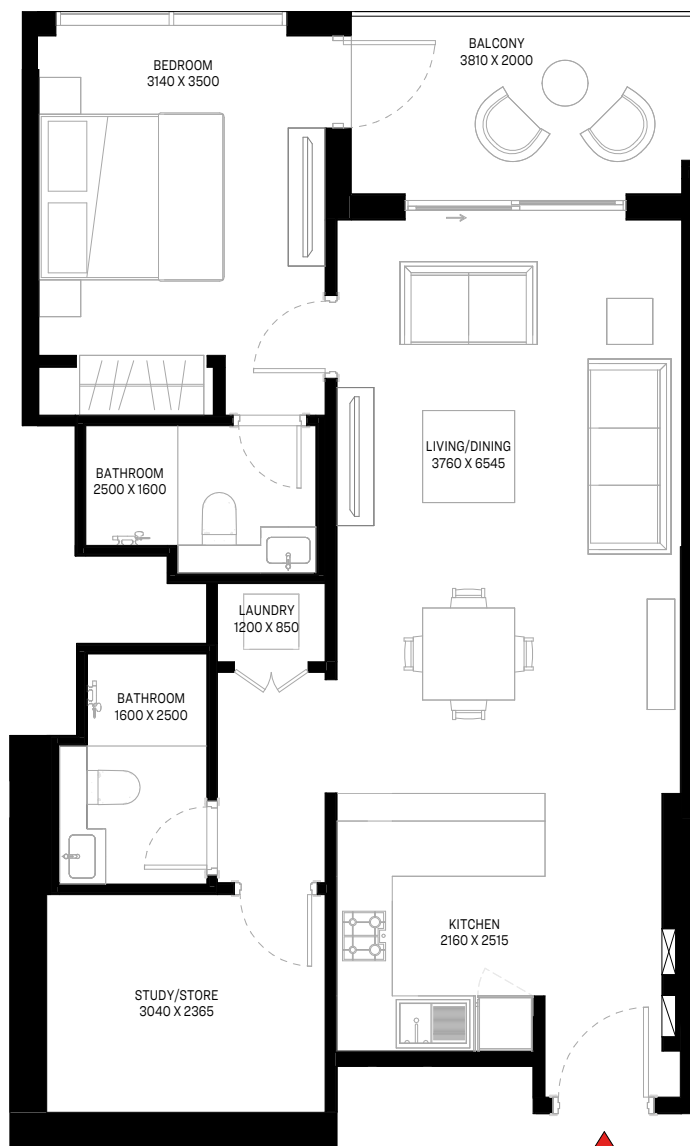


TYPICAL FLOOR PLAN  
(10,12,14,16,18,20,22,24,26,28,30,32,34)\_LOWER LEVEL



TYPICAL FLOOR PLAN  
(07,09,11,13,15,17,19,21,23,25,27,29,31,33,35)\_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

## VIEWS

Hartland, Amenities  
707, 807

Hartland, Waterfront, Amenities  
907, 1007, 1107, 1207, 1307, 1407, 1507

Hartland, Waterfront  
1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507

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# 1.5 BEDROOM APARTMENT

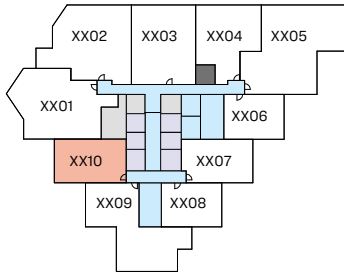
TYPE D1 (with study room + balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 804.60 - 810.63 SQ.FT.

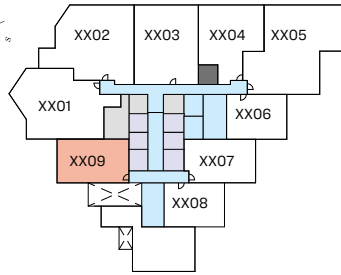
BALCONY RANGE = 87.83 - 88.37 SQ.FT.

TOTAL RANGE = 892.97 - 898.46 SQ.FT.



TYPICAL FLOOR PLAN

(10,12,14,16,18,20,22,24,26,28,30,32,34)\_LOWER LEVEL



TYPICAL FLOOR PLAN

(07,09,11,13,15,17,19,21,23,25,27,29,31,33,35)\_UPPER LEVEL

UNIT



List of unit numbers with this unit plan:

## VIEWS

Hartland, Downtown

709, 909, 1010, 1109, 1210, 1309, 1410, 1509, 1610, 1709, 1810, 1909, 2010, 2109, 2210, 2309, 2410, 2509, 2610, 2709, 2810, 2909, 3010, 3109, 3210, 3309, 3410, 3509

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# 1.5 BEDROOM APARTMENT

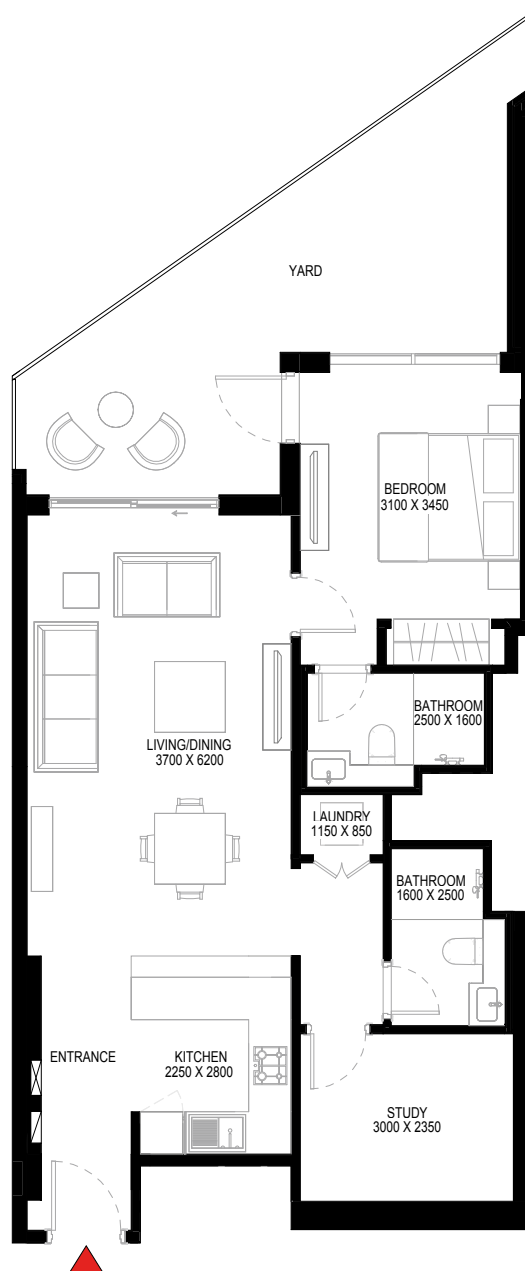
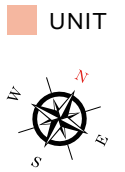
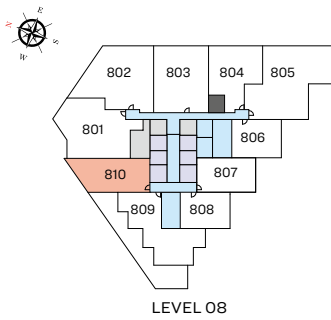
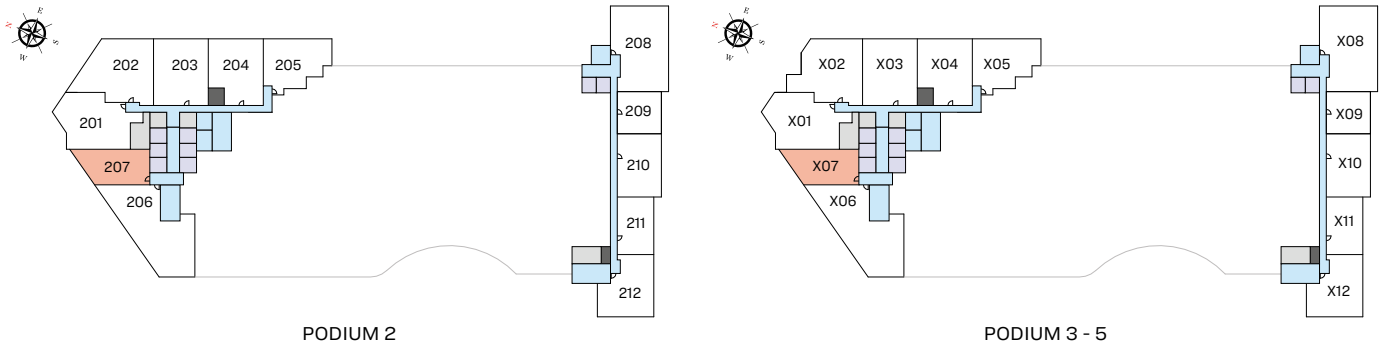
TYPE E (with study room + yard)

## TOTAL SALEABLE AREA

SUITE RANGE = 807.51 - 810.41 SQ.FT.

YARD RANGE = 270.60 - 273.73 SQ.FT.

TOTAL RANGE = 1,081.01 - 1,081.24 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Hartland, Downtown  
207, 307, 407, 507, 810

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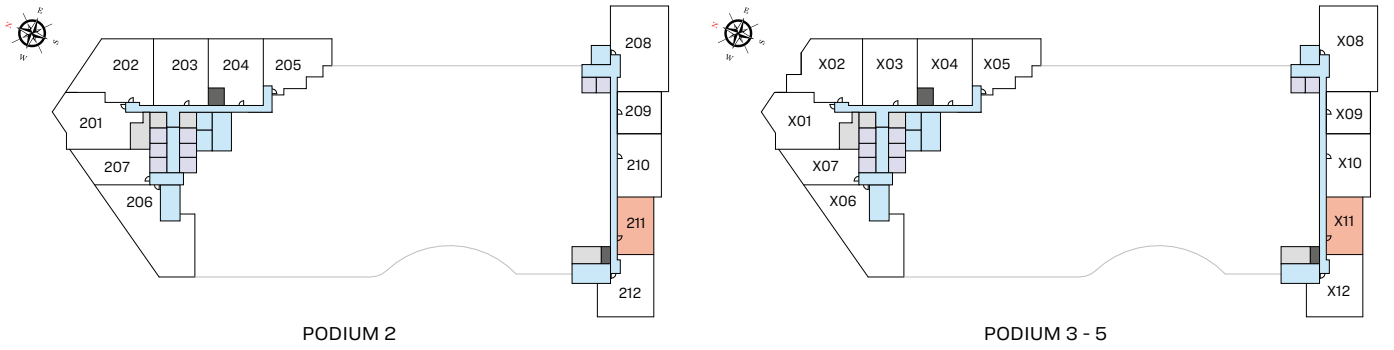


# 1.5 BEDROOM APARTMENT

TYPE G (with study room + balcony)

## TOTAL SALEABLE AREA

SUITE = 791.58 SQ.FT.  
 BALCONY = 68.35 SQ.FT.  
 TOTAL = 859.93 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Waterfront  
 211, 311, 411, 511

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# 2 BEDROOM APARTMENT

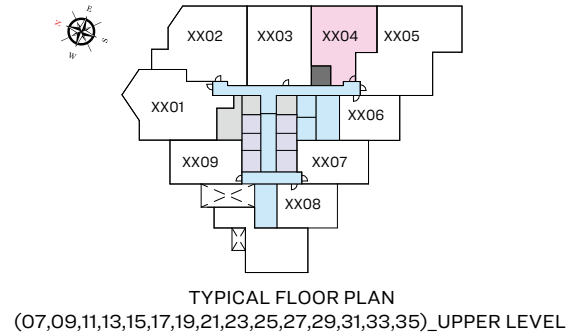
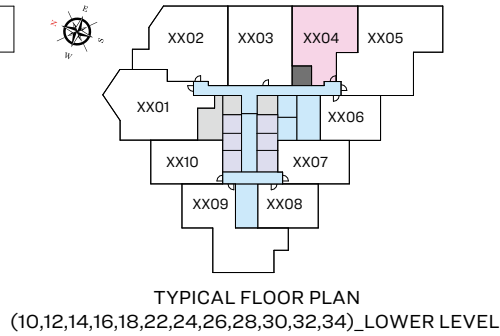
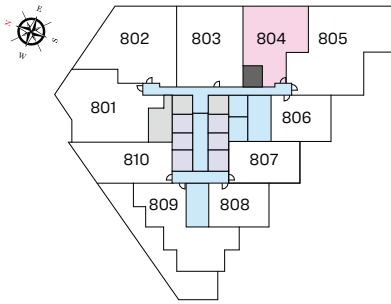
TYPE A (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE RANGE = 1,124.83 - 1,125.58 SQ.FT.

BALCONY = 65.98 SQ.FT.

TOTAL RANGE = 1,190.81 - 1,191.56 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Hartland  
704

Hartland, Waterfront  
804, 904, 1004, 1104, 1204, 1304, 1404, 1504

Hartland, Waterfront, Ras Al Khor Sanctuary  
1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504

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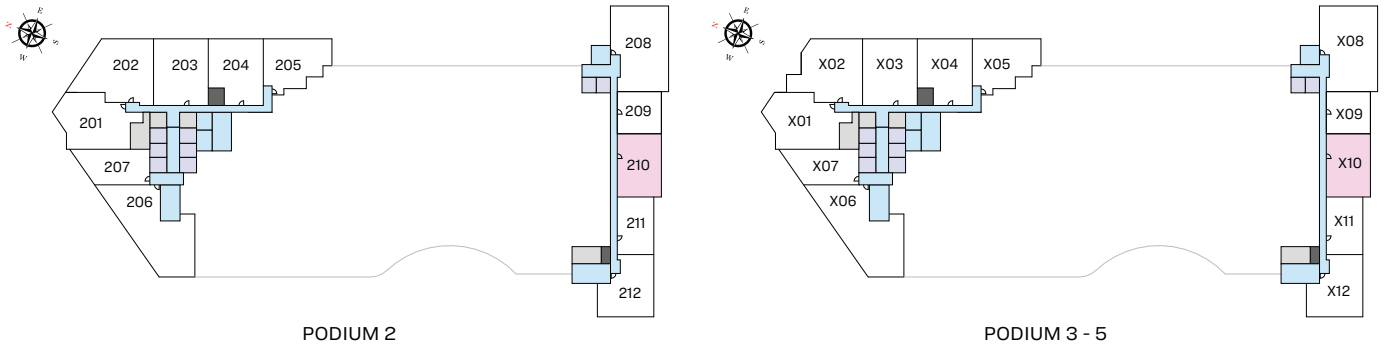


# 2 BEDROOM APARTMENT

## TYPE B (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 1,019.67 SQ.FT.  
 BALCONY = 131.53 SQ.FT.  
 TOTAL = 1,151.20 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Waterfront  
 210, 310, 410, 510

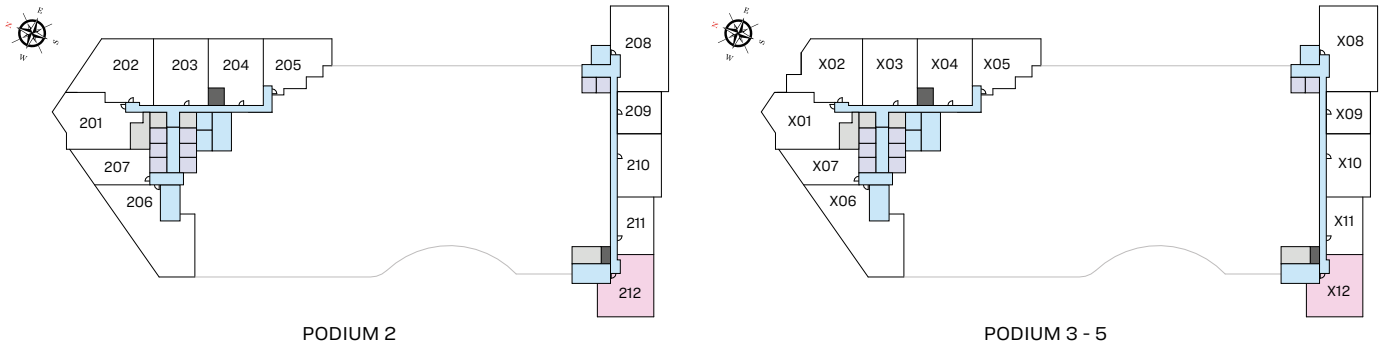
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# 2 BEDROOM APARTMENT

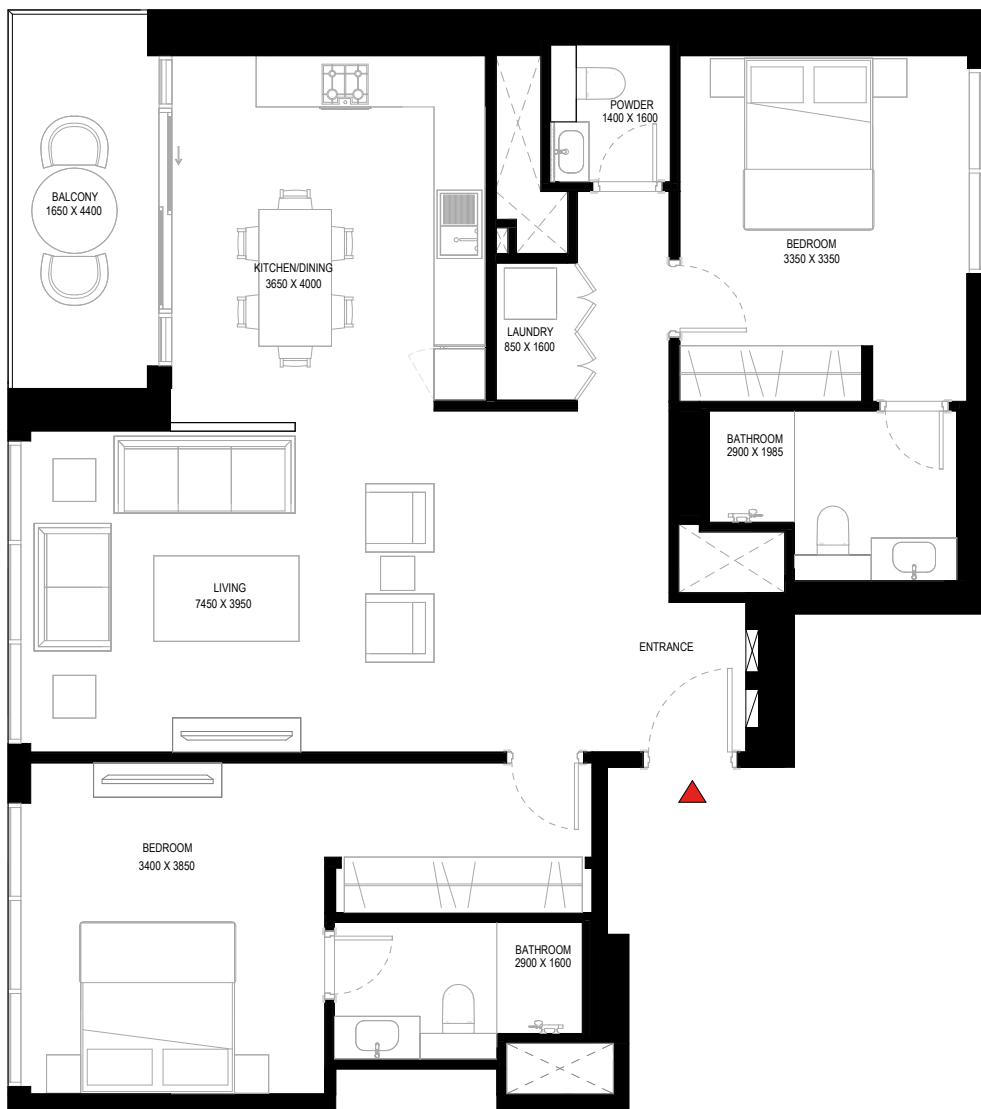
## TYPE C (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 1,177.68 SQ.FT.  
 BALCONY = 89.77 SQ.FT.  
 TOTAL = 1,267.45 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Hartland, Waterfront  
 212, 312, 412, 512

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# 2 BEDROOM APARTMENT

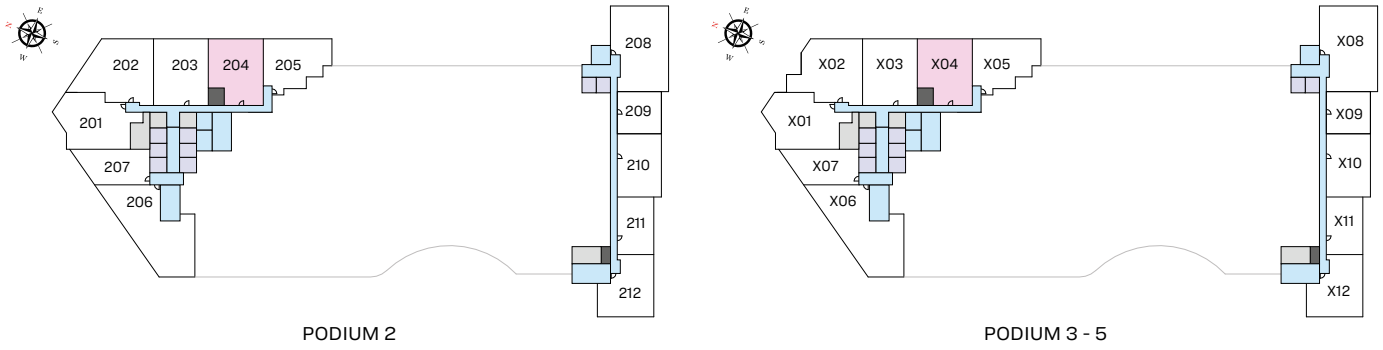
TYPE F (with maid room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 1,304.48 SQ.FT.

BALCONY = 66.20 SQ.FT.

TOTAL = 1,370.68 SQ.FT.



UNIT



List of unit numbers with this unit plan:

### VIEWS

Hartland

204, 304, 404, 504

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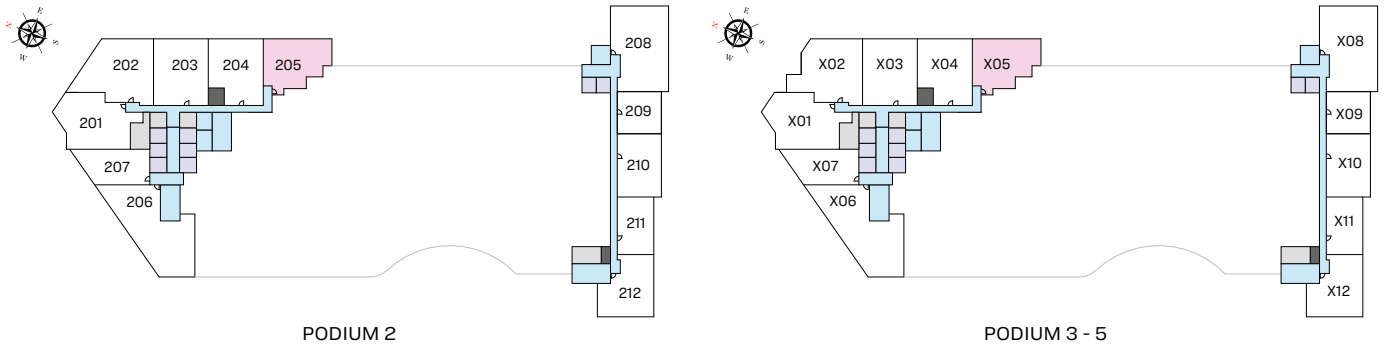
# 2 BEDROOM APARTMENT

TYPE G (with powder room)

**TOTAL SALEABLE AREA**

SUITE = 1,279.61 SQ.FT.

TOTAL = 1,279.61 SQ.FT.



UNIT



List of unit numbers with this unit plan:

## VIEWS

Hartland

205, 305, 405, 505

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## 2.5 BEDROOM APARTMENT

TYPE D (with study room, maid room and powder room + balcony)

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Hartland

201, 301, 401, 501, 701, 801

#### Hartland, Downtown

1001, 1101, 1201, 1301, 1401, 1501

#### Hartland, Downtown, Ras Al Khor Sanctuary

1601, 1701, 1801, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 3001, 3101, 3201, 3301, 3401, 3501

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## 2.5 BEDROOM APARTMENT

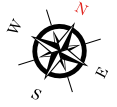
TYPE D (with study room, maid room and powder room + balcony)

### TOTAL SALEABLE AREA

SUITE RANGE = 1,455.39 - 1,455.93 SQ.FT.

BALCONY = 154.79 SQ.FT.

TOTAL RANGE = 1,610.18 - 1,610.72 SQ.FT.



List of unit numbers with this unit plan:

### VIEWS

#### Hartland

201, 301, 401, 501, 701, 801

#### Hartland, Downtown

1001, 1101, 1201, 1301, 1401, 1501

#### Hartland, Downtown, Ras Al Khor Sanctuary

1601, 1701, 1801, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 3001, 3101, 3201, 3301, 3401, 3501

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# 2.5 BEDROOM APARTMENT

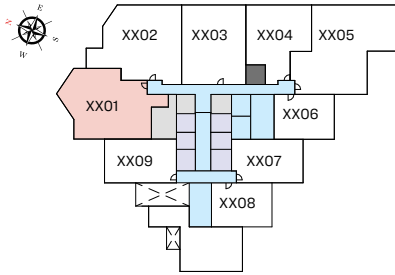
TYPE D1 (with study room, maid room and powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 1,406.09 SQ.FT.

BALCONY = 154.79 SQ.FT.

TOTAL = 1,560.88 SQ.FT.



TYPICAL FLOOR PLAN  
(09,19,29)\_UPPER LEVEL



List of unit numbers with this unit plan:

### VIEWS

Hartland  
901

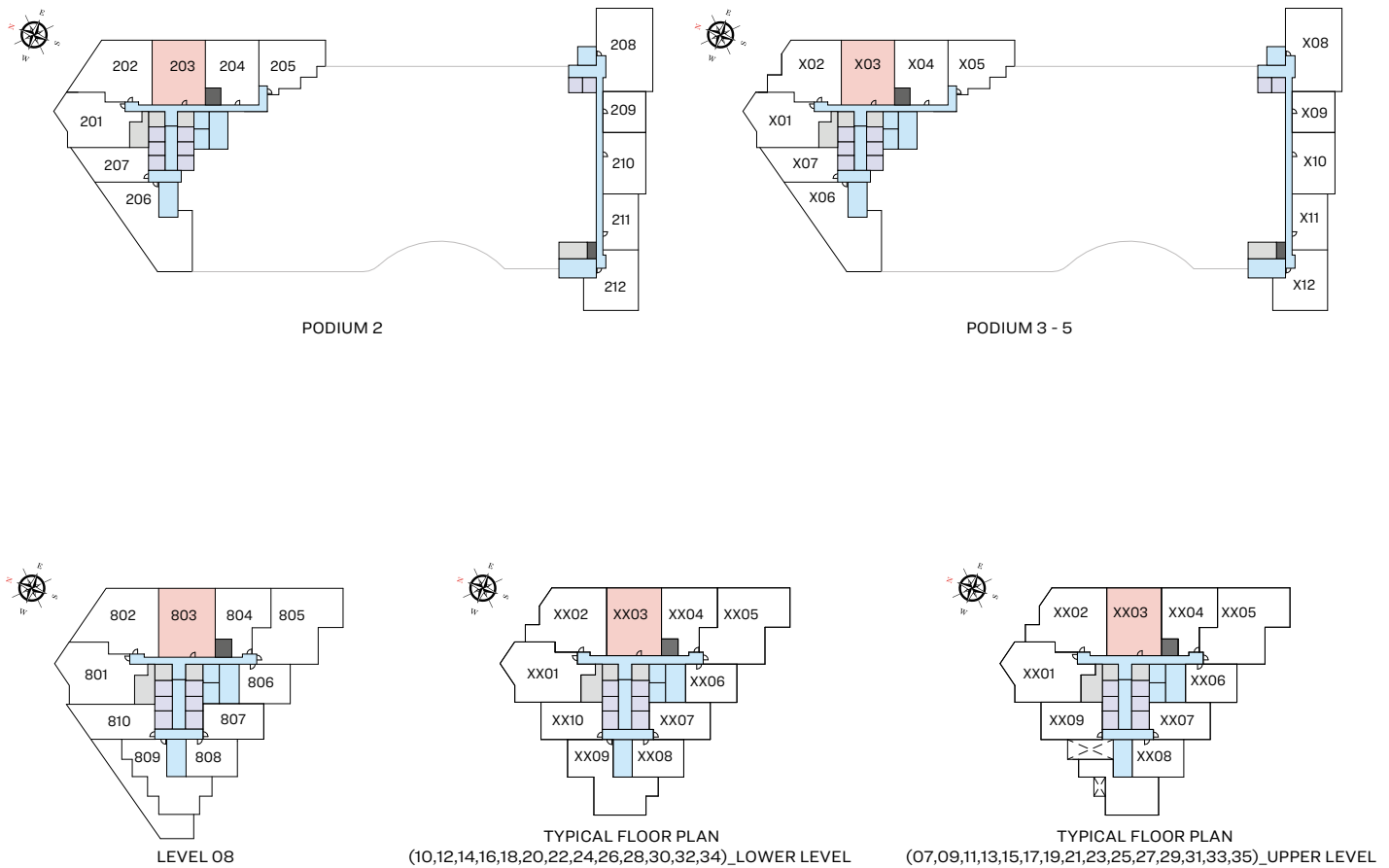
Hartland, Downtown, Ras Al Khor Sanctuary  
1901, 2901

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## 2.5 BEDROOM APARTMENT

TYPE E (with study room, maid room and powder room + balcony)

UNIT



List of unit numbers with this unit plan:

### VIEWS

#### Hartland

203, 303, 403, 503, 703

#### Hartland, Waterfront

803, 903, 1003, 1103, 1203, 1303, 1403, 1503

#### Hartland, Waterfront, Ras Al Khor Sanctuary

1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503

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## 2.5 BEDROOM APARTMENT

TYPE E (with study room, maid room and powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 1,437.95 SQ.FT.

BALCONY = 63.83 SQ.FT.

TOTAL = 1,501.78 SQ.FT.



List of unit numbers with this unit plan:

### IEWS

Hartland

203, 303, 403, 503, 703

Hartland, Waterfront

803, 903, 1003, 1103, 1203, 1303, 1403, 1503

Hartland, Waterfront, Ras Al Khor Sanctuary

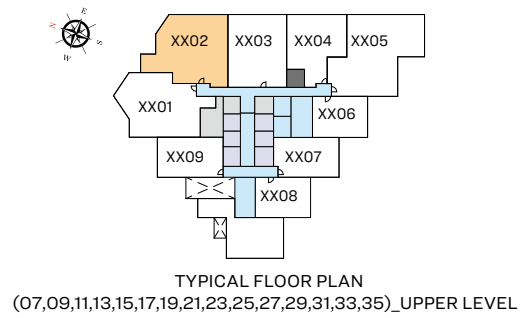
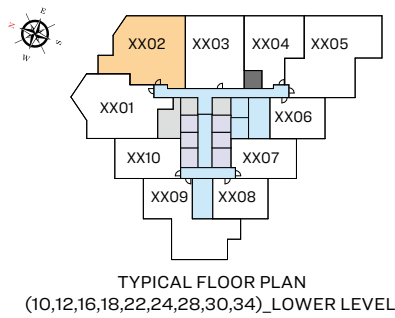
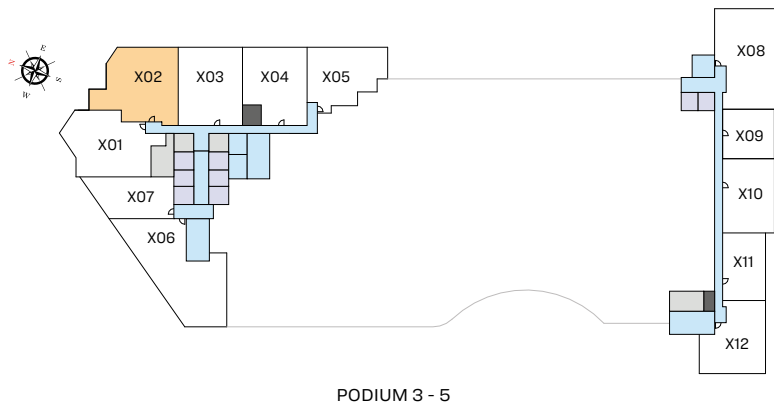
1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503

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# 3 BEDROOM APARTMENT

UNIT

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



List of unit numbers with this unit plan:

## VIEWS

Hartland

302, 402, 502, 702

Hartland, Waterfront

902, 1002, 1202, 1102, 1302, 1502

Hartland, Waterfront, Ras Al Khor Sanctuary

1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2502, 2702, 2802, 2902, 3002, 3102, 3302, 3402, 3502

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# 3 BEDROOM APARTMENT

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

## TOTAL SALEABLE AREA

SUITE = 1,659.47 SQ.FT.

BALCONY = 87.62 SQ.FT.

TOTAL = 1,747.09 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

### Hartland

302, 402, 502, 702

### Hartland, Waterfront

902, 1002, 1202, 1102, 1302, 1502

### Hartland, Waterfront, Ras Al Khor Sanctuary

1602, 1702, 1802, 1902, 2102, 2202, 2302, 2402, 2502, 2702, 2802, 2902, 3002, 3102, 3302, 3402, 3502

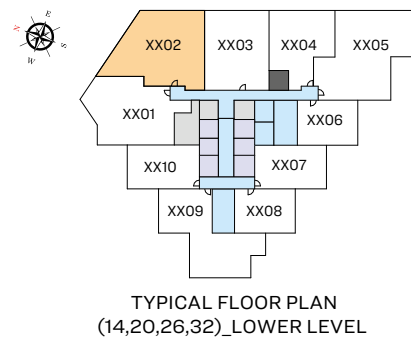
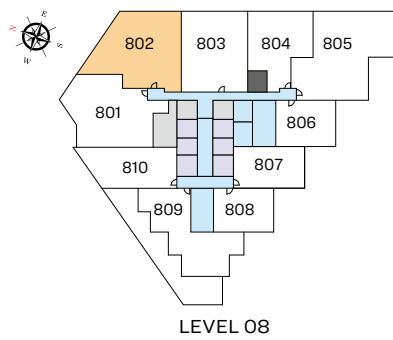
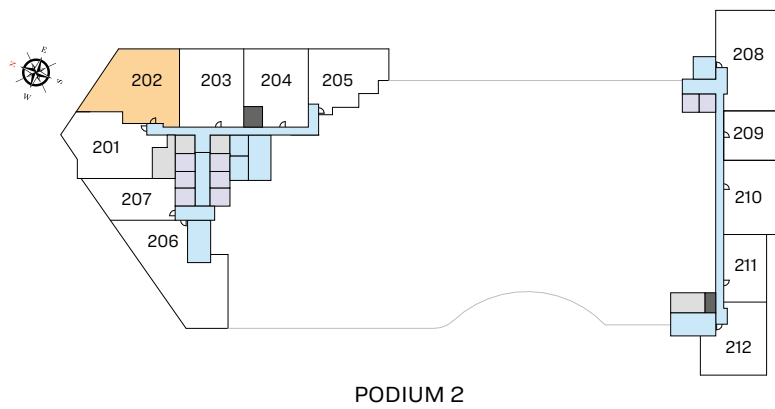
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# 3 BEDROOM APARTMENT

UNIT

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



List of unit numbers with this unit plan:

## VIEWS

Hartland  
202

Hartland, Waterfront  
802, 1402

Hartland, Waterfront, Ras Al Khor Sanctuary  
2002, 2602, 3202

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# 3 BEDROOM APARTMENT

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

## TOTAL SALEABLE AREA

SUITE = 1,659.47 SQ.FT.

BALCONY = 196.01 SQ.FT.

TOTAL = 1,855.48 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Hartland  
202

Hartland, Waterfront  
802, 1402

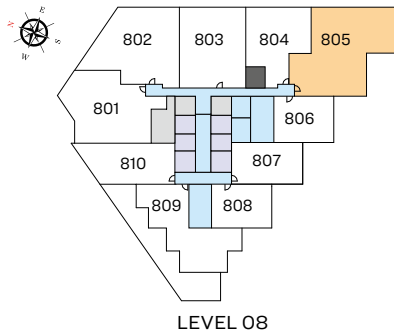
Hartland, Waterfront, Ras Al Khor Sanctuary  
2002, 2602, 3202

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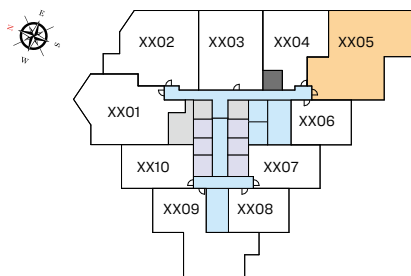
# 3 BEDROOM APARTMENT

UNIT

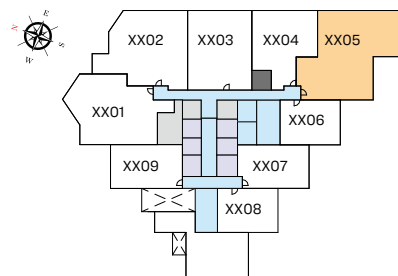
TYPE C (with maid room and powder room + balcony)



LEVEL 08



TYPICAL FLOOR PLAN  
(10,12,14,16,18,20,22,24,26,28,30,32,34)\_LOWER LEVEL



TYPICAL FLOOR PLAN  
(07,09,11,13,15,17,19,21,23,25,27,29,31,33,35)\_UPPER LEVEL

List of unit numbers with this unit plan:

## VIEWS

Hartland, Amenities  
705, 805

Hartland, Waterfront, Amenities  
905, 1005, 1105, 1205, 1305, 1405, 1505

Hartland, Waterfront, Ras Al Khor Sanctuary  
1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505

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# 3 BEDROOM APARTMENT

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

## TOTAL SALEABLE AREA

SUITE = 1,914.68 SQ.FT.  
BALCONY = 155.43 SQ.FT.  
TOTAL = 2,070.11 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Hartland, Amenities  
705, 805

Hartland, Waterfront, Amenities  
905, 1005, 1105, 1205, 1305, 1405, 1505

Hartland, Waterfront, Ras Al Khor Sanctuary  
1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505

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# 3 BEDROOM APARTMENT

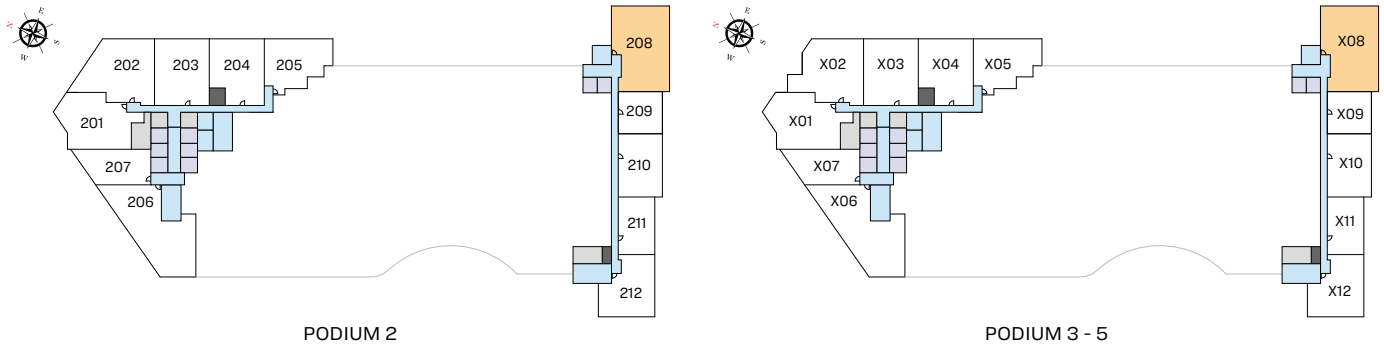
TYPE E (with maid room and powder room + yard)

**TOTAL SALEABLE AREA**

SUITE = 1,640.31 SQ.FT.

YARD = 369.96 SQ.FT.

TOTAL = 2,010.27 SQ.FT.



List of unit numbers with this unit plan:

## VIEWS

Hartland, Waterfront  
 208, 308, 408, 508

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# 3 BEDROOM APARTMENT

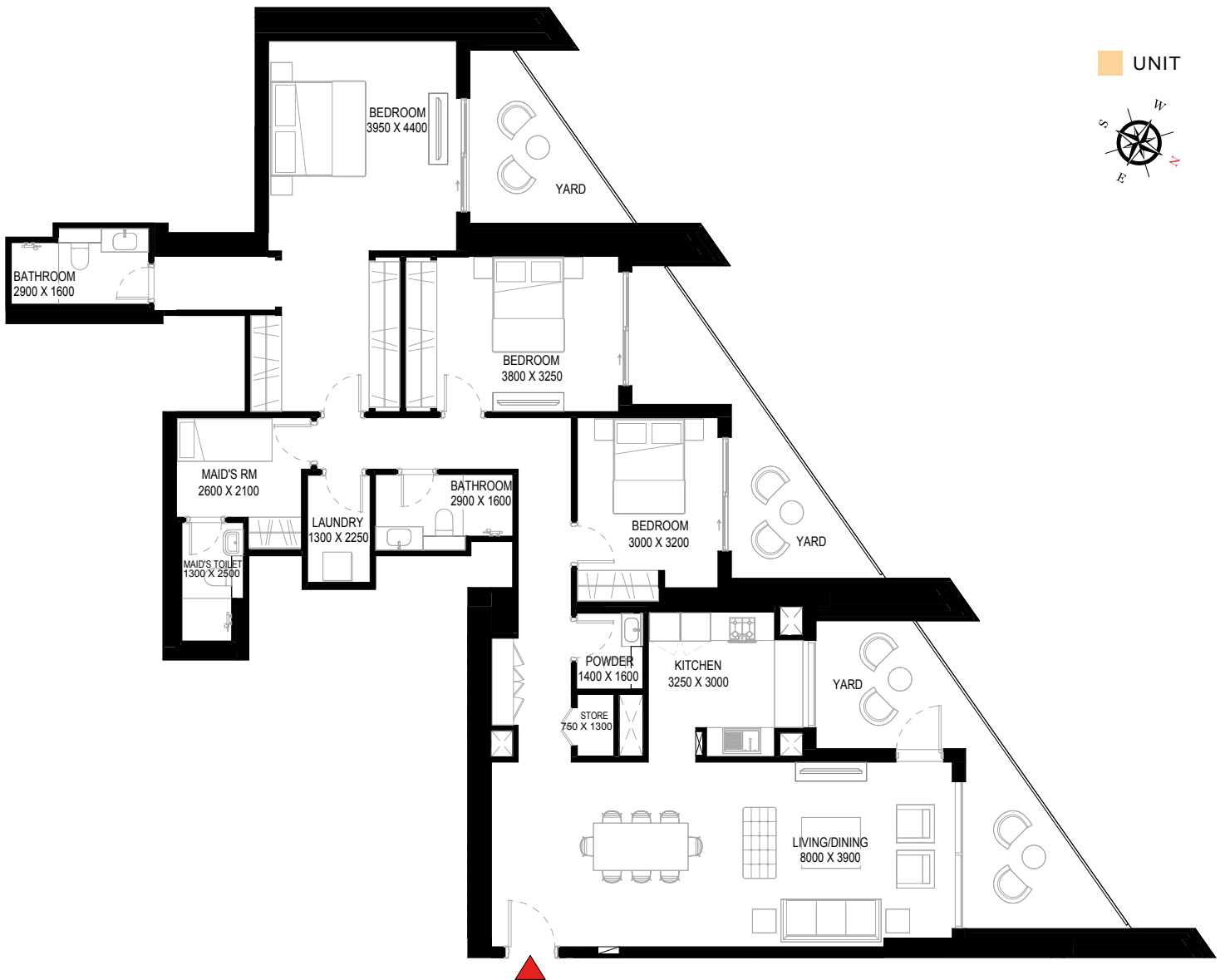
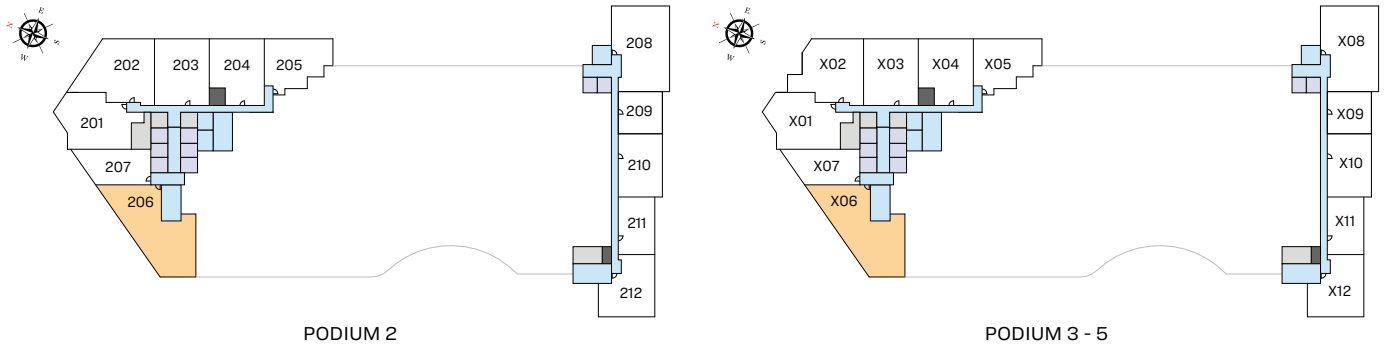
TYPE F (with maid room and powder room + yard)

## TOTAL SALEABLE AREA

SUITE = 1,820.07 SQ.FT.

YARD = 491.59 SQ.FT.

TOTAL = 2,311.66 SQ.FT.



List of unit numbers with this unit plan:

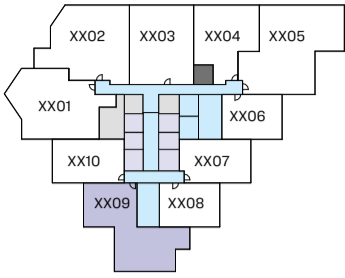
## VIEWS

Hartland, Downtown  
206, 306, 406, 506

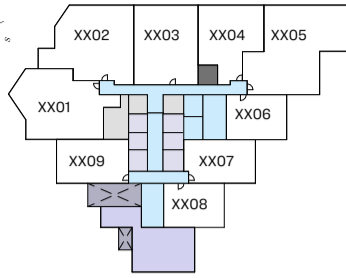
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**4 BEDROOM DUPLEX APARTMENT**  
**TYPE A (with maid room and powder room + balcony)**

**TOTAL SALEABLE AREA**  
 SUITE = 2,473.65 SQ.FT.  
 BALCONY = 251.01 SQ.FT.  
 TOTAL = 2,724.66 SQ.FT.



TYPICAL FLOOR PLAN  
 (10,12,14,16,18,20,22,24,26,28,30,32,34)\_LOWER LEVEL



TYPICAL FLOOR PLAN  
 (L11,13,15,17,19,21,23,25,27,29,31,33,35)\_UPPER LEVEL



LOWER LEVEL



UPPER LEVEL

List of unit numbers with this unit plan:

**VIEWS**

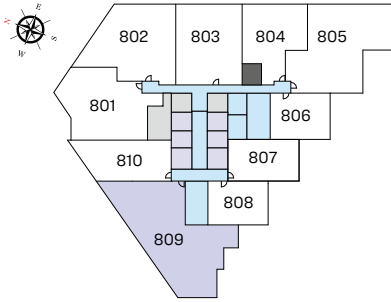
Hartland, Downtown, Waterfront, Amenities  
 1009, 1209, 1409

Hartland, Downtown, Waterfront  
 1609, 1809, 2009, 2209, 2409, 2609, 2809, 3009, 3209, 3409

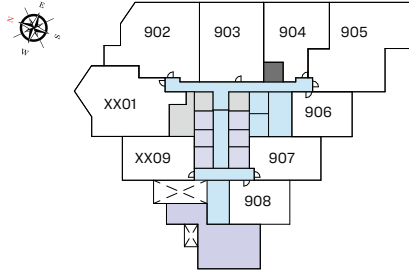
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**4 BEDROOM DUPLEX APARTMENT**  
**TYPE C (with maid room and powder room + yard)**

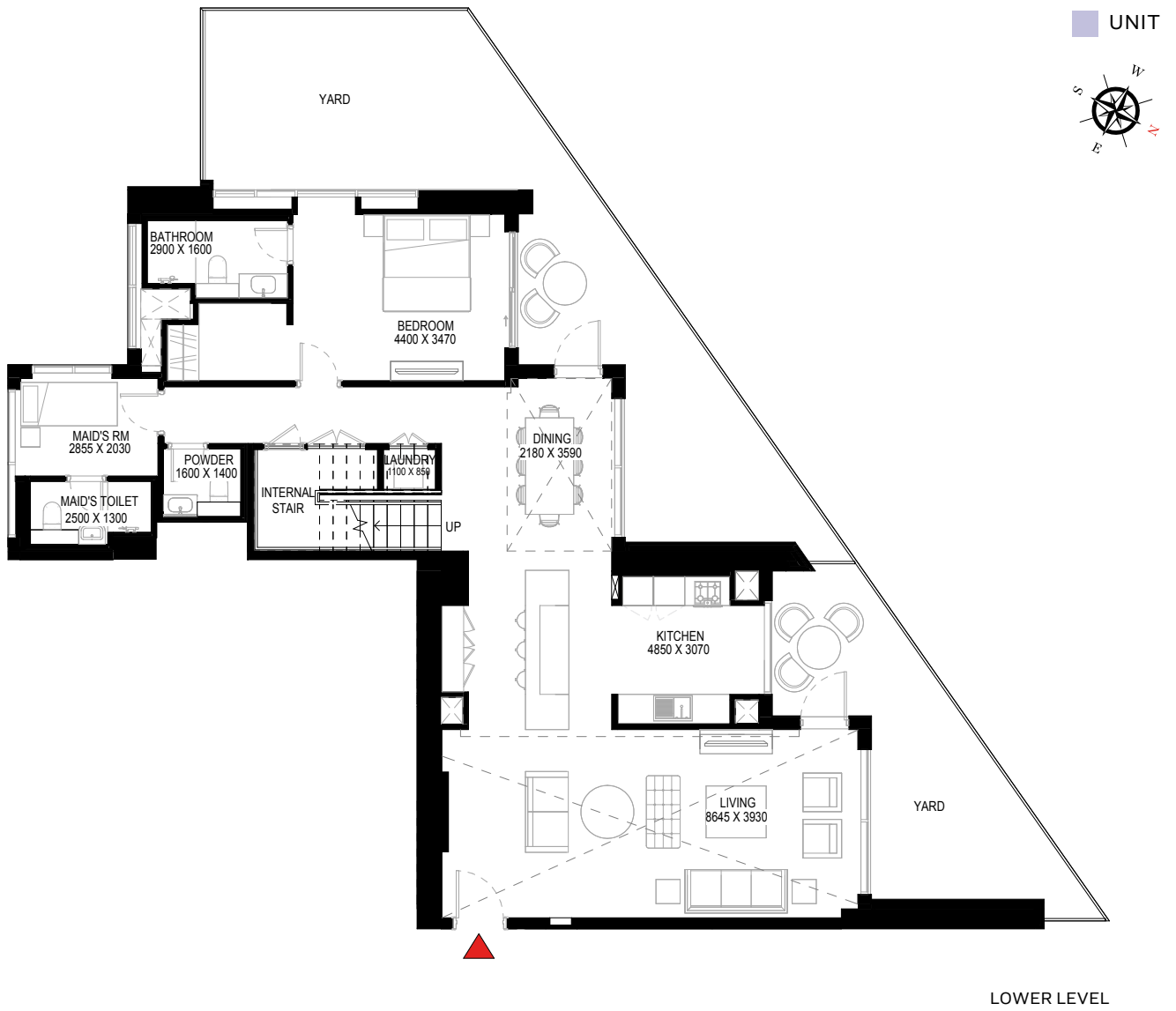
**TOTAL SALEABLE AREA**  
 SUITE = 2,487.65 SQ.FT.  
 YARD = 907.29 SQ.FT.  
 TOTAL = 3,394.94 SQ.FT.



LEVEL 08\_LOWER LEVEL



LEVEL 09\_UPPER LEVEL



LOWER LEVEL



UPPER LEVEL

List of unit numbers with this unit plan:

**VIEWS**

Hartland, Downtown, Amenities  
 809

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SOBHA  
REALTY