



hartland  
Aflux

SOBHA HARTLAND GREENS - PHASE III

SOBHA  
hartland  
MBR CITY, ON DUBAI CANAL.



## HARTLAND AFLUX

Affordable luxury apartments, in the smaller sizes you wanted.









## SOBHA HARTLAND THE EPICENTRE OF DUBAI

Sobha Hartland is an eight million square feet freehold community of lavish homes in Mohammed Bin Rashid Al Maktoum City and along the Dubai Canal. Boasting more luxurious space, innovative designs and signature Sobha quality, your home will transcend all expectations.





## DUBAI'S HOTTEST ATTRACTIONS JUST 3KM AWAY

There's quite possibly no other apartment community in the centre of everything yet also tucked away in private tranquility. With the most iconic neighbors in the city, Sobha Hartland is a uniquely charming and coveted address.







## HARTLAND AFLUX AFFORDABLE APARTMENTS

Life at Hartland Aflux is truly a delight in this L-shaped apartment building. Across 12 floors of luxury, Hartland Aflux features compact studios, 1 & 2 bedroom apartments.

STUDIOS STARTING FROM 468 SQ.FT.  
ONE BEDROOMS STARTING FROM 700 SQ.FT.  
TWO BEDROOMS STARTING FROM 1,251 SQ.FT.





## THE AFLUX LIFE

Hartland Aflux apartments enjoy the same signature quality with the same exclusive location, in a smaller size. With apartments ranging from 468 to 1,378 square feet, they are smaller than the average Sobha Hartland apartment yet still grander than any other.







## THE VIEW

Wake up to unobstructed views of the Dubai Canal from your apartment at Hartland Aflux. And with green parks and villa communities spread from your apartment to the waters of the Dubai Canal, it's truly a spectacular sight.





## THE PODIUM

You will find world-class facilities and modern luxuries to your heart's content. Designed for kids, for athletes, for sunbathers, for nature lovers and for everyone, the Podium is the heart of Hartland Aflux.



SWIMMING POOL



WATERFALL



JOGGING TRACK



KIDS PLAYGROUND



OUTDOOR GYM





## THE RETAIL

With retail shops and dining options on the ground floor, you will be just footsteps away from a grocery cart, a freshly cooked meal and loads more. Simply walk downstairs and enjoy the convenience of living in a vibrant community.





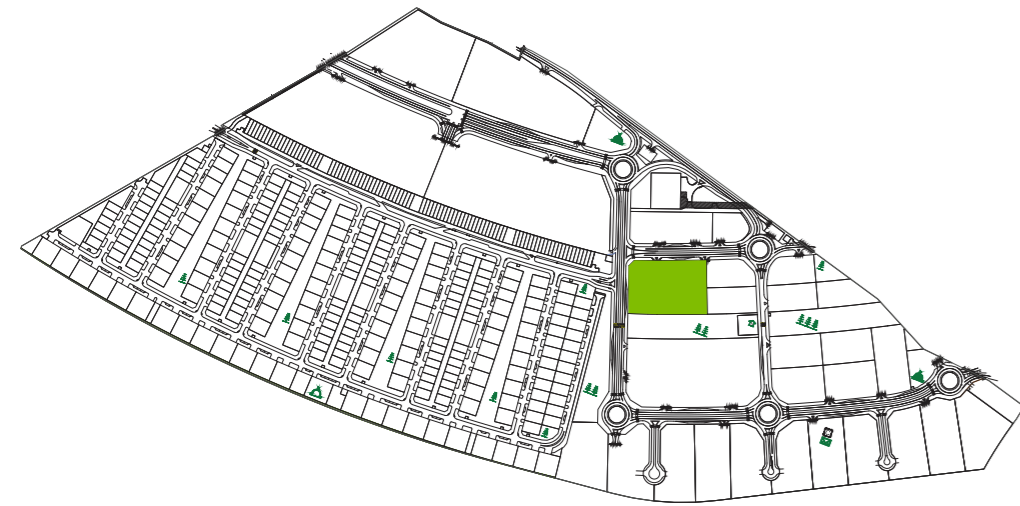


## THE GREENERY

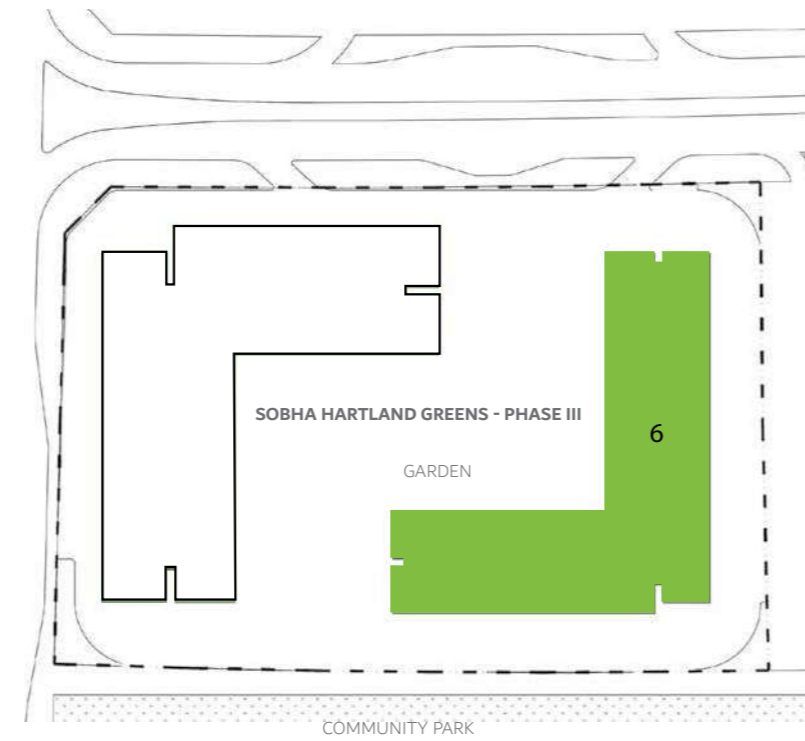
Surrounded by 2.4 million square feet of greenery in the Hartland community, your apartment will overlook green parkland. If you prefer to be even closer to nature, our apartments include a private terrace to enjoy lush views.



# LOCATION PLAN



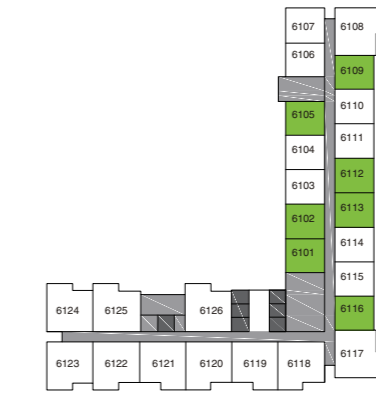
# SITE PLAN



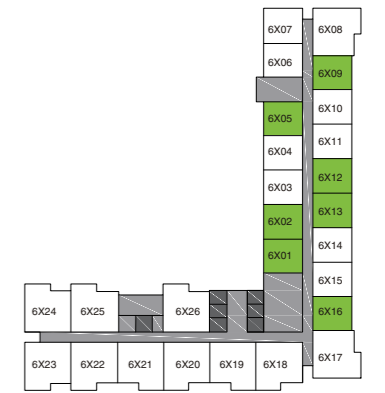
# STUDIO TYPICAL FLOOR PLAN



Podium 02



Level 01



Level 02

## BUILDING 6

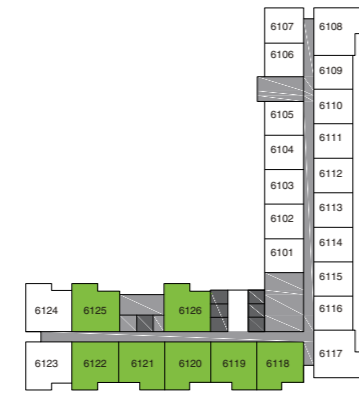
Size Range: 468 - 644 SQ.FT.



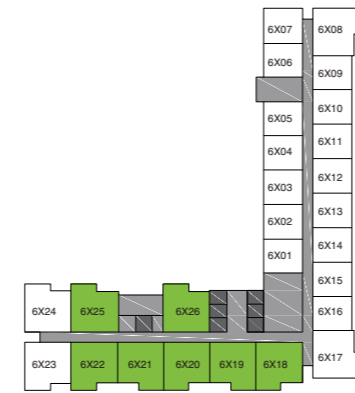
ONE BEDROOM  
TYPICAL FLOOR PLAN



Podium 02



Level 01



Level 02

BUILDING 6

Size Range: 700 - 859 SQ.FT.

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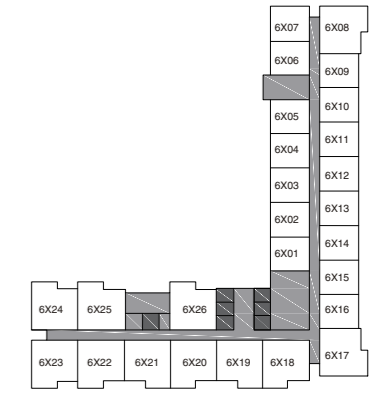
TWO BEDROOM  
TYPICAL FLOOR PLAN



Podium 02



Level 01



Level 02

BUILDING 6

Size Range: 1,251 - 1,378 SQ.FT.

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