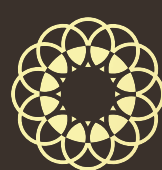


THE MANSIONS

Mansion 3



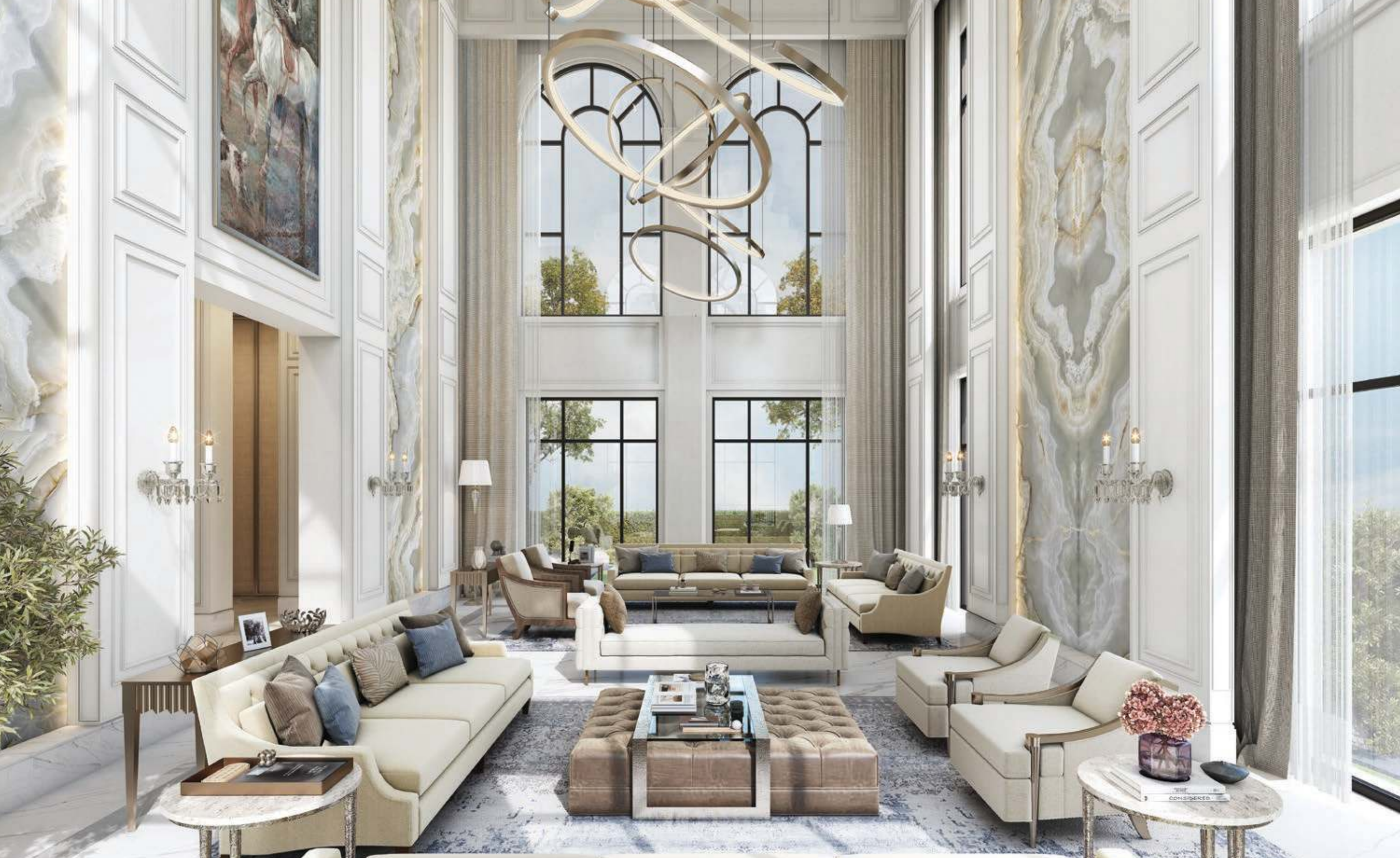
SOBHA HARTLAND II



Mansions at Hartland II ————— Summary

Mansion 3

- 6 Bedrooms + Master Suite, the Mansion with a luxurious arrival experience.
- Dedicated private road with controlled access.
- Access exclusive waterfront.
- Double height foyer and formal living area.
- Picturesque views of the landscape and waterfront from all major rooms.
- Separate formal and family living and dining areas.
- Separate show kitchen for each mansion.
- Fully fitted kitchen and bathroom with white goods.
- Fully wireless Smart Home Automation.
- All bedrooms with ensuite bathrooms and walk-in wardrobes.
- Master Suite with Private lounge, ultra-luxury walk-in wardrobe, dresser, and bathroom with separate his and hers vanity, washroom essentials and shower. Plunge pool bathtub providing a private hammam experience.
- Master bedroom with balcony facing waterfront.
- Private home theatre, gym, salon, steam room and sauna.
- Separate Maid's and Driver's ensuite rooms.
- Outdoor pool with loungers.
- Landscaped garden with Gazebo catering alfresco kitchen and outdoor dining.
- Garden Pavilion admist a beautiful garden.
- Car parking catering for 6 parks in the garage and 2 guest car parks on ground level.
- Private Office and Study Space.
- Service lift and main lift provided.



Living Areas

- Comprising Formal & informal living and dining rooms.
- High Quality Marble floor.
- Walls finished with GRP Panel / Marble / marble stone onyx / textured paint and matt emulsion paint.

Master Bedroom

- Marble flooring / mega slab marble imitation porcelain.
- Walk-in closet with Engineered wood / carpet.
- Wall finished with wooden cladding / marble / wallpaper and matt emulsion paint.

Bedrooms

- Engineered wood flooring.
- Walls finished with Matt emulsion paint.
- Wardrobes with wooden veneer and laminate or equivalent.





Kitchen

- White goods include Oven, Gas Hob and Hood, Dish Washer, and Washer-Dryer of Meile or equivalent brands.
- Porcelain mega slabs and paint on the walls.
- Good quality reconstituted stone or equivalent provided for countertop stone.
- Fridge- freezer of Meile or equivalent.
- Double bowl kitchen sink.
- Kitchen cabinets are finished with wooden veneer, marble and glass.

Others

- Gym finished with high performance vinyl floor & matt emulsion paint / timber veneer cladding on walls.
- Game room finished with marble & engineered wood floor and walls with large format porcelain tile / wooden veneer, textured paint & emulsion paint.
- Salon & steam room with large format porcelain tile floor & walls

MEP

- Air cooled chiller system provided by Daikin or equivalent.
- FCU/ AHU/ FAHU provided by Daikin or equivalent.
- Solar water heater provided by Solahart or equivalent

Home Automation

- Seamless and smart home automation ecosystem with lighting, blinds/curtain, temperature control provided by Legrand or equivalent.
- CCTV provided by Dahua, Hikvision or equivalent.
- Integrated with multi-room audio system to create the desired ambience within the mansion.

Master Bathroom & Bathrooms

Powder Rooms

- The floor is finished with marble flooring / mega slab marble imitation porcelain.
- Walls finished with marble, marble mosaic and glass.
- Sanitary & CP fittings provided by Antoniolupi, Dorn Bracht or equivalent.
- Vanity with wooden veneer and laminate or equivalent.
- Vanity countertop with reconstituted stone or equivalent.

- Floor finished with large format porcelain tile.
- Walls finished with large format porcelain tile.
- Sanitary & CP fittings provided by Kohler, Dorn Bracht or equivalent.
- Vanity with wooden veneer and laminate or equivalent.
- Vanity countertop with reconstituted stone or equivalent

Powder Rooms

- The floor is finished with marble flooring / mega slab marble imitation porcelain.
- Walls finished with marble.
- Sanitary & CP fittings provided by Antoniolupi, Dorn Bracht or equivalent.
- Vanity with wooden veneer and laminate or equivalent.
- Vanity countertop with reconstituted stone or equivalent



Amenities *for* Villa Area

- 01

Walking Track
- 02

Forest Walk
- 03

Dog Park
- 04

Open Lawn Area
- 05

Play Mounds
- 06

Quranic Garden
- 07

Barbeque Area
- 08

Skateable moments
- 09

Bouldering Wall
- 10

Table Tennis
- 11

Parkour facilities
- 12

Obstacle course
- 13

Playground
- 14

Children’s Pump Track
- 15

Nature Play
- 16

Interactive Artworks
- 17

Sound sculptures
- 18

Yoga Zen Garden
- 19

Beach
- 20

Beach Amenities
- 21

Waterfront Boulevard
- 22

Seasonal Gardens
- 23

Mosque



Amenities *for* Clubhouse

- 01

Entrance Lobby with reception
- 02

Library lounge
- 03

Gymnasium
- 04

Health club with Steam & Sauna
- 05

Changing room
- 06

Multipurpose Hall (capacity: 100-75)
- 07

Indoor Games Area (Pool, Carrom, chess, Table, Tennis etc.)
- 08

Back office
- 09

Retail Area
- 10

Business Lounge / Meeting Space
- 11

Restaurant
- 12

Squash Court
- 13

Outdoor
- 14

Swimming pool
- 15

Barbeque Area
- 16

Skate Park
- 17

Paddle Court
- 18

Parking



