

330 RIVERSIDE (R)ESCENT

**SOBHA**  
REALTY



Unveil a soul-stirring experience  
as you surrender to the enchanting call of the water  
in your vicinity



## A spectacular sight that delights

Designed like a tapered crescent, catch the reflected  
hues of the cluster, dazzle in the reflections of the  
crystal-clear water as you unwind in luxury.

Artist's Impression



# Discover a mirror to your soul

Embark on a waterfront lifestyle of beauty and tranquility.  
The tower stands poised with unparalleled views of the  
clear waters and captivating illuminations of the city.





\*Artist's Impression

## At the peak of paradise

Elevate to a grand new level of luxury at a paramount address. With 57 stories of exceptional craftsmanship, fulfil your aspirations in vogue.



## Life at 330 Riverside Crescent

Uncover the extraordinary and find your little  
element of euphoria.





\*Artist's Impression

## Specially designed residences

consisting of 1 and 2 bedroom apartments exhibiting all-encompassing views.



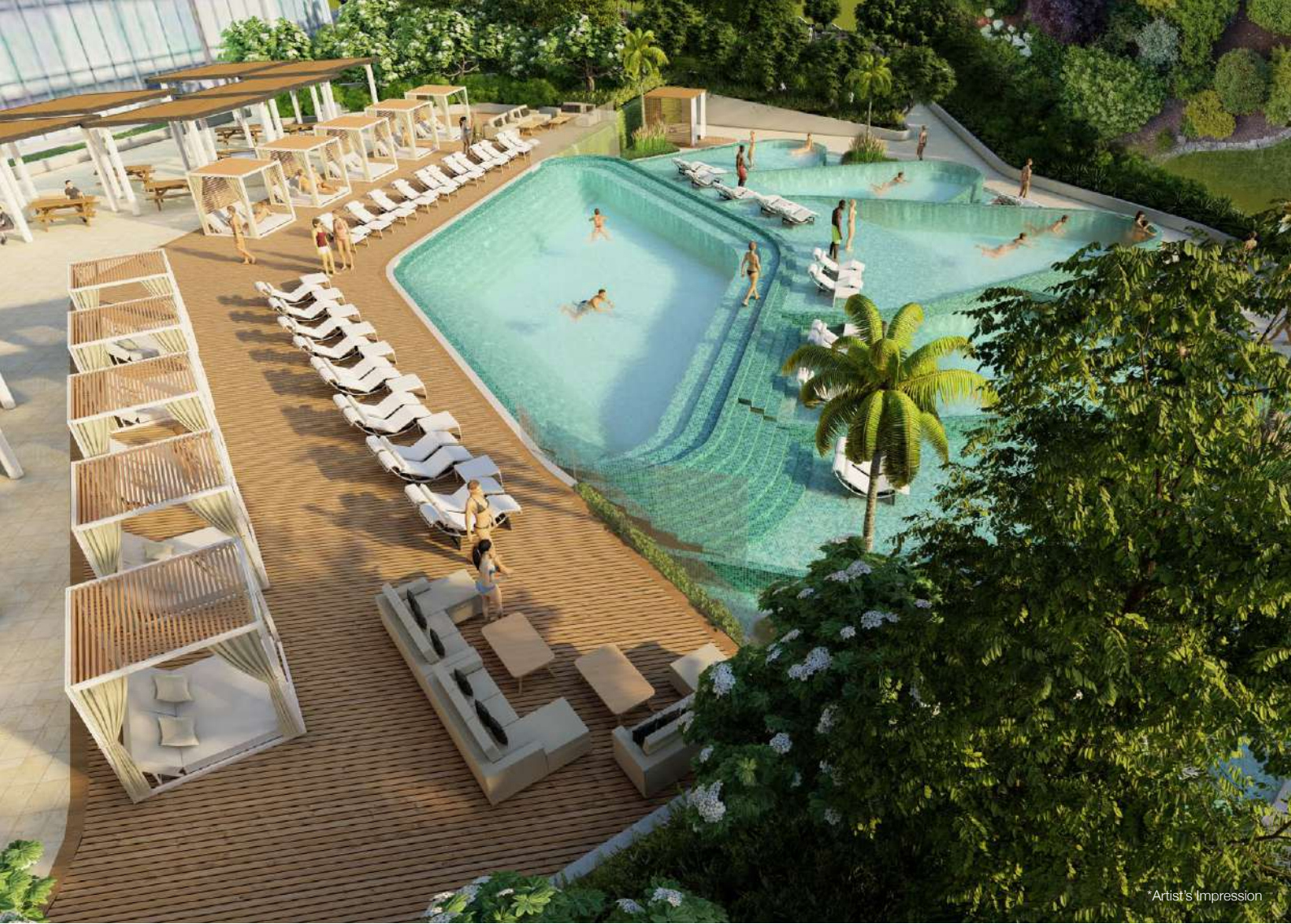
\*Artist's Impression

# An array of interconnected serenity

Take in the unique beachfront views from the open terrace gardens. Access the retail and restaurant arena hosted on the ground, from top levels of the staggered stepped podiums.



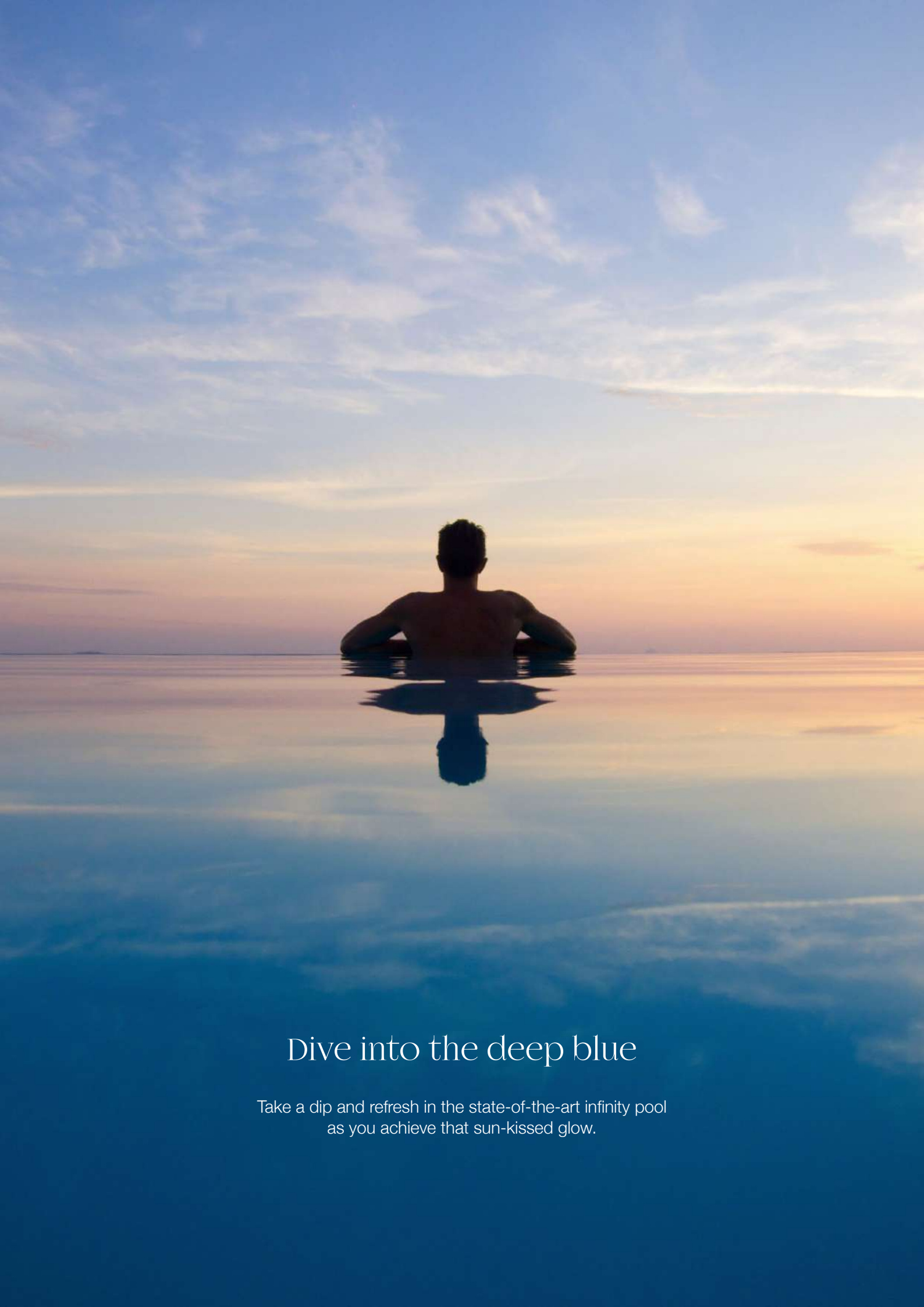




Artist's Impression

## Amenities

Cherish every breath in this private community filled with wellness spaces to soothe your soul.



## Dive into the deep blue

Take a dip and refresh in the state-of-the-art infinity pool  
as you achieve that sun-kissed glow.

# Break a Sweat

Step outside of your comfort zone as you work towards achieving that dream body.





## Find your happy place

Unwind in the fun and frolic of the weekend fiestas with your loved ones.



## A visual treat from the top

Indulge in some richly deserved recreational activities at the sky garden on the 18th and 43rd floors as you soak in breath-taking views of the neighbourhood.





## Build your inner light

Find solace in the undisturbed calmness of the surrounding green parks and tree-lined walkways.



## Get creative with the community

Engage in never-ending sports activities at the clubhouse\* and host intimate events with like-minded companions.

Paddle Tennis court | Badminton court | Squash court | Half Basketball court





## Challenge your waterplay skills

Put your competitive spirit to the test as you engage on an inflated water obstacle course along with your loved ones within the community.



# Location Map



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

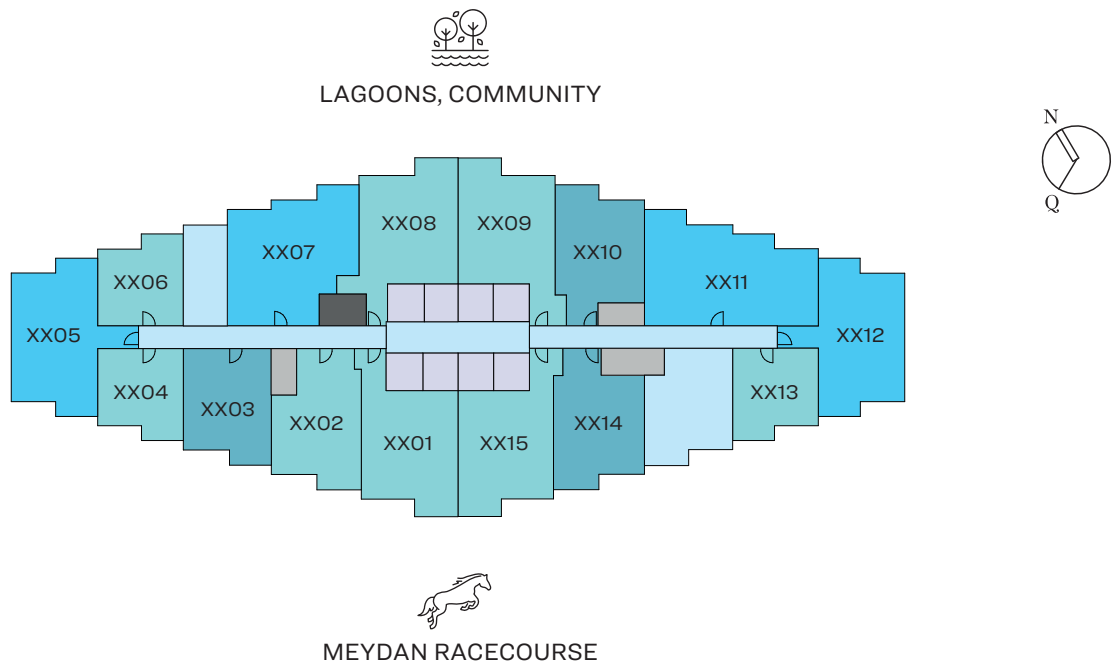
# Site Location in Masterplan



330 RIVERSIDE (RESCENT

FLOOR PLAN AND UNIT PLANS

# FLOOR PLAN LAYOUT



- |   |   |   |  |
|---|---|---|--|
| <span style="color: #4DB6AC;">■</span> 1 BED UNIT   | <span style="color: #00BCD4;">■</span> 2 BED UNIT | <span style="color: #ADD8E6;">■</span> CIRCULATION  | <span style="color: #B39DDB;">■</span> LIFTS |
| <span style="color: #008080;">■</span> 1.5 BED UNIT | <span style="color: #808080;">■</span> SERVICES   | <span style="color: #333333;">■</span> GARBAGE ROOM |  |

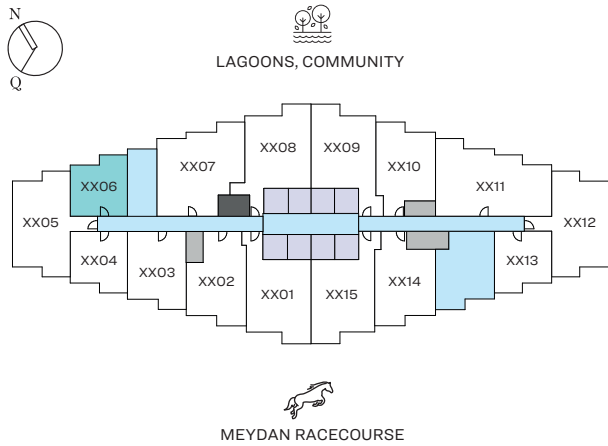
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# 1 BEDROOM APARTMENT

TYPE A (with balcony)

## TOTAL SALEABLE AREA

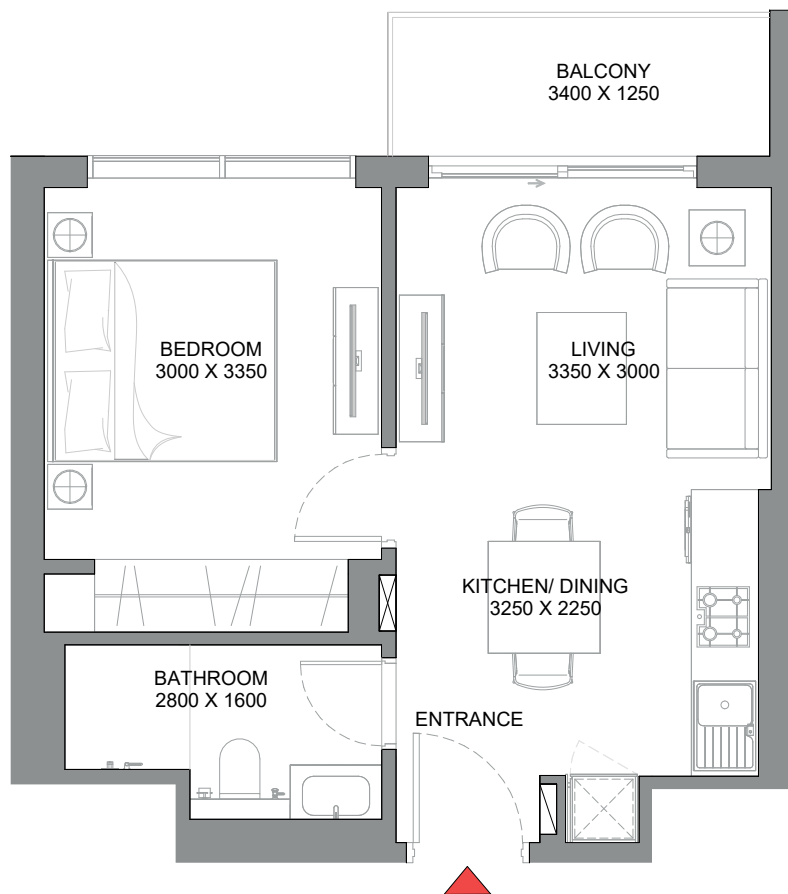
SUITE = 444.66 SQ.FT.  
BALCONY = 55.97 SQ.FT.  
TOTAL = 500.63 SQ.FT.



MEYDAN RACECOURSE

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4606, 4706, 4806, 4906, 5006, 5106, 5206, 5306, 5406, 5506

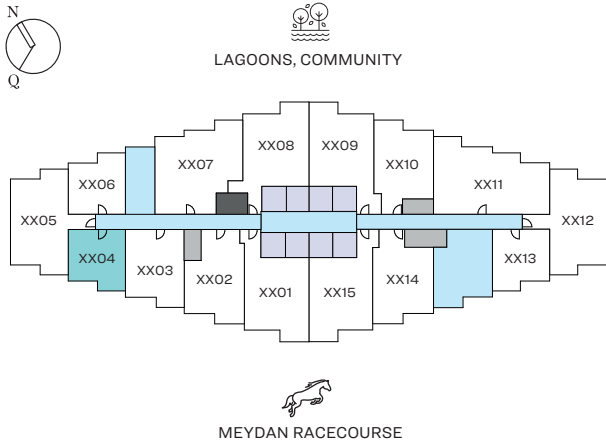
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# 1 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 1

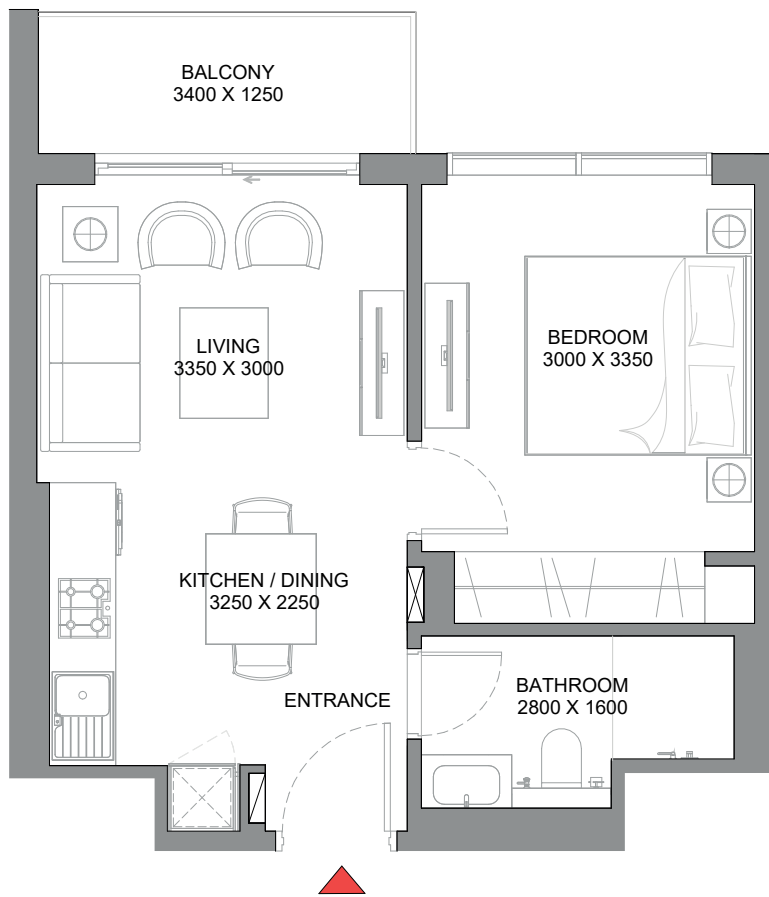
## TOTAL SALEABLE AREA

SUITE = 441.00 SQ.FT.  
BALCONY = 55.22 SQ.FT.  
TOTAL = 496.22 SQ.FT.



TYPICAL 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

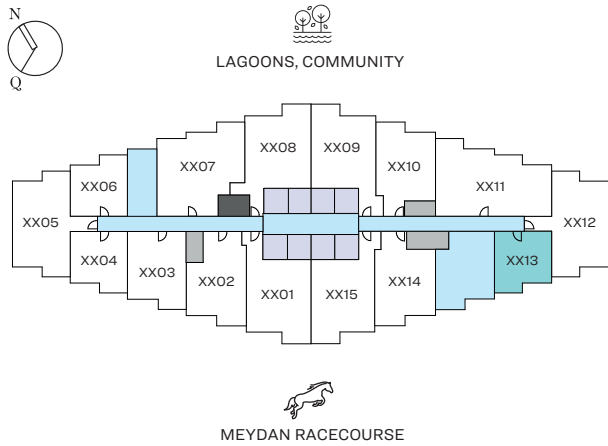
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# 1 BEDROOM APARTMENT

TYPE A (with balcony) - VARIANT 2

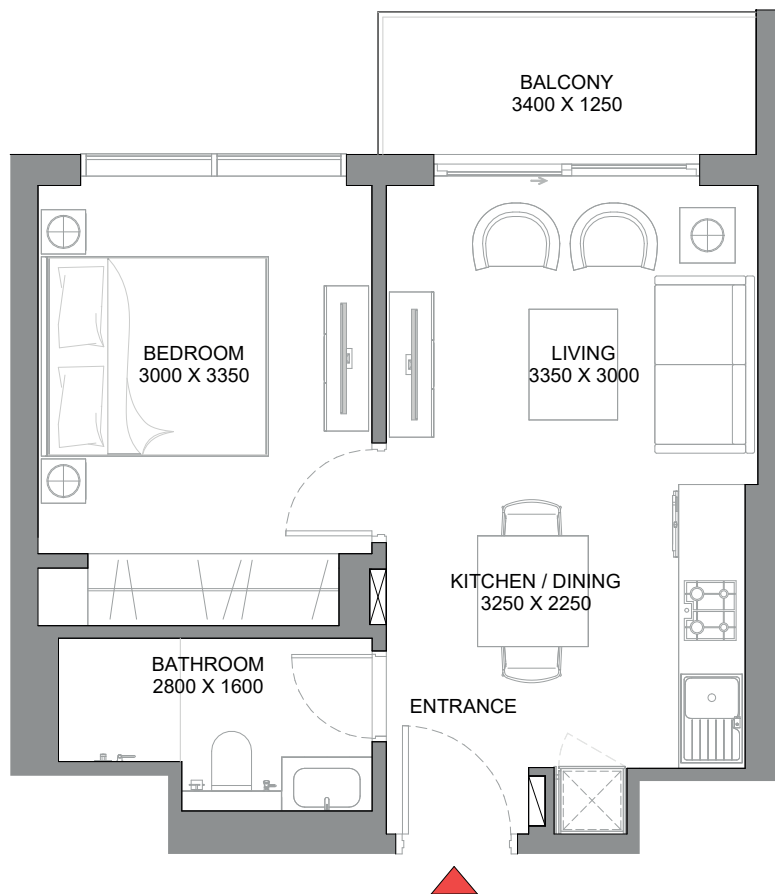
## TOTAL SALEABLE AREA

SUITE = 445.84 SQ.FT.  
BALCONY = 55.97 SQ.FT.  
TOTAL = 501.81 SQ.FT.



TYPICAL 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

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# 1 BEDROOM APARTMENT

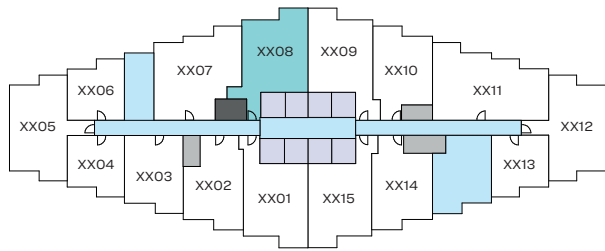
## TYPE C (with powder room + balcony)

### TOTAL SALEABLE AREA

SUITE = 789.21 SQ.FT.  
 BALCONY = 59.09 SQ.FT.  
 TOTAL = 848.30 SQ.FT.



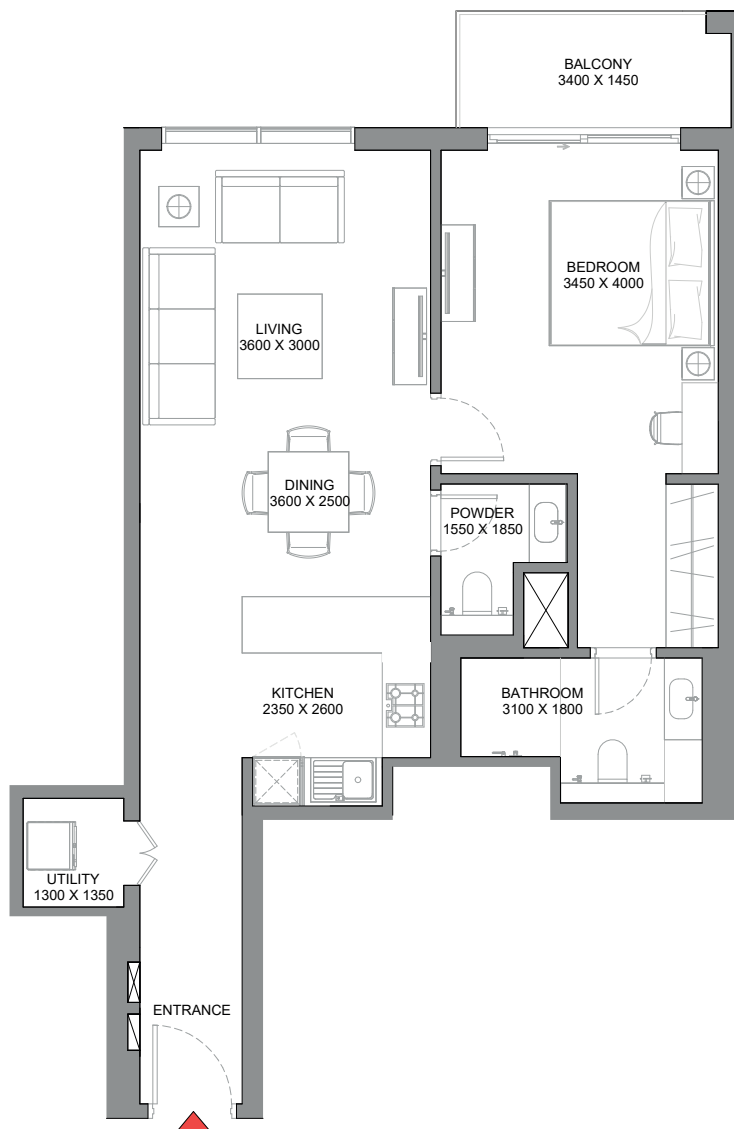
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

TYPICAL 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

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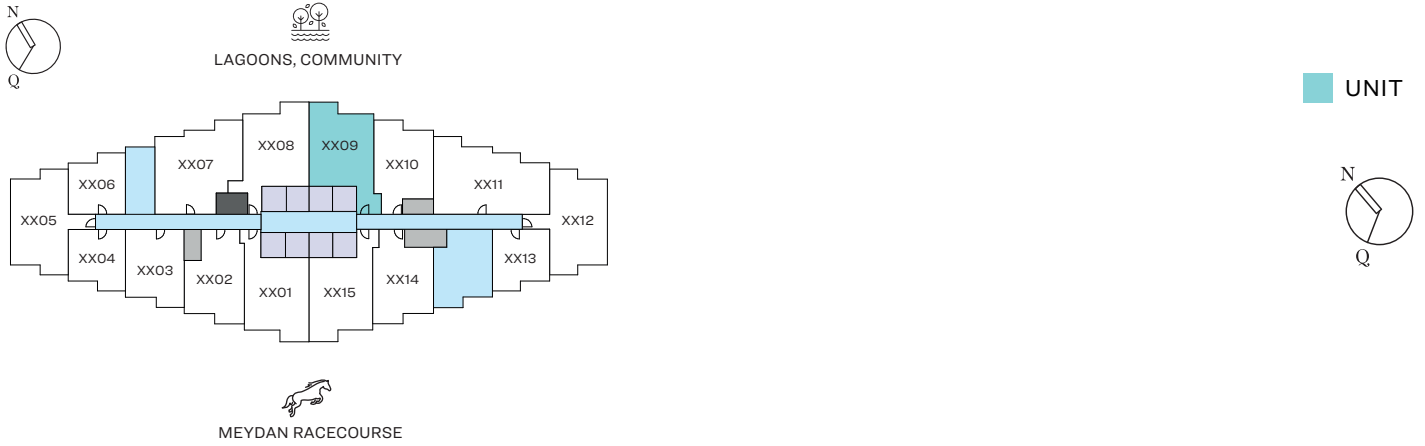


# 1 BEDROOM APARTMENT

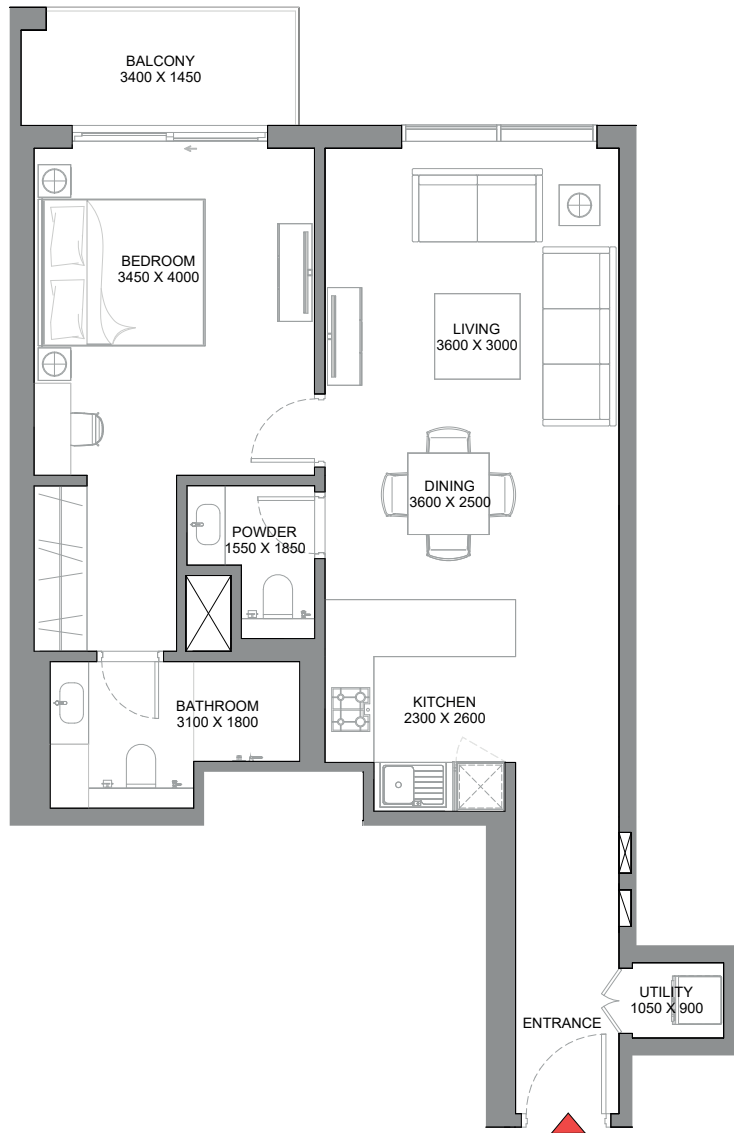
TYPE C (with powder room + balcony) - VARIANT 1

## TOTAL SALEABLE AREA

SUITE = 777.15 SQ.FT.  
 BALCONY = 59.09 SQ.FT.  
 TOTAL = 836.24 SQ.FT.



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



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

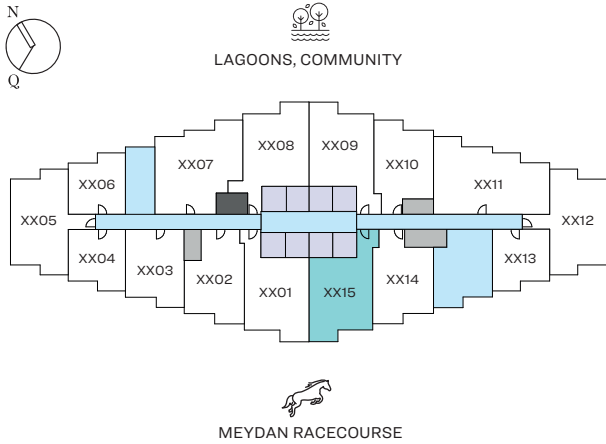
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# 1 BEDROOM APARTMENT

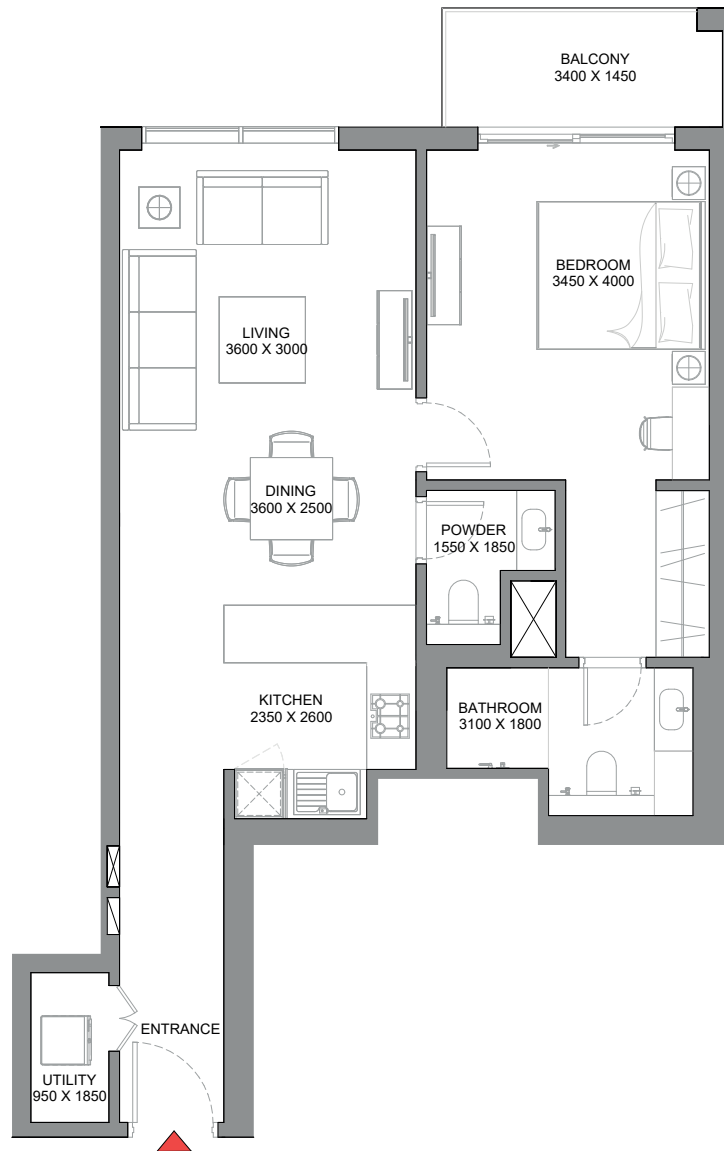
TYPE C (with powder room + balcony) - VARIANT 2

## TOTAL SALEABLE AREA

SUITE = 785.12 SQ.FT.  
BALCONY = 59.09 SQ.FT.  
TOTAL = 844.21 SQ.FT.



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



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

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# 1 BEDROOM APARTMENT

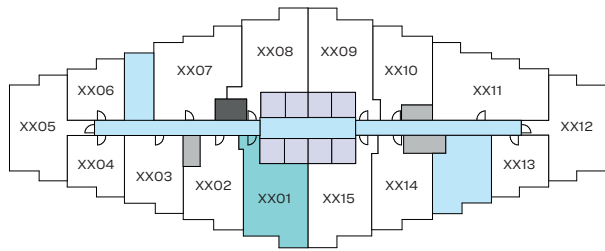
TYPE C (with powder room + balcony) - VARIANT 3

## TOTAL SALEABLE AREA

SUITE = 769.08 SQ.FT.  
BALCONY = 59.09 SQ.FT.  
TOTAL = 828.17 SQ.FT.



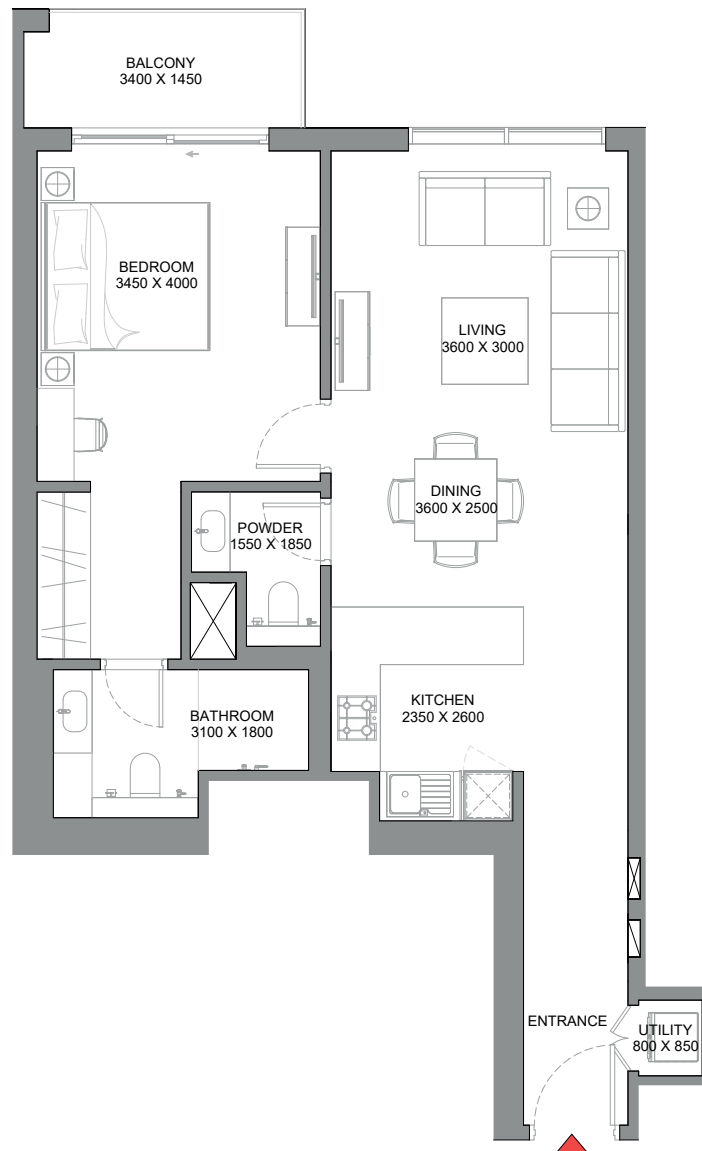
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

TYPICAL 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

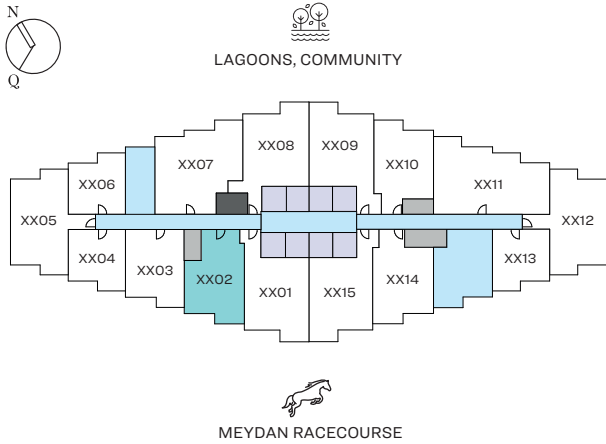
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# 1 BEDROOM APARTMENT

TYPE D (with store room and powder room + balcony)

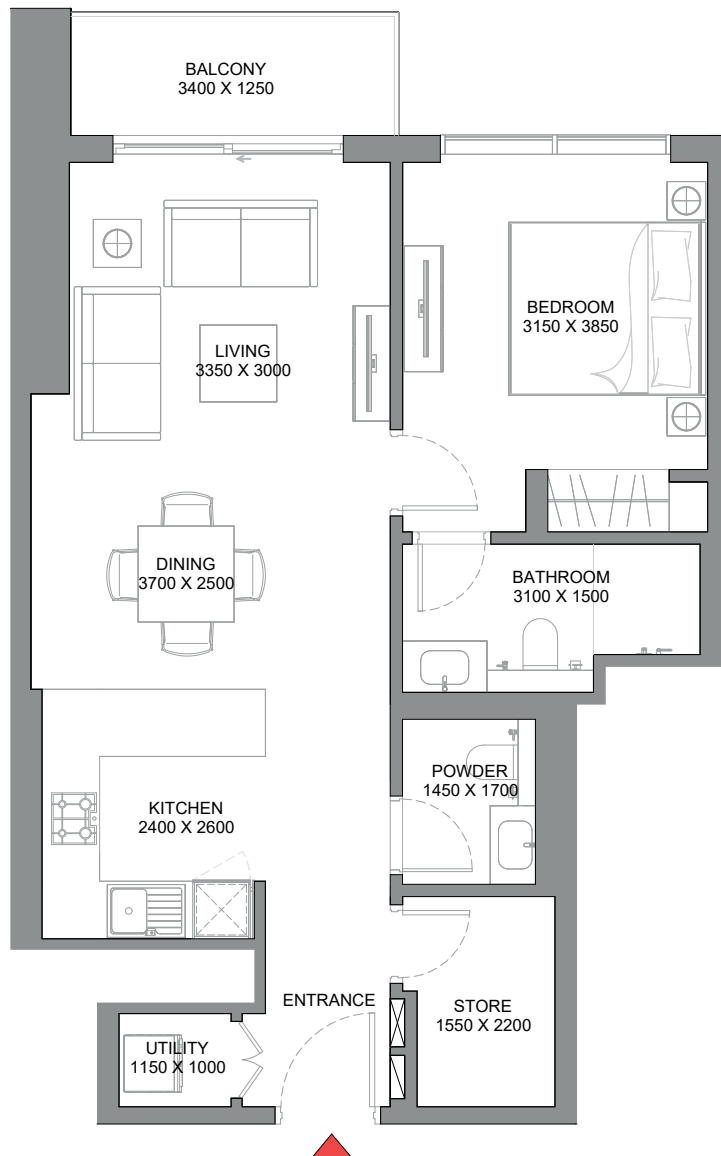
## TOTAL SALEABLE AREA

SUITE = 692.87 SQ.FT.  
BALCONY = 55.97 SQ.FT.  
TOTAL = 748.84 SQ.FT.



UNIT

TYPICAL 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

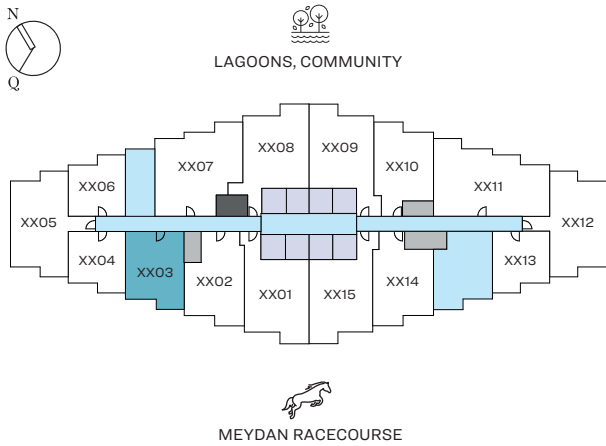
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# 1.5 BEDROOM APARTMENT

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

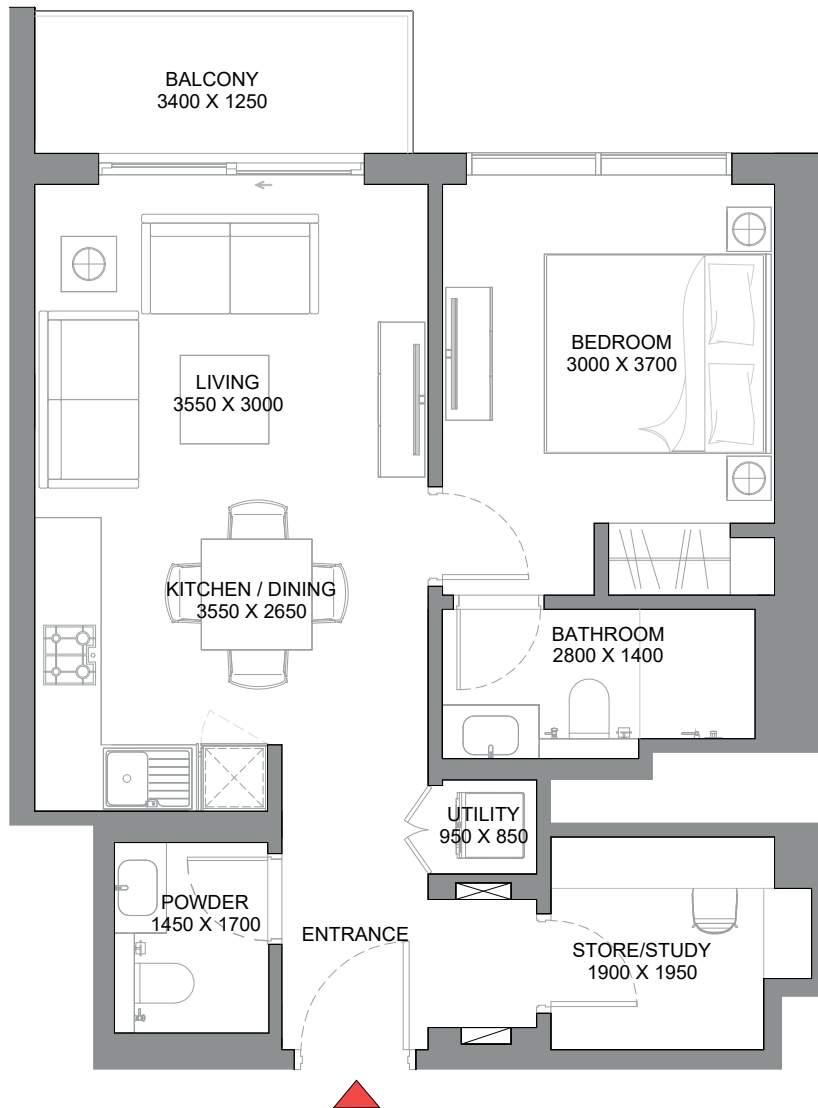
## TOTAL SALEABLE AREA

SUITE = 583.94 SQ.FT.  
 BALCONY = 55.22 SQ.FT.  
 TOTAL = 639.16 SQ.FT.



UNIT

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



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

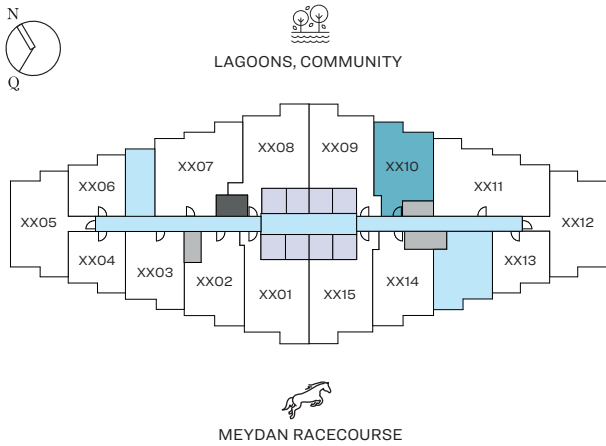
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# 1.5 BEDROOM APARTMENT

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

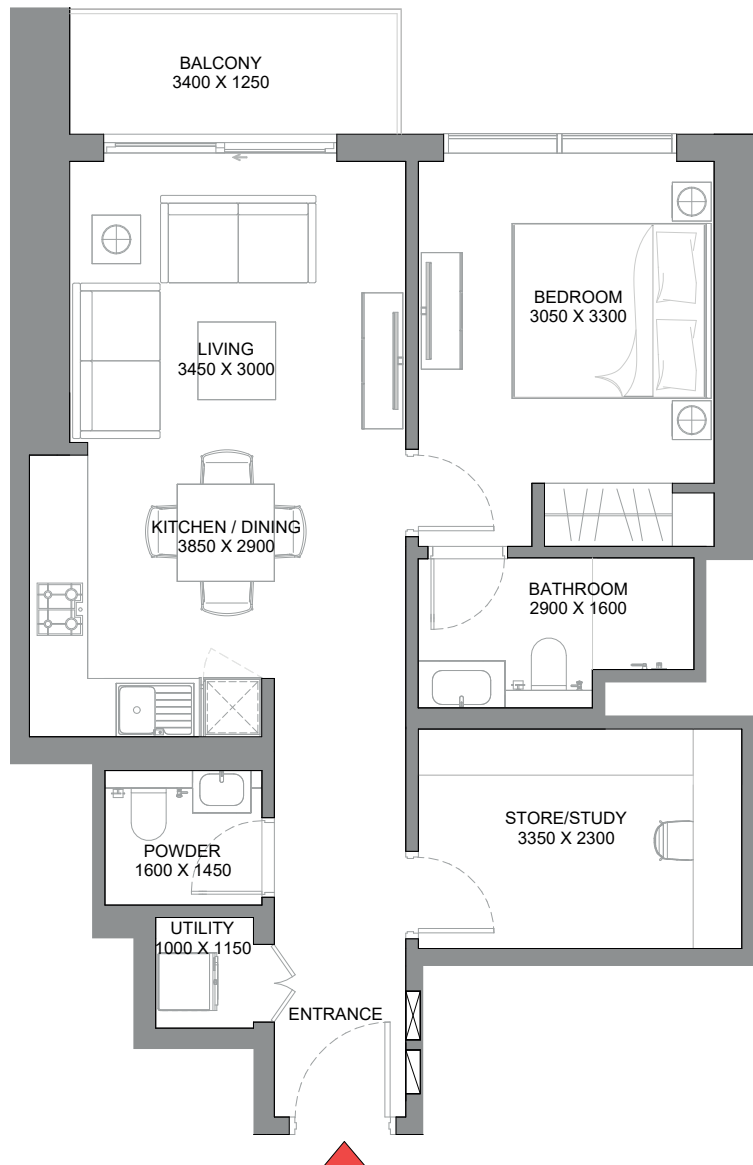
## TOTAL SALEABLE AREA

SUITE = 680.60 SQ.FT.  
BALCONY = 55.97 SQ.FT.  
TOTAL = 736.57 SQ.FT.



UNIT

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



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

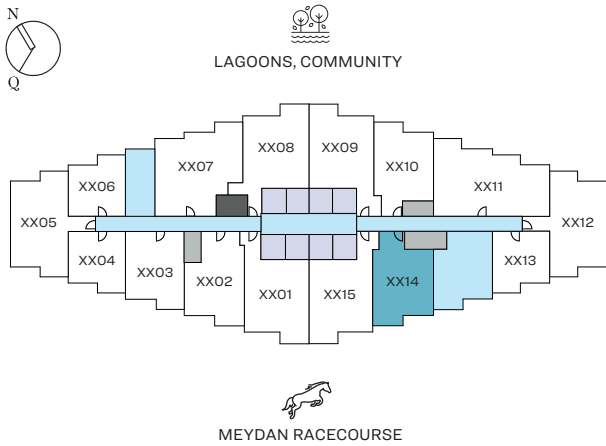
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# 1.5 BEDROOM APARTMENT

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

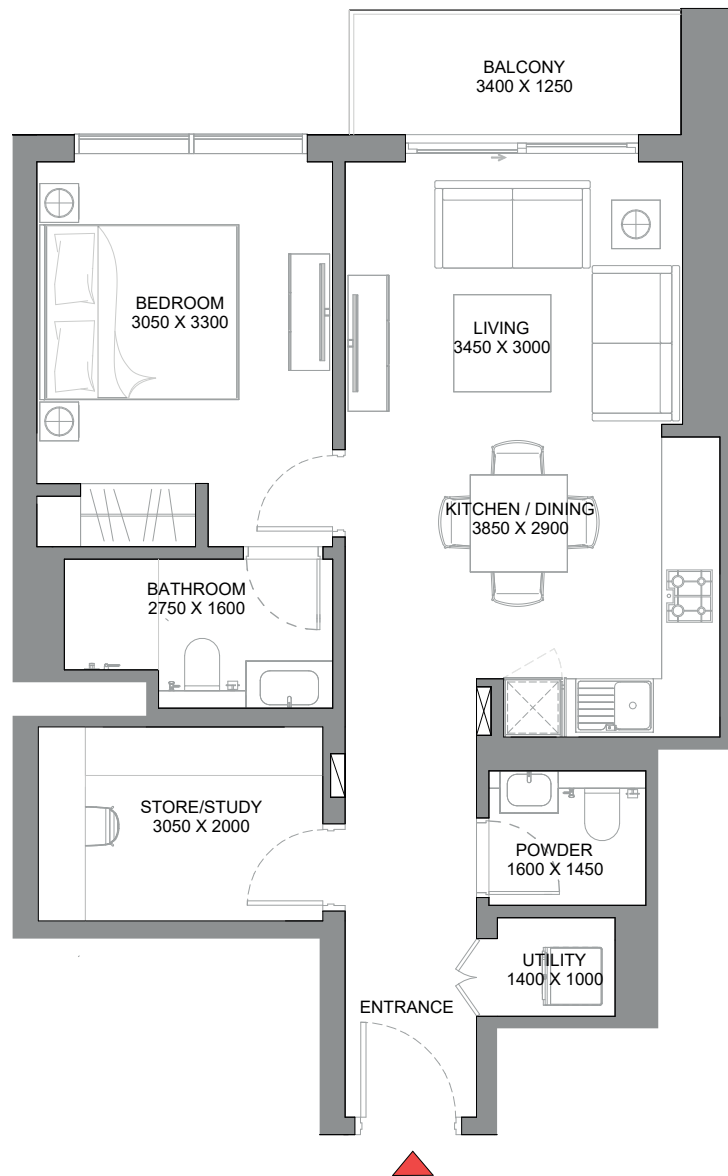
## TOTAL SALEABLE AREA

SUITE = 668.76 SQ.FT.  
BALCONY = 55.97 SQ.FT.  
TOTAL = 724.73 SQ.FT.



TYPICAL 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

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# 2 BEDROOM APARTMENT

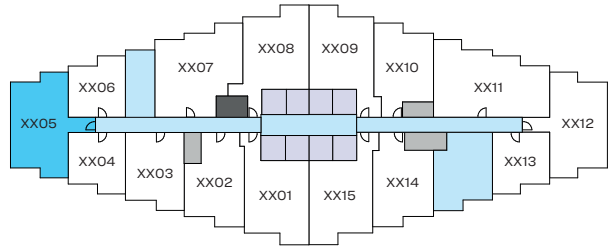
TYPE A (with balcony)

## TOTAL SALEABLE AREA

SUITE = 811.92 SQ.FT.  
BALCONY = 132.40 SQ.FT.  
TOTAL = 944.32 SQ.FT.



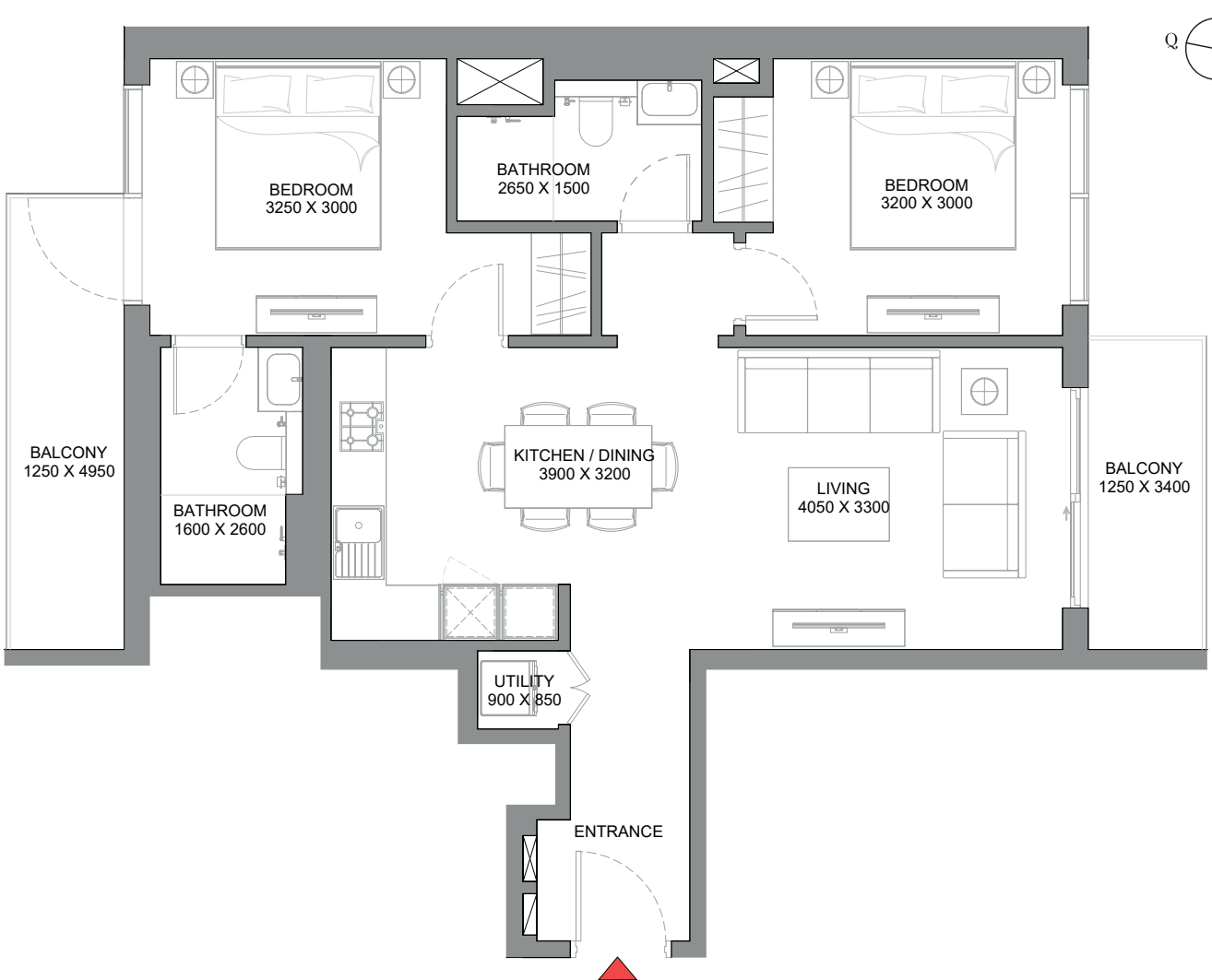
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, 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

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# 2 BEDROOM APARTMENT

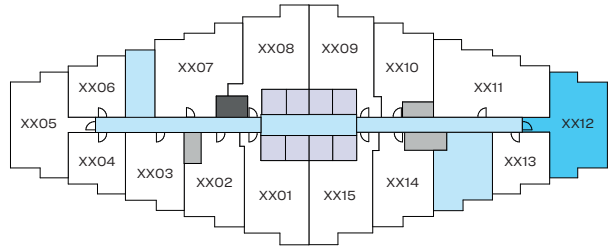
TYPE A (with balcony) - VARIANT 1

**TOTAL SALEABLE AREA**

SUITE = 811.81 SQ.FT.  
 BALCONY = 132.40 SQ.FT.  
 TOTAL = 944.21 SQ.FT.



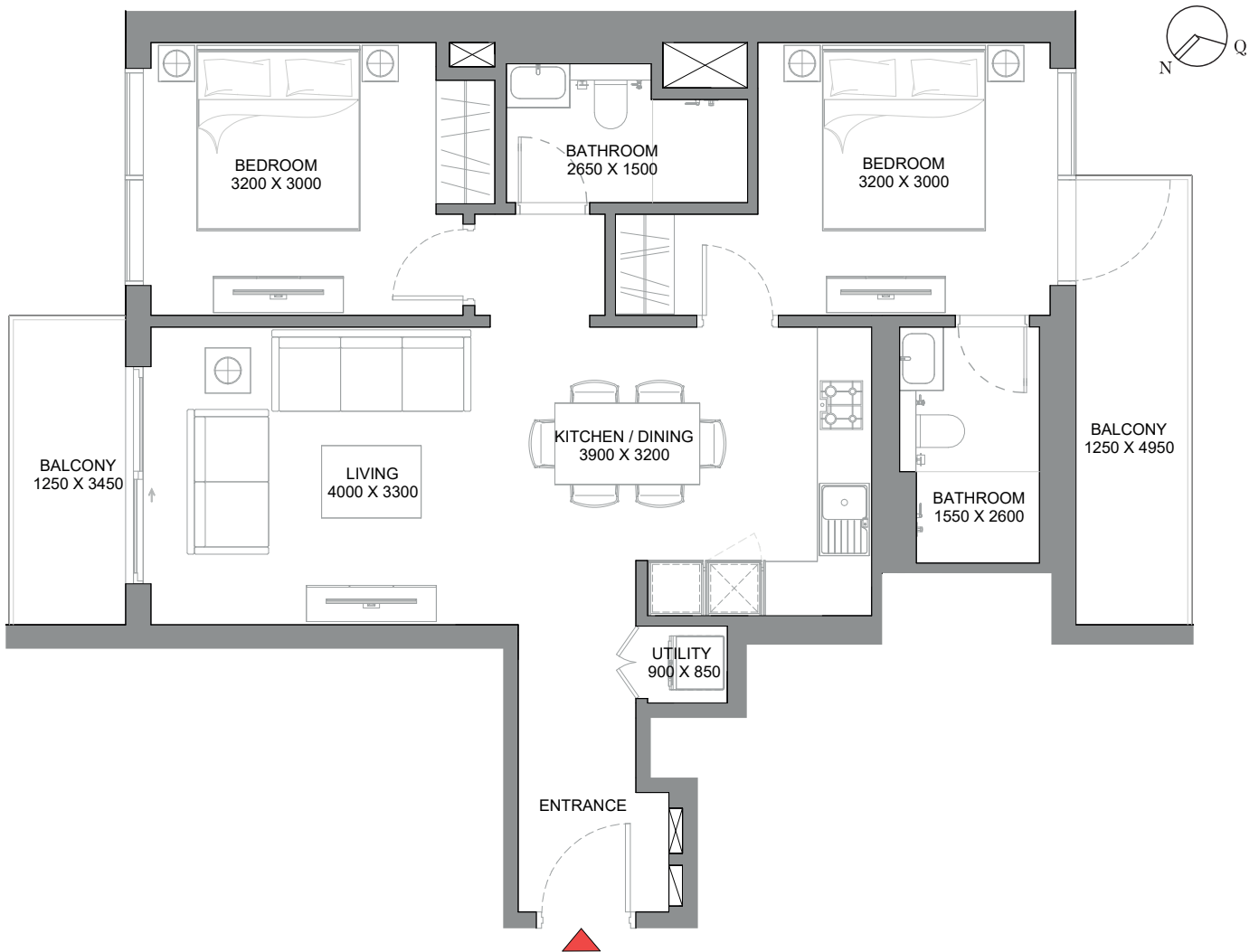
LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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

UNIT



List of unit numbers with this unit plan:

## VIEWS

Lagoons, 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

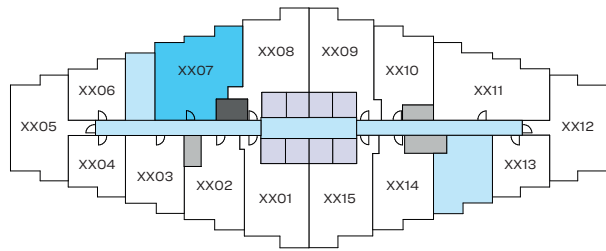
TYPE B (with powder room + balcony)

## TOTAL SALEABLE AREA

SUITE = 942.81 SQ.FT.  
BALCONY = 111.19 SQ.FT.  
TOTAL = 1,054.00 SQ.FT.

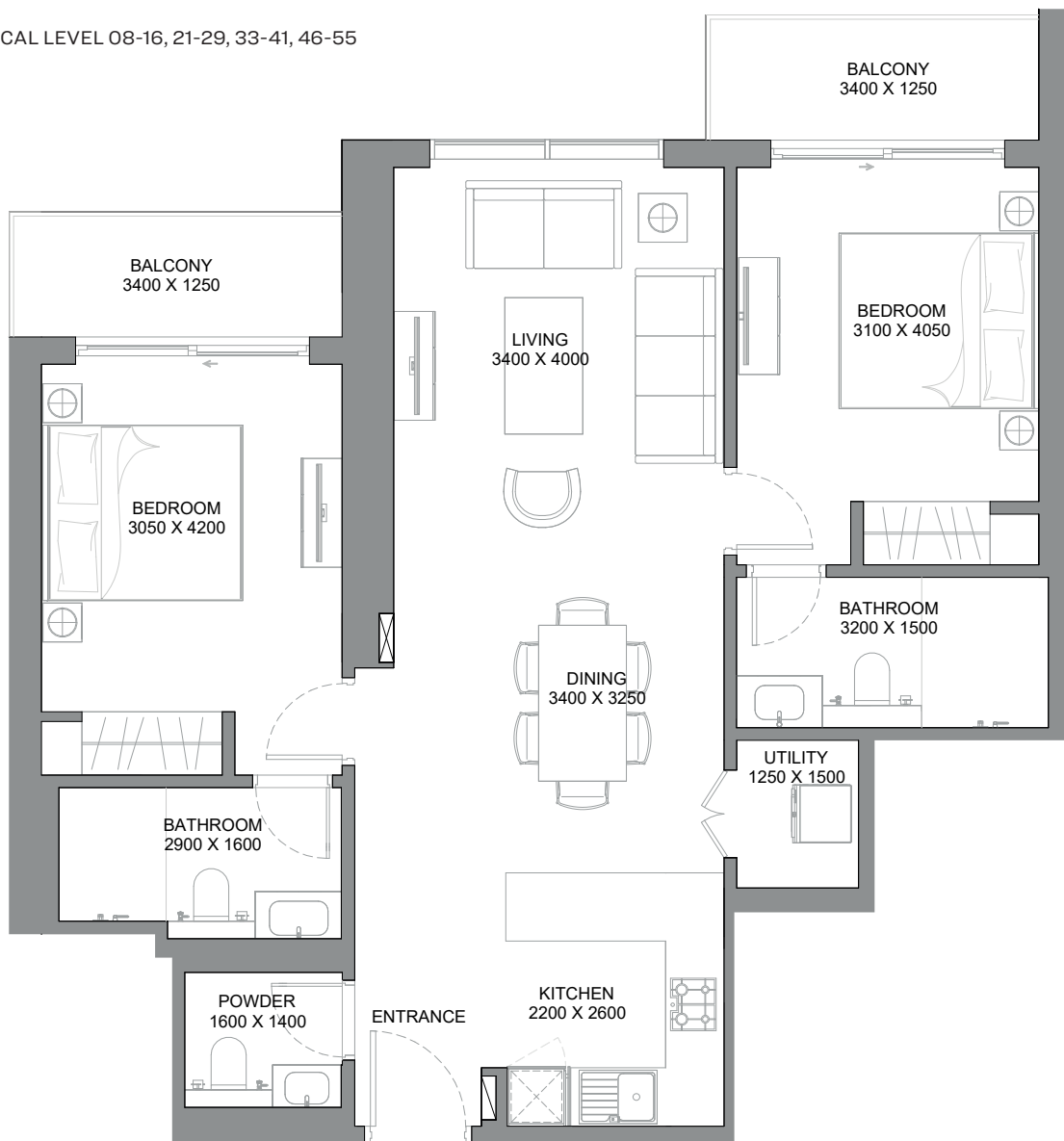


LAGOONS, COMMUNITY



MEYDAN RACECOURSE

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



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

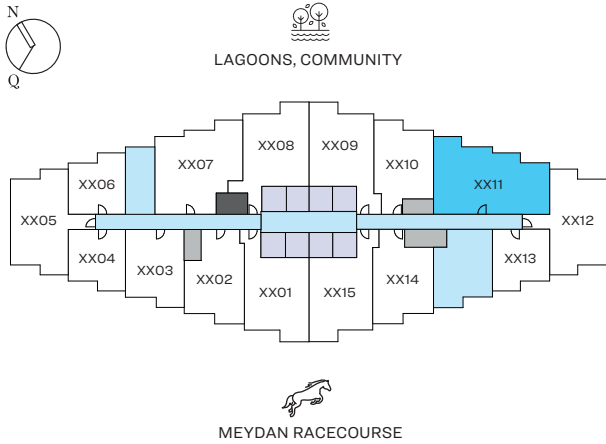
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# 2 BEDROOM APARTMENT

TYPE C (with powder room + balcony)

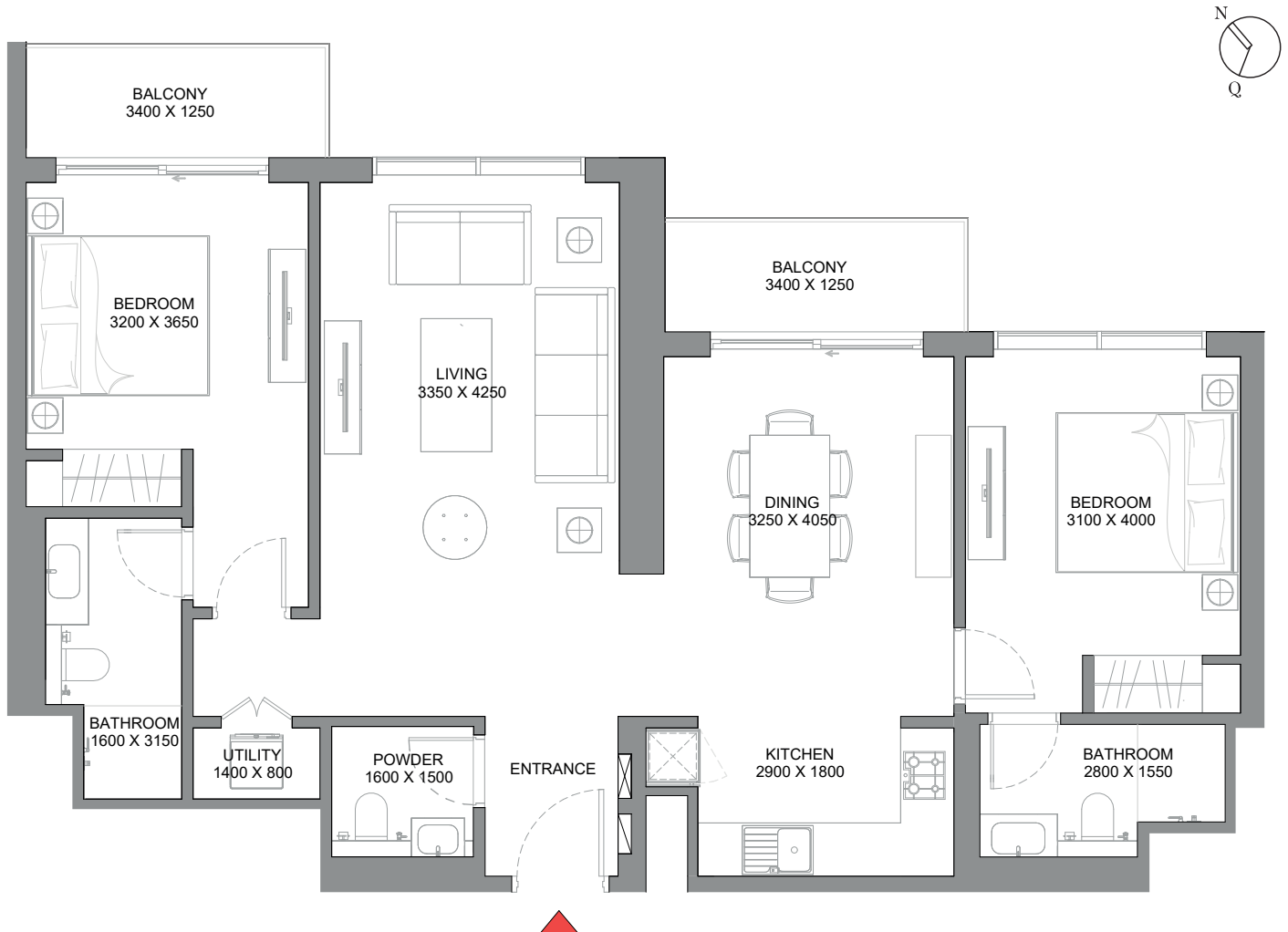
## TOTAL SALEABLE AREA

SUITE = 1,024.19 SQ.FT.  
BALCONY = 110.44 SQ.FT.  
TOTAL = 1,134.63 SQ.FT.



■ UNIT

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



List of unit numbers with this unit plan:

## VIEWS

### Lagoons, Community

811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4611, 4711, 4811, 4911, 5011, 5111, 5211, 5311, 5411, 5511

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