

SOBHA HARTLAND

Two master plans, one name, ten years apart. What has been delivered, what has not, and what 839 registered sales and 2,993 tenancy contracts say about buying here in 2026.

16M FT²

TWO PLANS, 8M FT²
EACH

AED 2,028

MEDIAN PSF, 779
SALES

-20%

1-BED NEW LETS, FEB-
AUG

6.03%

PAIRED GROSS YIELD,
MEDIAN

WHAT IS INSIDE

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HOW TO READ THIS

The transaction analysis is our own, computed from registered Dubai Land Department data. Where published sources disagree — and here they disagree by a factor of two — all of them are printed rather than averaged into a number nobody published.

PART ONE

THE COMMUNITY

Twenty-one buildings finished, seventeen still going up, one cancelled.
What stands in Bu Kadra in 2026 – and what was announced and never arrived.

AT A GLANCE

TWO MASTER PLANS, ONE NAME



8M FT²
EACH PLAN

39
DEVELOPMENTS

2018
FIRST HANDOVERS

FREEHOLD
TENURE

	SOBHA HARTLAND	SOBHA HARTLAND II
Launched	April 2016	November 2022
Buildings complete	21	0
Under construction	4	13
Product	Apartments, villas, townhouses	Towers, plus Estates villas
Schools inside	Two	None; uses Hartland I
Delivery window	2018–2026	2026–2030

ONE ADDRESS, TWO RISK PROFILES

Hartland I is a delivered, tenanted, eight-year-old community trading on the resale market. Hartland II is a construction site — nothing yet complete, handovers running to 2030. They are marketed as one place and priced as one place. They are not one investment.

Build status: Propsearch, 10 September 2026. No DLD- or Mollak-sourced registered unit total is publicly retrievable for either plan.

LOCATION

WHERE IT SITS, AND
HOW YOU LEAVE IT

Bu Kadra, bounded by Ras Al Khor Road and reached from Al Meydan Road.
Four sources publish drive times. None of them agree.

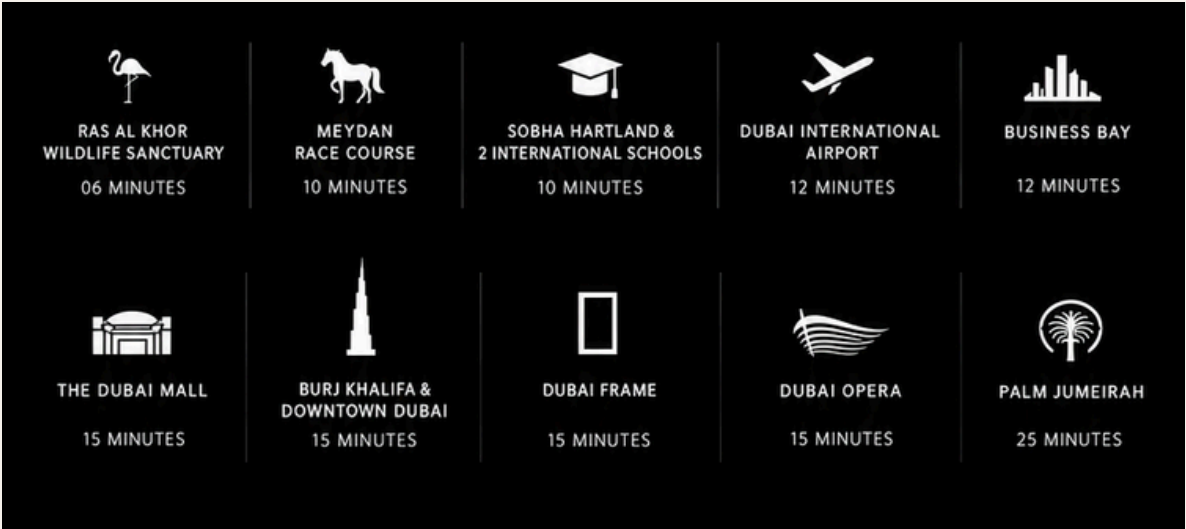
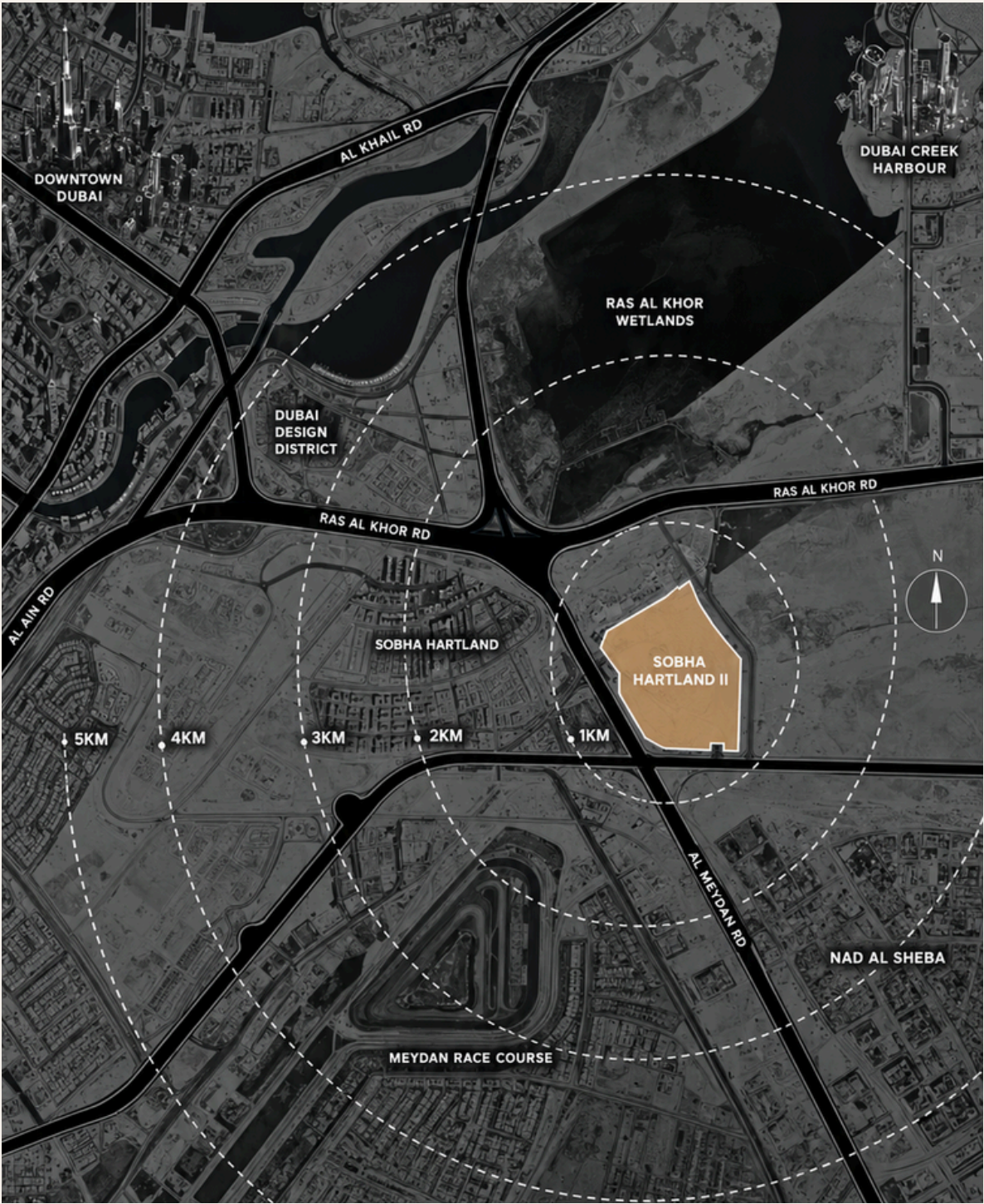
DESTINATION	BAYUT	PROPSEARCH I	PROPSEARCH II	SOBHA
Downtown Dubai	10 min	—	—	24 min
The Dubai Mall	10 min	24 min	13 min	—
Business Bay · DIFC	10 min	—	—	—
Dubai International (DXB)	20 min	27 min	14 min	30 min
Palm Jumeirah	—	34 min	23 min	—
Al Maktoum (DWC)	—	51 min	38 min	—

All read 10 September 2026. Propsearch publishes separate sets for Hartland I and Hartland II.

THREE THINGS WRONG WITH THIS TABLE

One. Bayut gives exactly ten minutes to five different destinations — a placeholder, not a measurement. **Two.** Propsearch puts Hartland II closer to Downtown than Hartland I, when Hartland II is the one further east. **Three.** The developer’s own numbers are the most pessimistic on the page.

Peak-hour Downtown is realistically 20 to 30 minutes, and DXB the same. When a seller under-sells its own location, believe the seller.



TRANSPORT

THE METRO STATION NAMED AFTER THE DEVELOPER



There is a Dubai Metro station called Sobha Realty. It is on the Red Line in Dubai Marina, about twenty-five kilometres away, and it has nothing whatever to do with this community.

WHAT THE NAME ACTUALLY IS

The station opened in April 2010 as Dubai Marina, was DAMAC Properties from 2014, and was renamed Sobha Realty in August 2021 under the RTA’s paid naming-rights programme. It sits at Interchange 5 on Sheikh Zayed Road.

Guides that give it as Hartland’s nearest station are wrong by twenty-five kilometres. The genuine nearest is Dubai Healthcare City on the Green Line, 6.1 km away — a drive, not a walk.

THE BLUE LINE DOES NOT COME HERE

The Blue Line opens 9 September 2029: 30 km, 14 stations, AED 18 billion. There is no MBR City station, no Meydan station and no Nad Al Sheba station on it.

The stop called “Ras Al Khor” serves the industrial side of the corridor, across the sanctuary. The nearest useful Blue Line station for a Hartland resident is Dubai Creek Harbour — on the far side of the creek.

Stations inside	Zero
Nearest station today	6.1 km
Blue Line opens	9 Sep 2029
Blue Line serves MBR City	No
“Sobha Realty” station	~25 km away

INFRASTRUCTURE

THREE BILLION DIRHAMS OF ROADS

Two RTA corridor schemes serving this catchment were awarded in 2026. Both complete at the end of 2028. A 2026 buyer is buying the disruption and selling before the benefit.

30 August 2026 · the access road

AL MEYDAN STREET — AED 1.161BN

Al Meydan Road is how you get into Sobha Hartland. The scheme extends it from First Al Khail to Umm Suqeim: **3,700 m of bridges, 17 km of roads** and two new interchanges. RTA projects corridor capacity up **18 per cent** and Al Manama to Umm Suqeim cut from 30 minutes to 10. **Completion: end of 2028.**

12 July 2026

LATIFA BINT HAMDAN — AED 2BN

Twelve kilometres linking Sheikh Zayed Road, Al Khail, Al Meydan and Emirates Road: **seven bridges, eight tunnels**, and capacity around **16,000 vehicles an hour**. Umm Al Sheif to Emirates Road cut from 33 minutes to 15. Nad Al Sheba is a named beneficiary. **Completion: end of 2028.**



THE ROAD NOBODY IS UPGRADING

We could find **no RTA scheme announced in 2025 or 2026 specific to Ras Al Khor Road** — the community's northern boundary, and the frontage the forthcoming Sobha Mall is designed to be seen from. Neither 2026 media release mentions Ras Al Khor Road or MBR City by name. If an agent tells you an upgrade is coming, ask for the contract award.

ALREADY DELIVERED

The Al Khail Road Development Project completed in October 2024 across seven locations, with RTA citing a 30 per cent travel-time reduction. That one is real, open, and already in the drive times opposite.

MASTER PLAN

THIRTY-NINE DEVELOPMENTS,
TWENTY-ONE FINISHED

STATUS	HARTLAND I	HARTLAND II
Complete	21	None
Under construction	4	13
Planned, not started	—	Skyvue Altier
Cancelled	—	The S at Sobha Hartland 2

DELIVERED, HARTLAND I

The Crest towers A–D and Crest Grande, The Terraces, Waves and Waves Grande, Berkeley Place, One Park Avenue, Wilton Terraces and Park Residences, Kensington Waters, Creek Vistas A and B, Grande and Reserv , Hartland Greens 1–6, the villa and townhouse lines, and Hartland Masjid Al Merkadh.

STILL BUILDING

Hartland I: Waves Opulence, Creek Vistas Heights, The Highbury (an Ellington building, not a Sobha one) and the Aryana Hotel. Hartland II: Riverside Crescent 310–360, Skyscape Aura, Altius and Avenue, Skyvue Solair, Spectra and Stellar, and the Estates villa clusters.



TWO COMPLETION DATES ALREADY IN THE PAST

Creek Vistas Heights carries a published estimated completion of March 2025 and Waves Opulence September 2025. Both are still under construction in September 2026 — Creek Vistas Heights was 76 per cent built in April 2026, a year past its listed date.

Those may be original targets never revised rather than formal delays. Either way, the pattern matters when you are reading a 2029 or 2030 handover date on a building that has not been started.

AMENITIES

THE MALL, THE LAGOONS AND THE CLUBHOUSE

Eight years after the first residents moved in, the community's only dedicated retail centre has not opened.

CONFIRMED OPERATING, 2026

- ◆ **Two international schools** inside Hartland I, both operating. This is the community's strongest delivered asset by a distance.
- ◆ **Hartland Masjid Al Merkadh**, complete.
- ◆ **Twenty-one buildings with podium amenity** — pools, gyms, tennis, cricket, yoga, playgrounds — plus landscaped walkways, jogging loops, pet parks and a boardwalk cited at 1.8 km.
- ◆ **Grocery** from Gala, Tudomart, Choithrams, Géant Express and Spinneys.

NOT IN THIS COMMUNITY

One agency review claims Hartland's retail gap is "resolved through Sobha Central Mall activation." **Sobha Central is on Sheikh Zayed Road next to JLT, roughly twenty kilometres away.**

ANNOUNCED, AND STILL NOT DELIVERED

Sobha Mall. Announced July 2024 at AED 210 million — 115,000 sq ft leasable, 35 shops, 10-plus F&B — for completion in 2026. As of 10 September **2026** both the developer and press coverage still say "second half of 2026," with **no announced opening date and under four months left.**

The Hartland II lagoons. Launched in 2022 as two blue lagoons with boardwalk and beach. No construction progress, completion percentage or delivery date exists from any source — and Sobha's own current amenity list for Hartland II does not mention a lagoon at all. The disappearance from the developer's own copy is the finding.

The clubhouse. Referenced across secondary marketing. No developer specification, size, cost or date that we could retrieve.



GREEN SPACE

THREE ANSWERS TO ONE QUESTION

Green space is the central promise of this master plan. Ask how much there is and you get three incompatible numbers — two of them from the same developer page.

Source	Claim	Share
Sobha Realty	2.4m ft ² greenery, Hartland I	30%
Propsearch	22 ha, 300+ plant species	30%
Sobha Realty	"70% to nature and amenities"	70%
Sobha Realty	90 acres open space, Hartland II	49%
Propsearch	1m ft ² landscaped, Hartland II	12.5%

Shares computed against the stated 8m ft² plan size for each phase. All read 10 September 2026.

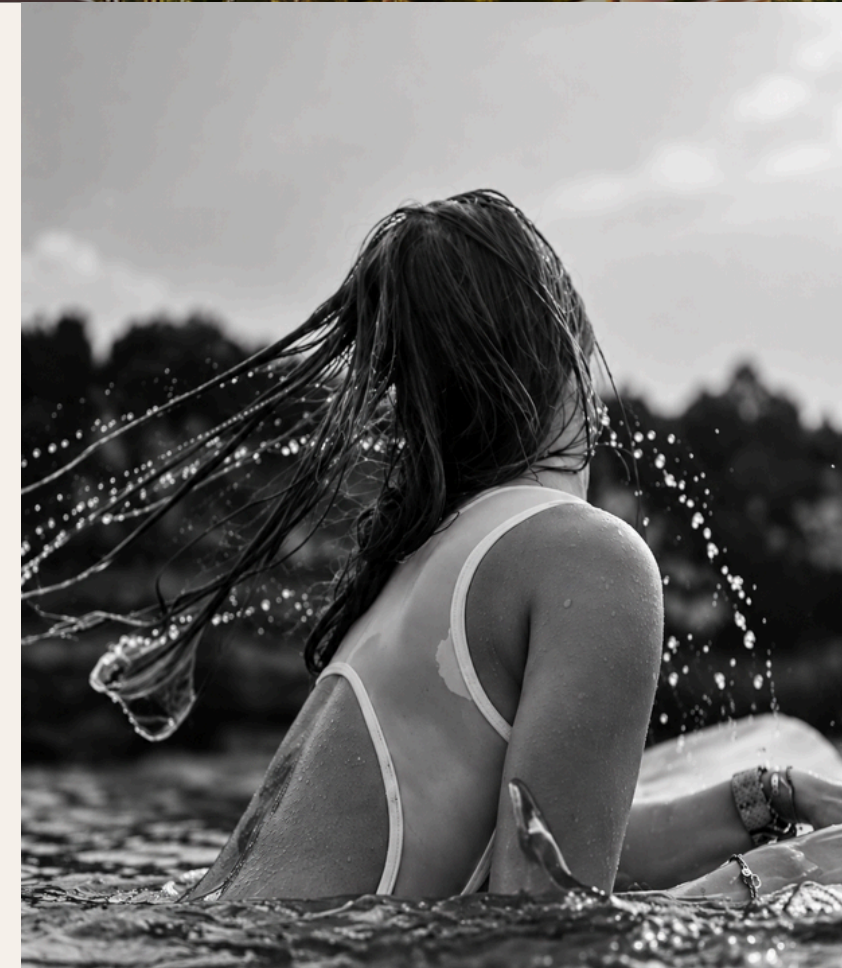
WHAT IS DEFENSIBLE

For Hartland I, **30 per cent**, or about **2.4 million square feet**. Two independent sources agree and the arithmetic checks. That is a genuinely high proportion by Dubai standards and it is the number to use.

The 70 per cent figure on the same page is only reachable by counting roads, podium decks and courts as "nature and amenities." For Hartland II the three figures span a factor of four, and nothing is built yet.

THE ROAD NOBODY IS UPGRADING

The 2022 launch said **two**. A June 2026 guide says **one**. The developer's current amenity list says **none**.



FAMILY INFRASTRUCTURE

TWO SCHOOLS, AND A RATINGS PROBLEM

Both are inside the gates, both are rated Very Good, and both ratings are at least two academic years old because Dubai stopped inspecting.

SCHOOL	CURRICULUM	KHDA	RATED	FEES, AED
Hartland International School	British, FS1-Y13	Very Good	2023-24	48,781-92,803
NLCS Dubai	IB, PYP/MYP/DP	Very Good	2022-24	79,351-132,905
Odyssey Nursery	Early years	—	—	—
Blossom Nursery	Early years	—	—	—

THERE IS NO 2026 KHDA RATING FOR ANYTHING

KHDA suspended full school inspections for both the 2024-25 and 2025-26 academic years. The newest valid rating year is 2023-24, and whether inspections resume for 2026-27 has not been announced. Any portal quoting a “2026 KHDA rating” is quoting a rating at least two years old without saying so.

WHY THIS MATTERS MORE HERE THAN ELSEWHERE

Two schools inside the gates is the single strongest reason a family pays a premium for Sobha Hartland. It is a real, delivered, verifiable advantage — unlike the mall, the lagoons and the clubhouse. It is also an exposure: fees for two children at the top of the range exceed **AED 220,000 a year**, more than the rent on a three-bedroom here.



HEALTHCARE

WHAT NOBODY PUBLISHES

Area guides list four healthcare facilities near Sobha Hartland. Not one publishes which has a 24-hour emergency department, or how long it takes to get there. We could not establish it either, and that is the finding.

FACILITY	TYPE	EMERGENCY
Latifa Hospital, Al Jaddaf	DHA government hospital	Yes — full hospital
Nad Al Sheba Health Center	Primary care centre	Unverified
Emirates Hospitals Clinics	Outpatient clinic	Unverified
Medcare Al Safa	Hospital / clinic group	Unverified
Inside Sobha Hartland	None	None

A QUESTION TO ASK BEFORE YOU SIGN

There is **no hospital and no clinic inside Sobha Hartland**, and no 24-hour emergency department we can confirm within a stated drive time. For a community of this price, marketed hard at families, that is a genuine gap. Verify it directly with the DHA before you commit — particularly with young children or an elderly parent moving with you.

ZERO

HOSPITALS INSIDE

ZERO

CLINICS INSIDE

A RESIDENTIAL COMMUNITY, NOT A SELF-CONTAINED ONE

No hospital, no clinic, no cinema, and no community mall until Sobha Mall opens. Grocery is covered; everything else is a drive to Business Bay, Downtown or Festival City.

Set against that: two of Dubai's better international schools, a mosque, roughly 2.4 million square feet of landscaping, and a location twenty to thirty minutes from the centre of the city.



RESIDENTS

WHO LIVES HERE

No owner-occupier split and no nationality breakdown is published for Sobha Hartland. What the registered data shows is a community running as two entirely different products, at a ratio of roughly forty to one.

THE APARTMENT BELT

821 OF 839 SALES

Crest Grande, the four Crest towers, Creek Vista A and B, Creek Vistas Heights and Reservé, Waves, Greens, Wilton, One Park Avenue. Heavily one- and two-bedroom — 388 and 293 sales in 2026. Investor and tenant stock, and the whole Hartland II pipeline is more of it.

THE VILLA ENCLAVE

18 OF 839 SALES

Hartland Villas phases 1 to 3, the townhouses, and the Estates clusters. Four to six bedrooms, private pools, AED 6.5m to 37.1m. Eighteen sales in eight months — family stock, owner-occupied, and so thin that one transaction moves the average.

Registered tenancies, 2026	2,993
New lets / renewals	1,921 / 1,073
Median apartment rent	AED 85,000
Median villa rent	625k–930k

Veer & Sant analysis of DXB Interact registered data, 1 January to 8 September 2026.

THE NUMBER THAT MATTERS MOST

Ready resale apartments transacted at a median of AED 1,622/ft² at Sobha Creek Vista A and AED 2,345/ft² at The Crest Tower B in the same eight months — a 45 per cent spread on comparable product, on buildings a few hundred metres apart. Within Crest Grande alone, 127 resales ran from AED 1,149 to 2,276. In Sobha Hartland the community average tells you very little. The building, the floor and the view do.

DUE DILIGENCE

SIX THINGS TO PRICE IN

Each of these is documented, and each has a cost. None of them appears in the brochure.

01 · Service charges

EIGHTEEN DIRHAMS A FOOT

Registered apartment service charges averaged **AED 18.67/ft²** in 2025. On a 719 ft² one-bed that is AED 13,400 a year against an AED 80,000 rent — **17 per cent of gross** before any other cost.

02 · Villa charges

UP FOUR-FOLD IN THREE YEARS

Villa service charges ran at **AED 3.66/ft²** in 2022 and **16.09** in 2025. On a 4,800 ft² villa that is AED 17,600 a year becoming **AED 77,000**. Some of it is a change in what is being counted; the invoice does not care.

03 · Handover volume

6,819 UNITS IN ONE YEAR

Sobha's 2026 target across five projects is **more than all its previous deliveries combined**, and five times its 2021 target. Treat it as a target, not an achievement. It is the largest delivery-risk question here.

04 · Snagging

ONE YEAR, THEN IT IS YOURS

The structural warranty runs ten years but the general defects period is **one year from handover**. In a year of 6,819 handovers, a buyer who does not snag hard inside month twelve has limited recourse. Budget AED 2,000–5,000 for an independent inspection.

05 · Liquidity

THIN, AND GETTING THINNER

Off-plan volume here fell from **91 in May 2025 to 12 in August 2026**. One published analysis puts Hartland at 27 transactions a quarter against a Dubai median of 80. Underwrite a six- to twelve-month sale, not a three-month one.

06 · Reviews

46 PER CENT FIVE, 47 PER CENT ONE

Sobha Realty's Trustpilot profile reads 3.2 of 5 across 136 reviews — but **46 per cent are five-star and 47 per cent one-star, with almost nothing between**. The average is meaningless; the polarisation is the story.

PART TWO

THE INVESTMENT CASE

Why the developer's stock costs a quarter more per square foot than the resale market next door, what happened to rents between February and August, and what a Sobha Hartland apartment actually yields once the service charge comes off.

MARKET SNAPSHOT

SEPTEMBER 2026

Dubai has just recorded its first annual price fall since 2021. The two most-cited consultancies forecast the opposite nine months ago.

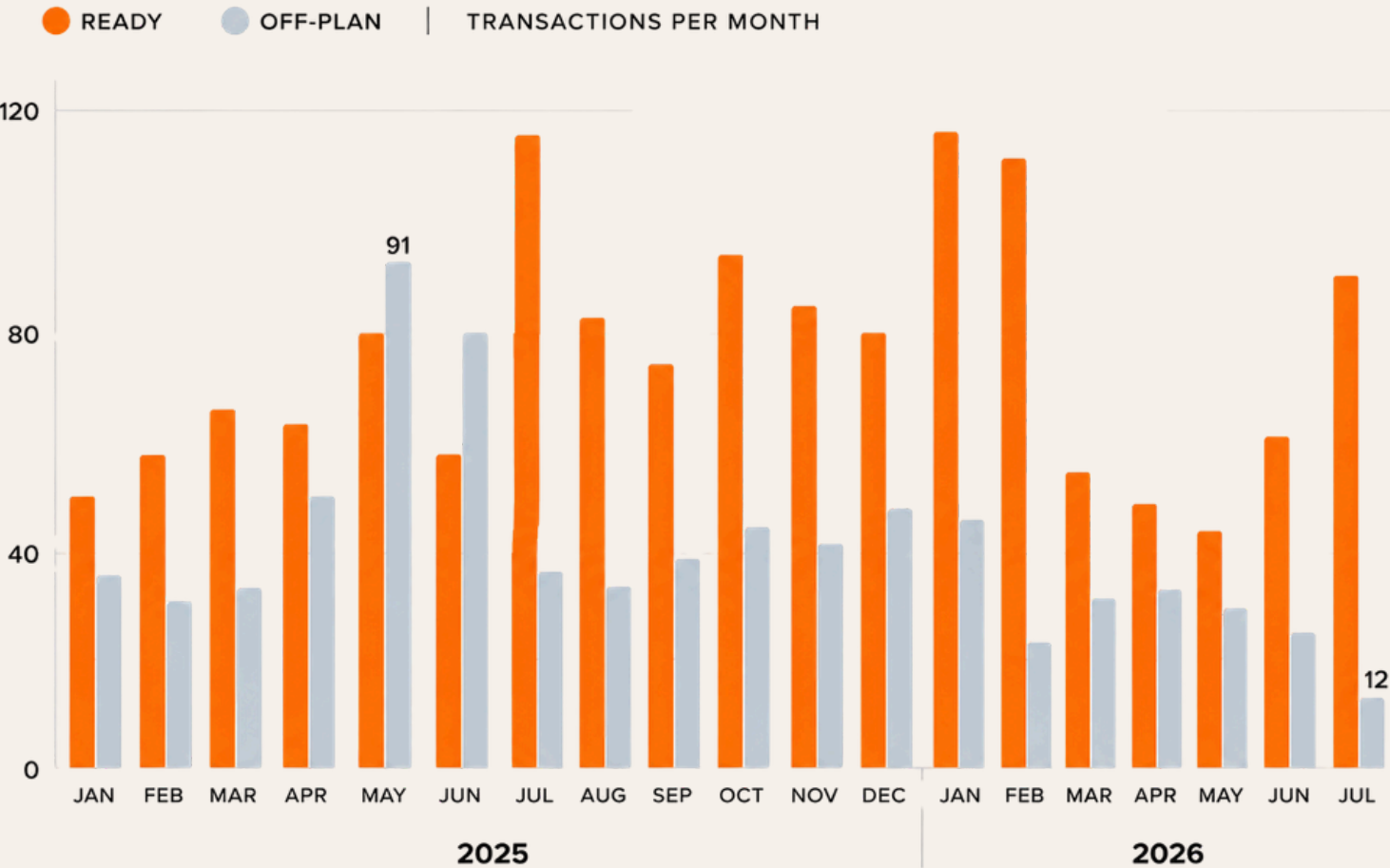
-1.7%
DUBAI PRICES, YEAR ON YEAR
CAVENDISH MAXWELL, AUGUST 2026

-6.2%
DUBAI RENTS, QUARTER ON QUARTER
CBRE, Q2 2026

-87%
HARTLAND OFF-PLAN VOLUME
MAY 2025 PEAK TO AUGUST 2026

-20%
HARTLAND 1-BED NEW LETS
FEBRUARY TO AUGUST 2026

REGISTERED SALES VOLUME, SOBHA HARTLAND – READY AGAINST OFF-PLAN



WHAT THE FORECASTERS SAID, AND WHAT HAPPENED

HOUSE	2026 FORECAST	VERDICT
ValuStrat	Prices +10%, rents flat	Wrong
Cushman & Wakefield	Prices +5–8%, rents stable	Wrong
Fitch Ratings	“A moderate correction is possible”	Right

THE TURN, IN SEQUENCE

Mar 2026 · ValuStrat index	–5.9% MoM
Q2 2026 · CBRE rents	–6.2% QoQ
Q2 2026 · transaction value	–43% YoY
Aug 2026 · prices	–1.7% YoY
Aug 2026 · Dubai psf	AED 1,636

READ THAT CHART TWICE

Off-plan share of transactions here fell from 53 per cent in May 2025 to 13 per cent in August 2026, while ready resale volume held: 82 in August against 84 a year earlier. Across Dubai as a whole, off-plan was roughly 75 per cent of August sales. This community is running against the city – buyers here are choosing finished stock over the developer’s pipeline, and doing so decisively.

PRICES

WHAT 779 REGISTERED SALES ACTUALLY SAY

SEGMENT	SALES	AED/FT²	MEDIAN PRICE
All apartments and villas	779	2,028	1,900,000
Developer primary	99	2,500	2,379,900
Resale, secondary	680	2,002	1,800,000
Studio	19	1,850	970,000
1 bedroom	346	2,078	1,442,763
2 bedroom	293	2,009	2,451,105
3 bedroom	76	2,009	3,335,000
4 bedroom	27	2,005	4,700,000
Villas & townhouses	18	2,751	14,350,000

RESALE MEDIANS BY BUILDING – THE 45 PER CENT SPREAD

BUILDING	SALES	AED/FT²	MEDIAN PRICE
The Crest Tower B	31	2,345	1,350,000
The Crest Tower C	37	2,271	1,440,000
The Highbury	13	2,218	2,550,000
Sobha Hartland Waves	24	2,180	1,375,000
The Crest Tower A	36	2,137	2,835,940
Creek Vistas Grande	24	2,126	2,335,000
Creek Vista Heights A	33	2,101	1,500,000
Creek Vistas Reservé	36	2,095	1,177,500
Waves Opulence	30	1,971	2,619,234
One Park Avenue	22	1,969	2,250,000
Crest Grande	127	1,963	2,700,000
Hartland Greens 2	15	1,766	1,400,000
Hartland Greens 2	50	1,622	1,155,000

SIXTY TRANSACTIONS WE REMOVED, AND WHY

Of 839 registered sales, 60 – 7.2 per cent – recorded prices between AED 3,292 and 149,762 on normal-sized apartments. These are transfers between related parties, not market sales, and 23 of them sit in one building: left in, they drag Hartland Greens 6 from AED 1,941 per square foot to 162. Any Sobha Hartland average that does not exclude them is wrong, and most published ones do not say either way.

WHAT RESELLERS ACTUALLY MADE

Across 677 resales with a recorded previous sale price, the median gain was +10.0 per cent. Seventy-six per cent made a gain, 12 per cent sold at a loss – the worst down 50 – and 12 per cent broke even. Those are gross figures, before 8 to 12 per cent of round-trip cost.



THE KEY PAGE

PRIMARY AGAINST RESALE

The same community, the same eight months of 2026, as recorded by the Dubai Land Department. A twenty-five per cent gap, in the developer’s favour.

DEVELOPER PRIMARY SALES

BUILDING	SALES	AED/FT²	RANGE
The Element at Sobha One	58	2,575	2,500–2,835
The Crest Tower C	4	2,204	1,728–2,370
The Highbury	3	2,196	1,909–2,216
The Crest Tower D	6	2,128	1,974–2,518
Gemini Splendor	9	1,579	1,570–1,650

READY RESALE, SAME COMMUNITY

BUILDING	SALES	AED/FT²	RANGE
The Crest Tower B	31	2,345	2,101–2,882
Creek Vistas Reservé	36	2,095	1,634–2,537
Crest Grande	127	1,963	1,149–2,276
Hartland Greens 2	15	1,766	1,461–1,988
Sobha Creek Vista A	50	1,622	1,622–2,387



AED 2,500 PRIMARY MEDIAN, 99 SALES

AED 2,002 RESALE MEDIAN, 680 SALES

WHAT THIS MEANS FOR THE MODEL

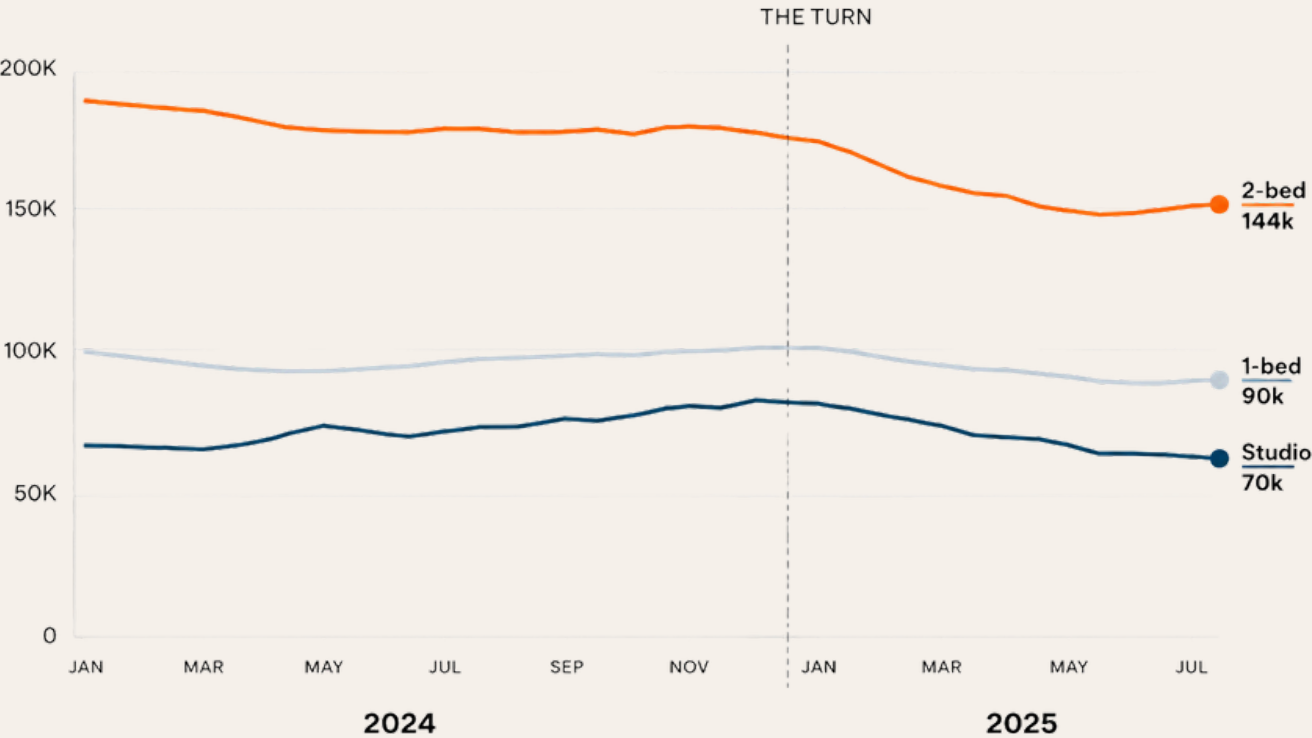
A buyer paying AED 2,575/ft² at The Element needs roughly 29 per cent of growth in the Sobha Hartland resale market simply to reach today’s parity at exit — before 8 to 12 per cent of round-trip costs. And the resale market is not helping: ready-sale psf here fell from AED 2,184 in December 2025 to 1,895 in August 2026, while the off-plan figure held at 2,296. The gap is widening from the wrong end.

PRICES

THE CHART NOBODY
IS SHOWING YOU

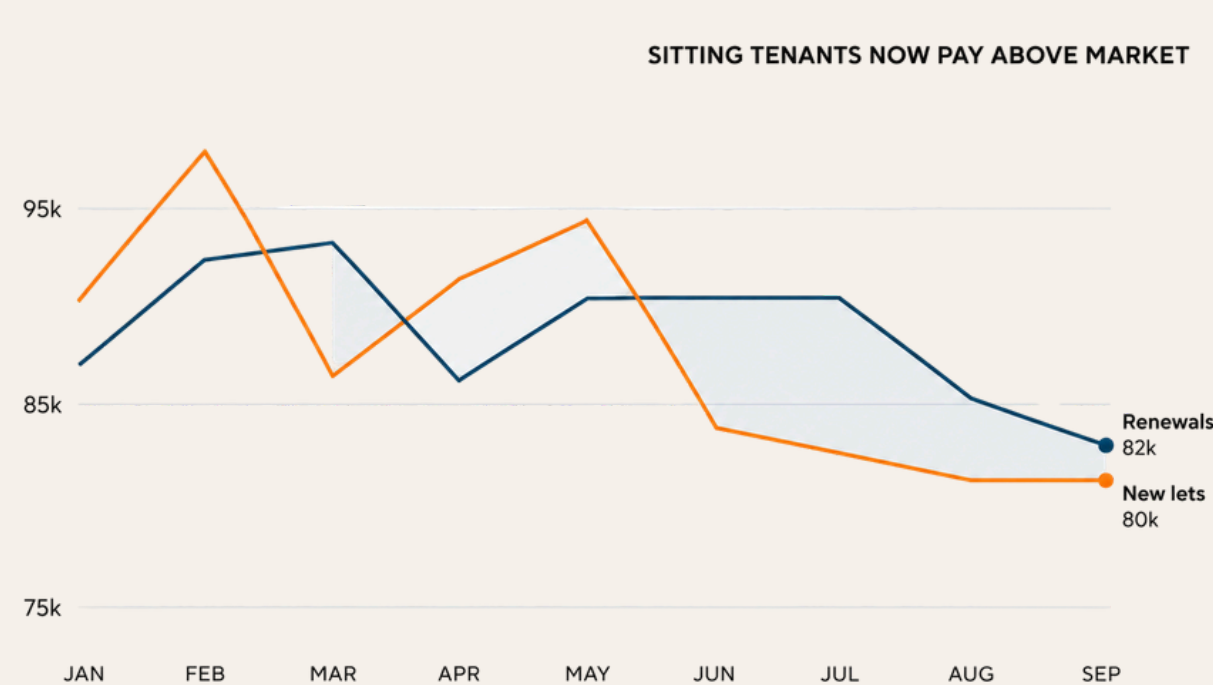
Across 2,993 registered tenancy contracts, the median one-bedroom new let fell from AED 100,000 in February to AED 80,000 in August. Twenty per cent in six months.

AVERAGE REGISTERED RENT BY BEDROOM COUNT



COHORT	CONTRACTS	MEDIAN	PEAK→AUG
Studio	117	65,000	-14.5%
1 bedroom	1,678	85,000	-12.4%
2 bedroom	878	140,000	-7.8%
3 bedroom	182	181,743	—
4-bed villa	20	625,000	—
5-bed villa	14	930,000	—

ONE-BEDROOM MEDIANS – NEW LETS AGAINST RENEWALS, 2026



THE INVERSION, AND WHY IT MATTERS

In a rising market, sitting tenants sit below market because the RERA index caps increases. Here the opposite is now true: **sitting tenants are paying above what a new tenant would pay for the same flat.** That is not strength; it is the index holding a tenant on last year’s price while the market moves under them.

For a landlord, **renewal income is not a guide to what the unit re-lets at.** Underwrite the new-let median. For a buyer of tenanted stock, ask when the tenancy expires.

SUPPLY, ARRIVING AS LEASES

Registered tenancy volume hit **551 contracts in August 2026**, the highest in the series and up from 377 a year earlier. Rents fell while volume rose – which is what handovers look like in the rental register.

RETURNS

YIELDS AND
SERVICE CHARGES

Six per cent gross on paired registered data. Five after the service charge. Four and a quarter after everything else.

PAIRED YIELDS, OUR OWN CALCULATION

BUILDING & TYPE	GROSS
Creek Vista A · 1BR	8.50%
Creek Vista A · 2BR	7.36%
One Park Avenue · 2BR	6.60%
Hartland Waves · 1BR	6.57%
Creek Vistas Reserv� · 1BR	6.27%
The Crest Tower B · 1BR	5.98%
Crest Grande · 1BR	5.54%
Hartland Villas Ph 1 · 5BR	5.39%
Median of 32 pairs	6.03%

Median registered rent over median registered sale price, per building and bedroom count, where both sides had six or more 2026 transactions. Both legs are registered contracts – the most defensible yield figures available for this community.

WHY ONE BUILDING READS 8.5%

Sobha Creek Vista A shows the highest yield and the lowest price per square foot in the community. A high yield on cheap stock is a discount asking a question. Find out what the discount is for before you underwrite it.

YIELDS COMPRESSED – AND FOR THE WRONG REASON

DXB INTERACT GROSS YIELD	AUG 25	AUG 26
Studio	7.41%	6.63%
1 bedroom	7.10%	6.52%
2 bedroom	6.95%	6.24%

Down roughly three quarters of a point in twelve months – and down because rents fell, not because prices rose. That is the worse of the two ways a yield can come down.

GROSS TO NET, ONE BEDROOM

Gross yield, paired median	6.03%
Less service charge, 17% of rent	–1.01 pts
Less management, 5–8%	–0.39 pts
Less vacancy & maintenance	–0.30 pts
Net, apartments	~4.3%
Net, villas	~3.5–4.0%

On a 719 ft² one-bed at the AED 80,000 August new-let median, service charge at the 2025 community average. Excludes acquisition costs, which are a capital item.

SERVICE CHARGES: THE NUMBER THAT MOVES

YEAR	APARTMENT	VILLA
2021	16.68	3.90
2022	16.95	3.66
2023	17.80	—
2024	18.01	—
2025	18.67	16.09

AED per square foot per year, registered community averages. Apartments up 12 per cent since 2021. The villa line is the striking one: 3.66 to 16.09 in three years, a factor of 4.4. Some of that is composition as newer villa stock enters the average, and no source publishes the split – but on a 4,800 ft² villa it is the difference between AED 17,600 and AED 77,000 a year.

On a 719 ft² one-bed, AED 18.67 a foot is AED 13,400 a year – 17 per cent of gross rent at the August median.

DO THIS BEFORE YOU OFFER

There is no public index of service charges building by building here. The only reliable route is the DLD Mollak record for the specific tower, via the Dubai REST app. Ask for it in writing before exchange. A number quoted by an agent, including us, is not a substitute.

SUPPLY

THE PIPELINE TO 2030

Nothing in Sobha Hartland II is finished. Thirteen towers and three villa clusters are under construction, and the developer's own progress figures put most of them below fifteen per cent.

PROJECT	TYPE	BUILT, Q1 26	HANDOVER
Waves Opulence	Apartments, Hartland I	88%	Imminent
Hartland II Villas, series 1	Estates villas	89.6%	Imminent
Sobha One	Five towers	78.5%	2026
Creek Vista Heights	Two towers, Hartland I	76.1%	Mid-late 2026
330 Riverside Crescent	Apartments	45%	Q2 2027
Riverside Crescent 310-360	Six towers	26-45%	Q1 2027-Apr 2028
Skyscape Aura / Altius / Avenue	Three towers	13%	Q4 2028
Skyvue Solair / Spectra / Stellar	Three towers	1.9%	~Mar 2029
Skyvue Altier	G+6 podium+76 floors	Not started	Q2 2030

THE INVERSION, AND WHY IT MATTERS

Dubai delivered **24,800 units** in H1 2026 against **47,000** scheduled for H2, of which only **14,000 to 23,500** were expected to complete — a realisation rate of roughly **30 to 50 per cent**. Apply the same discount to the 162,500 units scheduled for 2027, and to Sobha's own 6,819-unit target for this year.

LAUNCHES HAVE STOPPED, THOUGH

Dubai launched **28,000 units across 124 schemes** in H1 2026, against 102,000 units across 410 schemes a year earlier — a 73 per cent fall. The 2029-2031 supply wave is being cut off at source. That is the constructive read for anyone holding beyond 2029.

LIVE INVENTORY

WHAT IS ON THE MARKET

Twenty-five projects across the two master plans currently show inventory. These are the ones with published entry pricing.

PROJECT	PLAN	TYPE	STOCK	FROM, AED	HANDOVER
330 Riverside Crescent	Hartland II	1-3 bed apartments	Developer	1.10m	Q2 2027
Sobha Creek Vistas Heights	Hartland I	1-2 bed apartments	Developer + resale	1.40m	Q2 2026
Skyvue Solair / Spectra / Stellar	Hartland II	1-2 bed apartments	Developer	1.50m	Q4 2027-Mar 2029
Delivered resale stock, general	Hartland I	Studios to 4 bed	Resale	1.50m	Q3 2018 onward
Skyvue Altier	Hartland II	1-4 bed apartments	Developer	1.80m	Q2 2030
Skyscape Avenue	Hartland II	1-4 bed apartments	Developer	1.90m	Q4 2028
Waves Opulence	Hartland I	Apartments	Developer + resale	2.30m	Q3 2025 – overdue
Crest Grande	Hartland I	1-4 bed apartments	Resale	3.20m	Delivered
Sobha Estates	Hartland II	5-bed villas, 6-bed mansions	Developer + resale	26.5m	Q2 2026
Sobha Estates Phase 2	Hartland II	5- and 6-bed villas	Developer	42.7m	Q4 2026

COUNT THE VILLAS YOURSELF

Sobha Estates Phase 2 is described as **112 villas, of which 95 have five bedrooms and the remaining sixteen have six**. Ninety-five and sixteen is a hundred and eleven. It is a small thing, and it is on the developer's own project page. When the unit count in the brochure does not add up, check the floor area on the title deed too.

READ THE HANDOVER COLUMN TWICE

Skyvue Altier is quoted at Q2 2030 and has not been started. Waves Opulence is quoted at Q3 2025 and is still building. On the evidence of page 8, treat every date here as the **earliest plausible** date rather than the expected one.



STRATEGY

FOUR STRATEGIES, AND THE RISKS

Each of these works in Sobha Hartland. Each has a specific way of failing.

01

READY RESALE, FOR YIELD

Creek Vista A, Creek Vistas Reservé, Hartland Waves, Hartland Greens. AED 1,622 to 2,180 per square foot, one-beds from around AED 1.1m, paired registered yields of 6.3 to 8.5 per cent on the cheaper stock — in a delivered building you can walk through.

The risk. Rents are still falling. A 6.5 per cent yield struck on an AED 90,000 rent is 5.8 at 80,000, and 80,000 is the August median.

02

THE VILLA ENCLAVE, TO HOLD

Hartland Villas and the Estates clusters. Genuinely scarce — eighteen sales in eight months against 821 apartment sales — and the half of this community that is not competing with twenty towers of new supply.

The risk. Yield and liquidity. Villas run about 5.4 per cent gross and 3.5 to 4.0 net, service charges are up more than four-fold since 2022, and on exit you are waiting for one of very few buyers.

03

OFF-PLAN IN HARTLAND II

330 Riverside Crescent from AED 1.10m, Skyvue from 1.50m. Extended payment plans, a small opening outlay, and three to four years of instalments on a community that will be finished, landscaped and schooled by the time you complete.

The risk. Entry price. Developer stock transacted at a median AED 2,500/ft² against resale at 2,002 — roughly 25 per cent of growth needed to reach today's parity, plus round-trip costs. And off-plan volume here is down 87 per cent.

04

THE END-USER CASE

Two of Dubai's better international schools inside the gates, 2.4 million square feet of landscaping, twenty to thirty minutes from Downtown, freehold, three-bedrooms at a median AED 3.34m. If you are going to live here, the falling rent line is somebody else's problem.

The risk. No hospital, no clinic, no cinema, no mall until Sobha Mall opens. Fees for two children can exceed AED 220,000 a year. Price the school run, not the render.

THREE DOCUMENTS TO ASK FOR, IN EVERY CASE

The Mollak service charge statement for the specific building — not the community average on page 20. The registered floor area on the Oqood or title deed. And the Ejari history of the unit, so you can see what it re-lets at rather than what it is currently let at. All three are obtainable. None is usually offered.

BEFORE YOU TRANSACT

COSTS, FINANCE AND RESIDENCY

TRANSACTION COSTS

DLD transfer fee	4%
Trustee / registration	4,000 + VAT
Agency commission	2% + VAT
Mortgage registration	0.25% of loan
Valuation	2,500–3,500
Independent snagging	2,000–5,000

Budget 8 per cent on top of the price and be pleased if it is less. Published totals range from 6–7 to 7–10 per cent depending on what is counted.

FINANCE – THE BINDING CONSTRAINT

Expat, first home, ≤AED 5m	80%
Expat, first home, >AED 5m	70%
Second property	60%
Any buyer, off-plan	50%
Debt burden ratio	50% of income
Income multiplier	7× salary

The 50 per cent off-plan cap governs almost the whole Hartland II pipeline. A AED 1.10m one-bed needs about AED 550,000 in equity plus AED 80,000 in fees — not the 20 per cent the headline LTV implies. Closing costs cannot be financed.

GOLDEN VISA

Threshold	AED 2,000,000
Term	10 years, renewable
Off-plan eligible	Yes, via Oqood
Mortgaged property	Paid-up equity only

THE ONE-BED MYTH

A Hartland one-bedroom transacted at a median **AED 1,442,763** in 2026, and Hartland II one-beds start at 1.10m. **Neither clears the threshold.** The qualifying stock here is a two-bedroom, at a median of AED 2,451,105.

Enquiries

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