

The Terraces



PREMIER ESTATES

*LOVE
WHERE
YOU LIVE*

Meydan, Dubai

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Dubai

Dubai is the pre-eminent business and leisure hub, and the fastest growing city in the region, playing the role of an economic and cultural bridge between the East and the West. The city is constantly setting new standards thanks to the unique vision of Sheikh Mohammed Bin Rashid Al Maktoum.

Dubai has become a breathtaking place where living is a dream come true.

The Terraces is ideally located within Sobha Hartland, one of the main projects in Mohammed Bin Rashid City, making it truly iconic.

The Terraces will give residents everything they look for in a lifestyle and all the added benefits of Mohammed Bin Rashid City.

Come be a part of this world-class icon.

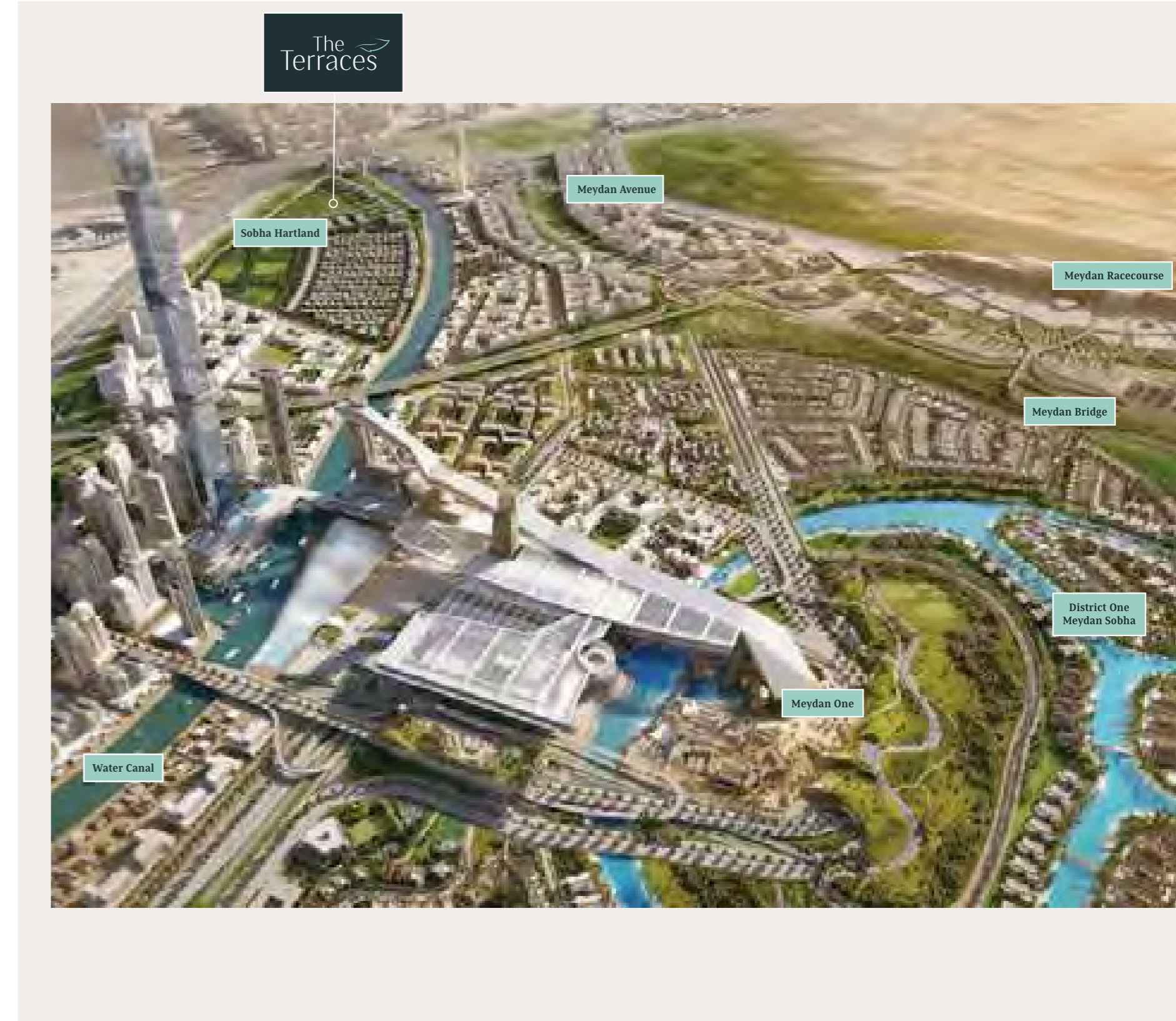


Meydan One

MOHAMMED BIN RASHID AL MAKTUUM CITY

The Terraces is in Meydan One, in the heart of Mohammed Bin Rashid Al Maktoum City. Residents have access to all the luxurious attractions of Meydan One Mall. It is set to be completed by 2020, and will be the largest mall in the world with 540,000 sqm of retail space, equivalent to 1.5 times the size of Dubai Mall, and featuring a 150m x 80m retractable roof. Meydan One will also feature the world's highest residential tower, the world's largest Dancing Fountains with 420m x 100m and Meydan One Marina Yacht Club with 100 berths.

It also offers residents the luxury of enjoying an abundance of recreational options such as the 8km-long cycling and jogging trails, the world's longest indoor ski slope at 1.2 km, a 9km boardwalk alongside the 300m long beach with direct access to a new water park, and an arena with a seating capacity of 8,000 people.



Location

Within 3km from
Dubai's Main Attractions

The Terraces is located in Sobha Hartland within Mohammed Bin Rashid City, an iconic project that boasts Dubai's main attractions.

It is situated a mere 3 km of Burj Khalifa and Dubai Mall, along Al Khail road, and is only a short distance to DIFC, Business Bay, and Jumeirah.

Outstanding attractions have become ordinary for the city, but what this fascinating location offers is something extraordinary.

Residents will get to experience resort style luxury living in the middle of a vibrant city, where they can relax and enjoy peaceful living with marvelous views surrounded by greenery and the water canal.



Within 3 km from
Dubai's Main Attractions

The Terraces

Within Sobha
Hartland

The Terraces is a landmark within Sobha Hartland project, a high-end mixed-use master planned development with an exclusive and green embracing community on Dubai water canal.

Sobha development includes two international schools, North London Collegiate School, one of UK's top 5 ranked schools, and Hartland International School.

Residents will also benefit from all the retail outlets, hotels and activities all in one central location, where premium living and quality of life go hand in hand. It is an ideal neighborhood with numerous parks and leisure facilities.



- Entry/ Exit to Hartland
- Strada Hotel
- International Schools
- Dubai Canal
- Dubai Metro
- Al Meydan Road
- Al Khail / Ras Al Khor Road
- Amenities:**
- Yoga Center
- Swimming Pool
- Hotels
- Tennis Court
- Cafes
- Spa
- Retail
- Walk
- Park
- Hartland Square
- Children's Nursery
- Mosque
- Cricket Pitch
- Hartland Club
- Hartland Boulevard

The Terraces

The Terraces features breathtaking architecture with a wonderful façade, and offers different styles and sizes of apartments. The freehold properties are designed to suit both individual and family needs and range from One, Two, and Three bedroom Apartments as well as Two Bedroom Duplexes and Three Bedroom Penthouses.

The Terraces offer residents everything they look for in a home, from exceptional comfort, unique design, luxury living to great views with surrounding greenery.



The Terraces

The Terraces at Meydan is a new development that is set to challenge the architectural design, raising the bar for luxurious living in Dubai. Featuring spacious two bedroom garden duplexes as well as one, two and three bedroom apartments, the Terraces offer a choice of lifestyle for the discerning buyer. A limited number of the residences at the Terraces will have their own private terraces with high quality decking overlooking great views with surrounding greenery. This is a place to live, like no other in Dubai, where homes have been designed through thoughtful processes to provide an aspirational lifetime experience. The Terraces go above and beyond to deliver a unique opportunity for exclusive high quality living.



Interior Design

Homeowners have the opportunity of personalizing their homes with unique high quality accents choosing from two distinct interior design styles.

Minimalist Modern:

The focus is on streamline spaces that flow seamlessly from one room to the other, uncluttered by ornaments and pointless frippery. With panoramic windows affording gallery views, The Terraces offer a sense of space with every design.

Grungy Urban:

The Grungy Urban scheme reflects a metropolitan feel within a glorious cityscape. Textured brick wall finishes and industrial steel accents create a trendy downtown ambiance for residents of The Terraces who enjoy city living without compromise to privacy and seclusion.



One Bedroom Apartment Modern Style-Master Bedroom



One Bedroom Apartment Modern Style-Living Area



Two Bedroom Duplex Modern Style-Master Bedroom



Two Bedroom Duplex Modern Style-Living Area



One Bedroom Apartment Urban Style-Master Bedroom



One Bedroom Apartment Urban Style-Living Area

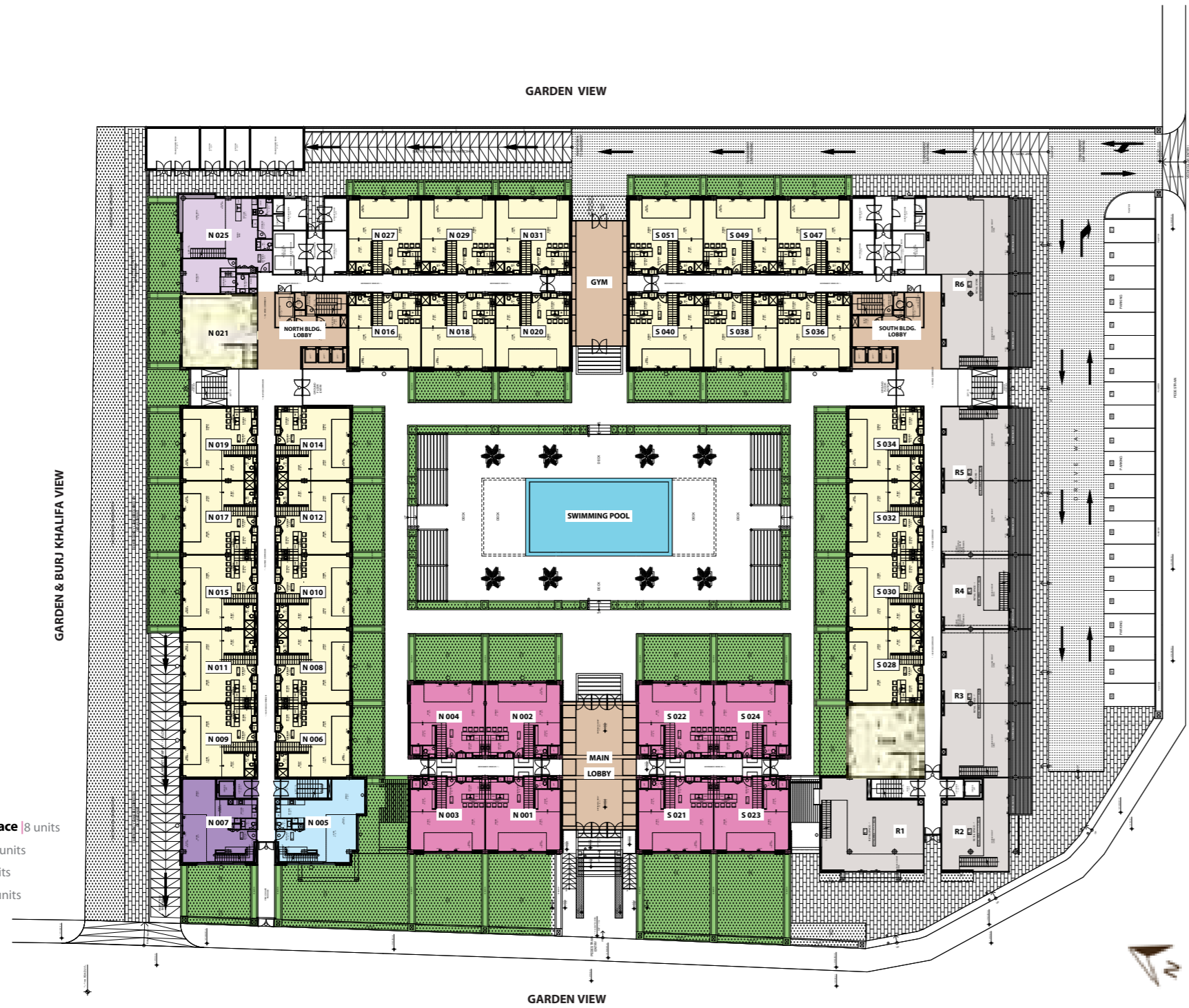


Two Bedroom Duplex Urban Style-Master Bedroom



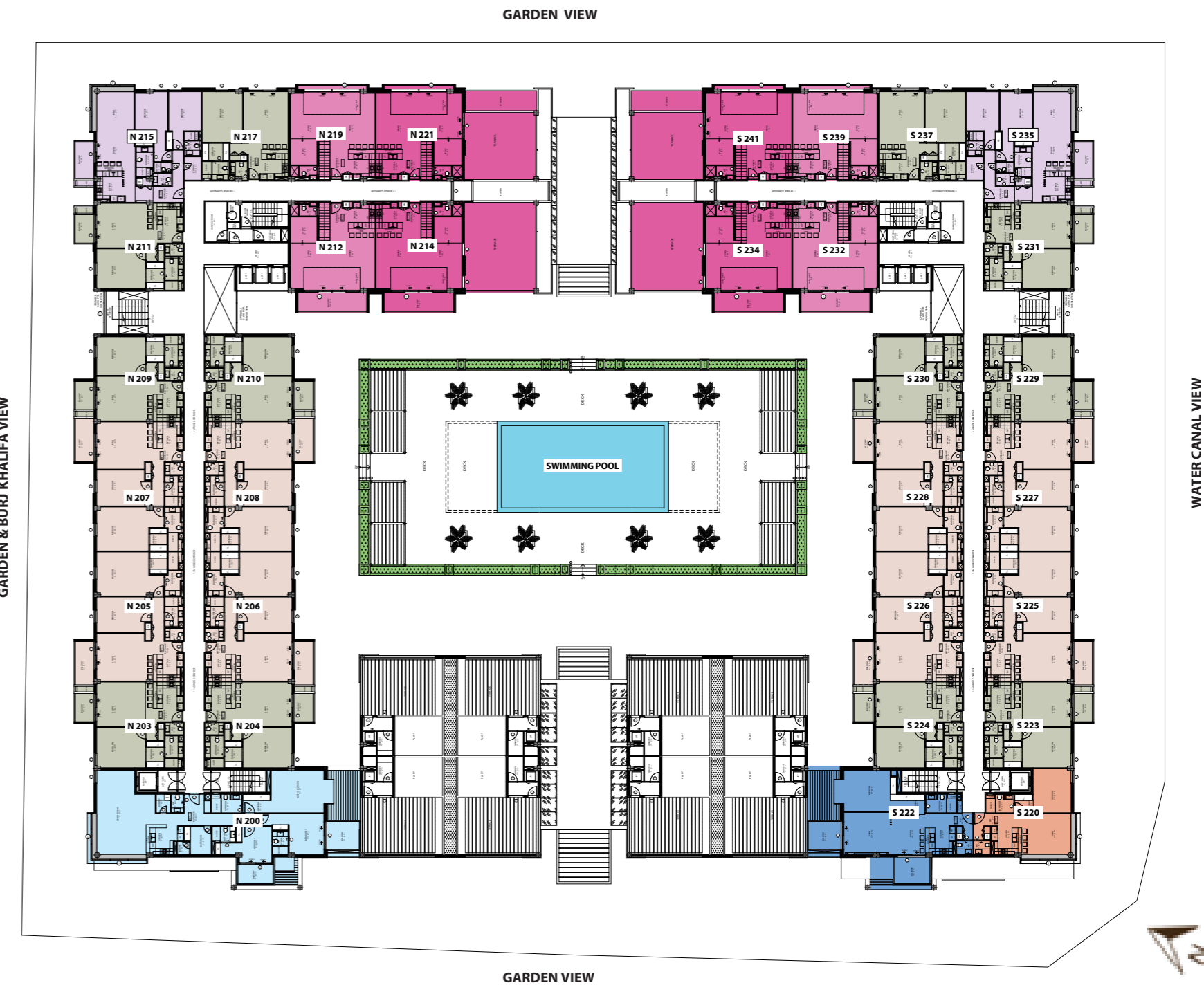
Two Bedroom Duplex Urban Style-Living Area

Ground Floor



- 2 Bedroom Garden Duplex | 27 units
- 2 Bedroom Garden Duplex with Roof Terrace | 8 units
- 2 Bedroom Garden Duplex West Corner | 1 units
- 2 Bedroom Garden Duplex West Side | 1 units
- 3 Bedroom Garden Duplex East Corner | 1 units

Second Floor



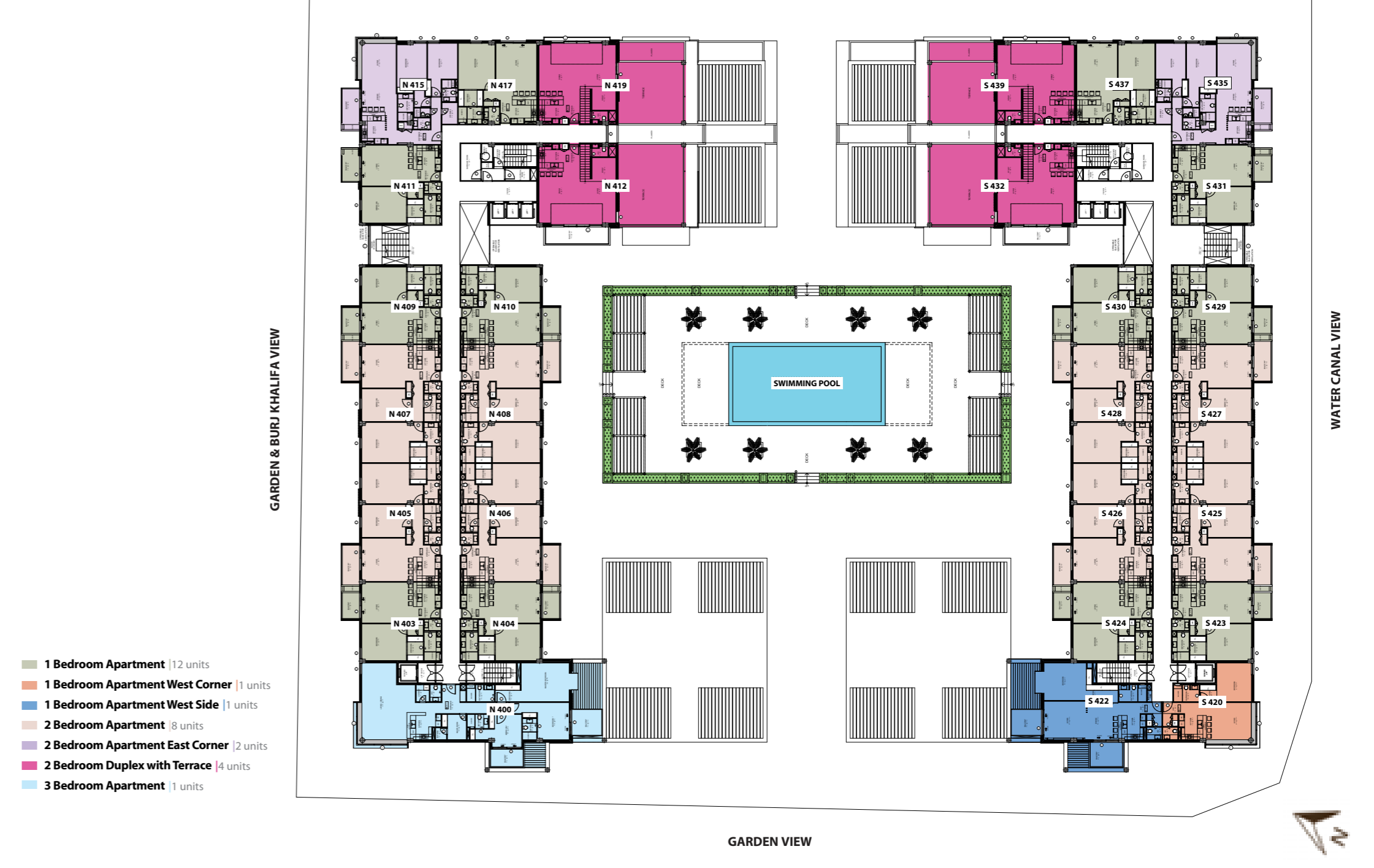
- 1 Bedroom Apartment | 12 units
- 1 Bedroom Apartment West Corner | 1 units
- 1 Bedroom Apartment West Side | 1 units
- 2 Bedroom Apartment | 8 units
- 2 Bedroom Apartment East Corner | 2 units
- 2 Bedroom Duplex | 2 units
- 2 Bedroom Duplex with Terrace | 2 units
- 3 Bedroom Apartment | 1 units

Third Floor



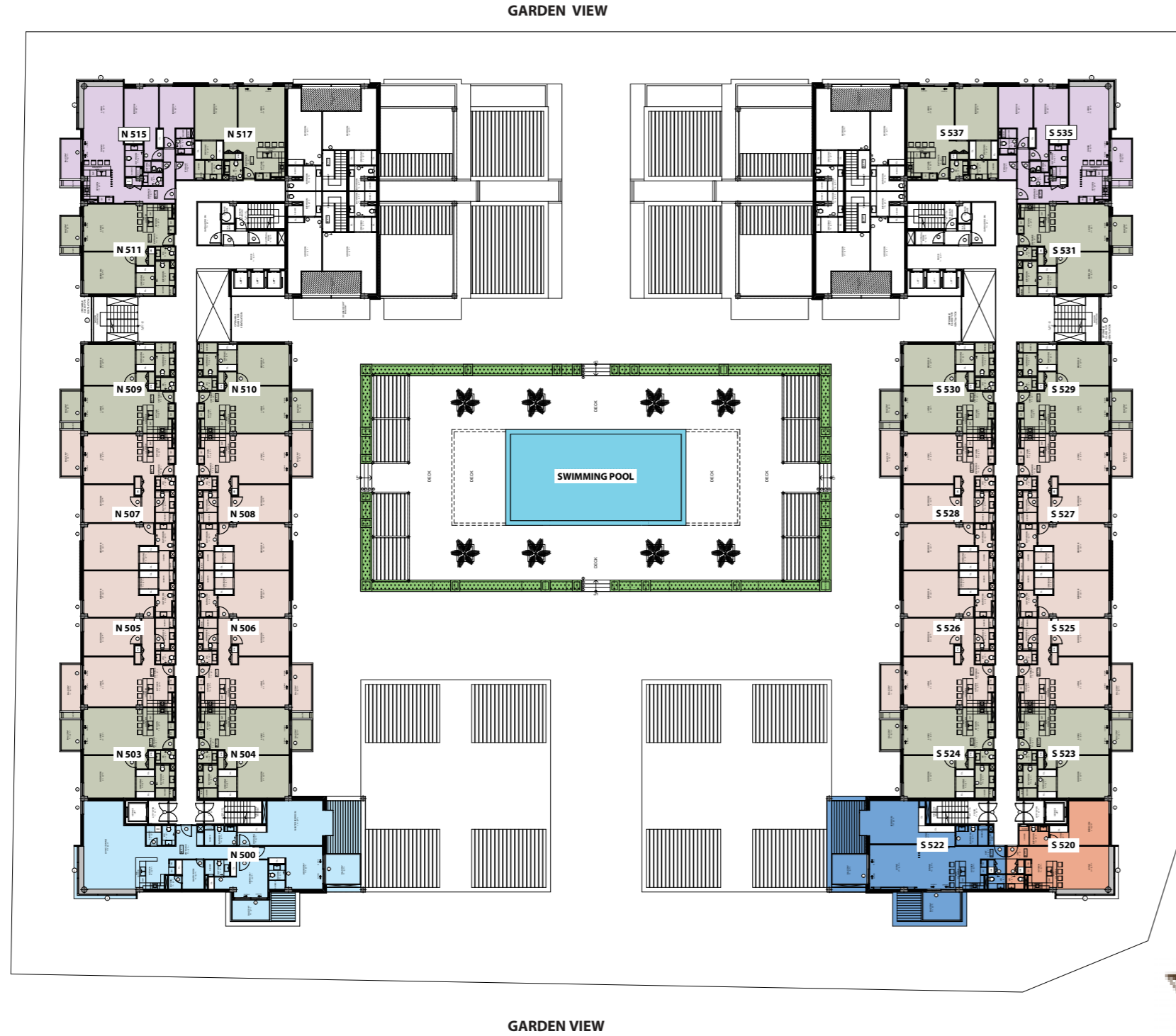
- 1 Bedroom Apartment | 12 units
- 1 Bedroom Apartment West Corner | 1 units
- 1 Bedroom Apartment West Side | 1 units
- 2 Bedroom Apartment | 8 units
- 2 Bedroom Apartment East Corner | 2 units
- 3 Bedroom Apartment | 1 units

Fourth Floor

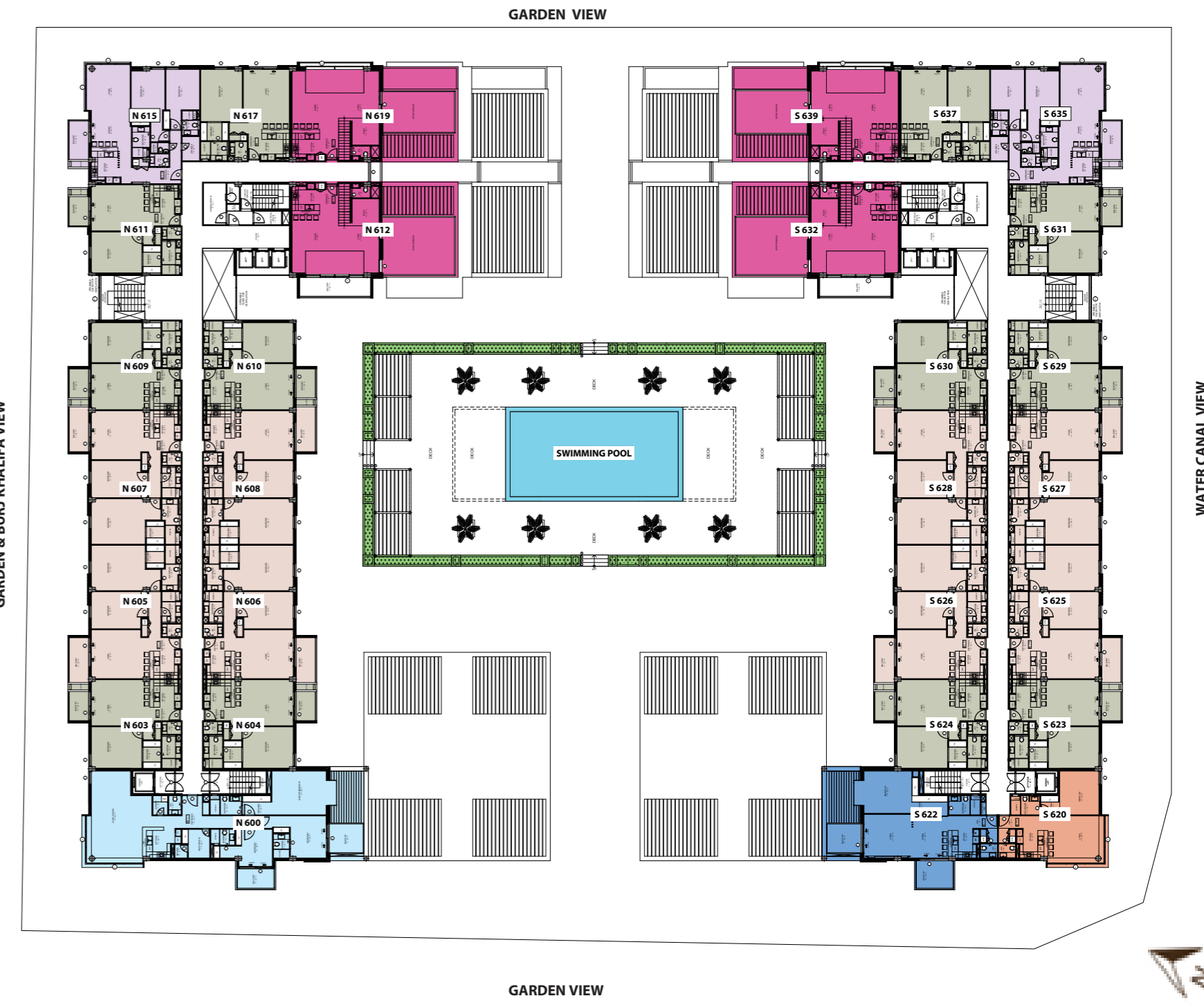


- 1 Bedroom Apartment | 12 units
- 1 Bedroom Apartment West Corner | 1 units
- 1 Bedroom Apartment West Side | 1 units
- 2 Bedroom Apartment | 8 units
- 2 Bedroom Apartment East Corner | 2 units
- 2 Bedroom Duplex with Terrace | 4 units
- 3 Bedroom Apartment | 1 units

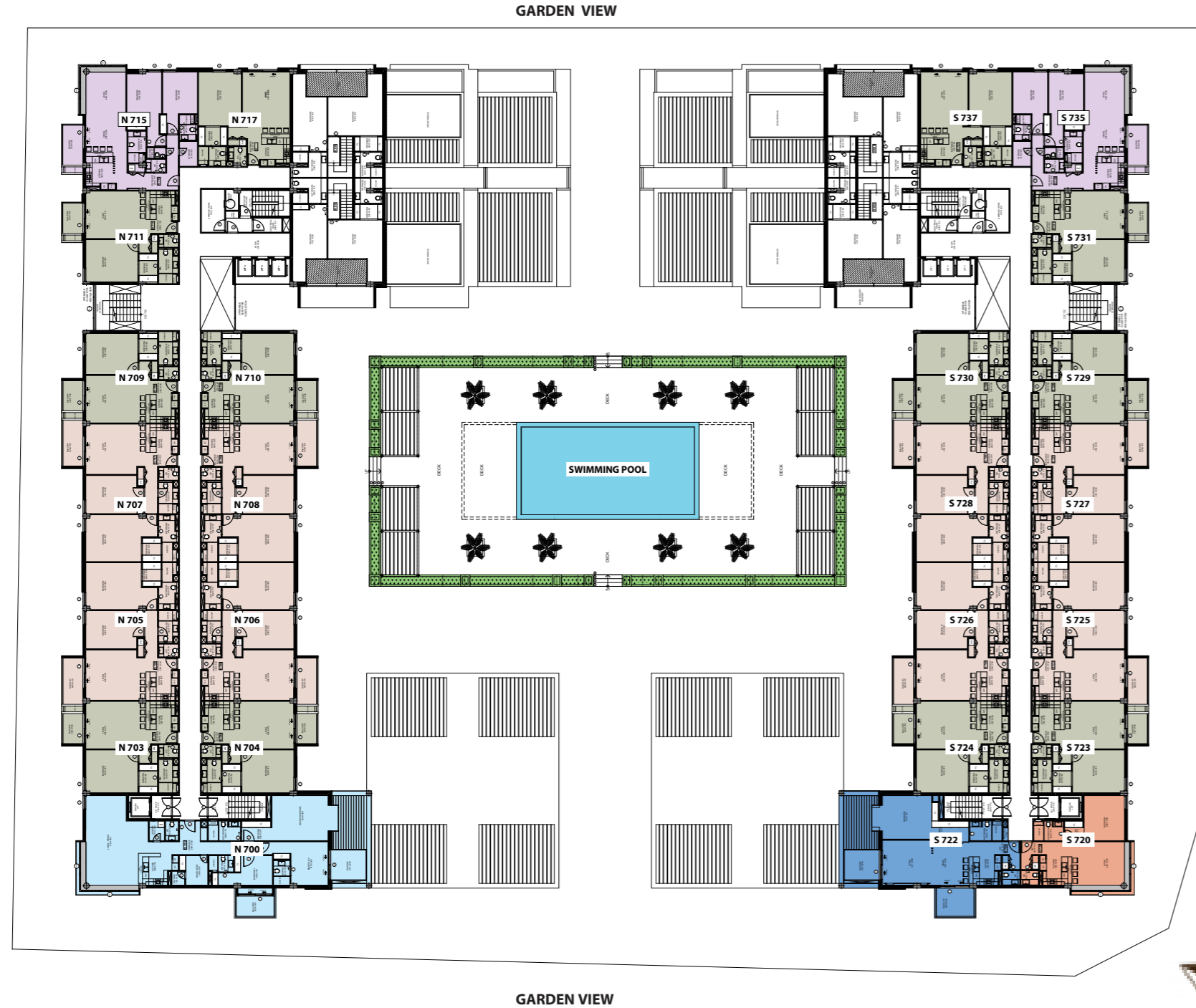
Fifth Floor



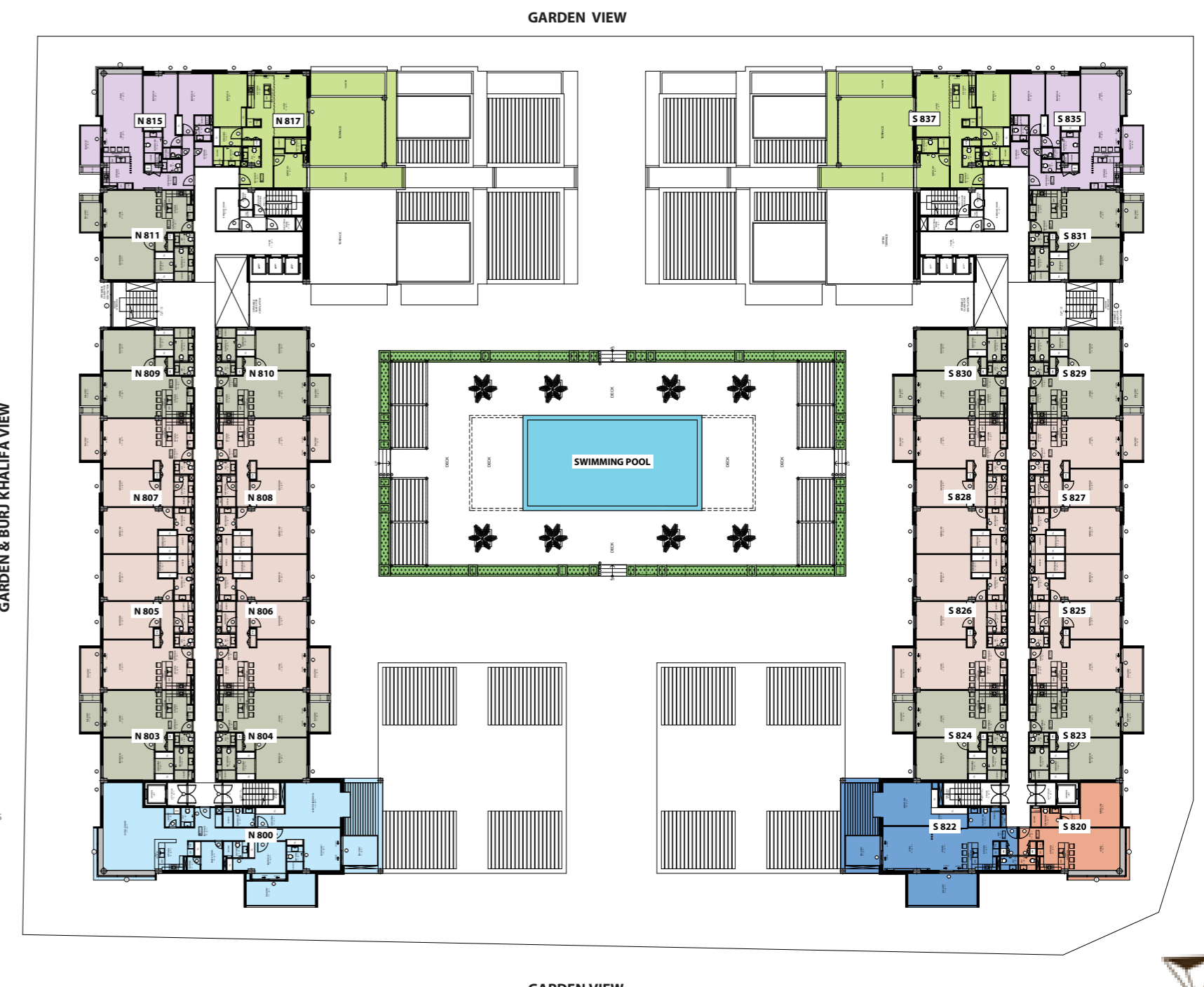
Sixth Floor



Seventh Floor



Eighth Floor



Ninth
Floor



LIKE NO
OTHER PLACE



1 Bedroom Apartment

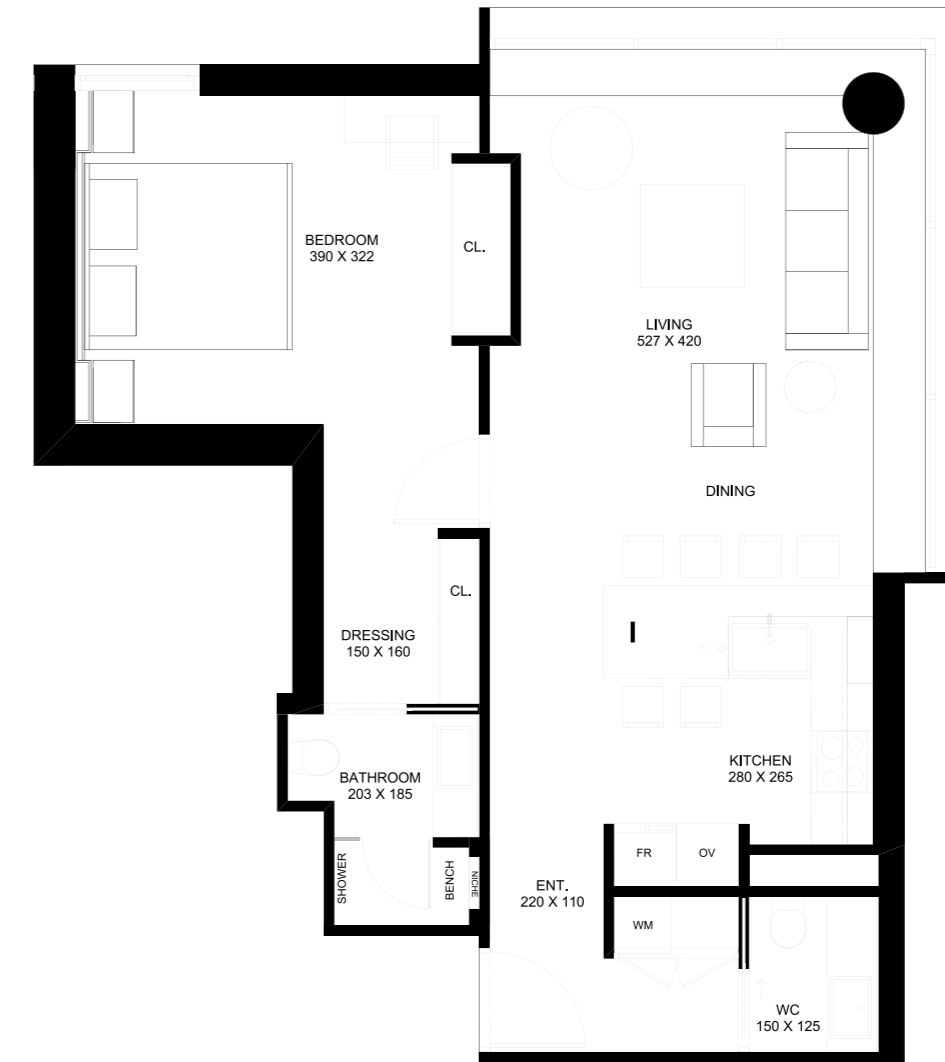


Internal Area	726 Sq Ft
External Area	64 Sq Ft
Total Area	790 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th
Unit Number	N 203, N 204 N 209, N 210 N 211, N 216	N 303, N 304 N 309, N 310 N 311, N 316	N 403, N 404 N 409, N 410 N 411, N 416	N 503, N 504 N 509, N 510 N 511, N 516	N 603, N 604 N 609, N 610 N 611, N 616	N 703, N 704 N 709, N 710 N 711, N 716	N 803, N 804 N 809, N 810 N 811	N 911, N 916
	S 223, S 224 S 229, S 230 S 231, S 236	S 323, S 324 S 329, S 330 S 331, S 336	S 423, S 424 S 429, S 430 S 431, S 436	S 523, S 524 S 529, S 530 S 531, S 536	S 623, S 624 S 629, S 630 S 631, S 636	S 723, S 724 S 729, S 730 S 731, S 736	S 823, S 824 S 829, S 830 S 831	S 931, S 936

Internal and external areas vary per unit

1 Bedroom Apartment West Corner

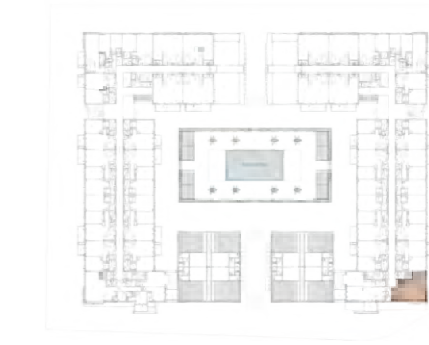


Internal Area	731 Sq Ft
External Area	
Total Area	731 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th
Unit Number	S 220	S 320	S 420	S 520	S 620	S 720	S 820	S 920



Second to ninth Floors



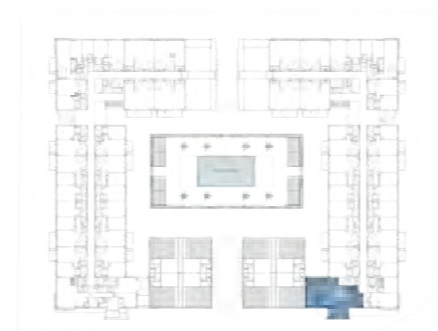
Second to ninth Floors

1 Bedroom Apartment West Side



Internal Area	897 Sq Ft
External Area	191 Sq Ft
Total Area	1088 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th
Unit Number	S 222	S 322	S 422	S 522	S 622	S 722	S 822	S 922



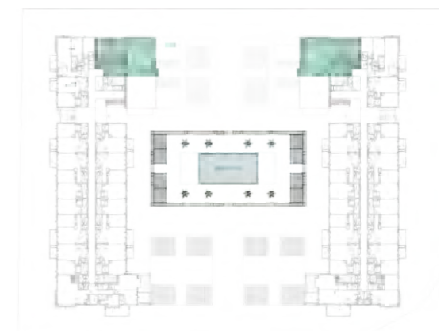
Second to ninth Floors

1 Bedroom Apartment with Terrace



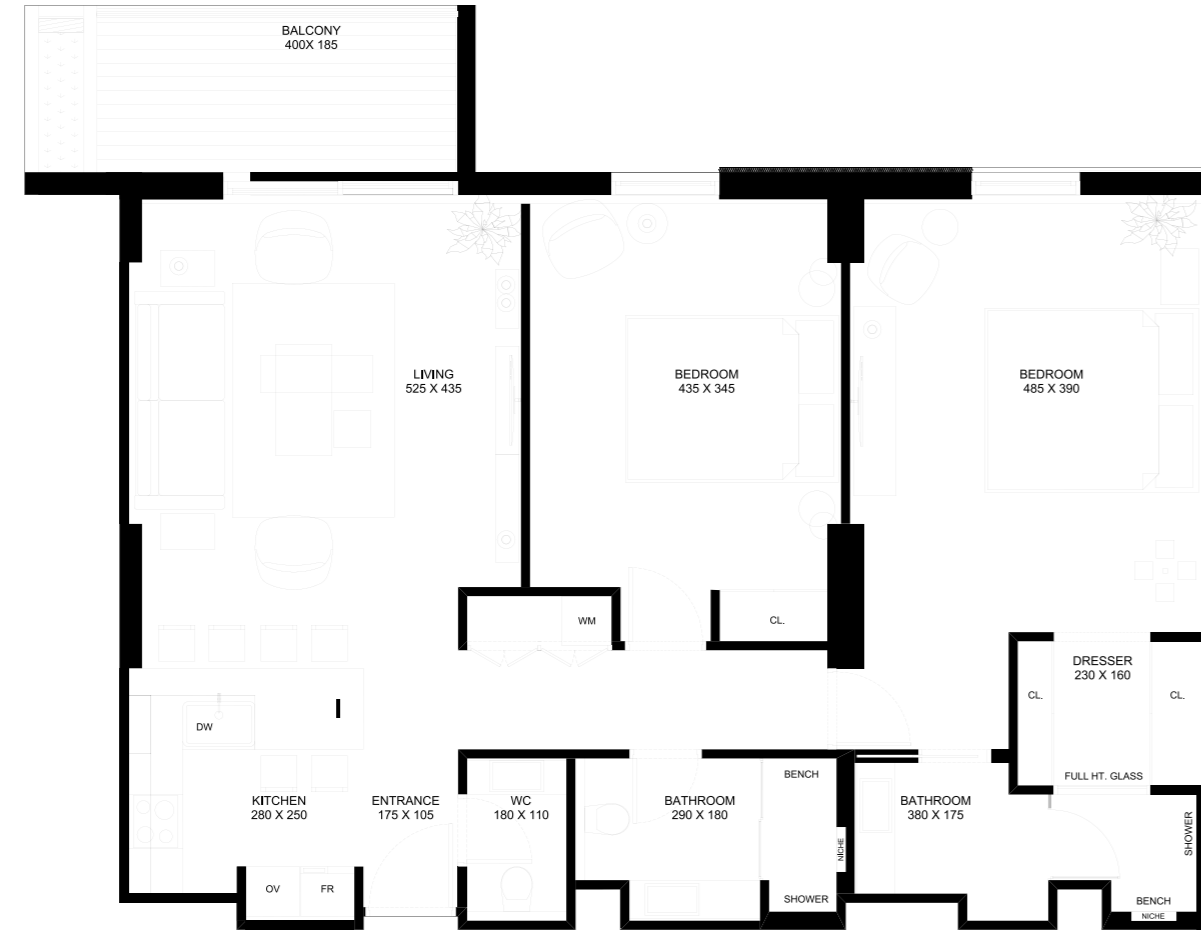
Internal Area	910 Sq Ft
External Area	880 Sq Ft
Total Area	1790 Sq Ft

Floor Number	8 th
Unit Number	N 817 S 837



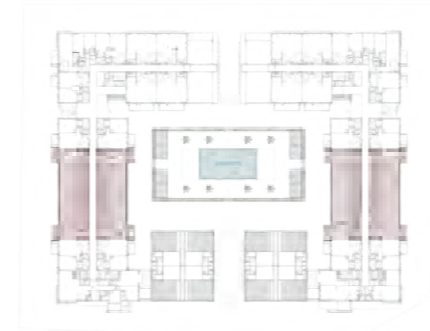
Eighth Floor

2 Bedroom Apartment



Internal Area	1079 Sq Ft
External Area	92 Sq Ft
Total Area	1171 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th
Unit Number	N 205, N 206 N 207, N 208	N 305, N 306 N 307, N 308	N 405, N 406 N 407, N 408	N 505, N 506 N 507, N 508	N 605, N 606 N 607, N 608	N 705, N 706 N 707, N 708	N 805, N 806 N 807, N 808
	S 225, S 226 S 227, S 228	S 325, S 326 S 327, S 328	S 425, S 426 S 427, S 428	S 525, S 526 S 527, S 528	S 625, S 626 S 627, S 628	S 725, S 726 S 727, S 728	S 825, S 826 S 827, S 828



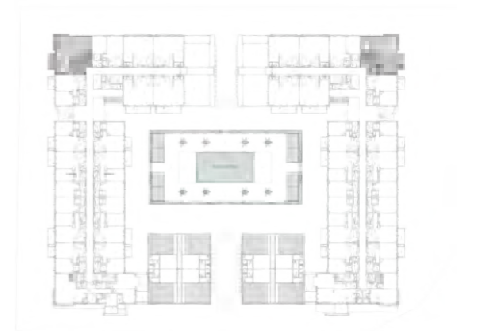
Second to Eighth Floors

2 Bedroom Apartment East Corner



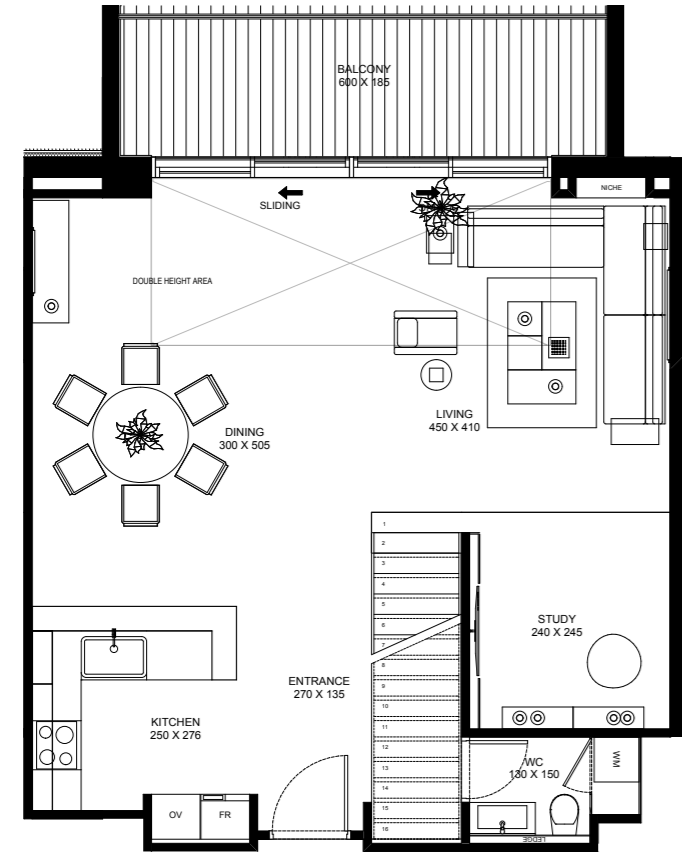
Internal Area	1126 Sq Ft
External Area	87 Sq Ft
Total Area	1213 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th
Unit Number	N 215 S 235	N 315 S 335	N 415 S 435	N 515 S 535	N 615 S 635	N 715 S 735	N 815 S 835	N 915 S 935

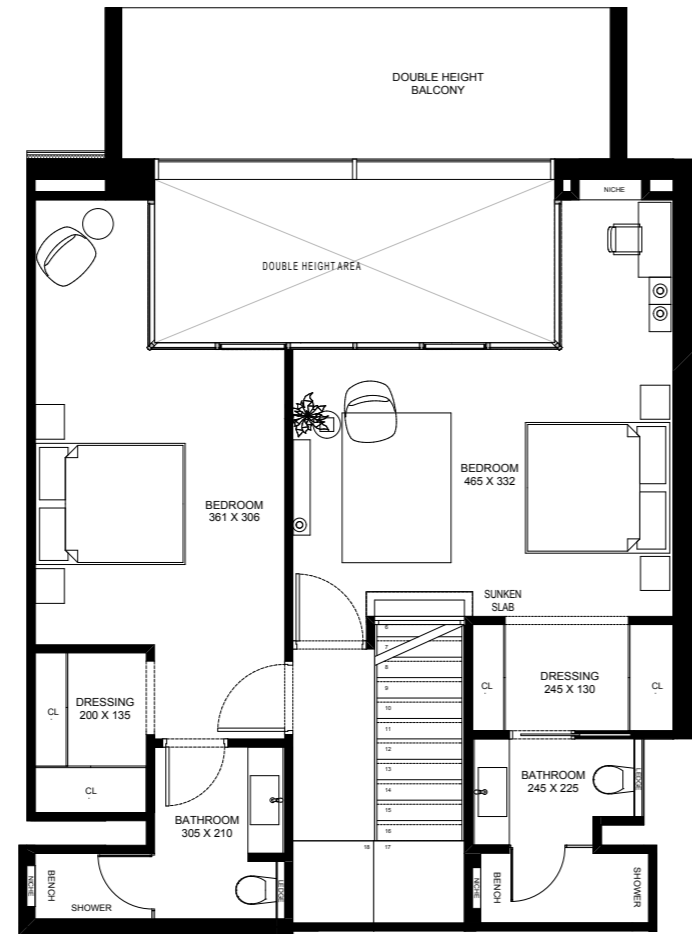


Second to ninth Floors

2 Bedroom Duplex



LOWER LEVEL



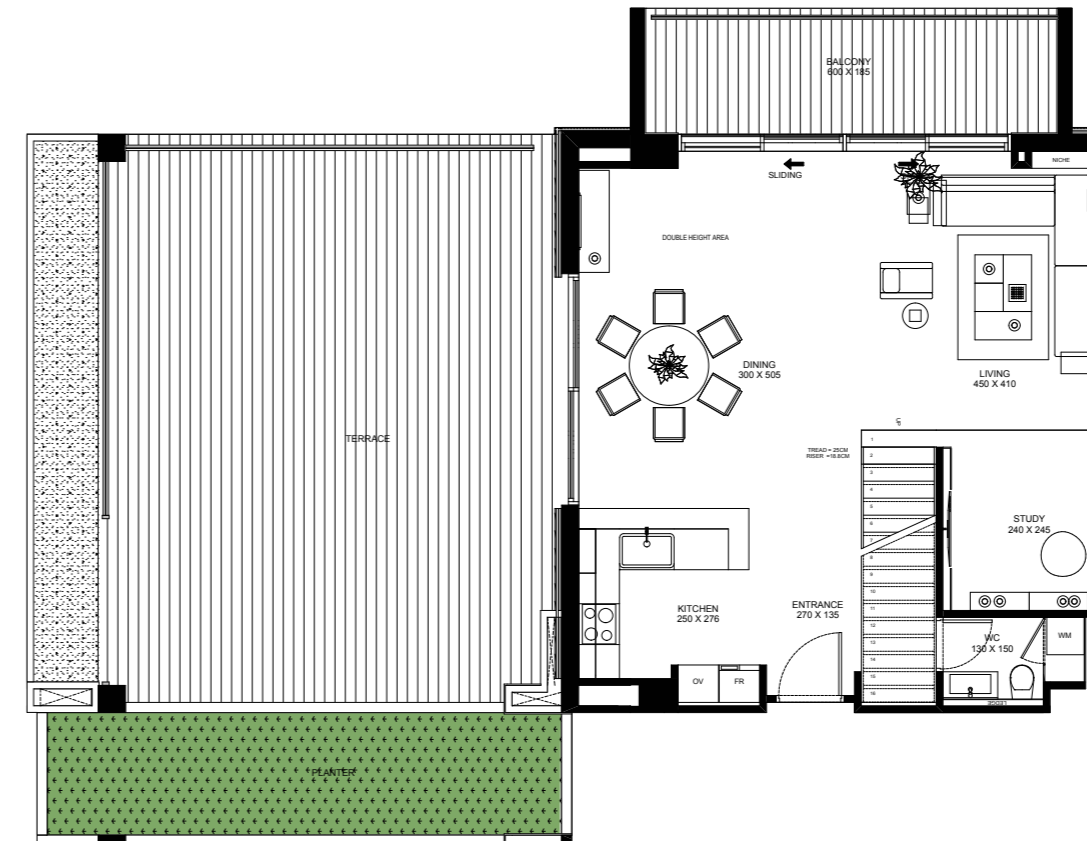
UPPER LEVEL

Internal Area	1343 Sq Ft
External Area	134 Sq Ft
Total Area	1477 Sq Ft

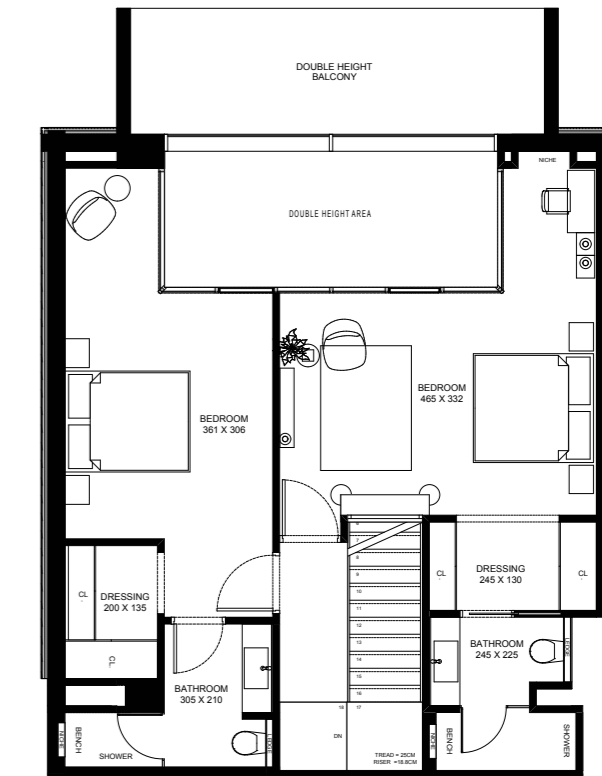
Floor Number	2 nd
Unit Number	N 212, N 217 S 232, S 237

Internal and external areas vary per unit

2 Bedroom Duplex with Terrace



LOWER LEVEL

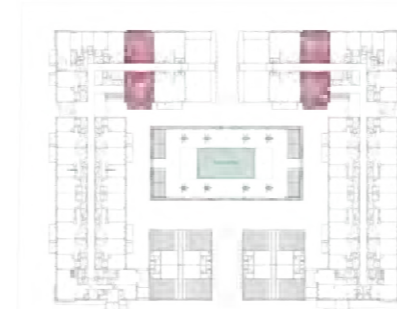


UPPER LEVEL

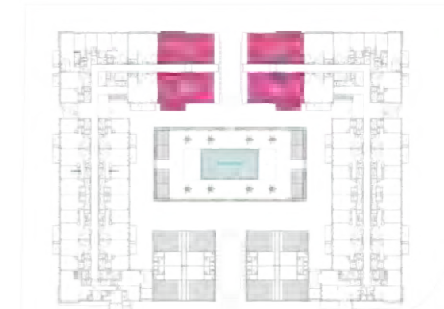
Internal Area	1397 Sq Ft
External Area	940 Sq Ft
Total Area	2337 Sq Ft

Floor Number	2 nd	4 th	6 th
Unit Number	N 214, N 219 S 234, S 239	N 412, N 417 S 432, S 437	N 612, N 617 S 632, S 637

Internal and external areas vary per unit

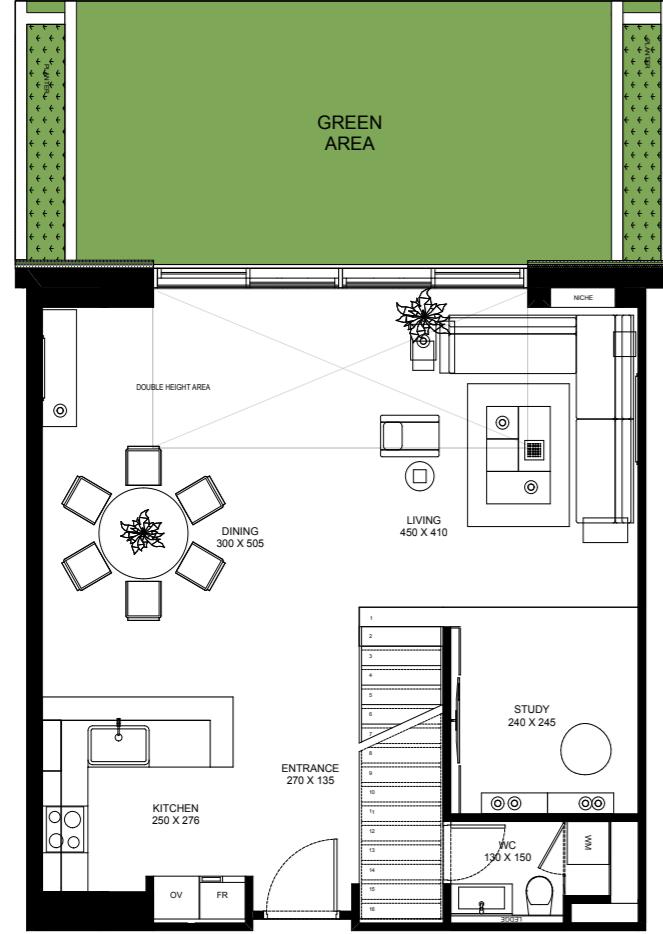


Second Floor

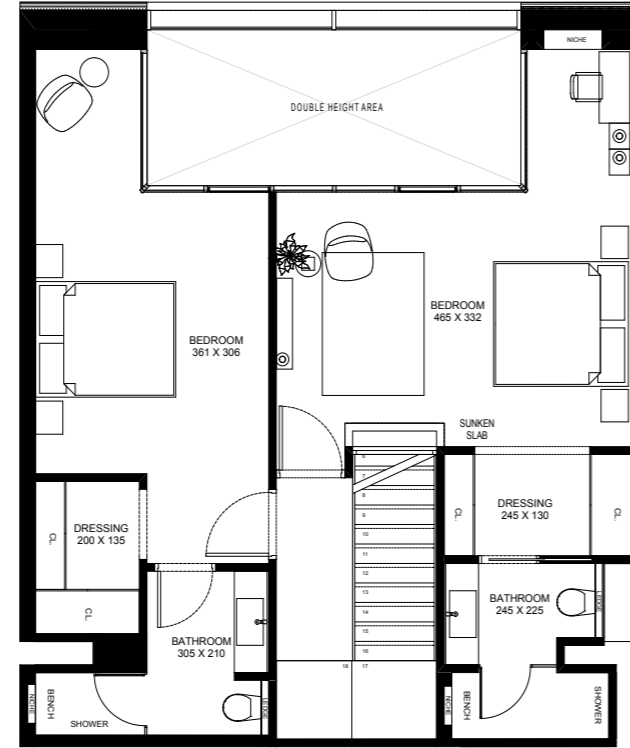


Second to Sixth floors

2 Bedroom Garden Duplex



LOWER LEVEL



UPPER LEVEL



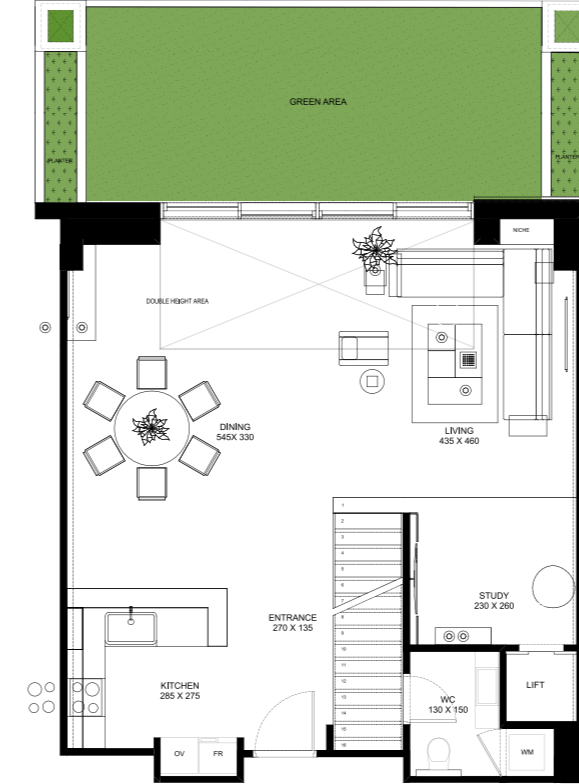
Ground Floor

Internal Area	1336 Sq Ft
External Area	306 Sq Ft
Total Area	1642 Sq Ft

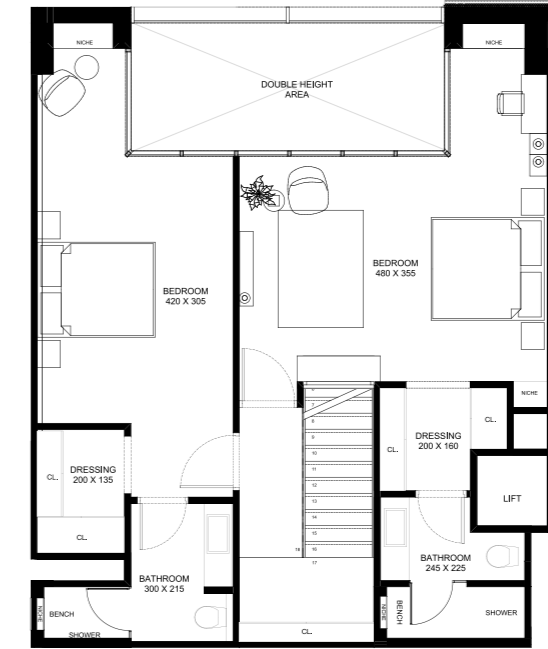
Floor Number	Ground
Unit Number	N 006, N 008, N 009, N 010, N 011, N 012, N 014, N 015, N 016, N 017, N 018, N 019, N 020, N 021, N 027, N 029, N 031, S 026, S 028, S 030, S 032, S 034, S 036, S 038, S 040, S 047, S 049, S 051

Internal and external areas vary per unit

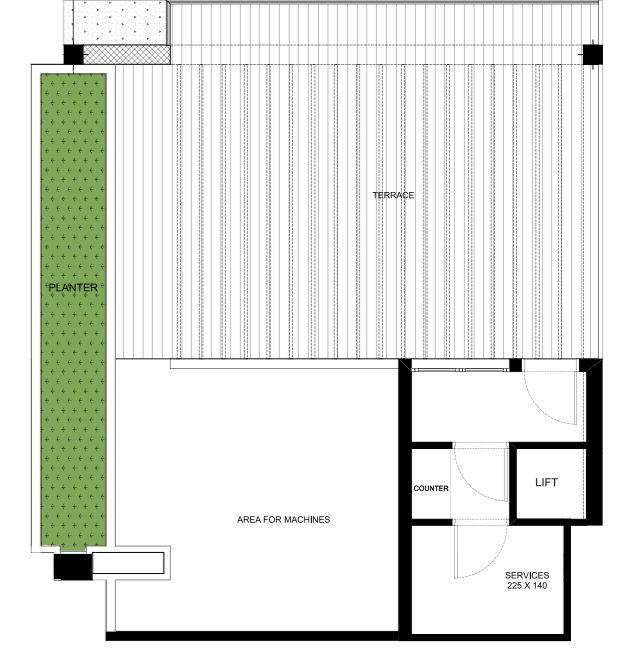
2 Bedroom Garden Duplex with Roof Terrace



LOWER LEVEL



UPPER LEVEL



ROOF LEVEL

Internal Area	1532 Sq Ft
External Area	1244 Sq Ft
Total Area	2776 Sq Ft

Floor Number	Ground
Unit Number	N 001, N 002, N 003, N 004, S 021, S 022, S 023, S 024

Internal and external areas vary per unit



Ground Floor

2 Bedroom Garden Duplex West Corner



LOWER LEVEL



UPPER LEVEL



Ground Floor

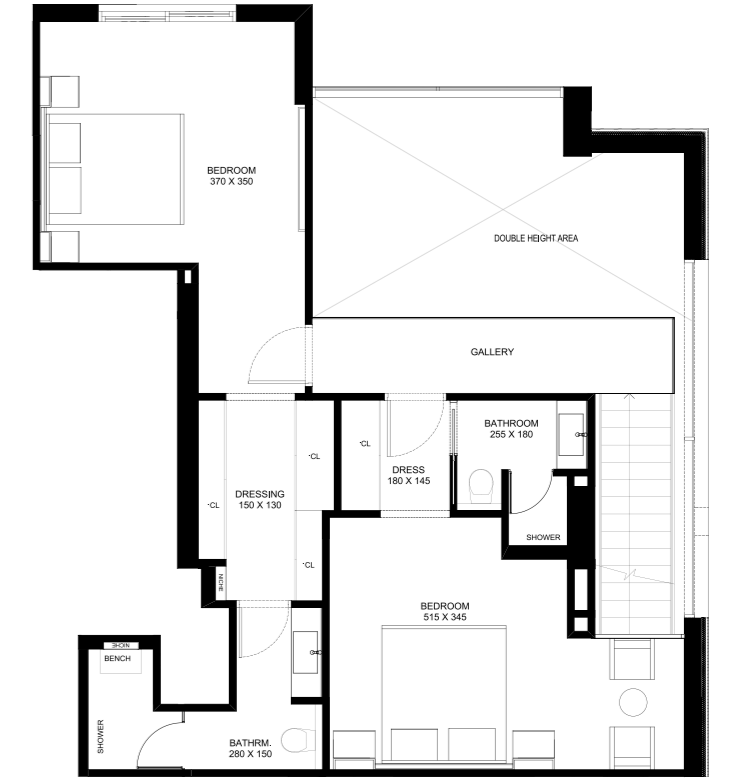
Internal Area	1335 Sq Ft
External Area	510 Sq Ft
Total Area	1845 Sq Ft

Floor Number	Ground
Unit Number	N 007

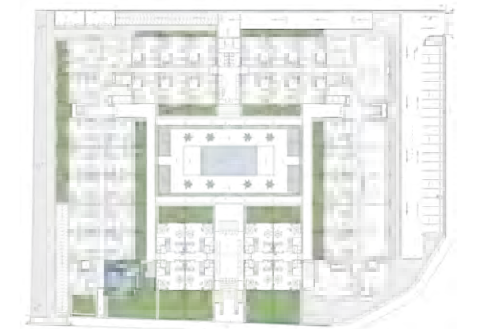
2 Bedroom Garden Duplex West Side



LOWER LEVEL



UPPER LEVEL

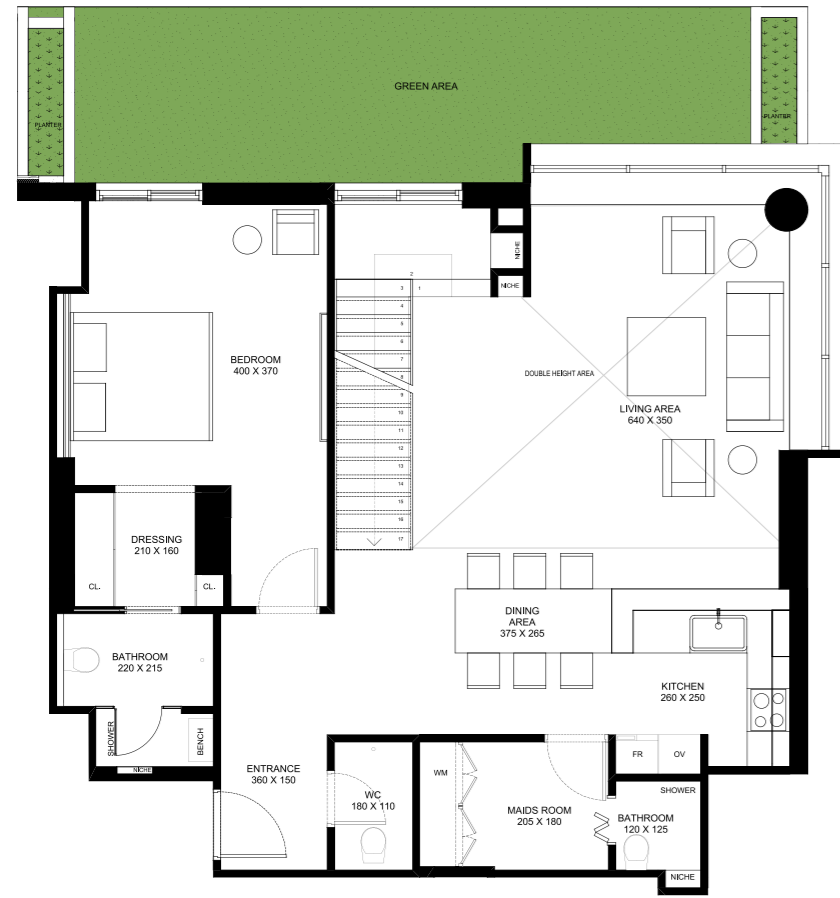


Ground Floor

Internal Area	1432 Sq Ft
External Area	1460 Sq Ft
Total Area	2892 Sq Ft

Floor Number	Ground
Unit Number	N 005

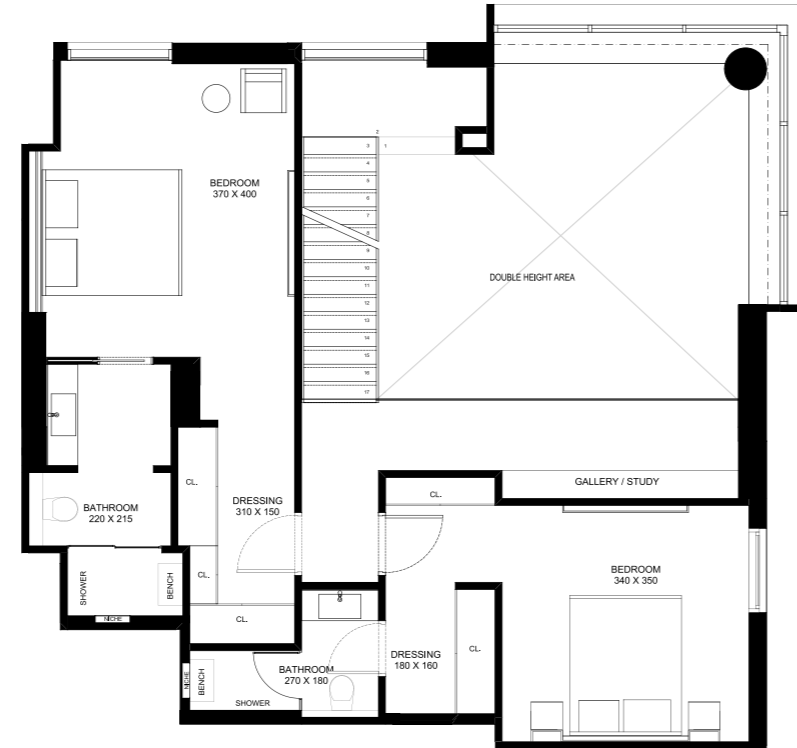
3 Bedroom Garden Duplex East Corner



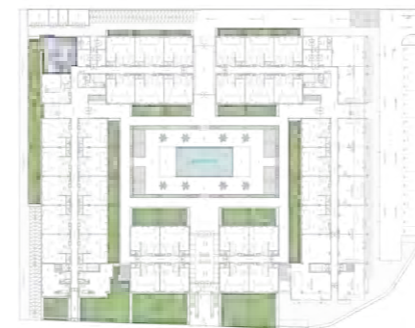
LOWER LEVEL

Internal Area	1867 Sq Ft
External Area	397 Sq Ft
Total Area	2264 Sq Ft

Floor Number	Ground
Unit Number	N 025

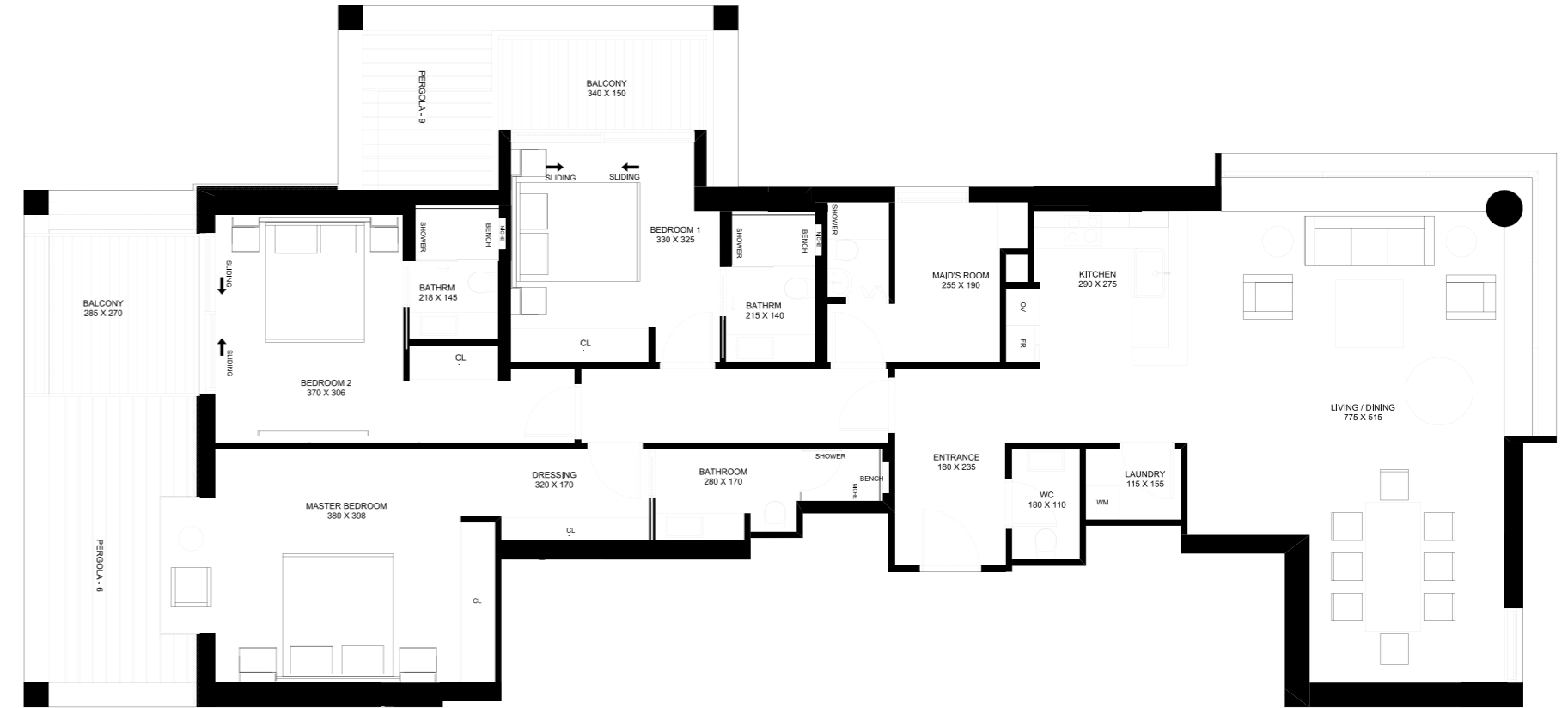


UPPER LEVEL



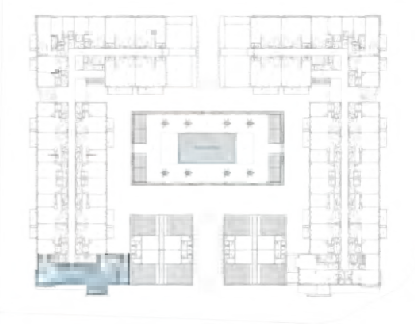
Ground Floor

3 Bedroom Apartment



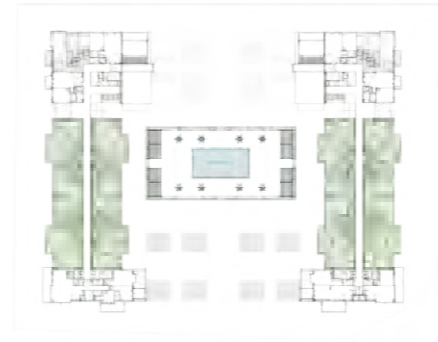
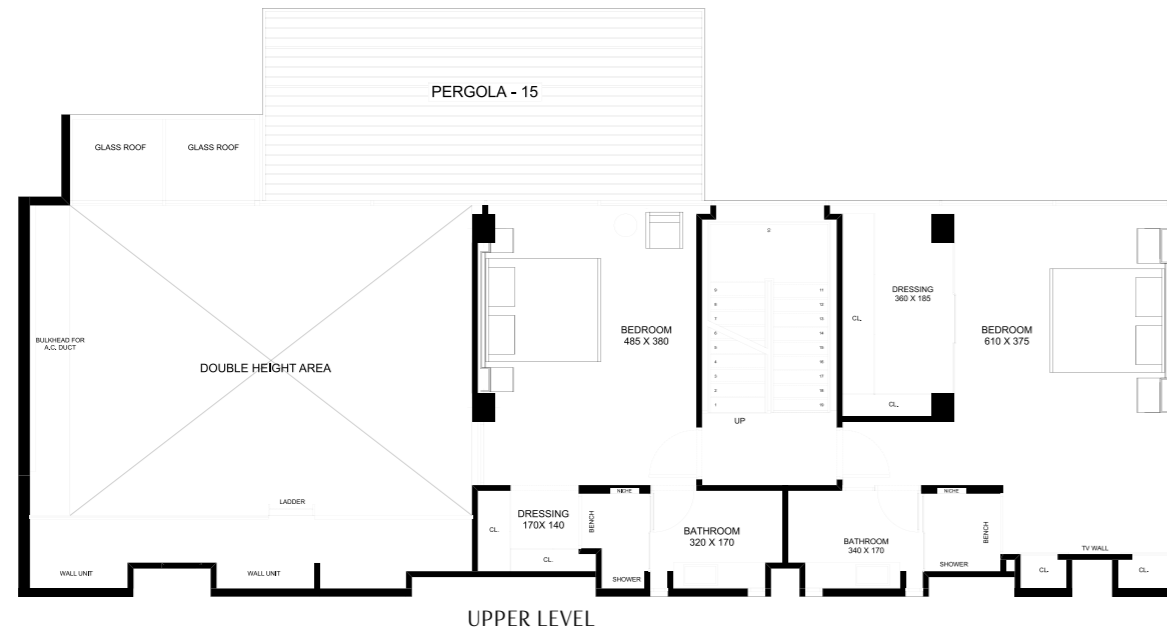
Internal Area	1705 Sq Ft
External Area	165 Sq Ft
Total Area	1870 Sq Ft

Floor Number	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	9 th
Unit Number	N 200	N 300	N 400	N 500	N 600	N 700	N 800	N 900



Second to Ninth floors

3 Bedroom Penthouse



Internal Area	2382 Sq Ft
External Area	412 Sq Ft
Total Area	2794 Sq Ft

Floor Number	9 th
Unit Number	N 905, N 906 N 907, N 908 S 925, S 926 S 927, S928





*LOVE
WHERE
YOU LIVE*



The Lobby

A vibrant, welcoming, and luxurious lobby gives guests a glimpse into what the full residential development offers. Residents can rest assured knowing it will be a comforting experience like no other.



Amenities

A house isn't a home without the added benefits that the amenities have to offer. That's why the state-of-the-art gym, overlooking The Terraces' swimming pool, and the 24-hour concierge provides occupants with the lifestyle they desire.



The Terraces

Where unique design meets unparalleled luxury



Community

The Terraces has all the facilities one can imagine, such as world-class schools, parks, high-end retail, luxurious hotels, spacious green gardens, and spas, surrounded by the Dubai Water Canal.

The community gives residents easy access to business and pleasure. They can enjoy walking through the park, enrolling their children in either North London Collegiate School (one of the UK's top 5 ranked schools) or Hartland International School, dine in one of the many restaurants, and even enjoy a swim all close to the place they call home.

Street View



30%
Greenery

Water Canal View



Sobha Hartland School



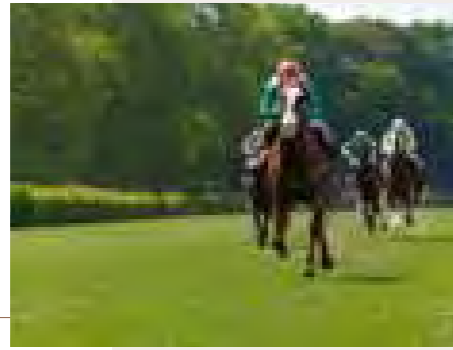
Welcome to resort-style luxury living in the very heart of the city.

Lifestyle

Welcome to every day resort-style luxury living. The surroundings offer the perfect place for the entire family to relax and unwind after a long day; a place to always look forward to coming back to every evening.

The Terraces gives its residents the ultimate lifestyle surrounded by tranquil greenery and the Dubai canal, yet provides them with easy access to all the activities they can imagine, merely minutes away. At The Terraces, they have the pleasure of enjoying many options and an ideal lifestyle, inside and out.

Meydan Racecourse



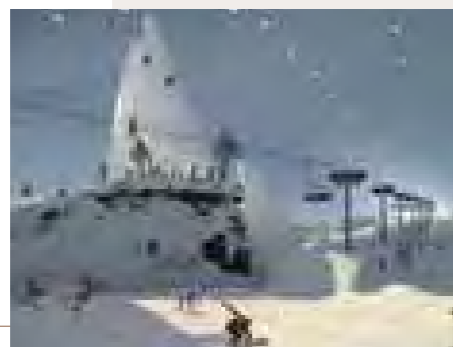
25,000 sqm indoor multi-purpose sports facility located in Meydan One Mall



Meydan Golf Course



World's Longest Indoor Ski Slope at 1.2km



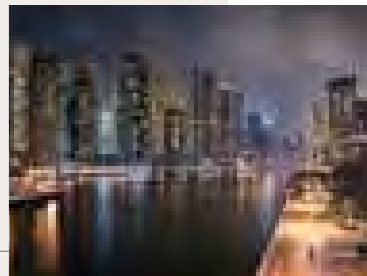
Burj Khalifa



DIFC



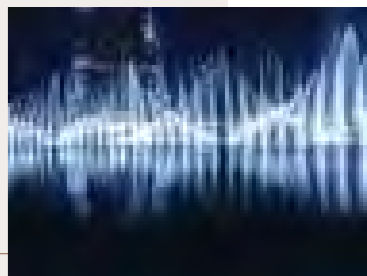
Dubai Water Canal



Dubai Metro



Dubai Dancing Fountains



The Developer

Bolton Real Estate has established itself as the premier partner for real estate development in Lebanon with luxurious projects such as Clemenceau 500 and Caracas 667.

The company's success is powered by the team's dedication and shared vision, and continues to expand across the region.

Clemenceau 500

Set on a calm street centrally located, Clemenceau 500 offers both tranquility and proximity. Different floor plans provide a distinct living experience, with 240 sqm, 275 sqm apartments and 325 sqm duplexes.

Caracas

12 floors overlook the quaint street of Caracas, one of Beirut's most luxurious and relaxing areas. Its modern apartments are merely minutes away from Rauche and Hamra.

Caracas 667



Clemenceau 500



Developer

Bolton Real Estate Development LLC-FZ
Prime Tower, Abraj Street, Business Bay
LGB Bank, Mezzanine Floor
Dubai, UAE
Tel: +971 4 349 5500
Mobile: +971 50 455 1500
Email: ahmad.khaled@boltondevpt.com

Developer No: 1222
Project No: 2013

Escrow Account Details

Account name: The Terraces Escrow account
Bank Name: Emirates NBD
Escrow IBAN No. : AE07 0260 0002 0531 6931 002
Escrow account: 0205316931002

Consultants

Omar Moujaes Architect
402 NGI Building, Port Saeed,
Dubai, UAE
Tel: +971 4 295 5526
Email: anas.a@omarmoujaes.com
Website: www.omarmoujaes.com

Contractor

Fibrex Contracting
302, Sh. Fahed Al Soubah Building
Baniyas Road, Deira
Dubai, UAE
Tel: +971 4 250 1578, +971 2 551 1462
Email: fibrex@fibrex.ae
Website: www.fibrex.ae

Sales Exclusive Partner

Premier Estates Real Estate Brokers LLC
Bay Square, Building 2, Suite P03
Business Bay, Dubai, UAE
Tel: +971 4 4252780
Email: terraces@dubaipremierestates.com
Website: www.dubaipremierestates.com



PREMIER ESTATES



PREMIER ESTATES

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