



شوموس
SHOUMOUS



OUR STORY

Shoumous Properties manages joint venture projects by Albatha Real Estate Group and MAG Group Holding including Sharjah Gareden City. It provides additional support by obtaining legal contracts certified by the Real Estate Registration Department, freehold ownership for citizens of the GCC and other Arab Wold nationals, as well as desgin and masterplan approval by the Planning & Survery Department and the Real Estate Registration Department in the Emirate of Sharjah

قصةنا

شموس للتطوير العقاري هي أحد الأذرع العقارية لمجموعة البطحاء و مجموعة ماج القابضة ، وهي متخصصة في استثمار الأراضي و تطوير المشاريع العقارية، وأغلب عملياتها في الشارقة. شمس للتطوير العقاري تقوم بإدارة مشاريع مشتركة بين مجموعة البطحاء العقارية ومجموعة ماج القابضة ومن بينها الشارقة غاردن سيتي.

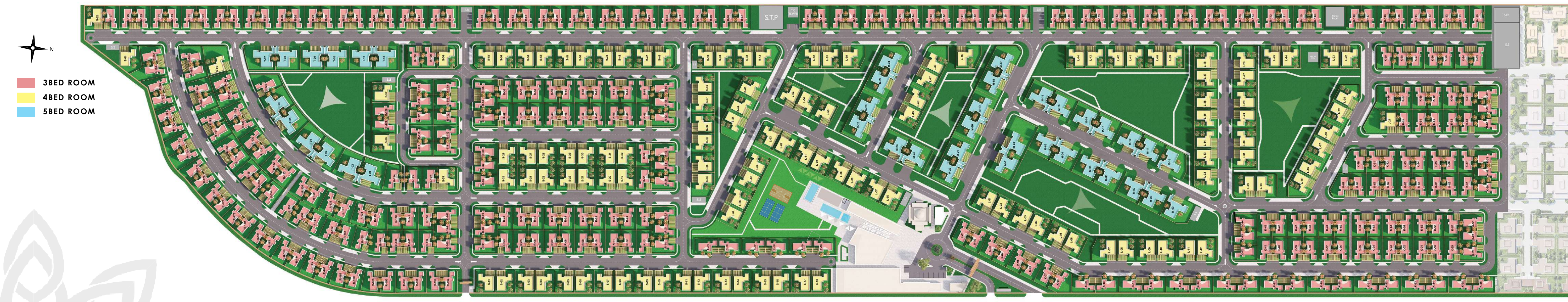
فـلل حـدائق الشارقة

فلل حدائق الشارقة توفر العديد من الخيارات لمنزل الأحلام الفاخر لتلائم جميع الأحجام والميزانيات

SHARJAH GARDEN VILLAS

Offering luxurious dream home options that suit a variety of space and budget needs







SHOUMOUS

WELCOME TO INSIDE OUTDOOR LIFE

٣ غرف نوم

3 BEDROOM

PLOT AREAS

346.78 Sq.m | 507.84 Sq.m
3,732.68 Sq.ft | 5,466.32 Sq.ft

GROUND FLOOR



127.74 Sq.m
1,374.98 Sq.ft

FIRST FLOOR



119.70 Sq.m
1,288.44 Sq.ft

BALCONY



14.25 Sq.m
153.39 Sq.ft

2 PARKING



33.06 Sq.m
355.86 Sq.ft

B.U.A & SELLABLE AREA



294.75 Sq.m
3,172.67 Sq.ft







3 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

1 مسبح
SWIMMING
POOL

2 مسجد
MOSQUE

3 نادي رياضي
CLUB HOUSE

4 التسوق
SHOPPING
COMPLEX

5 صالة العاب رياضيه
GYM&SPA



A group of five children are playing soccer on a grassy field. In the foreground, a child in a white shirt and red skirt is out of focus. In the background, four other children are cheering with their arms raised. A soccer ball is on the grass in the lower right. The scene is set in a park with trees and a bench.

CELEBRATION OF COMMUNITY LIVING



INSPIRED DESIGN

We believe that great architecture tells a story. With **SHOUMOUS**, we have meticulously crafted a narrative that celebrates modernity while paying homage to the rich heritage of the surrounding area. From the sleek lines of the exterior to the carefully curated interior spaces, every detail has been thoughtfully considered to create a sense of harmony and balance.





A low-angle, upward-looking photograph of a basketball player in a grey t-shirt reaching for a basketball hoop. The player is in the lower left, looking up at the hoop which is in the upper center. The background is a clear, bright blue sky. The text "YOUR DREAM" is written in large white capital letters, and "SHARJAH LIFESTYLE IS CALLING" is written in smaller white capital letters below it.

YOUR DREAM

SHARJAH LIFESTYLE IS CALLING

٤ غرف نوم

4 BEDROOM

PLOT AREAS

451.00 Sq.m | 737.39 Sq.m
4845.52 Sq.ft | 7937.24 Sq.ft

GROUND FLOOR



169.68 Sq.m
1,826.42 Sq.ft

FIRST FLOOR



158.02 Sq.m
1,700.91 Sq.ft

BALCONY



7.84 Sq.m
84.39 Sq.ft

3 PARKING



44.90 Sq.m
483.30 Sq.ft

B.U.A & SELLABLE AREA



380.44 Sq.m
4,095.02 Sq.ft





A 001



4 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

1 مسبح
SWIMMING
POOL

2 مسجد
MOSQUE

3 نادي رياضي
CLUB HOUSE

4 التسوق
SHOPPING
COMPLEX

5 صالة العاب رياضيه
GYM&SPA



YOUR CHOICE
OF LIVING



ELEVATE YOUR LIFESTYLE

Nestled in the heart of SHARJAH, **SHOUMOUS** redefines urban living. With its striking facade and thoughtfully designed interiors, it offers a lifestyle that seamlessly merges luxury with convenience. Whether it's the serene ambiance of the landscaped gardens or the breathtaking views from the rooftop terrace, every aspect of [Project Name] is designed to elevate your everyday experience.



LIVE THE
LUXURY LIFE





YOUR SANCTUARY
AWAITS

A person wearing a blue long-sleeved shirt, black shorts, and a white helmet is riding a bicycle away from the camera on a paved path. The path is bordered by a low metal fence on the right and is surrounded by lush green trees and foliage. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background shows a grassy field and more trees.

DAILY VIBES

SHARJAH LIFESTYLE IS CALLING

ه غرف نوم

5 BEDROOM

PLOT AREAS

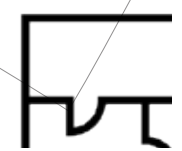
624.50 Sq.m | 910.88 Sq.m
6722.06 Sq.ft | 9804.61 Sq.ft

GROUND FLOOR



228.78 Sq.m
2,462.59 Sq.ft

FIRST FLOOR



207.99 Sq.m
2,238.79 Sq.ft

BALCONY



13.28 Sq.m
142.94 Sq.ft

3 PARKING



58.14 Sq.m
625.82 Sq.ft

DRIVER ROOM



21.70 Sq.m
233.59 Sq.ft

B.U.A & SELLABLE AREA



529.89 Sq.m
5,703.73 Sq.ft







5 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

1 مسبح
SWIMMING
POOL

2 مسجد
MOSQUE

3 نادي رياضي
CLUB HOUSE

4 التسوق
SHOPPING
COMPLEX

5 صالة ألعاب رياضية
GYM&SPA



DISCOVER INTERIOR ELEGANCE

Welcome to a realm where innovation meets sophistication, where every line drawn and every space crafted is a testament to timeless design and meticulous craftsmanship. **SHOUMOUS** stands as an epitome of interior excellence, offering a harmonious blend of form, function, and aesthetics.





FAMILY IS
HOME





AJMAN

SHARJAH

SHARJAH
INTERNATIONAL
AIRPORT

UNIVERSITY CITY

DUBAI
INTERNATIONAL
AIRPORT

DUBAI

AL ITTIHAD

SHARJAH
DUBAI

MALEHA ROAD

SHARJAH MOSQUE

AL TAY WALKS MALL

SUYOH MALL

ZAYED EDUCATION
COMPLEX

AL KHAWANEEJ

SHEIKH MOHD.
BIN ZAYED ROAD

MIRDIF

EMIRATES ROAD

AL AWEER

DUBAI

SHEIKH ZAYED ROAD