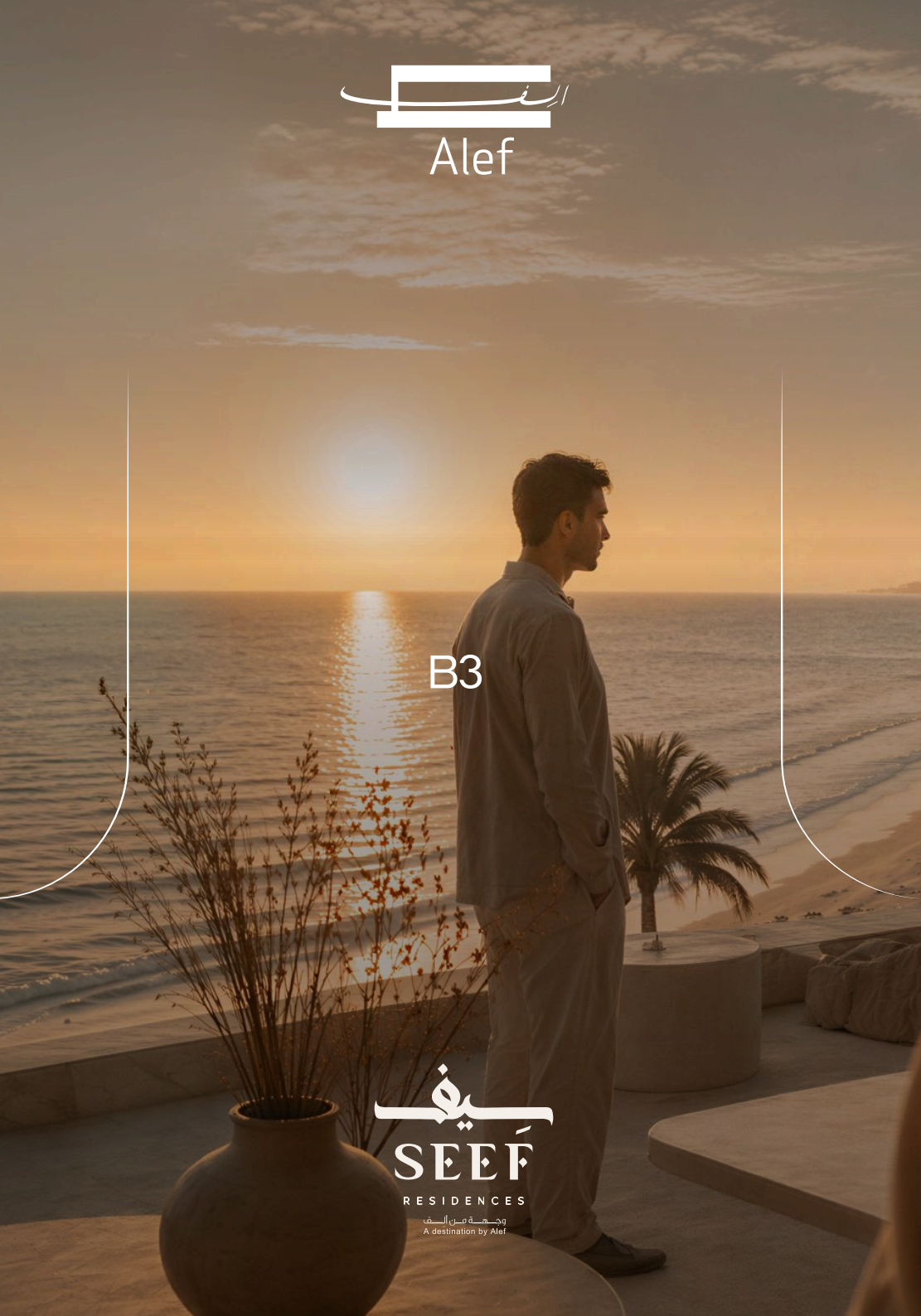

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Project Overview

A contemporary **waterfront residential destination at the top of Khan / Maryam Island, Sharjah**, set across a 30,287 sqm waterfront, surrounded by Khan Open Beach and positioned at the gateway of Al Mamzar Lake, Al Khan Lagoon, and the Arabian Gulf.

The development comprises five residential buildings, with three directly fronting the beach and two elevated above a three-level podium. The buildings are arranged around a landscaped internal garden and integrated residential amenities, complemented by a publicly accessible waterfront promenade and curated dining experiences.

With direct beachfront access and sea views from three sides, the development brings together contemporary waterfront living, landscaped spaces and a pedestrian-oriented public realm, creating a distinctive destination within Sharjah.

Anticipated Completion Date: 30 September 2030

Unit Layouts & Pricing

Building 3 includes 153 residences with a total built-up area of 21,629 sqm, a GFA of 18,123 sqm and a total NSA of 15,644 sqm.

1 Bedroom Residences
64 sqm | 62 units | 41% | Starting from AED 895,000

2 Bedrooms Residences
84 sqm | 66 units | 43% | Starting from AED 1,295,000

3 Bedrooms Residences
154 sqm | 21 units | 14% | Starting from AED 2,195,000

4 Bedroom Residences
218 sqm | 2 units | <1% | Starting price to be confirmed

Penthouses
185 sqm | 2 units | <1% | Starting price to be confirmed

Key Distinctions

Direct Beachfront & Waterfront Views
Approximately 100 m of direct beach frontage, 150 m of canal waterfront and 125 m along Al Khan Lagoon create a rare waterfront setting with open-water access, beach views and connections to Sharjah's coastal landmarks.

Beachfront Promenade & Retail
A beachfront promenade connects directly to the beach, featuring approximately 1,500 sqm NLA of retail, Dining concepts, cafés and kiosks alongside landscaped spaces, recreation and family areas.

Resort-Style Amenities
Infinity pool with direct sea views complemented by an additional podium pool, separate male and female gyms, children's areas, yoga, fitness and social spaces.





Location Highlights

Nearby Airports

Sharjah International Airport: 22–25 minutes
Dubai International Airport: 15–25 minutes

Everyday Access

Matajer Al Khan: 4–6 minutes
Victoria International School of Sharjah: 5–7 minutes
Oriana Hospital: 5–10 minutes

Beach & Leisure

Al Khan Lagoon: 2–5 minutes
Al Khan Beach Park: 2–5 minutes
Dubai Marina / JBR: 35–45 minutes
Mall of the Emirates: 30–40 minutes

Dubai Access

Al Mamzar / Dubai border: 10–15 minutes
Burj Khalifa / Dubai Mall: 20–30 minutes



Residences & Interiors

Building 3 offers a collection of 1, 2, 3 and 4 bedroom residences, alongside exclusive penthouses, designed with spacious layouts, hospitality-inspired interiors and considered coastal living.

Architectural Design

Contemporary coastal architecture is shaped by restrained Neo-Art Deco references, horizontal balcony bands, selective arches that subtly reference Sharjah's heritage.

Residential Features

- Built-in wardrobes
- Open or closed kitchens, depending on unit type
- Dedicated laundry cabinetry in selected units
- Maid's rooms available in selected 3 and 4 bedroom layouts

Interior Design

Bedrooms feature integrated storage and lighting. Kitchens combine modern cabinetry and flooring. Bathrooms feature backlit mirrors and walk-in showers.

Smart & Sustainable Features

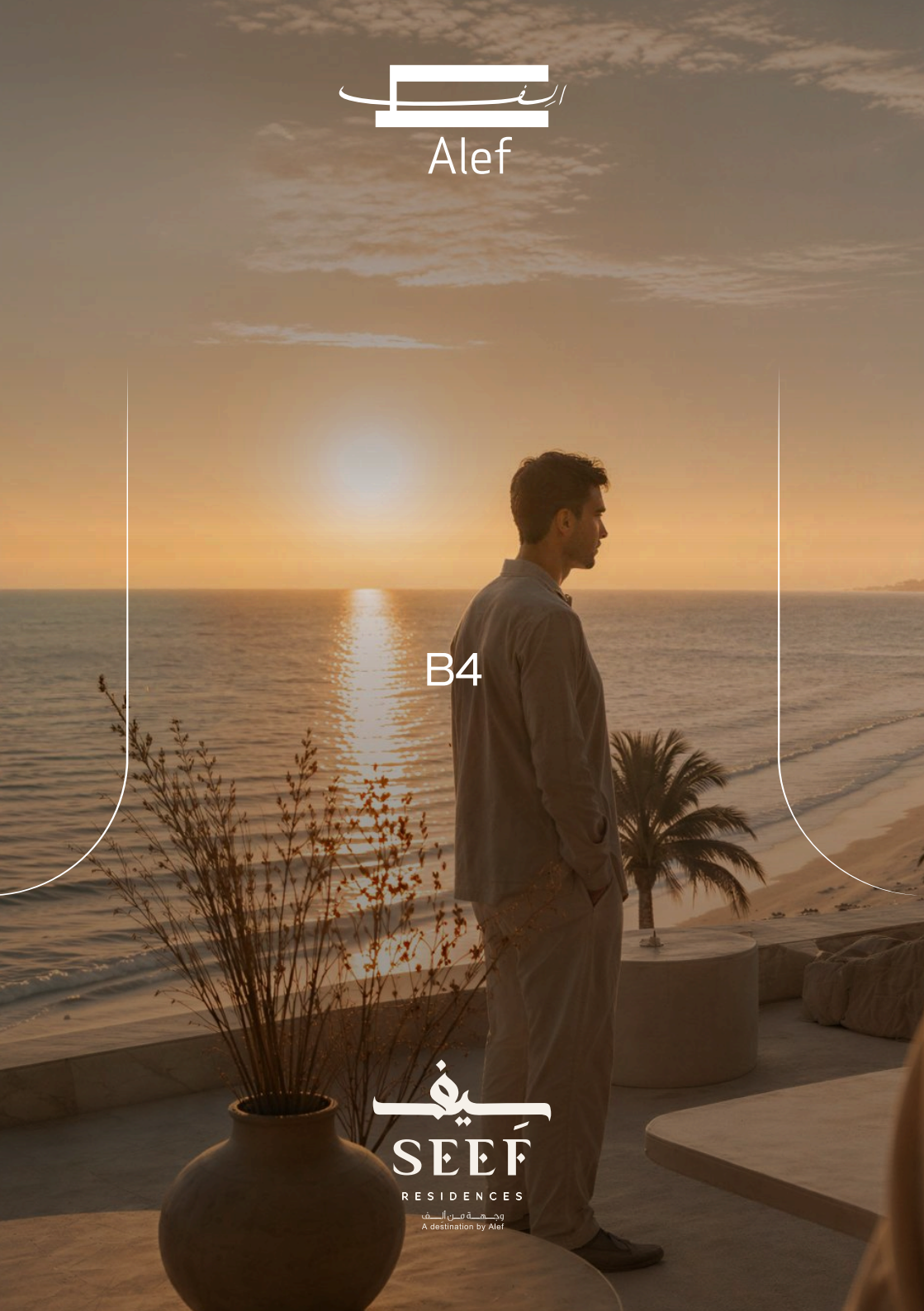
Individual AC controls and LED lighting.



Main Public Features & Amenities

Level 3 – Pool & Leisure Decks

- Quiet lap pool and family pool
- Outdoor play areas
- Teen recreation
- Gyms
- Shuffleboard court and table tennis
- Restrooms, lockers and showers


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Project Overview

A contemporary **waterfront residential destination at the top of Khan / Maryam Island, Sharjah**, set across a 30,287 sqm waterfront, surrounded by Khan Open Beach and positioned at the gateway of Al Mamzar Lake, Al Khan Lagoon, and the Arabian Gulf.

The development comprises five residential buildings, with three directly fronting the beach and two elevated above a three-level podium. The buildings are arranged around a landscaped internal garden and integrated residential amenities, complemented by a publicly accessible waterfront promenade and curated dining experiences.

With direct beachfront access and sea views from three sides, the development brings together contemporary waterfront living, landscaped spaces and a pedestrian-oriented public realm, creating a distinctive destination within Sharjah.

Anticipated Completion Date: 30 September 2030

Unit Layouts & Pricing

Building 4 includes 206 residences, with a total built-up area of 22,984 sqm, a GFA of 20,800 sqm and a total NSA of 17,648 sqm.

1 Bedroom Residences
61 sqm | 104 units | 50% | Starting from AED 895,000

2 Bedrooms Residences
88 sqm | 90 units | 44% | Starting from AED 1,295,000

3 Bedrooms Residences
146 sqm | 12 units | 6% | Starting from AED 2,195,000

Key Distinctions

Direct Beachfront & Waterfront Views
Approximately 100 m of direct beach frontage, 150 m of canal waterfront and 125 m along Al Khan Lagoon create a rare waterfront setting with open-water access, beach views and connections to Sharjah's coastal landmarks.

Beachfront Promenade & Retail
A beachfront promenade connects directly to the beach, featuring approximately 1,500 sqm NLA of retail, dining concepts, cafés and kiosks alongside landscaped spaces, recreation and family areas.

Resort-Style Amenities
Infinity pool with direct sea views complemented by an additional podium pool, separate male and female gyms, children's areas, yoga, fitness and social spaces.





Location Highlights

Nearby Airports

Sharjah International Airport: 22–25 minutes
Dubai International Airport: 15–25 minutes

Everyday Access

Matajer Al Khan: 4–6 minutes
Victoria International School of Sharjah: 5–7 minutes
Oriana Hospital: 5–10 minutes

Beach & Leisure

Al Khan Lagoon: 2–5 minutes
Al Khan Beach Park: 2–5 minutes
Dubai Marina / JBR: 35–45 minutes
Mall of the Emirates: 30–40 minutes

Dubai Access

Al Mamzar / Dubai border: 10–15 minutes
Burj Khalifa / Dubai Mall: 20–30 minutes



Residences & Interiors

Building 4 offers a collection of 1, 2 and 3 bedroom residences, designed with spacious layouts, hospitality-inspired interiors and details shaped around contemporary coastal living.

Architectural Design

Contemporary coastal architecture is shaped by restrained Neo-Art Deco references, horizontal balcony bands, selective arches that subtly reference Sharjah's heritage.

Residential Features

- Premium built-in wardrobes
- Open or closed kitchens depending on unit type
- Dedicated laundry cabinetry in selected residences
- Maid's room available in selected 3 bedroom layouts
- Spacious balconies
- 3.3 m ceiling heights in living rooms and bedrooms

Interior Design

Bedrooms feature integrated storage and lighting. Kitchens combine modern cabinetry and flooring. Bathrooms feature backlit mirrors and walk-in showers.

Smart & Sustainable Features

Individual AC controls and LED lighting.



Main Public Features & Amenities

Level 3 – Pool & Leisure Decks

- Quiet lap pool and family pool
- Outdoor play areas
- Teen recreation
- Gyms
- Shuffleboard court and table tennis
- Restrooms, lockers and showers