

PALACE

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RESIDENCES
AL MAMSHA

A Pure Expression of Elegance



Project Overview

Apartment Mix: 1-Bedroom Apartments 2-Bedroom Apartments
3-Bedroom Apartments

Residences & Interiors

Sophisticated Interiors: Serene tones of white, grey, and natural wood for understated luxury.

Elegant Living Spaces: Open layouts with soft textures and light for comfort and connection.

Refined Bedrooms: Built-in wardrobes and warm finishes craft tranquil, harmonious retreats.

Functional Luxury: Kitchens and bathrooms blend calming hues, premium finishes, and design.

Welcoming Communal Areas: Double-height lobbies & lounges combine warmth and greenery.

Apartment	Area	Balconies
1-Bedroom	62-64 m ²	12-16 m ²
2-Bedroom	92-104 m ²	16-25 m ²
3-Bedroom	111-132 m ²	17-50 m ²

Location Highlights

12 minutes from **Sharjah International Airport**

30 minutes from **Dubai International Airport**

Situated at: The southern corner of Al Mamsha, Sharjah's first fully walkable community.

Direct access to University City Road, Sharjah's main urban artery.

Near the **o6 Mall and Al Mamsha Souks.**



Key Distinctions

First **branded residence in Sharjah** by Alef in collaboration with **Emaar Hospitality Group's Palace brand.**

A **gateway landmark** that symbolises the elegance of Al Mamsha's architectural journey.

Rooted in cultural identity, designed for sustainable, walkable, and community-driven urban living.

Community & Lifestyle

The community offers a lifestyle centered on **connection and belonging, with green courtyards, skyterraces, and play areas** that create serene outdoor experiences for families. Residents can enjoy a range of amenities, including a **dedicated lounge, modern fitness facilities, family recreation zones, adult and children's pools, as well as sky gardens and shaded walkways.** Retail and dining options at the podium level further enhance everyday convenience and vibrancy.



Highlights

The development features two residential towers connected by a podium that houses parking and shared amenities, complemented by sky terraces and communal courtyards designed to bring in natural light and greenery, echoing Sharjah's traditional courtyard homes. It offers a basement **parking capacity of 327 spaces** across two levels and an apartment mix that includes **1-bedroom, 2-bedroom, and 3-bedroom** configurations.

