

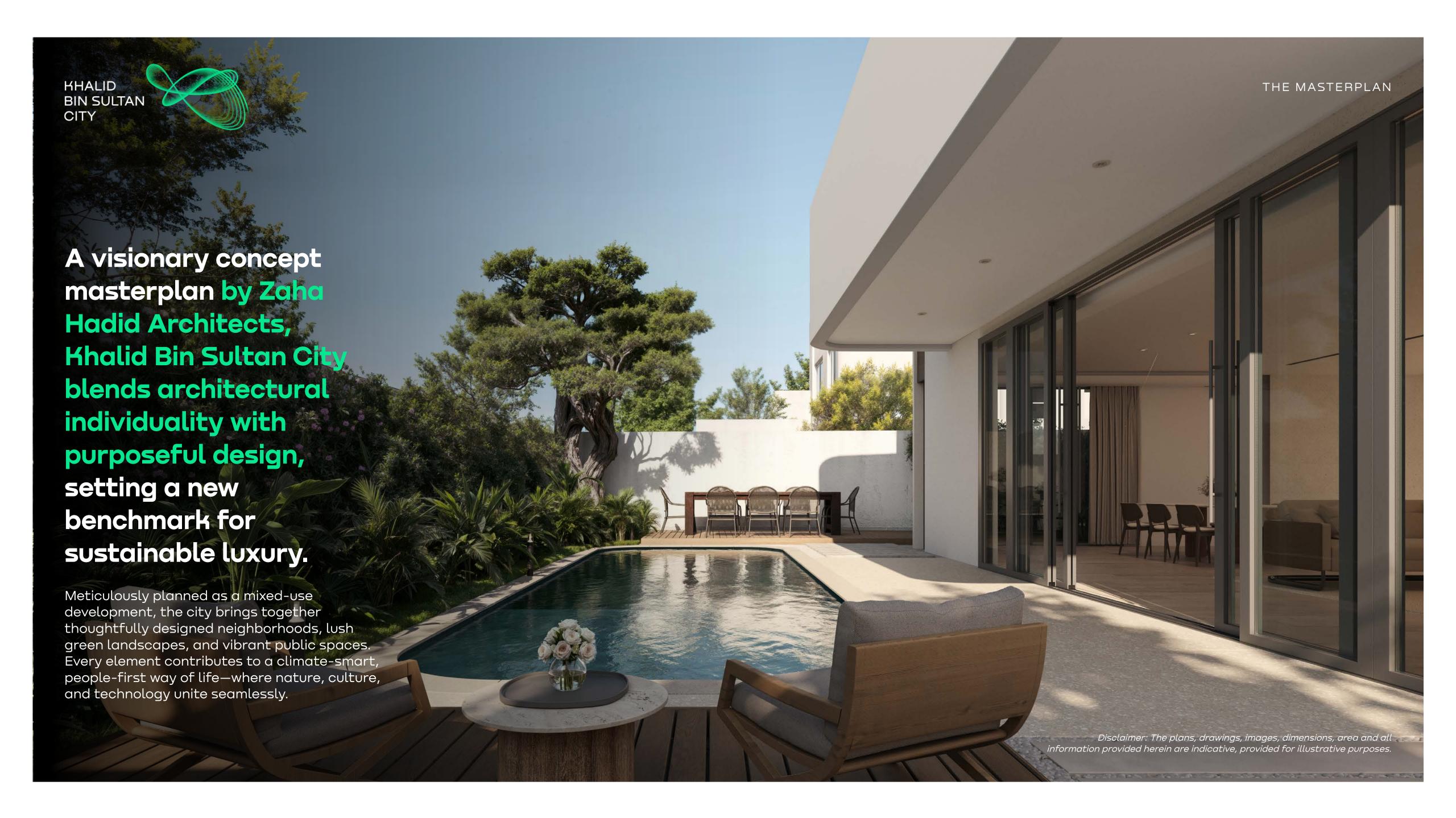


# Discover New Ways of Living...

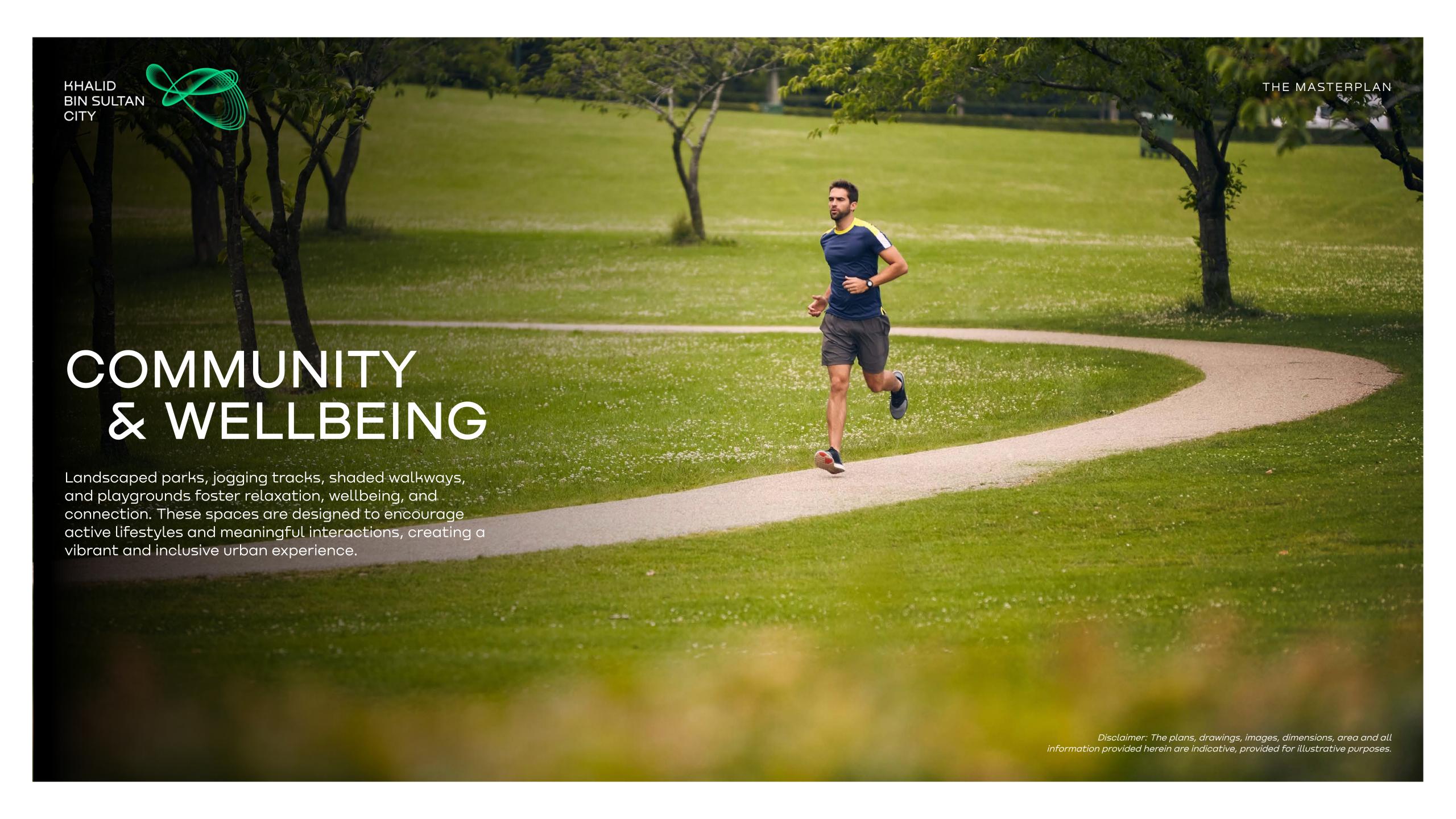










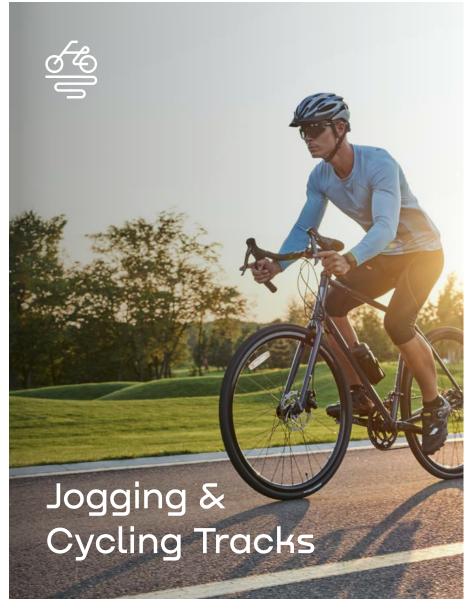


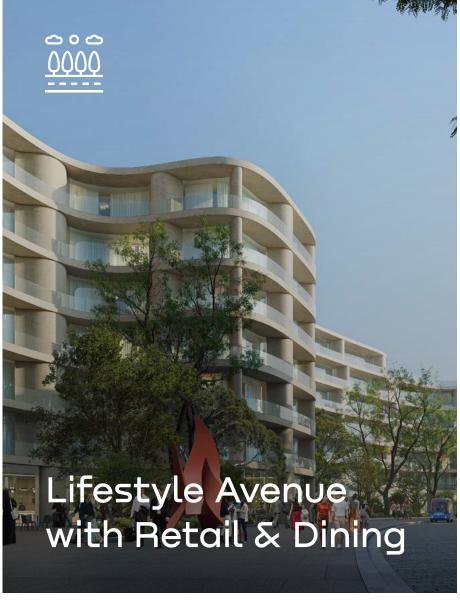


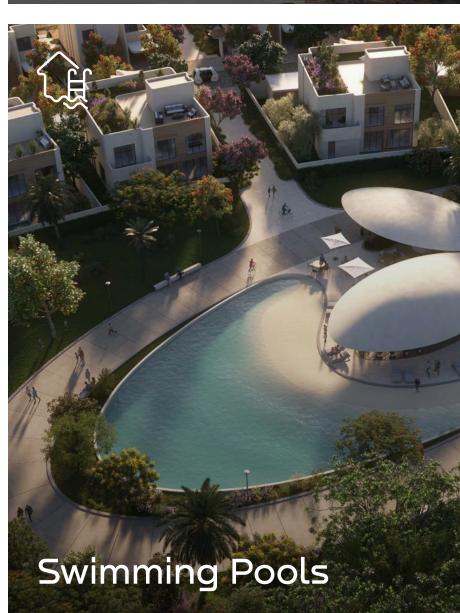


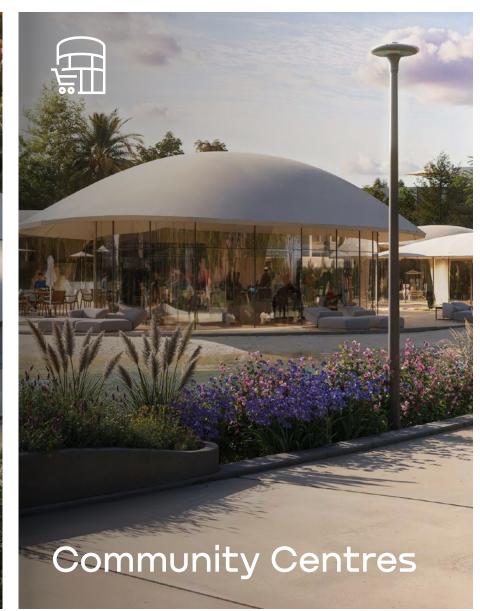


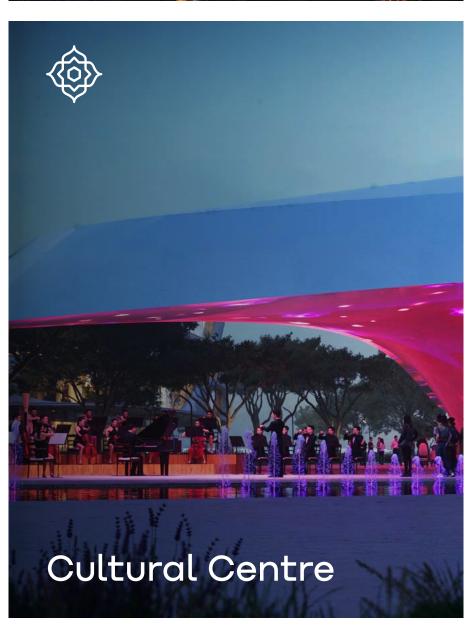




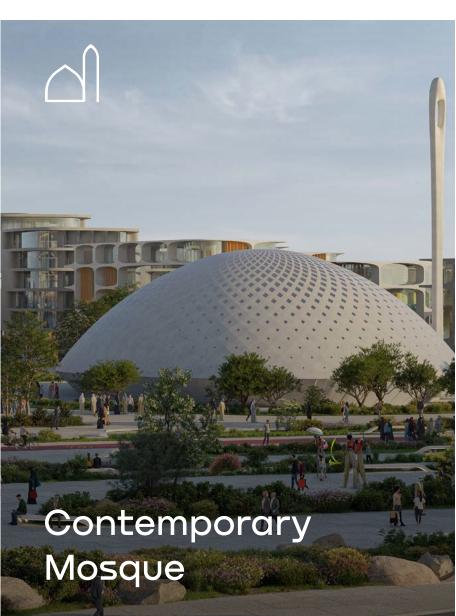


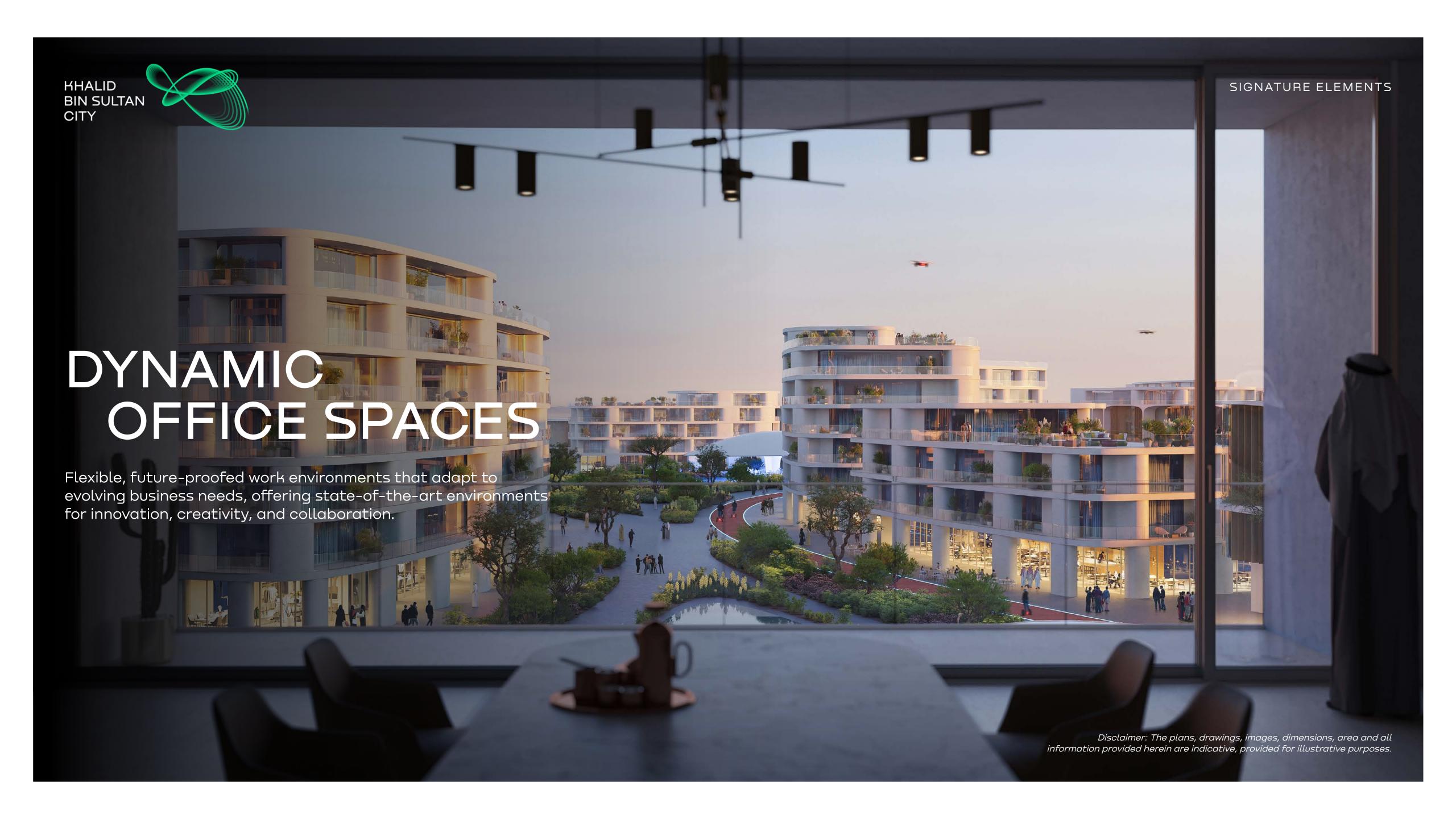


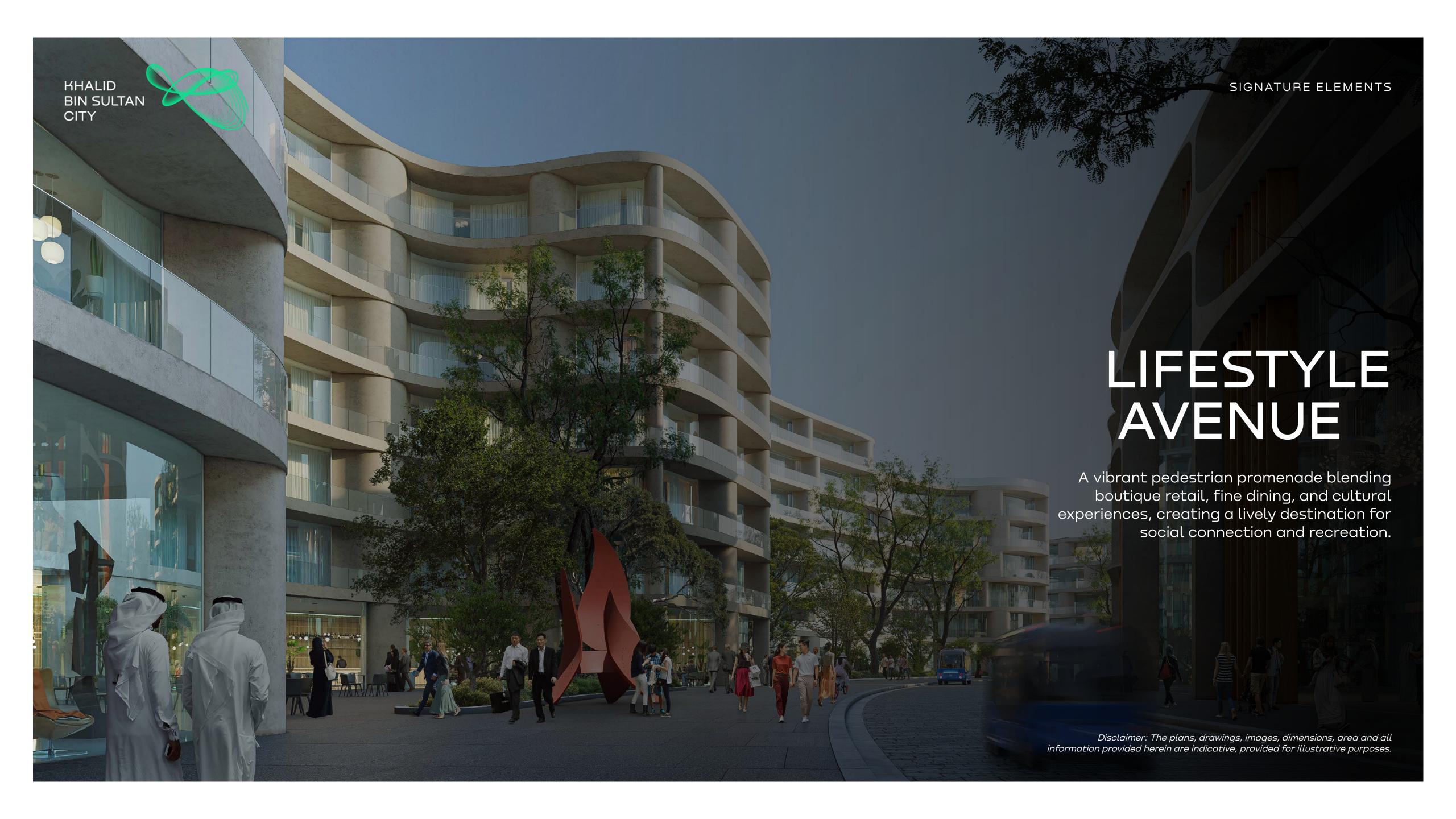


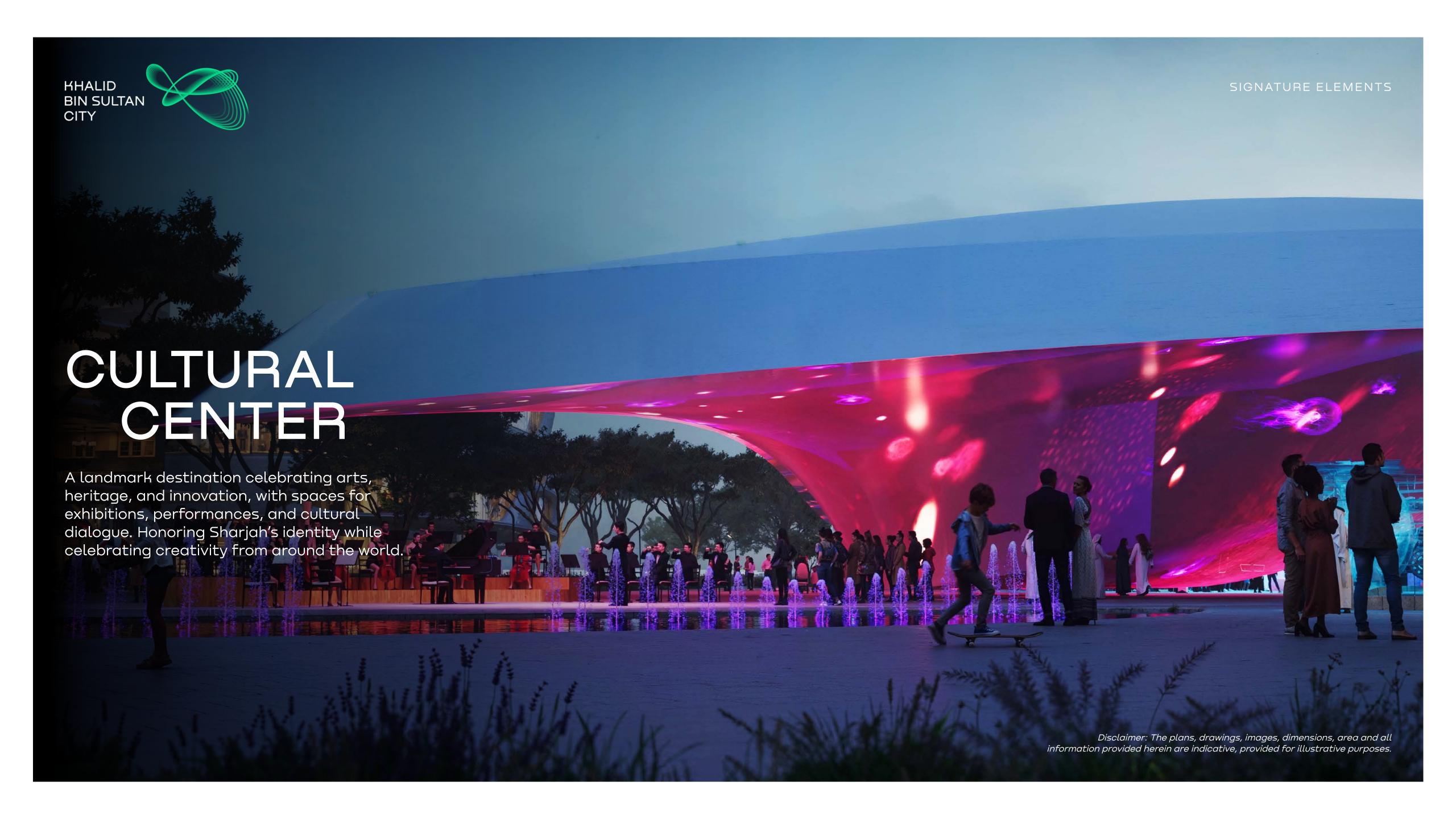




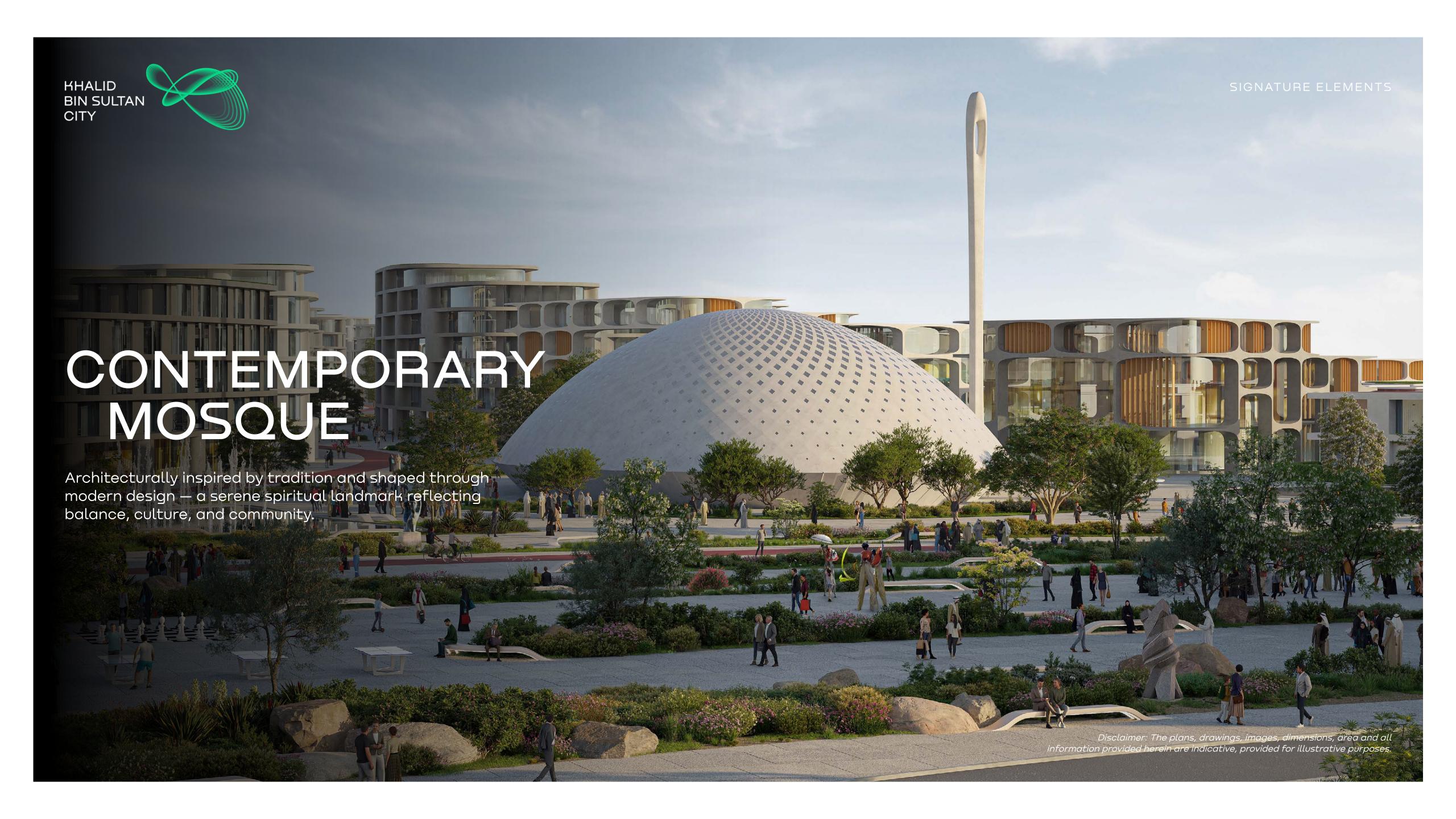






















## Phase One Masterplan

Orbit A / Orbit G

### Amenities:

- 1. Swimming Pool
- 2. Kids Play Area
- 3. Sport Area
- 4. Pedestrian Connections (5-min walk, center to center)
- 5. Outdoor Fitness Stations
- 6. Community Garden
- 7. Jogging Track (2.5 km out of 6.1 km covered in Phase 1)
- 8. Community Center
- 9. Retail Mall

### **Assets:**

- 2 Bedroom Townhouse
- 3 Bedroom Townhouse
- 3 Bedroom Townhouse Corner
- 4 Bedroom Townhouse
- 4 Bedroom Townhouse Corner
- 4 Bedroom Villa
- 5 Bedroom Villa































# Sustainability

Built on the principles of environmental responsibility, Khalid Bin Sultan City is a net zero—ready city designed to LEED standards for long-term efficiency and comfort.

Powered by renewable energy including solar and waste-to-energy systems.

2. Smart mobility through EV infrastructure, bike paths, and electric public transport.

3. Recycled water networks for **efficient irrigation** and **landscaping.** 

Zero-waste ecosystem integrated with BEEAH's smart waste collection and recycling systems.

5. High-performance design with insulated walls, advanced glazing, and smart home systems for optimized energy use.

5. Solar-ready homes designed to support a lifestyle powered by clean, renewable energy.

Expanding upon BEEAH's legacy of sustainability and innovation, Khalid Bin Sultan City represents the evolution of environmentally conscious living.



# Smart Technology

### A City Designed for the Future of Living

Khalid Bin Sultan City redefines luxury through intelligence and innovation. Every element is part of an integrated digital ecosystem that enhances comfort, security, and efficiency.

### Intelligent Living at Your Fingertips

Live, move, and connect through one elegantly designed app that integrates property, mobility, health, and retail — designed for effortless living.

### The Cognitive Core

A city powered by unified intelligence, where data, design, and decision-making converge to create effortless, intelligent living.

### Personalized by AI. Perfected for You

An adaptive intelligence that understands your rhythm, anticipates your needs, and creates personalized experiences that evolve with you.

### Intelligent Mobility. Elevated.

From EV charging to smart parking and e-scooters, every journey begins and ends with a tap. Mobility made intuitive, sustainable, and refined.



# Culture

Opportunities for community engagement and lifelong learning.

2. Exhibitions, performances, and cultural programs that inspire and engage.

Public art installations and storytelling through architecture

4. A celebration of **national identity** enriched by shared human stories.

5. At the heart of Khalid Bin Sultan City lies a landmark Cultural Center, a beacon of creativity and knowledge celebrating Sharjah's art and heritage.



# People-First Design

Hhalid Bin Sultan City is a place where design meets humanity, creating harmony between people, technology, and nature.

2. Human-centered urban planning with walkable neighborhoods, shaded pathways, and open green spaces.

Health-focused amenities including wellness centers, fitness hubs, and nutritious dining

4. Safe, car-free zones that promote exploration and activity

Vibrant public spaces that foster community interaction and inclusion.

Air-quality monitoring and sustainable landscaping for cleaner, healthier environments.





# HEY FOCUS AREA

An Ecosystem of Innovations to Secure a Thriving Future for the Coming Generations

