AL YASMEEN

Welcome to **Al Yasmeen**
Your new neighbourhood in Al Zahia.

Experience life **in full bloom.**

We aspired to create a completely green community for everyone. Whether a young family or a couple starting a life together, you'll experience breathtaking moments every day.

Al Yasmeen complements our previous neighbourhoods, introducing Sharjah's first Garden Homes, in addition to a variety of townhouses and villas that build on the exclusive lifestyle offering where everyone can live their life in full bloom.

The Clubhouse and Central Park, with the unique offerings including communal and ladies-only swimming pools, sports facilities and BBQ areas, ensure you experience the most Al Zahia has to offer.

Al Jouri Neighbourhood

Al Narjis Neighbourhood

Al Lilac Neighbourhood

Uptown Neighbourhood

Al Yasmeen Neighbourhood

Al Orchid Neighbourhood

Al Camellia Neighbourhood

Garden Apartments

AL YASMEEN
NEIGHBOURHOOD

Convenience at your doorstep

Designed with your unique lifestyle in mind, Al Yasmeen features a range of homes, leisure and entertainment amenities that will make you feel right at home.

3 Bedroom Courtyard Villas

3 Bedroom Townhouses - Standard

3 Bedroom Garden Homes

2 Bedroom Garden Homes

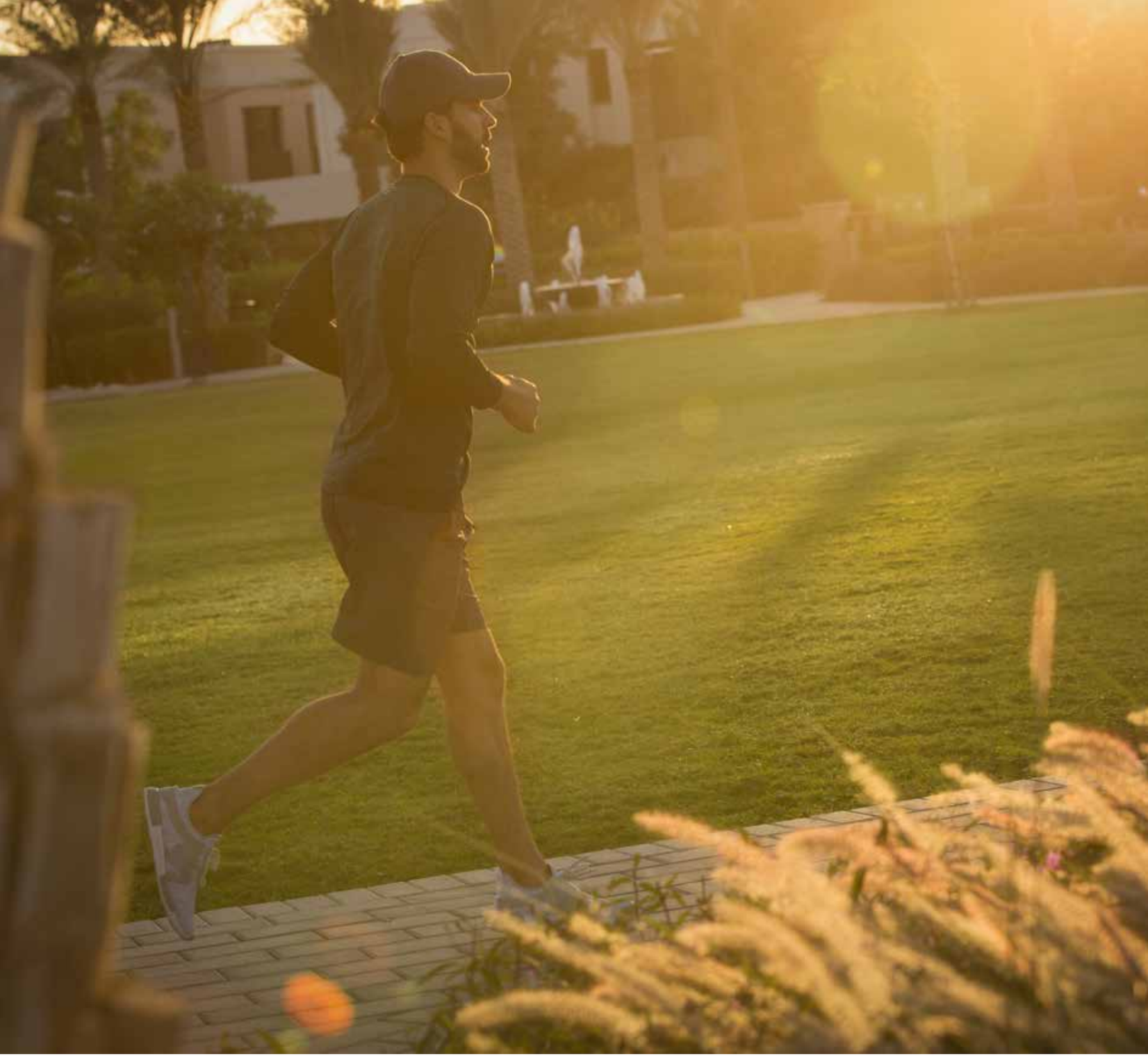
YOUR NEW NEIGHBOURHOOD

With a wide range of homes, the Clubhouse and Central Park,
Al Yasmeen will leave you spoilt for choice.

A UNIQUE SET OF **PREMIUM OFFERINGS**

RESIDENTIAL

With a variety of choices from the first-of-its-kind Garden Homes in Sharjah, to courtyard villas and standard townhouses, you can enjoy the best of all worlds, indoors and out.

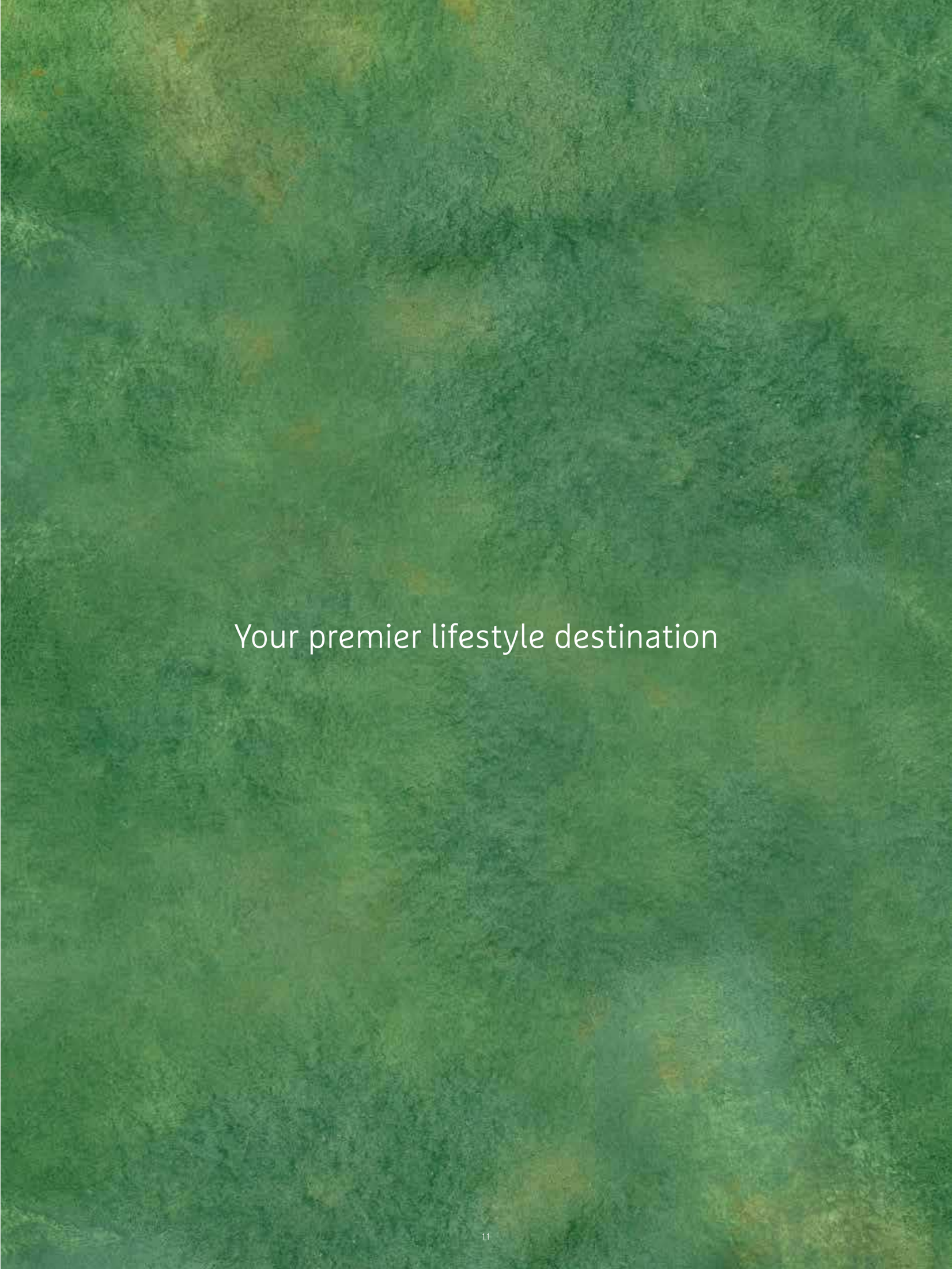


FITNESS & RECREATION

Along with the neighbourhood's Games Park, Al Zahia's Central Park offers plenty of greenery to refresh the senses every day while the Games Park is packed with fun outdoor activities.

LEISURE & ENTERTAINMENT

The Clubhouse gives you the freedom to enjoy great times with family and friends while City Centre Al Zahia offers great shopping, movies, dining and entertainment, close to home.


Your premier lifestyle destination

al zahia clubhouse

The Clubhouse brings premium facilities to the doorstep of residents. A variety of resort-style swimming pools and a private events space, makes for a healthier, happier community.

Facilities

- Family pool
- Ladies pool
- Multipurpose hall for residents use for private events, games or classes
- Café and outdoor dining area
- Changing rooms
- Prayer rooms
- Dedicated visitor parking

central park

The Central Park at Al Zahia will act as a connective hub for the community, fostering human connection and cultural involvement. Along with world-class facilities for your convenience, the park will also hold interactive sculptures, mural walls and relaxing shaded seating, all embedded within its beautiful, flowered landscape.

Facilities

- High quality landscaped gardens
- Public lawn/grassed with amphitheater for events/sports events/market days/festivals
- Shaded seating areas
- Tennis court
- Basketball court
- Fitness area/stations
- Playground

games park

One of six themed parks designed specifically for Al Zahia, the Games Park adds a sense of adventure to the neighbourhood, with a variety of engaging activities including a high line walk, rock climbing and tunnel trekking.

AL YASMEEN
3 BEDROOM COURTYARD VILLA

THESE UNIQUE HOMES ARE INSPIRED BY A PRIVATE INTERNAL COURTYARD

The main entrance, as well as the living and dining spaces, all boast stunning views and access to the private courtyard, with extensive glazing around the circulation and living spaces to extend the space visually.

1

1. Courtyard 2. Exterior side view 3. Living room

3

2

3 BEDROOM COURTYARD VILLA

GROUND AND FIRST FLOOR PLANS – STAND ALONE

3 | 3.5 | 2 | 1 | 2

GROUND FLOOR

FIRST FLOOR

	m²
Ground Floor	105.4
First Floor	125.4
Balcony	11.4
Carport	40.3
Total Built Up Area	282.5

1

2

Beige Scheme 1. Master bedroom 2. Living room
3. Kitchen 4. Family bathroom

All homes are available in either the grey scheme or the beige scheme based on customer preference.

3

4

AL YASMEEN
3 BEDROOM TOWNHOUSE - STANDARD

THE IDEAL OPTION FOR GROWING FAMILIES

The 3 bedroom Townhouse Standard combines the open-plan living spaces which are directly connected to the backyard, with the partially enclosed kitchen, a maid's room, a powder room on the ground floor and a two-car pergola carport.

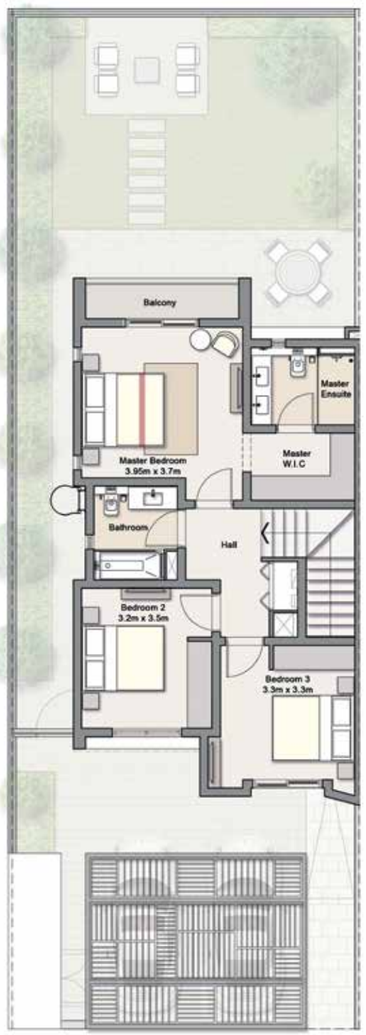
1. Exterior rear view 2. Exterior front view 3. Master bedroom

3 BEDROOM TOWNHOUSE - STANDARD

GROUND AND FIRST FLOOR PLANS – CORNER UNIT

3 | 3.5 | 1 | 1 | 2

GROUND FLOOR



FIRST FLOOR

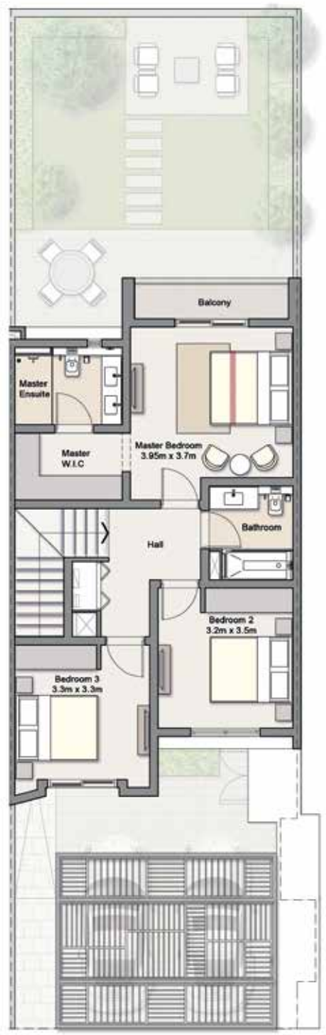
	m²
Ground Floor	64.7
First Floor	72.3
Balcony	4.4
Carport	27.7
Total Built Up Area	169.1

3 BEDROOM TOWNHOUSE - STANDARD

GROUND AND FIRST FLOOR PLANS – MIDDLE UNIT

3 | 3.5 | 1 | 1 | 2

GROUND FLOOR



FIRST FLOOR

	m²
Ground Floor	66.6
First Floor	72.5
Balcony	4.2
Carport	27.8
Total Built Up Area	171.1

1

2

Beige Scheme 1. Kitchen 2. Living and dining room
3. Family bathroom

All homes are available in either the grey scheme or the beige scheme based on customer preference.

3

AL YASMEEN
3-BEDROOM GARDEN HOMES

SHARJAH'S FIRST EVER GARDEN AND TERRACE HOMES, DESIGNED WITH YOU IN MIND.

These newly introduced homes offer meticulously designed layouts perfect for small families or young professionals. As standard, these homes are available with the choice of either a private garden on the ground floor or a private terrace on the first floor.

1. Living room 2. Exterior front view 3. Exterior side view

3 BEDROOM GARDEN HOME

GROUND FLOOR PLAN – MIDDLE UNIT

3 3 1 2

	m²
Floor Area	126.92
Garden Area	68.45
Carport Area	25.79
Total Area	221.16

3 BEDROOM GARDEN HOME

GROUND FLOOR PLAN – END UNIT

3 3 1 2

	m²
Floor Area	128.67
Garden Area	104.2
Carport Area	25.79
Total Area	258.66

3 BEDROOM GARDEN HOME

FIRST FLOOR PLAN – MIDDLE UNIT

3 3 1 2

	m²
Floor Area	120.47
Terrace Area	61.34
Carport Area	28.97
Total Area	210.78

3 BEDROOM GARDEN HOME

FIRST FLOOR PLAN – END UNIT

3 3 1 2

	m²
Floor Area	122.33
Terrace Area	61.8
Carport Area	28.97
Total Area	213.1

1

2

Beige Scheme 1. Living room 2. Living and dining room
All homes are available in either the grey scheme or the beige scheme based on customer preference.

AL YASMEEN
2-BEDROOM GARDEN HOMES

SHARJAH'S FIRST EVER GARDEN AND TERRACE HOMES, DESIGNED WITH YOU IN MIND.

These newly introduced homes offer meticulously designed layouts perfect for small families or young professionals.
As standard, these homes are available with the choice of either a private garden on the ground floor or a private terrace on the first floor.

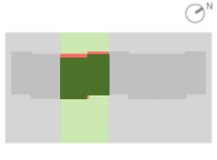
1. Exterior rear view 2. Exterior side view 3. Exterior front view

2 BEDROOM GARDEN HOME

GROUND FLOOR PLAN – MIDDLE UNIT

2 3 1 2

	m²
Floor Area	104.64
Garden Area	87.65
Carport Area	29.07
Total Area	221.36



2 BEDROOM GARDEN HOME

GROUND FLOOR PLAN – END UNIT

2 3 1 2

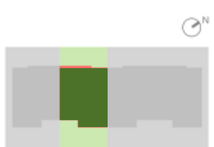
	m²
Floor Area	106.02
Garden Area	122.98
Carport Area	29.89
Total Area	258.89

2 BEDROOM GARDEN HOME

FIRST FLOOR PLAN – MIDDLE UNIT

2 3 1 2

	m²
Floor Area	103.32
Terrace Area	54.64
Carport Area	27.93
Total Area	185.89



2 BEDROOM GARDEN HOME

FIRST FLOOR PLAN – END UNIT

2 3 1 2

	m²
Floor Area	104.77
Terrace Area	54.93
Carport Area	27.93
Total Area	187.63

1

2

Beige Scheme 1. Living and dining room 2. Living room
All homes are available in either the grey scheme or the beige scheme based on customer preference.

THE MASTERPLAN

Al Yasmeen has been designed with the same features and lifestyle elements as Al Jouri, Al Narjis and Al Lilac, ensuring maximum walkability, connectivity and peace of mind. The public areas, parks and clubhouse are strategically placed to ensure they are within walking distance from your home. The neighbhourhood is easily accessible via entry points that are strategically placed to facilitate swift entry and exit be it on foot or by car.

STRATEGIC LOCATION
AND ACCESSIBILITY

Ideally situated in the heart of New Sharjah, accessibility is a major benefit that Al Zahia residents will enjoy.

Located just off Sheikh Mohammed bin Zayed Road (311), it is within close proximity to Sharjah University City, Sharjah International Airport, SAIF Zone, the proposed Healthcare City and major road links to Dubai and the Northern Emirates.

Al Zahia is located directly on University City Road which is undergoing an upgrade that will transform it into a modern, well-organised, usable and sustainable public realm that will include wide sidewalks for strolling, cafés, landscaped areas and a bike path for exercise, along with ample parking.

Al Zahia Sales & Experience Centre address:
Muwaileh Commercial Area,
University City Road, Emirate of Sharjah

MINUTES DRIVE FROM AL ZAHIA

12	20	30	30	35	40
SHARJAH AIRPORT	DUBAI AIRPORT	BURJ KHALIFA	MALL OF EMIRATES	DUBAI MARINA	PALM JUMEIRAH