**AL ZAHIA**
LIVING SPACES COME ALIVE

al zahia
sharjah



Al Zahia is the Arabic word for blooming and vibrant. This distinct character has inspired the attractive spaces and design of this gated community, making it a haven where families can flourish.

Welcome to Al Zahia, Sharjah's premier residential destination of choice.

Al Zahia embodies a vision to create a progressive community that's ingrained with Sharjah's traditional values and lifestyle.

Its verdant spaces and colourful surroundings come together to serve you a premium private space in an integrated community.

Join Sharjah's vision and become a part of this emirate's future.


SPACE FOR
PARTNERSHIPS

ماجد الفطيم
MAJID AL FUTTAIM

Majid Al Futtaim is the leading shopping mall, retail and leisure pioneer across the Middle East and North Africa (MENA).

The business spans 15 international markets, employs over 33,000 people, and has achieved the highest credit rating (BBB) among privately held corporates in the Middle East.

الشارقة لإدارة الأصول القابضة
Sharjah Asset Management Holding

Sharjah Asset Management was established as an investment arm of the Government of Sharjah, within the Sharjah Finance Department.

The Matajer Malls and Al Zahia are being developed by Sharjah Holding through the strategic partnership with Sharjah Asset Management and Majid Al Futtaim Properties. In addition to Al Zahia – Sharjah's first gated, master-planned community.

الشارقة القابضة
Sharjah Holding

A partnership between the Government of Sharjah (represented by Sharjah Asset Management) and Majid Al Futtaim Properties, Sharjah Holding is committed to ensuring its projects fit within the values of the Emirate in particular the importance of culture, family and the surrounding community.

To date, the Matajer Malls were developed and delivered, in addition to the ongoing development of Al Zahia – Sharjah's first gated, master-planned community.



ماجد الفطيم
MAJID AL FUTTAIM

GREAT MOMENTS
FOR EVERYONE,
EVERYDAY

## OUR BUSINESSES

- Leisure & Entertainment
- Retail
- Properties
- Services
- Food & Beverage

## MALLS

- Mall of the Emirates
- Mall of Egypt
- CITYCENTRE
- CITYCENTRE
- MATAJER

## HOTELS

**12**
Hotels

**3,371**
Rooms
and suites

**1.6 million**
Guests
annually

**8**
International
hotel brands

## RETAIL

- Carrefour

## FINANCE

- najm

## HEALTHCARE

- CITYCENTRE CLINIC

## COMMUNITIES

- almouj muscat
- al zahia sharjah
- Waterfront City LEBANON

## FAMILY ENTERTAINMENT

- VOX CINEMAS
- iFLY DUBAI
- little explorers
- SKI DUBAI
- magic planet




سيتي سنتر
CITYCENTRE
AL ZAHIA الزاهية

City Centre Al Zahia will be a super-regional mixed-use shopping mall, set to deliver 350 premium regional and international brands. It features a Carrefour Hypermarket, 16-screen VOX Cinemas, Magic Planet and Little Explorers family entertainment centres, alongside an outdoor food and beverage precinct shaded under an architecturally stunning canopy, making City Centre Al Zahia a landmark destination for the residents of Sharjah and the Northern Emirates in the UAE.

City Centre Al Zahia falls strategically at the intersection of Sheikh Mohammed bin Zayed Road and the University Road in Sharjah, and is just a short walk away from Al Zahia.



# CELEBRATION OF **COMMUNITY LIVING**

Al Zahia spans a total area of over 1,000,000 $m^2$. To envisage its magnitude, just imagine six university campuses, occupied by a range of villas, townhouses and apartments.

This large-scale community is comprehensively designed and integrated within a range of open spaces and neighbourhood parks spread across the development.

It is designed to cater to the daily needs of the whole family, providing a balanced lifestyle to over 12,000 residents.

Al Zahia is a unique colourful destination, where you will find designated areas for recreation, leisure, worship and childcare, in addition to communal areas and retail facilities.





# UNIQUE
# **OFFERINGS**

To complement the uniqueness of this holistic community, Al Zahia includes a seamless mix of features relevant to living, retail and leisure.

## Living

Each home meets the current and future needs of a range of family types, be it a small young family to one of a larger extended size. Room options, sizes, layouts and exterior facades vary to suit your preference and convenience.

## Retail

Retail facilities are carefully planned to be the community's social and recreational focal hubs. Easily accessible, they will offer a diverse retail mix to meet the residents' daily needs.

## Leisure

All accommodation, facilities and amenities have been designed and strategically placed to provide you optimum accessibility and comfort. They include spacious parks, verdant spaces and attractive common areas that are ideal for outdoor activities such as sports or a relaxing family get-together.





## FACILITIES
## **AND AMENITIES**

Al Zahia offers its residents safety, privacy, peace of mind and the security of a stable, long-term investment.

It's the ultimate residential community to enjoy the different spaces of your life in an idyllic and integrated environment.

This future-oriented community incorporates key facilities and amenities in accessible locations, each designed to suit the needs of a range of age groups who can enjoy their hobbies and preferences. Such facilities will include nurseries, mosques and retail to cater to the day-to-day needs and interests of its residents.

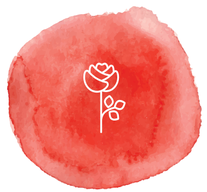
# AL ZAHIA
# NEIGHBOURHOODS

*Future Neighbourhoods

## Al Zahia encompasses different neighbourhoods to cater to the dynamics of every family.

Each neighbourhood will have a distinct character, surrounded by district themed parks, allowing your neighbourhood to stand out. Take a walk through the parks and enjoy their open spaces, uplifting landscapes and integrated footpaths.

The distinguishing themes will be complemented with conveniently located mosques, play areas, retail shops, restaurants and cafés.



**Al Jouri** Neighbourhood



**Al Narjis** Neighbourhood



**Al Yasmeen** Neighbourhood*



**Al Lilac** Neighbourhood



**Al Orchid** Neighbourhood*

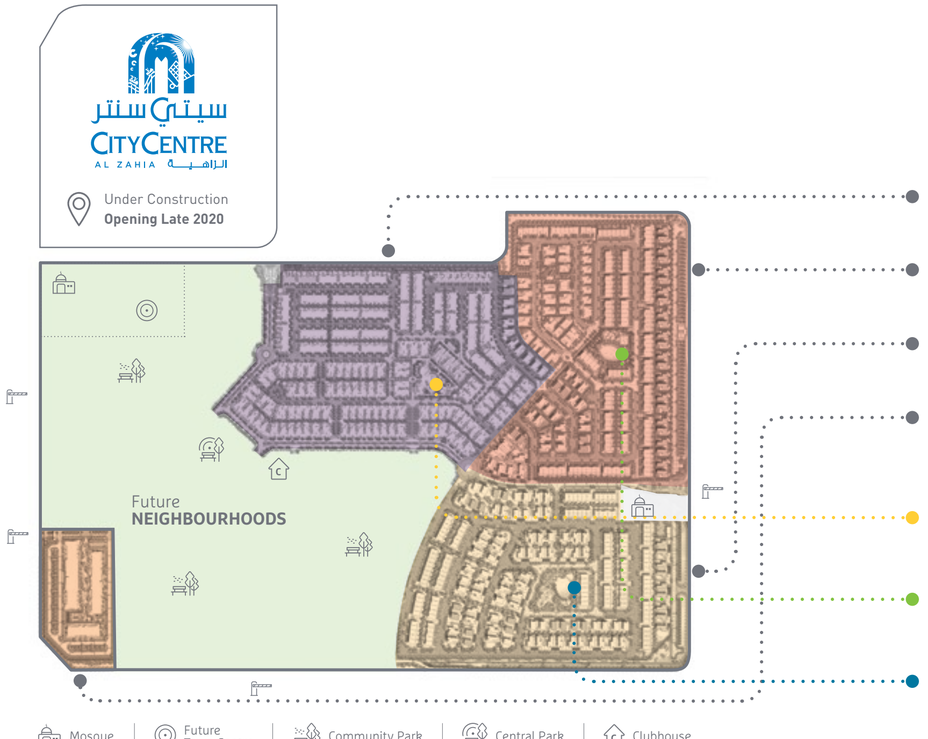


**Al Camellia** Neighbourhood*



**Garden** Apartments

# AL ZAHIA
# MASTER PLAN



300+
EXISTING AND NEW RETAIL BRANDS

CARREFOUR HYPERMARKET

FAMILY ENTERTAINMENT

INDOOR AND OUTDOOR DINING

16
SCREEN VOX CINEMAS

ALL IN
**CITY CENTRE AL ZAHIA**

**12,000** RESIDENTS

**7**
NEIGHBOURHOODS

**2**
MOSQUES

**6**
**THEMED PARKS**

- adventure park
- art & sculpture park
- games park
- water park
- sensory park
- tree park

**5 BILLION**
AED
ESTIMATED CONTRIBUTION IN DIRHAMS TO THE SHARJAH ECONOMY

**PREMIER**
RESIDENTIAL COMMUNITY OF CHOICE

**1 MILLION**
M² TOTAL AREA OF DEVELOPMENT

**197** HOMES COMPLETED — **2016**

**233** HOMES WILL BE COMPLETED — **2017**

ESTIMATED PROJECT **COMPLETION** DATE — **2022**

**2,270**
VILLAS / TOWNHOUSES & APARTMENTS ON COMPLETION OF THE ENTIRE PROJECT

# YOUR CHOICE **OF LIVING**

A mix of styles blend seamlessly in Al Zahia's homes, designed to create a unique setting that will appeal to current and future generations.



## VILLAS

Al Zahia villas come in a variety of sizes and high-quality finishes with flexible luxurious interior layouts and spacious back gardens.

**The idyllic villas boast interior and exterior features that complement the carefully landscaped surroundings.**



1. Trees Park Play Ground  2. Villa, Al Jouri Neighbourhood

Villa layouts vary in size, with family living spaces designed to provide you with the benefits of mobility, privacy and convenience.

The high-levels of flexibility provided in the villa layouts offer you the opportunity to upgrade your home according to your space and living preferences, at your own convenience.




3. Villa, Al Lilac Neighbourhood

# TOWNHOUSES

Townhouses are the ideal homes for new families that are keen on enjoying community living along with the benefits of spacious interiors.

**They provide you and your family with an ideal setting to entertain with your neighbours and friends.**




1. Al Jouri Tree Park 2.Townhouse, Al Lilac Neighbourhood



There are a variety of townhouses ranging from 3-4 bedroom layouts that provide you with the choice to suit all needs. All homes offer flexible layouts and spacious bedrooms that will suit the needs of every family.



3. Townhouse, Al Lilac Neighbourhood

## GARDEN APARTMENTS

Al Zahia Garden Apartments are designed for younger, vibrant residents looking for first homes or efficient living within close proximity to the planned City Centre Al Zahia and the University area.

**As the name suggests, Al Zahia Garden Apartments will benefit from striking greenery and landscaping with private access for residents.**



1. Al Jouri Park

Offering a choice of many apartments, these layouts include studios, one and two bedroom designs spread across nine different buildings.

The ground floor apartments will offer you the luxury of a private garden area, while on the higher floors you have a spacious balcony overlooking the scenery.

The apartments will have surface parking and also offer community facilities including landscaped areas, swimming pools and gym facilities.

2. Garden Apartments



2.

al zahia parks

## SIX THEMED PARKS

Al Zahia will have six different themed parks with beautiful landscaping and flowers within walking distance of every neighbourhood.

Attractive mural walls, sculptures that serve as play elements and relaxing shaded seating areas spread across the parks.



tree park

## The perfect place for family picnics and fresh air.

Explore the Tree Park with exciting games in the outdoor court and a fun-filled splash pad for the kids, and ample entertainment and fitness for the grown-ups.



## water park

### The perfect way to spend an afternoon with your loved ones.

Kids can play games in the outdoor court or just run about on the splash pad, while adults can keep themselves busy in the amphitheatre and fitness stations.

## sensory park

### Have your children ever wondered how our human senses work?

Treat your senses to a fun and educational experience with interactive sculptures, sensory planting and open-air theatres.

## games park

### Unlimited excitement!

We've got an amazing variety of activities to enjoy, such as the high line walk, rock climbing and tunnel trekking to keep you looking forward to your next visit.

## adventure park

### You do not have to go far for family fun.

High line walking, the flying fox, trekking through tunnels, rock climbing and a host of other activities will satiate your hunger.

## art & sculpture park

### Let your inner artist shine at our Art and Sculpture Park.

Draw inspiration from the sculptures, mural walls and play elements that are located around the shaded seating areas. If you want to showcase your creative side, then there's also an exhibition area located within the park.


1.


2.


4.


3.


5.

1. Water Park 2. Sensory Park 3. Games Park 4. Adventure Park 5. Art and Sculpture Park

# AL ZAHIA
# **TOWN CENTRE**

## We believe that all our endeavours should work towards our aim to ‘create great moments together’.

As part of this commitment, we are proud to announce the development of the Town Centre at Al Zahia – a dynamic mixed-use space that is "civic by design".

The new development will provide a boutique of stylish and modern apartments, along with an urban retail experience that is at the forefront of the market offering. This place shall also shape and be shaped by the identity of its residents and visitors that shall benefit from the added convenience of its proximity to the Al Zahia City Centre, the space will both inspire and be inspired by its residents, visitors, and surroundings.

**The Town Centre is for everyone who wants to celebrate life. It is a place where your great moments can come to life, mirroring the UAE’s aspirations for lifestyles built on happiness and well-being.**









# AL ZAHIA
# **CLUBHOUSE**

Strategically located right at the centre of Al Zahia, the Clubhouse will be adjacent to the upcoming Central Park, making it convenient and accessible for everyone.

**Amongst several outstanding features of the Clubhouse, some of the most notable ones include:**

- Multi-purpose Rooms
- Prayer Rooms
- Dining and Casual Dining Options
- Mixed-use Recreational Pool
- Ladies Only Swimming Pool
- Kids Pool and Splash Pad
- Picnic and BBQ Areas
- Playground and Games Equipment
- Tennis Courts
- Basketball Courts




AL ZAHIA

## LOYALTY IS REWARDING

Choose your neighbours and grow your community together

**REFERRALS**
RECEIVE UP TO
AED **40,000**

**SAVINGS OF 2%**
WHEN PURCHASING
YOUR **SECOND HOME**

Receive up to **AED 40,000** when you refer your family or friends. Additionally, enjoy a **2% saving** when purchasing a second home for yourself.



al zahia cares

Al Zahia Cares is a designated programme that aims to participate in charity initiatives within the Emirate of Sharjah and other neighbouring emirates.

In our continuous commitment to sustainability, Al Zahia Cares extends from the pledge of Al Zahia to invest AED 1,000 from the sale of every unit into a fund that is fulfilling the project's responsibility to charity and other community enhancing initiatives.

# TOWARDS
# **A GREENER SHARJAH**



**1st**
**BREEAM CERTIFIED RESIDENTIAL** DEVELOPMENT IN THE MIDDLE EAST

TRAVEL PLANNING | WATER CONSERVATION | ENERGY SAVING | PLANTING | ECOLOGY

The future of Sharjah is a greener and more sustainable one.

This is the vision of His Highness Sheikh Dr. Sultan bin Muhammad Al Qasimi, Member of the Supreme Council and Ruler of Sharjah. Under his direction, the integration of environmentally sustainable practices in new property developments is the new standard for the future and will ensure Sharjah is at the forefront of sustainability and green practices, supporting His Highness' vision to become the environmental capital of the Middle East.

## First Certified Green Community

Al Zahia has been awarded the internationally accredited BREEAM Communities Interim Assessment certificate – the world's leading assessment method for master-planning, infrastructure and buildings. Al Zahia is the first in the Middle East to achieve this certificate which provides a robust evaluation of all the elements and stages of new residential and infrastructural developments, including procurement, design, construction and post construction.

**As such the below initiatives will be evident within the community:**

Activated community open spaces for gathering, leisure, entertainment and events, sport and well-being.

Pedestrian and cycling connectivity linking all areas of the development including parks, retail and mosques.

Through consideration of all energy aspects, carbon emissions and economics, the most feasible option that has been implemented is the improvement of the building envelope which reduces energy consumption by 20%.



Majid Al Futtaim, leads by example in applying international best practices across its real estate and hospitality portfolio; this approach is translated into Al Zahia, especially when it comes to sustainability.

# OUR OTHER COMMUNITIES







مسقط muscat almouj

## AL MOUJ MUSCAT

Spread over 7 km stretch of stunning coastline, Al Mouj Muscat is a freehold development with more than 6000 contemporary properties, surrounded by the world's best dining, entertainment and lifestyle offerings.

For more information, visit
**almouj.com**







Waterfront City
LEBANON

## WATERFRONT CITY

This is seaside living at its best. The master-planned Waterfront City Dbayeh Lebanon blends the charm of maritime living with the luxury of leisure, entertainment, hospitality and business attractions.

For more information, visit
**waterfrontcity.com**

## 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 Centre address:**
Muwaileh Commercial Area,
University City Road, Emirate of Sharjah

