uptown
الزاهية
Al Zahia

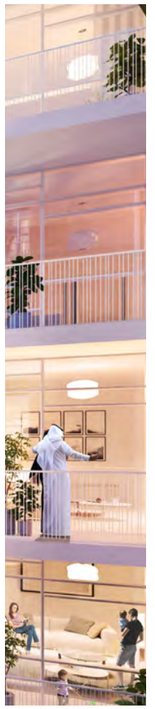
WELCOME TO AL ZAHIA

As Sharjah's premier lifestyle destination, Al Zahia embodies a vision to create a community that's ingrained with the emirate's traditions and values.

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.

UPTOWN AL ZAHIA



YOUR NEW NEIGHBOURHOOD

Uptown Al Zahia is sculpted around the lives and aspirations of its residents and visitors so they can create great moments together.

The neighbourhood provides living options that suit everyone, from studios to three-bedroom apartments along with all endless options required to Live, Work & Play.

In keeping with Al Zahia's vision, Uptown adheres to the same levels of sustainability that have awarded the development the BREEAM Communities Interim Assessment Certificate. This international accreditation is given following a robust evaluation of all the elements, from procurement and design to handover.

THE MASTERPLAN

The Uptown masterplan is focused on three design principles: intimacy, walkability and convenience.

Designed by Kettle Collective, a UK-based, award-winning firm, Uptown Al Zahia features a variety of homes designed around public areas that are organically laid out, ensuring walkability and convenience for residents and visitors alike.

The buildings are placed to ensure privacy for residents, while seamlessly connecting to the pedestrian retail, F&B areas and the neighbourhood mosque. Swimming pools and fitness facilities are also built into the design, ensuring each cluster has its own hub for families to gather safely and securely.

The neighbourhood is easily accessible via three entry points, strategically placed to facilitate swift entry and exit to the neighbourhood.

1 Clubhouse1 | 2 Clubhouse 2 | 3 High Street | 4 Mosque | 5 Pedestrian Bridge to City Centre Al Zahia | 6 F&B Plaza | 7 Nursery | 8 Supermarket | 9 Pocket Parks

DESIGNED FOR LIFE

Uptown Al Zahia will inspire its residents and visitors alike.

Convenience
Uptown Al Zahia will cater to the daily needs of its residents and visitors with a wide range of retail outlets, cafés and restaurants, alloverlooking the landscaped pedestrian high street.

Walkability
Why live in the hustle and bustle of the city when you can wander in serenity across the landscaped walkways to the shops, stop by a café or drop by friends and neighbour's houses in suburban comfort?

Exclusivity
Far from the crowds in the city, Uptown Al Zahia has a scenic and exclusive feel to let you unwind and live your life. While the residences guarantee your privacy, the community's premium amenities such as the gym and swimming pool are all gated and exclusive to residents.

RESIDENTIAL

Uptown Al Zahia doesn't just provide a place for people to live; it also adds life to the place. It will feature a wide spectrum of residential units to address the needs of different individuals and families including:

- Dedicated, underground parking
- Direct access to City Centre Al Zahia
- Gated apartment buildings with 24/7 security
- Car-free environment
- Landscaping and pocket parks
- Resident only club house

RETAIL

Uptown Al Zahia will cater to many of your day-to-day needs with its wide range of stores, ranging from banks to dry cleaners and cafés, in addition to a Carrefour Supermarket and the direct link City Centre Al Zahia.

Your privacy is also safeguarded, as your home is accessible via key card access to the public areas. Visitors will also have access to Uptown via University City Road, which is currently undergoing a multi-million dirham upgrade.

FOOD & BEVERAGE

At the heart of the retail area will be a F&B plaza, offering a diverse range of dining outlets to satisfy every taste, age group and time of day. The plaza will feature a distinguished interactive landscape that will add to the scenery of the plaza while providing an entertaining experience for children.

ZOHOUR 1

ZOHOUR 2

Carrefour
AL ZAHIA

WOROUD 1

WOROUD 2

WOROUD 3

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 which 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

MINUTES DRIVE FROM AL ZAHIA

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

ABOUT US

الشارقة القابضة
Sharjah Holding

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.

IS A PARTNERSHIP BETWEEN

الشارقة لإدارة الأصول
Sharjah Asset Management

Sharjah Asset Management, the investment arm of the government of Sharjah, is dedicated to developing innovative investment systems to make Sharjah a global city and preferred investment destination. The company owns four significant projects: Souq Al Jubail, Al Saja'a Industrial Oasis, Souq Al Haraj, and Souq Al Hamriya. It has also invested in several joint ventures in many leading UAE and regional companies, including Air Arabia, Sharjah Islamic Bank, Dana Gas, Sudatel Telecom and Osool CHSS.

ماجد الفطيم
MAJID AL FUTTAIM

Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia. The business spans 15 international markets, employs over 40,000 people, and has achieved the highest credit rating (BBB) among privately-held corporates in the region.

1. Finishes and furniture shown in the accompanying renderings are for illustrative purposes only; please refer to your Sales & Purchase Agreement for exact finishing specifications. 2. Landscaping visuals are for illustrative purposes only and are not included in the property. 3. Renderings, and other visual materials, designs and façades are for demonstration purposes only and are subject to change. 4. Window location and size varies. For actual window arrangement refer to the plans. 5. Location and size of structural columns vary. For actual column arrangement refer to the plans.