



Sharjah Waterfront City

AJMAL MAKAN

The Destination Of Beauty



منابع العزّ

قد زارك اليوم رفاقُ القلمِ
ومحافل الفكر تتلى فاغتنمي
مشاعلَ الفكرِ وتوقّ الهممِ
والناس بين خائف ومتبرمِ
عفواً وحباً غيرَ منقصِ
ورفعتك منارة بين الأممِ
بين حفيف الرقاقِ وصرير القلمِ
فرحاً بانتصاري في القِدمِ
أعمل الخاطر لأمرٍ مبرمِ
فوجدتك ثائرةً بتهجمِ
هل في عروقلك شيءٌ من دمِ
وصفاً لنا بسائر البهَمِ
نيلاً من النبي الأكرمِ
وتنادين هل من منتقمِ
لا تجزعي من دماصة الظلمِ
لنا، وندير حواراً للتفاهمِ
من اقتحام لفكرهم ولكل معلمِ
إليهم ثقافة العرب فتقدمي
لرفع الثقافة إلى القممِ
عاصمة الثقافة لكل العواصمِ
عن شميم الكبر إلى شممِ
عليه سجدت للهِ المنعمِ

منابع العزّ هليّ وابتسمي
مراكب النور ضُقت لمقتني
قد جئتكَ يوماً حاملاً
فوجدتك بين قتيل ومصفدِ
فتحت قلبي ساحات زرعها
وأرضعتك علماً ومعرفةً
حدثيهم عن لقانا في سحرِ
حدثيهم عندما شاهدتني
حدثيهم عندما كنت مطرراً
فنظرت إلى إسائة سطرت
تلومني لسكوتي قائلة
كيف السكوت لما قد كتبوا
كيف السكوت لما قد نشروا
فرأيتك مشمرة عن ساعدِ
بنت العروبة مهلاً لا تعجلي
إن نوقد الشموع تنير الدربِ
حدثيهم بعد ذاك بما جرى
بنت العروبة هنا من أوكلت
هلاً تمدين إليهم يداً
تكونين حقاً في الدنى
منابع العزّ كم رفعتني
بلدي، ترابك الطهر أثمره

صاحب السمو الشيخ الدكتور سلطان بن محمد القاسمي



A meeting between His Highness Sheikh Dr. Sultan bin Mohammed Al Qasimi, Ruler of Sharjah and Sheikh Abdullah Al Shakra, Chairman of AJMAL MAKAN Real Estate Development.



 SHARJAH
Land of Aplenty,
The Pearl of the Gulf

A modern metropolis with over 6,000 years of history, Sharjah is an incredible emirate with coastline on both the Arabian Gulf Coast and the Gulf of Oman that blends tradition with modernity. Calling it the Pearl of the Gulf and the Cultural Capital of the Arab World, Sharjah is rich in history, heritage, and culture, and remains a land of opportunity.

It's generous land full of boundless opportunities is a home for people from diverse backgrounds, cultures and regions. A true living destination in a globalized world where the bond is created by mutual understanding, love and respect for other cultures.

The only emirate that has vast coastline on both sides of the UAE the Arabian Sea and Arabian Gulf, Sharjah the sunshine of the UAE remains a land of unexplored beauty & the center of family tourism where ancient flavors of agarwood, Oudh and incense greet tourists.



Sharjah the capital of
Arab culture
1998



Sharjah the capital of
Islamic culture
2014



Sharjah the capital of
Arab tourism
2015



Sharjah the capital
of Arab press
2016



NATURE CHARM AND CREATIVITY GENIUS

Enjoy the spectacular views of the Arabian Gulf
And the magnificent city of Sharjah





Sharjah Waterfront City

A DESTINATION OF BEAUTY

Sharjah Waterfront City, an incredible collection of eight beautifully designed islands visible from the outer space, is one of the most vibrant mixed-use developments in Sharjah in the making that will reshape the landscape of the area and create a new city on the coast of the Arabian Gulf.

Spread across 60 million square feet of pristine waterfront land an ideal hideout for residents and tourists. Like a precious pearl; Sharjah Waterfront City is a city-within-a-city with integrated facilities where people could live, work, shop, dine and enjoy the best life in a contemporary designed luxurious living surroundings.

The largest mixed-use master-planned waterfront community in the Northern Emirates that creates a massive economic opportunity for developers investors, buyers and businesses.

Once developed, Sharjah Waterfront City will be a vibrant community of 60,000 people living in 1,500 villas and townhouses, 95 high-rise residential and commercial towers, (multi shopping malls and compound elegant offices), a water theme park all spread across eight islands and a marina with a capacity of 800 yachts.

A pollution-free city, the community will be blessed with world-class facilities for high-standard living. With its beautiful beaches, moderate year-long weather, leisure and shopping opportunities, Sharjah Waterfront City presents itself as a complete and attractive holiday destination.

Sharjah Waterfront City is a series of eight islands interconnected by natural canals spread across 36 kilometers of coastal land on the northeastern coast of Sharjah where crystal clear blue fresh waters of the Gulf flow every 12 hours along the high and low tides. As the city was designed by one of the biggest most experienced companies in the world.

Sixty per cent area of the city will be landscaped with gardens, parks, and landscaped roads surrounded by natural green plains and flower beds. All Sharjah City Waterfront details are in line with international standards to remain environmentally friendly and apply the best practices in the development and construction of green buildings that reduce the total carbon footprint of the project. The entire area of the city includes gardens, landscapes, green and blue areas with %60 of the project's space, so you can see the beauty around you wherever you look.





- ① Villas
- ② Hotels
- ③ Hospitals
- ④ Shopping Mall
- ⑤ School
- ⑥ Water Theme Park
- ⑦ Marina



Sharjah Waterfront City

THE BEAUTIFUL LOCATION

Real estate is about location, location and location. Sharjah Waterfront City, located on the Arabian Gulf coastline in the middle of the seven UAE emirates like a precious diamond at the center of a necklace, providing an ideal setting for the new urban development in the Northern emirate combining residential, recreational and commercial facilities to present a perfect destination for living, working, recreation and to become a new economic hub as well.

Easily accessible from three airports Dubai International, Sharjah International and Ras Al Khaimah which is through Al Ittihad Road, Mohammed Bin Zayed Road and Emirates Road (by pass) Sharjah Waterfront City is also close to five major ports Hamriyah, Ajman, Umm Al Quwain, Ras Al Khaimah and Port of Fujairah.



ARABIAN GULF







Sharjah Waterfront City

THE GATEWAY TO LIFE AND LUXURY

Sharjah Waterfront City is a destination of distinction, designed to enrich the lives of its residents and visitors alike. Offering a climate of privacy while enjoying stunning beach views. The views outside the villas and apartments are a combination of open and verdant beaches stretching to form a beauty verse that captures its splendor with %40 of the project area, as %60 of the area is landscaped with green beaches, green gardens and service areas, ensuring the building of a healthy and respectful society. Sharjah Waterfront has adopted international standards for green buildings, reducing energy use and reducing the overall carbon footprint of the project. This reflects positively on the comfort of the residents and visitors.

At Sharjah Waterfront City, life will never be the same again. It changes the way one looks at things, searching for exquisiteness, sophistication and style.





















Sharjah Waterfront City

THE MOST BEAUTIFUL CANALS

Sharjah Waterfront City canals are environmentally friendly and are designed to benefit from hydro mechanics technologies. The project's design and shape allows a natural dynamic movement of the sea water within its canals where the water is replenished every 12 hours depending on the sea tides movement, while the water canals dimensions that reach up to 300 meters in width and depth of 5 meters guaranteeing maintaining the smooth water motion in order to keep the spectacular crystal waterfront clean and fresh and to add to the splendour of its natural beauty.

Sharjah Waterfront City follows international standards and the best practices in developing the green environment by building green buildings that reduces the overall carbon footprint of the project. The use of wave breakers and the Geotextile in lining all the canals to preserve the shape of the beaches all around the islands and its natural extension in the best state overtime. In addition to the absence of any pollution in the canals as a result of the continues flow of naturally renewed seawater. The Geotextile insulation system ensures that the water inside the ducts stays pure, serenity & eternally clear blue.









Sharjah Waterfront City

THE MOST BEAUTIFUL LIFE ... BY THE MARINE LIFE

The Arabian Gulf is rich in marine life, a wide variety and abundance of colorful fish, massive coral reefs and abundant pearl oysters. Sharjah Waterfront City faces the flamboyant Arabian Gulf where a marina and eight islands connect the community with the Gulf which hosts some of the most magnificent marine fauna and flora including splendid corals and dugongs. The Arabian Gulf is a diverse cradle for many rare marine species who depend on each other for survival.





Sharjah Waterfront City

THE MOST BEAUTIFUL WATER THEME PARK ... THE CRYSTAL LAGOON

A water theme park to be built and operated by Crystal Lagoon, is expected to attract residents, tourists and hotel guests to Sharjah Waterfront City. To be built over one of the eight natural islands crisscrossing the City, the Crystal Lagoon Water Theme Park will spread over 1.5 million square feet of land and offer more than 35 types of thrilling rides to entertain visitors.

One of the key features of the Crystal Lagoon Water Theme Park is its unique conceptual design that it will be operated on a 12 month a year basis due to favorable UAE weather conditions. It will be equipped with state of the art facilities and will have numerous rides matching with the latest trends to make it a one stop destination for the family entertainment.

World renowned designer firm Jack Rouse Associates is preparing the Master Plan and Preliminary Concept Design for the Crystal Lagoon Water Theme Park. The Water Theme park will serve as a family destination which will include all amenities such as; restaurants, cafes, day care centers & other facilities.









Sharjah Waterfront City

THE MOST BEAUTIFUL MARINA

Spread across a beachfront stretch of land on the Arabian Gulf, the Sharjah Waterfront City Marina will have berthing capacity of 800 luxury boats and yachts and be a home to more than 60,000 residents.

It is the only marina between Dubai Marina and Ras Al Khaimah to be built to perfection. The Marina will be developed as an iconic destination with one of the finest Water Theme Parks in the UAE located in its vicinity, a mesmerizing marina walk, luxurious five-star hotels and service apartments, mixed-use towers including furnished residences and offices, high-end retail including but not limited to cafes, multi-cuisine restaurants, water taxi, marine clubs and much more.

Water Taxi

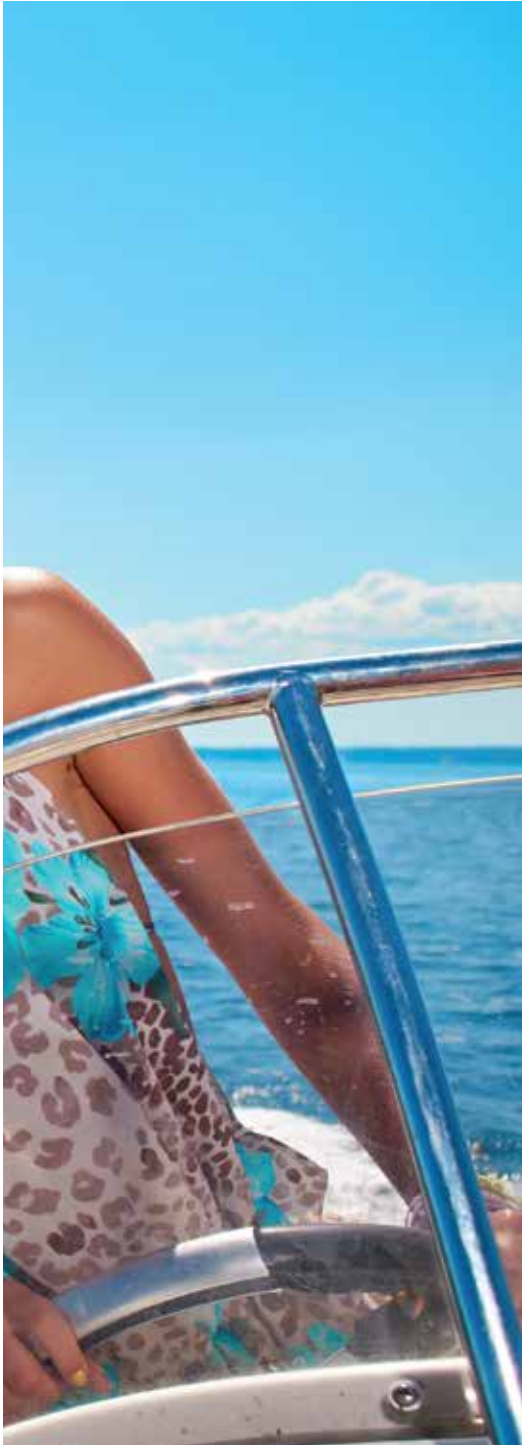
The idea of using the Water Taxi is one of the most innovative means of transportation in Sharjah Waterfront City, and one of its development solutions that made Sharjah Waterfront City a destination for those who are looking for a distinctive, practical lifestyle, where water bodies connect the Emirate of Sharjah with the Emirate of Dubai through the Arabian Gulf.

As visitors and residents of the city has easy & quick access to and from Dubai at a maximum traveling time of 20 minutes. Leading to making the city a 24 hour a day available touristic destination to all visitors and residents of other emirates, to enjoy visiting it & spending their vacations in it. The Water Taxi service facilitates access to most private anchors, hotels, resorts, marine clubs and fast access to the Emirate of Ajman, Sharjah and Dubai. Working to add new stations in the future to provide permanent service to the needs of residents and visitors of Sharjah Waterfront City.



Internal Tram Network

Residents of Sharjah Waterfront City project are having their own private Tram network, the purpose of it, to facilitate their trips between different parts of the 8 islands comprising the magnificent project, in addition to that to insure the reduction of the usage of cars inside it, and to insure reduce carbon emissions as well as carbon footprint to preserve a clean green society.





Sharjah Waterfront City

THE MOST BEAUTIFUL HOTELS

Beautifully blending old with new Sharjah Waterfront City hotels are characterized by an inspired contrast of heritage and modernity, the city hosts a number of multi-level hotels and serviced apartments and offers international guest experience to suit different tastes. The hotels will cater to international leisure and business tourists who would be pampered with the world-class facilities. The hotels will also help the destination to strengthen the UAE's position in the global tourism map.

The hotels and service apartments will have contemporary luxury design that will offer magnificent views of the Sharjah Waterfront City from most of the rooms, with a large shopping mall and a world-class water theme park located within its vicinity. The hotels will have spacious and luxurious rooms and suites with the latest cutting-edge technology conveying a warm and welcoming ambience.

The hotels will feature international conventions hall & exhibition centers, business centers, swimming pools, gym, spas, coffee shops, retail shops and multi-cuisine restaurants. The service apartments will comprise elegantly designed furnished apartments featuring modern décor, equipped with latest advanced technology that captures guests with their warm and welcoming atmosphere.









Sharjah Waterfront City Mall

A SHOPPER'S PARADISE

Sharjah Waterfront City will develop a massive shopping mall covering an area of 1.33 million square feet with a built-up area of 5.25 million square feet that will house all local, regional and international fashion merchandise brands, food and beverage outlets, food court, children's area, an anchor hypermarket to cater to the growing population in surrounding cities and emirates.

This would be the largest super-regional integrated shopping mall with entertainment facilities including a cineplex, and indoor playing area for children

The retail space will also spread across the other commercial plots in the form of convenient stores and part of the shopping boulevard that overlooks the canal and islands offering a great waterfront view.





Sun Island Smart Villas

THE MOST BEAUTIFUL VILLAS

Sun Island's 321 villas like gems adorn the surface of the Island, carefully packed to give the residents a new kind of luxury, experience a unique life experience that combines freedom and privacy in a clean, air-conditioned environment and escape from the four walls to embrace the spacious universe every morning. The villas on Sun Island have been designed as a fascinating architectural art gallery combining dazzling design and smart technologies keeping in mind the future lifestyle smart living and artificial intelligence and robotics as well where a lot of things will be controlled through smart devices.

The whole objective of the villa design is to offer maximum comfort and happiness to the residents to suit their tastes and serve the future generations.

From a structural design point, the villas are elegantly designed to offer maximum benefits per square feet to the property buyers with minimum cost. From an environment perspective, the villas are green buildings and consume less energy than other villas, helping reduce carbon footprint.

From technology point of view, they are smart homes fully equipped with sensors and wireless. The villas add a sense of life to both indoor and outdoor life.











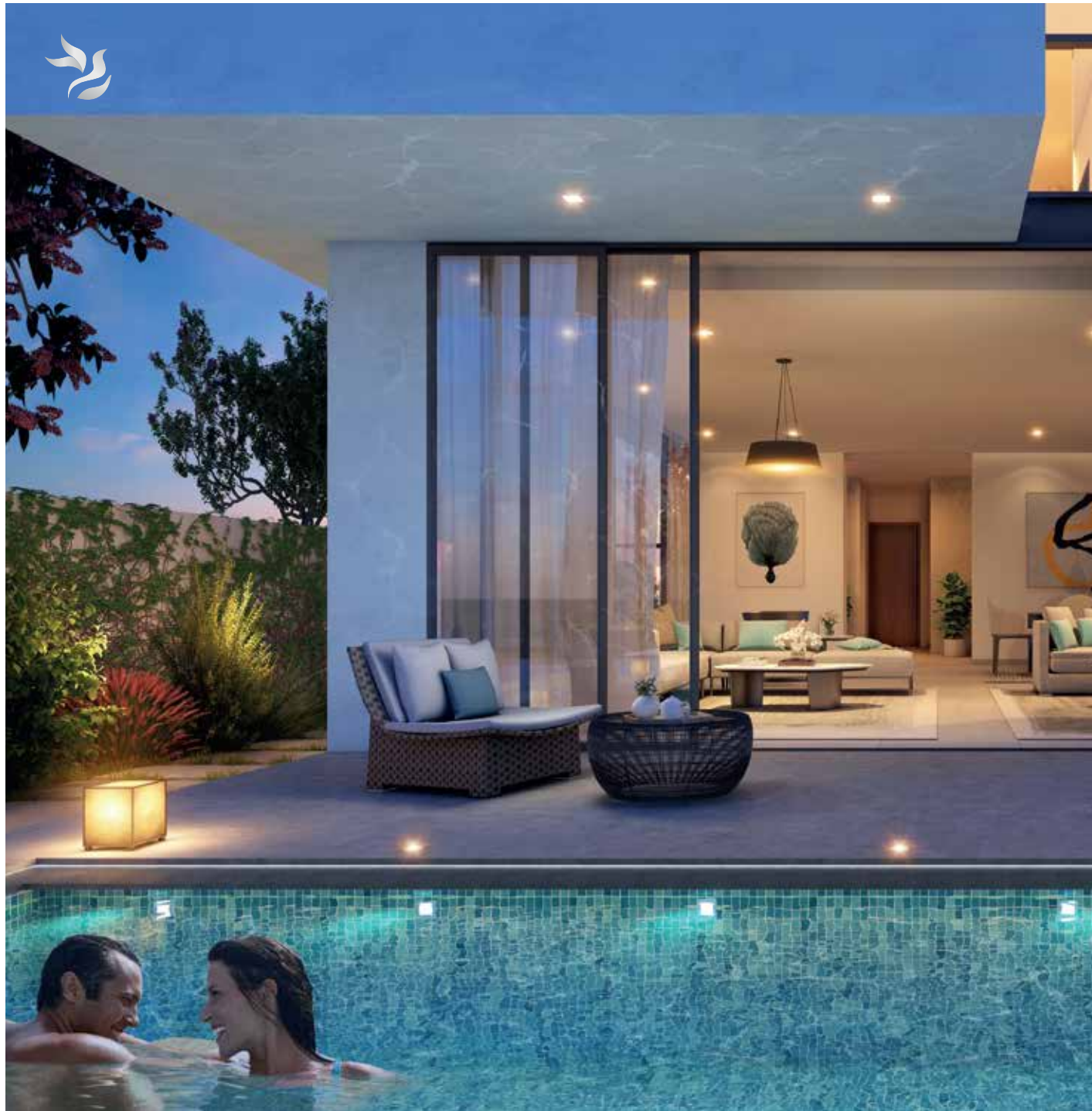










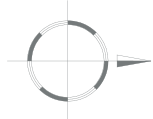




Sun Island

Master Plan

- 3BR VILLA
- 4BR VILLA
- 5BR VILLA
- 6BR VILLA
- SPECIAL VILLA
- COMMUNITY



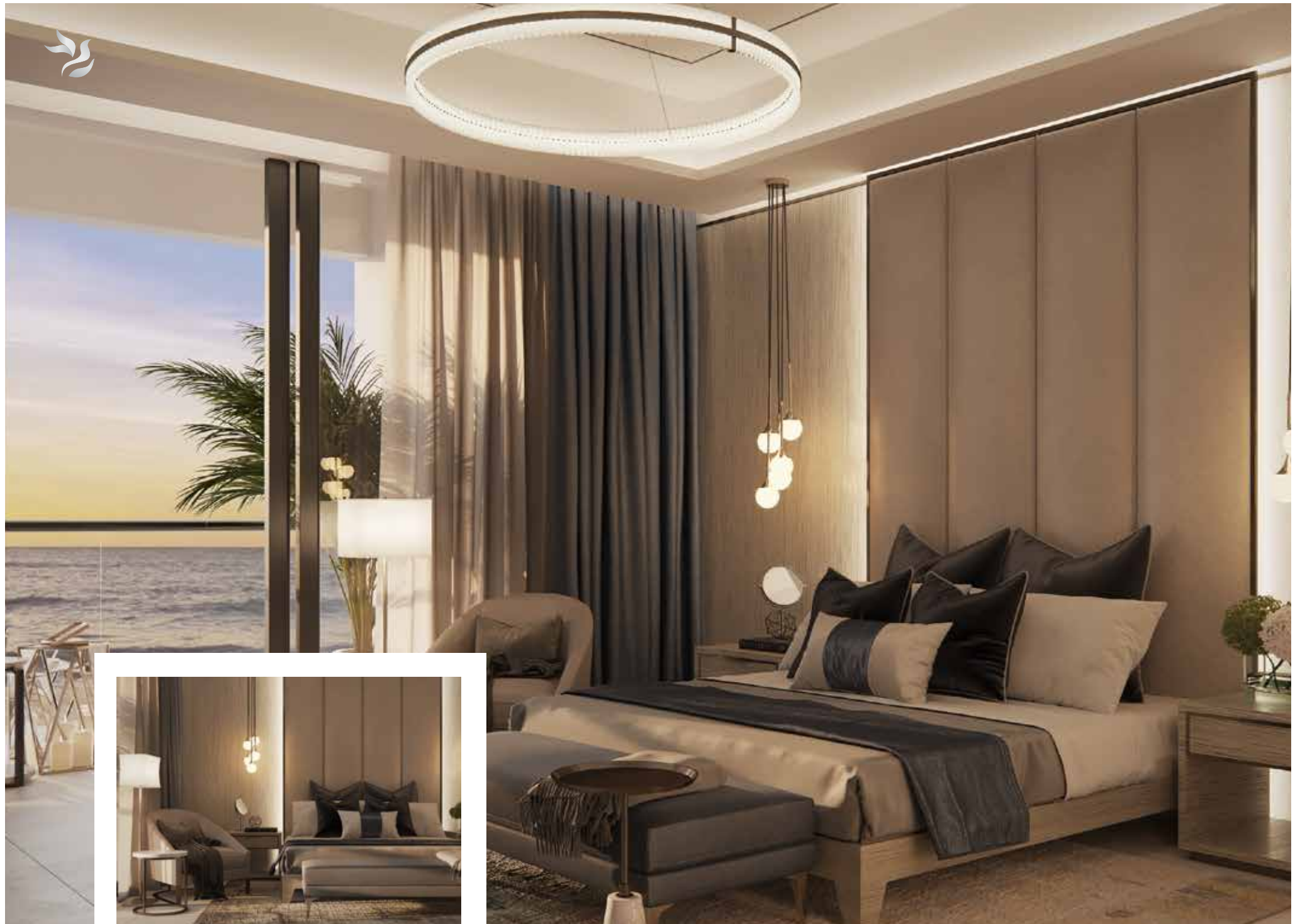




6

Bedrooms









Ground Floor Area: 2193.79 ft² - 203.81 m²
First Floor Area: 2219.94 ft² - 206.24 m²
Second Floor Area: 706.11 ft² - 65.6 m²
Plot Area: 5,071 to 12,572 ft² - 471 to 1167 m²
BUA Area: 5119.96 ft² - 475.66 m²
Number of Parking: 2 Parking
Number of Rooms: 6 Master Bedrooms - 2 Living room



FIRST FLOOR



GROUND FLOOR

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 First Floor Area: 2219.94 ft2 - 206.24 m2
 Second Floor Area: 706.11 ft2 65.6 m2
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SECOND FLOOR
 BEDROOM OPTION



SECOND FLOOR
 FAMILY LIVING OPTION



SECOND FLOOR
 GYM OPTION



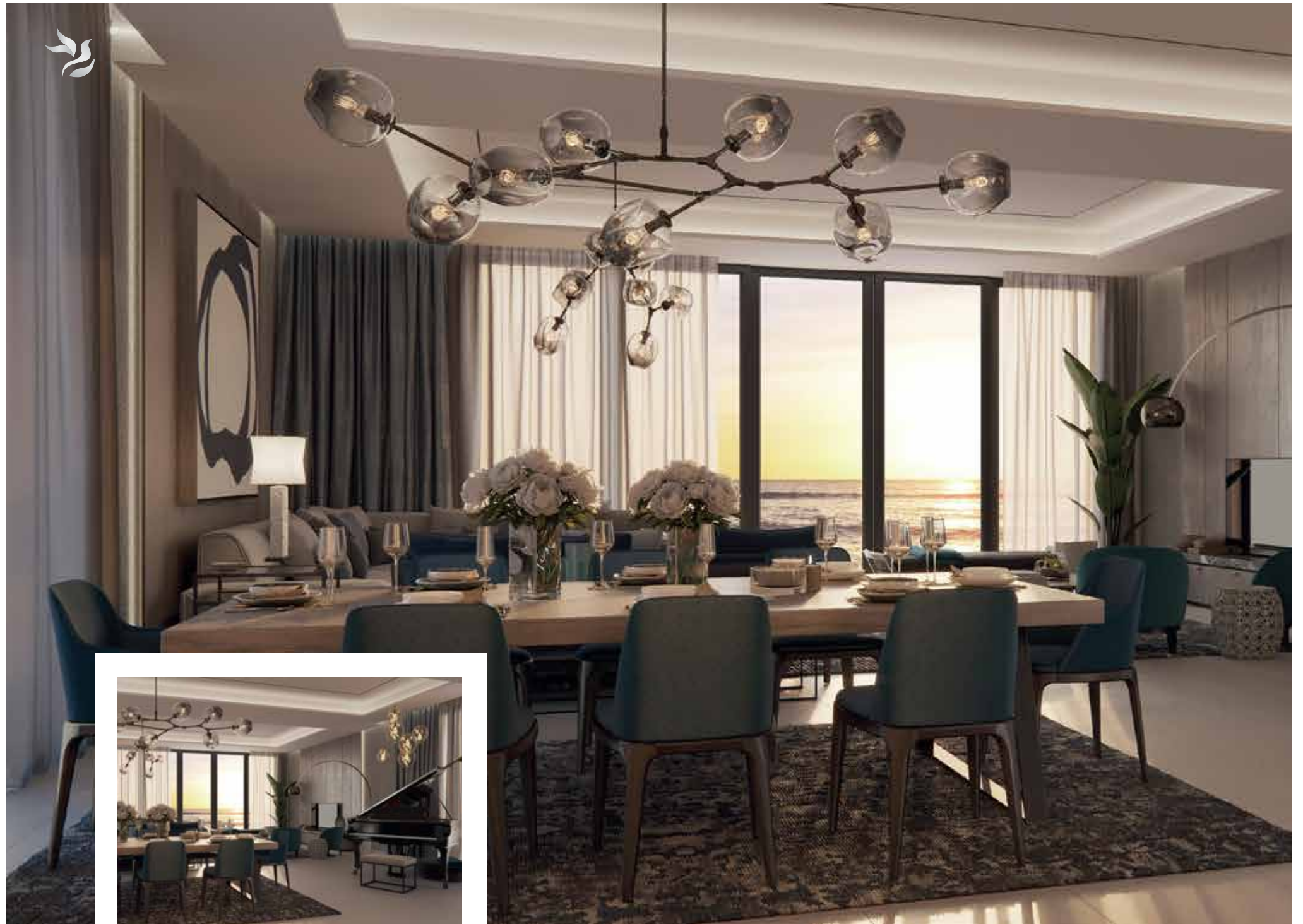
5

Bedrooms









Ground Floor Area: 2019.52 ft² - 187.62 m²
First Floor Area: 2069.9 ft² - 192.3 m²
Second Floor Area: 644.22 ft² - 59.85 m²
Plot Area: 5,071 to 11,415 ft² - 471 to 1,060 m²
BUA Area: 4733.75 ft² - 439.77 m²
Number of Parking: 2 Parking
Number of Rooms: 5 Master Bedrooms - 2 Living room



FIRST FLOOR



GROUND FLOOR

Ground Floor Area: 2019.52 ft² - 187.62 m²
 First Floor Area: 2069.9 ft² - 192.3 m²
 Second Floor Area: 644.22 ft² - 59.85 m²
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SECOND FLOOR
BEDROOM OPTION



SECOND FLOOR
FAMILY LIVING OPTION



SECOND FLOOR
GYM OPTION



4

Bedrooms





Ground Floor Area: 1516.52 ft² - 140.89 m²
First Floor Area: 1613.61 ft² - 149.91 m²
Second Floor Area: 667 ft² - 62 m²
Plot Area: 3,100 to 4,517 ft² - 288 to 419 m²
BUA Area: 3,799 ft² - 253 m²
Number of Parking: 2 Parking
Number of Rooms: 4 Master Bedrooms - 2 Living room



FIRST FLOOR



GROUND FLOOR

Ground Floor Area: 1516.52 ft² - 140.89 m²
 First Floor Area: 1613.61 ft² - 149.91 m²
 Second Floor Area: 668.86 ft² - 62.14 m²
 Plot Area: 3,100 to 4,517 ft² - 288 to 419 m²
 BUA Area: 3,799 ft² - 253 m²
 Number of Parking: 2 Parking
 Number of Rooms: 4 Master Bedrooms - 2 Living room



SECOND FLOOR
BEDROOM OPTION



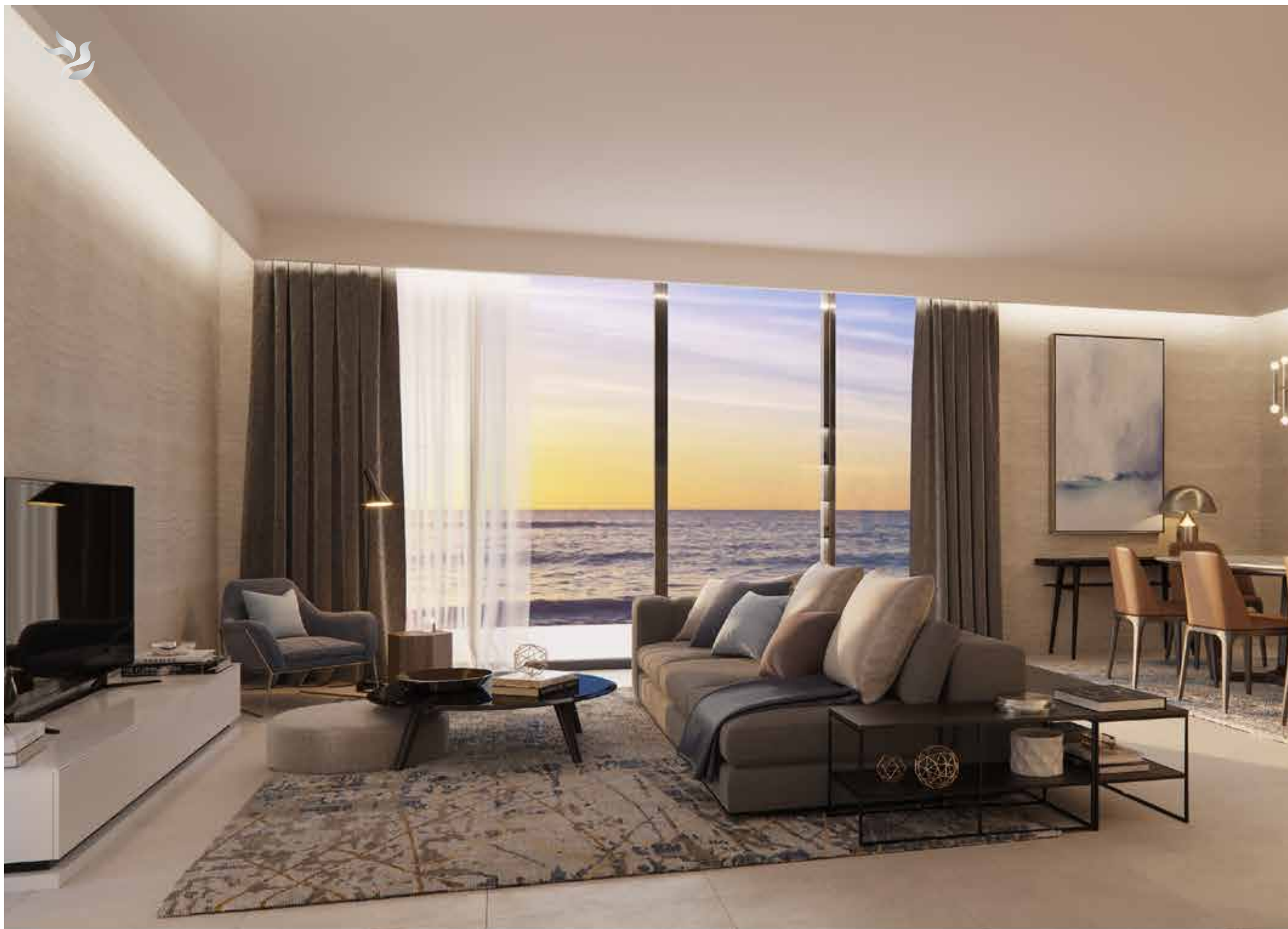
SECOND FLOOR
FAMILY LIVING OPTION

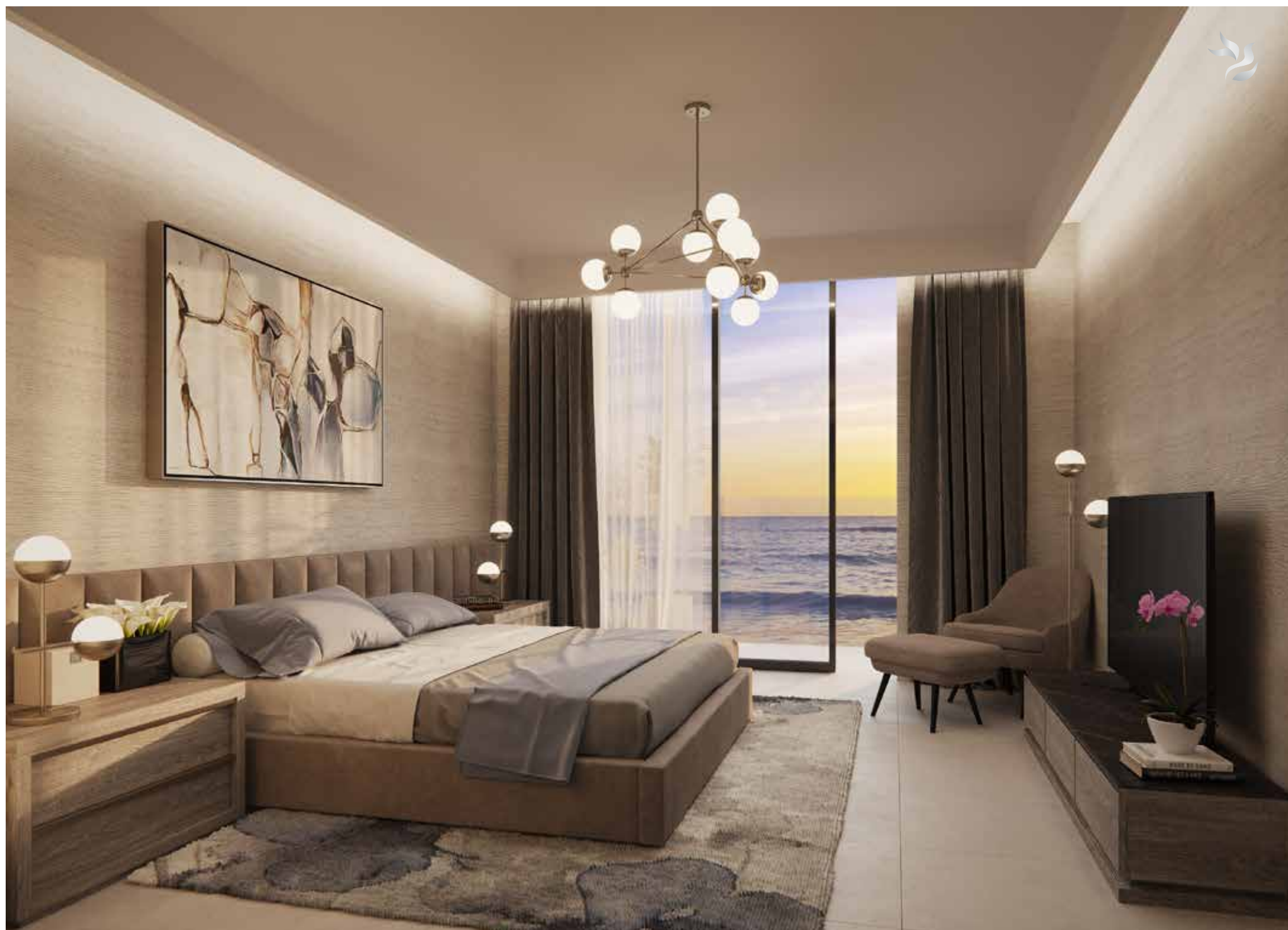


3

Bedrooms









Ground Floor Area: 1052.49 ft² - 97.78 m²
First Floor Area: 1110.94 ft² - 103.21 m²
Second Floor Area: 610.52 ft² - 56.72 m²
Plot Area: 2600 to 3600 ft² - 242.14 m²
BUA Area: 2,773.97.41 ft² - 257.71 m²
Number of Parking: 2 Parking
Number of Rooms: 3 Master Bedrooms - 2 Living room



FIRST FLOOR



GROUND FLOOR

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SECOND FLOOR
FAMILY LIVING OPTION