

A DESTINATION BY



Alef

The serenity of everyday

Collecting EOIs now



Project Overview

To live here is to belong to the water. Nestled along the peaceful shores of Al Mamzar beach, Linar dissolves the boundaries between home, skyline, and sea, offering a living experience where tranquility and connectivity meet.

Unit Layouts & Pricing

This Project consists of 5 residential towers and a future commercial tower. Spread across 5.5 hectares, these towers offer uninterrupted sea views and are designed with spacious apartments to suit every family's needs.

1	Bedroom 74.91 sqm 212 units Starting at AED 849,000
2	Bedrooms 115.02 sqm 236 units Starting at AED 1,384,000
3	Bedrooms 179.35 sqm 48 units Starting at AED 2,249,000
4	Bedrooms/Penthouse 319.01 sqm 4 units With a payment plan of 30/70

Key Distinctions

360° Views

Uninterrupted panoramas of the Arabian Gulf at sunrise, the Sharjah skyline at dusk, and the desert horizon beyond.

Fully Integrated Community

Retail, dining, cafés, shared lounges, collaborative workspaces, and curated social spaces designed to bring neighbours together.

Full Access Roads

Positioned on Corniche and Al Taawun Street, with direct access to Al Wuheida Road and Al Ittihad Road towards Dubai.

First Class Amenities

Quiet lap pools, spacious gyms, landscaped walkways, children's areas, wellness spaces, and refined resident facilities.

Sustainable & Innovative Solutions

The project incorporates sustainable and innovative solutions, including rubberized asphalt for internal roads and driveways, alongside lower-carbon concrete applications utilizing recycled and alternative materials. Renewable energy generation is further supported through photovoltaic panels integrated within parking podium louvers and landscape infrastructure.





Residences & Interiors

With expansive apartments with breathtaking 360-degree views of Al Mamzar beach and the Dubai skyline, designed for comfort, functionality, and serenity.

Residences

5 residential towers and 1 commercial tower, spread over 5.5 hectares.

Interior Design

Spacious, contemporary layouts with 3.3-meter high ceilings, custom kitchen cabinets, porcelain finishes, and large balconies.

Smart & Sustainable Features

Smart home systems, CCTV, individual AC control, LED lighting, EV charging, external Wi-Fi, and efficient building and ventilation systems.

Luxury Finishes

Walk-in showers, creative blue porcelain accents, and designer faucets complete the experience.

Main Public Features & Amenities

Ground Floor

- Central Public Plaza
- Interactive Water Features
- Amphitheater
- Landscape Walkways, Lawns
- Co-Working Spaces
- F&B Outdoor Dining
- Pocket Gardens
- Outdoor Game area
- Outdoor Fitness area
- Evening lighting and calm soundscapes
- Sports Courts (Padel court, half basketball court)
- Kids Playground (6-4 years old)
- Retail units (F&B, Cafes, Community libraries, etc.)

Level 6 – Amenities (Pool & Leisure Decks)

- Quiet Lap Pool
- Family Pool
- Kids Pool
- Pool Café & Dining
- Outdoor Play zone
- Swimming pool Cabanas
- Teen Recreation
- Majlis Seating
- Yoga
- Outdoor Fitness zone
- Kids Play area
- Male & Female Gym
- Youth Activity Center



Location Highlights

Set by the Al Mamzar beach, This project is between Sharjah's waterfront calm and Dubai's direct connectivity.

Nearby Airports

Dubai International Airport: 9–15 minutes
Sharjah International Airport: 20–25 minutes

Road Access

Located on Corniche and Al Taawun Street
Direct access to Al Wuheida Road, linking Sharjah and Dubai
Al Ittihad Road to Dubai Exit: 4 minutes

Metro Stations

Al Qiyadah Metro Station: 5 minutes
Stadium Metro Station: 1–7 minutes