



# A New Beachfront Destination by Alef



## Insights on Sharjah Real Estate

Sharjah's real estate market is thriving, with a **40.7% increase** in transactions year-on-year, totaling **AED 18.5 billion** in Q1 2026. The sector maintained its momentum in April, with AED 3.5 billion in transactions during April 2026 through 15,669 transactions across the emirate, reflecting continued market stability and investor confidence.

### Key Drivers:

- **Foreign Affordability:** Sharjah continues to offer strong value for both buyers and renters, with competitive pricing and a growing range of lifestyle-driven communities.
- **Investment:** Freehold reforms have broadened ownership opportunities for international buyers.
- **Infrastructure Growth:** Enhanced road links and ongoing developments make Sharjah more accessible and attractive for families and commuters.
- **Market Performance:** Residential properties dominate, with **78%** of sales in residential segments. Rental prices are rising due to strong demand and limited supply.



## About Alef Group

Alef creates more than places. It shapes environments where people live, connect, and belong.

Rooted in Sharjah and guided by a designed approach, Alef brings together architecture, culture, and community to define meaningful living experiences. Every development is considered as part of a larger whole, where modern design responds to real life, and spaces are created with intention, not excess.

Alef's approach is grounded in people. From residential communities to mixed-use destinations, each space is designed to support how life is actually lived, with clarity, purpose, and a sense of connection that extends beyond the physical.



## About The Project

To live here is to belong to the water, where light shifts, horizons move, and the city meets the shore in peace.

Along the tranquil shores of Al Mamzar, the project rises as a harmony of six towers.

A place where the boundaries of home, skyline, and sea dissolve into one.



## Key USPs

- **360° Views** Uninterrupted panoramas of the Arabian Gulf, Sharjah skyline, and desert horizon from every residence.
- **Co-Living Community** Shared lounges, workspaces, and social spaces designed for connection, independence, and belonging.
- **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.
- **Delivery Hub** A secure delivery point for parcels, groceries, and daily orders, keeping every delivery organised.
- **Wellness Centre** On-site fitness, yoga, meditation, spa, and wellness programming integrated into daily life.
- **Pools & Aquatic Areas** Resort-style pools and leisure decks for quiet laps, relaxed days, and social gatherings.
- **Trendy F&B Experience** Curated cafés, restaurants, lounges, specialty coffee, and dining spaces right at your doorstep.
- **Children's Activities** Safe play areas, learning zones, and outdoor spaces designed for children of all ages.
- **Jogging Tracks** Landscaped tracks for running, walking, and cycling within a private park-like setting.
- **Multiple Road Access** Multiple entry and exit points with direct access to Sharjah's key roads and the wider UAE.
- **OTG On-The-Go** A ground-floor mini fuel station and convenience kiosk for daily essentials and quick errands.



## About Design Inspiration

The architecture flows like a gentle wave, shaped by soft layers and fluid forms that breathe with the land.

Each tower, a masterpiece designed to embrace the light, open space, and views that stretch without end, creating a seamless dance between nature and home.

Wake up to 360° panoramic sea views, stretching beyond the horizon.

Enjoy pools, fitness zones, and serene wellness spaces. Delight in retail, dining, and vibrant social hubs to connect.



## About Design Elements

### **Key Design Elements:**

**Sculpted Massing:** Horizontal bands wrap each tower, reducing perceived height and creating a graceful silhouette.

**Elegance & Proportion:** Clean, balanced facades with recessed glass and light-toned cladding create an atmosphere of refinement.

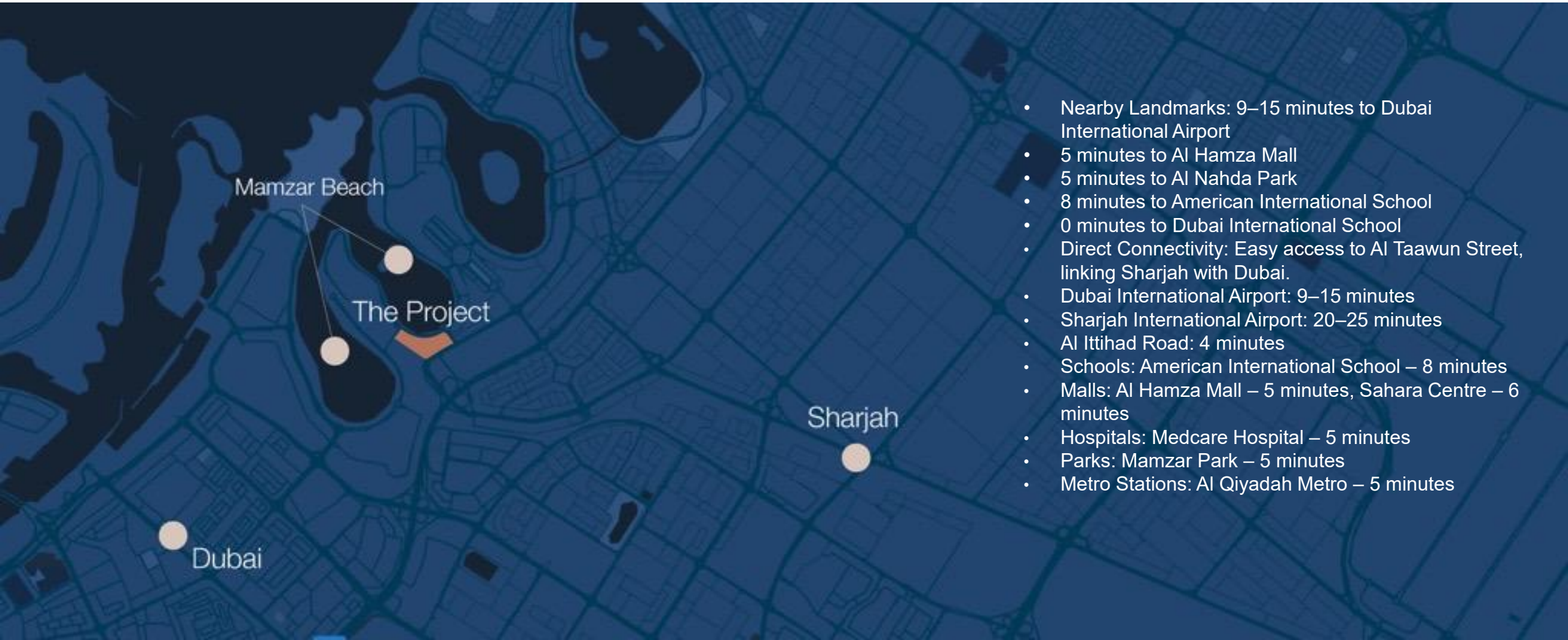
**Nature & Architecture:** The project emphasizes the seamless connection between living spaces and nature, offering green spaces, wellness-focused amenities, and natural elements throughout the development.

**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.




## Location on Map with Key Landmarks

Strategically located along the **Al Mamzar beach**, with a **325m water frontage**, offering **360° views** from both sides of the beach.

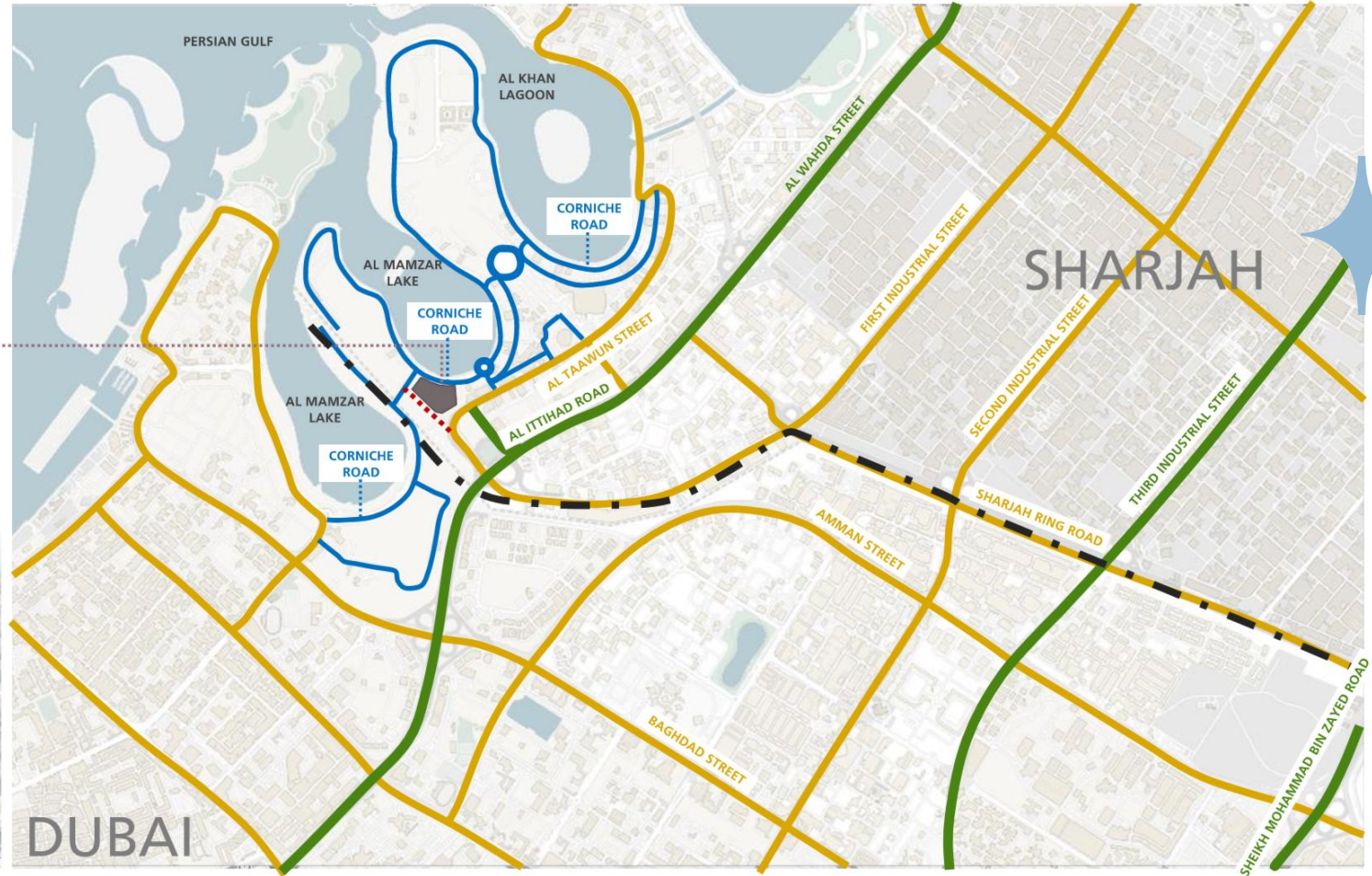
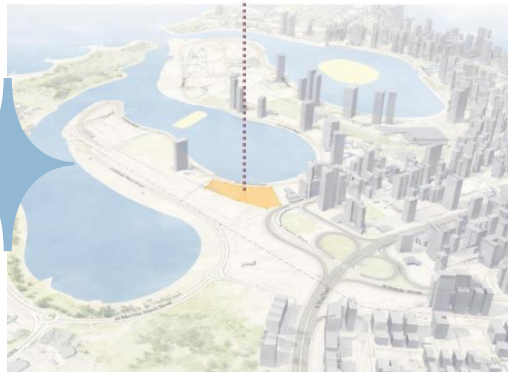


- Nearby Landmarks: 9–15 minutes to Dubai International Airport
- 5 minutes to Al Hamza Mall
- 5 minutes to Al Nahda Park
- 8 minutes to American International School
- 0 minutes to Dubai International School
- Direct Connectivity: Easy access to Al Taawun Street, linking Sharjah with Dubai.
- Dubai International Airport: 9–15 minutes
- Sharjah International Airport: 20–25 minutes
- Al Ittihad Road: 4 minutes
- Schools: American International School – 8 minutes
- Malls: Al Hamza Mall – 5 minutes, Sahara Centre – 6 minutes
- Hospitals: Medcare Hospital – 5 minutes
- Parks: Mamzar Park – 5 minutes
- Metro Stations: Al Qiyadah Metro – 5 minutes

# MAMZAR | SITE LOCATION

-  PRIMARY ROAD NETWORK
-  SECONDARY ROAD NETWORK
-  TERTIARY ROAD NETWORK
-  FUTURE ROAD (TBC)
-  DUBAI - SHARJAH BORDER

LINAR WATERFRONT



## Project Nearby Destinations

The project enjoys a prime location along Al Mamzar beach, featuring a stunning 325-meter water frontage and offering 360° views from both sides.

### **Key Proximity Highlights:**

Dubai International Airport: 9–15 minutes

Sharjah International Airport: 20–25 minutes

Al Ittihad Road: 4 minutes

### **Schools:**

American International School: 8 minutes

Dubai International School: 10 minutes

### **Metro Stations:**

Al Qiyadah Metro Station: 5 minutes

Stadium Metro Station : 7 minutes

### **Direct Connectivity:**

Easy access to Al Taawun Street, which links Sharjah with Dubai.



## Project Amenities – Tower A

### 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 (4-6 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



## Project Exterior

The towers feature a **contemporary sculpted design** with sleek, soft horizontal layering and fluid massing.

- **Exterior Highlights:**
  - **Ribbon-like balconies** that curve delicately around the towers.
  - **Glass balustrades** and light-toned cladding create depth and shadow, adding elegance and visual interest to the skyline.
  - **Waterfront Views:** With a **325m beachfront**, every tower offers expansive views of the surrounding landscape and the Dubai skyline.
  - **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.



## Project Interior

The interiors offer a blend of modern luxury and comfort.

- **Kitchens:** Custom cabinetry, multi-level cabinets, and elegant blue porcelain tiles.
- **Bathrooms:** Generous walk-in showers, designer faucets, and dual washbasins in the master bath.
- **Living Areas:** Spacious rooms with **3.3-meter-high ceilings**, expansive windows, and large porcelain tiles throughout.
- **Smart Home Technology:** High-tech features for a connected living experience.

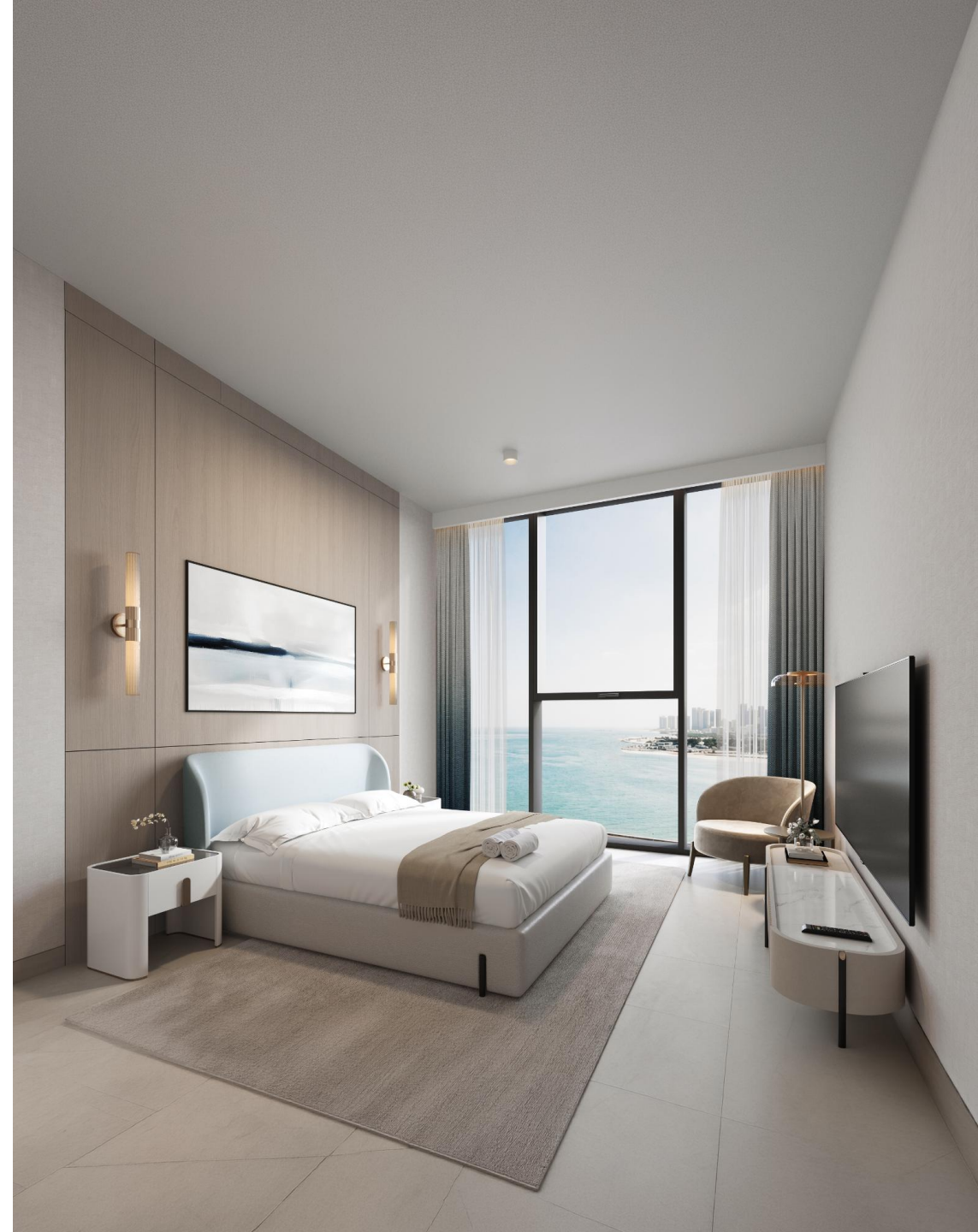


## Typologies, Sizes, & Prices

The project offers diverse living options to suit every lifestyle.

### PRICE

- 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



## Payment Plan

- The payment plan is designed to be flexible and investor-friendly.
- PAYMENT PLAN  
30 / 70
- **Plan Highlights: Flexible Payment Terms** with options for both short-term and long-term payments.
- **Incentives** for early investors, offering competitive pricing and flexible terms.
- **Security:** Secure your home with a minimal deposit and easy payment structure, tailored to your financial needs.

