Alef

Peninsula Living

SEEF

RESIDENCES

وجهة من ألف

A destination by Alef



About Alef Group

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

Rooted in Sharjah and guided by a design-led 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.

هذه الوثيقة مادة تسويقية أُعدّت لأغراض المعلومات العامة فقط. ولا تُشكّل عرضاً أو عقداً، ولا يجوز الاعتماد عليها، ولا تتحمّل مجموعة ألف أي مسؤولية عن أي اعتماد عليها. وجميع الصور والرسومات التصوّرية الواردة فيها هي تصورات فنية، وقد يختلف المشروع عند إنجازه عمّا هو مبيّن فيها، كما أن جميع المساحات والأبعاد تقريبية وتخضع للقياس النهائي عند اكتمال المشروع؛ وجميع الأسعار استرشادية، وخاضعة للتوافر، وقابلة للتغيير في أي وقت دون إشعار، ولا تشمل أي رسوم أو مصاريف أو ضرائب مستحقة على المشتري.
ويُعد تاريخ الإنجاز المتوقع تقديراً فقط، وهو قابل للتغيير. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر التصميم أو المخطط أو المواصفات أو التشطيبات الخاصة بالمشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، وربهناً بموافقات الجهات المختصة.
وتُحدّد الشروط والأحكام التي تُباع بموجبها أي وحدة حصراً في اتفاقية البيع والشراء، والتي تكون لها الأولوية في حال وجود أي تعارض. وتخضع هذه الوثيقة لقوانين إمارة الشارقة والقوانين الاتحادية المعمول بها في دولة الإمارات العربية المتحدة.
مع استثناء الأخطاء والسهو.
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Sharjah, the Cultural Heart of the UAE

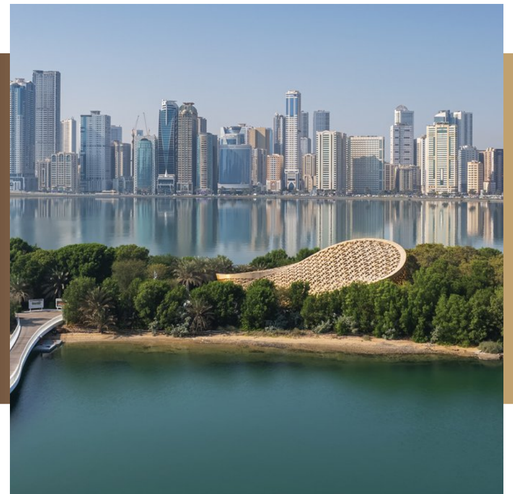
Sharjah is a city defined by heritage, culture and knowledge.

A place where tradition continues to shape the way people live today.

Along its coast, a contemporary way of life emerges, bringing together a rich sense of place, evolving landscapes and a connection to the water.

As the Emirate continues to evolve, growing infrastructure and residential demand are strengthening its position as a destination of lasting value.

Sharjah is more than an Emirate. It is a place to unwind. It is a place to feel at home.





إن التصاميم والمخططات والمواصفات والمواد والتشطيبات والمزايا المبيّنة في هذه الوثيقة استرشادية فقط. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر تصميم المشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، ورهنًا بموافقات ومتطلبات الجهات المختصة.

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To Live in a Feeling with a View





Life at Seef Residences begins with a feeling.

A feeling shaped by the water, the horizon and the quiet rhythm of the coast.

Set across a waterfront destination at Khan / Maryam Island, where beach, lagoon and open sea meet, Seef Residences brings together contemporary architecture, landscaped surroundings and thoughtfully designed spaces that invite you to live differently.



Between the Waves and the City, the Story Begins

Life at Seef Residences feels peacefully removed, yet remarkably connected.

Framed by Khan Open Beach and poised at the meeting point of Al Mamzar Lake, Al Khan Lagoon and the Arabian Gulf, it is a destination shaped by water in every direction.

Sharjah International Airport is 22 - 25 minutes away and Downtown Dubai accessible in approximately 20 - 30 minutes.

Close enough for the everyday. Close enough for everything beyond it. Yet always with the coast waiting at home.




Inspiring Artistry
Brings Your Vision
to Life
Silver Spoon Tavern
Wild Grain







Architecture at Seef Residences takes its cues from the coast. Strong horizontal balcony bands follow the line of the horizon, while curved corners soften the buildings against the landscape.

The arches introduce a subtle Art Deco influence, reinterpreted alongside elements inspired by Sharjah's architectural heritage.

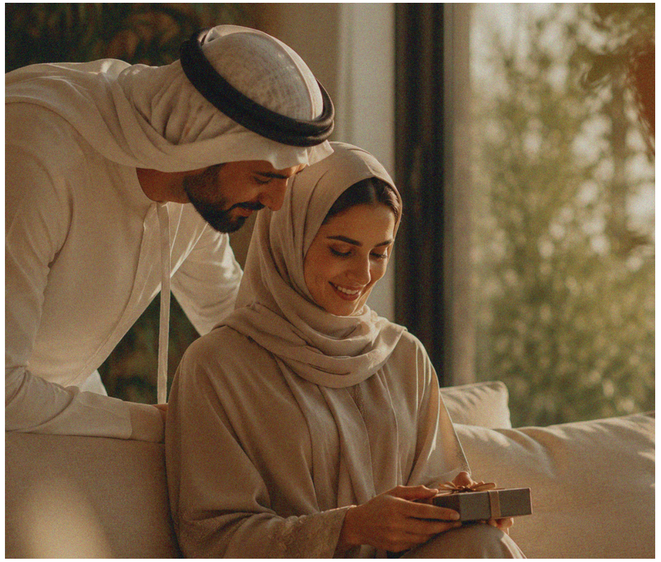
Deep Balconies Create Shade and Depth

Recessed glazing draws in light while responding to the climate.

The result is an architectural language that feels considered rather than ornamental; contemporary in expression, yet rooted in its setting.

Refined Living Unfolds Amid Elegance and Nature





Landscape at Seef Residences is not simply placed around nature. It moves through it.

An internal garden forms the green heart of the community, where curved pathways, organic planting and water features soften the transition between residence and waterfront.

From the elevated podium gardens, the landscape gradually opens towards the promenade and beach, creating an uninterrupted sequence of places to walk, pause, gather and simply be.

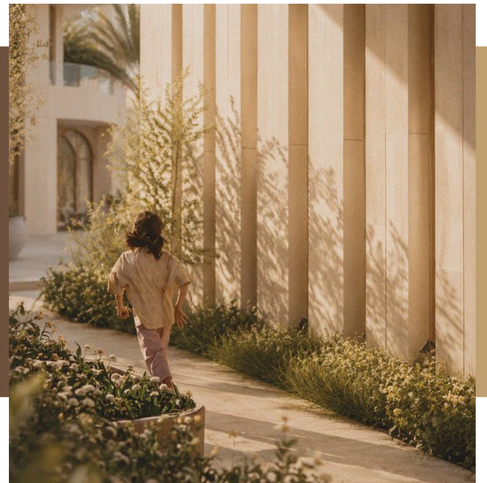
Within People and Moments, Memories are Made

At the shoreline, the community opens outward.

A beachfront promenade creates an active edge along the water, bringing together landscaped spaces, places to sit, family recreation and approximately 1,500 sqm of retail and dining.

Cafés and outdoor dining spill into the landscape. Sunbeds and hammocks invite slower afternoons.

Water features, lawns and play areas bring movement throughout the day. It is a place made for morning walks, spontaneous coffees, long conversations and evenings that linger a little longer.






SWEET
SCOOPS
TIỆM KEM CỦA BẠN NHỎ
RESTAU

Curating Your Everyday in Detail

The spaces beyond your front door have been designed with the same sense of rhythm as the residences themselves. Across the landscaped podium, gardens, pools and places to gather unfold between the buildings.

- Quiet lap pool
- Family pool
- Kids' splash pad and outdoor play areas
- Swimming pool cabanas
- Teen recreation
- Sunrise yoga deck
- Outdoor fitness zone
- Youth activity centre
- Shuffleboard court and table tennis
- BBQ and communal dining garden
- Restrooms, lockers and showers







A Composed Space of Your Own

1 Bedroom Residence

Designed around the ease of everyday living, the one-bedroom residences bring light, proportion and thoughtful detail into balance. Generous living spaces extend naturally towards private balconies, creating an easy connection between indoors and out. Integrated storage keeps the interiors calm and considered, while fitted kitchens and a soft coastal palette bring warmth and continuity throughout.

A home that gives everything its place, including time for yourself.

Residence Features

- Private balcony
- Wood-look flooring
- Fitted kitchen cabinetry
- Select kitchen appliances







2 Bedroom Residence

Some spaces are designed for retreat. Others are made for sharing. The two-bedroom residences offer both.

Flowing living and dining areas create a natural setting for everyday conversations, quiet mornings and evenings spent together, while private balconies extend life towards the outdoors. Selected layouts offer open or enclosed kitchens, giving each home a character suited to the way you live.

Thoughtfully planned private spaces complete a residence where togetherness and individuality exist comfortably side by side.

Residence Features

- Private balconies
- Wood-look flooring
- Open or enclosed kitchens in selected layouts
- Select kitchen appliances





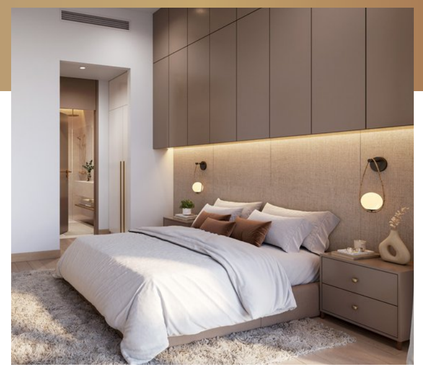
3 Bedroom Residence

Family life is rarely still. These residences are designed to move with it. Bright, well-proportioned living spaces create room for everyday rituals and changing routines, while private balconies invite light and coastal air into the home.

Residence Features

- Private balconies
- Maid’s room in selected layouts
- Fitted kitchen cabinetry
- Select kitchen appliances







4 Bedroom Residence

Space changes the way a home feels. The four-bedroom residences offer a more expansive expression of waterfront living, with generous interiors, private balconies and thoughtfully planned spaces that allow family life to flow with ease.

Residence Features

- Private balconies
- Maid's room
- Fitted kitchen cabinetry
- Select kitchen appliances





Feel the Embrace of Everyday Splendour





Comfort at Seef Residences extends beyond what can be seen.

Deep balconies provide shade. Recessed glazing balances daylight with solar protection. Landscaped spaces are irrigated through recycled water systems.

Technology is integrated with purpose, helping the home respond intelligently to both its residents and its environment.





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