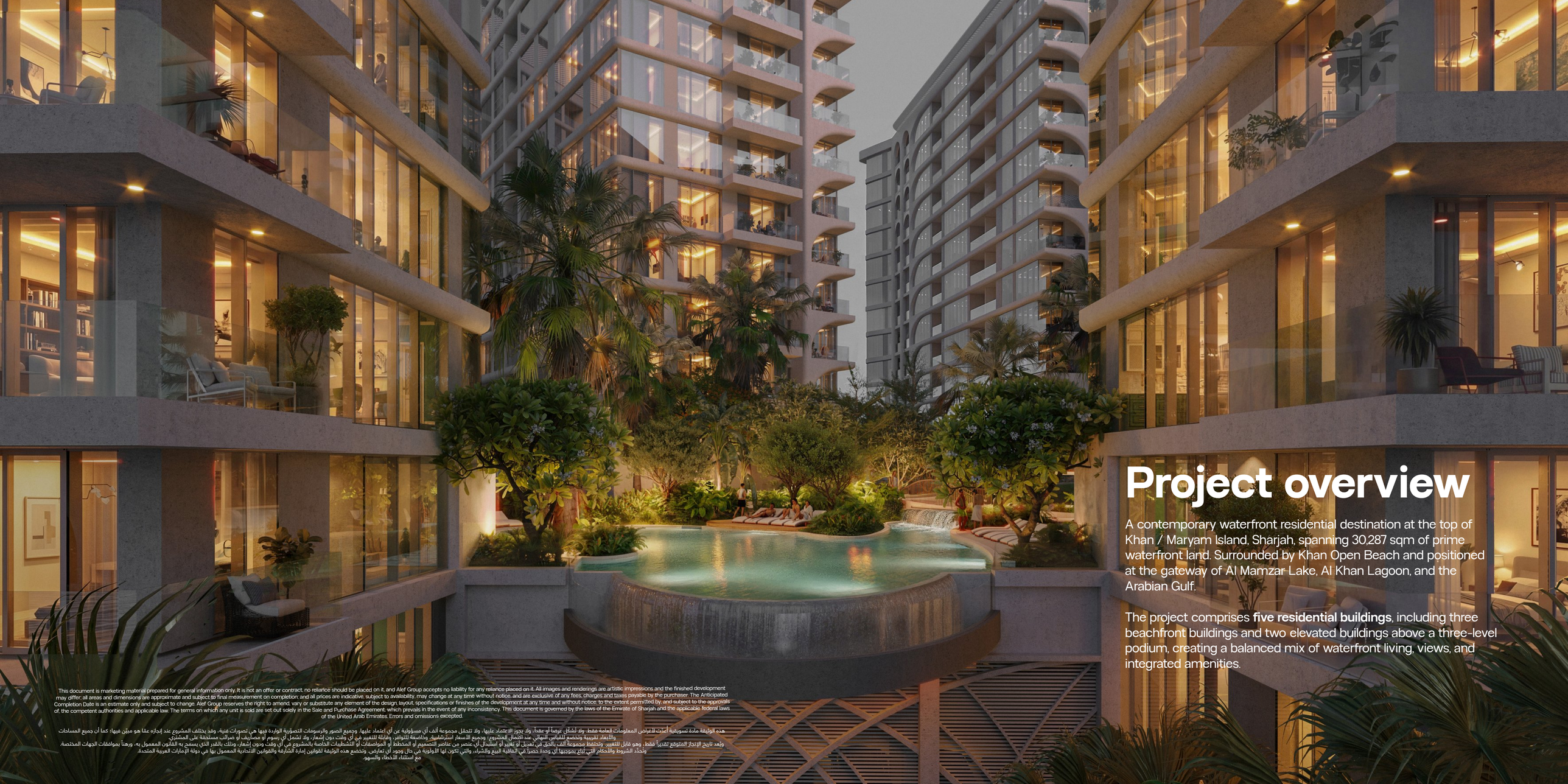
Alef

Floor plan & layout
B3

SEEF
RESIDENCES
وجهة من الف
A destination by Alef



Project overview

A contemporary waterfront residential destination at the top of Khan / Maryam Island, Sharjah, spanning 30,287 sqm of prime waterfront land. Surrounded by Khan Open Beach and positioned at the gateway of Al Mamzar Lake, Al Khan Lagoon, and the Arabian Gulf.

The project comprises **five residential buildings**, including three beachfront buildings and two elevated buildings above a three-level podium, creating a balanced mix of waterfront living, views, and integrated amenities.

This document is marketing material prepared for general information only. It is not an offer or contract, no reliance should be placed on it, and Alef Group accepts no liability for any reliance placed on it. All images and renderings are artistic impressions and the finished development may differ; all areas and dimensions are approximate and subject to final measurement on completion; and all prices are indicative, subject to availability, may change at any time without notice, and are exclusive of any fees, charges and taxes payable by the purchaser. The Anticipated Completion Date is an estimate only and subject to change. Alef Group reserves the right to amend, vary or substitute any element of the design, layout, specifications or finishes of the development at any time and without notice, to the extent permitted by, and subject to the approvals of, the competent authorities and applicable law. The terms on which any unit is sold are set out solely in the Sale and Purchase Agreement, which prevails in the event of any inconsistency. This document is governed by the laws of the Emirate of Sharjah and the applicable federal laws of the United Arab Emirates. Errors and omissions excepted.

هذه الوثيقة مادة تسويقية أعدت 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 ضرائب مستحقة على المشتري.
وتُعد 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، ووهناً بموافقات الجهات المختصة. وتحدّد الشروط والأحكام التي تباع 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.

Site location



- Sharjah International Airport: 22 - 25 minutes
- Dubai International Airport: 15 - 25 minutes
- Matajer Al Khan: 4 - 6 minutes
- Victoria International School of Sharjah: 5 - 7 minutes
- Oriana Hospital: 5 - 10 minutes
- Al Khan Lagoon: 2 - 5 minutes
- Al Khan Beach Park: 2 - 5 minutes
- Dubai Marina / JBR: 35 - 45 minutes
- Mall of the Emirates: 30 - 40 minutes

1-bedroom residence

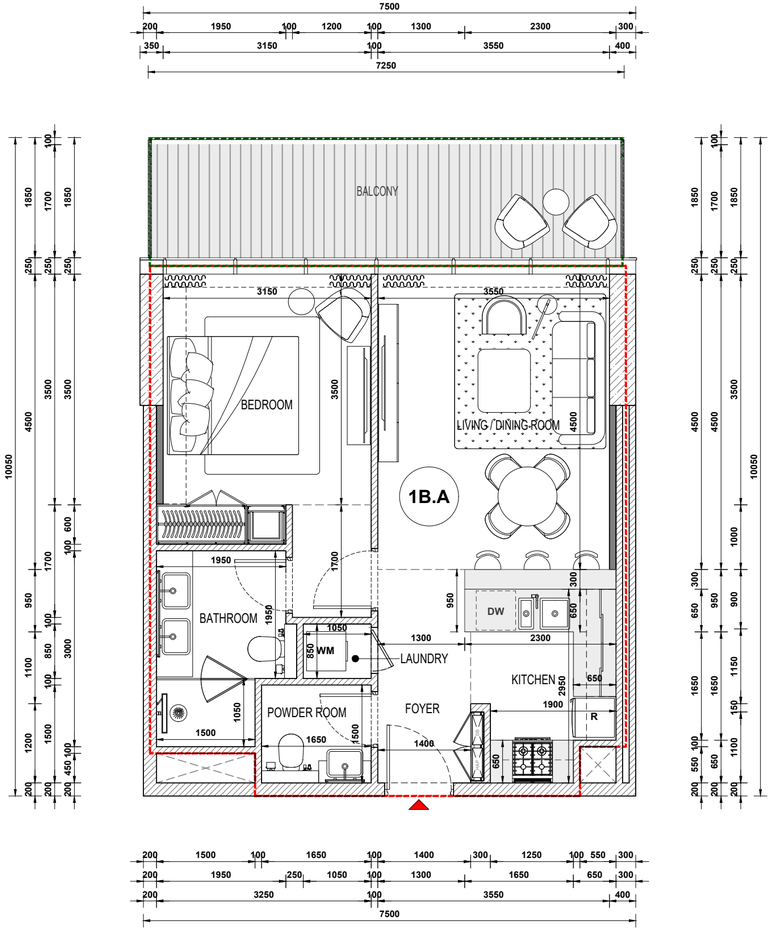
The one-bedroom residences bring together smart planning, natural light and a calm coastal character. Well-proportioned interiors open onto private balconies, while integrated storage, fitted kitchens and carefully chosen finishes create a home that feels polished, practical and easy to live in.

Residence features

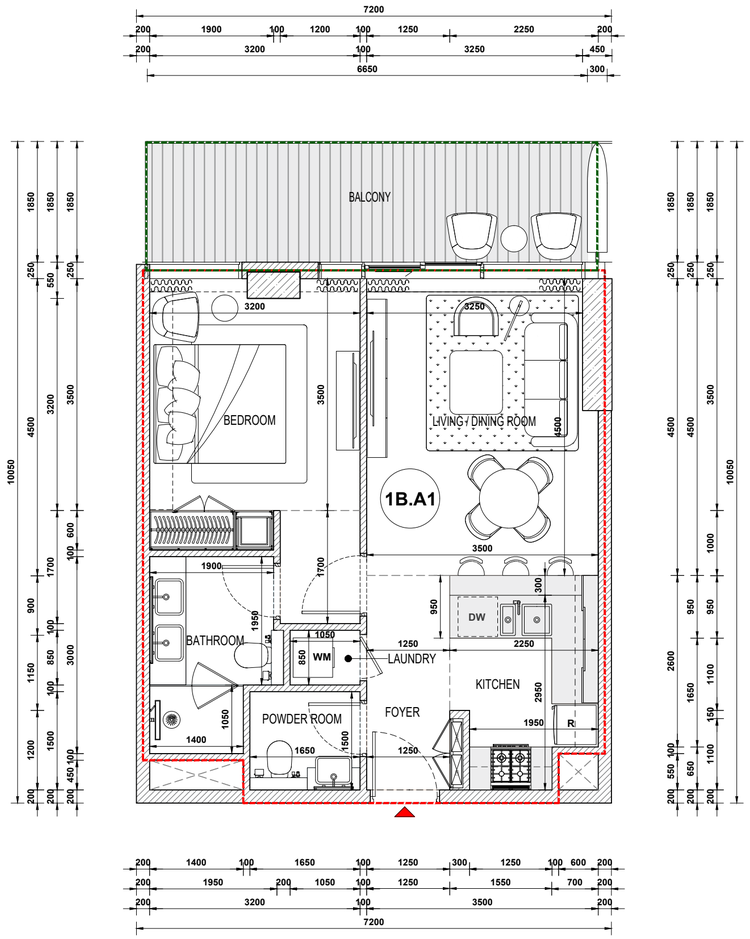
- Private balconies
- Wood-look flooring
- Full-height built-in wardrobes
- Fitted kitchen cabinetry
- Select kitchen appliances

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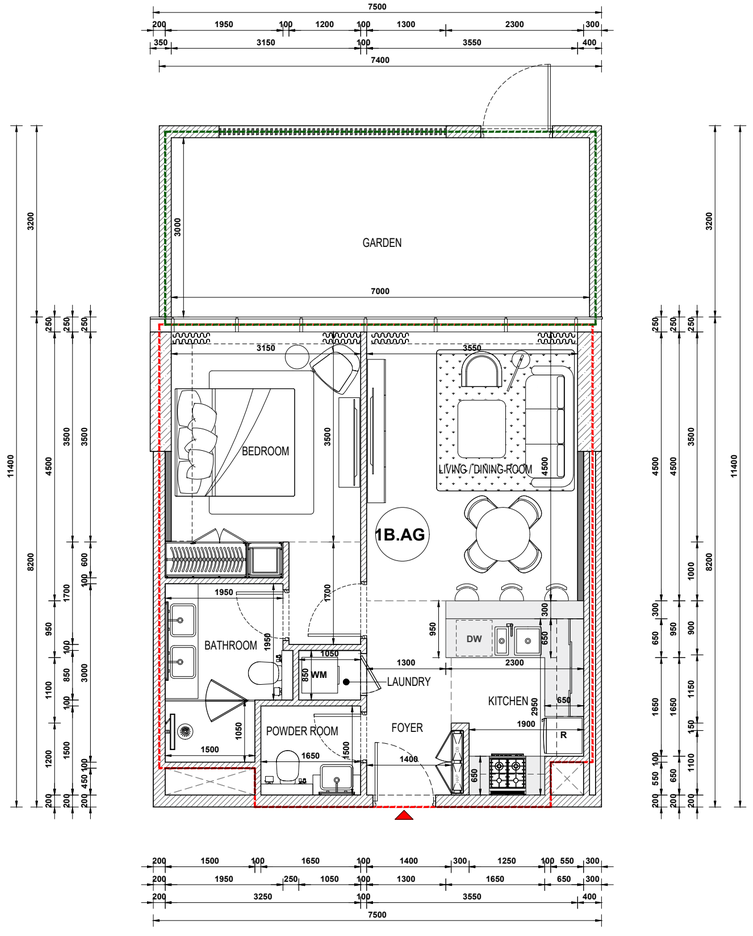
إن التصاميم والمخططات والمواصفات والمواد والتشطيبات والمزايا المبينة في هذه الوثيقة استرشادية فقط. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر تصميم المشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، ورهناً بموافقات ومتطلبات الجهات المختصة



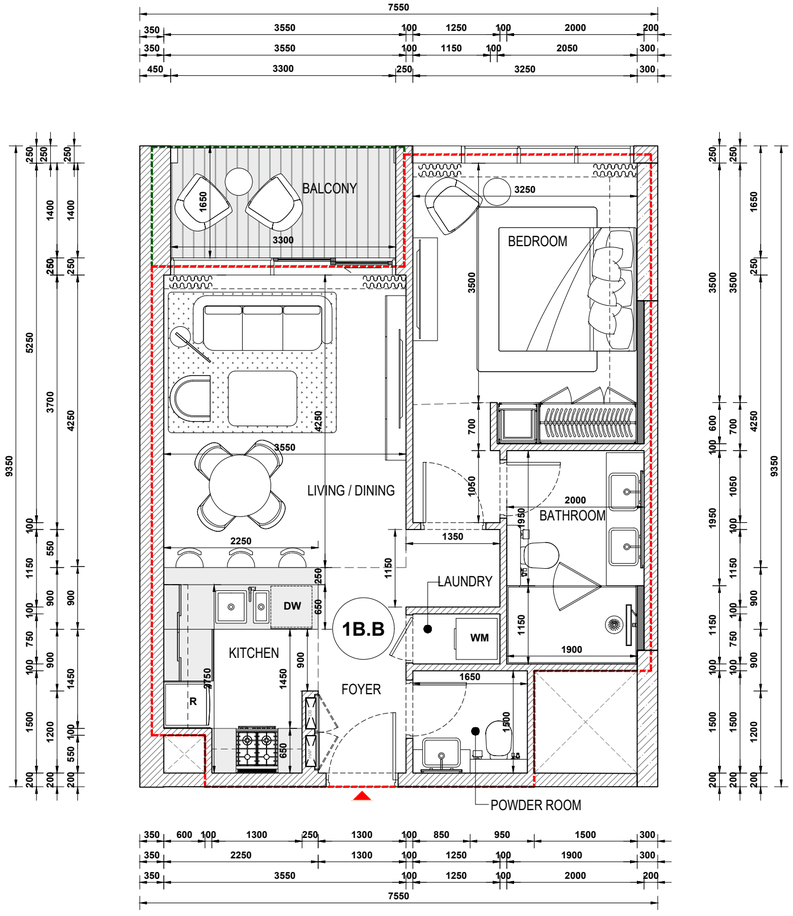
1BEDROOM TYPE A		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	56.98	613.33
BALCONY	13.97	150.37
PRIVATE GARDEN		
TOTAL AREA	70.95	763.70



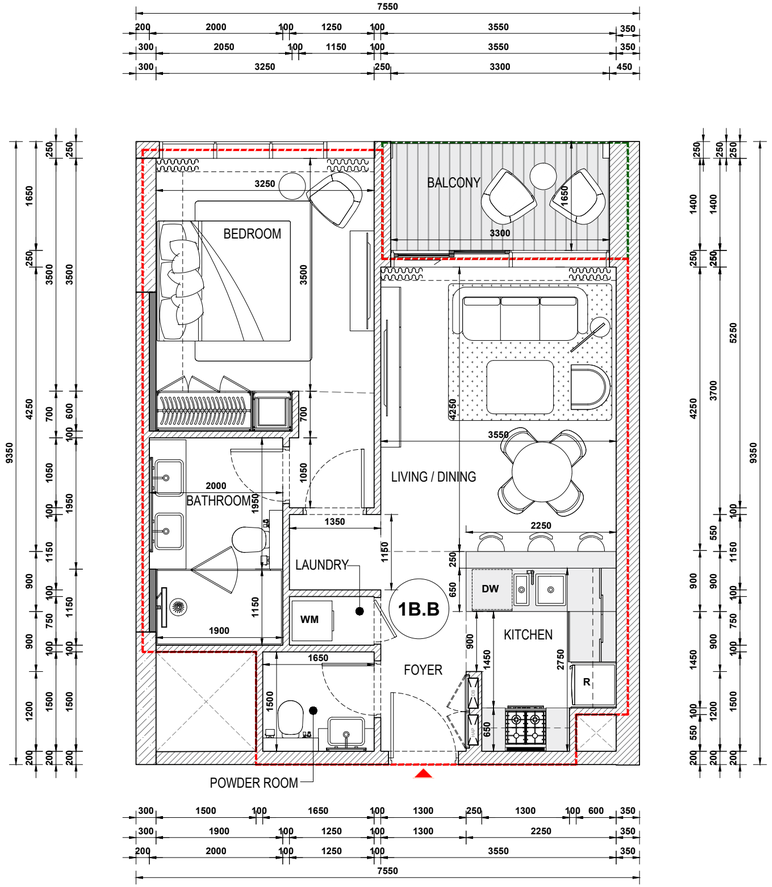
1BEDROOM TYPE A1		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	55.01	592.12
BALCONY	13.26	142.73
PRIVATE GARDEN		
TOTAL AREA	68.27	734.85



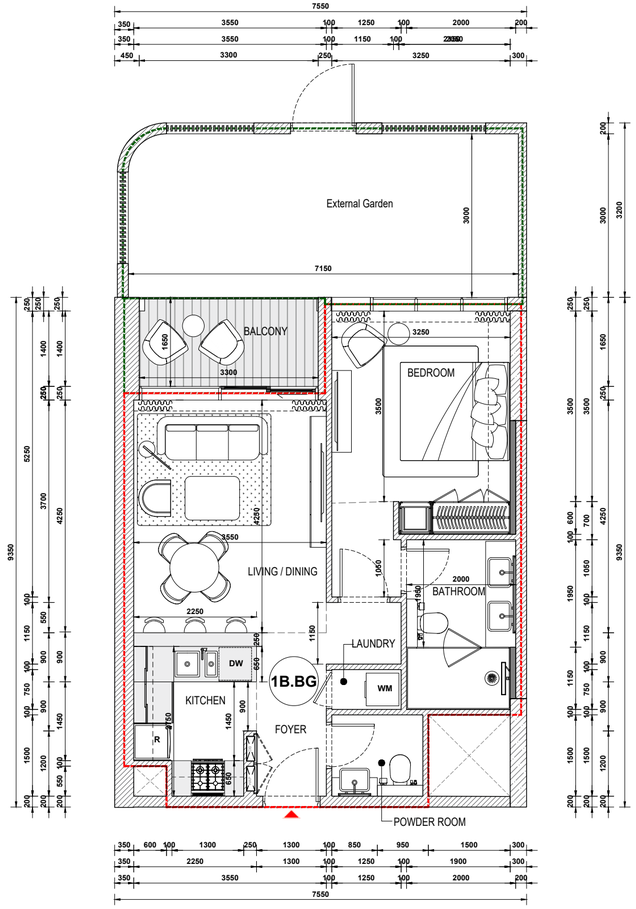
1BEDROOM TYPE AG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	56.98	613.33
BALCONY		
PRIVATE GARDEN	23.23	250.05
TOTAL AREA	80.21	863.37



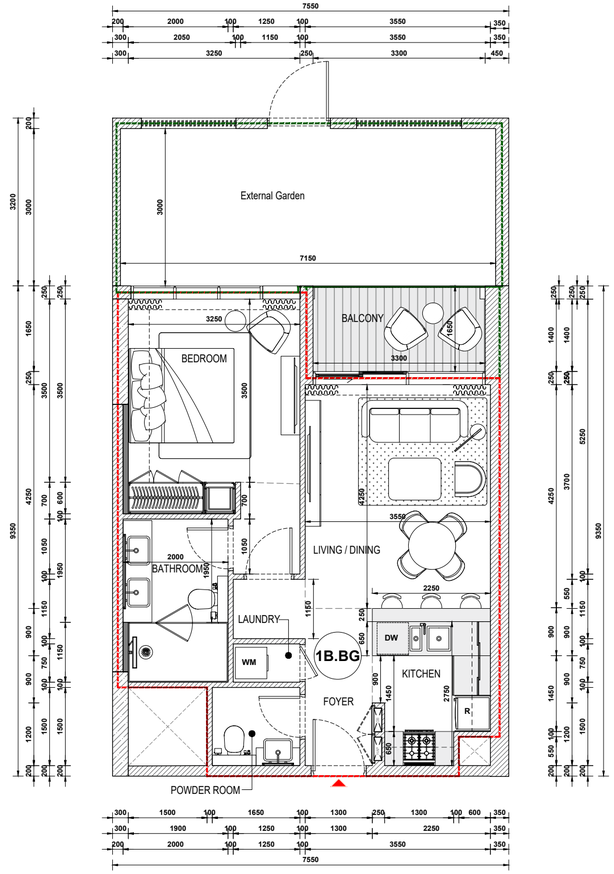
1BEDROOM TYPE B (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.59	619.89
BALCONY	6.41	69.00
PRIVATE GARDEN		
TOTAL AREA	64.00	688.89

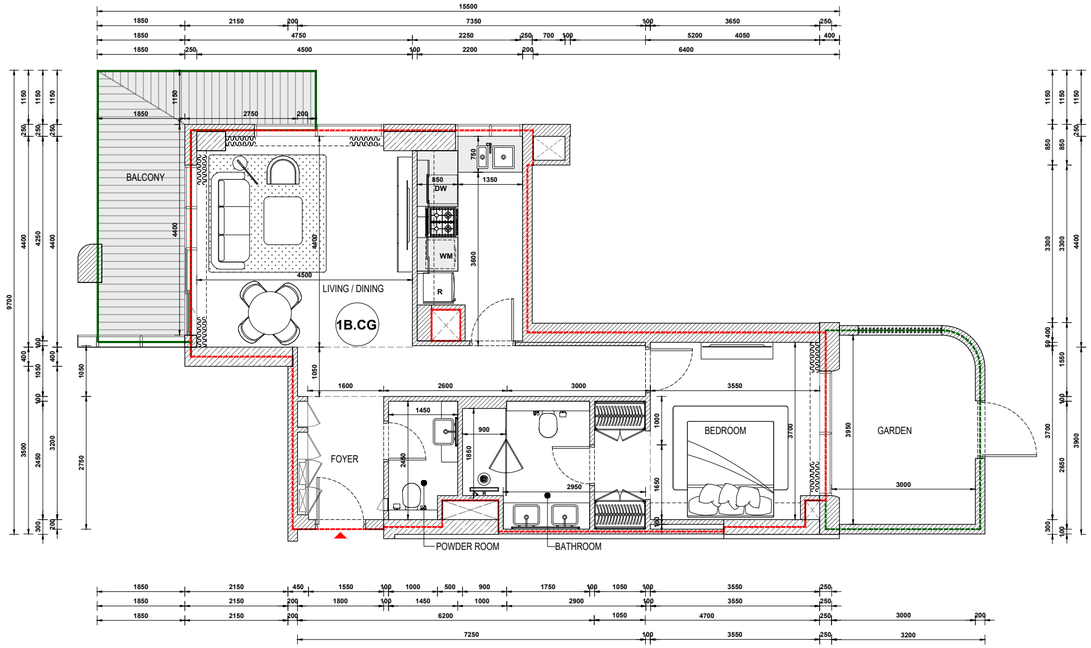


1BEDROOM TYPE B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.59	619.89
BALCONY	6.41	69.00
PRIVATE GARDEN		
TOTAL AREA	64.00	688.89



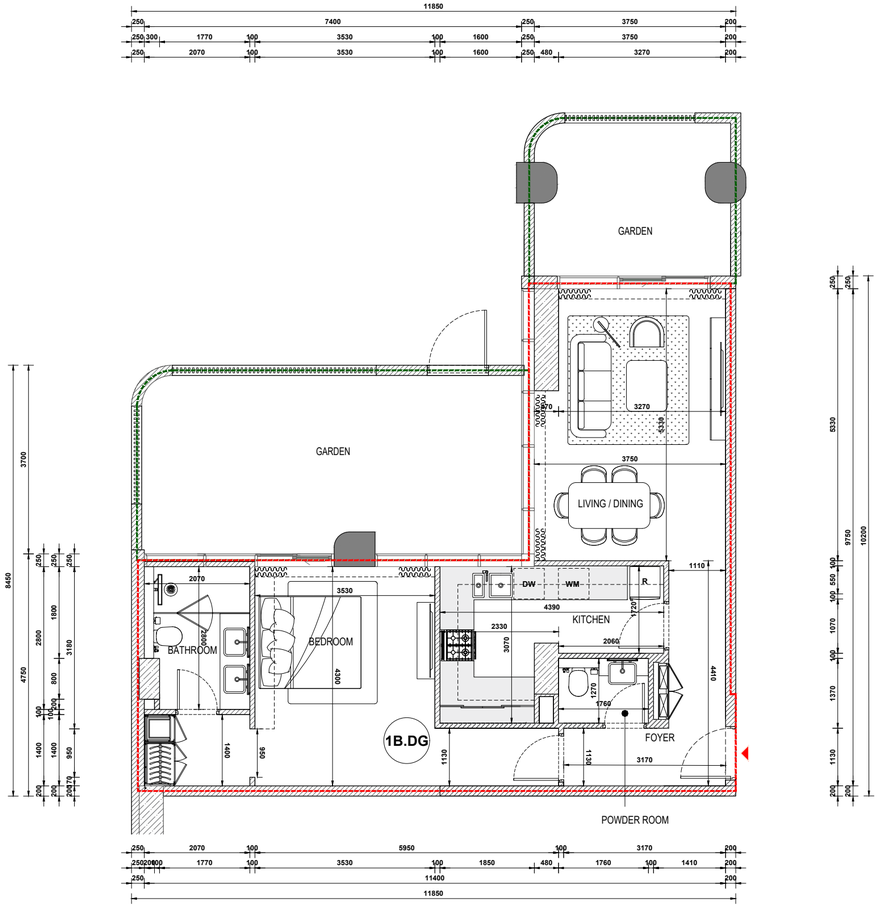
1BEDROOM TYPE BG (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.59	619.89
BALCONY	6.41	69.00
PRIVATE GARDEN	23.25	250.26
TOTAL AREA	87.25	939.15





1BEDROOM TYPE BG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.59	619.89
BALCONY	6.41	69.00
PRIVATE GARDEN	23.25	250.26
TOTAL AREA	87.25	939.15

1BEDROOM TYPE CG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	75.23	809.77
BALCONY	14.20	152.85
PRIVATE GARDEN	13.24	142.51
TOTAL AREA	102.67	1105.13



1BEDROOM TYPE DG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	74.28	799.54
BALCONY		
PRIVATE GARDEN	41.55	447.24
TOTAL AREA	115.83	1246.78

2-bedroom residence

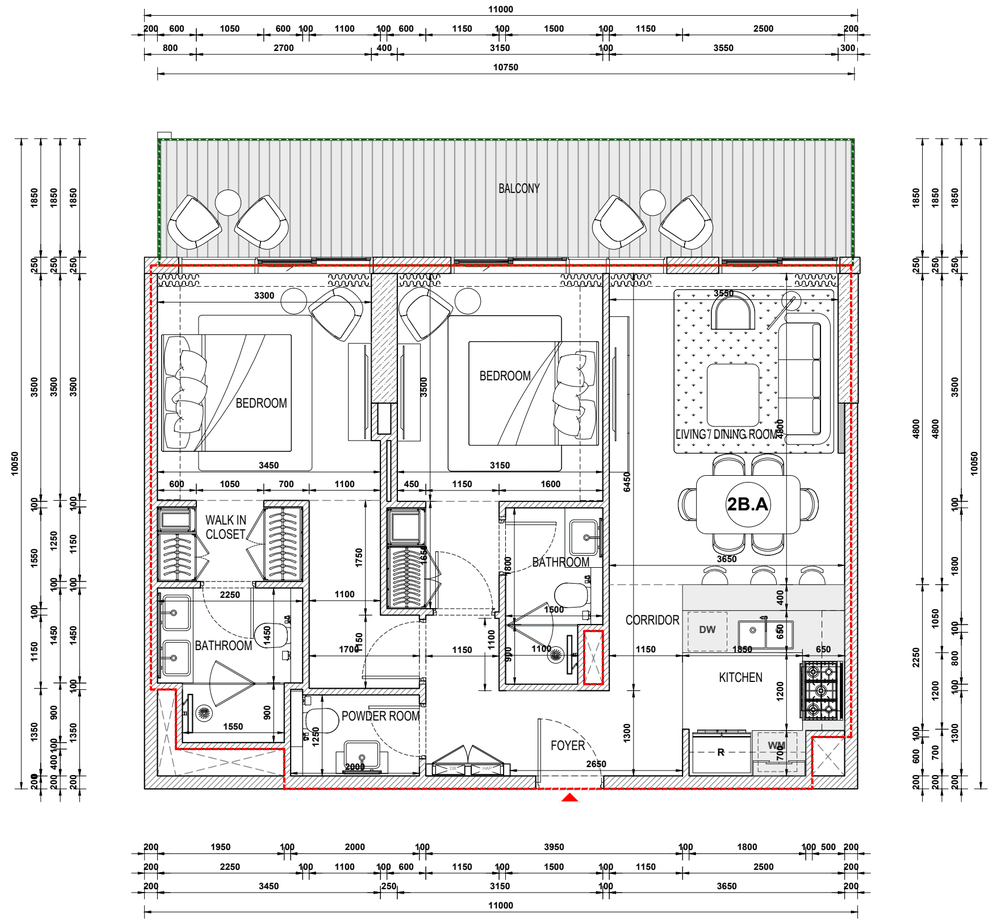
The two-bedroom residences offer a comfortable balance of shared and private space, with flowing living areas and balconies that extend the home outdoors. Selected layouts include open or enclosed kitchens, complemented by built-in storage and a cohesive palette of finishes throughout.

Residence features

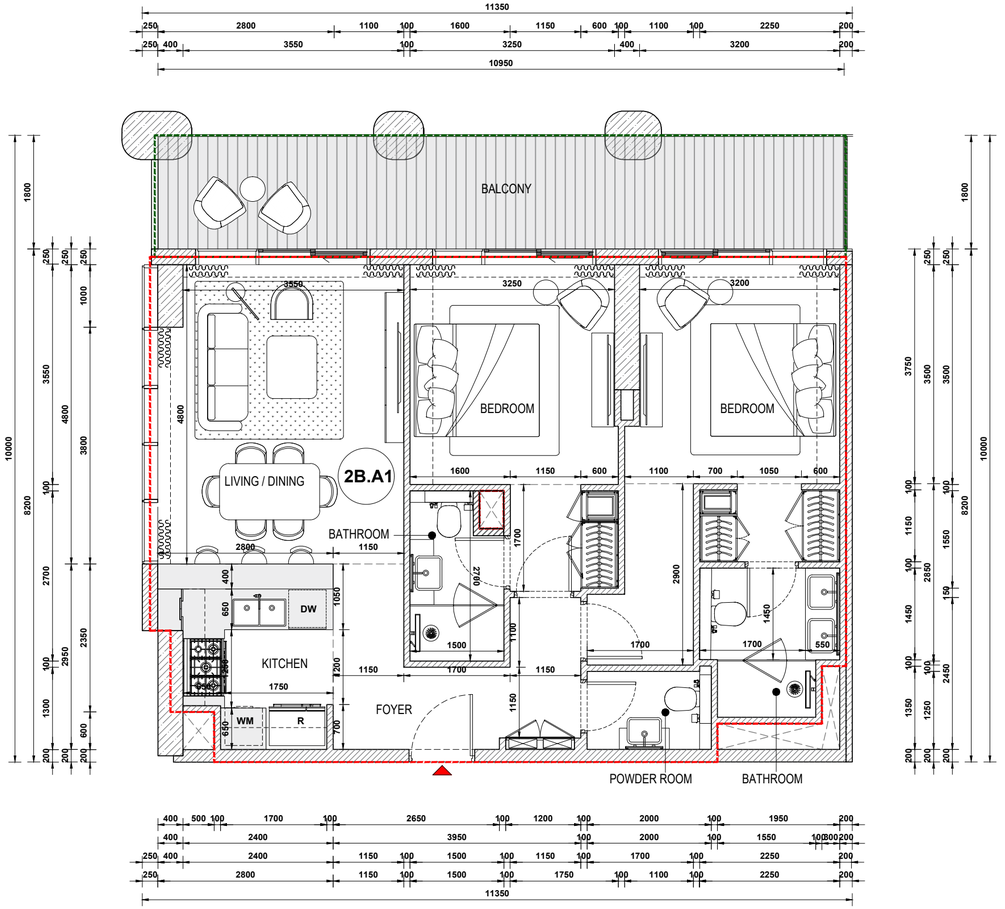
- Private balconies
- Wood-look flooring
- Full-height built-in wardrobes
- Open or enclosed kitchens in selected layouts
- Select kitchen appliances

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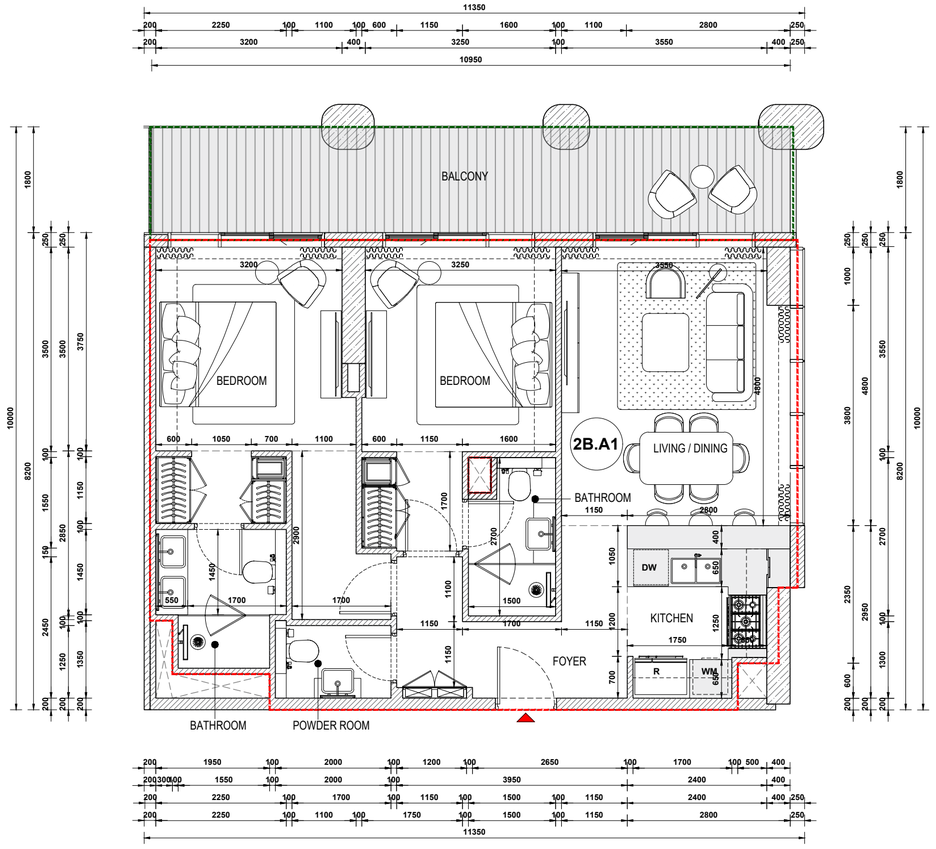
إن التصاميم والمخططات والمواصفات والمواد والتشطيبات والمزايا المبينة في هذه الوثيقة استرشادية فقط. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر تصميم المشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، ورهناً بموافقات ومتطلبات الجهات المختصة.



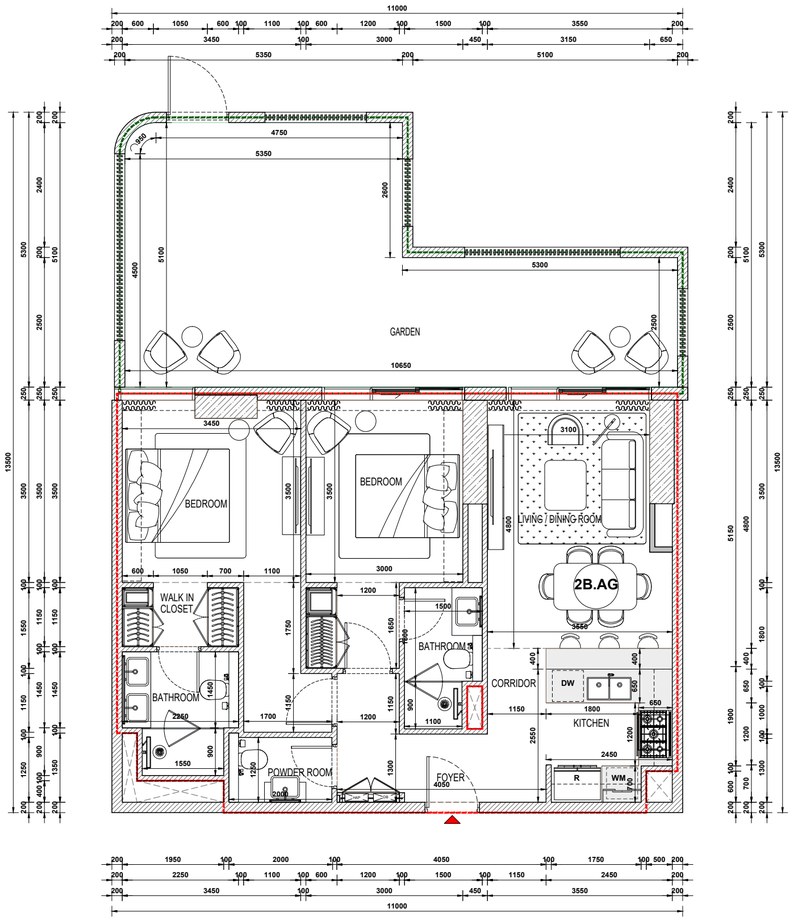
2BEDROOM TYPE A		
Area/ Room Boundary	Area (sq.m.)	Area (sq.ft.)
INTERNAL NSA	84.88	913.64
BALCONY	20.75	223.35
PRIVATE GARDEN		
TOTAL AREA	105.63	1136.99



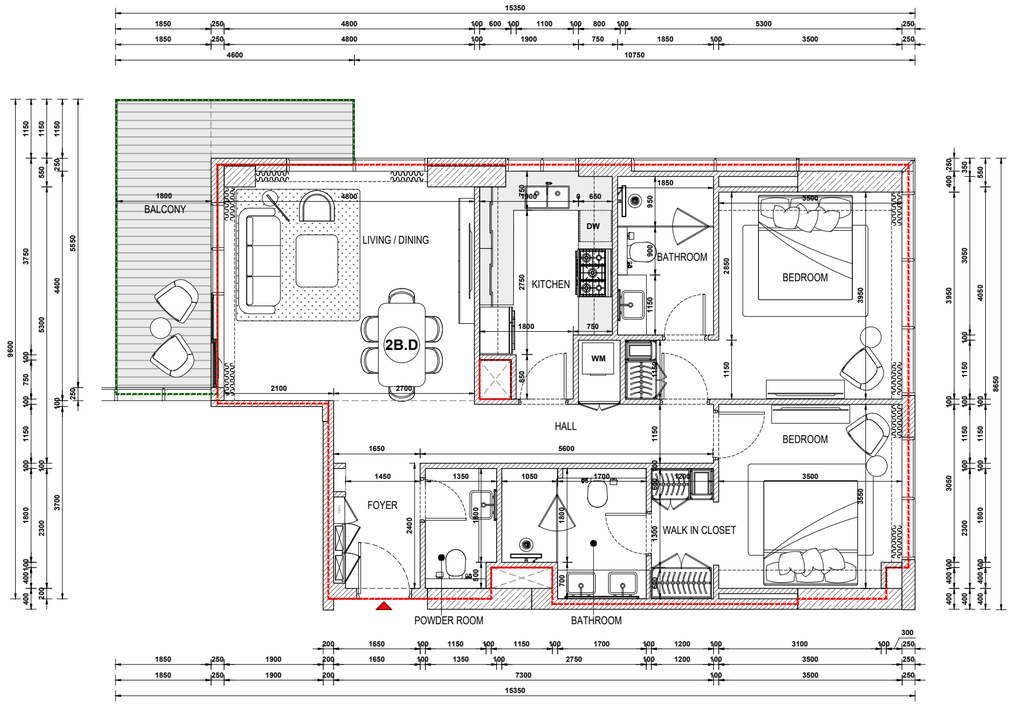
2BEDROOM TYPE A1 (MIRROR)		
Area/ Room Boundary	Area (sq.m.)	Area (sq.ft.)
INTERNAL NSA	86.75	933.77
BALCONY	21.43	230.67
PRIVATE GARDEN		
TOTAL AREA	108.18	1164.44

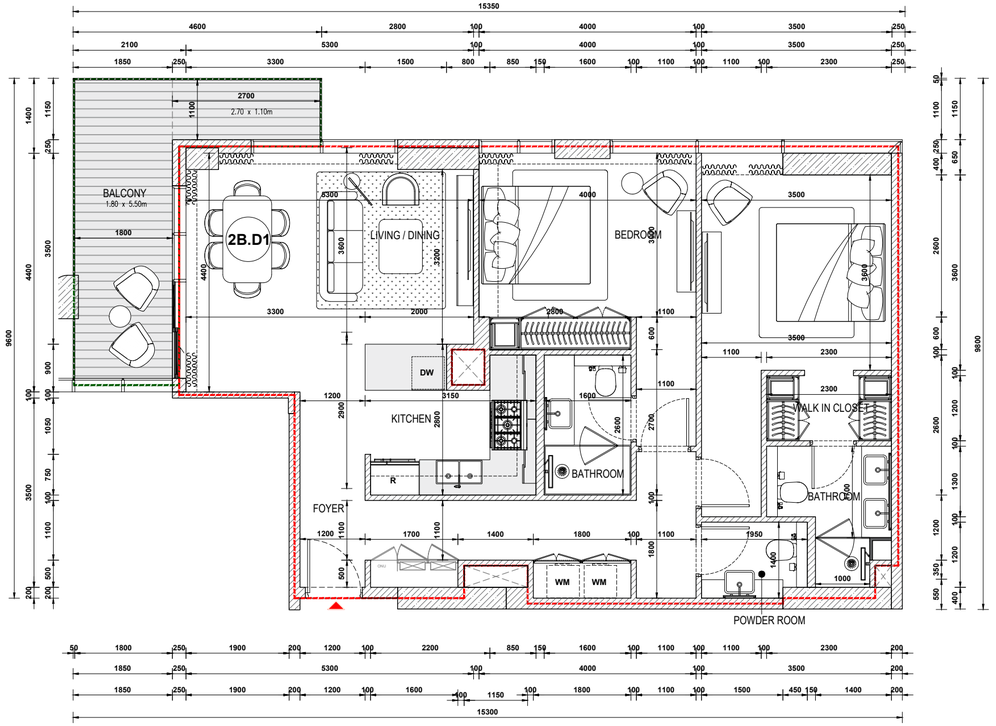


2BEDROOM TYPE A1		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	86.75	933.77
BALCONY	21.43	230.67
PRIVATE GARDEN		
TOTAL AREA	108.18	1164.44



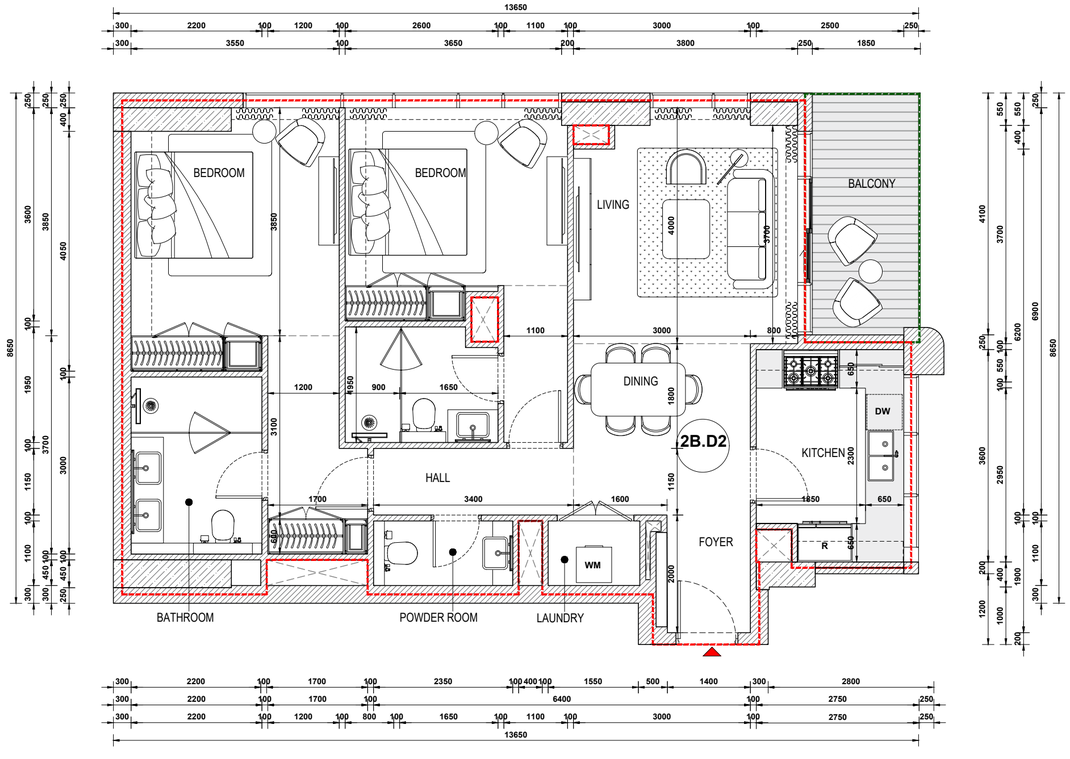
2BEDROOM TYPE AG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	84.89	913.75
BALCONY		
PRIVATE GARDEN	43.87	472.21
TOTAL AREA	128.76	1385.96



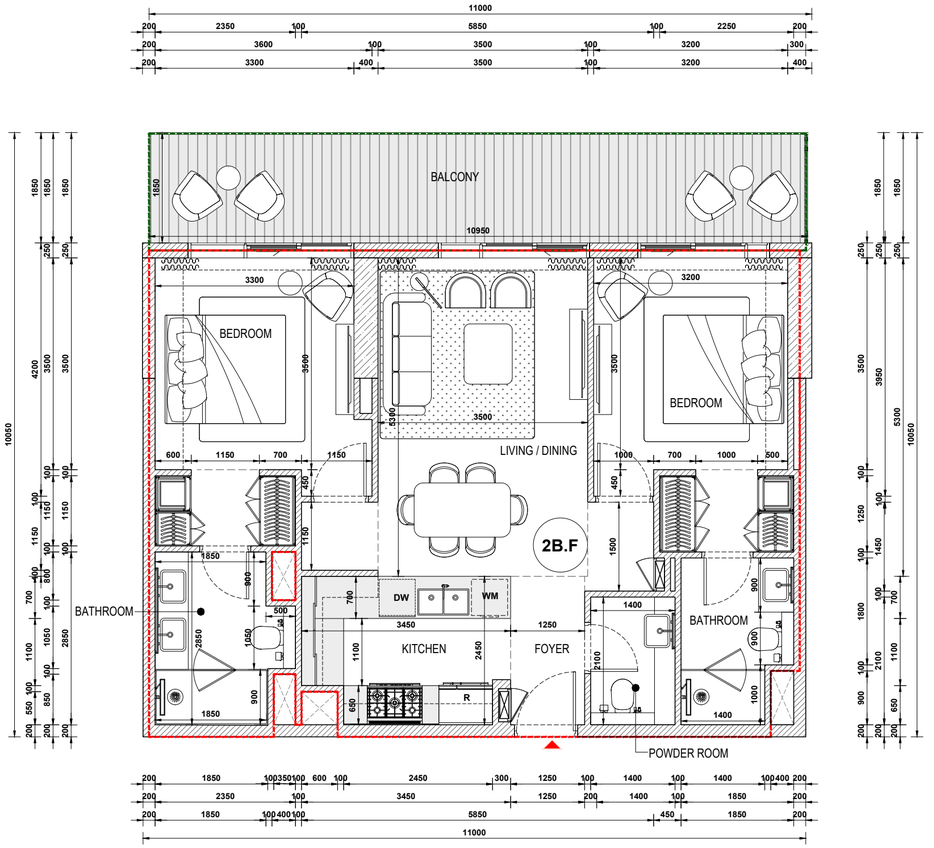


2BEDROOM TYPE D		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	101.40	1091.46
BALCONY	14.18	152.63
PRIVATE GARDEN		
TOTAL AREA	115.58	1244.09

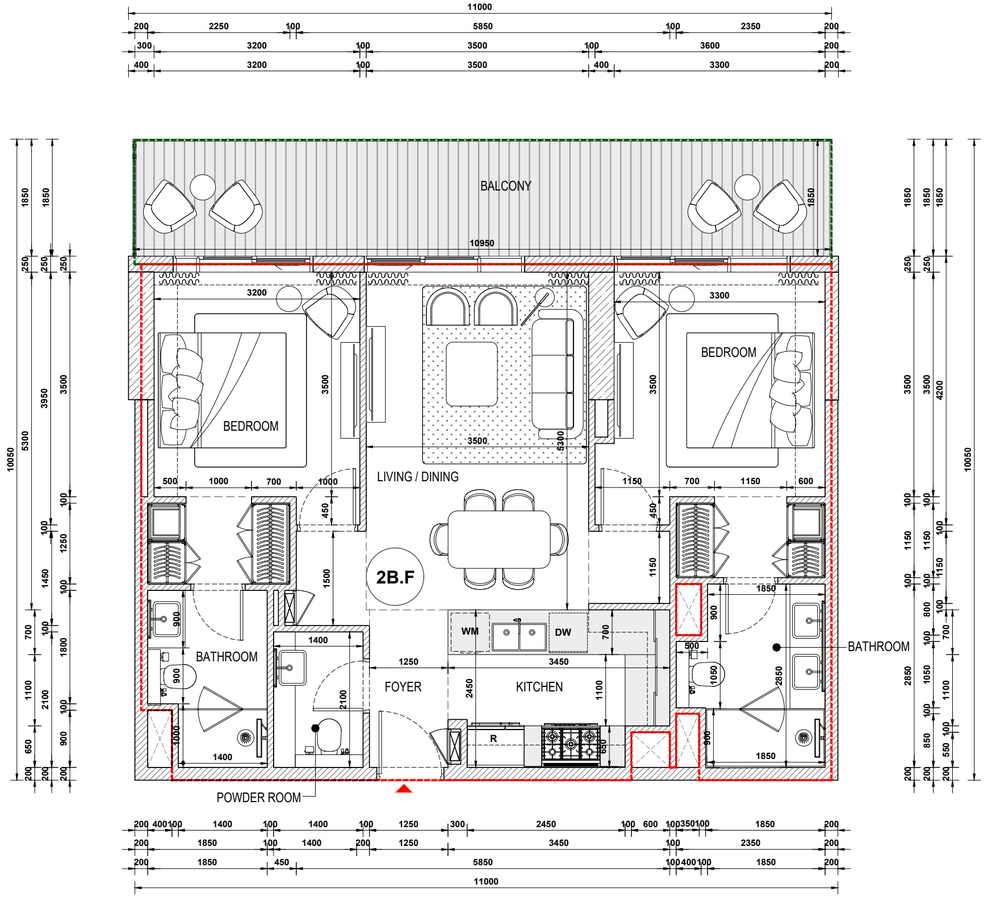
2BEDROOM TYPE D1		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	101.47	1092.21
BALCONY	14.18	152.63
PRIVATE GARDEN		
TOTAL AREA	115.65	1244.85



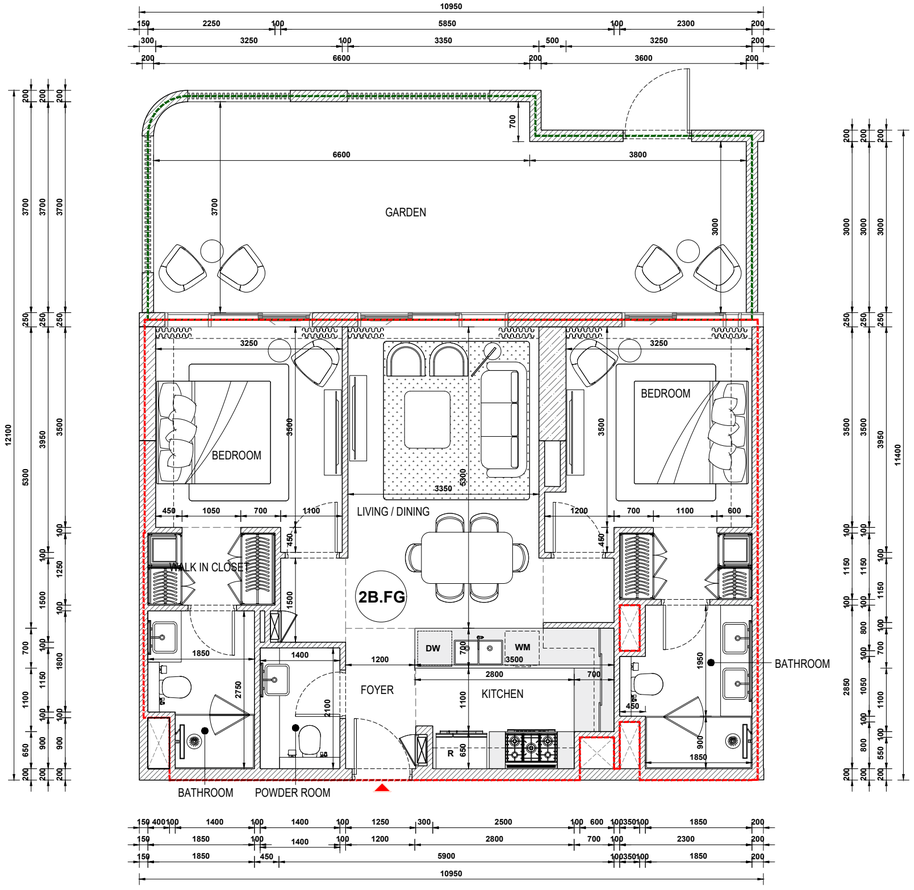
2BEDROOM TYPE D2		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	102.58	1104.16
BALCONY	8.17	87.94
PRIVATE GARDEN		
TOTAL AREA	110.75	1192.10



2BEDROOM TYPE F (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	85.53	920.64
BALCONY	21.16	227.76
PRIVATE GARDEN		
TOTAL AREA	106.69	1148.40



2BEDROOM TYPE F		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	85.53	920.64
BALCONY	21.16	227.76
PRIVATE GARDEN		
TOTAL AREA	106.69	1148.40



2BEDROOM TYPE FG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	85.37	918.91
BALCONY		
PRIVATE GARDEN	38.84	418.07
TOTAL AREA	124.21	1336.98

3-bedroom residence

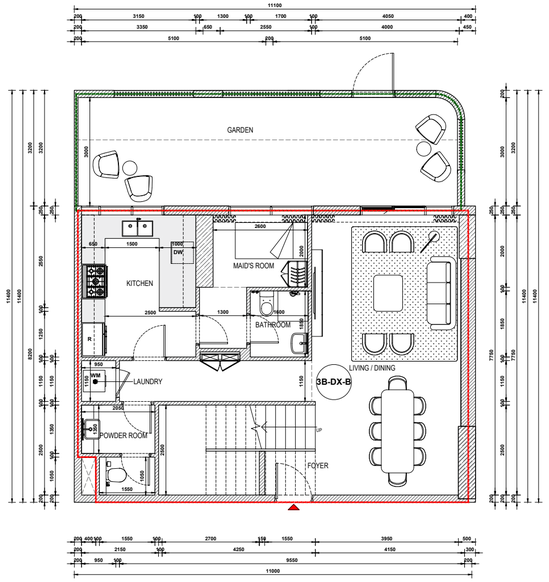
Made for family life, the three-bedroom residences feature well-proportioned living areas, private balconies and interiors that feel bright and composed. Selected layouts include maid s rooms and multi-sided glazing, with integrated storage and thoughtfully finished kitchens completing the home.

Residence features

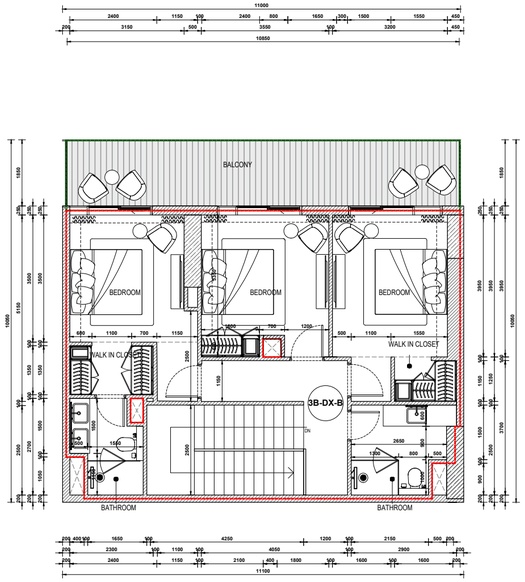
- Private balconies
- Maid’s room in selected layouts
- Full-height built-in wardrobes
- Fitted kitchen cabinetry
- Select kitchen appliances

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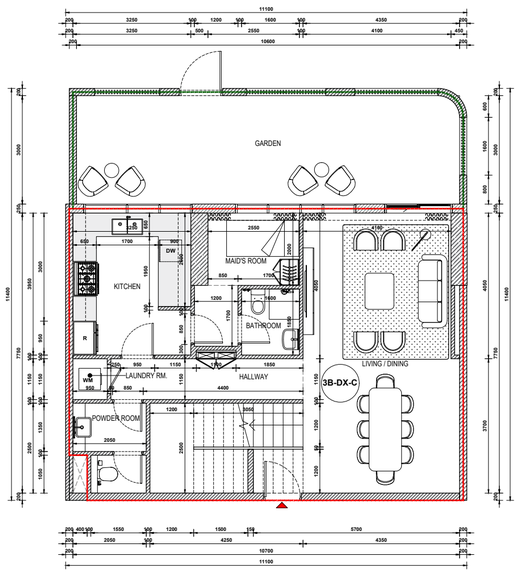


GROUND LEVEL

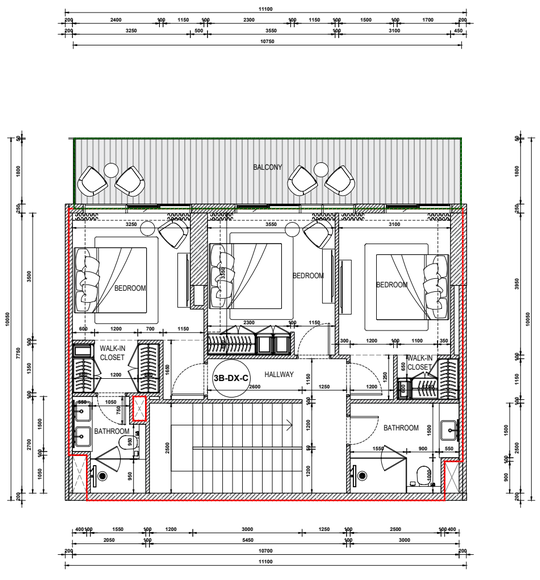


LEVEL 01

3BEDROOM TYPE DX-B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	171.82	1849.45
BALCONY	21.14	227.55
PRIVATE GARDEN	34.24	368.56
TOTAL AREA	227.20	2445.56



GROUND LEVEL

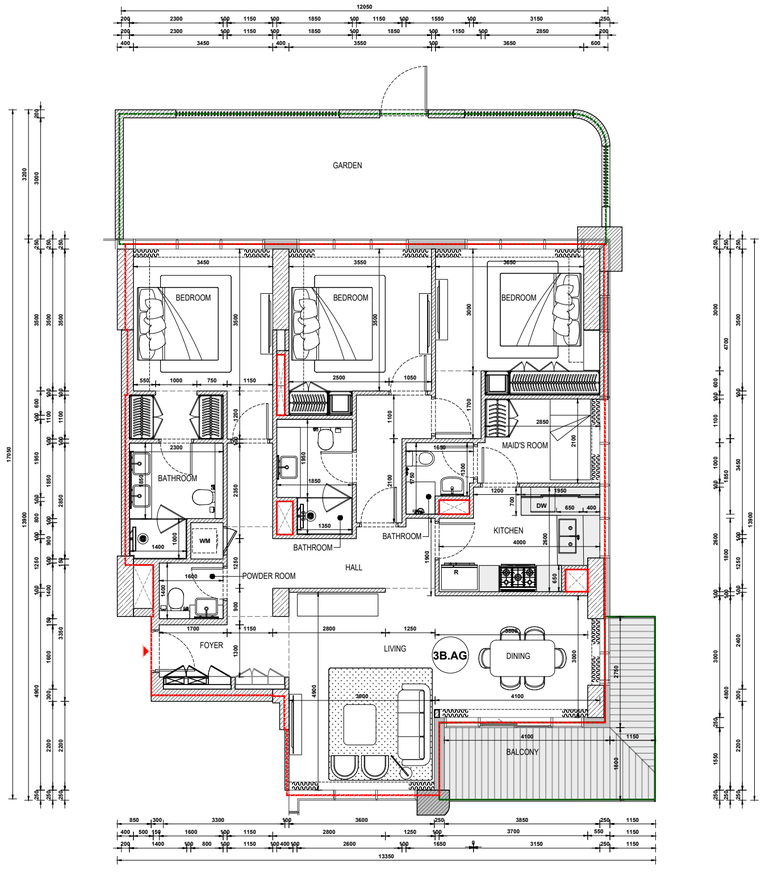


LEVEL 01

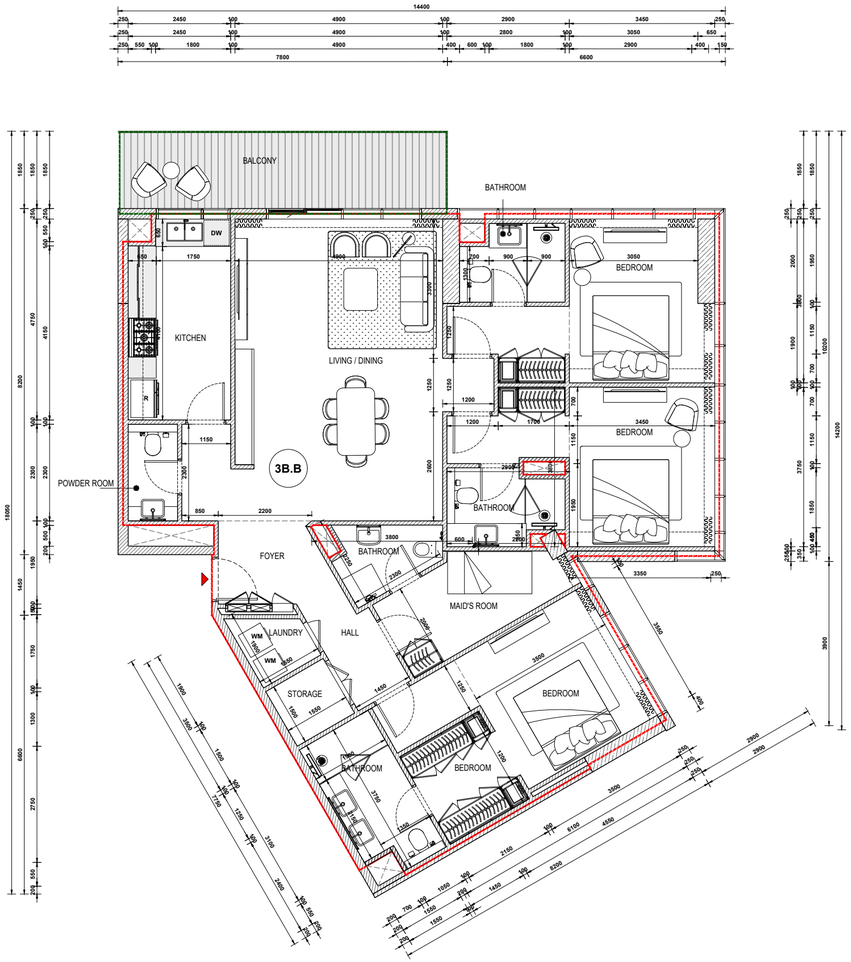
3BEDROOM TYPE DX-C		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	174.23	1875.39
BALCONY	20.77	223.57
PRIVATE GARDEN	34.72	373.72
TOTAL AREA	229.72	2472.68



3BEDROOM TYPE A		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	141.37	1521.69
BALCONY	13.45	144.77
PRIVATE GARDEN		
TOTAL AREA	154.82	1666.47



3BEDROOM TYPE AG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	141.37	1521.69
BALCONY	13.45	144.77
PRIVATE GARDEN	38.72	416.78
TOTAL AREA	193.54	2083.25



3BEDROOM TYPE B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	165.86	1785.30
BALCONY	15.03	161.78
PRIVATE GARDEN		
TOTAL AREA	180.89	1947.08

4-bedroom residence

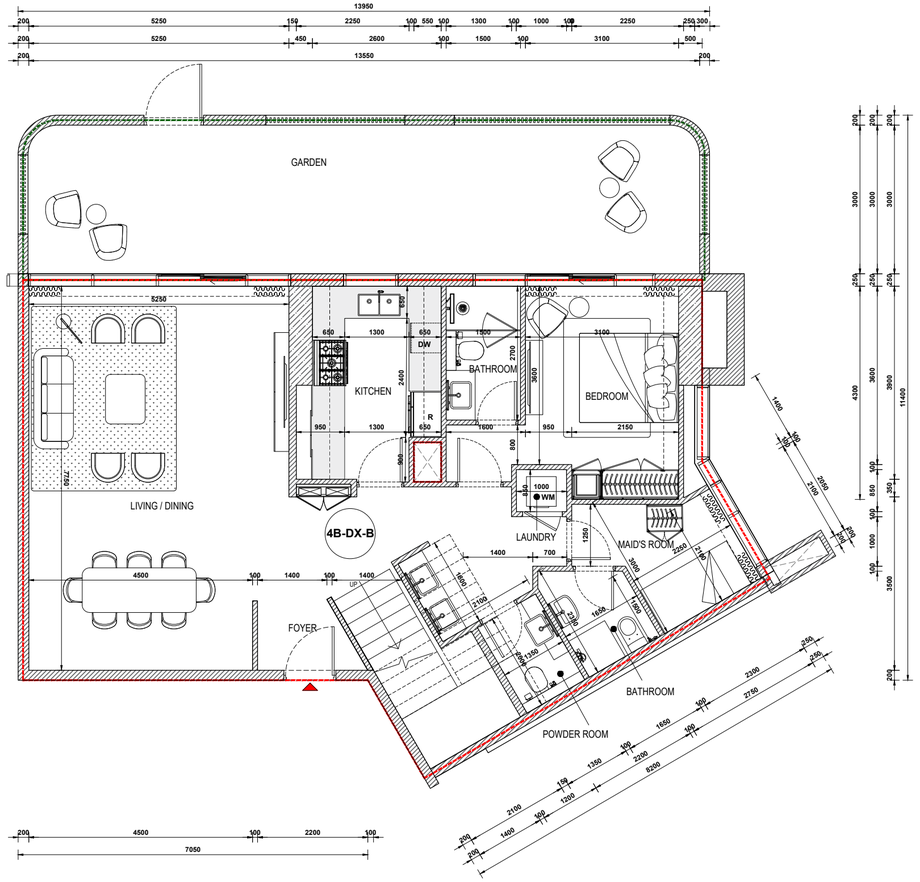
The four-bedroom residences offer a more expansive way of living, with flowing interiors, private balconies and carefully planned spaces for everyday family life. Maid's rooms, multi-sided glazing in selected layouts and built-in storage add further practicality, while the finishes maintain a cohesive coastal character.

Residence features

- Private balconies
- Maid's room
- Full-height built-in wardrobes
- Fitted kitchen cabinetry
- Select kitchen appliances

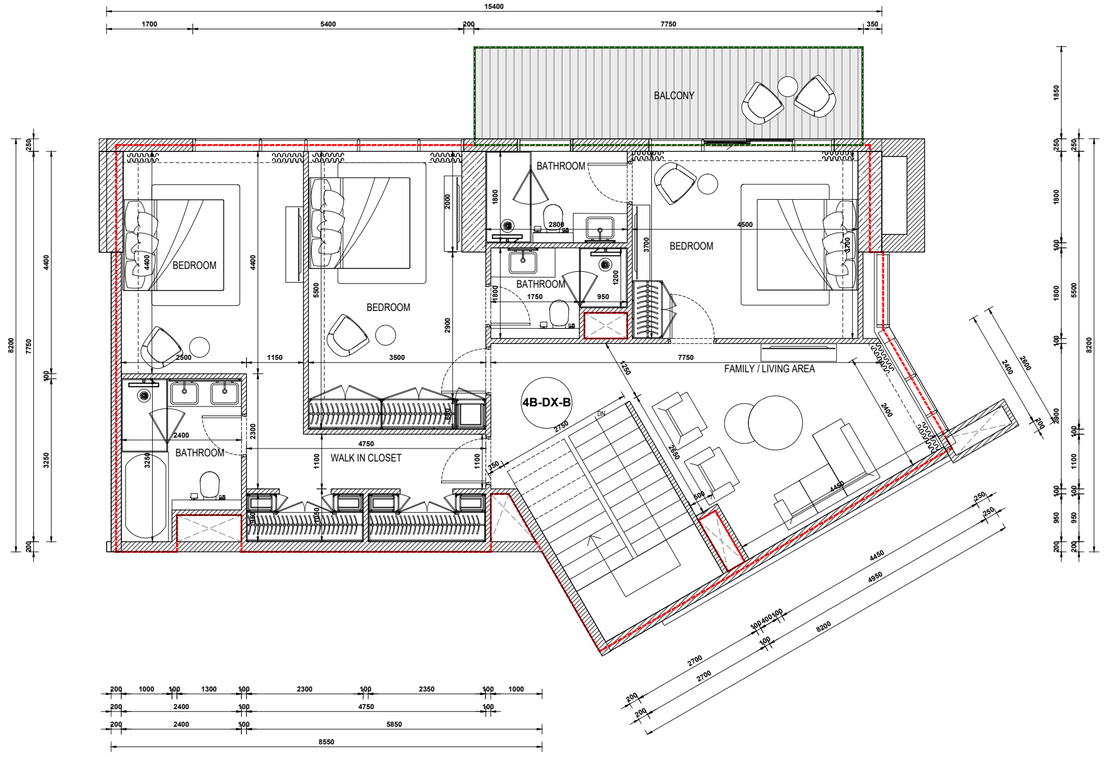
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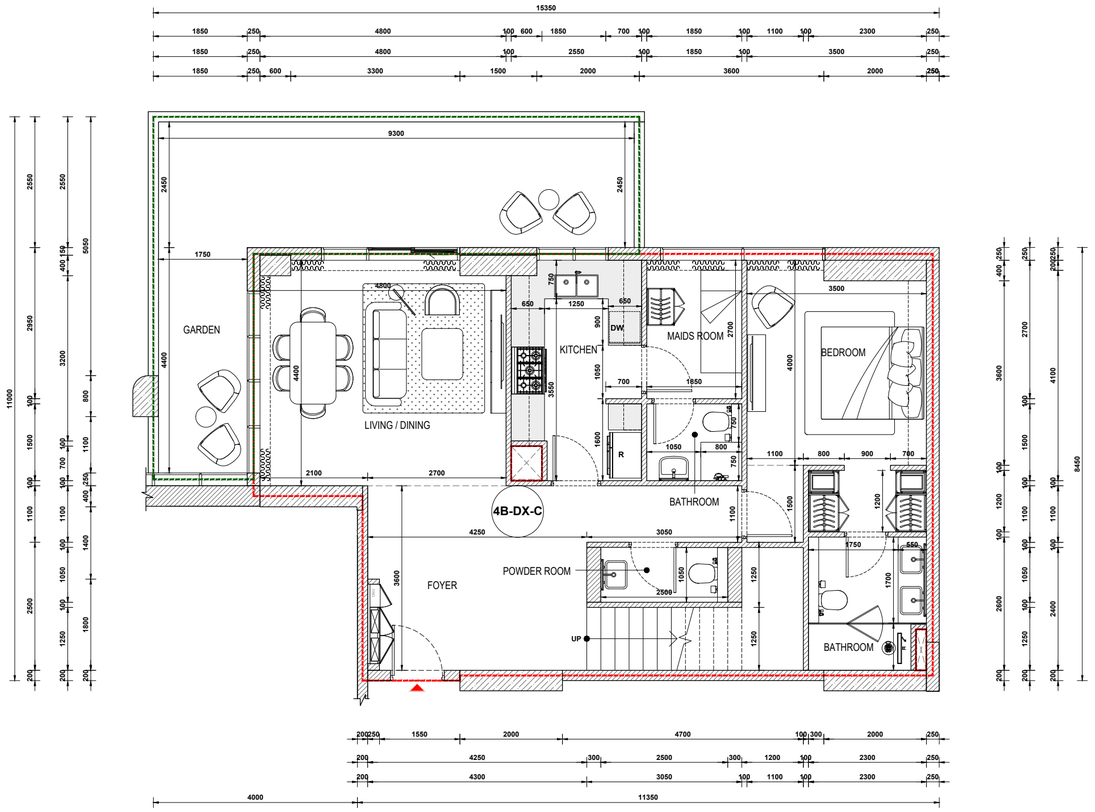
GROUND LEVEL

4BEDROOM TYPE DX-B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	240.50	2588.72
BALCONY	14.94	160.81
PRIVATE GARDEN	44.13	475.01
TOTAL AREA	299.57	3224.54



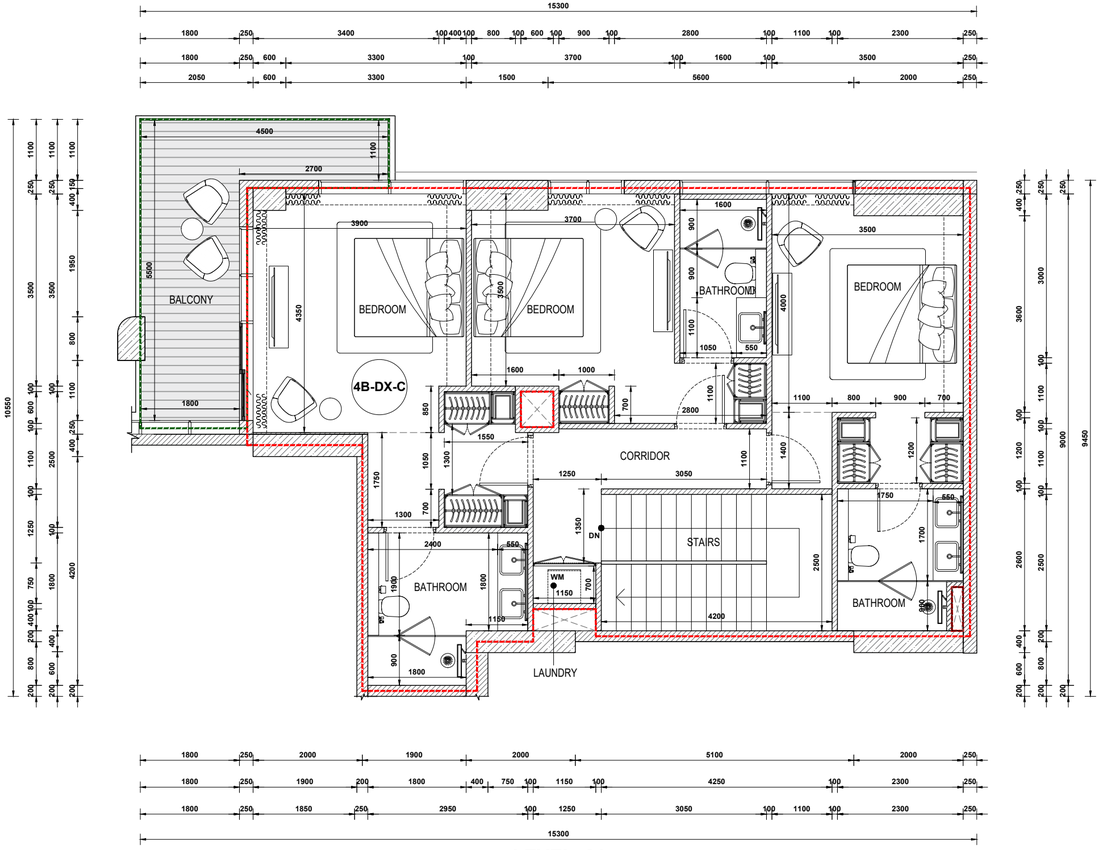
LEVEL 01

4BEDROOM TYPE DX-B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	240.50	2588.72
BALCONY	14.94	160.81
PRIVATE GARDEN	44.13	475.01
TOTAL AREA	299.57	3224.54



GROUND LEVEL

4BEDROOM TYPE DX-C		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	203.82	2193.90
BALCONY	14.33	154.25
PRIVATE GARDEN	33.96	365.54
TOTAL AREA	252.11	2713.69



LEVEL 01

4BEDROOM TYPE DX-C		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	203.82	2193.90
BALCONY	14.33	154.25
PRIVATE GARDEN	33.96	365.54
TOTAL AREA	252.11	2713.69

Penthouse residence

The penthouses bring a heightened sense of privacy, with expansive interiors extending to private terraces and pools. Broad glazing draws in natural light, while integrated storage, fitted kitchens and carefully layered finishes create a distinctive home above the waterfront.

Residence features

- Private pool
- Private terrace
- Private balconies
- Full-height built-in wardrobes
- Select kitchen appliances

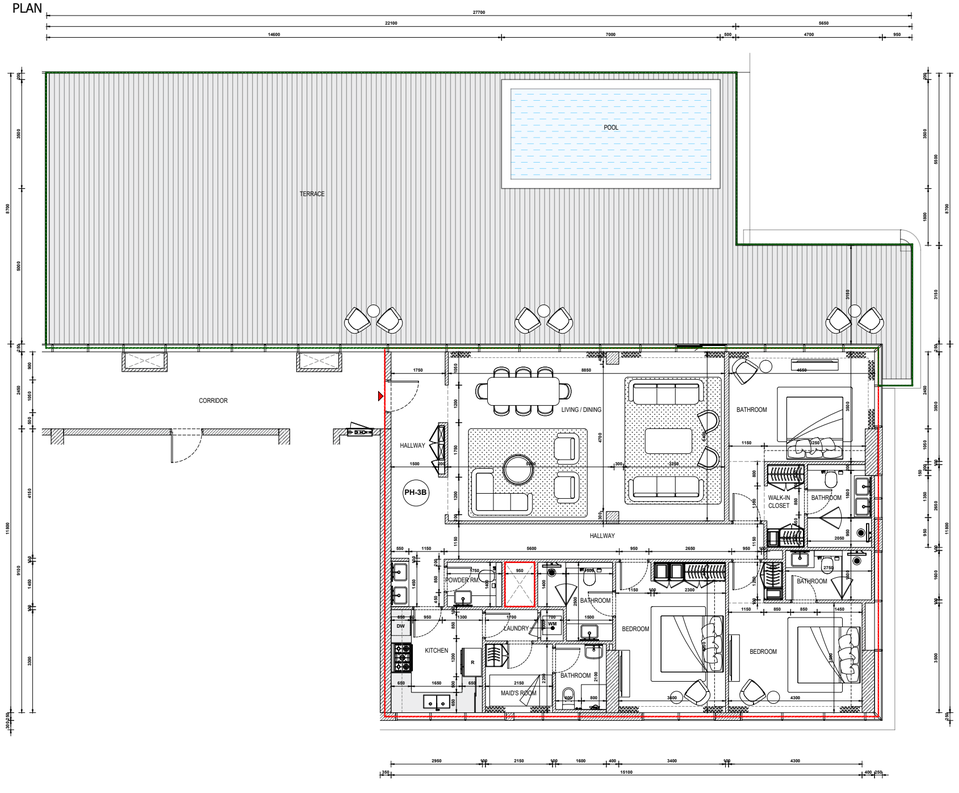
Level 3 - Pool & Leisure Decks

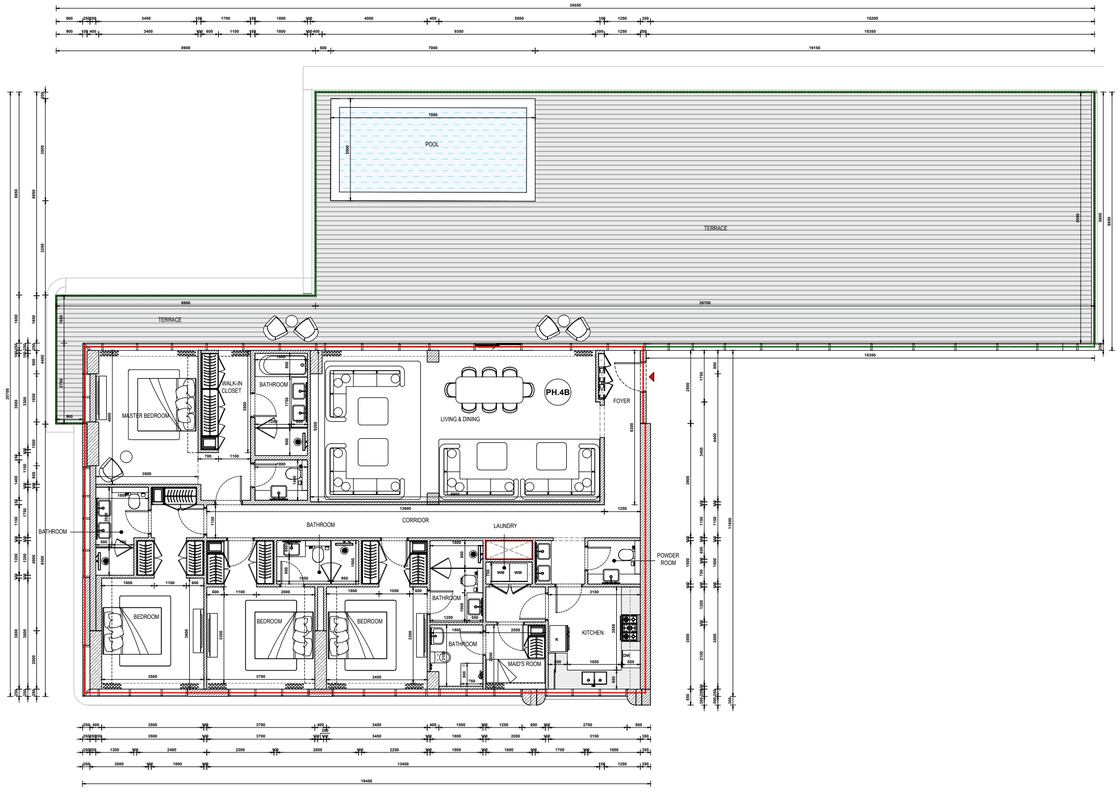
- Quiet lap pool and family pool
- Outdoor play areas
- Teen recreation
- Gyms
- Shuffleboard court and table tennis
- Restrooms, lockers and showers

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PLAN





PENTHOUSE TYPE 3B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	185.68	1998.64
BALCONY		
PRIVATE GARDEN	215.57	2320.37
TOTAL AREA	401.25	4319.01

PENTHOUSE TYPE 4B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	226.31	2435.98
BALCONY		
PRIVATE GARDEN	250.89	2700.55
TOTAL AREA	477.20	5136.53



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