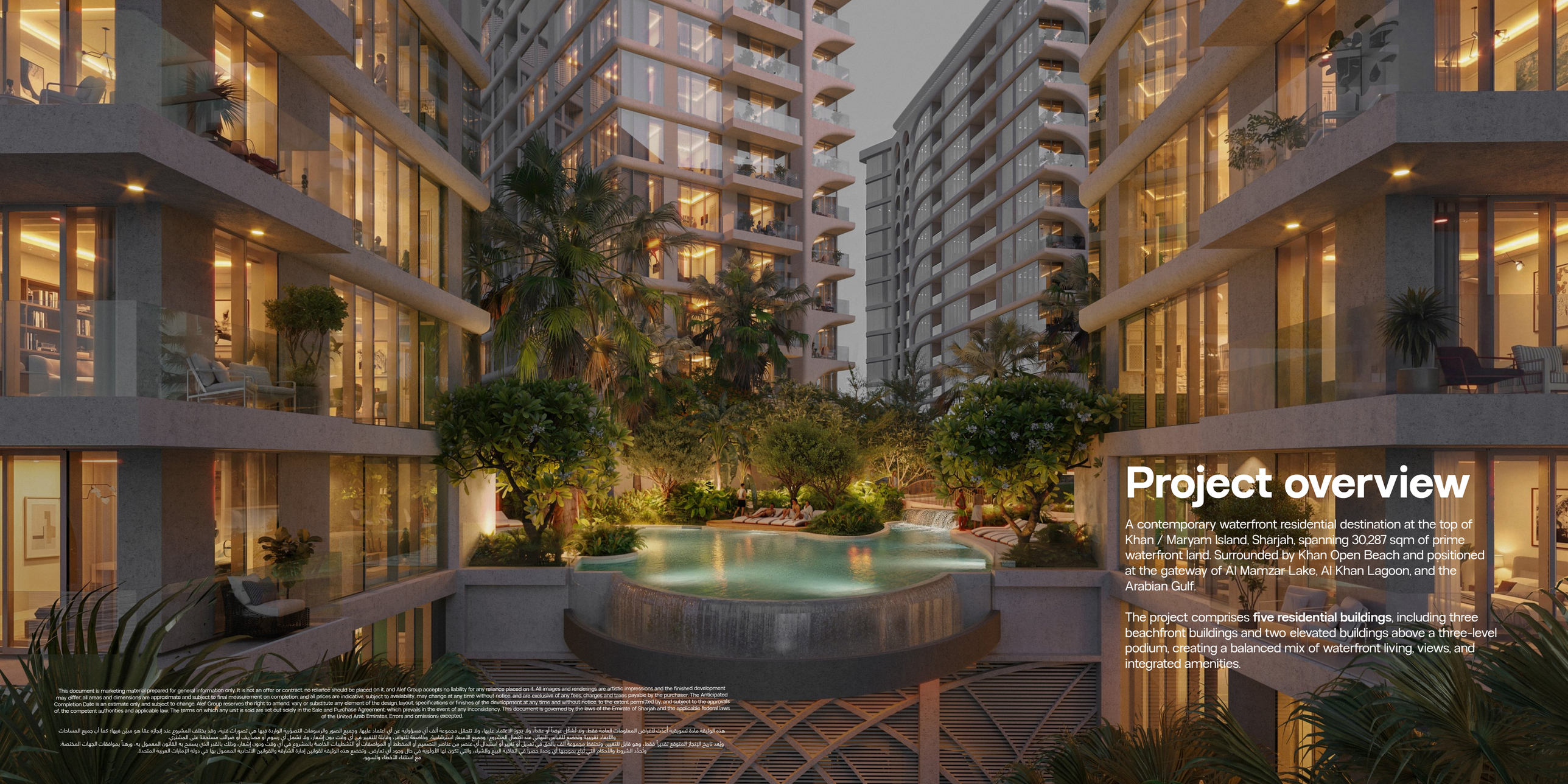
Alef

Floor plan & layout
B4

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

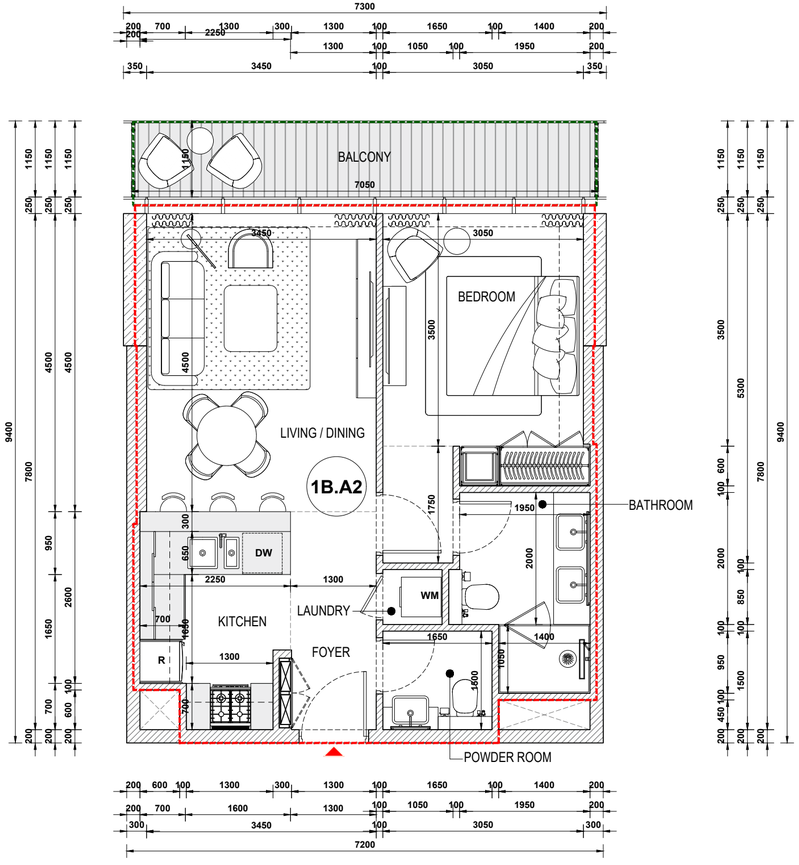
The one-bedroom residences bring together smart planning, natural light and a calm coastal character. Well-proportioned interiors open onto private balconies, while integrated storage, fitted kitchens and carefully chosen finishes create a home that feels polished, practical and easy to live in.

Residence features

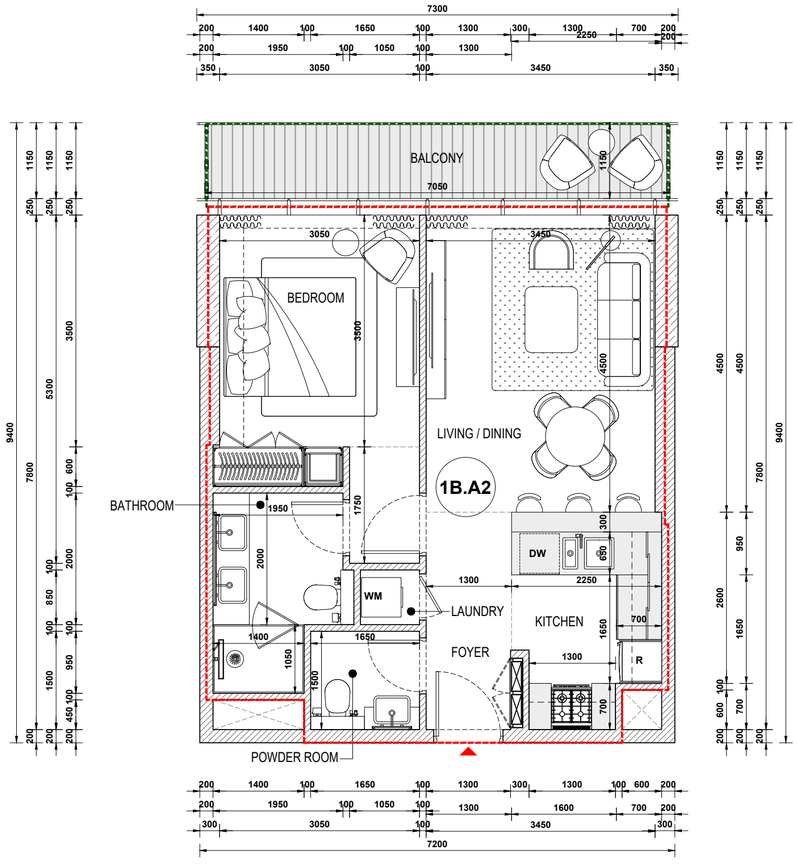
- Private balconies
- Wood-look flooring
- Full-height built-in wardrobes
- Fitted kitchen cabinetry
- Select kitchen appliances

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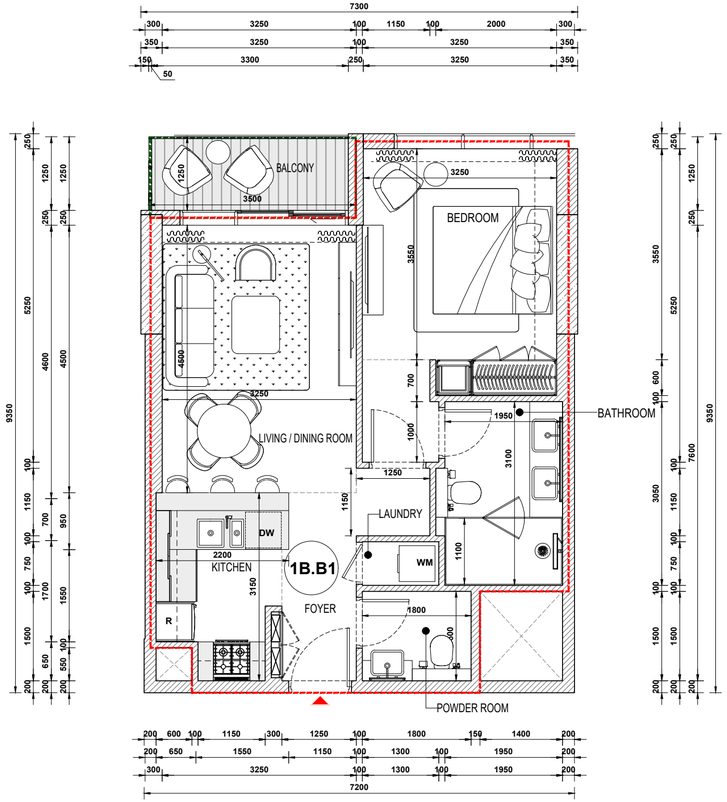
إن التصاميم والمخططات والمواصفات والمواد والتشطيبات والمزايا المبينة في هذه الوثيقة استرشادية فقط. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر تصميم المشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، ورهناً بموافقات ومتطلبات الجهات المختصة



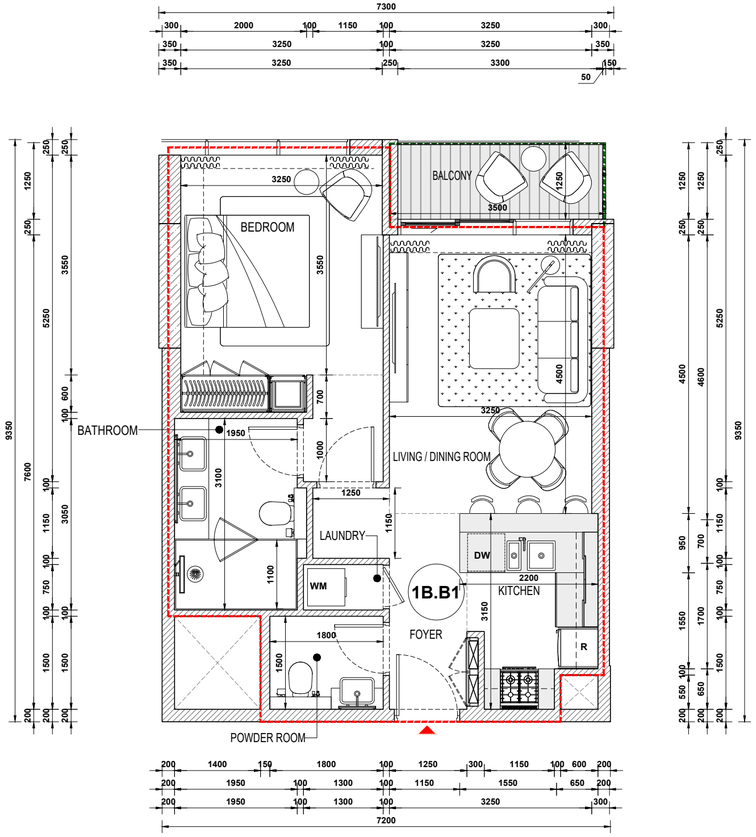
1BEDROOM TYPE B.A2 (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	55.03	592.34
BALCONY	8.82	94.94
PRIVATE GARDEN		
TOTAL AREA	63.85	687.28



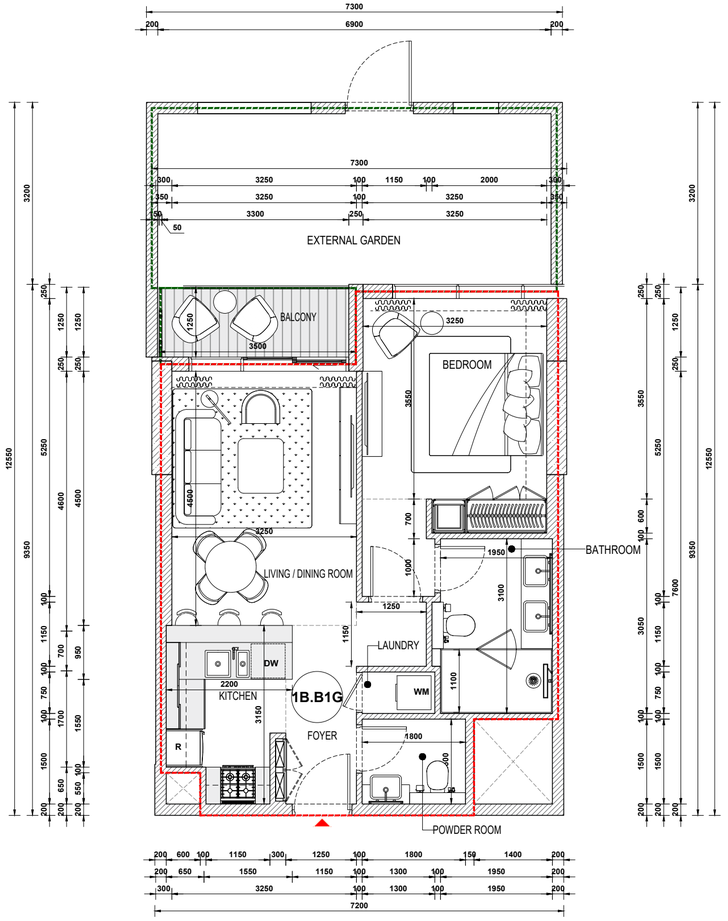
1BEDROOM TYPE B.A2		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	55.03	592.34
BALCONY	8.82	94.94
PRIVATE GARDEN		
TOTAL AREA	63.85	687.28



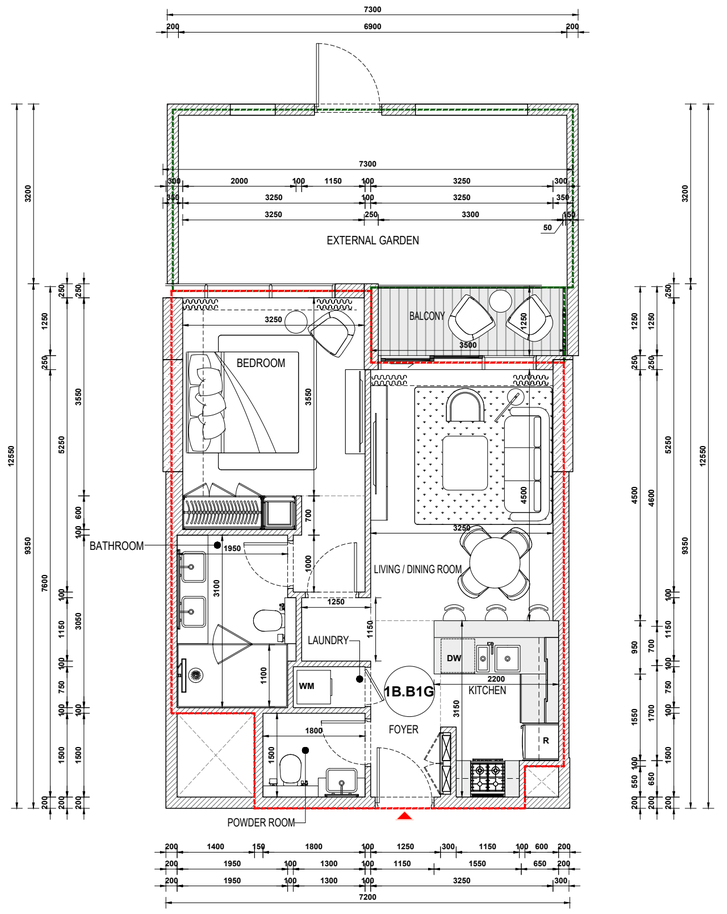
1BEDROOM TYPE B.B1 MIRROR		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.08	614.40
BALCONY	4.61	49.62
PRIVATE GARDEN		
TOTAL AREA	61.69	664.02



1BEDROOM TYPE B.B1		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.08	614.40
BALCONY	4.61	49.62
PRIVATE GARDEN		
TOTAL AREA	61.69	664.02



1BEDROOM TYPE B.B1G (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.08	614.40
BALCONY	4.61	49.62
PRIVATE GARDEN	22.81	245.52
TOTAL AREA	84.50	909.55



1BEDROOM TYPE B.B1G		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	57.08	614.40
BALCONY	4.61	49.62
PRIVATE GARDEN	22.81	245.52
TOTAL AREA	84.50	909.55

2-bedroom residence

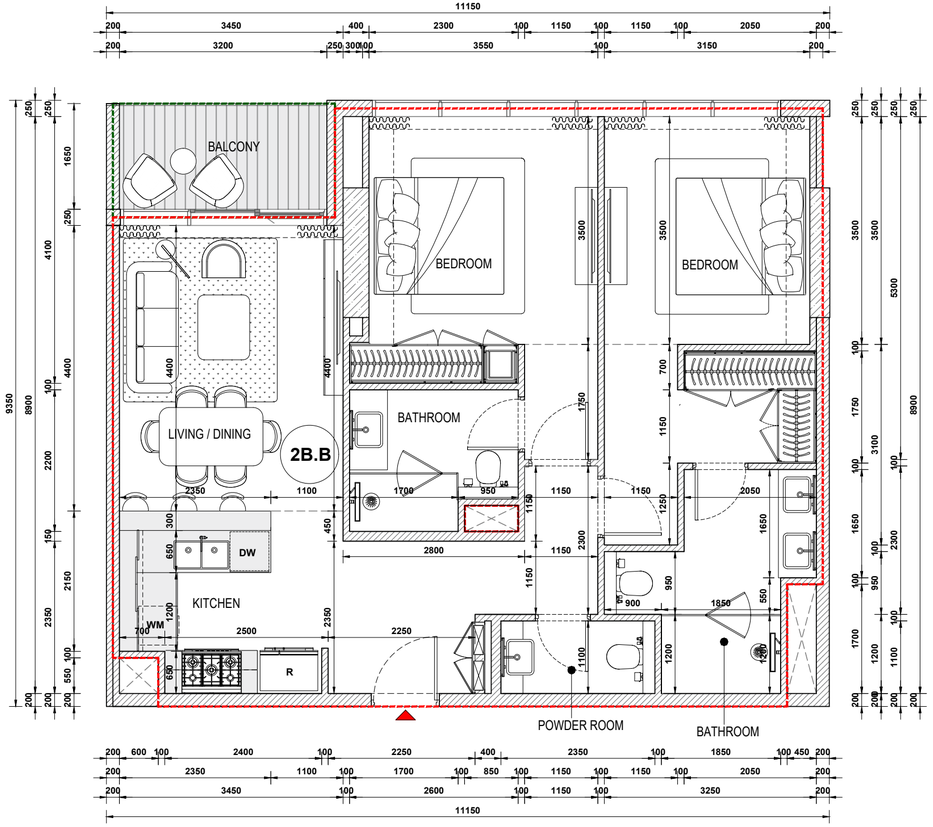
The two-bedroom residences offer a comfortable balance of shared and private space, with flowing living areas and balconies that extend the home outdoors. Selected layouts include open or enclosed kitchens, complemented by built-in storage and a cohesive palette of finishes throughout.

Residence features

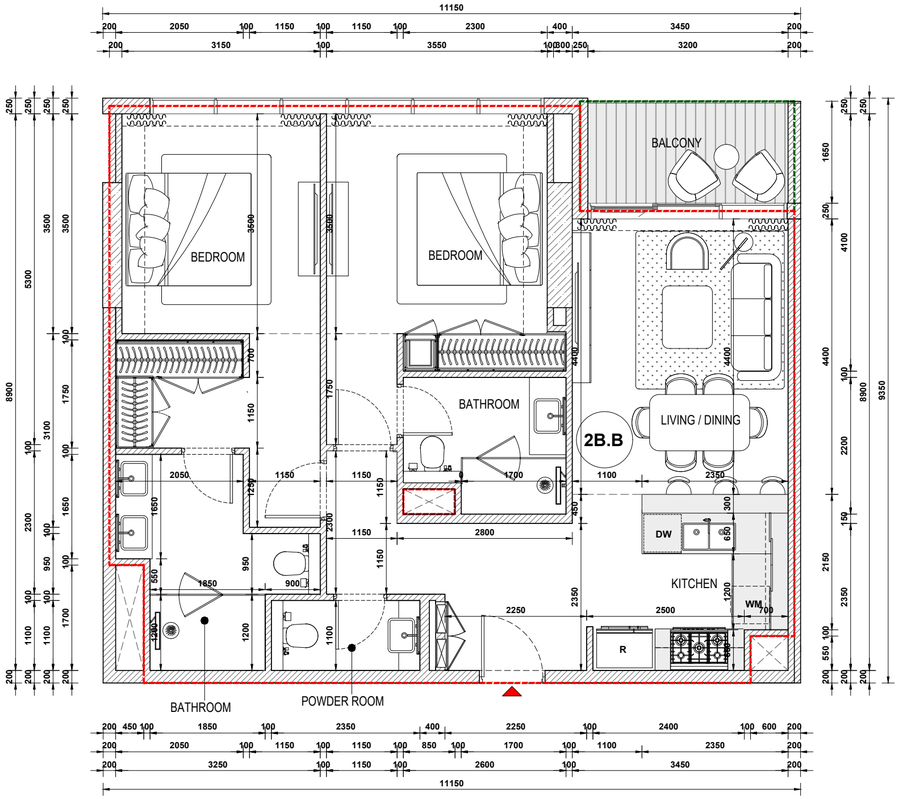
- Private balconies
- Wood-look flooring
- Full-height built-in wardrobes
- Fitted kitchen cabinetry
- Select kitchen appliances

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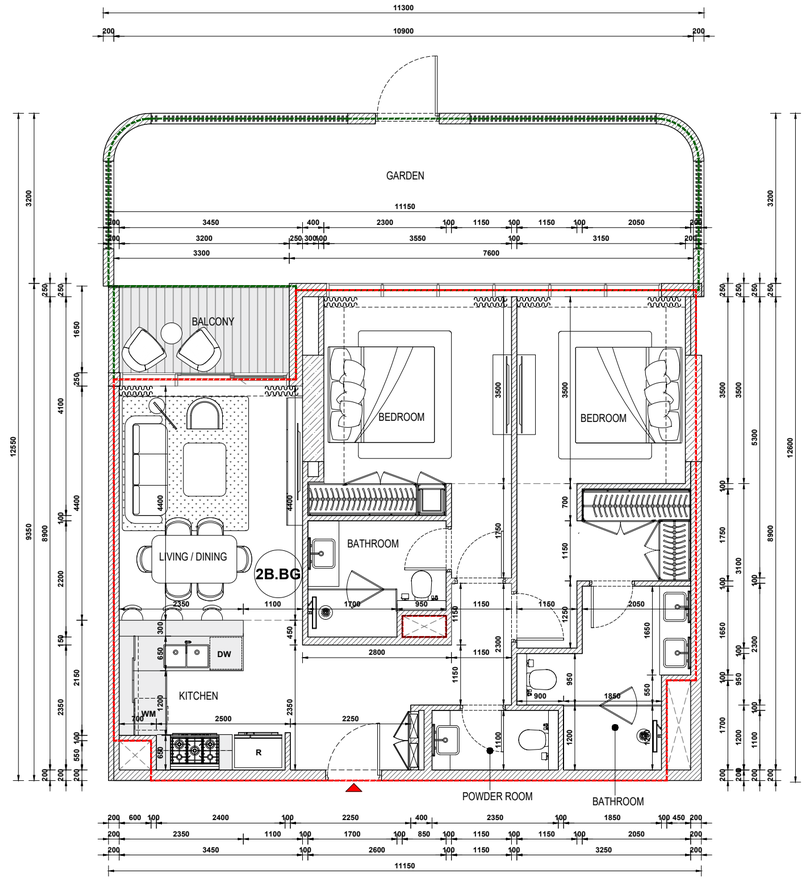
إن التصاميم والمخططات والمواصفات والمواد والتشطيبات والمزايا المبيّنة في هذه الوثيقة استرشادية فقط. وتحتفظ مجموعة ألف بالحق في تعديل أو تغيير أو استبدال أي عنصر من عناصر تصميم المشروع في أي وقت ودون إشعار، وذلك بالقدر الذي يسمح به القانون المعمول به، وبما يتوافق ومتطلبات الجهات المختصة.



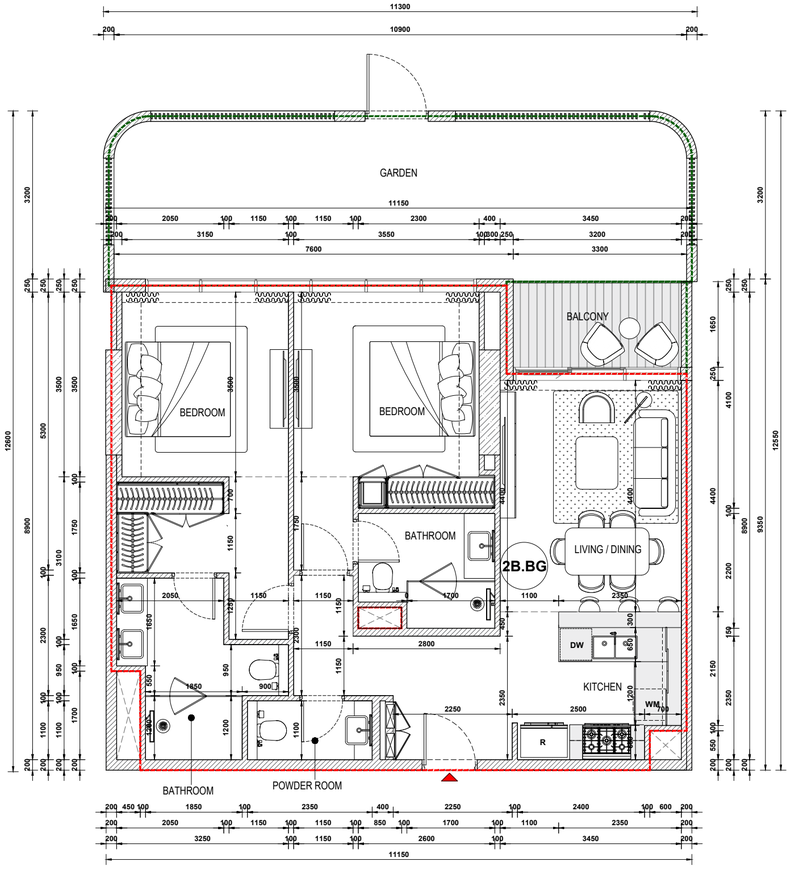
2BEDROOM TYPE B.B (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	93.37	1,005.03
BALCONY	6.01	64.69
PRIVATE GARDEN		
TOTAL AREA	99.38	1,069.72



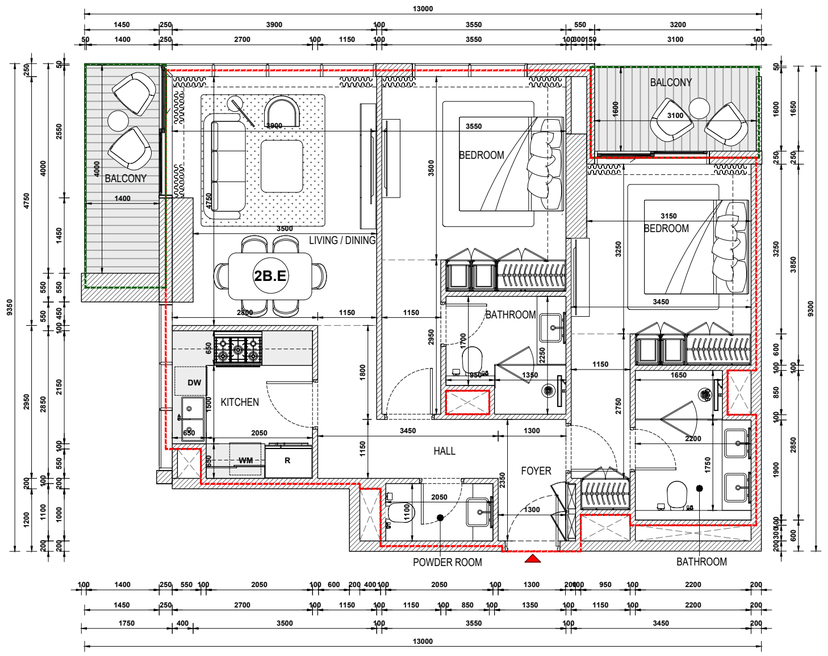
2BEDROOM TYPE B.B		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	93.37	1,005.03
BALCONY	6.01	64.69
PRIVATE GARDEN		
TOTAL AREA	99.38	1,069.72

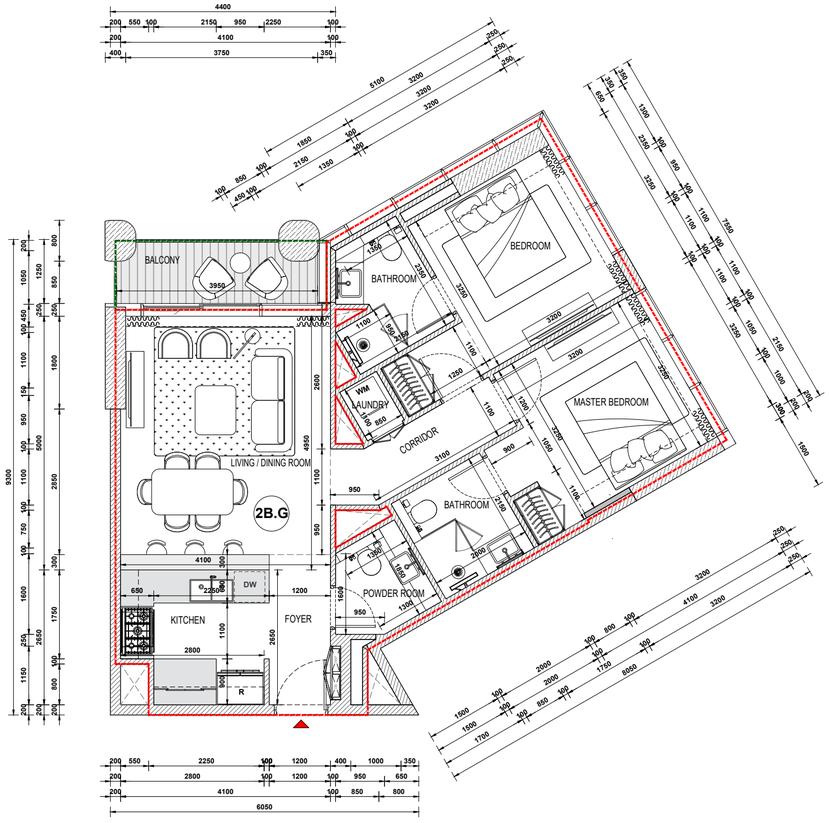


2BEDROOM TYPE B.BG (MIRROR)		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	93.37	1,005.03
BALCONY	6.01	64.69
PRIVATE GARDEN	35.25	379.43
TOTAL AREA	134.63	1,449.14



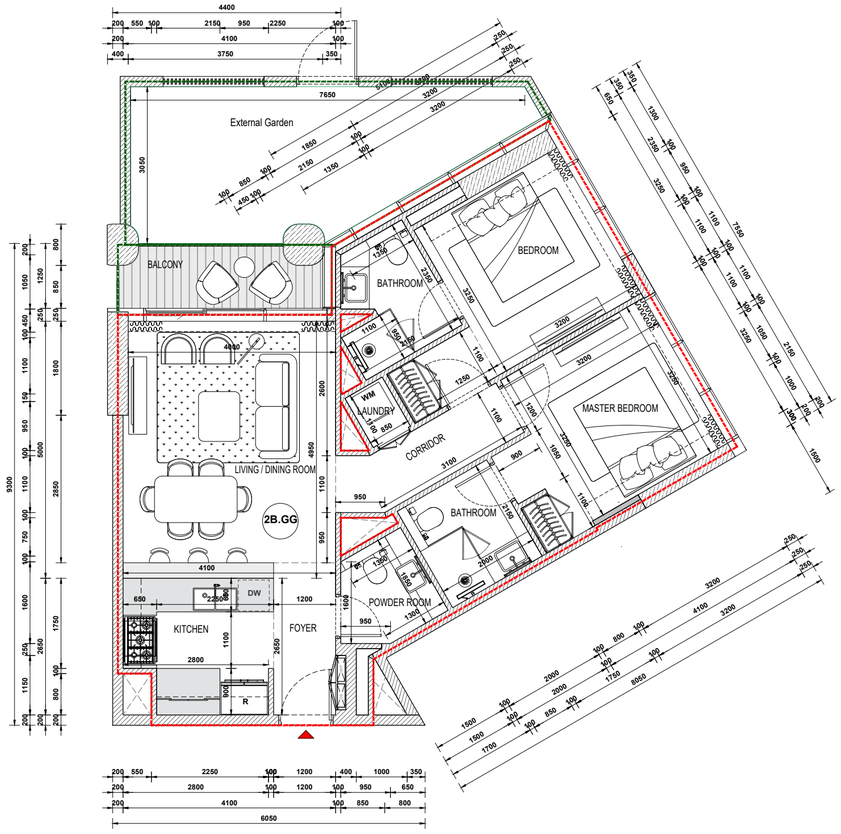
2BEDROOM TYPE B.BG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	93.37	1,005.03
BALCONY	6.01	64.69
PRIVATE GARDEN	35.25	379.43
TOTAL AREA	134.63	1,449.14



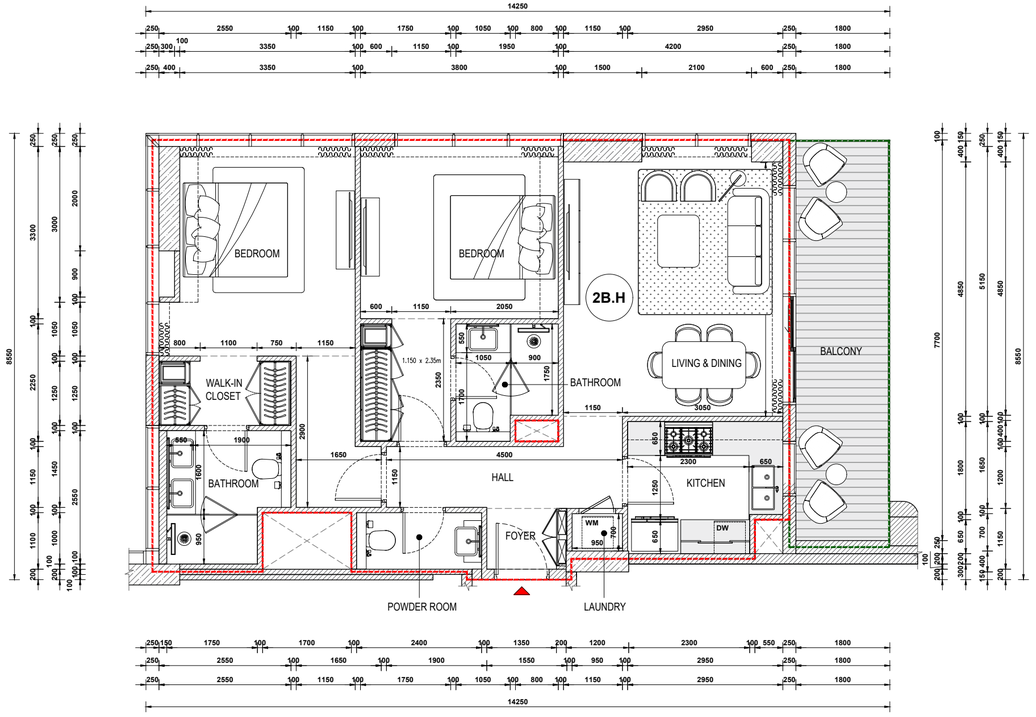


2BEDROOM TYPE B.E		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	90.44	973.49
BALCONY	12.20	131.32
PRIVATE GARDEN		
TOTAL AREA	102.64	1,104.81

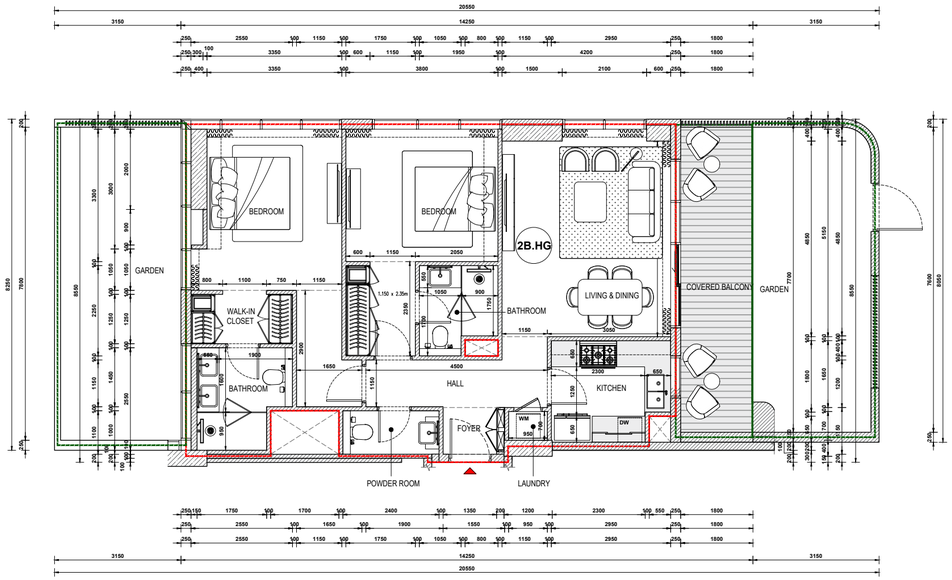
2BEDROOM TYPE B.G		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	83.21	895.66
BALCONY	4.91	52.85
PRIVATE GARDEN		
TOTAL AREA	88.12	948.51



2BEDROOM TYPE B.GG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	83.21	895.66
BALCONY	4.91	52.85
PRIVATE GARDEN	20.90	224.97
TOTAL AREA	109.02	1,173.48



2BEDROOM TYPE B.H		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	97.44	1,048.83
BALCONY	14.87	160.06
PRIVATE GARDEN		
TOTAL AREA	112.31	1,208.89



2BEDROOM TYPE B.HG		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	97.44	1,048.83
BALCONY	14.87	160.06
PRIVATE GARDEN	49.44	532.17
TOTAL AREA	161.75	1,741.06



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.

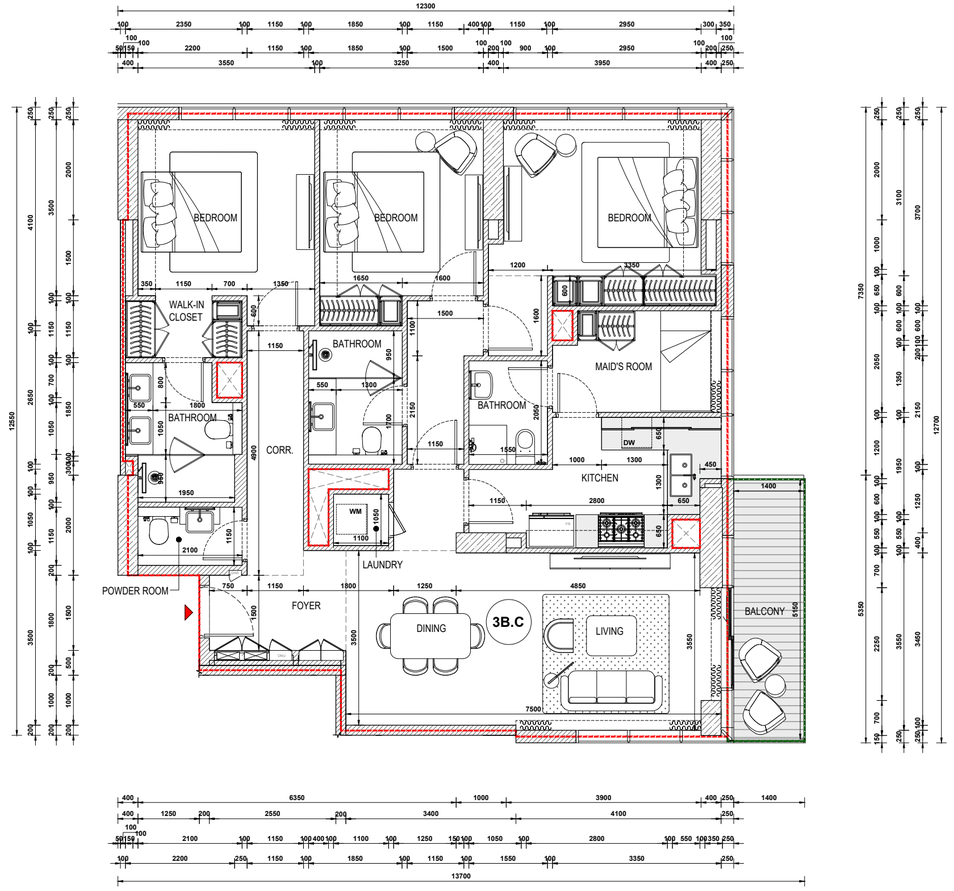
Residence features

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



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3BEDROOM TYPE B.C		
Area/ Room Boundary	**Area (sq.m.)**	**Area (sq.ft.)**
INTERNAL NSA	138.72	1,493.17
BALCONY	8.05	86.65
PRIVATE GARDEN		
TOTAL AREA	146.77	1,579.82



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