

AL YASMEEN





Welcome to Al Yasmeen

Sharjah's first neighbourhood of garden homes in addition to a variety of luxurious townhouses and villa options, creates flourishing living spaces and an idyllic quality of life for young ambitious families.

The green masterplan within Al Zahia, has been designed to conveniently connect its neighbourhoods. The Clubhouse and Central Park are beacons of this refreshing community lifestyle, including communal and ladies-only resort style swimming pools, sports facilities and signature restaurant. At every turn, you know you are welcome in Al Yasmeen.

THE MASTERPLAN

Al Yasmeen has been designed with the same high standards and attention to detail in all features and lifestyle elements found in Al Jouri, Al Narjis and Al Lilac neighbourhoods.

The considered planning of the neighbourhood ensures maximum walkability, connectivity and peace of mind. The public areas, parks and The Clubhouse are strategically located to ensure they are within walking distance from your home. The neighbourhood is easily accessible via entry points perfectly placed to facilitate swift entry and exit, whether you are on foot or travelling by car.



Uptown Al Zahia
Retail



Central Park



The Clubhouse

Entrance / Exit



Entrance / Exit

Entrance / Exit

Entrance / Exit



Games Park



North Hub



Al Yasmeen
Neighbourhood

YOUR NEW NEIGHBOURHOOD

Designed to bring everything that you value to your doorstep, Al Yasmeen offers a wealth of green open spaces, parks, leisure and entertainment amenities all within walking distance of the home of your choice.



A UNIQUE SET OF PREMIUM OFFERINGS

When it comes to choosing the style of home to suit you and your family, you can be certain of the quality lifestyle you will be enjoying, both indoors and out.

- 6-bedroom villas
- 5-bedroom villas
- 4-bedroom villas
- 3-bedroom villas
- 3-bedroom courtyard villas
- 3-bedroom townhouses – standard
- 3-bedroom garden homes
- 2-bedroom garden homes



6-bedroom villa

THE CLUBHOUSE

The Clubhouse at Al Zahia, exclusive for residents, is redefining resort style living with a variety of world-class facilities. Positioned as the heart of the community The Clubhouse provides a true sense of belonging.

- Resort-style pools
- Full service state-of-the-art gymnasium
- Basketball and tennis courts
- Multi-purpose hall for private events, games or classes
- Cafe and signature restaurant
- Changing rooms
- Prayer rooms
- Dedicated visitor parking



CENTRAL PARK

The Central Park at Al Zahia is where life comes to life, a meeting place for the community, all year round. Embedded within its beautiful flowered landscape you'll discover world-class facilities, interactive sculptures, mural walls and relaxing shaded seating.

- High-quality landscaped gardens
- Public lawn with amphitheatre for events, sports, market days and festivals
- Shaded seating areas
- Tennis court
- Basketball court
- Fitness area and stations
- Playground



Central Park

GAMES PARK

One of six themed parks designed specifically for the Al Yasmeen residents, the Games Park adds a sense of adventure to the neighbourhood, with a variety of engaging activities including a high line walk, rock climbing and tunnel trekking.



Games Park

UPTOWN AL ZAHIA

At the heart of the retail area an F&B plaza satisfies all tastes with a wide range of dining outlets for all age groups around the clock. Entertainment in the shape of an interactive landscape will provide an immersive experience for children. With its wide range of stores, Uptown Al Zahia caters for your day to day needs and more.

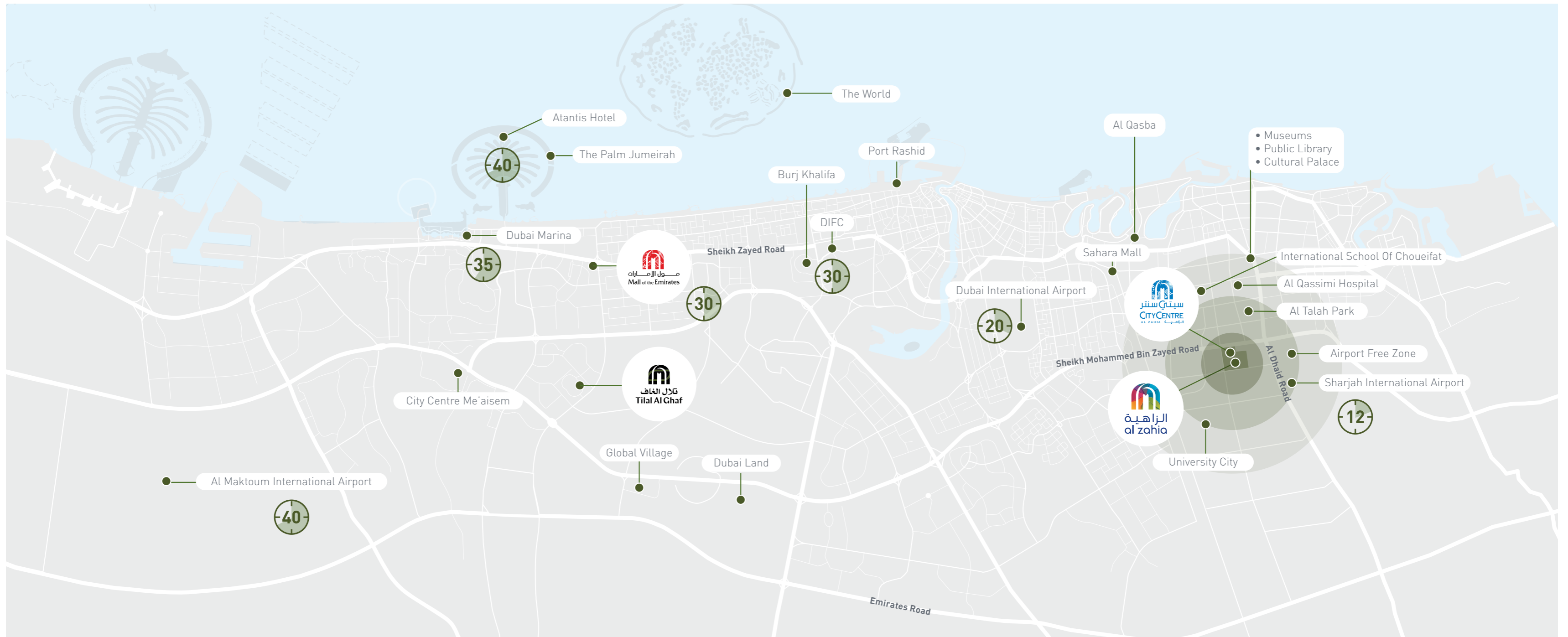


A WORLD OF ENTERTAINMENT AWAITS

Only steps away from home, Al Yasmeen residents can enjoy direct access to City Centre Al Zahia with their very own pedestrian bridge. Watch a movie in VOX Cinemas, pick up groceries at Carrefour, or make spontaneous plans with the kids to visit Magic Planet. The options for entertainment and retail, really are endless.



City Centre Al Zahia



STRATEGIC LOCATION AND ACCESSIBILITY

Ideally situated in the heart of New Sharjah, accessibility is another luxury that Al Zahia residents will enjoy.

Located just off Sheikh Mohammed bin Zayed Road (311), it is within close proximity to Sharjah University City, Sharjah International Airport, SAIF Zone, the proposed Healthcare City and major road links to Dubai and the Northern Emirates.

Al Zahia is located directly on University City Road which is undergoing an upgrade that will transform it into a modern and sustainable thoroughway, landscaped to include wide sidewalks, cafés, cycle paths, green areas and ample parking.

Al Zahia Sales & Experience Centre
 Muwaileh Commercial Area, University City Road
 Emirate of Sharjah


 = MINUTES DRIVE FROM AL ZAHIA

800 ZAHIA
92442

alzahia.ae

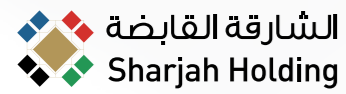
 AlZahiaCommunity

 al_zahia

 al_zahia

 al_zahia

ABOUT US



Sharjah Holding is committed to ensuring its projects fit within the values of the emirate – in particular the importance of culture, family and the surrounding community.

IS A PARTNERSHIP BETWEEN

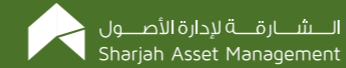


Sharjah Asset Management, the investment arm of the government of Sharjah, is dedicated to developing innovative investment systems to make Sharjah a global city and preferred investment destination. The company owns four significant projects: Souq Al Jubail, Al Saja'a Industrial Oasis, Souq Al Haraj, and Souq Al Hamriya. It has also invested in several joint ventures in many leading UAE and regional companies, including Air Arabia, Sharjah Islamic Bank, Dana Gas, Sudatel Telecom and Osool CHSS.



Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia. The business spans 15 international markets, employs over 40,000 people, and has achieved the highest credit rating (BBB) among privately-held corporates in the region.

Brought to you by



A Sharjah Holding Partnership