



جزيرة مريم
MARYAM ISLAND

سحاب
رزيدنسز

SAHAB RESIDENCES

FACTSHEET



DESCRIPTION

Sahab Residences provides residents with a lifestyle that connects them with scenic, green surroundings invoking a sustainable and vibrant living environment. The new residence is centrally located along the Maryam Island promenade with easy access to a variety of amenities such as swimming pools, kids' play areas, and a landscaped podium which are within walking distance to the building.

ARCHITECTURAL HIGHLIGHTS

Sahab Residences blends contemporary design with the traditional architecture of the region across the public spaces of the building. Employing vivid, bright colors and a high-quality finish, residents can expect to be captivated by the building interiors. Apartments with private gardens located on the landscaped podium provide residents with easy access to the swimming pool and shaded kids' play area. A gym and multipurpose room is also located in the community, encouraging residents to engage in a healthy lifestyle.

IDEAL LOCATION



The best beachfront destination in Sharjah



Near Al Khan Heritage District



Less than 5km from Expo Centre Sharjah



Less than 10 km from Dubai International Airport

MARYAM ISLAND PARK

A 4,151 sqm community park, slated for completion in Feb 2022, promises a fun experience for the whole family. It encompasses a host of facilities including a walking track that loops between tree canopies, a half basketball court, a playground for children and ample greenery to explore and enjoy nature.

DESIGN SPECIFICATIONS

PUBLIC AREA

- Lobby with elegant seating area
- Main lobby and lift lobby: Stone finished flooring

APARTMENTS

- Living room, dining room & balcony: 600x600mm porcelain tiles with 100mm skirting to match
- Kitchen flooring: 600x600mm porcelain tiles, back splash: 100x300mm
- Bedroom flooring: 600x100mm porcelain plank tiles with 100mm skirting to match

CEILING

- Gypsum plaster ceiling in all internal bathrooms, kitchens and corridors.
- Cement plaster ceiling in living rooms, bedrooms and maid's room.

AIR CONDITIONING

- Split ducted AC System with multi-zone thermostat controls.

ALUMINIUM

- Double glazing with slim profiles
- Steel railings on balconies/terraces

PAINT

- White matte paint & hygienic paint for wet areas

WOOD CARPENTRY

- High quality industrial wood & wood finish laminate for doors, cupboards & master bedroom's wardrobe

KITCHENS

- Mix of modern open and closed kitchens
- MDF panels
- Base cabinet and overhead cabinet laminated finish
- Porcelain countertop

LIGHTING AND COMMUNICATIONS

- High quality lighting & electrical devices
- CCTV in common areas
- Smart home provisions in apartments

PLUMBING/SANITARY WARE

- Deck-mounted, single-lever basin taps
- Floor-mounted water closet
- Under-counter basin
- Shower head with adjustable rail & acrylic bathtub
- Kitchen mixer swivel type & stainless-steel sink

LIFTS

- Two lifts in the building with direct parking access on ground and podium levels.

PROJECT BANK ACCOUNT

Bank Name: Dubai Islamic Bank
Branch: Main Branch, Al Shola
SWIFT: DUIBAEAD

Beneficiary Name: Eagle Hills Sharjah Maryam Island
Account Number: 001520128147201
IBAN: AE830240001520128147201

4,555 sqm

Gross Floor Area

54

Apartments



Studio to 3 bedroom apartments



Kids' pool, adults' pool, a gym and kids' playground



Walking distance from the beach



Proximity to retail offerings

