

FACTSHEET



DESCRIPTION

The latest development within Maryam Gate Residences, Nada Residences is a stylish, seven-storey design built around beautiful communal spaces to create a unique sense of serenity and intimacy. Incorporating 74 apartments, ranging from studios to three-bedroom units, the development is designed to make the very most of Maryam Island's exceptional beachfront appeal for both single and family living.

A central building within Maryam Gate Residences with easy access to the gym, multi-function room and pools offering a modern, active leisure lifestyle.

ARCHITECTURAL HIGHLIGHTS

Nada Residences takes a contemporary design ethos and fuses it with the traditional architecture of the region. Centered around open spaces, with private gardens on the ground and podium levels, the development has been designed to create a sense of connection and tranquility, while easy access to the pool and amenities encourages healthy living in an active environment. The exclusive feel of these outside spaces is reflected throughout the development's internal areas, with lush colors and an exceptional finish creating a sense of calm and quality.

ESTIMATED COMPLETION DATE

March 2023

IDEAL LOCATION



At the heart of Downtown Sharjah



Near Al Khan Heritage District



Less than 5km from Expo Centre Sharjah



Less than 10km from Dubai International Airport

DESIGN SPECIFICATIONS

PUBLIC AREA

- Lobby with elegant seating area
- Main lobby and lift lobby: 600mm x 600mm porcelain tiles

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

- 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

6,187sqm

Gross Floor Area

74



Apartments



Community pool, gym and kids' playground



Walking distance from the beach



Proximity to retail offerings

