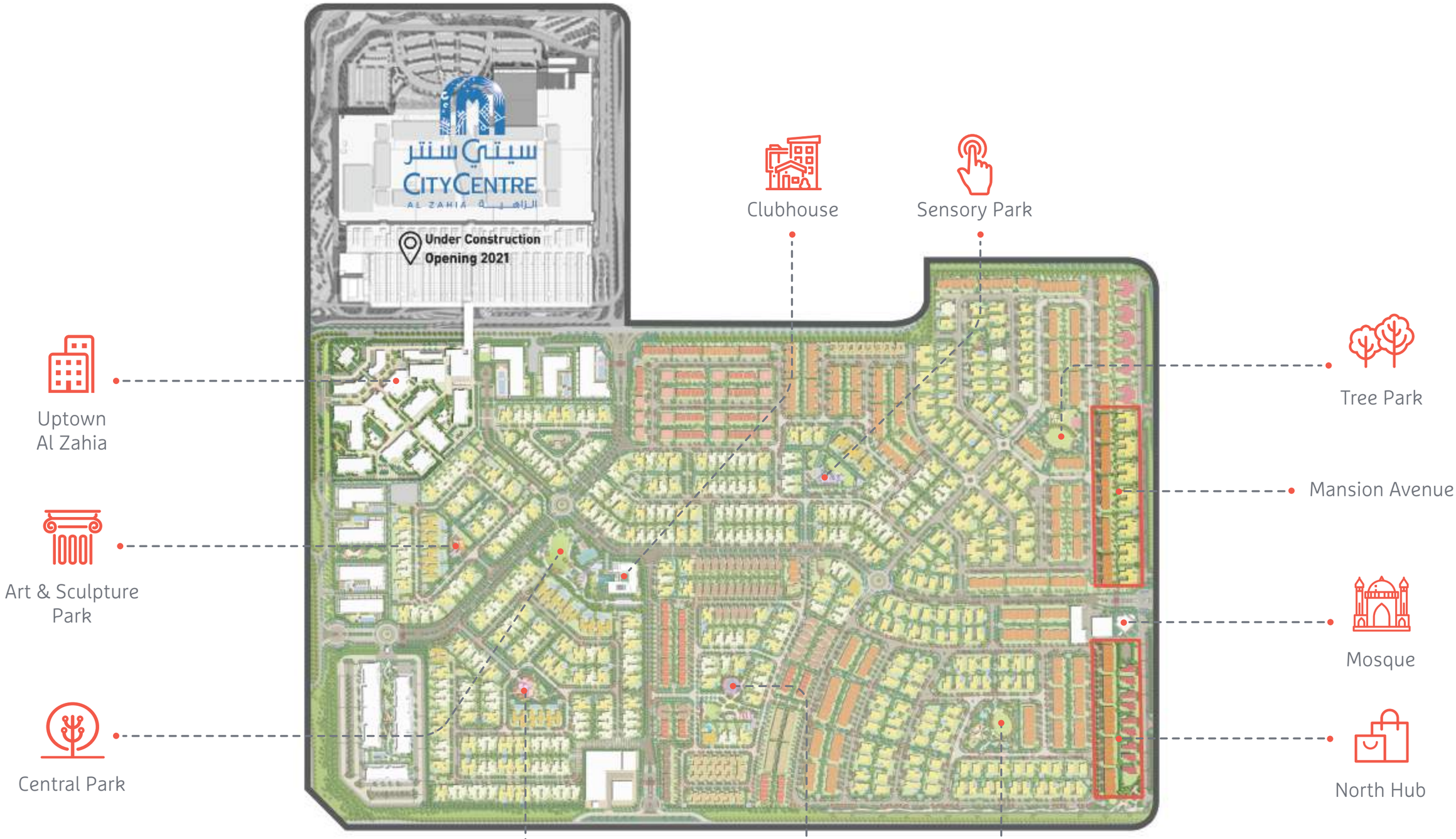
Mansion Avenue




سيتي سنتر
CITYCENTRE
AL ZAHIA الزاهية
Under Construction
Opening 2021
Clubhouse
Sensory Park
Uptown
Al Zahia
Tree Park
Mansion Avenue
Art & Sculpture
Park
Mosque
Central Park
North Hub
Illusion Park
Games Park
Adventure Park

AL ZAHIA

Al Zahia is a large-scale community that is comprehensively designed with a variety of villas, townhouses and apartments for comfortable living, and neighbourhood parks spread across the development for unmatched recreation.

Sharjah's premier lifestyle destination caters to the daily needs of the whole family with specially designed areas for recreation, leisure, worship, and childcare, as well as communal areas and retail facilities.

Al Zahia provides value and opportunities for investors, buyers and families to enjoy a family-friendly environment and a premier living experience.

1M m²
TOTAL SITE AREA

2,400+
HOMES

2
CARREFOURS

7
COMMUNITY PARKS

CLUBHOUSE &
CENTRAL PARK

bre BREEAM
1st BREEAM CERTIFIED RESIDENTIAL DEVELOPMENT IN THE MIDDLE EAST
TRAVEL PLANNING · WATER CONSERVATION · ENERGY SAVING · PLANTING · ECOLOGY





CITY CENTRE AL ZAHIA

An exclusive pedestrian bridge will provide Al Zahia residents with a direct connection to City Centre Al Zahia, the destination of choice for Sharjah and the Northern Emirates.
A mix of quality retail, leisure and dining options, state-of-the-art cinemas and a world of activities for children balance with public spaces to deliver a unique visitor experience.

136,200 m²
Gross Leasable Area

360+
STORES

5,300+
PARKING SPACES

MULTI-SCREEN
VOX CINEMAS

12,700+ m²
CARREFOUR

2,350 m²
LEISURE & ENTERTAINMENT

COMMUNITY CLUBHOUSE

With architecture and design representing a clear expression of Sharjah's lifestyle and values, Al Zahia ultra-exclusive clubhouse features sports facilities, communal swimming pools – including a ladies-only pool, cafés and indoor/outdoor dining areas, and a private events space.



CENTRAL PARK

Al Zahia's 13,000m^2 Central Park will act as a connective hub for the community, fostering human connection and cultural involvement. The largest public park in Sharjah, Central Park features a variety of recreational facilities, mixed courts and fitness stations in addition to barbecue areas, a playground and an amphitheatre. The beautifully-landscaped park also has interactive sculptures, mural walls and relaxing shaded seating.

LUXURY LIVING IN A VIBRANT COMMUNITY

Come home to a vibrant community featuring Sharjah's most prestigious villas. Enjoy the best of both worlds at Mansion Avenue. Lush landscaping, luxurious stand-alone 5-bedroom villas and ample parking combine with community parks, green walkways and a variety of recreational facilities and amenities to offer exclusivity and a sense of belonging. Benefit from direct access to the community mosque and North Hub – a retail destination at your doorstep.





STYLE YOUR DREAM HOME WITH AN AED 300,000 VOUCHER

Furnish your Mansion Avenue home with a complimentary AED 300,000 voucher from Crate and Barrel, the most desirable international brand for contemporary furniture.

Crate&Barrel

MANSION
GROUND FLOOR

5 5



	m²	ft²
Ground Floor	180	1938
First Floor	168.2	1810
Balcony	0.4	4
Carport	37.0	398
Total BUA	385.5	4151

MANSION
FIRST FLOOR

3 3



	m²	ft²
Ground Floor	180	1938
First Floor	168.2	1810
Balcony	0.4	4
Carport	37.0	398
Total BUA	385.5	4151

ELEGANCE AND SOPHISTICATION

Mansion Avenue offers both tranquillity and style. The spacious 5-bedroom villas feature interior finishes and materials carefully selected to reflect a new level of luxury.



1. تفاصيل التشطيب والأثاث الموضحة في الصور المرفقة هي لأغراض توضيحية فقط، لذا يرجى الرجوع إلى اتفاقية البيع والشراء للاطلاع على المواصفات الدقيقة لعمليات التشطيب. 2. صور المناظر الطبيعية هي لأغراض توضيحية فقط، وغير مشمولة بالعقار. 3. عمليات الإكساء والطلاء والمواد المرئية الأخرى في الصور والواجهات والتصاميم هي لأغراض العرض فقط، وهي قابلة للتغيير. 4. موقع وحجم النوافذ يختلف من شقة لأخرى. لمعرفة المكان والحجم الفعلي للنوافذ يرجى الرجوع إلى المخططات. 5. لموقع وأحجام الأعمدة الهيكلية النهائية، يُرجى الرجوع إلى المخططات.

1. Finishes and furniture shown in the accompanying renderings are for illustrative purposes only; please refer to your Sales & Purchase Agreement for exact finishing specifications. 2. Landscaping visuals are for illustrative purposes only and are not included in the property. 3. Renderings, and other visual materials, designs and façades are for demonstration purposes only and are subject to change. 4. Window location and size varies. For actual window arrangement refer to the plans. 5. Location and size of structural columns vary. For actual column arrangement refer to the plans.


الزاهية
al zahia

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Sharjah Asset Management

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