SUKOON

LIFE *in a* PERFECT FLOW

SUKOON *BY* **SANZEN**

REFINED LIVING, EMBRACED BY NATURE'S GENTLE WHISPERS.

TABLE OF CONTENTS

INTRODUCTION	05
ABOUT SUKOON	09
MAP LOCATION	15
AMENITIES	17
MASTER PLAN	19
EXTERIOR	21
INTERIOR	29
UNIT PLANS	37
PAYMENT PLAN	47

SUKOON *BY* SANZEN

INTRODUCTION



SUKOON BY SANZEN

A PEACEFUL SANCTUARY, BORN FROM DESIRE TO LIFE

Disclaimer: Images are for illustrative purposes only and may not represent the final product. Renderings use computer-generated graphics to showcase design concepts and are subject to change.



Disclaimer: Images are for illustration purpose only and may not represent the final product.
Renderings use computer-generated graphics to showcase design concepts and are subject to change.

A NEW WAY OF LIVING

Sukoon is a peaceful sanctuary born from the desire to create a life where calmness lingers in every corner, where the rush of the outside world fades the moment you arrive, and where each carefully designed space invites you to pause, breathe, and rediscover the beauty of simple, mindful living, offering a gentle embrace of nature and serenity that soothes the soul, restores the spirit, and reminds you that true luxury lies in quiet moments of stillness and the art of simply being.

EVERYDAY WELLNESS, REDEFINED

At Sukoon, wellness is thoughtfully woven into the rhythm of your everyday life. Each space is crafted to inspire calm - sunlit paths for slow walks, serene pockets for reflection, and warm, inviting interiors that encourage mindful pauses throughout the day. Here, balance comes naturally as simple routines become moments of restoration and clarity. It's a place where you move, breathe, and live with ease, and where everyday comfort gently evolves into a deeper sense of well-being.



Disclaimer: Renderings are for illustration purpose only and may not represent the final product. Renderings are computer-generated graphics to showcase design concepts and are subject to change.

MINDFUL BY DESIGN

Every space at Sukoon is shaped with intention - calming, balanced, and crafted to inspire presence. Through soft textures, natural light, and gentle transitions, the design encourages you to slow down, breathe, and feel centered. Here, mindfulness becomes an effortless part of your everyday living.

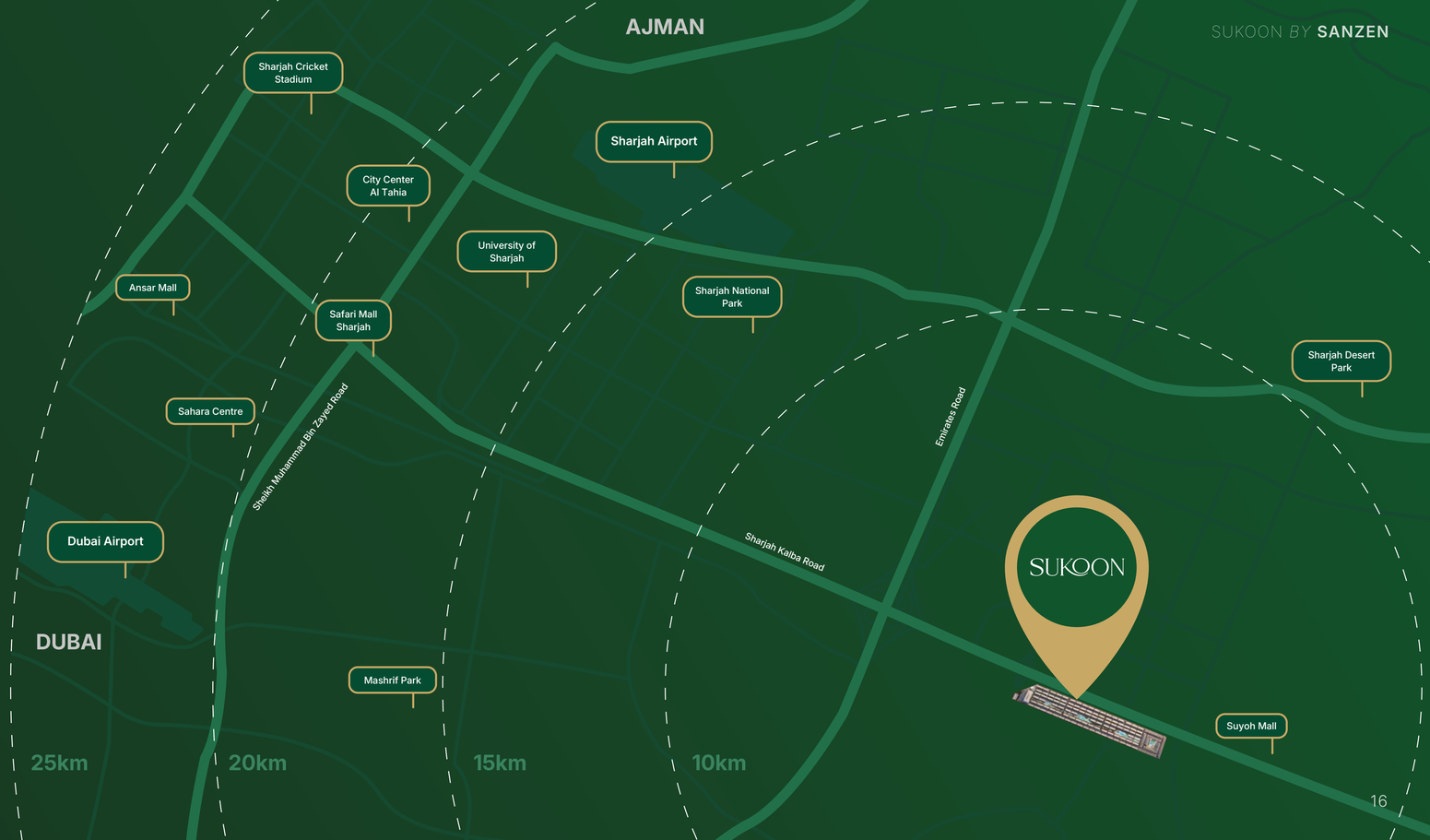


Disclaimer:; Images are for illustration purpose only and may not represent the final product.
Renderings use computer-generated graphics to showcase design concepts and are subject to change.

CLOSE TO EVERYTHING, FAR FROM THE RUSH

Sukoon places you within easy reach of the city's essentials, yet wrapped in an atmosphere of calm that feels worlds away. It's the balance of convenience and serenity - where your daily needs are nearby, but the pace slows the moment you return home.

- SHARJAH NATIONAL PARK
- SAFARI MALL SHARJAH
- SHARJAH INTERNATIONAL AIRPORT
- SHARJAH CRICKET STADIUM
- UNIVERSITY OF SHARJAH
- SHARJAH DESERT PARK





AMENITIES

- Swimming Pool
- Private Pool
- Parks & Relaxation Area
- Mosque
- Shopping Center
- Kids Nursery
- Smart Home
- Kids Play Area
- Bicycle Tracks
- Football Court
- Basketball Court
- Gym Area

MASTER PLAN

A thoughtfully planned community layout designed to maximize space, enhance walkability, and create a seamless flow between residential, wellness, and lifestyle zones.

TOWN VILLAS

588 UNITS

CORNER VILLAS

196 UNITS

STANDALONE VILLAS

75 UNITS



EXTERIOR



TOWN VILLA

Indulge in comfort, surrender to stillness,
live in pure ease.

STANDALONE VILLA

Refined living, embraced by nature's
gentle whispers.

CORNER VILLA

Where serenity meets sophistication -
Your retreat begins here.

LAGOONS

Refined living, embraced by nature's
gentle whispers.

MOSQUE

A serene refuge for prayer, reflection, and belonging.

ZEN MALL

A world of choices, crafted to elevate your everyday moments.

INTERIOR



BEDROOM

A restful haven crafted for calm, comfort, and quiet reflection.

LIVING ROOM

A vibrant heart of the home, designed for living beautifully.

BATHROOM



KITCHEN



UNIT PLANS



3 BHK - TYPE 1

LAND AREA

162.5 Sq. mt. / 1748.9 Sq. ft.

GARDEN AREA

82.5 Sq. mt. / 887.9 Sq. ft.

GROUND FLOOR

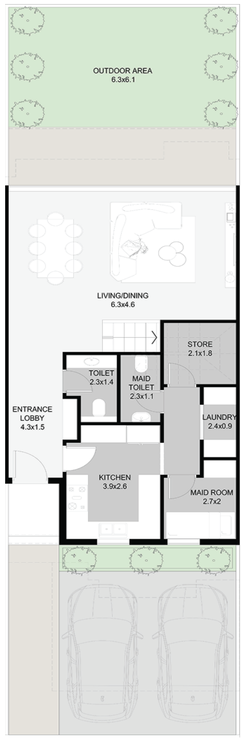
113.4 Sq. mt. / 1220.5 Sq. ft.

FIRST FLOOR

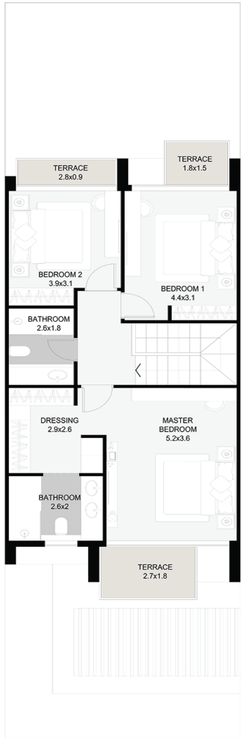
94.7 Sq. mt. / 1019.2 Sq. ft.

TOTAL AREA

233.7 Sq. mt. / 2239.78 Sq. ft.



GROUND FLOOR



1ST FLOOR

3 BHK - TYPE 2

LAND AREA

162.5 Sq. mt. / 1748.9 Sq. ft.

GARDEN AREA

82.5 Sq. mt. / 887.9 Sq. ft.

GROUND FLOOR

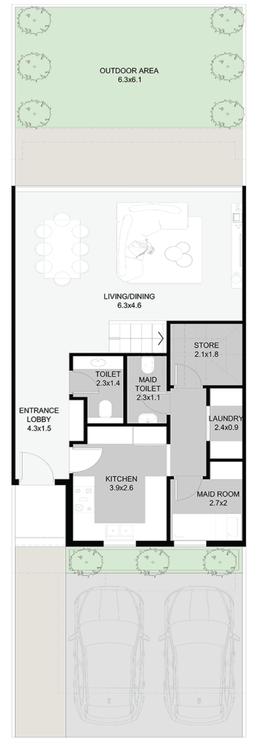
116.5 Sq. mt. / 1253.8 Sq. ft.

FIRST FLOOR

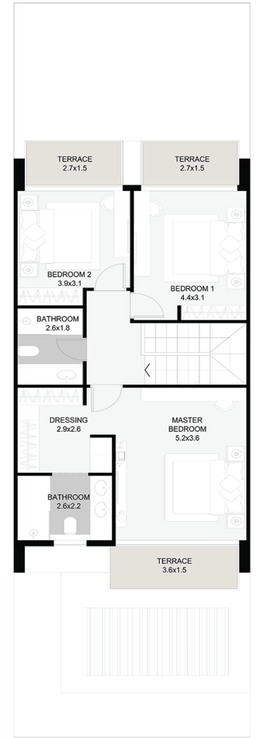
97.4 Sq. mt. / 1047.2 Sq. ft.

TOTAL AREA

213.8 Sq. mt. / 2301.1 Sq. ft.



GROUND FLOOR



1ST FLOOR

4 BHK

LAND AREA

262.5 Sq. mt. / 2825.29 Sq. ft.

GARDEN AREA

167.6 Sq. mt. / 1803.8 Sq. ft.

GROUND FLOOR

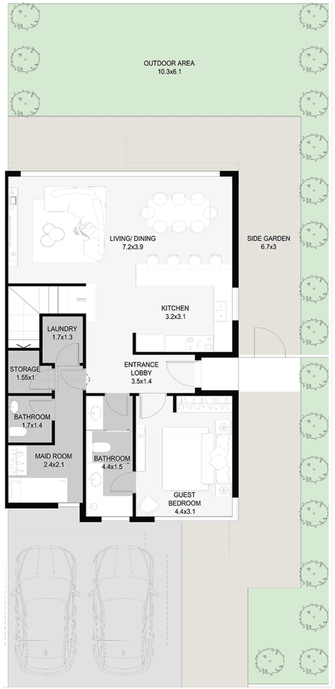
127.2 Sq. mt. / 1369.05 Sq. ft.

FIRST FLOOR

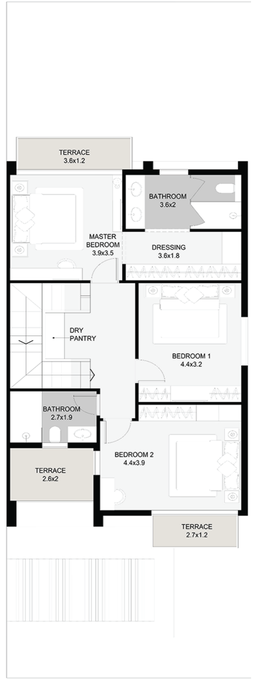
106.5 Sq. mt. / 1146.26 Sq. ft.

TOTAL AREA

233.7 Sq. mt. / 2515.3 Sq. ft.



GROUND FLOOR



1ST FLOOR

5 BHK

LAND AREA

362.5 Sq. mt. / 3901.5 Sq. ft.

GARDEN AREA

255 Sq. mt. / 2742.41 Sq. ft.

GROUND FLOOR

184.6 Sq. mt. / 1986.85 Sq. ft.

FIRST FLOOR

136.9 Sq. mt. / 1473.45 Sq. ft.

TOTAL AREA

321.5 Sq. mt. / 3460.3 Sq. ft.



GROUND FLOOR



1ST FLOOR

6 BHK - TYPE 1

LAND AREA

362.5 Sq. mt. / 3901.59 Sq. ft.

GARDEN AREA

255 Sq. mt. / 2742.41 Sq. ft.

GROUND FLOOR

184.6 Sq. mt. / 1986.85 Sq. ft.

FIRST FLOOR

136.9 Sq. mt. / 1473.45 Sq. ft.

ROOF AREA

87 Sq. mt. / 936.38 Sq. ft.

TOTAL AREA

208.5 Sq. mt. / 4396.69 Sq. ft.

6 BHK - TYPE 2

LAND AREA

455.2 Sq. mt. / 3899.31 Sq. ft.

GARDEN AREA

347.6 Sq. mt. / 3741.21 Sq. ft.

GROUND FLOOR

189.6 Sq. mt. / 2040.66 Sq. ft.

FIRST FLOOR

140.9 Sq. mt. / 1516.5 Sq. ft.

TOTAL AREA

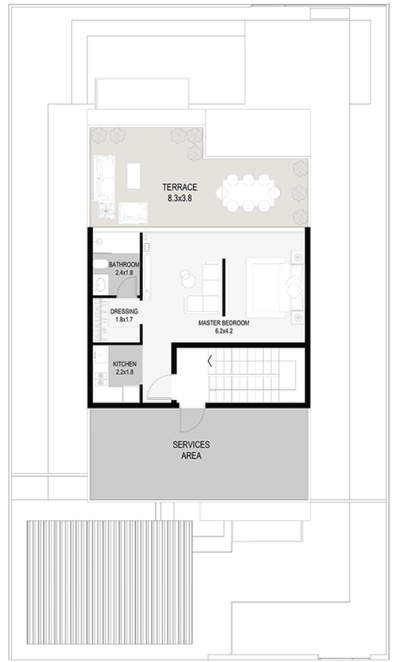
330.5 Sq. mt. / 3557.17 Sq. ft.



GROUND FLOOR



1ST FLOOR



ROOF AREA

7 BHK

LAND AREA

362.5 Sq. mt. / 3901.5 Sq. ft.

GARDEN AREA

255 Sq. mt. / 2742.41 Sq. ft.

GROUND FLOOR

140.9 Sq. mt. / 2040.5 Sq. ft.

FIRST FLOOR

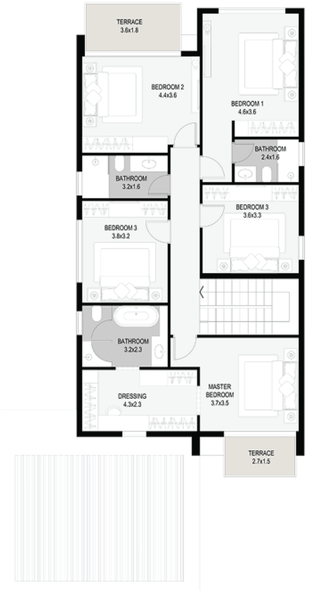
78.9 Sq. mt. / 849.2 Sq. ft.

TOTAL AREA

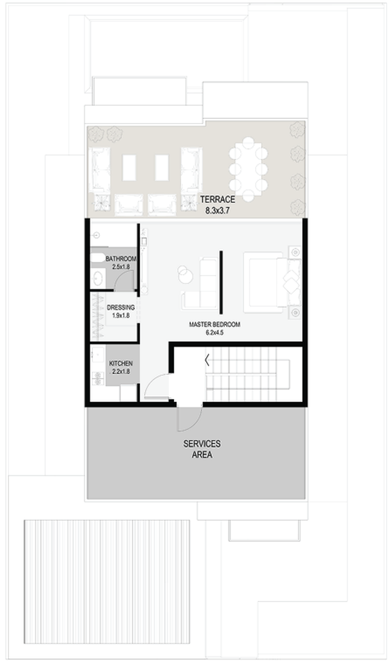
423.1 Sq. mt. / 4553.8 Sq. ft.



GROUND FLOOR



1ST FLOOR



ROOF AREA

PAYMENT PLAN

MILESTONE	PERCENTAGE
ON BOOKING	10%
ON SPA SIGNING	10%
INSTALLMENT WITHIN 6 MONTHS OF SPA SIGNING	5%
INSTALLMENT WITHIN 12 MONTHS OF SPA SIGNING	5%
INSTALLMENT WITHIN 18 MONTHS OF SPA SIGNING	5%
INSTALLMENT WITHIN 24 MONTHS OF SPA SIGNING	5%
ON COMPLETION	60%

(4% SLD Fee / *2% for U.A.E Nationals) to be paid in addition to the SPA Signing



SUKOON

LIFE IN A PERFECT FLOW