



مدينة الشارقة المستدامة II
SHARJAH SUSTAINABLE CITY II

**LIVE A BETTER TODAY
FOR A HAPPIER TOMORROW**

sharjahsustainablecity.ae

A SUSTAINABLE PARTNERSHIP FOR A BRIGHTER TOMORROW

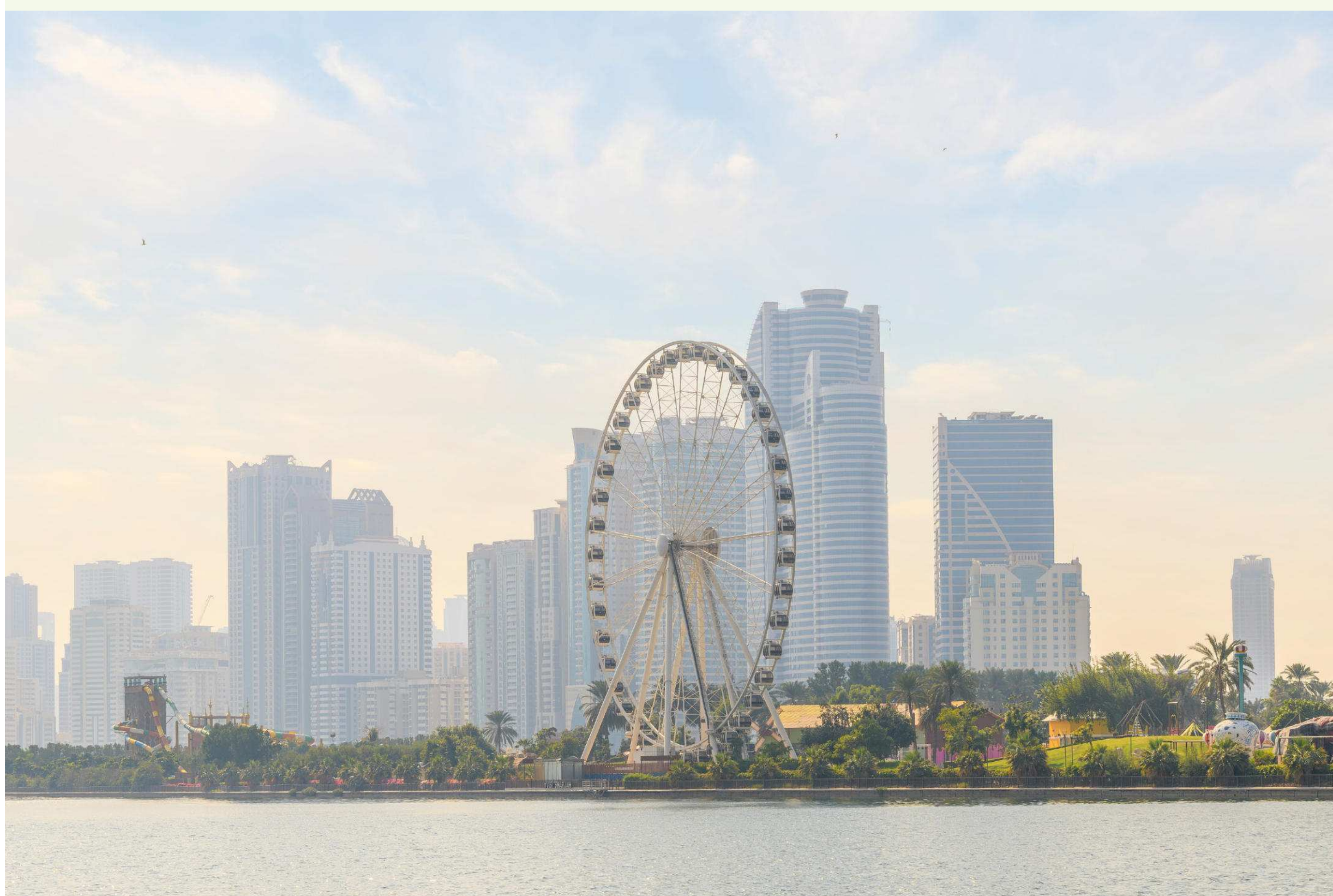
Sharjah Sustainable City II marks the next chapter in the successful partnership between the Sharjah Investment and Development Authority (Shurooq) and See Holding, advancing their vision of exceptional, future-focused communities.

Blending innovation with responsibility, Sharjah Sustainable City II meets the highest sustainability standards while elevating everyday living, creating a vibrant community that inspires generations.

هيئة الشارقة
للاستثمار والتطوير
SHARJAH INVESTMENT AND
DEVELOPMENT AUTHORITY

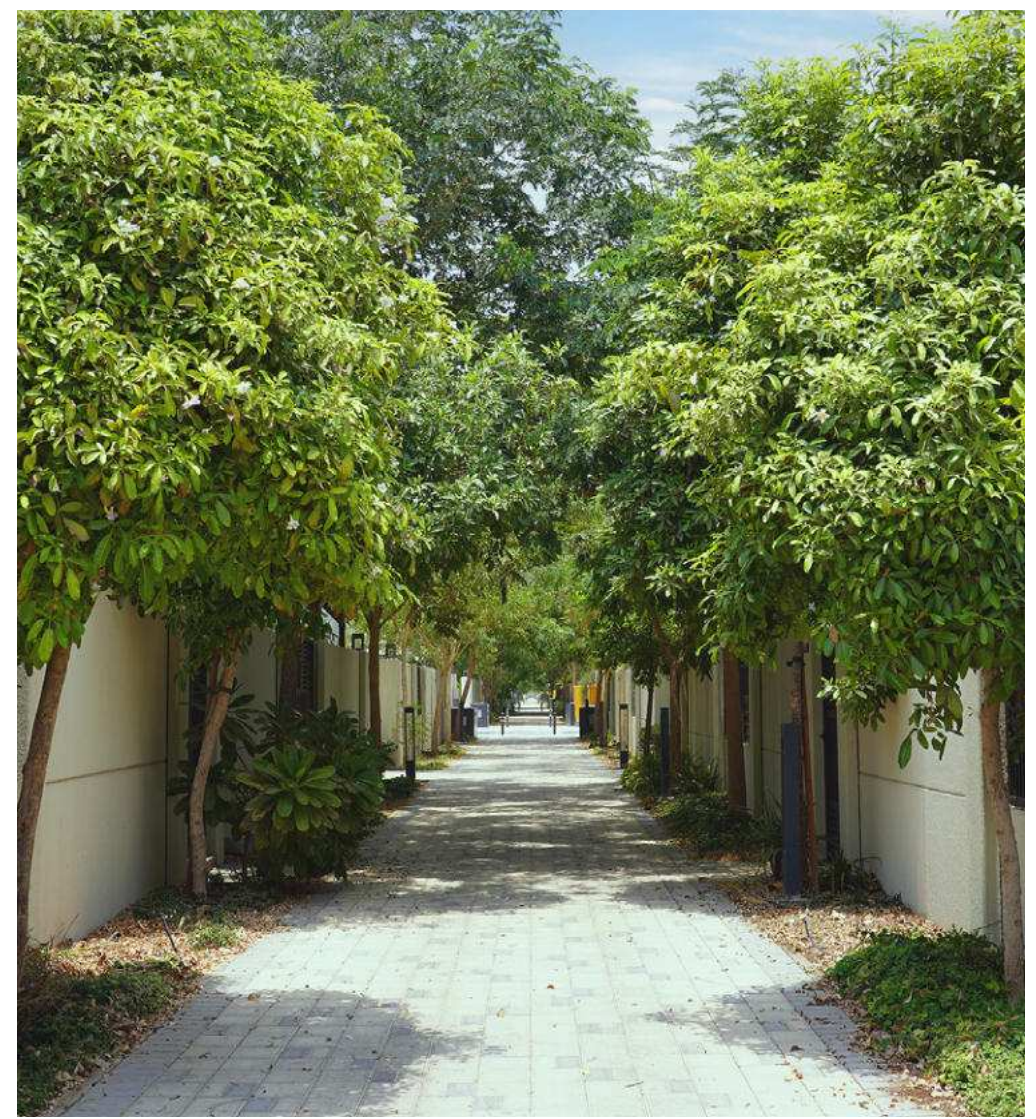


SEE
HOLD
ING



FROM A SOLD-OUT SUCCESS TO YOUR NEXT SUSTAINABLE HOME

Building on the remarkable success of Sharjah Sustainable City, Sharjah Sustainable City II redefines modern living. Designed at the heart of nature, the city offers a connected, innovative, vibrant environment where you and your family can enjoy an exceptional lifestyle.



THE FUTURE BEGINS TODAY, AT THE HEART OF SHARJAH SUSTAINABLE CITY II





A NEW BENCHMARK IN SUSTAINABLE LIVING

Sharjah Sustainable City II sets a new benchmark for sustainable living in the Emirate of Sharjah, featuring a 2 km green spine that connects the city and allows exploration of its amenities, supported by eco-friendly transportation, creating a lifestyle that embodies sustainability, comfort, easy mobility, and environmental innovation.

MASTER PLAN & AMENITIES



1. Community Centre

2. Plaza

3. Mosque

4. Sports Courts

5. Equestrian Arena

6. Horse Track

7. Green Spine

8. Valleys

9. Swimming Pool

10. Animal Sanctuary
11. BBQ Area

12. Skating Plaza

13. Dog Park

14. Outdoor Gym

15. Kids Area

16. Biodomes

17. Amphitheatre

18. Yoga Exercise Deck

19. Jogging Track

20. Cycling Track



1,032

Villas and Townhouses



7.8

Million SQFT Plot



A RICH NATURE-LED COMMUNITY EXPERIENCE

Sharjah Sustainable City II breathes life into its surroundings with expansive green spines and vibrant biodomes that create an enchanting outdoor sanctuary. Here, ecological zones seamlessly blend to purify the air, offering residents a unique opportunity to live in perfect harmony with nature, just steps away from their doorstep.



HOLISTIC WELL-BEING & ACTIVE LIFESTYLE FEATURES



The community offers an extensive network of jogging and cycling paths, alongside swimming pools, a variety of sports courts, and equestrian facilities, encouraging residents of all ages to embrace an active lifestyle. These features are seamlessly complemented by outdoor fitness stations, meditation rooms, and dedicated wellness spaces, collectively supporting both physical and mental well-being.



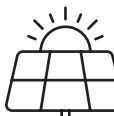
**URBAN DESIGN THAT MAKES
EVERY STEP EFFORTLESS**



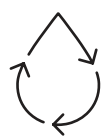
Thoughtfully designed shaded pathways connect residences to parks, fitness areas, and communal spaces, making outdoor activities and daily routines seamless.



Smart homes



Integrated solar energy



Water-efficient systems



Reduced long-term utility costs



Zero service fees for 3 years





**ENDLESS
FAMILY DELIGHT**





DEEP INTEGRATION OF SUSTAINABILITY

At Sharjah Sustainable City II, sustainability is more than a choice; it's a complete lifestyle. From locally grown food and green, eco-conscious landscapes to clean energy and smart recycling practices, the city upholds the highest standards of sustainability, making nature an integral part of your everyday life.



SOCIAL SUSTAINABILITY

- A well-being-focused community featuring sports academies, equestrian facilities, mindfulness pods, and family recreation zones.
- Inclusive outdoor spaces, including playgrounds, community gathering areas, plazas, and amphitheaters.
- A safe, walkable masterplan that encourages human connection, active lifestyles, and social interaction.
- Educational and awareness elements thoughtfully integrated into public areas and natural zones.
- Smart homes are designed for comfort, safety, and energy efficiency, equipped with intuitive digital systems.



ENVIRONMENTAL SUSTAINABILITY

- Local food production through farmland and biodomes.
- Clean energy generation using solar panels.
- High-efficiency homes are designed to optimize energy use.
- Water-saving and reuse solutions to minimize consumption.
- Biodiverse landscaping, including agricultural domes, green corridors, and ecological habitats.
- Sustainable mobility networks promote walking, cycling, and the use of electric transportation.



ECONOMIC SUSTAINABILITY

- Reduce long-term utility costs through smart home design, integrated solar energy, and water-efficient systems.
- Enjoy a three-year waiver on service fees, starting from handovers, enhancing affordability and delivering long-term added value.

PROJECT LOCATION



8km - Sharjah National Park



12km - Sharjah International Airport Free Zone



8km - Al Rahmaniya Mall



14km - University City Hospital



9km - Sharjah Golf & Shooting Club



16km - University City



11km - Sharjah Airport

05

minutes



Sheikh Mohammed bin Zayed Road

07

minutes



Airport Road

10

minutes



Emirates Road

