



 **SHARJAH**
TERRACES



SHARJAH TERRACES

Feel the tranquillity at every moment

Sharjah Terraces, with its dashing 40-floor structure positioned along the waterfront neighborhoods of Al Khan and Al Mamzar, provides a perfect mix of calmness, fun in the sun, elevated lifestyle and well-being. It presents an abundant atmosphere of peace and vitality suitable to a typical urban family & the working class.

This aesthetically pleasing property is filled with integrated modern-day essentials such as temperature controlled outdoor swimming pools, spacious garden, children play area, fully equipped fitness gyms for men and women, large capacity prayer rooms (mousallahs), high speed elevators and multi-storey carpark.

Sharjah Terraces is furnished with our signature stylish branding and design technology. It offers breath-taking views of the beach, a sigh of relief amidst the bustling city life.

This stellar residence is designed to hold 132 exquisite 3BR and 4BR apartments, an elegant hotel-like lobby entrance and state-of-the art amenities. The tower's composition includes a ground floor, 5 parking floors, a health club floor, 33 typical residential floors and 1 technical floor.

Savour luxurious living and be one of the few to experience this limited first-class residence in the heart of the city.

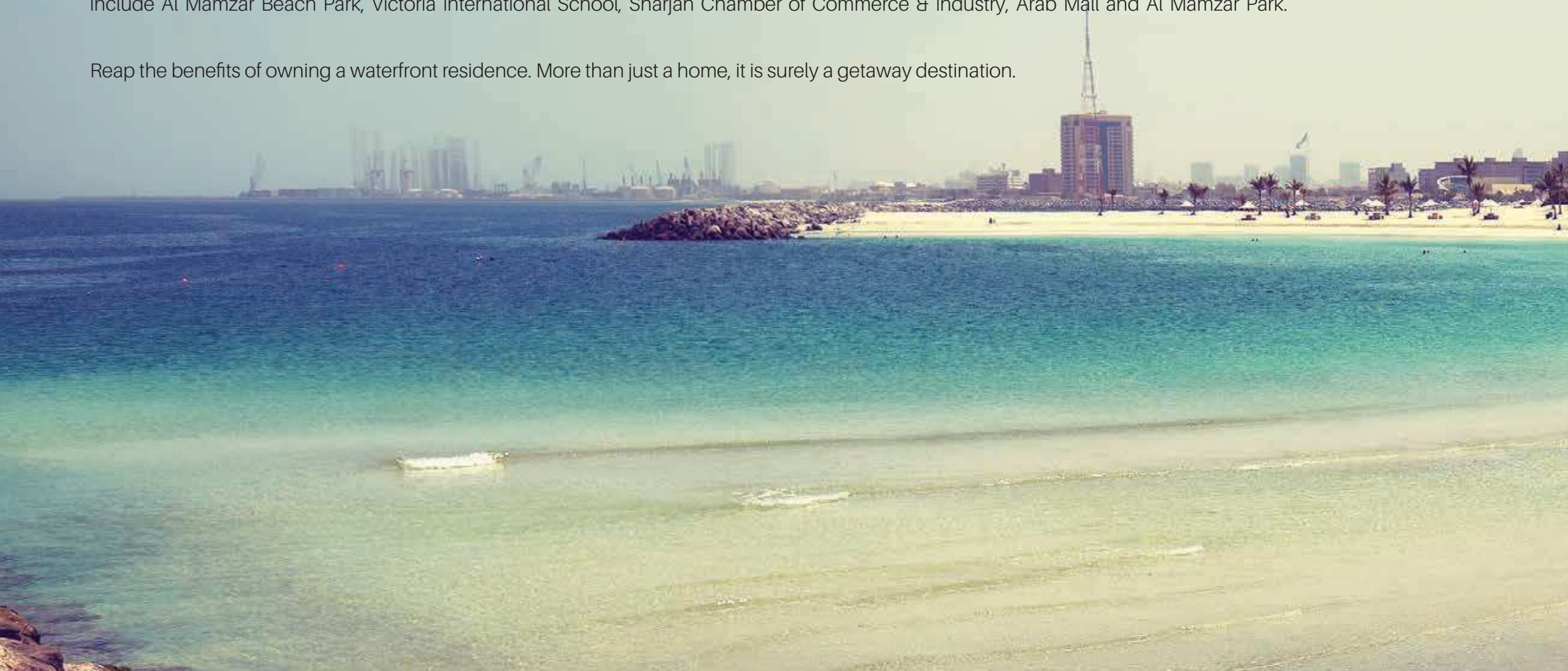
Al Khan, Sharjah

Sharjah Terraces is conveniently located in downtown Sharjah, right next to the waterfront, overlooking the Arabian Sea. It is accessible from both Al Khan and Al Mamzar allowing residents to have a hassle-free access to the city center and the beach. Its prime location connects you to your needs and makes almost everything reachable.

Sitting on Al Khan, highlighting the renowned Al Khan Lagoon, it offers limitless view of the maritime scenery. This attractions district is popular for its family & tourist friendly spots such as Maryam Island, Expo Centre Sharjah, Sharjah Aquarium and Sharjah Maritime Museum.

Al Mamzar on the other hand, is another seafront community that provides a blend of residential and institutional locality. Some important landmarks include Al Mamzar Beach Park, Victoria International School, Sharjah Chamber of Commerce & Industry, Arab Mall and Al Mamzar Park.

Reap the benefits of owning a waterfront residence. More than just a home, it is surely a getaway destination.





 **SHARJAH**
TERRACES



Al Mamzar


Chamber
of Commerce
& Industry




Sharjah
Expo Centre


Al Arab Mall

 VISS


Al Taawun
Mosque


Al Ansar Mall


Sahara
Complex

 Sahara
Centre

SHARJAH
DUBAI

Al Ittihad Road



SHARJAH
DUBAI

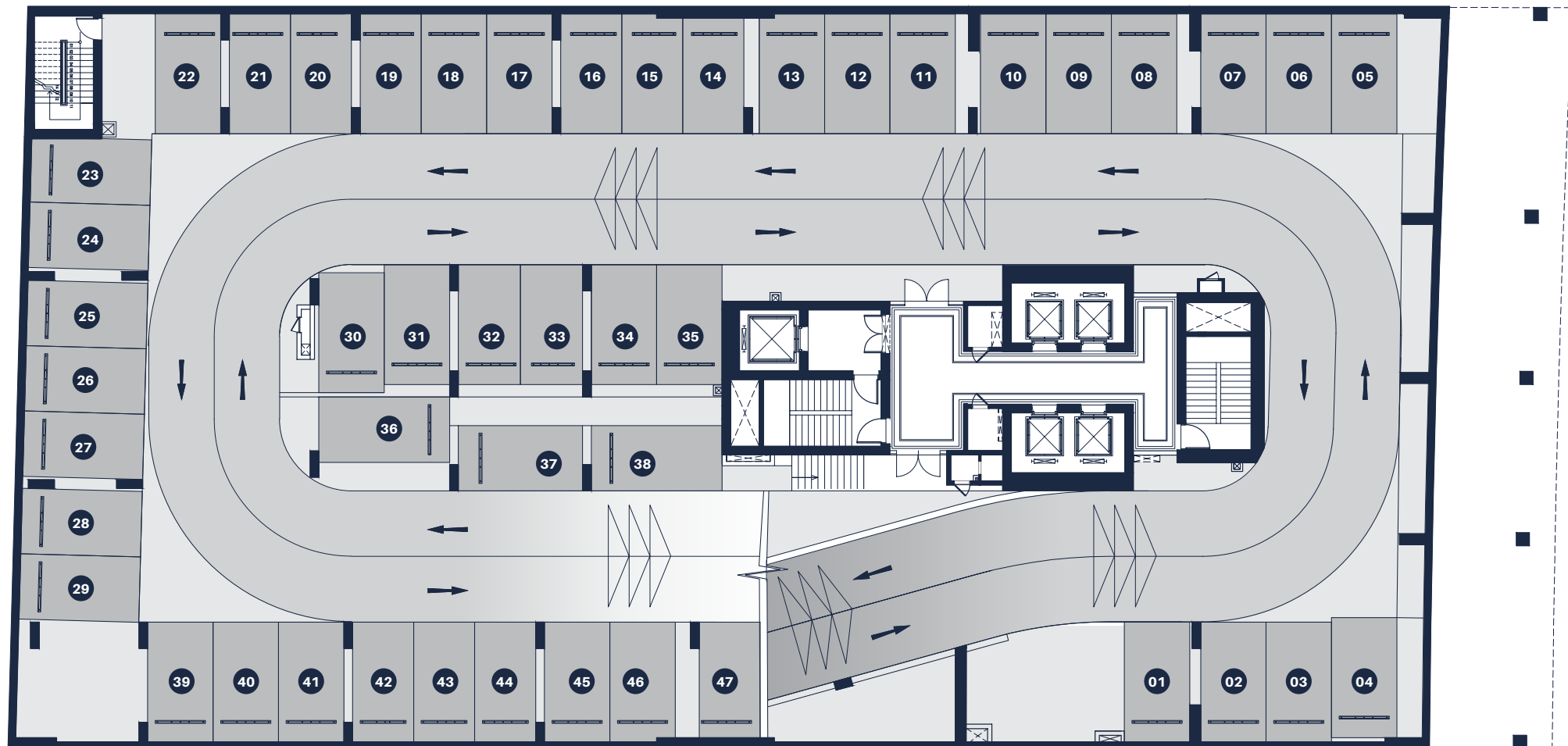


-  — **10 MIN.** Zulekha Hospital — **9 MIN.** NMC Hospital
-  — **5 MIN.** Victoria International School Sharjah — **8 MIN.** Sharjah College — **20 MIN.** American University of Sharjah
-  — **7 MIN.** Sahara Centre — **9 MIN.** Ansar Mall — **4 MIN.** Arab Mall
-  — **10 MIN.** Dubai Int'l Airport — **20 MIN.** Sharjah Int'l Airport
-  — **10 MIN.** New Al Nahda Park — **10 MIN.** Al Nahda Pond Park — **16 MIN.** Mamzar Beach Park — **9 MIN.** Al Majaz Waterfront
-  — **6 MIN.** Al Qasba — **18 MIN.** Burj Khalifa
-  — **4 MIN.** Expo Centre Sharjah
-  — **5 MIN.** Al Taawun Mosque
-  — **12 MIN.** Sharjah Police Headquarters

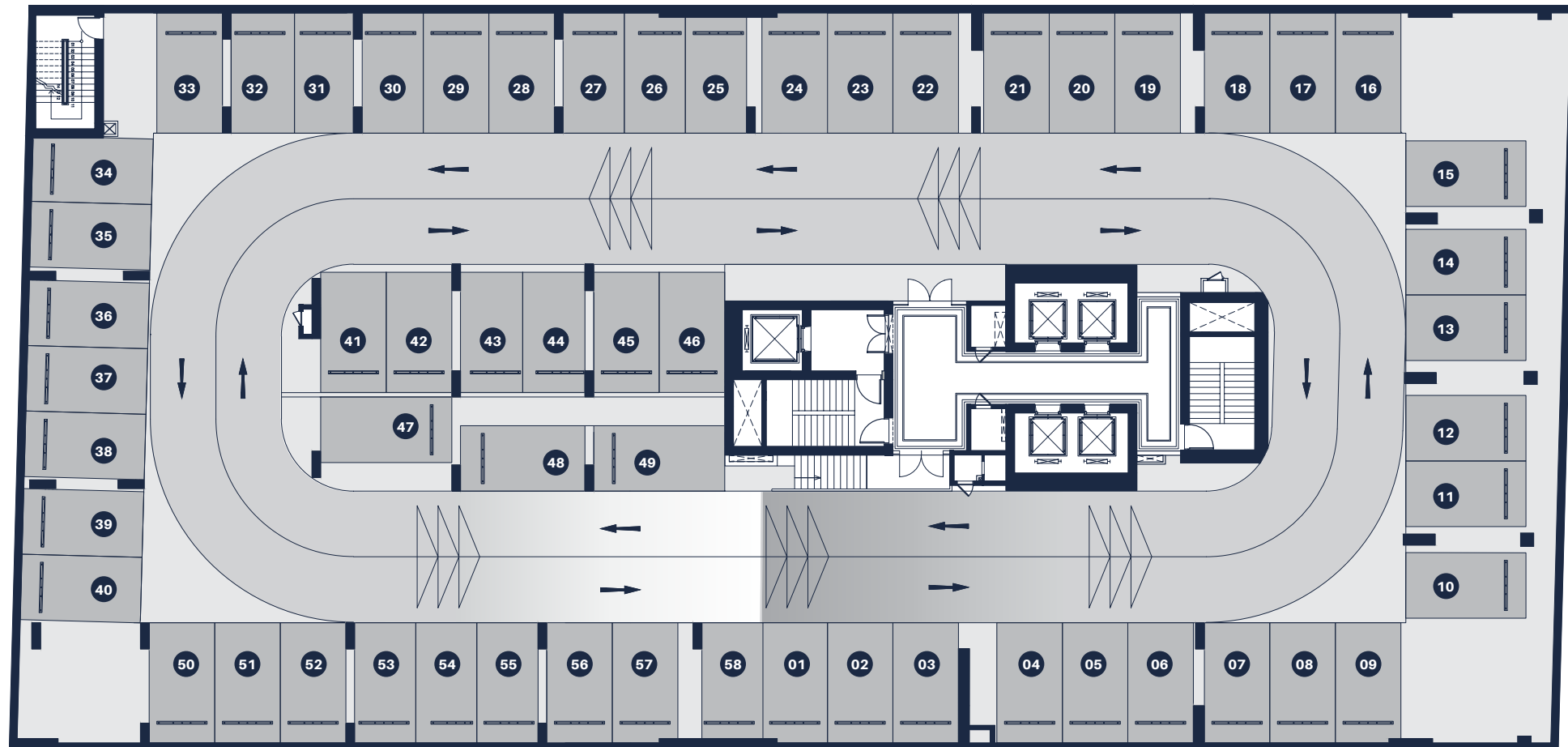
GROUND FLOOR



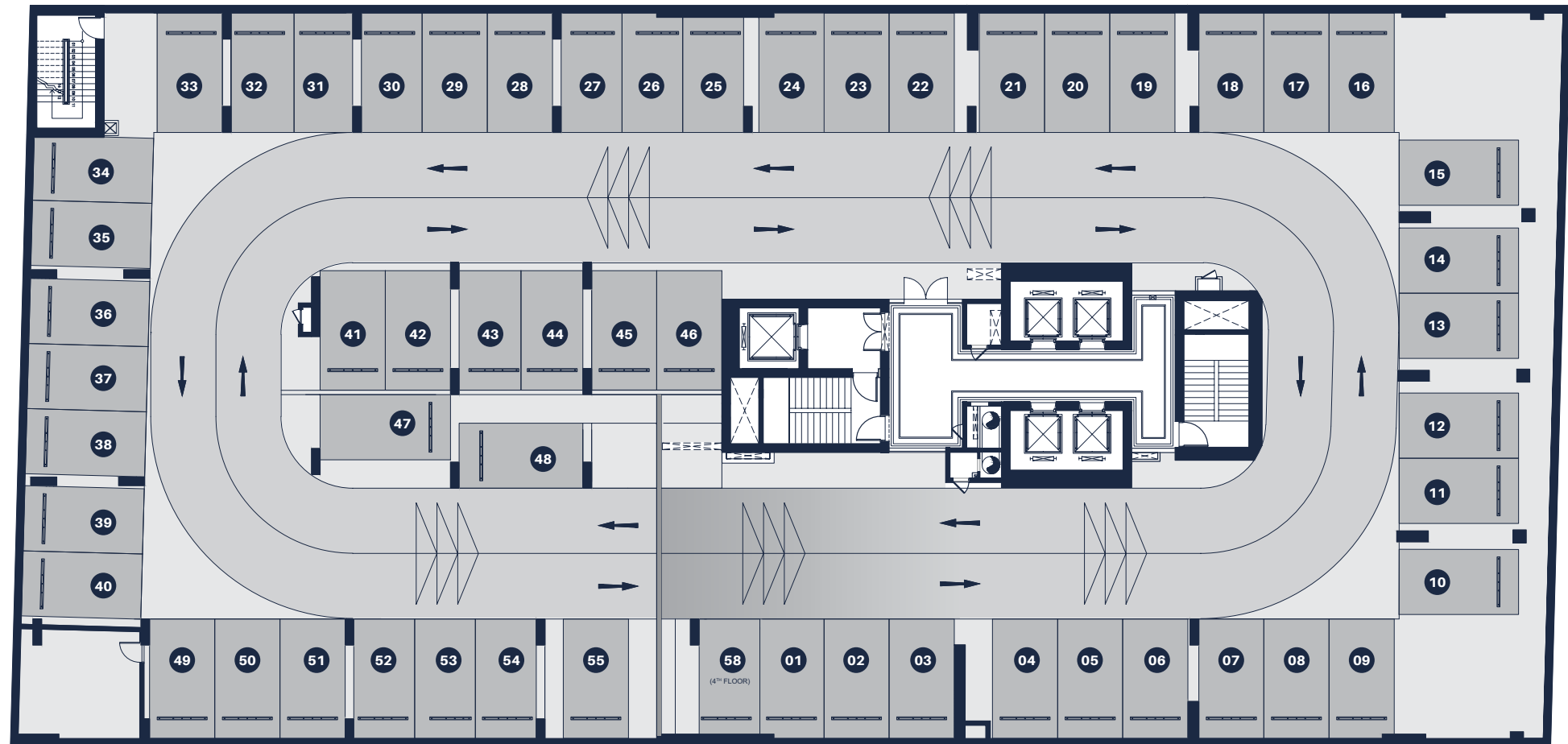
1ST FLOOR PARKING



2ND - 4TH FLOOR PARKING



5TH FLOOR PARKING



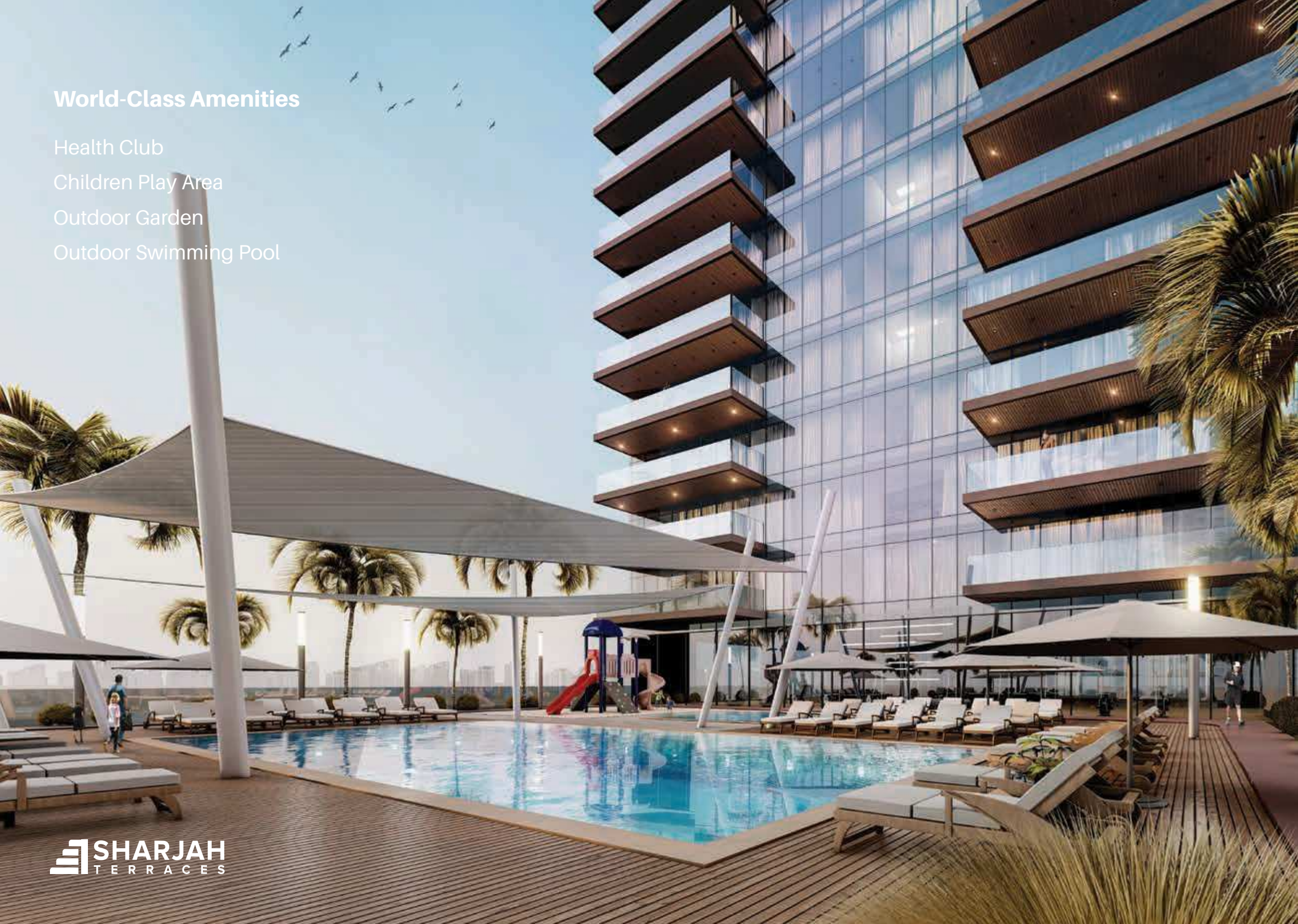
World-Class Amenities

Health Club

Children Play Area

Outdoor Garden

Outdoor Swimming Pool

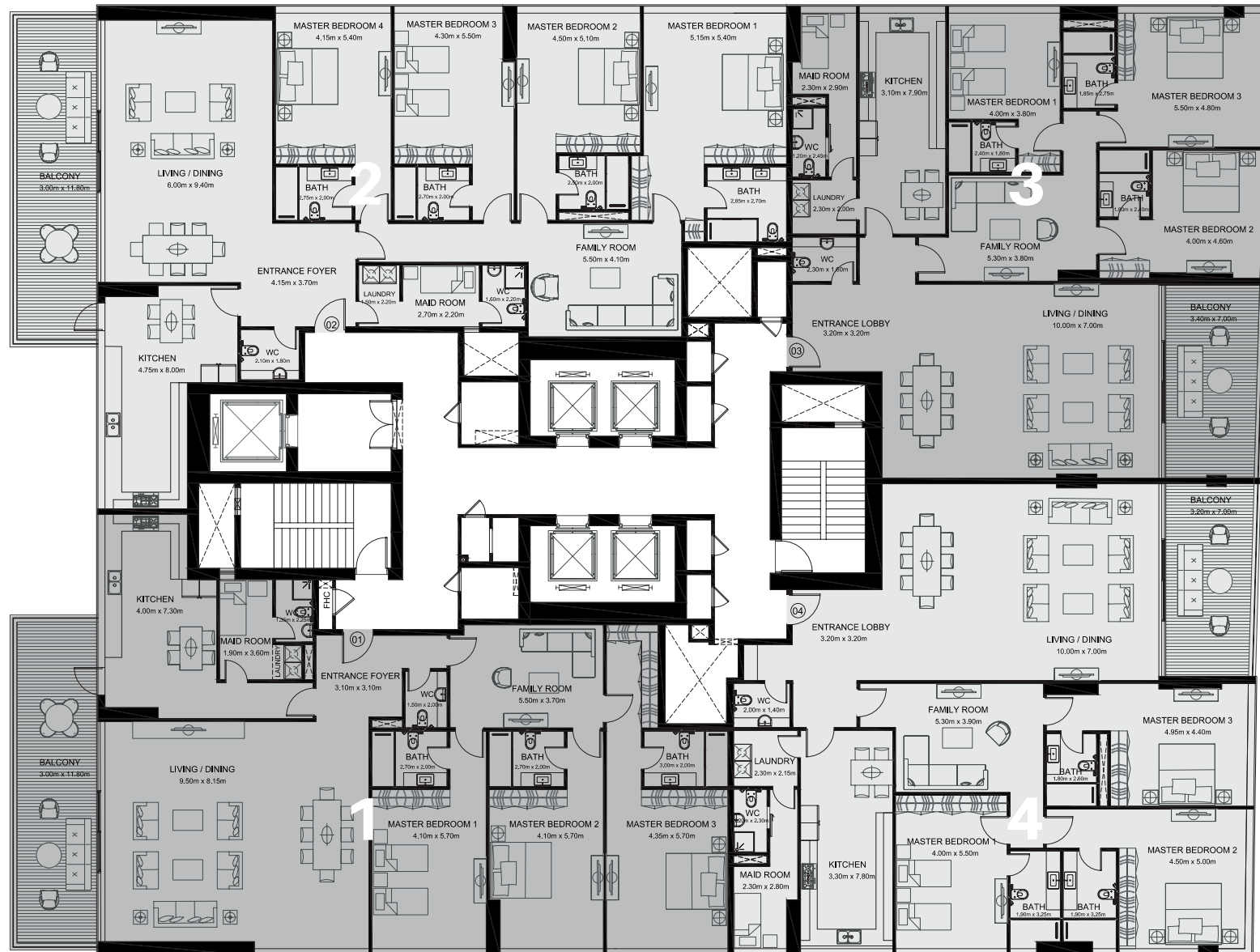


HEALTH CLUB FLOOR PLAN





TYPICAL FLOOR PLAN



A family of four is gathered in a bright, modern living room. A man in a white thobe and ghutra sits on a plush pink rug, smiling at a young boy who is also in a white thobe. The boy is holding a white stuffed rabbit. A woman in a black hijab and a young girl in a purple dress are sitting next to them, both smiling. The woman is holding the girl. In the background, there is a large window with a view of a city and a grey sofa with cushions.

Where dreams
come home

TYPE 1

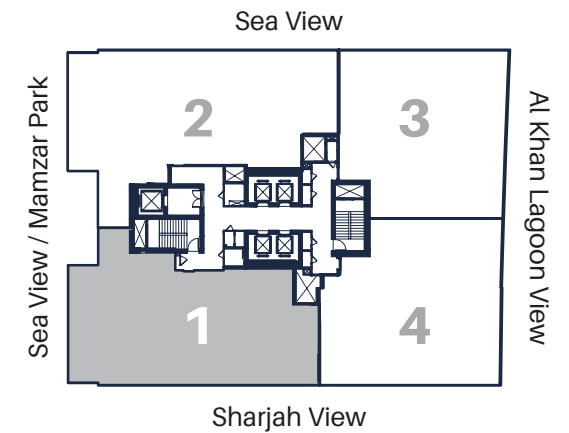
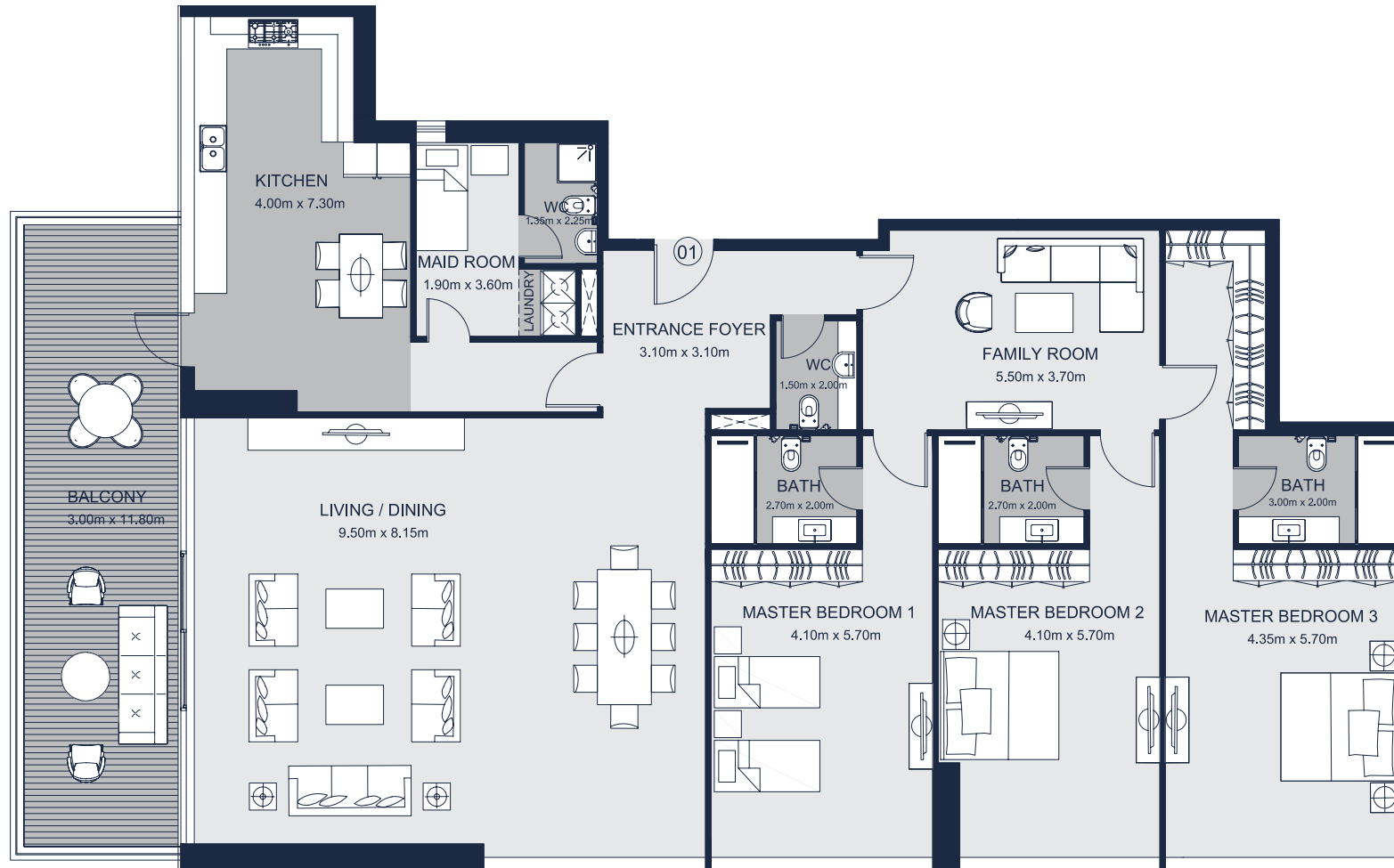
3 BEDROOM



Total Size: 4,130 sqft | 384 sqm



Parking Space: 2



Disclaimer: Plans, details and unit orientation included are indicative only. All images, including features, finishes, furnishings and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

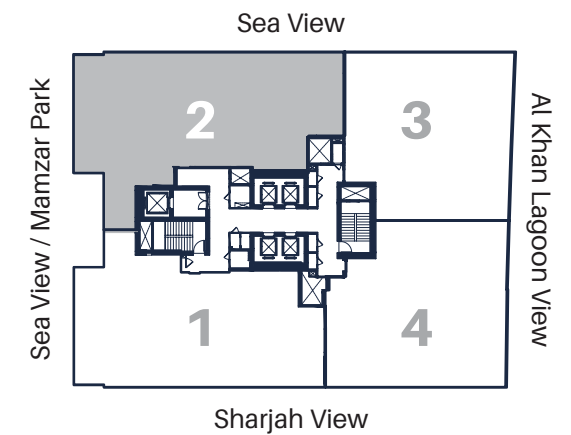
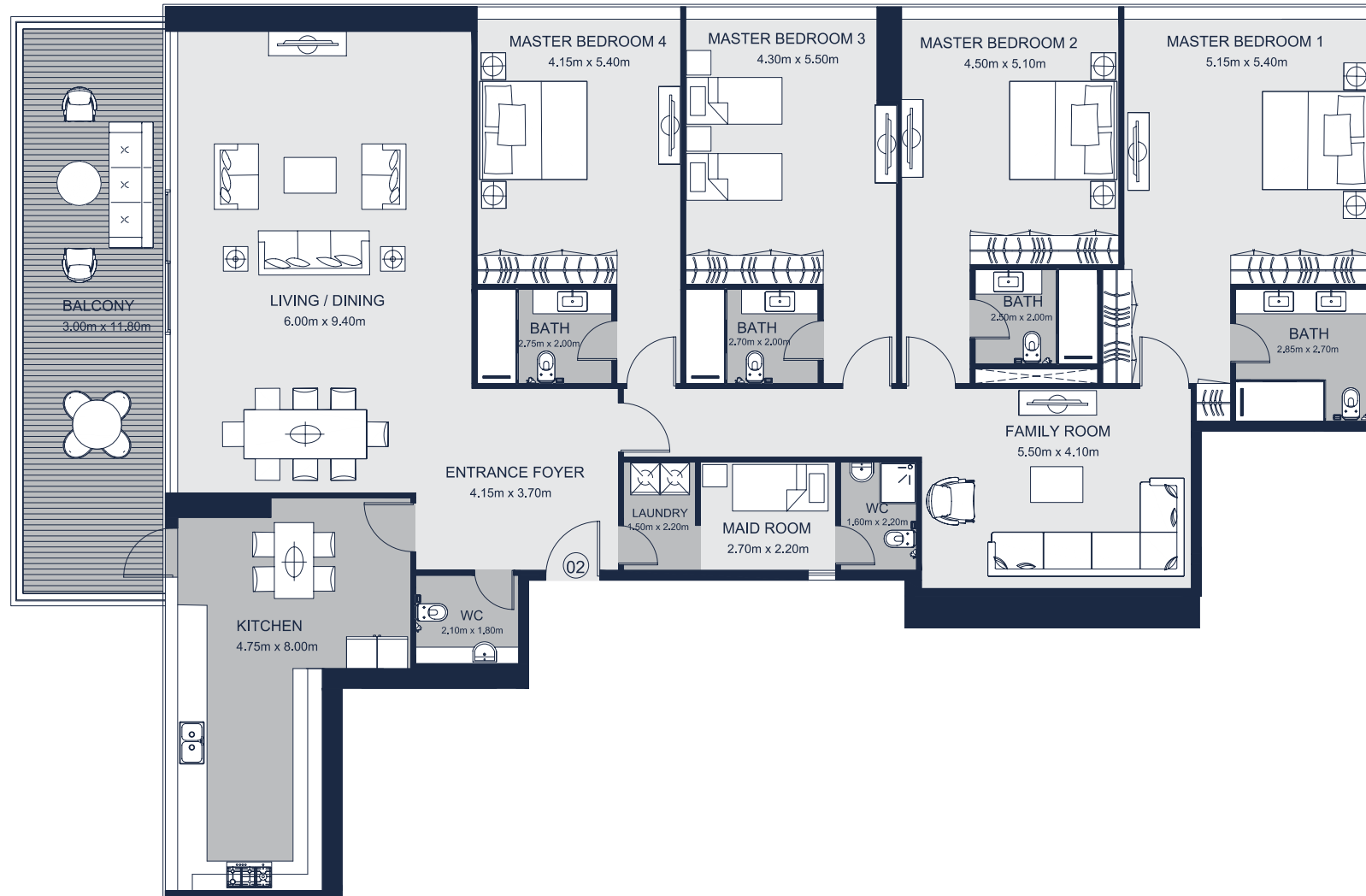
Discover what it feels like
to love where you live

TYPE 2

4 BEDROOM

m² Total Size: 4,485 sqft | 417 sqm

P Parking Space: 2



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A man with a beard, wearing a teal long-sleeved athletic top, is in the foreground, focused on his workout on an elliptical machine. In the background, a woman with blonde hair, wearing a blue athletic top, is also exercising on a similar machine. The gym environment is dimly lit with warm ambient lighting, and various pieces of fitness equipment are visible in the background.

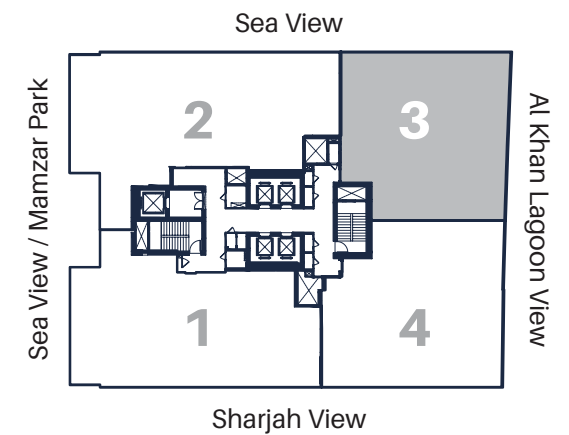
Supreme residences
for a modern lifestyle

TYPE 3

3 BEDROOM

m² Total Size: 3,635 sqft | 338 sqm

P Parking Space: 2



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A wide-angle photograph of a modern city skyline, likely Sharjah, featuring numerous high-rise apartment buildings. The scene is set during the 'golden hour' of late afternoon, with warm sunlight reflecting off the water and the facades of the buildings. In the foreground, a wooden pier with a small white boat is visible. The sky is a clear, deep blue.

A new wave of living

TYPE 4

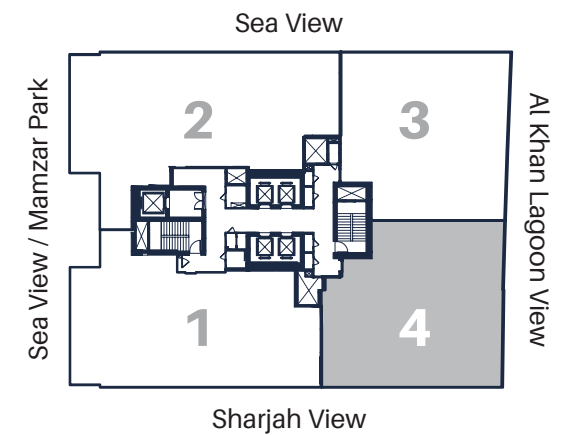
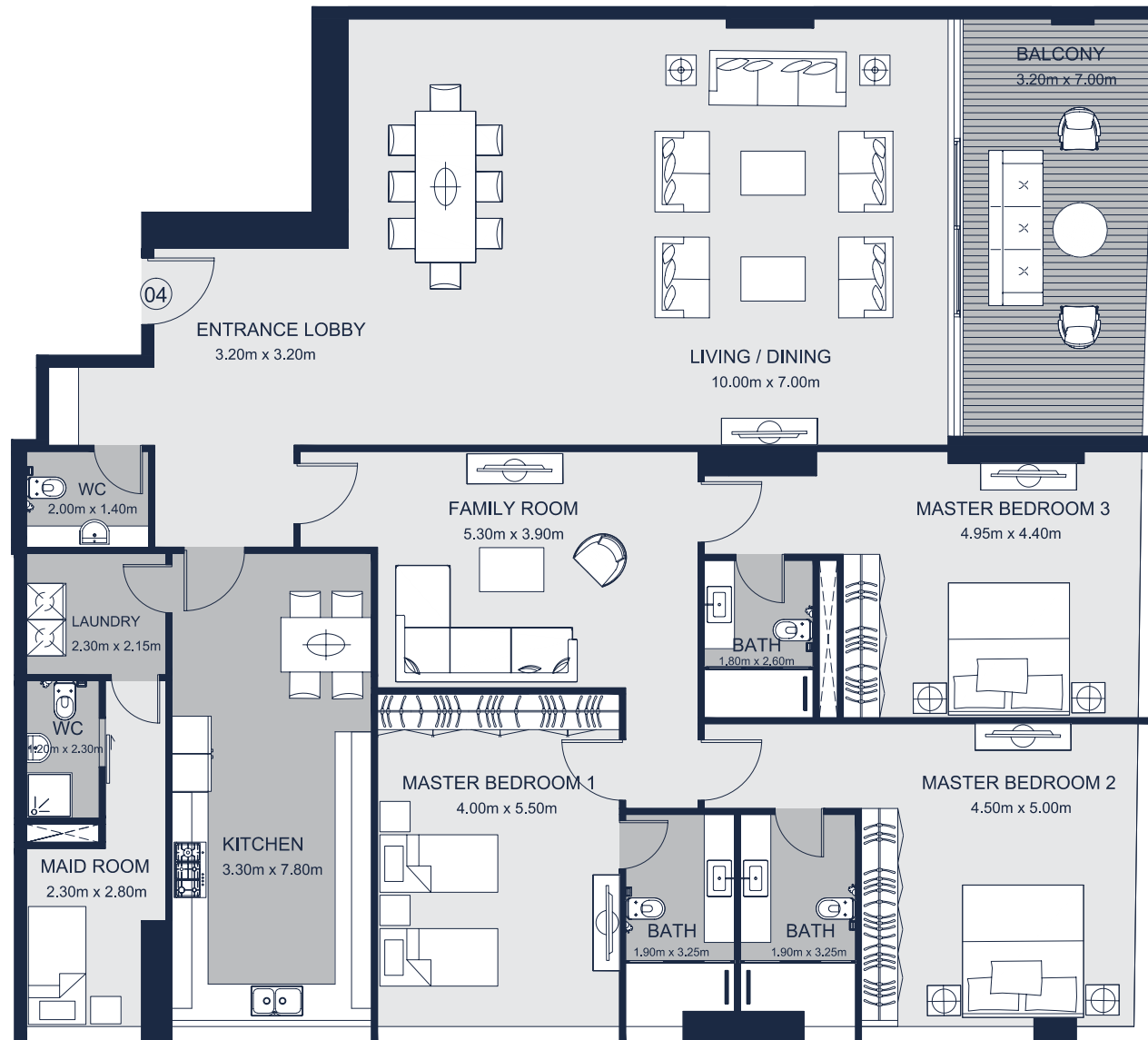
3 BEDROOM



Total Size: 3,835 sqft | 356 sqm



Parking Space: 2



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With you all the way from development to management

A 360° approach to your real estate

Al Thuriah was established in April 1996 and over the years evolved from being a contracting firm to a growing integrated real estate family in Sharjah, developing and building the finest, high-quality residential and commercial spaces ranging from villas to high-rise towers.

To date, Al Thuriah is one of the top-ranking real estate companies in Sharjah - a position boosted by the fact that it is offering a full spectrum of real estate services thru its five divisions: Properties, Construction, Interiors, Leasing and Facilities Management.



We operate like a family that cares for its members. Thereby, we make sure that every detail of your new home is carefully planned and designed.



We value state-of-the-art technologies on behalf of efficiency. The sheer dedication and commitment that goes into every single project ensures that we deliver on time.



We consistently aim to achieve the goal of giving our Clients the feeling of warmth, coziness and home in all our projects. Our design approach is to create an appearance that is multi-faceted, aesthetically attractive and functional at the same time.



We will help you find the ideal home that best suits you and your family's needs. We firmly believe in building good relationships with everyone we work with to deliver better solutions.



We play an essential role in taking care of our properties and collaborating with many real estate developers in the country. Our qualified staff holds extensive experiences, committed to setting the highest standards in all matters relating to health, safety, security and environment.



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