

FACTSHEET



DESCRIPTION

Naseem Residences is located on the forefront of Maryam Gate Residences offering uninterrupted sea views of the Sharjah skyline and the Al Khan Lagoon. The elegantly designed seven-story building has a total of 58 units, ranging from one to four-bedroom apartments and three-bedroom townhouses.

The building has a community gym and multi-function room, providing quick access to the swimming pools, kids play areas, and landscaped parks for walking and jogging.

ARCHITECTURAL HIGHLIGHTS

Naseem Residence is inspired by contemporary design, fused with the traditional architecture of the region. Created around open space, with private gardens on the ground and podium levels, the development creates a true sense of connection and tranquility, while easy access to the pool and amenities makes for healthy living in an active environment. The exclusivity of this outside space is reflected indoors, with two striking color and material schemes. One to three-bedroom units use a light palette to maximize the sense of space and openness, while the four-bedroom units and townhouses use darker hues to create an exceptional, premium look.

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

8,819 sqm

Gross Floor Area

58

Units



3 bedroom townhouses



1 to 4 bedroom apartments



Community pool, gym and kids' playground



Walking distance from the beach



Proximity to retail offerings

