

FACTSHEET

**DESCRIPTION**

Shams Residences sits in a unique position in Maryam Gate Residences, along the main route into the overall development. With direct access to landscaped spaces and direct connectivity to the retail offerings on Maryam Island Boulevard, the building is ideally located within the Maryam Island Masterplan.

The elegantly designed eight-story building has a total of 59 units, ranging from Studio to three bedroom apartments, with a 4 Bedroom Penthouse on the top level enjoying uninterrupted views of Al Mamzar park.

Shams Residences has easy access to swimming pools, kids play areas, and a landscaped podium which connects to a state-of-the-art community park comprising recreational amenities and walking pathway.

ARCHITECTURAL HIGHLIGHTS

Shams Residences works in harmony with the architecture of Maryam Gate Residences. It takes its inspiration from the traditional architecture of the region with a contemporary interpretation. It sits elegantly on the corner of the development and serves as a landmark within Maryam Island.

The building enjoys landscaped courtyard views from the apartments. The exclusivity of this outside space is reflected indoors, with two striking color and material schemes. Studios to three-bedroom units use a light palette to maximize the sense of space and openness, while the four-bedroom penthouse uses 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

MARYAM ISLAND PARK

A 4,151 sqm community park, slated for completion in 4Q 2021, provides something for all ages. It encompasses a host of facilities including a walking & jogging track that loops between tree canopies, a basketball court, a playground for children and ample greenery to explore and enjoy nature.

DESIGN SPECIFICATIONS

PUBLIC AREA

- Lobby with elegant seating area
- Main lobby
- Stone finished flooring

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

6,637 sqm

Gross Floor Area

59

Units



4 Bedroom Penthouse



Studio to 4 bedroom



Kids' pool, adults' pool, a gym and a playground



Walking distance from the beach



Proximity to retail offerings

