



FACTSHEET



DESCRIPTION

Boasting a masterful blend of modernity and elegance, Oud Residences is an exquisite G+P+9 storey building that sets forth an unparalleled lifestyle to its residents. It features 162 elegant studio, one-bedroom, two-bedroom, and three-bedroom apartments with ample living spaces, in addition to a shared common space, all of which redefine the pinnacle of contemporary living.

Part of Maryam Island's luxurious masterplan, Oud Residences allows its residents to enjoy a host of exclusive amenities, such as a private swimming pool, a fully equipped gym, and podium landscapes embellished with abundant greenery.

This residential building seamlessly integrates with the vibrant tapestry of the Maryam Island, providing convenient access to a variety of retail offerings as well as other amenities, including a community park, beach, and waterfront promenade.

ARCHITECTURAL HIGHLIGHTS

An exceptional residential structure, Oud Residences has been constructed with meticulous attention to detail to create and deliver a modern sanctuary for its residents. This magnificent residence is well situated adjacent to a diverse array of retail establishments on Maryam Island, which also includes a beach, waterfront promenade, and community park. Oud Residences is part of Maryam Island's luxurious masterplan, offering residents numerous exclusive facilities, including a podium landscaping with lush green spaces, a fully equipped gym, and a private swimming pool.

IDEAL LOCATION



Beachfront Destination
in Sharjah



Close proximity to
Al Khan District



Only 4 mins away from
Expo Centre Sharjah



15 minutes to Dubai
International Airport



20 mins to
Burj Khalifa

MARYAM ISLAND AMENITIES

Given its accessible location close to the scenic and magnificent Maryam Island Beach and Maryam Island Park, Oud Residences serves as the ideal pick for residents to unwind and enjoy a coastal lifestyle. A 4000 square metre community park with walking and jogging trails, a basketball court, a children's playground, and an abundance of greenery are some of the exceptional amenities offered by this residential structure. In addition, the residential tower is conveniently situated in close proximity to an 800-meter seaside promenade that provides a wide variety of cafés and dining establishments catering to a wide appetite.

DESIGN SPECIFICATIONS

PUBLIC AREA

- Chic and comfortable seating area
- Modern lobby layout meticulously fabricated with the perfect blend of style and delicacy using natural stone finishes

APARTMENTS

FLOORING

- Porcelain tiles complete with appropriate skirting, are used in the living room, dining room, bedroom, kitchen, bathroom and balcony.

CEILING

- Gypsum ceiling for all bathrooms, kitchens, and corridors.
- Plaster painted - cemented ceiling for living rooms and bedrooms.

AIR CONDITIONING

- Split ducted A/C System with thermostat controls

WINDOWS AND RAILINGS

- Powder-coated aluminium frames and double-glazed windows
- Powder-coated metal railings for balconies and terraces

PAINT

- White matte paint & hygienic paint for wet area

WOOD CARPENTRY

- High-quality industrial wood & wood finish laminate for doors, cupboards & master bedroom's wardrobe

KITCHENS

- Open-modular kitchen
- MR MDF panels with laminated finish for base and overhead cabinetry
- Reconstituted quartz countertop with porcelain backsplash

LIGHTING AND COMMUNICATION

- Classy light fixtures & electric devices
- CCTV in common areas
- High-speed Internet & Security intercom system

PLUMBING/SANITARY WARE

- Deck-mounted, single-lever basin taps and under-counter basin
- Floor-mounted water closet
- Shower head with adjustable rail & tap mixer.
- Shower space with glass partition in the Master Bathrooms and acrylic tub in secondary bathroom.
- Kitchen mixer swivel type & stainless-steel sink

LIFTS

- Three lifts in each building with direct ground floor and podium parking access

PROJECT BANK ACCOUNT

Beneficiary Name: MARYAM ISLAND REHAN RESIDENCES
Account No: 0012 0354 4001 6
Bank Name: Sharjah Islamic Bank

Branch: Main Branch, Sharjah.
IBAN: AE77 0410 0000 1203 5440 016
SWIFT: NBSHAEAS

162

Units



Studio to 3-bedroom
apartment ranges



Adults' pool, gymnasium,
and green spaces



Walkable distance
from beach



Proximity to
retail outlets



Shared work spaces
and common areas

