



جزيرة مريم
MARYAM ISLAND



SAMA RESIDENCES

FACTSHEET



DESCRIPTION

Sama residences offers its residents a direct park views that maximizes the value and offers a serene scenery. Residents will be located adjacent to the Maryam island park and a beach front with amenities close by which includes an outdoor shared kids play area, shared Gym, pools and Multipurpose room.

ARCHITECTURAL HIGHLIGHTS

Sama Residence is positioned within Maryam Gate Residences community and is orientated to offer expansive views of the Sharjah skyline and lagoon. Private gardens to the 3 bedroom townhouses on the ground level create a greater sense of connection with direct access to the Maryam Island park that contains walkways and outdoor activity spaces. Apartment design allows to have maximum views to the outdoors with terraces, internal courtyard with kids play area and external skyline views. The interior design is carefully considered to reflect the landscape of the public realm with modern colours and high-quality finishes. A close by located pool with outdoor activity zones encourages residents to live healthy lives in a communal environment.

IDEAL LOCATION



The best beachfront destination in Sharjah



Near Al Khan Heritage District



Less than 5km from Expo Centre Sharjah



Less than 10 km from Dubai International Airport

MARYAM ISLAND PARK

A 4,151 sqm community park, slated for competition 4Q 2021, provides something for all ages. It encompasses a host of facilities including a walking track that loops between trees canopies, a half 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 and lift 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

- Mix of 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

5,338 sqm

Gross Floor Area

57

Apartments



3 bedroom townhouses



Studio to 3 bedroom apartments



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



Walking distance from the beach



Proximity to retail offerings

