

CITRINE RESIDENCES

Where vibrant waterfront living meets luxury

MAJARA LUXURY REAL ESTATE LLC

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**Own Your Coastal Home at Citrine Residence by Majara,
Al Maryam Island**



ABOUT MARYAM ISLAND

PREMIUM WATERFRONT LIVING IN THE HEART OF SHARJAH

Maryam Island is the first-of-its-kind luxury waterfront development in Sharjah. Located in downtown Sharjah and overlooking the Arabian Gulf, Maryam Island offers residential apartments set amidst a wealth of upscale experiences and amenities, giving visitors, tenants, owners and guests the experience of a lifetime.



المساحة المخصصة للبناء

5,000,000 SQFT

Plot Size

إجمالي المساحة الطابقية

6,000,000 SQFT

Gross Floor Area

المساحة الإجمالية لمنافذ التجزئة والمأكولات
والمشروبات المخصصة للتأجير

140,000 SQFT

Retail / F&B GLA

شقق سكنية

4,800 Units

Residential Apartments

تُعد جزيرة مريم الوجهة الأولى للترفيه ونمط الحياة المترف في إمارة الشارقة، وتمتاز بممشى يمتد لمسافة ٩٠٠ متر ويوفر إطلالة خلابة على البحر والشاطئ مصحوبة بمجموعة واسعة من خيارات الترفيه والتسوق وتناول الطعام. وتستقطب هذه الوجهة الاستثنائية السكان والزوار، بفضل ما تضمه من نادي للياقة البدنية ومساح ومنطقة لعب ممتعة للأطفال.

Maryam Island, Sharjah's ultimate leisure and lifestyle destination, is exemplified by its 900 m promenade, which features stunning sea and beach views, along with attractive entertainment, shopping and dining experiences.

A range of premium fitness club, swimming pools and children's play area further highlight the island's unique value proposition for residents and visitors.





Combining the vibrancy of urban lifestyle with the calmness of waterfront living, Citrine Residences is located in the picturesque surroundings of Maryam Island Masterplan, one of Sharjah's most pristine waterfront developments. The residential project, which is designed as two-towers, Citrine Residences and Topaz Residences, is built over a ground floor, first parking level and second parking level storeyed high shared podium. The 10-storeyed Citrine Residences provides 123 units of apartments ranging from one to four bedrooms, along with five luxurious townhouses that range from three to four bedrooms. The residential project, which includes the 10-storeyed Topaz Residences, offers 246 apartment units and 10 townhouses in total. Citrine Residences offers a vast lineup of modern amenities, a private balcony that offers breathtaking views, designated parking spaces, elegant landscaping, swimming pool and a fully equipped gym.

The development, which is located just across the road from Al Khan lagoon, directly facing the inner road from one side and Corniche Road from the other, gives residents seamless access to essential facilities. Furthermore, its close proximity to Maryam Island Boulevard, offers access to retail locations, outdoor areas and cafes. Citrine Residences offers residents the perfect place to get away from the bustle of busy lives and enjoy the tranquillity of the expansive coast.



REDEFINING URBAN LIVING STANDARDS

Citrine Residences seamlessly merges unique features of conventional architectural designs with sophistication of modern lifestyle, setting new standards of urban living. The project reflects simplicity through its unique interior designs, colour palette, wood finishes and natural elements, while cutting-edge lighting, communication and security systems display the level of commitment towards innovation.

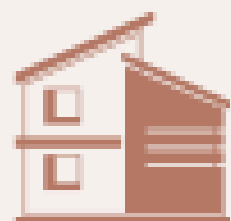
Citrine Residences' ideal location on Maryam Island allows residents to enjoy the peace and quiet of waterfront surroundings while gaining easy access to all the amenities and services they require.



وحدة سكنية راقية، تتنوع ما
بين غرفة واحدة وأربع غرف نوم

Sophisticated and elegant
residential units, from one to
four-bedroom apartments

118



خمس وحدات تاون هاوس فاخرة
تتراوح ما بين غرفة نوم وأربع غرف نوم

Five luxurious townhouses,
from one to four-bedroom



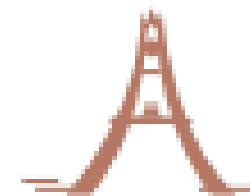
يبعد أقل من ١٠ كم عن مطار دبي الدولي

Less than 10 km from Dubai
International Airport



المرافق الرئيسية تشمل مسبح
خاص وصالة رياضية مجهزة بالكامل
وشرفة خاصة

Key amenities include a private
swimming pool, a fully equipped gym
and private balcony.



يبعد أقل من ٥ كم عن مركز إكسبو الشارقة

Less than 5 km distance from Expo
Centre Sharjah



يقع على مسافة قصيرة سيراً على
الأقدام من كورنيش الواجهة البحرية
وبوليفارد جزيرة مريم

Walking distance to
waterfront promenades and
Maryam Island Boulevard



حديقة مجتمعية بمساحة ٤,١٥١ متر مربع، تضم ممرات للمشبي
ومسارات للجري، وملعب لكرة السلة وملعب للأطفال

A 4,151-square-metre community park equipped
with walking and jogging trails, a basketball court



مقربة من منطقة الخان الترابية

Proximity to Al Khan District



يقع على مسافة قصيرة سيراً على
الأقدام من الشواطئ

Walking distance from beaches



QUALITY LIFESTYLE

Prioritising the convenience and happiness of residents, Citrine Residences offers a lifestyle of unparalleled quality. The residential development is ideal for those who seek to escape the hustle and bustle of the city and live in a peaceful surrounding, while enjoying the luxuries of urban living. Its close proximity to key locations such as Maryam Island Boulevard and Expo Center Sharjah as well as serene beaches, further adds to its allure.



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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