

A wide-angle photograph of a tropical beach. The foreground shows the golden sand of the beach, with gentle waves lapping at the shore. The water is exceptionally clear, showing a vibrant turquoise color near the shore that deepens into a darker blue further out. The horizon is a straight line under a clear, pale blue sky. The overall scene is peaceful and idyllic, representing a high-quality waterfront living environment.

TOPAZ RESIDENCES

Where vibrant waterfront living meets luxury

MAJARA LUXURY REAL ESTATE LLC

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Majara Representing Topaz Residence — Exclusive Coastal Residences
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 ويُوفّر إطلالة خلابة على البحر والشاطئ مصحوبة بمجموعة واسعة من خيارات الترفيه والتسوق وتناول الطعام. وتستقطب هذه الوجهة الاستثنائية السكّان والزوّار، بفضل ما تضمّه 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.





TOPAZ RESIDENCES

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Strategically located between the picturesque waterfront promenade and the beach within Maryam Island, Topaz Residences is a meticulously crafted building that stands as an embodiment of tranquil and lavish coastal living. One of the most pristine developments in Sharjah, this residence seamlessly combines distinguished elements of conventional architectural practices with modern amenities and facilities.

Topaz Residences is a 13-storey building that houses exquisite 173 choices of elegant and contemporary living spaces, which includes five opulent townhouses and a wide range of apartments with one to four bedrooms. The residence sits on a ground floor, first parking level and second parking level storeyed high shared podium. The residential units in this development are designed to exemplify the principles of simplicity and sophistication. It features a broad array of benefits, including a private balcony that offers breathtaking waterfront views, a designated parking, a swimming pool and a fully equipped gym, setting forth an exquisite lifestyle.

Furthermore, the proximity to Maryam Island Boulevard, gives residents easy access to retail spaces, outdoor areas and cafes, and a chance to enjoy the perks of urban living while enjoying the calmness of the coast. The beach and Maryam Island Park is only a brief stroll distance from Topaz Residence, making the development an ideal option to escape from the hustle and bustle of city life.

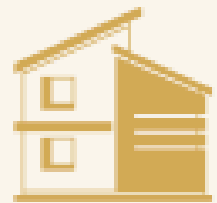




وحدة سكنية راقية، تتنوع ما
بين غرفة واحدة وأربع غرف نوم

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

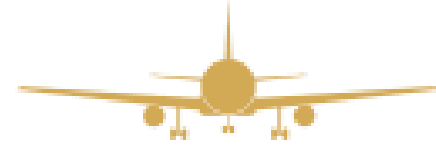
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خمسة منازل تاون هاوس تضم من
ثلاث إلى أربع غرف نوم

Five townhouses with three
to four-bedroom

EXCLUSIVE FEATURES



يبعد أقل من ١٠ كم عن مطار دبي الدولي

Less than 10 km from Dubai
International Airport



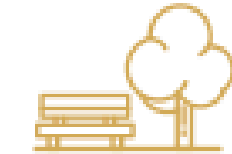
مرافق أساسية تشمل مسبحاً للكبار
والصغار ونادٍ رياضي مجهز بالكامل

Key amenities include swimming
pool for kids and adults, and a
fully equipped gym



يبعد أقل من ٥ كم عن مركز إكسبو الشارقة

Less than 5 km distance from Expo
Centre Sharjah



يوفر إمكانية الوصول إلى ممشى
الواجهة البحرية وبوليفارد جزيرة مريم
سيراً على الأقدام

Walking distance to
waterfront promenades and
Maryam Island Boulevard



على مقربة من منطقة الخان التراثية
Proximity to Al Khan Heritage District



يتيح وصولاً مباشراً إلى الشواطئ
Walking distance from beaches



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
and a children's playground.



NEW STANDARDS OF URBAN LIVING

By seamlessly combining traditional architectural design with contemporary amenities in a serene atmosphere, Topaz Residences offers a sophisticated and calm urban living experience.

The residential development stands as an embodiment of simplicity, through its one-of-a-kind interior designs, colour palette, wood finishes and presence of natural elements.

Attributing to its location on Maryam Island, Topaz Residences offers residents hassle-free access to all essential utilities and services, while enabling them to enjoy the serenity of nature.



QUALITY LIFESTYLE

The 13-storey Topaz Residences provides a lifestyle of unparalleled quality by harmoniously blending elements of traditional architecture with modern amenities. The residential development, which prioritises the convenience and happiness of residents, is located in proximity to all essential facilities ranging from retail outlets and cafes to Dubai International Airport.





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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