



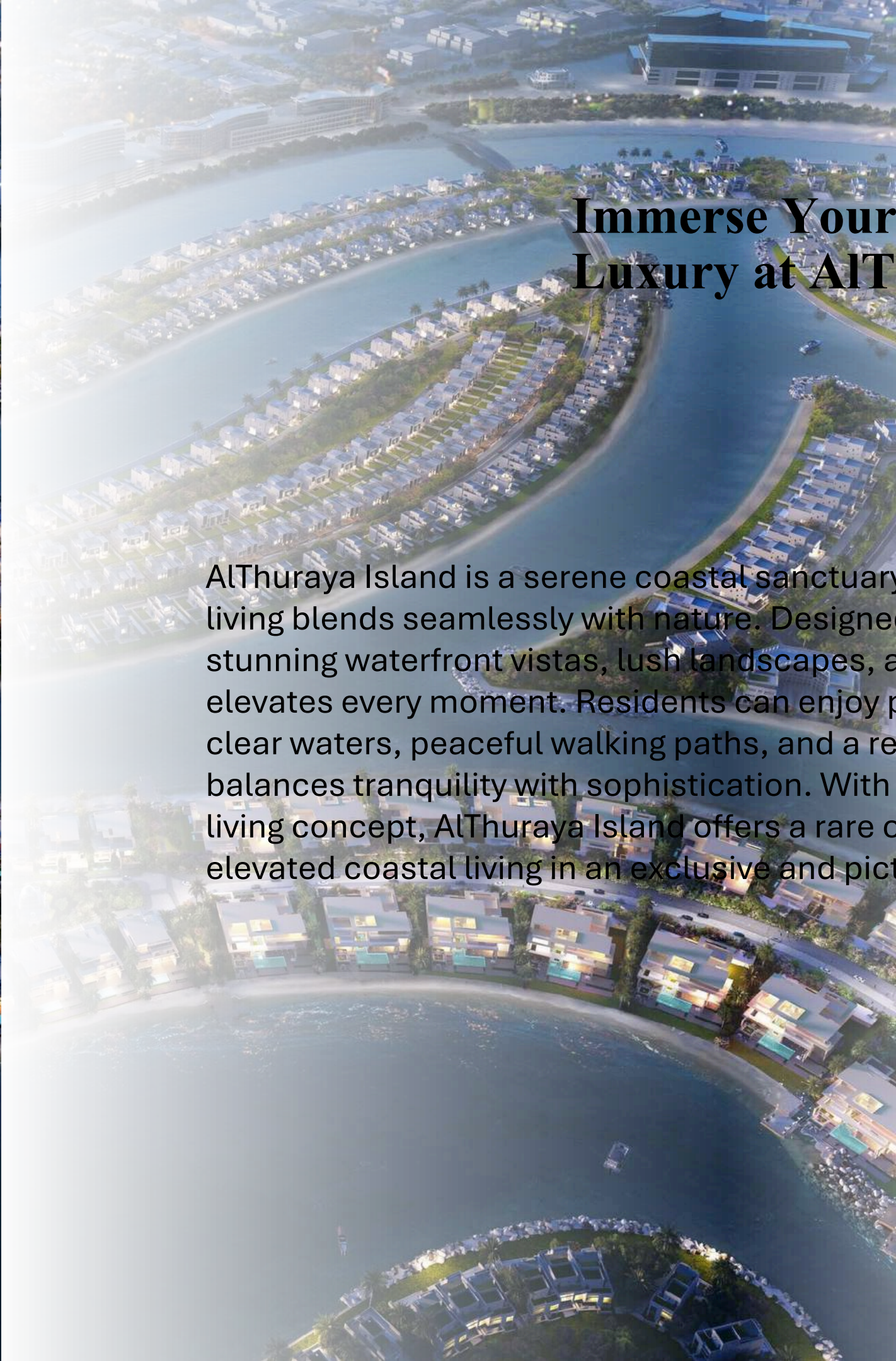
# **AL THURAYA ISLAND RESIDENCES**

**Embrace the Essence of Island Living**

# MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

Majara welcomes you to Althuraya Island's exclusive residences in Sharjah



## Immerse Yourself in Serene Luxury at AlThuraya Island

AlThuraya Island is a serene coastal sanctuary in Sharjah, where luxurious living blends seamlessly with nature. Designed to inspire, the island features stunning waterfront vistas, lush landscapes, and world-class architecture that elevates every moment. Residents can enjoy private beaches with crystal-clear waters, peaceful walking paths, and a refined island lifestyle that balances tranquility with sophistication. With its harmonious inside–outside living concept, AlThuraya Island offers a rare opportunity to experience elevated coastal living in an exclusive and picturesque setting.



## A Place Where Luxury and Serenity Become One

AlThuraya Island invites you to discover its exclusive collection of island residences—Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions. Immerse yourself in a harmonious blend of sun, sand, and sea, shaping an extraordinary island lifestyle unlike any other.



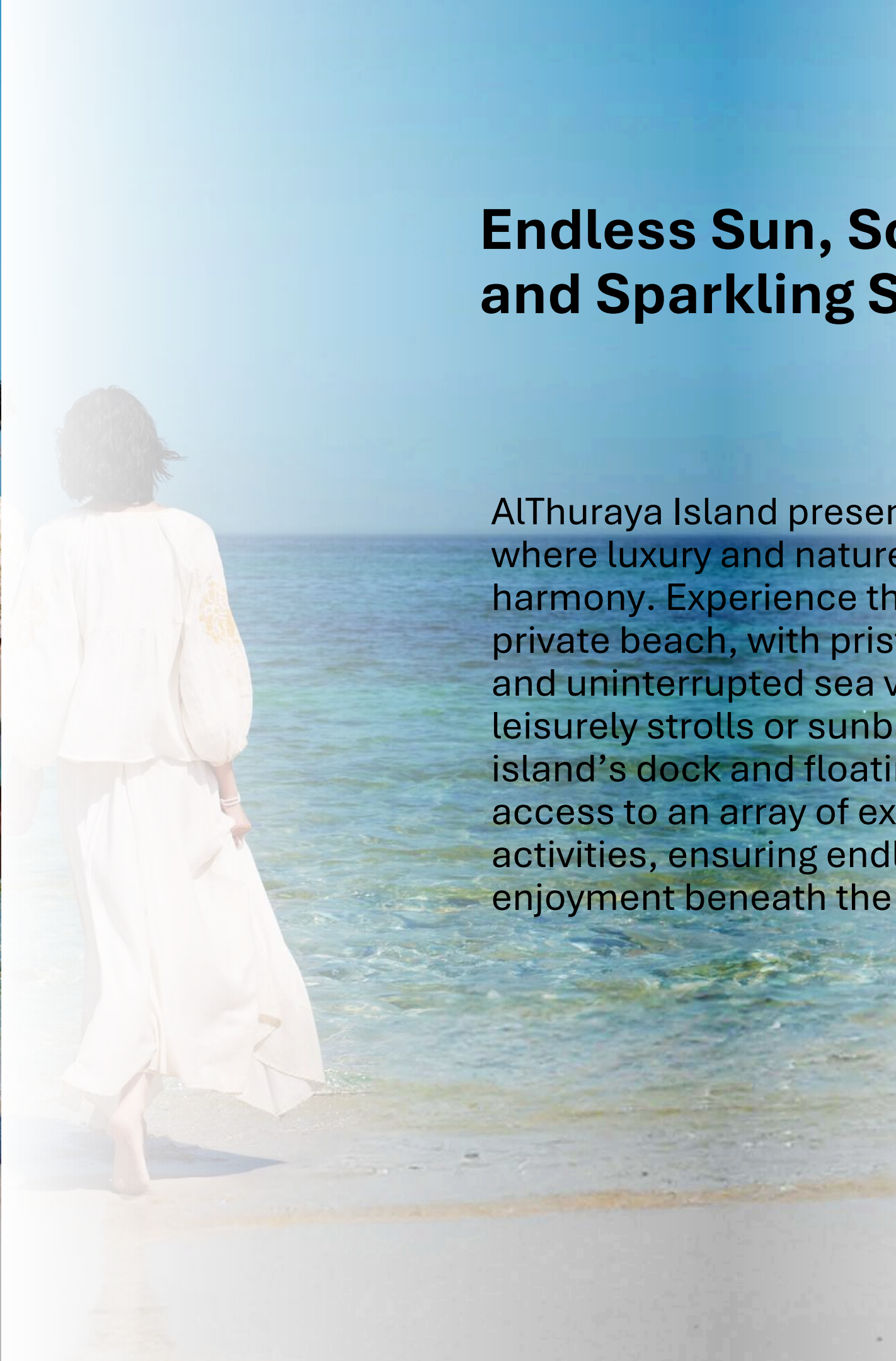


## Unrivalled Private Beach and World-Class Amenities

Residents of AlThuraya Island enjoy exclusive access to a sprawling 564,344 sq.ft private beach featuring pristine white sands and uninterrupted sea views—perfect for leisurely strolls, sunbathing, and water activities. The island also boasts world-class amenities and over 1.3 million sq.ft of lush greenery, creating a seamless inside-outside living experience. With prestigiously designed homes and vibrant communal spaces, AlThuraya Island offers an unparalleled blend of privacy, luxury, and island lifestyle.



# Endless Sun, Soft Sand, and Sparkling Sea

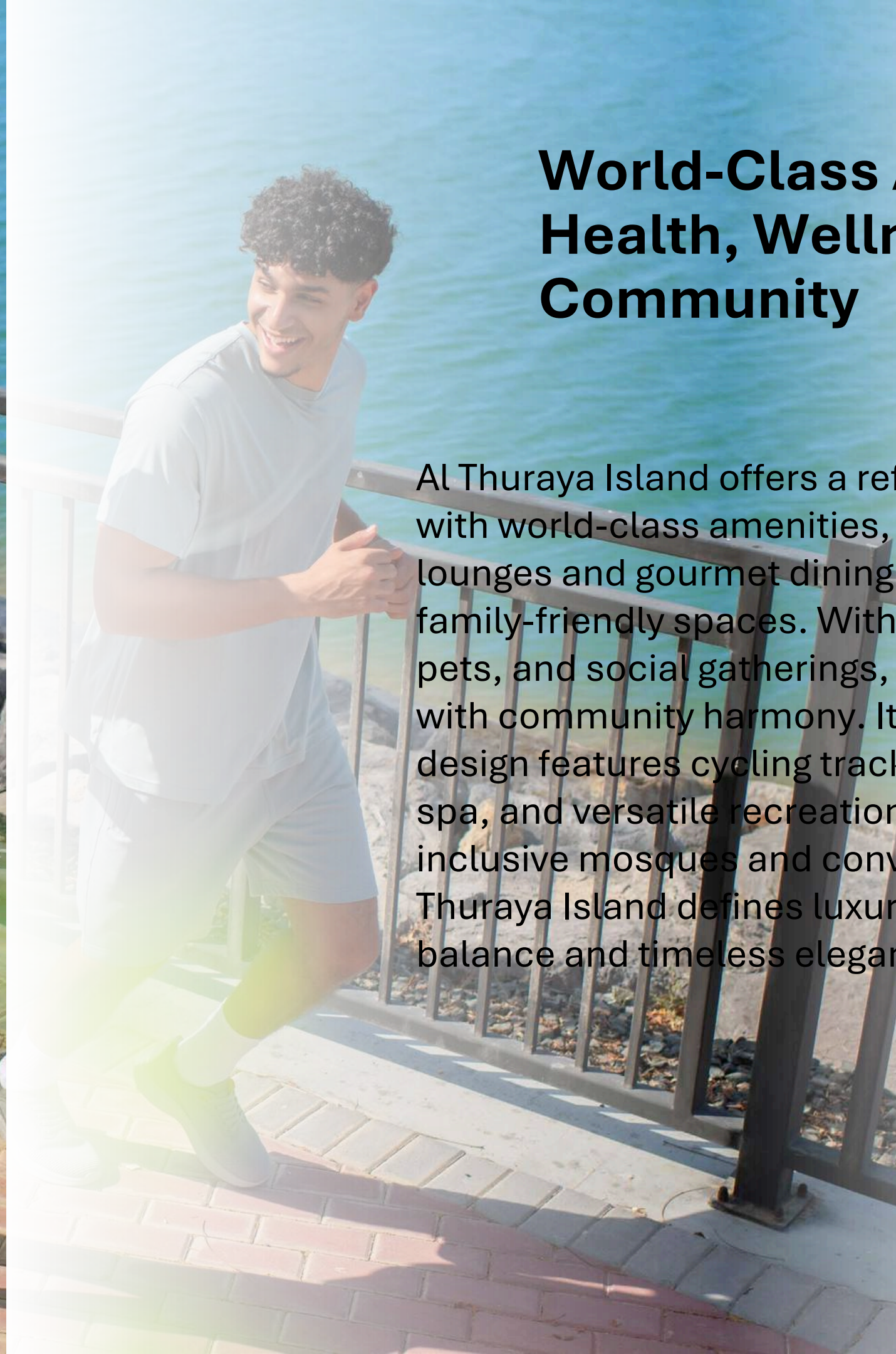


AlThuraya Island presents a lifestyle where luxury and nature exist in perfect harmony. Experience the serenity of a private beach, with pristine white sands and uninterrupted sea views ideal for leisurely strolls or sunbathing. The island's dock and floating platform offer access to an array of exciting water activities, ensuring endless moments of enjoyment beneath the sun.



## World-Class Amenities for Health, Wellness & Community

Al Thuraya Island offers a refined lifestyle enriched with world-class amenities, from vibrant beach lounges and gourmet dining to exclusive retail and family-friendly spaces. With dedicated areas for kids, pets, and social gatherings, the island blends leisure with community harmony. Its wellness-focused design features cycling tracks, a modern gym, serene spa, and versatile recreational zones. Complete with inclusive mosques and convenient office spaces, Al Thuraya Island defines luxury living with effortless balance and timeless elegance



# A Curated Set of Luxury Island Residences



AlThuraya Island presents an exclusive suite of iconic waterfront homes—from Seabreeze and Azura Villas to Serene, Grandeur, and Majestic Mansions—each crafted with modern luxury architecture and refined interiors. Designed to seamlessly connect with the water, these residences offer direct access or stunning views, complemented by lush pathways for walking and cycling. This harmonious blend of nature, design, and elegance defines a truly elevated island lifestyle. Discover serene, luxurious living in the breathtaking setting of Sharjah.



Discover Luxury Island Indulgence

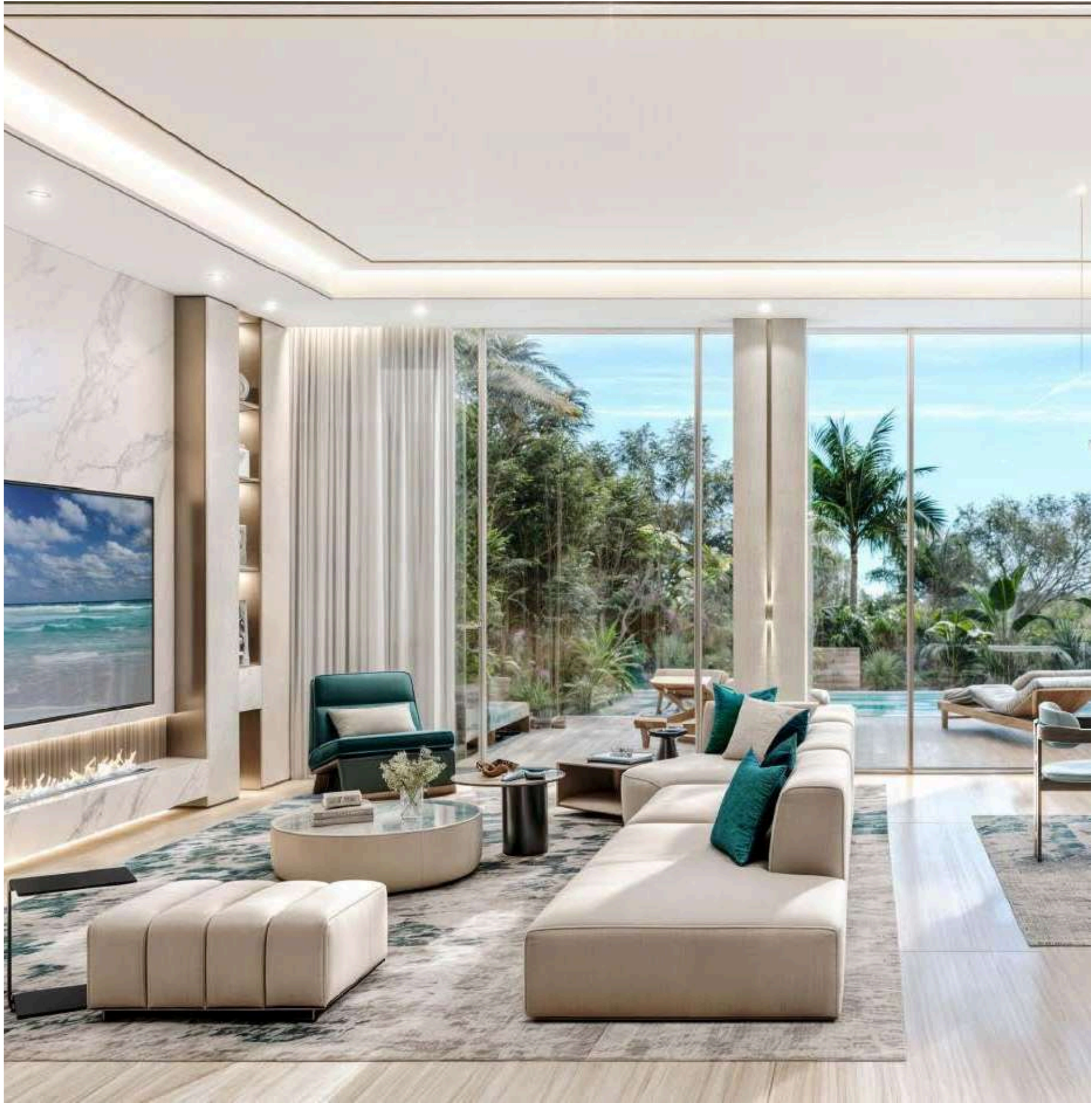
Immerse in the essence of iconic island living at AlThuraya Island, where luxury meets serenity in every detail. Here, life transcends the ordinary with a seamless fusion of indulgence and modern-day lifestyle, where every day offers a new opportunity for growth and success.

- |   |                          |   |                       |
|---|--------------------------|---|-----------------------|
|    | PRIVATE BEACH            |    | PET PARK              |
|    | DOCK & FLOATING PLATFORM |    | CYCLING AREA          |
|    | WATER ACTIVITIES         |    | GYM                   |
|   | BEACH LOUNGE             |   | SPA                   |
|  | RETAIL AREA              |  | RECREATIONAL POOL     |
|  | RESTAURANTS              |  | MULTI-USE AREA        |
|  | KIDS PLAY AREA           |  | OFFICE SPACE          |
|  | BBQ AREA                 |  | TWO INCLUSIVE MOSQUES |

## 5-BR Seabreeze Villa

The 5-bedroom Seabreeze Villas offer a harmonious blend of refined luxury and community charm, positioned along the central spine with calming park views and lively streetscapes. Featuring modern architecture, open-plan interiors, and premium finishes, these homes elevate everyday living. Enjoy a private pool, landscaped garden, and generous terraces that celebrate the island lifestyle. With a rooftop terrace, maid's ensuite, lift access, and thoughtfully designed spaces, Seabreeze Villas deliver effortless sophistication and comfort







# Seabreeze Villa Floor Plan-Ground Floor



**Disclaimer**  
 All dimensions have been provided by our consultant architect. Materials, dimensions, drawing features, and amenities are approximate at the time of printing. The actual area may vary from the stated area. Drawings are not to scale. E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities mentioned in this brochure without notice.

# Seabreeze Villa Floor Plan-First Floor



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Seabreeze Villa Floor Plan-Second Floor



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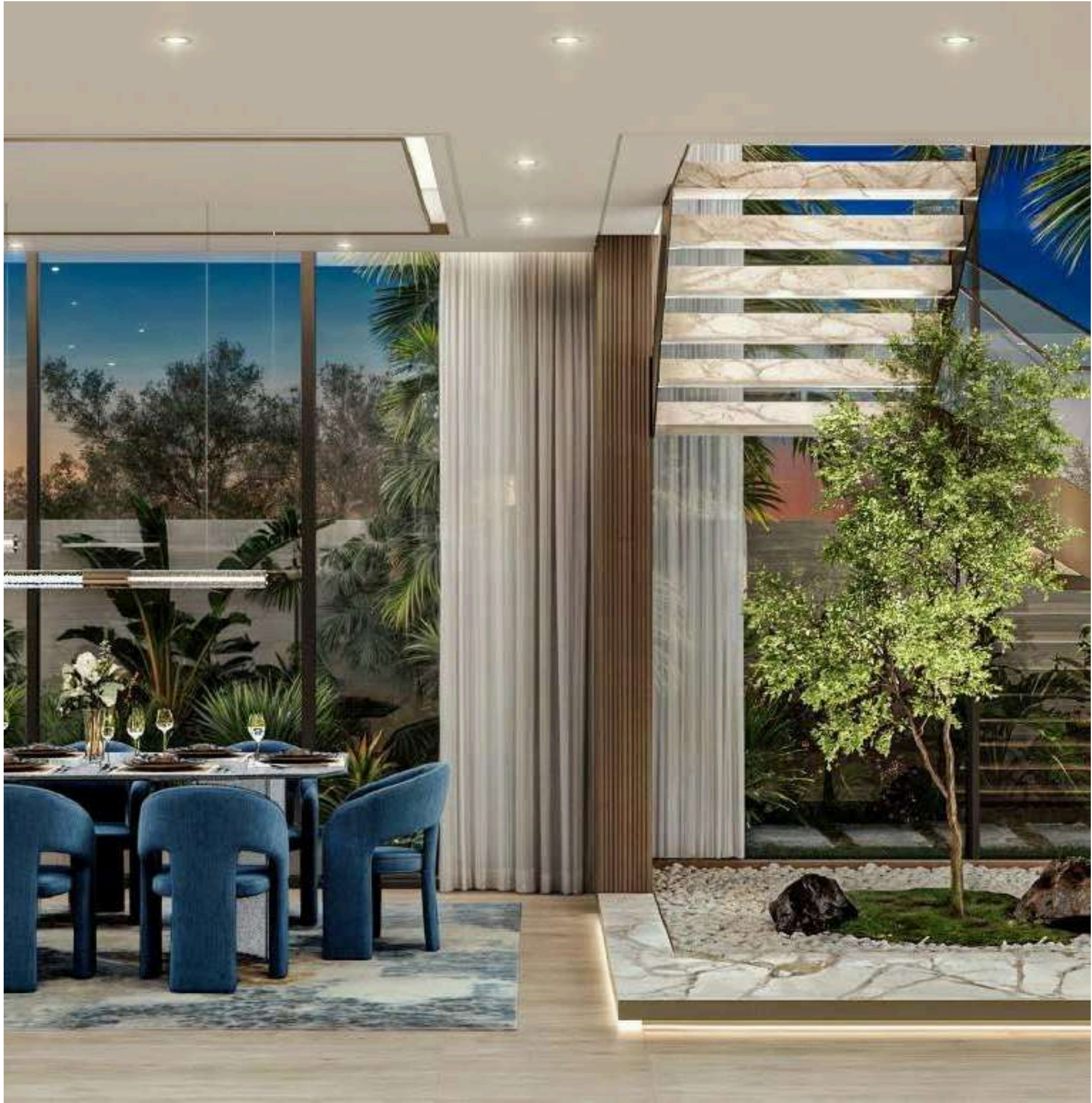




## 6-BR Azura Villa

The 6-bedroom Azura Villas sit gracefully along the shoreline, offering sweeping views of azure waters and private beach access. Designed for moments of pure tranquility—from beachside mornings to rooftop stargazing—each villa features a private pool, opulent walk-in closet, spacious maid's room, and in-villa lift. Striking architectural frames and linear forms create dynamic vistas while preserving a sense of privacy. Azura Villas embody immersive, contemporary island luxury at its finest.







# Azura Villa Floor Plan-Ground Floor



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# Azura Villa Floor Plan-First Floor



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Azura Villa Floor Plan-Second Floor



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## 6-BR Serene Villa

The 6-bedroom Serene Villas offer a tranquil retreat at the heart of the masterplan, surrounded by lush greenery and thoughtful landscaping. With private gardens, sunset-lit poolside spaces, and refined interiors, these homes elevate everyday living. State-of-the-art utility rooms, opulent walk-in closets, and private pools enhance comfort and convenience. Seamlessly blending indoor and outdoor spaces, Serene Villas create an elegant sanctuary immersed in nature.







# Serene Villa Floor Plan-Ground Floor



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# Serene Villa Floor Plan-First Floor



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Serene Villa Floor Plan-Second Floor



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## 8-BR Grandeur Villa

The 8-bedroom Grandeur Villas on AlThuraya Island redefine luxury island living, occupying prime shoreline positions with panoramic waterfront views. Sleek, dynamic architecture seamlessly blends indoor and outdoor spaces, with expansive windows that flood interiors with natural light. Enjoy a private pool, rooftop deck, terraces, walk-in closets, and maid's ensuite, complemented by direct beach access and lush surroundings. Grandeur Villas offer a serene, sophisticated retreat where elegance meets the beauty of the island.







# Grandeur Villa Floor Plan-Ground Floor



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# Grandeur Villa Floor Plan-First Floor



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# Grandeur Villa Floor Plan-Second Floor



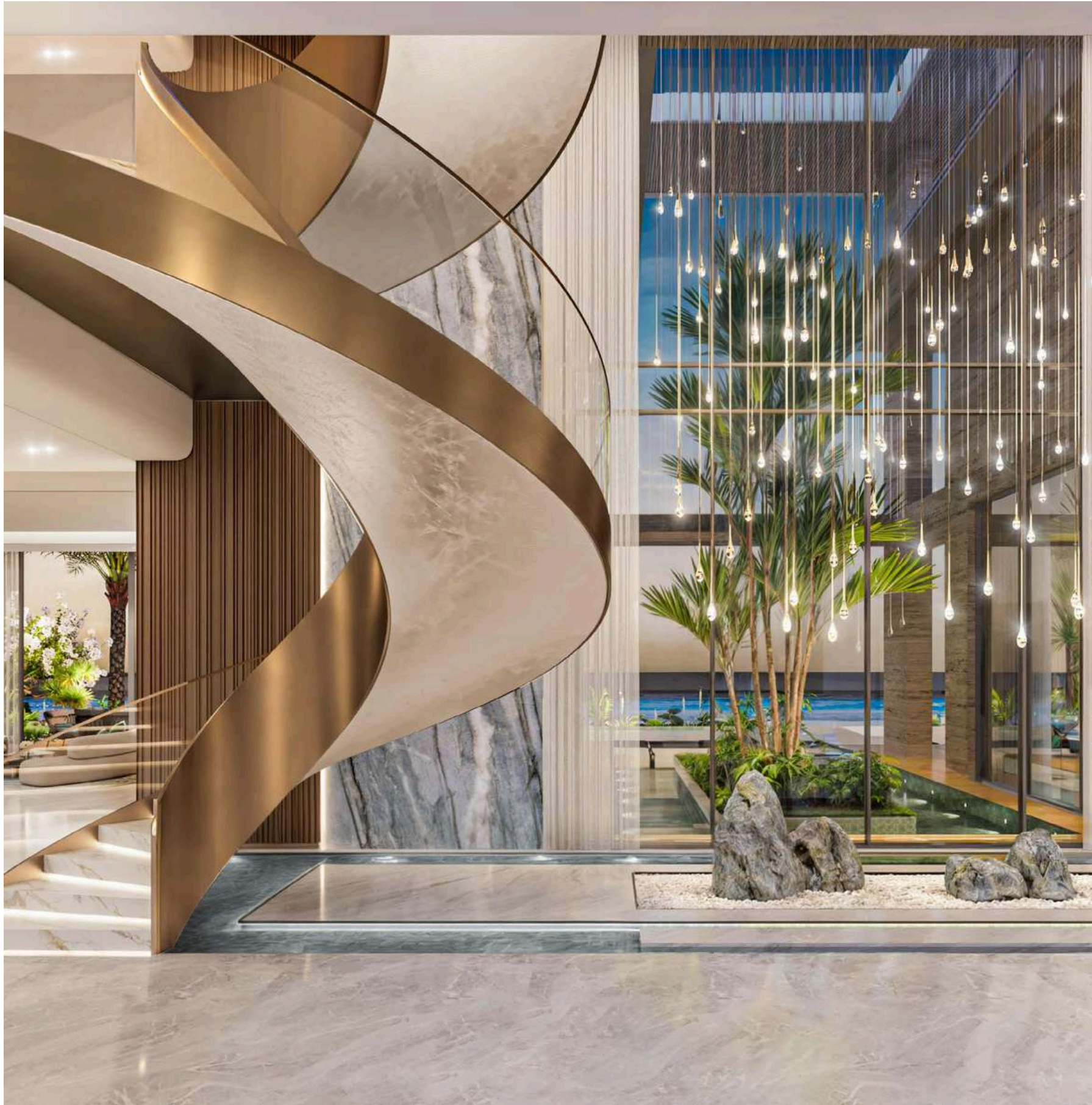
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## 8-BR Majestic Mansion

The 8-bedroom Majestic Mansions on AlThuraya Island offer unparalleled waterfront luxury in the island's most prestigious location. Featuring floating terraces, private balconies, and a central atrium that fills spaces with natural light, these homes seamlessly integrate greenery and water elements. Each mansion includes a private pool, six covered parking spaces, and expansive outdoor areas for entertaining or relaxation. With maid and driver's rooms, utility spaces, and spacious walk-in closets, Majestic Mansions combine ultimate comfort with sophisticated island living.





## Majestic Mansion Floor Plan-Ground Floor



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## Majestic Mansion Floor Plan-First Floor



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# Majestic Mansion Floor Plan-Second Floor



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Majestic Mansion

# AJMAL MAKAN CITY

## Transforming Sharjah’s Skyline

AJMAL MAKAN City is an impressive collection of 8 natural islands, visible from space, reshaping Sharjah’s landscape. Spanning 60

million square feet, AJMAL MAKAN City offers an ideal retreat for residents and tourists.

## A City Within a City

AJMAL MAKAN City is a city-within-a-city, featuring integrated facilities where people can live, work, shop, dine, and enjoy luxurious contemporary living. The development will be home to 60,000 residents, housed in 1,500

villas and townhouses, and 95 high-rise residential and commercial towers. It will also include multiple shopping malls, elegant offices, a water theme park, and a marina with a capacity of 800 yachts.





## Architectural Excellence with Sophisticated, Functional Luxury

AlThuraya Island homes exemplify modern architectural excellence with sleek lines, expansive glass facades, and open-plan layouts that balance beauty and functionality. Interiors radiate sophistication, featuring high ceilings, abundant natural light, and seamless indoor-outdoor living. Spacious bedrooms, state-of-the-art kitchens, luxurious bathrooms, private pools, rooftop retreats, and expansive terraces ensure ultimate comfort and style. Every detail, from premium finishes to thoughtful design, creates a refined, effortless luxury lifestyle.





## Eco-Conscious Living with Elegant Design

AlThuraya Island in Sharjah Waterfront is a thoughtfully planned, sustainable community where 60% of the area is dedicated to landscaped gardens, parks, and natural green spaces. Built to international green building standards, the development incorporates energy-efficient systems, eco-friendly materials, and sustainable construction practices. Residents enjoy a harmonious blend of luxury living and environmentally conscious design, with healthy, vibrant spaces for outdoor activities and everyday life.





## Where Accessibility Meets Privacy

AlThuraya Island, located on the Arabian Gulf within Sharjah Waterfront, offers an exceptional setting that harmoniously blends residential, recreational, and commercial amenities. This prime spot combines residential, recreational, and commercial facilities, making it perfect for living, working, and leisure. Easily accessible from Dubai International Airport (35 minutes), Sharjah International Airport (30 minutes), and Ras Al Khaimah International Airport, with seamless connectivity via Ittihad Road, Sheikh Mohammed bin Zayed Road, and Emirates Road.

# AlThuraya Island: A Prime Investment Opportunity

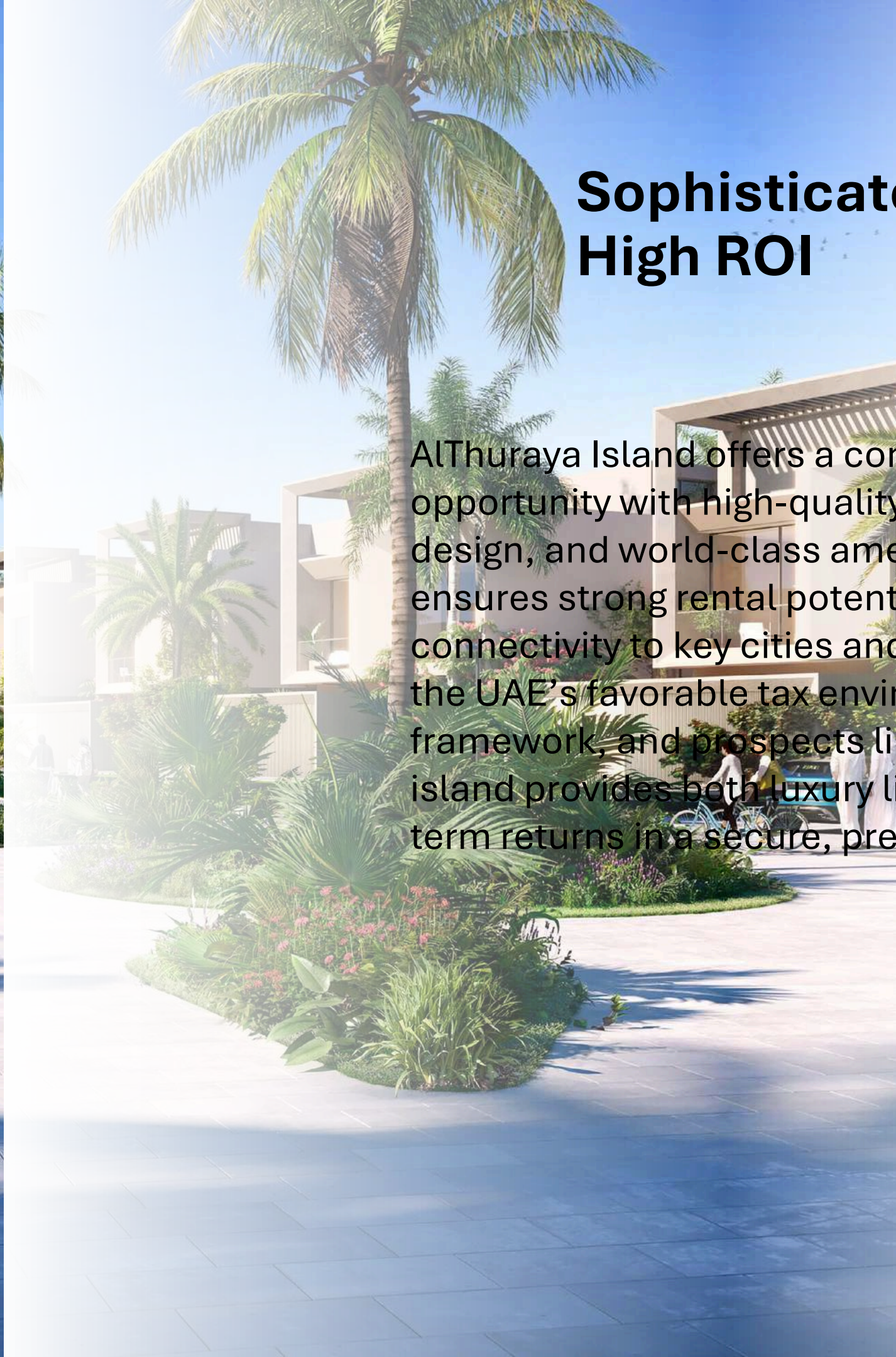


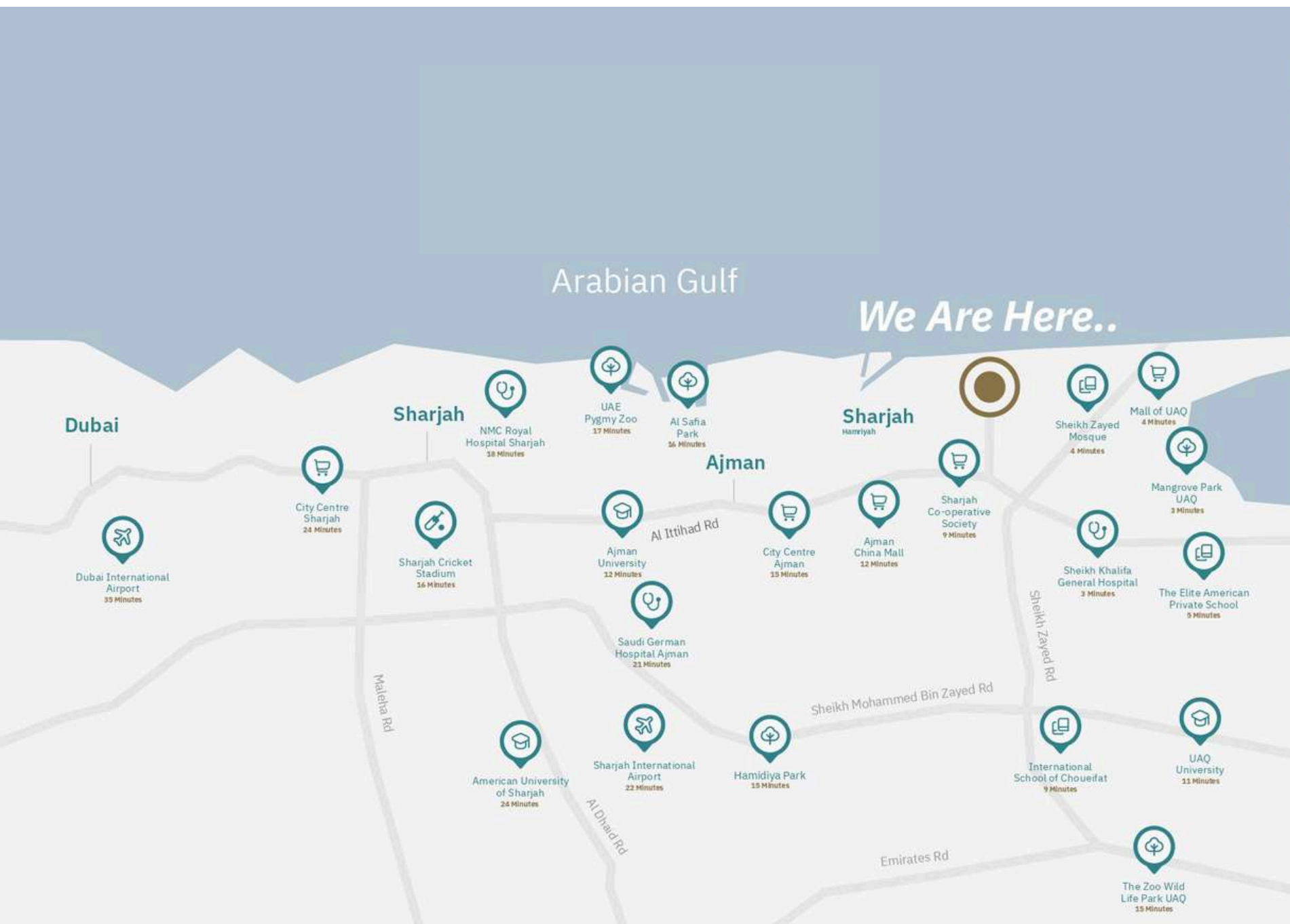
Investing in AlThuraya Island presents a rare opportunity to own a part of one of the Northern Emirates' most prestigious developments. The exclusive collection of island residences appeals to a discerning market, ensuring strong demand and significant potential for capital appreciation. Strategically located within Sharjah Waterfront, the island offers unmatched appeal for both local and international investors seeking a luxurious and high-value property.



## Sophisticated Living with High ROI

AlThuraya Island offers a compelling investment opportunity with high-quality construction, sustainable design, and world-class amenities. Its prime location ensures strong rental potential and seamless connectivity to key cities and airports. Coupled with the UAE's favorable tax environment, robust legal framework, and prospects like the Golden Visa, the island provides both luxury living and substantial long-term returns in a secure, prestigious setting.

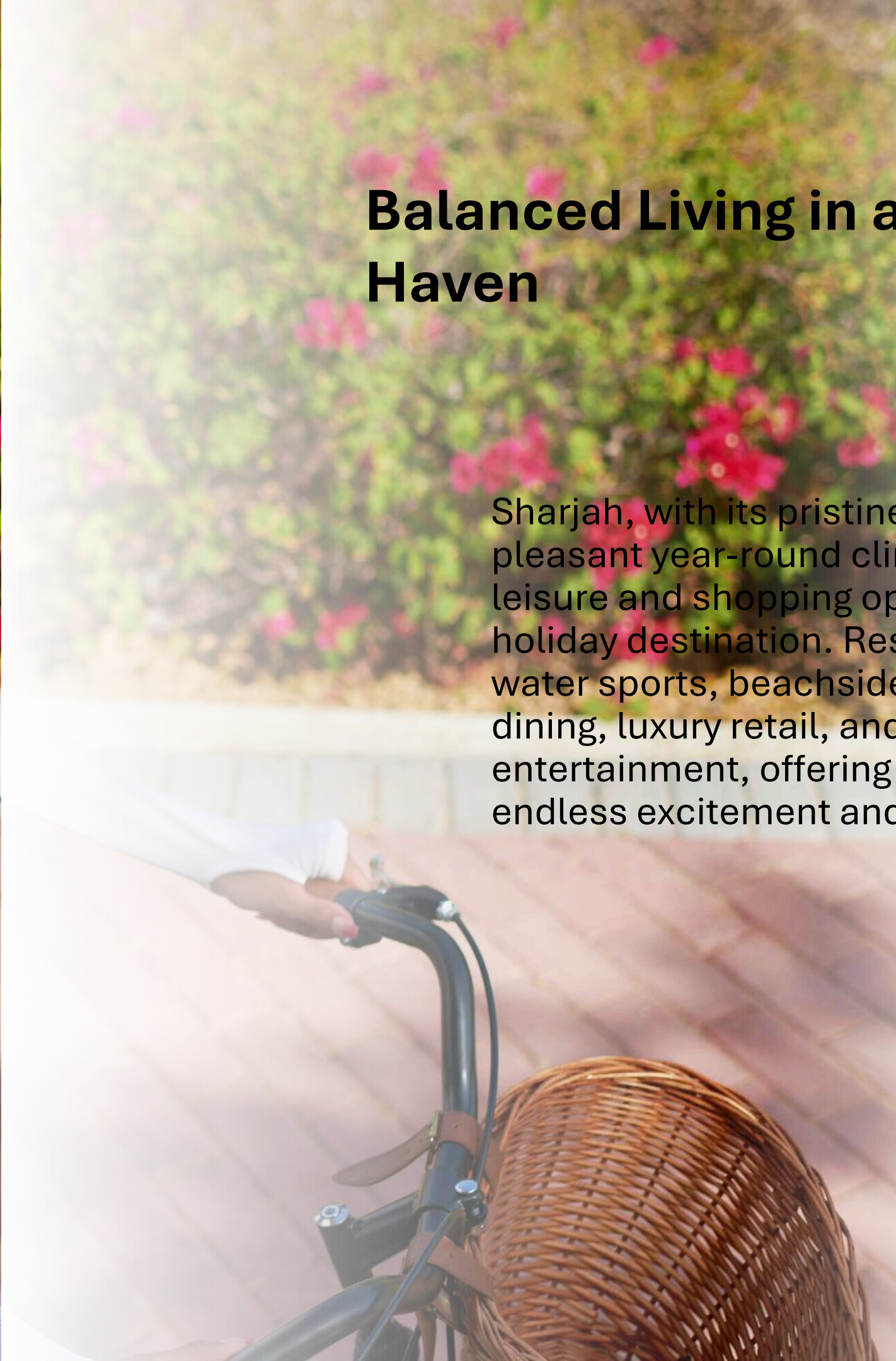






## Balanced Living in a Unified Urban Haven

Sharjah, with its pristine beaches, pleasant year-round climate, and vibrant leisure and shopping options, is an ideal holiday destination. Residents can enjoy water sports, beachside relaxation, fine dining, luxury retail, and diverse entertainment, offering a lifestyle of endless excitement and sophistication.





## A Lively Community and Ideal Destination

Sharjah's thriving waterfront community in the Northern Emirates, designed to offer a balanced and vibrant lifestyle. With lush parks, green spaces, and integrated facilities such as schools, healthcare centers, and places of worship, it ensures convenience and connection to nature. As the region's largest mixed-use master-planned development, the city presents significant opportunities for residents, investors, and businesses alike, combining luxury, economic potential, and a high-quality living experience.





## 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.

### Contact Us :

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