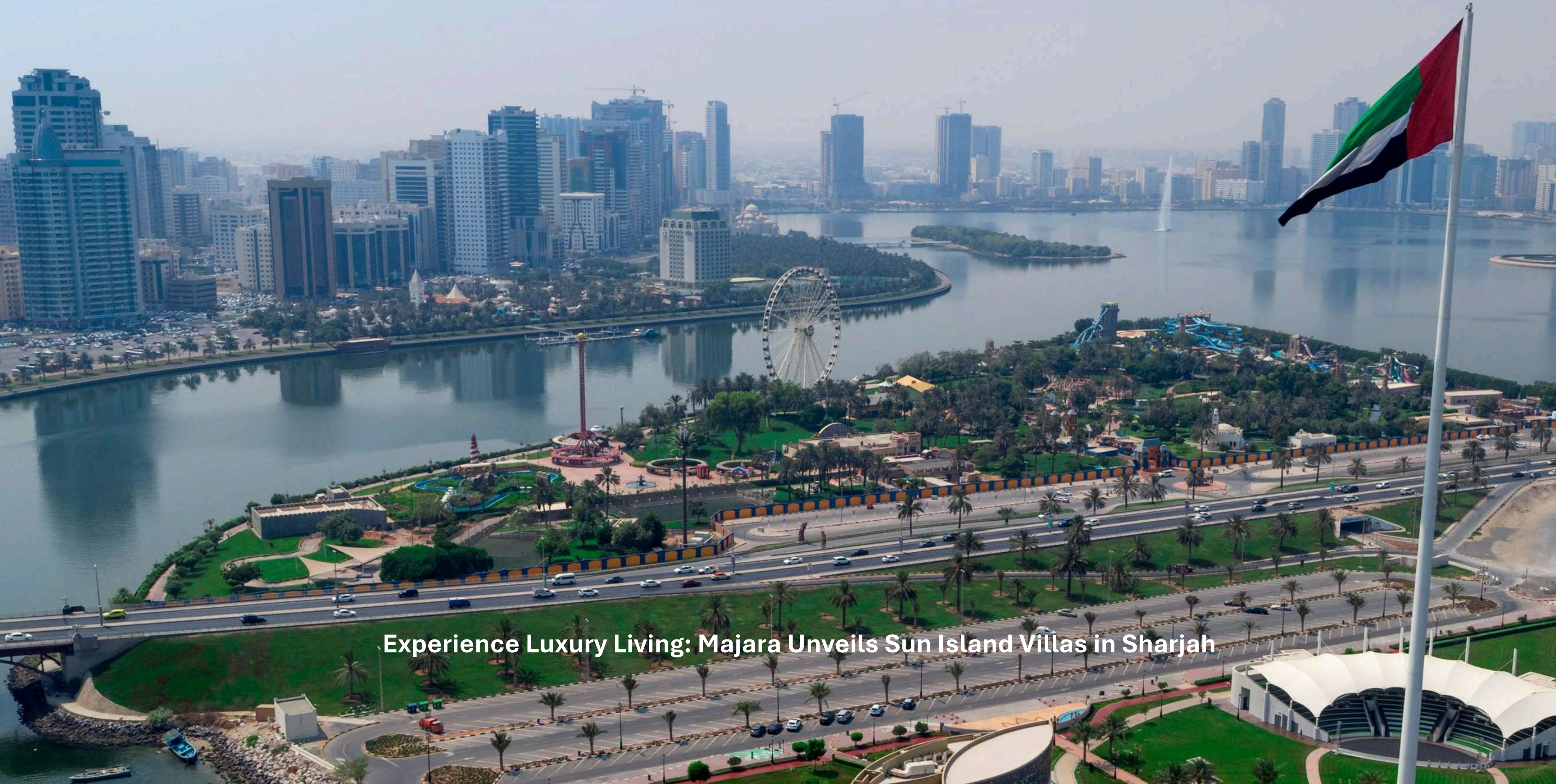


# THE SUN ISLAND VILLAS

# MAJARA LUXURY REAL ESTATE LLC

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**Experience Luxury Living: Majara Unveils Sun Island Villas in Sharjah**

# SHARJAH

Land of Plenty,  
The Pearl of the Gulf


Sharjah, the Pearl of the Gulf, beautifully blends over 6,000 years of rich heritage with modern vibrancy. Nestled between the Arabian Gulf and the Gulf of Oman, it offers stunning coastlines, warm hospitality, and a unique fusion of culture, tradition, and innovation.





- |               |                   |
|---------------|-------------------|
| 1. Villen     | 8. فندق الميراج   |
| 2. فنادق      | 9. مطار دبي       |
| 3. حدائق      | 10. حديقة الحيوان |
| 4. مركز تجاري | 11. حديقة         |
| 5. مدرسة      | 12. حديقة         |
| 6. حديقة      | 13. حديقة         |
| 7. حديقة      | 14. حديقة         |



A vibrant underwater scene featuring a diverse coral reef. The reef is composed of various types of coral, including large, branching brown corals and smaller, more colorful ones in shades of purple, orange, and red. Several colorful fish are swimming around the reef. In the foreground, there are two large clownfish with orange bodies and white stripes. To their left, there are several smaller fish, including a blue tang with a yellow tail, a yellow tang, and a few striped fish. In the background, more fish are visible, including a group of small yellow fish near the surface. The water is clear and blue, with sunlight filtering through from above.

The Arabian Gulf is teeming with vibrant marine life, boasting a rich diversity of colorful fish, vast coral reefs, and abundant pearl oysters. Sharjah's waterfront overlooks this magnificent sea, where an intricate network of marine habitats and eight islands connect the community to the Gulf's breathtaking ecosystem. Here, some of the most remarkable marine fauna and flora thrive, including splendid coral formations and gentle dugongs, creating a living tapestry of natural beauty.



## **A Splash of Wonder and Excitement**

Crystal Gulf's new water theme park on Sharjah's waterfront will span 1.6 million sq. ft. on a natural island, featuring over 35 thrilling rides for residents, tourists, and hotel guests.



## The **most picturesque marina**

Spread across a picturesque beachfront along the Arabian Gulf, the Sharjah Waterfront Marina will feature berthing capacity for 800 luxury boats and yachts. The marina is being developed as an iconic destination, offering a vibrant mixed-use environment that includes furnished residences, office spaces, and high-end retail. Visitors can enjoy a variety of amenities such as cafes, multi-cuisine restaurants, water taxis, marine clubs, and much more, creating a dynamic lifestyle and leisure hub on the waterfront.





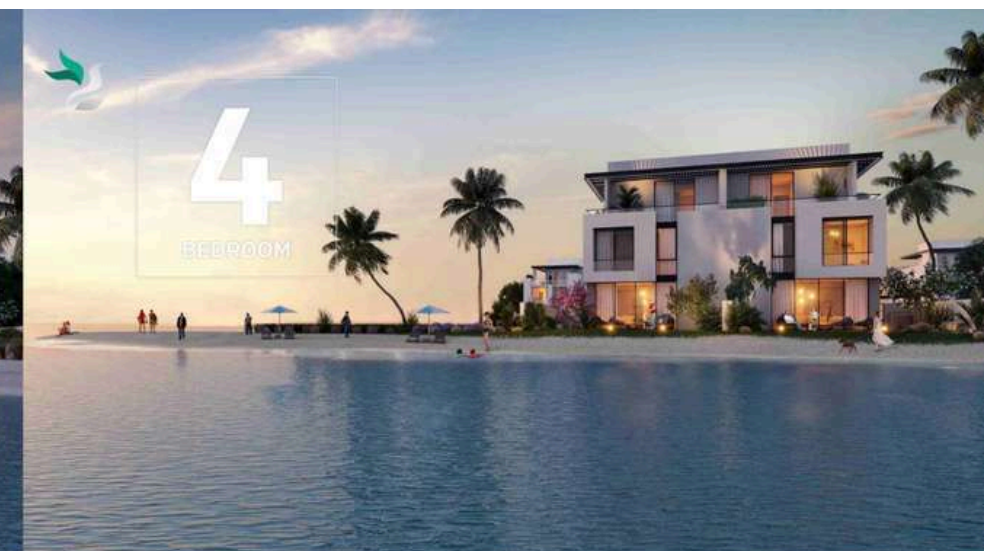
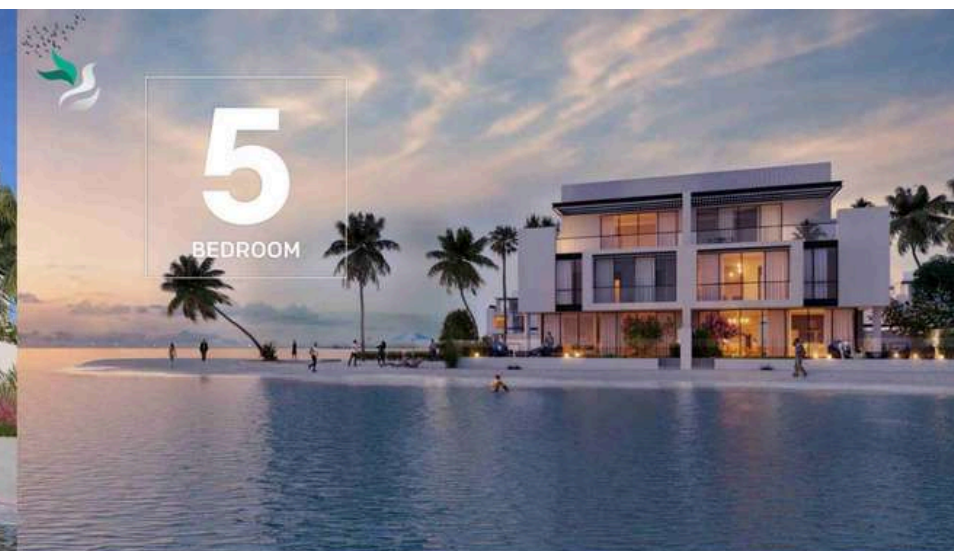
Sharjah Waterfront hotels are defined by a captivating blend of heritage and modernity. The city boasts top-tier multi-level hotels and serviced apartments, providing an international guest experience tailored to diverse tastes. With world-class facilities and exceptional hospitality, these hotels not only pamper visitors but also reinforce Sharjah's position on the global tourism map, making it a must-visit destination in the





SWFC  
COMMUNITY  
CENTER





Ground Floor Area: 2,193.79 ft<sup>2</sup> - 203.81 m<sup>2</sup>  
First Floor Area: 2,219.95 ft<sup>2</sup> - 206.24 m<sup>2</sup>  
Second Floor Area: 706.11 ft<sup>2</sup> - 65.60 m<sup>2</sup>  
Total Area : 5,119.96 ft<sup>2</sup> - 475.66 m<sup>2</sup>



Ground Floor Area: 2,019.52 ft<sup>2</sup> - 187.62 m<sup>2</sup>  
First Floor Area: 2,069.90 ft<sup>2</sup> - 192.30 m<sup>2</sup>  
Second Floor Area: 644.22 ft<sup>2</sup> - 59.85 m<sup>2</sup>  
Total Area : 4,734 ft<sup>2</sup> - 440 m<sup>2</sup>



Ground Floor Area: 1,516.53 ft<sup>2</sup> - 140.89 m<sup>2</sup>  
First Floor Area: 1,613.62 ft<sup>2</sup> - 149.91 m<sup>2</sup>  
Second Floor Area: 668.87 ft<sup>2</sup> - 62.14 m<sup>2</sup>  
Total Area : 3,799 ft<sup>2</sup> - 353 m<sup>2</sup>



Ground Floor Area: 1,052.50 ft<sup>2</sup> - 97.78 m<sup>2</sup>  
First Floor Area: 1,110.94 ft<sup>2</sup> - 103.21 m<sup>2</sup>  
Second Floor Area: 610.53 ft<sup>2</sup> - 56.72 m<sup>2</sup>  
Total Area : 2,773.97 ft<sup>2</sup> - 258 m<sup>2</sup>



**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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