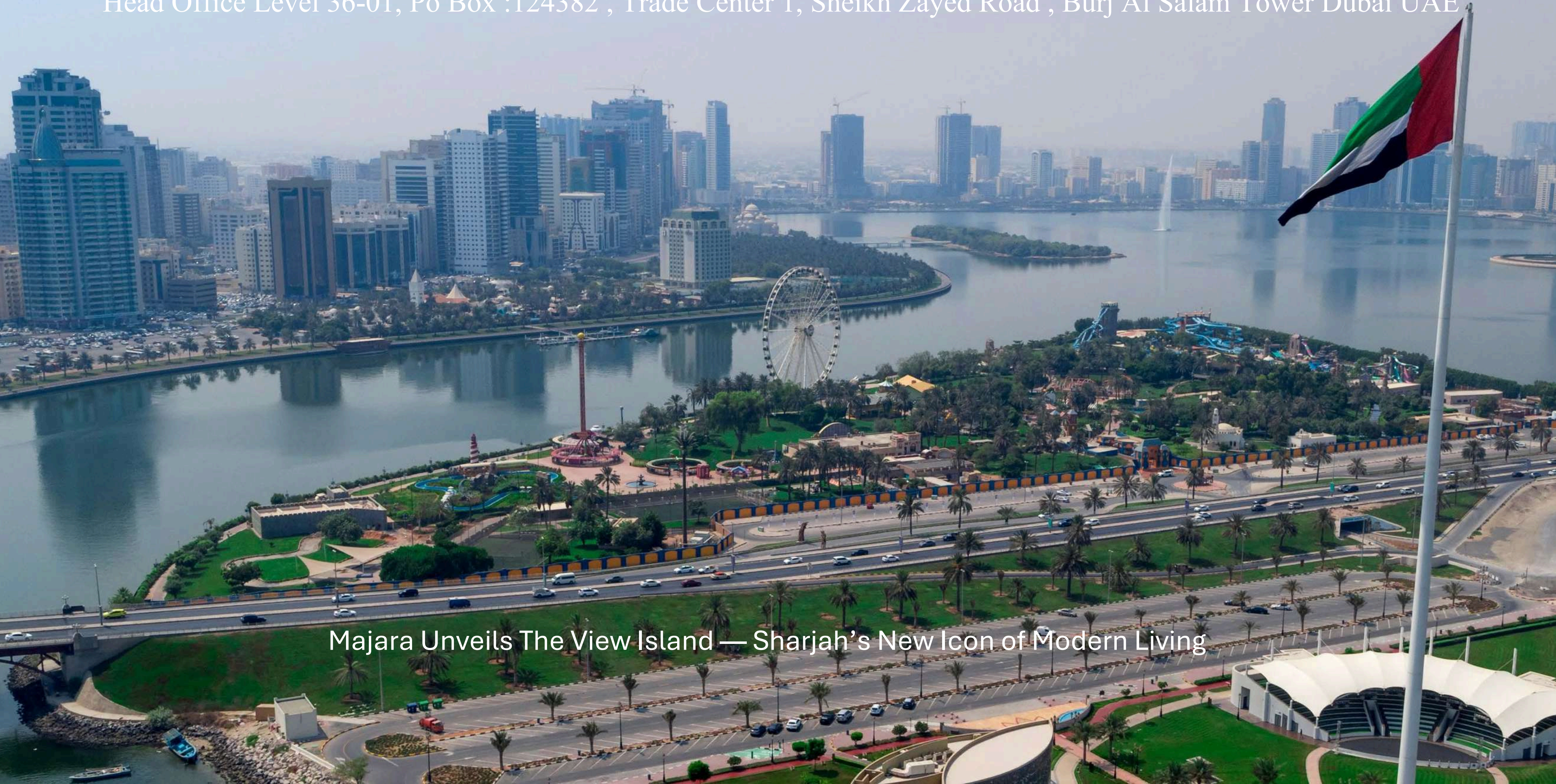


THE VIEW ISLAND RESIDENCE

Where Waterfront Elegance Meets Modern Living

MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils The View Island — Sharjah's New Icon of Modern Living

Where Boundless Views Elevate Your Lifestyle



Discover a refined collection of seaside villas and townhouses at The View Island, where modern architecture meets serene coastal living. With a private beach, lush walkways, and purpose-built homes embracing ocean, greenery, or lagoon views, this exclusive island community offers a truly elevated lifestyle reserved for a select few.



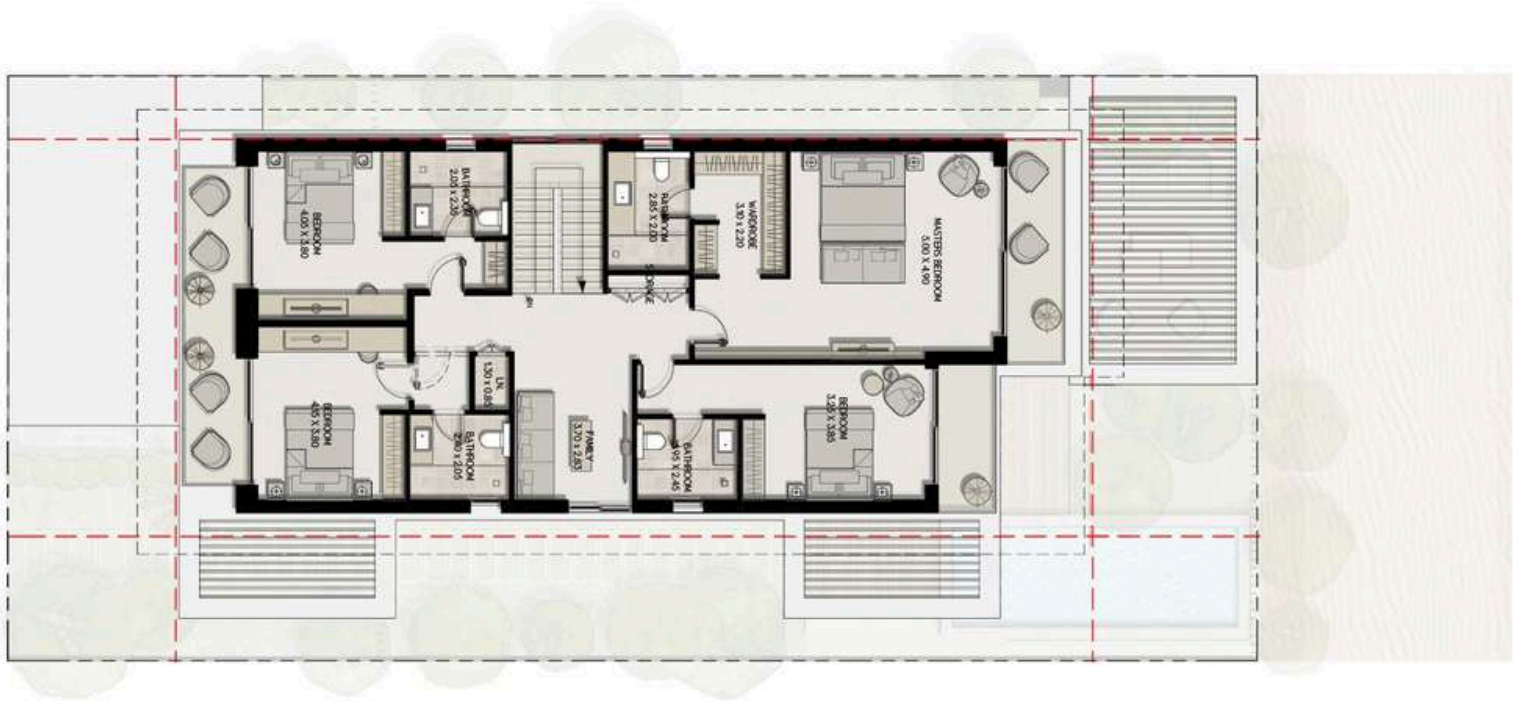
The 5-bedroom Aryam Waterfront Villas offer a private island sanctuary where spacious elegance meets breathtaking coastal views. With expansive living areas, a sea-facing terrace, a private pool, and direct beach access, each villa is designed for ultimate comfort, privacy, and effortless waterfront living—perfect for both peaceful retreats and unforgettable gatherings.

Aryam Villas 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.

Aryam Villas Floor Plan-First Floor



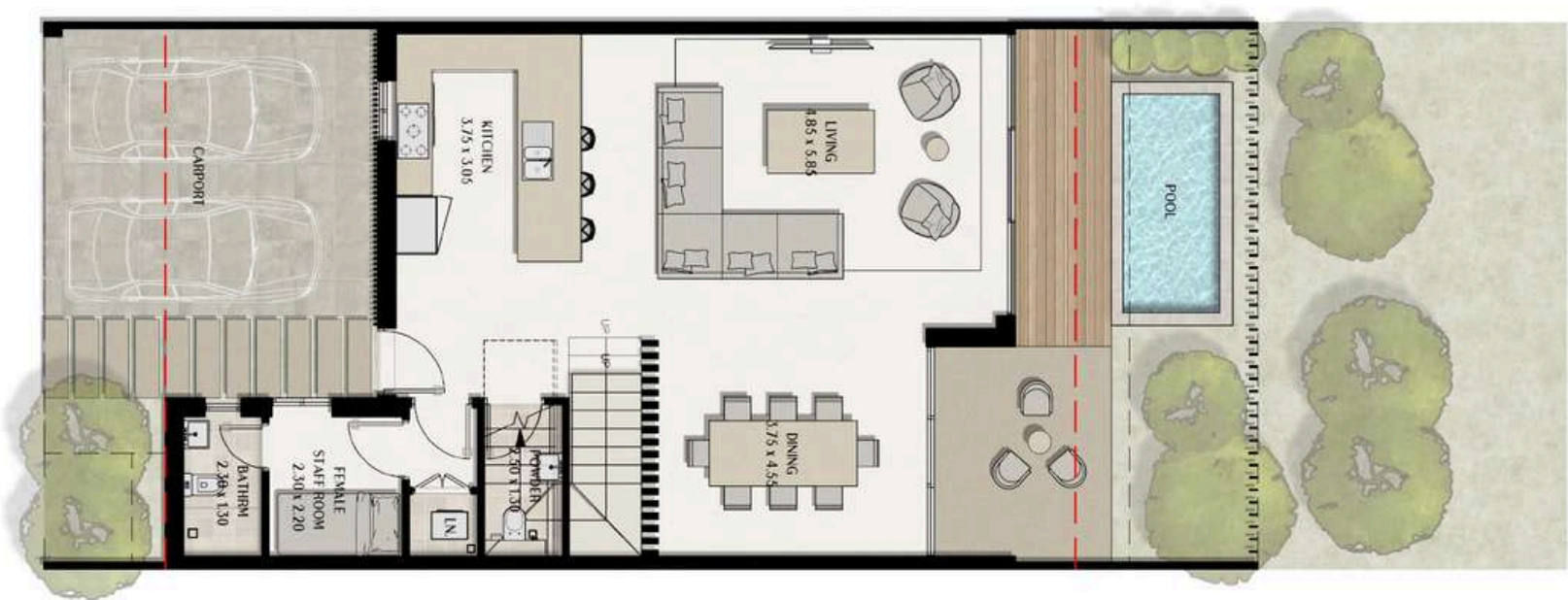
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Perla Townhouses



Experience elevated living at the 4-bedroom Perla Townhouses, where modern minimal design meets the serenity of nature. Thoughtfully crafted with sleek interiors, open spaces, and stunning lagoon, beach, and green views, these homes offer the perfect balance of elegance, privacy, and comfort for a refined, tranquil lifestyle.

Perla Townhouses Floor Plan-Ground Floor



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Perla Townhouses Floor Plan-First Floor



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Alba Townhouses



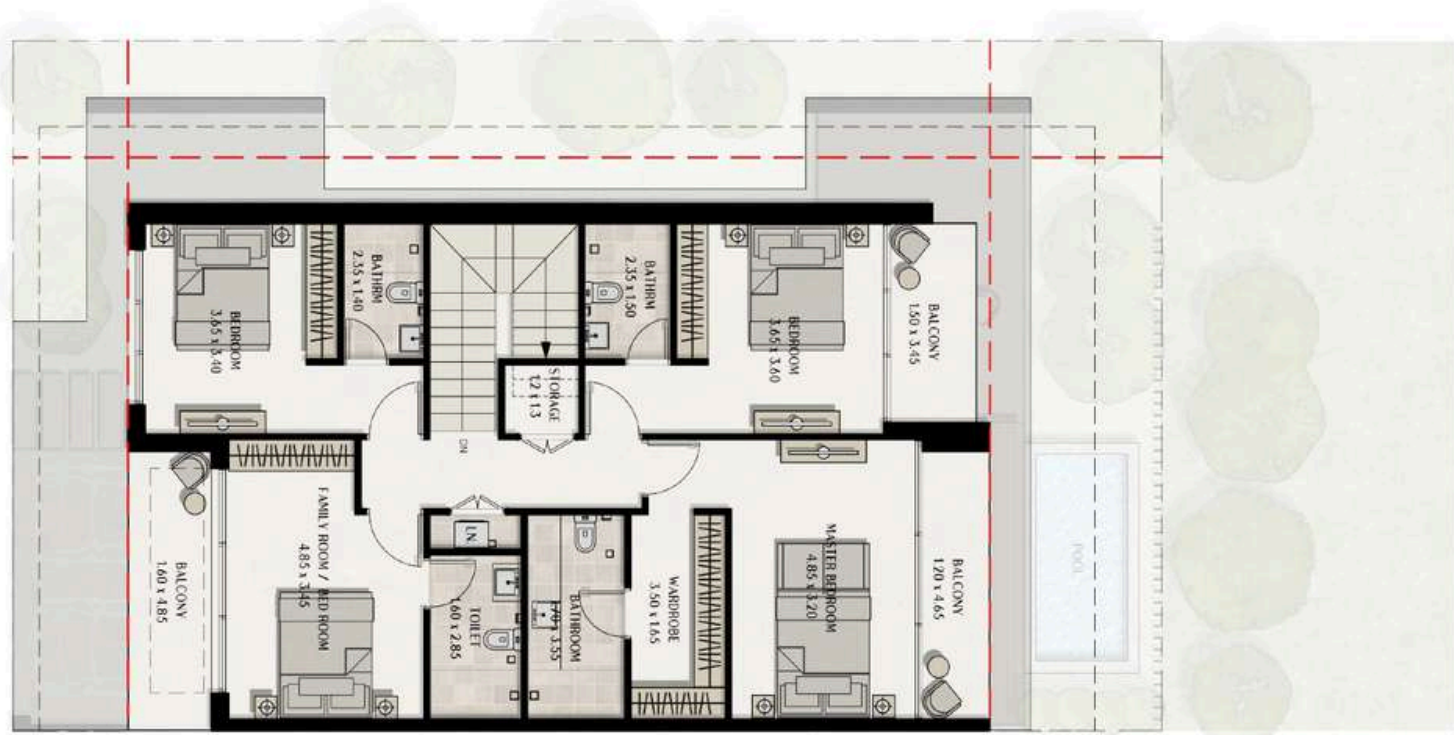
Discover the 4-bedroom Alba Townhouses, where modern elegance meets spacious, seamless living. With open layouts, luxurious finishes, and stunning views of the lagoon or boulevard, these homes offer privacy, tranquility, and a refined seaside lifestyle.

Alba Townhouses Floor Plan-Ground Floor



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Alba Townhouses Floor Plan-First Floor



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Uncompromising Luxury, Unparalleled Views



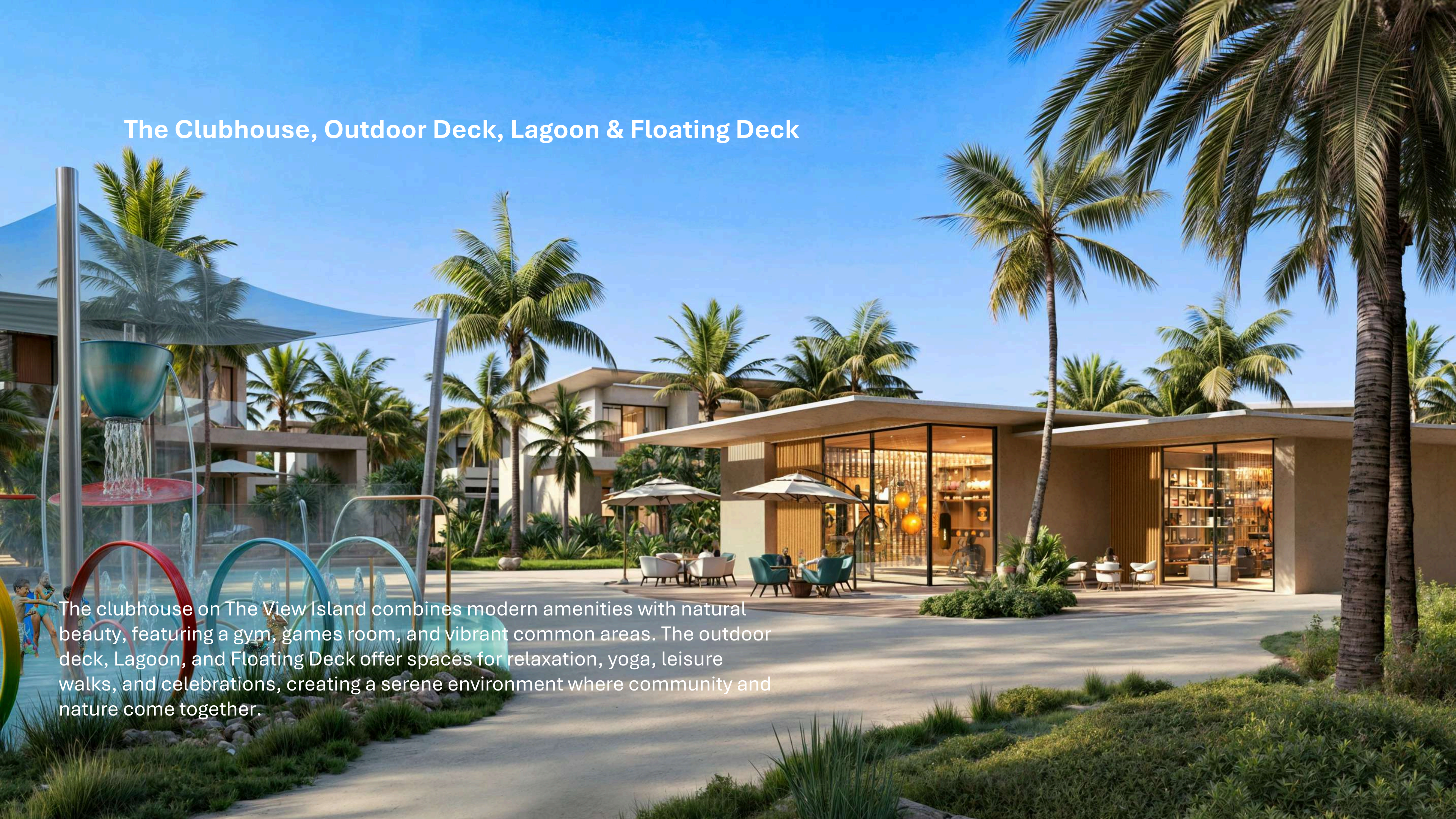
At The View Island, experience the perfect blend of island living and modern luxury. From waterfront Aryam Villas to serene Alba Townhouses and scenic Perla Townhouses, each home is thoughtfully designed with seamless indoor-outdoor spaces, breathtaking views, and timeless interiors. Enjoy privacy, tranquility, and sophisticated comfort in a residence that redefines island living.

The Central Park & South Park: Urban Retreats for Fun and Relaxation



The Central Park on The View Island is a vibrant green retreat featuring sprawling lawns, shaded pathways, a children's play area, adventure zones, and scenic lagoon views. South Park offers a tranquil escape with a serene Zen garden, lush greenery, and peaceful walking paths, perfect for relaxation, reflection, and connecting with nature.

The Clubhouse, Outdoor Deck, Lagoon & Floating Deck



The clubhouse on The View Island combines modern amenities with natural beauty, featuring a gym, games room, and vibrant common areas. The outdoor deck, Lagoon, and Floating Deck offer spaces for relaxation, yoga, leisure walks, and celebrations, creating a serene environment where community and nature come together.

Urban Beach and Rock Island: Adventure by the Water



The Urban Beach on The View Island offers sunbeds, relaxation, and vibrant social spaces, while the nearby Rock Island provides a tranquil retreat with winding paths, sculpted stones, and serene lagoon views—together blending energy and calm in a perfect island setting

An aerial photograph of a tropical island resort. The foreground and middle ground are filled with modern, low-rise villas and townhouses, many with flat roofs and large windows. The buildings are interspersed with numerous palm trees and other lush greenery. A winding road or path runs through the center of the development. In the background, a sandy beach curves along the left side, meeting the turquoise ocean. The horizon shows a distant city skyline under a clear blue sky with some light clouds.

Where Great Views Meet Exceptional Value

The View Island offers exceptional value with spacious villas and townhouses, breathtaking waterfront views, and smart designs that maximize privacy and comfort. Open-plan interiors, high ceilings, and seamless indoor-outdoor living create a luxurious island lifestyle for families and investors alike.



Your Gateway to a Prime Island Investment

Owning a home at The View Island offers a blend of luxury living and smart investment in a prime waterfront community. Strategically located in Sharjah with seamless connectivity to Dubai, Sharjah, and Ajman, the island features spacious residences, world-class amenities, lush parks, and serene waterfronts—promising unmatched lifestyle and long-term value.

A man and a woman are walking along a waterfront promenade. They are both wearing white linen shirts and shorts. The woman has long dark hair and is smiling. The man has a beard and is also smiling. They are walking on a paved path with a metal railing. In the background, there is a body of water and some rocks.

Exclusivity Made Accessible

To Dubai International Airport:
35 Minutes

To Sharjah International Airport:
30 Minutes

To Sharjah University City:
20 Minutes

To Sheikh Khalifa Hospital:
13 Minutes

Children's Park with Splash and Wet Play Areas

The kids' park and wet play area offer endless fun and adventure with slides, jungle gyms, rock-climbing walls, splash pads, and interactive water features. Designed for all ages, these vibrant spaces encourage active play, creativity, and social interaction in a safe and stimulating environment, creating memorable experiences for children



Do More. Live More At The View Island

Dive head-first into an amenity-filled island lifestyle that keeps every moment on **The View Island** exciting. Tranquility meets exhilaration in every detail of this residential community.

The View Island offers a highly curated and hand-picked selection of experiences and amenities that provide activities for every age and every pace of living.

Whether it's doing sunrise yoga on the seaside floating deck, enjoying a run through the tree-lined running paths, kids playing on the water slides, or getting together with loved ones by the lagoon, **The View Island** has every amenity so you can do more, relax more and live more.



CENTRAL PARK



BEACH



SOUTH PARK



PLAY AREA



KIDS PARK



LAGOON



URBAN BEACH



OUTDOOR DECK



RUNNING TRACK



FLOATING DECK



ROCK ISLAND



WATER SLIDES



CLUB HOUSE



CYCLING TRACK





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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