

# AYSHA RESIDENCES

Happiness Built Into Every Moment



# 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

Introducing Aysha Residences  
Your Home at Al Maryam Island, Sharjah



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.







جزيرة مريم

MARYAM ISLAND

AYSHA RESIDENCES ONE

AYSHA RESIDENCES TWO

AYSHA RESIDENCES

AYSHA RESIDENCES





## A VIRBRANT COMMUNITY

**Aysha Residences are located in close proximity to Maryam Island’s waterfront promenade and provides residents with direct access to Al Khan lagoon. Offering a variety of retail and entertainment facilities for residents and visitors, the promenade is a destination for residents to meet, interact, exercise, and enjoy all that a waterfront lifestyle has to offer.**

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## **MODERN LIFESTYLE**

**Aysha Residences offers residents a diverse array of exclusive amenities and a quality lifestyle that encompasses a range of dining options along the waterfront promenade, convenient access to the Maryam Island waterfront promenade, and scenic, green spaces to find solace.**





## **AYSHA RESIDENCES**

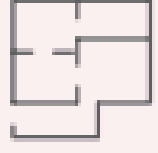
**Aysha Residences, a freehold project is the latest addition to the magnificent Maryam Island masterplan, ideally located across the waterfront promenade to provide residents with an unmatched beachfront community experience.**

**The eminent six-storey residences feature 137 units ranging from studios to three-bedroom apartments and offers a variety of exclusive amenities such as a gym, playground, kids’ and adults’ pools and much more. The tower has been skillfully designed to complement the architecture of the Maryam Island development and showcases bold and contemporary styling across its design language.**

**Located along the Al Khan Lagoon, Aysha Residences promises residents a one-of-a-kind living experience that includes lush outdoor spaces to rejuvenate and relax, along with easy access to the Maryam Island amenities. The location further makes it convenient for residents and visitors to access the waterfront promenade, which boasts a wide range of cafes and dining options.**



# AYSHA RESIDENCES



إجمالي المساحة الطابقية

Gross Floor Area

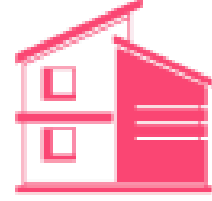
**14,334 sq ft**



وحدة

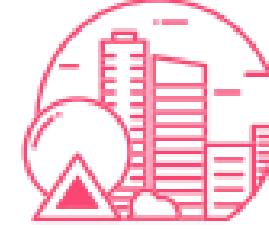
Number of Units

**137**

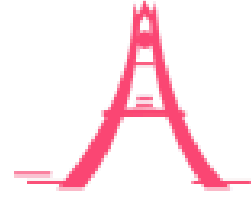


أجهزة إضاءة وتجهيزات كهربائية  
عالية الجودة

High-quality Lighting  
and Electrical Devices

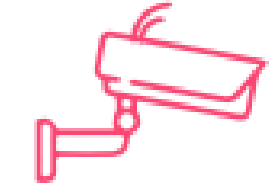


تقع بالقرب من منطقة الخان التاريخية  
Located near Al Khan Heritage District



أقل من ٥ كيلومترات من مركز  
إكسبو الشارقة

Less than 5 kms  
from Expo Centre Sharjah



نظام كاميرات مراقبة لجميع  
المناطق المشتركة

Surveillance Cameras in  
Common Areas



مرافق متكاملة مثل مسابح للأطفال  
والكبار ومنطقة لعب للأطفال ومناطق  
للجلوس ومساحات خضراء

Integrated Facilities like Swim-  
ming Pools for Kids and Adults,  
Play Area, and Seating Areas with  
Lush Greenery



أقل من ١٠ كيلومترات من مطار دبي الدولي  
Less than 10 kms from Dubai  
International Airport





URBAN LIVING SPACE

**Almost every aspect of Aysha Residences, from the unique design and advanced facilities to the diverse range of apartments, makes it an intimate living space for the urban population. With its distinctive offerings, it raises the benchmark in terms of comfort and wellness, further providing residents with a pleasant and immersive lifestyle.**





## 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 :

**Phone: +971564452803**

**Email: [info@majararealestate.com](mailto:info@majararealestate.com)**

**<https://majararealestate.com/>**