



جزيرة مريم  
MARYAM ISLAND  
SHARJAH

عاشة

AYSHA RESIDENCES

# FACTSHEET



## DESCRIPTION

Aysha Residences, a freehold project, is the latest addition to the grand Maryam Island masterplan, perfectly situated across the waterfront promenade and the beach. The development offers residents a unique living experience that encompasses outdoor spaces and dining options along the waterfront promenade, in addition to easy access to the Maryam Island Boulevard and scenic, green surroundings.

Located along the Al Khan Lagoon, the premium six-storey residences offer 137 units ranging from studios to three-bedroom apartments.

Freehold Ownership for all nationalities



## ARCHITECTURAL HIGHLIGHTS

Aysha Residences complement the modern, beachfront lifestyle of the Maryam Island community. The tower draws its inspiration from the region's traditional architecture, while incorporating bold contemporary designs all through its premises.

The building facade exudes simplicity with its distinctive tiles and subtle palette of neutral beige and brown colours. In addition to its elegant exterior designs, the interior spaces combine warm and comforting natural finishes with modern design elements that shape the dream home for residents.

## IDEAL LOCATION



At heart of downtown Sharjah



Near Al Khan Heritage District



Less than 5km from Expo Centre Sharjah



Less than 10 km from Dubai International Airport

## WATERFRONT PROMENADE

Located just across Aysha Residences, Maryam Island's waterfront promenade provides residents with direct access to Al Khan lagoon. Offering a variety of retail and entertainment facilities for residents and visitors, the promenade will be a place for residents to meet, interact, exercise, and enjoy all that a waterfront lifestyle has to offer.

## DESIGN SPECIFICATIONS

### PUBLIC AREA

- Lobby with elegant seating area
- Main lobby and lift lobby: Stone finished flooring

### APARTMENTS

- Living room, dining room, kitchen & bedroom flooring: 600x600mm porcelain tiles with 100mm skirting to match
- Balcony flooring: Outdoor porcelain tiles: 600x600mm tiles with 100mm skirting to match

### CEILING

- Gypsum ceiling in all bathrooms kitchens and corridors.
- Cement plaster painted ceiling in living rooms, bedrooms and maid's room.

### AIR CONDITIONING

- Split ducted AC System with multi-zone thermostat controls.

### ALUMINIUM

- Powder coated aluminum frames and double glazed windows.
- Metal railings on balconies/terraces with powder coated finish

### PAINT

- White matte paint & hygienic paint for wet areas

## PROJECT BANK ACCOUNT

**Beneficiary Name:** EAGLE HILLS SHARJAH DEVELOPMENT LLC

**Account No:** 0012035440015

**Bank Name:** Sharjah Islamic Bank

### WOOD CARPENTRY

- High quality industrial wood & wood finish laminate for doors, cupboards & master bedroom's wardrobe

### KITCHENS

- Modern open and closed kitchens
- MDF panels
- Base cabinet and overhead cabinet with laminated finish
- Reconstituted stone countertop with porcelain back splash.

### LIGHTING AND COMMUNICATIONS

- High quality lighting & electrical devices
- CCTV in common areas
- High speed Internet/telecommunication intercom for security

### PLUMBING/SANITARY WARE

- Deck-mounted, single-lever basin taps
- Floor-mounted water closet
- Under-counter basin
- Shower space with glass partition in the Master Bathrooms & acrylic bathtub in secondary bathroom. Shower head with adjustable rail.
- Kitchen mixer swivel type & stainless-steel sink

### LIFTS

- Two lifts in each building with direct parking access on ground and podium levels.

137

Units



Studio to 3 bedroom



Kids' pool, adults' pool, a gym, playground



Walking distance from the beach



Proximity to retail offerings



Located across Waterfront Promenade



Walking distance from Maryam Island Park

