



أَلْمَا
ALMA

الف
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Note

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2. Unless stated otherwise, all fitting and interior decorative items shown are for illustrative purposes only
3. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status

ملاحظة

1. جميع الصور المستخدمة هي لأغراض العرض والتوضيح فقط
2. جميع التصميم والأدوات الخزفية المعروضة هي لأغراض توضيحية فقط ، ما لم يذكر خلاف ذلك
3. يحتفظ المطور بالحق في إجراء التعديلات، وفقاً لما يراه مناسباً، دون تحقل أي مسؤولية





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حياتنا
Hayyan
MAKING HOMES HUMAN

ألف
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A LIFE WELL LIVED حياة مليئة بالنعم



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Hayyan is a uniquely crafted, natural villa community, here you'll love living for many years. A calm and serene place to relax and enjoy a peaceful life. A place where you will encounter an authentic, vibrant community and experience a truly joyful feeling. A special place to call home for years to come.

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Hayyan is a rare find in the UAE where you and your loved ones spend time in a tranquil environment, uniquely designed for an immersive experience of nature, culture and society in natural landscapes. Awaken every morning by natural sounds in a green habitat, where the sun rays shine through the Ghaf trees and you likely encounter deers or gazelles while wandering around a genuine villa community, one that embodies the spirit of Sharjah in every architectural design to create an intimate feeling.

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حياة مليئة بالنعم A LIFE WELL LIVED



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حياة مليئة بالنعيم A LIFE WELL LIVED

300 ALEF BLD | HAYYAN, AE



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Hayyan provides the most genuine living experience, where people connect to nature in a tranquil habitat in Sharjah.

An aerial photograph of a large lagoon, showing a vast expanse of water with varying shades of blue and green. The water is textured with small waves and ripples. The lagoon is bordered by a dark, possibly forested or vegetated area on the right side. The overall scene is serene and expansive.

**Discover new shades of blue
in Sharjah's largest lagoon.**

More than 55,000 sq. ft. of swimming to the horizon

اكتشف تدرجات جديدة زرقاء في أكبر بحيرة في الشارقة
أكثر من 55,000 قدم مربع من السباحة نحو الأفق



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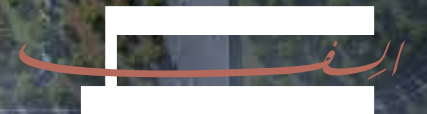
المخطط الرئيسي

MASTER PLAN

حَيَّان

Hayyan

MAKING HOMES HUMAN



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المخطط الرئيسي ألما
ALMA MASTER PLAN



ألمة
ALMA

LEGEND

28TA 1/2 28TA BLOCK - 108	28TB 1/2 28TB BLOCK - 127
28TC 1/2 28TC BLOCK - 124	38TA 1/2 38TA BLOCK - 278
38TB 1/2 38TB BLOCK - 225	38TC 38TC BLOCK - 241
48TA 1/2 48TA BLOCK - 196	48TB 1/2 48TB BLOCK - 191
48TC 1/2 48TC BLOCK - 22	48V 1 48V 1 BLOCK - 62
48V 2 48V 2 BLOCK - 55	48LV 1 48LV 1 BLOCK - 55
48LV 2 48LV 2 BLOCK - 60	58LV 1 58LV 1 BLOCK - 124
58LV 2 58LV 2 BLOCK - 127	68LV 1 68LV 1 BLOCK - 58
	78MV 1 78MV 1 BLOCK - 4

INTERIORS

التصاميم الداخلية

غرفة المعيشة LIVING ROOM

تتميز غرفة المعيشة في تصميمها بالإضاءة الطبيعية، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

تتميز غرفة المعيشة بتصميمها الطبيعي، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.



غرفة المعيشة
LIVING ROOM



غرفة المعيشة
LIVING ROOM





الحمام

BATHROOM

أخذنا بعين الاعتبار عند تصميم هذا المكان، أن نتخطى المفهوم التقليدي للحمام. بدءاً من الأجواء، مروراً بالذوق الرفيع والتكنولوجيا، وصولاً إلى كل تفاصيل الإضاءة التي تم وضعها بطرق مدروسة لتمتّع عينيك.

eht morF .lanosrep tsom ruoy ,etamitni tsom ruoy eb ot dengised ecaps A .moorhtab a fo tpecnoc eht dnoyeb seog taht ecaps a detaerc evah eW .ylno seye ruoy roF .detaeruc dna decalp ylluferac era ,hguorht gnissap thgil fo tinu yreve dna ,ygonhctet eht ,essenfi sti ot ecnaibma



الحمام

BATHROOM



المطبخ
KITCHEN

المطبخ KITCHEN

تتميز المطابخ بخزائن ذات جودة عالية وتصاميم متصلة لتعطي إتساعاً للمطبخ. كما تضم المطابخ أجهزة متكاملة، وحوض مطبخ معلق، وصنابير وإكسسوارات من علامة تجارية عالمية عالية الجودة.

detargetni erutaef osla snehctik ehT .leef suoicaps erom a dnetxe ot detcennocretni era dna yrtenibac ngised motsuc reimerp evah snehctik ehT .dnarb lanoitanretni ytilauq a morf seirossecca dna ,stecuaf enil rengised ,knis nehctik tnuom-rednu na ,secnailppa

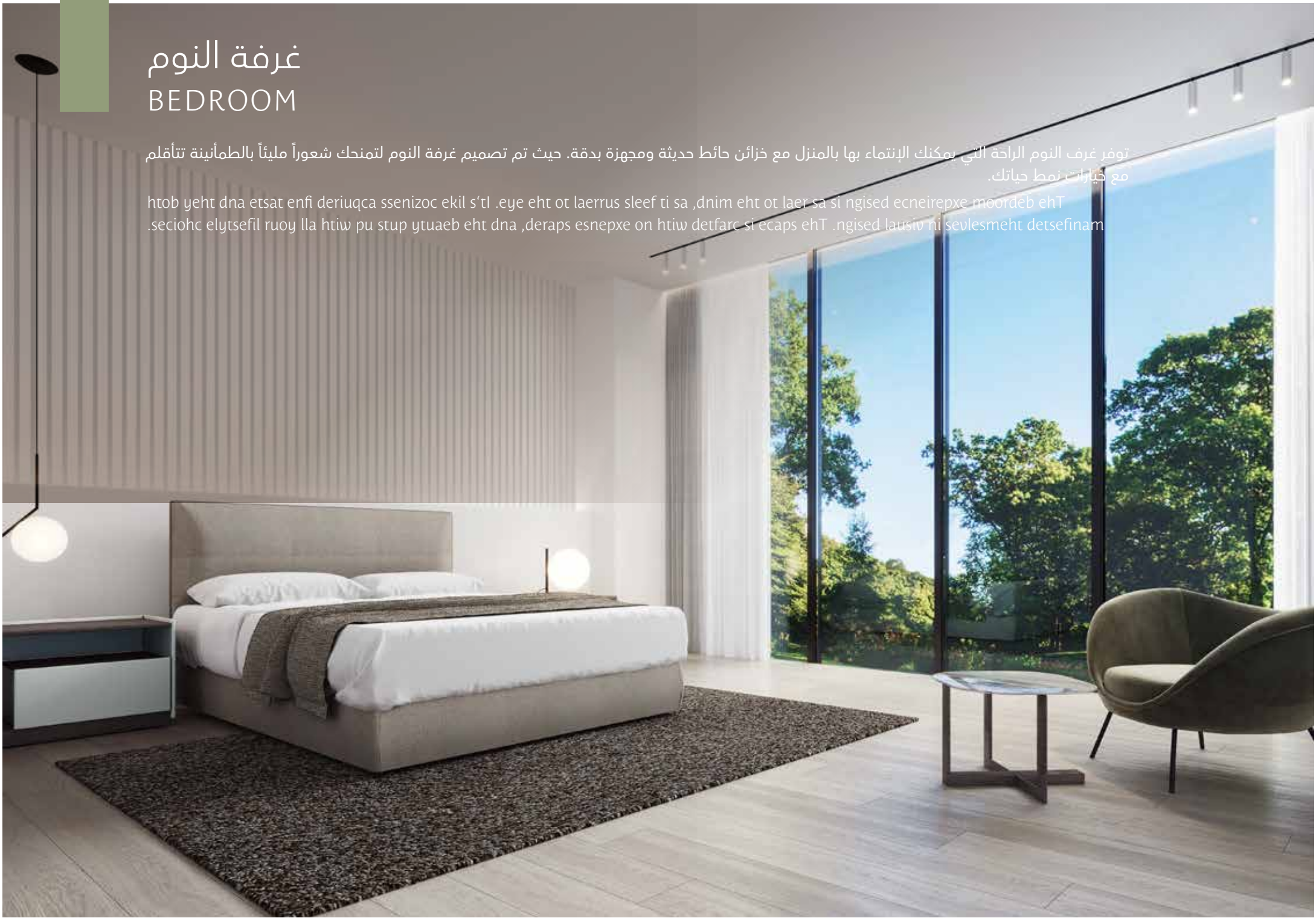


غرفة النوم

BEDROOM

توفر غرف النوم الراحة التي يمكنك الإلتزام بها بالمنزل مع خزائن حديثة ومجهزة بدقة. حيث تم تصميم غرفة النوم لتمنحك شعوراً ملبئاً بالطمأنينة تتأقلم مع خيارات نمط حياتك.

htob yeht dna etsat enfi deriuqca ssenizoc ekil s'tl .eye eht ot laerrus sleef ti sa ,dnim eht ot laer sa si ngised ecneirepxe moordeb eht .seciohc elytsefil ruoy lla htiw pu stup ytuaeab eht dna ,deraps esnepxe on htiw defarc si ecaps eht .ngised lausiv ni sevlesmeht detsefinam



غرفة النوم
BEDROOM



TOWNHOUSE

تاون هاوس

2 غرف نوم تاون هاوس الواجهة الأمامية
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية
2 BEDROOMS TOWNHOUSE REAR VIEW



3 غرف نوم تاون هاوس الواجهة الأمامية
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية
3 BEDROOMS TOWNHOUSE REAR VIEW



PREMIUM TOWNHOUSE

تاون ھاوس استثنائي

2 غرف نوم تاون هاوس الواجهة الأمامية
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية
2 BEDROOMS TOWNHOUSE REAR VIEW



2 غرف نوم تاون هاوس الواجهة الأمامية
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية
3 BEDROOMS TOWNHOUSE REAR VIEW



4 غرف نوم تاون هاوس الواجهة الأمامية
4 BEDROOMS TOWNHOUSE FRONT VIEW



4 غرف نوم تاون هاوس الواجهة الخلفية
4 BEDROOMS TOWNHOUSE REAR VIEW



VILLAS

فلل

فيلا 4 غرف نوم الواجهة الأمامية
4 BEDROOMS VILLA FRONT VIEW



فيلا 4 غرف نوم الواجهة الخلفية
4 BEDROOMS VILLA REAR VIEW



LUXURY VILLAS

فلل فاخرة

فيلا فاخرة 4 غرف نوم الواجهة الأمامية
4 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 4 غرف نوم الواجهة الخلفية
4 BEDROOMS LUXURY VILLA REAR VIEW



فيلا فاخرة 5 غرف نوم الواجهة الأمامية
5 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 5 غرف نوم الواجهة الخلفية
5 BEDROOMS LUXURY VILLA REAR VIEW



MANSION

فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية
MANSION REAR VIEW



TOWNHOUSE UNIT PLANS

مخطط وحدات التاون هاوس



حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

2BTB4 - 007

GROUND FLOOR: 114.60 sq. m. | 1233.55 sq. ft.
FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 186.31 sq. m. | 2005.44 sq. ft.
PLOT AREA : 146.58 sq. m. | 1577.77 sq. ft.

NOTES:

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2. Plot / unit dimensions may vary from brochure.
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حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

2BTB1 - 008

GROUND FLOOR: 100.98 sq. m. | 1086.94 sq. ft.

FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 171.17 sq. m. | 1842.47 sq. ft.

PLOT AREA : 143.50 sq. m. | 1544.62 sq. ft.

NOTES:

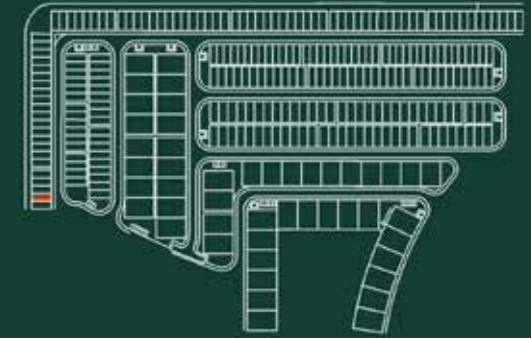
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حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

3BTA1 - 032

GROUND FLOOR: 118.72 sq. m. | 1277.90 sq. ft.
 FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 200.62 sq. m. | 2159.47 sq. ft.
PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

4BTA1 - 053

GROUND FLOOR: 153.16 sq. m. | 1648.61 sq. ft.

FIRST FLOOR: 98.57 sq. m. | 1061.00 sq. ft.

TOTAL AREA : 251.73 sq. m. | 2709.62 sq. ft.

PLOT AREA : 198.00 sq. m. | 2131.25 sq. ft.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA UNIT PLANS

مخطط وحدات الفلل

حَيَّان

Hayyan



HAYYAN | ALMA 1 | VILLA

4BLV2 RF - 030

GROUND FLOOR: 209.92 sq. m. | 2259.58 sq. ft.
 FIRST FLOOR: 193.34 sq. m. | 2081.11 sq. ft.
 ROOF TOP : 67.03 sq. m. | 721.50 sq. ft.

TOTAL AREA : 470.29 sq. m. | 5062.20 sq. ft.
PLOT AREA : 520.00 sq. m. | 5597.23 sq. ft.

NOTES:

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FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

حَيَّان Hayyan



HAYYAN | ALMA 1 | VILLA

4BLV2 GF - 030

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GROUND FLOOR PLAN



HAYYAN | ALMA | VILLA

5BLV1 GF - 033

GROUND FLOOR: 284.31 sq. m. | 3060.28 sq. ft.
 FIRST FLOOR: 264.15 sq. m. | 2843.28 sq. ft.

TOTAL AREA : 548.46 sq. m. | 5903.56 sq. ft.
 PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

NOTES:

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حَيَّان

Hayyan



HAYYAN | ALMA | VILLA

SBLV1 FF - 033

GROUND FLOOR: 284.31 sq. m. | 3060.28 sq. ft.
 FIRST FLOOR: 264.15 sq. m. | 2843.28 sq. ft.

TOTAL AREA : 548.46 sq. m. | 5903.56 sq. ft.
PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

NOTES:

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Hayyan



HAYYAN | ALMA 1 | VILLA

6BLV RF - 015

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.
 FIRST FLOOR: 262.95 sq. m. | 2830.37 sq. ft.
 ROOF TOP : 121.42 sq. m. | 1306.95 sq. ft.

TOTAL AREA : 668.14 sq. m. | 7191.79 sq. ft.
PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

NOTES:

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FIRST FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ALMA 1 | VILLA

6BLV1 GF - 015

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An experience by



Hayyan Highlights

- Largest Community Park
- Largest Lagoon
- Land Allotments
Allotments for organic edible gardens.
- Dense Greenery
- Sports Park
Running track of 6 km | Cycling track of 6 km
- Pocket Parks
- Community Mall
- Community Mosque
- Community Clubhouse
- Play Ground
Football court | Tennis court | Basketball court | Volleyball court
Paddle tennis court | Cricket Net of 100,000 sq. ft.
- Thoughtfully Designed Spaces
- Smart Villas
BBQ Areas | Private Garden | Furnished with kitchen appliances |
Quality Finishes | Swimming Pools | Natural Light |
European Toilets | Maximum Privacy
- Strategic Location

مميزات حيّان

- أكبر حديقة مجتمعية في الشارقة
- أكبر بحيرة في الشارقة
- أراضي زراعية
أراضي مخصصة للمزروعات العضوية
- مساحات خضراء
- حديقة رياضية
مسار للركض بمسافة 6 كم | مسار للدراجات الهوائية بمسافة 6 كم
- حدائق سكنية
- مركز تجاري
- مسجد
- مركز مجتمعي
- ملاعب
ملعب كرة قدم | ملعب تنس | ملعب كرة سلة | ملعب كرة طائرة
ملعب بادل تنس | ملعب كريكت من 000,001 قدم مربع
- مساحات مُصممة بعناية
- فلل ذكية
مناطق خاصة للشواء | حدائق خاصة | فلل مجهزة بأدوات المطبخ |
تشطيبات عالية الجودة | أحواض سباحة | إنارة طبيعية |
دقّامات أوروبية | خصوصية فائقة
- موقع استراتيجي

