



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

FACTSHEET



CRYSTAL RESIDENCES



DESCRIPTION

Overlooking the picturesque Arabian Gulf, the Crystal Residences is a well-crafted 12-storey structure that is strategically situated on the magnificent Maryam Island beachside community. Featuring a range of luxurious townhouses and apartments with one to four bedrooms, the design and structure of the residential property is guaranteed to offer the most tranquil living atmosphere to its residents.

This finely designed structure accentuates on fostering a vibrant, contemporary lifestyle while encapsulating the true meaning of comfort, with its upscale amenities and a prime waterfront location boasting breath-taking views.

A designated swimming pool, a children's pool, a play area, gym, and a podium deck level garden houses are among the elegant amenities offered to its residents. The building also provides convenient access to a variety of food and beverage establishments, parks, and gorgeous landscaped spaces.

Freehold Ownership for all nationals.



ARCHITECTURAL HIGHLIGHTS

With a resort-style luxury living experience along the waterfront promenade, Crystal Residences extends a sense of warmth and comfort to its residents, tucked away from the bustle of the city. Even the intricate details of the building have been curated with precision, especially the architectural features, which are designed in a way to provide the outdoor spaces with natural shading throughout the summer. At Crystal Residences, every unit has been meticulously designed to combine the highest levels of elegance and sophistication.

IDEAL LOCATION



At the heart of
Downtown Sharjah



Near Al Khan
Heritage District



Less than 5 kms from
Expo Centre Sharjah



Less than 10 kms from
Dubai International Airport

MARYAM ISLAND AMENITIES

Given its accessible location close to the Maryam Island Beach, Maryam Island Park, and the waterfront promenade, Crystal Residences is the ideal pick for individuals who seek to enjoy the multitude of coastal attractions of the Maryam Island neighbourhood. A 4,000 square metre community park with walking and jogging paths, a basketball court, a children's playground, and extensive lush green lawn areas are some of the amenities offered by this residential structure. Crystal Residences strives to significantly improve the quality of life in the community through its design, amenities, and distinctive services.

DESIGN SPECIFICATIONS

PUBLIC AREA

- Lobby with elegant seating area
- Main lobby with stone flooring

APARTMENTS

- Living room, dining room, kitchen, and bedroom flooring: 600x600 mm porcelain tiles with 100 mm skirting that match and marble style porcelain tiles for townhouses
- Balcony flooring porcelain tiles: 600x600 mm tiles with 100 mm skirting with matching styles

CEILING

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

AIR CONDITIONING

- Split ducted AC system with multi-zone thermostat controls

WINDOWS AND RAILINGS

- Powder-coated aluminium frames and double-glazed windows
- Powder-coated aluminum railings for balconies and terraces

PAINT

- White matte paint and hygienic paint for wet areas

WOOD CARPENTRY

- High-quality industrial wood and wood finish laminate for doors, cupboards, bedroom wardrobes, and kitchen cabinets

KITCHENS

- Open and closed kitchens with modern amenities
- MDF panels
- Base and overhead cabinets with laminate finish
- Reconstituted stone countertop with porcelain backsplash

LIGHTING AND COMMUNICATIONS

- High-quality lighting and electrical devices
- CCTV in all common areas
- High-speed internet connection/telecommunication intercoms for security

PLUMBING/SANITARY WARE

- Deck-mounted, single-lever basin taps
- Floor-mounted water closet
- Under-counter basin
- Shower space with glass partition in master bathrooms and acrylic bathtubs in secondary bathrooms
- Shower heads with adjustable rails
- Swivel kitchen mixer and stainless-steel sink

LIFTS

- Three lifts in each building with direct access to parking on the ground and podium levels

PROJECT BANK ACCOUNT

Beneficiary Name: MARYAM ISLAND MESK RESIDENCES

Branch: Main Branch, Sharjah.

Account No: 0012 0354 4001 3

IBAN: AE61 0410 0000 1203 5440 013

Bank Name: Sharjah Islamic Bank

SWIFT: NBSHAEAS

234

Units



3&4 bedroom
Townhouses



4-bedroom
Duplex Units



1 to 4 bedroom
Apartments



Kids and Adults' Infinity Pools,
Gym, and Playground



Access to Waterfront
Promenade



Close proximity to
retail outlets

