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FACTSHEET



DESCRIPTION

Jawaher Residences is the latest addition to the exquisite Maryam Island beachfront community, nestled near the waterfront promenade and the beach. The elegantly designed 9 storey building has 198 units, ranging from studio to four-bedroom apartments, offering residents convenient access to the waterfront, cafes, and scenic green spaces.

Designed for residents of all ages, Jawaher Residences also promises direct access to a range of amenities such as a dedicated swimming pool, kids pool, kids play area, and a landscaped podium space with ample seating areas. The building is located across the picturesque Al Khan lagoon with views of the scenic Maryam Island boulevard and offering easy accessibility from the corniche road.

ARCHITECTURAL HIGHLIGHTS

Jawaher Residences blend seamlessly with the architecture of Maryam Island Masterplan. It is inspired by the region's traditional architecture, and uses a simple walled architectural style with a refined and subtle colour palette of beige and browns to create a contemporary interpretation.

The interior spaces are a unique blend of sophisticated modern design with warm and cosy natural elements, that work in harmony to create a dream home for families and couples alike.

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

Jawaher Residences make an ideal home for residents to enjoy the beachfront amenities in the Maryam Island community, with its central location between the waterfront promenade, Maryam Island beach, and Maryam Island Park. The 800 m of waterfront promenade with a variety of cafes and dining spaces, as well as a 4,000 sqm community park with facilities such as walking and jogging tracks, basketball court, playground for children, and ample greenery to explore and enjoy, promise an active and healthy lifestyle.

DESIGN SPECIFICATIONS

PUBLIC AREA

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

APARTMENTS

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

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 metal 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, master bedroom wardrobes and kitchen cabinets

KITCHENS

- Open and closed kitchens
- MDF panels
- Base and overhead cabinets with laminate finish
- Solid surface countertop with porcelain backsplash

LIGHTING AND COMMUNICATIONS

- High-quality lighting and electrical devices
- CCTV in all common areas
- High-speed internet/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 bathtub in secondary bathroom with shower heads on adjustable rails
- Kitchen mixer swivel type and stainless-steel sink

LIFTS

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

PROJECT BANK ACCOUNT

Beneficiary Name: Maryam Island Jawaher Residences **Branch:** Main Branch, Sharjah.
Account No: 0012035440003 **IBAN:** AE400410000012035440003
Bank Name: Sharjah Islamic Bank **SWIFT:** NBSHAEAS

198

Units



Studio to Four-bedroom
Units



Kids and Adults' Pools,
Gym, Playground



Walking Distance
to the Beach



Close Proximity to
Retail Offerings



Located across
Waterfront Promenade



Walking distance from
Maryam Island Park

