



**AL ALIA
TOWER**

LIVE BY THE BEACH



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TOWER





AL ALIA TOWER

Introducing Al Alia Tower, an exquisite beachfront residential masterpiece boasting luxurious 2 and 3 bedroom apartments with breathtaking views of the tranquil Al Khan Lagoon and Al Mamzar Sea.

Located in the heart of the vibrant waterfront district of Al Khan, Al Alia Tower stands tall at 42 storeys, offering an unparalleled family living experience. The tower's architectural marvel comprises a ground floor, 6 parking floors, 1 health club floor, 34 meticulously crafted residential floors, and 1 technical floor.

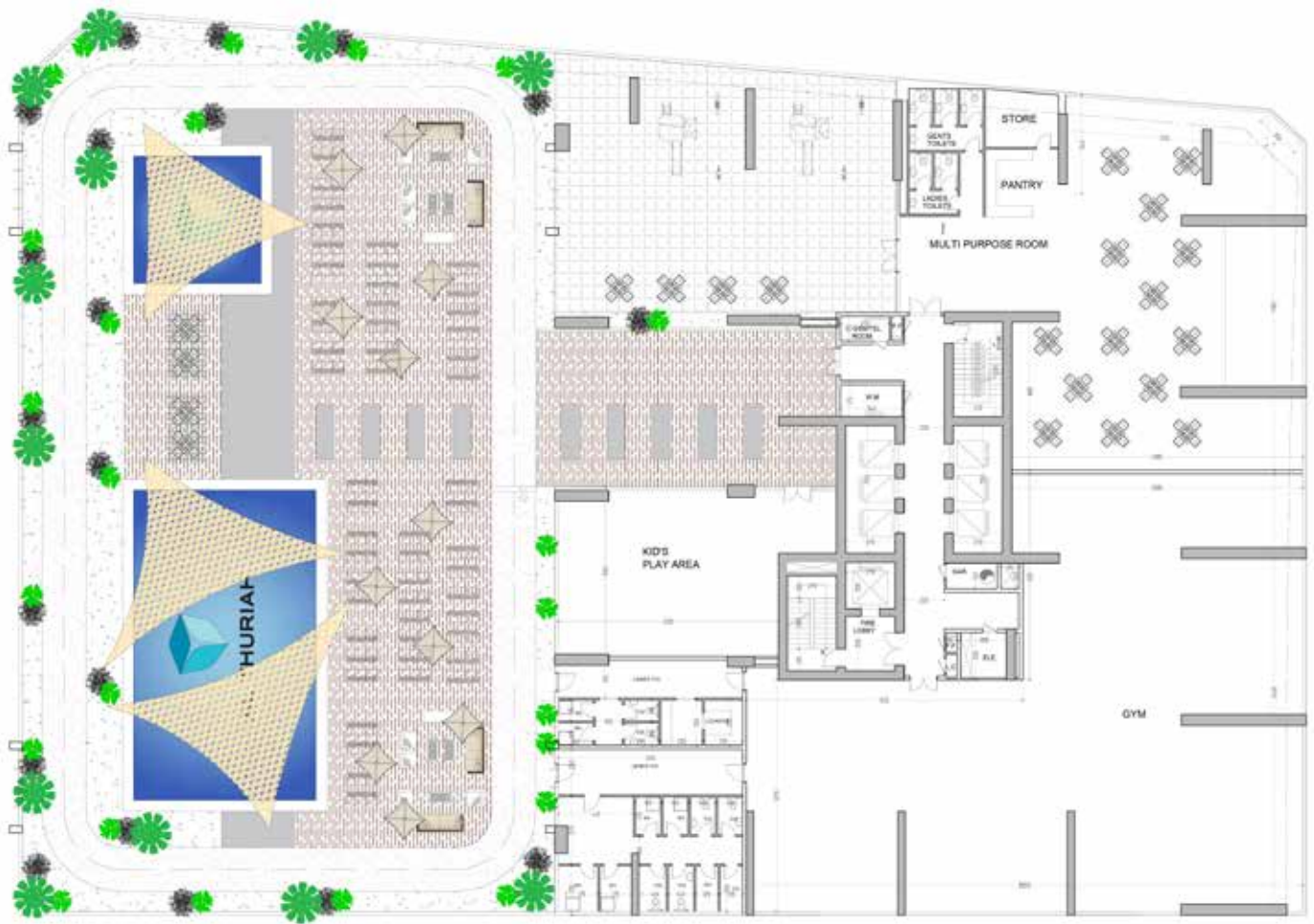
With a total of 272 thoughtfully designed apartments, Al Alia Tower provides a haven of elegance and comfort. As you step into the enchanting hotel-like lobby entrance, you will be greeted by an ambiance of sophistication and serenity.

Indulge in the pleasures of a resort-style living with exclusive facilities that include an outdoor swimming pool, state-of-the-art fitness center, inviting recreational spaces, and fresh landscaped gardens.

Prepare to embark on a journey of luxury and tranquillity at Al Alia Tower, where the shimmering waters and pristine sandy beaches of Al Khan Lagoon become your daily backdrop, offering a truly serene and picturesque beachfront living experience.



HEALTH CLUB FLOOR



FACILITIES

RESIDENTIAL



34 residential floors



2 & 3 bedrooms apartments



272 apartment units



2.5 meters terraces



8 typical floor plans

AMENITIES



Outdoor kids and adults swimming pools



24/7 security



Indoor kids playground



24/7 Facility Management



Spacious separate gents & ladies gyms



2 Huge Musallahs



Spacious parking spots



5-Star hotel entrance lobby

AL ALIA
TOWER



Chamber
of Commerce
& Industry



Sharjah
Expo Centre

Al Arab Mall



Al Taawun
Mosque

Al Ansar Mall

Sahara
Complex

Sahara
Centre

SHARJAH
DUBAI

Al Ittihad Road



The floor plan is divided into eight numbered sections, each representing a different unit layout. The units are as follows:

- Unit 1 (Bottom Left):** Includes M. BED RM, BED RM 01, BED RM 02, FAMILY HALL, BATH, and KITCHEN.
- Unit 2 (Bottom Center):** Includes KITCHEN, MAID RM, BATH, and BEDROOM.
- Unit 3 (Bottom Right):** Includes FAMILY HALL, BED RM 01, BATH, and M. BED RM.
- Unit 4 (Middle Right):** Includes KITCHEN, LAUN, FAMILY HALL, DINING, LIVING, BAL, and two BEDROOMS.
- Unit 5 (Top Right):** Includes W. BEDROOM, BATH, LIVING, DINING, and two BEDROOMS.
- Unit 6 (Top Center):** Includes KITCHEN, MAID RM, DINING, G.TOK, and two BEDROOMS.
- Unit 7 (Top Left):** Includes M. BED RM, BED RM 01, BED RM 02, BATH, and KITCHEN.
- Unit 8 (Middle Left):** Includes BEDROOM, KITCHEN, BATH, and two BEDROOMS.

Common areas and corridors are also shown, including an ENT LOBBY, FIRE LOBBY, and various stairwells.



TYPE 1 3 BEDROOM



Gross Area: 2,605 sqft | 242 sqm

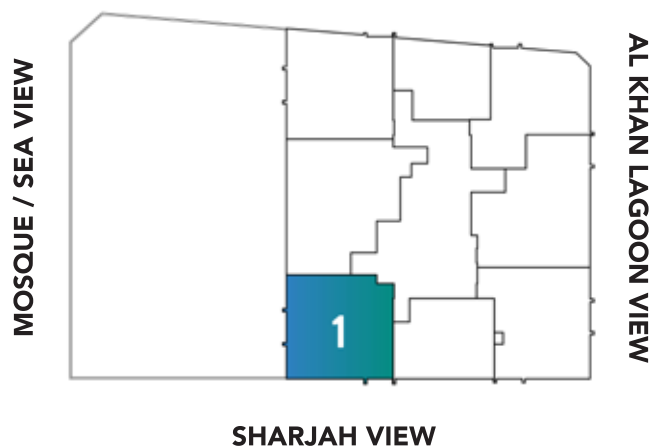
Net Area: 2,182 sqft | **Common Area:** 423 sqft



Parking Space: 2



PARTIAL SEA VIEW



TYPE 2 2 BEDROOM



Gross Area: 1,830 sqft | 170 sqm

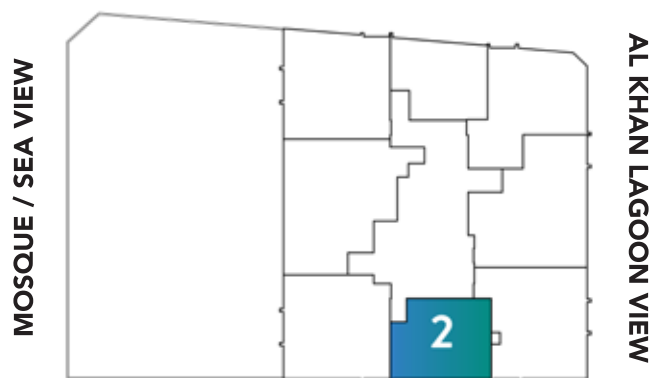
Net Area: 1,534 sqft | **Common Area:** 296 sqft



Parking Space: 1



PARTIAL SEA VIEW



SHARJAH VIEW

TYPE 3 3 BEDROOM



Gross Area: 2,635 sqft | 245 sqm

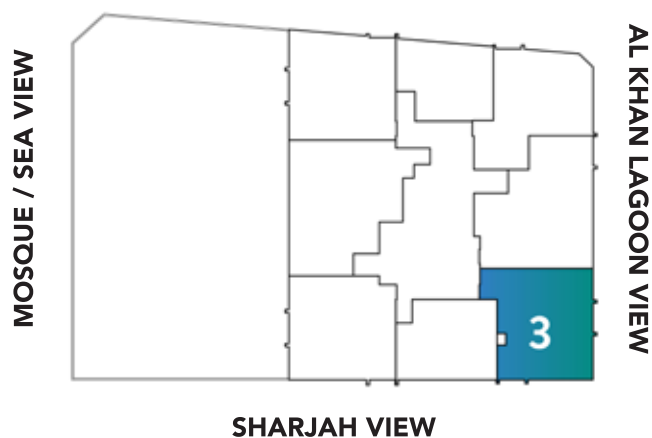
Net Area: 2,207 sqft | **Common Area:** 428 sqft



Parking Space: 2



PARTIAL SEA VIEW



TYPE 4 3 BEDROOM



Gross Area: 3,060 sqft | 284 sqm

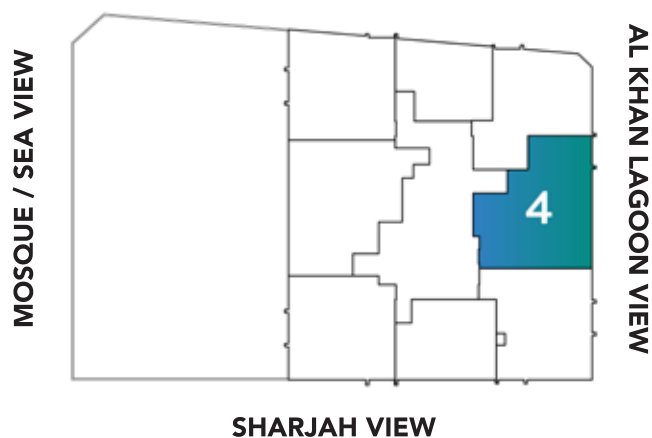
Net Area: 2,565 sqft | **Common Area:** 495 sqft



Parking Space: 2



PARTIAL SEA VIEW



TYPE 5 3 BEDROOM



Gross Area: 2,490 sqft | 231 sqm

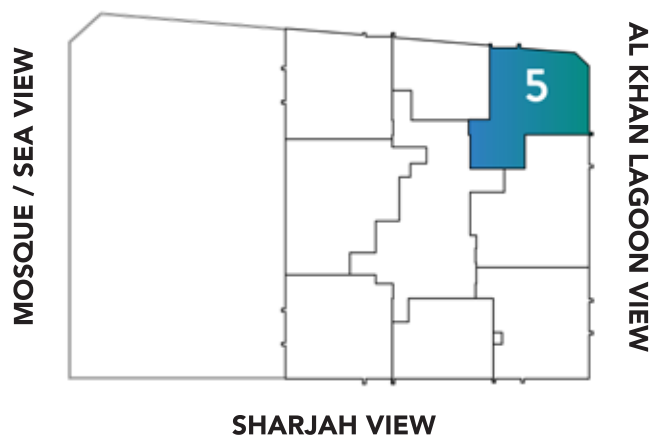
Net Area: 2,088 sqft | **Common Area:** 402 sqft



Parking Space: 2



PARTIAL SEA VIEW



TYPE 6 2 BEDROOM



Gross Area: 1,675 sqft | 156 sqm

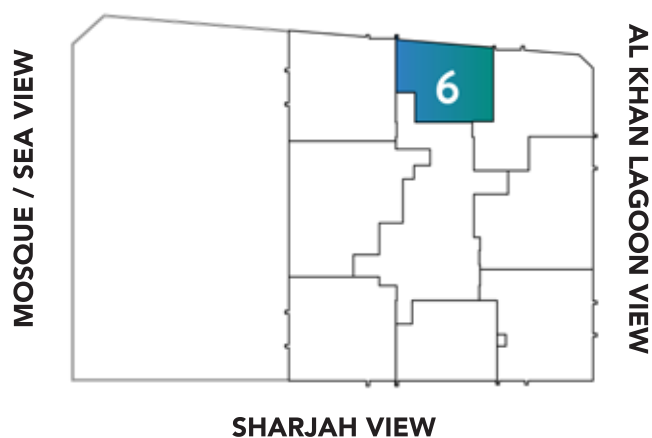
Net Area: 1,404 sqft | **Common Area:** 271 sqft



Parking Space: 1



PARTIAL SEA VIEW



TYPE 7 3 BEDROOM



Gross Area: 2,690 sqft | 250 sqm

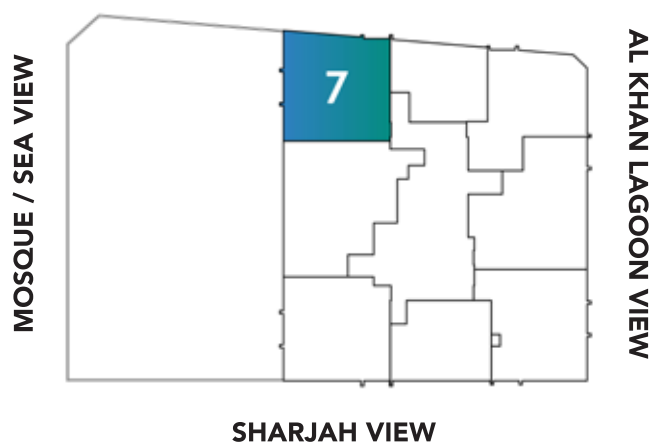
Net Area: 2,253 sqft | **Common Area:** 437 sqft



Parking Space: 2



PARTIAL SEA VIEW



TYPE 8 3 BEDROOM



Gross Area: 3,345 sqft | 311 sqm

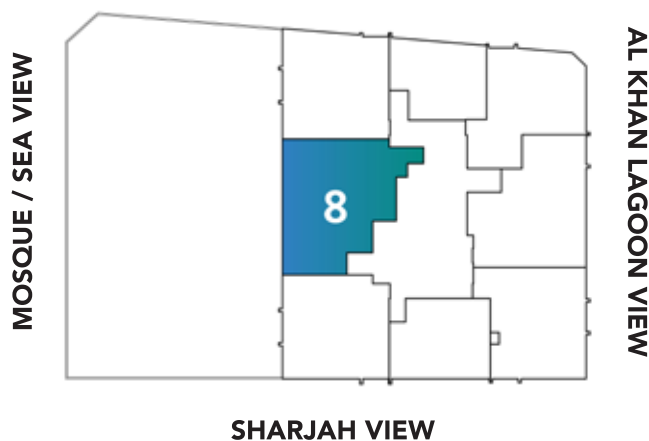
Net Area: 2,802 sqft | **Common Area:** 543 sqft



Parking Space: 2



PARTIAL SEA VIEW





With you all the way from development to management

A 360° approach to your real estate

Al Thuriah was established in April 1996 and over the years evolved from being a contracting firm to a growing integrated real estate family in Sharjah, developing and building the finest, high-quality residential and commercial spaces ranging from villas to high-rise towers.

To date, Al Thuriah is one of the top-ranking real estate companies in Sharjah - a position boosted by the fact that it is offering a full spectrum of real estate services thru its five divisions: Properties, Construction, Interiors, Leasing and Facilities Management.



PROPERTIES

We operate like a family that cares for its members. Thereby, we make sure that every detail of your new home is carefully planned and designed.



CONSTRUCTION

We value state-of-the-art technologies on behalf of efficiency. The sheer dedication and commitment that goes into every single project ensures that we deliver on time.



INTERIORS

We consistently aim to achieve the goal of giving our Clients the feeling of warmth, coziness and home in all our projects. Our design approach is to create an appearance that is multi-faceted, aesthetically attractive and functional at the same time.



LEASING

We will help you find the ideal home that best suits you and your family's needs. We firmly believe in building good relationships with everyone we work with to deliver better solutions.



FACILITIES MANAGEMENT

We play an essential role in taking care of our properties and collaborating with many real estate developers in the country. Our qualified staff holds extensive experiences, committed to setting the highest standards in all matters relating to health, safety, security and environment.



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