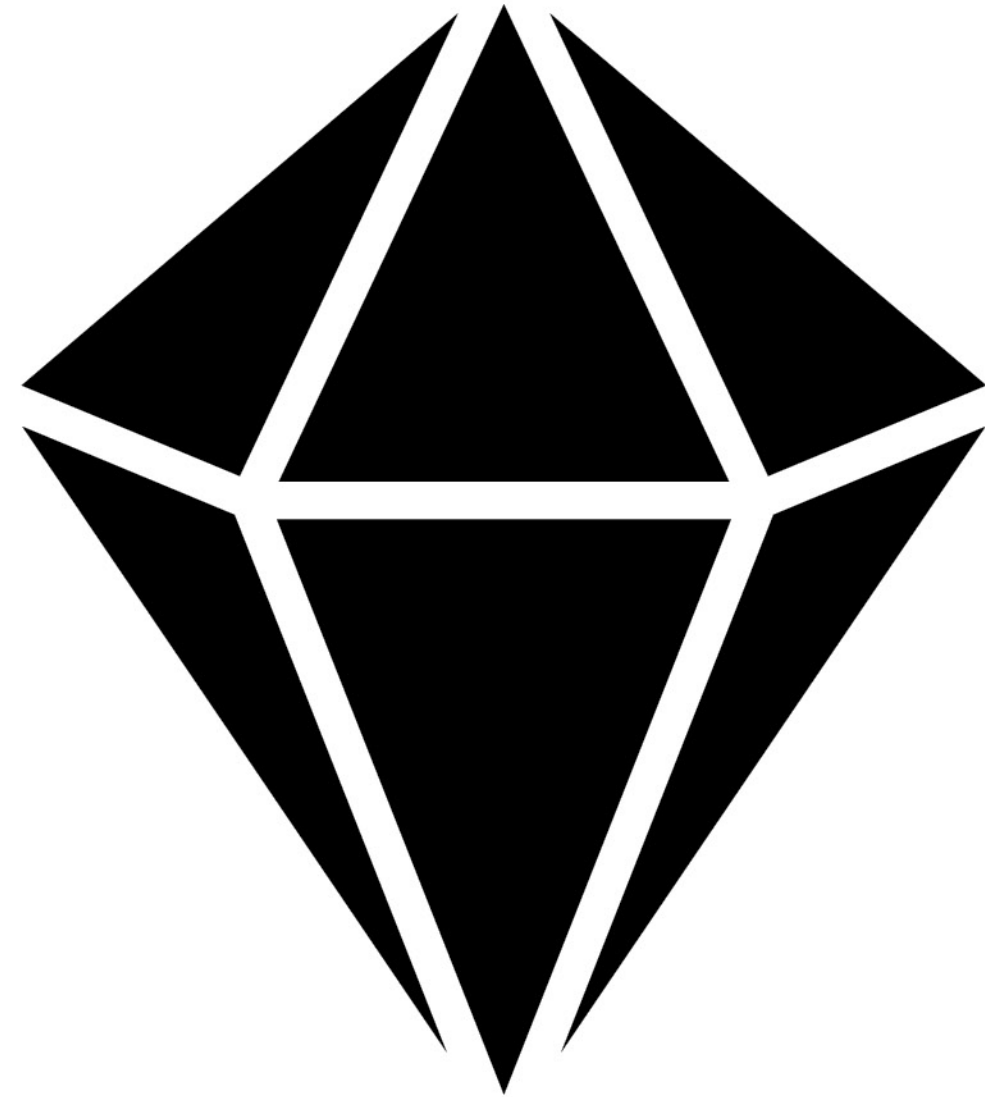




**ALMAZA**  
TOWER





**ALMAZA**  
TOWER







Boasting an impressive 41-storey floor designed along the scenic waterfront areas of Al Khan Lagoon and Al Mamzar, Sharjah, Almaza Tower encapsulates the unparalleled waterfront living that exude sophistication and style.

This resort-style residences with beautifully crafted 1, 2, 3 and 4-bedroom apartments set the premise for an elevated lifestyle. Each apartment boasts unparalleled views and opulent interiors, ensuring the experience of unmatched comfort and elegance.

With a range of 170 bespoke apartments, an elegant hotel-like lobby entrance, exceptional 5 parking floors and exquisite amenities such as temperature-controlled outdoor swimming pools, spacious garden, children's indoor play area, fully-equipped fitness gym and large capacity separate prayer rooms for men and women (mousallahs). Every element is dedicated to the wellness of every resident.

Indulge in exclusivity and serenity as you desire.







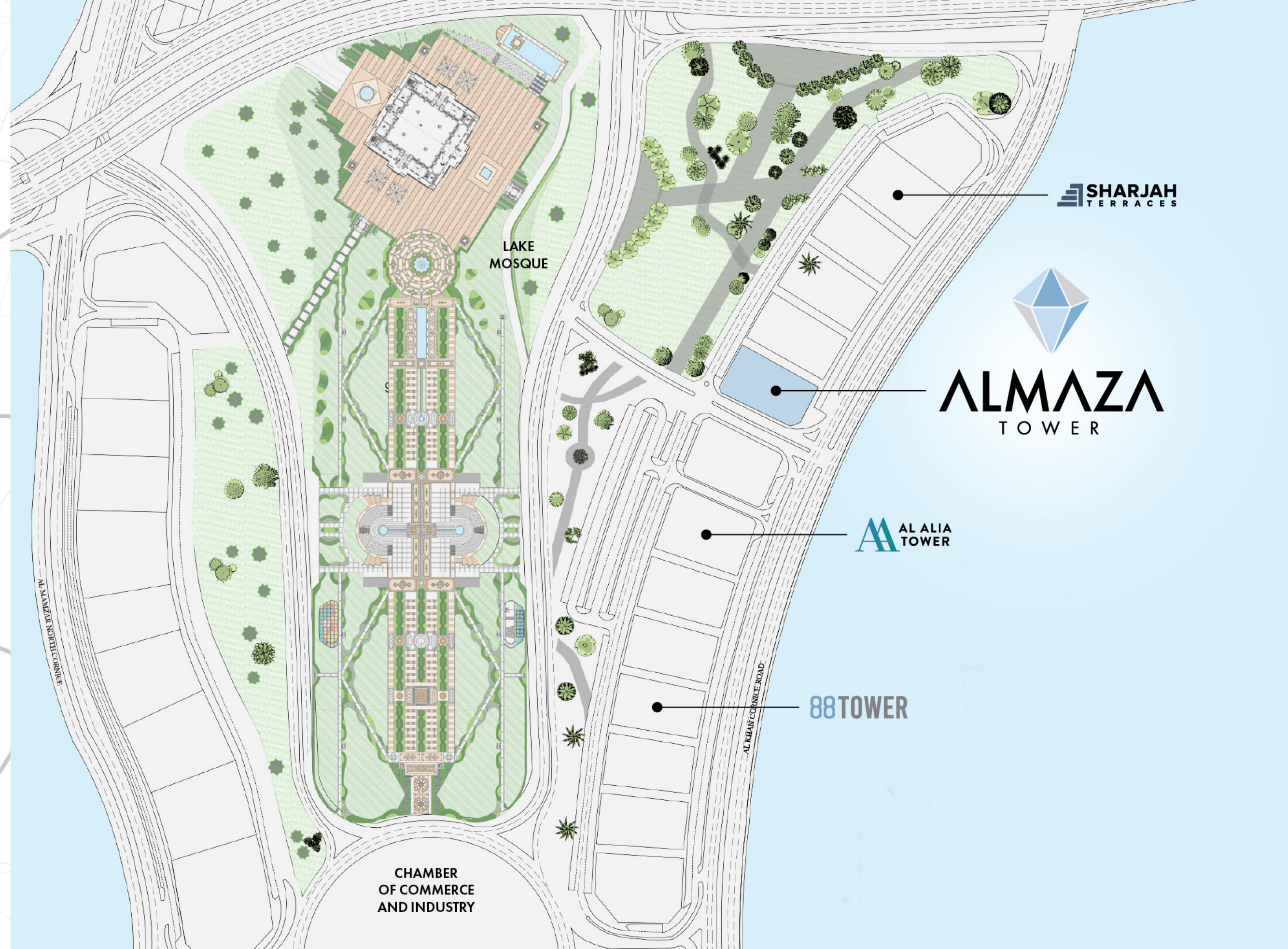
## WHERE LUXURY BEACHSIDE LIVING REACHES NEW HEIGHTS

Almaza Tower sets a new standard for refined living in Sharjah, offering an unparalleled blend of luxury, style, and sophistication. With its striking architectural design and flawless craftsmanship, the tower offers sweeping views of the tranquil Al Khan Lagoon, creating a serene backdrop for everyday life. Each residence, from one to four bedrooms, is a sanctuary of modern luxury, featuring expansive floor plans, floor-to-ceiling windows, and exquisite finishes that exude timeless elegance.

Designed with the utmost attention to detail, Almaza Tower offers a lifestyle beyond compare. Residents can indulge in world-class amenities, including temperature-controlled swimming pools, beautifully landscaped gardens, and a fully-equipped fitness center. The grand lobby, five levels of secure parking, and dedicated prayer rooms reflect the uncompromising quality and exclusivity that define this iconic address. Almaza Tower is more than a home; it's a statement of prestige, offering an extraordinary living experience where every moment is infused with luxury and refinement.





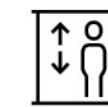






# FACILITIES

## RESIDENTIAL



34 Residential floors



170 Residential units



7 Different floorplans



1, 2, 3 and 4 Bedroom apartments



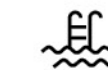
Large terraces

## COMMERCIAL



4 Shops

## AMENITIES



Outdoor kids and adults swimming pools



Spacious gymnasium



5 Multi-story parking floors



Separate Mousallah for men and women



Indoor kids play area



24/7 Security

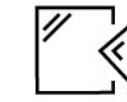


24/7 Facilities Management





## EXTERIOR ELEMENTS



Large glass panels



GRC



Architectural mesh



External paint



Building façade lighting



Aluminum profile from a system provider



Reflective glass

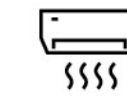


External spot lights

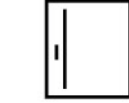


Aluminum louvres

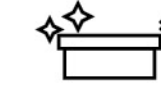
## INTERIOR ELEMENTS



Separate DX climate system with VAV



Large and modern wooden doors



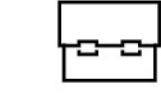
Porcelain kitchen tops



Luxury mixers and accessories



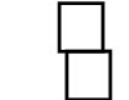
Modern switch and sockets



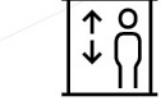
Laminated kitchen cabinets



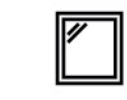
Large bathroom counters



Large ceramic tiles on floors & walls



Large passenger and cargo elevators



Bottom to top bathroom mirrors



High end gym equipment



Fenomastic and stone paint





# FLOOR PLANS

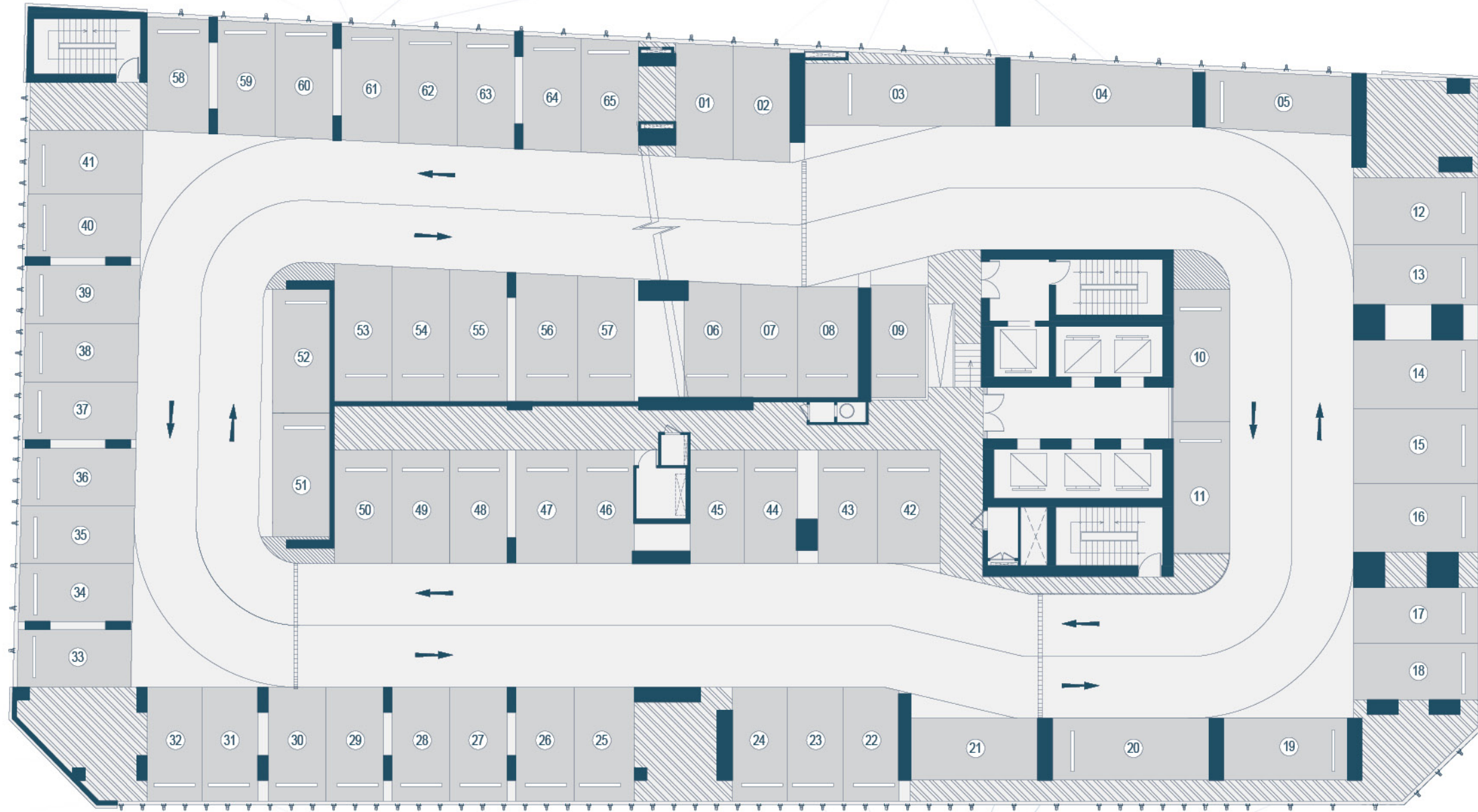


The floor plan illustrates the layout of the first floor, featuring a central corridor and lobby area. Key rooms include:

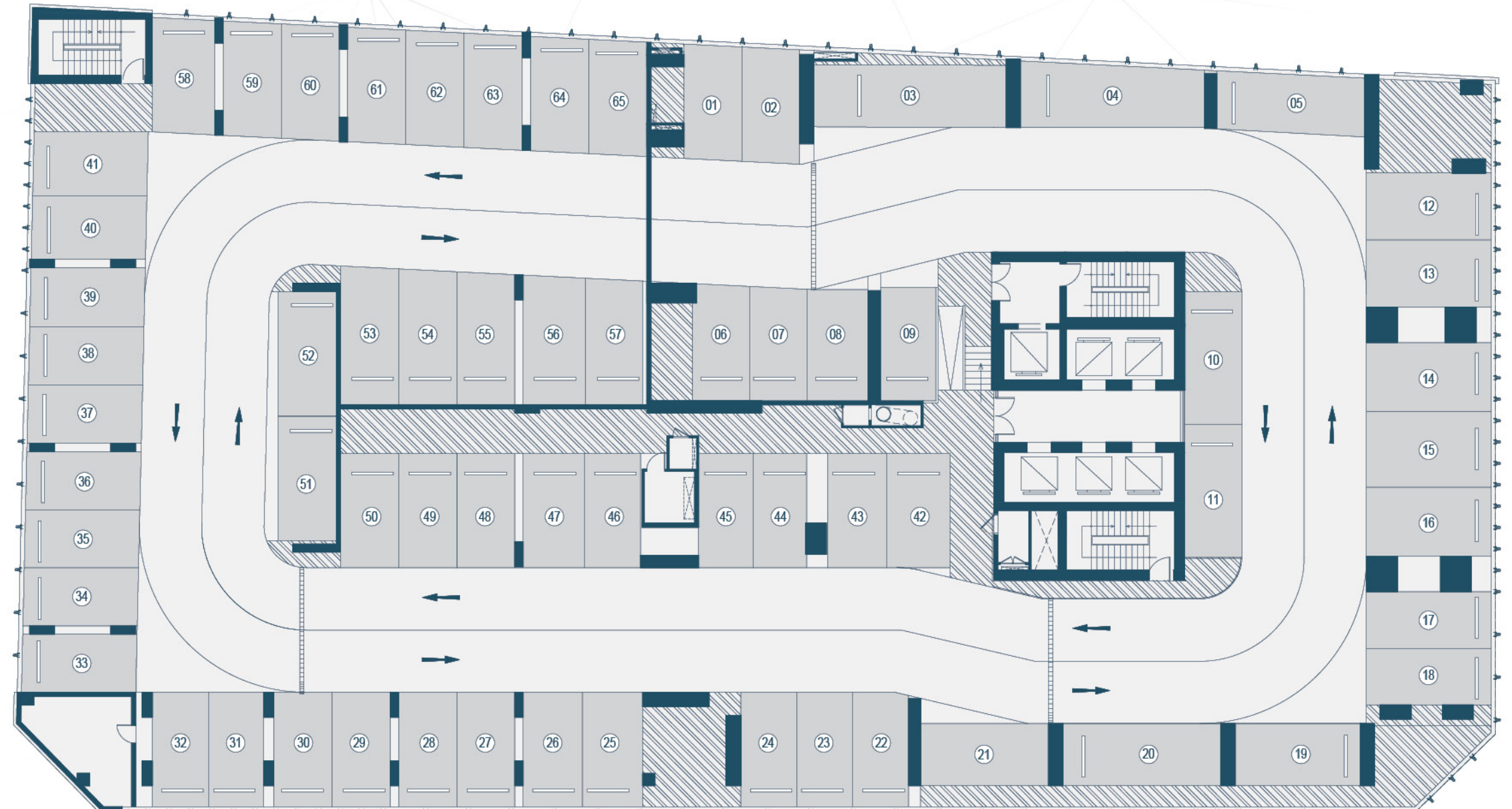
- Control Room**, **WATCHMAN ROOM 2**, **WATCHMAN ROOM 1**, **PUMP ROOM**, **GARBAGE ROOM**, **SHOP 1**, **MAIN ENTRANCE LOBBY**, **PRAYER ROOM GENTS**, **PRAYER ROOM LADIES**, **SHOP 4**, **SHOP 3**, **SHOP 2**, **BUILDING MANAGEMENT OFFICE**, **STORE**, **CORRIDOR**, **LOBBY**, **ABLUUTION**, **WASH**, **PAN.**, **SERVICE LOBBY**, **FIRE EXIT**, **SERVICE EXIT**, **WALL UNDER RAMP**, **GROUND TO 1ST PARKING**, **LV ROOM**, **GEN. ROOM**, **TEL. ROOM**, **H.V. SWITCH GEAR ROOM**, **SUBSTATION**, **SHOE RACK**, **ABLUUTION**, **WASH**, **PAN.**, **PAN.**, **PAN.**, **PAN.**



## 2<sup>ND</sup> - 4<sup>TH</sup> FLOOR PARKING



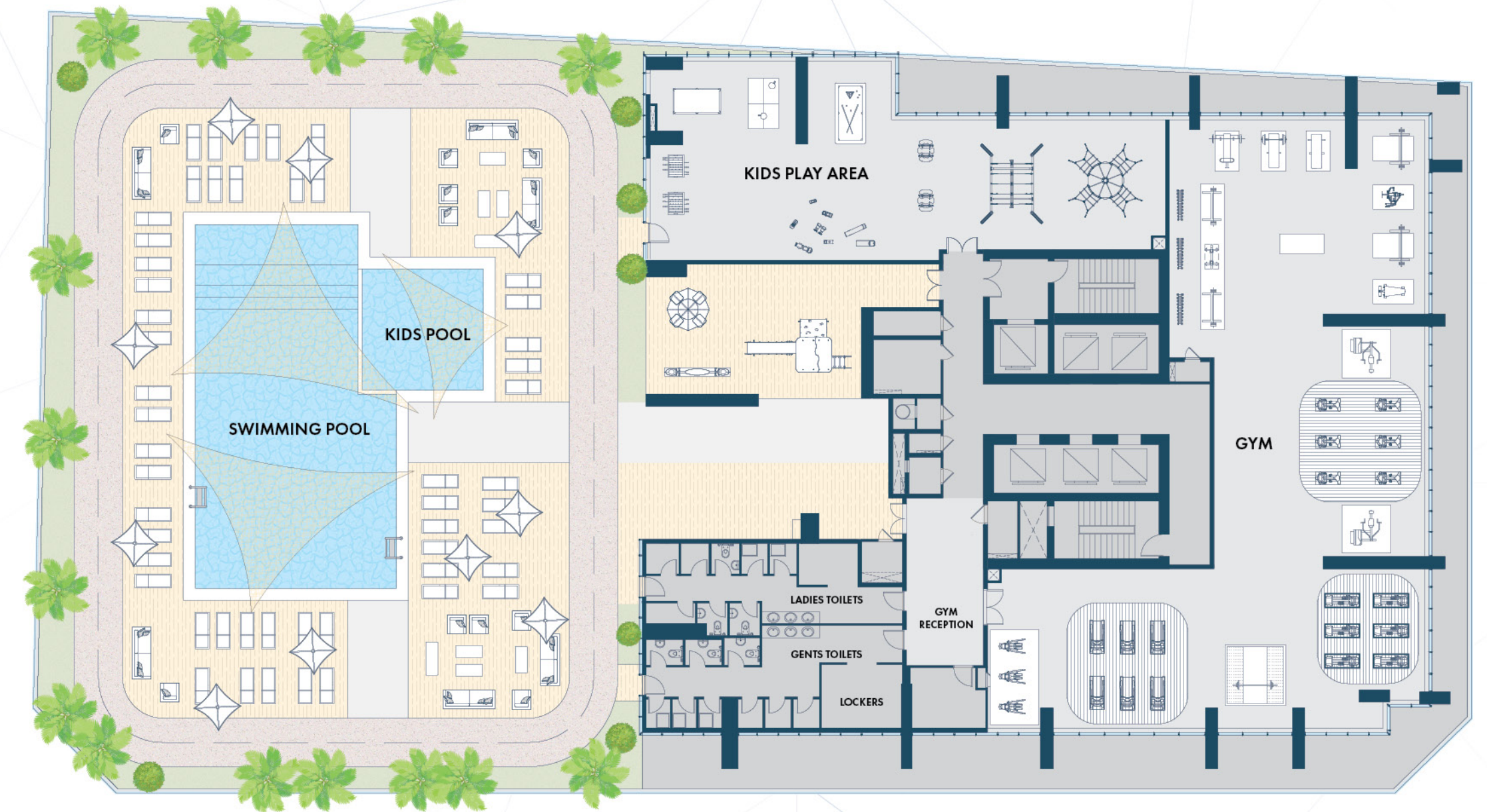
## 5<sup>TH</sup> FLOOR PARKING







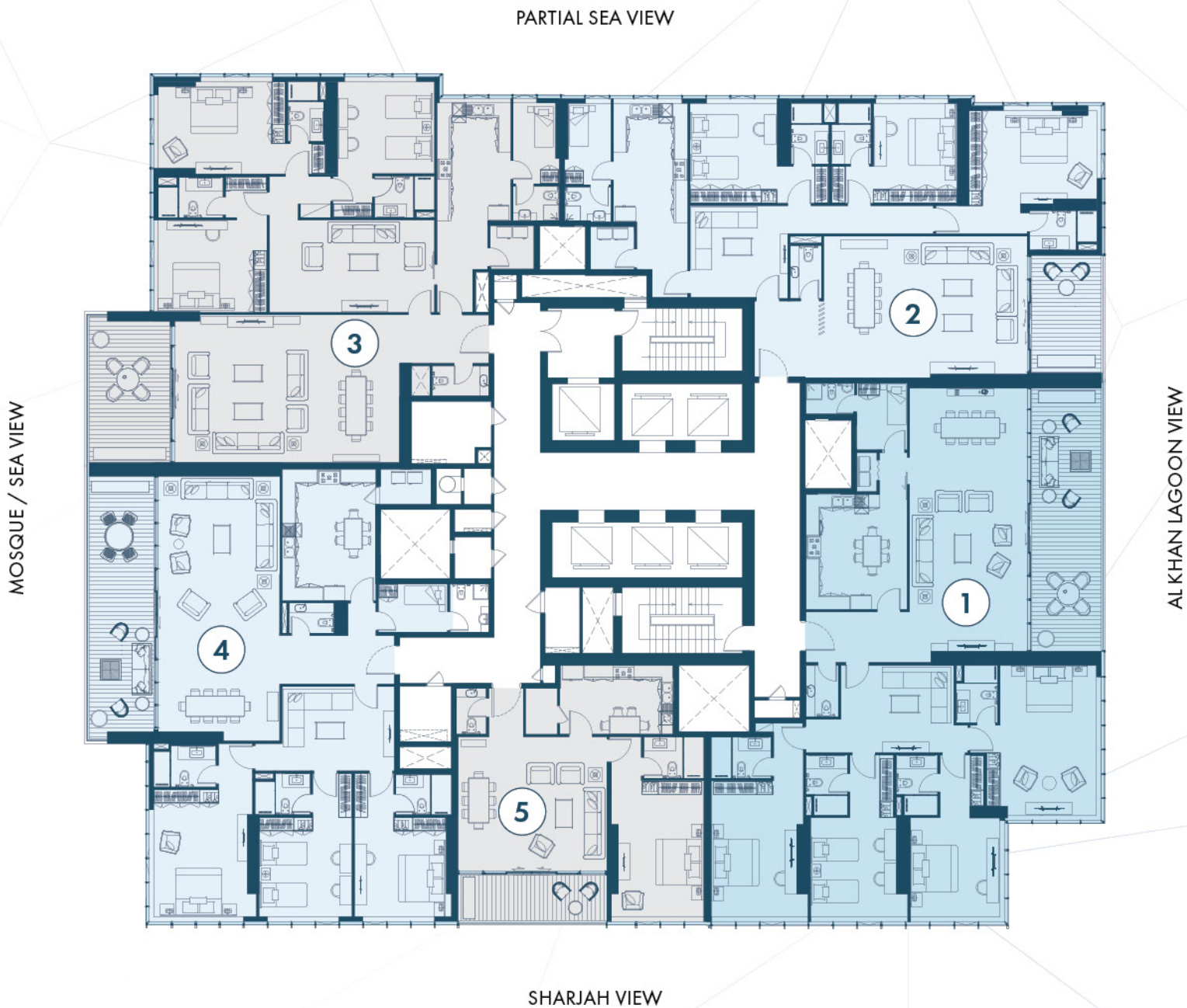
# HEALTH CLUB





# TYPICAL FLOOR PLAN

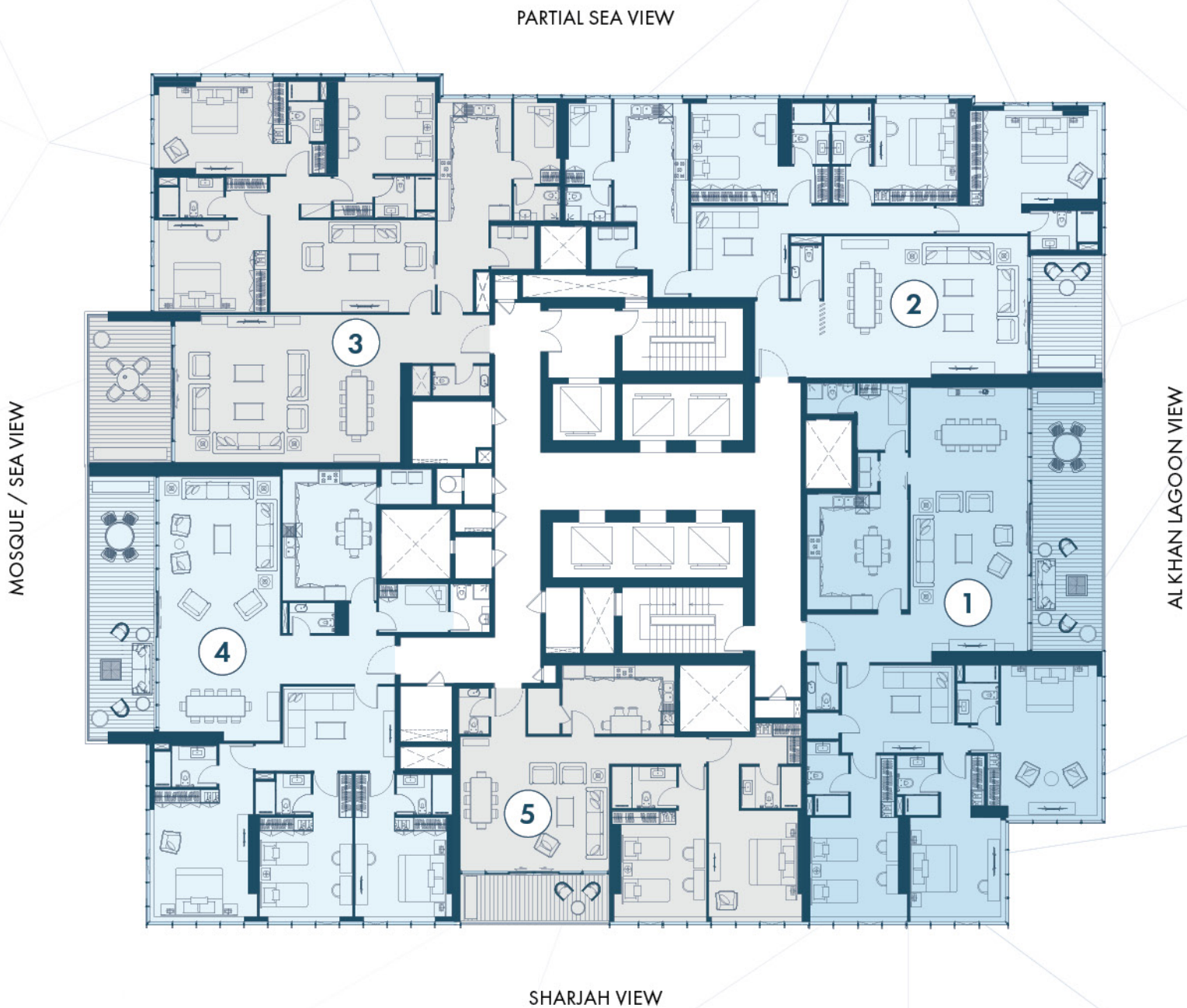
7<sup>TH</sup> - 14<sup>TH</sup> FLOOR | 23<sup>RD</sup> - 32<sup>ND</sup> FLOOR



TYPE	BEDROOM	AREA SIZE
1	4 BEDROOM	388 SQM   4,175 SQFT
2	3 BEDROOM	302 SQM   3,250 SQFT
3	3 BEDROOM	337 SQM   3,625 SQFT
4	3 BEDROOM	336 SQM   3,610 SQFT
5	1 BEDROOM	141 SQM   1,520 SQFT

# TYPICAL FLOOR PLAN

15<sup>TH</sup> - 21<sup>ST</sup> FLOOR | 33<sup>RD</sup> - 41<sup>ST</sup> FLOOR



TYPE	BEDROOM	AREA SIZE
1	3 BEDROOM	344 SQM   3,700 SQFT
2	3 BEDROOM	302 SQM   3,250 SQFT
3	3 BEDROOM	337 SQM   3,625 SQFT
4	3 BEDROOM	336 SQM   3,610 SQFT
5	2 BEDROOM	184 SQM   1,980 SQFT





# ONE BEDROOM



# TYPE 5

TOTAL SIZE: 141 SQM | 1,520 SQFT

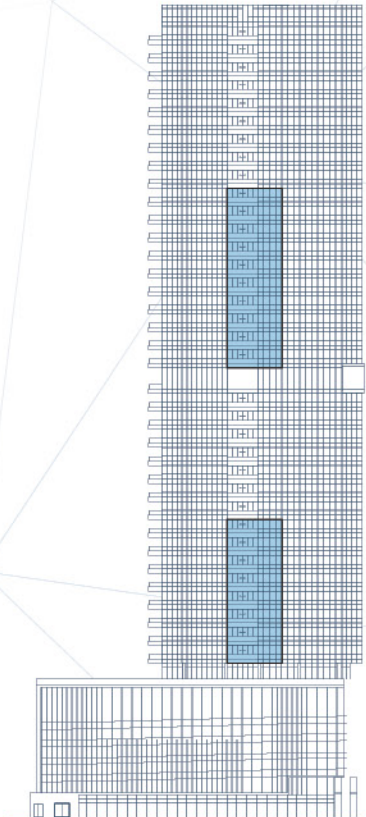


UNIT PERSPECTIVE

DISCLAIMER:  
Plans, details, units and orientation included are indicative only. All images including features, finishes, furnishings and scale are illustrative only. Final areas, orientations, dimensions, layout and materials may differ from those stated.



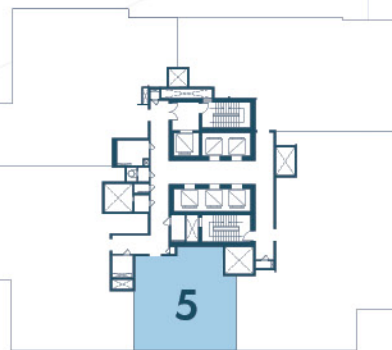
FLOORPLAN



FLOORS: 7<sup>TH</sup> - 14<sup>TH</sup> | 23<sup>RD</sup> - 32<sup>ND</sup>

PARTIAL SEA VIEW

MOSQUE / SEA VIEW



SHARJAH VIEW

AL KHAN LAGOON





# TWO BEDROOM



# TYPE 5

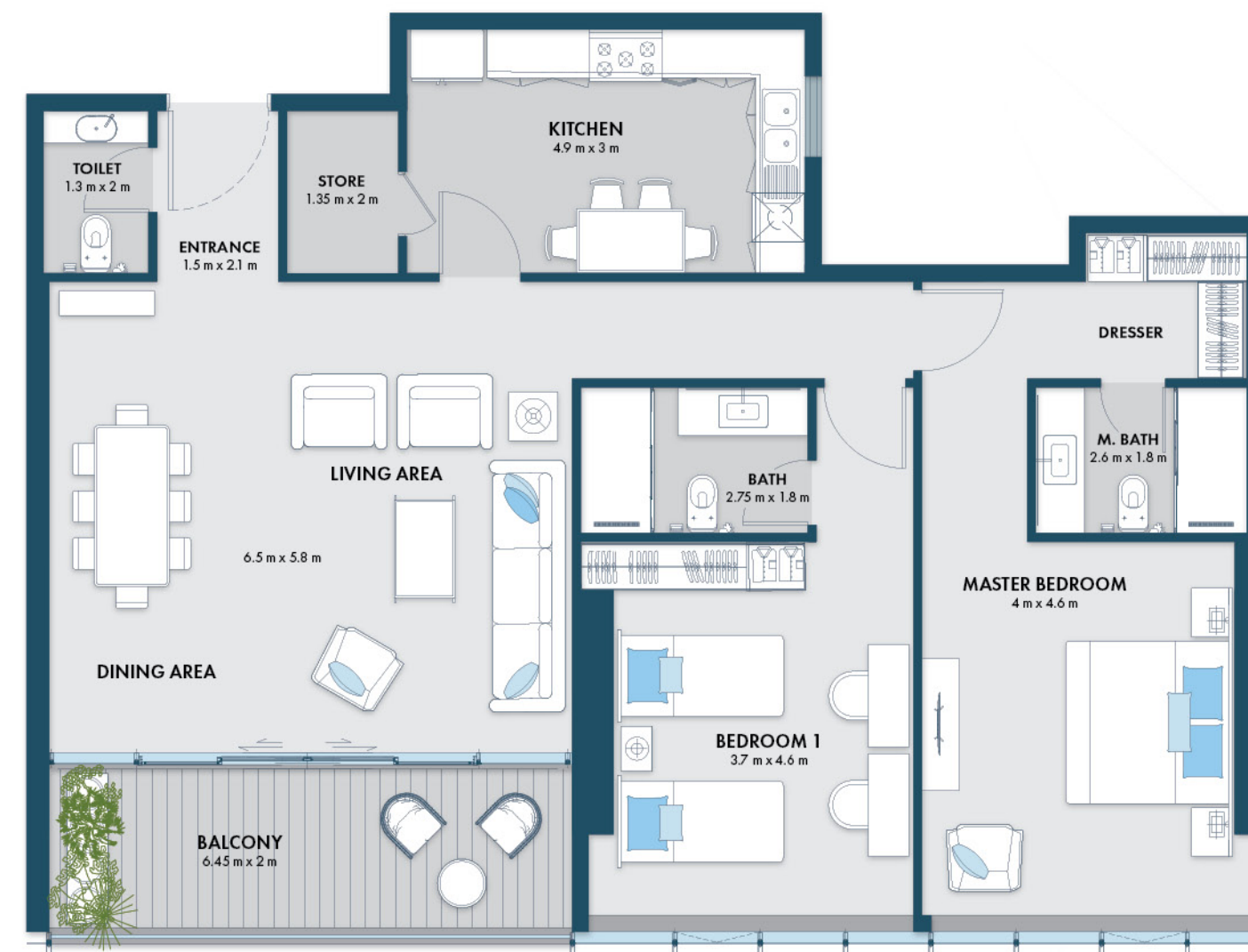
TOTAL SIZE: 184 SQM | 1,980 SQFT



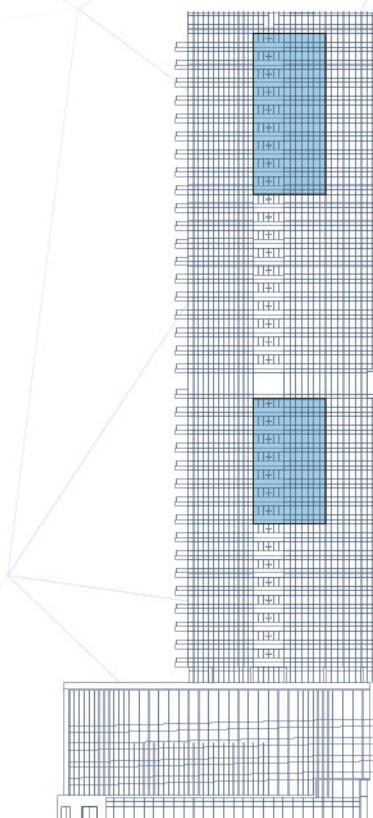
UNIT PERSPECTIVE

#### DISCLAIMER:

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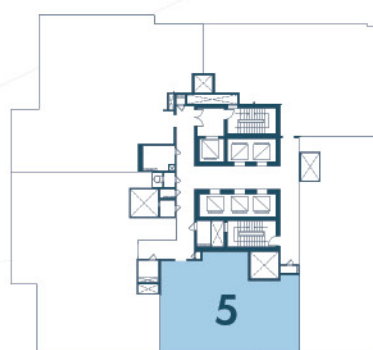
FLOORPLAN



FLOORS: 15<sup>TH</sup> - 21<sup>ST</sup> | 33<sup>RD</sup> - 41<sup>ST</sup>

PARTIAL SEA VIEW

MOSQUE / SEA VIEW



SHARJAH VIEW

AL KHAN LAGOON

2 BEDROOM





**THREE BEDROOM**

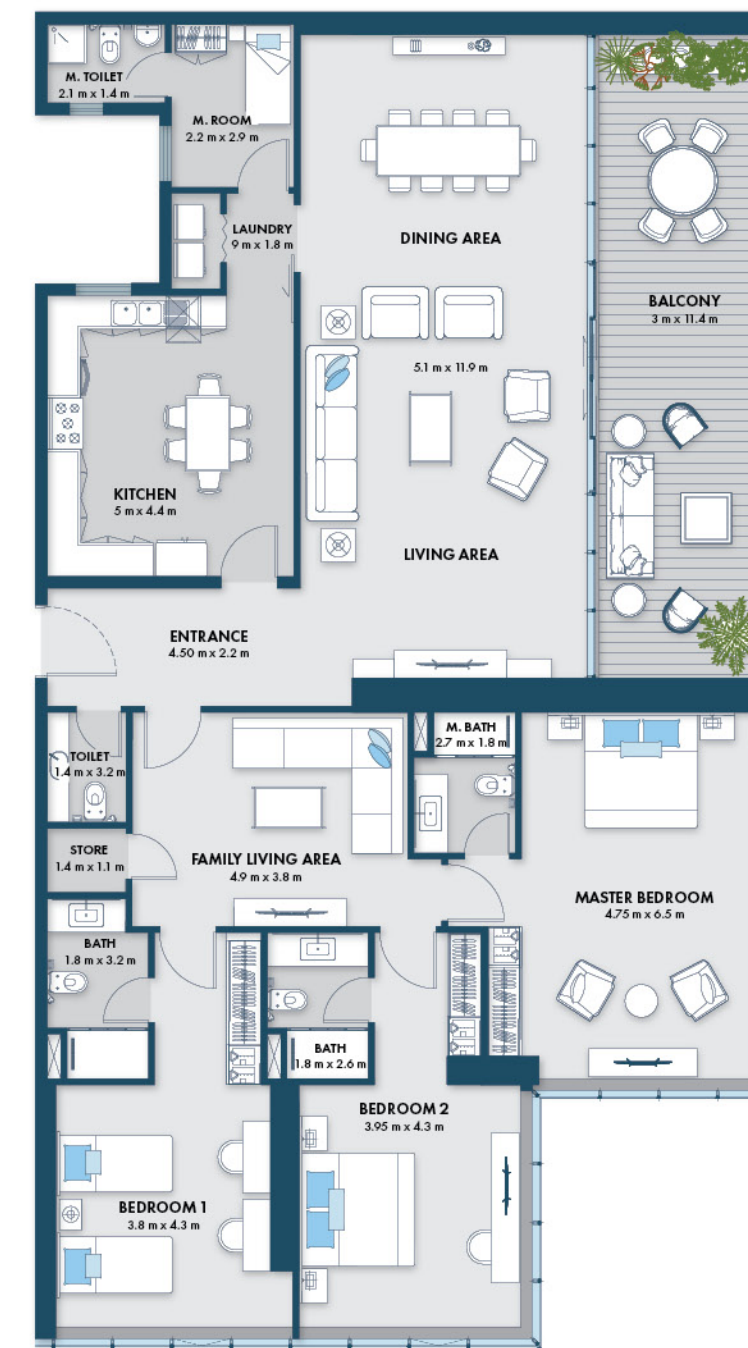


# TYPE 1

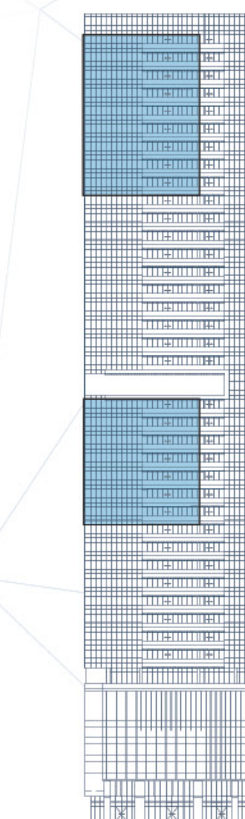
TOTAL SIZE: 344 SQM | 3,700 SQFT



UNIT PERSPECTIVE



FLOORPLAN



FLOORS: 15<sup>TH</sup> - 21<sup>ST</sup> | 33<sup>RD</sup> - 41<sup>ST</sup>

PARTIAL SEA VIEW



SHARJAH VIEW

## DISCLAIMER:

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# TYPE 2

TOTAL SIZE: 302 SQM | 3,250 SQFT



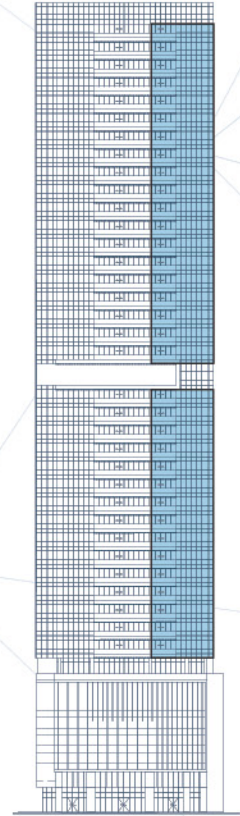
UNIT PERSPECTIVE

#### DISCLAIMER:

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FLOORPLAN



FLOORS: 7<sup>TH</sup> - 21<sup>ST</sup> | 23<sup>RD</sup> - 41<sup>ST</sup>

PARTIAL SEA VIEW



SHARJAH VIEW

MOSQUE /SEA VIEW

AL KHAN LAGOON

3 BEDROOM



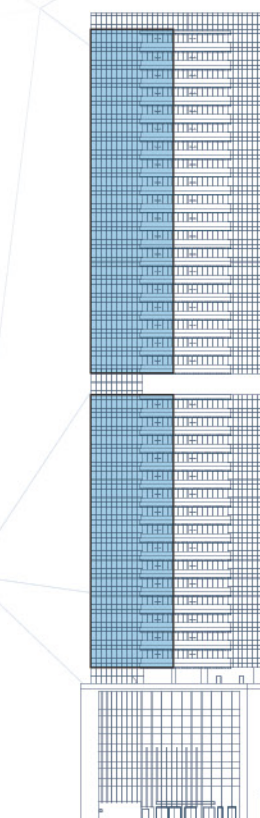
## 3 BEDROOM

**DISCLAIMER:**

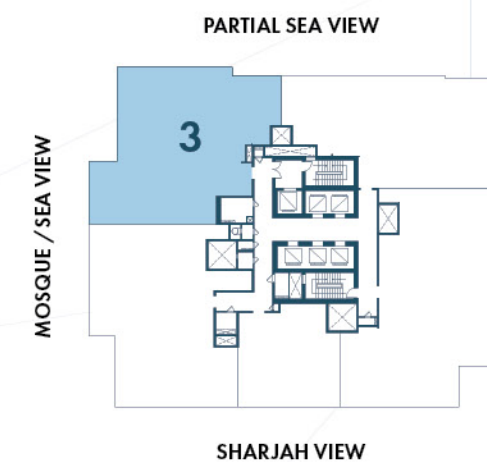
Plans, details, units and orientation included are indicative only. All images including features, finishes, furnishings and scale are illustrative only. Final areas, orientations, dimensions, layout and materials may differ from those stated.



## FLOORPLAN



FLOORS: 7<sup>TH</sup> - 21<sup>ST</sup> | 23<sup>RD</sup> - 41<sup>ST</sup>



MOSQUE / SEA VIEW

AL KHAN LAGOON

## 3 BEDROOM



# TYPE 4

TOTAL SIZE: 336 SQM | 3,610 SQFT



UNIT PERSPECTIVE

#### DISCLAIMER:

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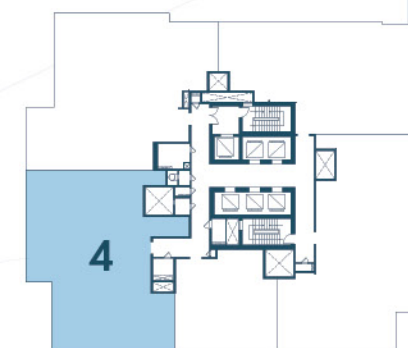
FLOORPLAN



FLOORS: 7<sup>TH</sup> - 21<sup>ST</sup> | 23<sup>RD</sup> - 41<sup>ST</sup>

PARTIAL SEA VIEW

MOSQUE / SEA VIEW



SHARJAH VIEW

AL KHAN LAGOON

3 BEDROOM





**FOUR BEDROOM**



# TYPE 1

TOTAL SIZE: 388 SQM | 4,175 SQFT



UNIT PERSPECTIVE

#### DISCLAIMER:

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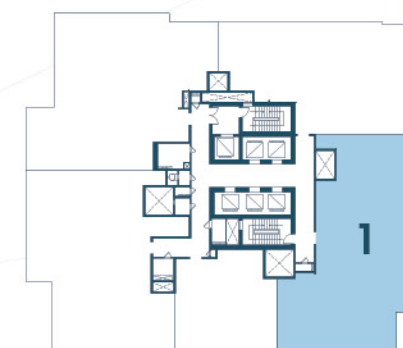
FLOORPLAN



FLOORS: 7<sup>TH</sup> - 14<sup>TH</sup> | 23<sup>RD</sup> - 32<sup>ND</sup>

PARTIAL SEA VIEW

MOSQUE / SEA VIEW



SHARJAH VIEW

AL KHAN LAGOON



# SHARJAH

A city steeped in rich heritage and history, captivatingly narrated through internationally-known museums, restored art and heritage sites and cultural festivals; the city of Sharjah continues to hold Islamic values and preserve the time-honoured traditions of the region.

Under the leadership of His Highness Sheikh Dr. Sultan Bin Muhammad Al Qasimi, Member of the UAE Supreme Council and Ruler of Sharjah, the Emirate of Sharjah has become a prominent preserver of the country's heritage. Sharjah was named the 'Cultural Capital of the Arab World' by UNESCO in 1998 and the 'Capital of Islamic Cultural' in 2014.







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.



**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.



**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.



**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.



# CONTACT US



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