

أريم
ARIM

ألف
Alef

Note

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ملاحظة

1. جميع الصور المستخدمة في العرض، العرض والتوضيح فقط
2. جميع التصميمات والادوات الخفية المبروزة في العرض توضيحية فقط، ما لم يذكر خلاف ذلك
3. يحتفظ المطور بالحق في إجراء التعديلات وفقاً لما يراه مناسباً دون تدخل أي مسؤولية

ALEF GROUP

Sharjah as a state-of-the-art power house, was the vision of Late Sheikh Khalid Bin Sultan Al Qasimi. Established in 2013, Alef Group took their first step towards realizing the dream of creating a Sharjah, that is all but a superior living experience. Where the eyes saw the dunes, he saw the shift. In the enormous expanse, he conjured up a future.

At Alef Group, we believe that the architecture can't stand strong without the community, the Real Estate isn't real without its unique experiences, development is directly proportionate to happiness, a strategy is strong only when all partners are satisfied, and an investment makes sense only when it feels good to all who are sharing.

Assets of worth AED 7 Billion and a land bank of AED 1 Billion make Alef Group one of the largest lifestyle developers in the UAE. With the reimagined, high-quality lifestyle communities we're creating, we're leading the way in business and leisure projects.

نبذة عن مجموعة "ألف"

أسس المغفور له بإذن الله، الشيخ خالد بن سلطان القاسمي مجموعة "ألف" في عام 2013، في إمارة الشارقة التي تجعلها رؤيته قوة محركة للتقدم. وقد خطت المجموعة أولى خطواتها في مسيرة تحقيق هذا الحلم بجعل الشارقة المكان الذي يوفر أفضل سبل الحياة. فحيث رأى البعض كئيلاً، رأى هو تحولاً. وحيث وقف آخرون عند أنساعها، جعل في رعايتها مهداً للمستقبل.

نؤمن في مجموعة ألف بأن العمران يحتاج أن يكون عامراً وأن العقار يجب أن يقدم تجربة وأن المشروع يرتبط بشكل مباشر بالسعادة التي يولدها وأن الاستراتيجية تُعد ناجحة فقط عند رضا كل الأطراف وأن الاستثمار يكون جيداً عندما يعود بالمنفعة على الجميع.

تبلغ قيمة أصول المجموعة 7 مليار درهم، وتبلغ قيمة الأراضي التابعة للمجموعة مليار درهم، ما يجعل مجموعة "ألف" إحدى أكبر مطوري المشاريع العقارية الحياتية في الإمارات العربية المتحدة. ونمهد الطريق في مجال مشاريع الأعمال والترفيه بفضل المجتمعات ذات أساليب الحياة الراقية والمبتكرة.

حَيَّان

Hayyan

MAKING HOMES HUMAN



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An aerial photograph of a large, turquoise lagoon. The water is a vibrant blue-green color with visible ripples and small waves. On the right side of the image, there is a narrow strip of light-colored sand or beach. 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



حيّان
Hayyan

MAKING HOMES HUMAN

**Let's get lost in Sharjah's
largest community park.**



تجول ودع نفسك تتوه في روعة المساحات
الخضراء في أكبر حديقة مجتمعية في الشارقة

حيّان
Hayyan

MAKING HOMES HUMAN

An aerial photograph of a large, lush green allotment garden. The garden is divided into numerous small plots, each filled with various green plants and vegetables. A person wearing a light-colored shirt and a headscarf is visible in the lower-left quadrant, working in one of the plots. The overall scene is vibrant and healthy, representing a community garden.

بعض الأماكن تنمو داخلنا
بعض الأماكن تتنامى من أجلنا
أراضي مخصصة للمزروعات العضوية المأكولة

Some spaces grow inside us.
Some grow for us.

Allotments for organic edible gardens

هناك أماكن تثير حماسك. هناك أماكن تنعش سرورك.
ملاعب شاسعة لكرة القدم والتنس وكرة السلة وكرة الطائرة وكرة
المضرب وللتدرب على الكريكت.



Some spaces spur excitement.
Some fill us with extreme pleasure.

Massive play Fields including a Football Court, a
Tennis Court, a Basketball Court, a Volleyball Court,
a Paddle Tennis Court, and a Cricket practice Net.

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Sharjah Mosque	05 min	05 دقائق	مسجد الشارقة
Dubai International Airport	15 min	15 دقائق	مطار دبي الدولي
Sharjah National Park	08 min	08 دقائق	حديقة الشارقة الوطنية
University City of Sharjah	15 min	15 دقائق	المدينة الجامعية بالشارقة
Sharjah International Airport	13 min	13 دقائق	مطار الشارقة الدولي
Sharjah Museum of Islamic Civilization	20 min	20 دقائق	متحف الشارقة للحضارة الإسلامية
Al Majaz	20 min	20 دقائق	المجاز
Sharjah Industrial Area	15 min	15 دقائق	المنطقة الصناعية بالشارقة
06 Mall	10 min	10 دقائق	06 مول

المخطط الرئيسي
MASTER PLAN

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MAKING HOMES HUMAN



Alef





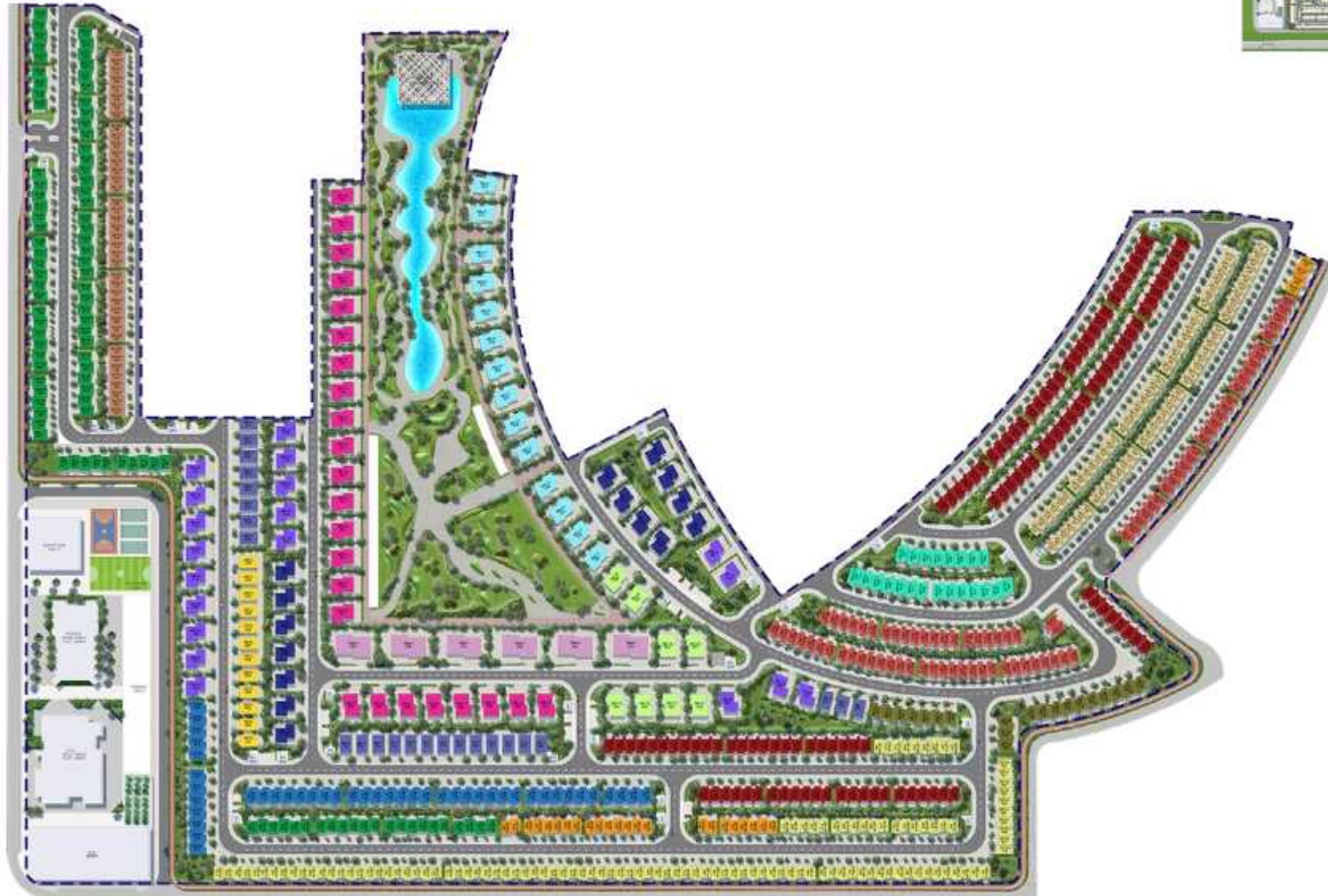




المخطط الرئيسي لأريم
ARIM MASTER PLAN

أريم

ARIM



LEGEND

- | | |
|--|--|
|  2BTA 1/2 |  2BTB 1/2 |
|  2BTC 1/2 |  3BTA 1/2 |
|  3BTA 1/2 |  3BTC |
|  4BTA 1/2 |  4BTB 1/2 |
|  4BTC 1/2 |  4BV 1 |
|  4BV 2 |  4BLV 1 |
|  4BLV 2 |  5BLV 1 |
|  5BLV 2 |  6BLV 1 |
|  7BMV 1 | |

التصاميم الداخلية

غرفة المعيشة LIVING ROOM

تتميز غرفة المعيشة في تصميمها بالإنارة الطبيعية، كما يعزز السقف العالي إحساسك بالرحابة، ويفيض المكان بالحياة. وتتميز غرفة المعيشة بالمراسات الجمالية الأنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

The living room is crafted by natural light, the promised grandeur is higher than the high-ceiling, the space is alive from the floor to windows, to the ever-dancing dunes. The living room features elegant aesthetics, inspiring lived-in design, and generosity of space in precise dimensions.



غرفة المعيشة
LIVING ROOM



غرفة المعيشة
LIVING ROOM





الحمام BATHROOM

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

We have created a space that goes beyond the concept of a bathroom. A space designed to be your most intimate, your most personal. From the ambiance to its finesse, the technology, and every unit of light passing through, are carefully placed and curated. For your eyes only.



الحمام
BATHROOM



المطبخ
KITCHEN

المطبخ KITCHEN

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

The kitchens have premier custom design cabinetry and are interconnected to extend a more spacious feel. The kitchens also feature integrated appliances, an under-mount kitchen sink, designer line faucets, and accessories from a quality international brand.



غرفة النوم BEDROOM

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

The bedroom experience design is as real to the mind, as it feels surreal to the eye. It's like coziness acquired fine taste and they both manifested themselves in visual design. The space is crafted with no expense spared, and the beauty puts up with all your lifestyle choices.



غرفة النوم
BEDROOM



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



تاون هاوس 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



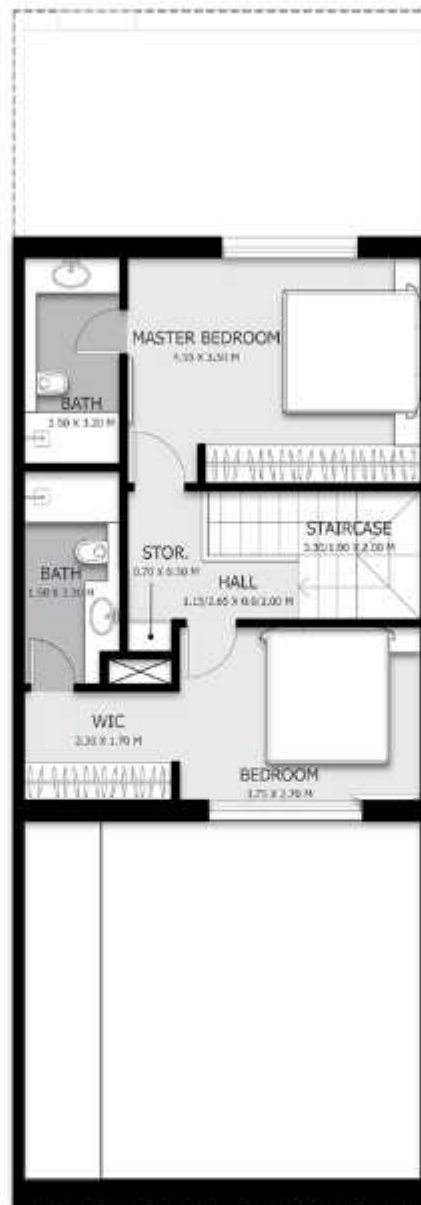
4 غرف نوم تاون هاوس الواجهة الخلفية
4 BEDROOMS TOWNHOUSE REAR VIEW



مخطط وحدات التاون هاوس



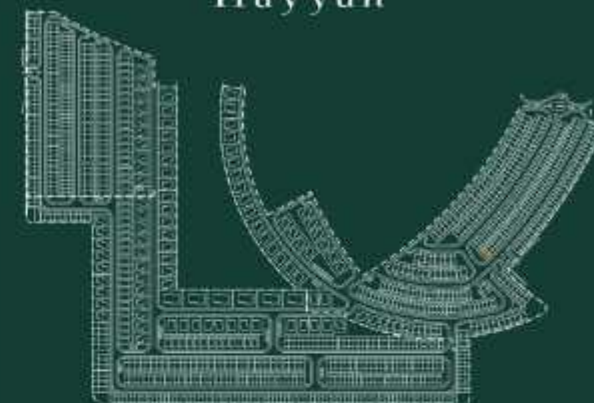
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 2 | TOWNHOUSE 2BTC1 - 001

GROUND FLOOR: 96.36 sq. m. | 1037.21 sq. ft.
FIRST FLOOR: 58.55 sq. m. | 630.23 sq. ft.

TOTAL AREA : 154.91 sq. m. | 1667.44 sq. ft.
PLOT AREA : 120.75 sq. m. | 1299.74 sq. ft.

NOTES:

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An Experience by





حَيَّان

Hayyan



HAYYAN | ARIM 2 | TOWNHOUSE 3BTC1 - 001

GROUND FLOOR: 112.45 sq. m. | 1210.40 sq. ft.
FIRST FLOOR: 78.57 sq. m. | 845.72 sq. ft.

TOTAL AREA : 191.02 sq. m. | 2056.12 sq. ft.
PLOT AREA : 145.00 sq. m. | 1560.77 sq. ft.

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An Experience by





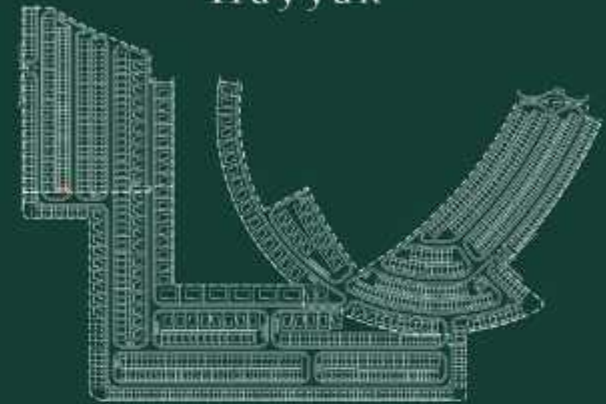
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 3 | TOWNHOUSE

3BTD2 - 001

GROUND FLOOR: 104.44 sq. m. | 1124.18 sq. ft.
FIRST FLOOR: 64.56 sq. m. | 694.92 sq. ft.

TOTAL AREA : 169.00 sq. m. | 1819.10 sq. ft.
PLOT AREA : 135.30 sq. m. | 1456.36 sq. ft.

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An Experience by





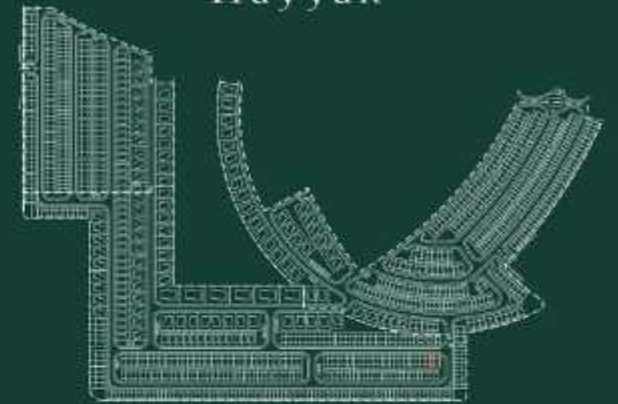
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 1 | TOWNHOUSE

3BTB1 - 001

GROUND FLOOR: 132.06 sq. m. | 1421.49 sq. ft.
FIRST FLOOR: 87.75 sq. m. | 944.54 sq. ft.

TOTAL AREA : 219.81 sq. m. | 2366.04 sq. ft.
PLOT AREA : 176.00 sq. m. | 1894.46 sq. ft.

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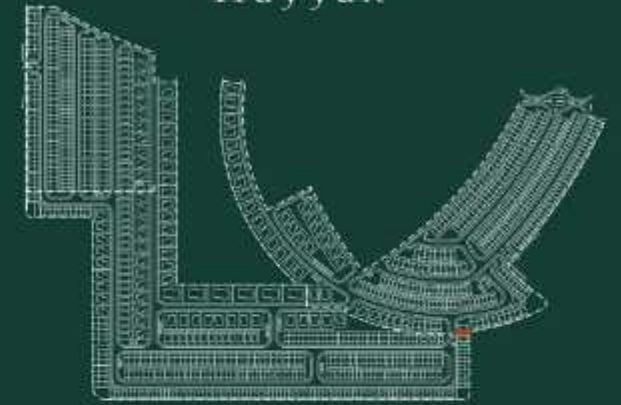
An Experience by





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Hayyan



HAYYAN | ARIM 2 | TOWNHOUSE

4BTA1 - 009

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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An Experience by





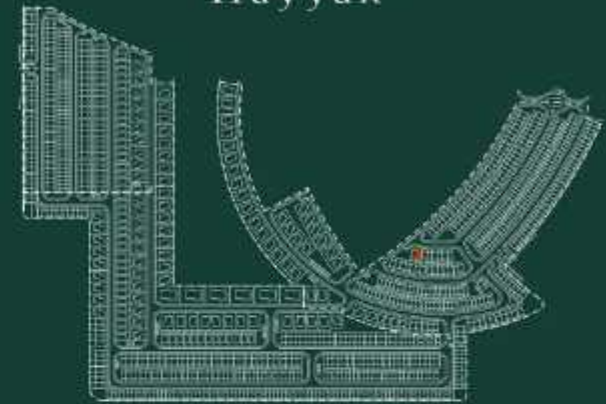
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 2 | TOWNHOUSE

4BTC1 - 001

GROUND FLOOR: 136.45 sq. m. | 1465.73 sq. ft.
FIRST FLOOR: 93.37 sq. m. | 1005.03 sq. ft.

TOTAL AREA : 229.82 sq. m. | 2473.76 sq. ft.
PLOT AREA : 189.00 sq. m. | 2034.38 sq. ft.

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An Experience by



فلل

فيلا 4 غرف نوم الواجهة الأمامية
4 BEDROOMS VILLA FRONT VIEW



فيلا 4 غرف نوم الواجهة الخلفية
4 BEDROOMS VILLA REAR VIEW



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



فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية
MANSION REAR VIEW



مخطط وحدات الفلل



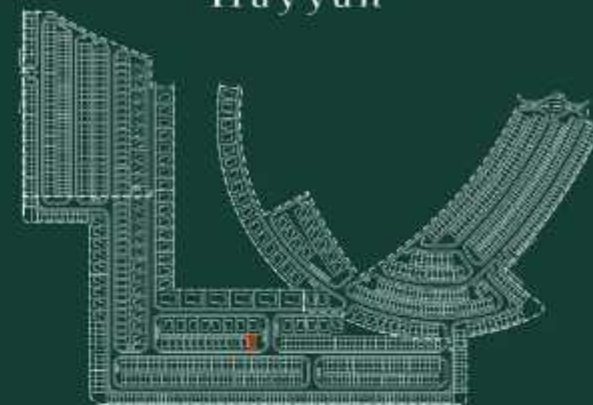
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 1 | **VILLA**
4BV1 - 004

GROUND FLOOR: 183.53 sq. m. | 1975.52 sq. ft.
FIRST FLOOR: 156.34 sq. m. | 1682.82 sq. ft.

TOTAL AREA : 339.87 sq. m. | 3658.33 sq. ft.
PLOT AREA : 291.60 sq. m. | 3138.75 sq. ft.

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An Experience by



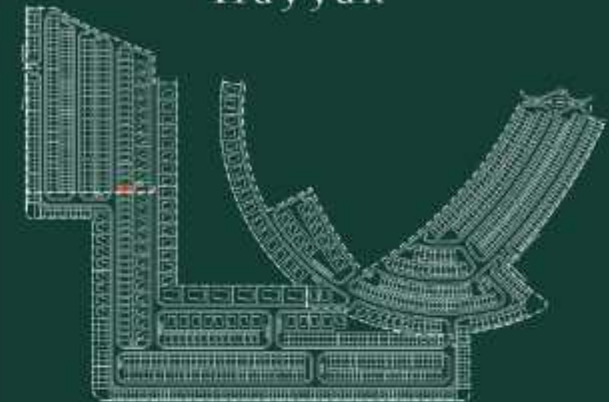


GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان Hayyan



HAYYAN | ARIM 3 | VILLA 4BV1 - 025

GROUND FLOOR: 183.53 sq. m. | 1975.52 sq. ft.
FIRST FLOOR: 156.34 sq. m. | 1682.83 sq. ft.

TOTAL AREA : 339.87 sq. m. | 3658.33 sq. ft.
PLOT AREA : 288.00 sq. m. | 3100.03 sq. ft.

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An Experience by



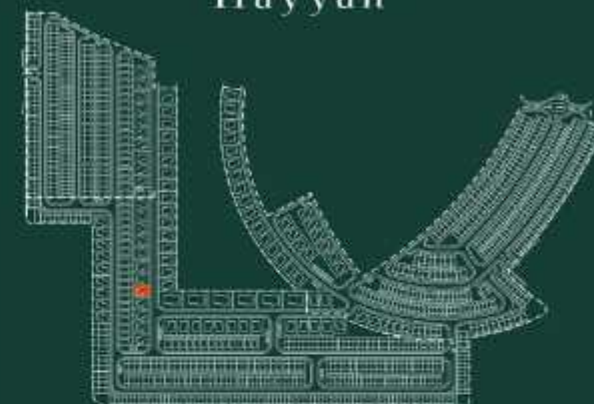


800 253323 |   hayyanuae



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HAYYAN | ARIM 1 | VILLA

4BLV1 RF - 001

GROUND FLOOR: 209.92 sq. m. | 2259.58 sq. ft.

FIRST FLOOR: 193.34 sq. m. | 2081.11 sq. ft.

TOTAL AREA : 403.26 sq. m. | 4340.69 sq. ft.

PLOT AREA : 520.00 sq. m. | 5597.23 sq. ft.

NOTES:

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An Experience by

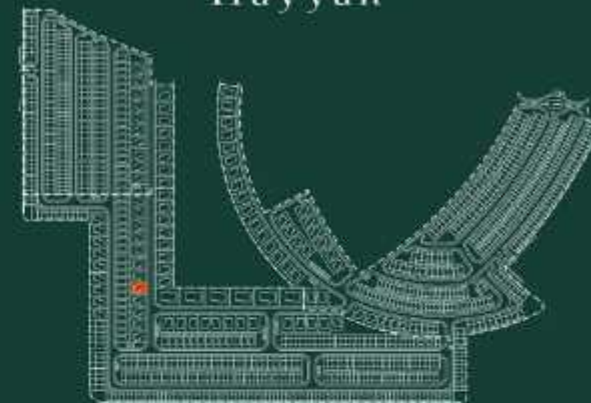


Alef



GROUND FLOOR PLAN

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Hayyan

HAYYAN | ARIM 1 | **VILLA**

4BLV1 GF - 001

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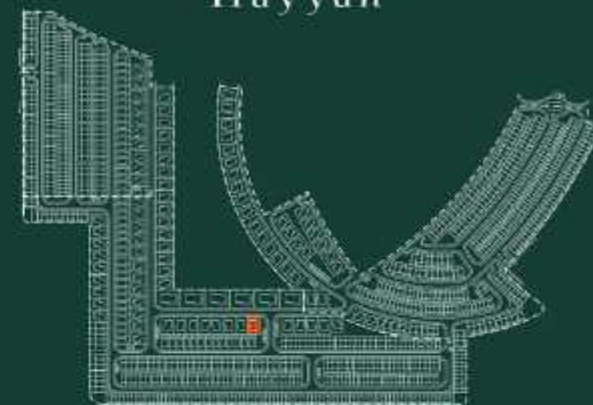
An Experience by





حَيَّان

Hayyan



HAYYAN | ARIM 1 | VILLA

5BLV1 RF - 001

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.
FIRST FLOOR: 262.95 sq. m. | 2830.37 sq. ft.

TOTAL AREA : 546.72 sq. m. | 5884.84 sq. ft.
PLOT AREA : 618.50 sq. m. | 6657.47 sq. ft.

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An Experience by

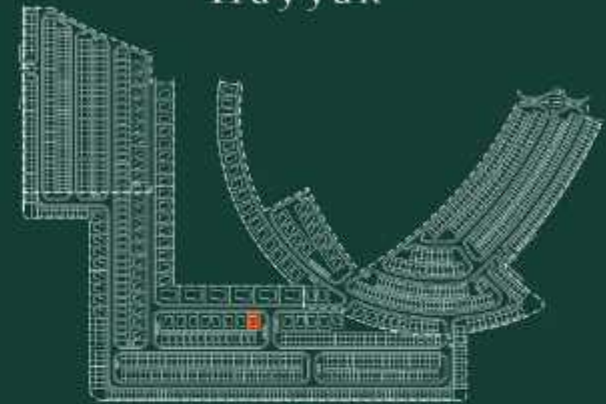




GROUND FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 1 | VILLA
SBLV1 GF - 001

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5. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

An Experience by



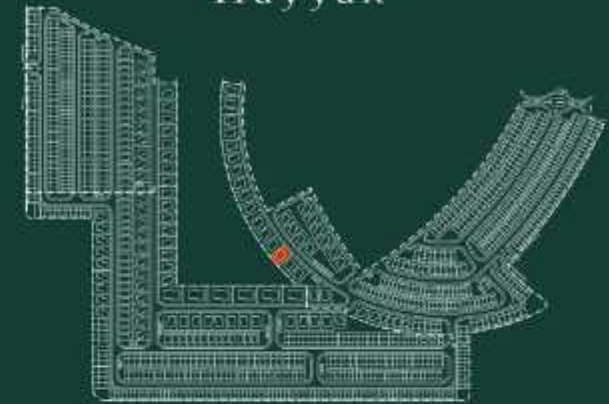


ROOF PLAN

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hayyan.ae

حَيَّان

Hayyan



HAYYAN | ARIM 2 | **VILLA**
6BLV RF - 001

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 : 641.00 sq. m. | 6899.66 sq. ft.

NOTES:

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / unit dimensions may vary from brochure.
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4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only and should not be a part of the handing over items.
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GROUND FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ARIM 2 | **VILLA**

6BLV1 GF - 001

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 : 641.00 sq. m. | 6899.66 sq. ft.

NOTES:

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2. Plot / unit dimensions may vary from brochure.
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An Experience by



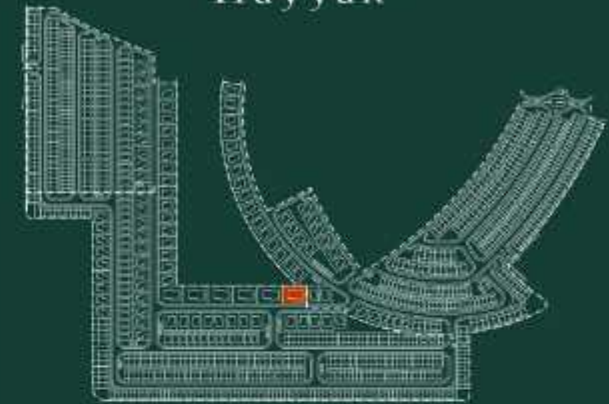


FIRST FLOOR PLAN

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حَيَّان

Hayyan



HAYYAN | ARIM 1 | **MANSION**
7BMV1 RF - 004

GROUND FLOOR: 530.14 sq. m. | 5706.43 sq. ft.
FIRST FLOOR: 419.20 sq. m. | 4512.27 sq. ft.

TOTAL AREA : 949.34 sq. m. | 10218.70 sq. ft.
PLOT AREA : 1221.80 sq. m. | 13151.33 sq. ft.

NOTES:

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only and should not be a part of the handover items.
5. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

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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 100,000 قدم مربع
- مساحات مُصممة بعناية
- فلل ذكية
مناطق خاصة للشواء | حدائق خاصة | فلل مجهزة بأدوات المطبخ |
تشطيبات عالية الجودة | أحواض سياحة | إنارة طبيعية |
حقامات أوروبية | خصوصية فائقة
- موقع استراتيجي

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