

Uptown al zahia



الزاهية
al zahia
الشارقة sharjah

dxboffplan.com



Introducing Uptown, Al Zahia's vibrant urban destination



WELCOME TO **AL ZAHIA**

Al Zahia embodies a vision to create a progressive community that's ingrained with Sharjah's traditional values and lifestyle.

Al Zahia spans a total area of over 1,000,000 m². To envisage its magnitude, just imagine six university campuses, occupied by a range of villas, townhouses and apartments.

This large-scale community is comprehensively designed and integrated within a range of open spaces and neighbourhood parks spread across the development.

UPTOWN AL ZAHIA

Uptown Al Zahia builds upon the emirate's rich cultural and environmental heritage, creating a unique place to live, work and play.



YOUR NEW NEIGHBOURHOOD

Uptown Al Zahia is sculpted around the lives and aspirations of its residents and visitors so they can create great moments together.

Uptown Al Zahia provides living options that suit everyone, from studios to three-bedroom apartments. It also has everything on hand for a relaxing afternoon out. The retail and food and beverage offerings are plentiful and within a pleasant strolling distance, all set within landscaped walkways and open green spaces.





DESIGNED FOR LIFE

Uptown Al Zahia will inspire its residents and visitors alike.

Convenience

Uptown Al Zahia will cater to the daily needs of its residents and visitors. Satisfy your curiosity and delight your senses with a wide range of retail outlets, cafes and restaurants, all overlooking the landscaped pedestrian pathways.

Walkability

Why live in the hustle and bustle of the city when you can wander in serenity to the shops, stop by a cafe or drop by friends and neighbour's house in suburban comfort? The natural approach is Uptown Al Zahia: landscaped walkways and plenty of greenery to refresh the senses.

Exclusivity

The community and your home are your own. Far from the crowds in the city, Uptown Al Zahia has a scenic and exclusive feel to let you unwind and live your life. While the residences guarantee your privacy, the community's premium amenities such as the gym and swimming pool are all gated and exclusive to residents.

TAILORED FOR YOU

The homes, public spaces and their amenities will be intimate, walkable and convenient.

Efficiency and flexibility are the major drivers of the homes design. The efficiently designed interiors give a sense of spaciousness and the variety of layouts means you are sure to find the perfect home for you.

And if you are looking for that prime investment opportunity, you are sure to find the right choice within our standard and premium offerings of studios and one bedroom apartments with varying layouts and dimensions, with layouts including study rooms, maid and laundry rooms.

In keeping with Al Zahia's vision, Uptown adheres to the same levels of sustainability that have awarded the development the BREEAM Communities Interim Assessment Certificate. This international accreditation is given following a robust evaluation of all the elements, from procurement and design to handover.





RESIDENTIAL

Uptown Al Zahia doesn't just provide a place for people to live; it also adds life to the place. It will feature a wide spectrum of residential units to address the needs of different individuals and families including:

- Nursery
- Bank and ATM
- Clinic and Pharmacy
- Music & Arts Centre



RETAIL

Uptown Al Zahia will cater to many of your day to day needs with its wide range of stores, ranging from banks to dry cleaners and cafes, in addition to a Carrefour Supermarket.

Your privacy is also safeguarded, as your home is accessible via key card access to the public areas. Visitors will also have access to Uptown via University City Road, which is currently undergoing a multi-million Dirham upgrade.



FOOD & BEVERAGE

At the heart of the retail area will be a F&B plaza, offering a diverse range of dining outlets to satisfy every taste, age group and time of day. The plaza will feature a distinguished interactive landscape that will add to the scenery of the plaza while providing an entertaining experience for children.

Your Urban Destination of Choice



THE MASTERPLAN

The Uptown master plan is focused on three design principles: intimacy, walkability and convenience.

The public areas are organically designed, ensuring walkability and convenience for residents and visitors alike.

The buildings are placed to ensure privacy for residents, while seamlessly connecting to the pedestrian retail and F&B areas and the neighbourhood mosque. Swimming pools and fitness facilities are also built into the design, ensuring each cluster has its own hub for families to gather safely and securely.

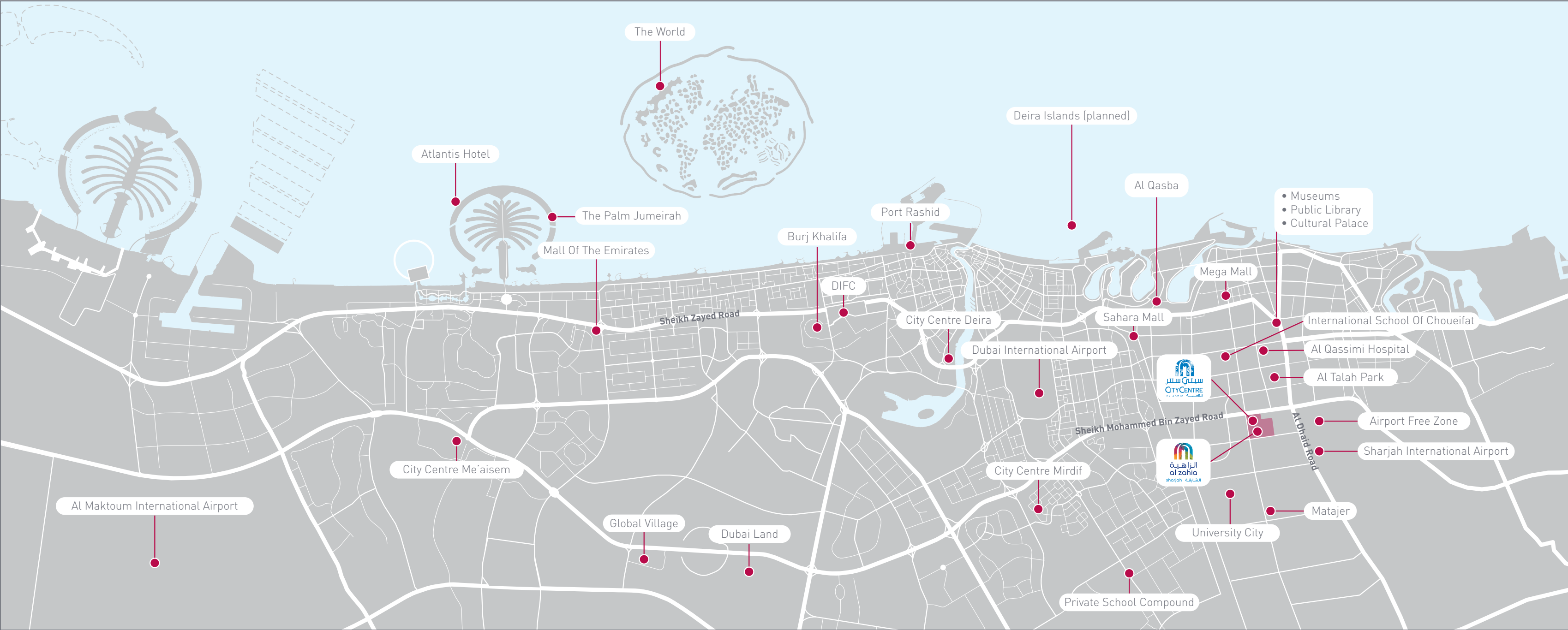


woroud

Woroud will comprise five residential buildings and is one of two clusters in Uptown Al Zahia. The homes in Woroud will be complemented with state of the art facilities and amenities including a gym, swimming pool and barbecue areas - the perfect setup for weekends with family and friends.







STRATEGIC LOCATION AND ACCESSIBILITY

Ideally situated in the heart of New Sharjah, accessibility is a major benefit that Al Zahia residents will enjoy.

Located just off Sheikh Mohammed bin Zayed Road (311), it is within close proximity to Sharjah University City, Sharjah International Airport, SAIF Zone, the proposed Healthcare City and major road links to Dubai and the Northern Emirates.

Al Zahia is located directly on University City Road which is undergoing an upgrade that will transform it into a modern, well organised, usable and sustainable public realm that will include wide sidewalks for strolling, cafés, landscaped areas and a bike path for exercise along with ample parking.

Al Zahia Sales Centre address:
Muwaileh Commercial Area, University City Road,
Emirate of Sharjah

MINUTES DRIVE FROM AL ZAHIA

12	20	30	30	35	40
SHARJAH AIRPORT	DUBAI AIRPORT	BURJ KHALIFA	MALL OF EMIRATES	DUBAI MARINA	PALM JUMEIRAH