



**BUILD YOUR
OWN FUTURE**

A MESSAGE FROM THE CHAIRMAN

The vision for Tilal was founded in the developmental boom of Sharjah. The emirate now enjoys a robust infrastructure and Tilal Properties infrastructure and Tilal Properties an inspiring future for residents and investors.

The company aims to develop a series of real estate projects according to global quality standards that will enrich lifestyle and build an unmatched organisational standard in the industry. Thus improving the emirates real estate and tourism sectors.

Tilal City is an exciting first step on this journey.

INTRODUCING TILAL PROPERTIES

Tilal Properties is a joint venture between Sharjah Asset Management and Eskin Real Estate Development. Tilal City is the first development project of the Tilal Properties joint venture and will set a new benchmark for the real estate sector in Sharjah.

WELCOME TO TILAL CITY

Tilal City is a new mixed use development, located on Emirates Road (E611) in Sharjah. The project is the first of its kind in the emirate and offers the unique opportunity to purchase land and build property within Sharjah's first master planned community.

The development has been carefully designed to create an environment where residents can live, work and prosper. At the heart of the scheme will be a new shopping mall situated on Emirates Road (E611) surrounded by a central garden that is connected to the whole development, offering residents and visitors vibrant and green public corridors lined with shops, restaurants and cafes.

Alongside the residential , retail and office properties, Tilal City will also be home to a wide range of community facilities for residents to enjoy.

A unique opportunity to purchase land and build within a first master planned community



SHARJAH. A CITY OF OPPORTUNITY

Proud of its rich heritage and ambitious about its future, Sharjah is already home to a vibrant international population of over 1 million residents. It is the third largest emirate in the UAE and has invested in an array of cultural and heritage projects, including the picturesque Qasba Canal, Al Majaz Waterfront and museums showcasing the regions archaeology, natural history, science, arts, heritage, Islamic art and culture.

The ongoing investment into infrastructure and diversification of Sharjah's economy is driving growth in the business services, industrial, shipping and logistics sectors. The significant increase in tenant demand, coupled with a lack of availability of stock has seen residential rental values increase by 53% since 2012* and forecasts suggest a prosperous outlook for both the commercial and residential markets.

Forecasts suggest a prosperous outlook for both the commercial and residential markets



BUILD FOR YOUR FUTURE

Tilal City will be a lively urban environment, where you can build your own home, or build a property to generate income as an investment. With over 1,800 land plots, combined with open parks, shops, offices, education and community facilities, Tilal City has plots available for residential, commercial, retail and leisure use.

- Tilal City is conveniently located, with excellent access to transport hubs and neighbouring Emirates, with Sharjah International Airport just 10 kilometres away and the border of Dubai within 2 kilometres.
- By purchasing land within a strategically master-planned development you will have a property that is located within a high quality community, with certainty about what will be built around you.
- The attractive pricing of the plots provides a great opportunity whether you want to build for your own use, or develop for investment potential
- For the first time in Sharjah, Tilal City offers a lease hold of 100 years to all nationalities and freehold for all arabs
- All infrastructure will be in place for all plots upon handover.

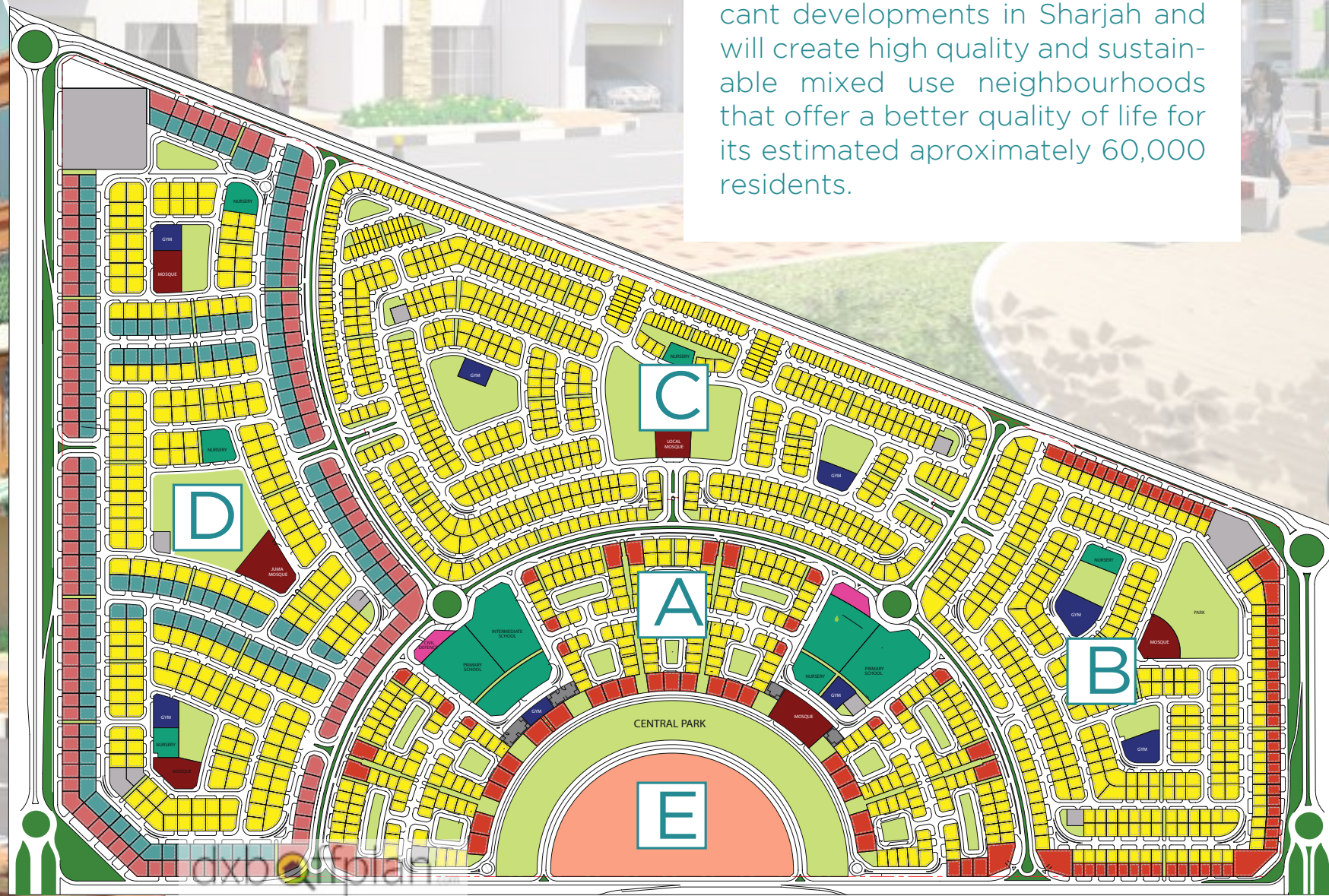




A CITY OF FIVE ZONES

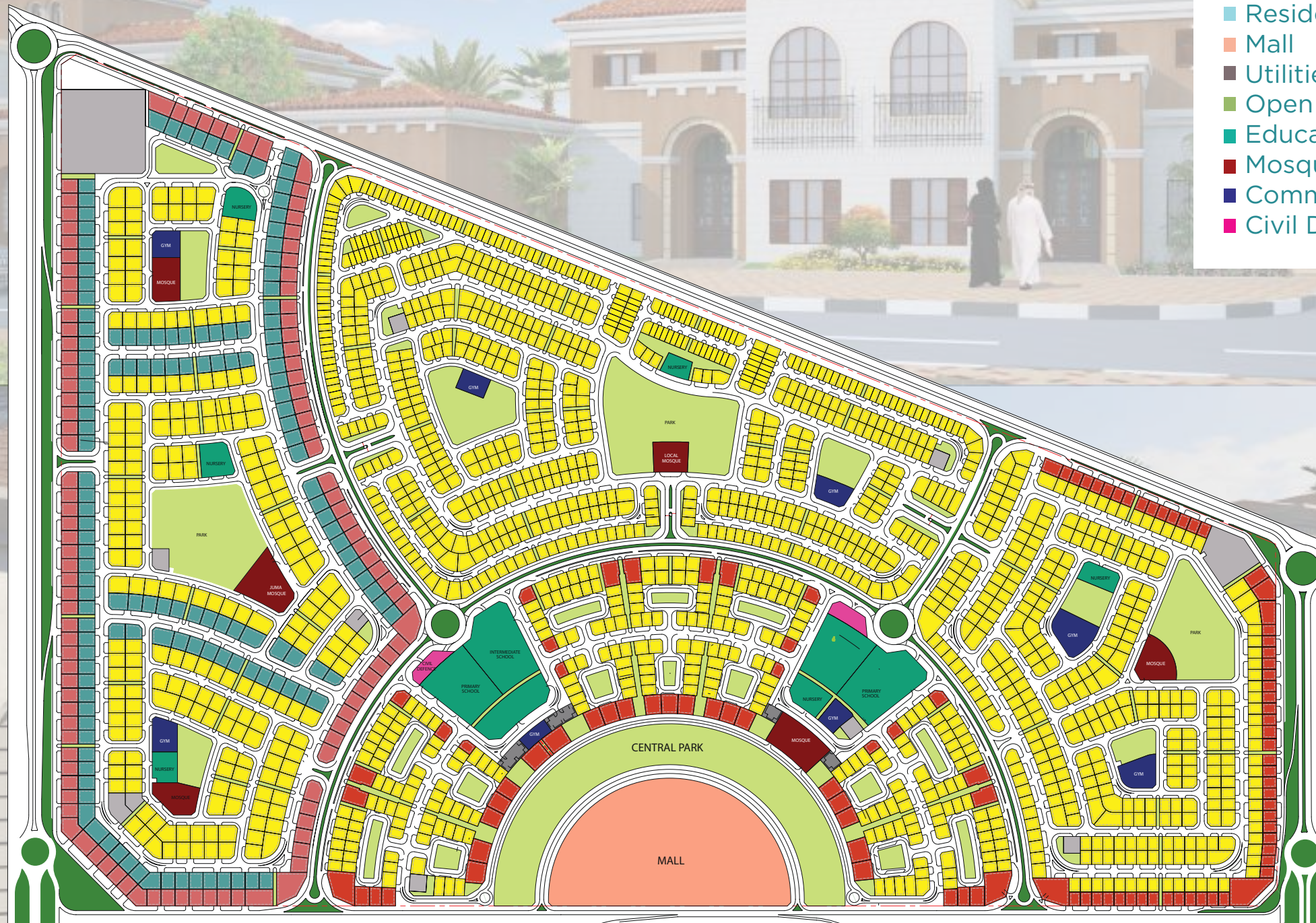
The contemporary styled development is divided into five zones, each with a distinctive character, purpose and use, linked together via streets, green spaces and pedestrian walkways to bring the city together.

Tilal City is one of the most significant developments in Sharjah and will create high quality and sustainable mixed use neighbourhoods that offer a better quality of life for its estimated approximately 60,000 residents.



LEGEND

- Residential
- Retail & Residential
- Residential & Offices
- Mall
- Utilities
- Open Space / Green Area
- Educational
- Mosque
- Community Facilities
- Civil Defence and Post Office



ZONE A

Zone A is overlooking the central park and consists in terraced apartments with modern and classical designs with spacious balconies as well as mixed use buildings.

Will comprise two schools, kindergartens and nurseries.

It features two community centers, one mosque and several playground areas



ZONE B



Zone B is located at the south of the development, with retail units on its periphery and comprises residential apartments, parks, mosque and community center interconnected through a pedestrian network of green corridors and walks.

Consists in total of 380 plots for residential and mixed use buildings.



ZONE C

Zone C comprises 673 residential plots designed to build detached and semi-detached villas as well as townhouses. The zone has been designed according to local and international standards to provide a high quality lifestyle to its residents.

Alongside the residential accommodation, this zone features parks and mosque, in addition to educational and community facilities.



ZONE D

Zone D is a harmonious mix of residential buildings, retails, entertainment facilities, and offices, creating a self contained precinct within Tilal City allows you to live, work and be entertained all in one place.

ZONE E



SHOPPING MALL

The Shopping Mall has a prime location on Emirates Road, it will not only be the main attraction of Tilal City, but will also cater to residents of the surrounding area.



تلال TILAL

LOCATION AND
CONNECTIVITIES

