

# ORCHID



SHARJAH HOLDING IS A PARTNERSHIP BETWEEN



ماجد الفطيم  
MAJID AL FUTTAIM



الشارقة لإدارة الأصول  
Sharjah Asset Management



al zahia  
sharjah





# حياك

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In Arabic, the phrase “**Hayyak Hatha Hayyek**” closely translates to “**Hello Neighbour.**” This is where traditional values meet cutting-edge infrastructure and modern facilities. Step into a world where you’ll bask in a truly holistic way of life. Your premier lifestyle destination in the heart of New Sharjah.

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Welcome to **Orchid**  
Your new neighbourhood in Al Zahia.

Orchid, the most luxurious neighbourhood in Al Zahia. These exclusive plots are a blank canvas on which you can build your dream home with state-of-the-art amenities and create a haven you would love to come back home to every day. This is your chance to put your stamp on a property and design a bespoke villa that truly represents you at Al Zahia, Sharjah's premier lifestyle destination that offers you access to unique retail destinations, lush gardens, community clubhouse, Sharjah's largest private park and 24-hour services, ensuring that you will enjoy a lifestyle fit for royalty.





## GREAT LOCATION, GREAT ACCESSIBILITY

Ideally situated in the heart of New Sharjah, accessibility is a major benefit that Al Zahia residents 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 roadlinks to Dubai and the Northern Emirates. This allows residents connectivity, resources and entertainment, all minutes away from home.

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

### MINUTES DRIVE FROM AL ZAHIA



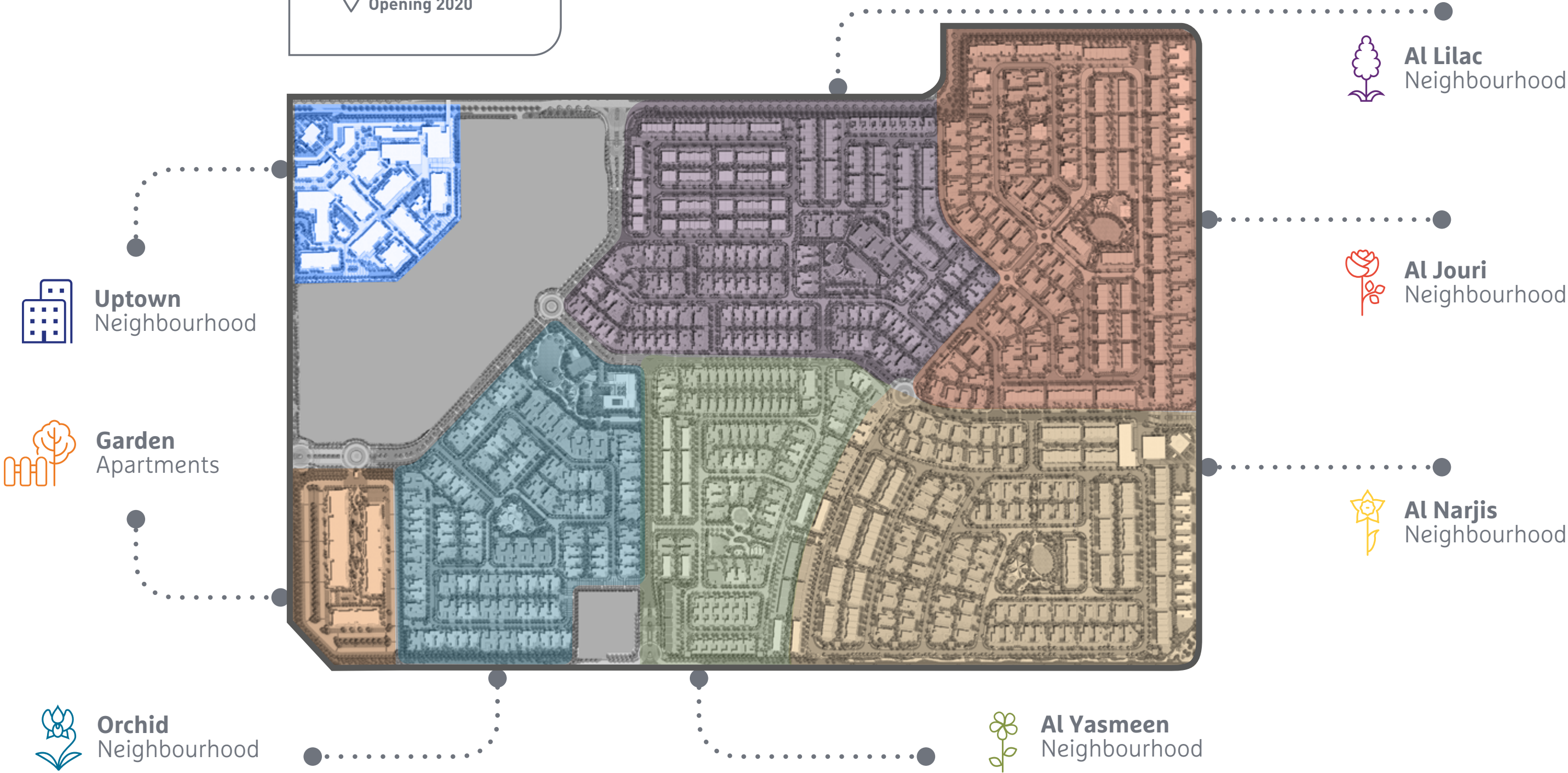


سیتی سنتر  
CITYCENTRE  
الزاهية AL ZAHIA

Under Construction  
Opening 2020

### THE MASTERPLAN

Orchid has been designed to ensure maximum walkability, connectivity and peace of mind. The public areas, parks and clubhouse are strategically placed to ensure they are within walking distance from your home. The neighbourhood is easily accessible via entry points that facilitate swift entry and exit, be it on foot or by car.









## IN THE HEART OF NEW SHARJAH

Orchid is strategically located to keep you far away from the noise, yet close enough to everything you need. Al Zahia has a direct exit towards Sheikh Mohammed Bin Zayed road and frequent travellers will benefit from the short commute to Sharjah International Airport.

Prestigious schools and universities offer world-class educational choices for families with growing children. A world of entertainment awaits with City Centre Zahia on your doorstep, and when you crave something more cultural, Sharjah's museums and a public library are in close proximity.





BESPOKE LIVING

Your home isn't just a home. It is an extension of your life. It tells your story. Orchid gives you a chance to tell it exactly how you envision it. Design your one-of-a-kind home that is an extension of your elegance and style, at your new exclusive address. You can work with your preferred designer to create your perfect escape.

Handpick the materials and elements that will create your home. Work with your favourite architect to add a touch of your personality in your home, be it a lush garden with stunning water features where you and your friends can socialise or an infinity pool that meets the horizon. Create your home, your way.





**MAKING WAY FOR A HEALTHIER LIFESTYLE**

Orchid brings you a secure, gated community with six-themed parks, a Clubhouse where you can soak up some sunshine, swim or use the state-of-the-art gym facilities for a holistic fitness experience.

The Al Zahia team is available 24x7 to ensure that your daily life runs with ease. From help with housekeeping to reserving the Clubhouse for a private event, all your requests will be met with the highest level of professionalism.





The Central Park at Al Zahia will act as a connective hub for the community, fostering human connection and cultural involvement. Along with world-class facilities for your convenience, the park will also hold interactive sculptures, mural walls and relaxing shaded seating, all embedded within its beautiful, flowered landscape.

#### Facilities

- High quality landscaped gardens
- Public lawn/grassed with amphitheater for events/sports events/market days/festivals
- Shaded seating areas
- Tennis court
- Basketball court
- Fitness area/stations
- Playground





The Clubhouse brings premium facilities to the doorstep of residents. A variety of resort-style swimming pools and a private events' space makes for a healthier, happier community.

#### Facilities

- Family pool
- Ladies pool
- Multipurpose hall for residents use for private events, games or classes
- Café and outdoor dining area
- Changing rooms
- Prayer rooms
- Dedicated visitor parking





## UPTOWN AL ZAHIA

At the heart of the retail area will be an 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.

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 cafés, in addition to a Carrefour Supermarket and the direct link to City Centre Al Zahia.





AL ZAHIA THEMED PARKS



The perfect spot to spend a relaxing afternoon with your family. The little ones can play games in the outdoor court or just run about the splash pad while you make use of the amphitheatre and fitness stations.



Treat your kids to an educational experience with interactive sculptures, sensory planting and open-air theatres.



Enjoy the thrills with a variety of activities like the high-line walk, rock climbing and tunnel trekking for the whole family.



You don't have to go far for family fun! Unleash your inner adventurer and enjoy a range of thrilling activities, built with the whole family in mind.



Add some art into your day and draw inspiration from the sculptures, mural walls and play elements that are located around the shaded seating areas.



Explore the Tree Park with exciting games in the outdoor court, fun-filled splash pad for the kids, and ample entertainment and fitness for the grown-ups.



1. Illusion Park 2. Adventure Park 3. Sensory Park 4. Art and Sculpture Park 5. Games Park 6. Tree Park



A WORLD OF ENTERTAINMENT AWAITS

Imagine endless retail, steps away from home. Al Zahia residents enjoy convenient access to City Centre Al Zahia with their very own pedestrian bridge. You can watch a movie in VOX Cinemas, pick up groceries at Carrefour, or make spontaneous plans with the kids to visit Magic Planet. The options for entertainment and retail are endless.





# SUSTAINABLE LIFESTYLE

This is the vision of His Highness Sheikh Dr. Sultan bin Muhammad Al Qasimi, Member of the Supreme Council and Ruler of Sharjah. Under his direction, the integration of environmentally sustainable practices in new property developments is the new standard for the future and will ensure Sharjah is at the forefront of sustainability and green practices, supporting His Highness' vision to become the environmental capital of the Middle East.





## ABOUT US



Majid Al Futtaim is the leading shopping mall, communities, retail and leisure pioneer across the Middle East, Africa and Asia. The business spans 15 international markets, employs over 40,000 people, and has achieved the highest credit rating (BBB) among privately-held corporates in the region.







Sharjah Asset Management was established as an investment arm within the finance department of the government of Sharjah. Its partnership with Majid Al Futtaim Properties created a new entity, Sharjah Holding, which has developed and delivered Matajer Malls and currently is overseeing the development of Al Zahia – Sharjah’s first gated, masterplanned community.



Sharjah Holding is committed to ensuring its projects fit within the values of the emirate – in particular the importance of culture, family and the surrounding community.



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