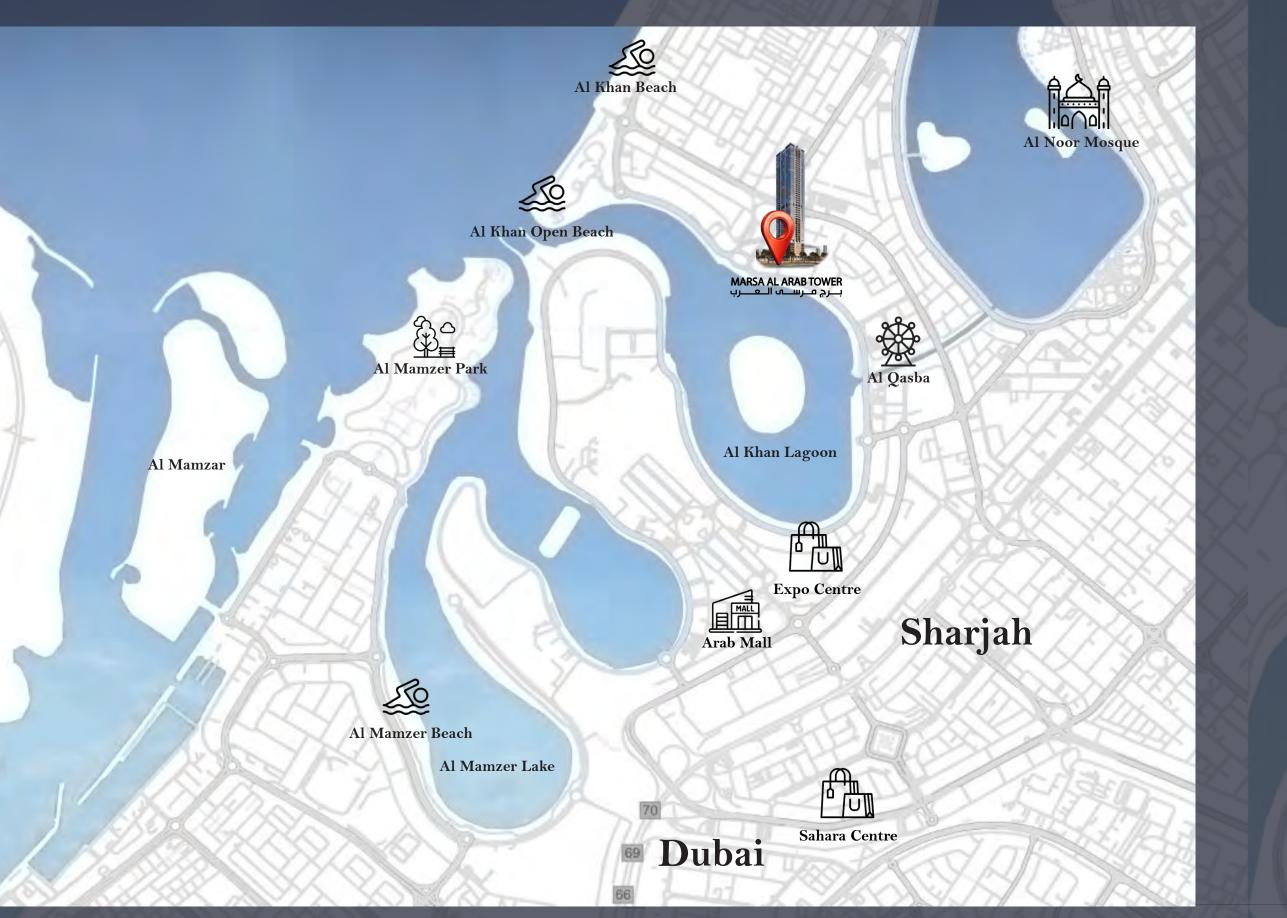




Al Khan, Sharjah

Marsa Al Arab Tower located on Al Khan Lagoon,
Sharjah, UAE. This residential haven offers breathtaking
views and its innovative design perfectly blends modern
elegance with the natural beauty of its surroundings.
Ensuring residents an experience of harmonious
lifestyle that is both inspiring and serene.









20 MIN. — 9 MIN. University Zulekha Hospital Hospital of Sharjah



8 MIN. — 20 MIN. Victoria International University of

School Sharjah

22 MIN.

American University of Sharjah



9 MIN. ____ 10 MIN. Ansar Mall

7 MIN. Arab Mall



12 MIN. — 20 MIN.

Dubai International Airport

International

Sharjah



11 MIN. — 12 MIN.
Al Nahda Memzar Beach

Park **9 MIN.**

Al Majaz Waterfront

5 MIN. — 19 MIN. Burj Khalifa

Al Qasba



Expo Center

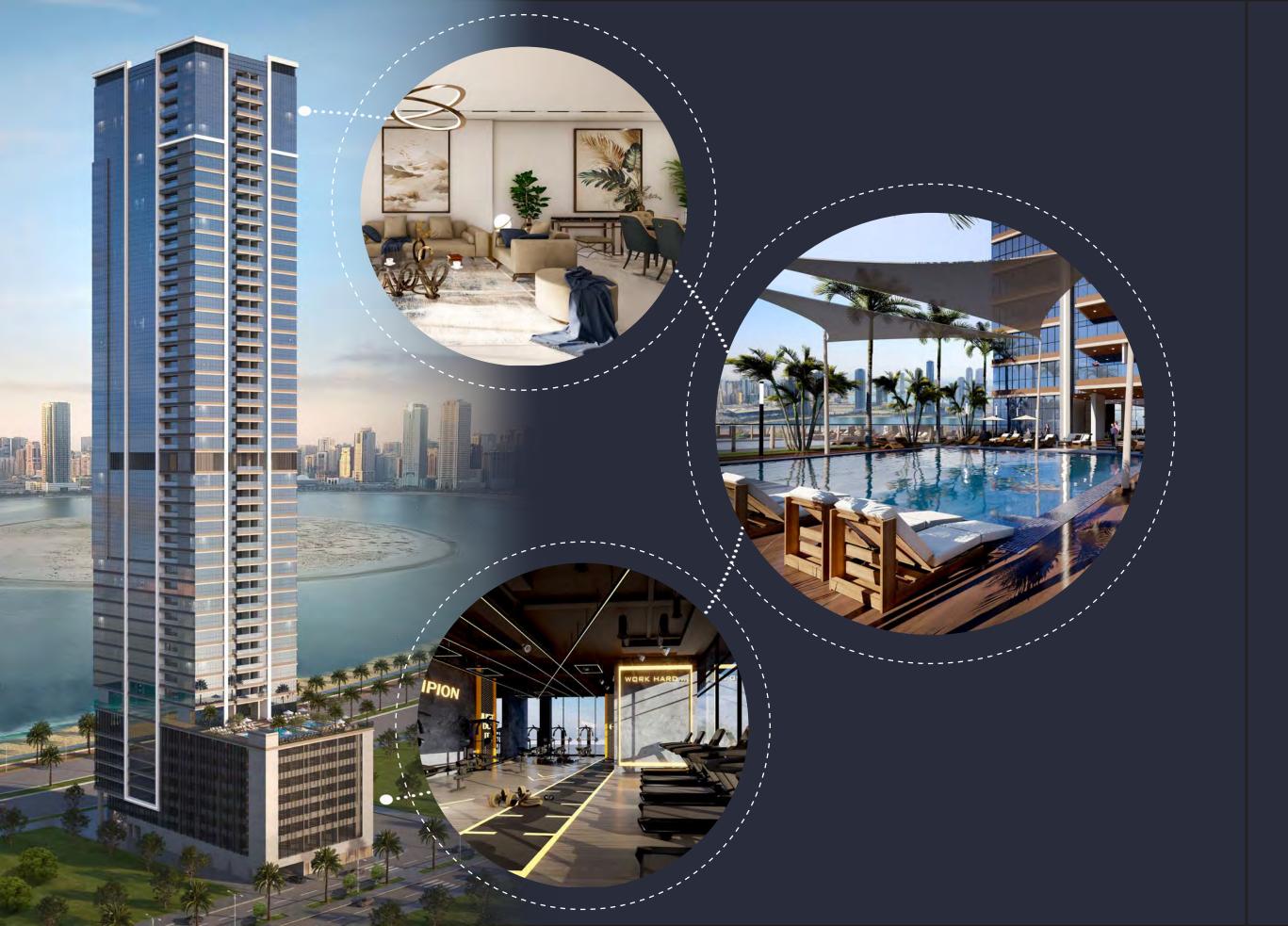


5 MIN. — 1 MIN. Al Ikhalas

Al Qasba Mosque

Mosque





FACILITIES

RESIDENTIAL



40 Residential Floors



2, 3 Bedroom Apartments



240 Residential Units



6 Apartments Per Floor



Apartments 1 Parking Space for 2 Bedroom Apartments

COMMERCIAL



AMENITIES



Outdoor Kids and Adults
Swimming Pool



Fully Equipped Spacious and Separate Gymnasium for Gents and Ladies



Indoor and Outdoor Kids Play
Area



Large Spaced Musallah



24/7 Facility Management



5-Star Hotel Entrance Lobby





24/7 Security

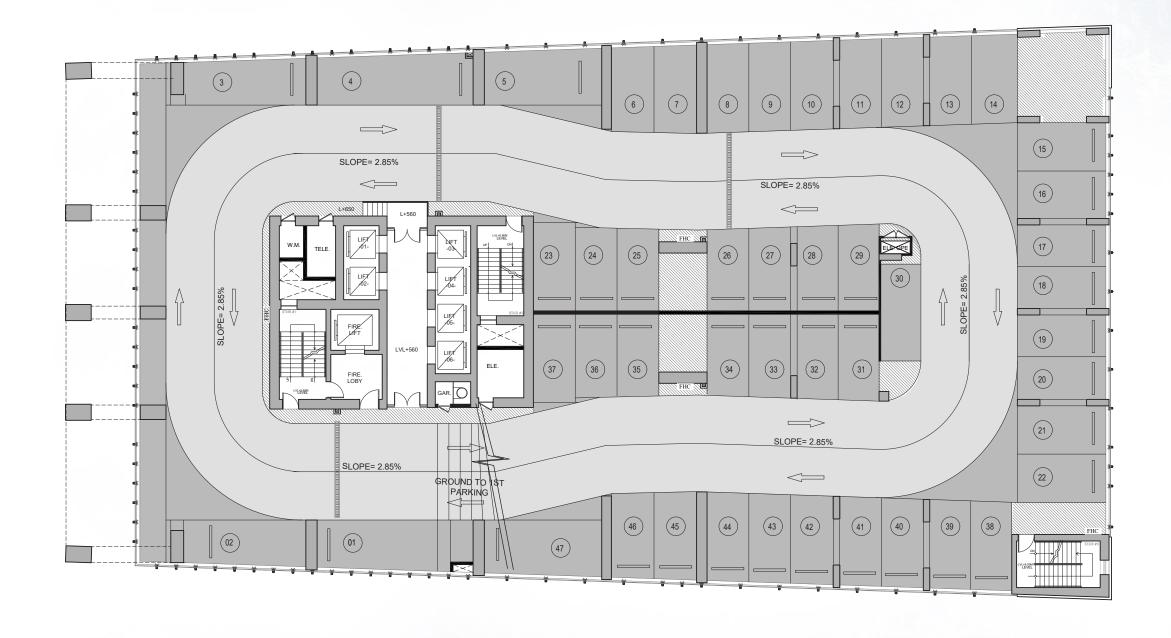


6 Multi-Storey Parking Floors

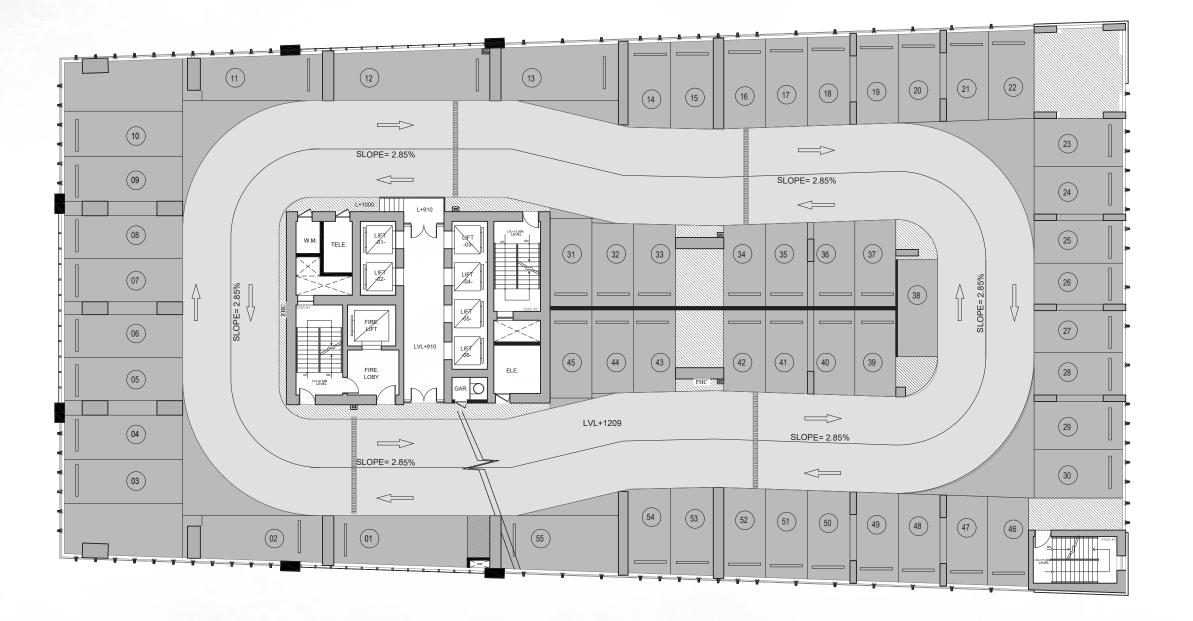
GROUND FLOOR



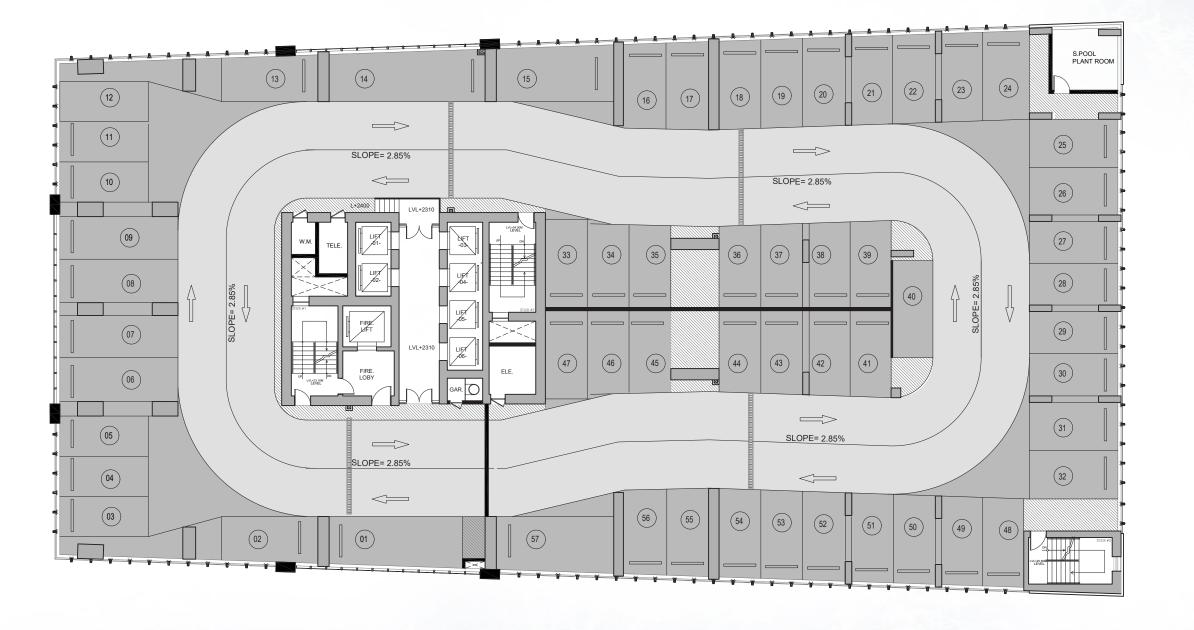
1st parking floor



2nd - 5th PARKING FLOOR



6th PARKING FLOOR

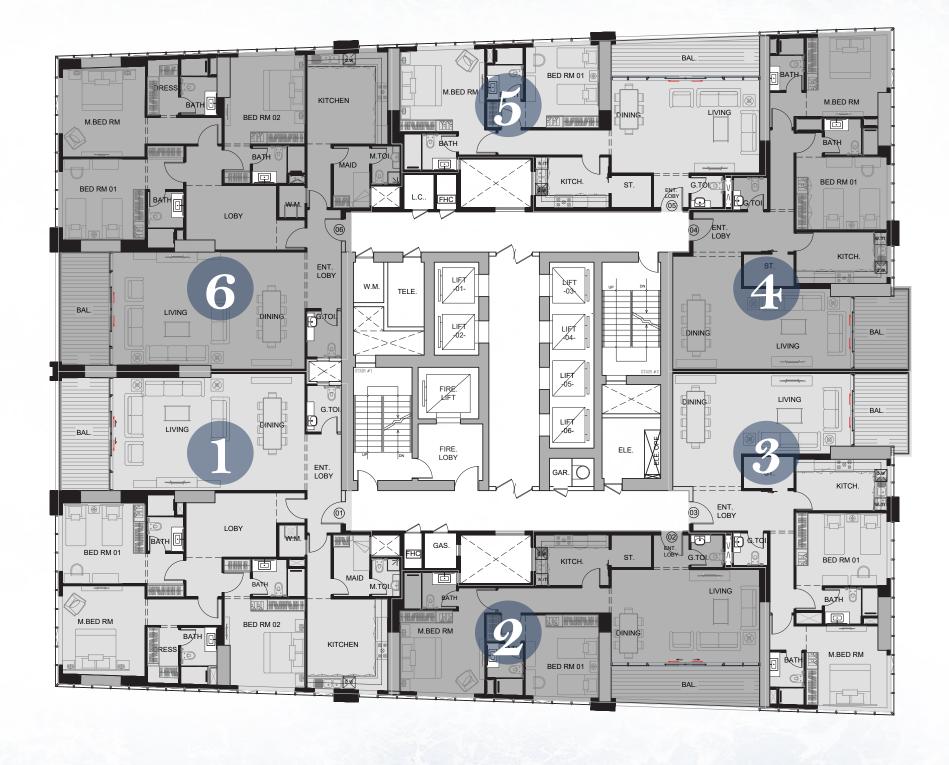


HEALTH CLUB



Redefining luxurious living in the region, residents will enjoy a range of world-class amenities, designed for those seeking luxury and tranquility. These include a state-of-the-art fully equipped gym separated for gents and ladies. For community engaging, there are both indoor and outdoor play areas for children. Relaxation is prioritized with an outdoor lounge area, along with both kids and adults temperature controlled outdoor swimming pools.

TYPICAL FLOOR



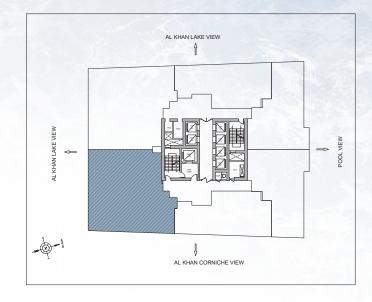


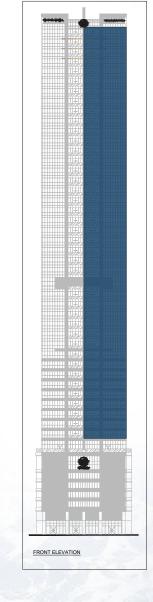


TOTAL SIZE : 308.68 SQM | 3322.60 SQFT TOTAL APARTMENTS : 40 UNITS



TYPE 1 : FLOORS : 2nd - 16th | 18th - 42nd





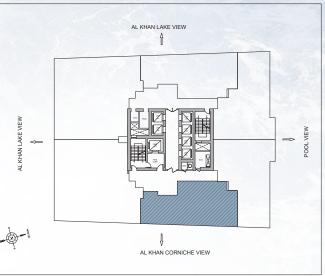






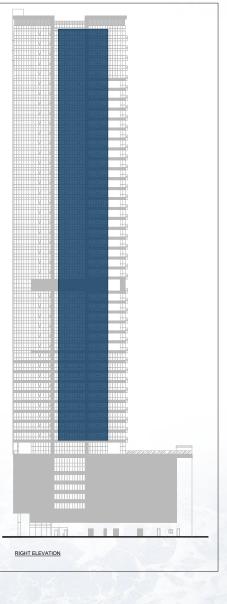
TOTAL SIZE : 172.79 SQM | 1859.90 SQFT

TOTAL APARTMENTS : 40 UNITS





TYPE 2 : FLOORS : 2nd - 16th | 18th - 42nd





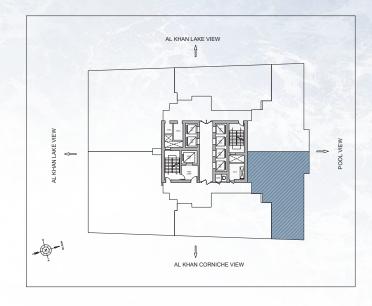


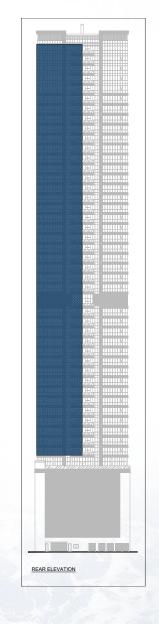
TOTAL SIZE : 188.37 SQM | 2027.60 SQFT

TOTAL APARTMENTS : 40 UNITS



TYPE 3 : FLOORS : 2nd - 16th | 18th - 42nd





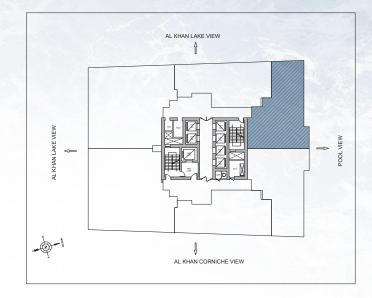


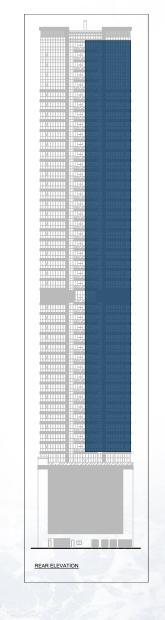
TOTAL SIZE : 188.37 SQM | 2027.60 SQFT

TOTAL APARTMENTS: 40 UNITS



TYPE 3 : FLOORS : 2nd - 16th | 18th - 42nd









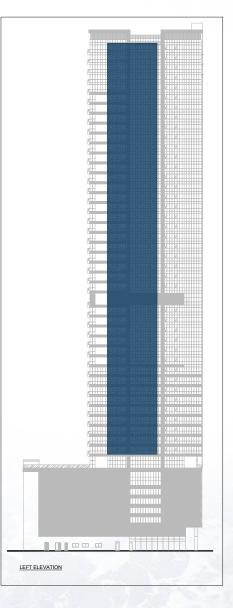
TOTAL SIZE : 172.79 SQM | 1859.90 SQFT

TOTAL APARTMENTS : 40 UNITS





TYPE 2 : FLOORS : 2nd - 16th | 18th - 42nd







TOTAL SIZE : 308.68 SQM | 3322.60 SQFT

TOTAL APARTMENTS : 40 UNITS



TYPE 1 : FLOORS : 2nd - 16th | 18th - 42nd

