

# FACT SHEET



## DESCRIPTION

Topaz Residences offers a unique blend of waterfront living and urban convenience. Located on Maryam Island, the development boasts a prime location between the picturesque promenade and the beach. Residents can enjoy walks through the landscape spaces and get seamless access to the retail, outdoor areas and cafes lining the waterfront promenade.

The elegantly designed building features a shared podium that comprises of ground floor, first parking level and second parking level housing two exquisite towers, Citrine and Topaz offering a sense of community and shared space. Topaz Residences, a 13-storey building, boasts 173 apartments. This includes a selection of 5 luxurious townhouses and a variety of apartments ranging from 1 to 4 bedrooms catering to diverse range of residents.

Each apartment has its own private balcony and dedicated parking spaces. Residents can choose from apartments with breathtaking waterfront views, lavish landscaping and pool deck areas that are situated on the deck level. Topaz Residences promises an idyllic lifestyle perfectly positioned at the heart of Maryam Island's vibrant masterplan.

## ARCHITECTURAL HIGHLIGHTS

Topaz Residences work in harmony with the architecture of Maryam Island master plan. It takes its inspiration from the region's traditional architecture with a contemporary interpretation and it sits elegantly on the Corniche Road of the development.

The building facade represents simplicity with the use of facade tiles while retaining the chosen palette of colors Beige or Brown Color. The interior spaces areas are unique blend of modern sophisticated design and the warmth and coziness of natural finishes and elements, all in harmony to create dream home for families.

## IDEAL LOCATION



Beachfront Destination  
in Sharjah



Close proximity to  
Al Khan District



Only 4 mins away from  
Expo Centre Sharjah



15 minutes to Dubai  
International Airport



20 mins to  
Burj Khalifa

### MARYAM ISLAND AMENITIES

Given its accessible location close to the scenic and magnificent Maryam Island Beach and Maryam Island Park, Topaz Residences serves as the ideal pick for residents to unwind and enjoy a coastal lifestyle. A 4000 square metre community park with walking and jogging trails, a basketball court, a children's playground, and an abundance of greenery are some of the exceptional amenities offered by this residential structure. In addition, the residential tower is conveniently situated in close proximity to an 800-meter seaside promenade that provides a wide variety of cafés and dining establishments catering to a wide appetite.

## DESIGN SPECIFICATION

### PUBLIC AREA

Lobby with elegant seating area  
Main lobby and lift lobby: Porcelain  
finished flooring

### APARTMENTS & TOWNHOUSES

Living room, dining room, kitchen &  
bedroom flooring: 600x600mm porcelain  
tiles with 100mm skirting to match.  
Balcony flooring: Outdoor porcelain  
tiles: 600x600mm tiles with 100mm  
skirting to match

### CEILING

Gypsum ceiling in all bathrooms, kitchens  
and corridors.  
Cement plaster painted ceiling in living  
rooms, bedrooms and maid's room.

### AIR CONDITIONING

Split ducted AC System with multi-zone  
thermostat controls.

### ALUMINIUM

Powder coated aluminum frames and  
double glazed windows.  
Metal rails on top of glass balustrades on  
balconies/terraces with powder coated  
finish

### PAINT

White matte paint & hygenic paint for wet  
areas

### WOOD CARPENTRY

High quality industrial wood & wood  
finish laminate for doors, cupboards &  
master bedroom's wardrobe

### KITCHENS

Modern open and closed kitchens  
MDF panels  
Base cabinet and overhead cabinet with  
laminated finish  
Solid surface countertop with glass back  
splash.

### LIGHTING AND COMMUNICATION

High quality lighting & electrical devices  
CCTV in common areas  
High speed Internet /telecommunication  
intercom for security

### PLUMBING/ SANITARY WARE

Deck-mounted, single-lever basin taps  
Floor-mounted water closet  
Countertop basin  
Shower space with glass partition in the  
Master Bathrooms and acrylic bathtub in  
secondary bathroom. Shower head with  
adjustable rail.  
Kitchen mixer swivel type & stainless-steel  
sink

### LIFTS

Two lifts in each building and 1 lift for  
Townhouses with direct parking access on  
ground and podium levels.

## PROJECT BANK ACCOUNT

Beneficiary Name: EAGLE HILLS SHARJAH MARYAM ISLAND

Account No: 0012 0354 4001 8

Bank Name: Sharjah Islamic Bank

Branch: Main Branch, Sharjah

IBAN: AE230410000012035440018

SWIFT: NBSHAEAS

168

UNITS



5 TOWNHOUSES



1 BEDROOM TO 4 BEDROOM



KIDS' POOL, ADULTS' POOL,  
A GYM, PLAYGROUND



WALKING DISTANCE  
FROM THE BEACH



PROXIMITY TO  
RETAIL OFFERING

