

Olfah 1 / O1



EMBRACE LIFE

Welcome to a modern retreat surrounded by the beauty of nature. Every day is an adventure full of endless possibilities.

Strategic Location

Education

Schools' Complex – 3 Minutes
 University City of Sharjah – 8 Minutes
 Al Qasimia University – 8 Minutes
 Sharjah Academy of Astronomy, Space Sciences & Technology – 6 Minutes

Malls

06 Mall – 12 Minutes
 Zahia City Center – 9 Minutes
 Sahara Centre – 13 Minutes
 Mirdif City Centre – 15 Minutes

Dubai

Dubai Downtown – 25 Minutes
 Dubai International Airport – 15 Minutes

Location Map

[CLICK HERE](#)

Olfah

Total Number of Buildings: 12 Buildings
 Total Number of Units: 2633 units

Hospitals

Sharjah Healthcare City – 20 Minutes
 University Hospital Sharjah – 11 Minutes
 Prime Medical Center – 14 Minutes
 Royal Hospital – 10 Minutes
 Aster Hospital Muhaisnah – 12 Minutes

Vital Attractions

Sharjah International Airport – 5 Minutes
 Sharjah Research, Technology and Innovation Park – 12 Minutes
 Skyway Innovation Center – 12 Minutes
 Al Falah Mosque – 7 Minutes

Major Highways

311 Towards Dubai Exit – 8 Minutes

Total Built Up Area = 355,050.00 SQM

1 Bedroom: 2304 Units (88%)

2 Bedroom: 166 Units (6%)

3 Bedroom: 163 Units (6%)

Main Public Features

- First floor podium dedicated Play area space
- Multiple extensive swimming pools
- Kids Waterpark
- Multiple Water features
- Retail units

Landscapes & Amenities

- Outdoor Gym area with exercise equipment
- Jogging / cycle path
- 25m Lap swimming pool
- Children's pool
- Jacuzzi
- Amphitheatre seating with climbing wall and grass stage area
- Woodland walk with seating
- 3 large recreational pools
- Interactive water features
- Recreational lawn area with mounding
- Family area for barbeque / picnic
- Private gardens for select ground floor apartments
- Sharjah's largest private community park, set on an elevated podium covering over 26,000 square meters

OLFAH 1

Total Number of Units: 217

1 Bedroom
207 Units

3 Bedrooms
10 Units

Urban Arrangements:

- Freely exposed buildings' s elevations, providing improved light and air circulation and undisturbed breathtaking panoramas.
- Large distances between buildings
- Architecture providing excellent views from 75% of the apartments to the magnificent landscape of the Planetarium or the inner part of the park for residents.
- Building architecture with a "protruding edge" allowing for the design of apartments with daylight from 3 sides of the apartment elevation. Increased number of apartments with corner windows allowing for better daylight and positive apartment vibes.
- The apartment's exposure to light and window sights as priority in the building's arrangement.

External Facades:

- Buildings designed in the same tone and architectural style with 3 main elements of the facade: Pure white facade with black painted window frames; facade clad with wood-like HPL finish in warm, vivid tones and finally framed with white projected borders- gray, modern facade.
- Façade fully insulated

- Double glazed windows

Balconies:

- Delicate, spacious balconies in 3 aesthetic versions. Premium apartments with double skin and the possibility of closing the glass bi-folded panel on the balcony in the summer.
- Modern finishing of balconies in light ceramics or wood-like finish.
- Clear glass balustrades.

Amenities:

- Restrooms, lockers and showers available in ground floor near pools and other activities
- Separated two spacious gyms
- Prayer rooms available on the ground floor level.
- Facility Management offices
- Separated restrooms and showers available in podium level for Building 4 and 6 podium pool.
- Large entrance lobbies for each building
- Visitor parking spaces available in podium level with direct access to Facility Management Office

Kitchen:

- Custom design kitchen cabinetry
- Linear kitchen and kitchen island in the smallest apartments allowing for extending the effective kitchen elevation and increasing storage space
- Kitchens with multi-level cabinets and drawers
- 3-phases lighting for different activities
- Built-in Kitchen appliances
- Open kitchens with spacious kitchen islands in 1-BEDROOM apartments and also: C1, C3, C4, D1, D2, D3
- Closed, spacious kitchens in apartments: C2, D4
- Possibility of closing the kitchen partition wall of the future: B3, B4, B5, B6, C1, C4, D3 or D3
- Creative selection of backsplash porcelain tile for all kitchens.

Bathroom:

- Generous walk-in showers
- 3-Functional shower fixture, diverter switching between overhead rainfall shower, faucet and handheld shower
- Functional vanity cabinets and complete toilet cistern with additional storage space.
- Designer line faucets, sinks and accessories from a quality international brand
- Different finishes for master bathroom
- Wooden look porcelain wall for walk-in showers for all master bathrooms and 1-bedroom

Apartment:

- Diverse apartment layouts to choose from according to your preferences and priorities.
- 3.2 meters high in living rooms and bedrooms
- Additional storage space at the entrance to the apartment in apartments B2, B3, B4, B5, C1, C2, C3, C4, D1, D2, D3, D4
- Separate cabinets for wash-machine in apartments: B2, B3, B4, B5, C1, C2, C3, C4, D1, D2, D3, D4.
- Maid room available in layouts: C2, C4, D1, D2, D3, D4
- Two-side glass available for layouts: B3, B4, B5, B6, C2, C4, D1, D4
- Three-side glass available for apartments: C1, D2, D3
- Wooden look porcelain finish for living room available for all 2-3 bedrooms
- Wooden look porcelain floor finish in bedrooms designed for all 1-bedrooms
- Full height wardrobes available for each apartment.

Others:

- Individual AC controller for each living room and bedroom
- Central natural gas
- CCTV cameras
- Energy recovery ventilation system
- Extra landscape irrigated with gray water system
- Project lit with LED lights
- Building Management System
- External Wi-Fi and audio system

Units Layouts

1 Bedroom

NET: 58.03 SQ. M

STARTING PRICE: AED 679,000.00

3 Bedrooms

NET: 171.34 SQ. M

STARTING PRICE: - AED 1,649,000.00

Payment Plans

1 Bedroom

10% Downpayment

3% Quarterly

40% Handover

3 Bedroom

10% Downpayment

52% During Construction

14% Handover

24% Post Hand Over Payment Plan (2 years)

Handover

Q1 2029