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Note

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2. Unless stated otherwise, all fitting and interior decorative items shown are for illustrative purposes only
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ملاحظة

1. جميع الصور المستخدمة هي لأغراض العرض والتوضيح فقط
2. جميع التصميم والأدوات الخزفية المعروضة هي لأغراض توضيحية فقط ، ما لم يذكر خلاف ذلك
3. يحتفظ المطور بالحق في إجراء التعديلات، وفقاً لما يراه مناسباً، دون تحقل أي مسؤولية





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Hayyan
MAKING HOMES HUMAN

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حياة مليئة بالنعيم A LIFE WELL LIVED



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Hayyan is a uniquely crafted, natural villa community, here you'll love living for many years. A calm and serene place to relax and enjoy a peaceful life. A place where you will encounter an authentic, vibrant community and experience a truly joyful feeling. A special place to call home for years to come.

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Hayyan is a rare find in the UAE where you and your loved ones spend time in a tranquil environment, uniquely designed for an immersive experience of nature, culture and society in natural landscapes. Awaken every morning by natural sounds in a green habitat, where the sun rays shine through the Ghaf trees and you likely encounter deers or gazelles while wandering around a genuine villa community, one that embodies the spirit of Sharjah in every architectural design to create an intimate feeling.

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Hayyan provides the most genuine living experience, where people connect to nature in a tranquil habitat in Sharjah.

An aerial photograph of a large, winding lagoon. The water is a mix of deep blue, teal, and light green, indicating different depths and possibly submerged vegetation. The lagoon has a complex, meandering shape with many small inlets and peninsulas. The surrounding land is a light, sandy or silty color.

**Discover new shades of blue
in Sharjah's largest lagoon.**

More than 55,000 sq. ft. of swimming to the horizon

اكتشف تدرجات جديدة زرقاء في أكبر بحيرة في الشارقة
أكثر من 55,000 قدم مربع من السباحة نحو الأفق



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Sharjah Mosque	05 min	05 دقائق	مسجد الشارقة
Dubai International Airport	15 min	15 دقائق	مطار دبي الدولي
Sharjah National Park	08 min	08 دقائق	حديقة الشارقة الوطنية
University City of Sharjah	15 min	15 دقائق	المدينة الجامعية بالشارقة
Sharjah International Airport	10 min	10 دقائق	مطار الشارقة الدولي
Sharjah Museum of Islamic Civilization	20 min	20 دقائق	متحف الشارقة للحضارة الإسلامية
Al Majaz	20 min	20 دقائق	المجاز
Sharjah Industrial Area	15 min	15 دقائق	المنطقة الصناعية بالشارقة
06 Mall	10 min	10 دقائق	مول 06

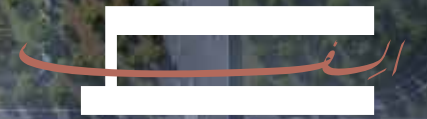
المخطط الرئيسي

MASTER PLAN

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Hayyan

MAKING HOMES HUMAN



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المخطط الرئيسي ألما
ALMA MASTER PLAN



أalma
 ALMA

LEGEND

 2BTA 1/2 2BTA BLOCK - 100	 2BTB 1/2 2BTB BLOCK - 101
 2BTC 1/2 2BTC BLOCK - 102	 3BTA 1/2 3BTA BLOCK - 103
 3BTB 1/2 3BTB BLOCK - 104	 3BTC 3BTC BLOCK - 105
 4BTA 1/2 4BTA BLOCK - 106	 4BTB 1/2 4BTB BLOCK - 107
 4BTC 1/2 4BTC BLOCK - 108	 4BV 1 4BV 1 BLOCK - 109
 4BV 2 4BV 2 BLOCK - 110	 4BLV 1 4BLV 1 BLOCK - 111
 4BLV 2 4BLV 2 BLOCK - 112	 5BLV 1 5BLV 1 BLOCK - 113
 5BLV 2 5BLV 2 BLOCK - 114	 6BLV 1 6BLV 1 BLOCK - 115
	 7BMV 1 7BMV 1 BLOCK - 116

INTERIORS

التصاميم الداخلية

غرفة المعيشة LIVING ROOM

تتميز غرفة المعيشة في تصميمها بالإضاءة الطبيعية، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

تتميز غرفة المعيشة بتصميمها الطبيعي، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.



غرفة المعيشة
LIVING ROOM



غرفة المعيشة
LIVING ROOM





الحمام

BATHROOM

أخذنا بعين الإعتبار عند تصميم هذا المكان، أن نتخطى المفهوم التقليدي للحمام. بدءاً من الأجواء، مروراً بالذوق الرفيع والتكنولوجيا، وصولاً إلى كل تفاصيل الإنبارة التي تم وضعها بطرق مدروسة لتمتّع عينيك.

eht morF .lanosrep tsom ruoy ,etamitni tsom ruoy eb ot dengised ecaps A .moorhtab a fo tpecnoc eht dnoyeb seog taht ecaps a detaerc evah eW .ylno seye ruoy roF .detaruc dna decalp ylluferac era ,hguorht gnissap thgil fo tinu yreve dna ,ygonhctet eht ,essenfi sti ot ecnaibma



الحمام

BATHROOM



المطبخ
KITCHEN

المطبخ KITCHEN

تتميز المطابخ بخزائن ذات جودة عالية وتصاميم متصلة لتعطي إتساعاً للمطبخ. كما تضم المطابخ أجهزة متكاملة، وحوض مطبخ معلق، وصنابير وإكسسوارات من علامة تجارية عالمية عالية الجودة.

detargetni erutaef osla snehctik ehT .leef suoicaps erom a dnetxe ot detcennocretni era dna yrtenibac ngised motsuc reimerp evah snehctik ehT .dnarb lanoitanretni ytilauq a morf seirossecca dna ,stecuaf enil rengised ,knis nehctik tnuom-rednu na ,secnailppa

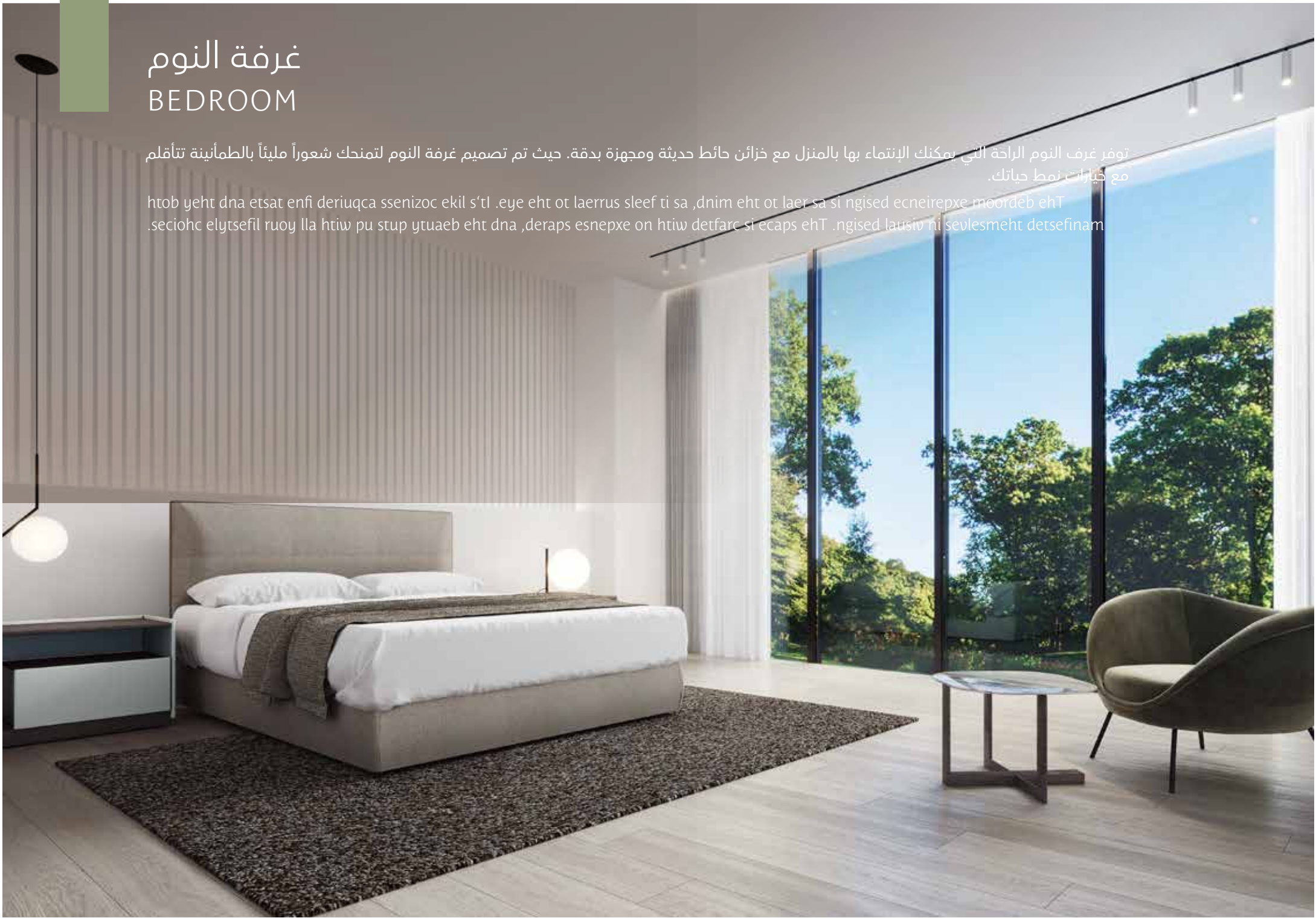


غرفة النوم

BEDROOM

توفر غرف النوم الراحة التي يمكنك الإلتفاء بها بالمنزل مع خزائن حديثة ومجهزة بدقة. حيث تم تصميم غرفة النوم لتمنحك شعوراً ملبئياً بالطمأنينة تتأقلم مع خيارات نمط حياتك.

htob yeht dna etsat enfi deriuqca ssenizoc ekil s'tl .eye eht ot laerrus sleef ti sa ,dnim eht ot laer sa si ngised ecneirepxe moordeb eht .seciohc elytsefil ruoy lla htiw pu stup ytuaeab eht dna ,deraps esnepxe on htiw defarc si ecaps eht .ngised lausiv ni sevlesmeht detsefinam



غرفة النوم
BEDROOM



TOWNHOUSE

تاون هاوس

2 غرف نوم تاون هاوس الواجهة الأمامية
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية
2 BEDROOMS TOWNHOUSE REAR VIEW



3 غرف نوم تاون هاوس الواجهة الأمامية
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية
3 BEDROOMS TOWNHOUSE REAR VIEW



PREMIUM TOWNHOUSE

تاون ھاوس استثنائي

2 غرف نوم تاون هاوس الواجهة الأمامية
2 BEDROOMS TOWNHOUSE FRONT VIEW



2 غرف نوم تاون هاوس الواجهة الخلفية
2 BEDROOMS TOWNHOUSE REAR VIEW



2 غرف نوم تاون هاوس الواجهة الأمامية
3 BEDROOMS TOWNHOUSE FRONT VIEW



3 غرف نوم تاون هاوس الواجهة الخلفية
3 BEDROOMS TOWNHOUSE REAR VIEW



4 غرف نوم تاون هاوس الواجهة الأمامية
4 BEDROOMS TOWNHOUSE FRONT VIEW



4 غرف نوم تاون هاوس الواجهة الخلفية
4 BEDROOMS TOWNHOUSE REAR VIEW



VILLAS

فلل

فيلا 4 غرف نوم الواجهة الأمامية
4 BEDROOMS VILLA FRONT VIEW



فيلا 4 غرف نوم الواجهة الخلفية
4 BEDROOMS VILLA REAR VIEW



LUXURY VILLAS

فلل فاخرة

فيلا فاخرة 4 غرف نوم الواجهة الأمامية
4 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 4 غرف نوم الواجهة الخلفية
4 BEDROOMS LUXURY VILLA REAR VIEW



فيلا فاخرة 5 غرف نوم الواجهة الأمامية
5 BEDROOMS LUXURY VILLA FRONT VIEW



فيلا فاخرة 5 غرف نوم الواجهة الخلفية
5 BEDROOMS LUXURY VILLA REAR VIEW



MANSION

فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية
MANSION REAR VIEW



TOWNHOUSE UNIT PLANS

مخطط وحدات التاون هاوس



حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

2BTB4 - 007

GROUND FLOOR: 114.60 sq. m. | 1233.55 sq. ft.
FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 186.31 sq. m. | 2005.44 sq. ft.
PLOT AREA : 146.58 sq. m. | 1577.77 sq. ft.

NOTES:

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2. Plot / unit dimensions may vary from brochure.
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

2BTB1 - 008

GROUND FLOOR: 100.98 sq. m. | 1086.94 sq. ft.

FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 171.17 sq. m. | 1842.47 sq. ft.

PLOT AREA : 143.50 sq. m. | 1544.62 sq. ft.

NOTES:

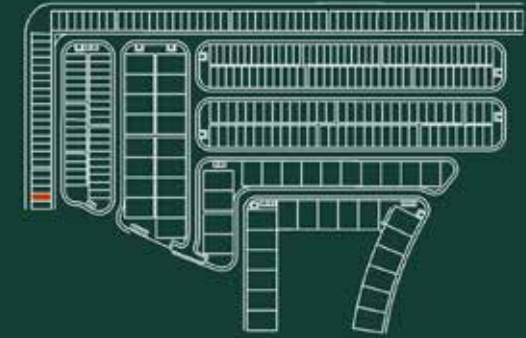
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Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

3BTA1 - 032

GROUND FLOOR: 118.72 sq. m. | 1277.90 sq. ft.
 FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 200.62 sq. m. | 2159.47 sq. ft.
PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

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HAYYAN | ALMA 1 | TOWNHOUSE

4BTA1 - 053

GROUND FLOOR: 153.16 sq. m. | 1648.61 sq. ft.

FIRST FLOOR: 98.57 sq. m. | 1061.00 sq. ft.

TOTAL AREA : 251.73 sq. m. | 2709.62 sq. ft.

PLOT AREA : 198.00 sq. m. | 2131.25 sq. ft.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA UNIT PLANS

مخطط وحدات الفلل

حَيَّان

Hayyan



HAYYAN | ALMA 1 | VILLA

4BLV2 RF - 030

GROUND FLOOR: 209.92 sq. m. | 2259.58 sq. ft.
 FIRST FLOOR: 193.34 sq. m. | 2081.11 sq. ft.
 ROOF TOP : 67.03 sq. m. | 721.50 sq. ft.

TOTAL AREA : 470.29 sq. m. | 5062.20 sq. ft.
PLOT AREA : 520.00 sq. m. | 5597.23 sq. ft.

NOTES:

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FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | ALMA 1 | VILLA

4BLV2 GF - 030

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GROUND FLOOR PLAN



HAYYAN | ALMA | VILLA

5BLV1 GF - 033

GROUND FLOOR: 284.31 sq. m. | 3060.28 sq. ft.
 FIRST FLOOR: 264.15 sq. m. | 2843.28 sq. ft.

TOTAL AREA : 548.46 sq. m. | 5903.56 sq. ft.
 PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

NOTES:

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حَيَّان

Hayyan



HAYYAN | ALMA | VILLA

SBLV1 FF - 033

GROUND FLOOR: 284.31 sq. m. | 3060.28 sq. ft.
 FIRST FLOOR: 264.15 sq. m. | 2843.28 sq. ft.

TOTAL AREA : 548.46 sq. m. | 5903.56 sq. ft.
PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

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HAYYAN | ALMA 1 | VILLA

6BLV RF - 015

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.
 FIRST FLOOR: 262.95 sq. m. | 2830.37 sq. ft.
 ROOF TOP : 121.42 sq. m. | 1306.95 sq. ft.

TOTAL AREA : 668.14 sq. m. | 7191.79 sq. ft.
PLOT AREA : 614.00 sq. m. | 6609.04 sq. ft.

NOTES:

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FIRST FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN

حَيَّان Hayyan



HAYYAN | ALMA 1 | VILLA

6BLV1 GF - 015

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.
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Hayyan Highlights

- Largest Community Park
- Largest Lagoon
- Land Allotments
Allotments for organic edible gardens.
- Dense Greenery
- Sports Park
Running track of 6 km | Cycling track of 6 km
- Pocket Parks
- Community Mall
- Community Mosque
- Community Clubhouse
- Play Ground
Football court | Tennis court | Basketball court | Volleyball court
Paddle tennis court | Cricket Net of 100,000 sq. ft.
- Thoughtfully Designed Spaces
- Smart Villas
BBQ Areas | Private Garden | Furnished with kitchen appliances |
Quality Finishes | Swimming Pools | Natural Light |
European Toilets | Maximum Privacy
- Strategic Location

مميزات حيّان

- أكبر حديقة مجتمعية في الشارقة
- أكبر بحيرة في الشارقة
- أراضي زراعية
أراضي مخصّصة للمزروعات العضوية
- مساحات خضراء
- حديقة رياضية
مسار للركض بمسافة 6 كم | مسار للدراجات الهوائية بمسافة 6 كم
- حدائق سكنية
- مركز تجاري
- مسجد
- مركز مجتمعي
- ملاعب
ملعب كرة قدم | ملعب تنس | ملعب كرة سلة | ملعب كرة طائرة
ملعب بادل تنس | ملعب كريكت من 000,001 قدم مربع
- مساحات مُصممة بعناية
- فلل ذكية
مناطق خاصة للشواء | حدائق خاصة | فلل مجهّزة بأدوات المطبخ |
تشطيبات عالية الجودة | أحواض سباحة | إنارة طبيعية |
دقّامات أوروبية | خصوصية فائقة
- موقع استراتيجي



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