

FACTSHEET



DESCRIPTION

Nestled within the heart of the Maryam Island Masterplan, Layla Residences offers an unparalleled living experience that seamlessly blends contemporary elegance with everyday comfort. This G+P+6-storey building is perfectly situated adjacent to the bustling boulevard, providing residents with convenient access to a vibrant array of amenities.

Featuring 131 exquisitely designed one-, two-, and three-bedroom apartments, Layla Residences presents a truly exceptional lifestyle. Residents can indulge in retail therapy at the Maryam Island Boulevard, savor delectable cuisine at waterfront cafes, or simply relax and unwind in the serene outdoor spaces. Each apartment boasts a private balcony and dedicated parking spaces, enhancing comfort and convenience.

Situated across from the serene Al Khan lagoon, Layla Residences offers residents breathtaking views of meticulously landscaped gardens.

ARCHITECTURAL HIGHLIGHTS

Layla Residences works 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 Cornich 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 and padel 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 SPECIFICATIONS

PUBLIC AREA

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

APARTMENTS

- Living room, dining room, kitchen & bedroom flooring: 600x600mm porcelain tiles with 100mm skirting to match.
- Bedroom 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 railings on balconies/terraces with powder coated finish

PAINT

- White matte paint & hygienic 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
- Engineered stone counter-top and backsplash

LIGHTING AND COMMUNICATIONS

- 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
- Wall-mounted water closet
- Under-counter basin
- Bathtub in larger units master bathroom. Shower in secondary bathrooms and one bedroom apartments.
- Kitchen mixer swivel type & stainless-steel sink

LIFTS

- Two lifts in the building with direct parking access on ground and podium levels.

PROJECT BANK ACCOUNT

Bank Name: Sharjah Islamic Bank

Branch: Main Branch, Sharjah.

SWIFT: NBSHAEAS

Beneficiary Name: Maryam Island Layla Residences

Account Number: 0012 0354 4002 3

IBAN: AE820410000012035440023

131

UNITS



1 BEDROOM TO 3 BEDROOM



COURT FACILITY AT GROUND FLOOR,
KIDS' POOL, ADULTS' POOL AND
GYM, PLAYGROUND ON FIRST FLOOR



WALKING DISTANCE
FROM THE BEACH



PROXIMITY TO
RETAIL OFFERINGS

