

FACTSHEET



جزيرة مريم
MARYAM ISLAND
SHARJAH

جيم

GEM RESIDENCES



DESCRIPTION

GEM Residences is strategically located between the waterfront promenade and the beach within Maryam Island Masterplan. Enjoy walks through landscaped spaces and easy access to the retail on Maryam Island Boulevard and outdoor areas and cafes on the waterfront promenade.

The elegantly designed ground floor, 2 parking lot, and 9 story building has 98 units, ranging from One Bedroom Apartment to Four-Bedroom apartments, 3 and 4 Bedroom Townhouses and 4 Bedroom Penthouses. Just across the road from Al Khan lagoon and directly facing the Inner road from one side and Cornice road from the other.

Each Apartment is provided with its own balcony and parking spaces(s) which allows the apartment to enjoy the various and interesting views that the project offers. Some apartments enjoy the views of the waterfront and other apartments enjoy views of the lavish landscaping of Maryam Island.

Freehold for all nationalities



ARCHITECTURAL HIGHLIGHTS

GEM 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



At the heart of Downtown Sharjah



Near Al Khan Heritage District



Less than 5km from Expo Centre Sharjah



Less than 10km from Dubai International Airport

MARYAM ISLAND PARK

A 4,151 sqm community park is located within 5 minutes walk and provides something for all ages. It encompasses a host of facilities including a walking & jogging track that loops between trees canopies, a basketball court, a playground for children and ample greenery to explore and enjoy nature.

DESIGN SPECIFICATIONS

PUBLIC AREA

- Lobby with elegant seating area
- Main lobby and lift lobby: Natural Stone Flooring

APARTMENTS

- 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 railings on balconies/terraces with powder coated finish

PAINT

- White matte paint & hygienic paint for wet areas

WOOD CARPENTRY

- High quality industrial wood & Recon veneer finish for doors, laminate finish 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 back splash

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 with fixed glass splash screen, Rain shower head & adjustable rail hand shower in Master Bedrooms. Swing door shower system with adjustable rail hand shower in Secondary Bedrooms and One Bedroom Apartments
- Kitchen mixer swivel type & stainless-steel sink

LIFTS

- Three lifts 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 GEM Residences
Account Number: 0012035440027
IBAN: AE71041000012035440027

98
Units



4 Bedroom Penthouse



3 and 4 Bedroom Townhouses



1 Bedroom to 4 bedroom



Adults' pool, Kids' Pool, gym and playground on First Floor



Walking distance from the beach



Proximity to retail offerings

