



**RUKN AL BUNYAN**  
PROPERTY DEVELOPMENT L.L.C.SP



**ركن البنيان**  
للتطوير العقاري ذ.م.م.ش.ش.و





## Welcome to **AL ZAHIA**.

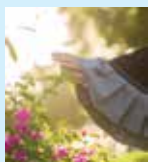
Sharjah's Premier Lifestyle Destination...

Al Zahia brings Sharjah's traditional values together in a future-oriented vibrant space, creating a holistic and truly integrated community. This is where you experience life in full bloom. Strategically located to keep you far away from the noise yet close

enough to get everything you need within minutes. For frequent travelers, Al Zahia is only 10 minutes away from the Sharjah International Airport. Prestigious schools and universities offer world-class educational choices for families with growing children. A world of entertainment awaits with City Center Zahia on your doorstep, and when you crave something more cultural, Sharjah's museums and a public library are in close proximity.



## IN THE HEART OF NEW SHARJAH.



# WELCOME TO **CAMELIA**

## Your new neighbourhood in Al Zahia.

Camelia, the most luxurious neighbourhood in Al Zahia. We have the ready villas for sale. with an infrastructure enabled land, are a blank canvas on which you can build your dream home. Create a haven you would love to come back to every day.



This is your chance to put your stamp on a property and design a bespoke villa that truly represents you at Al Zahia, Sharjah's premier lifestyle destination, that offers you access to unique retail destinations, lush gardens, a community clubhouse, Sharjah's largest private park and -24hour services, ensuring that you will enjoy a lifestyle fit for royalty.

# CAMELIA

## VILLA FOR SALE



## TOWN HOUSES

## TWIN VILLA

# GREAT LOCATION, GREAT ACCESSIBILITY

Ideally situated in the heart of New Sharjah, accessibility is a major benefit that Al Zahia residents enjoy.

Located just off Sheikh Mohammed bin Zayed Road (311), it is within close proximity to Sharjah University City, Sharjah International Airport, SAIF Zone, the proposed Healthcare City and major roadlinks to Dubai and the Northern Emirates. This allows residents connectivity, resources and entertainment, all minutes away from home.

Al Zahia is located directly on University City Road, which is currently undergoing an upgrade, transforming it into a modern and sustainable public realm that will include wide sidewalks for strolling, cafés, landscaped areas and a bike path for exercise, along with ample parking.



## MINUTES DRIVE FROM AL ZAHIA

12



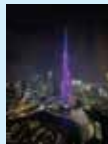
Sharjah Airport

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Dubai Airport

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Burj Khalifa

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Dubai Marina

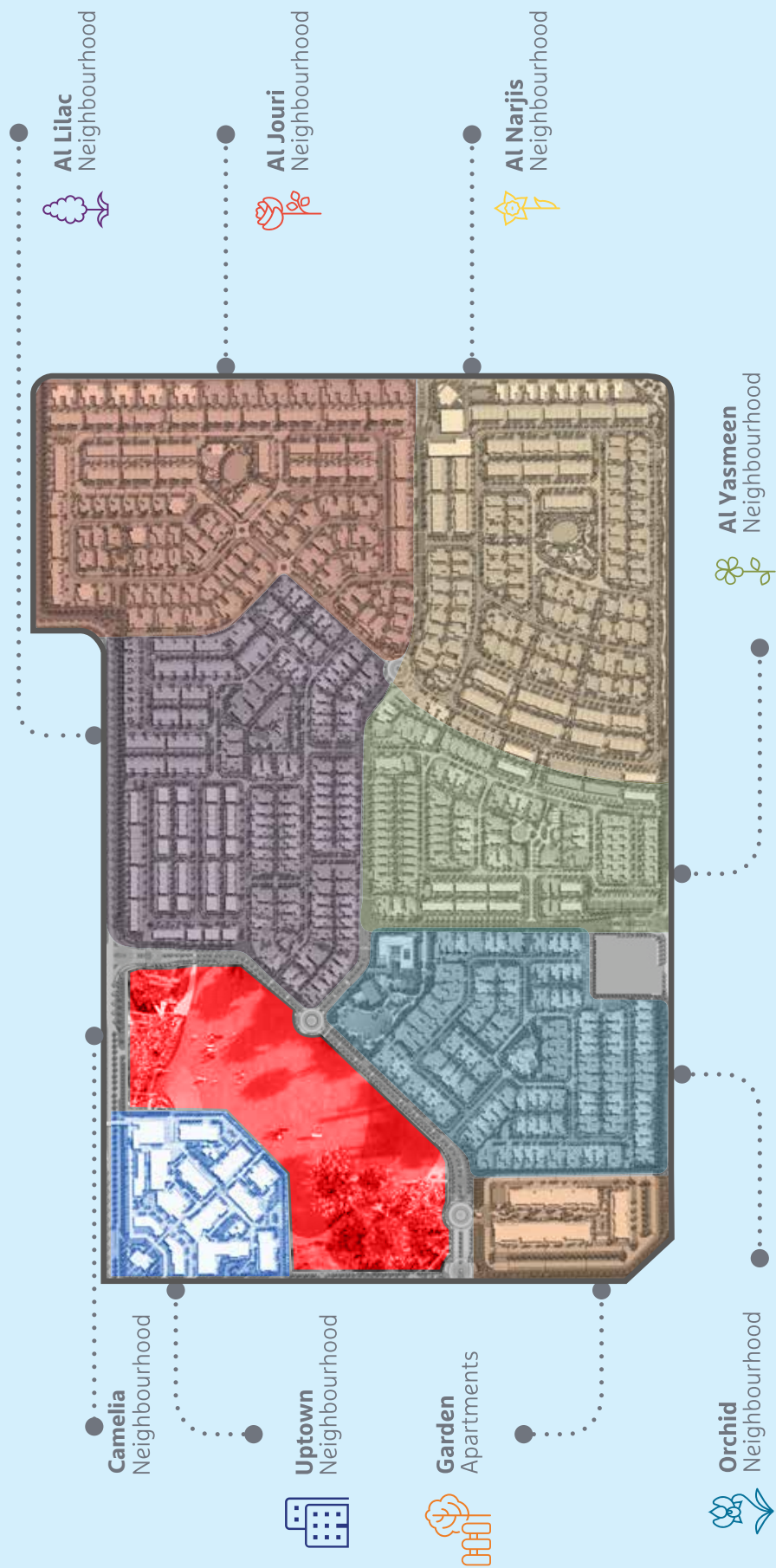
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Palm Jumeirah

# THE MASTERPLAN

Camelia has been designed to ensure maximum walkability, connectivity and peace of mind. The public areas, parks and clubhouse are strategically placed to ensure they are within walking distance from your home. The neighbourhood is easily accessible via entry points that facilitate swift entry and exit, be it on foot or by car.



# INTERIOR DESIGNS



**FAMILY LIVING & DINING**



**STAIRS**



**FAMILY LIVING**



**LIVING ROOM**

# INTERIOR DESIGNS



KITCHEN & BREAKFAST TABLE



WASH AREA



WASH ROOM

KITCHEN



BEDROOM CLOSETS

# INTERIOR DESIGNS



KITCHEN & BREAKFAST TABLE



STAIRS



SHOWER AREA



BATH ROOM



BATH ROOM