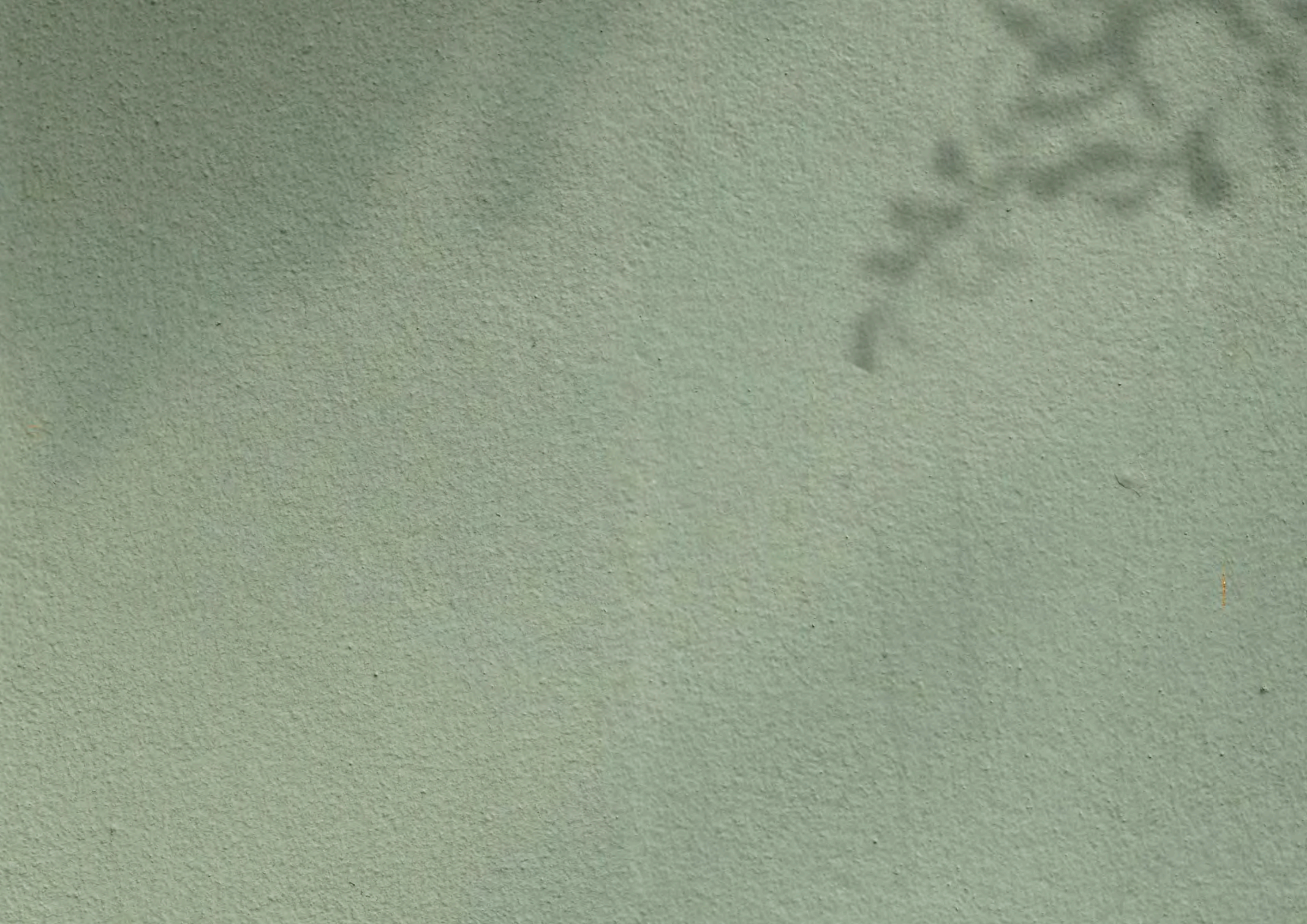


A close-up photograph of a green plant stem, likely a succulent, showing prominent vertical ridges. The lighting is soft, highlighting the texture of the stem. The background is blurred, showing more of the plant and some soil at the bottom.

أريم
ARIM



حيّاك في "حيّان"

حيّان هو قلب الطبيعة لإمارة الشارقة. إنه مجمع فلل مستوحى من رونق الطبيعة ومصمم ليعكس فكرة العيش بأسلوب طبيعي وعصري. حيّان هو مجمع يمزج بين الطبيعة والمستقبل، ويضيف الفن عليهما متعة الحياة.

حيّان
Hayyan

MAKING HOMES HUMAN

WELCOME TO HAYYAN

Hayyan is the green heart of Sharjah. It is an inspiring natural villa community designed to reflect the idea of a life well-lived. It's a community that is right between nature and the future, and the art makes life worth celebrating.



أريم ... حديقة في الجنة

استمتع بالعيش في مجمع فلل في أحضان الطبيعة، حيث ستعشق العيش فيه لسنوات عديدة قادمة.

أريم، حديقة في الجنة تمزج بين الطبيعة والمستقبل. مجمع فني يأسرك ويثعرك بالسعادة.

أريم، المكان الأمثل لتحظى بالهدوء والاسترخاء والهناء.

أريم
ARIM

ARIM ... A GARDEN IN HEAVEN

Enjoy living in a uniquely crafted natural villa community where you will love living for many years.

Arim, a garden in heaven that is right between nature and the future, and the art make life worth celebrating.

A calm and serene place to relax and enjoy a peaceful life.

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

50,000 sq. ft. of swimming to the horizon.

اكتشف تدرجات جديدة زرقاء في
أكبر بحيرة في الشارقة

50,000 قدم مربع من السباحة نحو الأفق



حَيَّان
Hayyan

MAKING HOMES HUMAN

تجول ودع نفسك تتوه في روعة المساحات
الخضراء في أكبر حديقة مجتمعية في الشارقة

1,000,000 قدم مربع من رونق الطبيعة

Let's get lost in Sharjah's
largest community park.
1,000,000 sq. ft. of unmanicured greens.

حَيَّان

Hayyan

MAKING HOMES HUMAN

بعض الأماكن تنمو داخلنا بعض الأماكن تتنامى من أجلنا

80,000 قدم مربع من الأراضي المخصصة للمزروعات العضوية المأكولة.

Some spaces grow inside us.
Some grow for us.

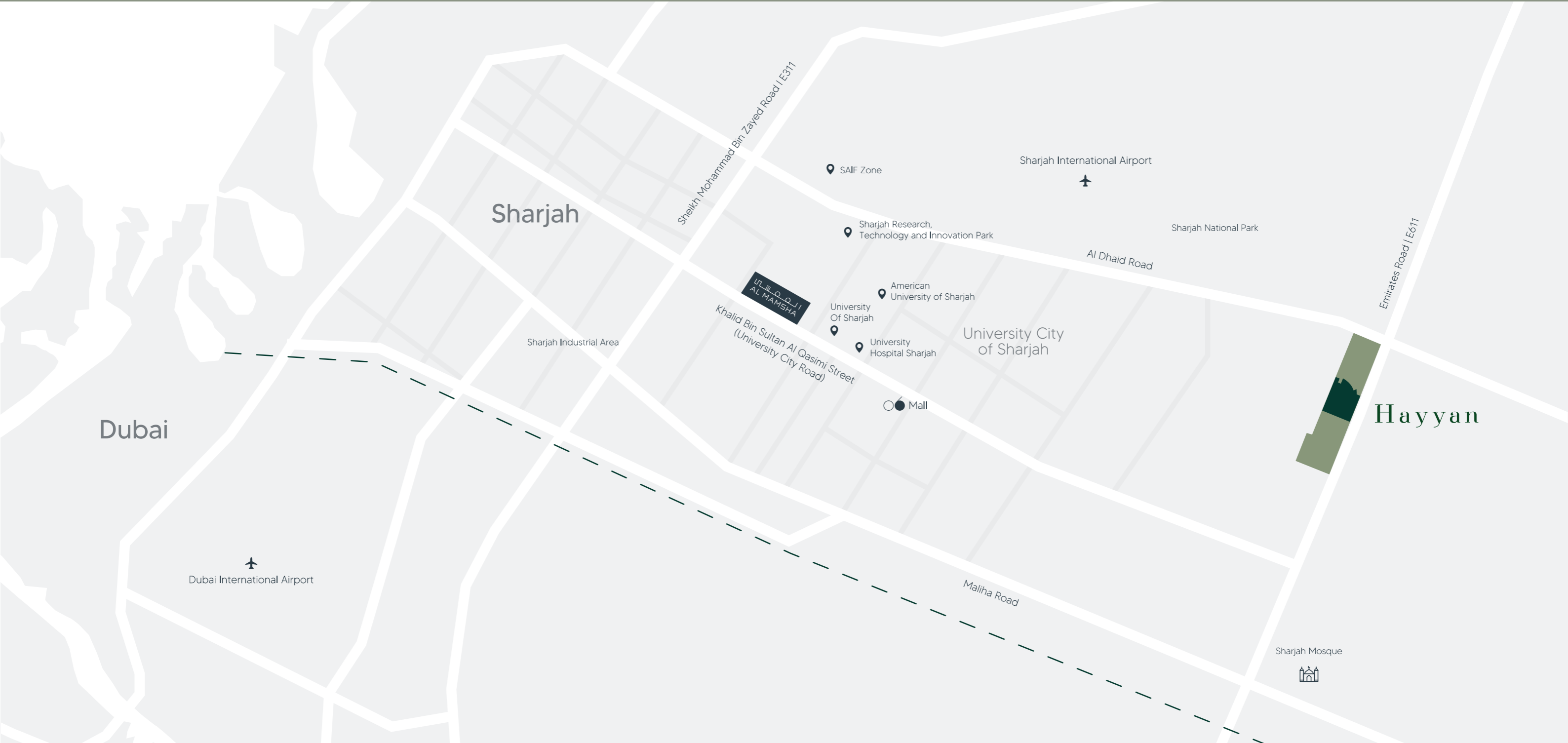
80,000 Sq. Ft. of allotments for organic edible gardens.

هناك أماكن تثير حماسك. هناك أماكن تنعش سرورك.

ملاعب شاسعة تبلغ 100,000 قدماً مربعاً لكرة القدم والتنس
وكرة السلة وكرة الطائرة وكرة المضرب وللتدرب على الكريكيت.

Some spaces spur excitement.
Some fill us with extreme pleasure.

Massive 100000 Sq. Ft. of Play Fields including a Football Court,
a Tennis Court, a Basketball Court, a Volleyball Court, a Paddle
Tennis Court, and a Cricket practice Net.



- 1 | SHARJAH MOSQUE 10 mins
- 2 | DUBAI INTERNATIONAL AIRPORT 20 mins
- 3 | SHARJAH NATIONAL PARK 8 mins
- 4 | UNIVERSITY CITY 15 mins

- 5 | SHARJAH INTERNATIONAL AIRPORT 10 mins
- 6 | SHARJAH MUSEUM OF ISLAMIC CIVILIZATION 20 mins
- 7 | AL MAJAZ 20 mins
- 8 | SHARJAH INDUSTRIAL AREA 15 mins

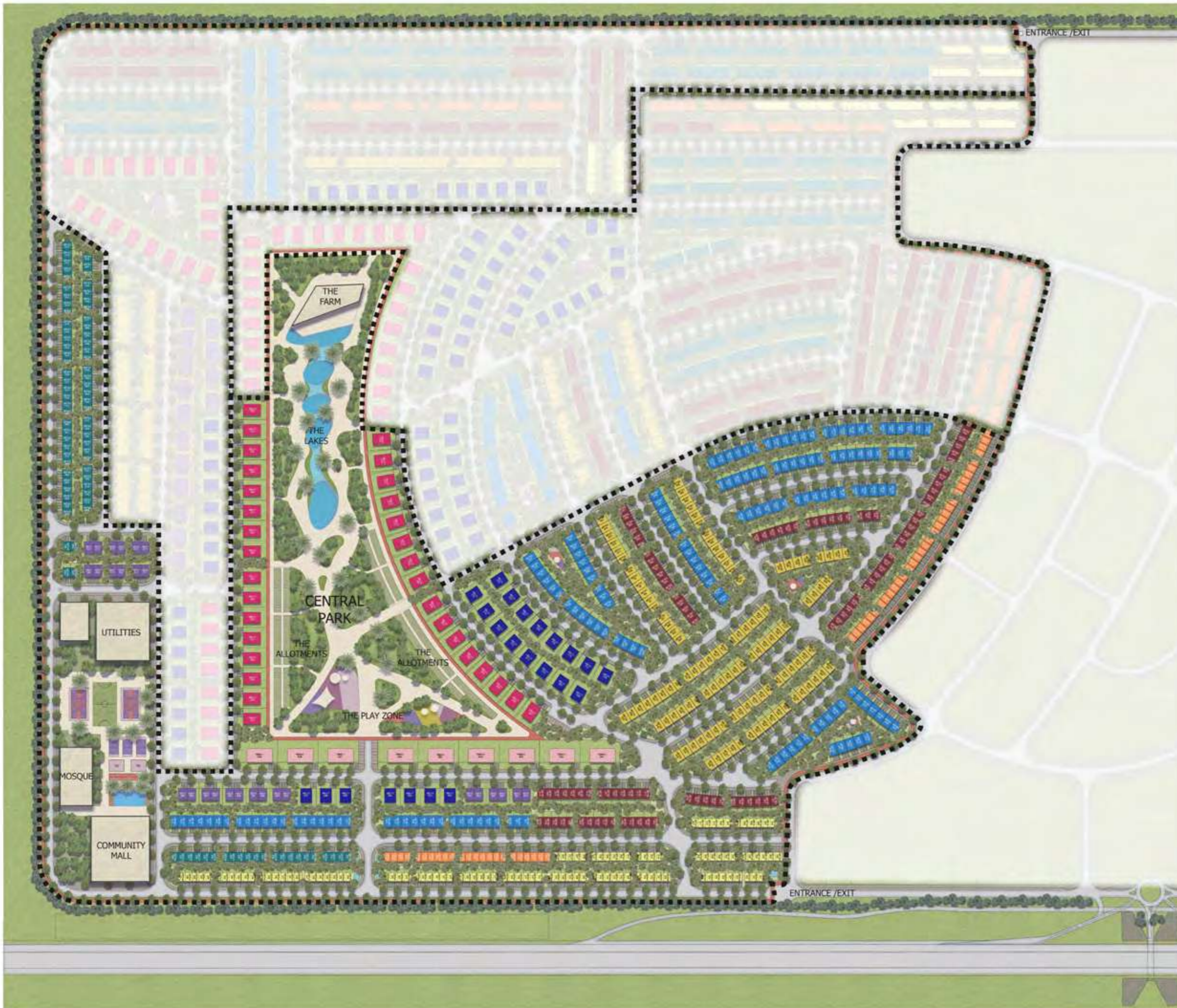
MASTER PLAN

المخطط الرئيسي









Hayyan Area Schedule

Unit	Type
2BTA1 / 2 / 3 / 4	Townhouse
2BTB1 / 2 / 3 / 4	Townhouse
3BTA1 / 2 / 3 / 4	Townhouse
3BTB1 / 2	Townhouse
4BTA1 / 2	Townhouse
4BTB1 / 2	Townhouse
4BV1 / 2	Semi-Detached Villa
4BLV1	Standalone Villa
5BLV1	Standalone Villa
7BMV1	Mansion

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.

The living room is crafted by natural light, the promised grandeur is higher than the high-ceiling, the space is alive from the floor to windows, to the ever-dancing dunes. The living room features elegant aesthetics, inspiring lived-in design, and generosity of space in precise dimensions.



غرفة المعيشة
LIVING ROOM



غرفة المعيشة
LIVING ROOM



الحمام BATHROOM

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

We have created a space that goes beyond the concept of a bathroom. A space designed to be your most intimate, your most personal. From the ambiance to its finesse, the technology, and every unit of light passing through, are carefully placed and curated. For your eyes only.



الحمام
BATHROOM



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.

The kitchens have premier custom design cabinetry and are interconnected to extend a more spacious feel. The kitchens also feature integrated appliances, an under-mount kitchen sink, designer line faucets, and accessories from a quality international brand.



غرفة النوم BEDROOM

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

The bedroom experience design is as real to the mind, as it feels surreal to the eye. It's like coziness acquired fine taste and they both manifested themselves in visual design. The space is crafted with no expense spared, and the beauty puts up with all your lifestyle choices.



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



حياتان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA1 - 36

GROUND FLOOR: 98.90 sq. m. | 1064.56 sq. ft.
 FIRST FLOOR: 64.60 sq. m. | 695.35 sq. ft.

TOTAL AREA : 163.50 sq. m. | 1759.91 sq. ft.
PLOT AREA : 129.50 sq. m. | 1393.94 sq. ft.

STREET FACING DESIGN PATTERN

NOTES:

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An Experience by



Alef



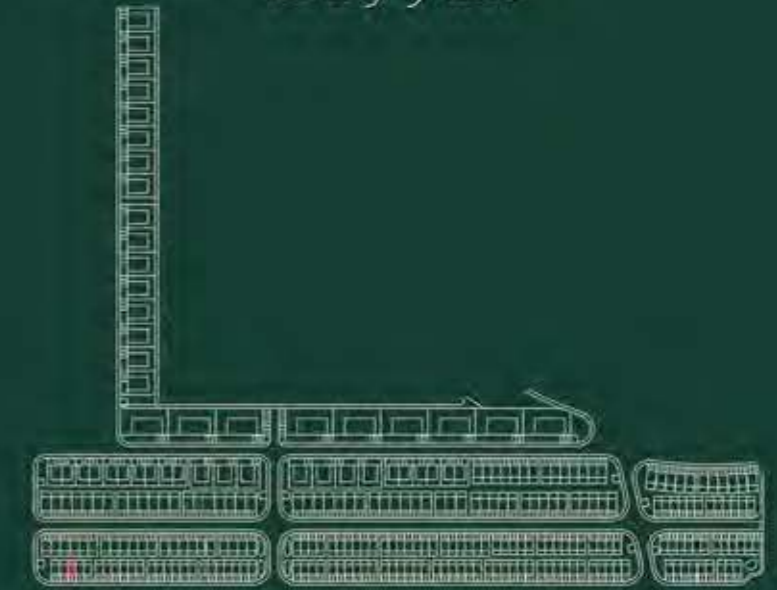
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE 2BTA2 - 35

GROUND FLOOR: 106.61 sq. m. | 1147.55 sq. ft.
FIRST FLOOR: 64.60 sq. m. | 695.35 sq. ft.

TOTAL AREA : 171.21 sq. m. | 1842.90 sq. ft.
PLOT AREA : 129.50 sq. m. | 1393.94 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



Alef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA3 - 16

GROUND FLOOR: 101.01 sq. m. | 1087.27 sq. ft.
 FIRST FLOOR: 65.99 sq. m. | 710.31 sq. ft.

TOTAL AREA : 167.00 sq. m. | 1797.58 sq. ft.
PLOT AREA : 132.28 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE
STREET FACING DESIGN PATTERN

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An Experience by



Alef



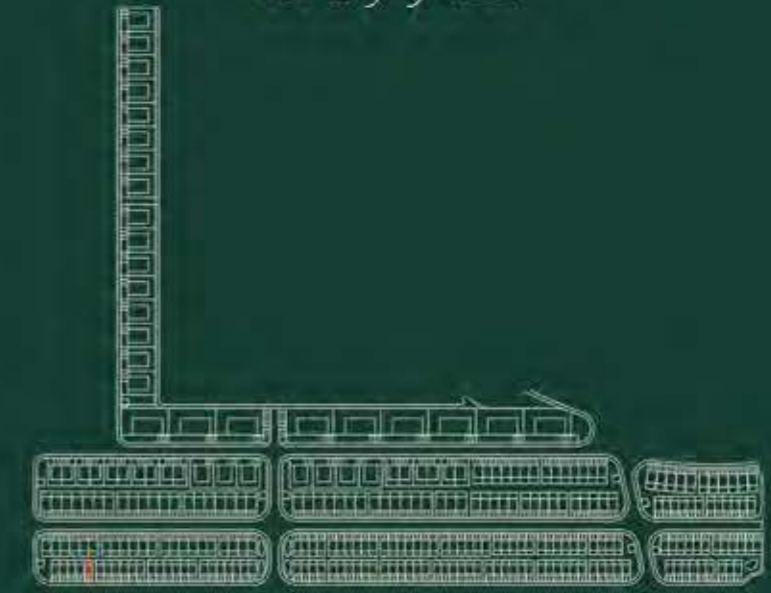
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE 2BTA4 - 20

GROUND FLOOR: 108.87 sq. m. | 1171.87 sq. ft.
FIRST FLOOR: 65.99 sq. m. | 710.31 sq. ft.

TOTAL AREA : 174.86 sq. m. | 1882.19 sq. ft.
PLOT AREA : 132.28 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE
PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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

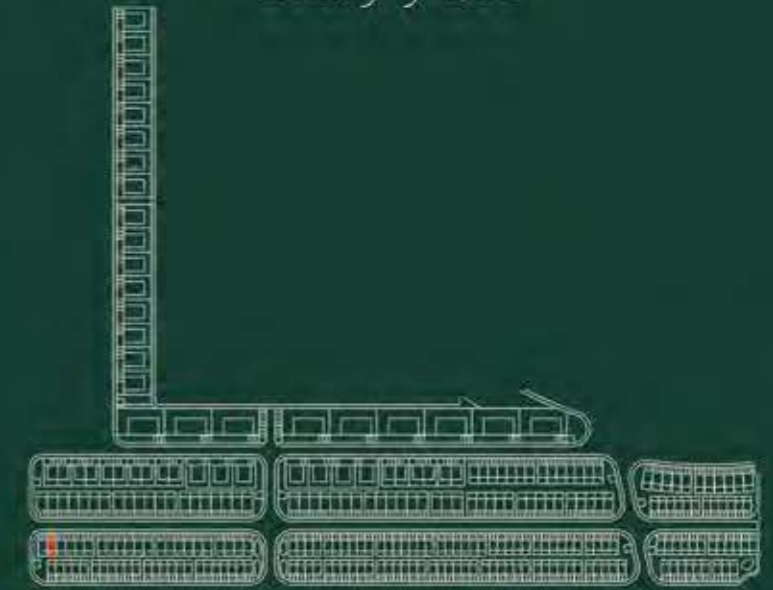


3 غرف نوم تاون هاوس الواجهة الخلفية
3 BEDROOMS TOWNHOUSE REAR VIEW



حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA1 - 07

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.

STREET FACING DESIGN PATTERN

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An Experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA2 - 01

GROUND FLOOR: 129.89 sq. m. | 1398.13 sq. ft.
 FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 211.79 sq. m. | 2279.70 sq. ft.
PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



FIRST FLOOR PLAN



GROUND FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA3 - 04

GROUND FLOOR: 120.92 sq. m. | 1301.58 sq. ft.

FIRST FLOOR: 83.44 sq. m. | 898.14 sq. ft.

TOTAL AREA : 204.36 sq. m. | 2199.73 sq. ft.

PLOT AREA : 163.00 sq. m. | 1754.53 sq. ft.

CORNER TOWNHOUSE

STREET FACING DESIGN PATTERN

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An Experience by



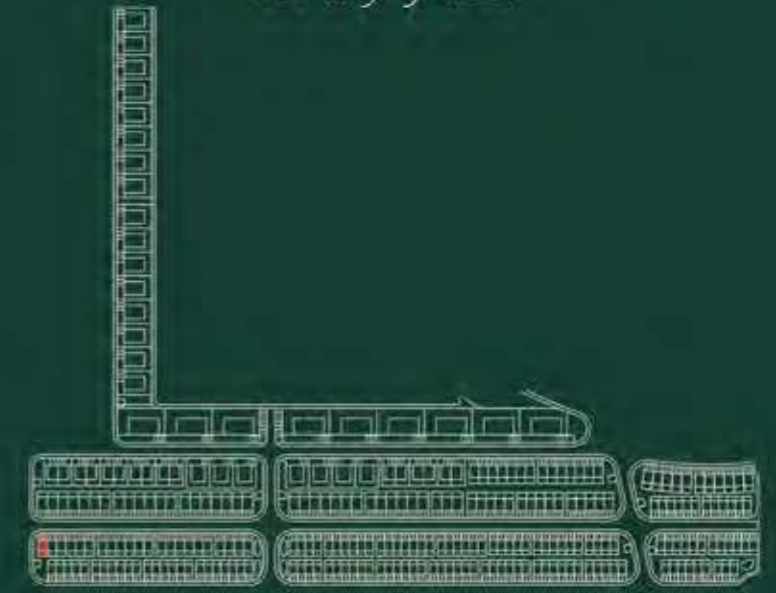
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA4 - 04

GROUND FLOOR: 132.32 sq. m. | 1424.29 sq. ft.

FIRST FLOOR: 83.44 sq. m. | 898.14 sq. ft.

TOTAL AREA : 215.76 sq. m. | 2322.44 sq. ft.

PLOT AREA : 163.00 sq. m. | 1754.53 sq. ft.

CORNER TOWNHOUSE

STREET FACING DESIGN PATTERN

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An Experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PREMIUM TOWNHOUSE

تاون هاوس 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





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB1 - 07

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. | 1544.63 sq. ft.

STREET FACING DESIGN PATTERN

- NOTES:
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB2 - 08

GROUND FLOOR: 112.19 sq. m. | 1207.61 sq. ft.
 FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 182.38 sq. m. | 1963.13 sq. ft.
PLOT AREA : 143.50 sq. m. | 1544.63 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB3 - 02

GROUND FLOOR: 103.15 sq. m. | 1110.30 sq. ft.
FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 174.86 sq. m. | 1882.19 sq. ft.
PLOT AREA : 146.58 sq. m. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE
STREET FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB4 - 03

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. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE
PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



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



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



حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTB1 - 26

GROUND FLOOR: 132.06 sq. m. | 1421.49 sq. ft.

FIRST FLOOR: 87.75 sq. m. | 944.54 sq. ft.

TOTAL AREA : 219.81 sq. m. | 2366.03 sq. ft.

PLOT AREA : 176.00 sq. m. | 1894.46 sq. ft.

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An Experience by



Alef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTB2 - 13

GROUND FLOOR: 134.40 sq. m. | 1446.68 sq. ft.

FIRST FLOOR: 89.42 sq. m. | 962.51 sq. ft.

TOTAL AREA : 223.82 sq. m. | 2409.19 sq. ft.

PLOT AREA : 179.30 sq. m. | 1929.99 sq. ft.

CORNER PREMIUM TOWNHOUSE

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An Experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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



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





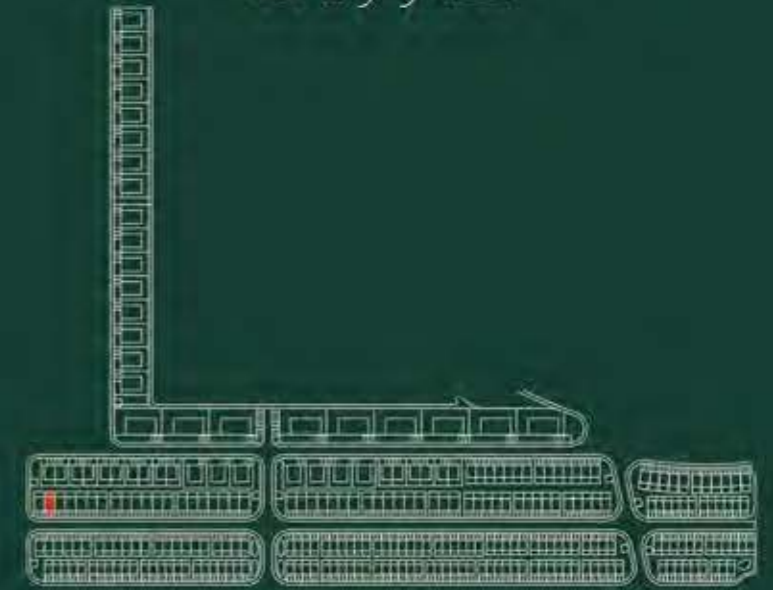
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

4BTB1 - 24

GROUND FLOOR: 162.00 sq. m. | 1743.76 sq. ft.
 FIRST FLOOR: 107.86 sq. m. | 1161.00 sq. ft.

TOTAL AREA : 269.86 sq. m. | 2904.77 sq. ft.
PLOT AREA : 202.50 sq. m. | 2179.71 sq. ft.

NOTES:

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An Experience by



حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

4BTB2 - 11

GROUND FLOOR: 164.57 sq. m. | 1771.43 sq. ft.
 FIRST FLOOR: 109.15 sq. m. | 1174.89 sq. ft.

TOTAL AREA : 273.72 sq. m. | 2946.32 sq. ft.
PLOT AREA : 205.87 sq. m. | 2215.98 sq. ft.

CORNER PREMIUM TOWNHOUSE

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

An Experience by



VILLAS

فيلا

فيلا 4 غرف نوم الواجهة الأمامية
4 BEDROOMS VILLA FRONT VIEW

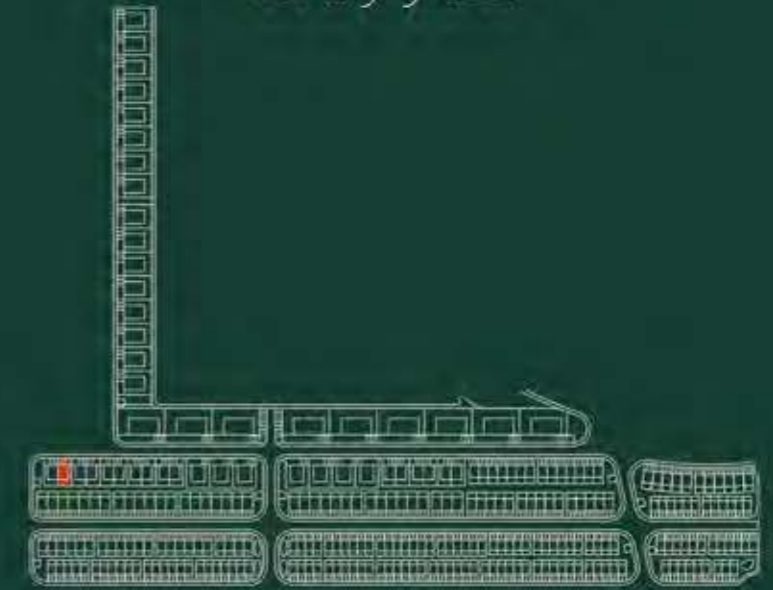


فيلا 4 غرف نوم الواجهة الخلفية
4 BEDROOMS VILLA REAR VIEW



حَيَّان

Hayyan



HAYYAN | PHASE 1 | SEMI-DETACHED

4BV1 - 08

GROUND FLOOR: 183.53 sq. m. | 1975.51 sq. ft.
 FIRST FLOOR: 121.44 sq. m. | 1307.18 sq. ft.

TOTAL AREA : 304.97 sq. m. | 3282.69 sq. ft.
PLOT AREA : 288.00 sq. m. | 3100.03 sq. ft.

NOTES:

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4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only and should not be a part of the handing over items.
5. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

An Experience by



LUXURY VILLAS

فلا 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



حيات

Hayyan



HAYYAN | PHASE 1 | VILLA

4BLV1 - 01

GROUND FLOOR: 209.92 sq. m. | 2259.57 sq. ft.
 FIRST FLOOR: 155.54 sq. m. | 1674.23 sq. ft.

TOTAL AREA : 365.46 sq. m. | 3933.81 sq. ft.
PLOT AREA : 520.00 sq. m. | 5597.28 sq. ft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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An Experience by



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



حيات

Hayyan



HAYYAN | PHASE 1 | VILLA SBLV1 - 17

GROUND FLOOR: 287.39 sq. m. | 3093.46 sq. ft.
FIRST FLOOR: 187.91 sq. m. | 2022.66 sq. ft.

TOTAL AREA : 475.30 sq. m. | 5116.12 sq. ft.
PLOT AREA : 615.00 sq. m. | 6619.86 sq. ft.

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

An Experience by



MANSSION

فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية
MANSION REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | VILLA

6BMV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.
 FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.
PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

NOTES:

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | VILLA

7BMV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.
 FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.
PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

NOTES:

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An Experience by



حَيَّان
Hayyan

MAKING HOMES HUMAN

A New Living Experience by



Alef