SHARESIDENCES
EMIRATES

THE SHA STORY

A STORY THAT TRANSFORMED HIS LIFE, AND THAT OF MANY OTHERS

SHA was born as a result of the personal experience of Mr Alfredo Bataller Parietti, who for thirty years suffered from digestive issues that conditioned his quality of life. Faced with a worrying diagnosis, he was fortunate enough to meet a doctor specialising in natural therapies and healthy eating (now a member of the SHA medical team), who found a solution to his illness.

Thanks to this recovery, Mr Alfredo Bataller decided to research natural therapies and healthy eating in order to share all this knowledge in a unique project that is today, SHA Wellness Clinic; a pioneering wellness clinic worldwide, where Eastern wisdom is integrated with the latest advances in Western medicine to improve people's health from an integrative point of view.

But his vision went even further, conceiving a plan for building an exclusive residential complex next to SHA, where you can enjoy all the health and wellness services offered by SHA Wellness Clinic in the privacy of your own residence.





THE SHA METHOD

The most integrative and cutting-edge method to transform your health and well-being in a simple and pleasant way

The SHA Method combines the latest advances in scientific medicine with the most effective and proven natural therapies. It has a special focus on healthy and balanced nutrition, an approach that significantly enhances the positive impact that these disciplines would have individually.

This method is designed to enhance overall well-being. It unlocks your innate physical and mental capabilities while strengthening your immune system and empowering your body's natural ability to regulate and heal itself.

CHAPTER 1

THE DESTINATION

The most privileged location surrounded
by lush greenery and crystal-clear waters

AN UNPARALLELED *LOCATION*

We have scoured dozens of locations for years in search of the perfect place to replicate SHA on the Gulf Region, looking for nature, privileged weather, and accessibility.

It was not easy.
We finally found everything we were looking for and more.

Nestled along the coast of Sahel al Emarat, was a place that was everything they had imagined, and more. A place with lush greenery and crystal-clear waters. A place where people could spend their valuable free time pursuing health through a life changing visit to the Island. A place that even enabled guests to completely embrace a lifestyle of wellness by making their home in a villa of their own on the breathtaking premises.

A place called AlJurf.

ALJURF



A WORLD OF *NATURAL BEAUTY*

AlJurf is built in the UAE's ancestors' vision for the nation, a tranquil sanctuary that is seamlessly integrated with its natural environment. It is where residents can escape city life and instead live inside a natural masterpiece dedicated to the preservation of life and the generation of legacy.

Here, you'll discover a world of natural beauty that includes lush gardens, pristine beaches, and a breathtaking coastline. With its own stretch of white sand beach, SHA Emirates sits across from the Al Jurf Development – amidst thousands of planted trees that form a verdant forest so guests will always be immersed in widely spread nature.

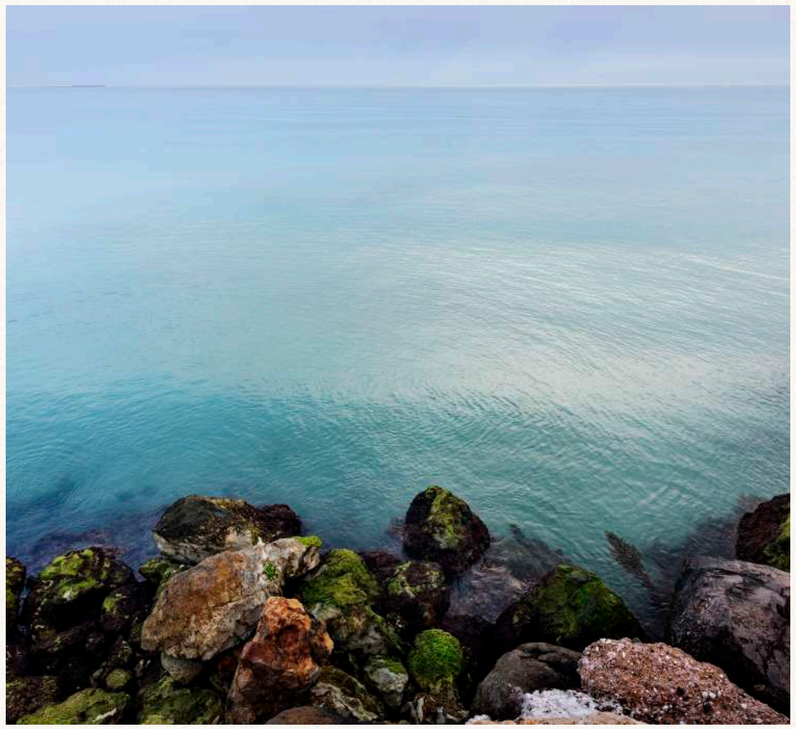
AlJurf is committed to sustainability, and its respect for the environment aligns perfectly with SHA Wellness Clinic's philosophy, emphasising the importance of preserving the natural environment and fostering a harmonious relationship between humans and nature.

AN *UNSPOILT ENCLAVE* NEXT TO AN *UNIMAGINABLE OFFER*

Live in an oasis of nature and health, an unrepeatable gem, just a few minutes from Abu Dhabi and Dubai, with an infinite offer of leisure, sports, entertainment, culture, shopping, or business.

AlJurf is your haven for a comprehensive well-being experience where wellness, leisure, and cultural heritage connect seamlessly. It is a unique destination that invites you to enjoy extraordinary surroundings in a tranquil lifestyle that honours nature and tradition, with wellness in mind.

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ACCESSIBILITY.

Privileged land, air, and sea connectivity. Two of the world's best-connected airports, Dubai and Abu Dhabi, are just a few minutes away. A marina and a heliport are also available in the development itself.

Riyadh: 1h 35min

Delhi: 3h 45min

Moscow: 5h 20min

London, Paris, Madrid: 6h 55min

Shanghai: 5h 35min

CHAPTER 2

HEALTHY LIFESTYLE & AMENITIES

The privilege of living in the healthiest island on the planet



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Mind & Body Pavilion



Healthy Nutrition Pavilion



Beach Club



Marina Pavilion



Wellness Kids Club Pavilion



Movement Pavilion

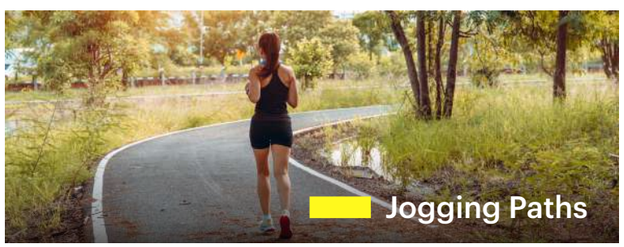

13 – Private Beach


14 – Public Beach


15 – Public Park


16 – Kids Park


Cycling Tracks


Jogging Paths




Hotel


Villas


Apartments



CHAPTER 3

VILLAS

Privacy and exclusivity at its best



GARDEN
Villas

ROOMS
4, 5 Bedrooms

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Shaded parking space
- Generous terraces
- Terrace pool
- Multi-use room
- Built-in closets
- Elevator in 5-bedroom villas only



SHORELINE
Villas

ROOMS
5, 6 Bedrooms

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Shaded parking space
- Generous terraces
- Terrace pool
- Multi-use room
- Built-in closets
- Elevator



BEACH
Villas

ROOMS
5, 6, 7 Bedrooms

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Shaded parking space
- Generous terraces
- Terrace pool
- Multi-use room
- Built-in closets
- Elevator
- Direct Access to beach



SHA ISLAND
Villas

Owning a home in close proximity to a top integrative medicine wellness clinic is a priceless investment in your health, allowing you to unlock your fullest potential and well-being.

4-BEDROOM VILLA

5-BEDROOM VILLA

6-BEDROOM VILLA

7-BEDROOM VILLA

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4 BEDROOM VILLAS

4 –BEDROOM VILLA



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4 –BEDROOM FLOORPLANS

Plot Area	880-1099 (Avg. 930) m^2	9472-11830 (Avg. 10011) ft^2
Ground Floor Area	319 m^2	3434 ft^2
First Floor Area	285 m^2	3068 ft^2
Second Floor Area	91 m^2	980 ft^2
Porches & Balconies	98 m^2	1055 ft^2
Services	23 m^2	248 ft^2
Total Built Up Area	**816 m^2**	**8783 ft^2**

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4 –BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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5 BEDROOM VILLAS

5 –BEDROOM VILLA



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5 –BEDROOM FLOORPLANS

Plot Area	1000-1385 (Avg. 1114) m^2	10764-14908 (Avg. 11991) ft^2
Ground Floor Area	359 m^2	3864 ft^2
First Floor Area	354 m^2	3810 ft^2
Second Floor Area	129 m^2	1389 ft^2
Porches & Balconies	118 m^2	1270 ft^2
Driver & Service	37 m^2	399 ft^2
Total Built Up Area	**997 m^2**	**10732 ft^2**

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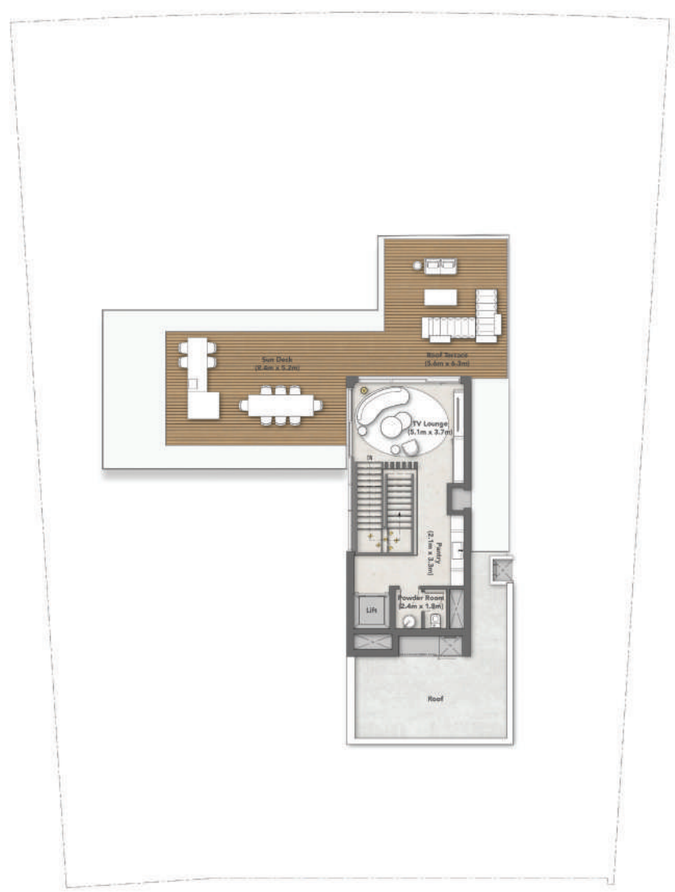
5 –BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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6 BEDROOM VILLAS

6 -BEDROOM VILLA



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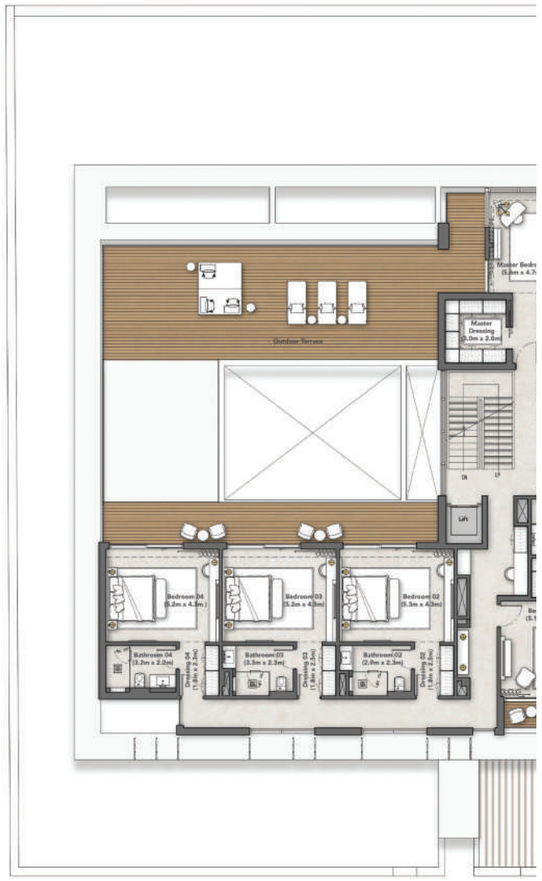
6 –BEDROOM FLOORPLANS

Plot Area	1277-2121 (Avg. 1645) m^2	13746-22830 (Avg. 17707) ft^2
Ground Floor Area	602 m^2	6480 ft^2
First Floor Area	408 m^2	4392 ft^2
Second Floor Area	146 m^2	1572 ft^2
Porches & Balconies	95 m^2	1023 ft^2
Driver & Service	37 m^2	399 ft^2
Total Built Up Area	**1288 m^2**	**13864 ft^2**

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6 -BEDROOM VILLA







GROUND-FLOOR

FIRST-FLOOR

SECOND-FLOOR

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7 BEDROOM VILLAS

7 –BEDROOM VILLA



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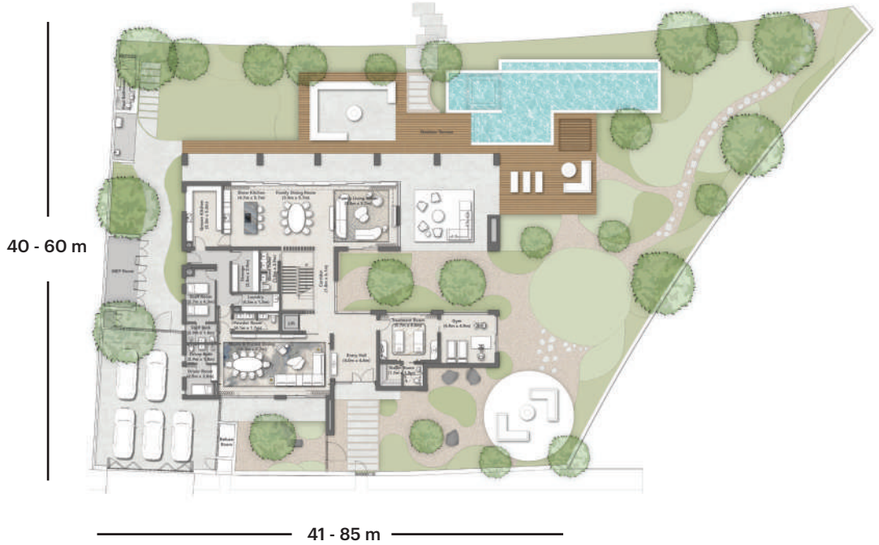
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7 –BEDROOM FLOORPLANS

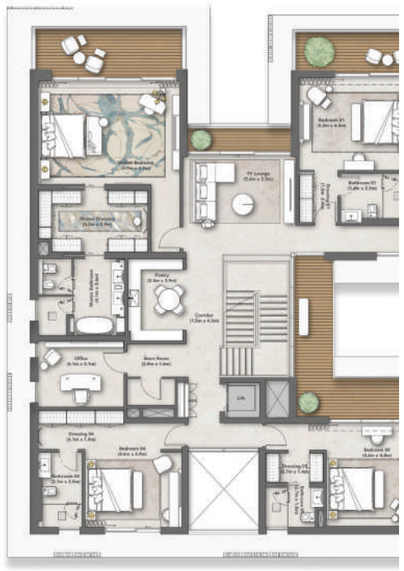
Plot Area	1866-3774 (Avg. 2436) m^2	20086-40623 (Avg. 26221) ft^2
Ground Floor Area	610 m^2	6566 ft^2
First Floor Area	564 m^2	6071 ft^2
Second Floor Area	183 m^2	1970 ft^2
Porches & Balconies	189 m^2	2034 ft^2
Driver & Service	36 m^2	388 ft^2
Total Built Up Area	**1582 m^2**	**17029 ft^2**

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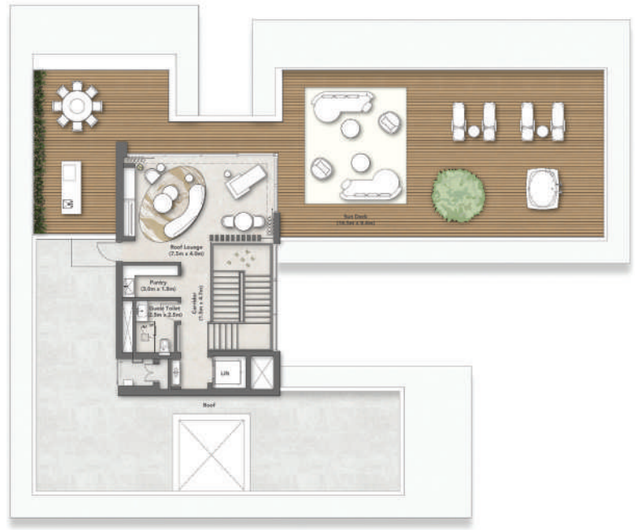
7 –BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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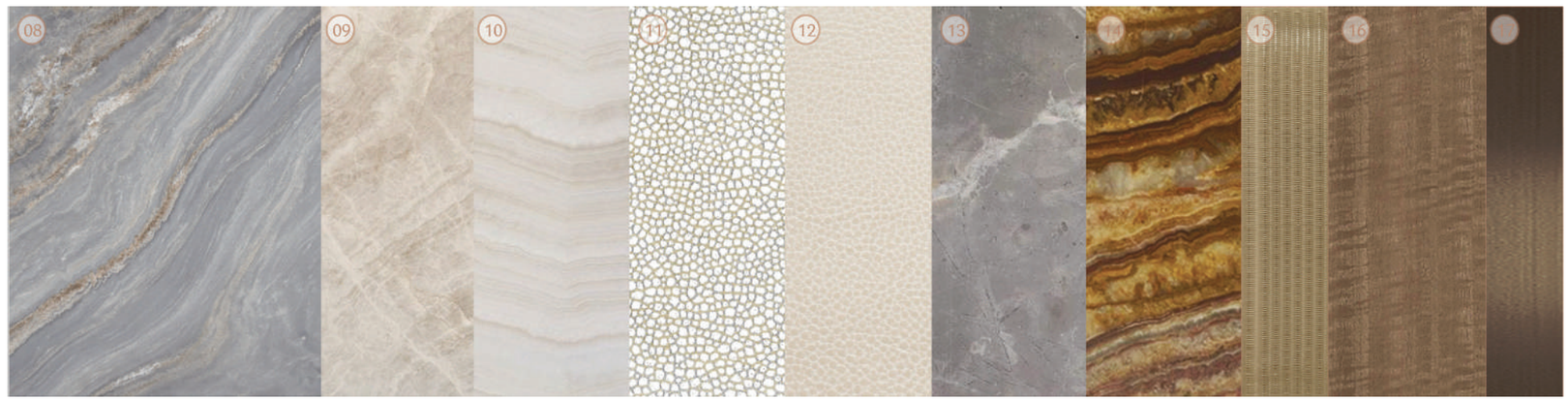


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MATERIALS
Finishing specifications for interior design

1. General Stone To Floor
2. General Stone To Wall
3. General Timber To Wall
4. General Timber To Joinery
5. General Wallcovering
6. Accent Stone To Floor
7. Polished Plaster To Ceiling
8. Kitchen Island Counter Stone
9. Kitchen Counter Stone
10. Accent Stone To Joinery
11. Shagreen Embossed Leather To Joinery
12. Leather To Joinery
13. Master Bathroom Accent Stone
14. Accent Stone To Joinery
15. Metal Mesh Laminated Glass
16. Master Bathroom Timber To Joinery
17. General Id Metal Finish
18. Leather To Tv Wall Joinery
19. Master Bedroom Wallcovering
20. Master Bedroom Leather To Joinery
21. Master Bedroom Fabric To Headboard
22. Guestroom Accent Wallcovering
23. Guestroom Wallcovering
24. Guest Bedroom Leather To Joinery
25. Accent Wallcovering To Joinery







RESIDENTIAL
Wellness Design

AWAKE

DYNAMIC LIGHTING

It gradually increases in intensity and color temperature, signaling our body to wake up gradually and naturally. This helps regulate sleep-wake cycles.

NURTURE

USE OF NATURAL MATERIALS

Incorporating elements like wood, stone, clay, and plants brings the natural world into our living spaces.

FALL ASLEEP

SLEEP ENVIRONMENT

Ensuring adequate sleep is critical to promoting good health and wellness.

Our residences are designed to improve energy, encourage sound slumber, and maximise well-being.

REVITALISE

ENHANCED COMFORT

A healthy indoor environment is crucial as they directly impact the well-being, comfort, and productivity of residents.

ADVANCED PURIFICATION

It plays a crucial role in improving indoor air quality by removing pollutants, allergens, and harmful particles.

EASE

INTEGRATION WITH NATURE & LANDSCAPE

Integration with nature and the landscape through mindfulness is a powerful way to foster a deeper connection with the natural world and promote overall well-being.

CHAPTER 4

APARTMENTS

A lifestyle for optimal health



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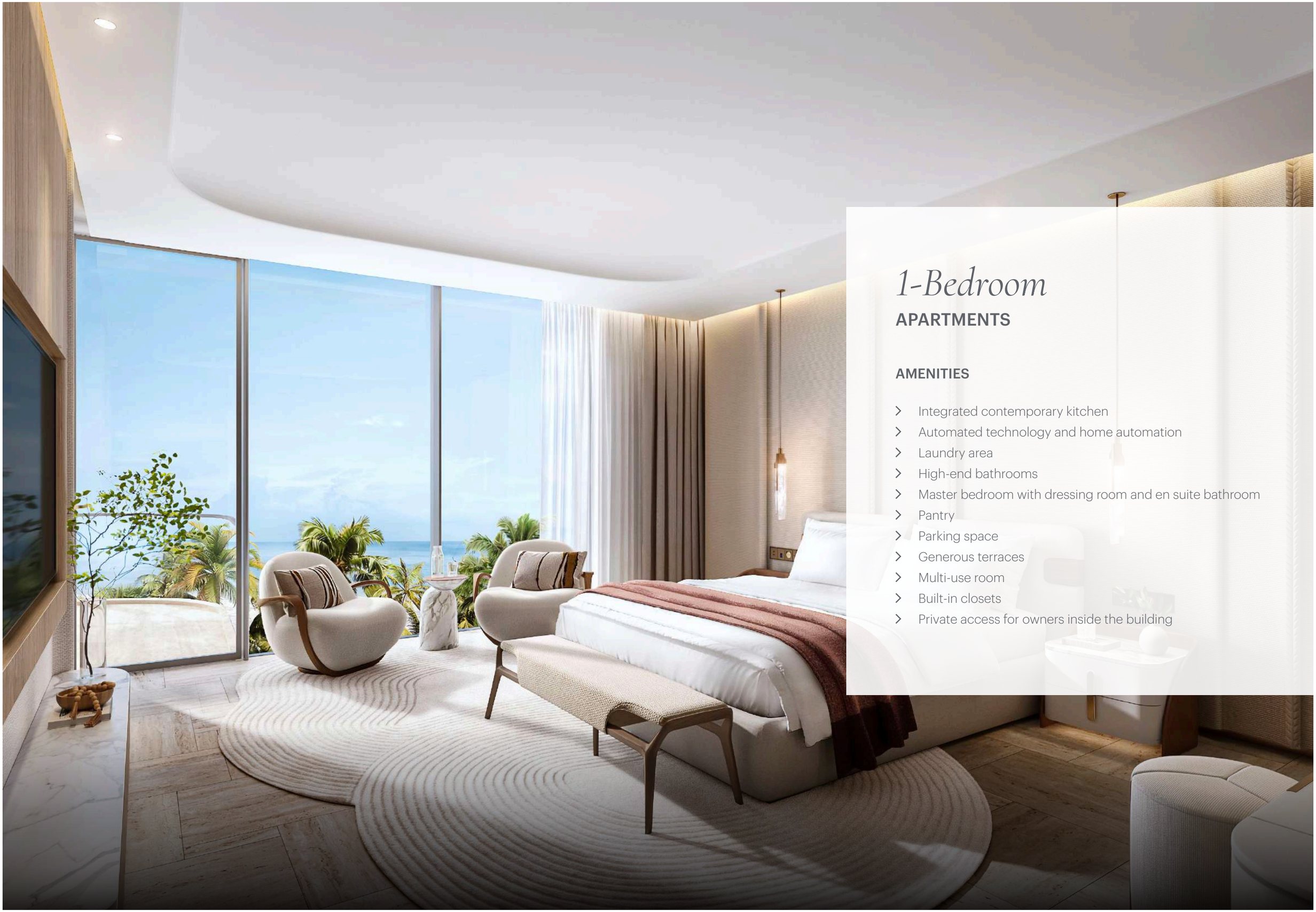


SHA ISLAND
Apartments

SHA Residences embody a total embrace of the SHA lifestyle, offering an ongoing journey towards optimal health, and a personal haven to retreat to, allowing you to rejuvenate your mind and body whenever necessary.

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1 BEDROOM APARTMENTS



1-Bedroom

APARTMENTS

AMENITIES

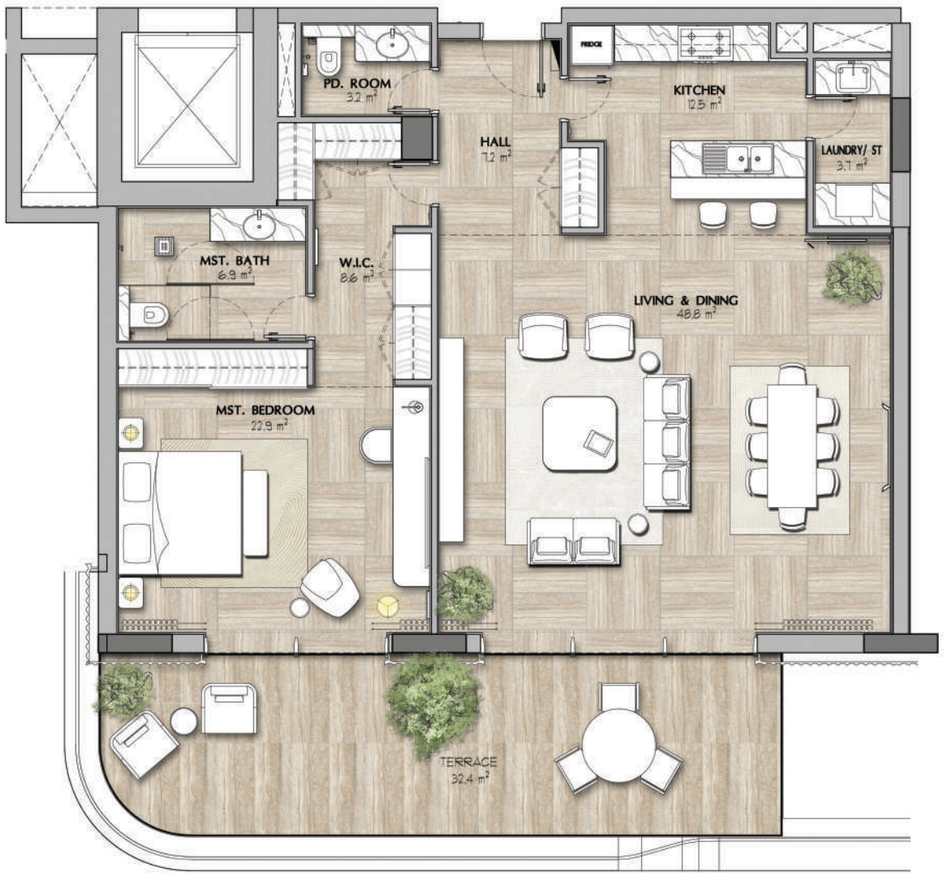
- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

1 –BEDROOM FLOORPLANS

Suite Area	**Min**	**Max**	**Avg.**
Area (m^2)	113	126	115
Area (ft^2)	1216	1356	1238
Balcony Area	**Min**	**Max**	**Avg.**
Area (m^2)	34	42	36
Area (ft^2)	366	452	388
Gross Sellable Area	**Min**	**Max**	**Avg.**
Area (m^2)	149	168	151
Area (ft^2)	1604	1808	1625

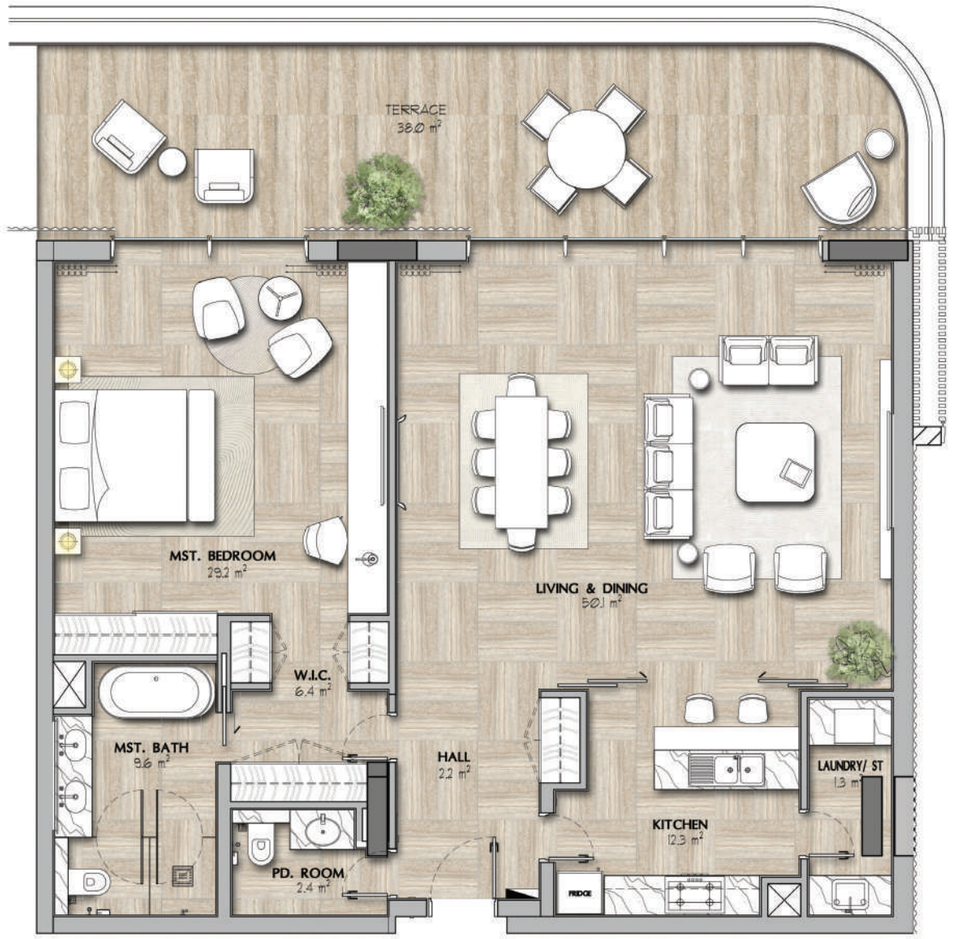
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1 -BEDROOM APARTMENTS



FLOOR PLAN -TYPE 1

10 UNITS



FLOOR PLAN -TYPE 2

1 UNIT

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2 BEDROOM APARTMENTS

2-Bedroom

APARTMENTS

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

2 –BEDROOM FLOORPLANS

Suite Area	**Min**	**Max**	**Avg.**
Area (m^2)	212	270	232
Area (ft^2)	2282	2906	2497
Balcony Area	**Min**	**Max**	**Avg.**
Area (m^2)	47	200	96
Area (ft^2)	506	2153	920
Gross Sellable Area	**Min**	**Max**	**Avg.**
Area (m^2)	274	414	318
Area (ft^2)	2949	4456	3423

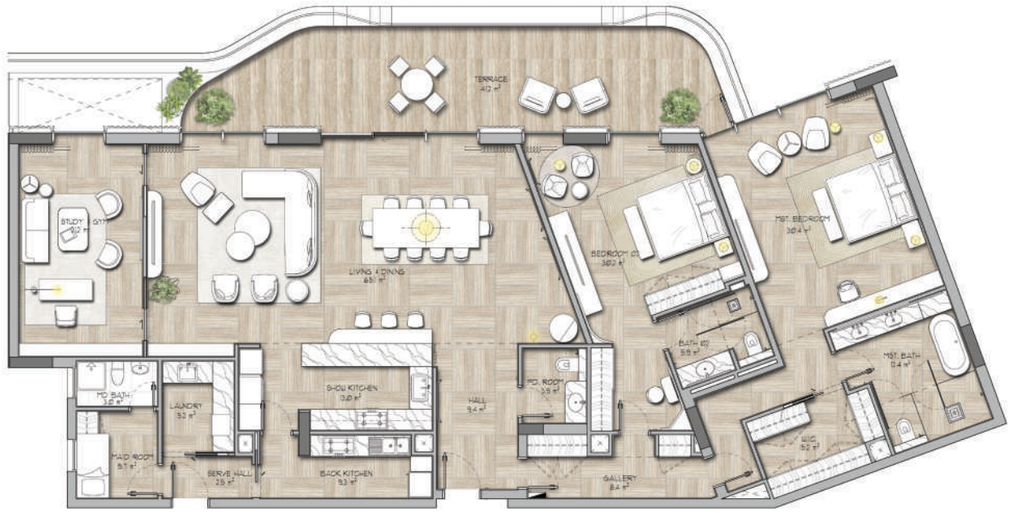
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2 –BEDROOM APARTMENTS



FLOOR PLAN -TYPE 1

4 UNITS

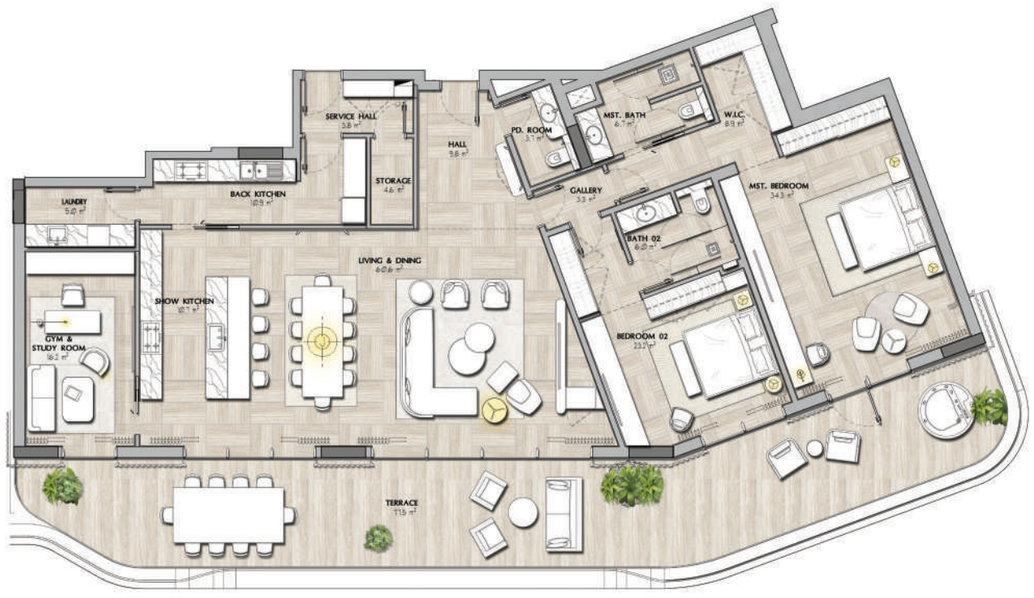


FLOOR PLAN -TYPE 2

6 UNITS

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2 –BEDROOM APARTMENTS



FLOOR PLAN -TYPE 3

6 UNITS



FLOOR PLAN -TYPE 4

4 UNITS

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2 –BEDROOM APARTMENTS

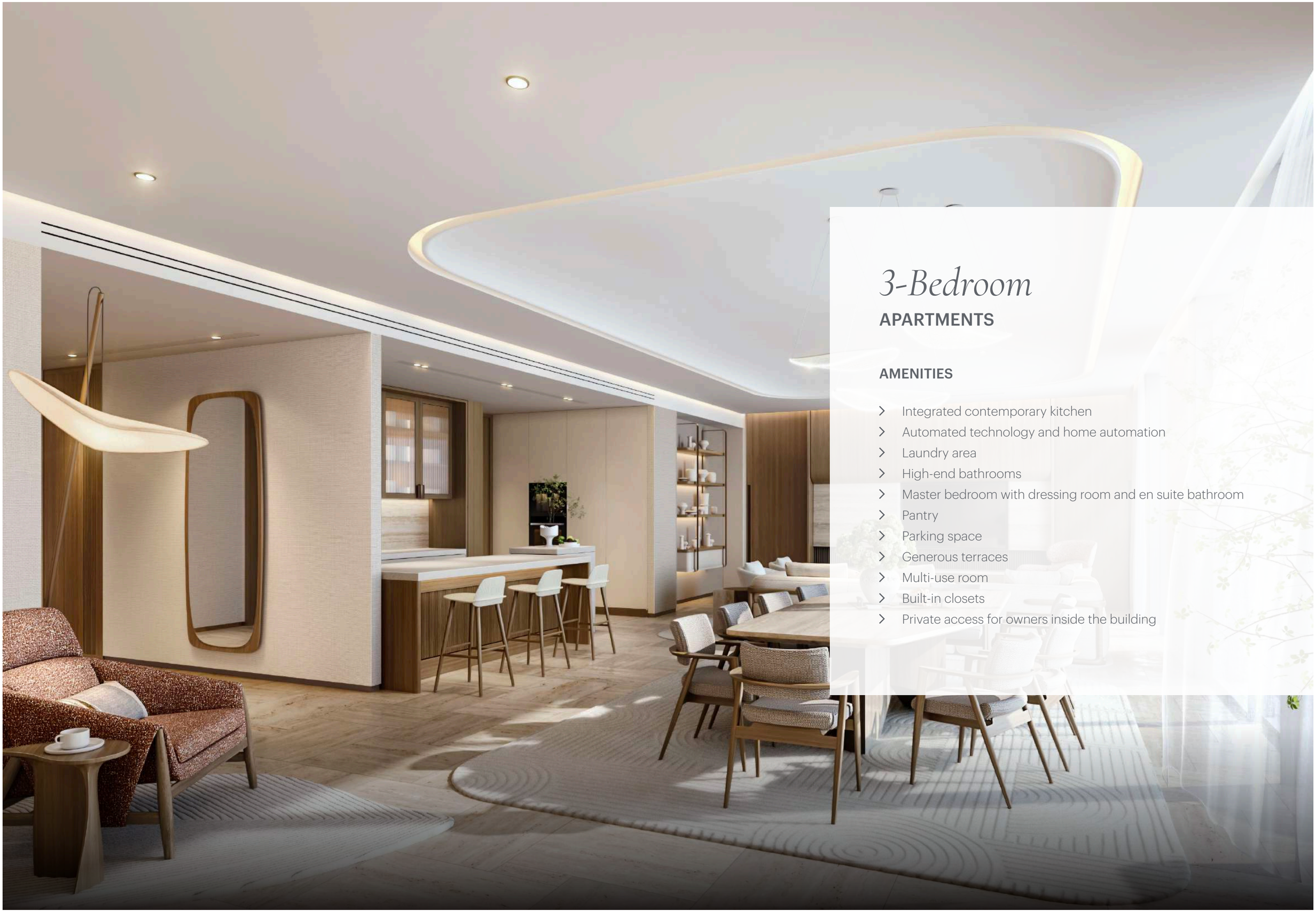


FLOOR PLAN -TYPE 5

6 UNITS

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3 BEDROOM APARTMENTS



3-Bedroom

APARTMENTS

AMENITIES

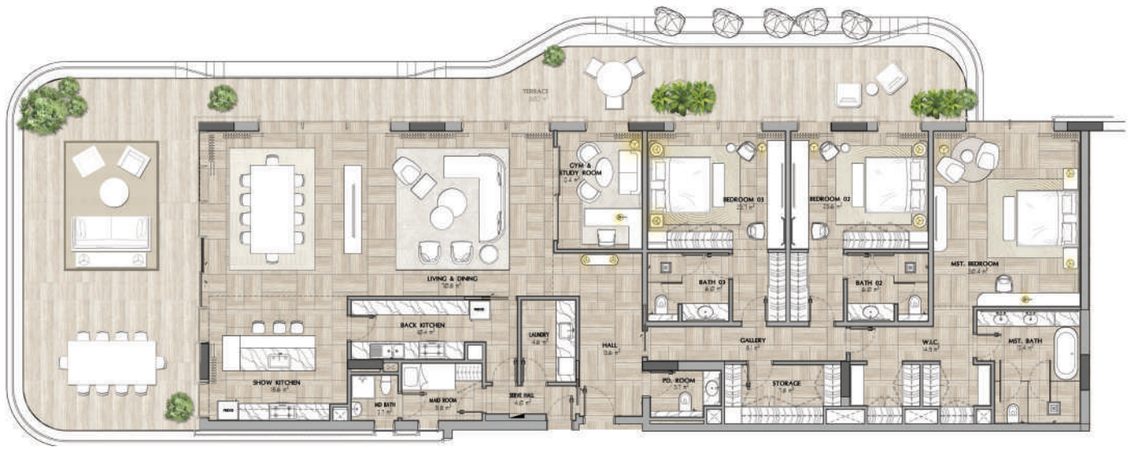
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- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

3 –BEDROOM FLOORPLANS

Suite Area	**Min**	**Max**	**Avg.**
Area (m^2)	274	304	292
Area (ft^2)	2949	3272	3143
Balcony Area	**Min**	**Max**	**Avg.**
Area (m^2)	47	204	121
Area (ft^2)	506	204	121
Gross Sellable Area	**Min**	**Max**	**Avg.**
Area (m^2)	322	507	413
Area (ft^2)	3466	5457	4446

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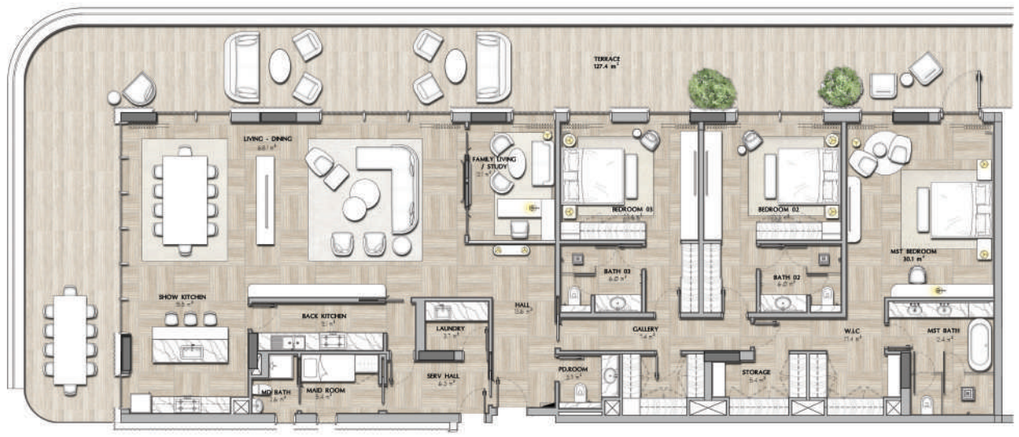
3 -BEDROOM APARTMENTS



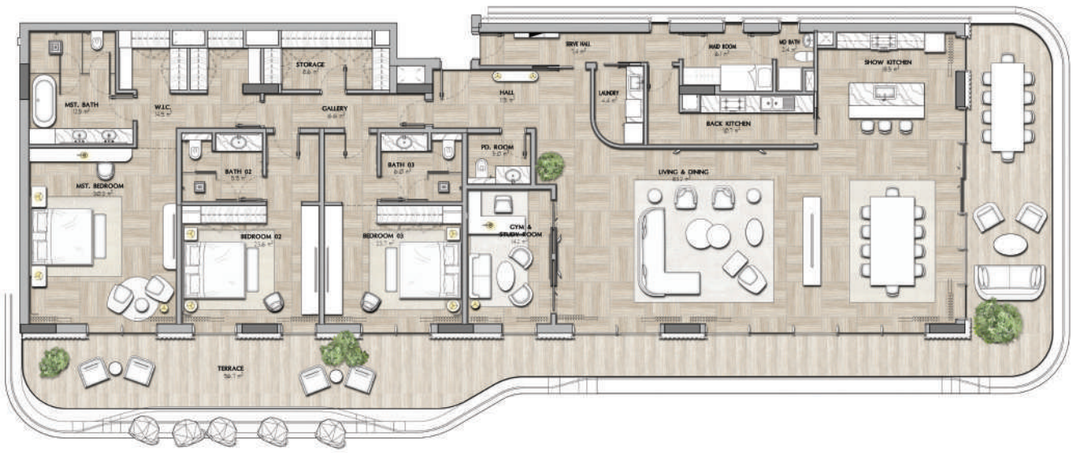
FLOOR PLAN -TYPE 1
14 UNITS



FLOOR PLAN -TYPE 2
1 UNIT



FLOOR PLAN -TYPE 3
1 UNIT



FLOOR PLAN -TYPE 4
1 UNIT

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4 BEDROOM APARTMENTS



4-Bedroom

APARTMENTS

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

4 –BEDROOM FLOORPLANS

Suite Area	**Area**	
Area (m^2)	476	
Area (ft^2)	5124	
Balcony Area	**Min**	**Max**
Area (m^2)	298	339
Area (ft^2)	3208	3649
Gross Sellable Area	**Min**	**Max**
Area (m^2)	773	815
Area (ft^2)	8321	8773

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4 -BEDROOM APARTMENTS



FLOOR PLAN -TYPE 1

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MATERIALS
Finishing specifications for interior design

01 General Flooring Stone
02 General Metal
03 General Wood
04 Reconstituted Stone @ Kitchen
05 Lacquer Finish @ Kitchen Cabinets
06 Wooden Finish Tile @ Bathroom
07 Accent Wall Tile @ Bathroom
08 Honed Arabescato @ Bathroom
09 Special Finish @ Walls
10 General Wallcovering
11 Woven Leather Texture @ Wardrobe Shutter
12 Woven Mesh
13 Accent FFE Wood
14 Travertine Finish Tile
15 Calacatta Stone @ Secondary Bathroom
16 Ribbed Glass Feature
17 Wallcovering @ Wardrobe
18 General Paint Finish
19 Drapery
20 Sheer
21 Throw Pillow Fabric
22 Armchair Fabric @ Living Room
23 Leather @ Bar Stool
24 Armchair Fabric @ Bedroom
25 Sofa Fabric @ Living Room
26 Fabric @ Dining Chair
27 Throw Pillow Trim
28 Throw Pillow Fabric
29 Armchair A Fabric @Living Room
30 Armchair B Fabric @ Living Room



RESIDENTIAL
Wellness Design

AWAKE

DYNAMIC LIGHTING

It gradually increases in intensity and color temperature, signaling our body to wake up gradually and naturally. This helps regulate sleep-wake cycles.

NURTURE

USE OF NATURAL MATERIALS

Incorporating elements like wood, stone, clay, and plants brings the natural world into our living spaces.

FALL ASLEEP

SLEEP ENVIRONMENT

Ensuring adequate sleep is critical to promoting good health and wellness.

Our residences are designed to improve energy, encourage sound slumber, and maximise well-being.

REVITALISE

ENHANCED COMFORT

A healthy indoor environment is crucial as they directly impact the well-being, comfort, and productivity of residents.

ADVANCED PURIFICATION

It plays a crucial role in improving indoor air quality by removing pollutants, allergens, and harmful particles.

EASE

INTEGRATION WITH NATURE & LANDSCAPE

Integration with nature and the landscape through mindfulness is a powerful way to foster a deeper connection with the natural world and promote overall well-being.

CHAPTER 5

THE TEAM BEHIND

A collaboration between global talents

SHA

HEALTH & WELL-BEING

SHA has been the global leader in health and well-being for almost two decades, having received dozens of international awards as a pioneer in the holistic wellness industry. It has a presence in Spain, where it founded its first establishment, as well as in the Americas, in a privileged enclave in Mexico, and will soon open its doors in the United Arab Emirates.

The mission of SHA is to aid individuals in living longer, healthier lives through a holistic and comprehensive approach to health. The SHA Method, developed and supervised by world-renowned experts, integrates cutting-edge treatments of scientific medicine, particularly in preventive, genetic, and well-ageing medicine, with highly effective natural therapies, notably focusing on therapeutic nutrition. SHA has transformed the lives of over 70,000 individuals worldwide from diverse cultures and religions who have entrusted their health to SHA, including numerous public figures, heads of state, and royal families.

To meet each individual's needs and wellness goals, SHA provides different health programmes designed by a team of experts in preventive and integrative medicine. The programmes are hyper-personalized and carefully tailored to each guest upon their arrival, always after different specialists carry out medical and therapeutic assessments. SHA is a life experience that marks a before and an after, where health is understood not only as the absence of disease but as an optimal state of complete physical, mental, and spiritual well-being in harmony with the environment to achieve ideal weight, optimal performance, and great vitality.



SHA
WELLNESS CLINIC

إمكان
IMKAN



IMKAN

REAL ESTATE DEVELOPER

IMKAN is a property development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing areas that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterized by their commitment to creating holistic, human-centric environments.

REGISTER YOUR INTEREST

Or contact us on

CALL
800 IMKAN (46526)

EMAIL
shaemirates@imkan.ae

VISIT OUR WEBSITE
www.imkan.ae
sharesidences.com/emirates

Visit AlJurf Sales Center

Visit IMKAN Properties

إمكان

IMKAN

Soulful Places. Enriched Lives.