



ألفه
olfah

احتضن الحياة
في مجتمع مباني سكنية يتيح التنزه في أجواء تحاكي الغابات الطبيعية.

**Embrace life
in a forest designed walkable buildings community.**

Note

- 1. All images are for illustrative purposes only.
- 2. Unless otherwise stated, all fittings and interior decorations are shown for illustrative purposes only.
- 3. The developer reserves the right to make changes, at its sole discretion, without any liability whatsoever, until final completion.

ملاحظة:

- 1. جميع الصور المستخدمة هي لأغراض التوضيح فقط.
- 2. ما لم يُنص على خلاف ذلك، فإن جميع التركيبات والديكورات الداخلية المعروضة هي لأغراض التوضيح فقط.
- 3. يحتفظ المطور بالحق في إجراء تعديلات، وفقًا لتقديره المطلق، دون أي مسؤولية من أي نوع حتى حالة «كما تم البناء» النهائية.

Designed Lifestyle Experiences

Alef is a privately held lifestyle experience provider founded by the Late Sheikh Khalid Bin Sultan Al Qasimi in 2013. Headquartered in Sharjah UAE, Alef Group is a pioneer in developing premier lifestyle communities, destinations, and experiences through investment and strategic joint ventures. With AED 12 billion worth of assets and land bank, Alef Group's premium developments lead the way in business and leisure projects complemented by developing high-quality residential communities.



تجربة أسلوب حياة عصرية

تعنى مجموعة ألف بتطوير مشاريع تواكب نمط الحياة العصرية، وهي شركة خاصة مقرها إمارة الشارقة في دولة الإمارات العربية المتحدة، حيث قام بتأسيسها المغفور له بإذن الله، الشيخ خالد بن سلطان القاسمي في عام 2013. وهي شركة رائدة في تطوير الوجهات والمنشآت التي تقدم أرقى عناصر أسلوب الحياة الحديثة من خلال الاستثمارات الضخمة وإقامة المشاريع الإستراتيجية المشتركة. تبلغ قيمة الاصول والأراضي التابعة للمجموعة 12 مليار درهم اماراتي، كما تقدم مجموعة "ألف" مشاريع بارزة تقود قطاعي الأعمال والترفيه، لتتكامل مع المجمعات السكنية التي تقوم المجموعة بتطويرها بجودة عالية في إمارة الشارقة.

إمارة الشارقة جوهرة دولة الإمارات العربية المتحدة،
حيث تزخر بثقافة نابضة ومتطورة، الأمر الذي جعل منها
مدينةً عصرية نابضة بالحياة والنشاط.

المغفور له بإذن الله، الشيخ خالد بن سلطان القاسمي

مؤسس المجموعة

Sharjah is the Gem of the Emirates; enriched
with culture & rapidly evolving into a youthfully
vibrant, modern metropolis

The Late Sheikh Khalid Bin Sultan Al Qasimi

Founder of the Group





نصيب الفرد من الناتج المحلي
الإجمالي في دولة الإمارات
العربية المتحدة

UAE GDP per
Capital



الأمن
Security



السياحة
Tourism



عائد استثماري مرتفع
High ROI



بنية تشريعية متينة
Highly Regulated



عملة مستقرة
Stable Currency



ضريبة صفرية
Zero Tax



ملكية حرة بنسبة 100%
100% Freehold
Ownership

لماذا الاستثمار في الشارقة؟

تتفرد الشارقة بتنوع اقتصادها المميز ومساحتها الشاسعة وبيئتها الخصبة، مما يهيئ أجواءً مثالية لاستقطاب المشاريع الجديدة وتحقيق النمو المستدام. وهي وجهة للعديد من الشركات الوطنية والخاصة التي تتخذ من الإمارة مقرًا لها.

Why Invest in Sharjah?

Sharjah is distinguished by the diversity of its unique economy, size, and fertile environment that promotes welcoming new projects and growth. It is a destination for the many national and private companies that are headquartered in the Emirate.



رؤيتنا

أن نكون شركة رائدة في توفير تجارب فريدة ترتق
بأنماط حياة الناس.

رسالتنا

تطوير وجهات ومنشآت راقية ومتكاملة داخل
الشارقة وخارجها.

Vision

To be an inspirational lifestyle experience
provider that enriches people's way of life.

Mission

Develop premier integrated lifestyle
communities & destinations in Sharjah & beyond.



مرحباً بكم في ألفه

مرحباً بك في الملاذ العصري الذي يكتنفه
سحر الطبيعة.

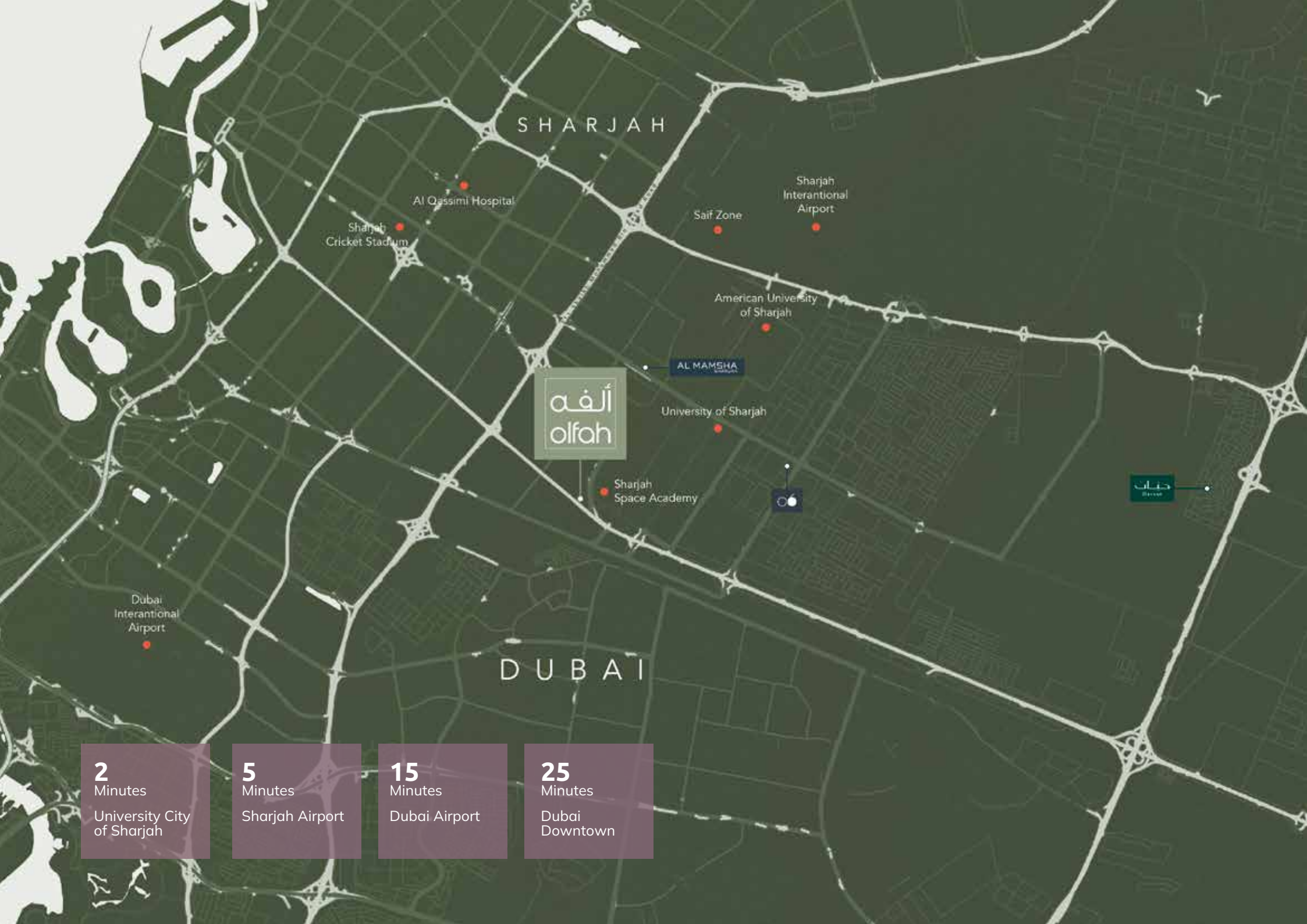
WELCOME TO OLFAH

Welcome to a modern retreat
surrounded by the beauty of nature.

Embrace life

in a forest-designed walkable
buildings community





خريطة الموقع

LOCATION MAP



موقع مميز

ألفه هو مجتمع سكني راقٍ يتميز بموقعه الاستثنائي بجوار أكاديمية الشارقة لعلوم وتكنولوجيا الفضاء والفلك، مما يضفي مزيجاً فريداً من الراحة وسهولة الوصول في واحدة من أكثر المواقع جذباً وطلباً في إمارة الشارقة.

About Prime Location

Olfah is a prime residential community located next to Sharjah Academy for Astronomy, Space Sciences and Technology, offering unmatched convenience and connectivity in one of Sharjah's most sought-after areas.



Embrace Life

المخطط الرئيسي

MASTER PLAN



الطبيعة في أجمل صورها

NATURE AT ITS LARGEST

المزايا الرئيسية

KEY FEATURES



ساحة ألعاب مائية

نوافير رائعة وجذابة تبعث أجواء من الهدوء والراحة.

SPLASH WATER FEATURE

Elegant and lively water displays that establish a serene and visually captivating ambiance.



تلال خضراء

مساحة خضراء مصممة لتكون مكاناً مثالياً لاستمتاع العائلات والأصدقاء والأطفال معاً.

LAWN HILLS

A beautifully designed green space for families, friends, and children to enjoy together.



ممشى عبر الطبيعة الخضراء

طريق مخصص للمشاة، محاط بالأشجار، يوفر بيئة ملائمة للمشاة وقضاء وقت ممتع في الهواء الطلق.

WOODLAND WALK

A scenic, tree-filled trail perfect for relaxing walks and enjoying the outdoors.



منطقة الألعاب

مساحة خارجية مخصصة للألعاب الترفيهية للأطفال.

KIDS PLAY AREA

An outdoor space designed for performances and events.



جدار للتسلق

ميزة لعب ممتعة وآمنة مصممة للأطفال والعائلات للاستمتاع بالنشاطات الخارجية.

CLIMBING WALL

An exciting and safe play feature designed for children and families to enjoy outdoor activities.



حوض سباحة

مساحة مثالية للاسترخاء والسباحة، توفر أجواءً مريحة تناسب اختيارات الجميع.

RESORT POOL

Offering as a versatile space for relaxation, swimming and lounging.



حوض سباحة

مساحة مثالية للاسترخاء والسباحة، توفر أجواءً مريحة تناسب الجميع.

RECREATIONAL POOL

Offering as a versatile space for relaxation, swimming and lounging.



مسبح رياضي

يضم المسبح الرياضي مسارات عديدة ذات عمق يلي بفعاليّة جميع احتياجات السباحة والتدريب.

SPORTS POOL

The sports pool features lanes and depth designed for competitive swimming and training purposes.



المدرج

منطقة خارجية مصممة
لإستضافة العروض والفعاليات.

AMPHITHEATRE

An outdoor space designed
for performances and events.



مناطق للشواء الخارجي

مواقع شواء خارجية بين المساحات الخضراء،
تمنح أجواءً رائعة للاستمتاع بالوجبات الشهية
مع العائلة والأصدقاء.

BBQ AREAS

Designated outdoor spaces designed
for grilling and enjoying delicious
meals with family and friends.

الصالة الرياضية الداخلية

تقدم الصالة الرياضية الداخلية مساحة واسعة ومجهزة بالكامل بأحدث الأجهزة والمعدات الرياضية. تحيط بها جدران زجاجية بانورامية توفر إطلالات خلابة على المجتمع النابض بالحياة.

INDOOR GYM

The indoor gym offers a spacious, fully equipped fitness area with state-of-the-art machines and training equipment. Surrounded by panoramic glass walls, it provides stunning views of the vibrant community.

التصميم
الخارجي

EXTERIORS







التصاميم الداخلية

INTERIORS

شقق غرف نوم واحدة
1BR APARTMENT



غرفة المعيشة

تم تصميم غرفة المعيشة الخاصة بوحدة غرف النوم الواحدة بعناية متناهية، حيث تم اختيار التصميم المفتوح لإضفاء المزيد من المساحة الداخلية والاستفادة أكثر من الإضاءة الطبيعية. تساعد هذه التشطيبات النهائية ذات التفاصيل الأنيقة على خلق أجواء داخلية دافئة وعصرية تمنح الاسترخاء التام لك ولضيوفك.

LIVING ROOM

The 1-bedroom living room is thoughtfully designed with an open layout to maximize space and natural light. The sleek finishes and modern furnishings provide a warm yet contemporary feel, perfect for relaxing or entertaining guests.

المطبخ

يتميز المطبخ بتصميم عصري مبتكر مع مساحات تخزين متعددة وأجهزة حديثة من الطراز الرفيع. يندمج هذا التصميم العملي بسلاسة مع مساحات المعيشة في البيت مع احتفاظه بطابعه المتفرد.

KITCHEN

The kitchen boasts a modern layout with high-quality countertops, ample storage, and top-tier appliances. Designed for functionality, it seamlessly integrates with the living space while maintaining its unique character.

غرفة النوم

توفر غرفة النوم ملاذًا هادئًا بمساحات داخلية واسعة، وإضاءة ناعمة، وتشطيبات عالية الجودة. وقد تم تصميمها لضمان الراحة والاسترخاء، مع توفير التوازن المثالي بين الاستخدام العملي اليومي والفخامة التي تليق بك.

BEDROOM

The bedroom offers a tranquil retreat with spacious interiors, soft lighting, and premium finishes. It is designed to ensure comfort and relaxation, providing the perfect balance of functionality and luxury.

الحمام

يعكس تصميم الحمام التوجه العصري الذي يتسم بالبساطة والأناقة، عبر استخدام مواد حديثة وعالية الجودة، مع مساحات تخزين واسعة وتركيبات بتقنيات متجددة، مما يضمن لك تجربة متميزة تجمع الجانبين العملي والجمالي.

BATHROOM

The bathroom features sleek, durable materials and a contemporary design. With ample storage and high-end fixtures, it ensures a luxurious and comfortable experience.

الشرفة

تتيح الشرفة إطلالة خارجية هادئة، ذات مشاهد بانورامية آسرة، عبر توفير مساحات واسعة للاسترخاء أو الترفيه. وقد حرصنا على تصميمها باستخدام مواد عالية الجودة، مما يجعلها امتدادًا مثاليًا لمساحات المعيشة الداخلية.

BALCONY

The balcony at Olfah provides a serene outdoor retreat, complete with panoramic views and ample space to relax or entertain. Designed with high-quality materials, the balcony seamlessly blends with the interior, offering a perfect extension to your living space.

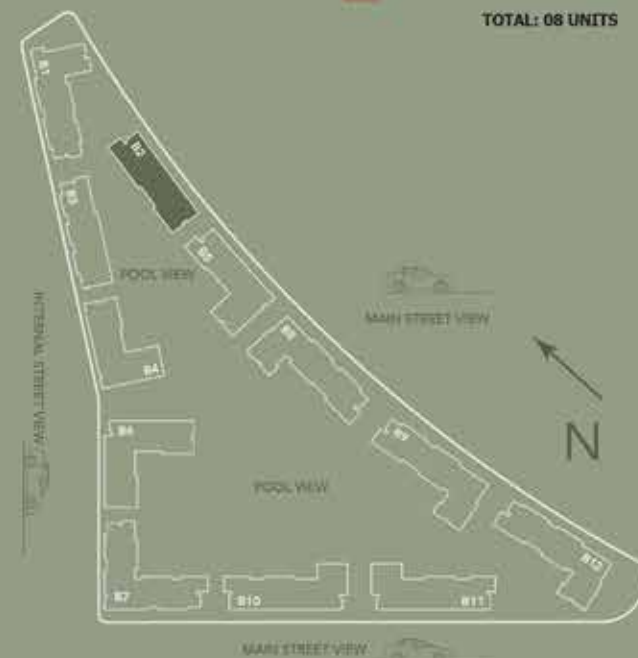
ألفه 2
مخطط الطابق

OLFAH 2
FLOOR PLAN

LEGEND

1BED B.1	- 1 UNIT
1BED B.1B	- 1 UNIT
2BED C.2C	- 1 UNIT
2BED C.2D	- 1 UNIT
2BED C.3	- 2 UNIT/S
3BED D.2A	- 1 UNIT
3BED D.3	- 1 UNIT

TOTAL: 08 UNITS



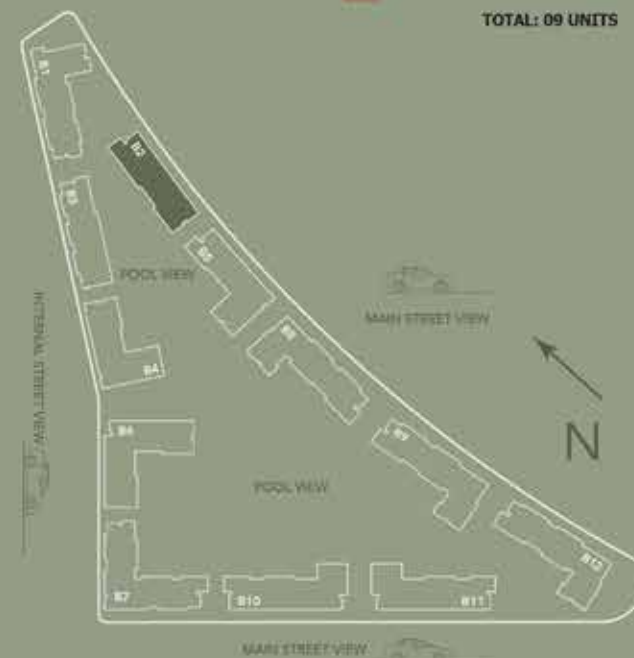
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NOTE:
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LEGEND

1BED B.1B	- 1 UNIT
2BED C.2C	- 2 UNIT/S
2BED C.2D	- 1 UNIT
2BED C.3	- 2 UNIT/S
2BED C.4	- 1 UNIT
3BED D.2	- 1 UNIT
3BED D.3	- 1 UNIT

TOTAL: 09 UNITS



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ألفه 2
مخطط الوحدة

OLFAH 2
UNIT PLAN

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OLFAH 2

1 BEDROOM

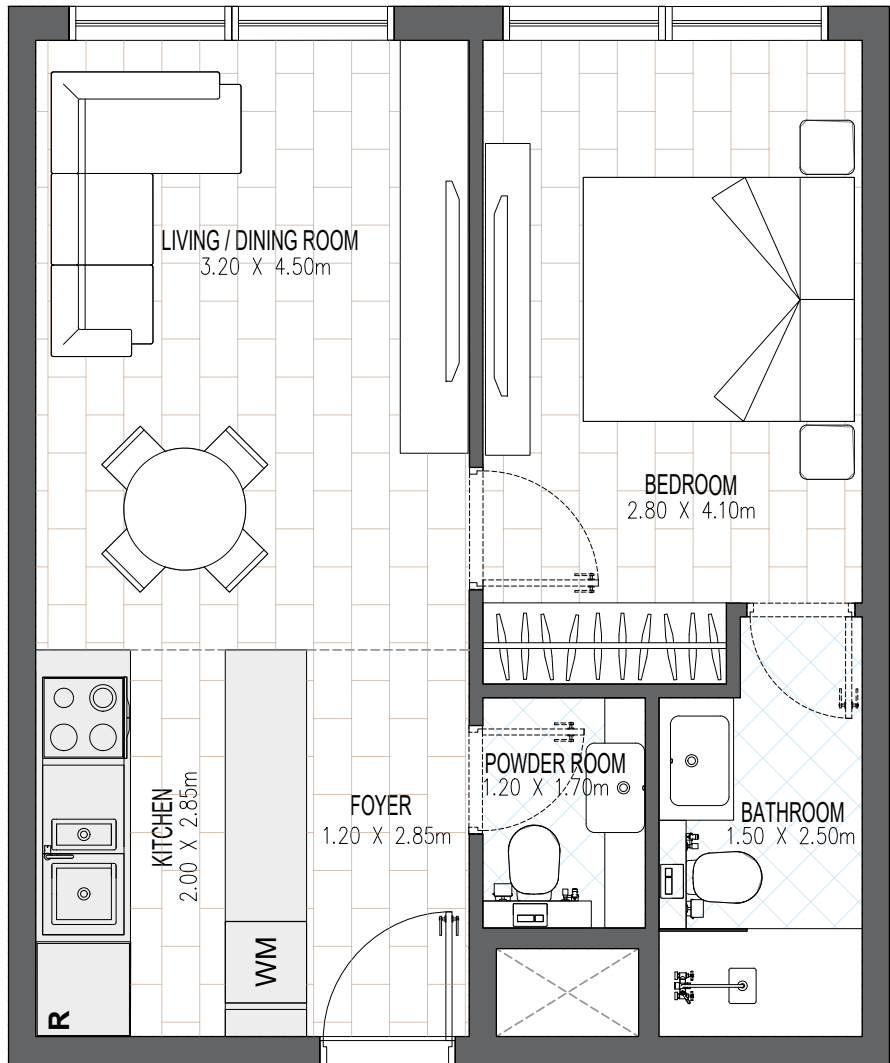
B.1

LEVEL G

UNIT 01

TOTAL NET AREA: 47.45 sq. m. | 510.75 sq. ft.

GROSS AREA: 59.04 sq. m. | 635.54 sq. ft.



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OLFAH 2

1 BEDROOM

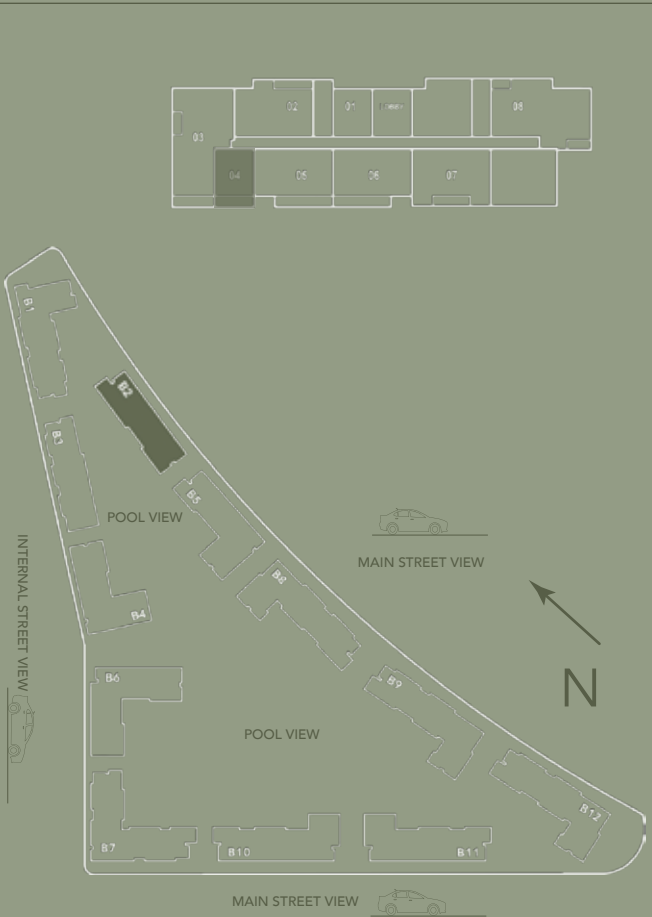
B.1B

LEVEL G

UNIT 04

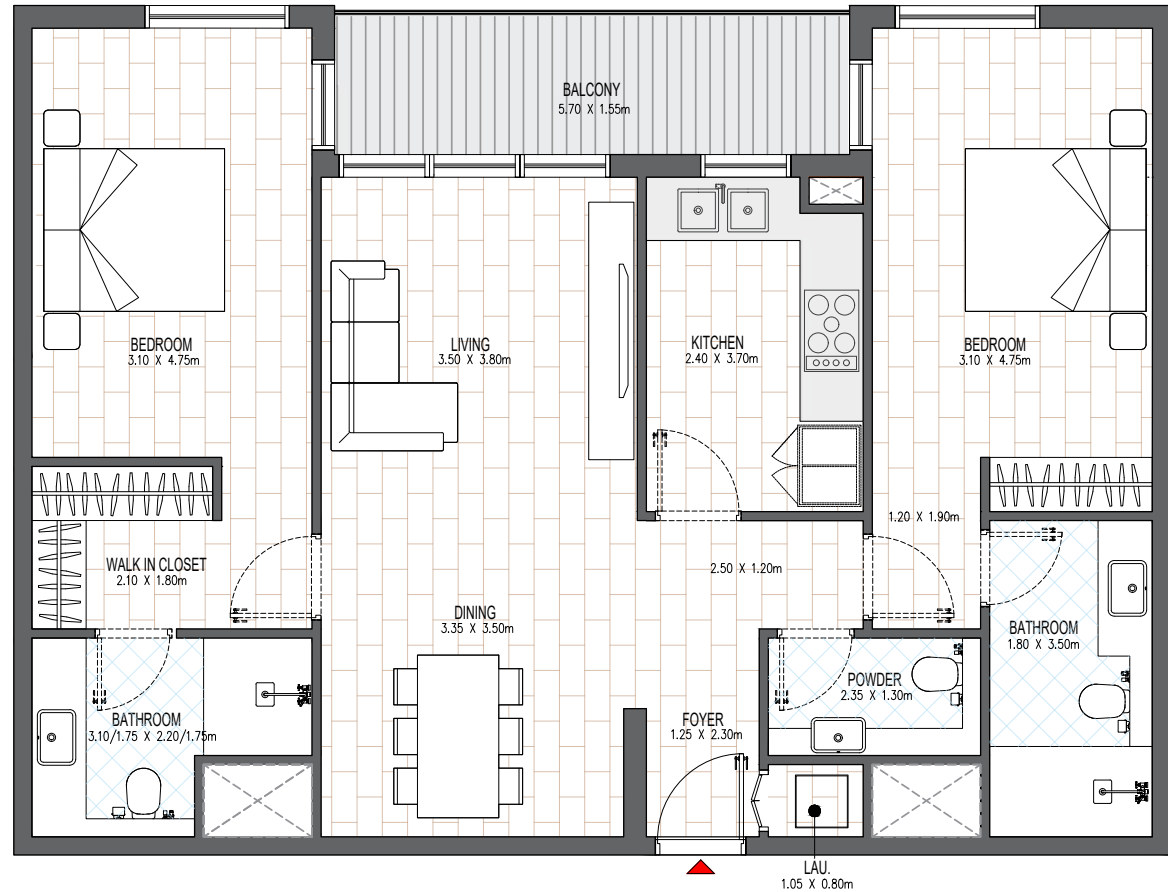
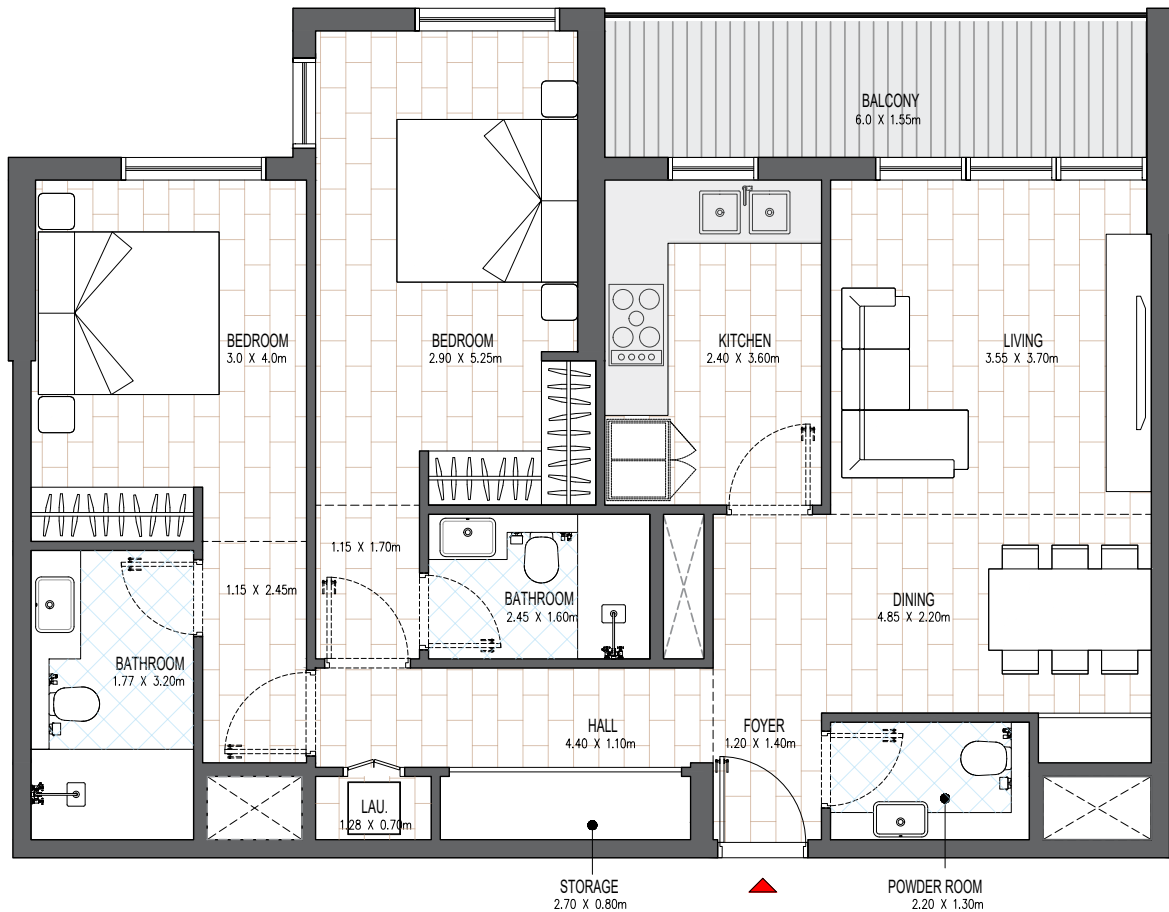
TOTAL NET AREA: 57.39 sq. m. | 617.74 sq. ft.

GROSS AREA : 71.41 sq. m. | 768.68 sq. ft.



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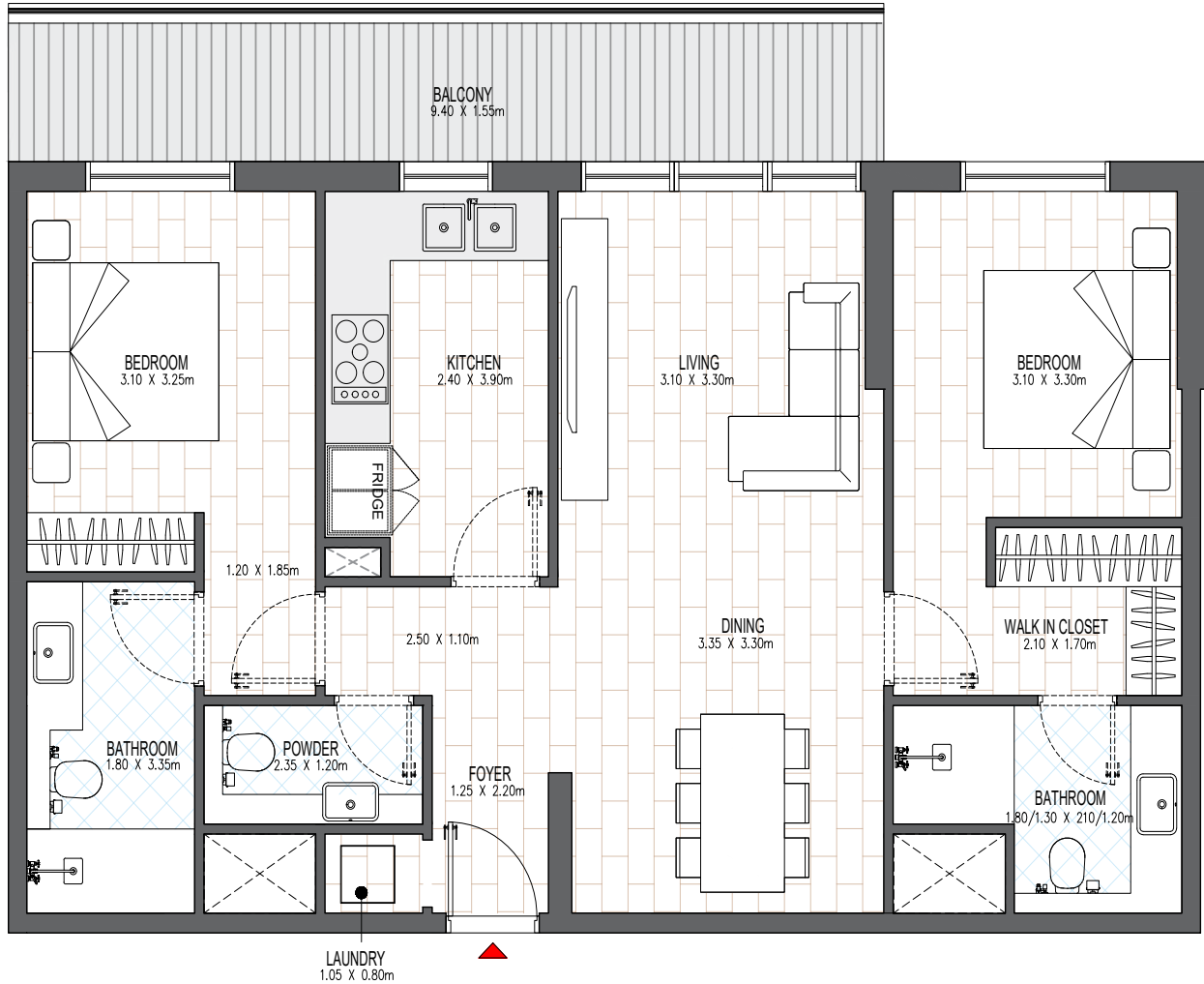
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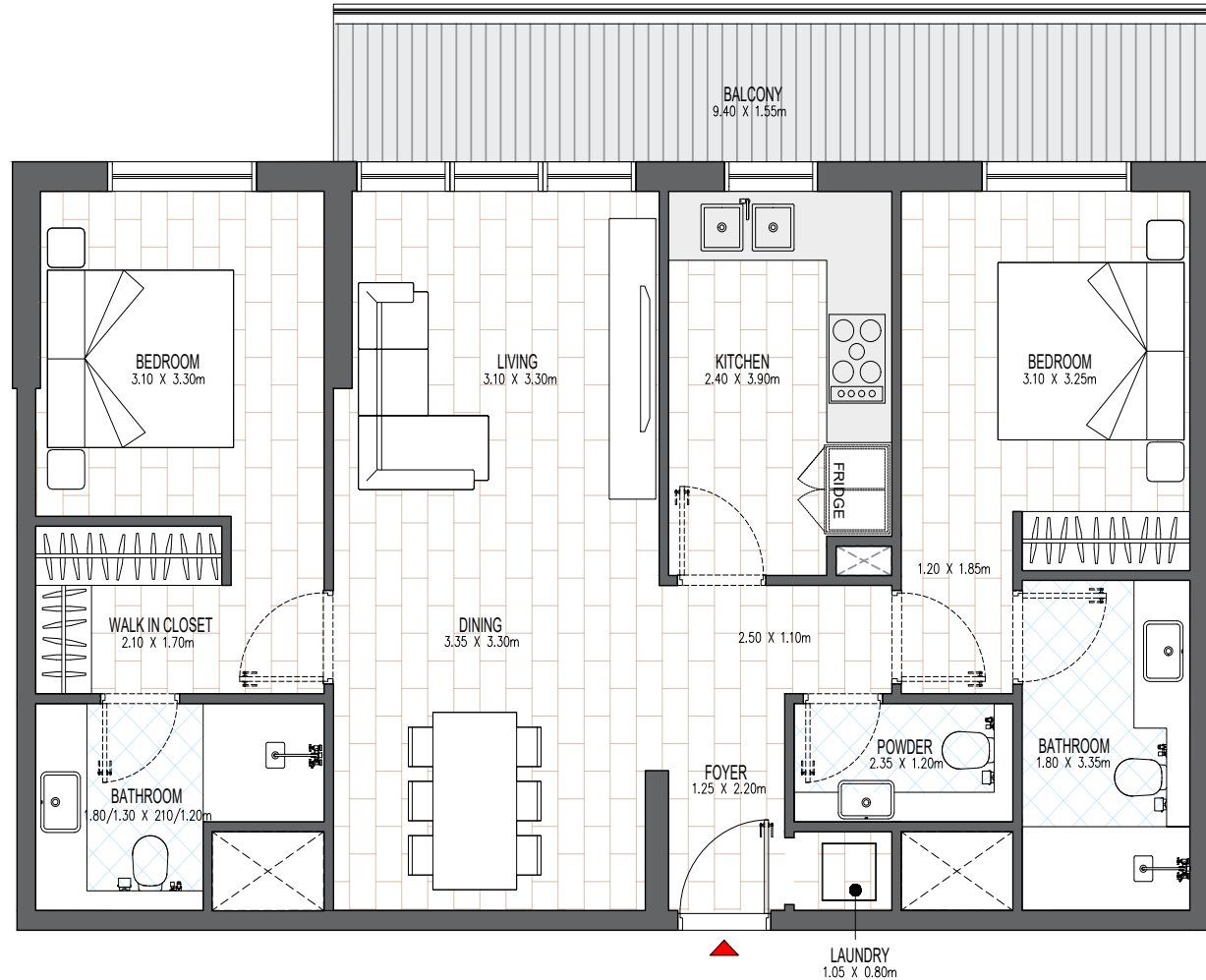
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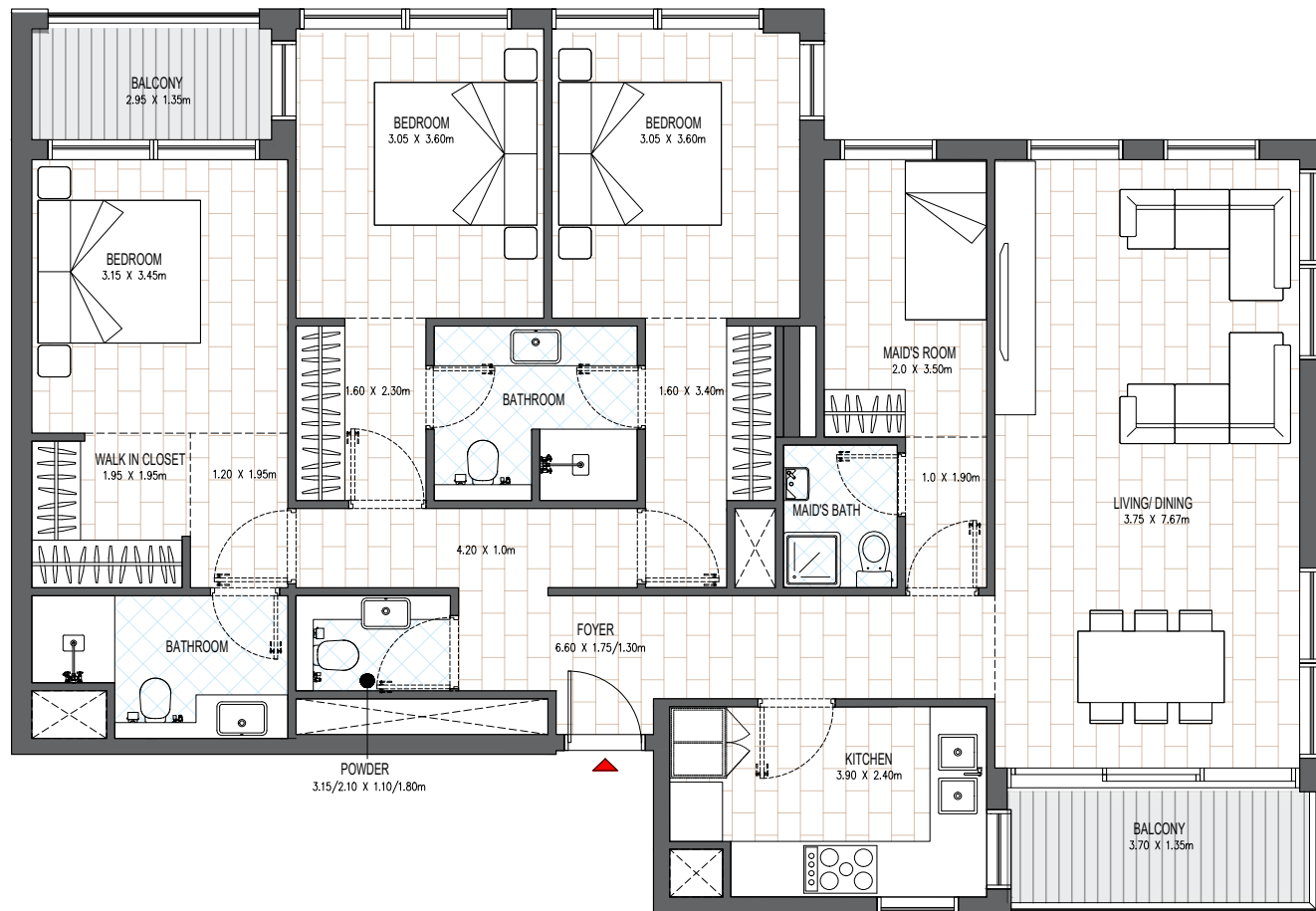
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OLFAH 2	
3 BEDROOM	D.2A
LEVEL G	UNIT 08
TOTAL NET AREA: 148.82 sq. m. 1601.88 sq. ft.	
GROSS AREA: 185.18 sq. m. 1993.28 sq. ft.	

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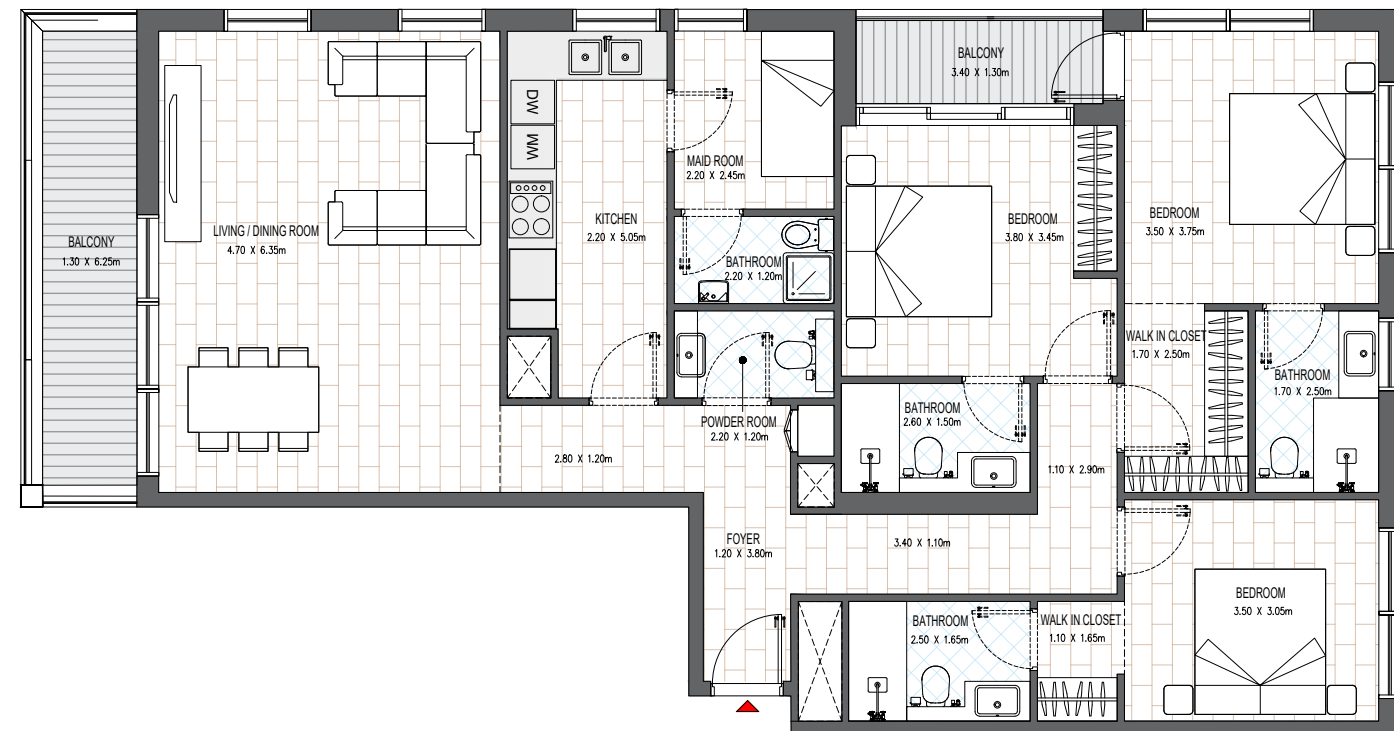
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OLFAH 2	
3 BEDROOM	D.3
LEVEL G	UNIT 03
TOTAL NET AREA: 151.76 sq. m. 1633.53 sq. ft.	
GROSS AREA: 188.84 sq. m. 2032.66 sq. ft.	

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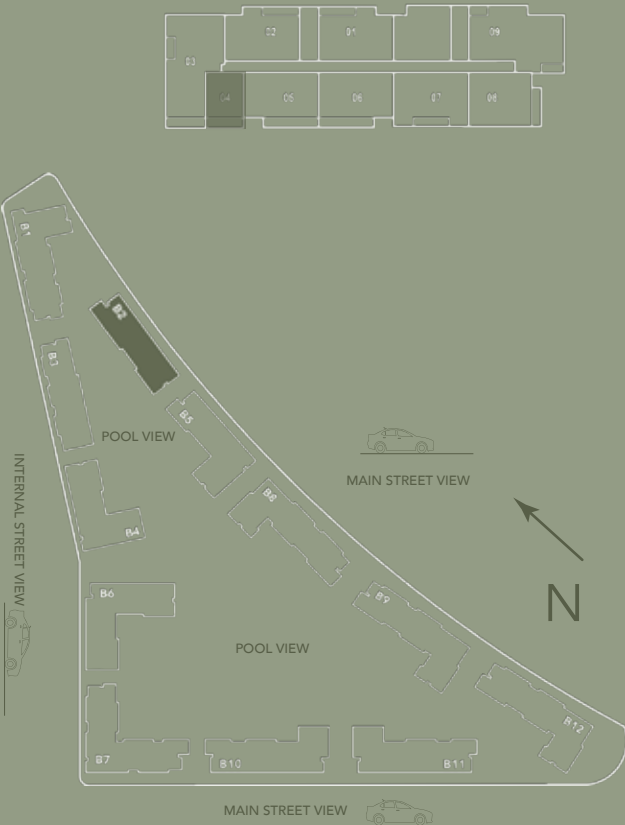


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OLFAH 2

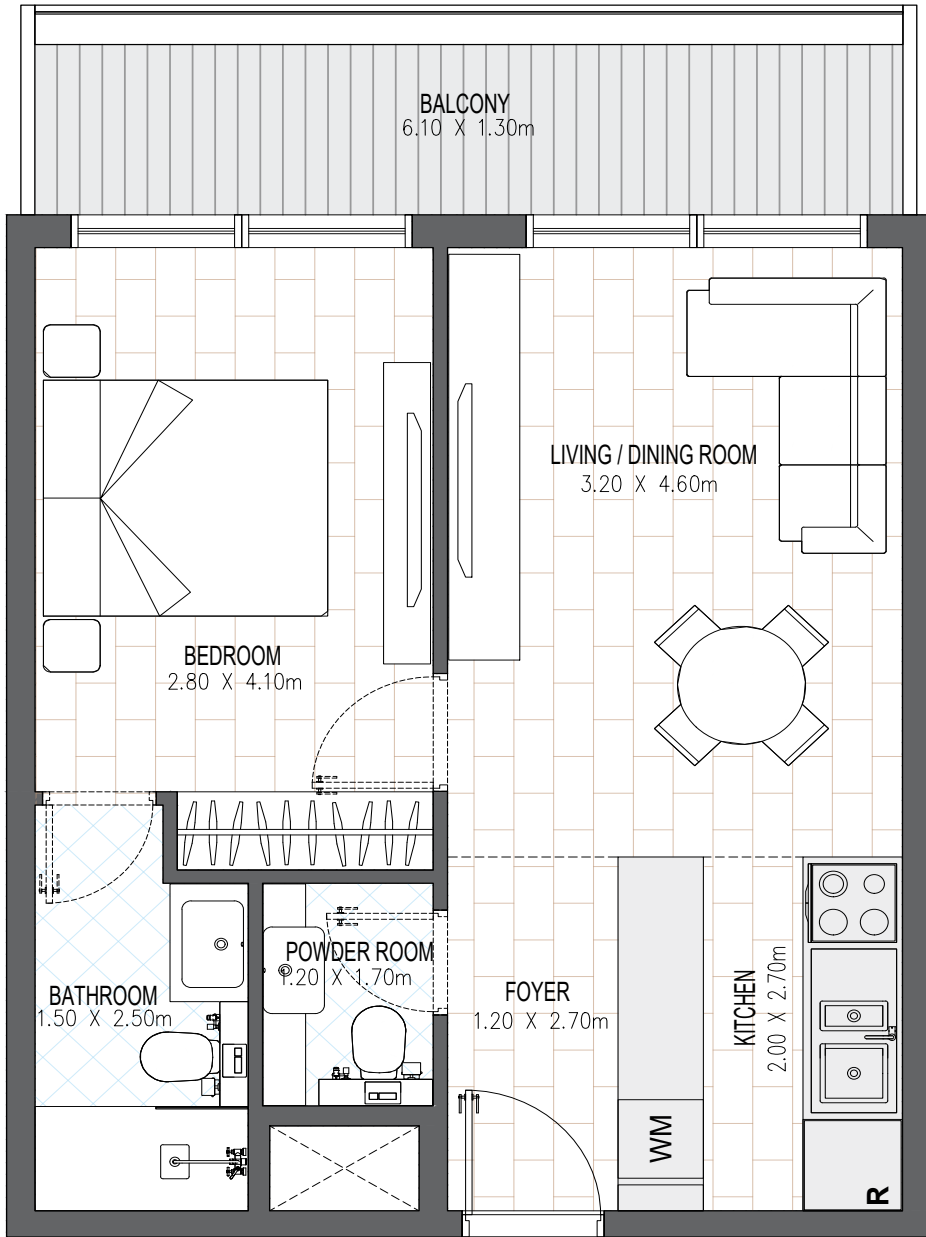
1 BEDROOM	B.1B
LEVEL 01-10	UNIT 04
TOTAL NET AREA: 57.39 sq. m. 617.74 sq. ft.	
GROSS AREA: 71.41 sq. m. 768.68 sq. ft.	



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NOTE

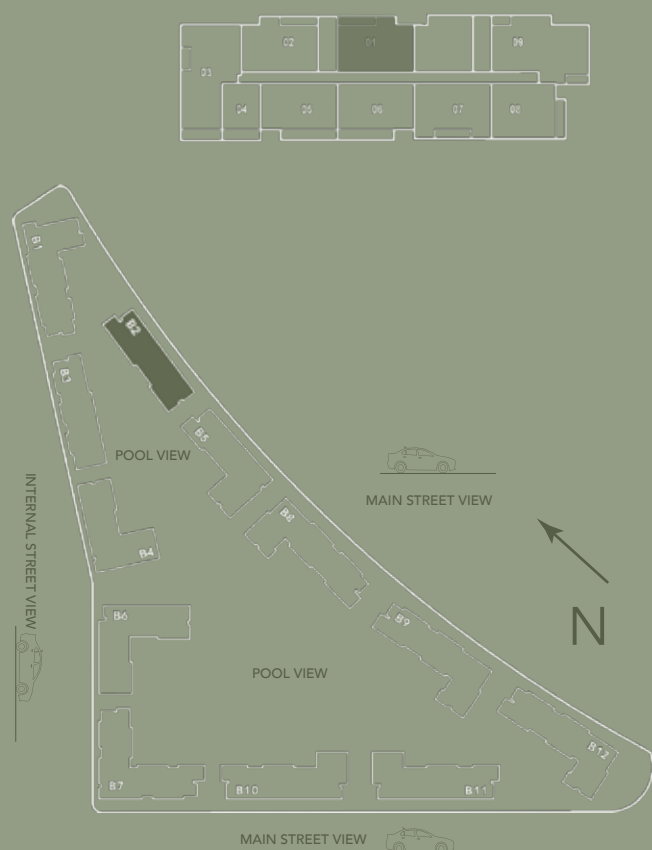
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OLFAH 2

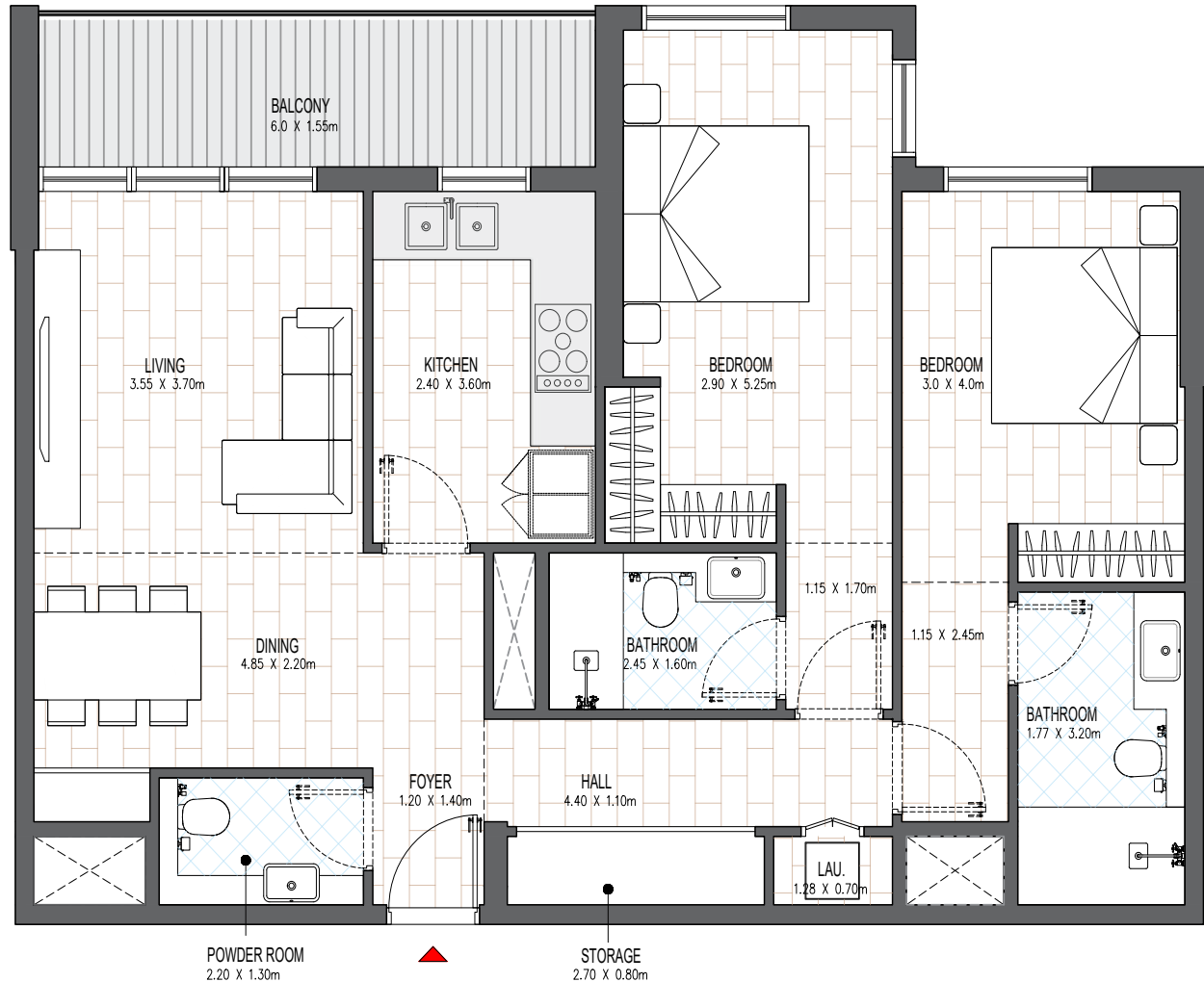
2 BEDROOM	C.2C (MIRROR)
LEVEL 01-10	UNIT 01
TOTAL NET AREA: 109.61 sq. m. 1179.83 sq. ft.	
GROSS AREA: 136.39 sq. m. 1468.11 sq. ft.	



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OLFAH 2

2 BEDROOM

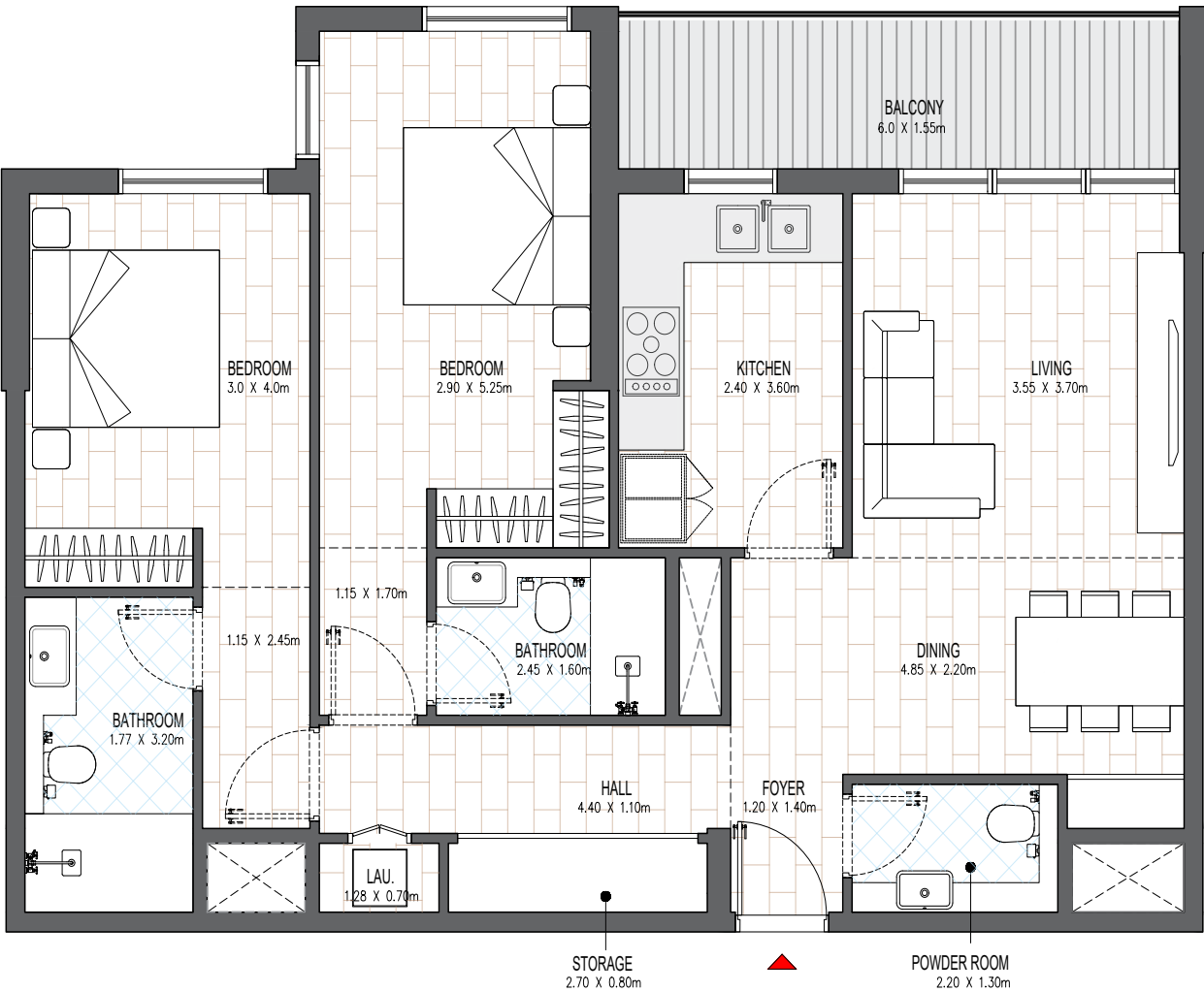
C.2C

LEVEL 01-10

UNIT 02

TOTAL NET AREA: 109.61 sq. m. | 1179.83 sq. ft.

GROSS AREA: 136.39 sq. m. | 1468.11 sq. ft.



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OLFAH 2

2 BEDROOM

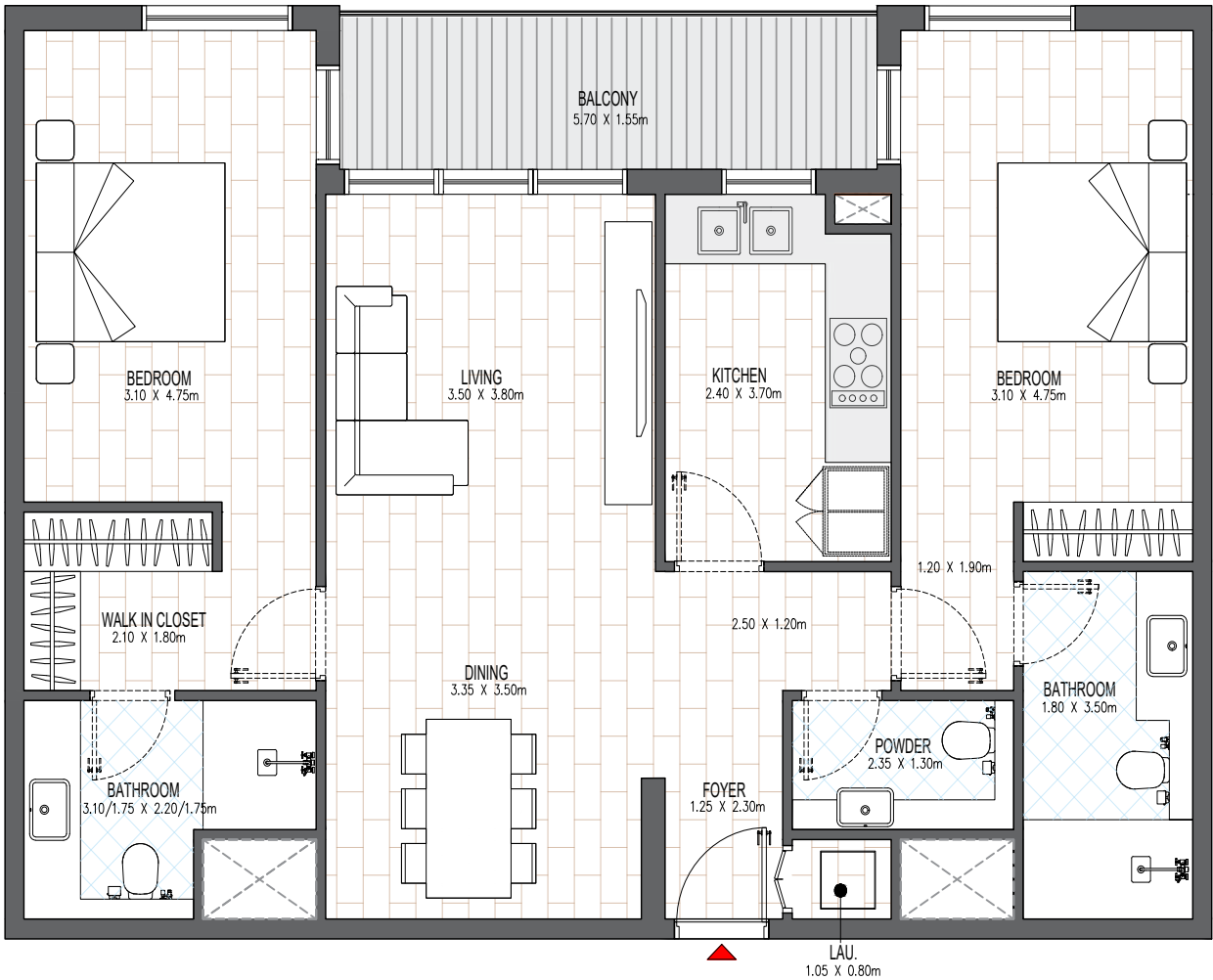
C.2D

LEVEL 01-10

UNIT 07

TOTAL NET AREA: 114.47 sq. m. | 1232.14 sq. ft.

GROSS AREA: 142.44 sq. m. | 1533.20 sq. ft.



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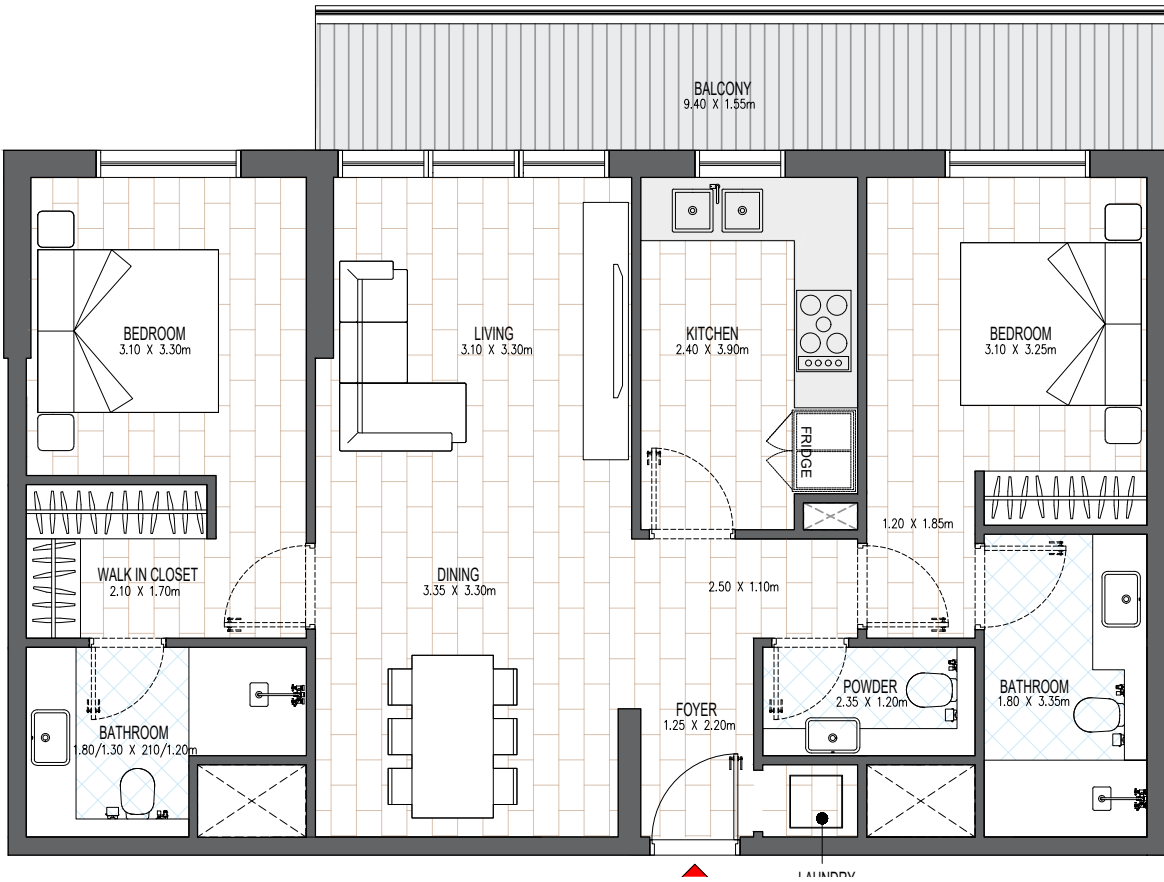
OLFAH 2

2 BEDROOM C.3 (MIRROR)

LEVEL 01-10 UNIT 05

TOTAL NET AREA: 108.42 sq. m. | 1167.02 sq. ft.

GROSS AREA : 134.91 sq. m. | 1452.17 sq. ft.



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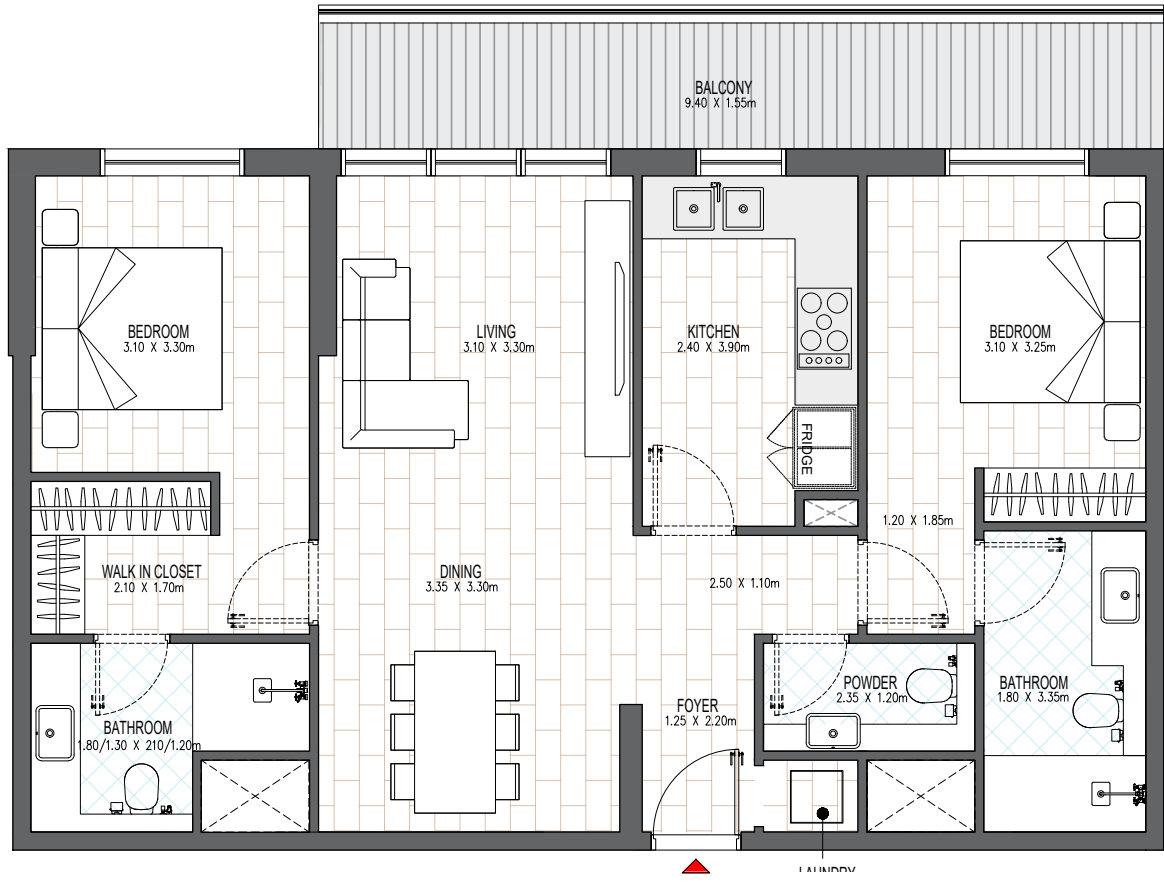
OLFAH 2

2 BEDROOM C.3

LEVEL 01-10 UNIT 06

TOTAL NET AREA: 108.42 sq. m. | 1167.02 sq. ft.

GROSS AREA : 134.91 sq. m. | 1452.17 sq. ft.



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NOTE

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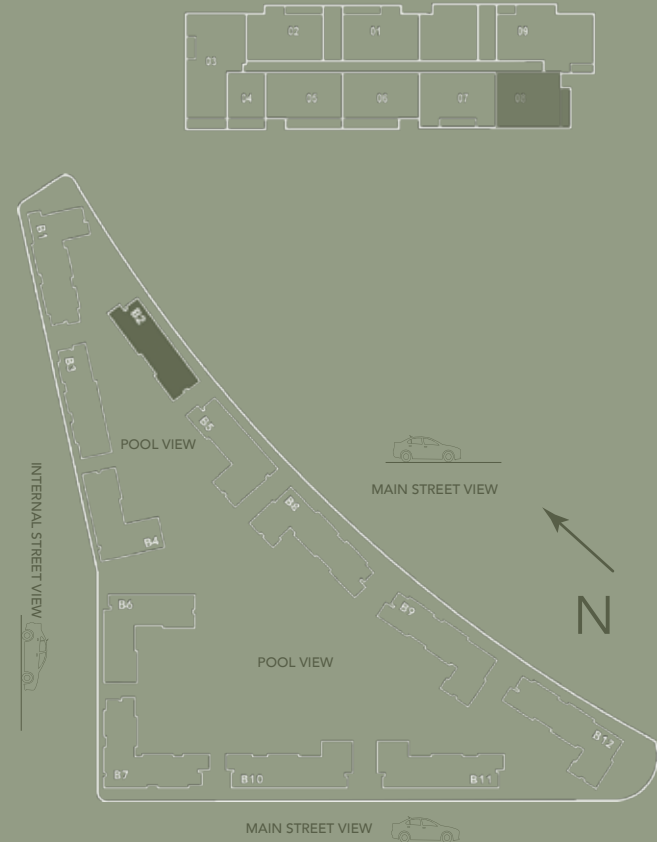
NOTE

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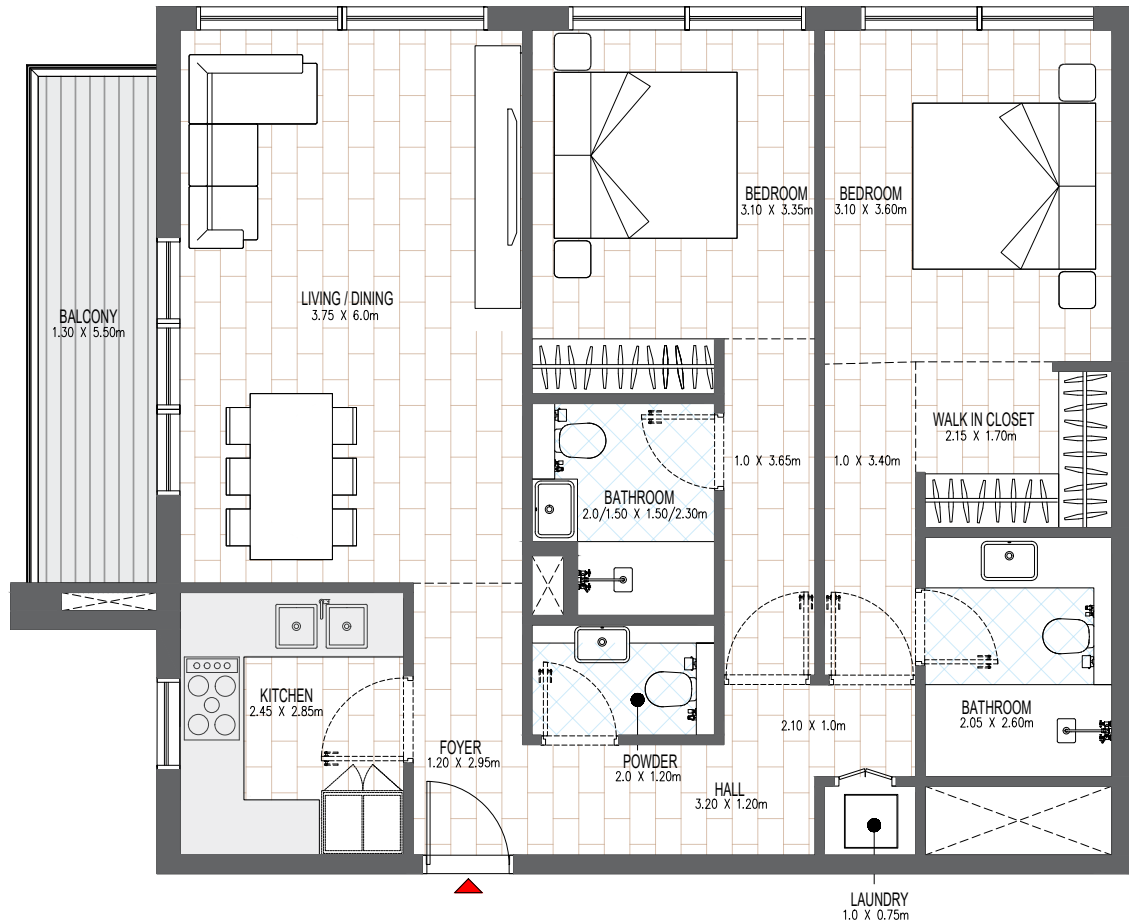
OLFAH 2

2 BEDROOM	C.4
LEVEL 01-10	UNIT 08
TOTAL NET AREA: 102.75 sq. m. 1105.99 sq. ft.	
GROSS AREA : 127.86 sq. m. 1376.23 sq. ft.	



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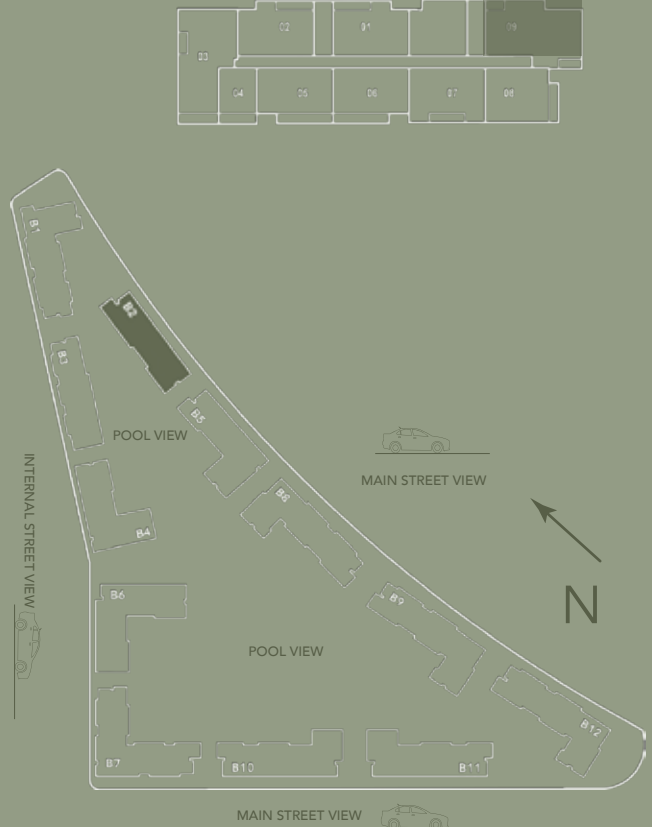
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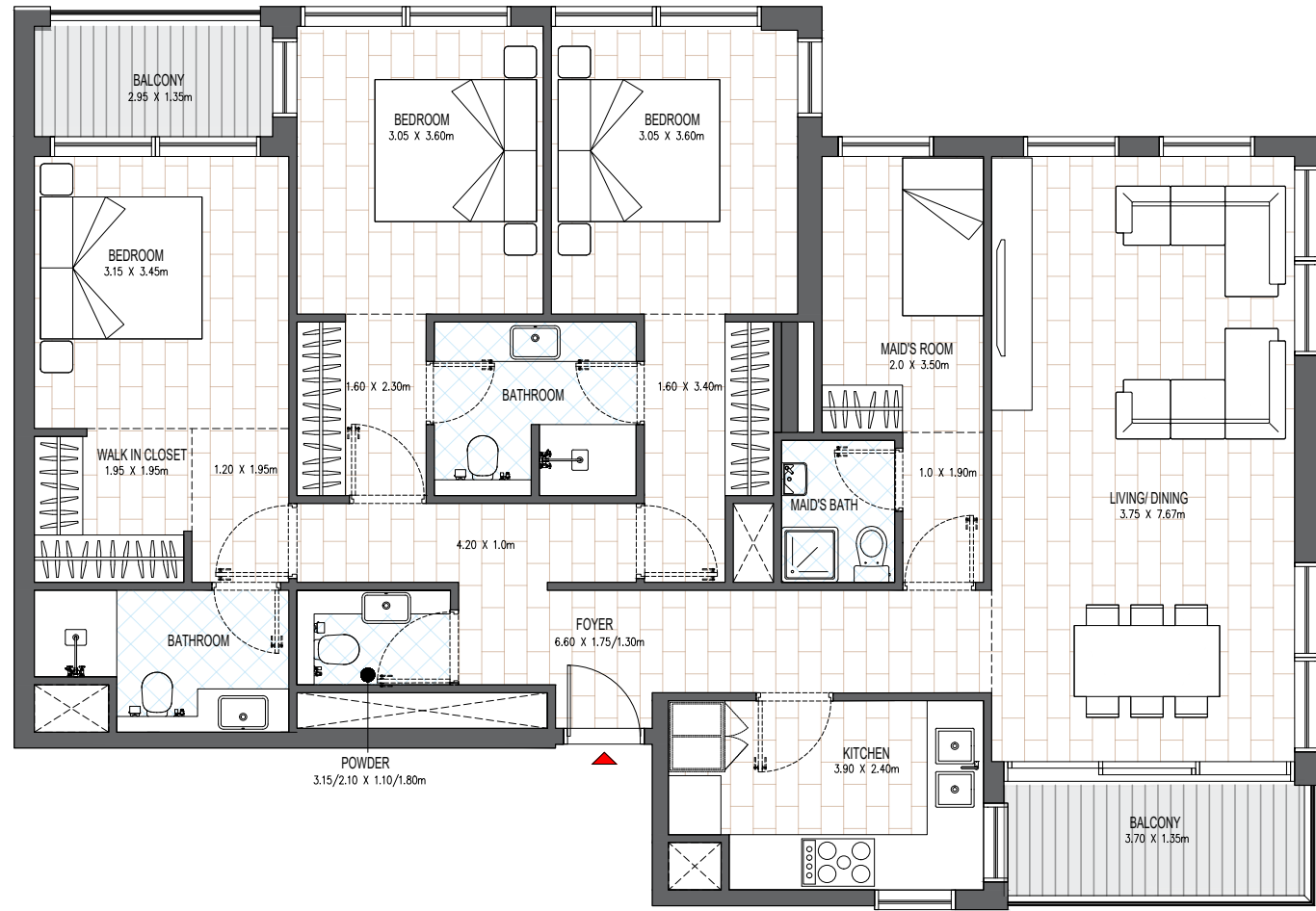
OLFAH 2

3 BEDROOM	D.2A
LEVEL 01-10	UNIT 09
TOTAL NET AREA: 148.82 sq. m. 1601.88 sq. ft.	
GROSS AREA: 185.18 sq. m. 1993.28 sq. ft.	



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OLFAH 2

3 BEDROOM

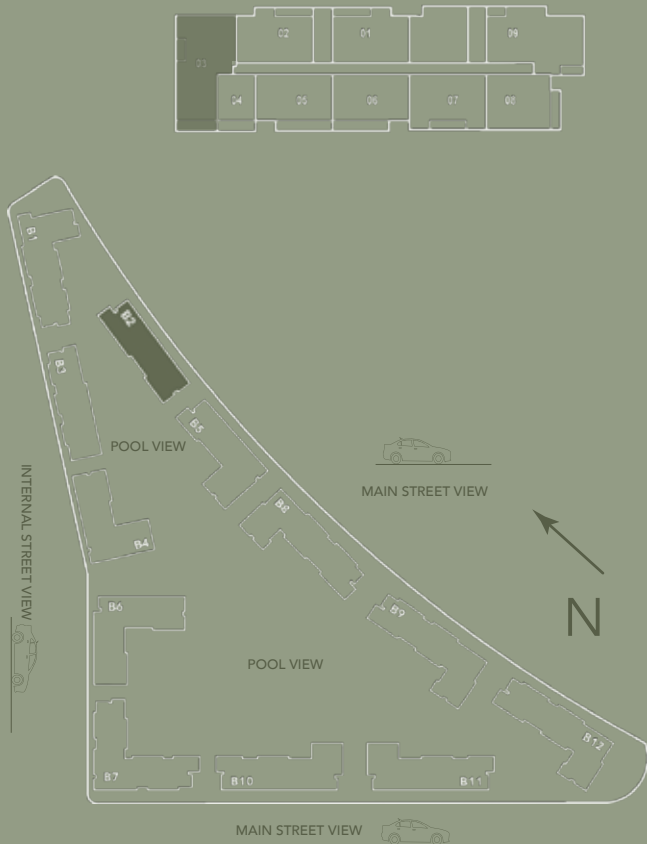
D.3

LEVEL 01-10

UNIT 03

TOTAL NET AREA: 151.76 sq. m. | 1633.53 sq. ft.

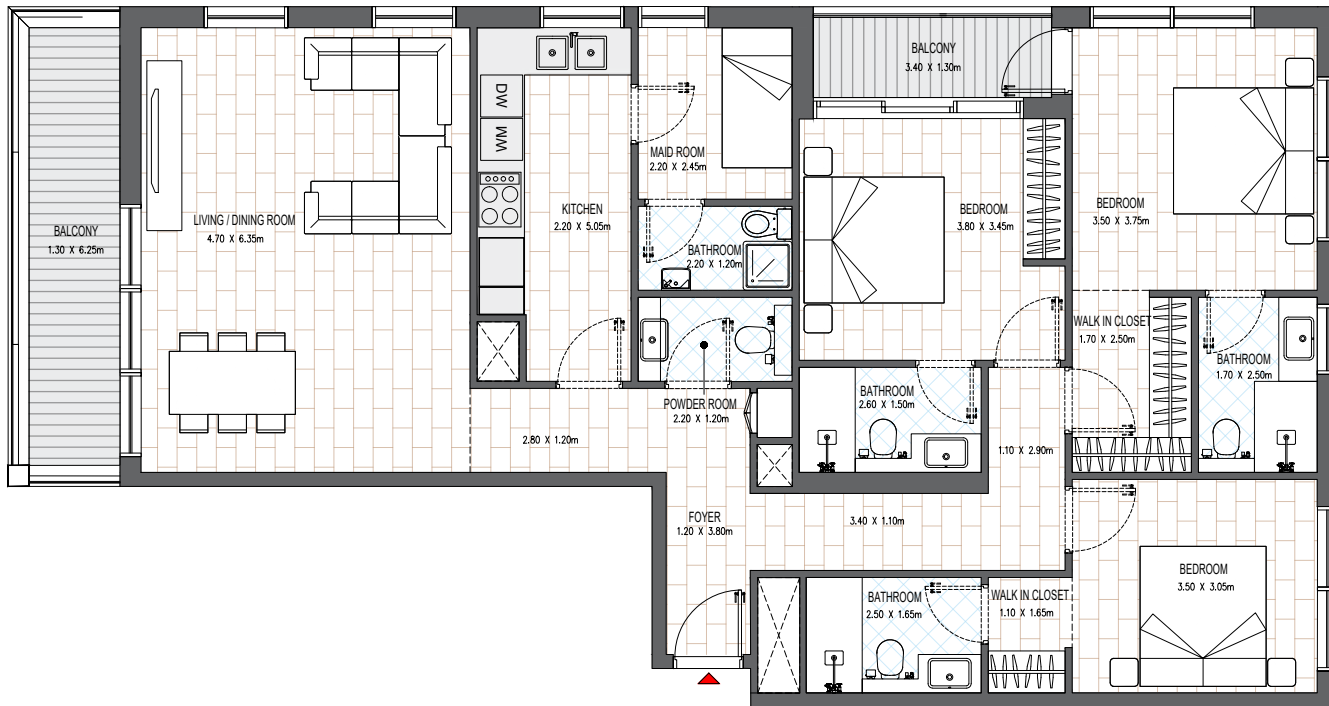
GROSS AREA: 188.84 sq. m. | 2032.66 sq. ft.



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NOTE

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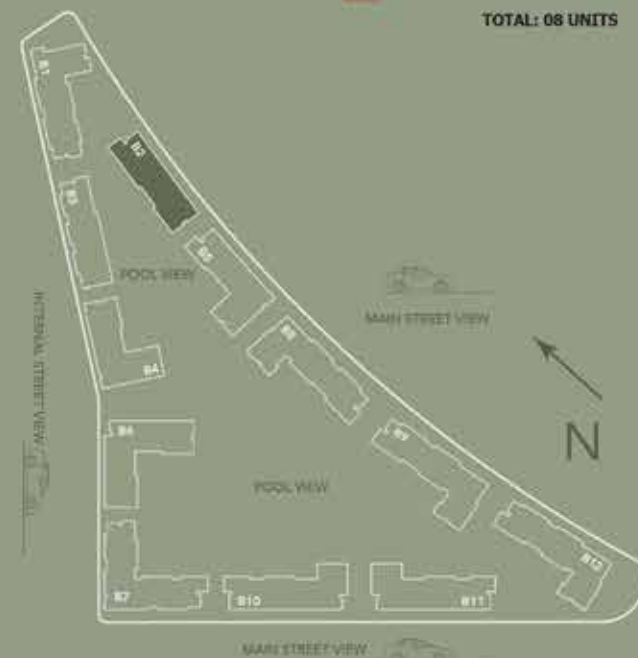
ألفه 3
مخطط الطابق

OLFAH 3
FLOOR PLAN

LEGEND

1BED B.1	- 1 UNIT
1BED B.1B	- 1 UNIT
2BED C.2C	- 1 UNIT
2BED C.2D	- 1 UNIT
2BED C.3	- 2 UNIT/S
3BED D.2A	- 1 UNIT
3BED D.3	- 1 UNIT

TOTAL: 08 UNITS



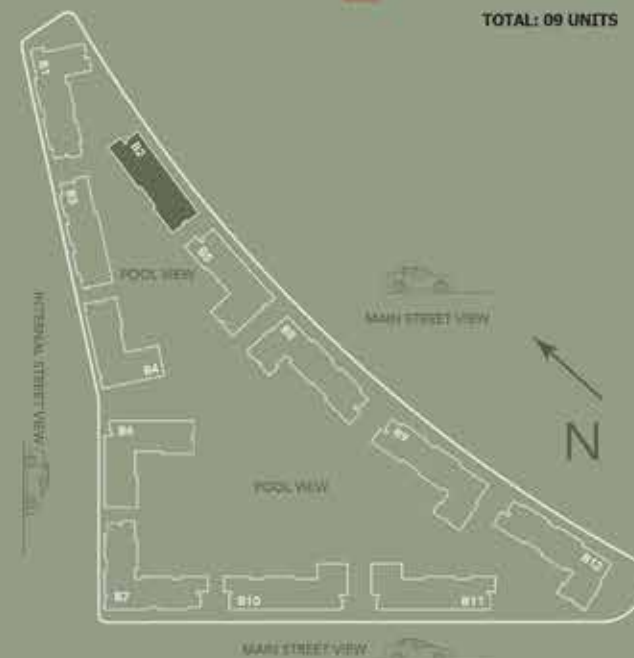
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NOTE:
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2. Plans / Unit dimensions may vary from functions.
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LEGEND

1BED B.1B	- 1 UNIT
2BED C.2C	- 2 UNIT/S
2BED C.2D	- 1 UNIT
2BED C.3	- 2 UNIT/S
2BED C.4	- 1 UNIT
3BED D.2	- 1 UNIT
3BED D.3	- 1 UNIT

TOTAL: 09 UNITS



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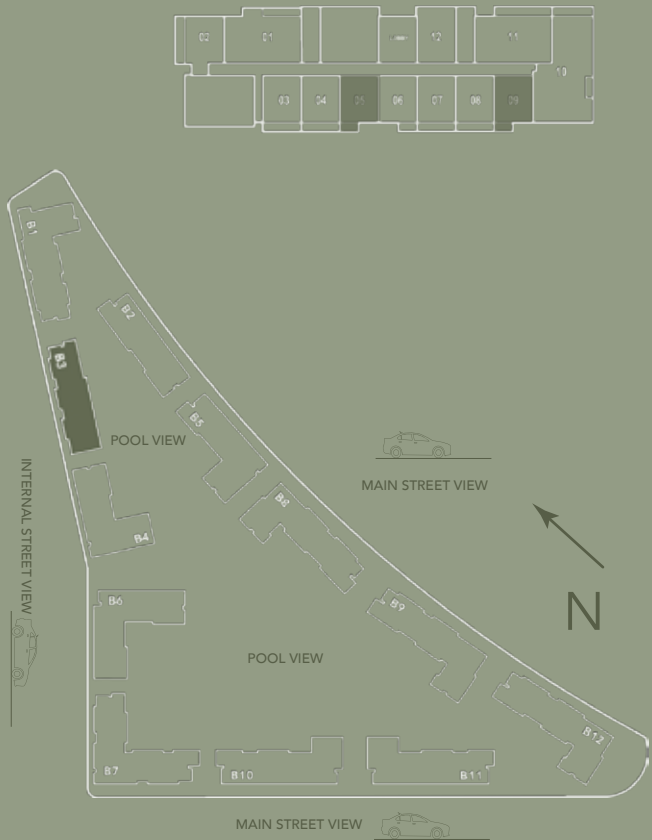
ألفه 3
مخطط الوحدة

OLFAH 3
UNIT PLAN

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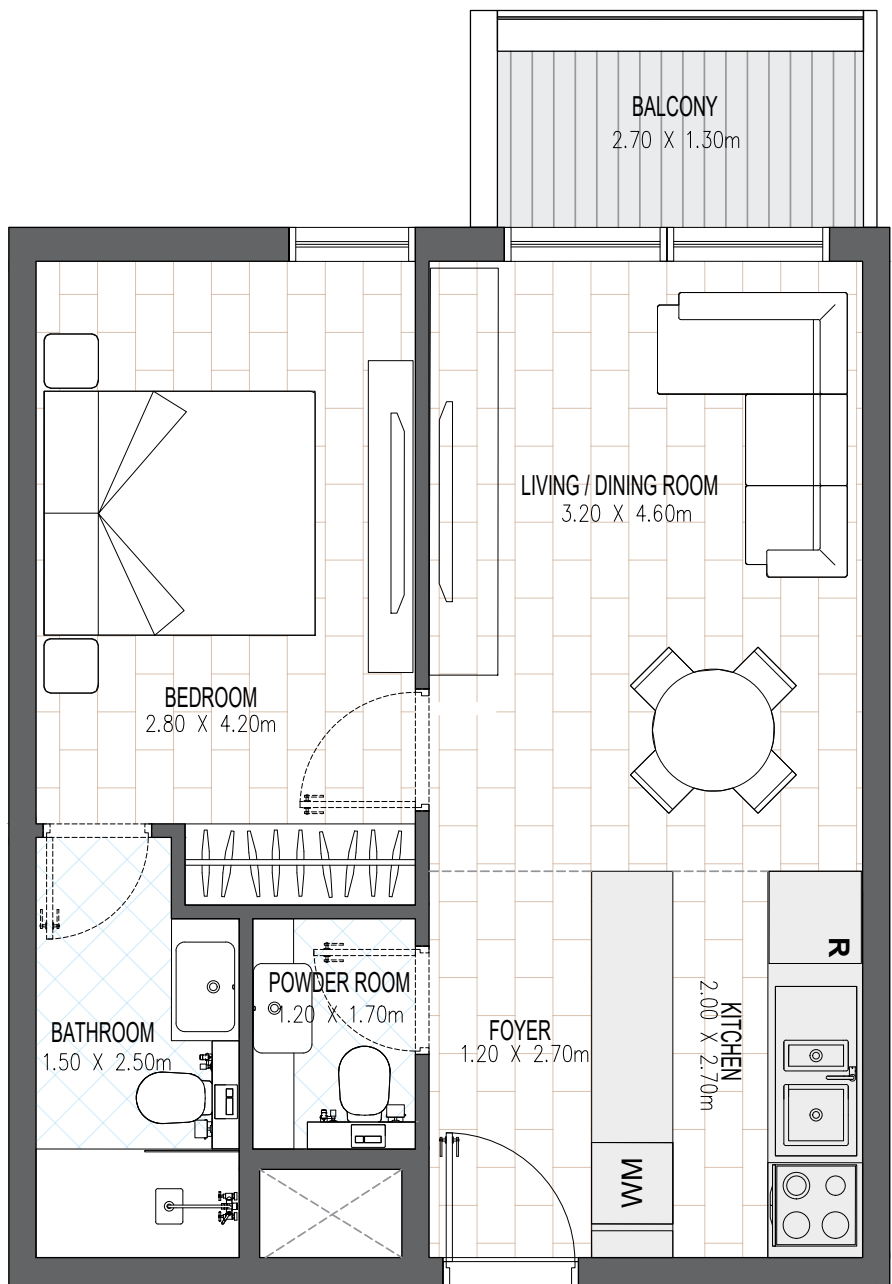
OLFAH 3

1 BEDROOM	B.1A (MIRROR)
LEVEL G	UNIT 05,09
TOTAL NET AREA: 51.67 sq. m. 556.17 sq. ft.	
GROSS AREA: 65.11 sq. m. 700.87 sq. ft.	



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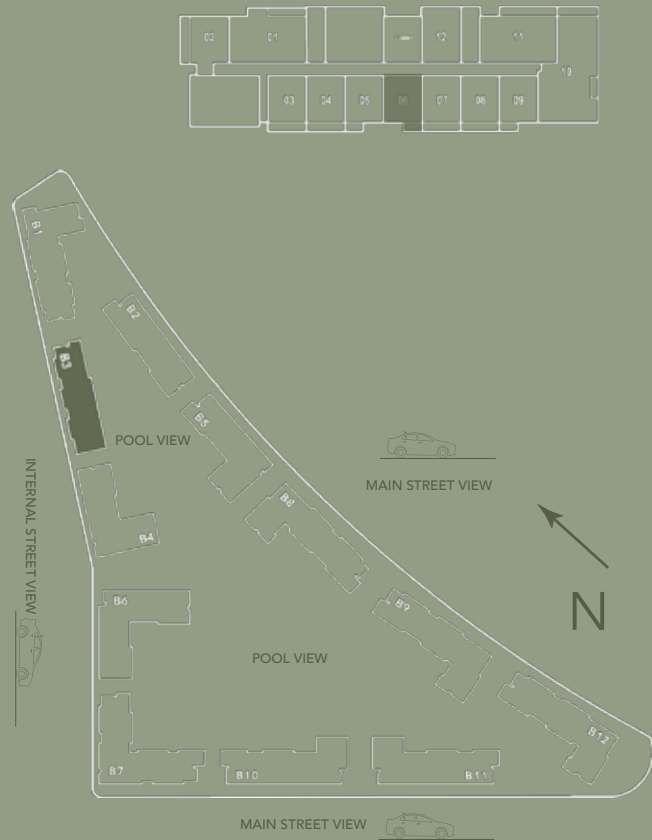
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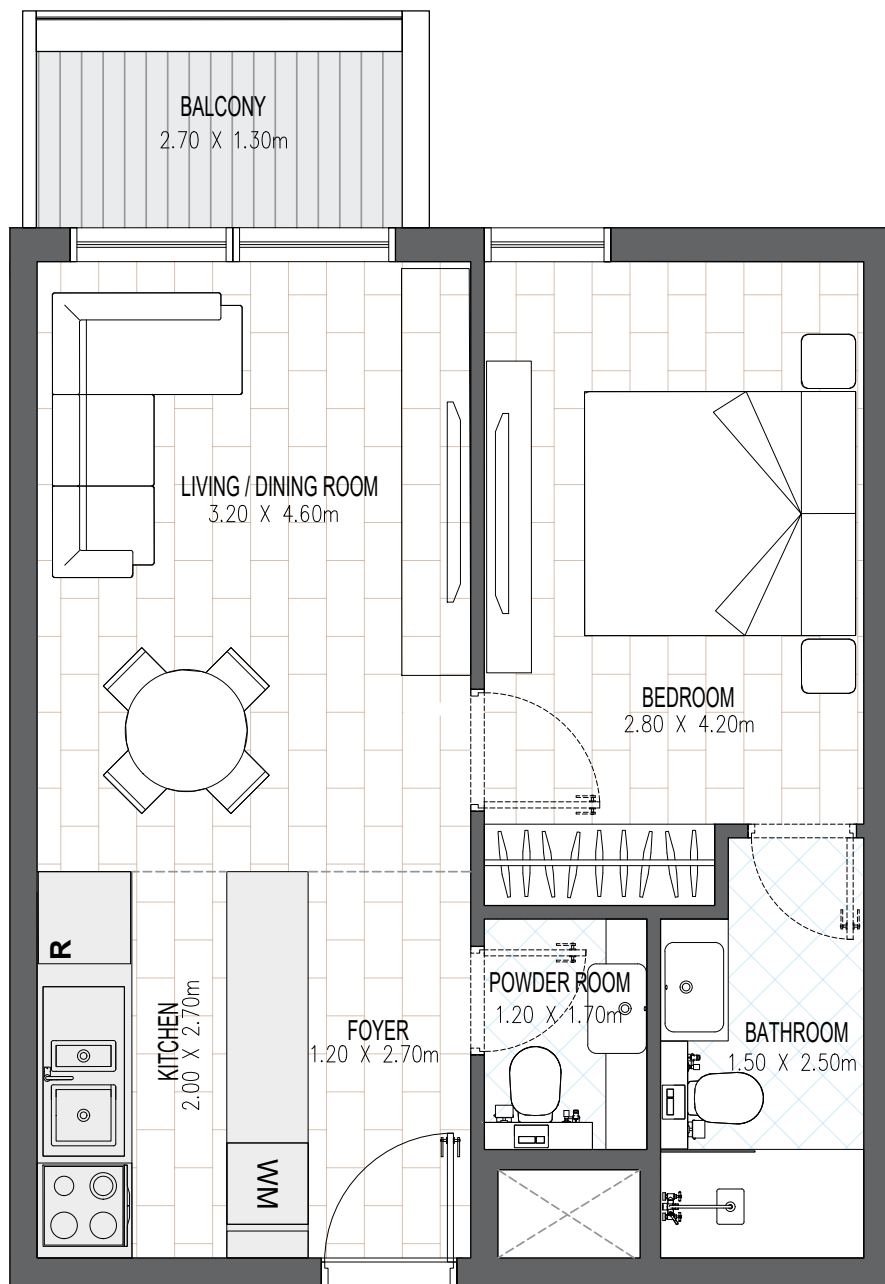
OLFAH 3

1 BEDROOM	B.1A
LEVEL G	UNIT 06
TOTAL NET AREA: 51.67 sq. m. 556.17 sq. ft.	
GROSS AREA : 65.11 sq. m. 700.87 sq. ft.	



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OLFAH 3

1 BEDROOM

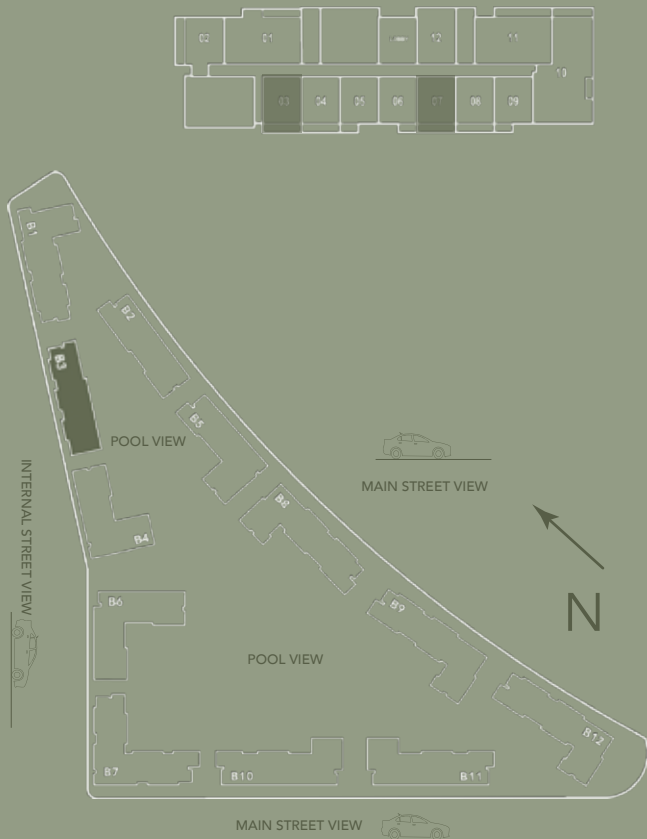
B.1B (MIRROR)

LEVEL G

UNIT 03,07

TOTAL NET AREA: 57.39 sq. m. | 617.74 sq. ft.

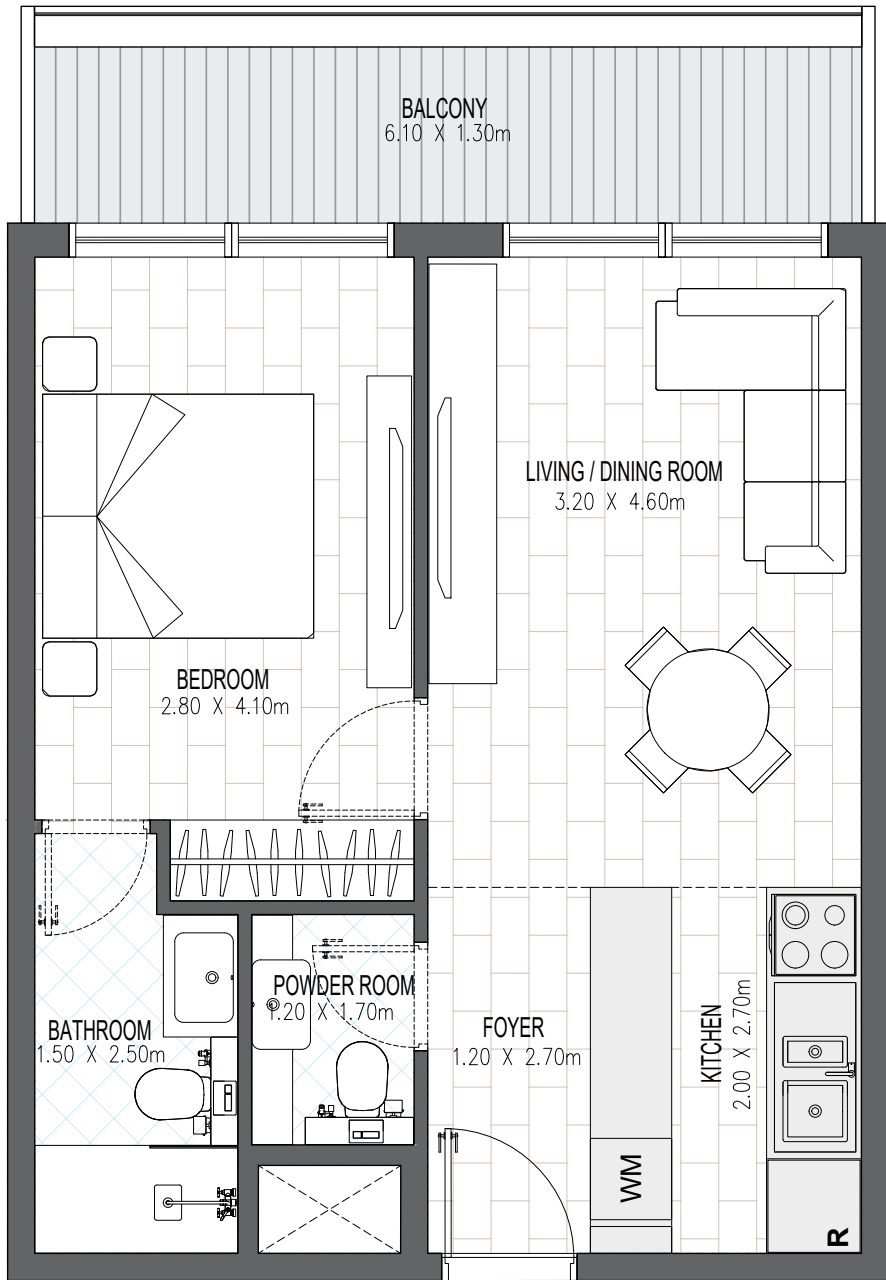
GROSS AREA : 72.32 sq. m. | 778.46 sq. ft.



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NOTE

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OLFAH 3

1 BEDROOM

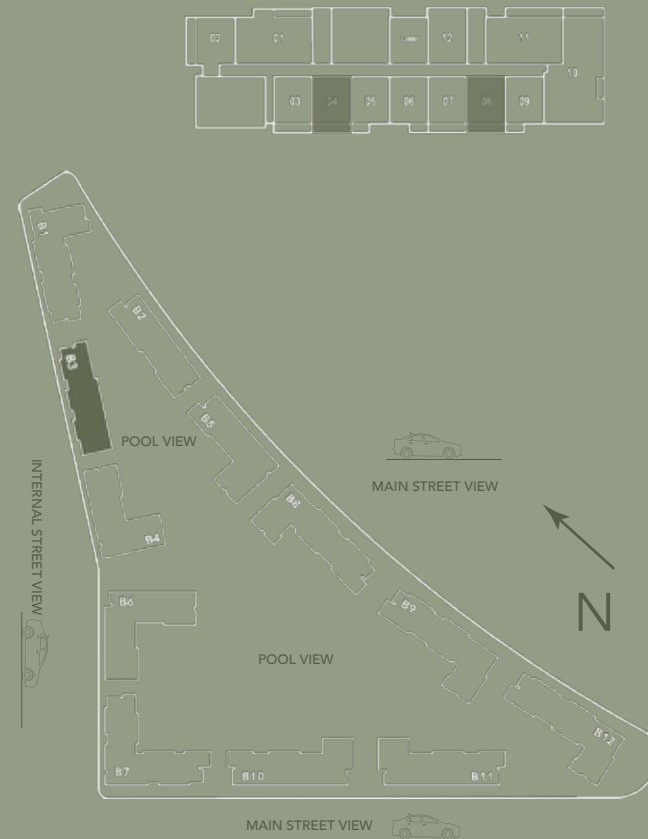
B.1B

LEVEL G

UNIT 04,08

TOTAL NET AREA: 57.39 sq. m. | 617.74 sq. ft.

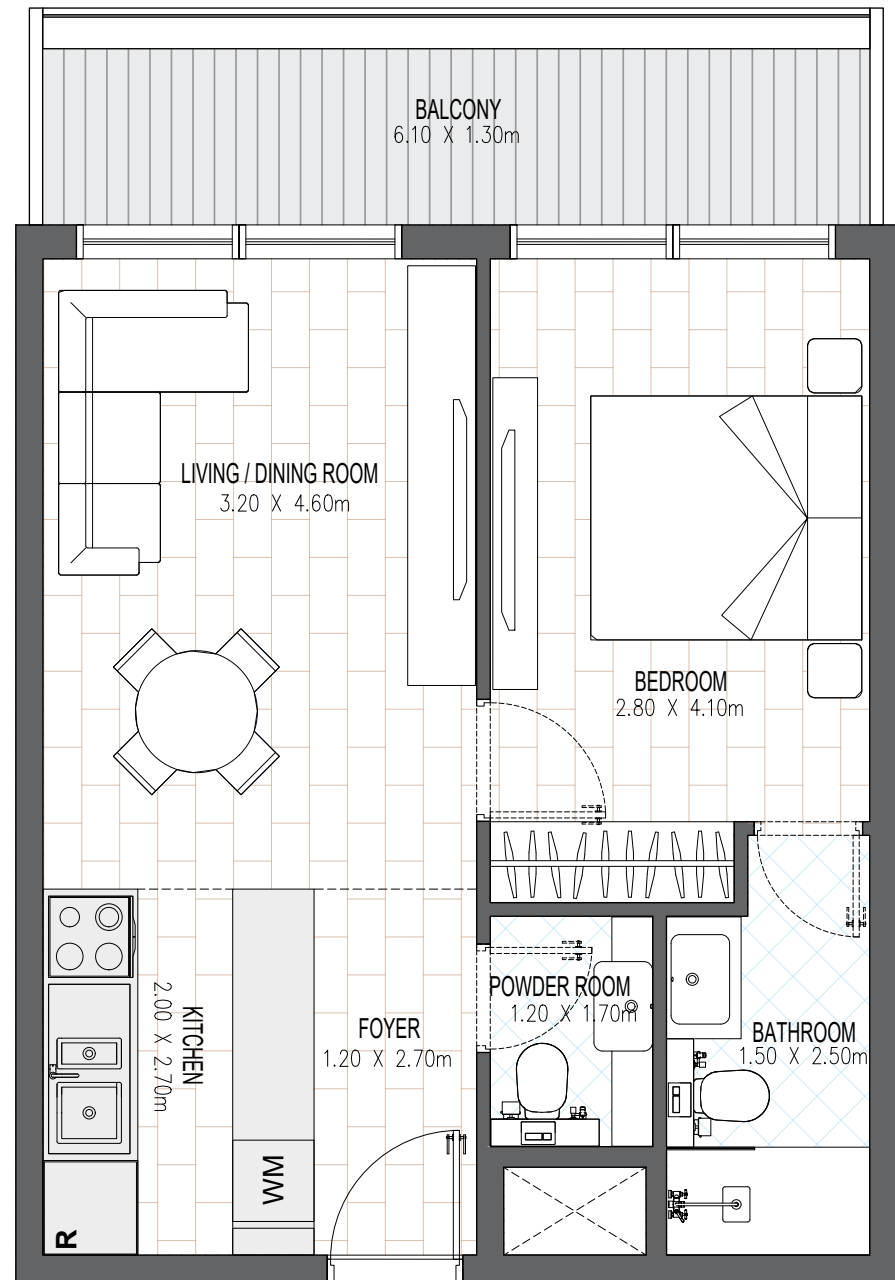
GROSS AREA : 72.32 sq. m. | 778.46 sq. ft.



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NOTE

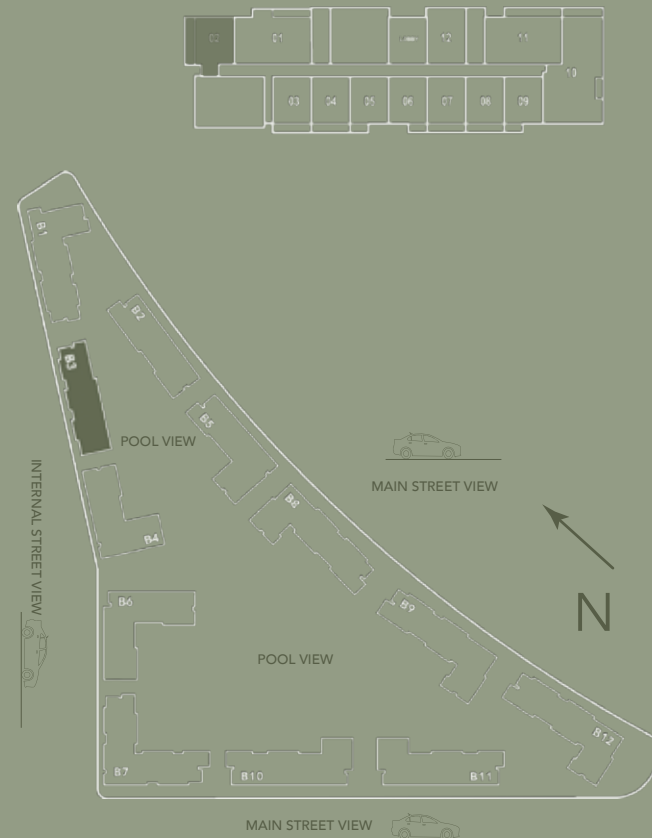
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OLFAH 3

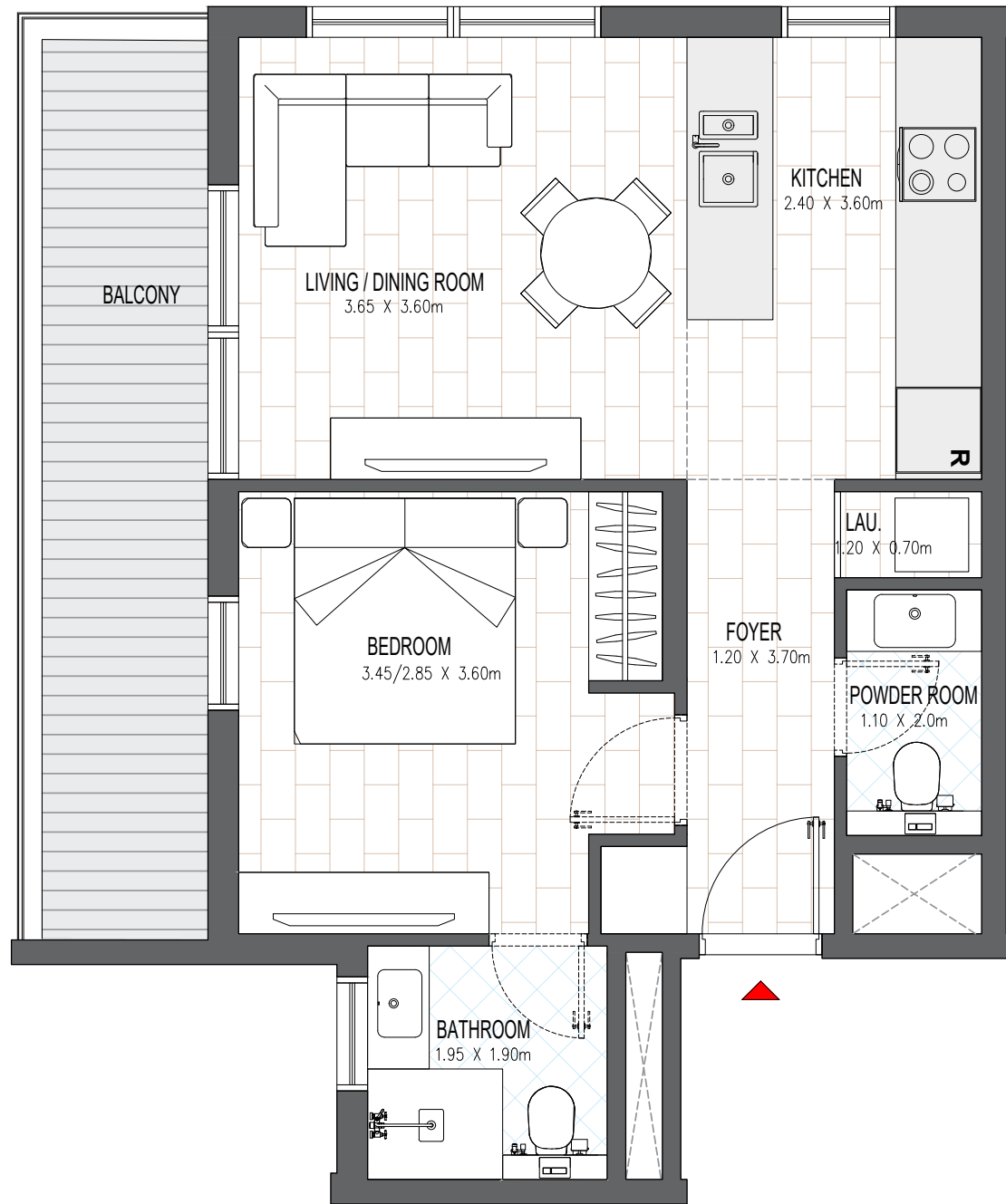
1 BEDROOM	B.5A
LEVEL G	UNIT 02
TOTAL NET AREA: 62.65 sq. m. 674.36 sq. ft.	
GROSS AREA : 78.95 sq. m. 849.81 sq. ft.	



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NOTE

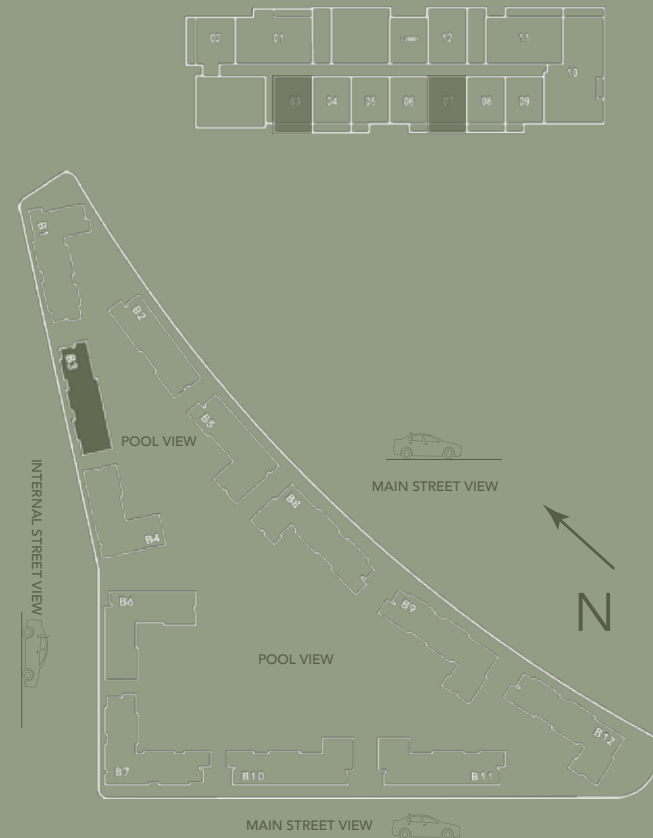
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OLFAH 3

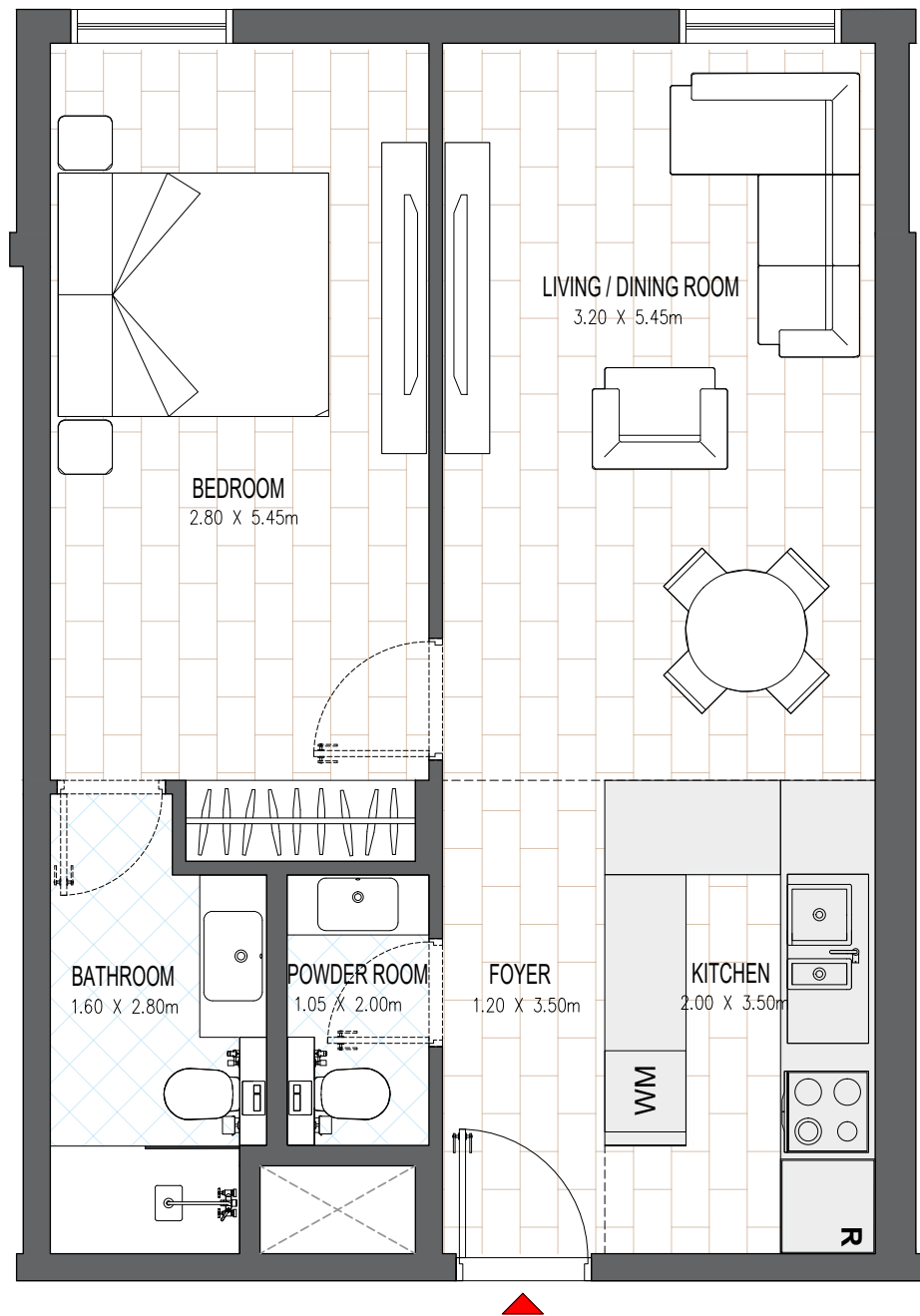
1 BEDROOM	B.7
LEVEL G	UNIT 12
TOTAL NET AREA: 58.03 sq. m. 624.63 sq. ft.	
GROSS AREA : 73.13 sq. m. 787.14 sq. ft.	

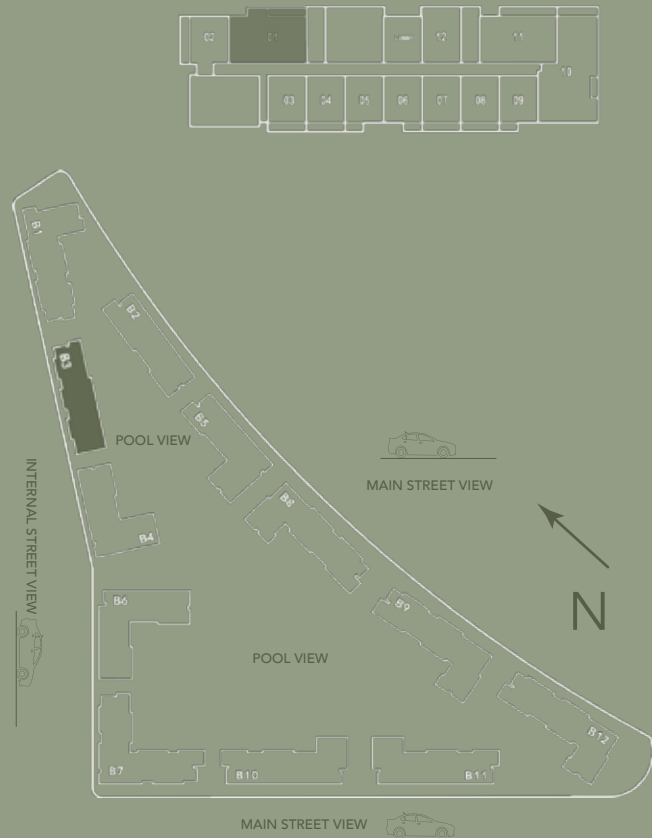


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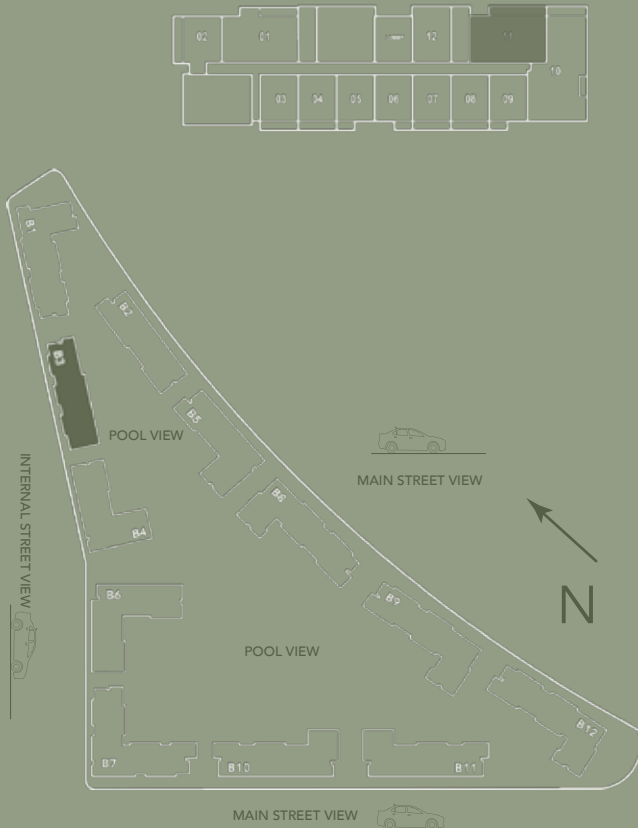
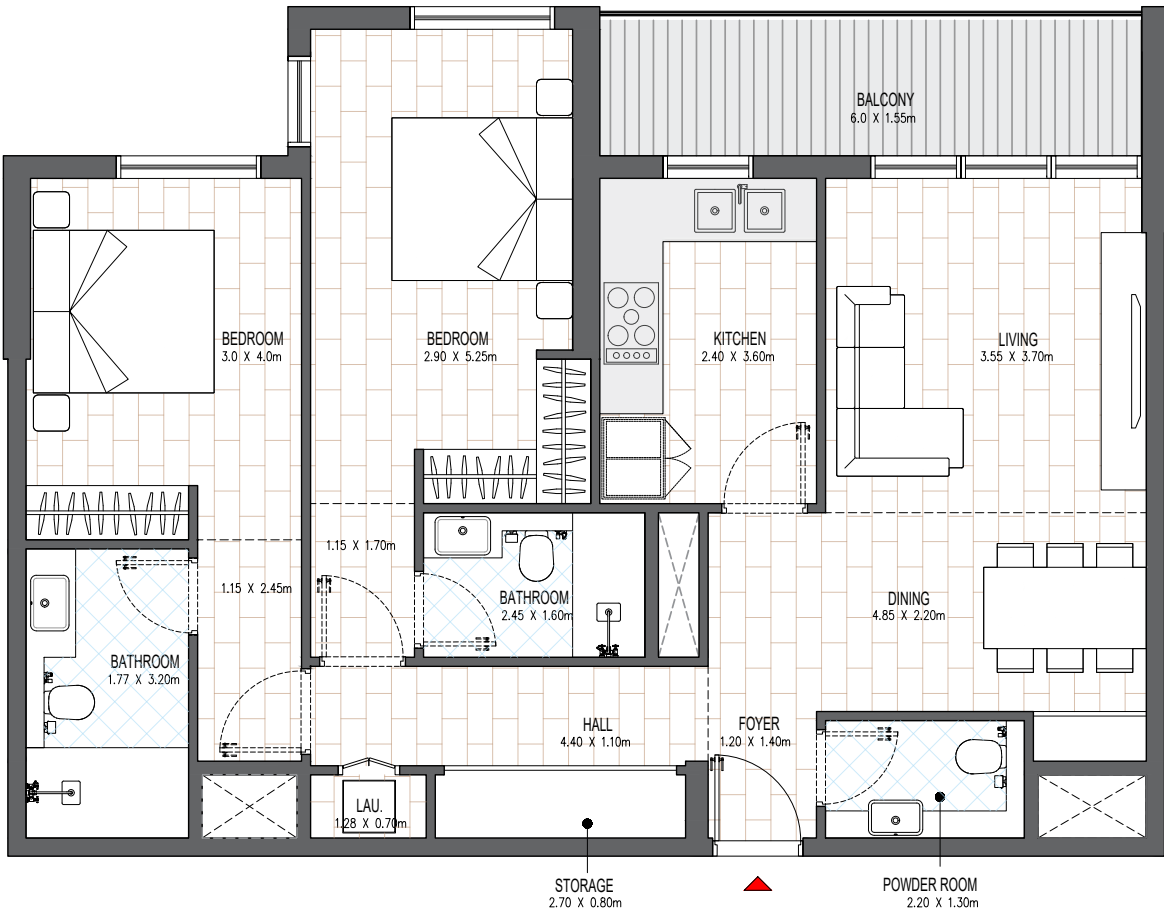




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NOTE

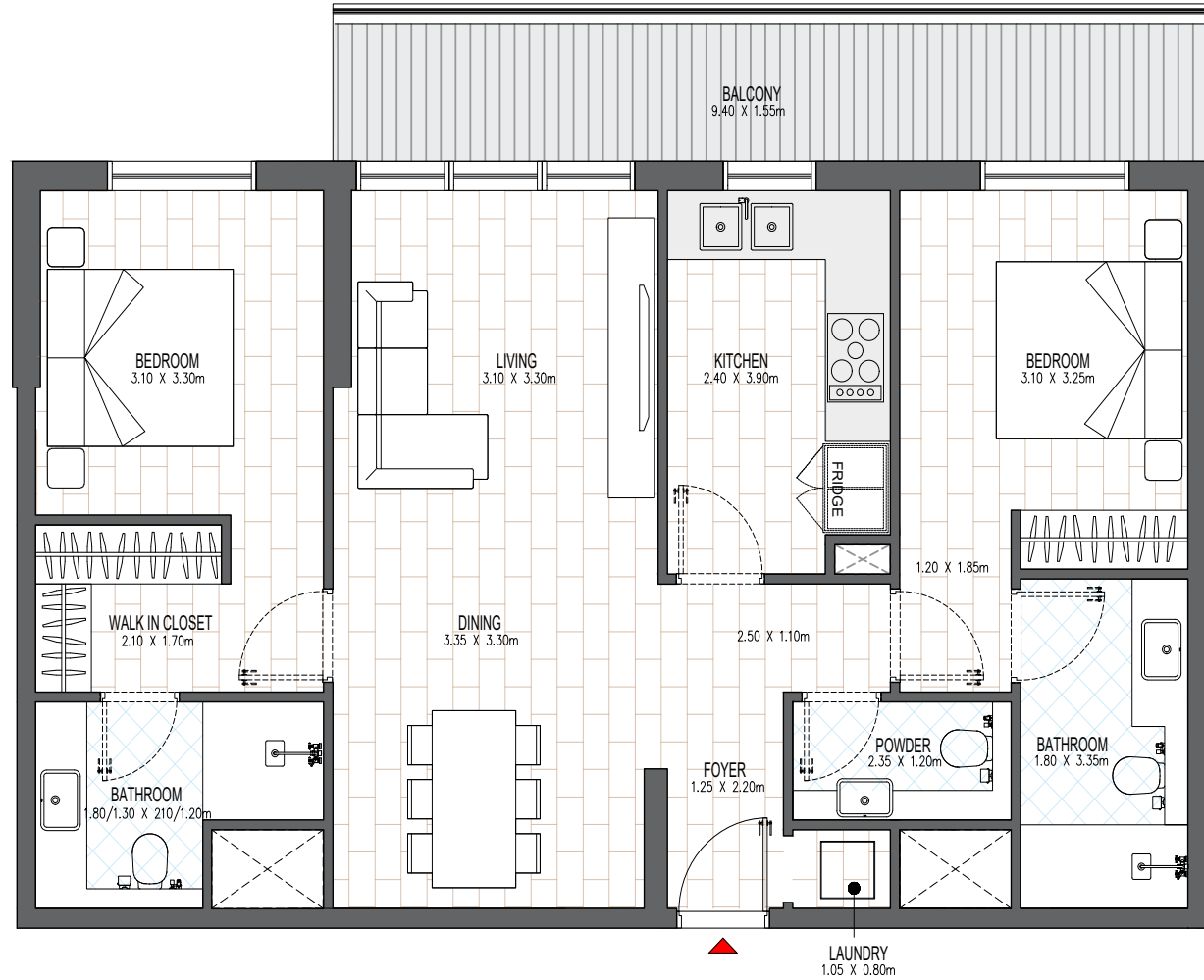
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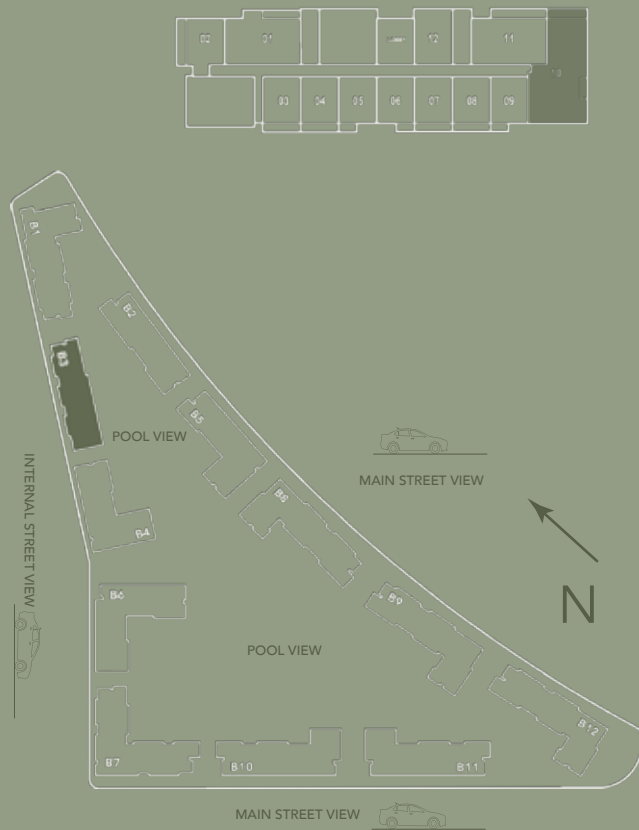


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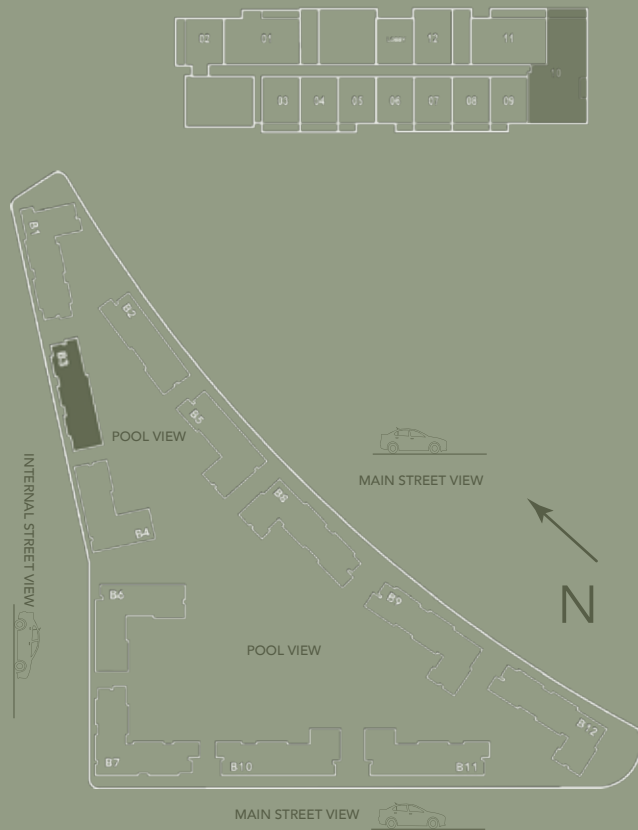




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NOTE

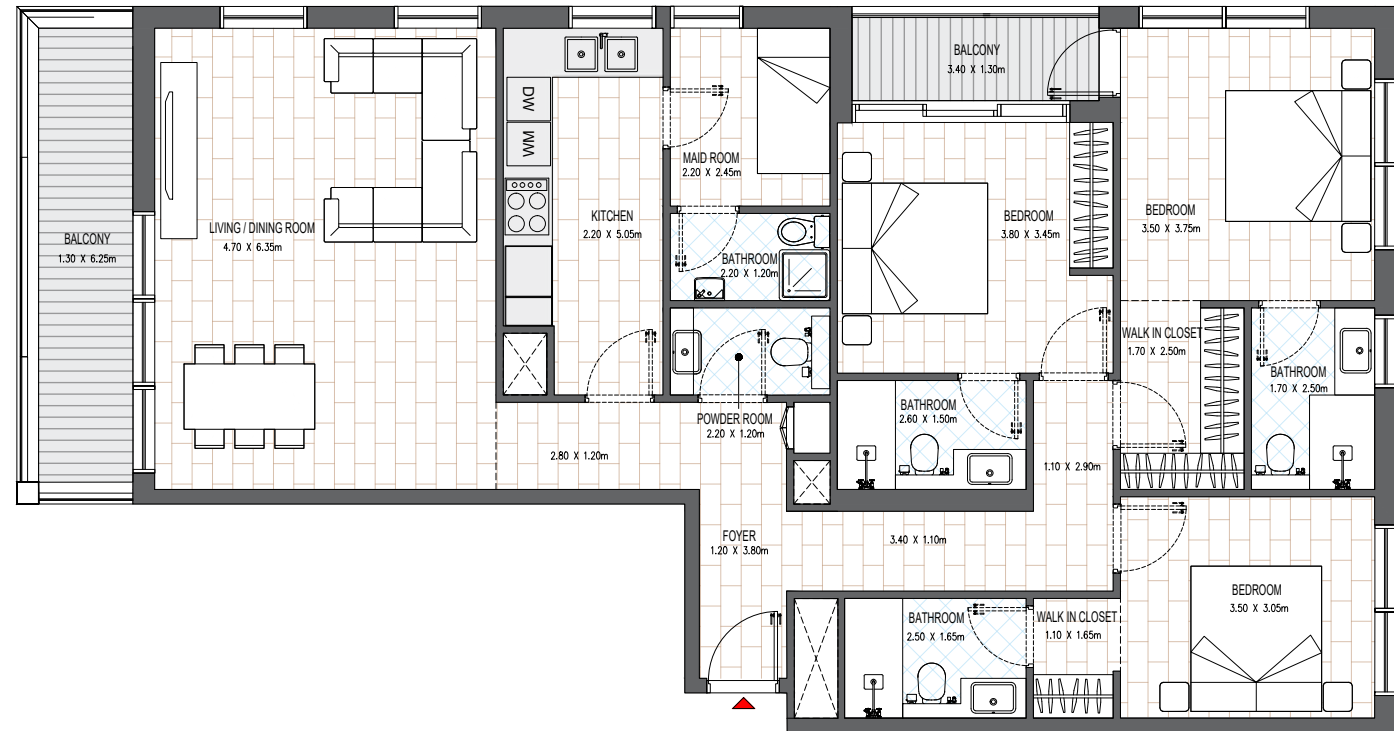
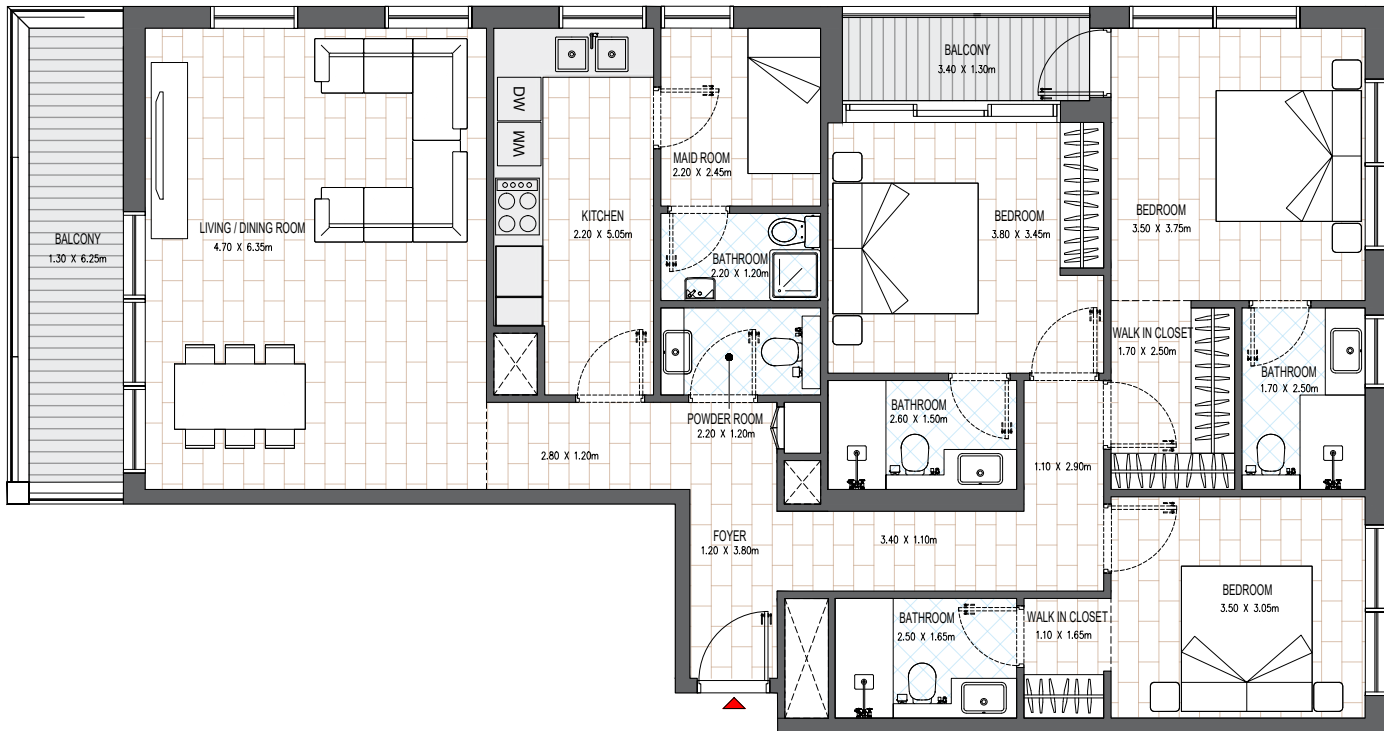
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NOTE

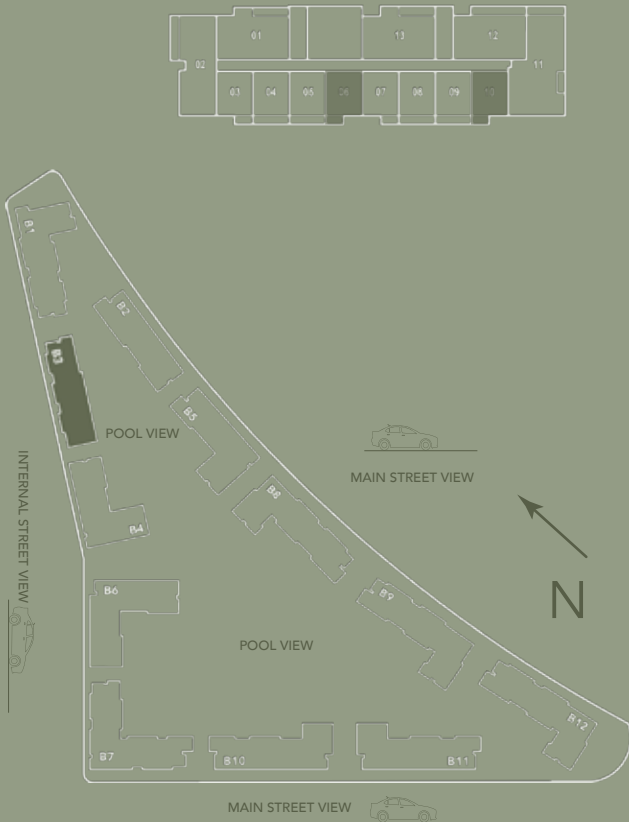
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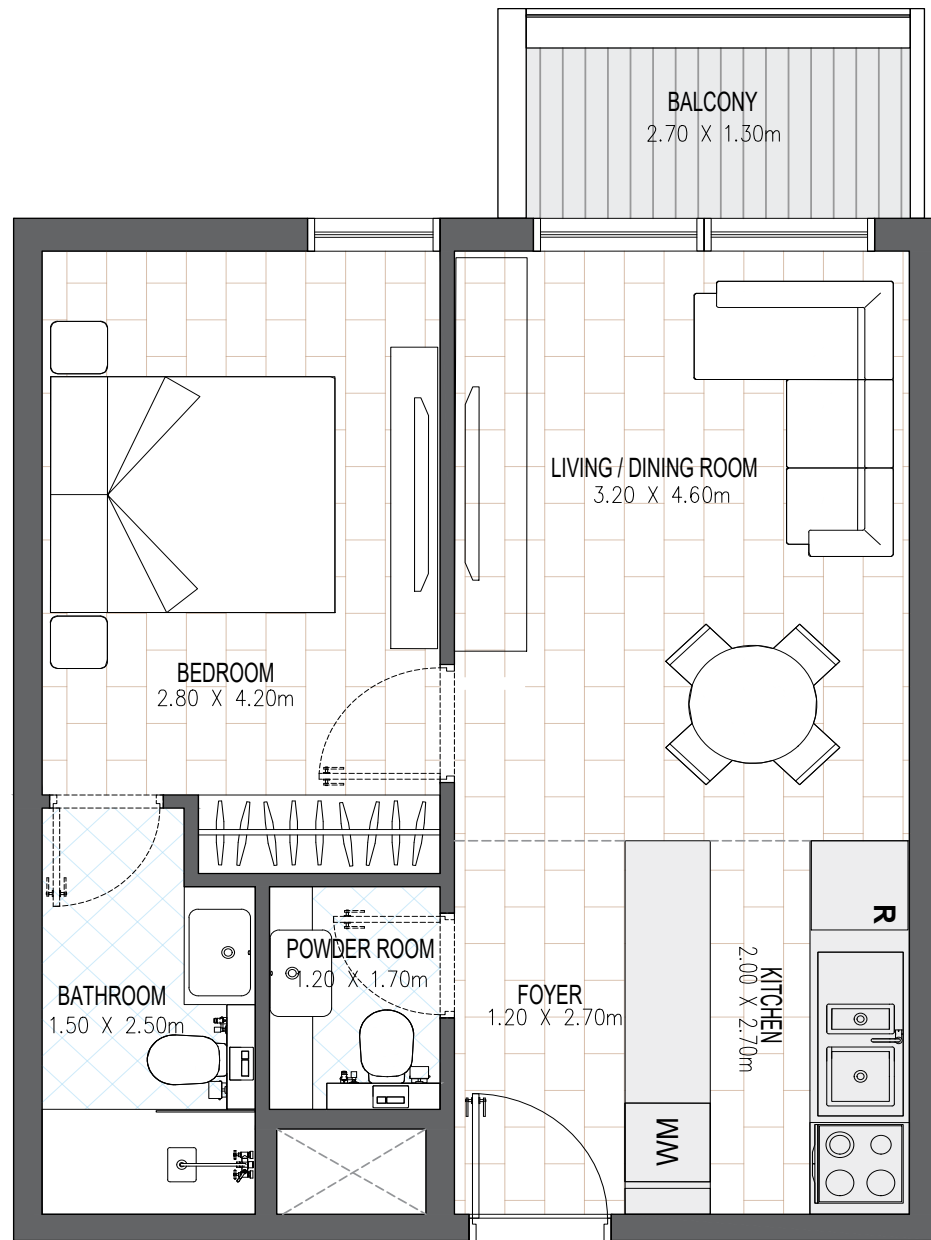
OLFAH 3

1 BEDROOM	B.1A (MIRROR)
LEVEL 01-11	UNIT 06,10
TOTAL NET AREA: 51.67 sq. m. 556.17 sq. ft.	
GROSS AREA: 65.11 sq. m. 700.87 sq. ft.	



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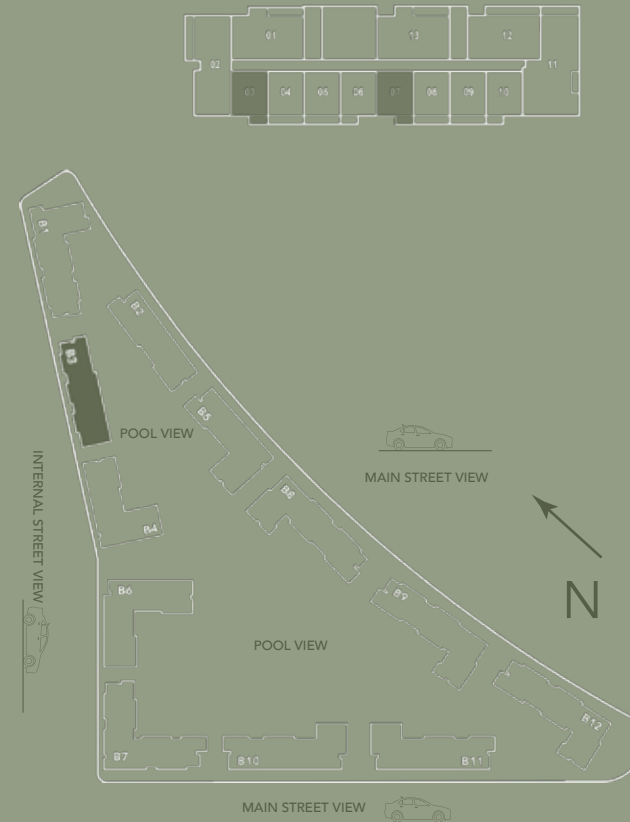
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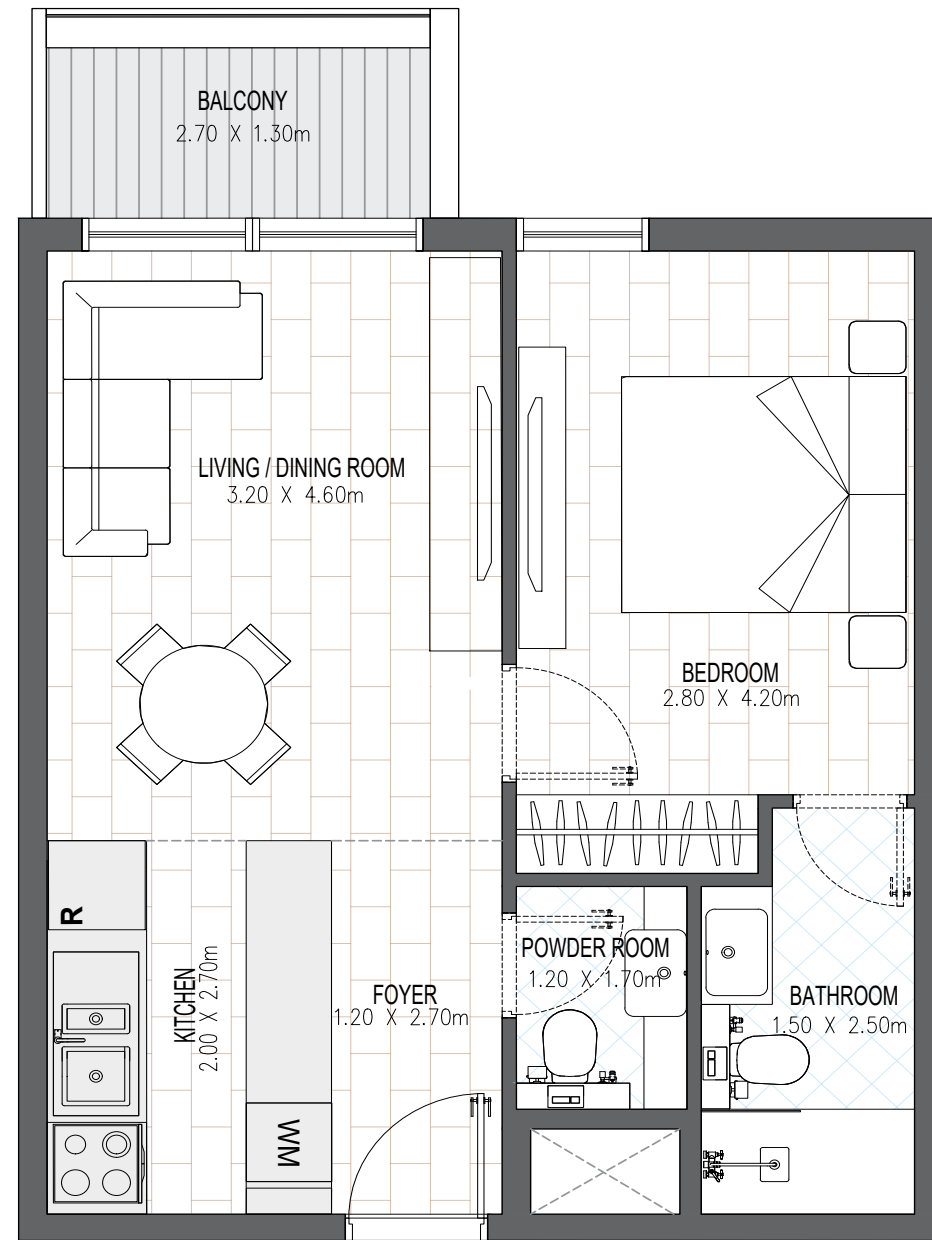
OLFAH 3

1 BEDROOM	B.1A
LEVEL 01-11	UNIT 03,07
TOTAL NET AREA: 51.67 sq. m. 556.17 sq. ft.	
GROSS AREA : 65.11 sq. m. 700.87 sq. ft.	



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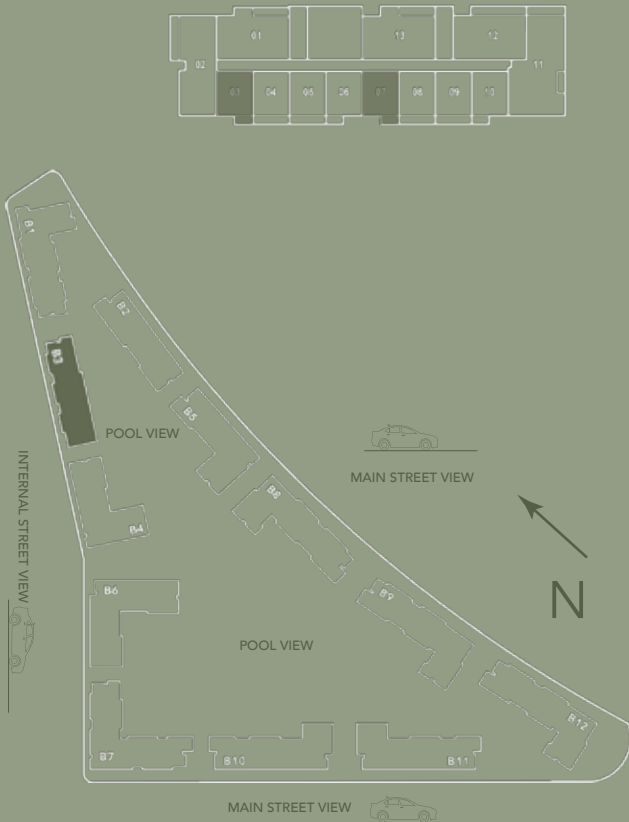
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OLFAH 3

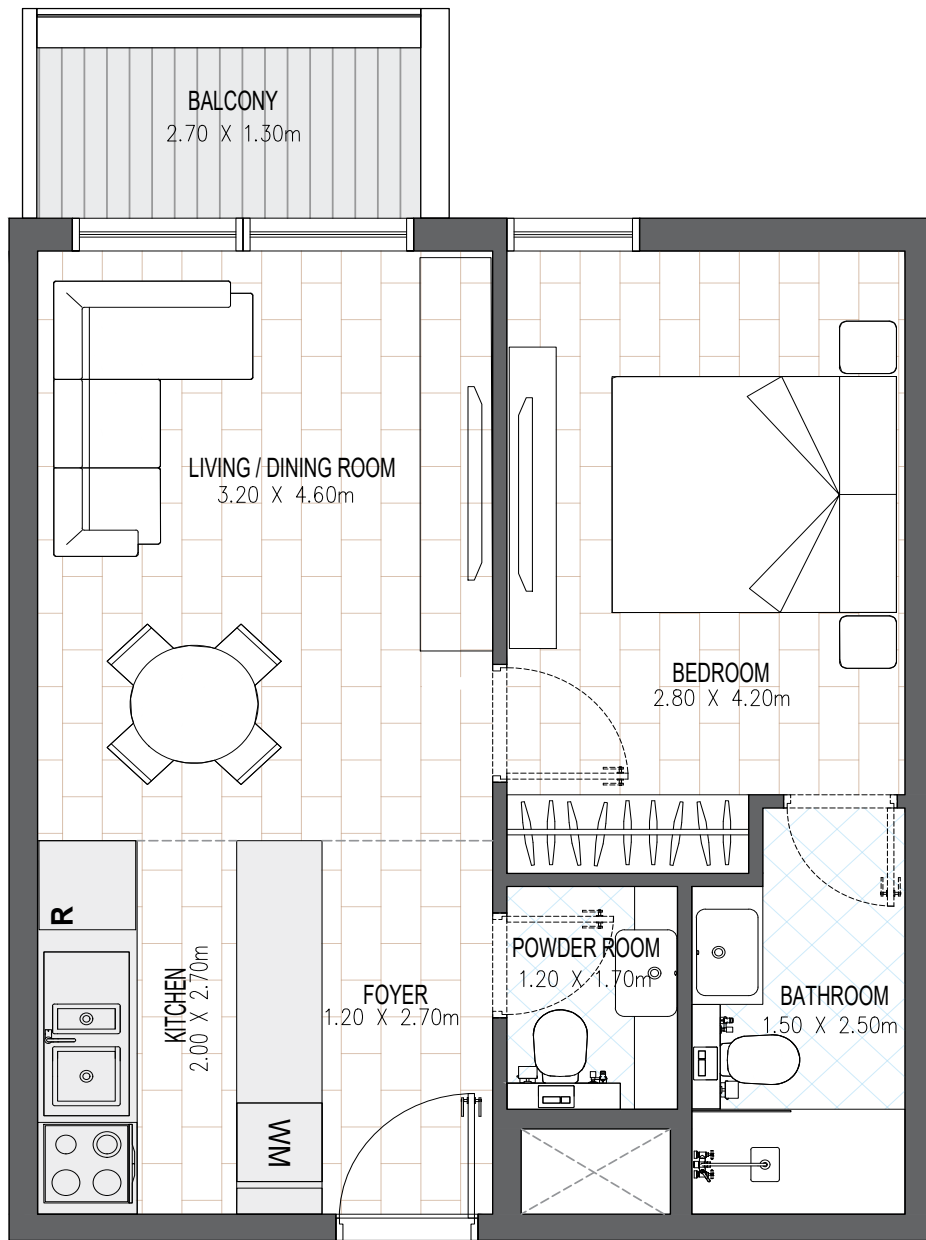
1 BEDROOM	B.1A
LEVEL 01-11	UNIT 03,07
TOTAL NET AREA: 51.67 sq. m. 556.17 sq. ft.	
GROSS AREA : 65.11 sq. m. 700.87 sq. ft.	



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NOTE

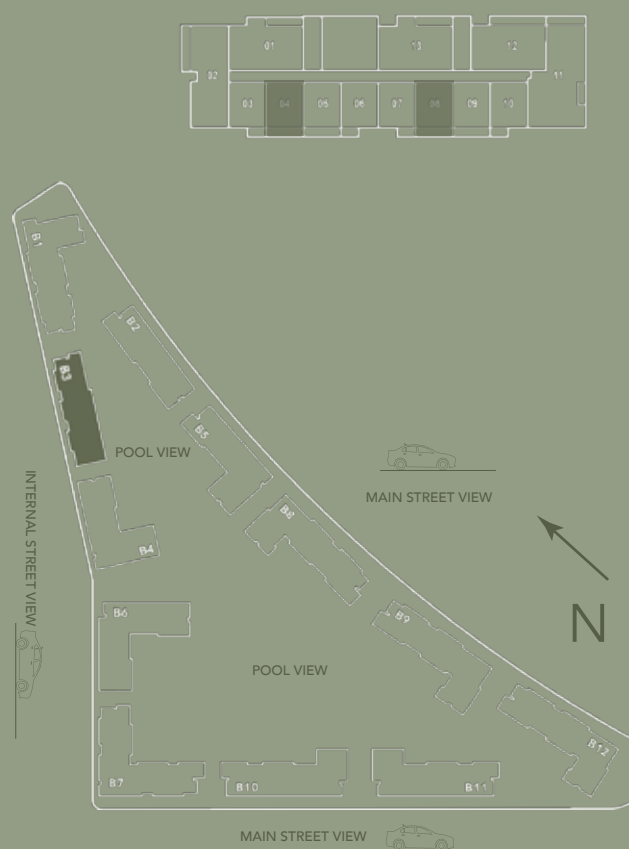
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OLFAH 3

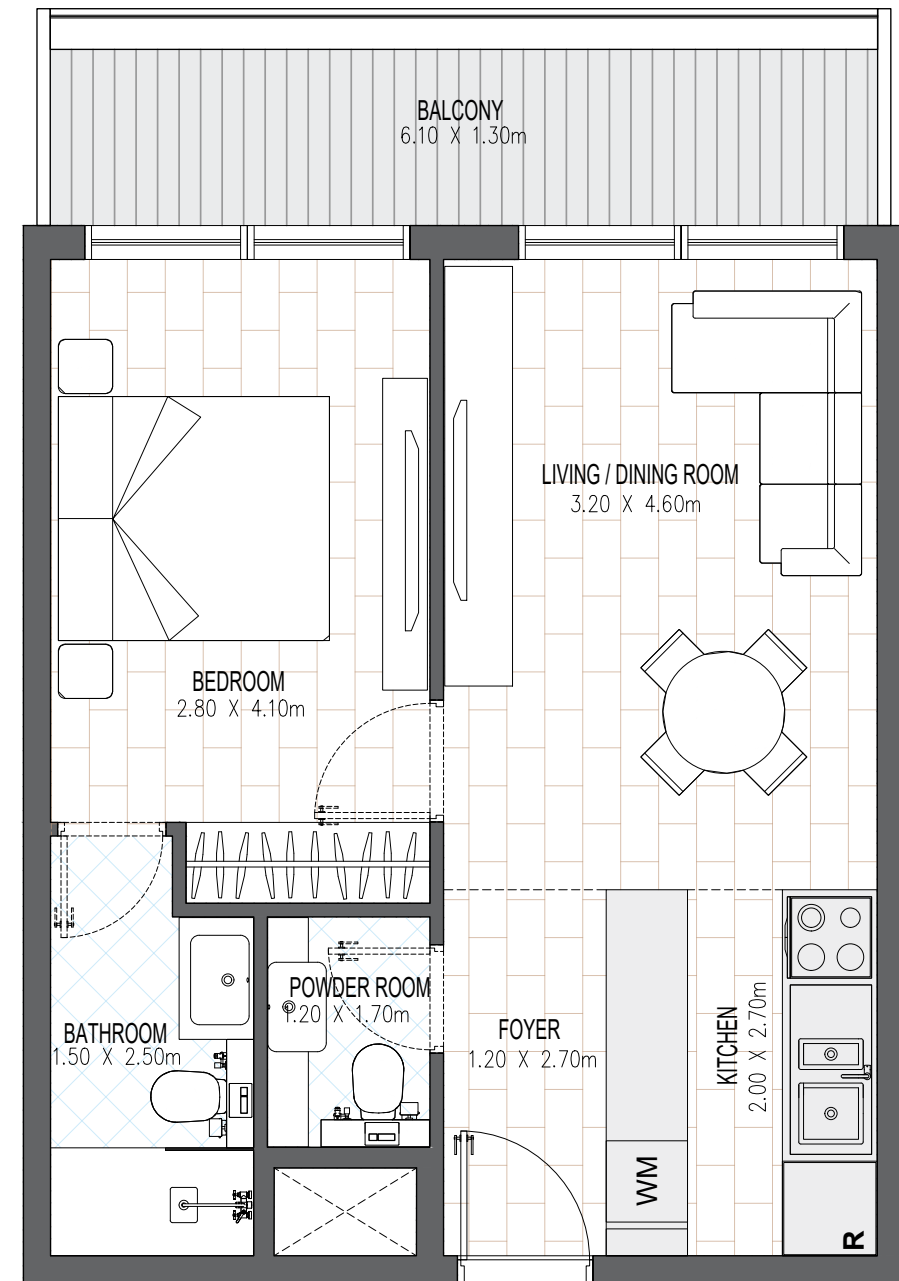
1 BEDROOM	B.1B (MIRROR)
LEVEL 01-11	UNIT 04, 08
TOTAL NET AREA: 57.39 sq. m. 617.74 sq. ft.	
GROSS AREA : 72.32 sq. m. 778.46 sq. ft.	



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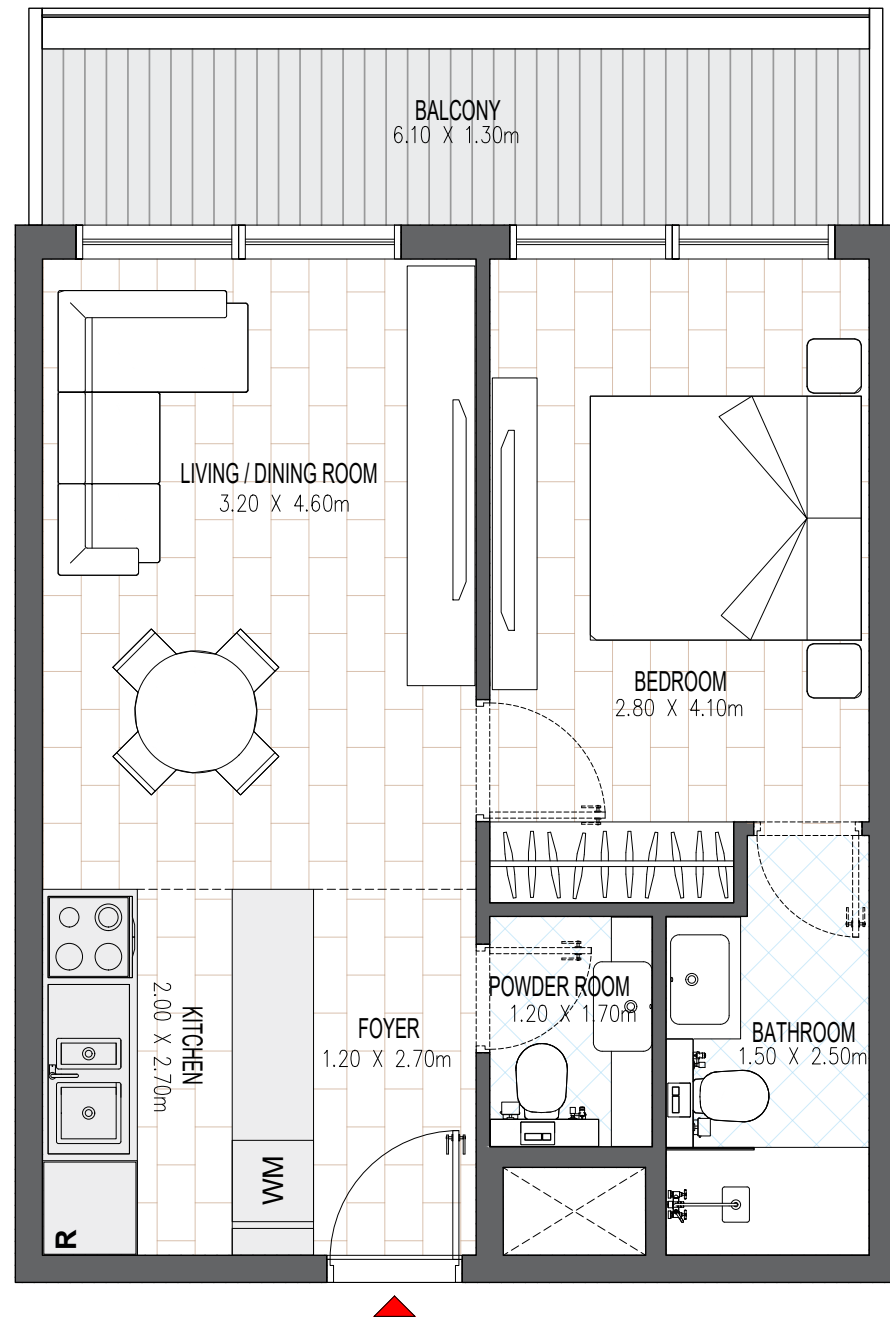
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OLFAH 3	
1 BEDROOM	B.1B
LEVEL 01-11	UNIT 05, 09
TOTAL NET AREA: 57.39 sq. m. 617.74 sq. ft.	
GROSS AREA : 72.32 sq. m. 778.46 sq. ft.	

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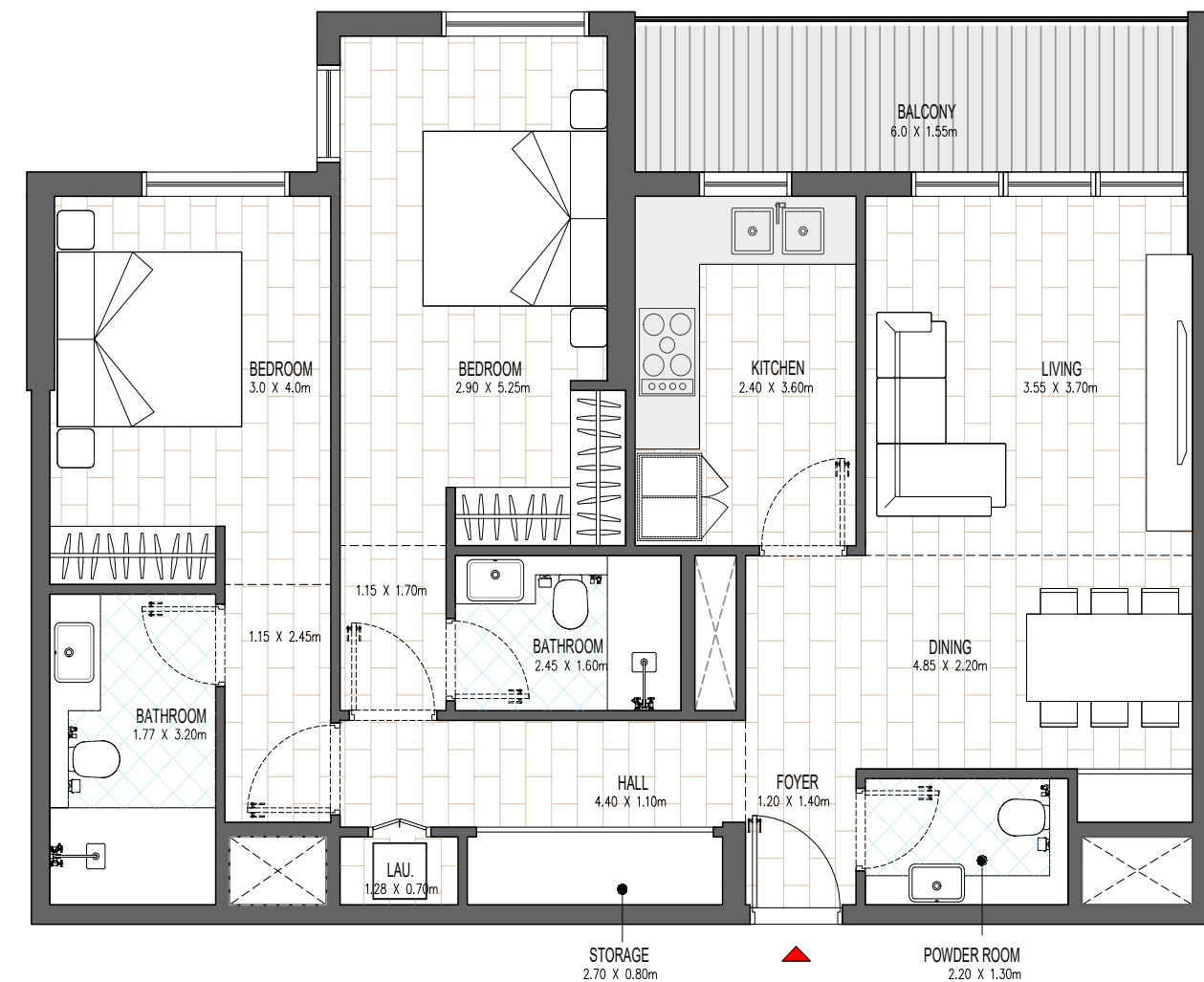


OLFAH 3	
2 BEDROOM	C.2C
LEVEL 01-11	UNIT 01, 13
TOTAL NET AREA: 109.61 sq. m. 1179.83 sq. ft.	
GROSS AREA: 138.13 sq. m. 1486.79 sq. ft.	

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NOTE

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OLFAH 3

2 BEDROOM

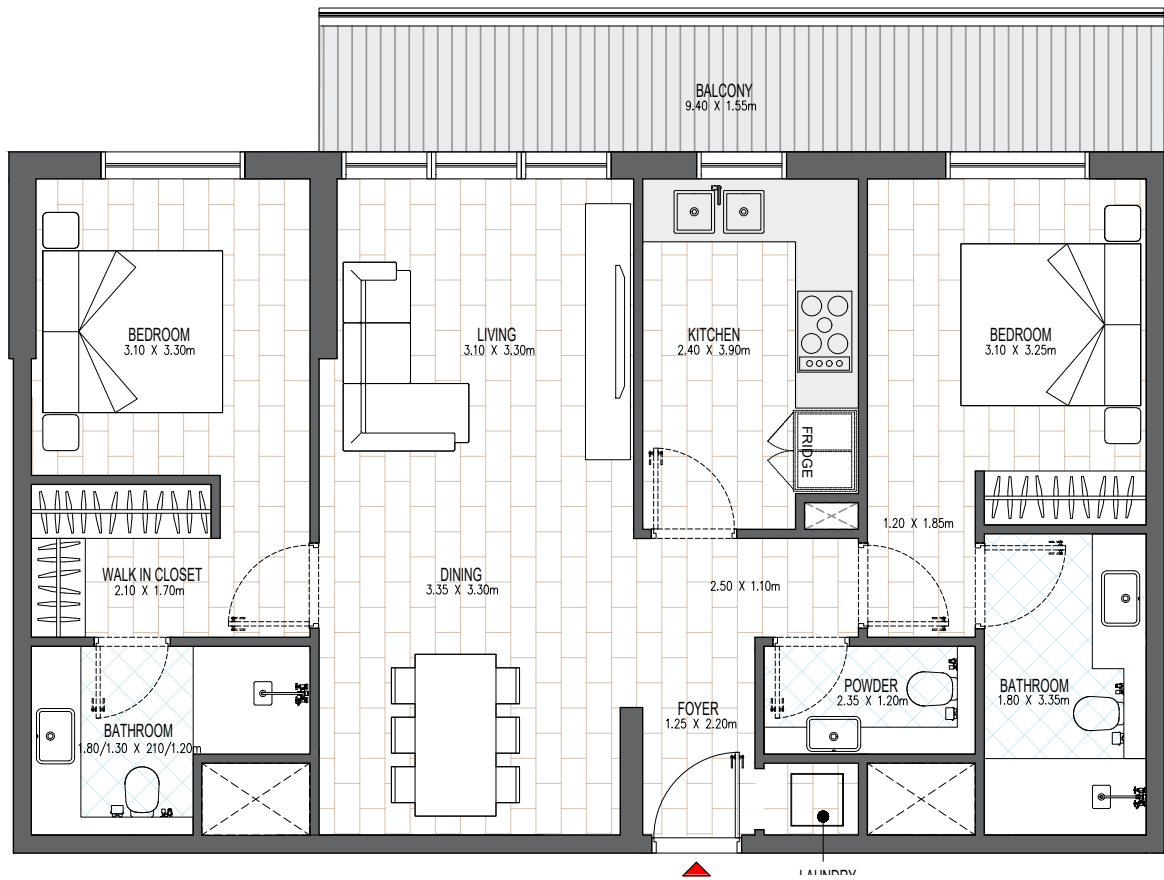
C.3

LEVEL 01-11

UNIT 12

TOTAL NET AREA: 108.42 sq. m. | 1167.02 sq. ft.

GROSS AREA : 136.63 sq. m. | 1470.65 sq. ft.



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OLFAH 3

2 BEDROOM

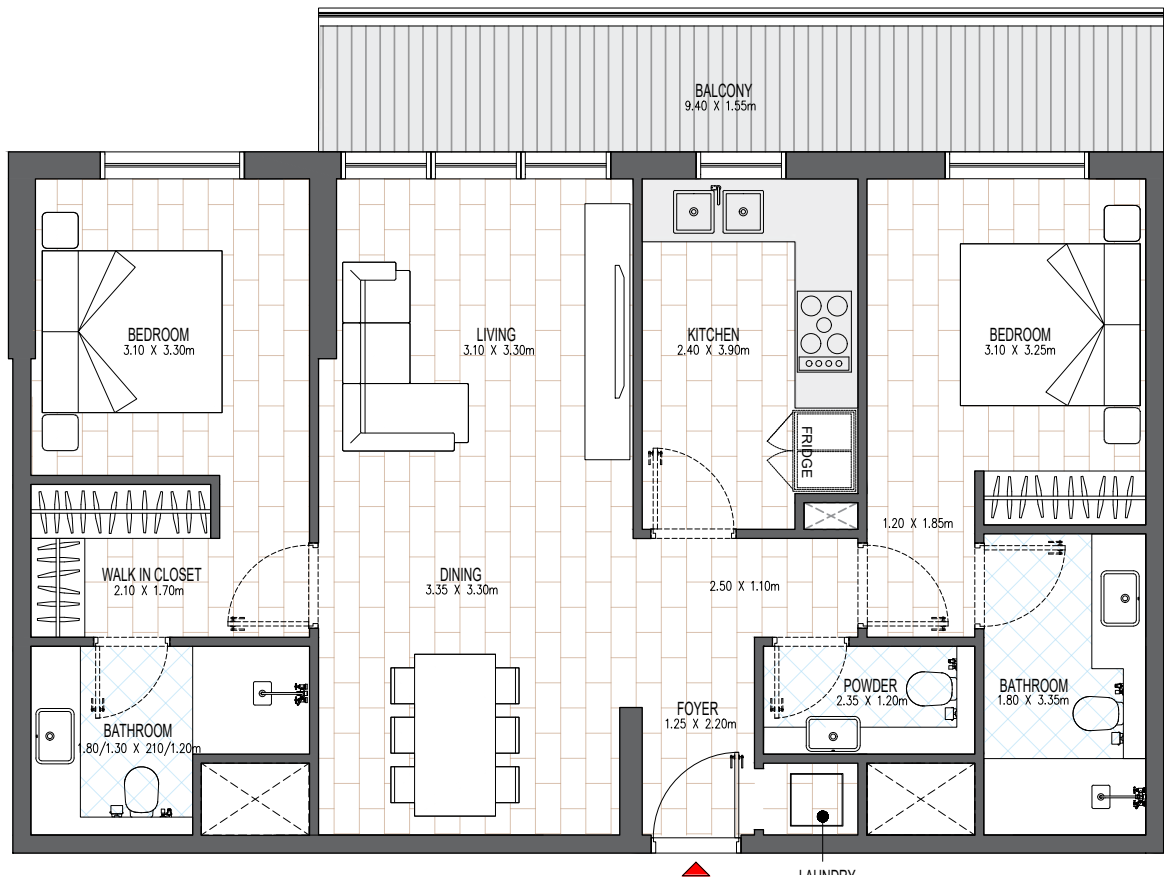
C.3

LEVEL 01-11

UNIT 12

TOTAL NET AREA: 108.42 sq. m. | 1167.02 sq. ft.

GROSS AREA : 136.63 sq. m. | 1470.65 sq. ft.



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NOTE

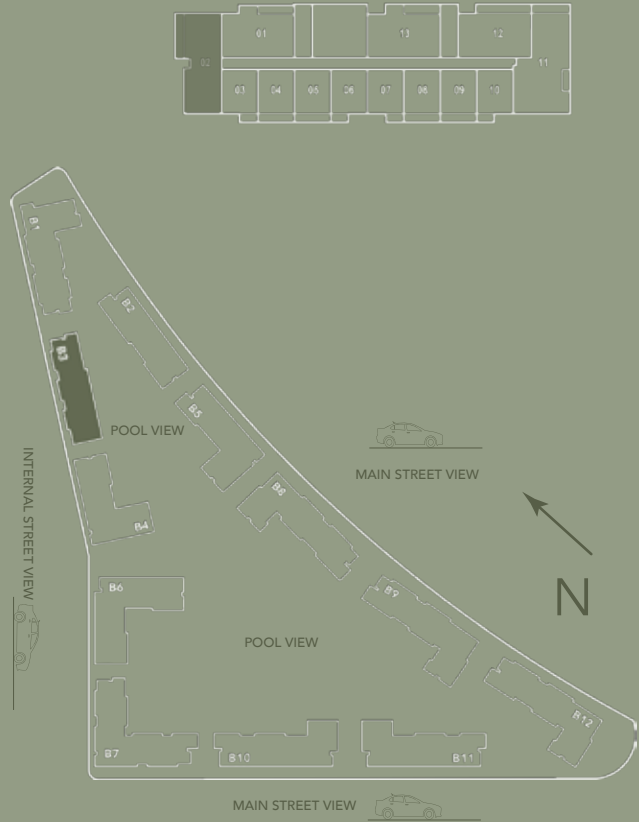
1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plots / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes 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.

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NOTE

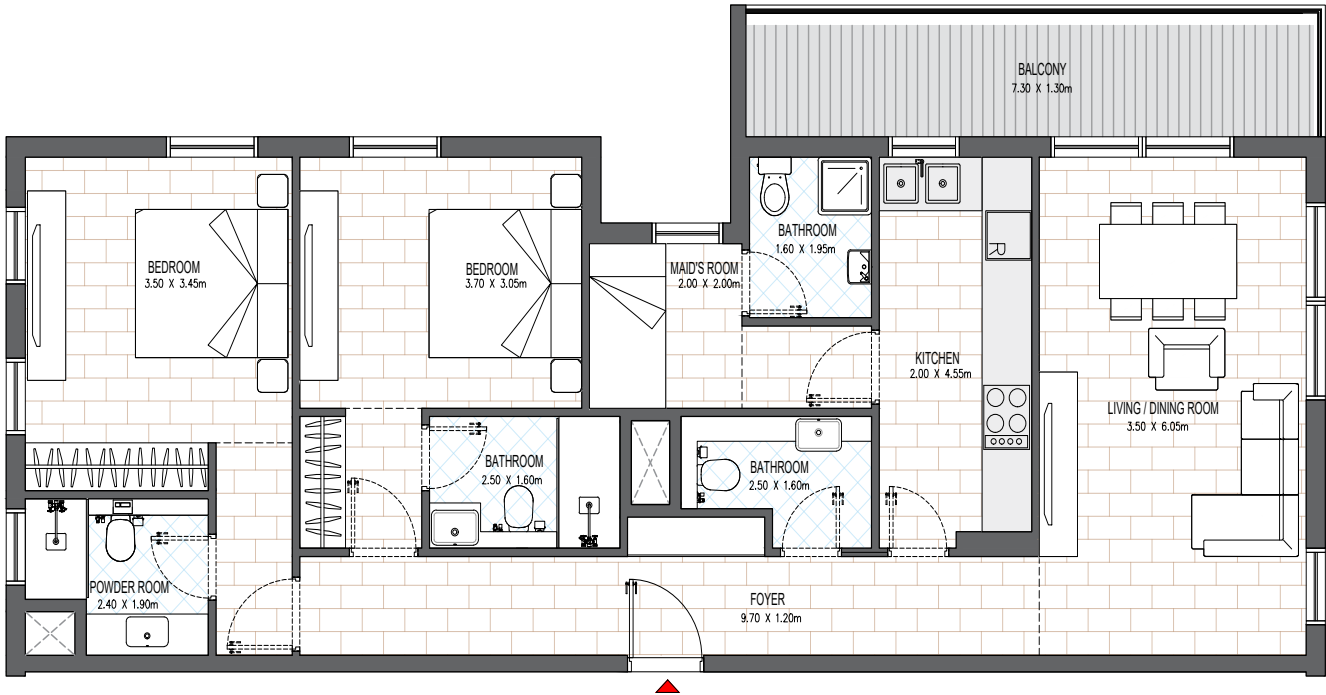
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OLFAH 3	
2 BEDROOM	C.5
LEVEL 01-11	UNIT 02
TOTAL NET AREA: 115.67 sq. m. 1245.06 sq. ft.	
GROSS AREA : 145.76 sq. m. 1568.99 sq. ft.	

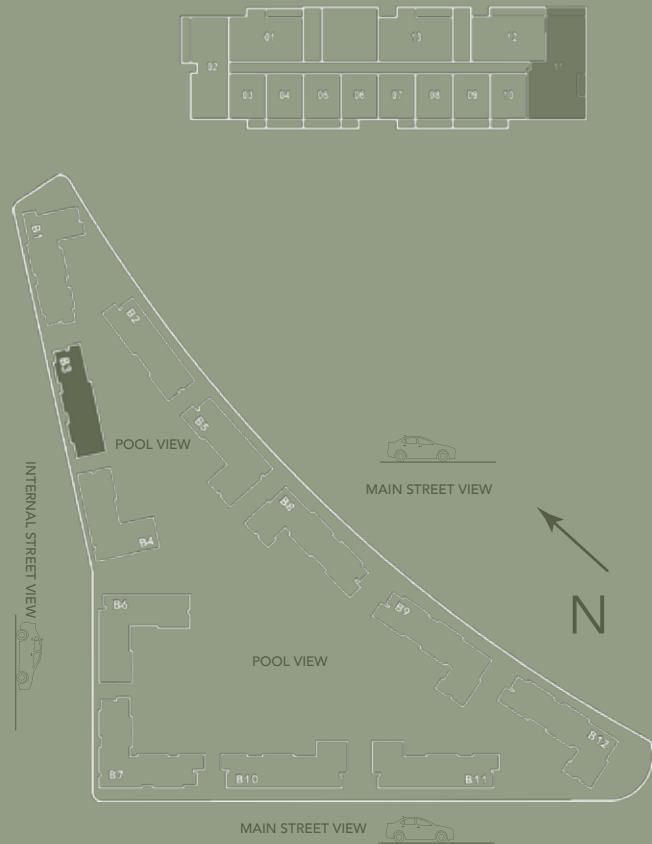


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NOTE
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OLFAH 3	
3 BEDROOM	D.3
LEVEL 01-11	UNIT 03
TOTAL NET AREA: 151.76 sq. m. 1633.53 sq. ft.	
GROSS AREA: 191.24 sq. m. 2058.53 sq. ft.	



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NOTE
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