



أَلْمَا  
ALMA

الف  
Alef

#### Note

1. All images used are for illustration purposes only
2. Unless stated otherwise, all fitting and interior decorative items shown are for illustrative purposes only
3. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status

#### ملاحظة

1. جميع الصور المستخدمة هي لأغراض العرض والتوضيح فقط
2. جميع التصميم والأدوات الخزفية المعروضة هي لأغراض توضيحية فقط ، ما لم يذكر خلاف ذلك
3. يحتفظ المطور بالحق في إجراء التعديلات، وفقاً لما يراه مناسباً، دون تحقل أي مسؤولية













أَلْمَا  
ALMA



حياتنا  
Hayyan  
MAKING HOMES HUMAN

ألف  
ALMA

A LIFE WELL LIVED حياة مليئة بالنعم



Alef

© 2023 ALEF BEI HAYYAN, A.E.

حَيَّان  
Hayyan  
MAKING HOMES HUMAN

أَلْمَا  
ALMA

Hayyan is a uniquely crafted, natural villa community, here you'll love living for many years. A calm and serene place to relax and enjoy a peaceful life. A place where you will encounter an authentic, vibrant community and experience a truly joyful feeling. A special place to call home for years to come.

حَيَّان  
Hayyan  
MAKING HOMES HUMAN

أَلْمَا  
ALMA

Hayyan is a rare find in the UAE where you and your loved ones spend time in a tranquil environment, uniquely designed for an immersive experience of nature, culture and society in natural landscapes. Awaken every morning by natural sounds in a green habitat, where the sun rays shine through the Ghaf trees and you likely encounter deers or gazelles while wandering around a genuine villa community, one that embodies the spirit of Sharjah in every architectural design to create an intimate feeling.

حَيَّان  
Hayyan  
MAKING HOMES HUMAN

أَلَمَّا  
ALMA

حياة مليئة بالنعم A LIFE WELL LIVED



© 2020 ALEF BEI HAYYAN AE

Alef

حياتنا  
Hayyan  
MAKING HOMES HUMAN

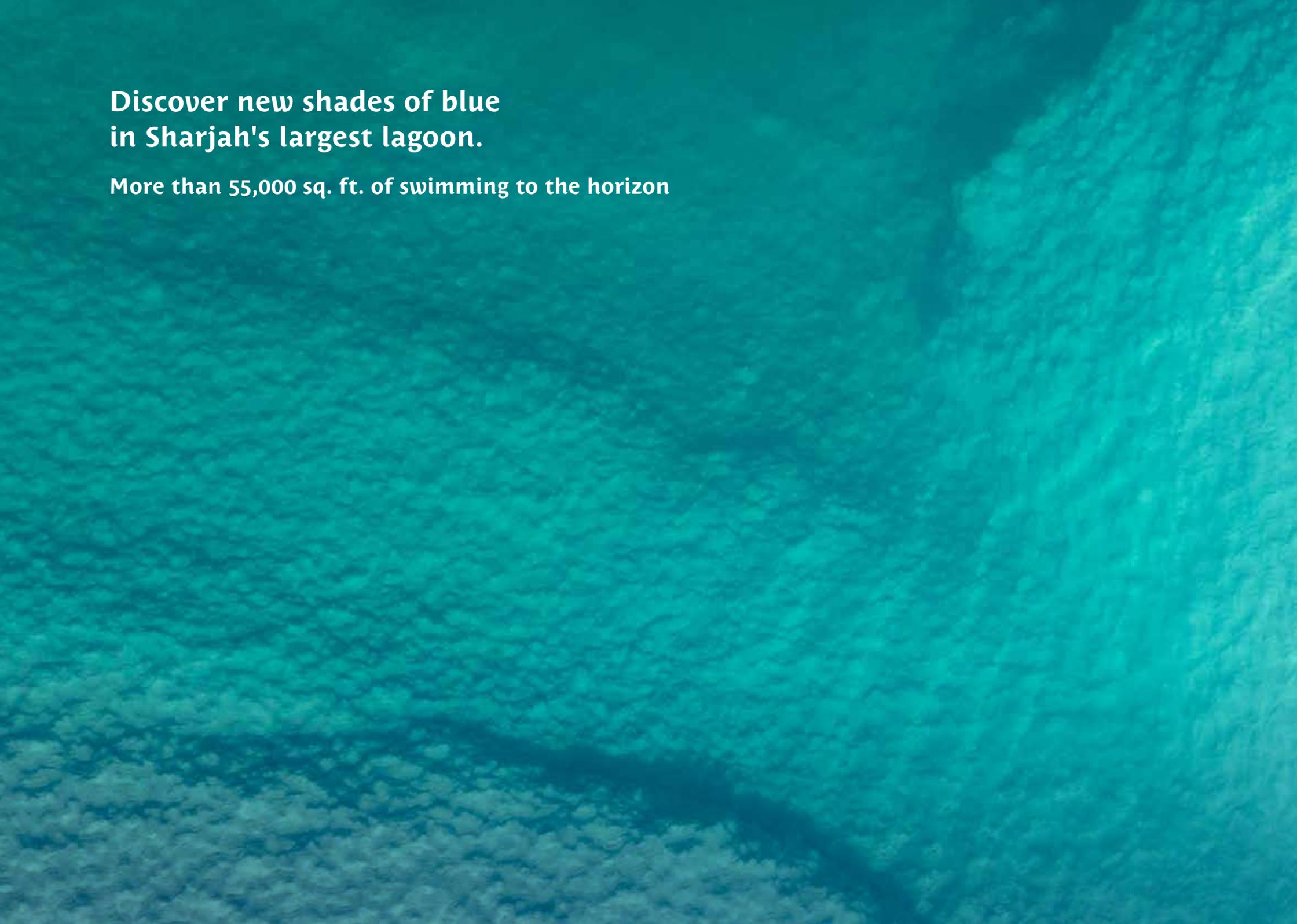
ألف  
ALMA

حياة مليئة بالنعيم | A LIFE WELL LIVED

حَيَّان  
Hayyan  
MAKING HOMES HUMAN

أَلْمَا  
ALMA

Hayyan provides the most genuine living experience, where people connect to nature in a tranquil habitat in Sharjah.

An aerial photograph of a large, winding lagoon. The water is a mix of deep blue, teal, and light green, indicating varying depths and possibly different types of vegetation or sandbars. The lagoon has a complex, meandering shape, with several narrow channels and larger open areas. The surrounding land is visible as a darker, textured area on the right side of the image.

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

**More than 55,000 sq. ft. of swimming to the horizon**

اكتشف تدرجات جديدة زرقاء في أكبر بحيرة في الشارقة  
أكثر من 55,000 قدم مربع من السباحة نحو الأفق



حَيَّان  
Hayyan

MAKING HOMES HUMAN





DUBAI

# حَيَّان

## Hayyan

Sharjah Mosque	05 min	05 دقائق	مسجد الشارقة
Dubai International Airport	15 min	15 دقائق	مطار دبي الدولي
Sharjah National Park	08 min	08 دقائق	حديقة الشارقة الوطنية
University City of Sharjah	15 min	15 دقائق	المدينة الجامعية بالشارقة
Sharjah International Airport	10 min	10 دقائق	مطار الشارقة الدولي
Sharjah Museum of Islamic Civilization	20 min	20 دقائق	متحف الشارقة للحضارة الإسلامية
Al Majaz	20 min	20 دقائق	المجاز
Sharjah Industrial Area	15 min	15 دقائق	المنطقة الصناعية بالشارقة
06 Mall	10 min	10 دقائق	مول 06

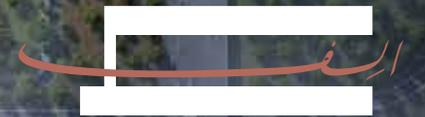
المخطط الرئيسي

MASTER PLAN

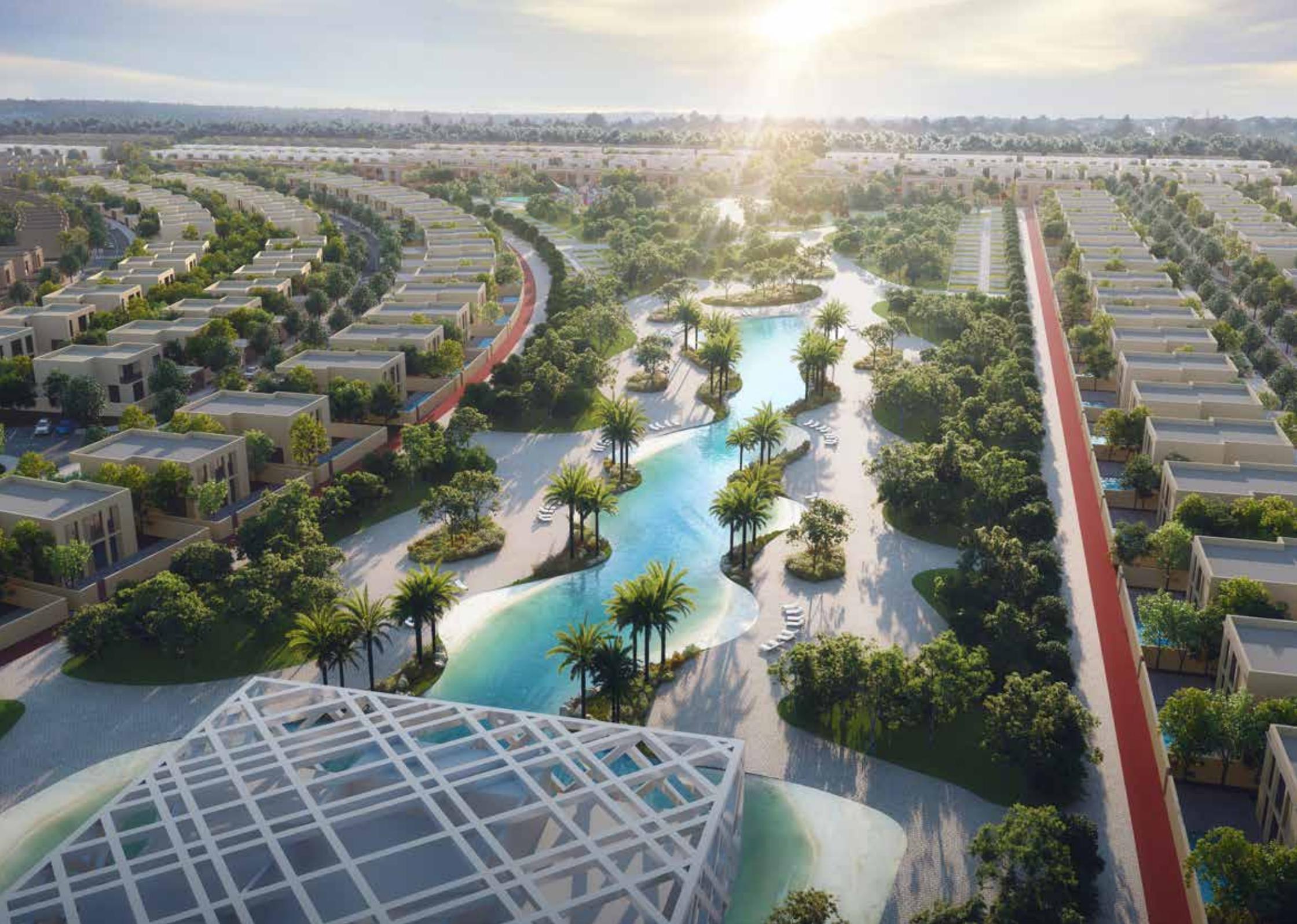
حَيَّان

Hayyan

MAKING HOMES HUMAN



Alef









المخطط الرئيسي ألما

ALMA MASTER PLAN



ألما  
ALMA

LEGEND

28TA 1/2 28TA BLOCK - 108	28TB 1/2 28TB BLOCK - 121
28TC 1/2 28TC BLOCK - 124	38TA 1/2 38TA BLOCK - 278
38TB 1/2 38TB BLOCK - 323	38TC 38TC BLOCK - 341
48TA 1/2 48TA BLOCK - 706	48TB 1/2 48TB BLOCK - 1101
48TC 1/2 48TC BLOCK - 82	48V 1 48V 1 BLOCK - 82
48V 2 48V 2 BLOCK - 82	48LV 1 48LV 1 BLOCK - 82
48LV 2 48LV 2 BLOCK - 82	58LV 1 58LV 1 BLOCK - 124
58LV 2 58LV 2 BLOCK - 127	68LV 1 68LV 1 BLOCK - 82
	78MV 1 78MV 1 BLOCK - 4

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.

تتميز غرفة المعيشة بتصميمها الطبيعي، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

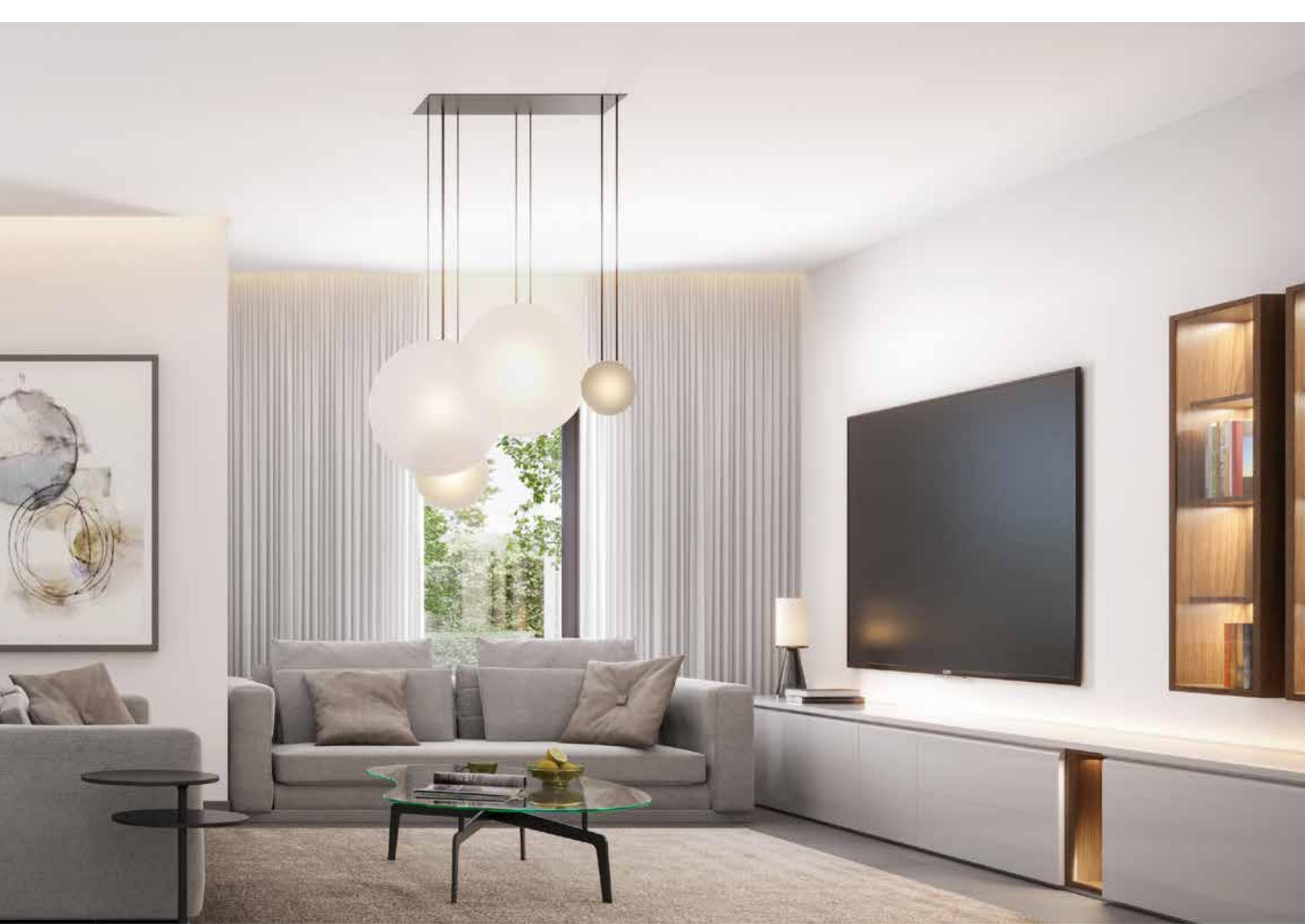


غرفة المعيشة  
LIVING ROOM



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 الإضاءة التي تم وضعها بطرق مدروسة لتمتّع عينيك.

eht morF .lanosrep tsom ruoy ,etamitni tsom ruoy eb ot dengised ecaps A .moorhtab a fo tpecnoc eht dnoyeb seog taht ecaps a detaerc evah eW .ylno seye ruoy roF .detaruc dna decalp ylluferac era ,hguorht gnissap thgil fo tinu yreve dna ,ygonhctet eht ,essenfi sti ot ecnaibma



الحمام

BATHROOM



المطبخ  
KITCHEN

# 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.

detargetni erutaef osla snehctik ehT .leef suoicaps erom a dnetxe ot detcennocretni era dna yrtenibac ngised motsuc reimerp evah snehctik ehT .dnarb lanoitanretni ytilauq a morf seirossecca dna ,stecuaf enil rengised ,knis nehctik tnuom-rednu na ,secnailppa

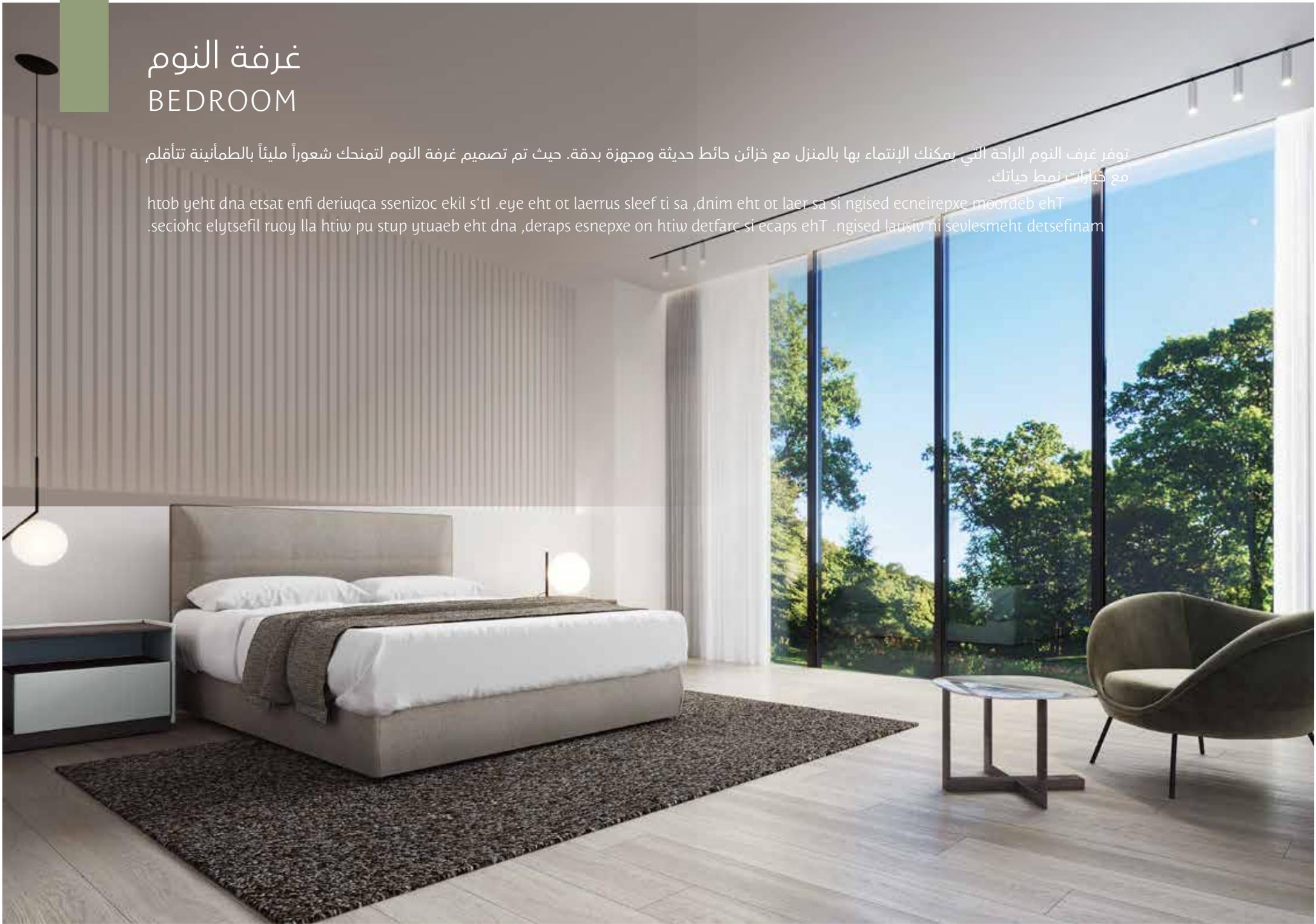


# غرفة النوم

## BEDROOM

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

htob yeht dna etsat enfi deriuqca ssenizoc ekil s'tl .eye eht ot laerrus sleef ti sa ,dnim eht ot laer sa si ngised ecneirepxe moordeb eht .seciohc elytsefil ruoy lla htiw pu stup ytuaeab eht dna ,deraps esnepxe on htiw defarc si ecaps eht .ngised lausiv ni sevlesmeht detsefinam



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



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



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



PREMIUM TOWNHOUSE

تاون ھاوس 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



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



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



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



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



VILLAS

فلل

فيلا 4 غرف نوم الواجهة الأمامية  
4 BEDROOMS VILLA FRONT VIEW



فيلا 4 غرف نوم الواجهة الخلفية  
4 BEDROOMS VILLA REAR VIEW



LUXURY VILLAS

فلل 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



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



MANSION

فيلا فاخرة شاسعة

فيلا فاخرة شاسعة الواجهة الأمامية  
MANSION FRONT VIEW



فيلا فاخرة شاسعة الواجهة الخلفية  
MANSION REAR VIEW



TOWNHOUSE UNIT PLANS

مخطط وحدات التاون هاوس



# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

**2BTB4 - 007**

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. | 1577.77 sq. ft.**

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / 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.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

**2BTB1 - 008**

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. | 1544.62 sq. ft.**

**NOTES:**

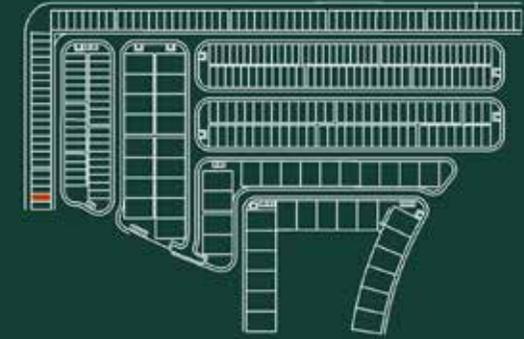
1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only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

An experience by



# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

**3BTA1 - 032**

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.**

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / 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.

An experience by



Alef



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | TOWNHOUSE

4BTA1 - 053

GROUND FLOOR: 153.16 sq. m. | 1648.61 sq. ft.

FIRST FLOOR: 98.57 sq. m. | 1061.00 sq. ft.

**TOTAL AREA :** 251.73 sq. m. | 2709.62 sq. ft.

**PLOT AREA :** 198.00 sq. m. | 2131.25 sq. ft.

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / 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.

An experience by



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA UNIT PLANS

مخطط وحدات الفلل

# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | VILLA

**4BLV2 RF - 030**

GROUND FLOOR: 209.92 sq. m. | 2259.58 sq. ft.  
 FIRST FLOOR: 193.34 sq. m. | 2081.11 sq. ft.  
 ROOF TOP : 67.03 sq. m. | 721.50 sq. ft.

**TOTAL AREA : 470.29 sq. m. | 5062.20 sq. ft.**  
**PLOT AREA : 520.00 sq. m. | 5597.23 sq. ft.**

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / unit dimensions may vary from brochures.
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.

An experience by



Alef



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | VILLA

4BLV2 GF - 030

GROUND FLOOR: 209.92 sq. m. | 2259.58 sq. ft.  
 FIRST FLOOR: 193.34 sq. m. | 2081.11 sq. ft.  
 ROOF TOP : 67.03 sq. m. | 721.50 sq. ft.

**TOTAL AREA :** 470.29 sq. m. | 5062.20 sq. ft.  
**PLOT AREA :** 520.00 sq. m. | 5597.23 sq. ft.

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / 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.

An experience by







# حَيَّان

## Hayyan



HAYYAN | ALMA | VILLA

**SBLV1 FF - 033**

GROUND FLOOR: 284.31 sq. m. | 3060.28 sq. ft.  
 FIRST FLOOR: 264.15 sq. m. | 2843.28 sq. ft.

**TOTAL AREA :** 548.46 sq. m. | 5903.56 sq. ft.  
**PLOT AREA :** 614.00 sq. m. | 6609.04 sq. ft.

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / 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.

An experience by



# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | VILLA

6BLV RF - 015

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.  
 FIRST FLOOR: 262.95 sq. m. | 2830.37 sq. ft.  
 ROOF TOP : 121.42 sq. m. | 1306.95 sq. ft.

**TOTAL AREA** : 668.14 sq. m. | 7191.79 sq. ft.  
**PLOT AREA** : 614.00 sq. m. | 6609.04 sq. ft.

**NOTES:**

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plot / unit dimensions may vary from brochures.
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.

An experience by



FIRST FLOOR PLAN

ROOF PLAN



GROUND FLOOR PLAN

# حَيَّان

## Hayyan



HAYYAN | ALMA 1 | VILLA

6BLV1 GF - 015

GROUND FLOOR: 283.77 sq. m. | 3054.47 sq. ft.  
 FIRST FLOOR: 262.95 sq. m. | 2830.37 sq. ft.  
 ROOF TOP : 121.42 sq. m. | 1306.95 sq. ft.

**TOTAL AREA :** 668.14 sq. m. | 7191.79 sq. ft.  
**PLOT AREA :** 614.00 sq. m. | 6609.04 sq. ft.

**NOTES:**

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.

An experience by



## Hayyan Highlights

- Largest Community Park
- Largest Lagoon
- Land Allotments  
Allotments for organic edible gardens.
- Dense Greenery
- Sports Park  
Running track of 6 km | Cycling track of 6 km
- Pocket Parks
- Community Mall
- Community Mosque
- Community Clubhouse
- Play Ground  
Football court | Tennis court | Basketball court | Volleyball court  
Paddle tennis court | Cricket Net of 100,000 sq. ft.
- Thoughtfully Designed Spaces
- Smart Villas  
BBQ Areas | Private Garden | Furnished with kitchen appliances |  
Quality Finishes | Swimming Pools | Natural Light |  
European Toilets | Maximum Privacy
- Strategic Location

## مميزات حيّان

- أكبر حديقة مجتمعية في الشارقة
- أكبر بحيرة في الشارقة
- أراضي زراعية  
أراضي مخصّصة للمزروعات العضوية
- مساحات خضراء
- حديقة رياضية  
مسار للركض بمسافة 6 كم | مسار للدراجات الهوائية بمسافة 6 كم
- حدائق سكنية
- مركز تجاري
- مسجد
- مركز مجتمعي
- ملاعب  
ملعب كرة قدم | ملعب تنس | ملعب كرة سلة | ملعب كرة طائرة  
ملعب بادل تنس | ملعب كريكت من 000,001 قدم مربع
- مساحات مُصممة بعناية
- فلل ذكية  
مناطق خاصة للشواء | حدائق خاصة | فلل مجهّزة بأدوات المطبخ |  
تشطيبات عالية الجودة | أحواض سباحة | إنارة طبيعية |  
حمامات أوروبية | خصوصية فائقة
- موقع استراتيجي



حَيَان  
Hayyan

MAKING HOMES HUMAN

[Hayyan.alefgroup.ae](http://Hayyan.alefgroup.ae)

800 253323

A New Living Experience by

الف  
Alef