

PALACE

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RESIDENCES  
AL MAMSHA

# A Pure Expression of Elegance

## Project Overview

Apartment Mix: 1-Bedroom Apartments    2-Bedroom Apartments  
3-Bedroom Apartments

## Residences & Interiors

**Sophisticated Interiors:** Serene tones of white, grey, and natural wood for understated luxury.

**Elegant Living Spaces:** Open layouts with soft textures and light for comfort and connection.

**Refined Bedrooms:** Built-in wardrobes and warm finishes craft tranquil, harmonious retreats.

**Functional Luxury:** Kitchens and bathrooms blend calming hues, premium finishes, and design.

**Welcoming Communal Areas:** Double-height lobbies & lounges combine warmth and greenery.

Apartment	Area	Balconies
1-Bedroom	62-64 m <sup>2</sup>	12-16 m <sup>2</sup>
2-Bedroom	92-104 m <sup>2</sup>	16-25 m <sup>2</sup>
3-Bedroom	111-132 m <sup>2</sup>	17-50 m <sup>2</sup>



## Highlights

The development features two residential towers connected by a podium that houses parking and shared amenities, complemented by sky terraces and communal courtyards designed to bring in natural light and greenery, echoing Sharjah's traditional courtyard homes. It offers a basement **parking capacity of 327 spaces** across two levels and an apartment mix that includes **1-bedroom, 2-bedroom, and 3-bedroom** configurations.

## Location Highlights

**12** minutes from **Sharjah International Airport**

**30** minutes from **Dubai International Airport**

**Situated at:** The southern corner of Al Mamsha, Sharjah's first fully walkable community.

Direct access to University City Road, Sharjah's main urban artery.

Near the **o6 Mall and Al Mamsha Souks**.



## Key Distinctions

First **branded residence in Sharjah** by Alef in collaboration with **Emaar Hospitality Group's Palace brand**.

A **gateway landmark** that symbolises the elegance of Al Mamsha's architectural journey.

**Rooted in cultural identity**, designed for sustainable, walkable, and community-driven urban living.

## Community & Lifestyle

The community offers a lifestyle centered on **connection and belonging**, with **green courtyards, skyterraces, and play areas** that create serene outdoor experiences for families. Residents can enjoy a range of amenities, including a **dedicated lounge, modern fitness facilities, family recreation zones, adult and children's pools, as well as sky gardens and shaded walkways**. Retail and dining options at the podium level further enhance everyday convenience and vibrancy.



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