



# SAHARA TOWER 4



A photograph of two young children, a girl and a boy, sliding down a large orange water slide. The girl is in the foreground, wearing a white dress, and the boy is behind her, wearing a striped shirt. They are both smiling and looking towards the camera. The background is a bright, sunny day with some greenery visible.

## SHARJAH

A city steeped in heritage & history, captivatingly narrated through 20 museums, restored art, heritage sites, cultural festivals and a traditional lifestyle.

A city that continues to uphold Islamic values and preserve the time-honoured traditions of the region; standing at the threshold of a glorious past and a promising future.

Under the leadership of His Highness Sheikh Dr. Sultan Bin Mohammed Al Qasimi, Member of the UAE Supreme Council and Ruler of Sharjah, the Emirate of Sharjah has become a prominent preserver of the country's heritage and was named the

‘Cultural Capital of the Arab World’  
by UNESCO in 1998 and the ‘Capital of Islamic Culture’ in 2014.





One of the largest cities in the United Arab Emirates, it is also home to several leading universities in the region.

Intellectual & social development  
is at the heart of the Emirate, along with a safe, clean and multicultural environment.

Sharjah. A true beacon of progress and Arabian hospitality.





The strands of pioneering heritage and shared vision weaved the formation of Al Thuriah in 1996.

The core values of **professionalism, efficiency & quality**  
forged the pillars over which the company was built - and its success architected.

Upon inception, Al Thuriah was mainly engaged in the construction and development of small plots and low-storey buildings. This journey from humble beginnings went on to cross many milestones.

Today, Al Thuriah is a reputable real estate venture offering a full spectrum of realty services -  
from **development & construction to sales & management**  
of high-end residential communities, commercial towers, hotels, shopping malls, villas, schools, warehouses and mosques.

Al Thuriah's projects stand testament to its **commitment & integrity.**  
Every project rising as a landmark of success and guiding Al Thuriah as one of the  
**leading real estate companies** in the UAE.

established  
solid trusted









 SAHARA TOWER 4

 EDUCATION

 HEALTH CARE

 BUSINESS

 AIRPORTS

 ENTERTAINMENT

 SHEIKH ZAYED ROAD

 AL ITTIHAD ROAD

 SHEIKH MOHAMMED BIN  
ZAYED ROAD

 EMIRATES ROAD

 ROAD 66

 MALIHA ROAD



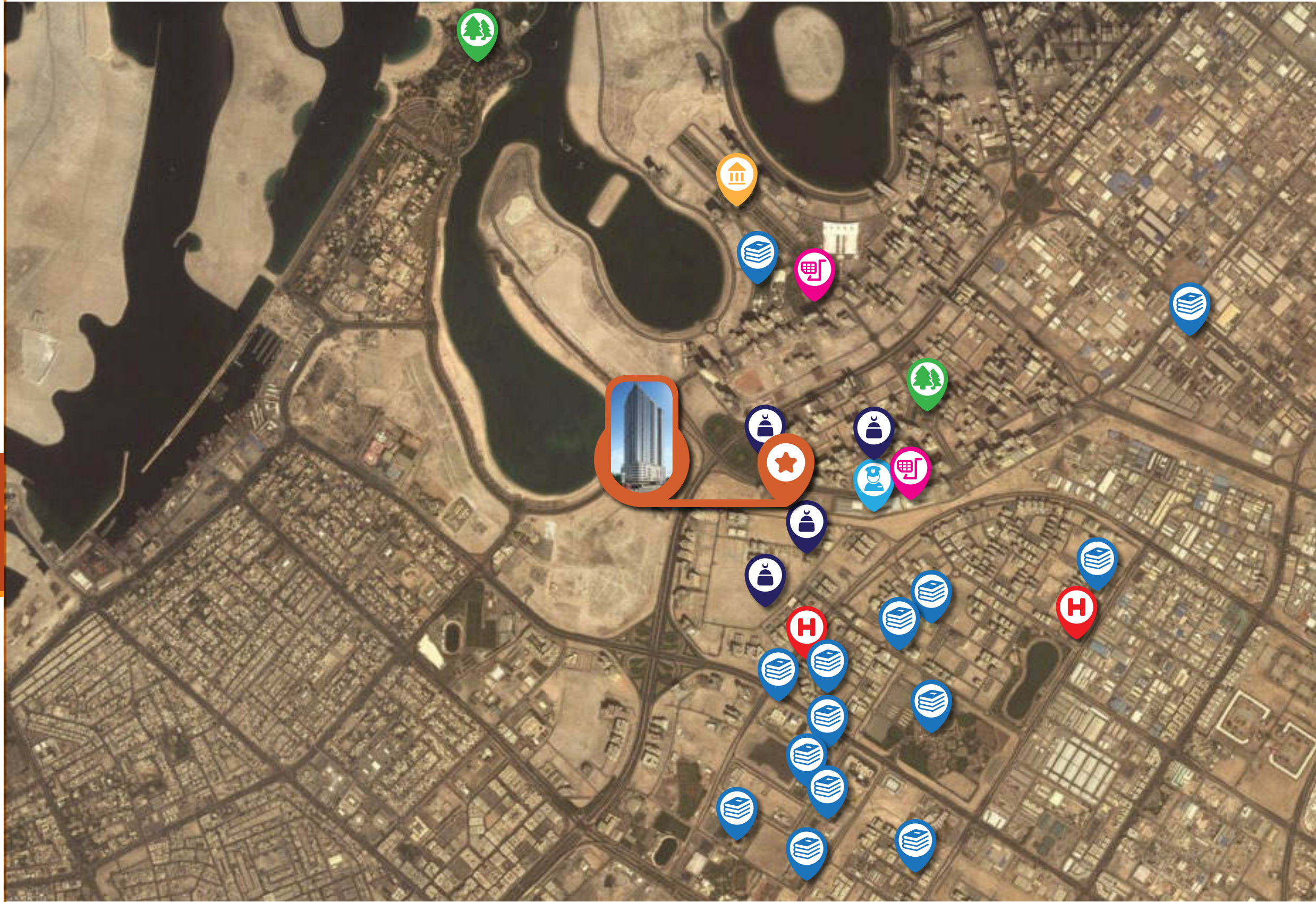
## LOCATION: OUTER RADIUS

Sahara Tower 4 is strategically situated to offer proximity to:

- Dubai International Airport
- Sharjah International Airport
- The renowned American University of Sharjah
- Al Qasba - an art, culture and leisure avenue
- Al Majaz Waterfront - the family-friendly zone
- A multitude of healthcare, educational and business districts
- Key routes to connect to the other Emirates







-  SAHARA TOWER 4
-  EDUCATION
-  HOSPITALS
-  BUSINESS
-  SHOPPING MALLS
-  PARKS
-  POLICE STATION
-  MOSQUES



## LOCATION: INNER RADIUS

Conveniently-located, Sahara Tower 4's immediate neighbourhood includes the following:

- World-class educational institutions like Sharjah College and Victoria International School
- NMC Hospital
- Zulekha Hospital
- Sahara Centre mall
- Beach parks
- Several mosques within walking distance







أيقونة العبور إلى الشارقة

THE ICONIC GATEWAY TO SHARJAH













# SAHARA TOWER 4

## GROUND FLOOR

### LEGEND

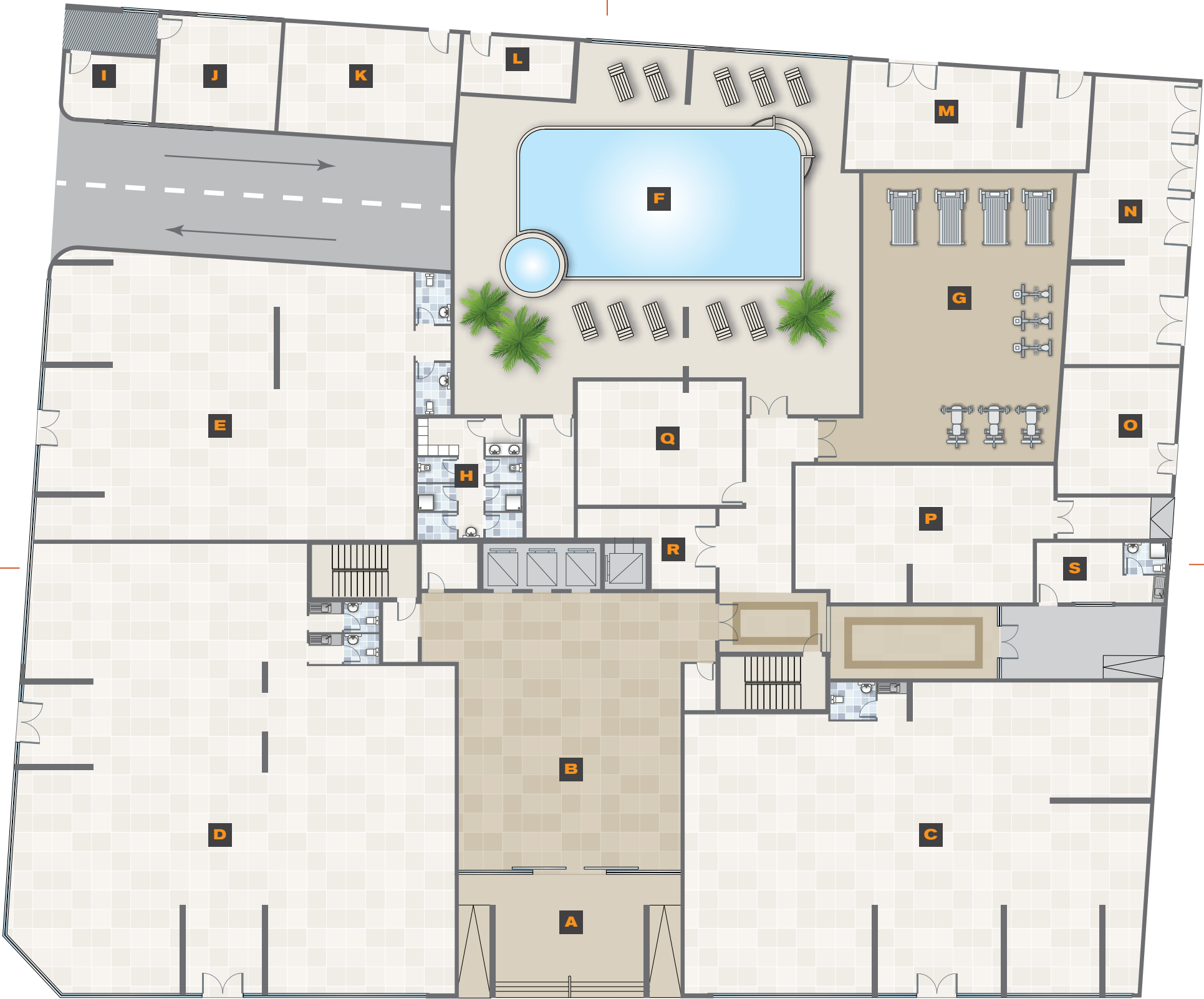
- A** ENTRANCE
- B** MAIN LOBBY
- C** SHOWROOM 1
- D** SHOWROOM 2
- E** SHOWROOM 3
- F** SWIMMING POOL
- G** GYMNASIUM
- H** SHOWER & CHANGING ROOM
- I** CONTROL ROOM
- J** FACILITY MANAGEMENT OFFICE
- K** FILTER ROOM
- L** TELEPHONE ROOM
- M** SWITCH GEAR ROOM
- N** SUB-STATION
- O** ELECTRICAL ROOM
- P** GARBAGE ROOM
- Q** PUMP ROOM
- R** SERVICE AREA
- S** WATCHMAN ROOM

BURJ KHALIFA VIEW

AL MAMZAR LAKE VIEW

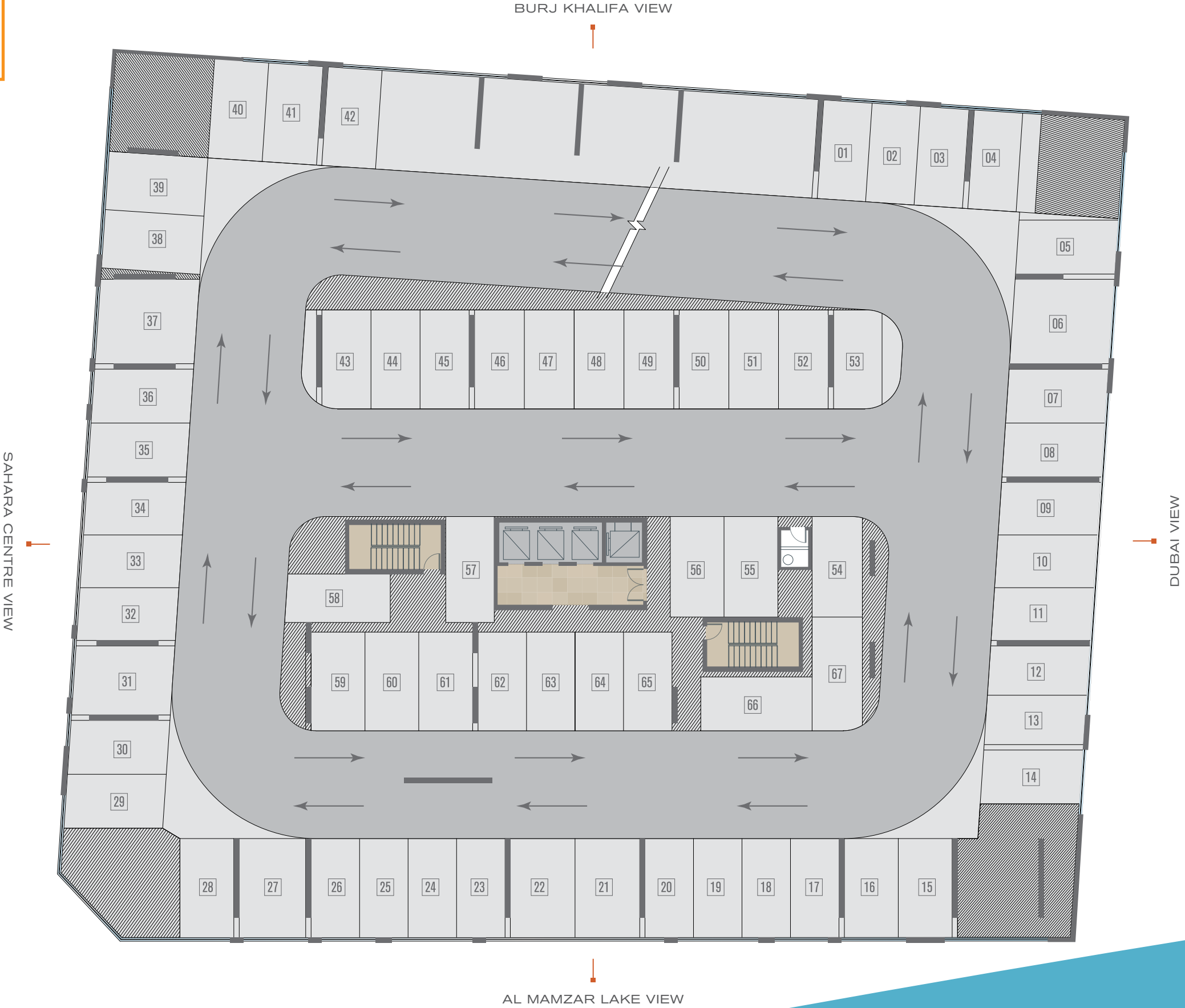
SAHARA CENTRE VIEW

DUBAI VIEW

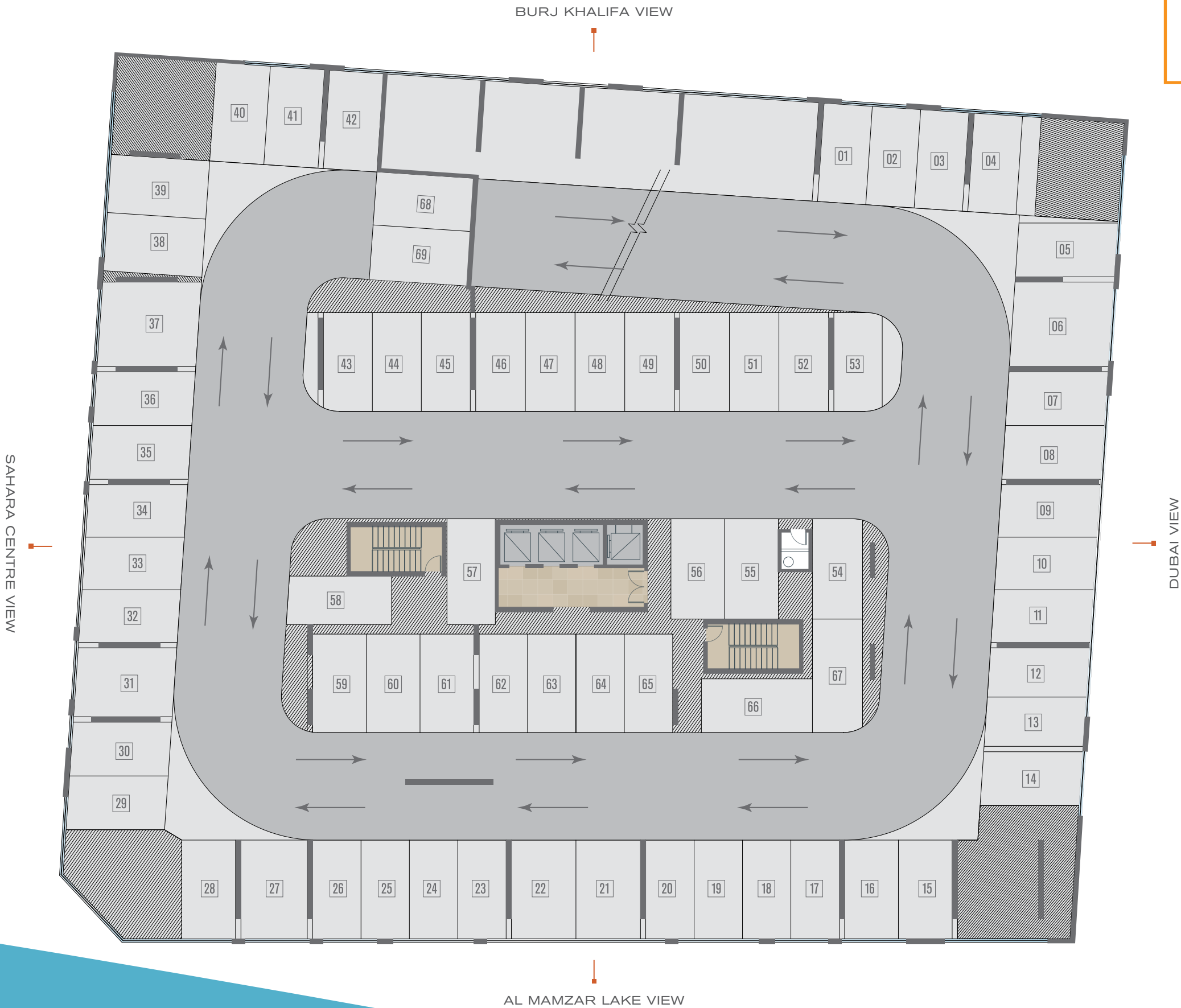


SAHARA TOWER 4

PARKING FLOOR  
1, 2, 3, 4, 5







SAHARA TOWER 4

FLOOR 7

LEGEND		
FLAT No.	AREA	TERRACE AREA
FLAT 1	1,530 SQ.FT	1,690 SQ.FT
FLAT 2	1,585 SQ.FT	40 SQ.FT
FLAT 3	2,470 SQ.FT	490 SQ.FT
FLAT 4	2,220 SQ.FT	645 SQ.FT
FLAT 5	2,220 SQ.FT	645 SQ.FT
FLAT 6	2,220 SQ.FT	735 SQ.FT
FLAT 7	1,555 SQ.FT	360 SQ.FT
FLAT 8	1,530 SQ.FT	1,990 SQ.FT
FLAT 9	1,080 SQ.FT	1,135 SQ.FT
FLAT 10	1,485 SQ.FT	1,625 SQ.FT
FLAT 11	1,120 SQ.FT	1,240 SQ.FT





SAHARA TOWER 4

TYPICAL FLOOR PLAN  
8 - 33



LEGEND

FLAT No.	AREA
FLAT 1	1,530 SQ.FT
FLAT 2	1,585 SQ.FT
FLAT 3	2,470 SQ.FT
FLAT 4	2,220 SQ.FT
FLAT 5	2,220 SQ.FT
FLAT 6	2,220 SQ.FT
FLAT 7	1,555 SQ.FT
FLAT 8	1,530 SQ.FT
FLAT 9	1,080 SQ.FT
FLAT 10	1,485 SQ.FT
FLAT 11	1,120 SQ.FT







SAHARA TOWER 4

FLAT 1  
2 BEDROOM FLAT



LEGEND

A	LIVING / DINING ROOM	730 x 380
B	MASTER BEDROOM	470 x 400
C	BEDROOM	500 x 350
D	KITCHEN	370 x 260
E	MASTER BATHROOM	270 x 170
F	BATHROOM	225 x 170
G	MAID ROOM	250 x 170
H	GUEST TOILET	220 x 140
I	LOBBY	350 x 140

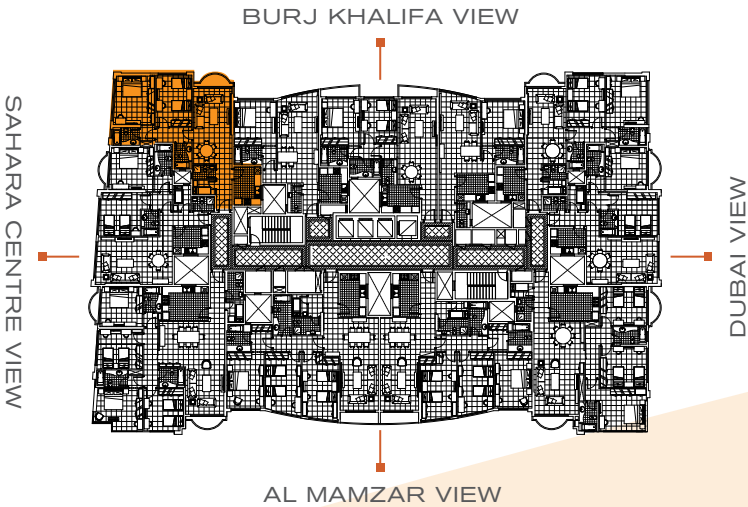
TOTAL AREA - 1,530 SQ FT      142 SQ M

الشقة 1 - تفاصيل الشقة بغرفتي نوم:

قاعة جلوس وطعام (صالون وسفرة) بشرقة مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخرائن، بالإضافة إلى غرفة للخادمة.

FLAT 1 - TWO BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, another bedroom opposite a communal bathroom, balcony and living room interconnected with the dining area, a separate kitchen opposite a maid's room and a guest toilet along the lobby.





# SAHARA TOWER 4

## FLAT 2 2 BEDROOM FLAT

### LEGEND

<b>A</b>	LIVING / DINING ROOM	750 x 460
<b>B</b>	MASTER BEDROOM	440 x 430
<b>C</b>	BEDROOM	420 x 400
<b>D</b>	KITCHEN	340 x 250
<b>E</b>	MASTER BATHROOM	300 x 170
<b>F</b>	BATHROOM	225 x 170
<b>G</b>	GUEST TOILET	220 x 140
<b>H</b>	MAID ROOM	250 x 170
<b>I</b>	LOBBY	350 x 140

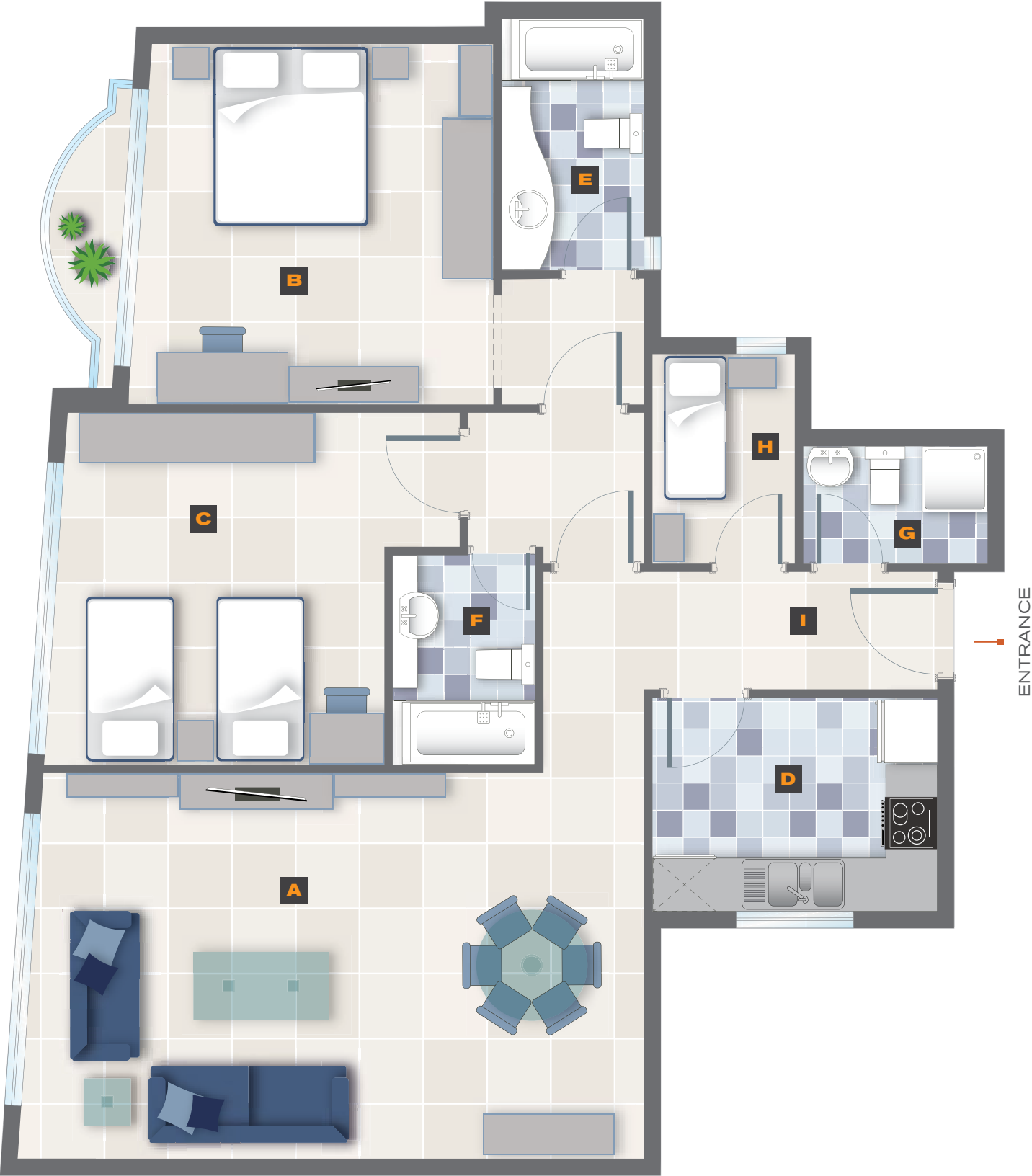
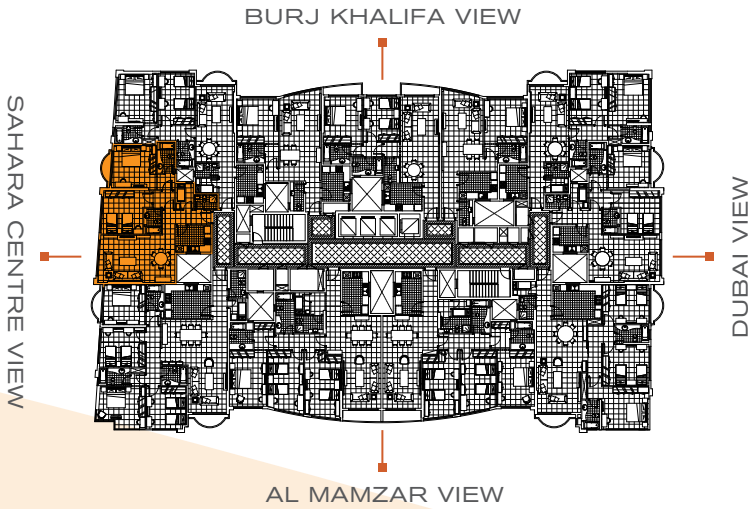
TOTAL AREA - 1,585 SQ FT      147 SQ M

### الشقة ٢ - تفاصيل الشقة بغرفتي نوم:

قاعة جلوس وطعام (صالون وسفرة) مع حمام للضيوف، غرفة نوم رئيسية بشرفة مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخرائن، بالإضافة إلى غرفة للخادمة.

### FLAT 2 - TWO BEDROOM CONSISTS OF:

One master bedroom with balcony and attached bathroom, another bedroom closely beside a communal bathroom, a living area interconnected with the dining area, a separate kitchen opposite a maid's room and a guest toilet along the lobby.





SAHARA TOWER 4

FLAT 3  
4 BEDROOM FLAT

LEGEND

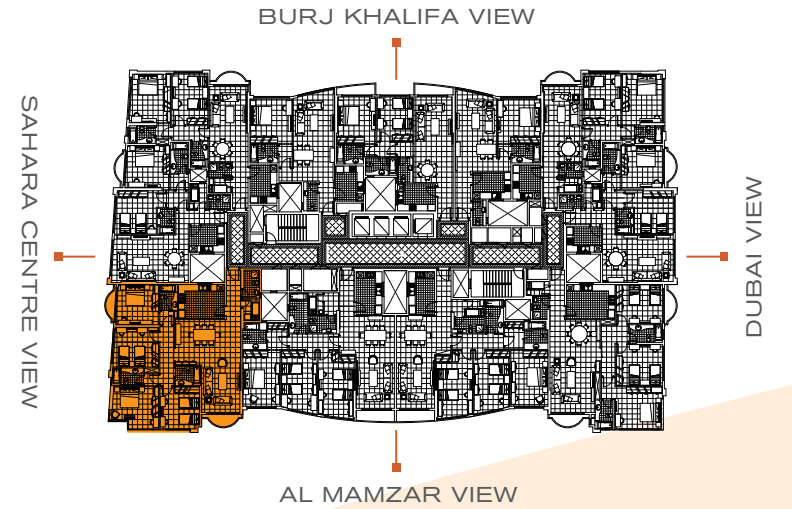
A	LIVING / DINING ROOM	630 x 440 / 460 x 370
B	MASTER BEDROOM - 1	90 x 410
C	MASTER BEDROOM - 2	415 x 400
D	BEDROOM - 3	410 x 390
E	BEDROOM - 4	450 x 390
F	KITCHEN	445 x 330
G	MASTER BATHROOM - 1	310 x 170
H	MASTER BATHROOM - 2	310 x 170
I	COMMON BATHROOM	250 x 190
J	GUEST TOILET	270 x 160
K	MAID ROOM	210 x 170
L	LOBBY	480 x 140

TOTAL AREA - 2,470 SQ FT      230 SQ M

الشقة ٣ - تفاصيل الشقة بأربع غرف نوم:

قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للصيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية بشرفة مع حمامها الخاص، غرفة نوم ثالثة، غرفة نوم رابعة، مع حمام خارجي لغرفتي النوم، مطبخ مجهز بالخرائن، بالإضافة إلى غرفة للخادمة.

**FLAT 3 - FOUR BEDROOM CONSISTS OF:**  
Two master bedrooms in which one has a balcony (master bedroom-2) and both are with attached bathrooms. In between them is another bedroom (bedroom-4). There is a communal bathroom located next to another bedroom (bedroom-3). The flat also has a separate kitchen opposite a maid's room, a guest toilet along the lobby, a dining area and living room with balcony.





# SAHARA TOWER 4

## FLAT 4 3 BEDROOM FLAT

### LEGEND

<b>A</b>	LIVING / DINING ROOM	900 x 530
<b>B</b>	MASTER BEDROOM	540 x 360
<b>C</b>	BEDROOM - 1	620 x 350
<b>D</b>	BEDROOM - 2	670 x 350
<b>E</b>	KITCHEN	420 x 250
<b>F</b>	MASTER BATHROOM	260 x 230
<b>G</b>	COMMON BATHROOM	365 x 180
<b>H</b>	GUEST TOILET	270 x 170
<b>I</b>	MAID ROOM	210 x 140
<b>J</b>	LOBBY	440 x 140

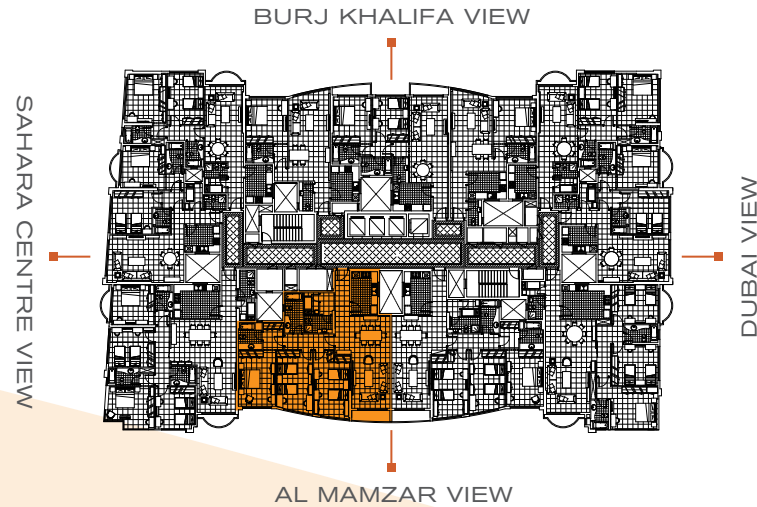
**TOTAL AREA - 2,200 SQ FT      206 SQ M**

### الشقة ٤ - تفاصيل الشقة بثلاث غرف نوم:

قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية، غرفة نوم ثالثة، مع حمام خارجي لغرفتي النوم، مطبخ مجهز بالخزان، بالإضافة إلى غرفة للخادمة.

### FLAT 4 - THREE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, two more bedrooms opposite a common bathroom. It has a dining area interconnected with the living room and balcony, a separate kitchen opposite a maid's room and a guest toilet along the lobby.





FLAT 5  
3 BEDROOM FLAT

LEGEND

A	LIVING / DINING ROOM	900 x 530
B	MASTER BEDROOM	540 x 360
C	BEDROOM - 1	620 x 350
D	BEDROOM - 2	670 x 350
E	KITCHEN	420 x 250
F	MASTER BATHROOM	270 x 230
G	COMMON BATHROOM	350 x 180
H	GUEST TOILET	310 x 150
I	MAID ROOM	180 x 165
J	LOBBY	440 x 140

TOTAL AREA - 2,200 SQ FT      206 SQ M

الشقة ه - تفاصيل الشقة بثلاث غرف نوم:

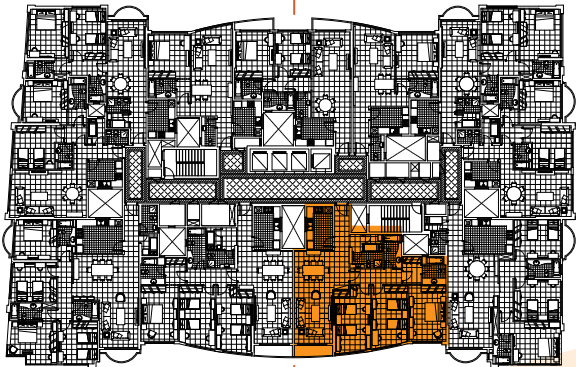
قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية، غرفة نوم ثالثة، مع حمام خارجي لغرفتي النوم، مطبخ مجهز بالخزانين، بالإضافة إلى غرفة للخادمة.

FLAT 5 - THREE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, two more bedrooms opposite a common bathroom. It has a dining area interconnected with the living room and balcony, a separate kitchen opposite a maid's room and a guest toilet along the lobby.

BURJ KHALIFA VIEW

SAHARA CENTRE VIEW



DUBAI VIEW

AL MAMZAR VIEW

ENTRANCE





# SAHARA TOWER 4

## FLAT 6 3 BEDROOM FLAT

### LEGEND

<b>A</b>	LIVING / DINING ROOM	900 x 485
<b>B</b>	MASTER BEDROOM	450 x 410
<b>C</b>	BEDROOM - 1	450 x 400
<b>D</b>	BEDROOM - 2	450 x 380
<b>E</b>	KITCHEN	470 x 330
<b>F</b>	MASTER BATHROOM	280 x 170
<b>G</b>	COMMON BATHROOM	320 x 180
<b>H</b>	GUEST TOILET	225 x 140
<b>I</b>	MAID ROOM	220 x 135
<b>J</b>	LOBBY	480 x 140

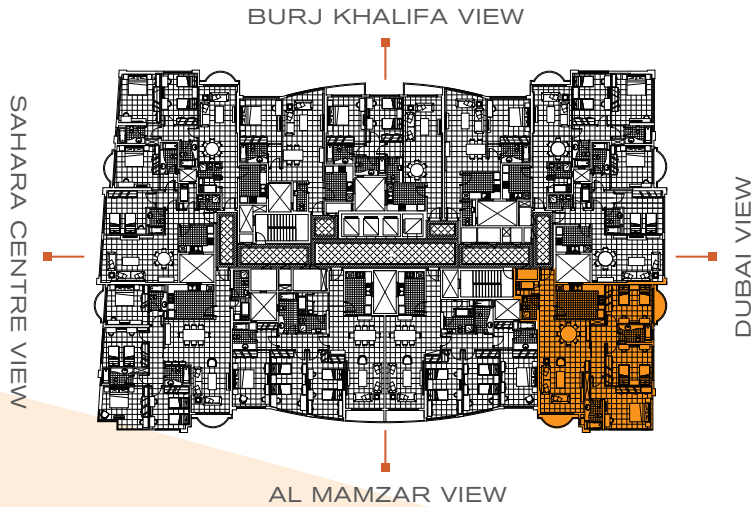
**TOTAL AREA - 2,200 SQ FT      206 SQ M**

### الشقة ٦ - تفاصيل الشقة بثلاث غرف نوم:

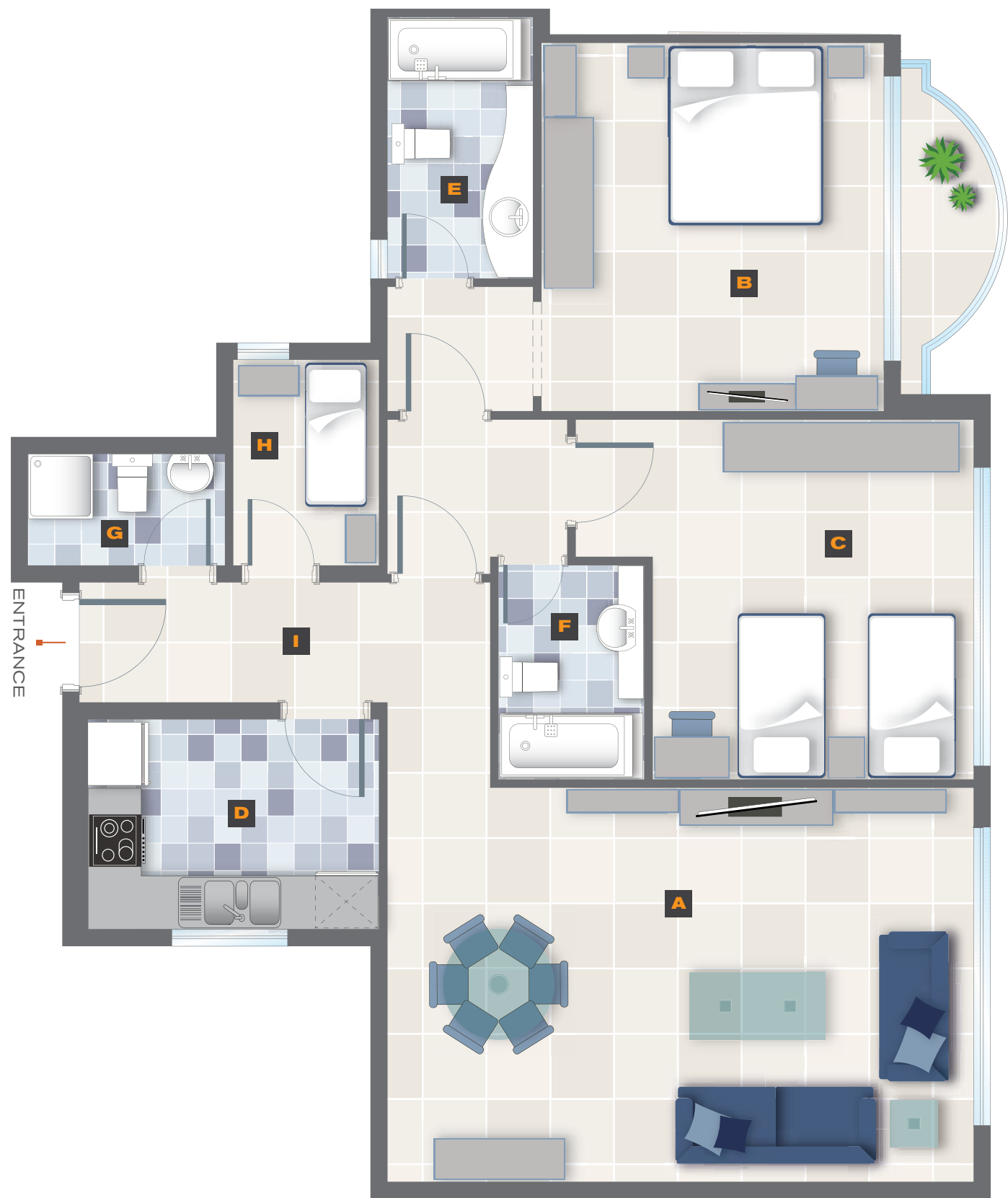
قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية بشرفة، غرفة نوم ثالثة، مع حمام خارجي لغرفتي النوم، مطبخ مجهز بالخزائن، بالإضافة إلى غرفة للخادمة.

### FLAT 6 - THREE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, two more bedrooms in which one of them has a balcony. A common bathroom is located in between them. It has a dining area interconnected with the living room and balcony, a separate kitchen opposite a maid's room and a guest toilet along the lobby.



FLAT 7  
2 BEDROOM FLAT



LEGEND

A	LIVING / DINING ROOM	700 x 460
B	MASTER BEDROOM	430 x 400
C	BEDROOM	375 x 420
D	KITCHEN	340 x 245
E	MASTER BATHROOM	300 x 170
F	BATHROOM	250 x 170
G	GUEST TOILET	230 x 130
H	MAID ROOM	240 x 170
I	LOBBY	360 x 140

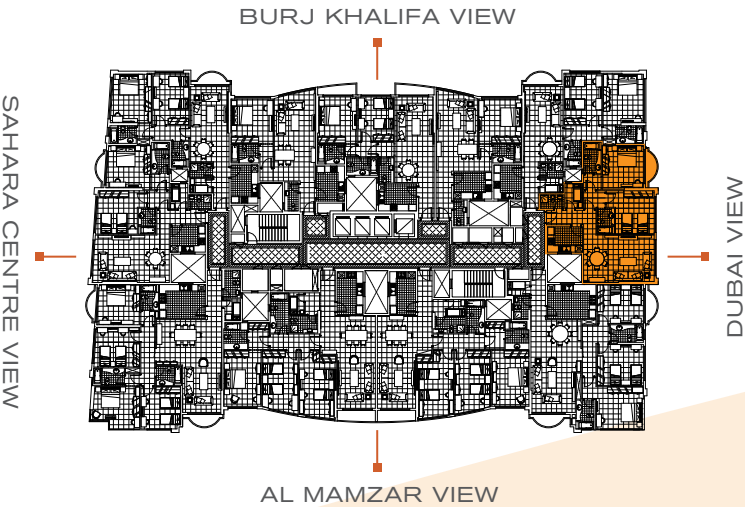
TOTAL AREA - 1,555 SQ FT 145 SQ M

الشقة ٧ - تفاصيل الشقة بغرفتي نوم:

قاعة جلوس وطعام (صالون وسفرة) مع حمام للضيوف، غرفة نوم رئيسية بشرفة مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخرائن، بالإضافة إلى غرفة للخادمة.

FLAT 7 - TWO BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom and balcony, one more bedroom close to a common bathroom, a dining area interconnected with the living room, a separate kitchen opposite a maid's room and a guest toilet along the lobby.





# SAHARA TOWER 4

## FLAT 8 2 BEDROOM FLAT

### LEGEND

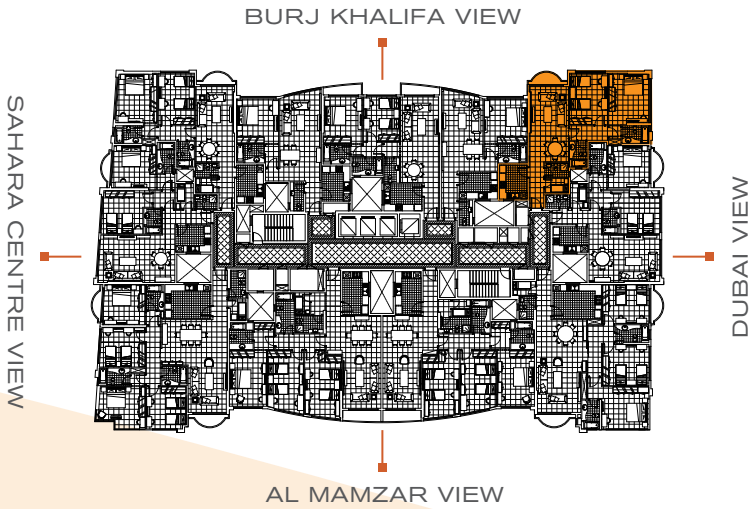
<b>A</b>	LIVING / DINING ROOM	730 x 380
<b>B</b>	MASTER BEDROOM	500 x 400
<b>C</b>	BEDROOM	500 x 370
<b>D</b>	KITCHEN	330 x 270
<b>E</b>	MASTER BATHROOM	260 x 170
<b>F</b>	BATHROOM	250 x 170
<b>G</b>	GUEST TOILET	230 x 140
<b>H</b>	MAID ROOM	230 x 140
<b>I</b>	LOBBY	450 x 140

**TOTAL AREA - 1,530 SQ FT      142 SQ M**

### الشقة ٨ - تفاصيل الشقة بغرفتي نوم:

قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخرائن، بالإضافة إلى غرفة للخادمة.

**FLAT 8 - TWO BEDROOM CONSISTS OF:**  
One master bedroom with an attached bathroom, another bedroom opposite a common bathroom, a dining area interconnected with the living room and balcony, a separate kitchen opposite a maid's room and a guest toilet along the lobby.



FLAT 9  
1 BEDROOM FLAT



LEGEND

A	LIVING / DINING ROOM	800 x 400
B	MASTER BEDROOM	430 x 420
C	KITCHEN	370 x 260
D	MASTER BATHROOM	280 x 180
E	GUEST TOILET	250 x 130
F	LOBBY	450 x 150

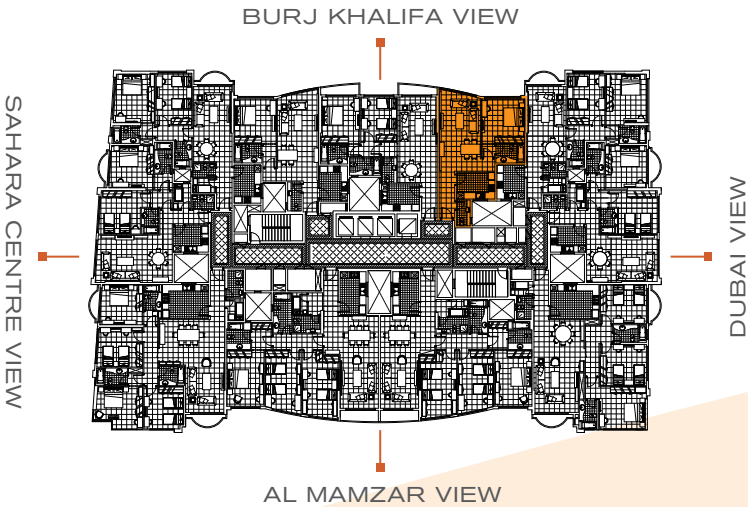
TOTAL AREA - 1,080 SQ FT      100 SQ M

الشقة ٩ - تفاصيل الشقة بغرفة نوم واحدة:

قاعة جلوس وطعام (صالون وسفرة) مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، مطبخ مجهز بالخرائن.

FLAT 9 - ONE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, a dining area interconnected with the living room, a separate kitchen and a guest toilet along the lobby.





# SAHARA TOWER 4

## FLAT 10 2 BEDROOM FLAT

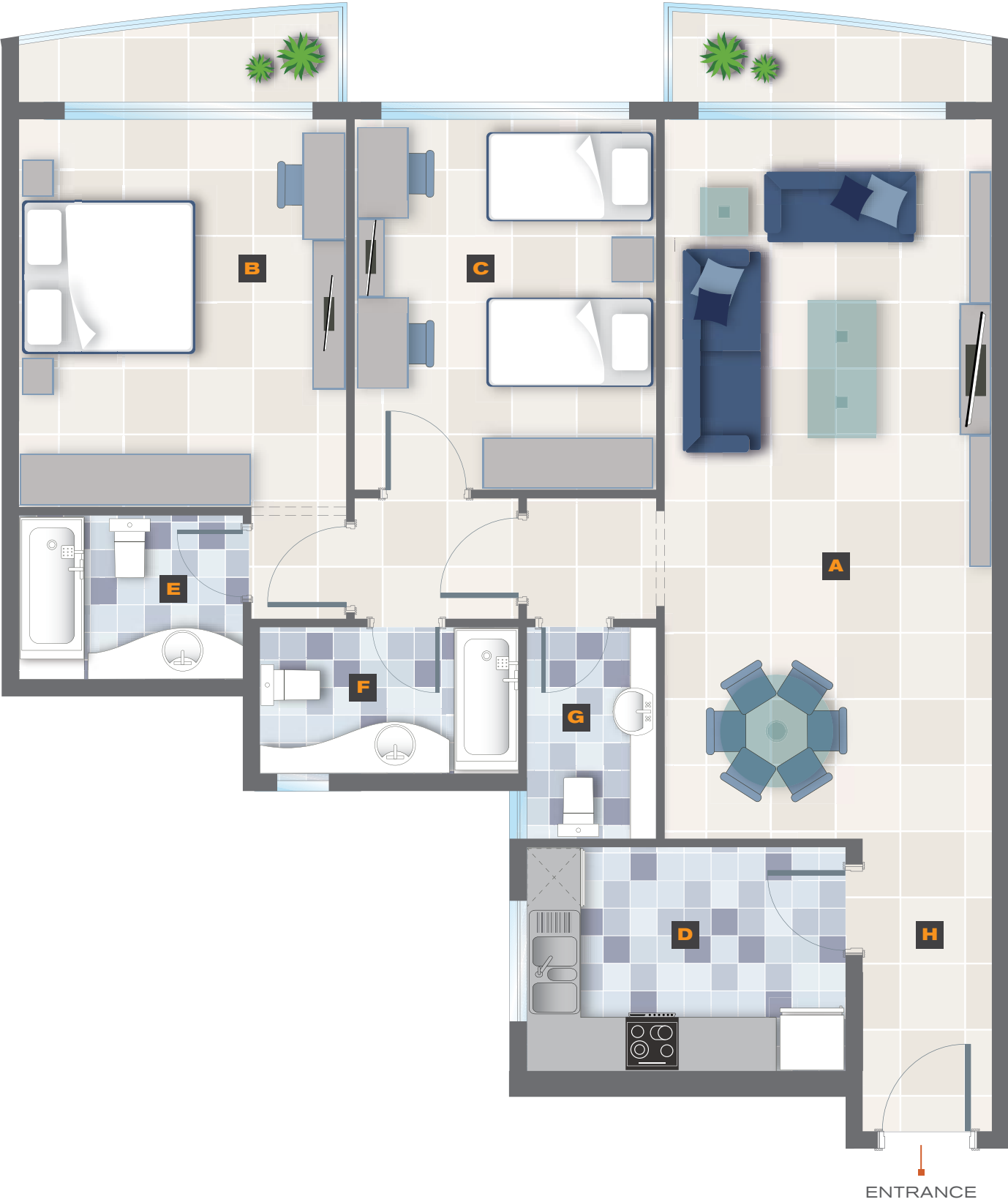
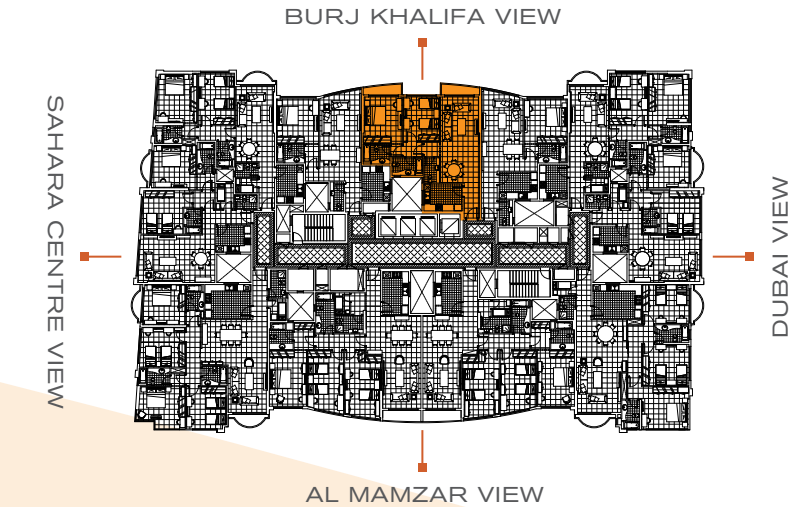
### LEGEND

<b>A</b>	LIVING / DINING ROOM	840 x 380
<b>B</b>	MASTER BEDROOM	450 x 380
<b>C</b>	BEDROOM	430 x 350
<b>D</b>	KITCHEN	370 x 260
<b>E</b>	MASTER BATHROOM	260 x 190
<b>F</b>	BATHROOM	300 x 170
<b>G</b>	GUEST TOILET	245 x 150
<b>H</b>	LOBBY	340 x 150

TOTAL AREA - 1,485 SQ FT      138 SQ M

**الشقة 10 - تفاصيل الشقة بغرفتي نوم:**  
قاعة جلوس وطعام (صالون وسفرة) بشرفة مع حمام للضيوف، غرفة نوم رئيسية بشرفة مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخرائن.

**FLAT 10 - TWO BEDROOM CONSISTS OF:**  
One master bedroom with an attached bathroom and balcony, one more bedroom opposite a common bathroom and a guest toilet, a dining area interconnected with the living room and balcony and a separate kitchen.



SAHARA TOWER 4

FLAT 11  
1 BEDROOM FLAT



LEGEND

<b>A</b>	LIVING / DINING ROOM	890 x 400
<b>B</b>	MASTER BEDROOM	430 x 410
<b>C</b>	KITCHEN	340 x 270
<b>D</b>	MASTER BATHROOM	270 x 180
<b>E</b>	GUEST TOILET	280 x 130
<b>F</b>	LOBBY	300 x 150

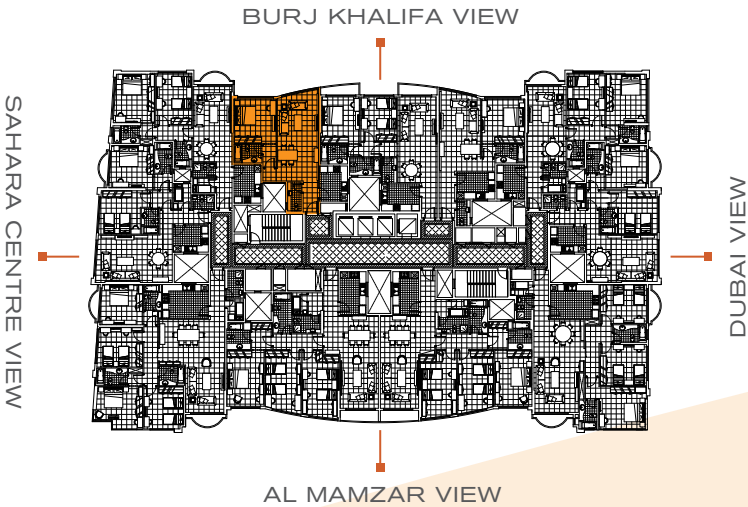
TOTAL AREA - 1,120 SQ FT      104 SQ M

الشقة II - تفاصيل الشقة بغرفة نوم واحدة:

قاعة جلوس وطعام (صالون وسفرة) مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، مطبخ مجهز بالخرائن.

FLAT 11 - ONE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, a dining area interconnected with the living room, a separate kitchen opposite a guest toilet along the lobby.





## FACILITY MANAGEMENT

As part of a fully-integrated real estate service,  
Al Thuriah provides a host of facilities management services, each customised to meet the evolving needs of your property.

Bringing together years of experience and professional expertise, Al Thuriah offers  
constructive advice & comprehensive solutions  
to ensure a cost-effective service for landlords and tenants.

With a firm emphasis on  
high standards, and all the responsive and preventive policies in place,  
Al Thuriah will manage and enhance every environment through its wide ranging scope of services, from 24-hour maintenance (MEP services: Mechanical, Electrical and Plumbing) to round-the-clock security and cleaning.

Al Thuriah eases the burden of protecting & managing your property. Complete peace of mind.

established  
solid trusted







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[althuriah.com](http://althuriah.com)