



SAHARA TOWER 5



SHARJAH

A city steeped in **heritage & history**, captivately 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.

AI 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 5





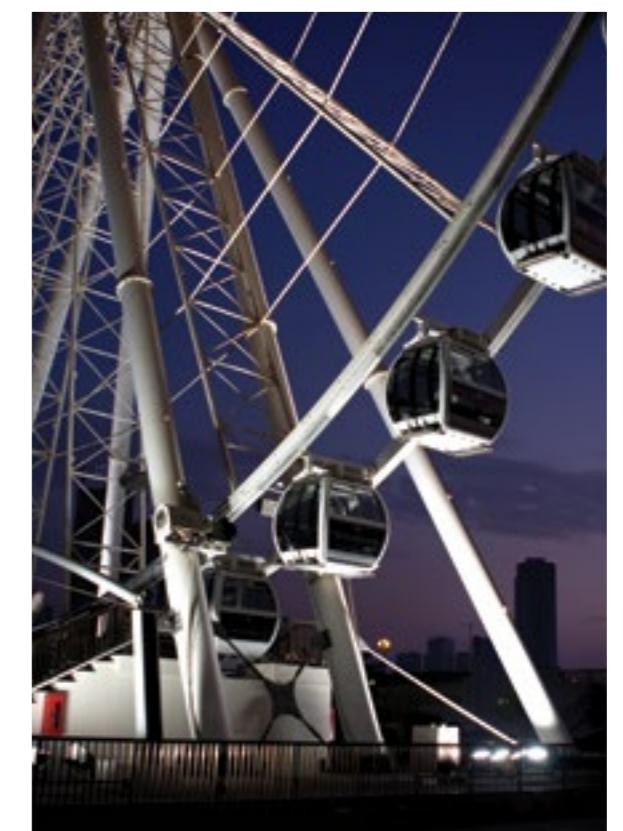
- SAHARA TOWER 5
- EDUCATION
- HEALTH CARE
- BUSINESS
- AIRPORTS
- ENTERTAINMENT

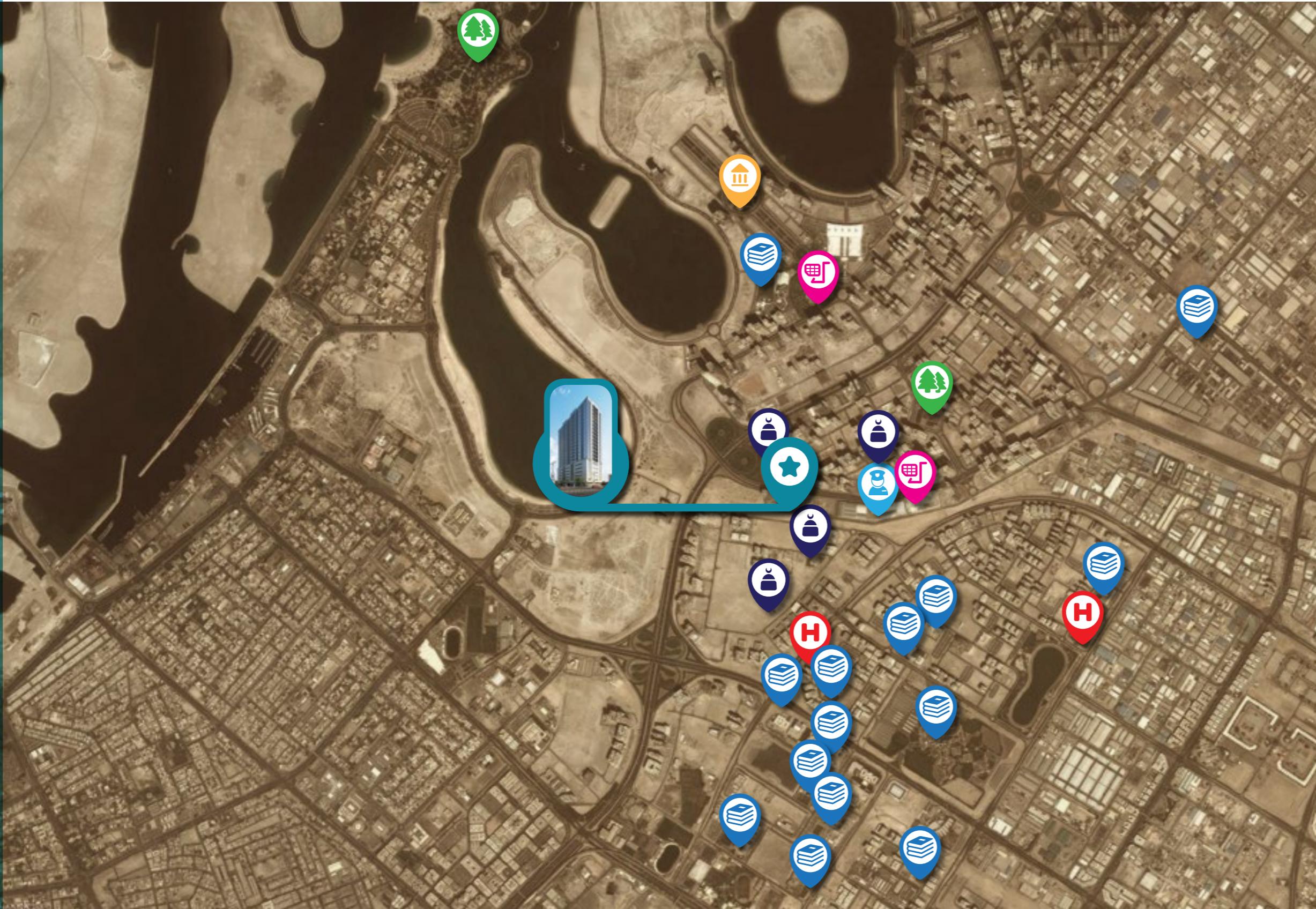
- SHEIKH ZAYED ROAD
- AL ITTIHAD ROAD
- SHEIKH MOHAMMED BIN ZAYED ROAD
- EMIRATES ROAD
- ROAD 66
- MALIHA ROAD

LOCATION: OUTER RADIUS

Sahara Tower 5 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 5
- EDUCATION
- HOSPITALS
- BUSINESS
- SHOPPING MALLS
- PARKS
- POLICE STATION
- MOSQUES

LOCATION: INNER RADIUS

Conveniently-located, Sahara Tower 5'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



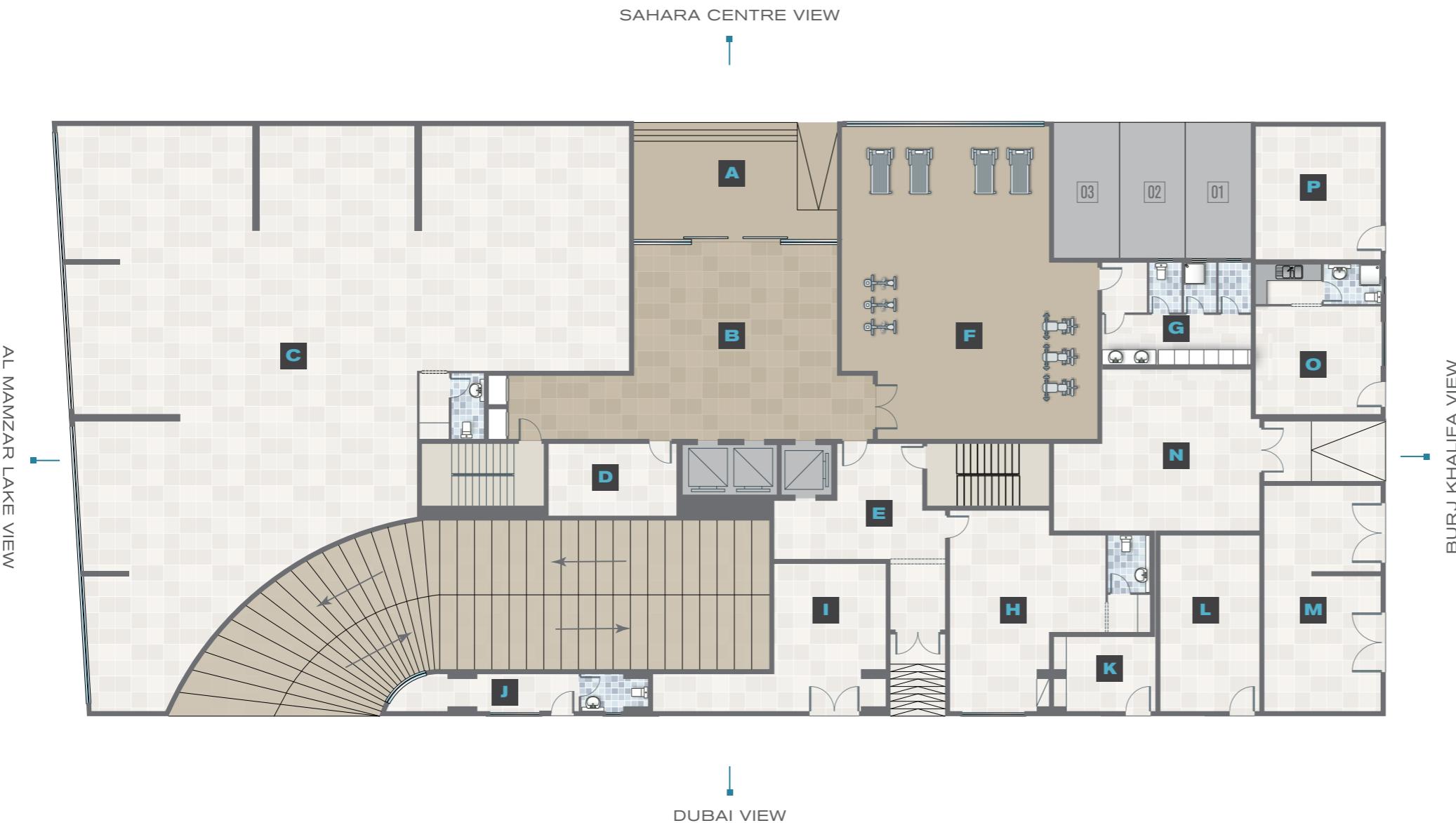




SAHARA TOWER 5

GROUND FLOOR

LEGEND



- A ENTRANCE
- B MAIN LOBBY
- C SHOWROOM
- D OFFICE
- E LOBBY
- F GYMNASIUM
- G SHOWER & CHANGING ROOM
- H FACILITY MANAGEMENT OFFICE
- I FILTER ROOM
- J CONTROL ROOM
- K TELEPHONE ROOM
- L ELECTRICAL ROOM
- M SUB-STATION ROOM
- N GARBAGE ROOM
- O WATCHMAN ROOM
- P PUMP ROOM

SAHARA TOWER 5

PARKING FLOOR

1, 2, 3, 4

SAHARA CENTRE VIEW

AL MAMZAR LAKE VIEW



DUBAI VIEW

SAHARA CENTRE VIEW



DUBAI VIEW

SAHARA TOWER 5

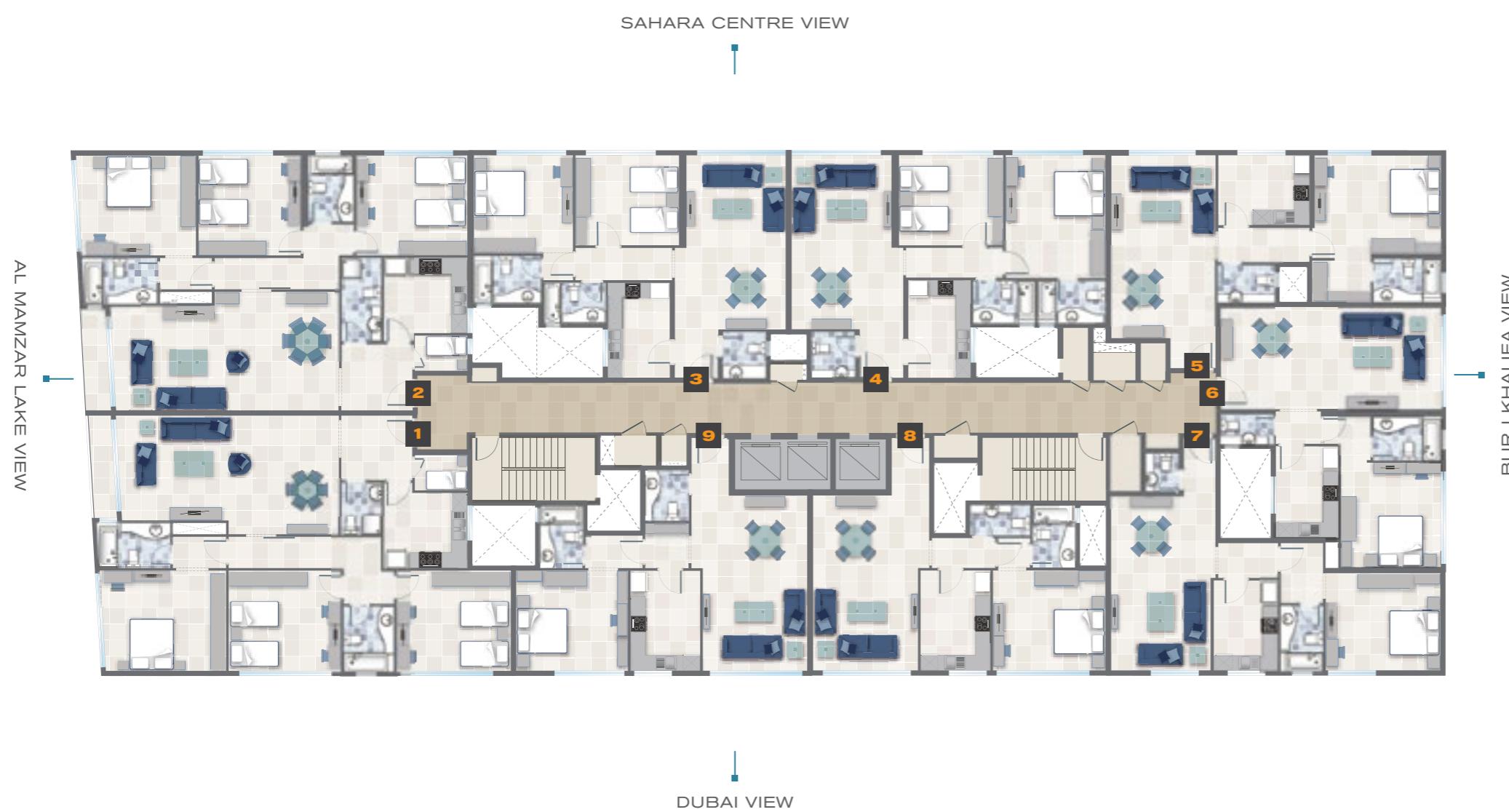
FLOOR PLAN

6

FLAT No.	AREA	TERRACE AREA
FLAT 1	2,080 SQ.FT	250 SQ.FT
FLAT 2	2,120 SQ.FT	250 SQ.FT
FLAT 3	1,330 SQ.FT	200 SQ.FT
FLAT 4	1,370 SQ.FT	200 SQ.FT
FLAT 5	1,165 SQ.FT	200 SQ.FT
FLAT 6	1,065 SQ.FT	N/A
FLAT 7	1,065 SQ.FT	200 SQ.FT
FLAT 8	1,065 SQ.FT	200 SQ.FT
FLAT 9	1,065 SQ.FT	200 SQ.FT

LEGEND



TYPICAL FLOOR PLAN
7 - 20

FLAT No.	AREA
FLAT 1	2,080 SQ.FT
FLAT 2	2,120 SQ.FT
FLAT 3	1,330 SQ.FT
FLAT 4	1,370 SQ.FT
FLAT 5	1,165 SQ.FT
FLAT 6	1,065 SQ.FT
FLAT 7	1,065 SQ.FT
FLAT 8	1,065 SQ.FT
FLAT 9	1,065 SQ.FT



FLAT 1
3 BEDROOM FLAT
**LEGEND**

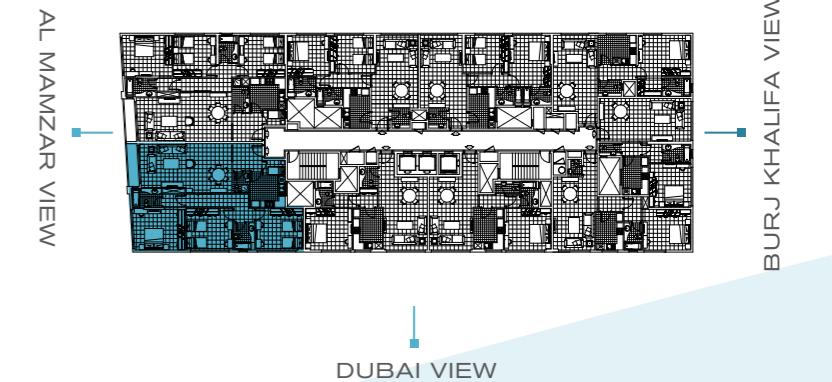
A	LIVING / DINING	900 x 470
B	MASTER BEDROOM	490 x 390
C	BEDROOM - 1	450 x 400
D	BEDROOM - 2	460 x 400
E	KITCHEN	340 x 300
F	MASTER BATHROOM	290 x 180
G	BATHROOM	260 x 200
H	GUEST TOILET	200 x 160
I	MAID ROOM	210 x 145
J	LOBBY	280 x 260
K	BALCONY	410 x 110

TOTAL AREA - 2,080 SQ FT**193 SQ M****الشقة ١ - 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 بالفرزائن، بالإضافة إلى غرفة لخدمات.

FLAT 1 - THREE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, two bedrooms with a communal bathroom in between them, a dining area interconnected with the living room and balcony, a separate kitchen next to a maid's room and a guest toilet at the lobby.

SAHARA CENTRE VIEW

SAHARA TOWER 5

FLAT 2 3 BEDROOM FLAT

LEGEND

A	LIVING / DINING	920 x 470
B	MASTER BEDROOM	480 x 400
C	BEDROOM - 1	410 x 400
D	BEDROOM - 2	440 x 400
E	KITCHEN	340 x 300
F	MASTER BATHROOM	300 x 180
G	BATHROOM	260 x 180
H	GUEST TOILET	330 x 160
I	MAID ROOM	210 x 140
J	LOBBY	280 x 270
K	BALCONY	410 x 110

TOTAL AREA - 2,120 SQ FT

197 SQ M

الشقة ٢ - 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 بالخزائن، بالإضافة إلى غرفة للخادمة.

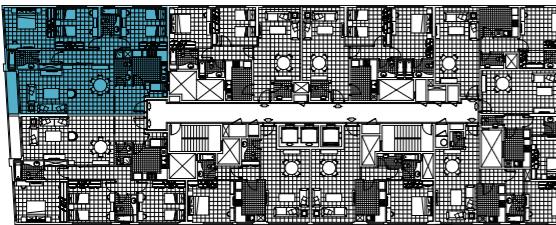
FLAT 2 - THREE BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, two bedrooms with a communal bathroom in between them, a living room with balcony interconnected with the dining area, a separate kitchen next to a maid's room and a guest toilet at the lobby.



SAHARA CENTRE VIEW

AL MAMZAR VIEW



BURJ KHALIFA VIEW

DUBAI VIEW

FLAT 3
2 BEDROOM FLAT

LEGEND



A	LIVING / DINING ROOM	700 x 450
B	MASTER BEDROOM	400 x 390
C	BEDROOM	420 x 360
D	KITCHEN	380 x 250
E	MASTER BATHROOM	270 x 190
F	BATHROOM	250 x 160
G	GUEST TOILET	185 x 175
H	LOBBY	190 x 180

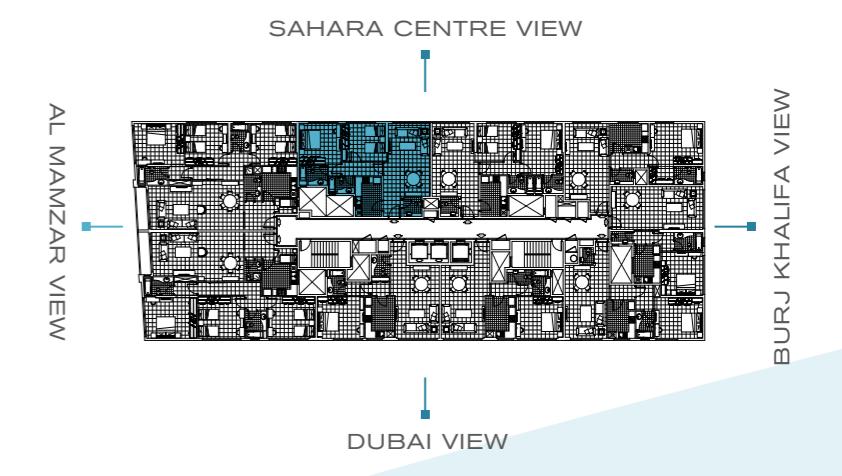
TOTAL AREA - 1,330 SQ FT 124 SQ M

الشقة ٣ - تفاصيل الشقة بغرفتي نوم:

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

FLAT 3 - TWO BEDROOM CONSISTS OF:

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



SAHARA TOWER 5

FLAT 4 2 BEDROOM FLAT

LEGEND

A	LIVING / DINING ROOM	700 x 450
B	MASTER BEDROOM	490 x 390
C	BEDROOM	420 x 360
D	KITCHEN	390 x 250
E	MASTER BATHROOM	270 x 170
F	BATHROOM	250 x 170
G	GUEST TOILET	185 x 175
H	LOBBY	190 x 180

TOTAL AREA - 1,370 SQ FT

127 SQ M

الشقة ٤ - تفاصيل الشقة بغرفتي نوم

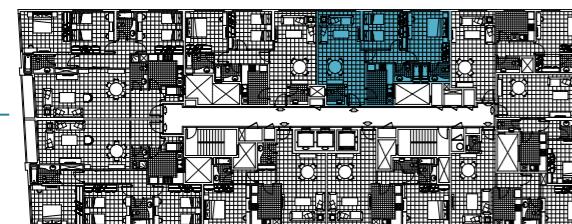
قاعة جلوس وطعام (صالون وسفرة) مع حمام للضيوف، غرفة نوم رئيسية مع حمامها الخاص، غرفة نوم ثانية مع حمام خارجي، مطبخ مجهز بالخزائن.

FLAT 4 - TWO BEDROOM CONSISTS OF:

One master bedroom with an attached bathroom, another bedroom opposite a common bathroom. It has a dining area interconnected with the living room, a separate kitchen and a guest toilet at the lobby.



SAHARA CENTRE VIEW



AL MAMZAR VIEW

BURJ KHALIFA VIEW

DUBAI VIEW

FLAT 5
1 BEDROOM FLAT
LEGEND

A	LIVING / DINING ROOM	730 x 420
B	MASTER BEDROOM	500 x 400
C	DRESSING ROOM	240 x 165
D	KITCHEN	365 x 280
E	MASTER BATHROOM	270 x 175
F	GUEST TOILET	225 x 150
G	LOBBY	180 x 120

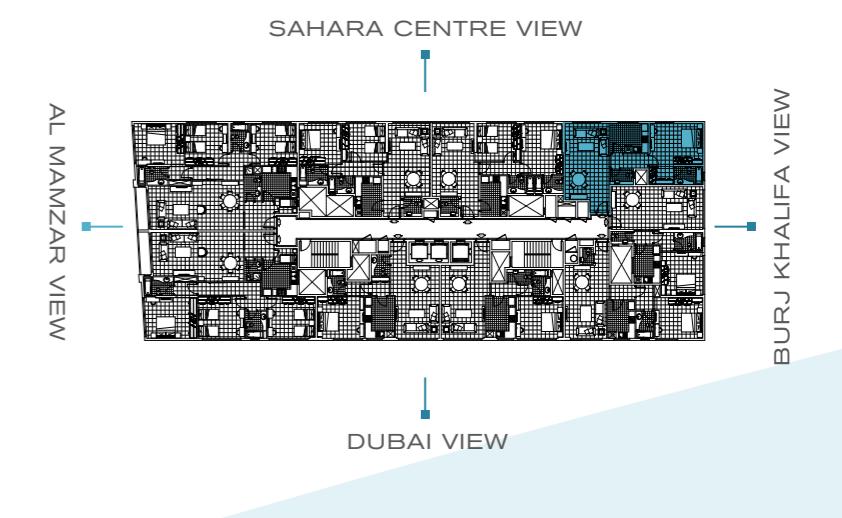
TOTAL AREA - 1,165 SQ FT **108 SQ M**

الشقة ٥ - تفاصيل الشقة بغرفة نوم واحدة:

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

FLAT 5 - ONE BEDROOM CONSISTS OF:

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



SAHARA TOWER 5

FLAT 6

1 BEDROOM FLAT

LEGEND

A	LIVING / DINING ROOM	880 x 410
B	MASTER BEDROOM	420 x 400
C	KITCHEN	365 x 250
D	MASTER BATHROOM	270 x 175
E	GUEST TOILET	210 x 120

TOTAL AREA - 1,065 SQ FT

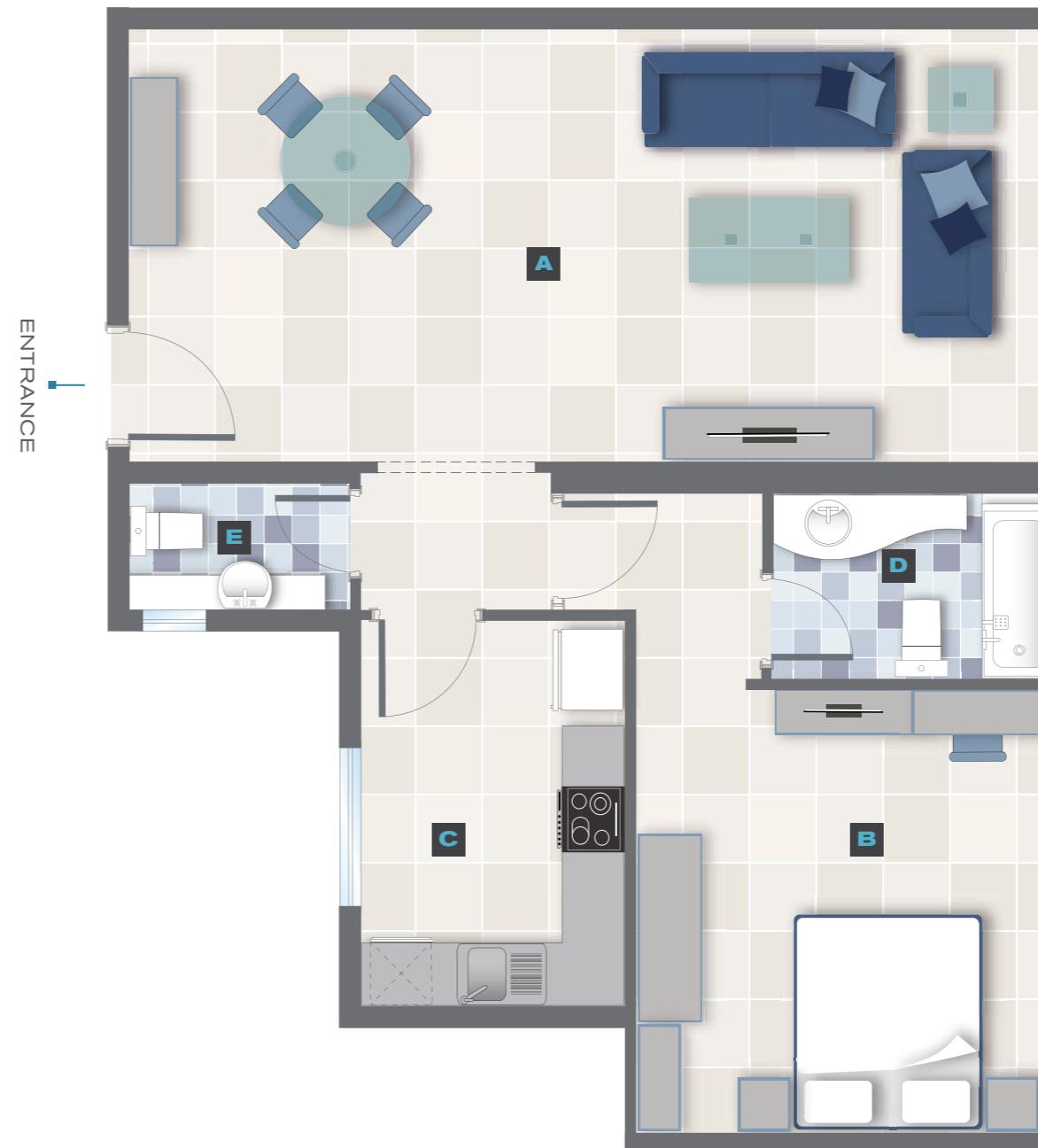
99 SQ M

الشقة ٦ - تفاصيل الشقة بغرفة نوم واحدة:

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

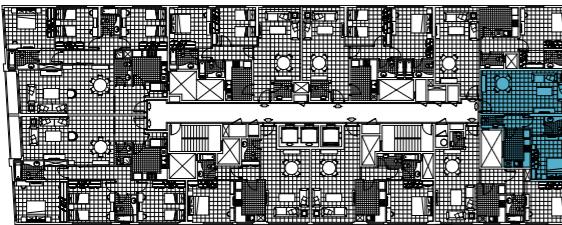
FLAT 6 - ONE BEDROOM CONSISTS OF:

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



SAHARA CENTRE VIEW

AL MAMZAR VIEW



BURJ KHALIFA VIEW

DUBAI VIEW

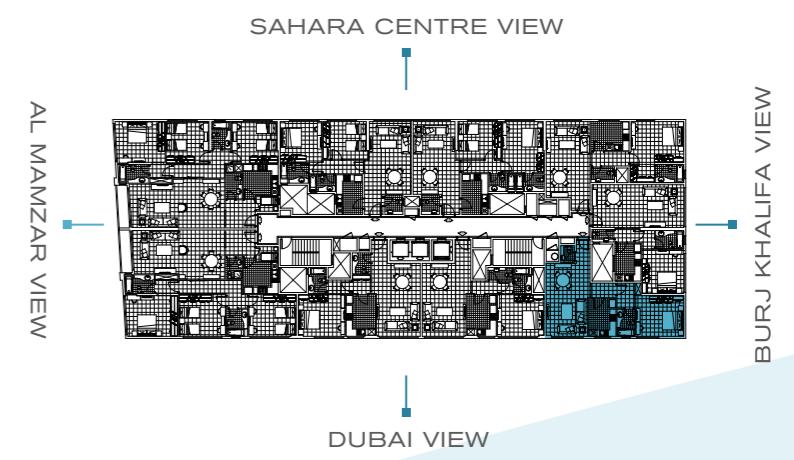
FLAT 7
1 BEDROOM FLAT

الشقة 7 - تفاصيل الشقة بغرفة نوم واحدة:

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

FLAT 7 - ONE BEDROOM CONSISTS OF:

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



SAHARA TOWER 5

FLAT 8 1 BEDROOM FLAT

LEGEND

A	LIVING / DINING ROOM	700 x 465
B	MASTER BEDROOM	450 x 400
C	KITCHEN	390 x 280
D	MASTER BATHROOM	250 x 170
E	GUEST TOILET	240 x 120
F	LOBBY	230 x 150

TOTAL AREA - 1,065 SQ FT

99 SQ M

الشقة ٨ - تفاصيل الشقة بغرفة نوم واحدة:

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

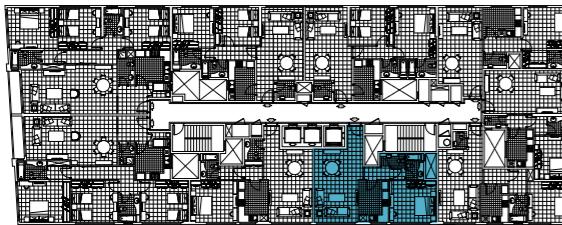
FLAT 8 - ONE BEDROOM CONSISTS OF:

One bedroom, one bathroom, a guest toilet, a separate kitchen, a living room interconnected with the dining area along the lobby.



SAHARA CENTRE VIEW

AL MAMZAR VIEW



BURJ KHALIFA VIEW

DUBAI VIEW

FLAT 9
1 BEDROOM FLAT
**LEGEND**

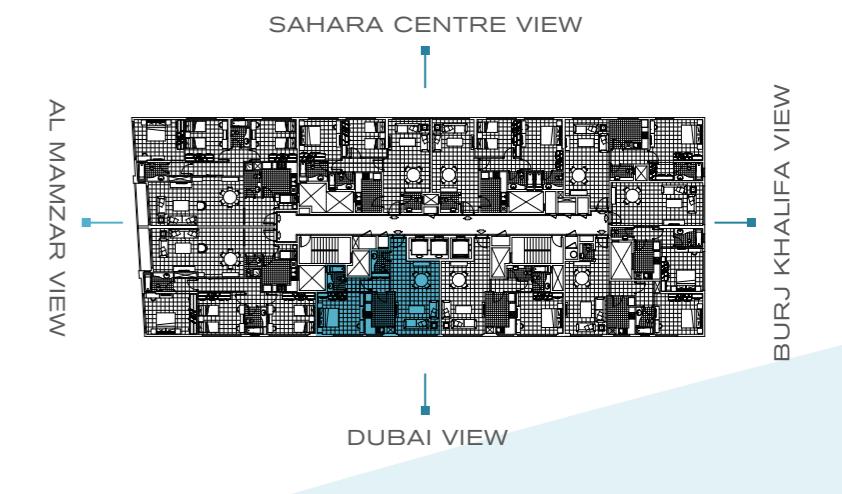
A	LIVING / DINING ROOM	700 x 465
B	MASTER BEDROOM	450 x 400
C	KITCHEN	400 x 280
D	MASTER BATHROOM	250 x 170
E	GUEST TOILET	200 x 175
F	LOBBY	230 x 150

TOTAL AREA - 1,065 SQ FT**99 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 بالخزائن.

FLAT 9 - ONE BEDROOM CONSISTS OF:

One bedroom, one bathroom, a separate kitchen, a dining area interconnected with the living room, and a guest toilet at the lobby.



FACILITY MANAGEMENT

As part of a **fully-integrated real estate service**,

AI 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, AI 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,
AI 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.

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

established
solid
trusted





SALES OFFICE

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