





Properties

We operate like a family that cares for its members. That's why we make sure that every detail of your new home is carefully planned and designed.



Construction

We value state-of-the-art technologies on behalf of efficiency. The sheer dedication and commitment that goes into every single project ensures that we deliver on time.



Leasing

Families don't look for buildings, they look for homes. We'll help you find the ideal home that best suits you and your family's needs.



Facilities Management

Trust is a vital part of what makes a family strong. Our Facilities Management department is present in every property to ensure your family home is taken care of.

*With you all the way.
From development to management.*

ABOUT AL THU



AL THURIAH

In 1996, Al Thuriah started as a dream project between two friends: **Sheikh Majid Bin Hamad Al Qassimi** and Engineer **Raymond Khouzami**. Over the years, Al Thuriah evolved from a small contracting firm to a growing integrated real estate group in Sharjah, developing and building the finest, high-quality residential and commercial spaces ranging from villas to high-rise towers.

For the past 23 years, our success is made possible by our greatest assets: dedicated employees. We are proud to have professional employees who give their heart and attention to building homes for families and businesses.

Innovation has been at our core since day one, so it's only natural that we approach real estate in a different way: integrating four services into a single, fully-integrated group.



THE PARTNER

Al Thuriah Group entered into a joint venture agreement with **Bank Of Sharjah** for the purpose of creating **Muweileh Community**. Our specialists come together in a single team, with the sole purpose of exceeding your expectations.



SHIP



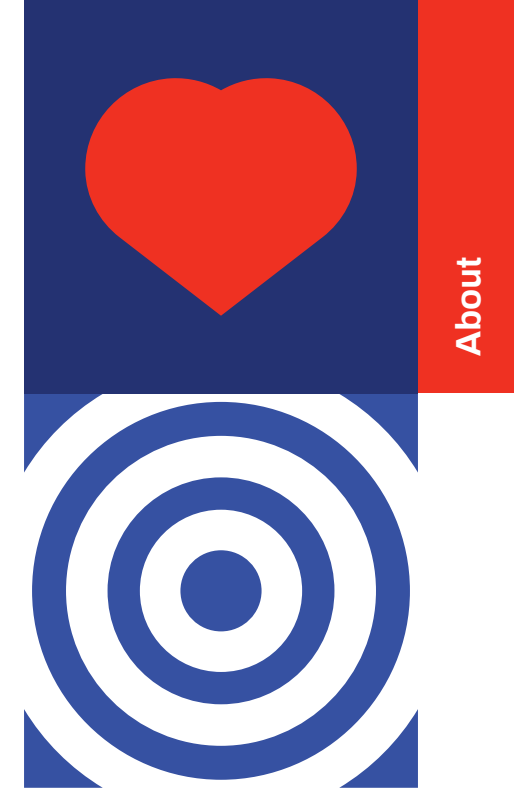






MUV
THE

MUWEILEH AREA



SHARJAH is considered the third largest Emirate in the United Arab Emirates in terms of population. It's also a destination for many national and private companies that are headquartered in the Emirate. Sharjah has long invested considerable resources in building a strong cultural identity and heritage, and was named in 1998 as UNESCO's Arab Capital of Culture. It was named as the Islamic Culture Capital in 2014 by the Islamic Educational Scientific and Cultural Organization (ISESCO).

MUWEILEH is considered one of the significant Iron Age sites in the UAE. Muweileh is one of the sites nominated to the World Heritage List. Urban areas are well planned and structured to offer more residential space for the growing population in cities.

Muweileh Community resides right next to Sharjah's beautiful University city and in the heart of "New Sharjah", surrounded by different campuses, filled with a sense of community. A large part of the student community and faculty lives within the area of university city, benefiting from the proximity to important landmarks including Sharjah International Airport and key road links to Dubai. Muweileh community is surrounded by a variety of dining, leisure, entertainment and shopping options, anything the tenants desire is around the corner from their new home.

"Urban living provides better standards of living".



Number of students: 70,000



SCHOOLS

21

Gems Millennium School
Gems Westminster School
Sharjah Ambassador School
Sharjah British International School
International School of Creative Science
Brilliant International Private School
Al Estiqlal Private School

Providence English Private School
Wesgreen International School
Gulf Asian English School
India International School
Delta English School
Scholar's International Academy
DPS Sharjah

Amity Private School Sharjah
Alrushed American English School
Ryan Internation School
Delhi Private School
Al Zuhoor Privates Shool
Rosary School
Mantena Indian Private School



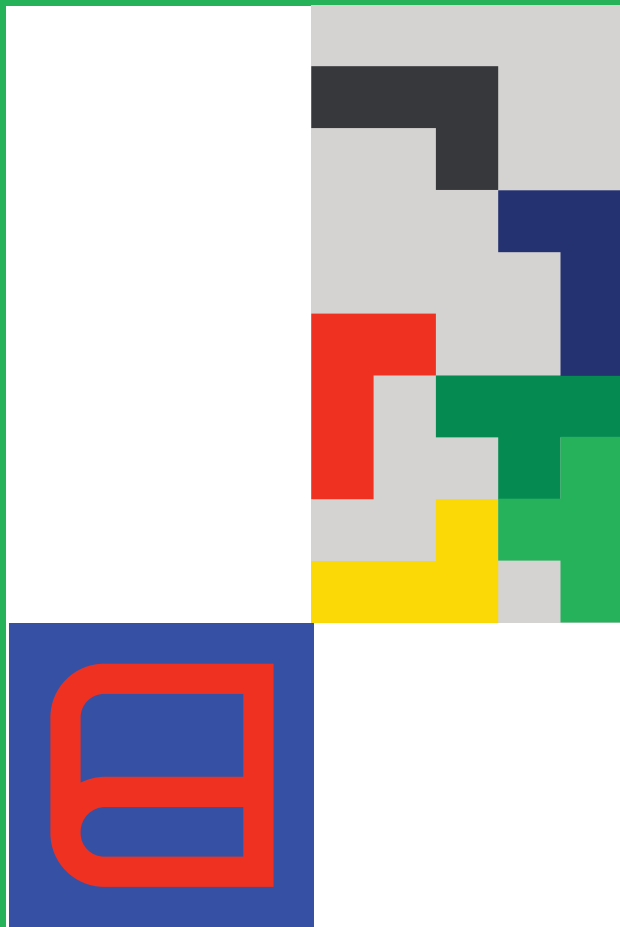
UNIVERSITIES

17

American University of Sharjah
University of Sharjah
Skyline University
College of Medicine
University Dental Hospital Sharjah
College of Health Sciences

Sharjah Performing Arts Academy (SPAA)
Sharjah Police Academy
School of Business Administration
Al Qasimia University
Men's College of Shari'a and Law
Women's College of Shari'a and Islamic Studies

Sharjah Surgical Institute
University of Sharjah M5
Men's Central Laboratories
Deanship of Student Affairs Women
Higher College of Technology



-  — **8 MIN.** — **14 MIN.** — **14 MIN.**
Thumbay Hospital — *Zulekha Hospital* — *Aster Hospital*
Daycare
-  — **1 MIN.** — **1 MIN.** — **1 MIN.** — **6 MIN.** — **16 MIN.**
Nesto Hypermarket — *Safari Mall* — *Lulu Hypermarket* — *City Center* — *Arab Mall*
al Zahia
-  — **3 MIN.** — **3 MIN.** — **3 MIN.** — **3 MIN.** — **4 MIN.** — **4 MIN.**
Sukar Café — *Victoria Café* — *The Fork Café* — *Deema Café* — *Munster Café* — *Zawayya Café*
-  — **10 MIN.** — **13 MIN.**
Sharjah Int'l Airport — *Dubai Int'l Airport*
-  — **10 MIN.** — **12 MIN.** — **16 MIN.**
Al Zahia park — *Al Jurainah Park* — *Al Majaz park*
-  — **3 MIN.** — **5 MIN.**
Aldhiya Mosque — *Al Falah Mosque*
-  — **20 MIN.**
Sharjah Police Headquarters



**Muweileh
Community**



THE PROJECT

This is where beautiful stories begin and memories are made, filled with friendly gatherings and quality time. Muweileh community is the type of community that offers a lifestyle that integrates a modern living, provides a wide range of restaurants, and cafes.

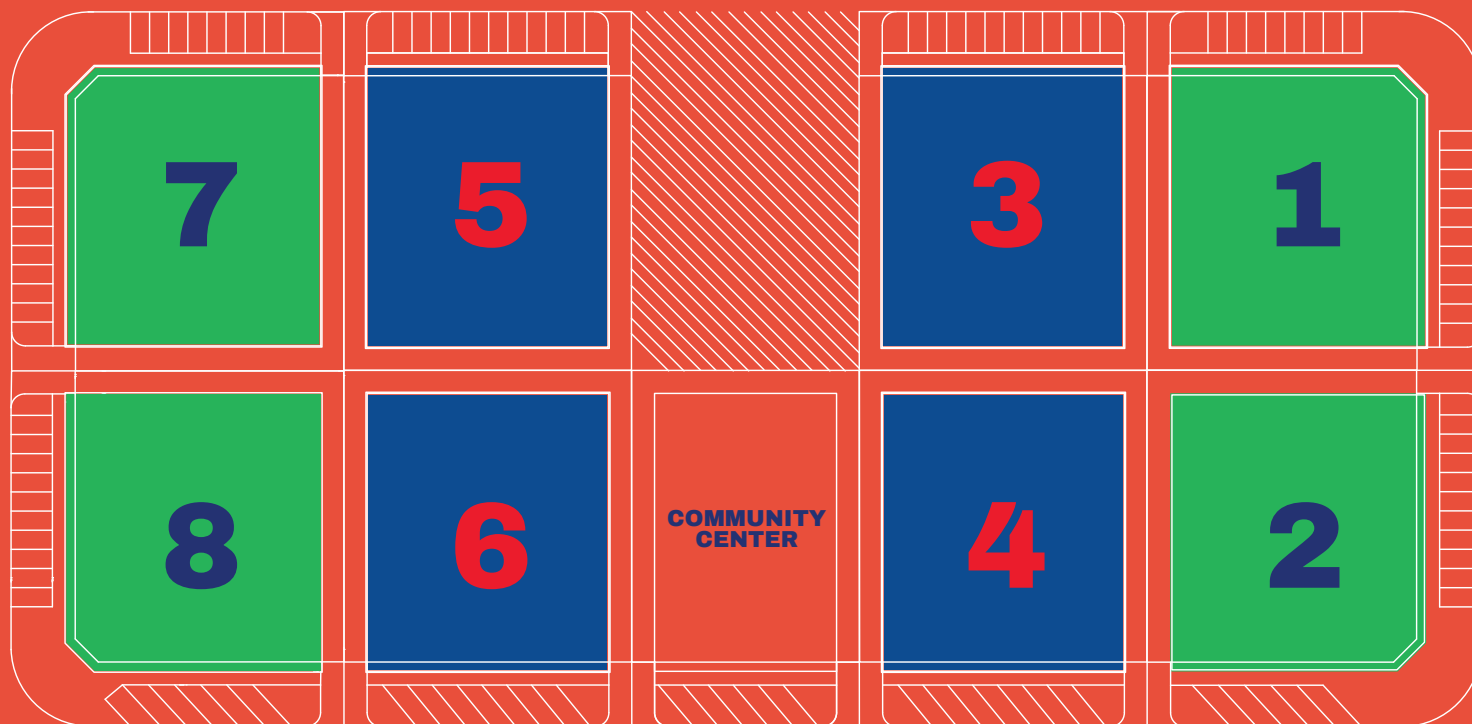
This community is comprised of 8 whole buildings with two types; A and B consisting of residential units with unique interior spaces along with a community center.

The community is built to provide the best living environment, with safety and transparency, it allows the guest to fit right in. It's just as unique as its exterior. It takes guests back in time where sophistication and elemental simplicity were the golden standard! From the kitchen, to the dining area, to the living room, to all bedrooms and bathrooms, the style, the design and function are very consistent and harmonious.





THE PROJECT



OUTER RADIUS



INNER RADIUS



Aldhiya
Mosque

Safari Mall

Sharjah
Ambassador
School

International School
of Creative Science

Nesto
Supermarket

Ryan International
School

Gems
Westminster
School

Al Qasimia
University

Wesgreen International
School

Pace International School

Pace International School

Delta English School

Skyline
University
College

University of Sharjah

Thumbay
Hospital Daycare

Al Falah
Mosque

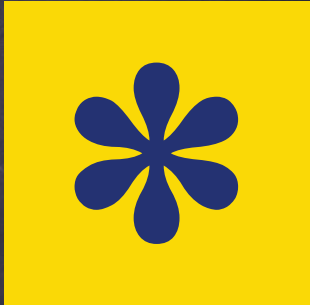


COMM
CENTI



COMMUNITY CENTER





The **Community Center's** objective is to host a multi purpose space that residents can use to enjoy social, cultural, and recreational activities.



Central leasing office



24hrs Facilities Management office



Auditorium



Social facility spaces that could be used to arrange private tutoring, group projects or meetings.



Landscaped area



Swimming pool



Shaded seating areas



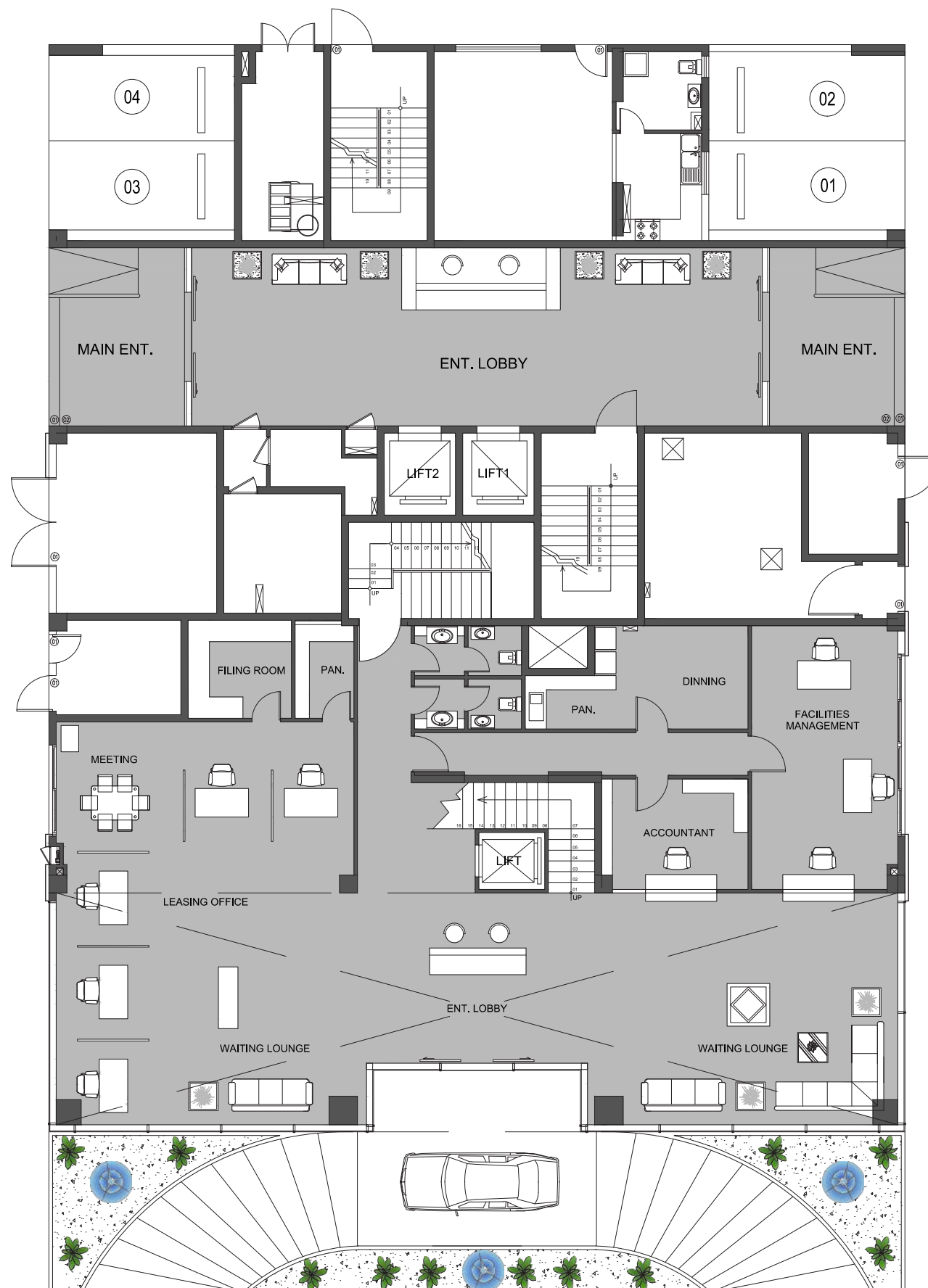
Seperate men and ladies gyms



**Muweileh
Community**



GROUND FLOOR





FIRST FLOOR OFFICES

TOTAL SIZE: *8,000 ft²*





SECOND FLOOR

MEN'S GYM

TOTAL SIZE: *9,200 ft²*



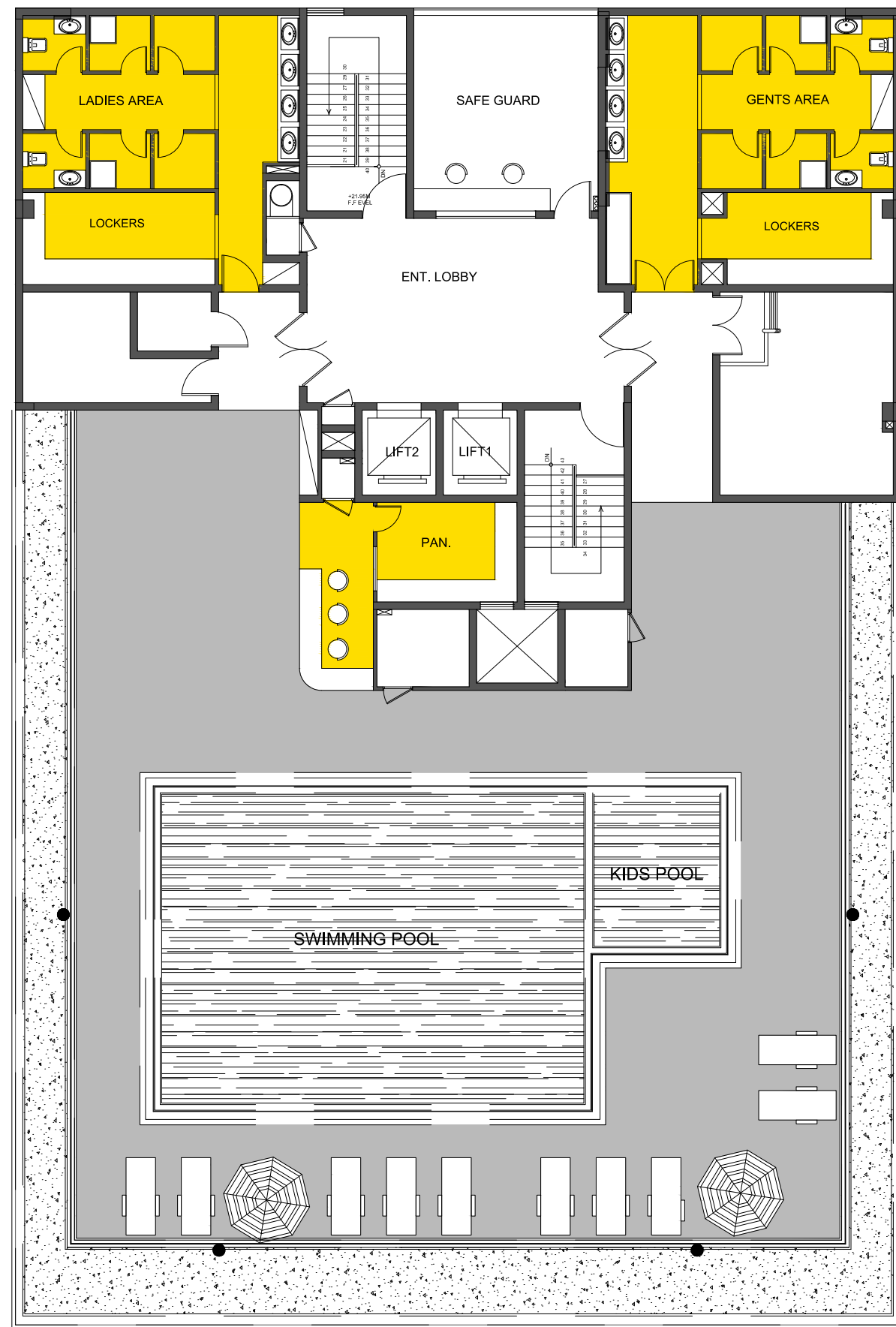


THIRD FLOOR LADIES GYM

TOTAL SIZE: *9,200 ft²*



ROOFTOP POOL





TYPE

A



Type A



**Muweileh
Community**

TYPE

*Residential Building
Corner (4 nos.)*

Ground Floor + 2 Parking Floors + 5 Typical Floors.

1BR

30

2BR

20

3BR

5

TOTAL

55

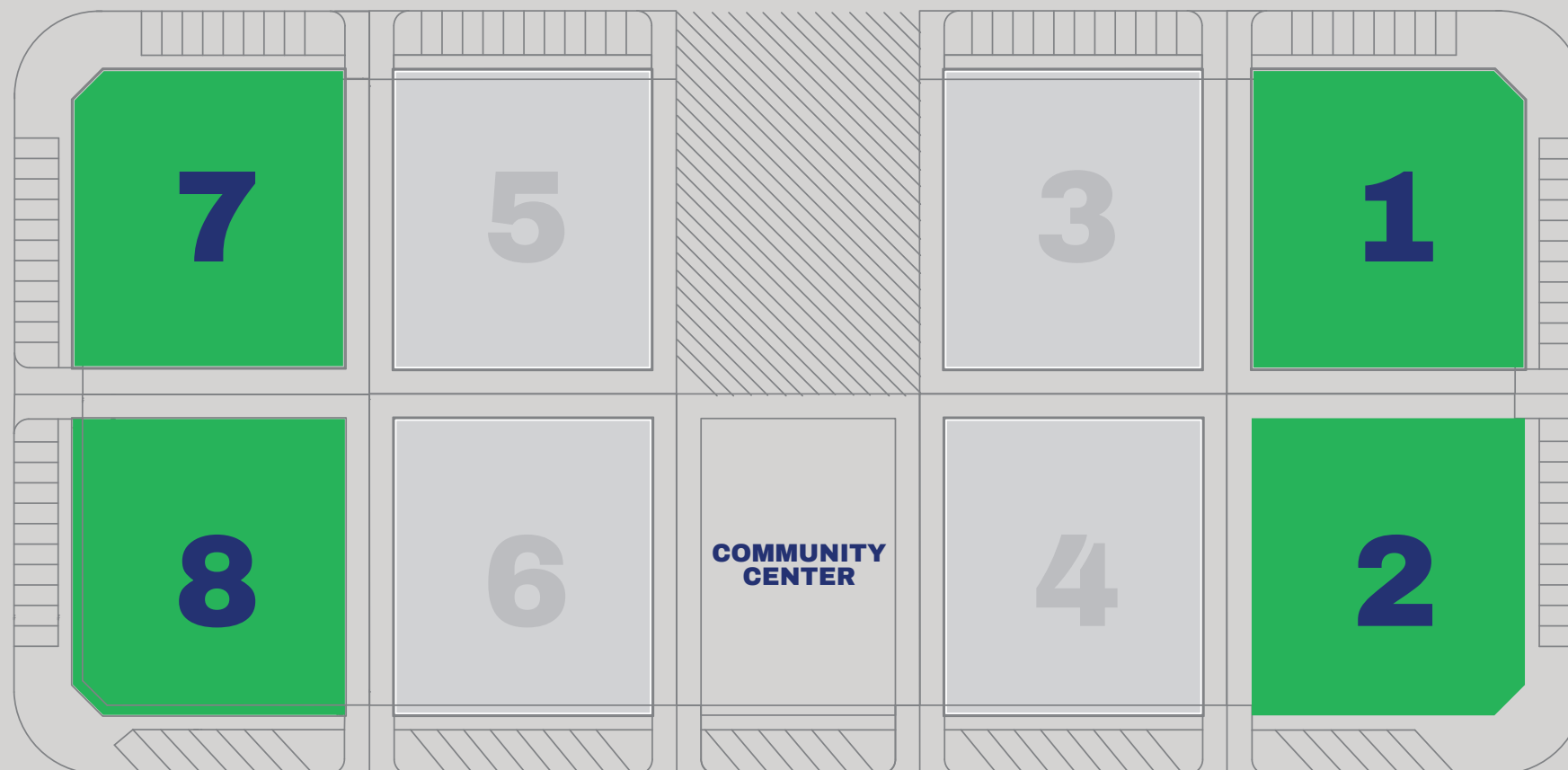


shop

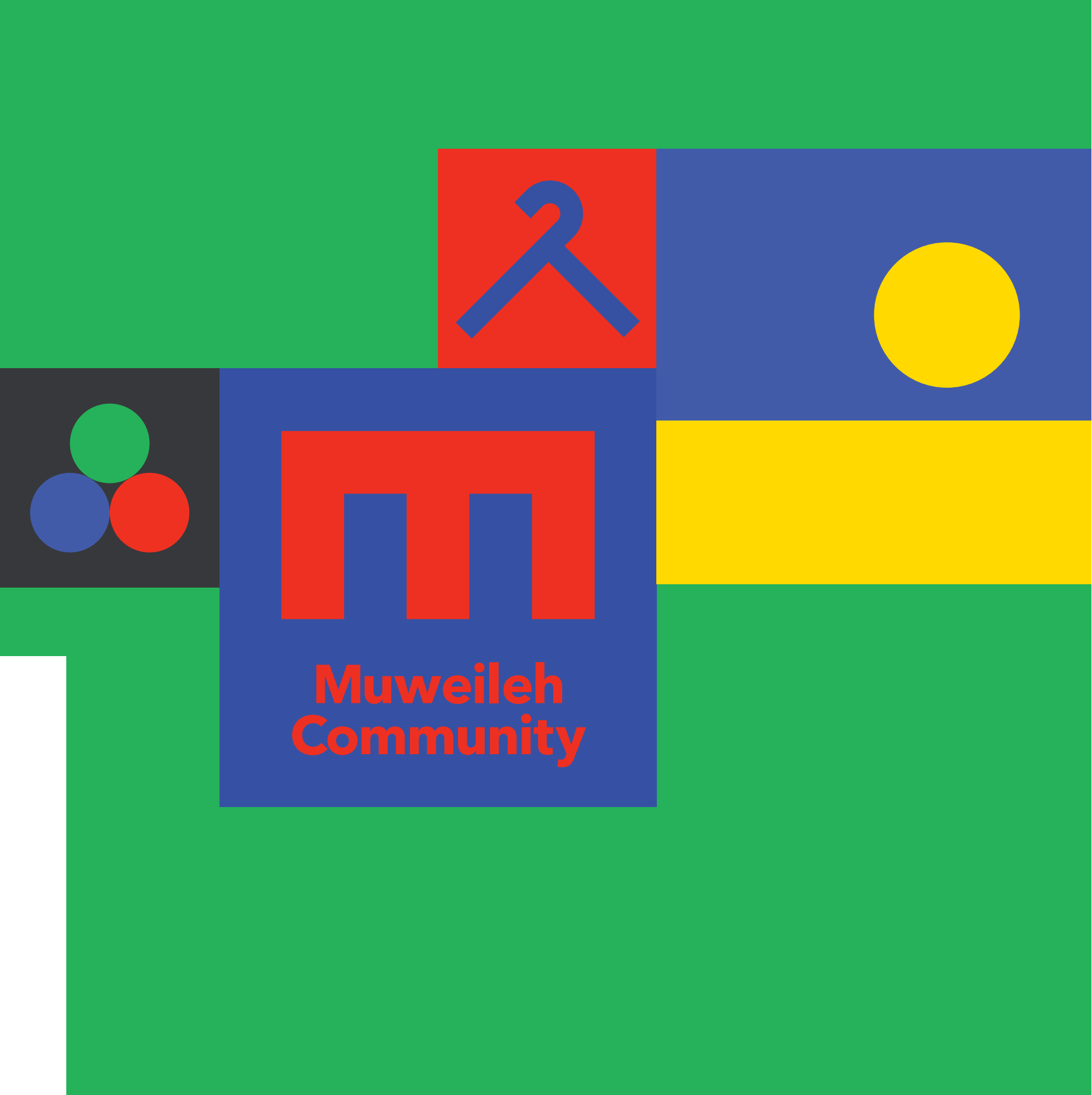


parking
spaces

A



BUILT-UP AREA: 14,500 sqft.
LAND AREA: 103,750 sqft.

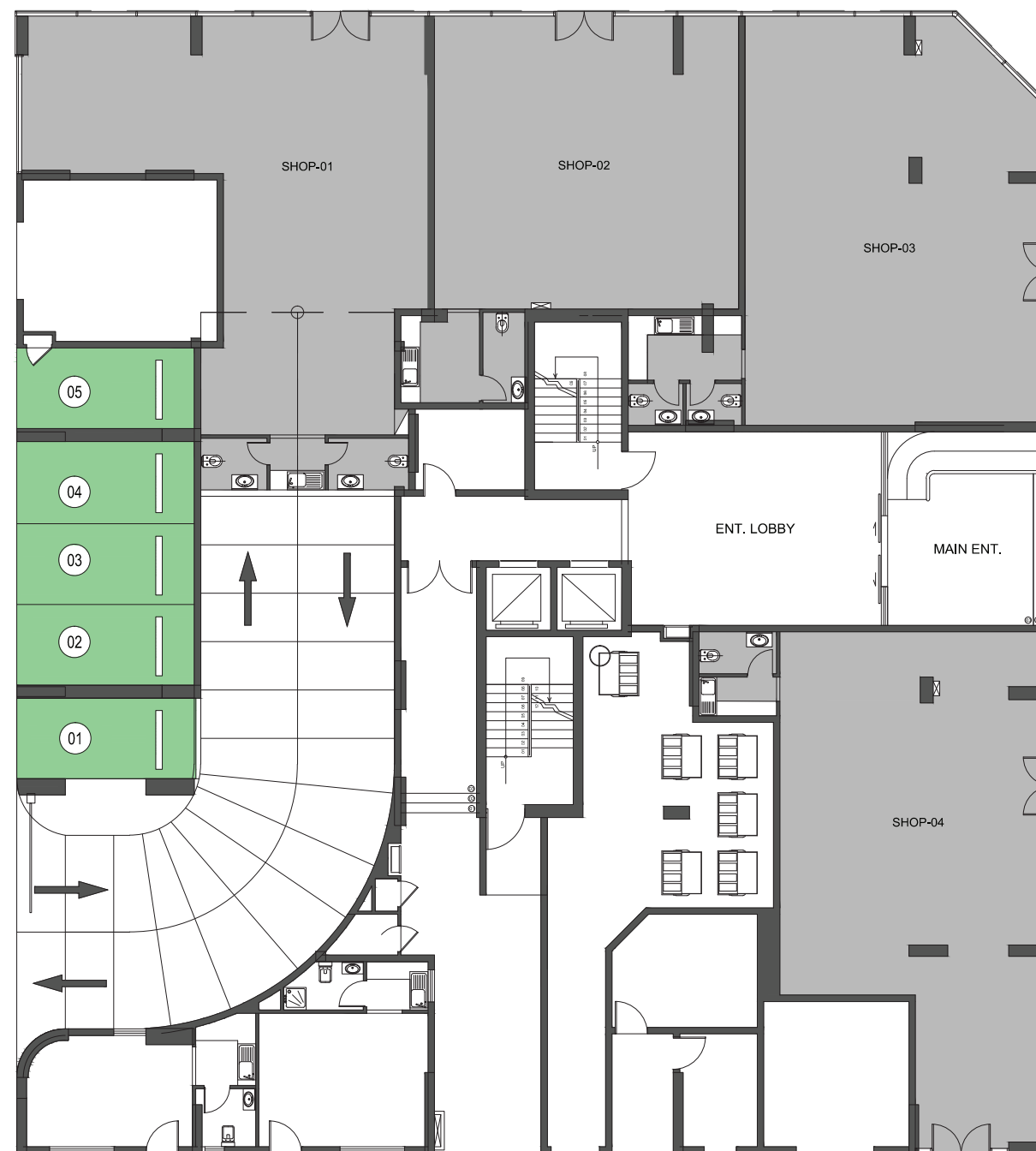


**Muweileh
Community**

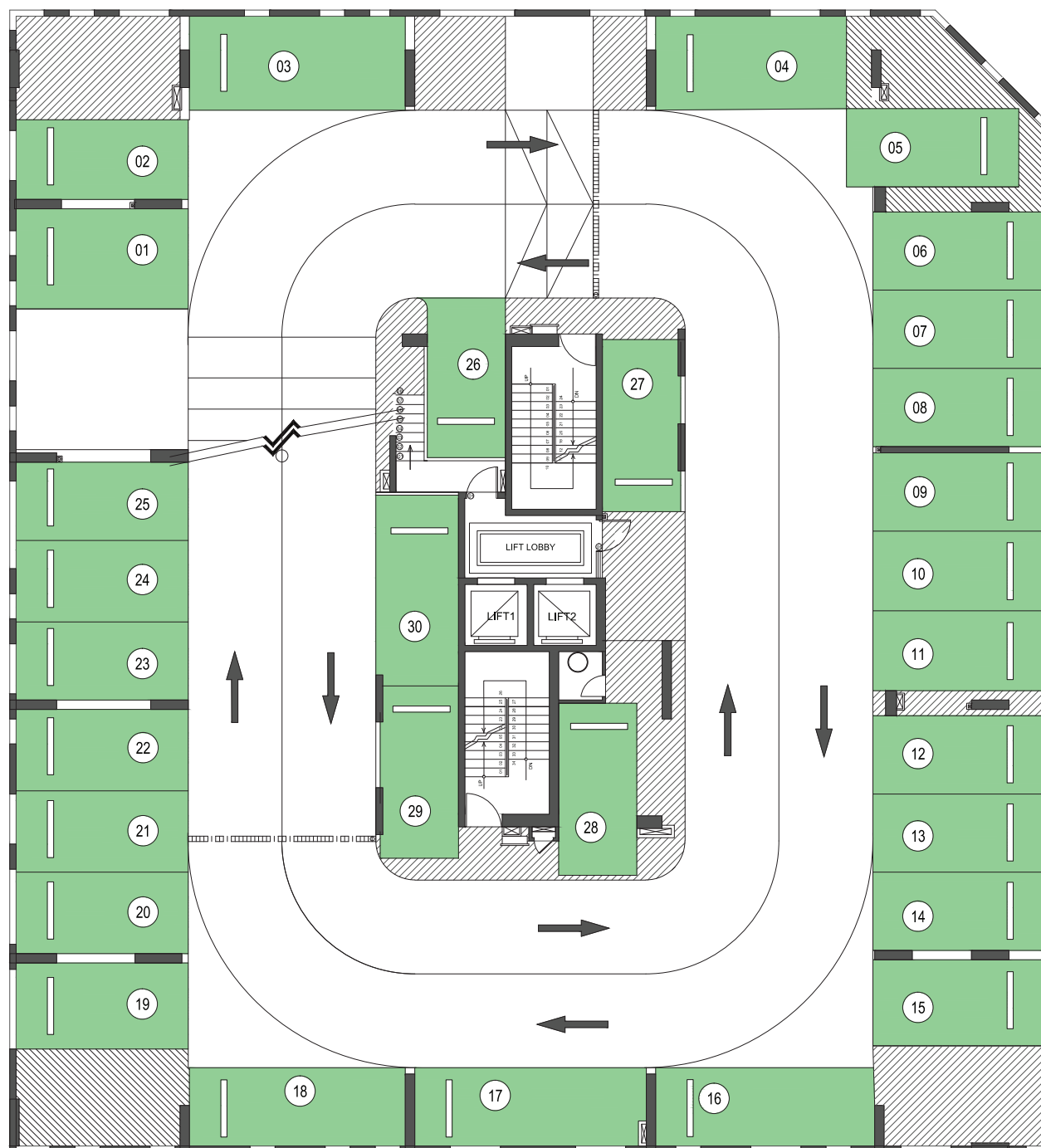


GROUND FLOOR

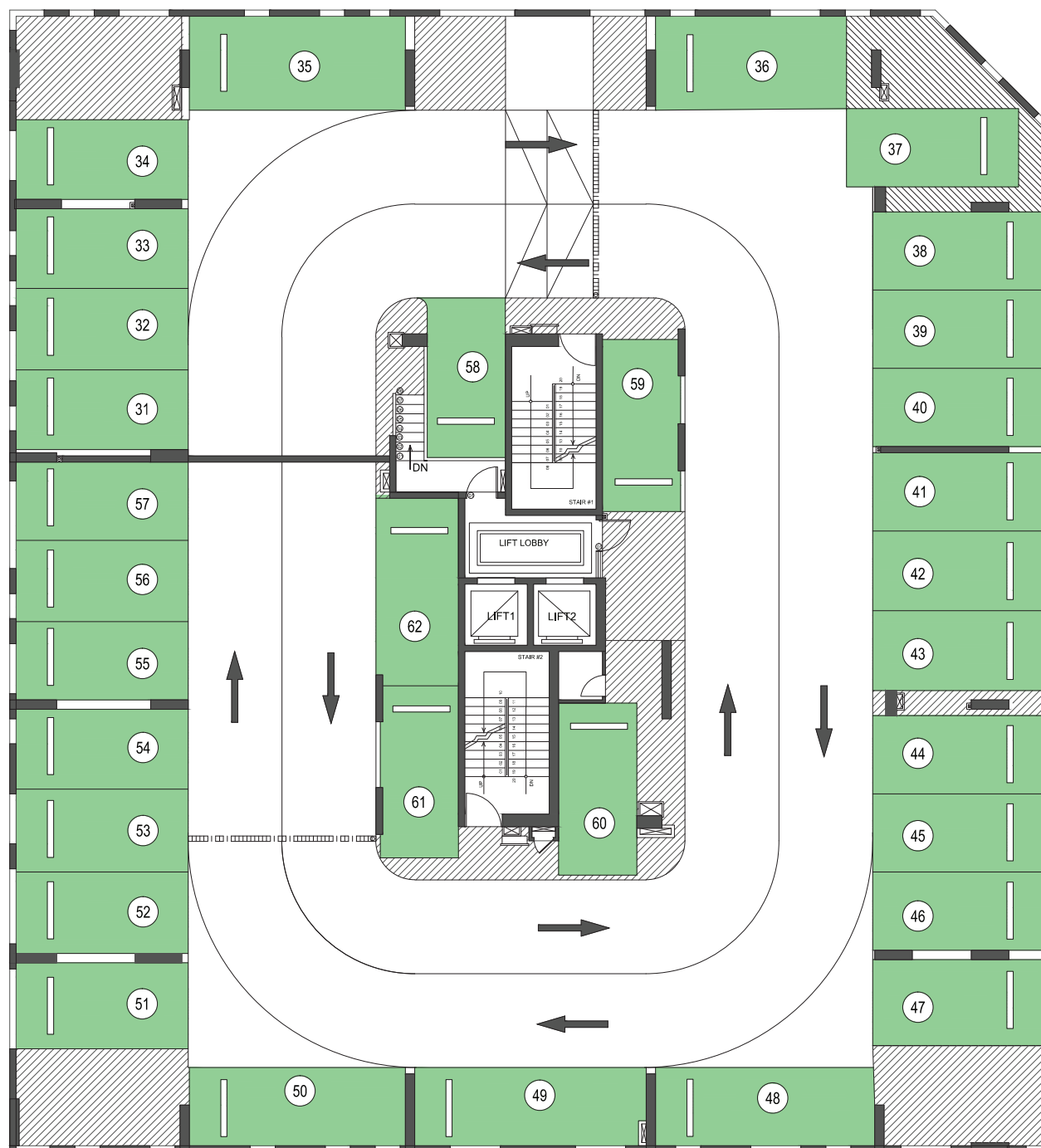
Shop Number	BLDG 1&7	BLDG 2&8
01	1,350 sqft	1,030 sqft
02	1,080 sqft	1,080 sqft
03	1,460 sqft	1,300 sqft
04	1,400 sqft	1,670 sqft



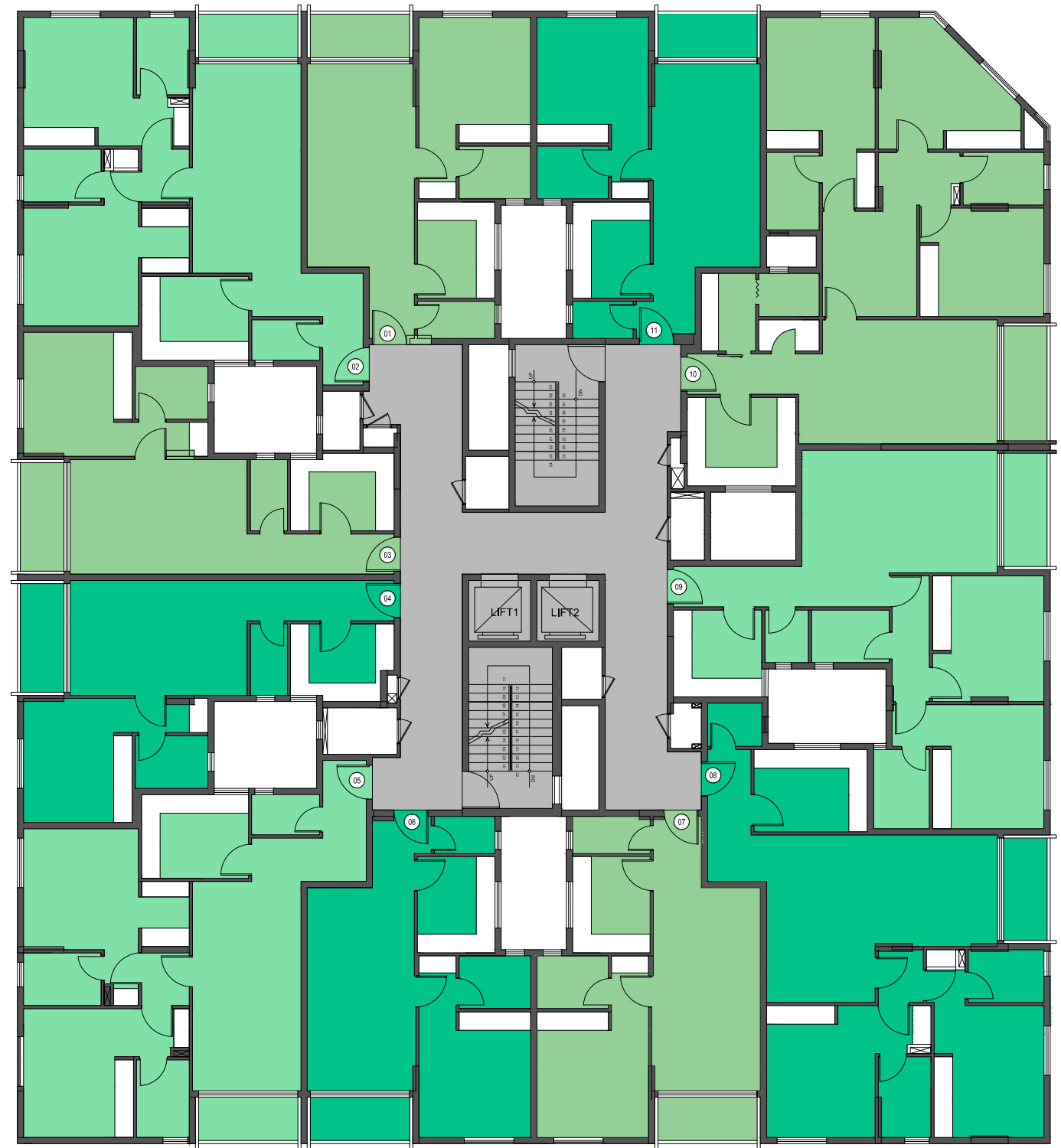
FIRST FLOOR PARKING



SECOND FLOOR PARKING



GENERAL LAYOUT

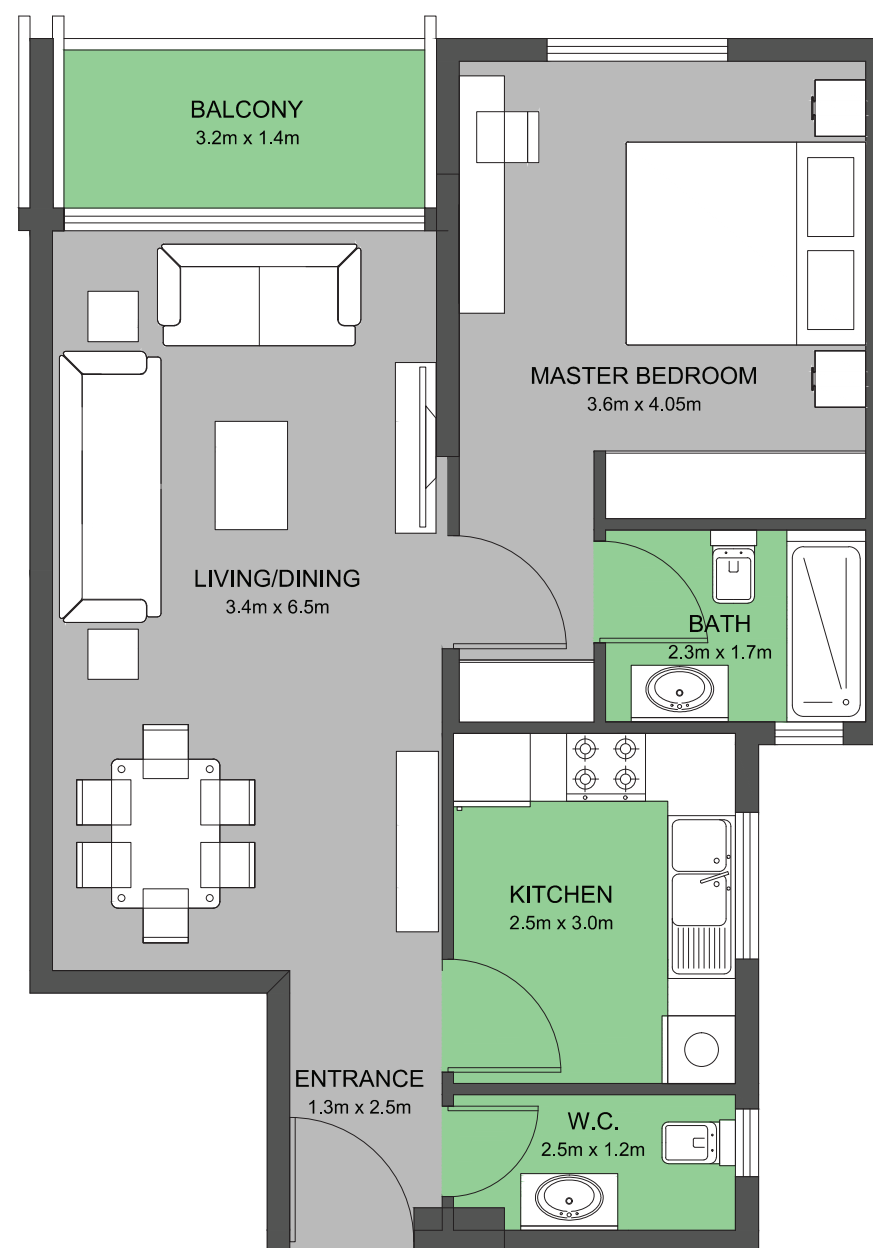
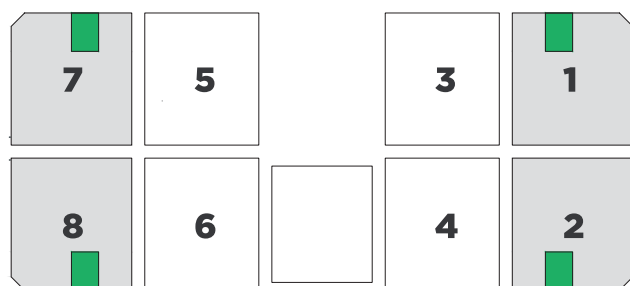




TYPE 1

1 BEDROOM

TOTAL SIZE: 910 ft^2
FLOORS: 3, 4, 5, 6, 7

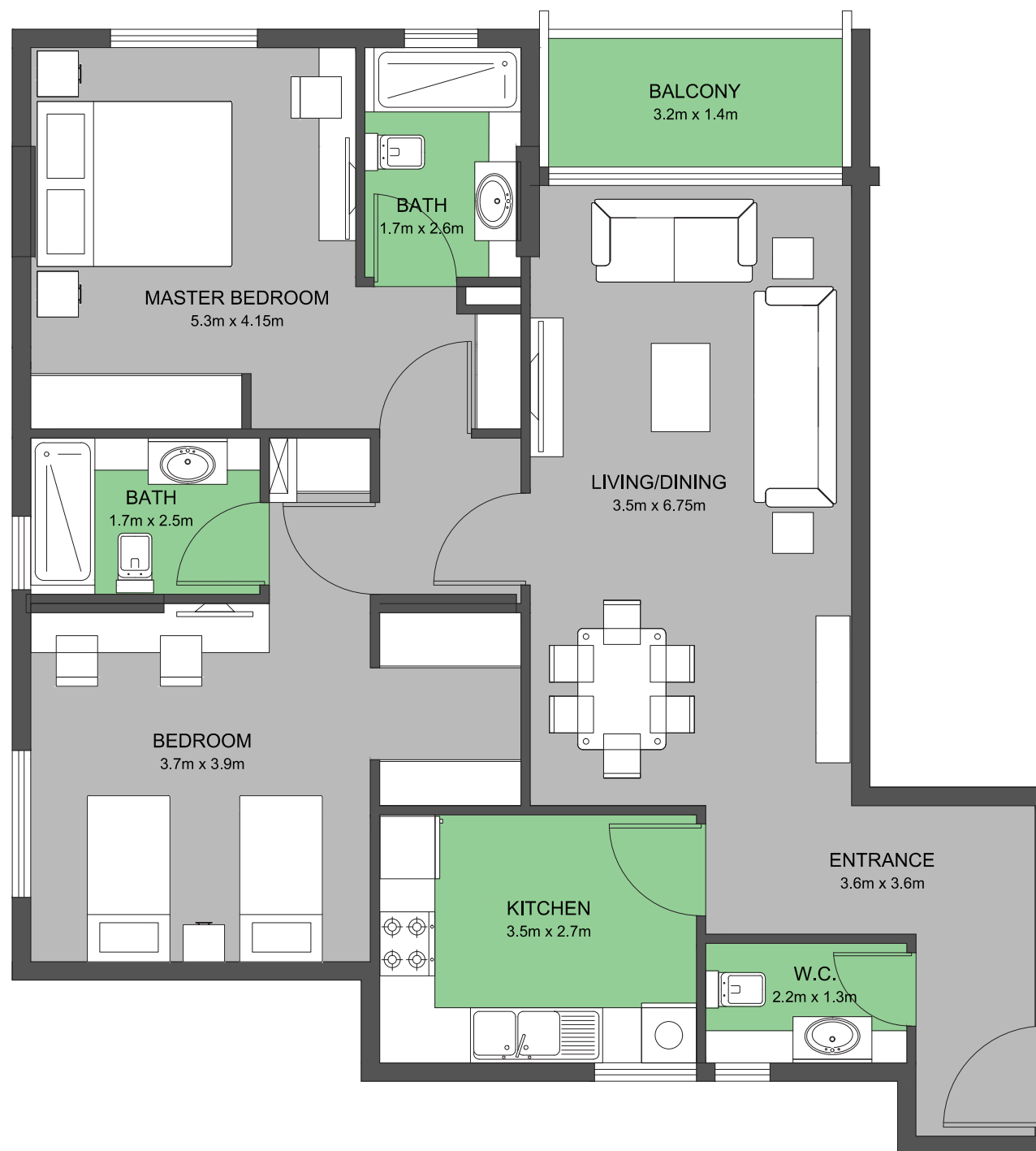
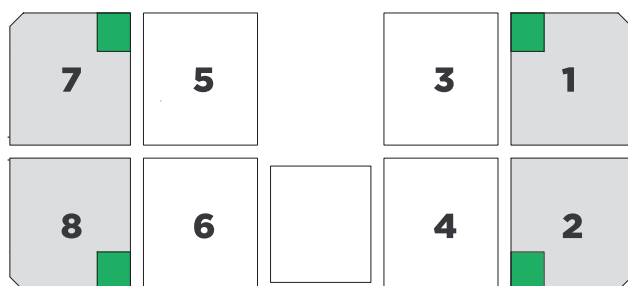




TYPE 2

2 BEDROOM

TOTAL SIZE: *1,420 ft²*
FLOORS: 3, 4, 5, 6, 7

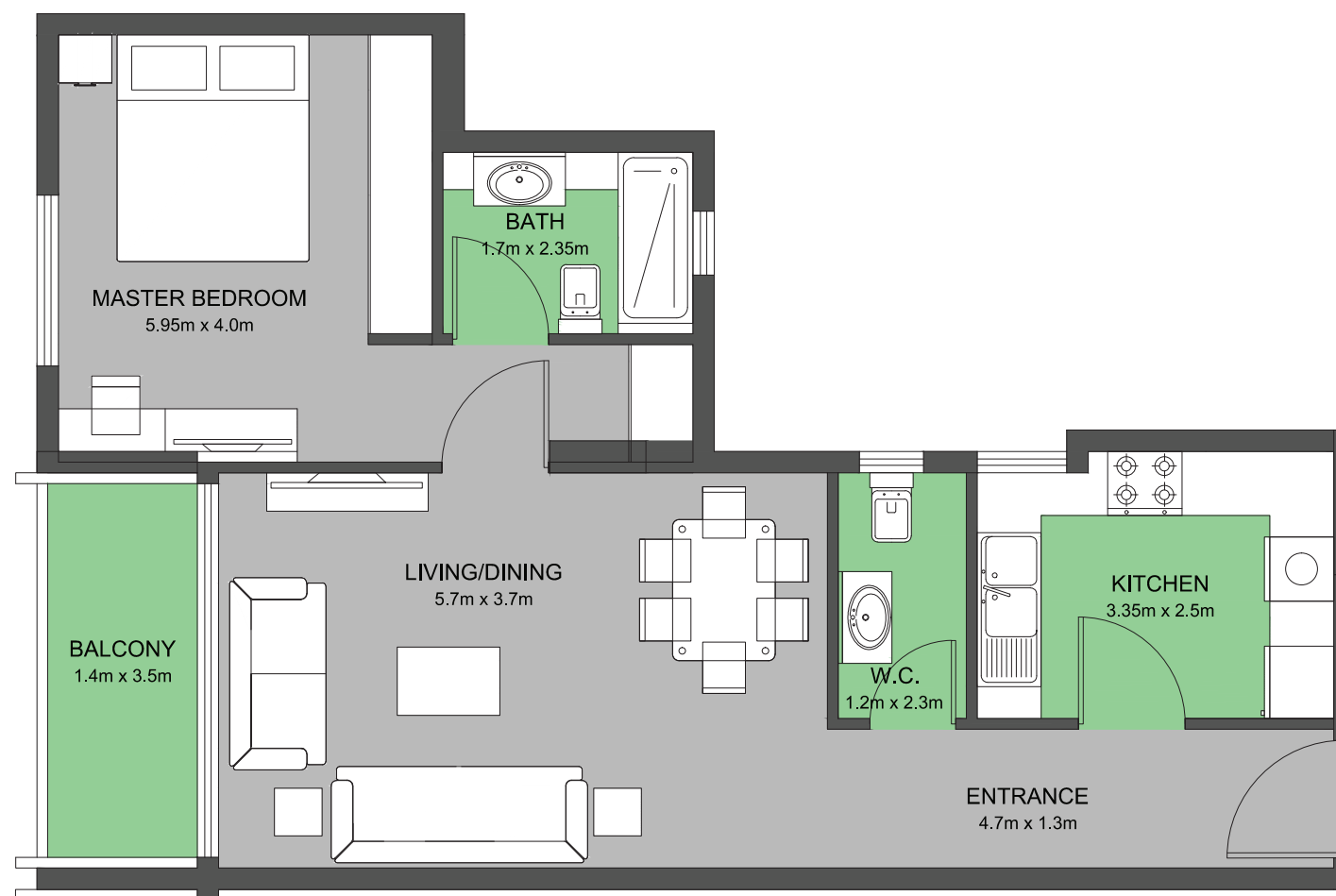
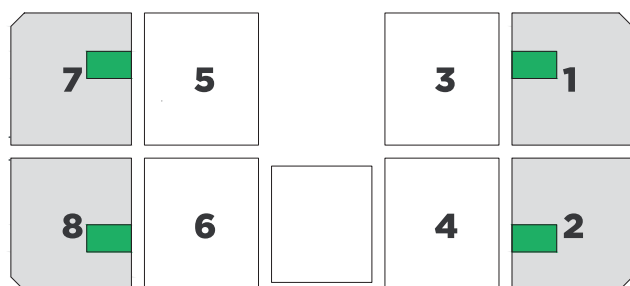




TYPE 3

1 BEDROOM

TOTAL SIZE: 940 *ft*²
FLOORS: 3, 4, 5, 6, 7

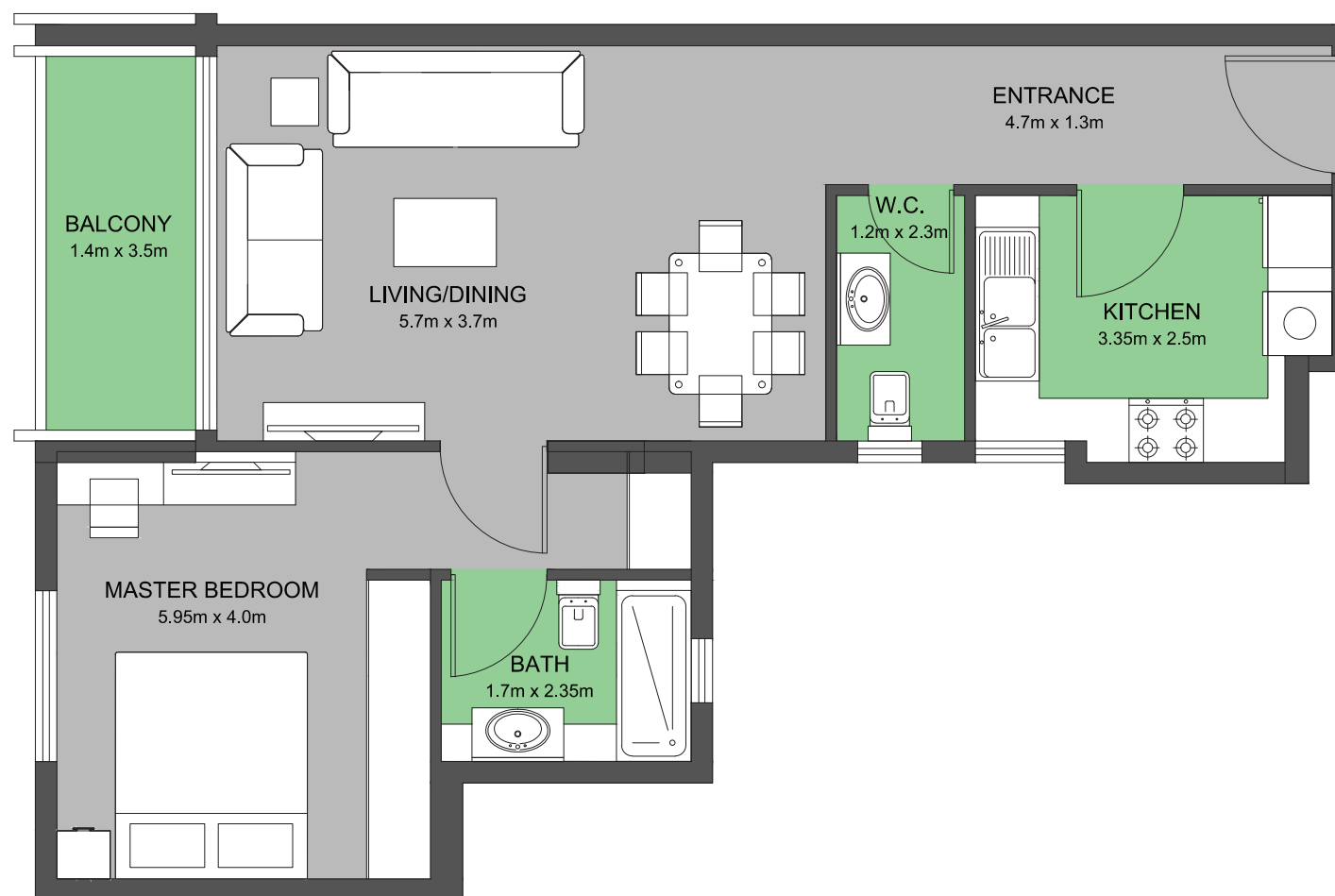
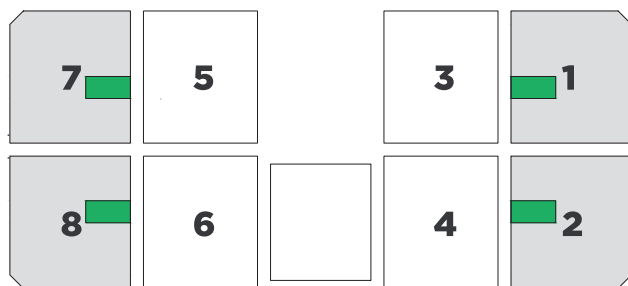




TYPE 4

1 BEDROOM

TOTAL SIZE: *930 ft²*
FLOORS: 3, 4, 5, 6, 7

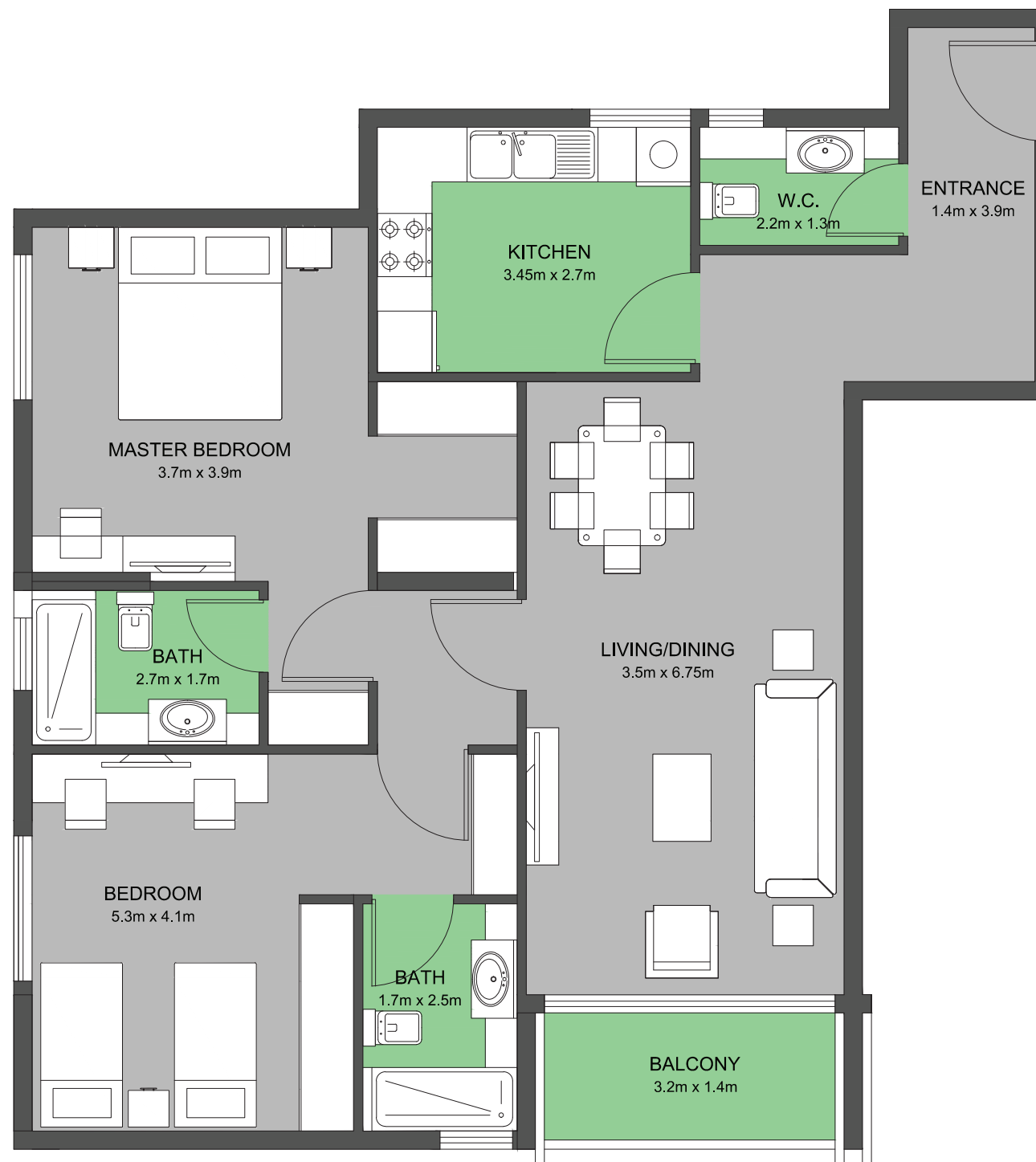
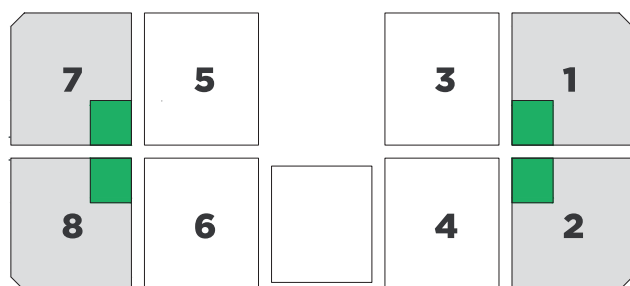




TYPE 5

2 BEDROOM

TOTAL SIZE: 1,430 ft^2
FLOORS: 3, 4, 5, 6, 7



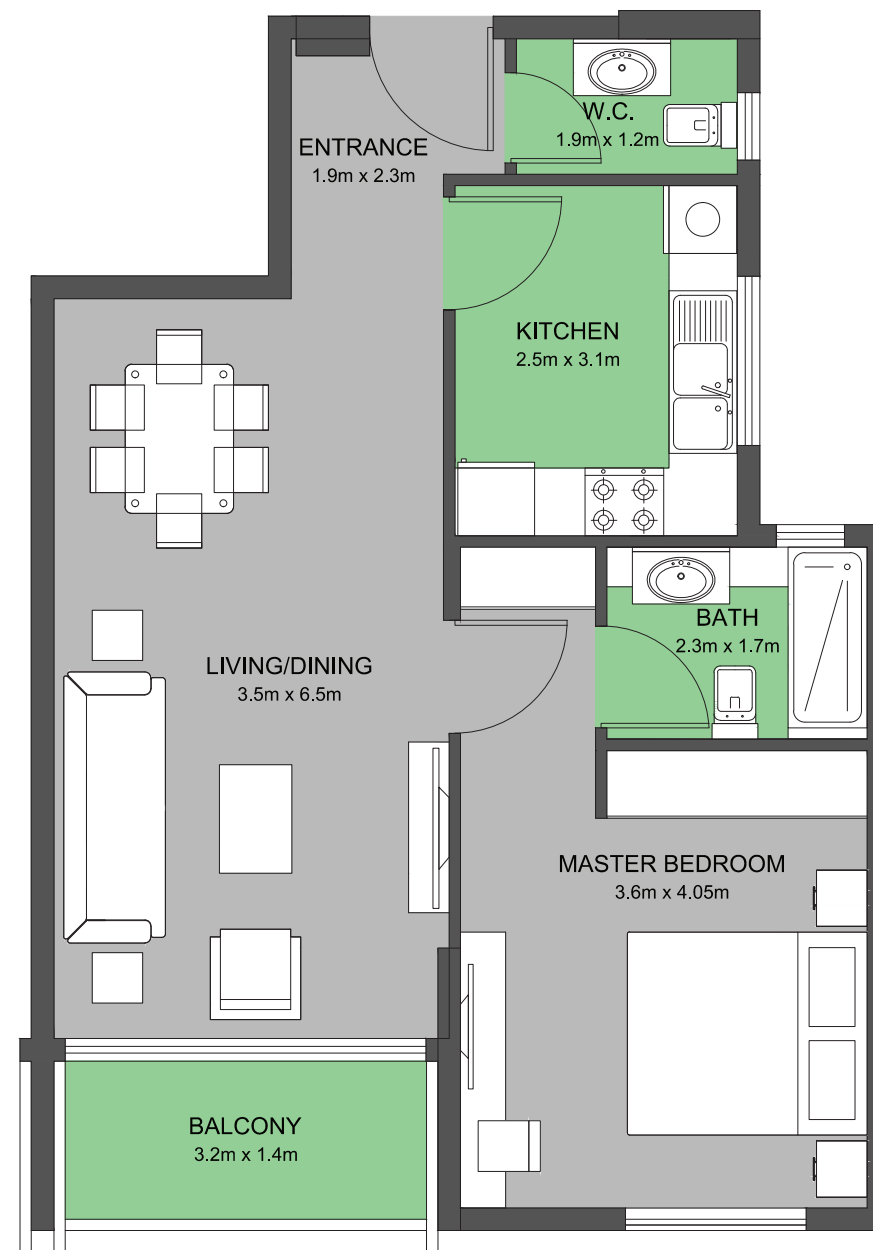
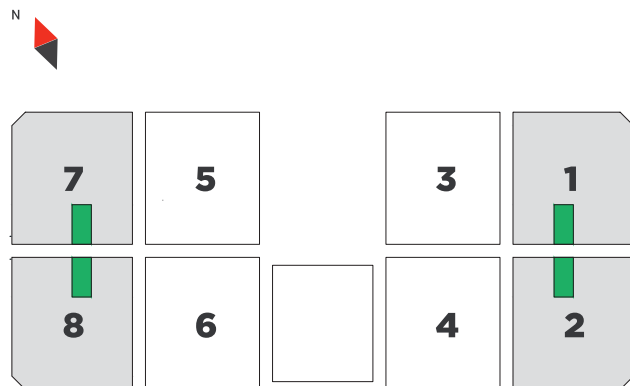
Type A



TYPE 6

1 BEDROOM

TOTAL SIZE: 910 ft^2
FLOORS: 3, 4, 5, 6, 7

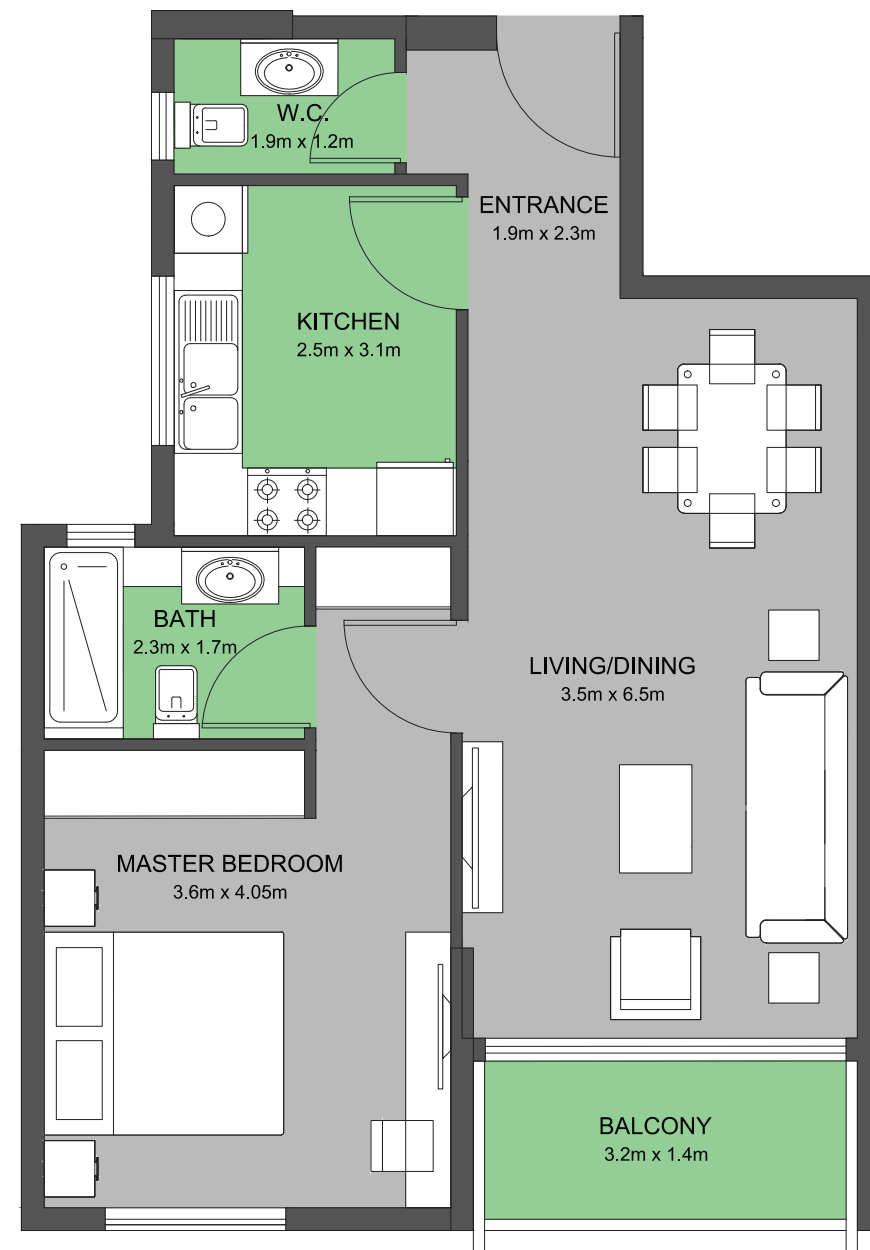
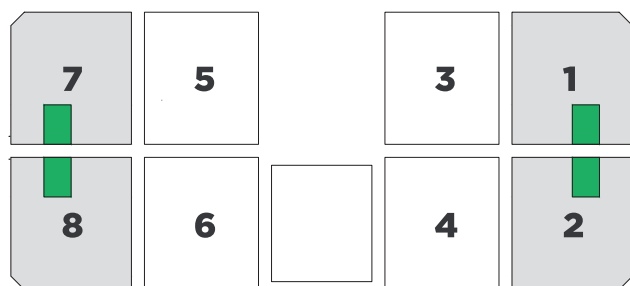




TYPE 7

1 BEDROOM

TOTAL SIZE: *920 ft²*
FLOORS: 3, 4, 5, 6, 7

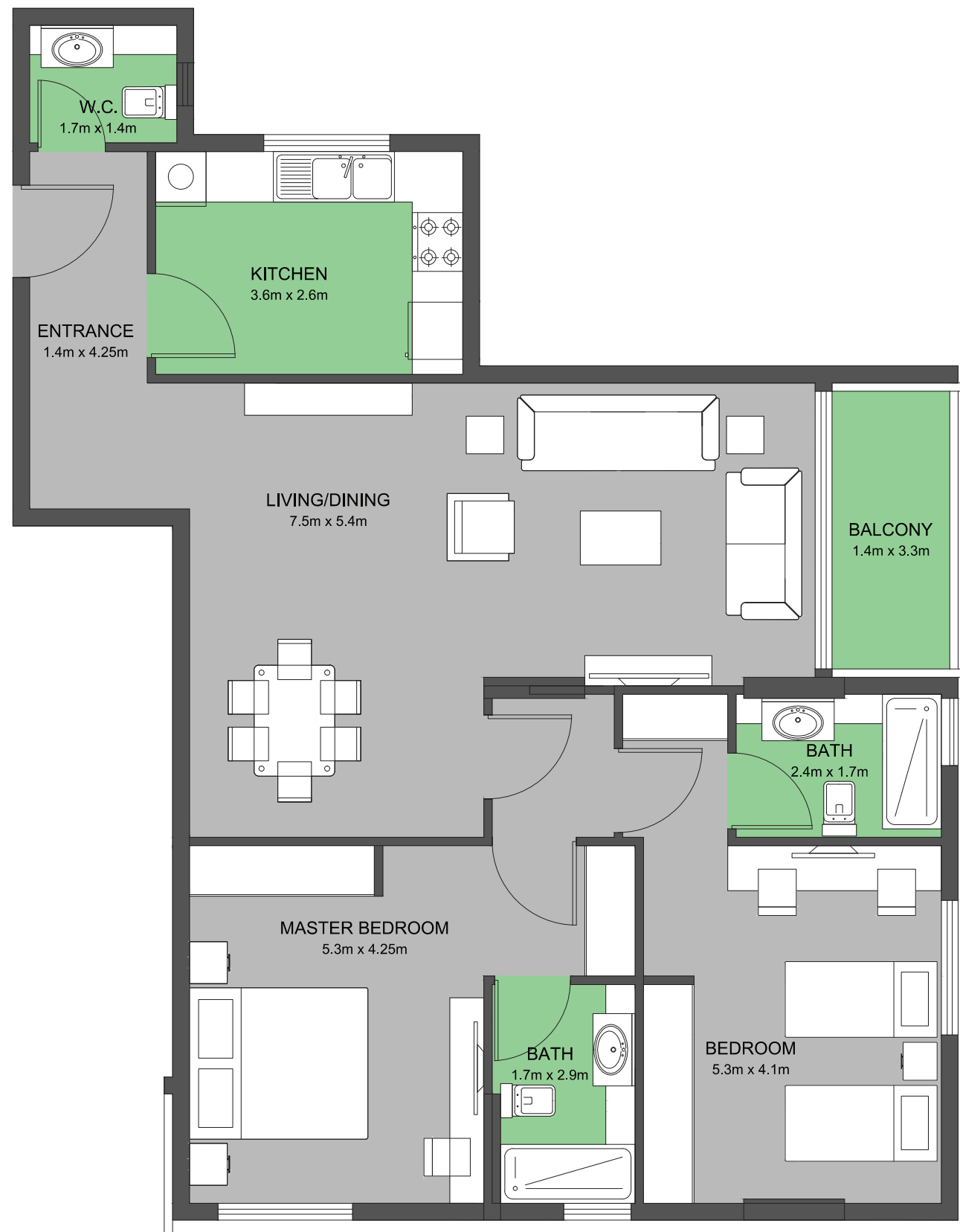
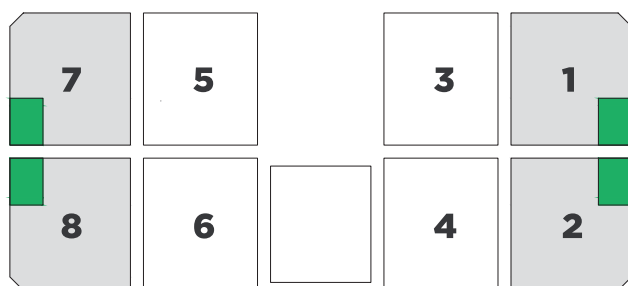




TYPE 8

2 BEDROOM

TOTAL SIZE: *1,500 ft²*
FLOORS: 3, 4, 5, 6, 7

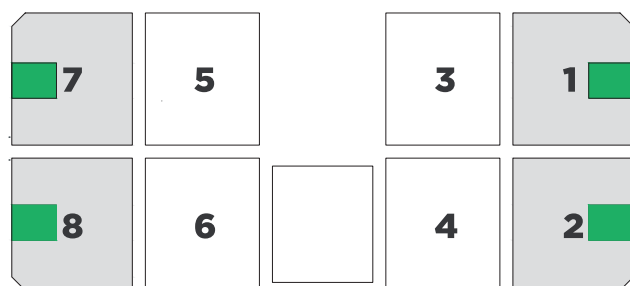




TYPE 9

2 BEDROOM

TOTAL SIZE: *1,370 ft²*
FLOORS: 3, 4, 5, 6, 7



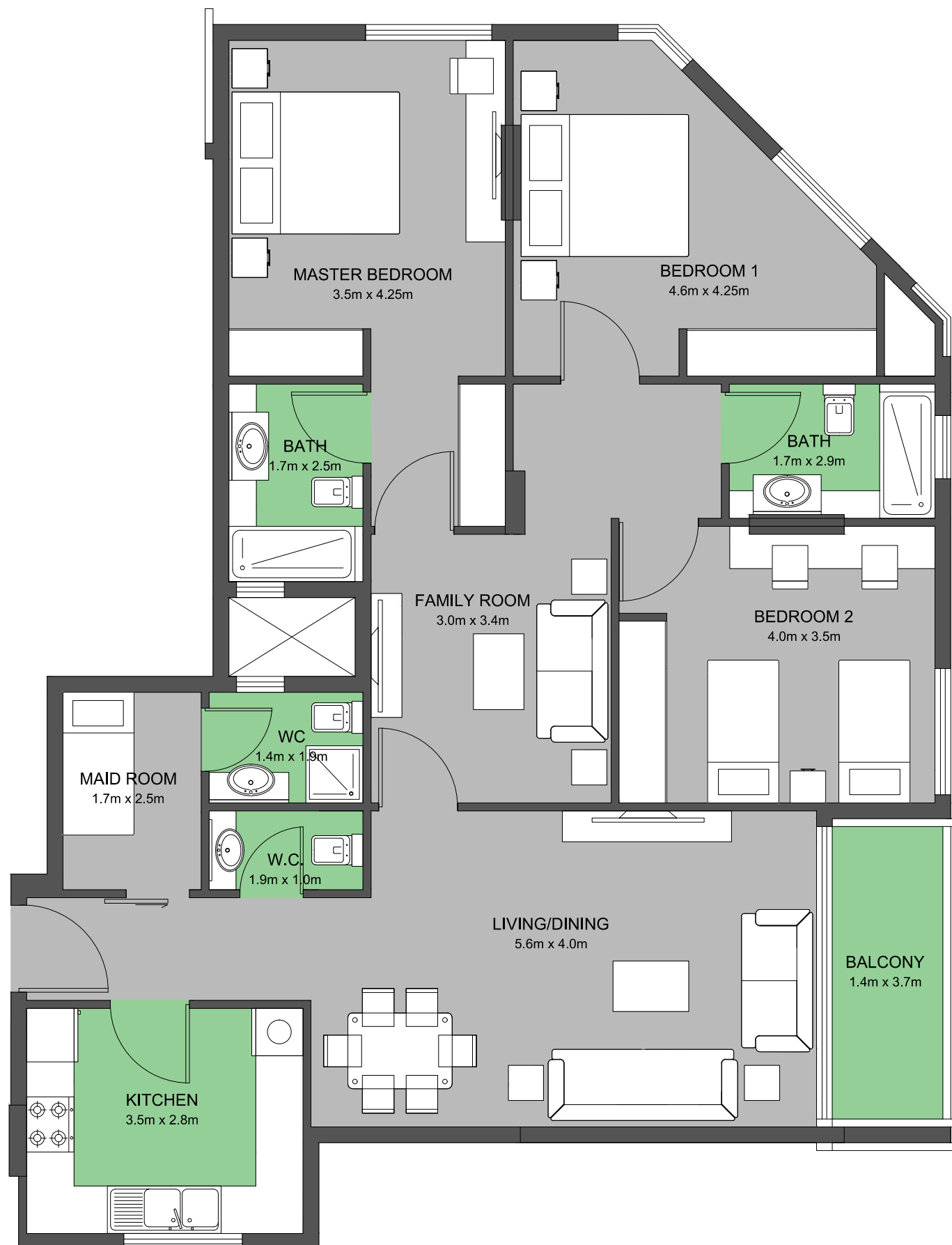
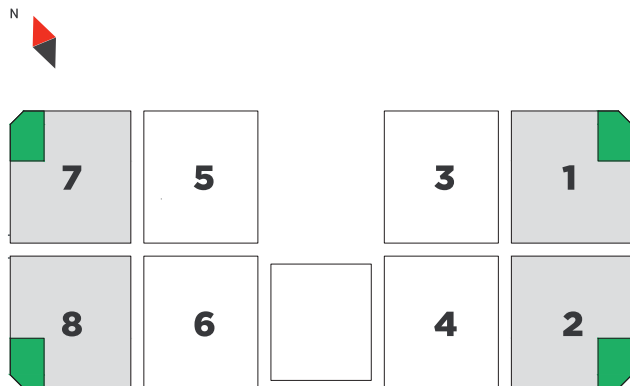
Type A



TYPE 10

3 BEDROOM

TOTAL SIZE: *1,830 ft²*
FLOORS: 3, 4, 5, 6, 7



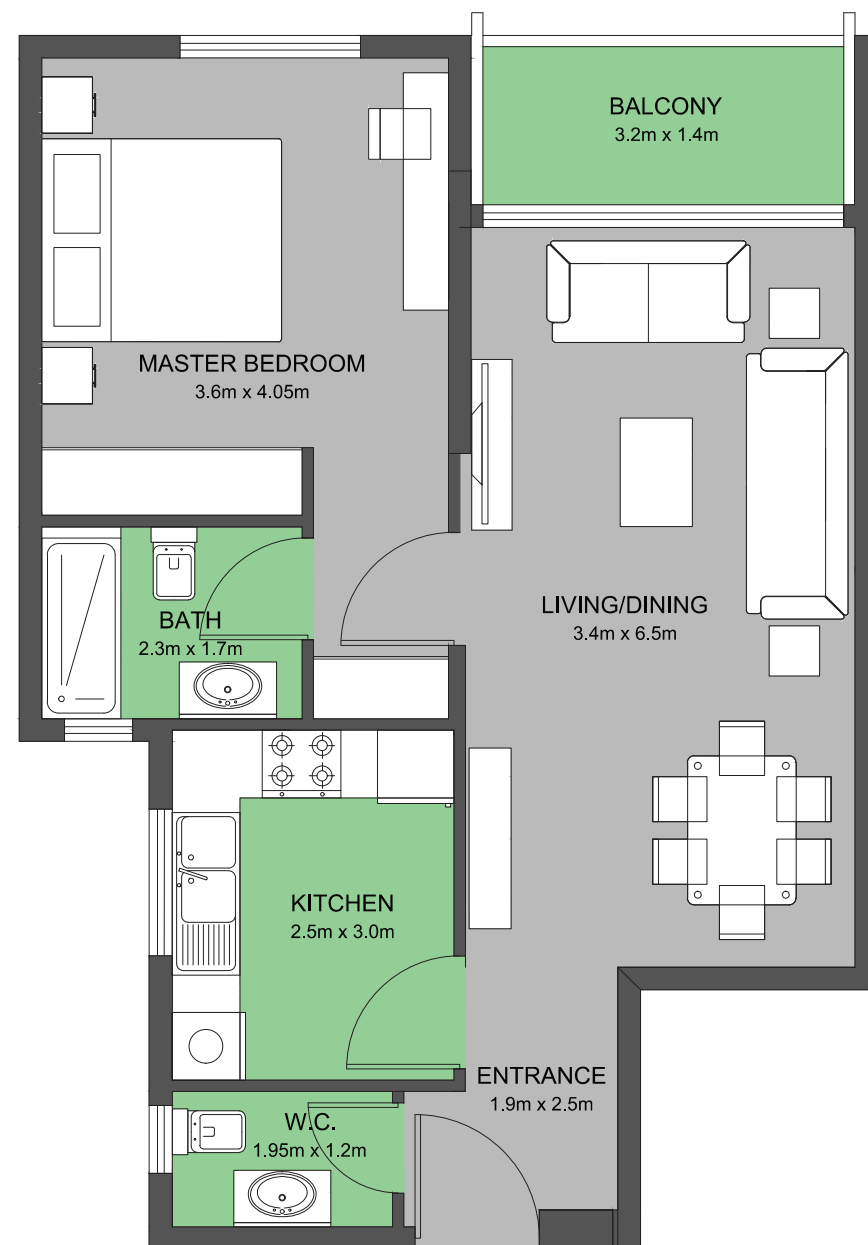
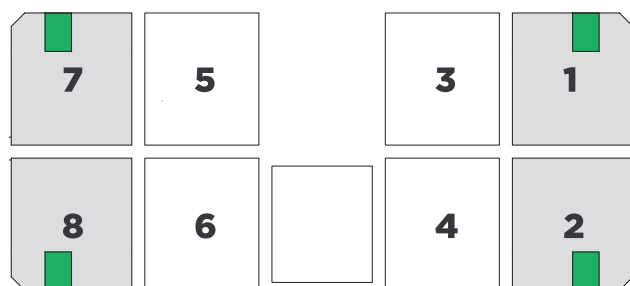


TYPE 11

1 BEDROOM

TOTAL SIZE: *910 ft²*

FLOORS: 3, 4, 5, 6, 7



Type A



TYPE A INTERIOR DETAILS



RHEEM or MITSUBISHI separate climate control



GROHE or KLUDI RAK mixers



Full counter toilet vanity



Spacious parking spots



Top to Bottom bathroom mirrors



Engineered wood, covered in reconstituted veneer



MK or LE GRAND sockets



RAK ceramic tiles



PARAMOUNT or TECHNOGYM gym equipment



Granite or Porcelain kitchen tops



Laminated kitchen cabinets



OTIS or MITSUBISHI passenger & cargo elevators



JOTUN / NATIONAL PAINTS



TYPE A EXTERIOR DETAILS

R

-  Wide Opening reflective glass
-  JOTUN paint
-  Clear glass
-  Solid aluminum sheet
-  Granite or ceramic cladding
-  External spot light





TYPE

B



Type B



Muweileh
Community



TYPE

*Residential Building
Internal (4 nos.)*

Ground Floor + 2 Parking Floors + 5 Typical Floors.

STD

15

1BR

20

2BR

20

TOTAL

55



shop

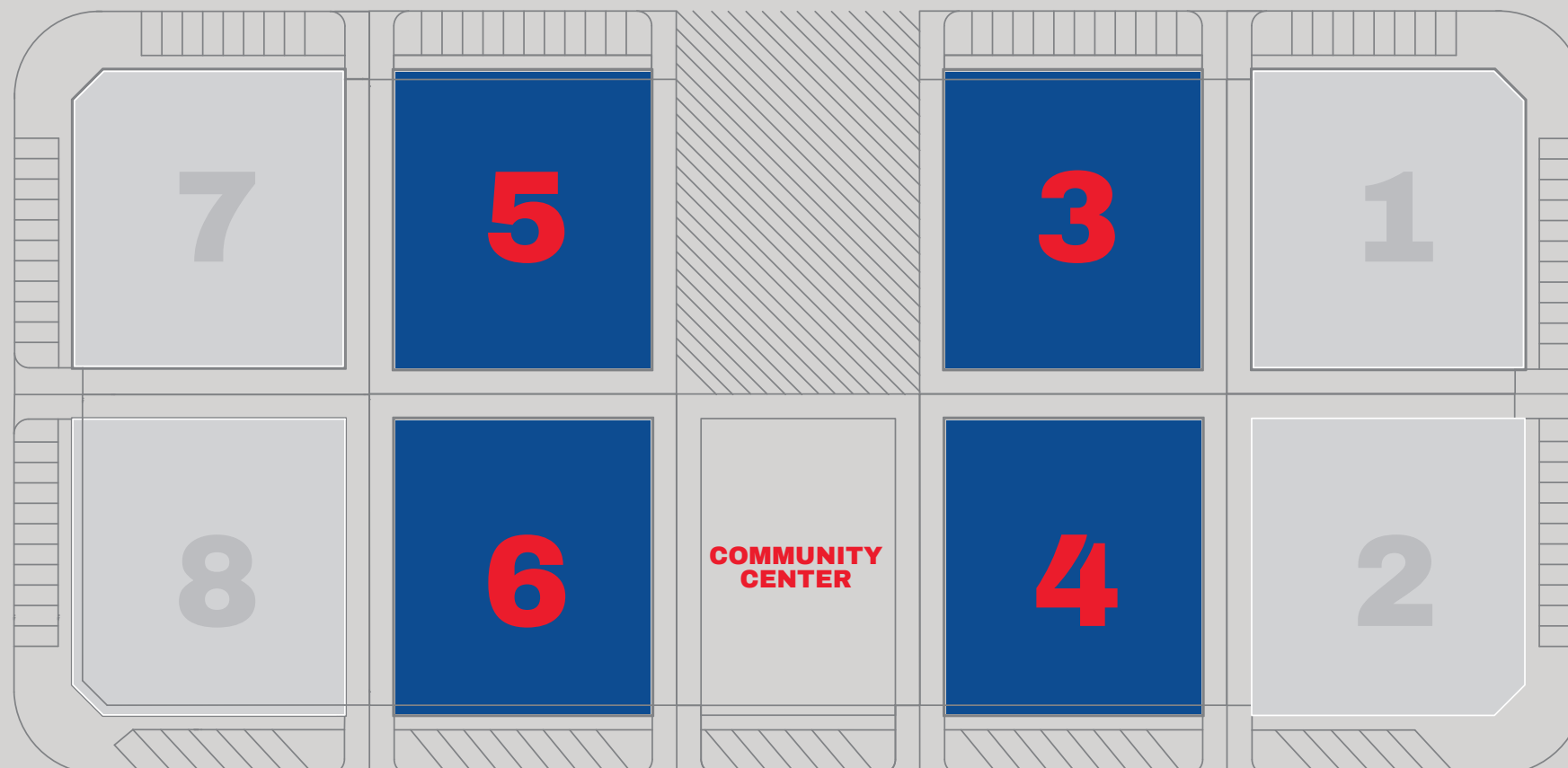


restaurant



parking
spaces

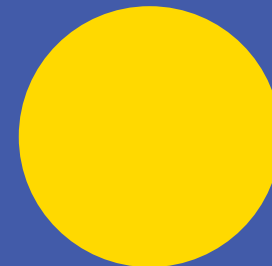
B



BUILT-UP AREA: 15,500 sqft.
LAND AREA: 100,000 sqft.



**Muweileh
Community**

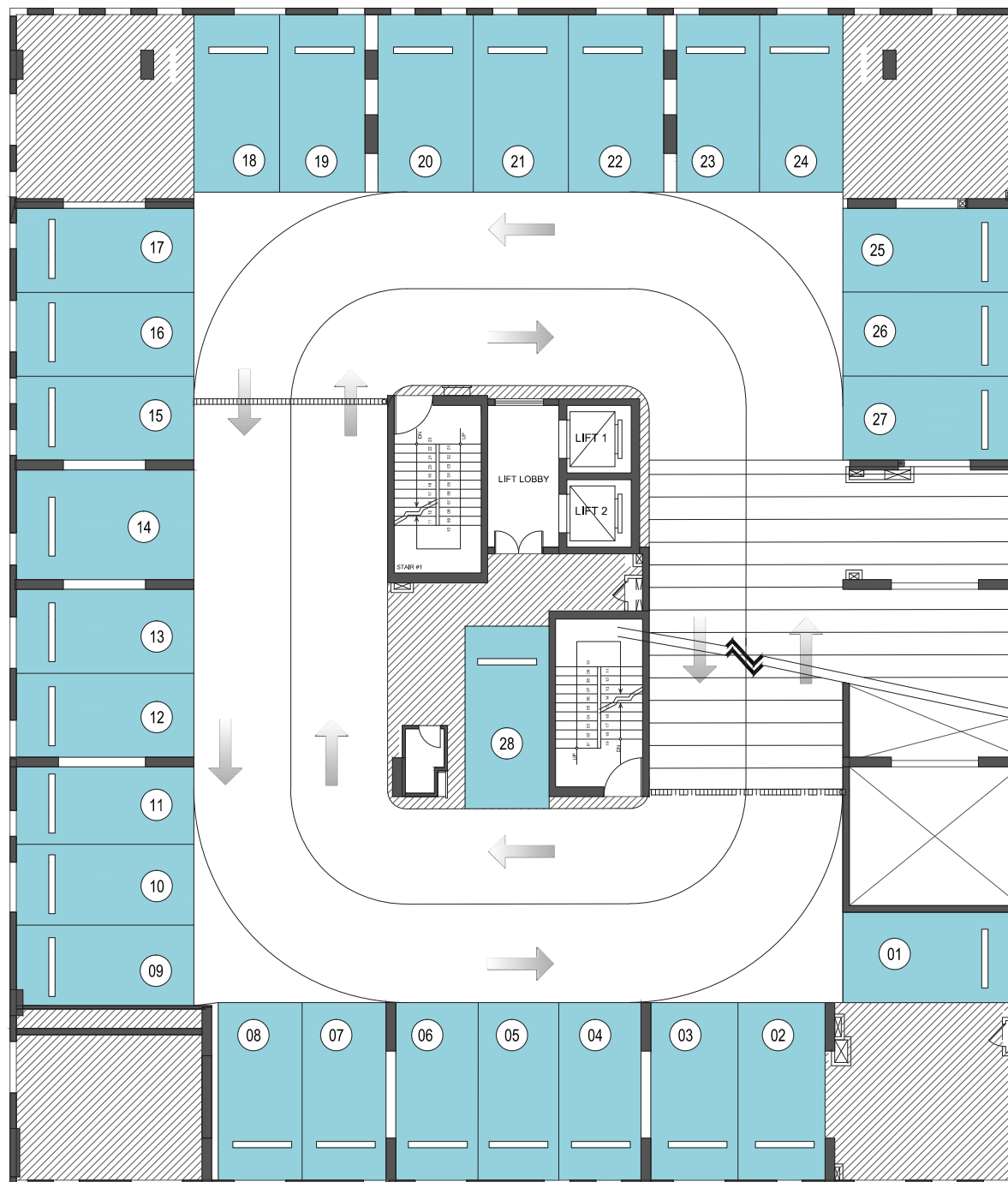


GROUND FLOOR

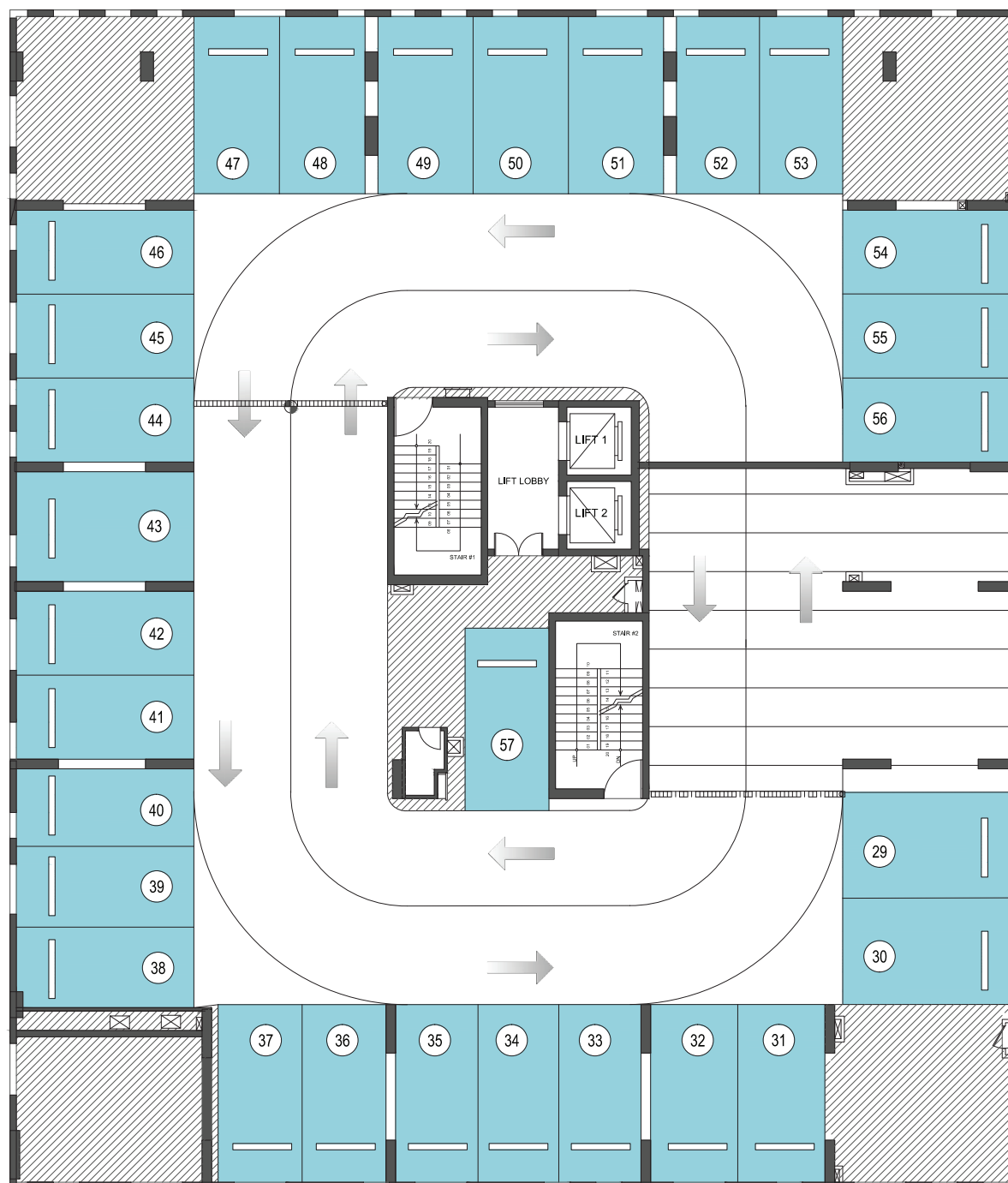
DETAILS	SIZES
Shop	810 sqft
Restaurant	3,880 sqft



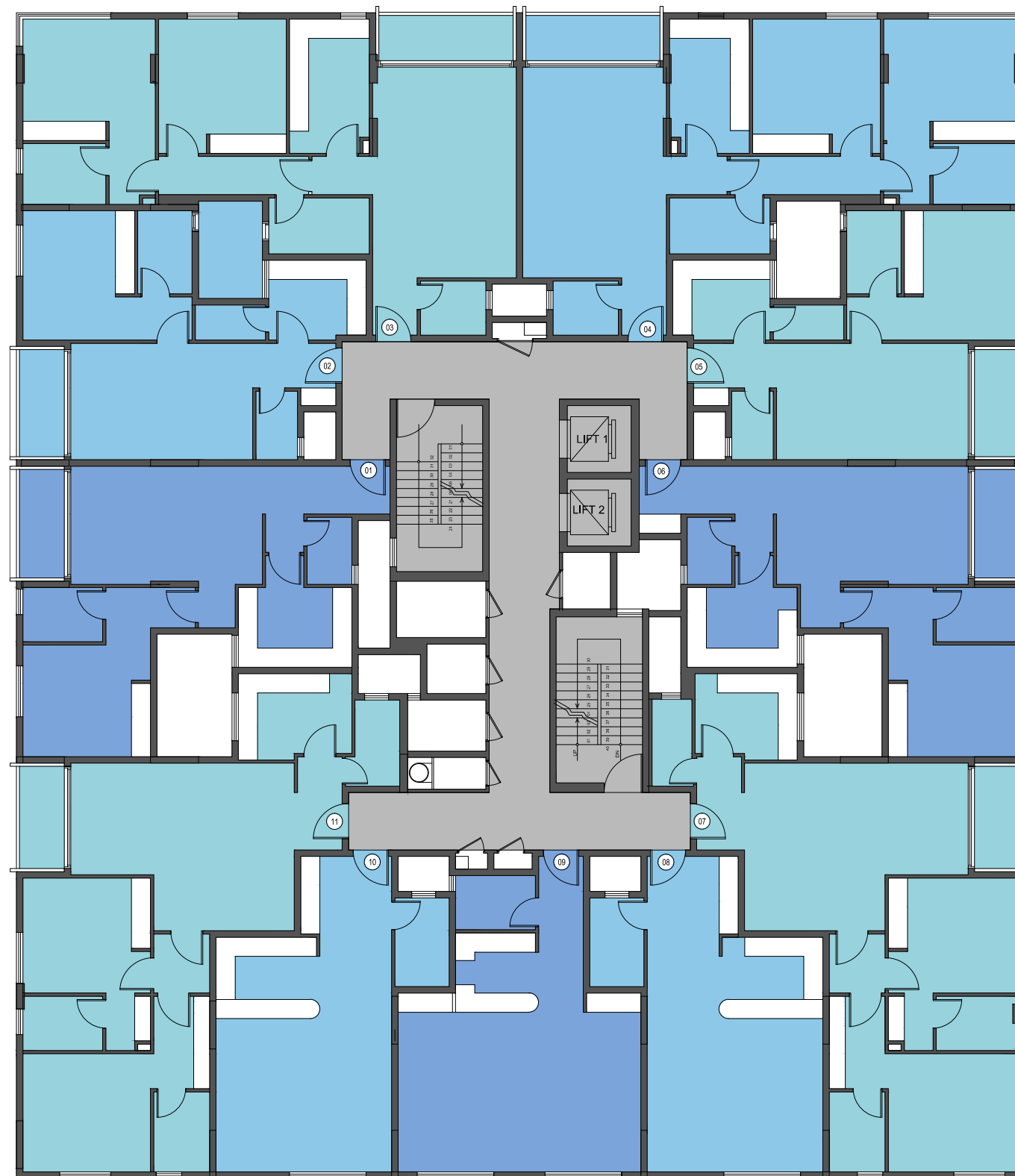
FIRST FLOOR PARKING



SECOND FLOOR PARKING



GENERAL LAYOUT

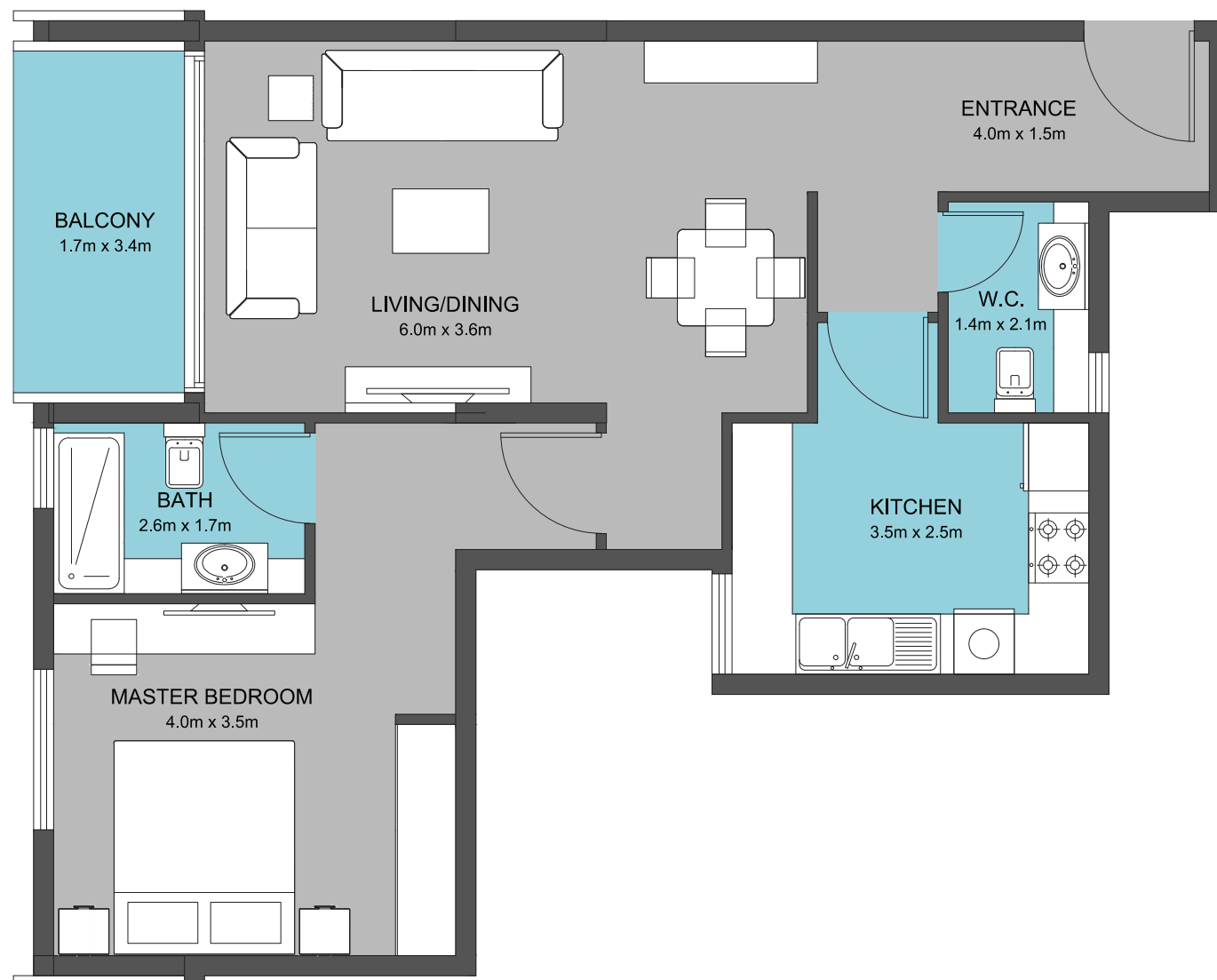
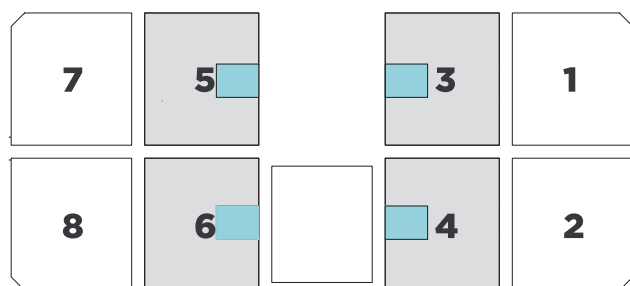




TYPE 1

1 BEDROOM

TOTAL SIZE: $1,050\text{ ft}^2$
FLOORS: 3, 4, 5, 6, 7

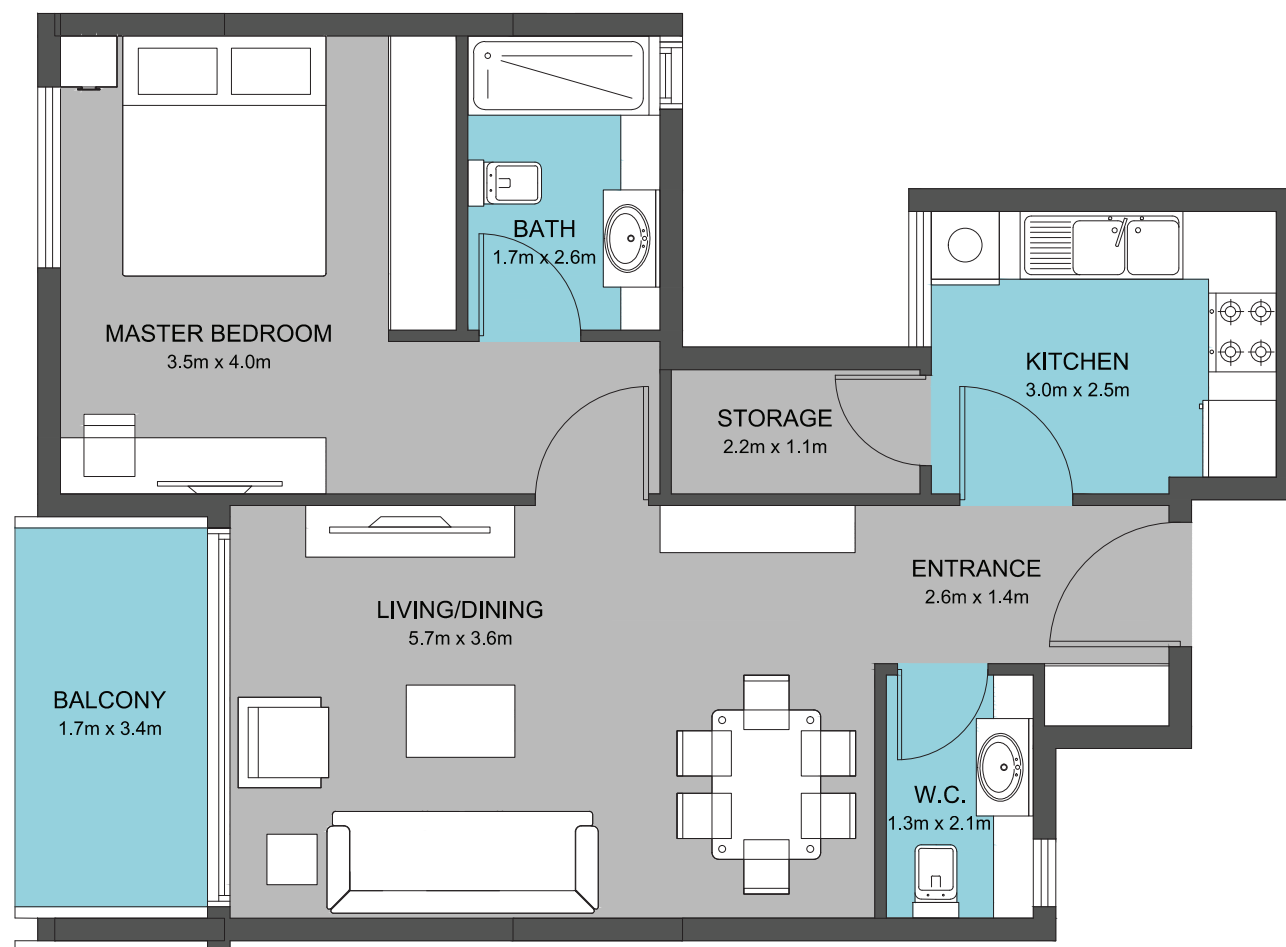
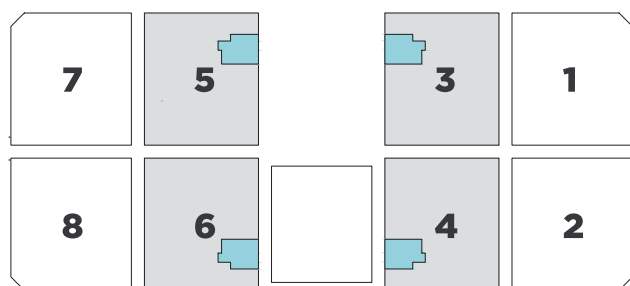




TYPE 2

1 BEDROOM

TOTAL SIZE: 940 *ft*²
FLOORS: 3, 4, 5, 6, 7

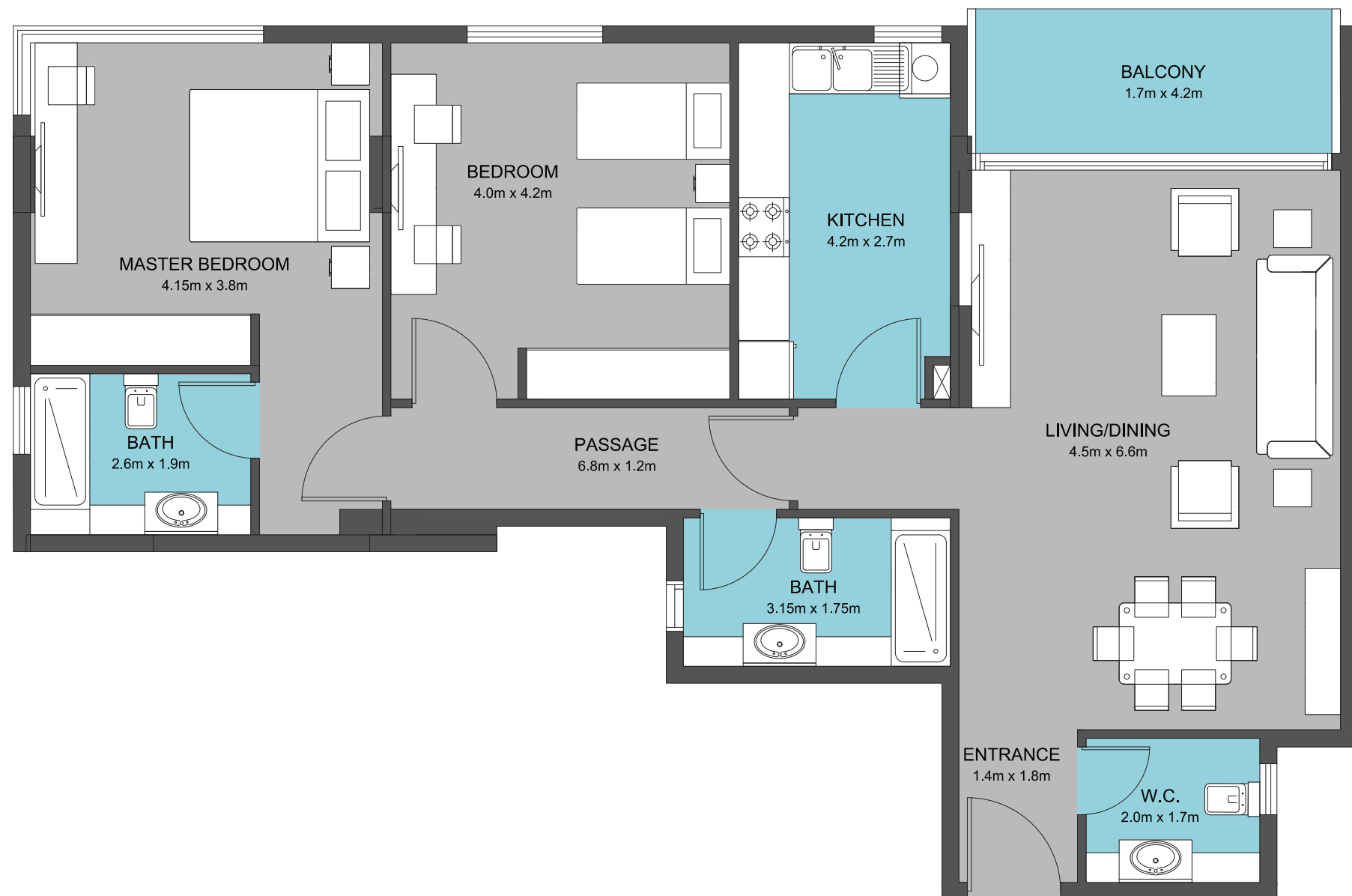
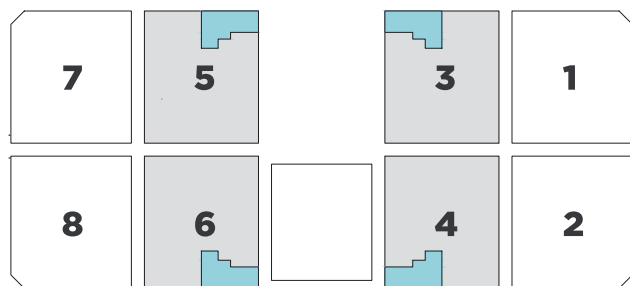




TYPE 3

2 BEDROOM

TOTAL SIZE: *1,550 ft²*
FLOORS: 3, 4, 5, 6, 7

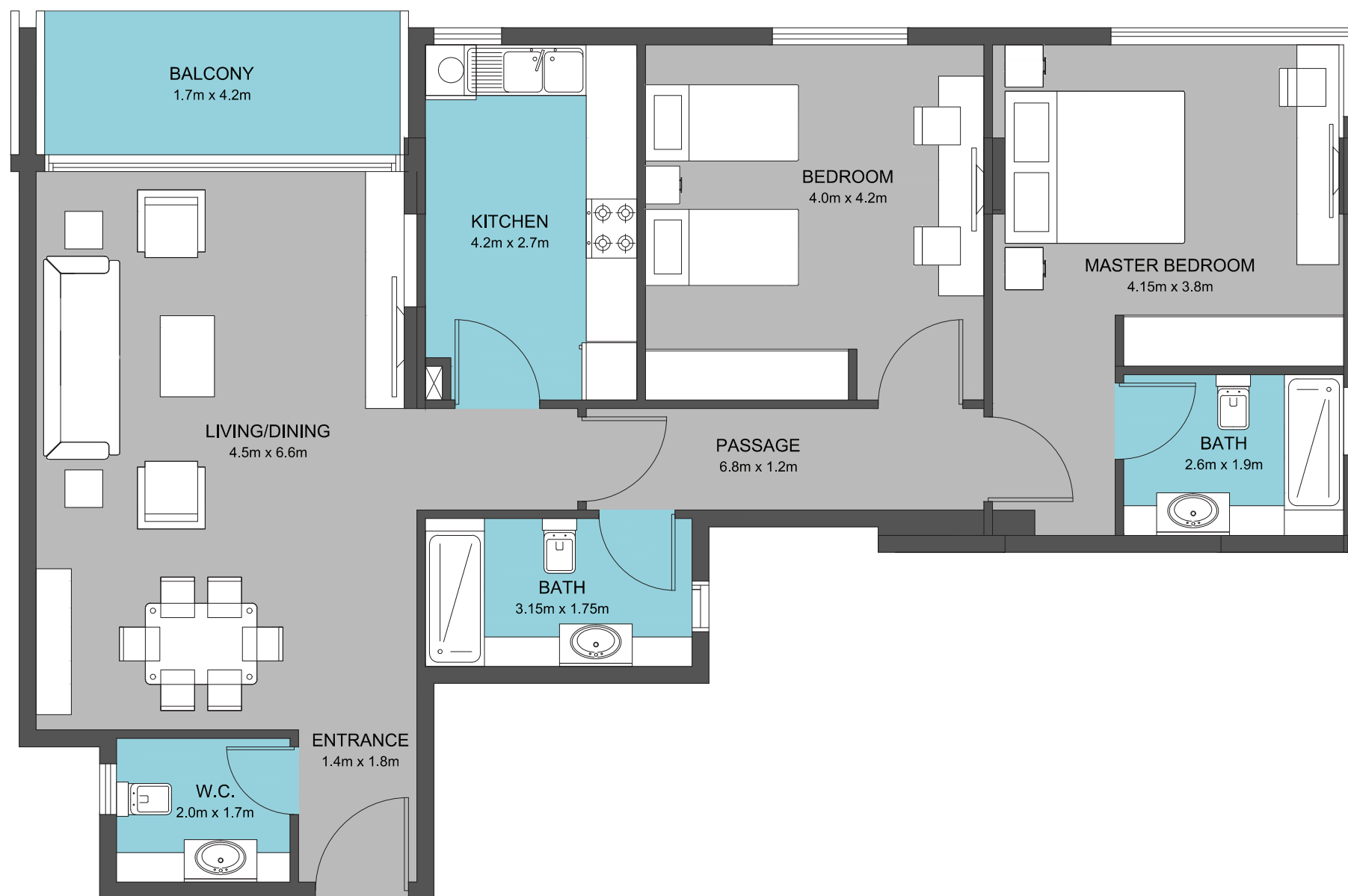
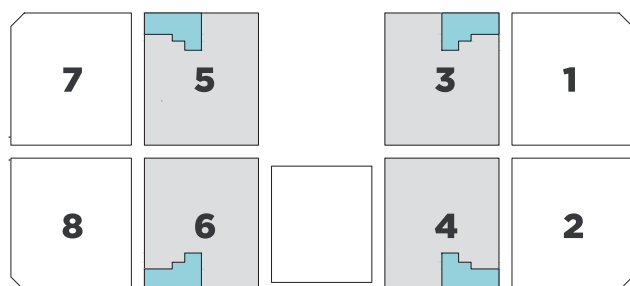




TYPE 4

2 BEDROOM

TOTAL SIZE: $1,550\text{ ft}^2$
FLOORS: 3, 4, 5, 6, 7

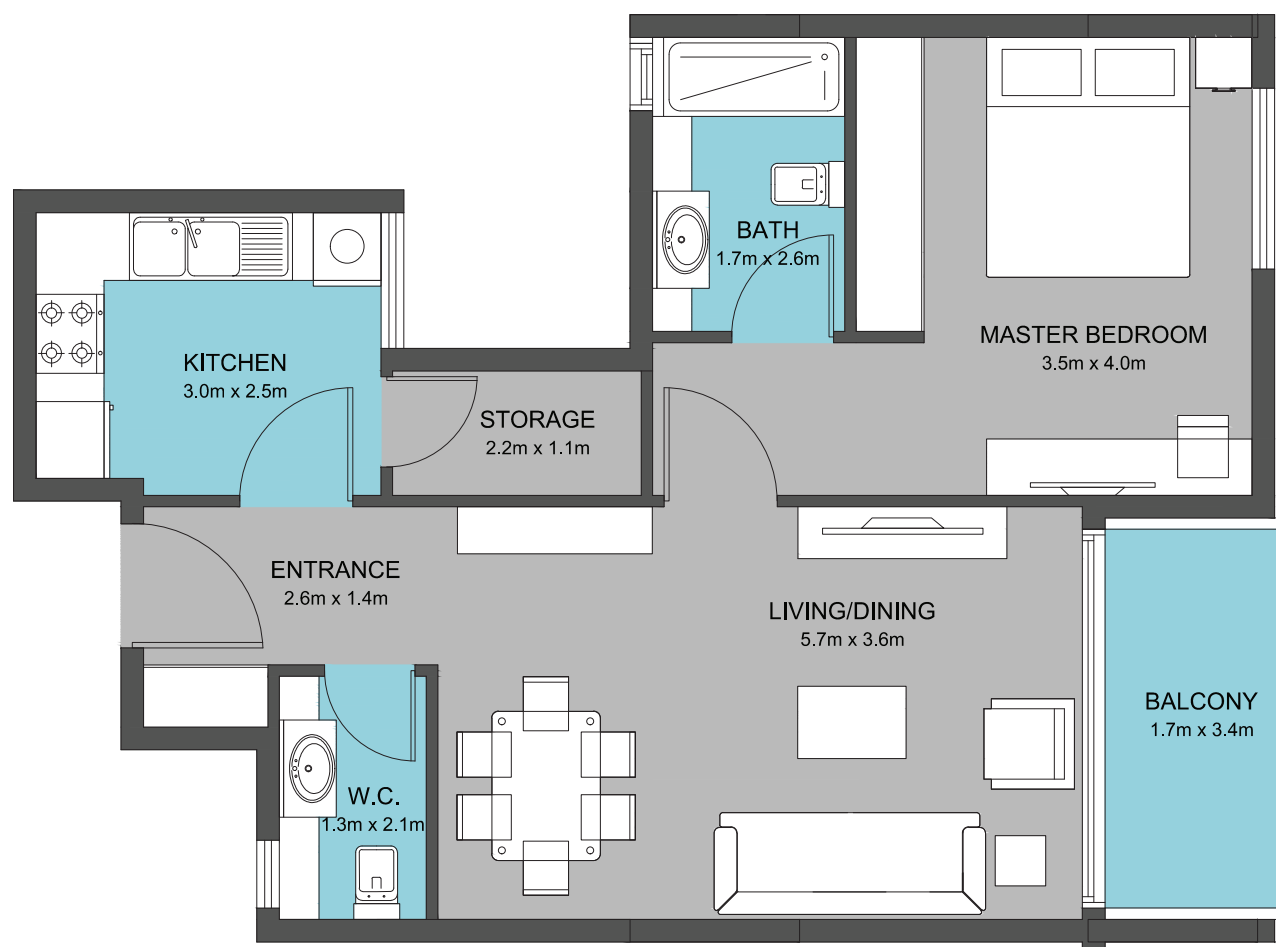
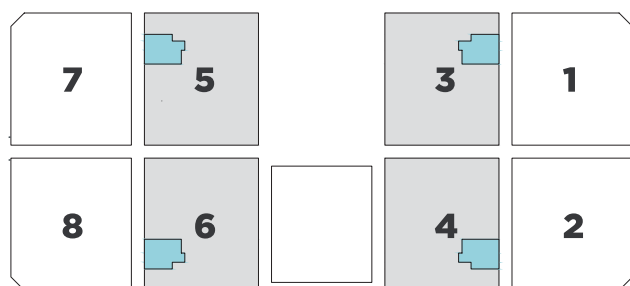




TYPE 5

1 BEDROOM

TOTAL SIZE: 950 *ft*²
FLOORS: 3, 4, 5, 6, 7

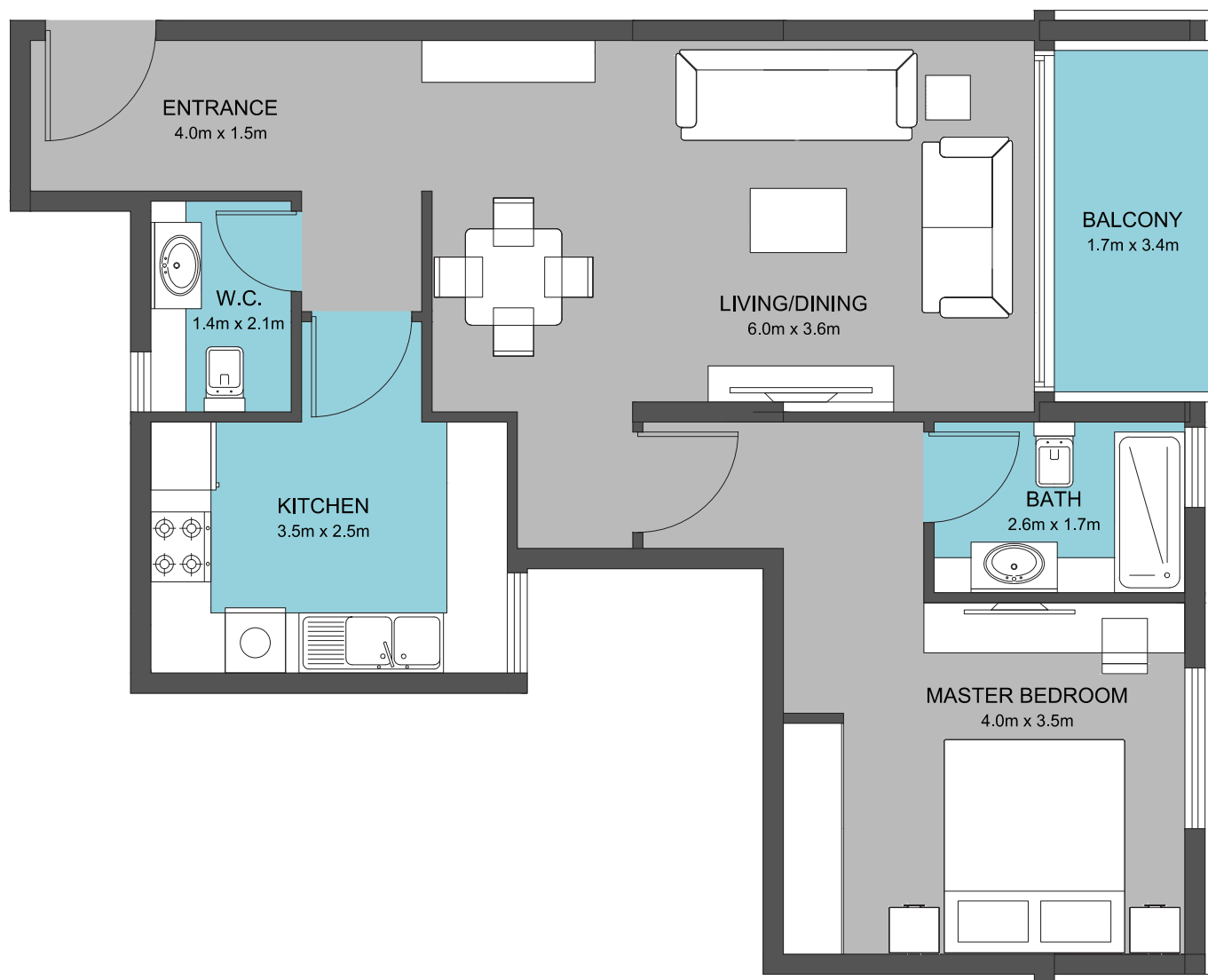
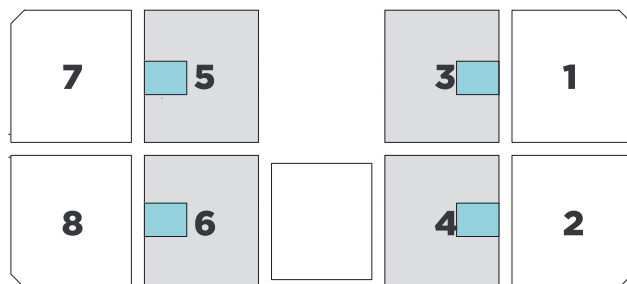




TYPE 6

1 BEDROOM

TOTAL SIZE: *1,060 ft²*
FLOORS: 3, 4, 5, 6, 7

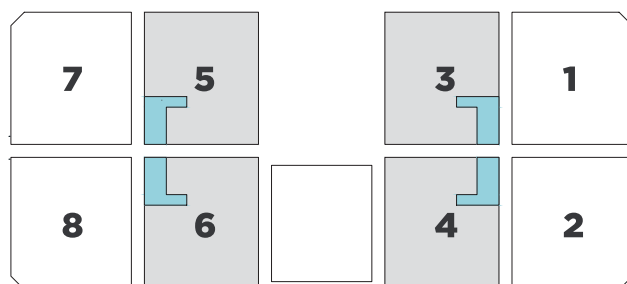




TYPE 7

2 BEDROOM

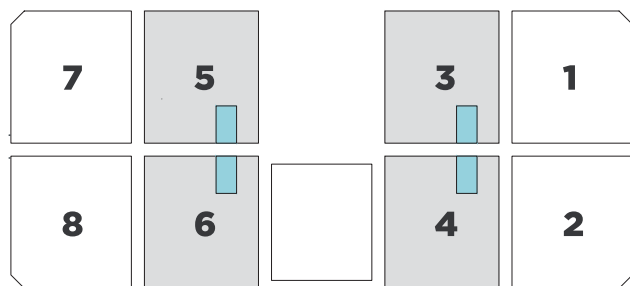
TOTAL SIZE: 1,490 ft^2
FLOORS: 3, 4, 5, 6, 7





TYPE 8 STUDIO

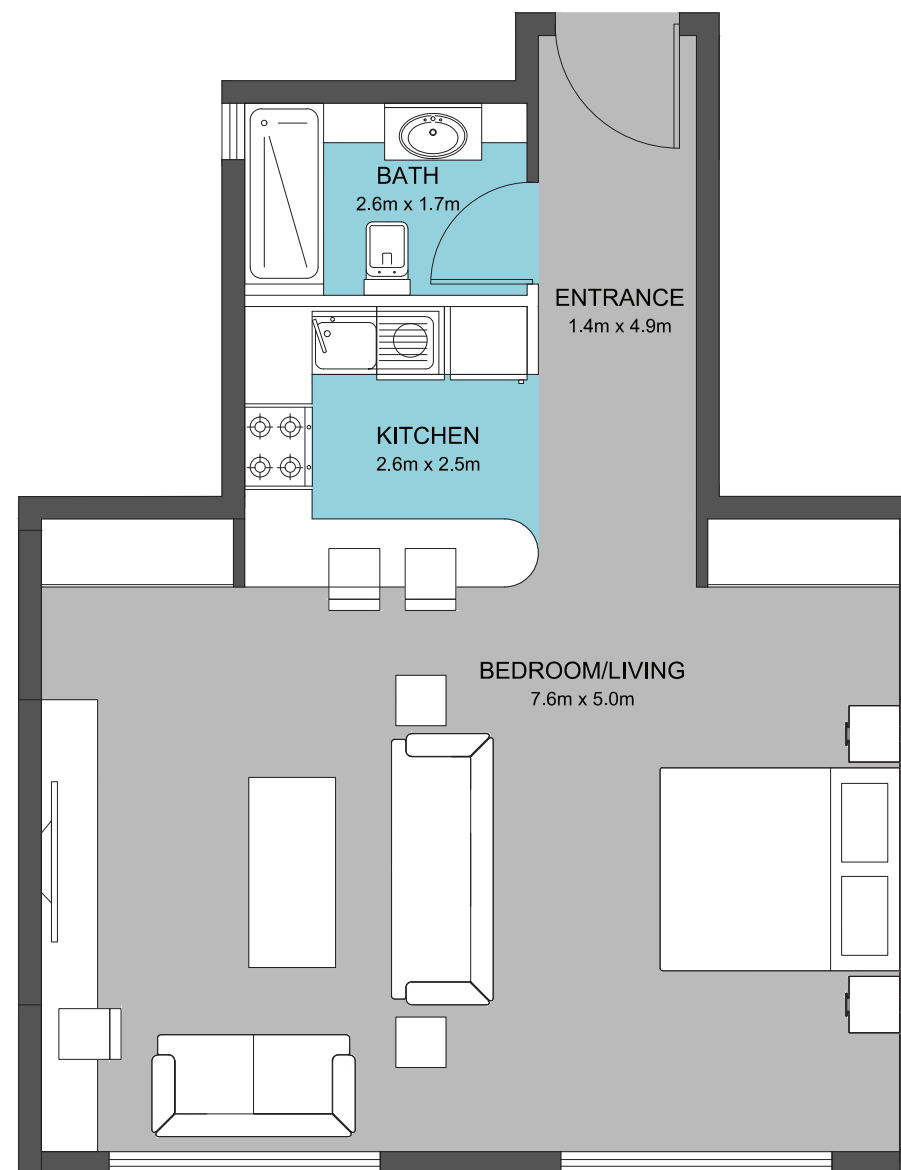
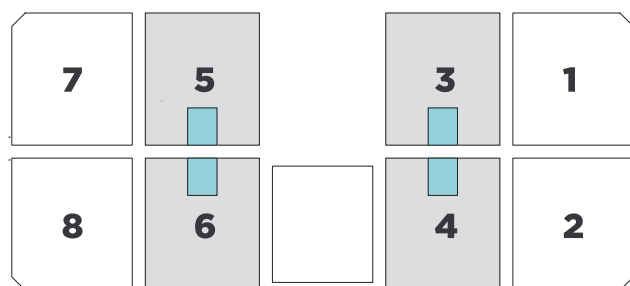
TOTAL SIZE: 750 ft^2
FLOORS: 3, 4, 5, 6, 7





TYPE 9 STUDIO

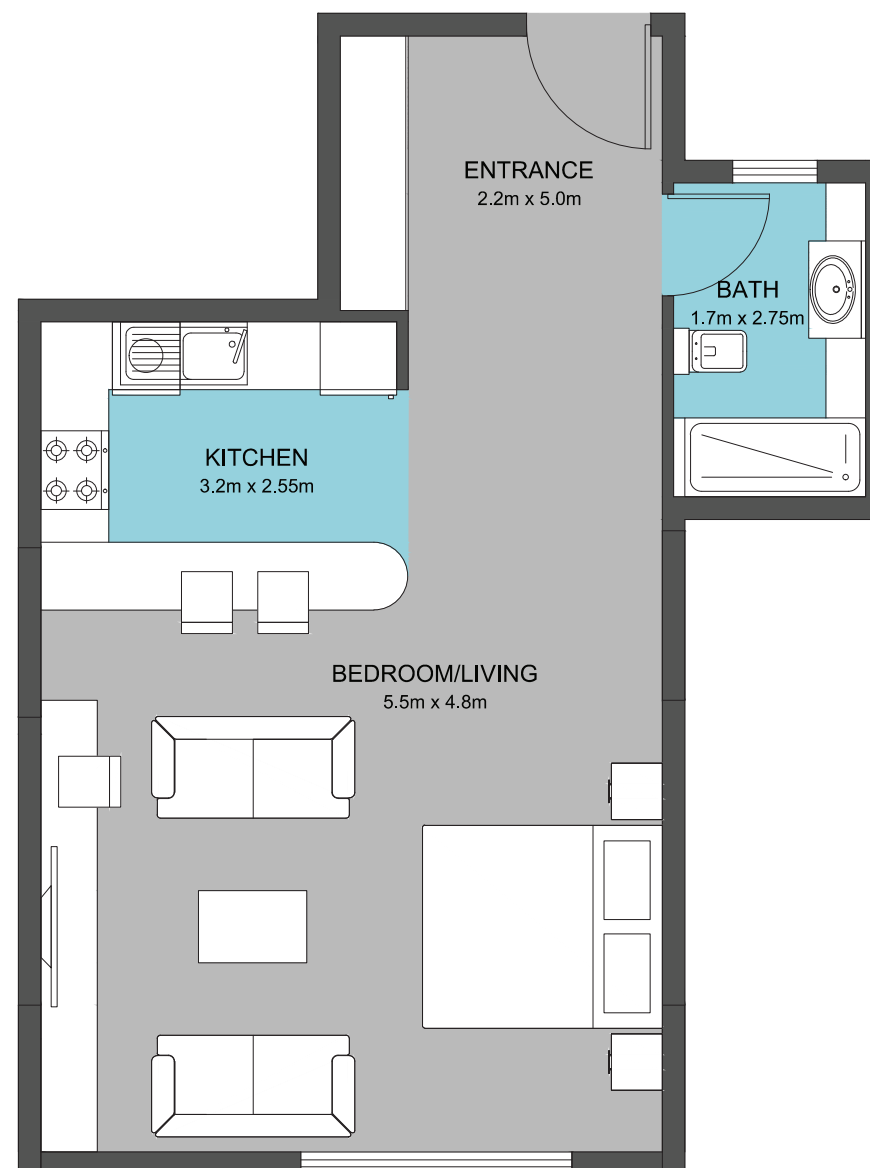
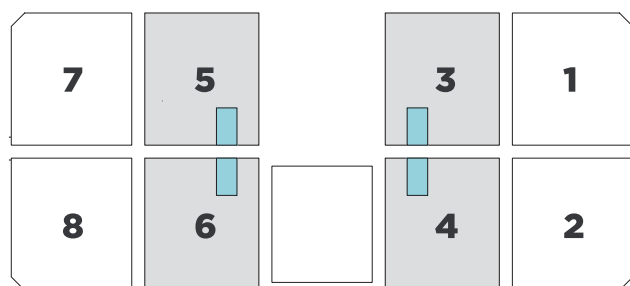
TOTAL SIZE: 820 ft^2
FLOORS: 3, 4, 5, 6, 7





TYPE 10 STUDIO

TOTAL SIZE: 750 *ft*²
FLOORS: 3, 4, 5, 6, 7

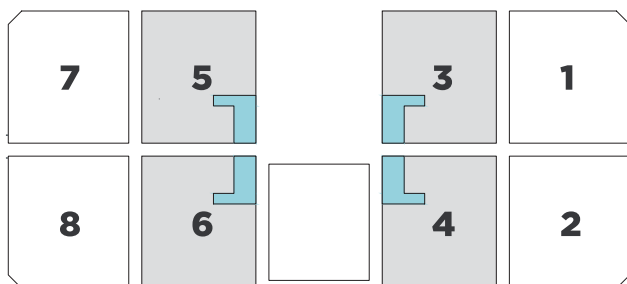




TYPE 11

2 BEDROOM

TOTAL SIZE: $1,510\text{ ft}^2$
FLOORS: 3, 4, 5, 6, 7





TYPE B INTERIOR DETAILS



RHEEM or MITSUBISHI separate climate control



GROHE or KLUDI RAK mixers



Full counter toilet vanity



Spacious parking spots



Top to Bottom bathroom mirrors



Engineered wood, covered in reconstituted veneer



MK or LE GRAND sockets



RAK ceramic tiles



PARAMOUNT or TECHNOGYM gym equipment



Granite or Porcelain kitchen tops



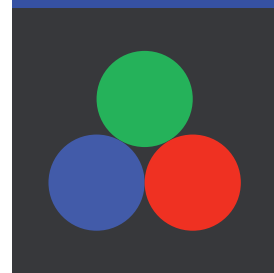
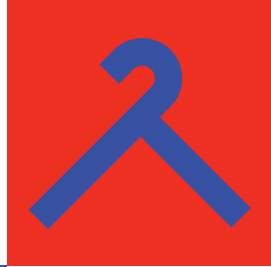
Laminated kitchen cabinets



OTIS or MITSUBISHI passenger & cargo elevators



JOTUN / NATIONAL PAINTS



TYPE B EXTERIO DETAILS

R



Wide Opening reflective glass



JOTUN paint



Clear glass



Solid aluminum sheet



Granite or ceramic cladding



External spot light





INVEST OPPORT



*Turn Key Solution
for investors*



INVESTMENT OPPORTUNITY



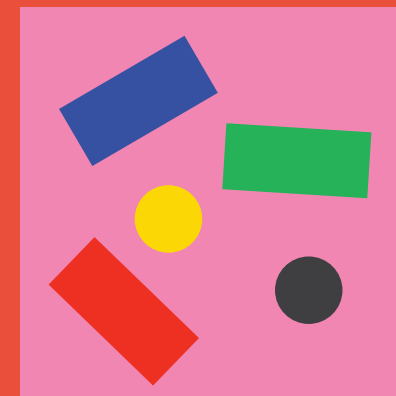


KI
SU

KEY FOR SUCCESS

Perfection in every detail is the key for the success of our property development projects. From determining the best location of power outlets to carefully studying the durability and functionality of the material used in each unit, we make sure that the best finishing quality is maintained for the satisfaction of our clients.

- **Commitment to integrity, loyalty, and respect.**
- **A dedication to outstanding performance, and superior service.**
- **Your interests are the only interests we serve.**





GET IN TOUCH



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