



مدينة الشارقة المستدامة II
SHARJAH SUSTAINABLE CITY II

LIVE A BETTER TODAY
FOR A HAPPIER TOMORROW

sharjahsustainablecity.ae

A SUSTAINABLE PARTNERSHIP FOR A BRIGHTER TOMORROW

Sharjah Sustainable City II marks the next chapter in the successful partnership between the Sharjah Investment and Development Authority (Shurooq) and See Holding, advancing their vision of exceptional, future-focused communities.

Blending innovation with responsibility, Sharjah Sustainable City II meets the highest sustainability standards while elevating everyday living, creating a vibrant community that inspires generations.

هيئة الشارقة
للاستثمار والتطوير
SHARJAH INVESTMENT AND
DEVELOPMENT AUTHORITY





FROM A SOLD-OUT SUCCESS TO YOUR NEXT SUSTAINABLE HOME

Building on the remarkable success of Sharjah Sustainable City, Sharjah Sustainable City II redefines modern living. Designed at the heart of nature, the city offers a connected, innovative, vibrant environment where you and your family can enjoy an exceptional lifestyle.



THE FUTURE BEGINS TODAY, AT THE HEART OF SHARJAH SUSTAINABLE CITY II



An aerial photograph of a large, modern residential development in Sharjah, UAE. The city is characterized by a grid-like layout of multi-story apartment buildings, interspersed with lush greenery, palm trees, and winding waterways. A prominent green spine runs through the center, connecting various amenities. The surrounding area shows a mix of urban and semi-urban landscapes, including older buildings and open spaces.

A NEW BENCHMARK IN SUSTAINABLE LIVING

Sharjah Sustainable City II sets a new benchmark for sustainable living in the Emirate of Sharjah, featuring a green spine that connects the city and allows exploration of its amenities, supported by eco-friendly transportation, creating a lifestyle that embodies sustainability, comfort, easy mobility, and environmental innovation.

MASTER PLAN & AMENITIES



1,032

Villas and Townhouses

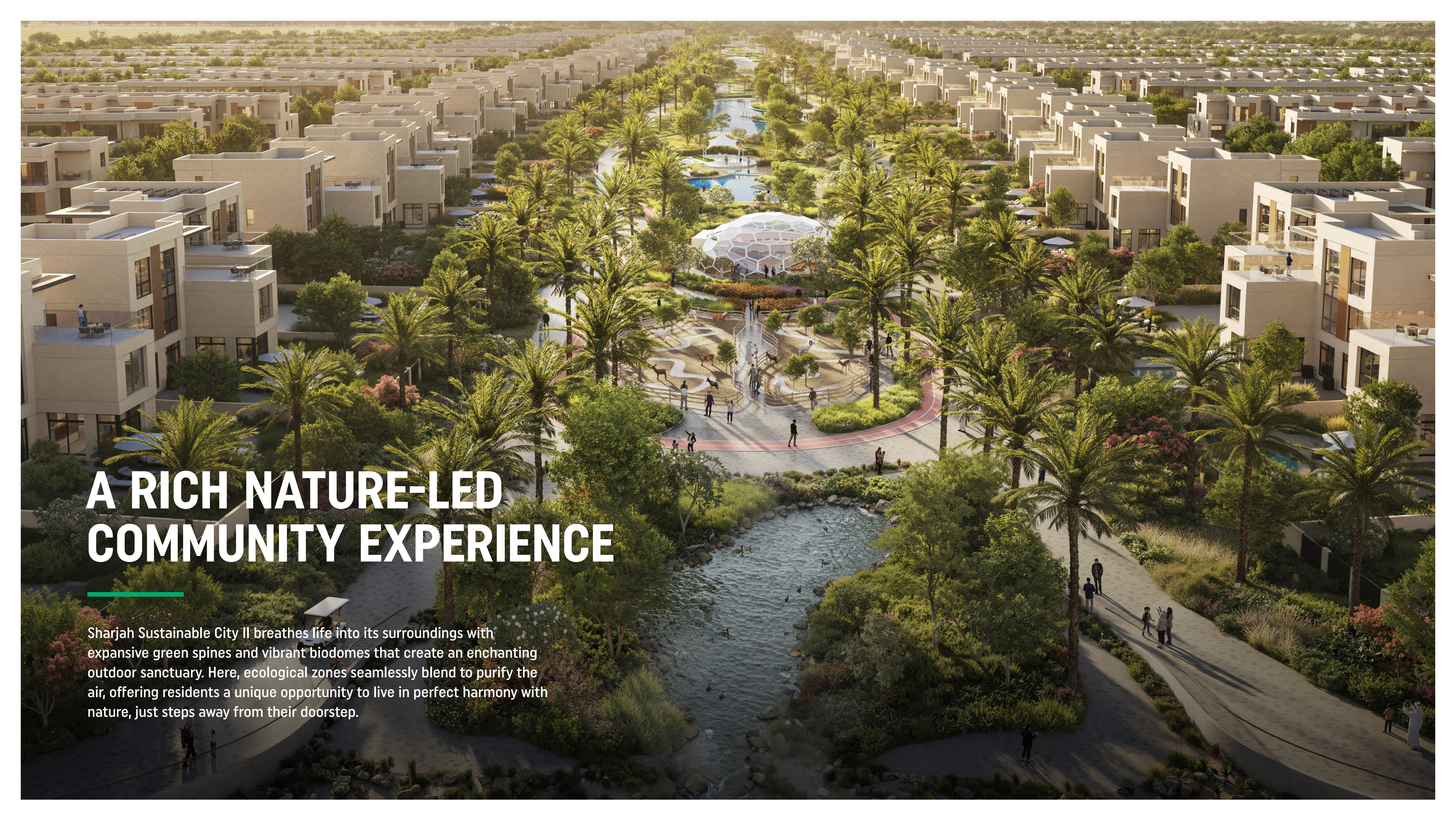


7.8

Million SQFT Plot

- | | |
|----------------------|------------------------|
| 1. Main Entrances | 11. BBQ Area |
| 2. Plaza | 12. Skating Plaza |
| 3. Mosque | 13. Dog Park |
| 4. Sports Courts | 14. Outdoor Gym |
| 5. Equestrian Club | 15. Kids Area |
| 6. Ring Road | 16. Biodomes |
| 7. Green Spine | 17. Amphitheatre |
| 8. Valleys | 18. Yoga Exercise Deck |
| 9. Swimming Pool | 19. Community Centre |
| 10. Animal Sanctuary | |



An aerial photograph of Sharjah Sustainable City II, showing a dense grid of modern, light-colored residential buildings. The city is interspersed with lush greenery, including numerous palm trees and other tropical plants. A central feature is a large, circular, white, geodesic dome structure. A winding path or stream runs through the center, and a small, curved, red-paved area is visible. People are seen walking on the paths, and a small boat is on the water. The overall atmosphere is one of a modern, sustainable, and nature-integrated urban environment.

A RICH NATURE-LED COMMUNITY EXPERIENCE

Sharjah Sustainable City II breathes life into its surroundings with expansive green spines and vibrant biodomes that create an enchanting outdoor sanctuary. Here, ecological zones seamlessly blend to purify the air, offering residents a unique opportunity to live in perfect harmony with nature, just steps away from their doorstep.



HOLISTIC WELL-BEING & ACTIVE LIFESTYLE FEATURES

The community offers an extensive network of jogging and cycling paths, alongside swimming pools, a variety of sports courts, and equestrian facilities, encouraging residents of all ages to embrace an active lifestyle. These features are seamlessly complemented by outdoor fitness stations, meditation rooms, and dedicated wellness spaces, collectively supporting both physical and mental well-being.





**URBAN DESIGN THAT MAKES
EVERY STEP EFFORTLESS**



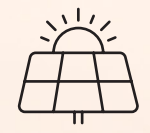


Thoughtfully designed shaded pathways connect residences to parks, fitness areas, and communal spaces, making outdoor activities and daily routines seamless.



Smart homes





Integrated solar energy





Water-efficient systems





Reduced long-term utility costs





Zero service fees for 3 years





**ENDLESS
FAMILY DELIGHT**



DEEP INTEGRATION OF SUSTAINABILITY

At Sharjah Sustainable City II, sustainability is more than a choice; it's a complete lifestyle. From locally grown food and green, eco-conscious landscapes to clean energy and smart recycling practices, the city upholds the highest standards of sustainability, making nature an integral part of your everyday life.





SOCIAL SUSTAINABILITY

- A well-being-focused community featuring sports academies, equestrian facilities, mindfulness pods, and family recreation zones.
- Inclusive outdoor spaces, including playgrounds, community gathering areas, plazas, and amphitheaters.
- A safe, walkable masterplan that encourages human connection, active lifestyles, and social interaction.
- Educational and awareness elements thoughtfully integrated into public areas and natural zones.
- Smart homes are designed for comfort, safety, and energy efficiency, equipped with intuitive digital systems.

ENVIRONMENTAL SUSTAINABILITY

- Local food production through farmland and biodomes.
- Clean energy generation using solar panels.
- High-efficiency homes are designed to optimize energy use.
- Water-saving and reuse solutions to minimize consumption.
- Biodiverse landscaping, including agricultural domes, green corridors, and ecological habitats.
- Sustainable mobility networks promote walking, cycling, and the use of electric transportation.





ECONOMIC SUSTAINABILITY

- Reduce long-term utility costs through smart home design, integrated solar energy, and water-efficient systems.
- Enjoy a three-year waiver on service fees, starting from handovers, enhancing affordability and delivering long-term added value.

PROJECT LOCATION

- 

8km - Sharjah National Park
- 

8km - Al Rahmaniya Mall
- 

9km - Sharjah Golf & Shooting Club
- 

11km - Sharjah Airport
- 

12km - Sharjah International Airport Free Zone
- 

14km - University City Hospital
- 

16km - University City

- 05 minutes



Sheikh Mohammed bin Zayed Road
- 10 minutes



Emirates Road
- 07 minutes



Airport Road

Sheikh Mohammed bin Zayed Road



Emirates Road

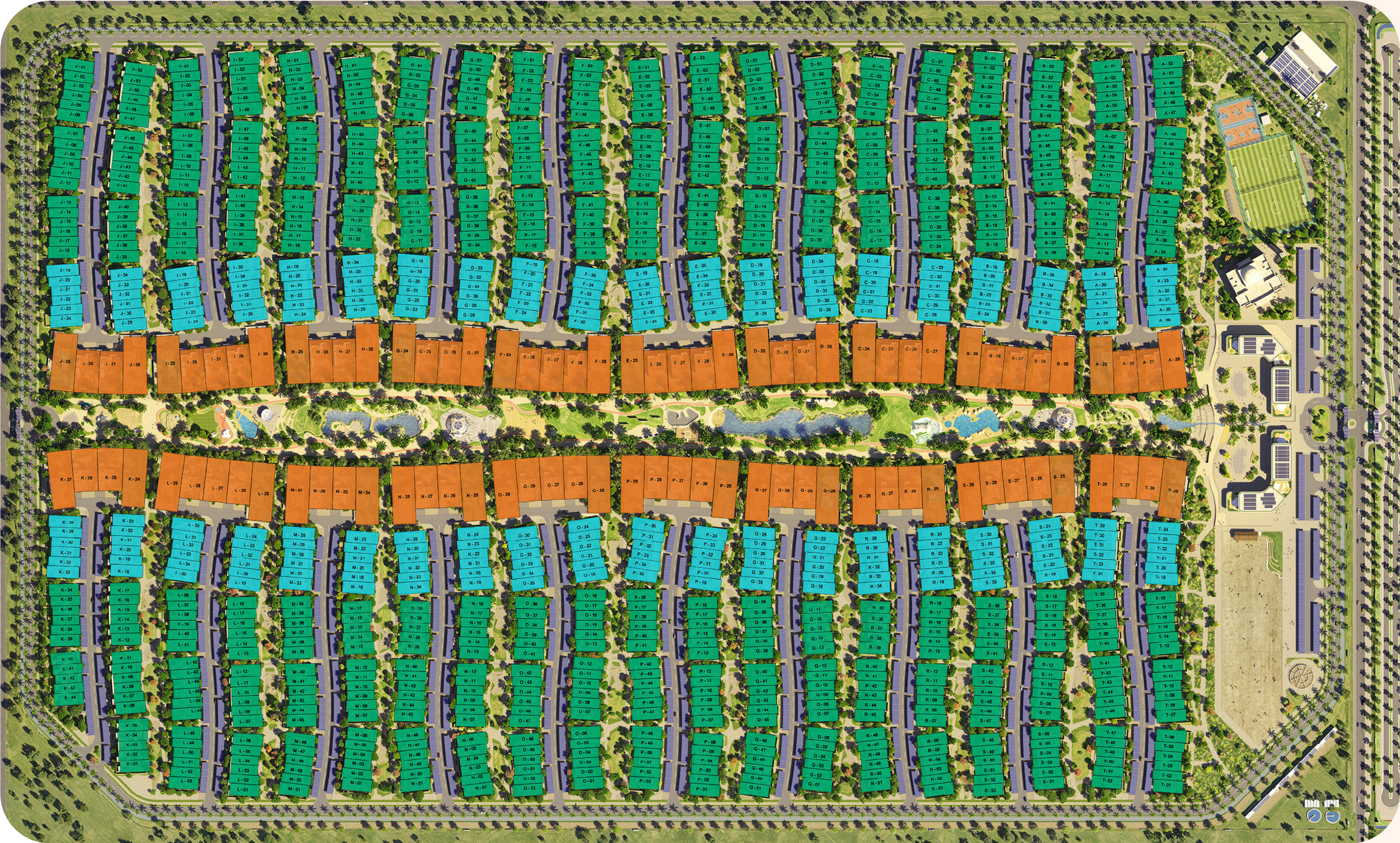
Airport Road

MASTER PLAN & UNIT TYPOLOGY

3
Bedroom
Townhouses

4
Bedroom
Townhouses

5
Bedroom
Signature Villas

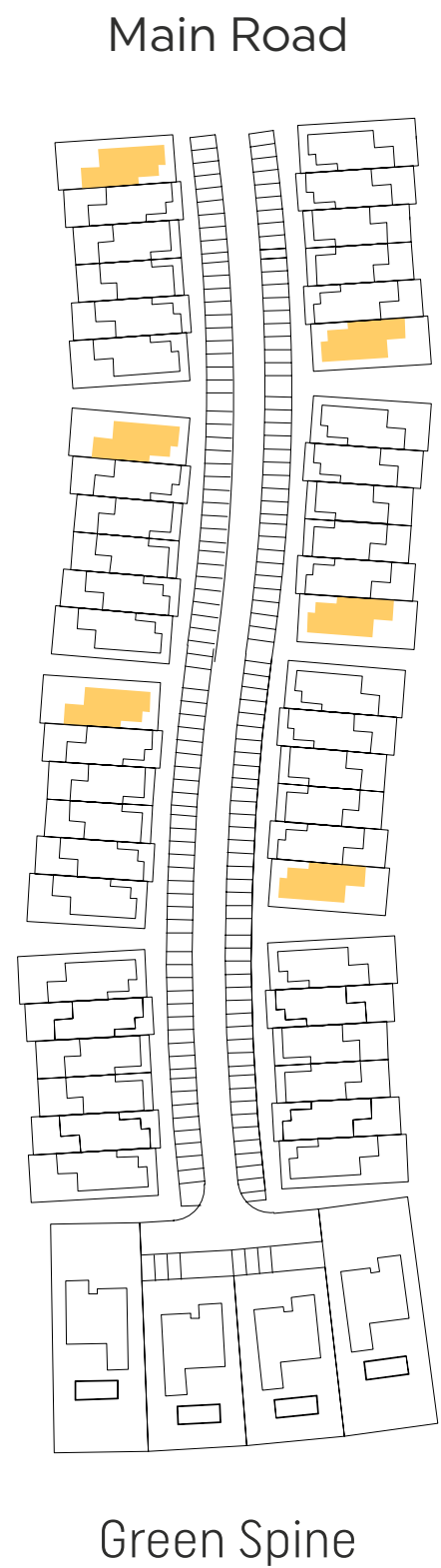




3 BEDROOM TOWNHOUSES

Spanning from 2,344 to 2,622 sq. ft., each Three-bedroom townhouse blends smart design with natural harmony for eco-conscious living.

Each townhouse includes 2 parking spaces.



Ground Floor

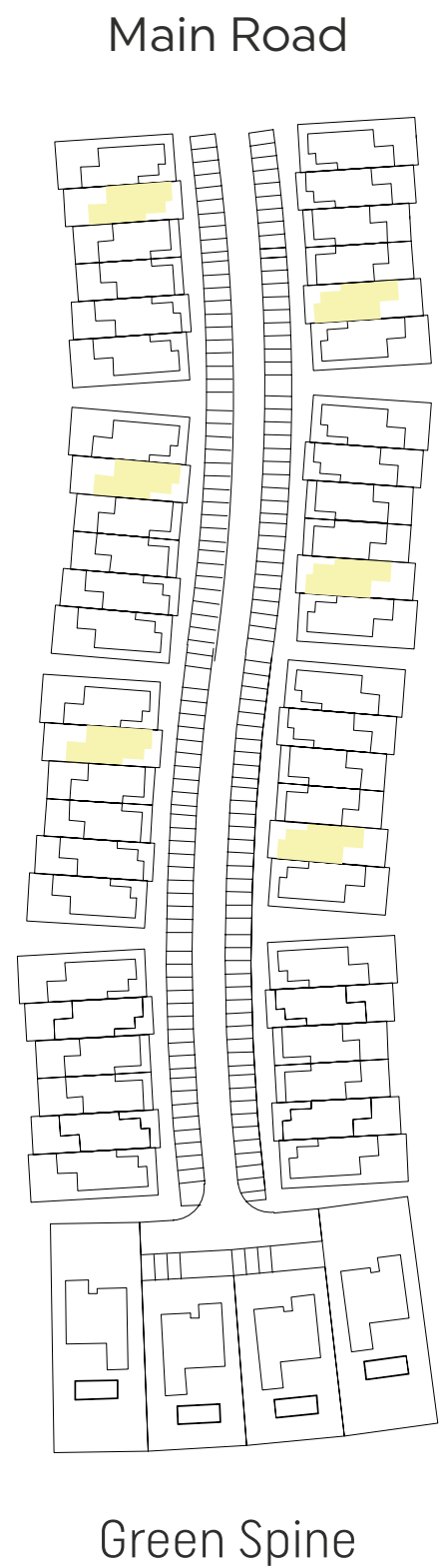


First Floor

3 BEDROOM TOWNHOUSE TYPE A END

Villa Area sq.ft	2,622	Bedrooms	3
Plot Area sq.ft	2,725	Bathrooms	4
Ground Floor sq.ft	1,349	Parking	2
First Floor sq.ft	1,273		

Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



Ground Floor

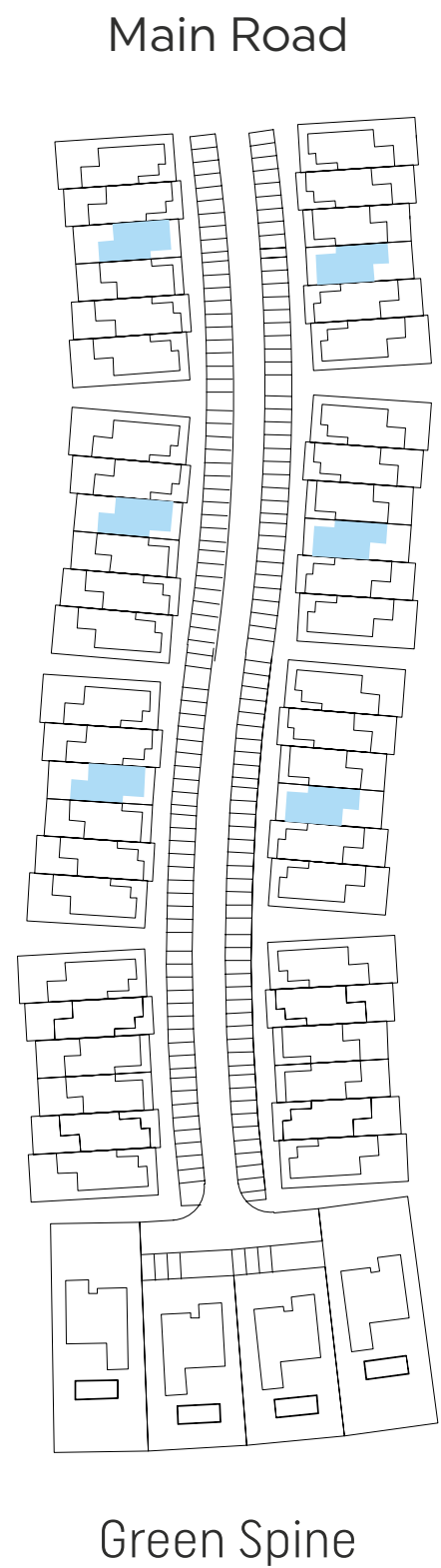


First Floor

3 BEDROOM TOWNHOUSE TYPE B MID

Villa Area sq.ft	2,587	Bedrooms	3
Plot Area sq.ft	2,153	Bathrooms	4
Ground Floor sq.ft	1,331	Parking	2
First Floor sq.ft	1,255		

Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



Ground Floor



First Floor

3 BEDROOM TOWNHOUSE TYPE C MID

Villa Area sq.ft	2,344	Bedrooms	3
Plot Area sq.ft	1,938	Bathrooms	3
Ground Floor sq.ft	1,202	Parking	2
First Floor sq.ft	1,141		

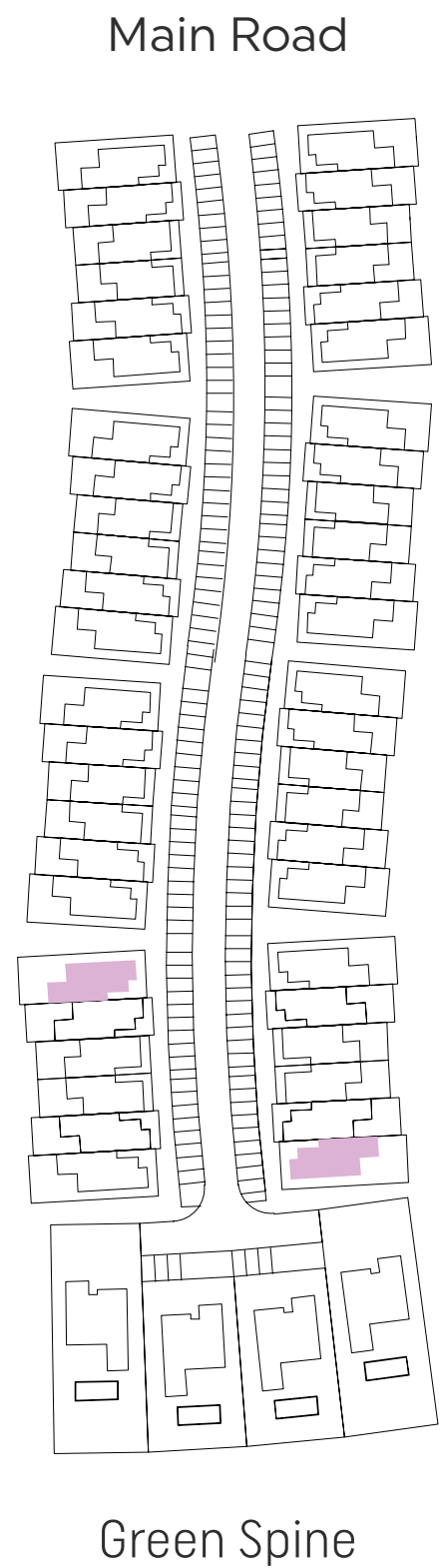
Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



4 BEDROOM TOWNHOUSES

Spanning from 3,303 to 3,681 sq. ft., each four-bedroom townhouse is thoughtfully designed to blend innovation with eco-conscious design, featuring smart technologies for a comfortable, sustainable lifestyle.

Each townhouse includes 2 parking spaces.



Ground Floor



First Floor

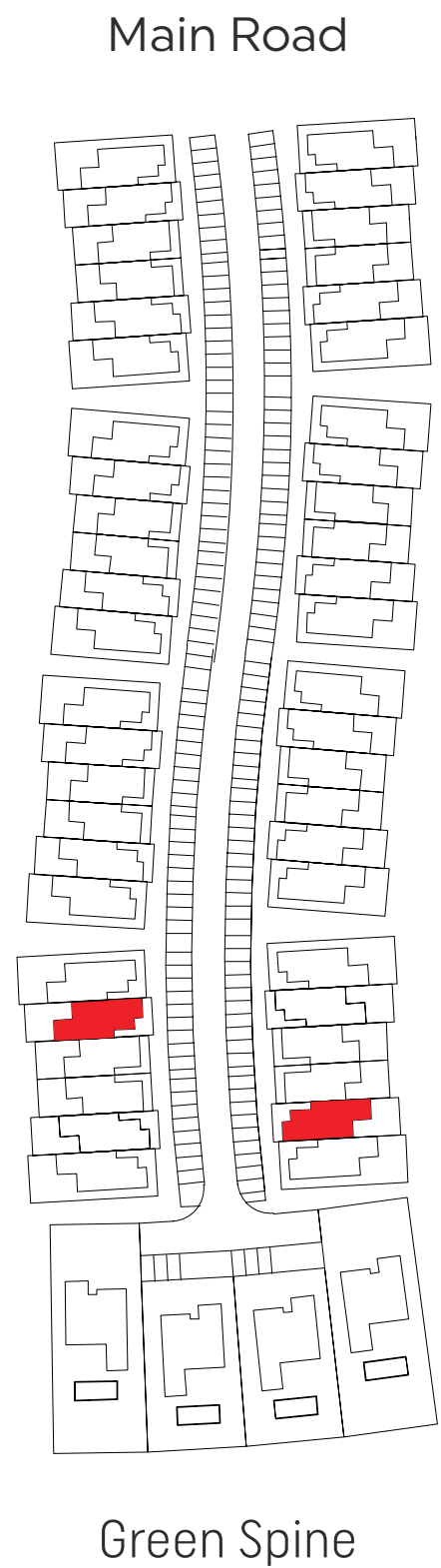


Second Floor

4 BEDROOM TOWNHOUSE TYPE D END

Villa Area sq.ft	3,681	Bedrooms	4
Plot Area sq.ft	2,943	Bathrooms	5
Ground Floor sq.ft	1,423	Parking	2
First Floor sq.ft	1,395		
Second Floor sq.ft	862		

Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



Ground Floor



First Floor

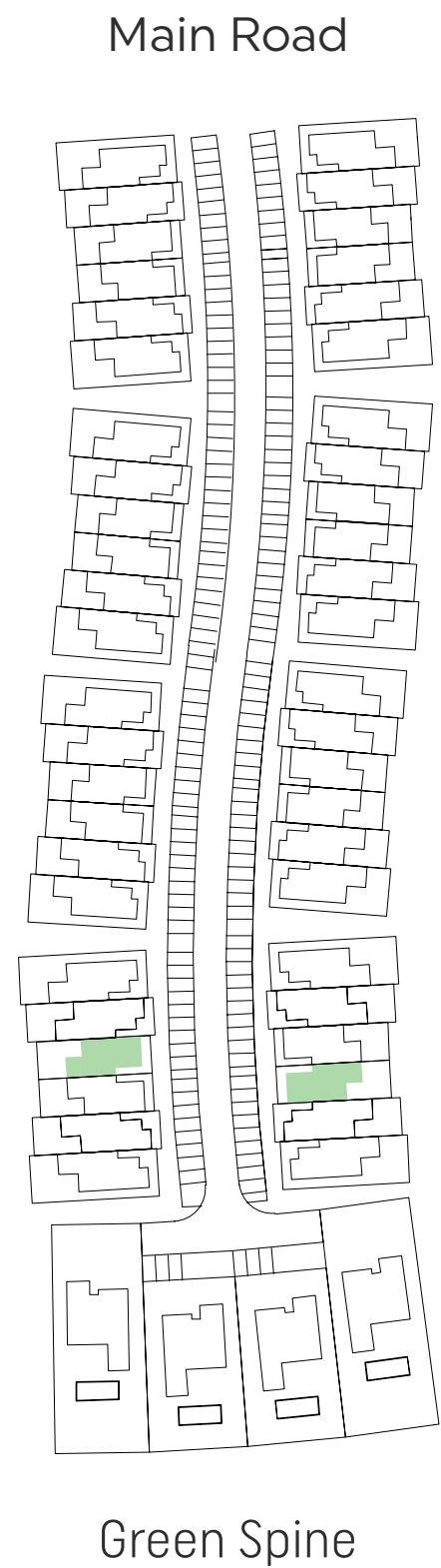


Second Floor

4 BEDROOM TOWNHOUSE TYPE E MID

Villa Area sq.ft	3,629	Bedrooms	4
Plot Area sq.ft	2,325	Bathrooms	5
Ground Floor sq.ft	1,400	Parking	2
First Floor sq.ft	1,375		
Second Floor sq.ft	853		

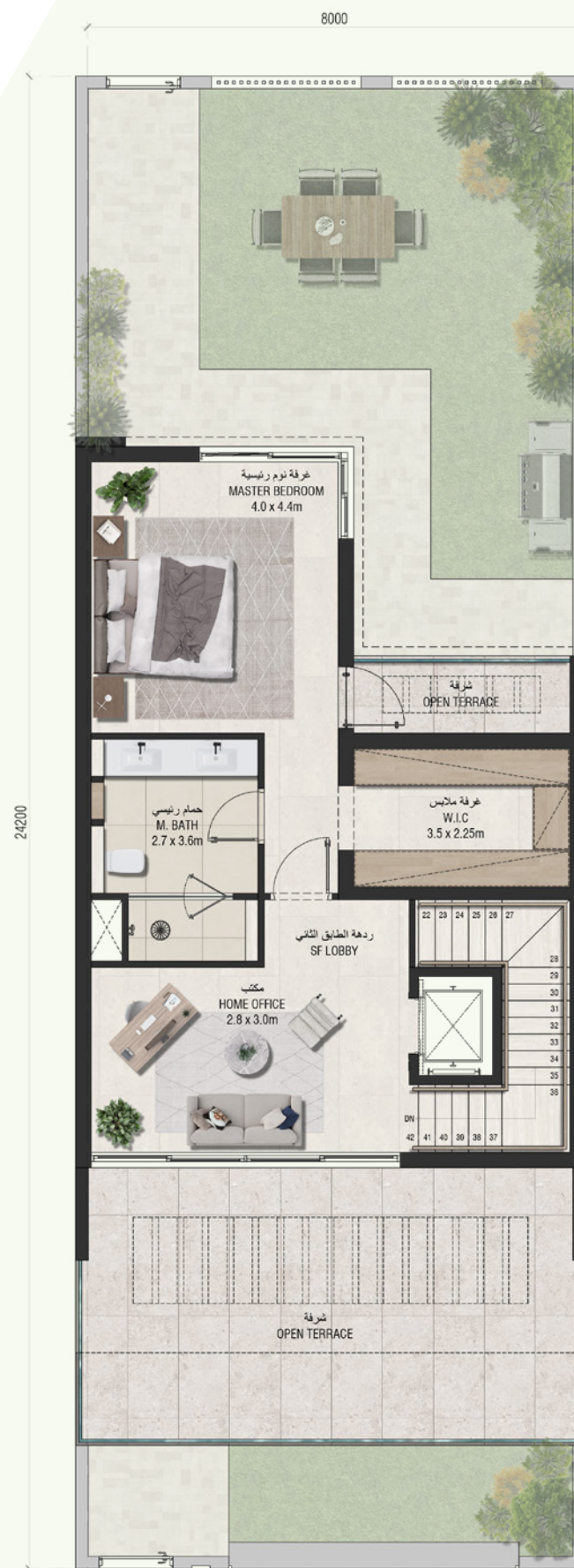
Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



Ground Floor



First Floor



Second Floor

4 BEDROOM TOWNHOUSE TYPE F MID

Villa Area sq.ft	3,303	Bedrooms	4
Plot Area sq.ft	2,084	Bathrooms	4
Ground Floor sq.ft	1,264	Parking	2
First Floor sq.ft	1,237		
Second Floor sq.ft	802		

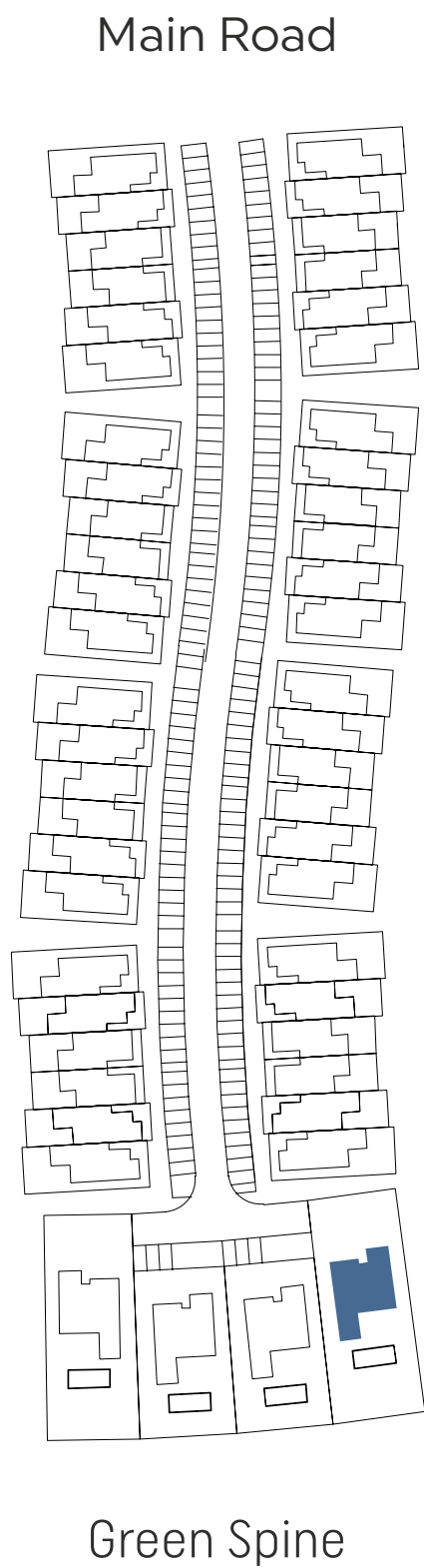
Actual plot and unit measurements may differ from the brochure.
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5 BEDROOM SIGNATURE VILLAS

Spanning over 5,103 sq. ft., our 5-bedroom villas are thoughtfully designed to offer expansive spaces for large families, fostering sustainable growth while seamlessly blending comfort, modern living, and eco-conscious design.

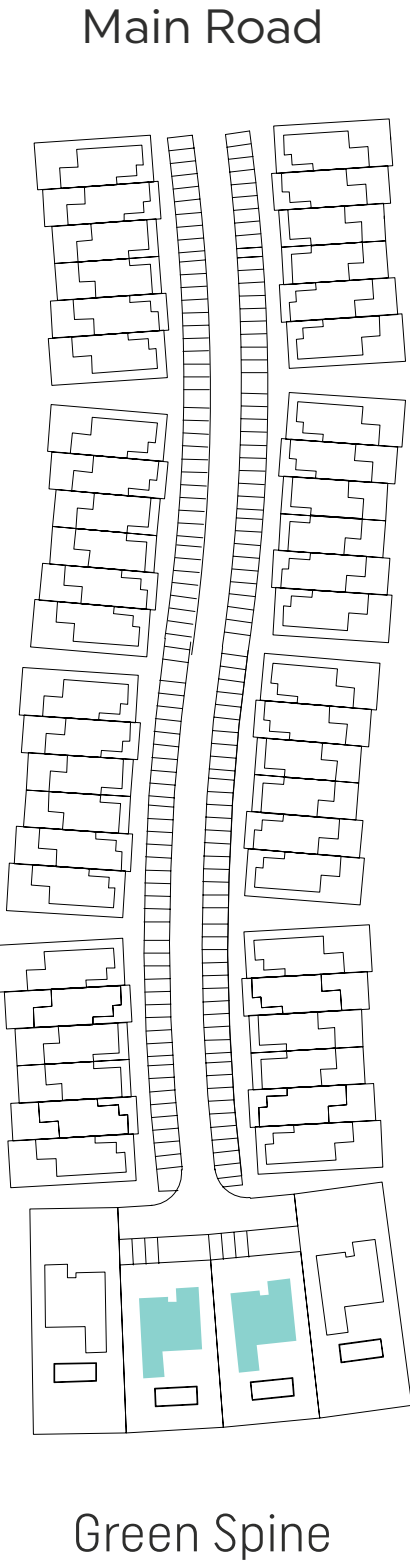
3-6 parking spaces included.



5 BEDROOM SIGNATURE VILLA TYPE G END

Villa Area sq.ft	5,103	Bedrooms	5
Plot Area sq.ft	10,023 - 10,341	Bathrooms	6
Ground Floor sq.m	1,985	Parking	6
First Floor sq.m	1,865		
Second Floor sq.m	1,253		

Actual plot and unit measurements may differ from the brochure.
Please note that unit layouts may also be available in mirrored configurations



Ground Floor



First Floor



Second Floor

5 BEDROOM SIGNATURE VILLA TYPE H MID

Villa Area sq.ft	5,103	Bedrooms	5
Plot Area sq.ft	7,478 - 7,821	Bathrooms	6
Ground Floor sq.m	1,985	Parking	3
First Floor sq.m	1,865		
Second Floor sq.m	1,253		

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