

Masaar Launch Kit



مسار
masaar

Masaar in Arabic
means path; the path
of an individual's life



Masaar will provide its residents with high-quality community living in harmony with nature

It is a place where your home truly is your sanctuary





Al Zahra Hospital

Sharjah Corniche

Al Majaz Waterfront

Al Gassimi Hospital

SAIF

Sharjah International Airport

City Centre Al Zahia

Aljada

Research Technology and Innovation Park

American University of Sharjah

University of Sharjah

University Hospital Sharjah

Zero 6 Mall

Sharjah National Park

Sharjah

Dubai / Sharjah Border

Deira

Dubai

Muhaisnah

Dubai International Airport

Al Khawaneej

Tital City

Tital Mall

Sharjah Convention Centre

Sharjah Botanical Garden

Sharjah Mosque

Nasma Residences



Al Suyoh 9

Al Suyoh 10

Al Suyoh 7

Al Suyoh 1

Al Suyoh 8

Al Suyoh 2

Mushrif

Arada Headquarters

Sharjah Kalba Road

University City Road

Mleiha Road

Sharjah Airport Road



Al Dhaid Road

Emirates Road

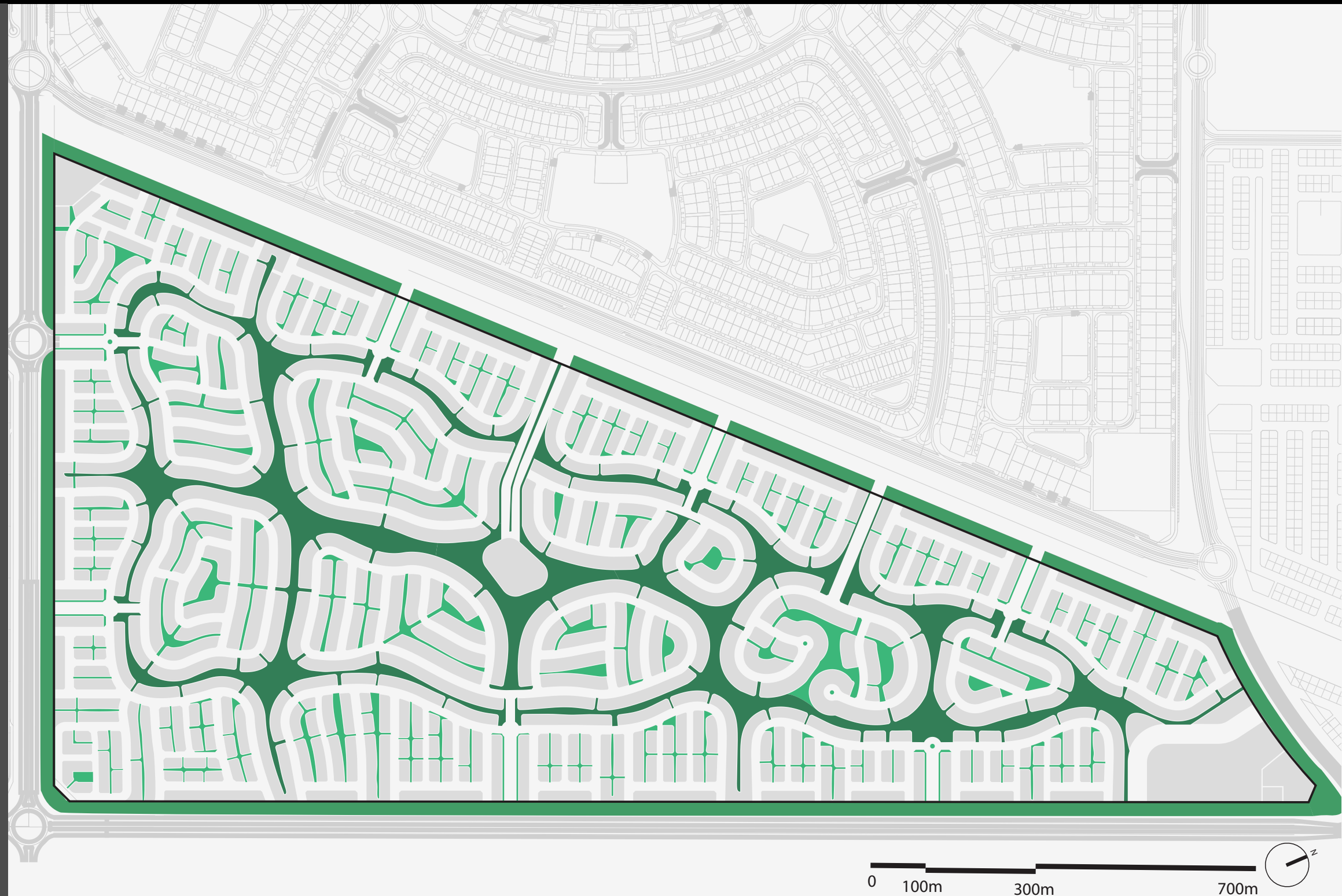
Al Khawaneej Road

The Master Plan

Open Spaces

-  Central Green Spine
-  Parks / Open Spaces

50,000
approximate number
of trees



Open Space Strategy

Active Passive Zones

Sports, recreation and services

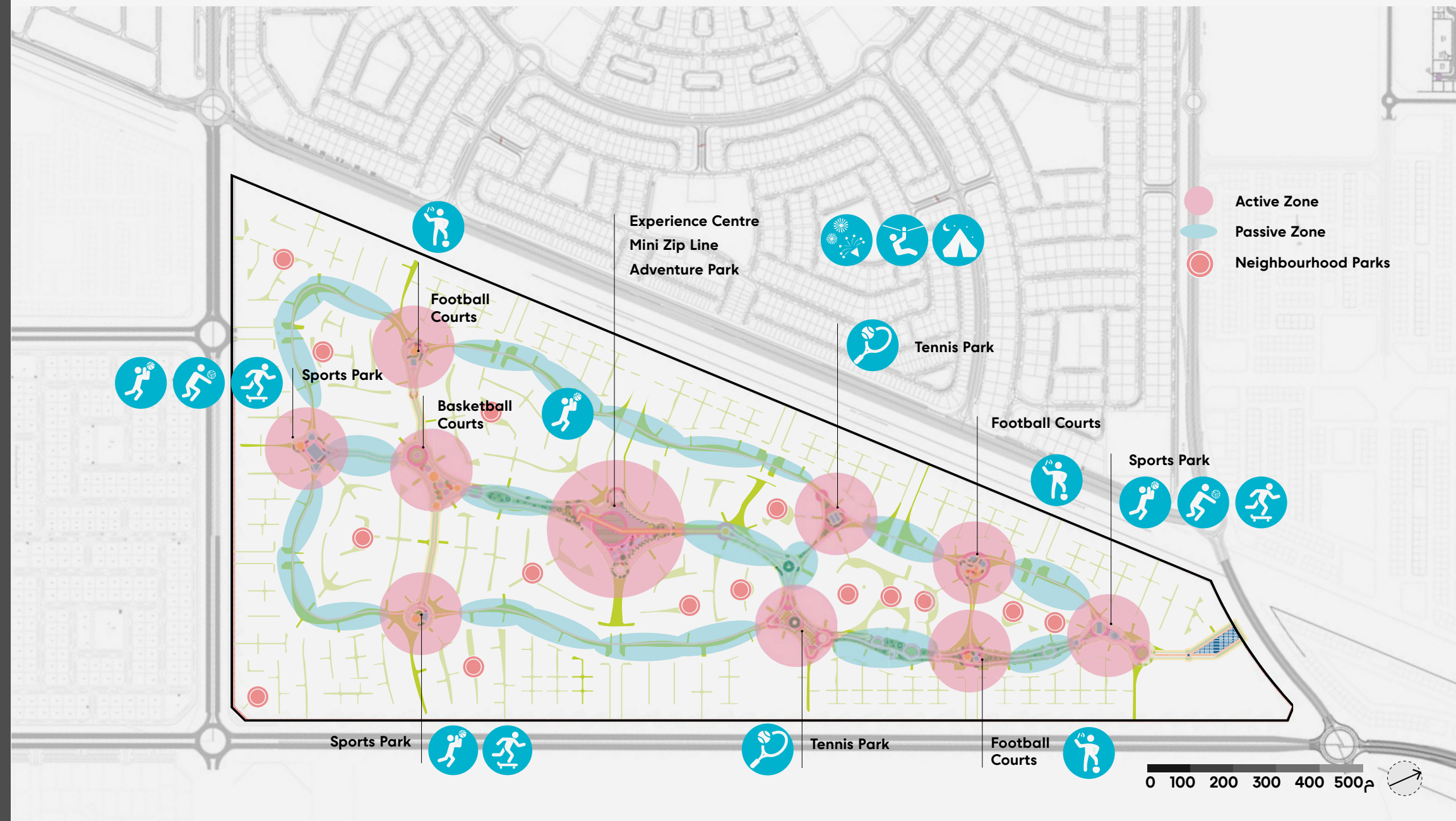
10 zones at a rate of 1 sport field for every 385 units

15 neighborhood parks

3 mosques

1 school




1 community center



Open Space Strategy

Mobility Strategy



-  5km Cycling track
-  Leisure Track
-  Fun Track



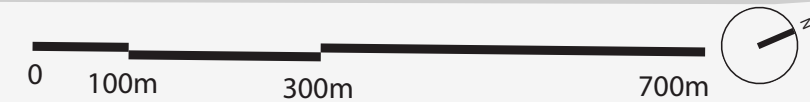
The Master Plan

Units Layout

Total Residential Units

4,000

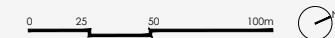
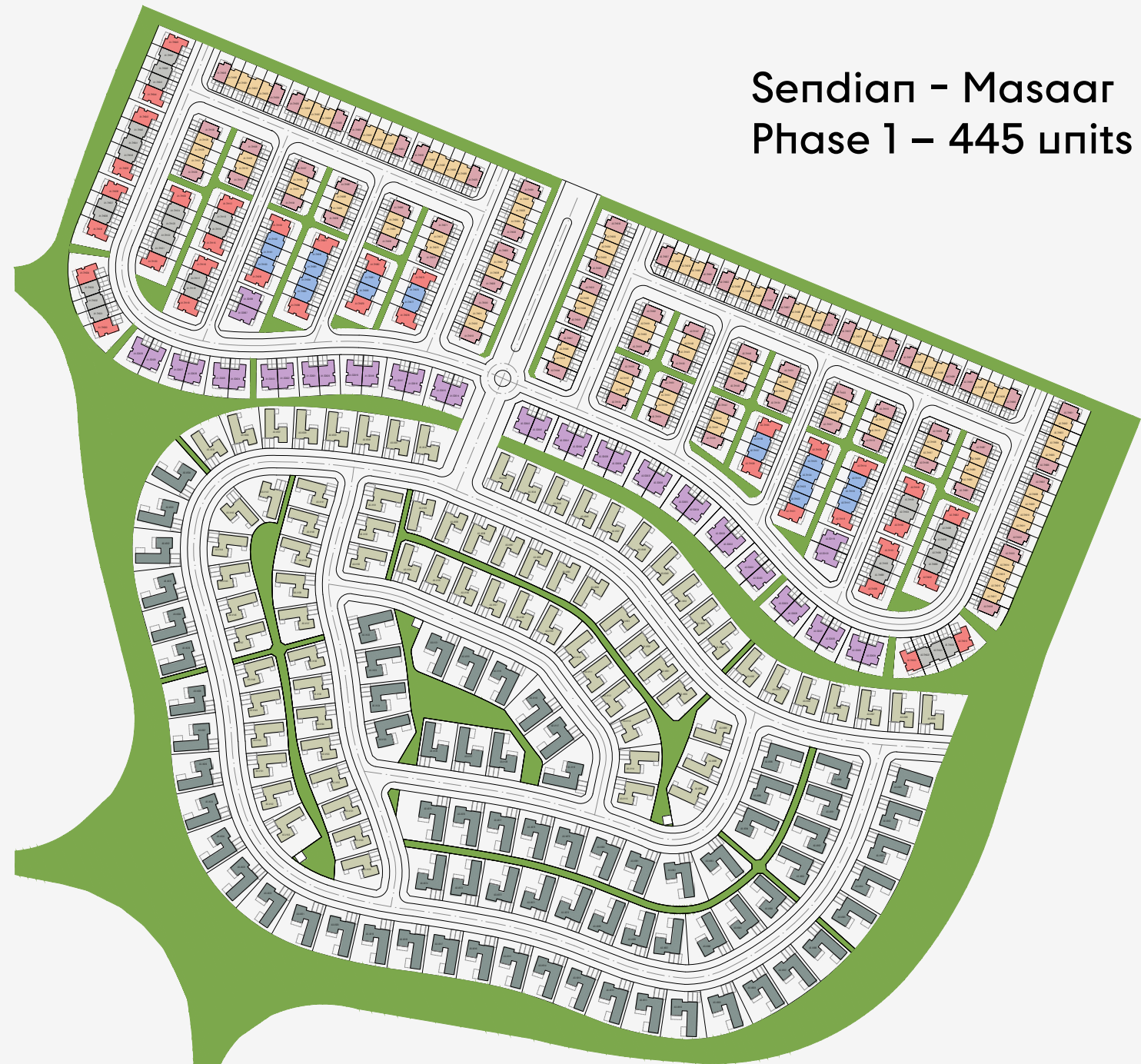
- Townhouses
- Independent Villas
- Semi-Detached
- Mansions



Sendian masterplan and unit typology


- 2 Bedroom Sendian Townhouse
- 3 Bedroom Sendian Townhouse
- 3 Bedroom Sendian Corner/End Townhouse
- 4 Bedroom Sendian Townhouse
- 4 Bedroom Sendian Corner/End Townhouse
- 4 Bedroom Sendian Semi-Detached Villa
- 4 Bedroom Sendian Park Villa
- 5 Bedroom Sendian Park Villa

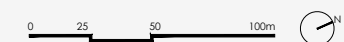
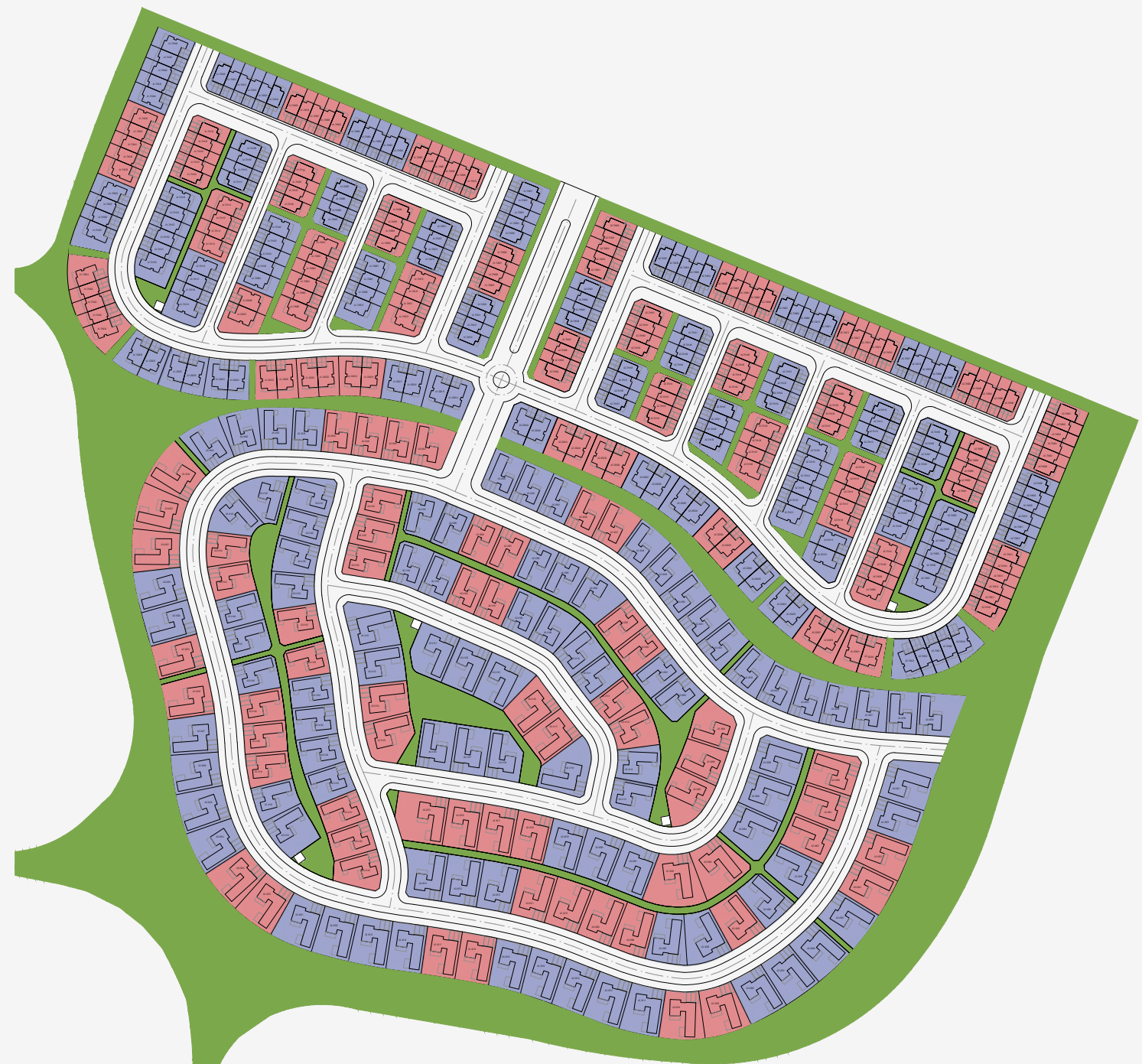
Sendian - Masaar
Phase 1 - 445 units



Home exterior colour schemes

Homes throughout Sendian have been assigned either warm-toned or cool-toned colour schemes in order to add dynamism to the look and feel of the neighbourhood. However, owners are of course free to select either colour scheme for their homes if they wish to do so.

-  Warm Colour Units
-  Cool Colour Units



Warm Colour Units



Cool Colour Units



















Summary

50,000

Approximate
number of trees

4,000

Total Residential Units

Sports, recreation and services

10 zones at a rate of 1 sport field for every 385 units

15 neighbourhood parks

3 mosques

1 school

1 community center

Masaar

19 million square foot master plan contains eight gated districts in total

Focal point of Masaar is the forested heart of the project, containing: Masaar Experience Centre, Zad food truck district, full-service fitness centre, a skatepark, a children's adventure playground and an events space

Community centre will contain an anchor supermarket, shops, cafes and restaurants, as well as a wide variety of services

Large international school and nursery

Five-kilometre looped and continuous woodland cycle track, that will host residents as well as visitors from outside Masaar

Construction will begin in Q2 2021 and the entire project will be completed in 7 years

Sendian

Masaar's first gated community is located close to the heart of the project

Construction will begin in Q2 2021, with first homes being delivered by end-2022

445 units in total

2, 3 and 4 bedroom townhouses, 4 bedroom semi-detached villas, and 4 and 5 bedroom Sendian Park Villas

Both active and passive parks surround the district

Sendian is connected to the green spine, running network and cycling track

Homes

High end design to bring nature inside the house, with a continuous flow from outdoors to indoors

Each house has direct access to parks

Smart home features as standard, including remote access/temperature/utility control

Floor-to-ceiling glass

Trees incorporated into the design of each home

Access to community swimming pool

Private swimming pools for all 4 and 5 bedroom Sendian Park Villas

Direct access to green spine for all 4 and 5 bedroom Sendian Park Villas

Access to state-of-the-art gym

Thank You