

SUKOON

BY SANZEN

FACT SHEET



A Foundation of Peace

INTRODUCING

Sukoon by Sanzen

A quiet expression of luxury.

Defined by natural light, timeless materials, and thoughtful design, Sukoon creates spaces that feel effortlessly elegant, deeply serene, and beautifully enduring.

A residence where every element is meticulously composed to foster balance, inspire well-being, and celebrate the beauty of refined living.

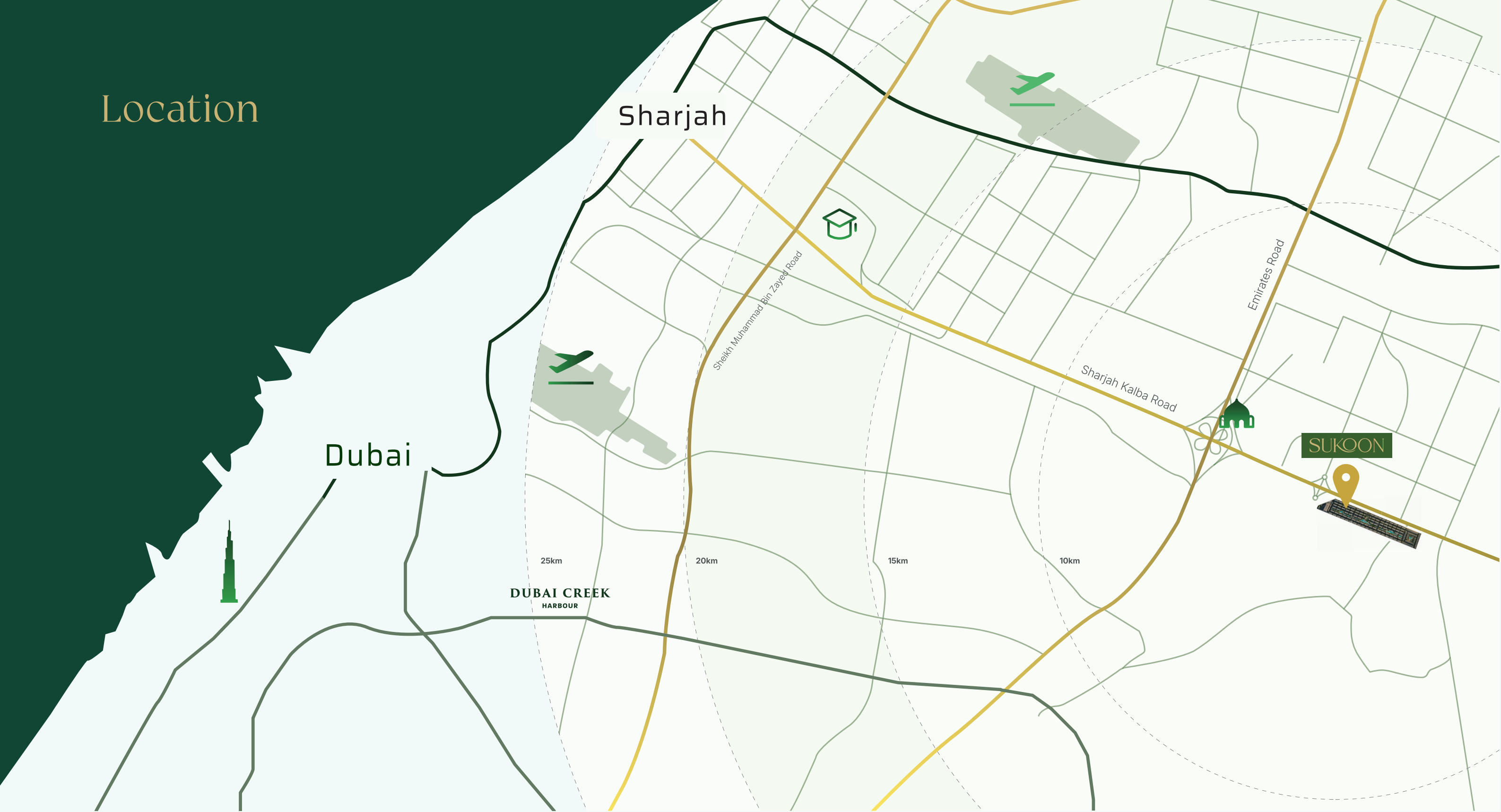
At Sukoon, calm becomes architecture, and luxury finds its most natural form.





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Location



Sharjah Grand Masjid
5 Minutes



University City - Sharjah
10 Minutes



Dubai International Airport
35 Minutes



Burj Khalifa/ Downtown Dubai
35-40 Minutes



Sharjah International Airport
20 Minutes



Why Sukoon. why now?

PHASE 1: SOLD OUT

Sukoon phase 1 was fully subscribed ahead of construction completion — a clear signal that demand for this level of product, at this price point, in Sharjah, is real and growing.

PHASE 2: OPEN

Phase 2 is now open. the same community, expanded. The same standard, maintained. phase 2 is on schedule for completion by Q1 2029, with construction actively underway across the masterplan. Buyers purchasing now benefit from a 40/60 payment structure(multiple payment plans) that aligns the majority of payments with completion.

THE SHARJAH ADVANTAGE.



Growing GDP per capita



Stable currency



Security



Zero tax



High investment returns



Tourism



Highly regulated



Safe Haven

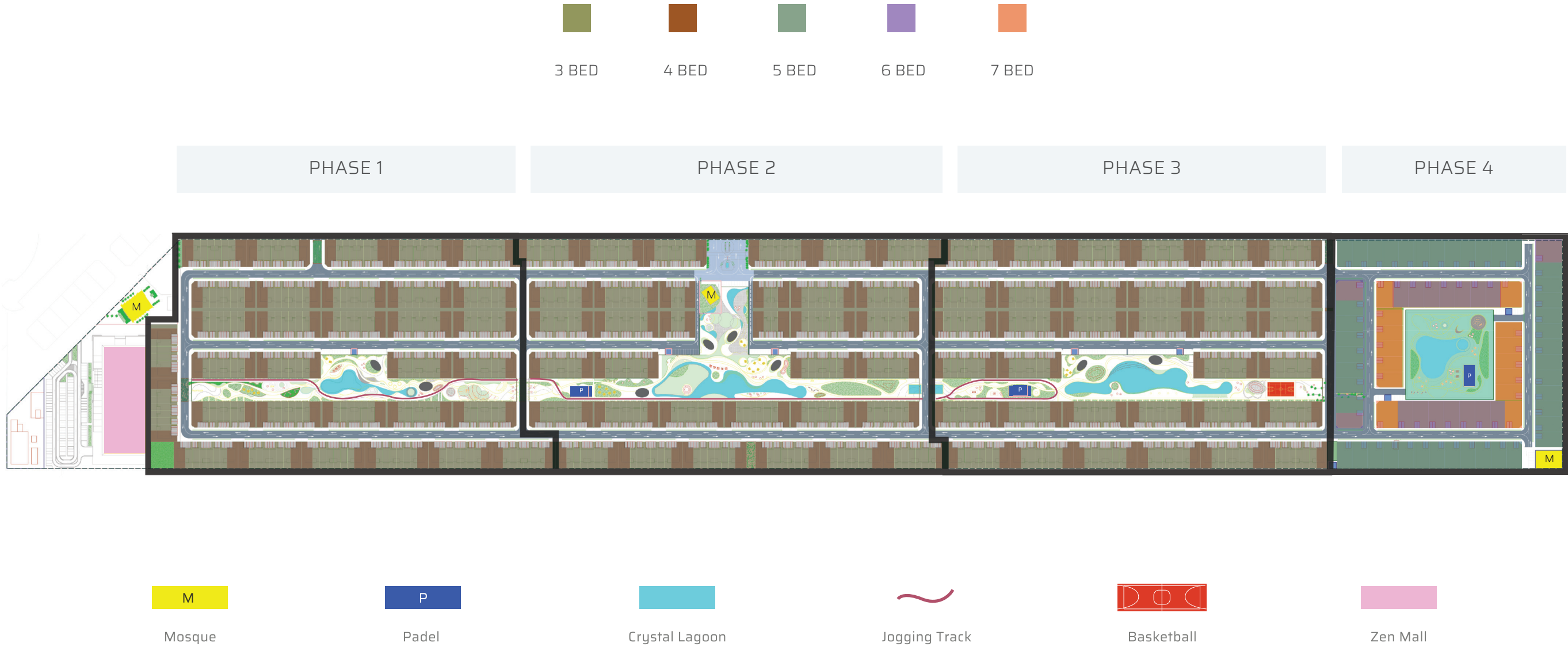
Sukoon masterplan overview



A masterplan shaped around wellness, movement, privacy, and everyday ease.

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Step beyond the ordinary and into a world of calm, where every detail is designed to restore balance and elevate everyday living. At Sukoon, this is more than an entrance, it is the beginning of a lifestyle defined by serenity, privacy, and refined comfort.



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Amenities

 Meditation Pod (Silent Room)

 Breathwork Pod

 Digital Detox Pod

 Reading Pod

 Reflection Pod (Mirrored)

 Lagoon wellness Pods

 Massage Room

 Oxygen Pods

 Cryo/Ice Pod

 Sound therapy pod

 Yoga Pod (Small group)

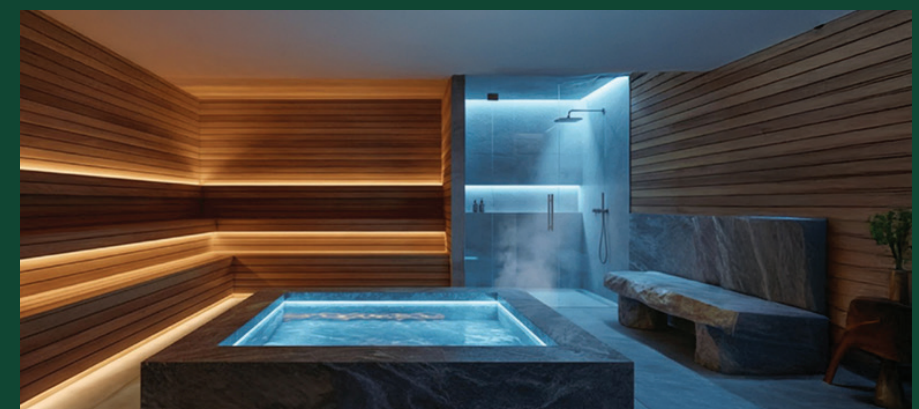
 Silent work pod

 Art / Creativity pod

 Night Sky Pod

 Couple Pod

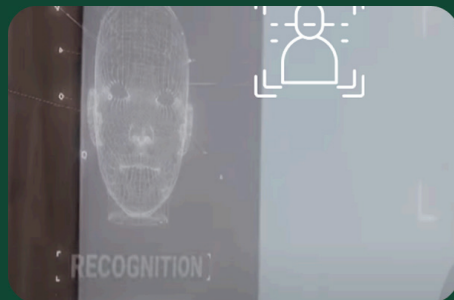
and more..



Smart home system

More than a home - An intelligent sanctuary

Entrance



Smart home recognition for family members

Living



Smart panel controller / Alexa

Bedroom



Smart mirror wardrobe

Dressing



Smart AI transparent screen

Bathroom



Smart touch panel (4 button)

Study area



Smart automation control

Pool



Smart pool heating system



Peace of mind is not just a design principle at sukoon, it is a financial one

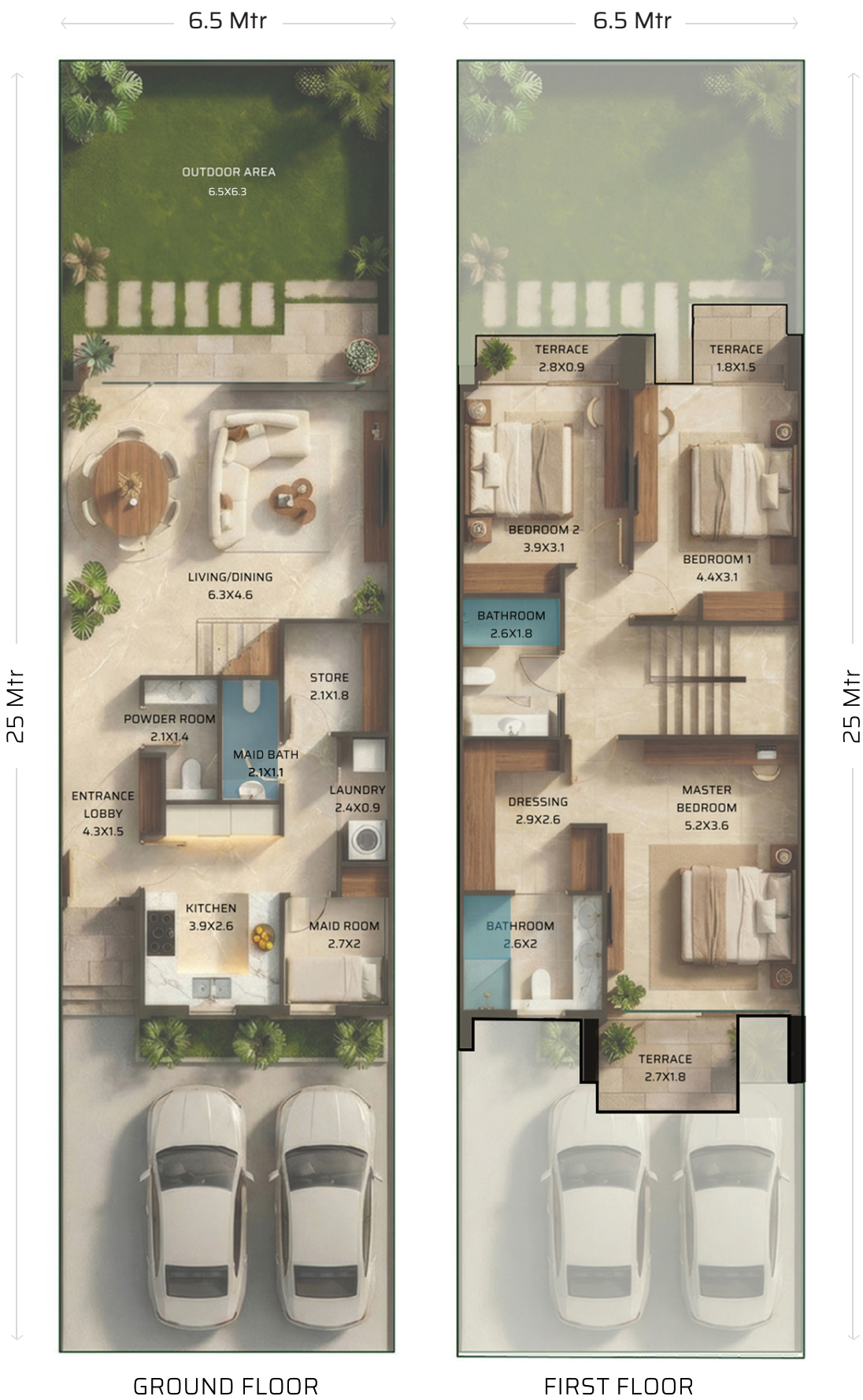
The 40/60 structure means the majority of your investment is tied to delivery, not promise. You are buying certainty.

FLEXIBLE PAYMENT PLAN

40/60

FLOOR PLANS







3 BHK - TYPE 2

AREA	SQ.M	SQ.FT
LAND AREA	162.5	1748.9
GARDEN AREA	82.5	887.95
GROUND FLOOR	116.5	1253.8
FIRST FLOOR	97.3	1047.2
TOTAL AREA	213.8	2301.1

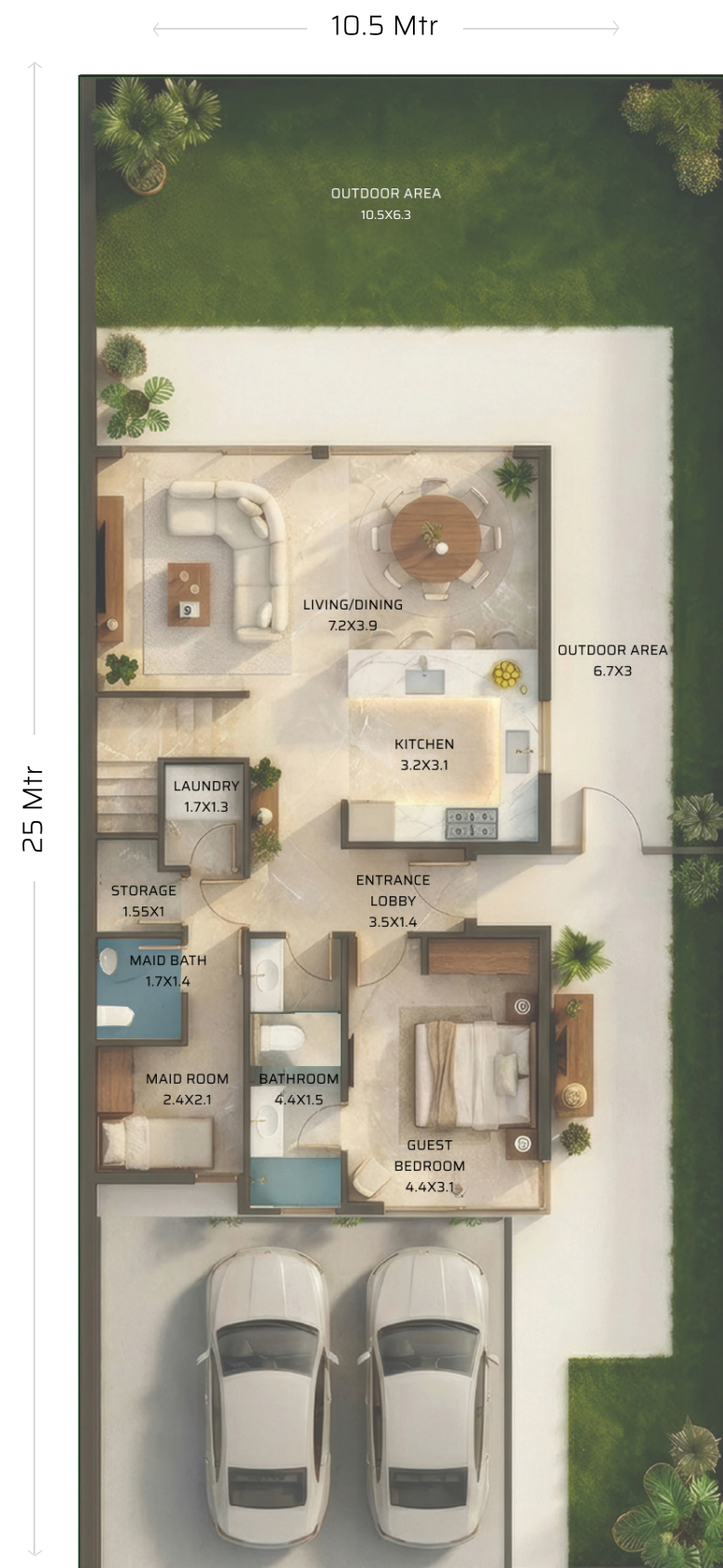
BEDROOMS	3
BATHROOMS	3
CAR PARKING	2
MAID ROOM	1

PHASE 1

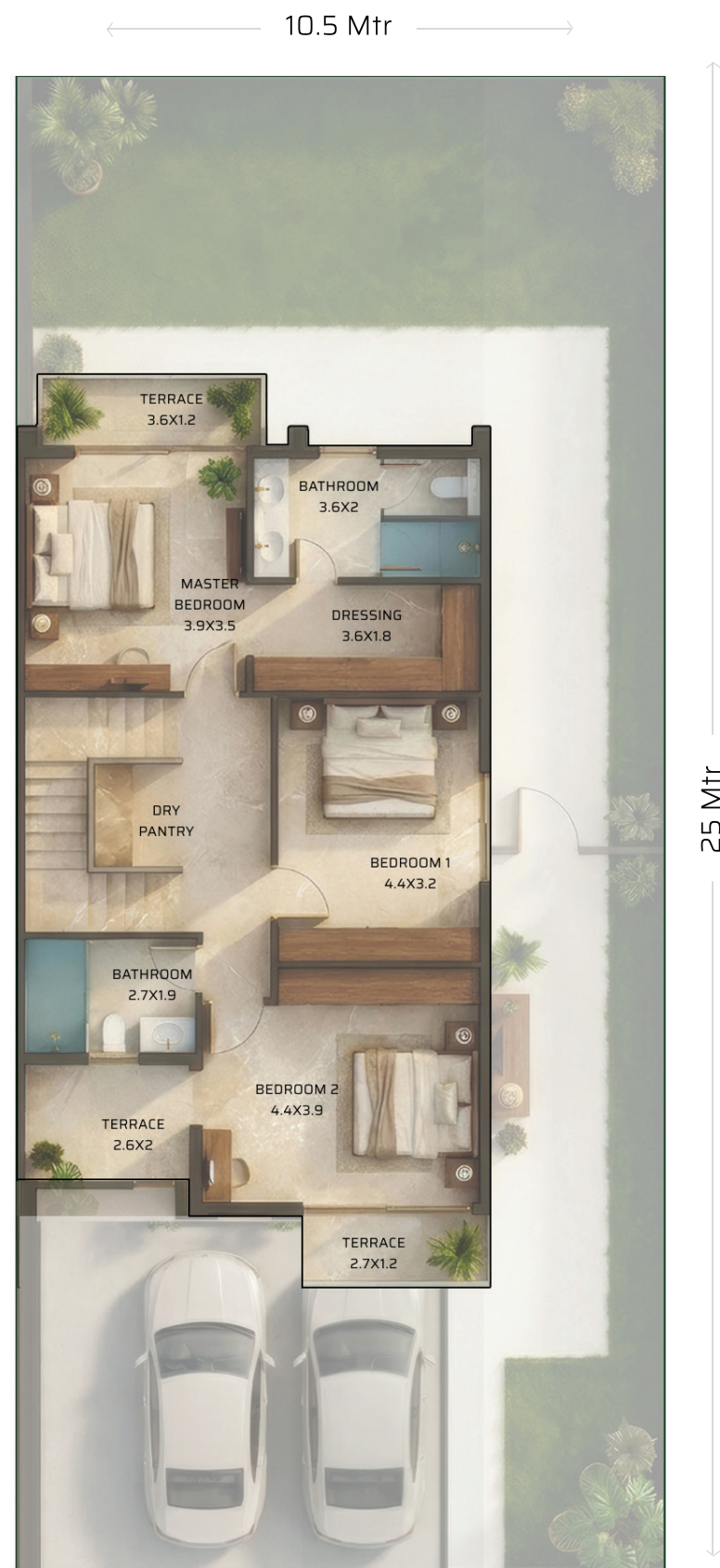
PHASE 2

PHASE 3

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GROUND FLOOR



FIRST FLOOR

4 BHK

AREA	SQ.M	SQ.FT
LAND AREA	262.5	2825.29
GARDEN AREA	167.6	1803.8
GROUND FLOOR	127.2	1369.05
FIRST FLOOR	106.5	1146.26
TOTAL AREA	233.7	2515.3

BEDROOMS	4
BATHROOMS	4
CAR PARKING	2
MAID ROOM	1

- PHASE 1
- PHASE 2
- PHASE 3

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5 BHK



GROUND FLOOR



FIRST FLOOR

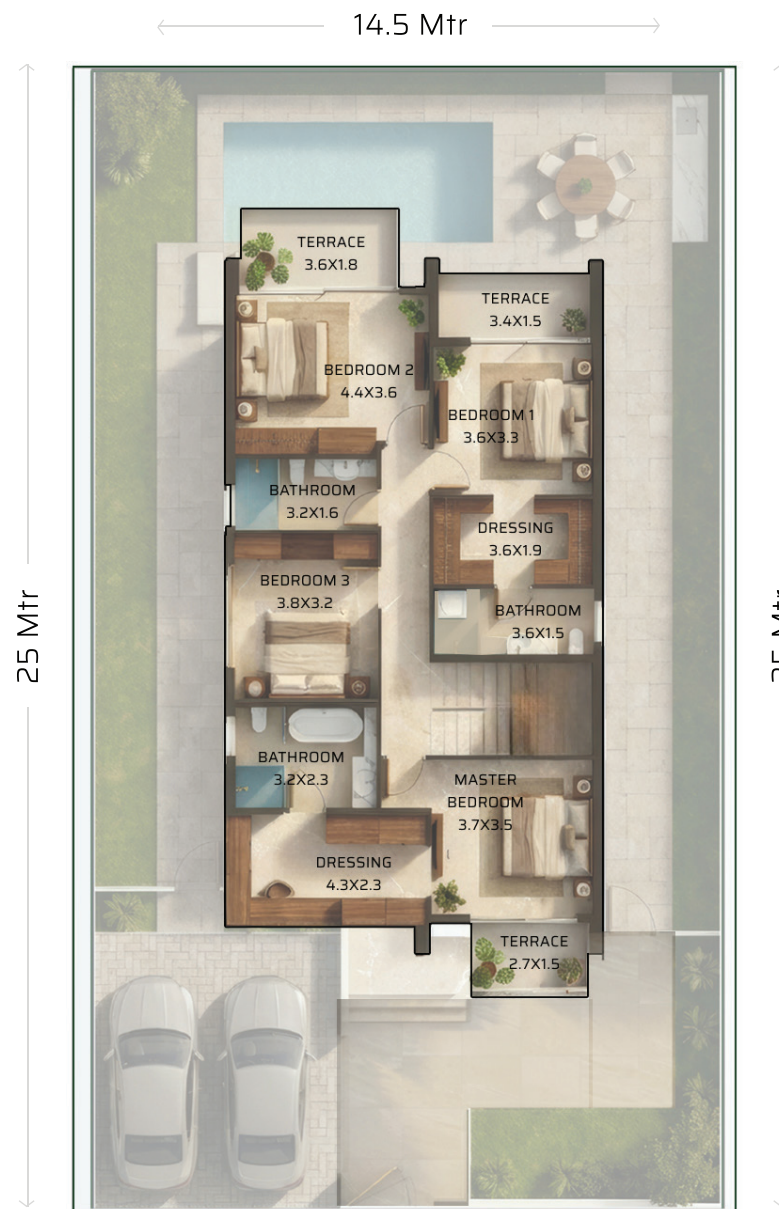
AREA	SQ.M	SQ.FT
LAND AREA	362.5	3901.5
GARDEN AREA	255	2742.41
GROUND FLOOR	184.6	1986.85
FIRST FLOOR	136.9	1473.45
TOTAL AREA	321.5	3460.30
BEDROOMS		5
BATHROOMS		5
CAR PARKING		2
MAID ROOM		1

PHASE 4

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GROUND FLOOR



FIRST FLOOR



ROOF AREA

6 BHK - TYPE 1

PHASE 4

BEDROOMS	6
BATHROOMS	6
CAR PARKING	2
MAID ROOM	1

AREA	SQ.M	SQ.FT
LAND	362.5	3901.5
GARDEN	255	2742.41
GROUND FLOOR	184.6	1986.85
FIRST FLOOR	136.9	1473.45
ROOF	87	936.38
TOTAL	408.5	4397.1

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6 BHK - TYPE 2



AREA	SQ.M	SQ.FT
LAND AREA	362.5	3901.5
GARDEN AREA	347.6	3741.21
GROUND FLOOR	189.6	2040.66
FIRST FLOOR	140.9	1516.5
TOTAL AREA	330.5	3557.17
BEDROOMS		6
BATHROOMS		5
CAR PARKING		2
MAID ROOM		1

PHASE 4

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7 BHK

PHASE 4

BEDROOMS	7
BATHROOMS	6
CAR PARKING	2
MAID ROOM	1

AREA	SQ.M	SQ.FT
LAND	362.5	3901.5
GARDEN	255	2742.41
GROUND FLOOR	189.6	2040.5
FIRST FLOOR	140.9	1516.6
ROOF	92.6	996.7
TOTAL	423.1	4553.8

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Built by Sanzen

Sanzen Project Management L.L.C. is a UAE-based real estate developer committed to a single standard: that the quality of a home should match the ambition of the life lived inside it. Sukoon is our flagship development, and Phase 1's sold-out reception is the clearest signal that this approach resonates. Sanzen develops with intention: limited phases, controlled quality, and a long-term view of what makes a community worth living in. We do not build volume. We build permanence.

MILESTONE	STATUS
Sukoon Phase 1	Fully sold out prior to completion
Construction commencement	Underway across masterplan
Sukoon Phase 2	Now open for reservations
Starting price (phase 2)	From AED 2.6M
Completion (Phase 2	Q1 2029
Golden Visa eligibility	Yes — Qualifying investments eligible- Subject to the government terms and conditions
Developer	Sanad Investment & Developments by Sanzen Project Management L.L.C



Everyday Wellness, Redefined.

A community shaped around calm, movement,
and the quiet luxury of living well.

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Life in a perfect flow



WWW.SANZEN.AE | 800-ZENN(9366)