

A destination by



Alef

HERE

the breeze brings
you home

لينار
LINAR



Project Overview

To live at Linar is to belong to the water. Nestled on the east edge of Mamzar beach, Linar dissolves the boundaries between home, skyline, and sea, offering a living experience where tranquility and connectivity meet.

Unit Layouts & Pricing

Linar Towers consists of 5 residential towers and a future commercial tower. Spread across 5.5 hectares, these towers offer uninterrupted sea views and are designed with spacious apartments to suit every family's needs.

1 Bedroom
74.91 sqm | 212 units | Starting at AED 849,000

2 Bedrooms
115.02 sqm | 236 units | Starting at AED 1,384,000

3 Bedrooms
179.35 sqm | 48 units | Starting at AED 2,249,000

4 Bedrooms/Penthouse
319.01 sqm | 4 units | Starting at AED 4,999,000

Key Distinctions

360° Views

Uninterrupted panoramas of the Arabian Gulf at sunrise, the Sharjah skyline at dusk, and the desert horizon beyond.

Fully Integrated Community

Retail, dining, cafés, shared lounges, collaborative workspaces, and curated social spaces designed to bring neighbours together.

Full Access Roads

Positioned on Corniche and Al Taawun Street, with direct access to Al Wuheida Road and Al Ittihad Road.

First Class Amenities

Quiet lap pools, spacious gyms, landscaped walkways, children's areas, wellness spaces, and refined resident facilities.

Sustainable & Innovative Solutions

The project incorporates sustainable and innovative solutions, including rubberized asphalt for internal roads and driveways, alongside lower-carbon concrete applications utilizing recycled and alternative materials. Renewable energy generation is further supported through photovoltaic panels integrated within parking podium louvers and landscape infrastructure.





Main Public Features & Amenities

Ground Floor

- Central public plaza
- Interactive water features
- Amphitheatre
- Pocket gardens, landscaped walkways, and lawns
- Co-working spaces
- Outdoor dining and cafés
- Outdoor games and fitness areas
- Evening lighting and calming soundscapes
- Sports courts, including padel and half basketball courts
- Kids playground (ages 4–6)
- Retail and community spaces, including cafés and community libraries

Level 6 – Amenities (Pool & Leisure Decks)

- Quiet lap pool and family pool
- Kids pool and outdoor play zones
- Pool café and dining spaces
- Yoga and fitness zones
- Male and female gym
- Teen recreation areas and youth activity centre
- Majlis seating



Residences & Interiors

With expansive apartments with breathtaking 360-degree views of Al Mamzar beach and the Dubai skyline, designed for comfort, functionality, and serenity.

Residences

5 residential towers and 1 commercial tower, spread over 5.5 hectares.

Architectural Design

Linar Towers adopts a contemporary sculpted architectural language defined by fluid massing, soft horizontal layering, and ribbon-style balconies. The façade composition balances elegance and modernity through light-toned cladding, recessed glazing, and glass balustrades that maximise views and natural light.

Residential Features

Residences are designed with spacious layouts, floor-to-ceiling proportions, and premium finishes. Key apartment features include:

- Spacious balconies
- Porcelain flooring
- Wardrobes
- Contemporary kitchens
- Selected white goods

Interior Design

Spacious, contemporary layouts, custom kitchen cabinets, selected white goods, porcelain finishes, and spacious balconies.

Smart & Sustainable Features

Smart home systems, CCTV, individual AC control, LED lighting, EV charging, external Wi-Fi, and efficient building and ventilation systems.

Luxury Finishes

Walk-in showers, creative blue porcelain accents, and designer faucets complete the experience.

Location Highlights

Set on the east edge of Mamzar beach, Linar is perfectly placed between waterfront calm and city connectivity.

Nearby Airports

Sharjah International Airport: 20–25 minutes
Dubai International Airport: 9–15 minutes

Road Access

Located on Corniche and Al Taawun Street
Direct access to Al Wuheida Road.
Al Ittihad Road to Dubai Exit: 4 minutes

Metro Stations

Al Qiyadah Metro Station: 5 minutes
Stadium Metro Station: 1–7 minutes

For more information, contact:
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