



احتضن الحياة في مجتمع سكني مستوحى من الطبيعة وقابل للمشى.

Embrace life in a forest-inspired walkable residential community.



INTRODUCTION

Embrace life at Olfah, where nature and modernity coexist in perfect harmony. Set within a forest-inspired, walkable community, every corner invites you to explore lush green landscapes and enjoy the serenity of nature. Designed with convenience and connection in mind, Olfah offers a unique living experience where you can truly feel at home.

المقدمة

اكتشفوا الحياة في أُلْفَه، حيث تتناغم الطبيعة مع الحداثة في انسجام تام. يقع المشروع ضمن مجتمع مستوحى من أجواء الغابات، مُصمَّم ليكون قابلاً للمشى والتنزه، حيث يدعوكم كلُّ ركنٍ إلى استكشاف المساحات الخضراء الغنية والاستمتاع بسكينة الطبيعة. وقد ضُمَّم أُلْفَه بعناية ليجتمع بين الراحة وروح التواصل، مقدِّمًا تجربةً سكنيةً فريدة تشعركم بأنكم في منزلكم.



نصيب الفرد من الناتج المحلي
الإجمالي في دولة الإمارات
العربية المتحدة
UAE GDP per Capita



الأمن
Security



السياحة
Tourism



عائد استثماري مرتفع
High ROI



بنية تشريعية متينة
Highly Regulated



عملة مستقرة
Stable Currency



ضريبة صفرية
Zero Tax



ملكية حرة بنسبة 100%
100% Freehold
Ownership

لماذا الاستثمار في الشارقة؟

تتفرد الشارقة بتنوع اقتصادها المميز ومساحتها الشاسعة وبيئتها الخصبة، مما يهيئ أجواءً مثالية لاستقطاب المشاريع الجديدة وتحقيق النمو المستدام. وهي وجهة للعديد من الشركات الوطنية والخاصة التي تتخذ من الإمارة مقرًا لها.

Why Invest in Sharjah?

Sharjah is distinguished by the diversity of its economy, its expansive size, and its fertile environment, which fosters the attraction of new projects and sustainable growth. It is a destination for many national and private companies headquartered in the Emirate.

Mission

To be a destination creator not just in Sharjah, but from Sharjah, developing with heritage, guided by vision.

Vision

Region's most inspirational provider of lifestyle experiences inspired by humanity.



رؤيتنا

أن نبكر وجهات استثنائية من قلب الشارقة إلى العالم، حيث يلتقي عبق التراث بالرؤية المستقبلية.

رسالتنا

أن نكون الملهم الأول في المنطقة لتجارب الحياة التي تحتفي بالقيم الإنسانية.



مرحباً بكم في أُلْفَه

مرحباً بكم في الملاذ العصري الذي يكتنفه
سحر الطبيعة.

WELCOME TO OLFAH

Welcome to a modern retreat surrounded
by the beauty of nature.

Embrace life

in a forest-inspired walkable
residential community.

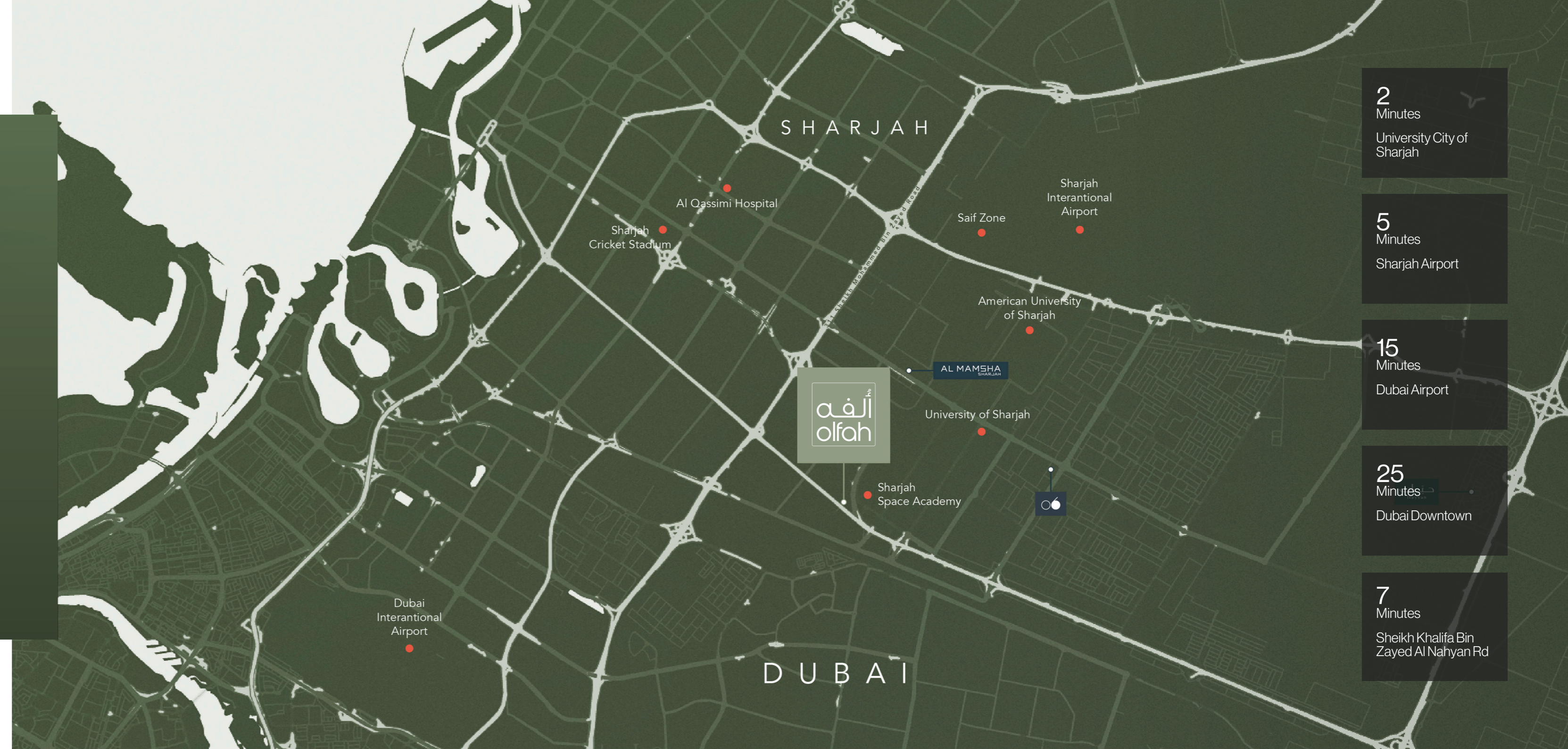
احتضن الحياة

في مجتمع سكني مستوحى من
الطبيعة وقابل للمشى



خريطة الموقع

LOCATION MAP



2
Minutes
University City of
Sharjah

5
Minutes
Sharjah Airport

15
Minutes
Dubai Airport

25
Minutes
Dubai Downtown

7
Minutes
Sheikh Khalifa Bin
Zayed Al Nahyan Rd



موقع مميز

ألفه هو مجتمع سكني راقٍ يتميز بموقعه الاستثنائي بجوار أكاديمية الشارقة لعلوم وتكنولوجيا الفضاء والفلك، مما يضيف مزيجاً فريداً من الراحة وسهولة الوصول في واحدة من أكثر المواقع جذباً وطلباً في إمارة الشارقة.

Prime Location

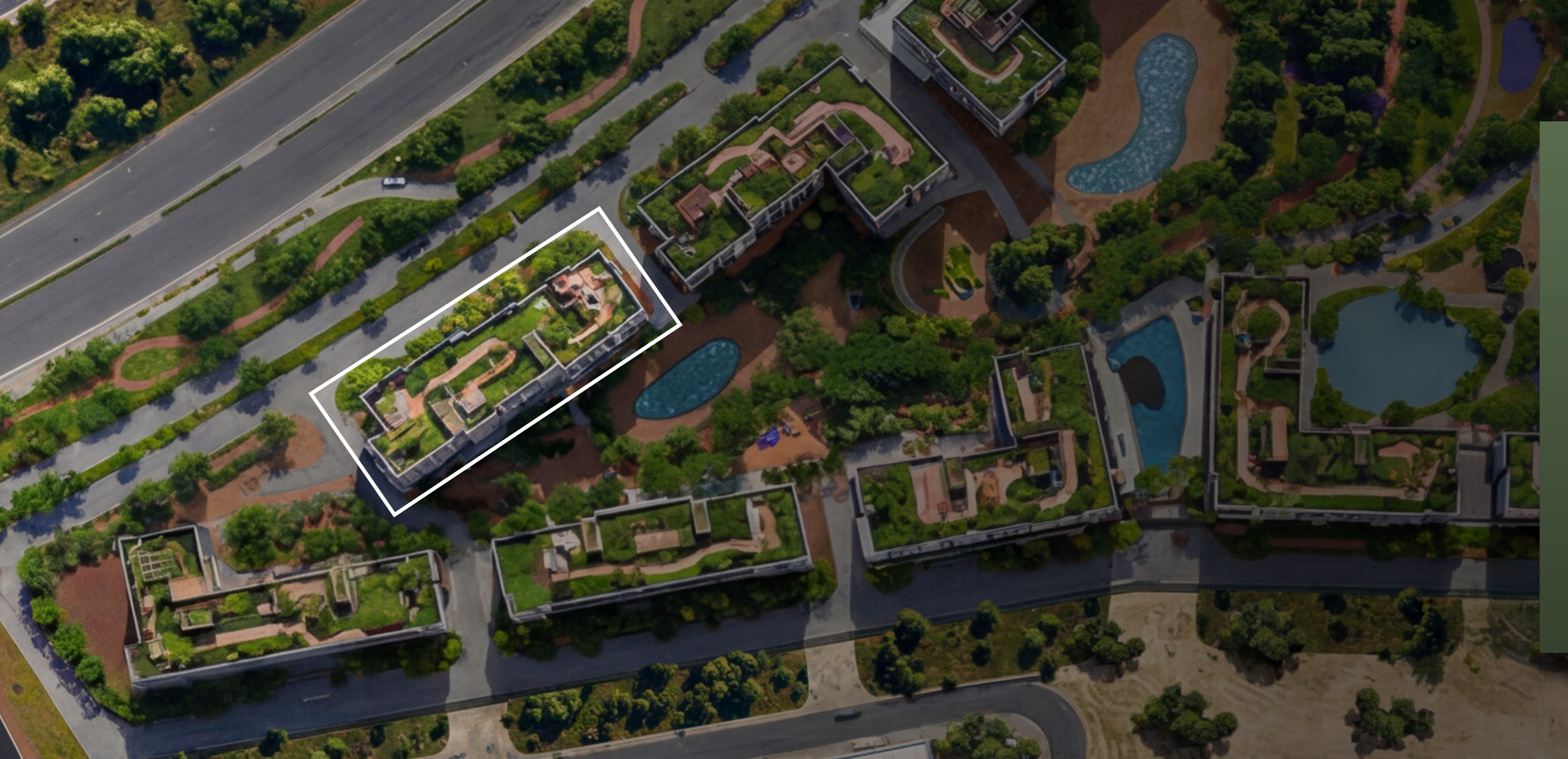
Olfah is a prime residential community located next to Sharjah Academy for Astronomy, Space Sciences and Technology, offering unmatched convenience and connectivity in one of Sharjah's most sought-after areas.

الطبيعة في أجمل صورها
NATURE AT ITS FINEST





المبنى 1
BUILDING 1



المبنى 2

BUILDING 2



المبنى 3

BUILDING 3



المبنى 4
BUILDING 4



المبنى 5
BUILDING 5

Unit Mix

- **1 Bedroom Residences**
71 units | Sizes from 60.11 to 78.32 sqm
- **2 Bedroom Residences**
71 units | Sizes from 129.88 to 150.32 sqm
- **3 Bedroom Residences**
12 units | Size 179.21 sqm

توزيع الوحدات السكنية

- وحدات بغرفة نوم واحدة
71 وحدة المساحات من 60.11 إلى 78.32 متر مربع
- وحدات بغرفتي نوم
71 وحدة المساحات من 129.88 إلى 150.32 متر مربع
- وحدات بثلاث غرف نوم
12 وحدة المساحة 179.21 متر مربع



المزايا الرئيسية
KEY FEATURES





ساحة ألعاب مائية

نوافير رائعة وجذابة تبعث أجواء من الهدوء والراحة.

SPLASH WATER FEATURE

Elegant and lively water displays that establish a serene and visually captivating ambiance.

تلال عشبية

واحة تنبض بالهدوء والجمال الطبيعي مصممة لتكون مكاناً مثالياً لاستمتاع العائلات والأصدقاء والأطفال معاً.

LAWN HILLS

A beautifully designed green space for families, friends, and children to enjoy together.





ممشى عبر الطبيعة الخضراء

طريق مخصص للمشاة، محاط بالأشجار، يوفر بيئة ملائمة للمشى وقضاء وقت ممتع في الهواء الطلق.

WOODLAND WALK

A scenic, tree-filled trail perfect for relaxing walks and enjoying the outdoors.

منطقة الألعاب

مساحة خارجية مخصصة للألعاب الترفيهية
للأطفال.

KIDS PLAY AREA

An outdoor space thoughtfully designed for
children's play and recreational activities.





جدار للتسلق

ميزة لعب ممتعة وآمنة مصممة للأطفال
والعائلات للاستمتاع بالنشاطات الخارجية.

CLIMBING WALL

An exciting and safe play feature designed
for children and families to enjoy outdoor
activities.

حوض سباحة

مساحة هادئة تغمرها أشعة الشمس الذهبية،
مصممة للاسترخاء، والسباحة، وقضاء أوقات ممتعة
بجانب حوض السباحة.

RESORT POOL

A calm, sun-soaked setting designed for unwinding,
leisurely swims, and laid-back poolside moments.





حوض سباحة ترفيهي

مساحة مفعمة بالحياة، مثالية للسباحة اليومية، وممارسة النشاطات المائية، وقضاء أوقات ممتعة مع العائلة والأصدقاء.

RECREATIONAL POOL

An active, social pool environment suited for movement, casual swims, and everyday enjoyment.

مسبح رياضي

يضم المسبح الرياضي مسارات عديدة ذات عمق يلي بفعاليّة جميع احتياجات السباحة والتدريب.

SPORTS POOL

The sports pool features lanes and depth designed for competitive swimming and training purposes.





المدرج

منطقة خارجية مصممة
لاستضافة العروض والفعاليات.

AMPHITHEATRE

An outdoor space designed for
performances and events.

مناطق للشواء الخارجي

مواقع شواء خارجية بين المساحات الخضراء،
تمنح أجواءً رائعة للاستمتاع بالوجبات الشهية مع
العائلة والأصدقاء.

BBQ AREAS

Designated outdoor spaces for grilling and
enjoying delicious meals with family and friends.





الصالة الرياضية الداخلية

تقدم الصالة الرياضية الداخلية مساحة واسعة ومجهزة بالكامل بأحدث الأجهزة والمعدات الرياضية. تحيط بها جدران زجاجية بانورامية توفر إطلالات خلابة على المجتمع النابض بالحياة.

INDOOR GYM

The indoor gym offers a spacious, fully equipped fitness area with state-of-the-art machines and training equipment. Surrounded by panoramic glass walls, it provides stunning views of the vibrant community.

التصميم
الخارجي
EXTERIORS



Embrace Life















التصاميم الداخلية

INTERIORS



Embrace Life

1BR APARTMENT

The one-bedroom residence features an open-plan living area designed to maximize space and natural light, with sleek finishes and modern design that create a warm, contemporary setting. The kitchen offers high-quality countertops, ample storage, and top-tier appliances, seamlessly connected to the living space. The bedroom provides a tranquil retreat with spacious interiors and premium finishes, while the bathroom is appointed with durable materials and refined fixtures. A private balcony extends the living space outdoors, offering panoramic views and a serene setting for relaxation or entertaining.



شقة مكّونة من غرفة نوم واحدة

تتميّز هذه الشقق بمساحة معيشة مفتوحة مصممة لتحقيق أقصى استفادة من المساحة والضوء الطبيعي، مع تشطيبات أنيقة وتصميم عصري يضفي أجواءً دافئة ومعاصرة.

يضم المطبخ أسطفاً عالية الجودة ومساحات تخزين واسعة وأجهزة منزلية متطورة، ويتصل بانسيابية مع مساحة المعيشة. وتوفر غرفة النوم ملاذاً هادئاً مع مساحات رحة وتشطيبات راقية، بينما تم تجهيز الحمام بمواد متينة وتجهيزات فاخرة.

تمتد شرفة خاصة لتوسيع مساحة المعيشة إلى الخارج، مع إطلالات بانورامية وأجواء هادئة للاسترخاء أو قضاء أوقات ممتعة.





2BR APARTMENT

The two-bedroom residence presents a thoughtfully planned layout with expansive living and dining areas designed to enhance comfort and natural light. Contemporary finishes and refined detailing create an elegant and welcoming ambiance throughout. The kitchen is fitted with premium surfaces, generous cabinetry, and high-performance appliances, seamlessly flowing into the main living area.

Both bedrooms offer well-proportioned spaces with sophisticated finishes, while the bathrooms feature quality materials and sleek fixtures. A private balcony expands the home outward, providing open views and a tranquil setting for unwinding or hosting guests.



شقة مكّونة من غرفتي نوم

تتميز هذه الشقة بتصميم مدروس بعناية يضم مساحات معيشة وطعام رحة تعزز الإحساس بالراحة وتسمح بتدفق الضوء الطبيعي بسلاسة. وتضفي التشطيبات المعاصرة والتفاصيل الراقية أجواءً أنيقة ودافئة في جميع أنحاء المنزل. كما تم تجهيز المطبخ بأسطح فاخرة وخزائن واسعة وأجهزة عالية الأداء، ليتكامل بانسيابية مع المساحة الرئيسية للمعيشة.

توفر غرفتا النوم مساحات متوازنة بتشطيبات راقية تمنح إحساسًا بالخصوصية والهدوء، بينما تتميز الحمامات بمواد عالية الجودة وتجهيزات عصرية أنيقة. وتمتد شرفة خاصة لتفتح المجال أمام إطلالات رحة وأجواء هادئة مثالية للاسترخاء أو استقبال الضيوف.





3BR APARTMENT

The three-bedroom residence is designed to deliver elevated family living, offering expansive interiors that balance openness with privacy. Generous living and dining areas are thoughtfully arranged to enhance natural light and create an atmosphere of understated sophistication. Contemporary finishes, refined textures, and carefully curated details define the overall aesthetic.

The kitchen is crafted for both style and performance, featuring premium surfaces, abundant storage, and high-end appliances seamlessly integrated into the living environment. The bedrooms provide serene sanctuaries with spacious proportions and elegant finishes, while the bathrooms are styled with superior materials and sleek, modern fittings. A private balcony further enhances the home, presenting wide-open views and an inviting outdoor extension ideal for relaxation or entertaining.



شقة مكّونة من ثلاث غرف نوم

تجسّد هذه الشقة مفهوم الحياة العائلية الراقية، حيث توفر مساحات داخلية واسعة تجمع بين الانفتاح والخصوصية بتناغم متقن. تم توزيع مناطق المعيشة والطعام بعناية لتعزيز تدفق الضوء الطبيعي وخلق أجواء من الرقي الهادئ والأناقة المعاصرة، مع تفاصيل مدروسة وتشطيبات فاخرة تعكس جودة التصميم.

صُمّم المطبخ ليجمع بين الأداء العملي والطابع الأنيق، إذ يضم أسطفاً فاخرة، وخزائن واسعة، وأجهزة عالية المستوى تتكامل بانسيابية مع المساحة الرئيسية. وتوفر غرف النوم ملاذات هادئة بمساحات رحبة وتشطيبات راقية، فيما تتميز الحمامات بمواد عالية الجودة وتجهيزات عصرية أنيقة. كما تمتد شرفة خاصة لتمنح إطلالات مفتوحة ومساحة خارجية مثالية للاسترخاء أو استقبال الضيوف.











مخططات الطوابق

FLOOR PLANS

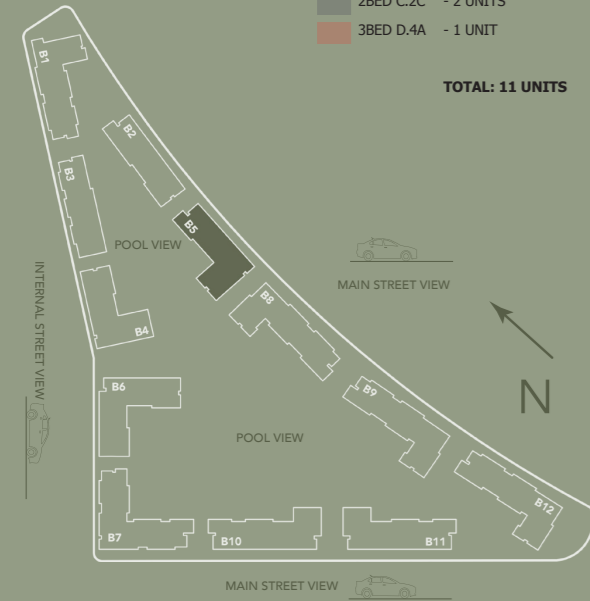


Embrace Life

LEGEND

- 1BED B.1A - 2 UNIT
- 1BED B.1D - 1 UNIT
- 1BED B.2A - 1 UNIT
- 1BED B.7 - 1 UNIT
- 2BED C.1 - 1 UNIT
- 2BED C.2A - 2 UNITS
- 2BED C.2C - 2 UNITS
- 3BED D.4A - 1 UNIT

TOTAL: 11 UNITS



NOTE

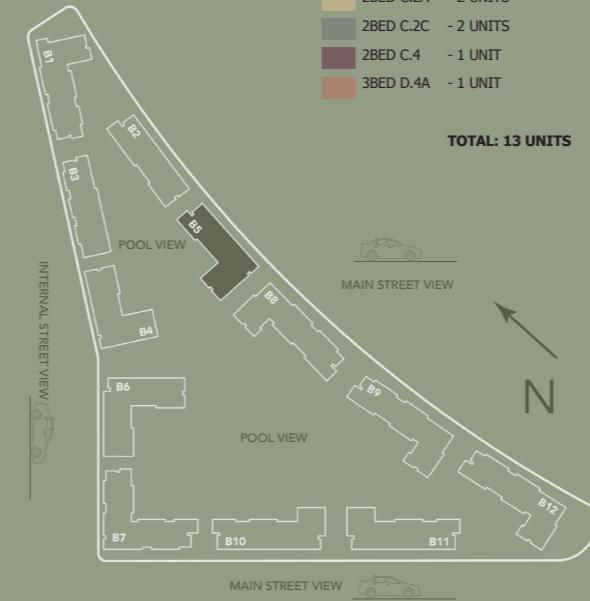
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5. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



LEGEND

- 1BED B.1 - 1 UNIT
- 1BED B.1A - 2 UNIT
- 1BED B.1D - 1 UNIT
- 1BED B.2A - 1 UNIT
- 1BED B.7 - 1 UNIT
- 2BED C.1 - 1 UNIT
- 2BED C.2A - 2 UNITS
- 2BED C.2C - 2 UNITS
- 2BED C.4 - 1 UNIT
- 3BED D.4A - 1 UNIT

TOTAL: 13 UNITS



NOTE

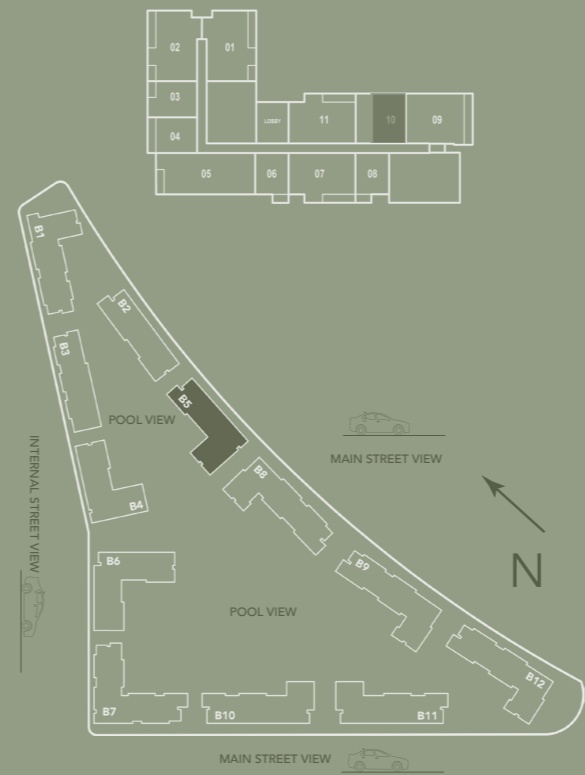
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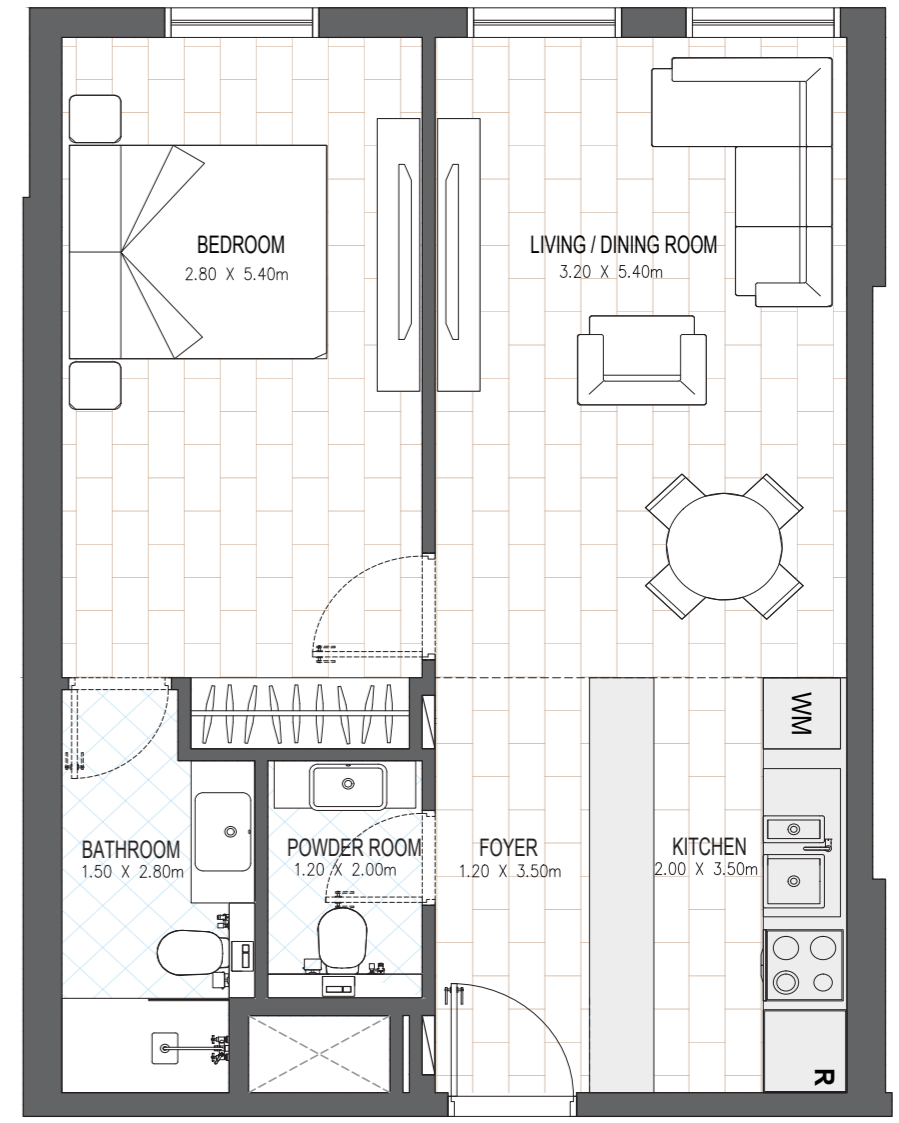
شقة بغرفة نوم 1BR APARTMENT

الفه
olfah

OLFAH 5	
1 BEDROOM	B.7
GROUND LEVEL	UNIT 10
TOTAL NET AREA: 57.41sq. m. 617.96 sq. ft.	
GROSS AREA: 73.33 sq. m. 789.36sq. ft.	



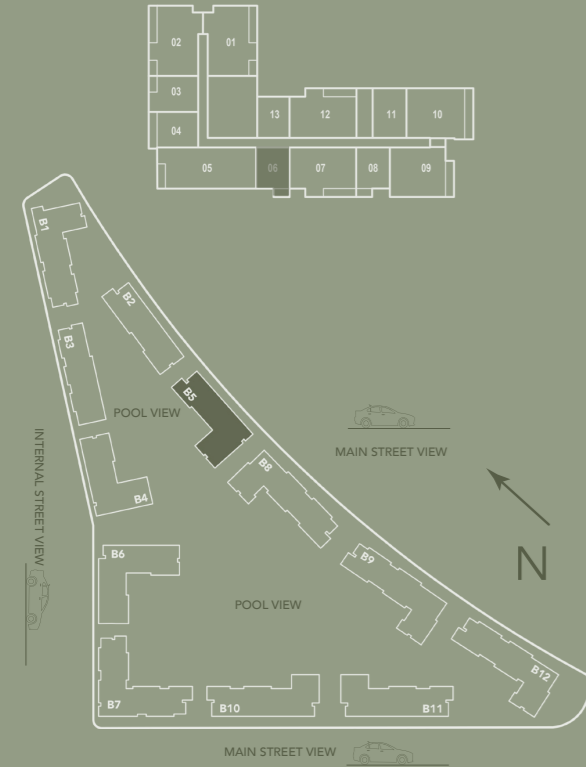
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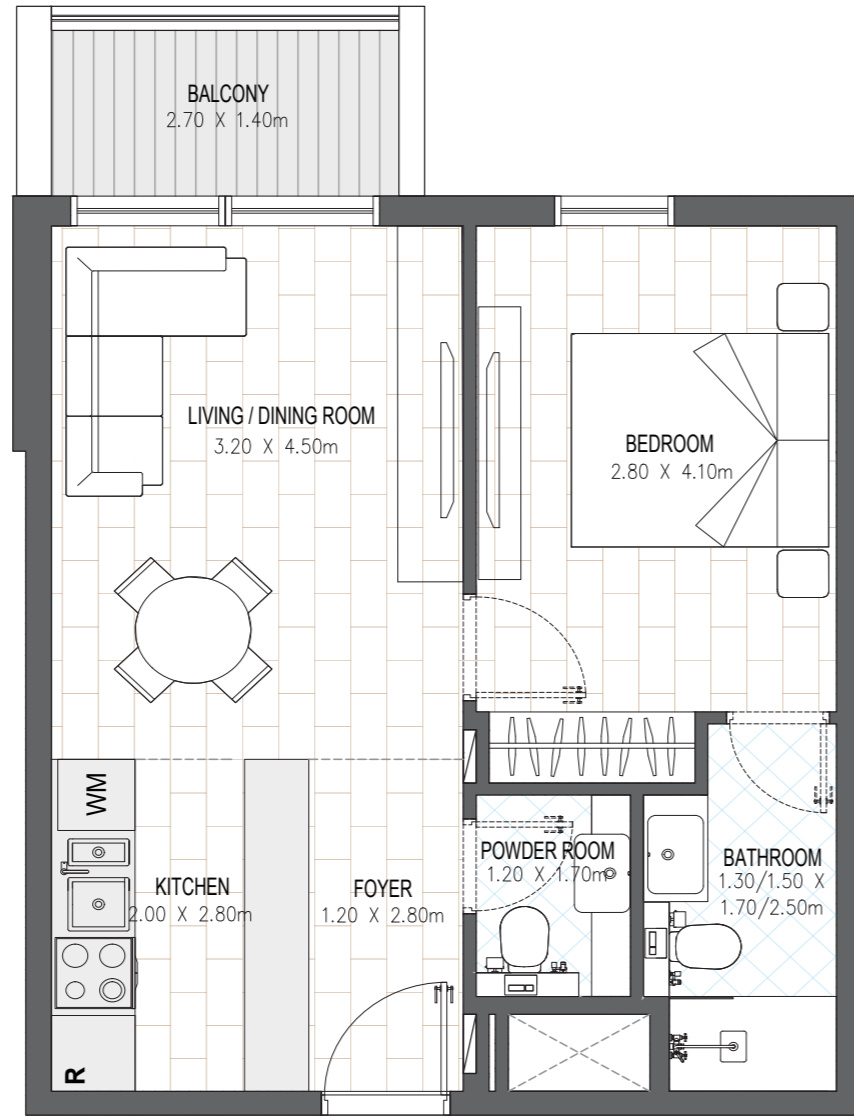
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OLFAH 5

1 BEDROOM	B.1A (MIRROR)
GROUND LEVEL -LEVEL 11	UNIT 06
TOTAL NET AREA: 51.81 sq. m. 557.68 sq. ft.	
GROSS AREA: 66.18 sq. m. 712.36 sq. ft.	



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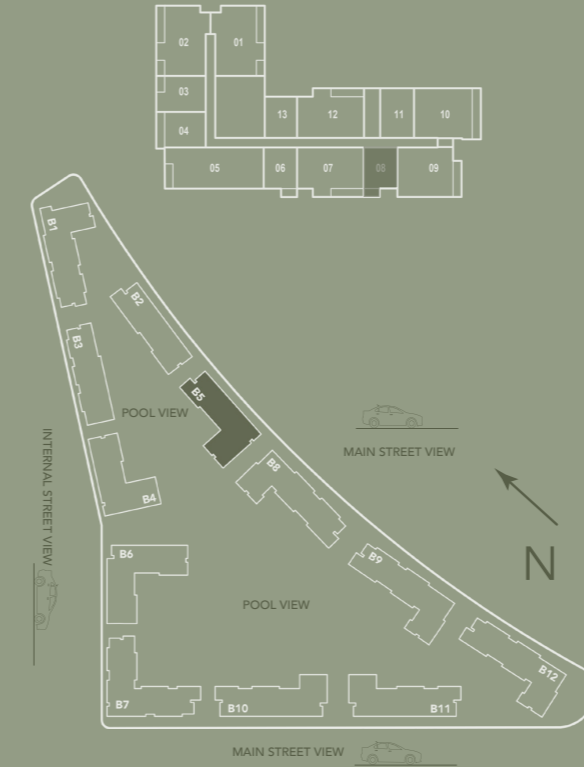


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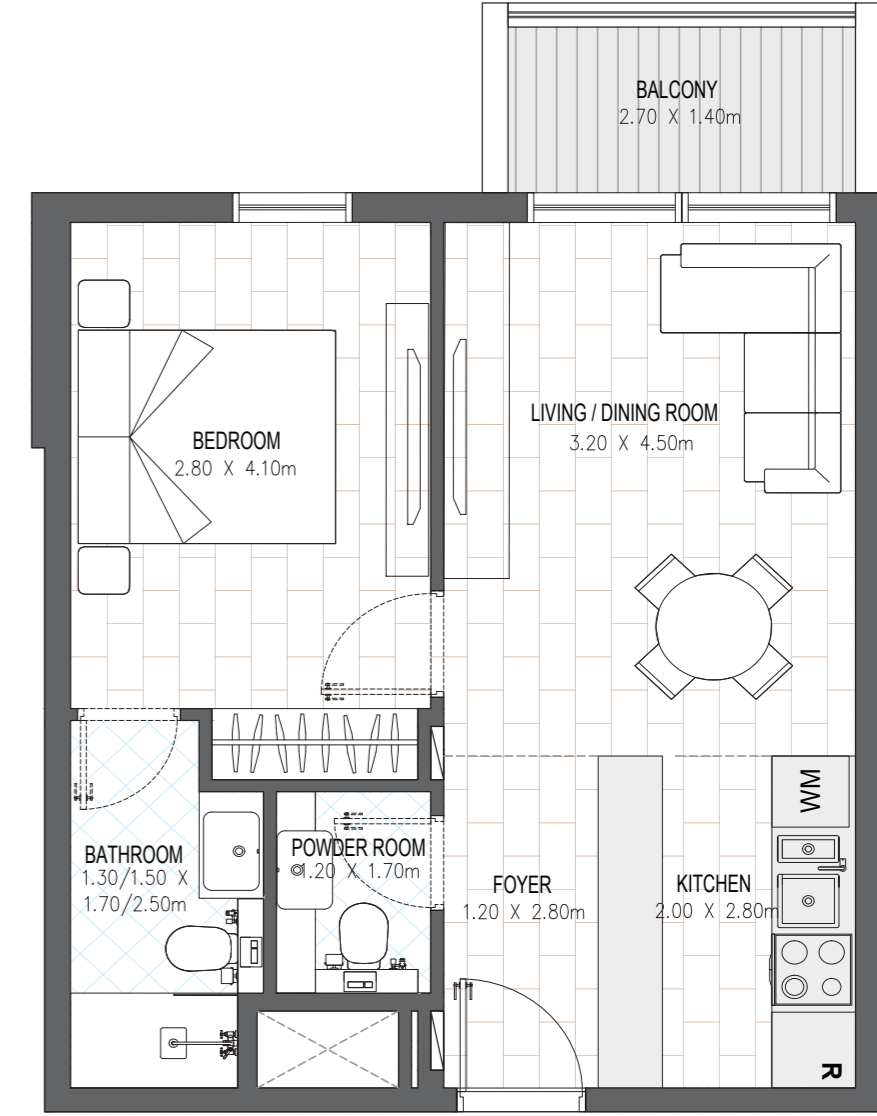
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OLFAH 5

1 BEDROOM	B.1A
GROUND LEVEL -LEVEL 11	UNIT 08
TOTAL NET AREA: 51.81 sq. m. 557.68 sq. ft.	
GROSS AREA: 66.18 sq. m. 712.36 sq. ft.	



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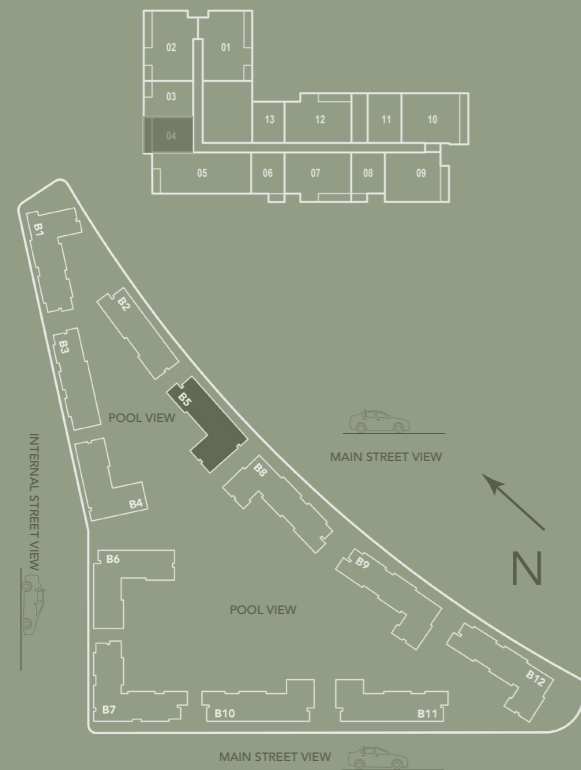


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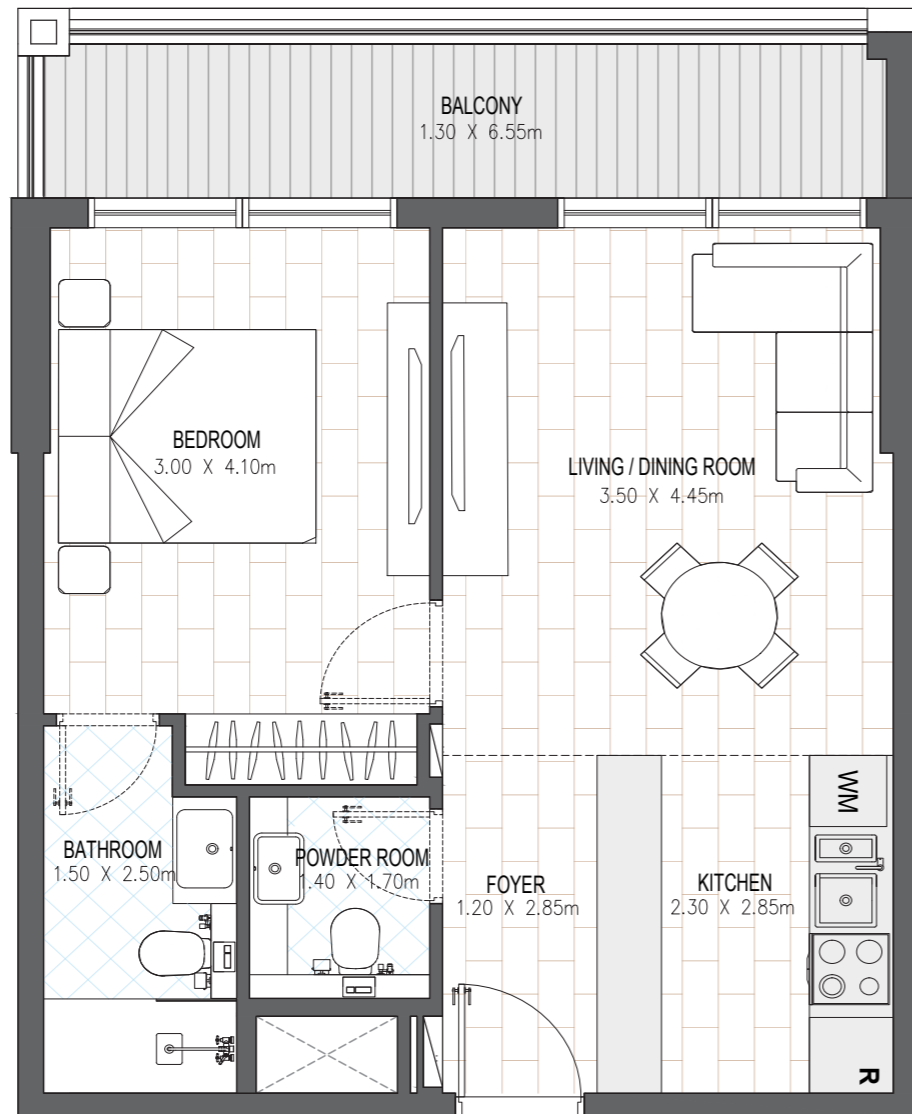
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OLFAH 5

1 BEDROOM	B.1D
GROUND LEVEL -LEVEL 11	UNIT 04
TOTAL NET AREA: 61.29 sq. m. 659.72 sq. ft.	
GROSS AREA: 78.29 sq. m. 842.71 sq. ft.	



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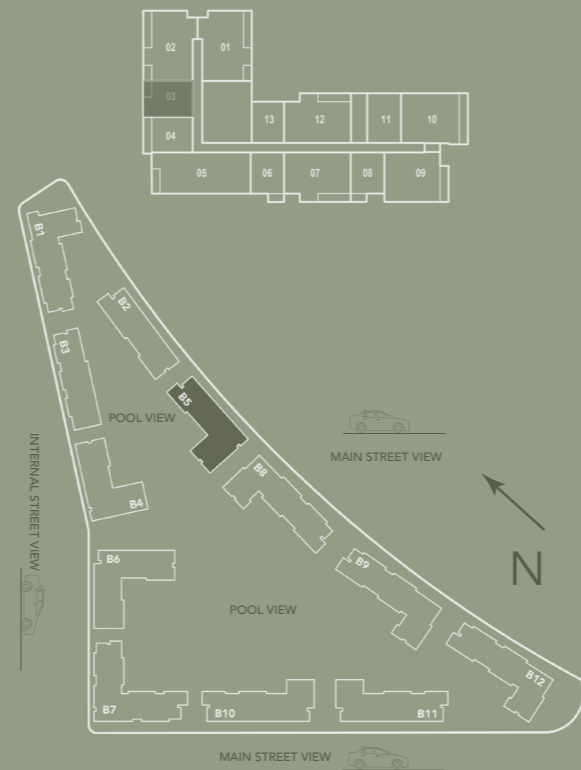


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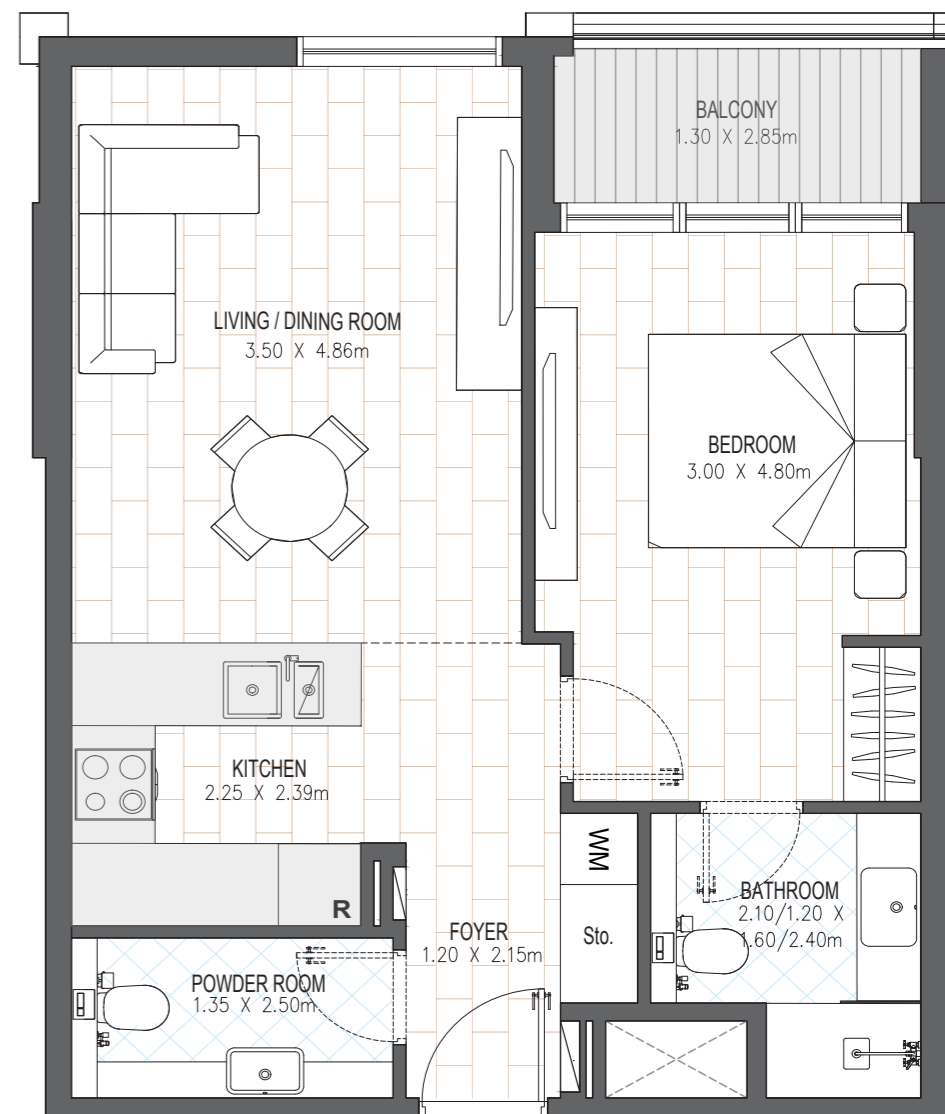
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OLFAH 5

1 BEDROOM	B.2A
GROUND LEVEL -LEVEL 11	UNIT 03
TOTAL NET AREA: 60.44 sq. m. 650.57 sq. ft.	
GROSS AREA: 77.20 sq. m. 831.02 sq. ft.	



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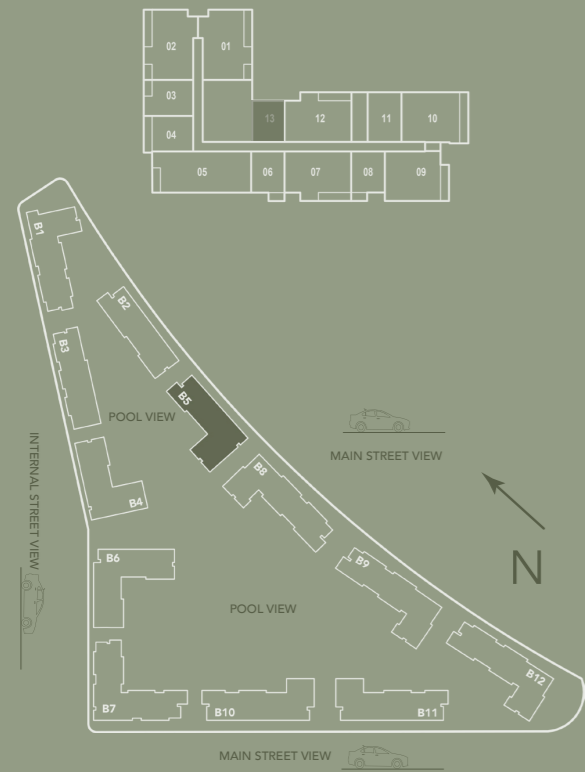


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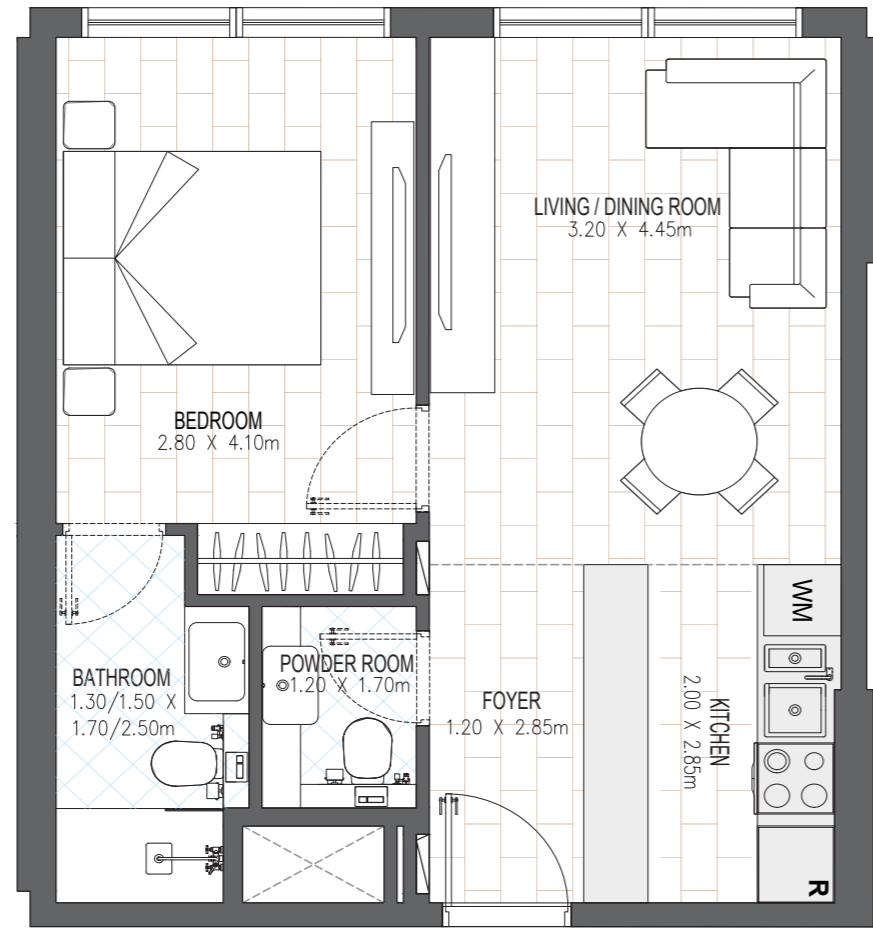
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OLFAH 5

1 BEDROOM	B.1
LEVEL 01-11	UNIT 13
TOTAL NET AREA: 47.08 sq. m. 506.76 sq. ft.	
GROSS AREA: 60.14 sq. m. 647.33 sq. ft.	



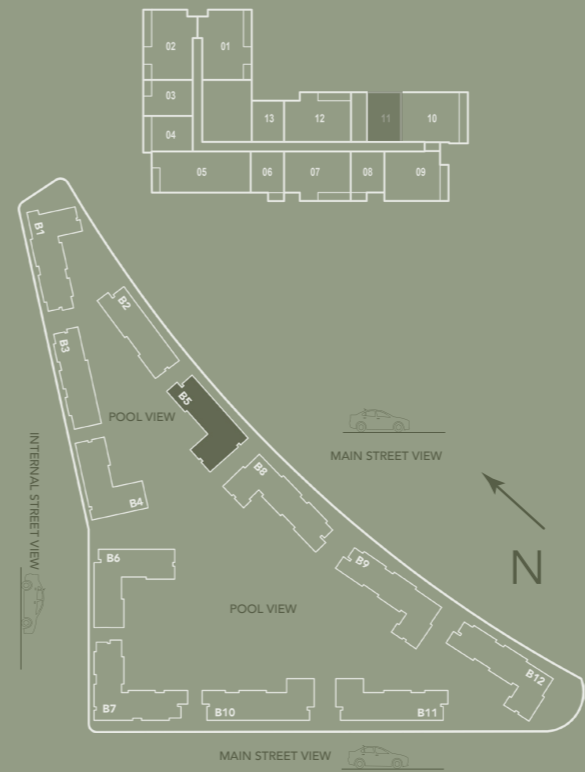
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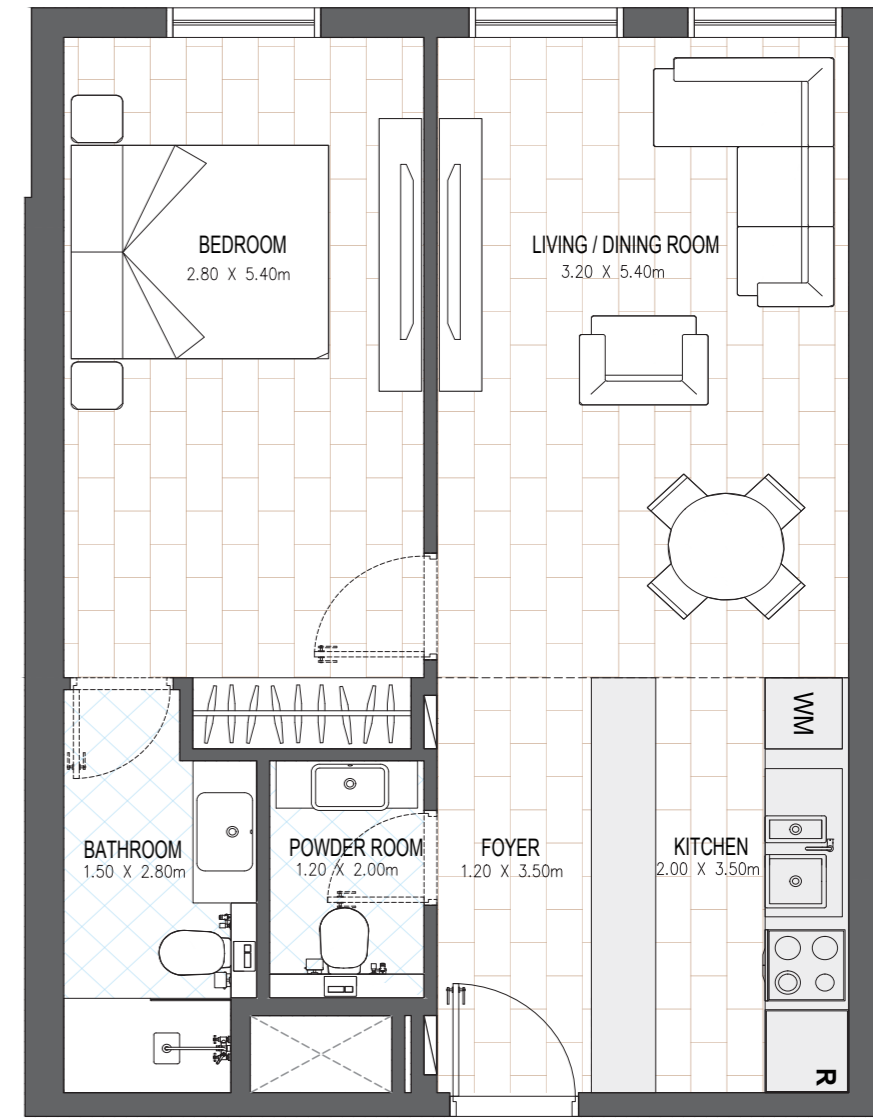
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OLFAH 5

1 BEDROOM	B.7
LEVEL 01-11	UNIT 11
TOTAL NET AREA: 57.41sq. m. 617.96 sq. ft.	
GROSS AREA: 73.33 sq. m. 789.36sq. ft.	



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2BR APARTMENT

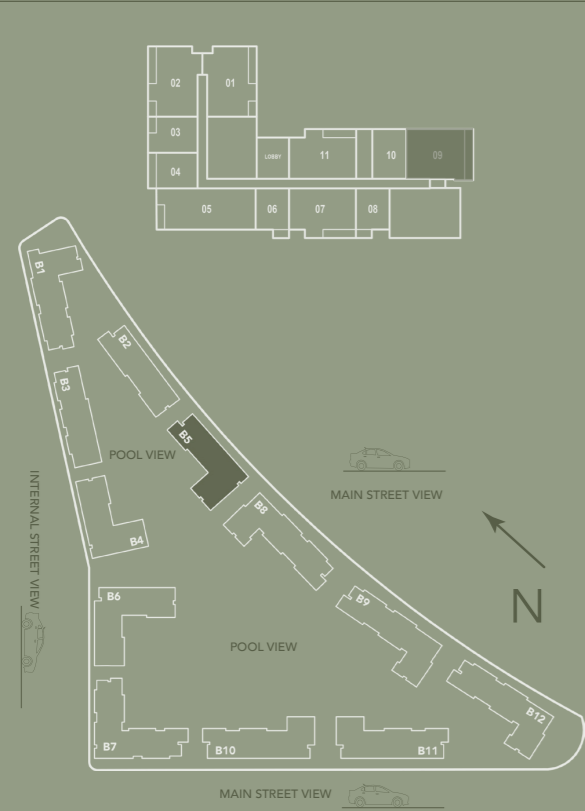


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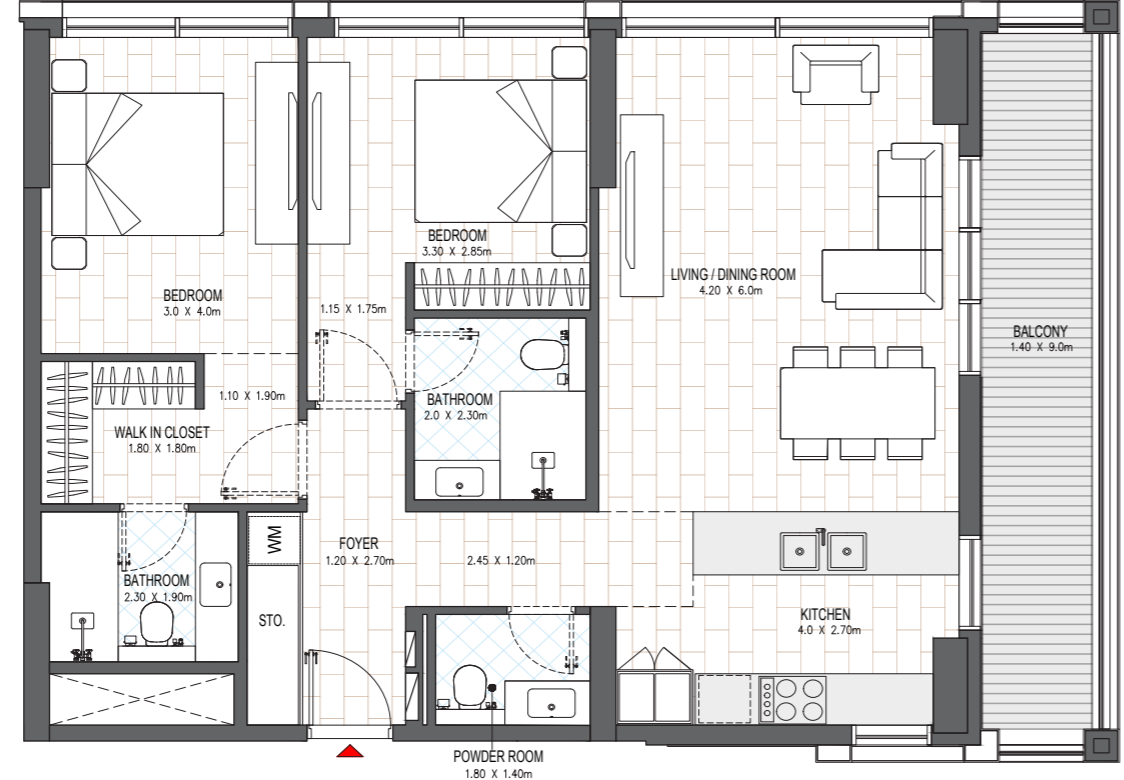
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2 BEDROOM	C.1
GROUND LEVEL	UNIT 09
TOTAL NET AREA: 110.26 sq. m. 1186.83 sq. ft.	
GROSS AREA: 140.84 sq. m. 1516.02 sq. ft.	



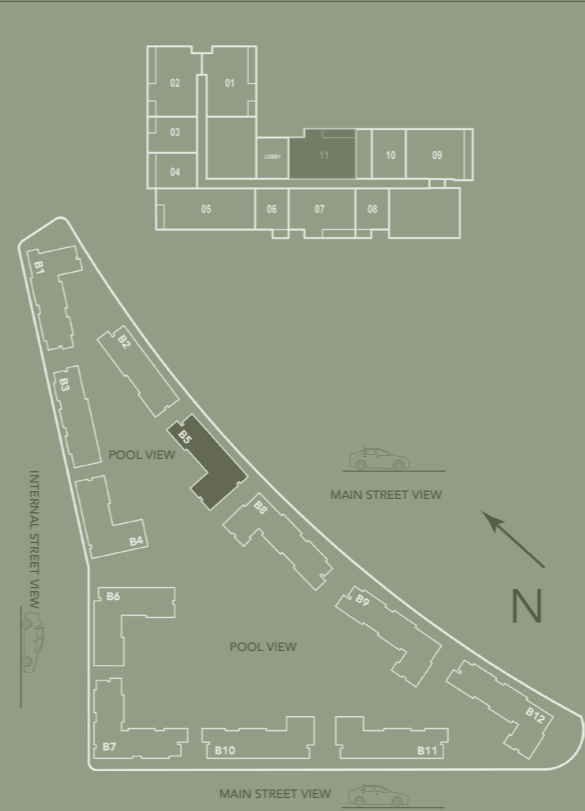
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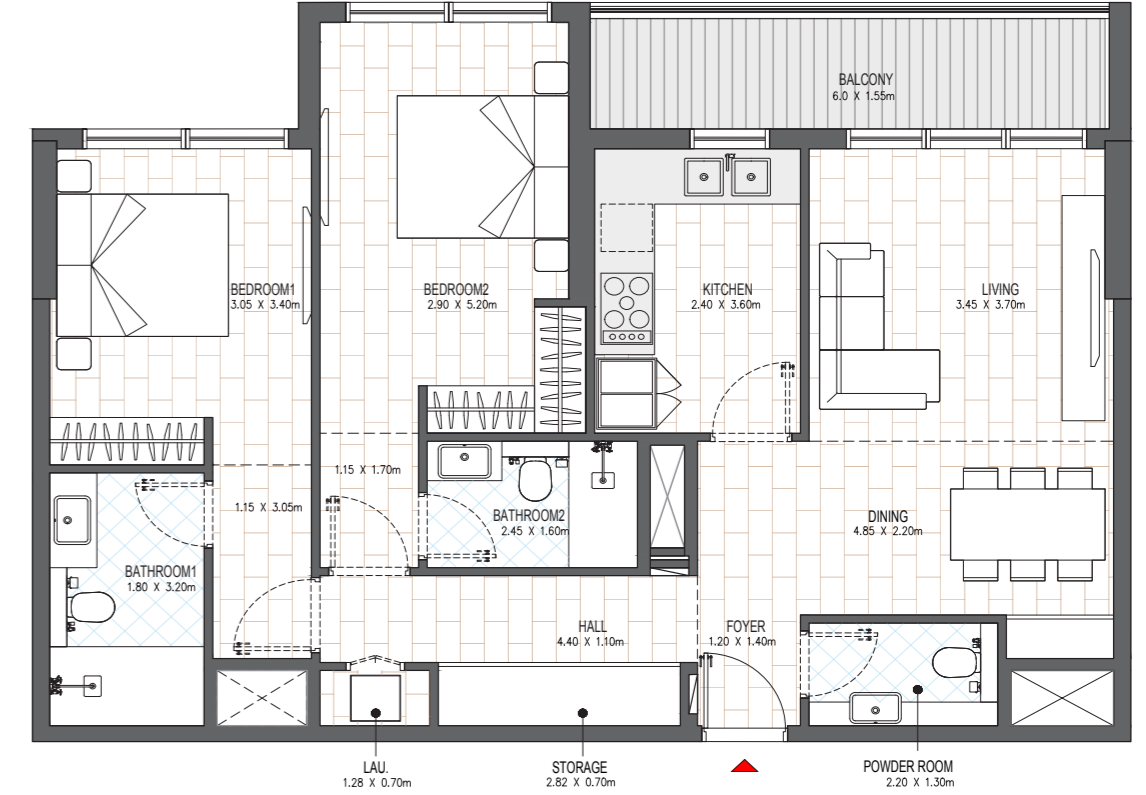
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2 BEDROOM	C.2C
GROUND LEVEL	UNIT 11
TOTAL NET AREA: 109.11 sq. m. 1174.45 sq. ft.	
GROSS AREA: 139.37 sq. m. 1500.21 sq. ft.	



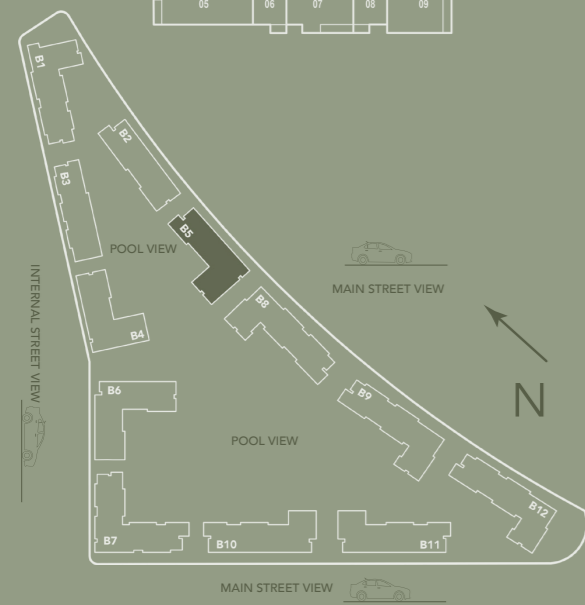
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2 BEDROOM	C.2A (MIRROR)
GROUND LEVEL -LEVEL 11	UNIT 02
TOTAL NET AREA: 117.65 sq. m. 1266.37 sq. ft.	
GROSS AREA: 150.28 sq. m. 1617.63 sq. ft.	



NOTE

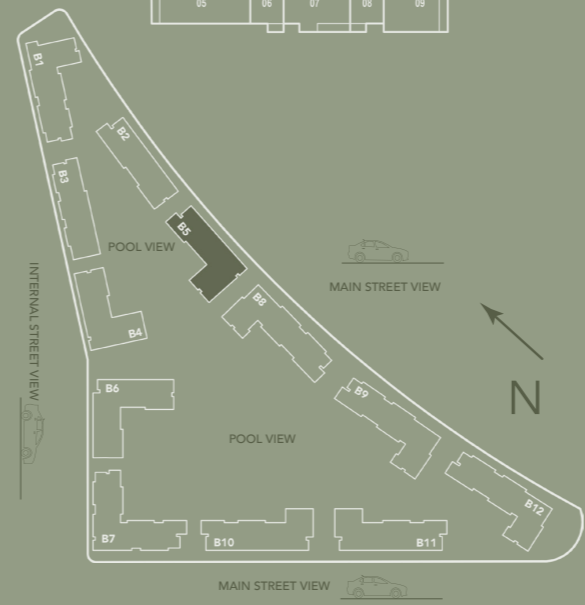
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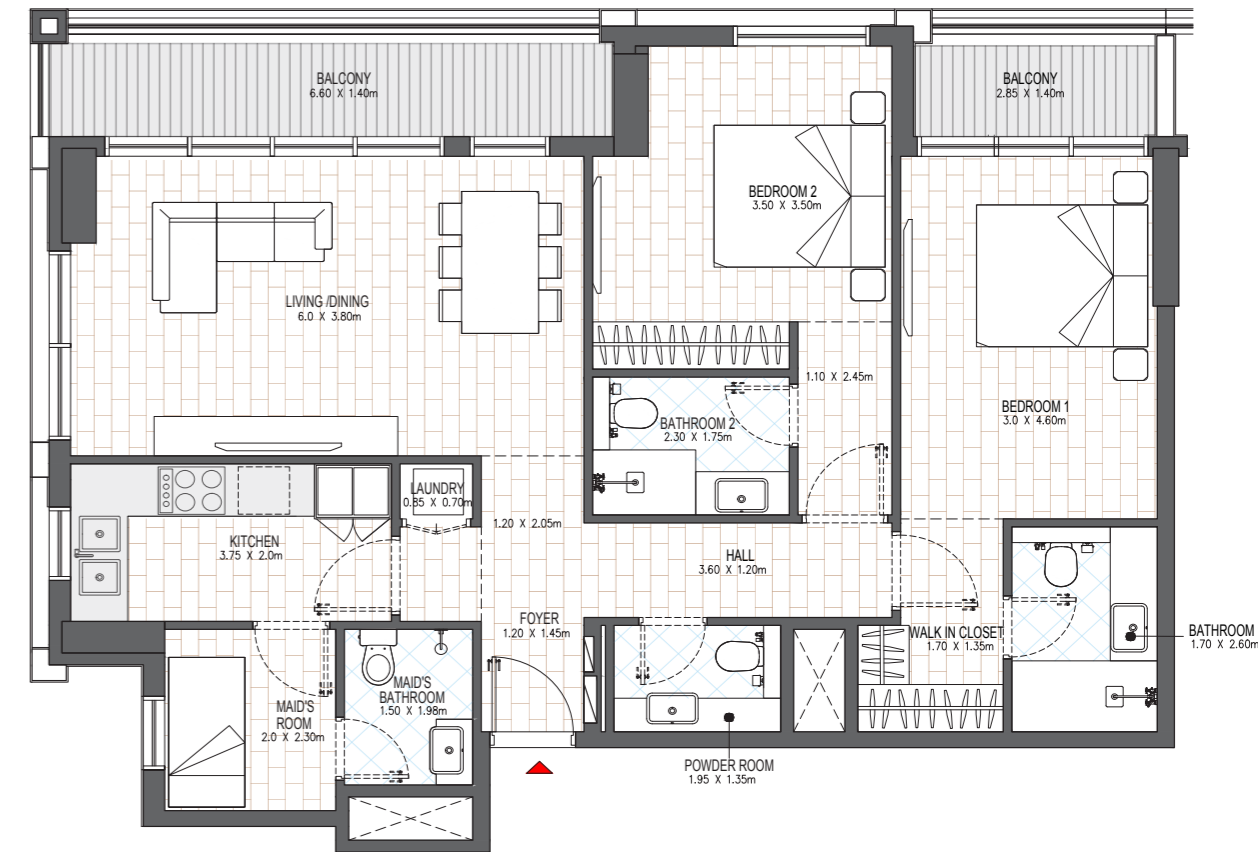
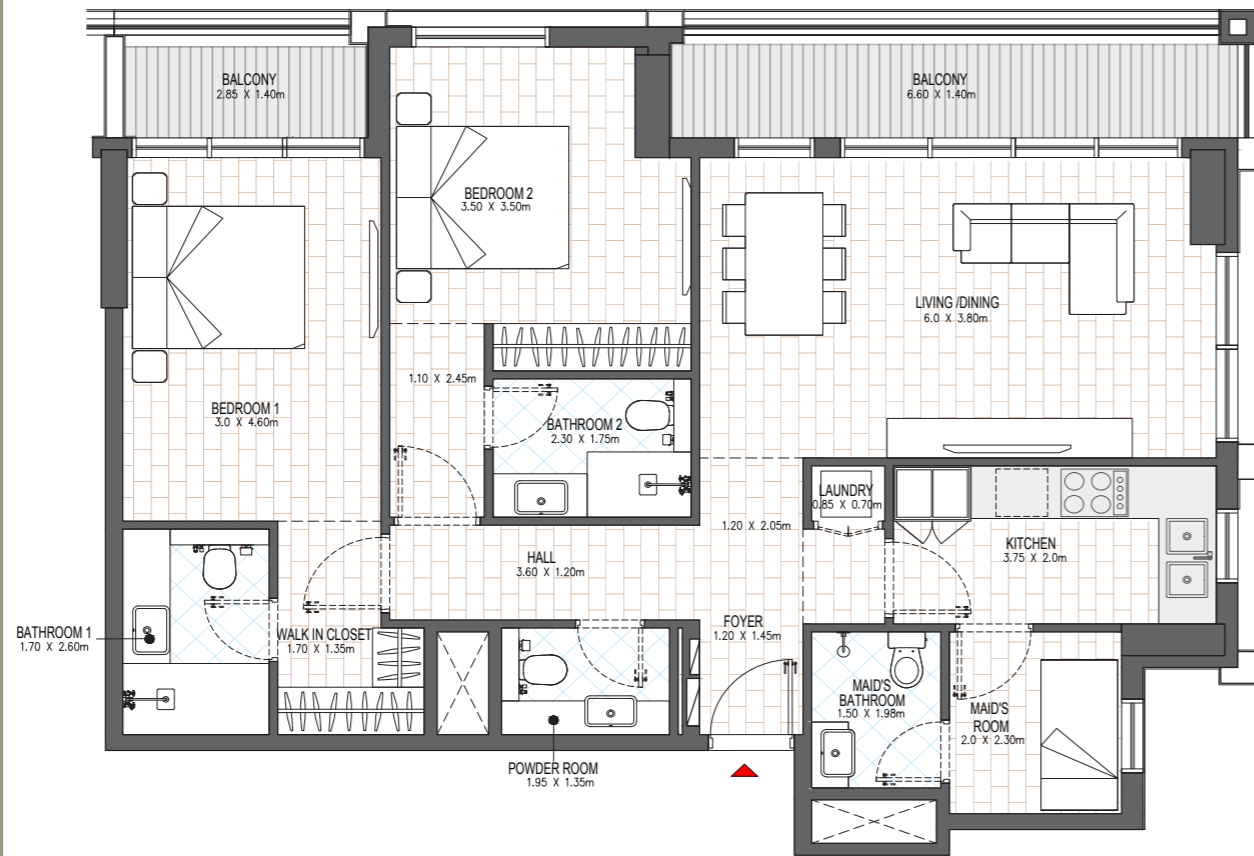
OLFAH 5

2 BEDROOM	C.2A
GROUND LEVEL -LEVEL 11	UNIT 01
TOTAL NET AREA: 117.65 sq. m. 1266.37 sq. ft.	
GROSS AREA: 150.28 sq. m. 1617.63 sq. ft.	



NOTE

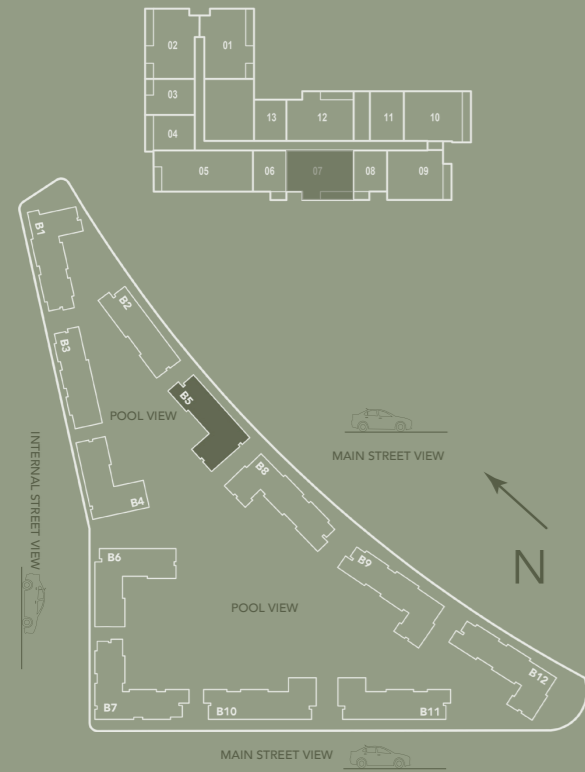
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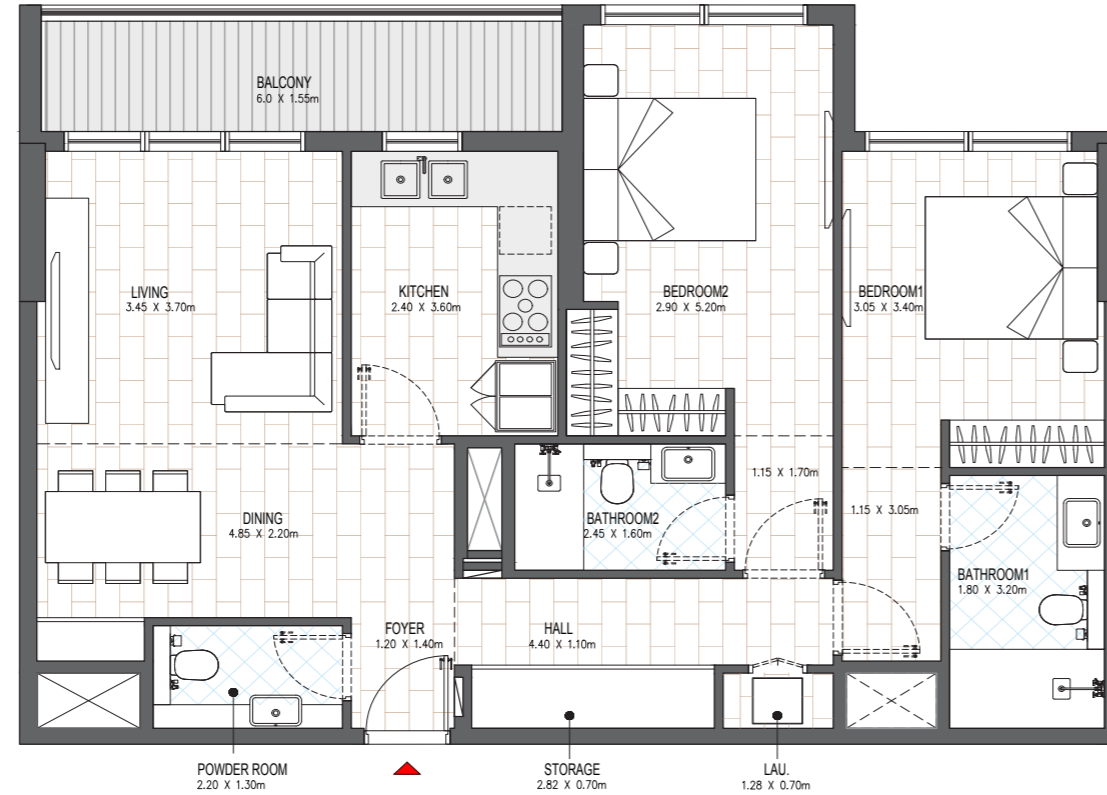
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2 BEDROOM	C.2C (MIRROR)
GROUND LEVEL -LEVEL 11	UNIT 07
TOTAL NET AREA: 109.11 sq. m. 1174.45 sq. ft.	
GROSS AREA: 139.37 sq. m. 1500.21 sq. ft.	



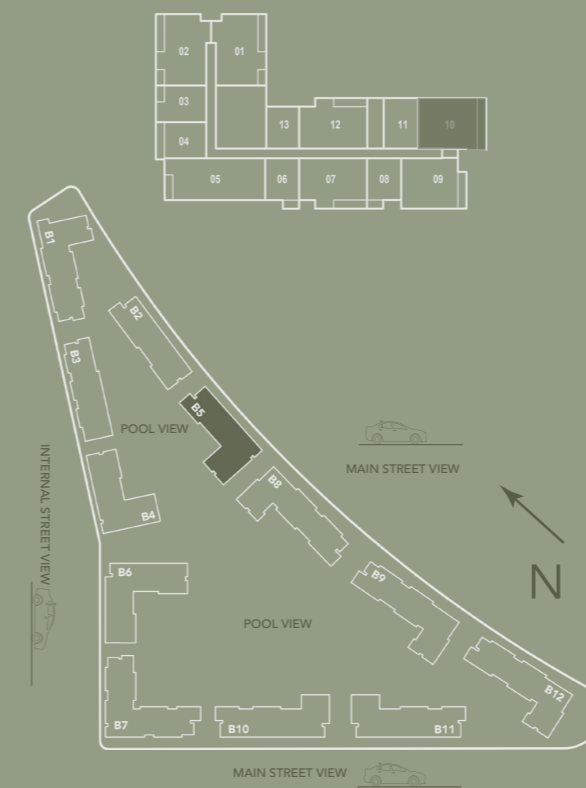
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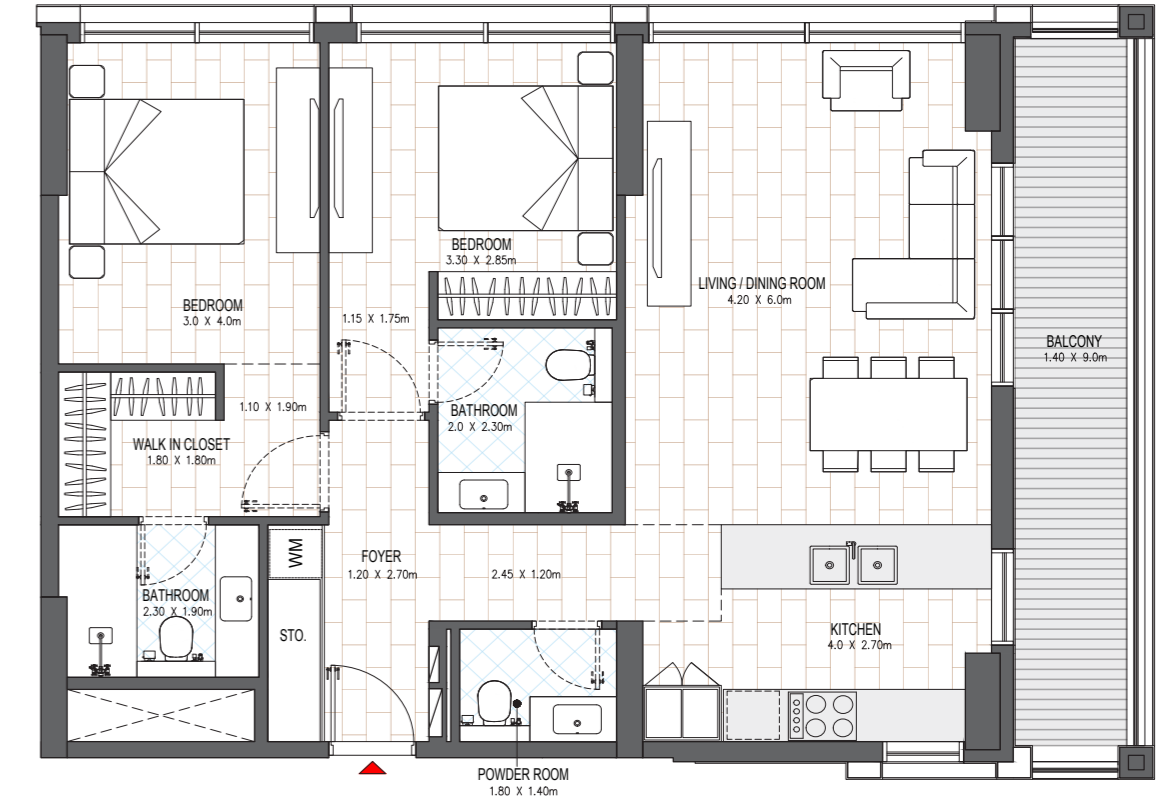
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2 BEDROOM	C.1
LEVEL 01-11	UNIT 10
TOTAL NET AREA: 110.26 sq. m. 1186.83 sq. ft.	
GROSS AREA: 140.84 sq. m. 1516.02 sq. ft.	



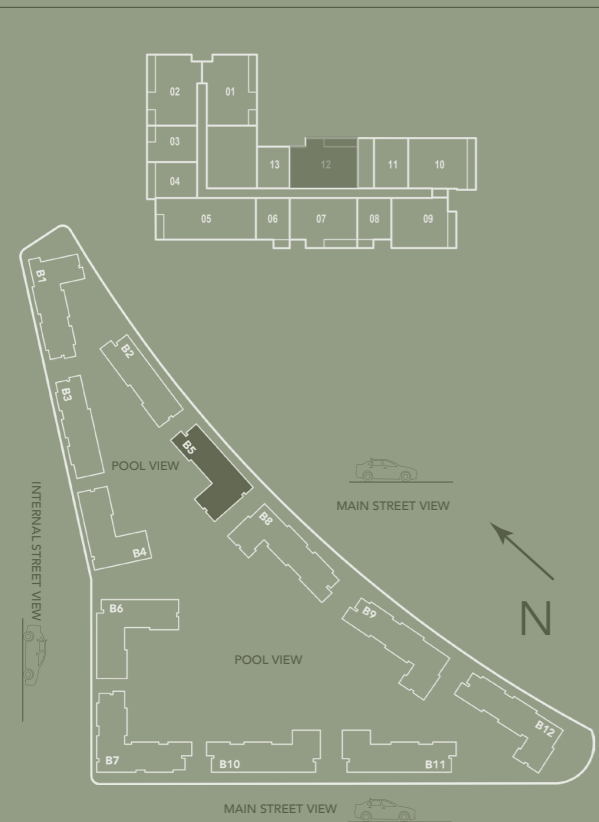
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2 BEDROOM	C.2C
LEVEL 01-11	UNIT 12
TOTAL NET AREA: 109.11 sq. m. 1174.45 sq. ft.	
GROSS AREA: 139.37 sq. m. 1500.21 sq. ft.	



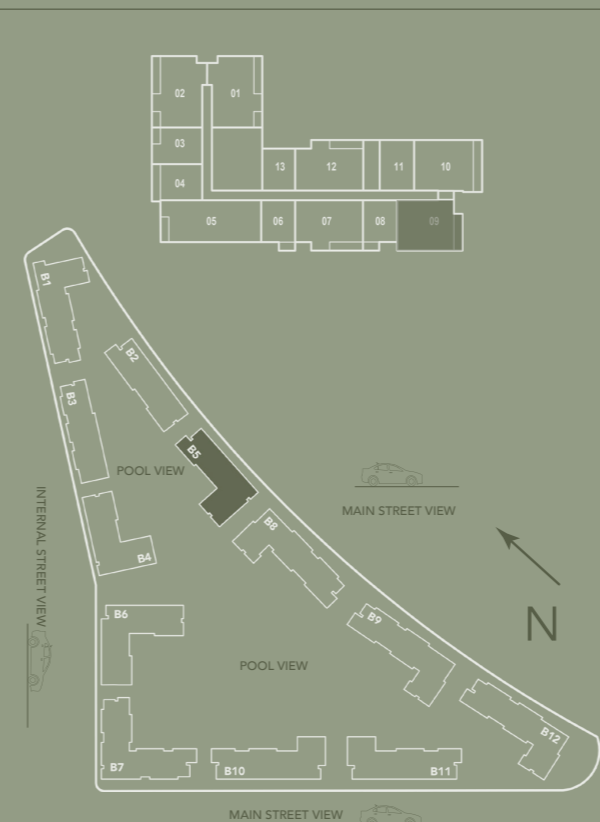
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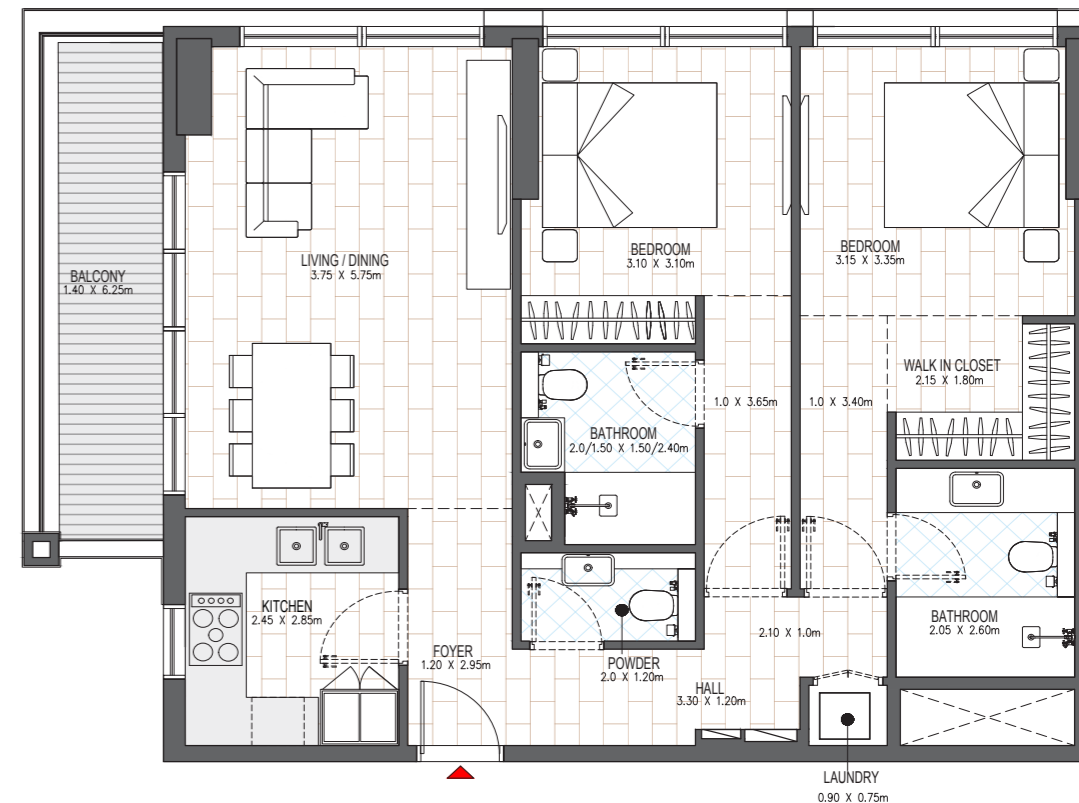
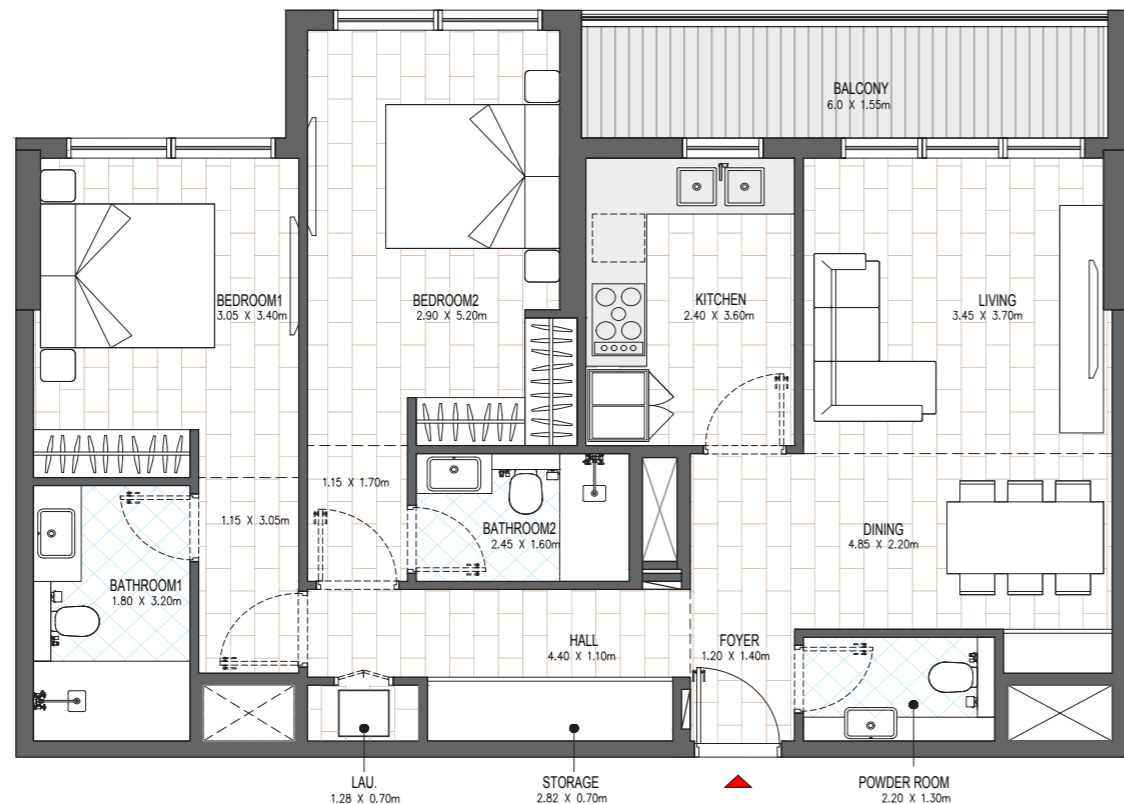
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2 BEDROOM	C.4
LEVEL 01-11	UNIT 09
TOTAL NET AREA: 101.67 sq. m. 1094.37 sq. ft.	
GROSS AREA: 129.87 sq. m. 1397.92 sq. ft.	



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شقة بثلاث غرف نوم

3BR APARTMENT

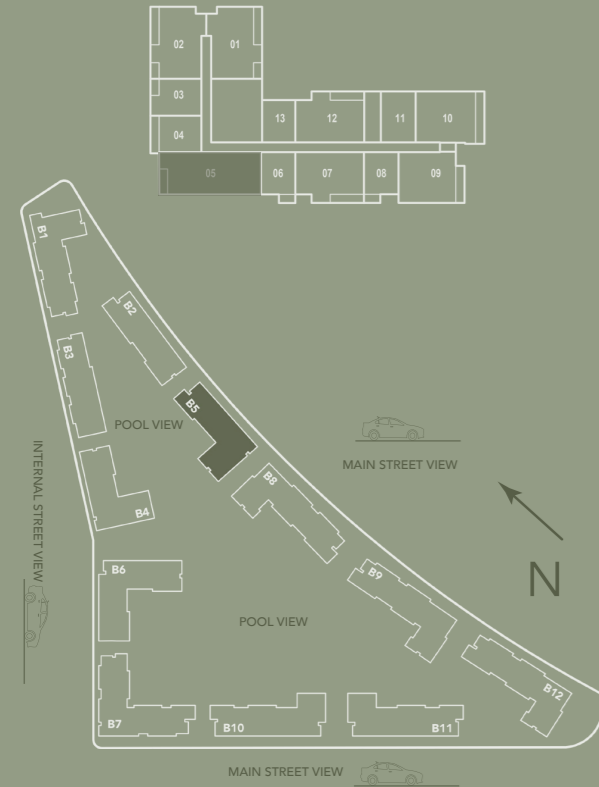


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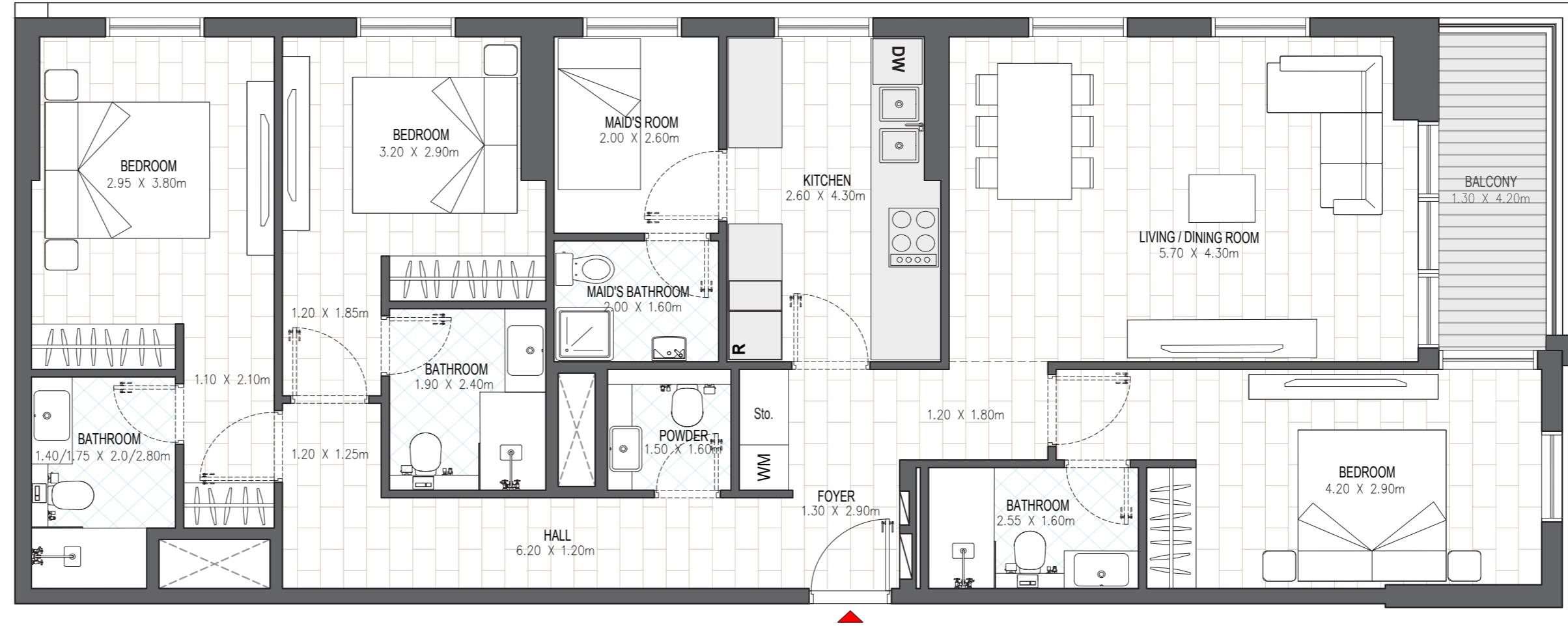
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3 BEDROOM	D.4A
GROUND LEVEL -LEVEL 11	UNIT 05
TOTAL NET AREA: 140.28 sq. m. 1509.96 sq. ft.	
GROSS AREA: 179.19 sq. m. 1928.79 sq. ft.	



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