

SUKOON
BY SANZEN

DIGITAL BROCHURE

Designed for how life actually feels.

Most developments are built to impress at first glance. Sukoon is designed to be lived in. every space, every threshold, every view has been considered not for spectacle, but for the daily experience of calm, privacy, and genuine comfort. This is architecture with intention. a home that works with you, not against you.

Refined essentials.

A landmark of quiet architecture, sukoon does not compete for attention. It commands it through restraint. here, the balance of glass, stone, light, and shade is not simply aesthetic, but foundational to the feeling of peace.

Every facade is shaped to welcome natural light as a living material: shifting through the day, softening at dusk, never harsh, always present.



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Location



Click to view 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 sold 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 flexible 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



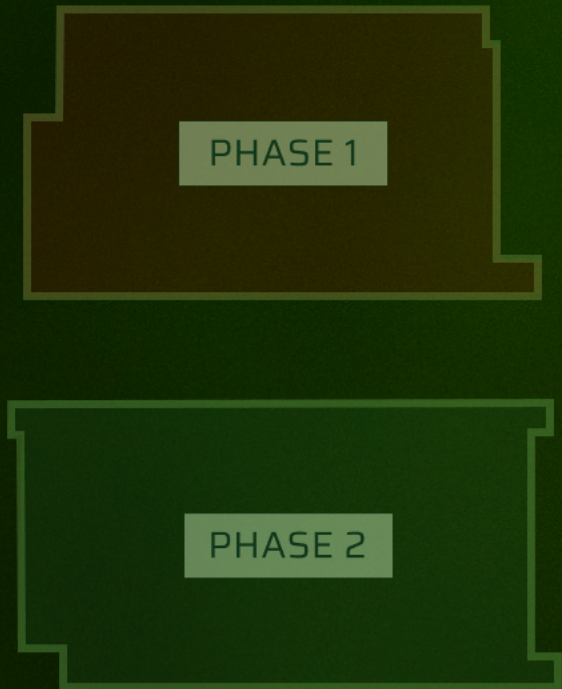
Tourism



Highly regulated



Safe Haven



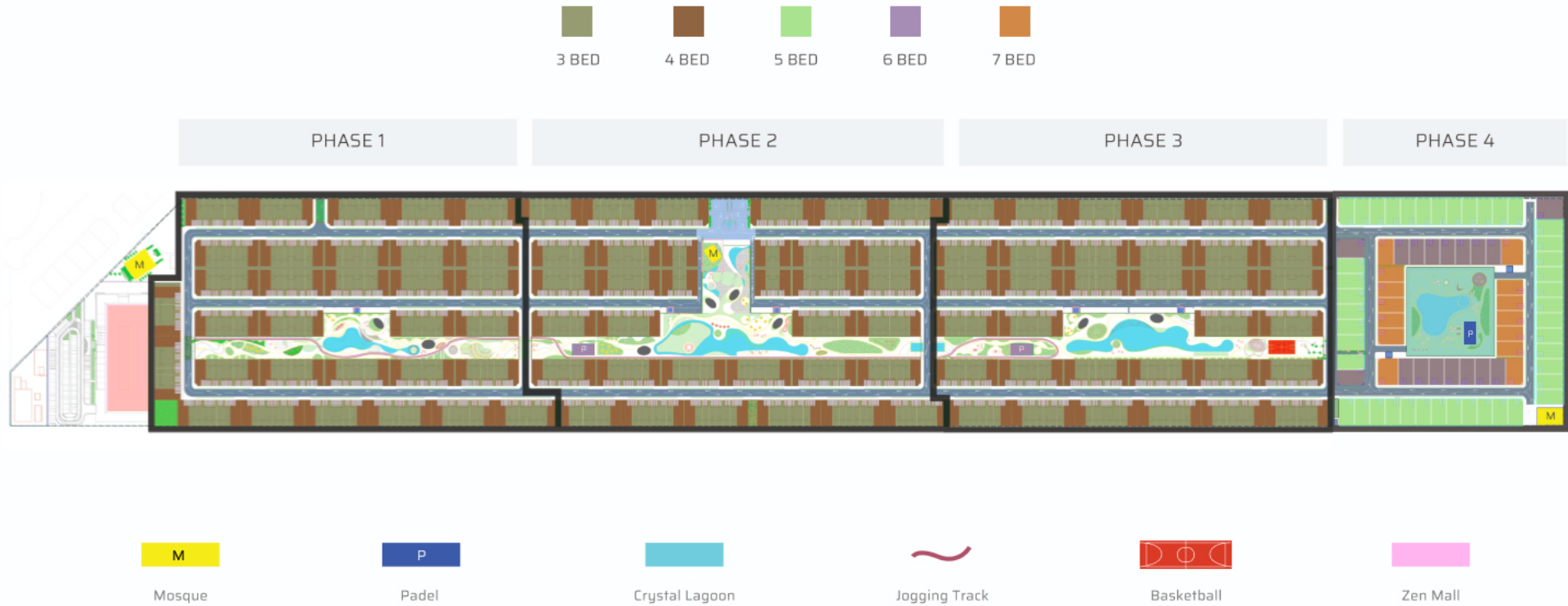


Sukoon masterplan overview

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.



A peaceful sanctuary,
born from desire to life



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Where water meets intention.


At Sukoon, the relationship between landscape and water is not decorative. It is sensory. Flowing pathways, still pools, and shade-filtered light come together to create an environment that actively restores calm. Step outside and feel the shift.





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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 Pod


 Cryo/Ice Pod

 Sound Therapy Pod

 Yoga Pod (Small Group)

 Silent Work Pod

 Art / Creativity Pod

 Night Sky Pod

 Couple Pod



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

A landscape of intention.

Every element is placed with purpose, from the alignment of shade trees along the walking paths to the positioning of water features that soften the atmosphere throughout the community. Sukoon's landscape is not a backdrop. It is a primary design material, shaped with the same care as the architecture itself.



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Timeless form, refined simplicity

Defined by clean lines and balanced proportions, Sukoon's architecture embraces clarity and calm. Every facade is thoughtfully crafted to maximize natural light, creating a seamless connection between structure and serenity.



Commanding presence, quiet luxury.

Sukoon's interiors are defined by sculpted precision, warm restraint, and a sense of calm that never feels overdesigned. Natural light moves through each space with ease, creating homes that feel more generous, more composed, and more considered than their dimensions alone suggest.

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A new way of living



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Community Mosque

A place of reflection

Within the masterplan, spaces for worship and reflection are integrated with the same sense of dignity, calm, and accessibility that defines the wider community.



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The Zen Mall

Convenience, close to home.

At Sukoon, everyday essentials remain within easy reach. The community's retail offering supports a lifestyle of comfort and convenience without compromising the calm of the living environment.



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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 aligned with delivery, not promise. It is a payment plan designed to offer greater confidence at every stage.

FLEXIBLE PAYMENT PLAN

40/60

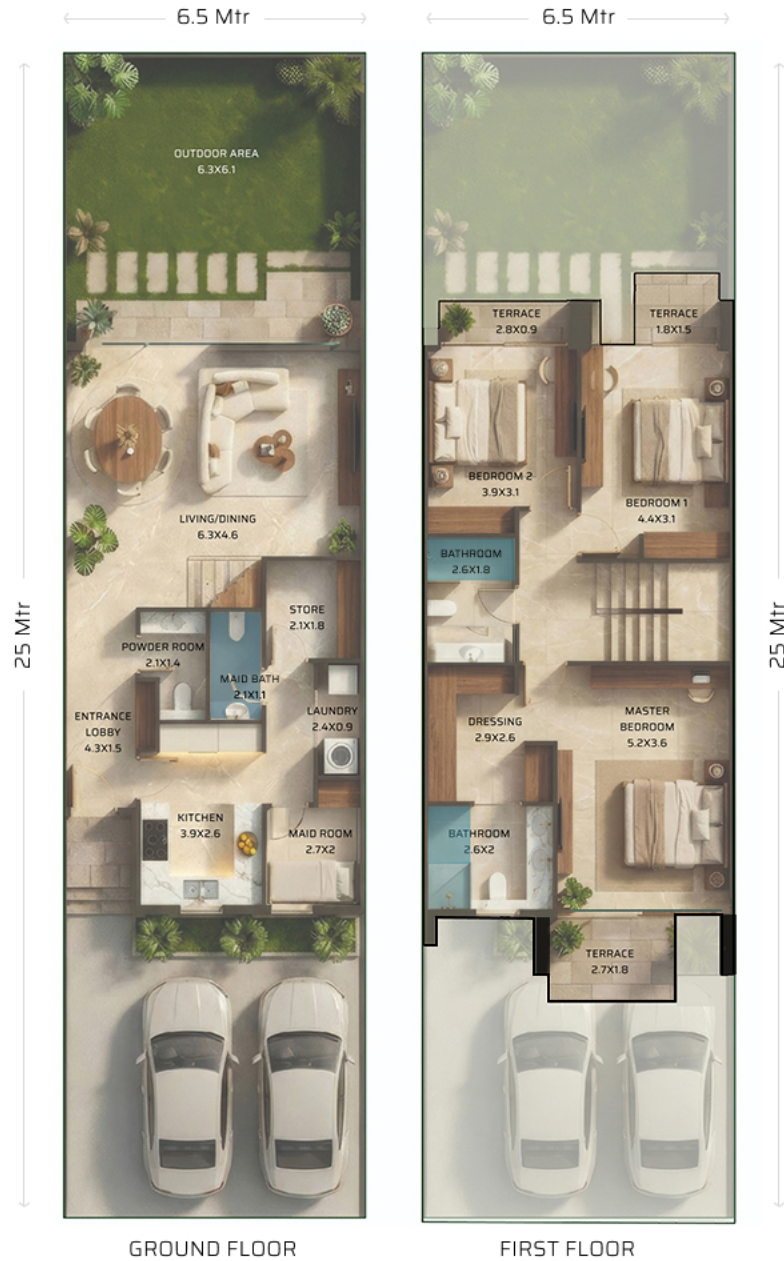


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FLOOR PLANS

Layouts crafted for space, comfort, and everyday flow.

3 BHK - TYPE 1



AREA	SQ.M	SQ.FT
LAND AREA	162.5	1748.9
GARDEN AREA	82.5	887.9
GROUND FLOOR	113.4	1220.5
FIRST FLOOR	94.7	1019.2
TOTAL AREA	208.1	2239.78

BEDROOMS	3
BATHROOMS	2
CAR PARKING	2
MAID ROOM + BATHROOM	1

PHASE 1

PHASE 2

PHASE 3

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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	2
CAR PARKING	2
MAID ROOM + BATHROOM	1

PHASE 1

PHASE 2

PHASE 3

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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	3
CAR PARKING	2
MAID ROOM + BATHROOM	1

PHASE 1

PHASE 2

PHASE 3

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GROUND FLOOR



FIRST FLOOR

5 BHK

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		4
CAR PARKING		2
MAID ROOM + BATHROOM		1

PHASE 4

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GROUND FLOOR



FIRST FLOOR



ROOF AREA

6 BHK - TYPE 1

PHASE 4

BEDROOMS	6
BATHROOMS	5
CAR PARKING	2
MAID ROOM + BATHROOM	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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GROUND FLOOR



FIRST FLOOR

6 BHK - TYPE 2

AREA	SQ.M	SQ.FT
LAND AREA	455.2	4899.31
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		4
CAR PARKING		2
MAID ROOM + BATHROOM		1

PHASE 4

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GROUND FLOOR



FIRST FLOOR



ROOF AREA

7 BHK

PHASE 4

BEDROOMS	7
BATHROOMS	5
CAR PARKING	2
MAID ROOM + BATHROOM	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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