

FACT SHEET



DESCRIPTION

Citrine Residences offers a unique blend of waterfront living and urban convenience. Located on Maryam Island, the development boasts a prime location between the picturesque promenade and the beach. Residents can enjoy walks through the landscape spaces and get seamless access to the retail, outdoor areas and cafes lining the waterfront promenade.

The elegantly designed building features a shared podium that comprises of ground floor, first parking level and second parking level housing two exquisite towers, Citrine and Topaz offering a sense of community and shared space. Citrine Residences, a 10-storey building, boasts 123 apartments. This includes a selection of 5 luxurious townhouses and a variety of apartments ranging from 1 to 4 bedrooms catering to diverse range of residents.

Each apartment has its own private balcony and dedicated parking spaces. Residents can choose from apartments with breathtaking waterfront views, lavish landscaping and pool deck areas that are situated on the deck level. Citrine Residences promises an idyllic lifestyle perfectly positioned at the heart of Maryam Island's vibrant masterplan.

ARCHITECTURAL HIGHLIGHTS

Citrine Residences work in harmony with the architecture of Maryam Island master plan. It takes its inspiration from the region's traditional architecture with a contemporary interpretation and it sits elegantly on the Corniche Road of the development. The building facade represents simplicity with the use of facade tiles while retaining the chosen palette of colors Beige or Brown Color. The interior spaces areas are unique blend of modern sophisticated design and the warmth and coziness of natural finishes and elements, all in harmony to create dream home for families.

IDEAL LOCATION



Beachfront Destination
in Sharjah



Close proximity to
Al Khan District



Only 4 mins away from
Expo Centre Sharjah



15 minutes to Dubai
International Airport



20 mins to
Burj Khalifa

MARYAM ISLAND AMENITIES

Given its accessible location close to the scenic and magnificent Maryam Island Beach and Maryam Island Park, Topaz Residences serves as the ideal pick for residents to unwind and enjoy a coastal lifestyle. A 4000 square metre community park with walking and jogging trails, a basketball court, a children's playground, and an abundance of greenery are some of the exceptional amenities offered by this residential structure. In addition, the residential tower is conveniently situated in close proximity to an 800-meter seaside promenade that provides a wide variety of cafés and dining establishments catering to a wide appetite.

DESIGN SPECIFICATION

PUBLIC AREA

Lobby with elegant seating area
Main lobby and lift lobby: Porcelain
finished flooring

APARTMENTS & TOWNHOUSES

Living room, dining room, kitchen &
bedroom flooring: 600x600mm porcelain
tiles with 100mm skirting to match.
Balcony flooring: Outdoor porcelain
tiles: 600x600mm tiles with 100mm
skirting to match

CEILING

Gypsum ceiling in all bathrooms, kitchens
and corridors.
Cement plaster painted ceiling in living
rooms, bedrooms and maid's room.

AIR CONDITIONING

Split ducted AC System with multi-zone
thermostat controls.

ALUMINIUM

Powder coated aluminum frames and
double glazed windows.
Metal rails on top of glass balustrades on
balconies/terraces with powder coated
finish

PAINT

White matte paint & hygenic paint for wet
areas

WOOD CARPENTRY

High quality industrial wood & wood
finish laminate for doors, cupboards &
master bedroom's wardrobe

KITCHENS

Modern open and closed kitchens
MDF panels
Base cabinet and overhead cabinet with
laminated finish
Solid surface countertop with glass back
splash.

LIGHTING AND COMMUNICATION

High quality lighting & electrical devices
CCTV in common areas
High speed Internet /telecommunication
intercom for security

PLUMBING/ SANITARY WARE

Deck-mounted, single-lever basin taps
Floor-mounted water closet
Countertop basin
Shower space with glass partition in the
Master Bathrooms and acrylic bathtub in
secondary bathroom. Shower head with
adjustable rail.
Kitchen mixer swivel type & stainless-steel
sink

LIFTS

Two lifts in each building and 1 lift for
Townhouses with direct parking access on
ground and podium levels.

PROJECT BANK ACCOUNT

Beneficiary Name: EAGLE HILLS SHARJAH MARYAM ISLAND

Account No: 0012 0354 4001 8

Bank Name: Sharjah Islamic Bank

Branch: Main Branch, Sharjah

IBAN: AE230410000012035440018

SWIFT: NBSHAEAS

118



UNITS



5 TOWNHOUSES



1 BEDROOM TO 4 BEDROOM



KIDS' POOL, ADULTS' POOL,
A GYM, PLAYGROUND



WALKING DISTANCE
FROM THE BEACH



PROXIMITY TO
RETAIL OFFERING

