

# 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.



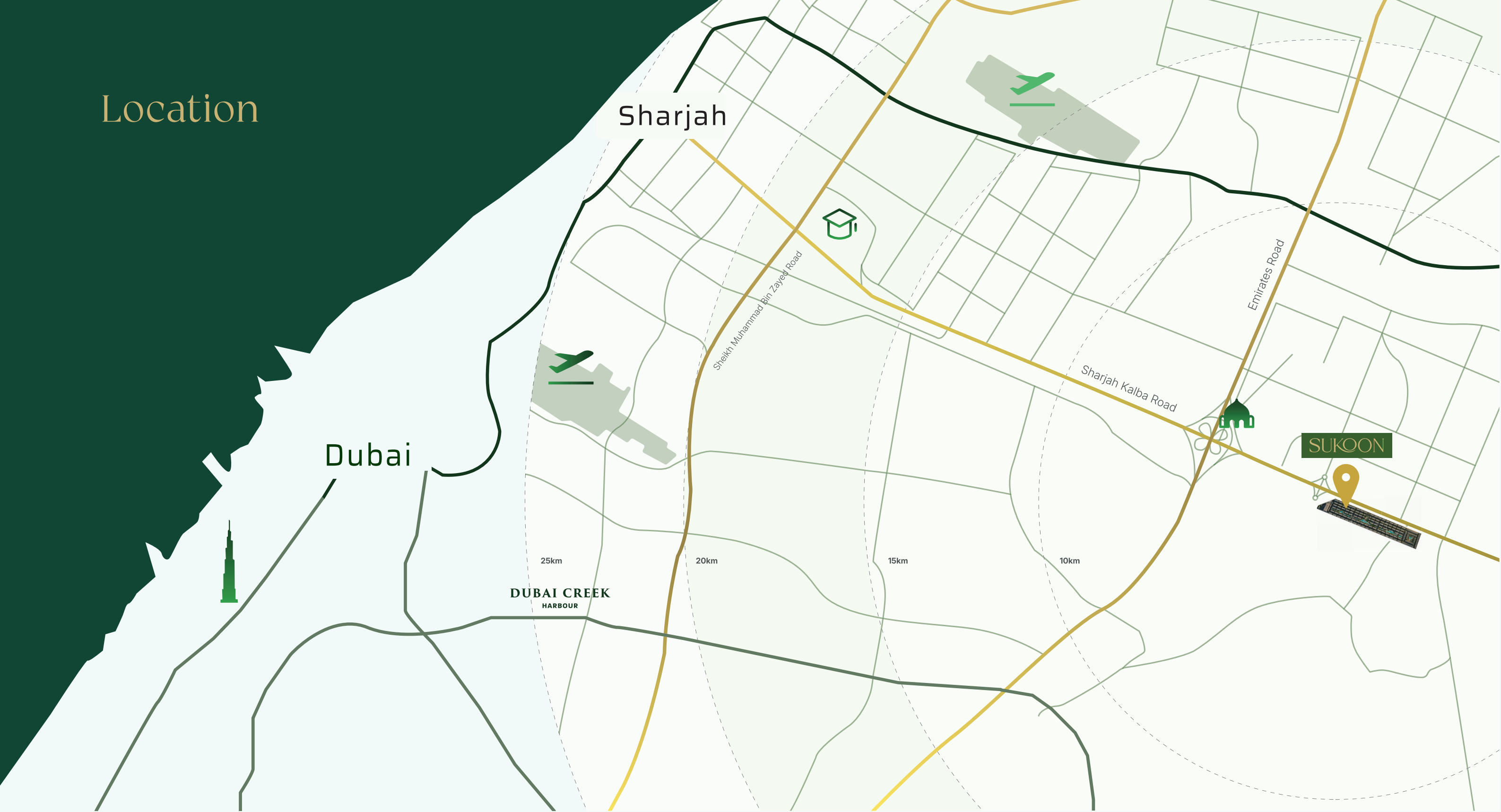




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# Location



Sharjah Grand Masjid  
5 Minutes



University City - Sharjah  
10 Minutes



Dubai International Airport  
35 Minutes

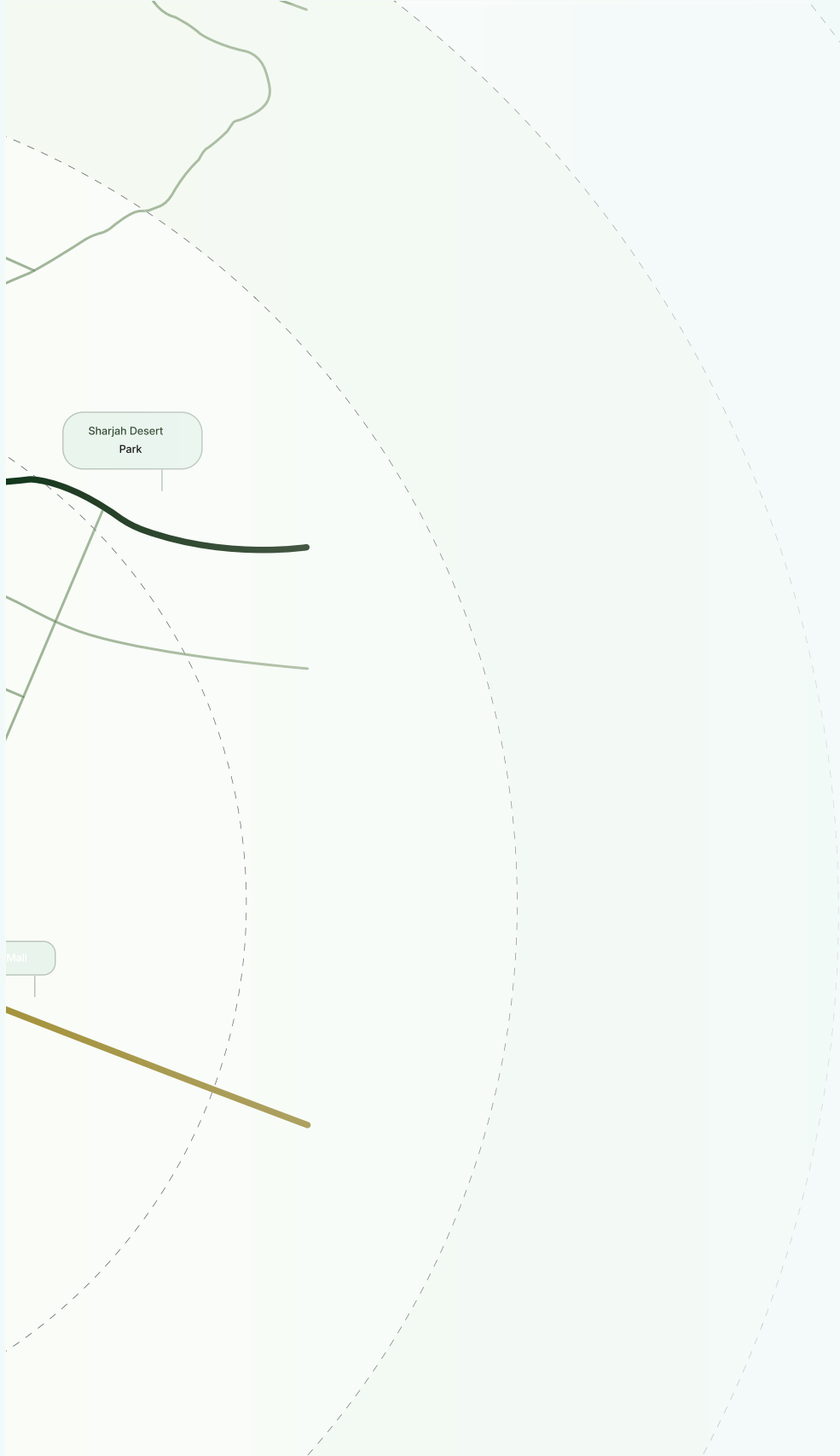


Burj Khalifa/ Downtown Dubai  
35-40 Minutes



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

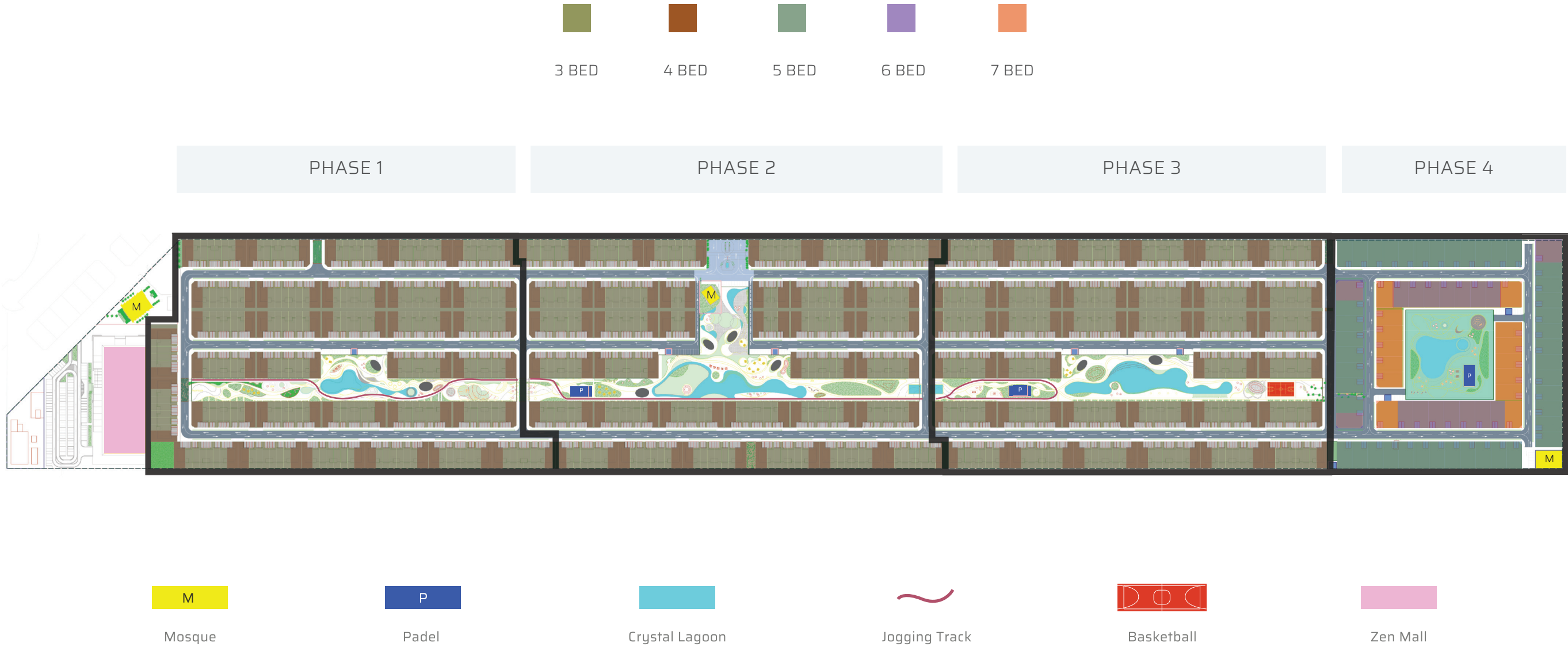


A masterplan shaped around wellness, movement, privacy, and everyday ease.

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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)

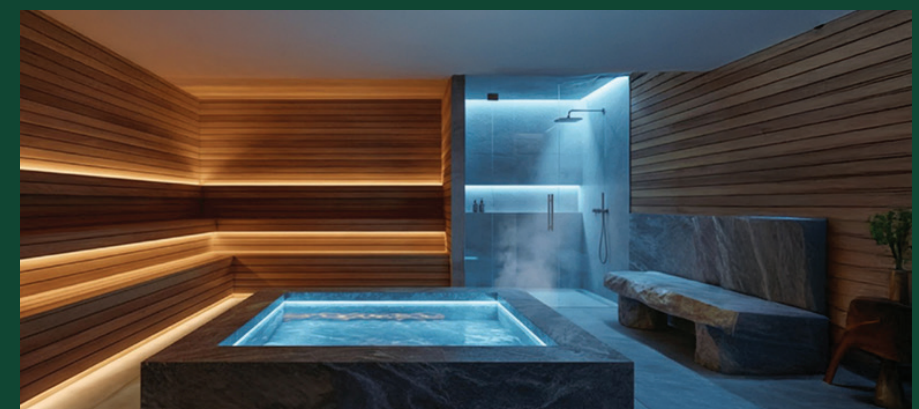
 Silent work pod

 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

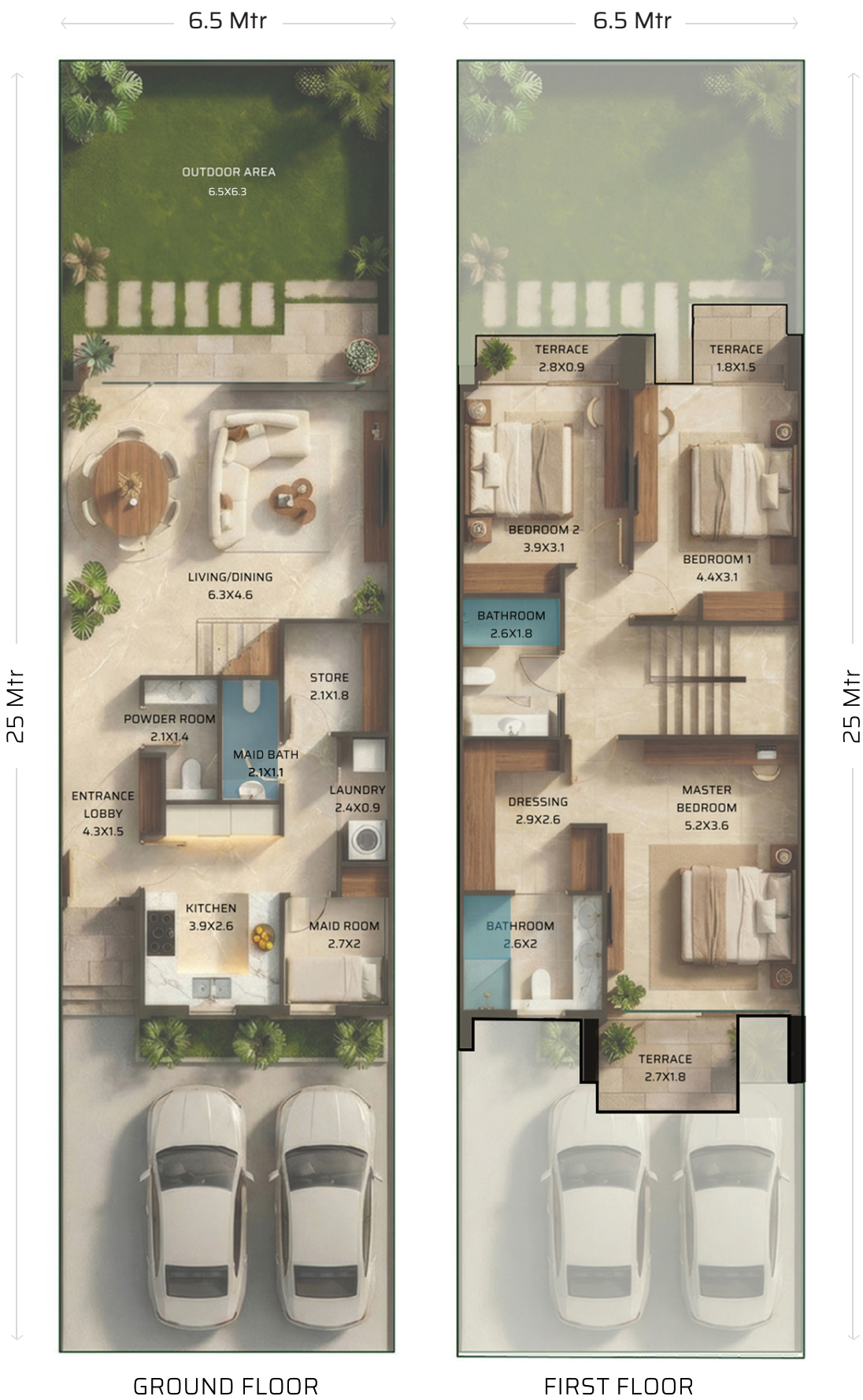
40/60



# FLOOR PLANS







# 3 BHK - TYPE 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   | 3 |
| CAR PARKING | 2 |
| MAID ROOM   | 1 |

- PHASE 1
- PHASE 2
- PHASE 3

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# 3 BHK - TYPE 2



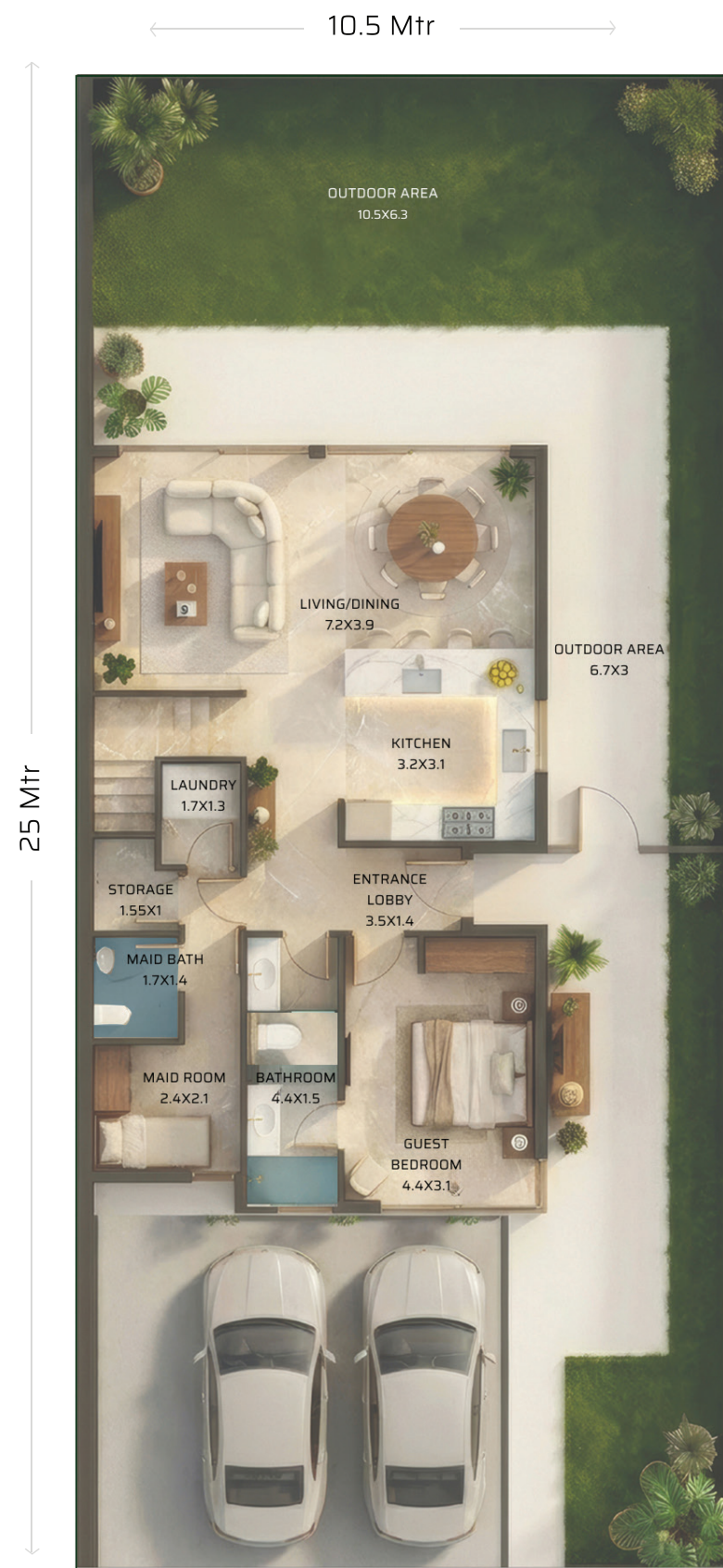
| AREA         | SQ.M  | SQ.FT  |
|--------------|-------|--------|
| LAND AREA    | 162.5 | 1748.9 |
| GARDEN AREA  | 82.5  | 887.95 |
| GROUND FLOOR | 116.5 | 1253.8 |
| FIRST FLOOR  | 97.3  | 1047.2 |
| TOTAL AREA   | 213.8 | 2301.1 |

|             |   |
|-------------|---|
| BEDROOMS    | 3 |
| BATHROOMS   | 3 |
| CAR PARKING | 2 |
| MAID ROOM   | 1 |

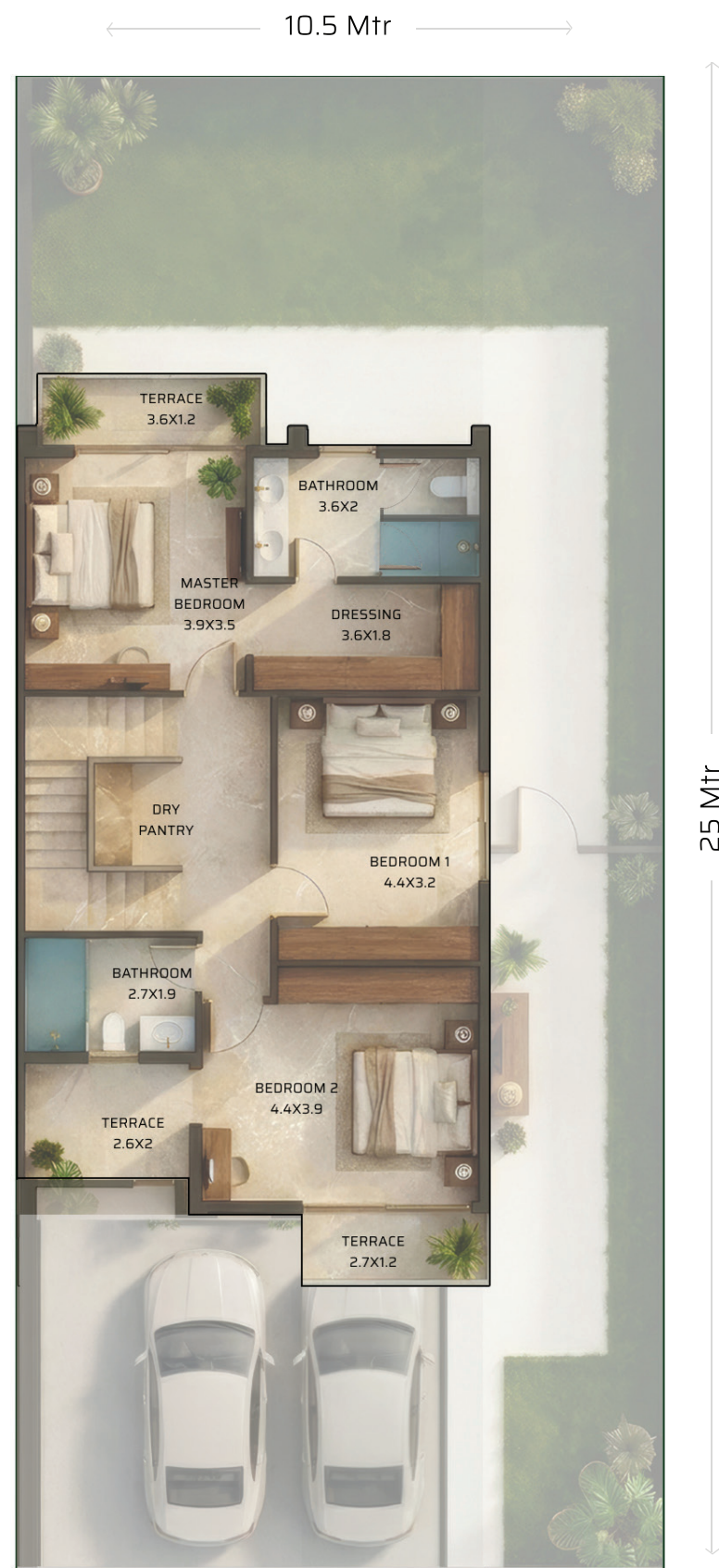
- PHASE 1
- PHASE 2
- PHASE 3

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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       |

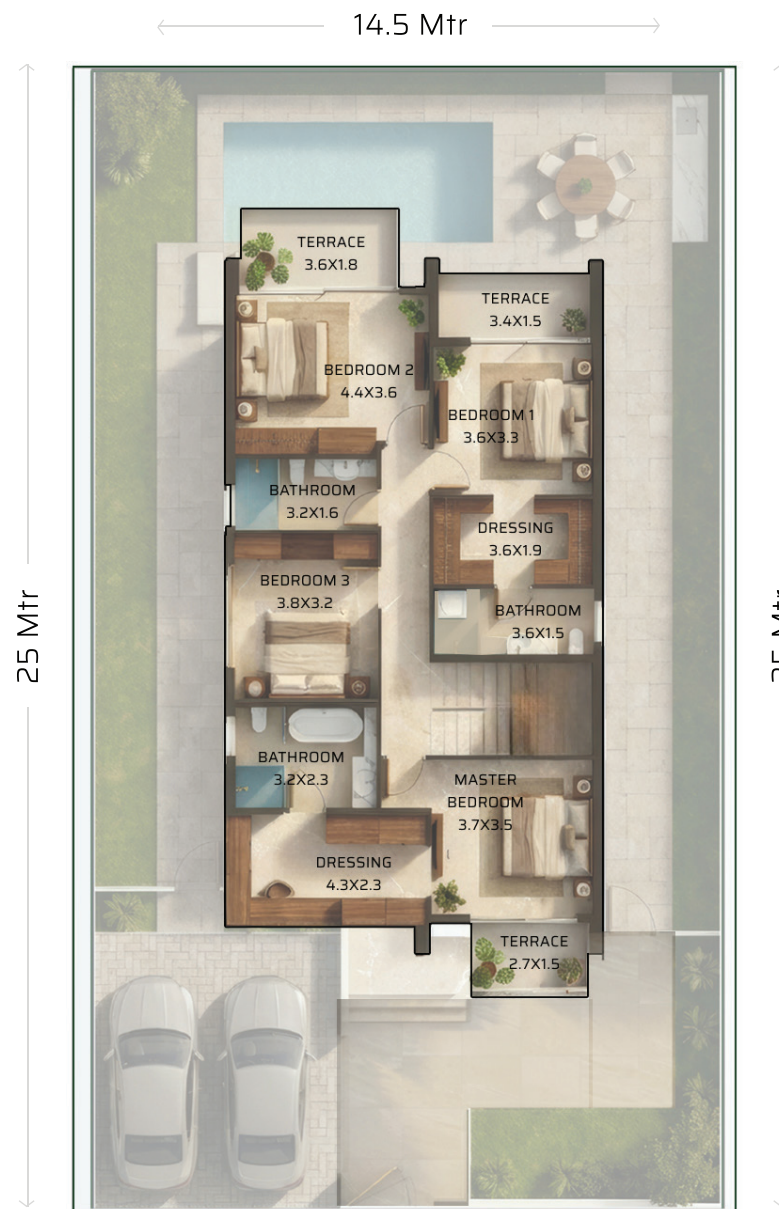
PHASE 4

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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

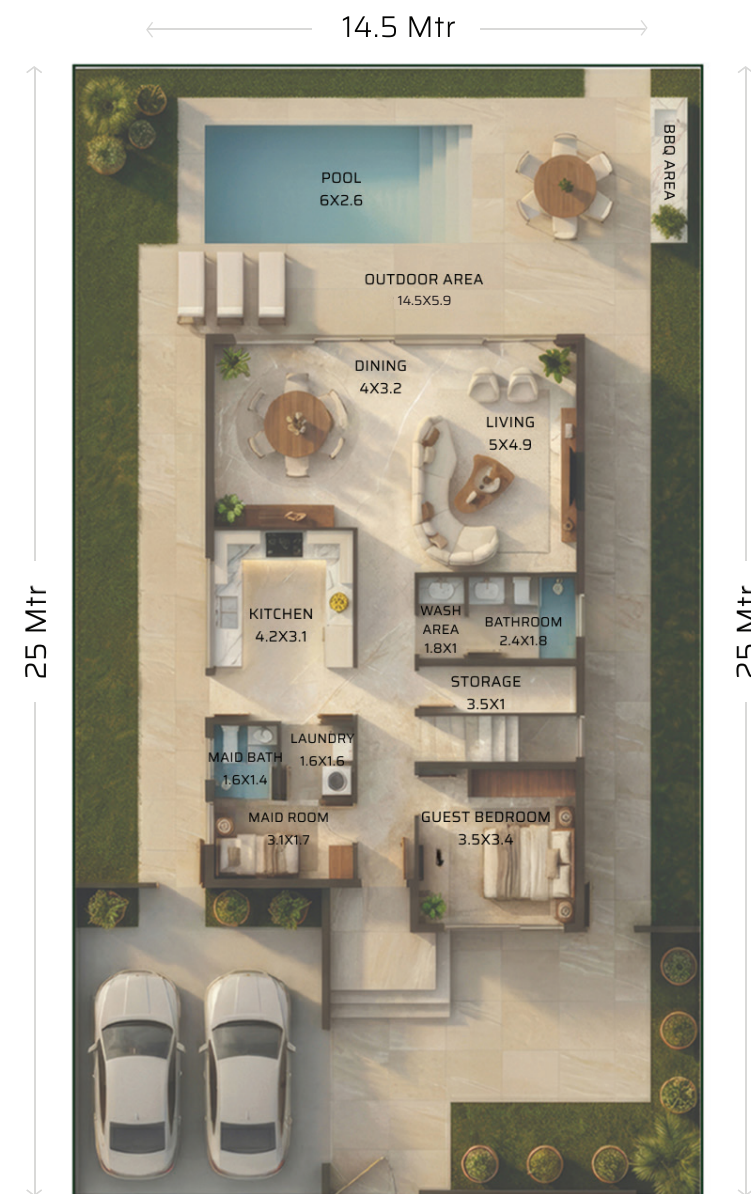


| AREA         | SQ.M  | SQ.FT   |
|--------------|-------|---------|
| LAND AREA    | 362.5 | 3901.5  |
| GARDEN AREA  | 347.6 | 3741.21 |
| GROUND FLOOR | 189.6 | 2040.66 |
| FIRST FLOOR  | 140.9 | 1516.5  |
| TOTAL AREA   | 330.5 | 3557.17 |
| BEDROOMS     |       | 6       |
| BATHROOMS    |    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

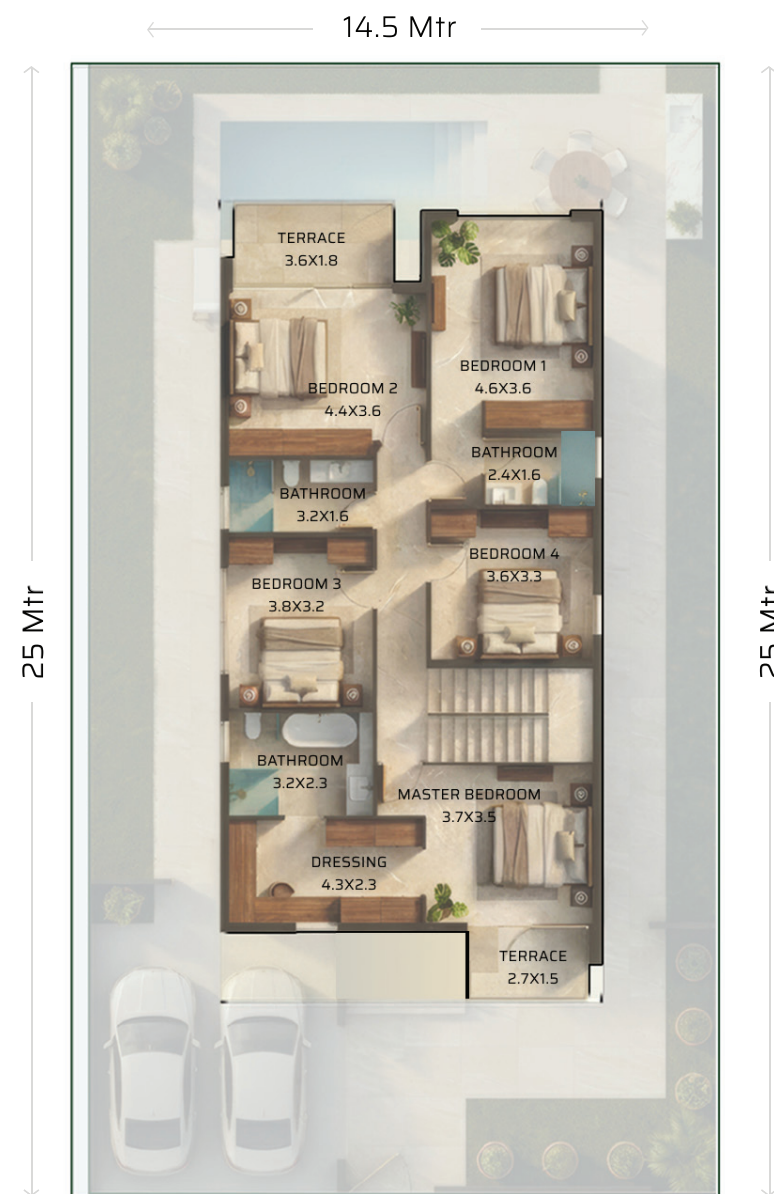
PHASE 4

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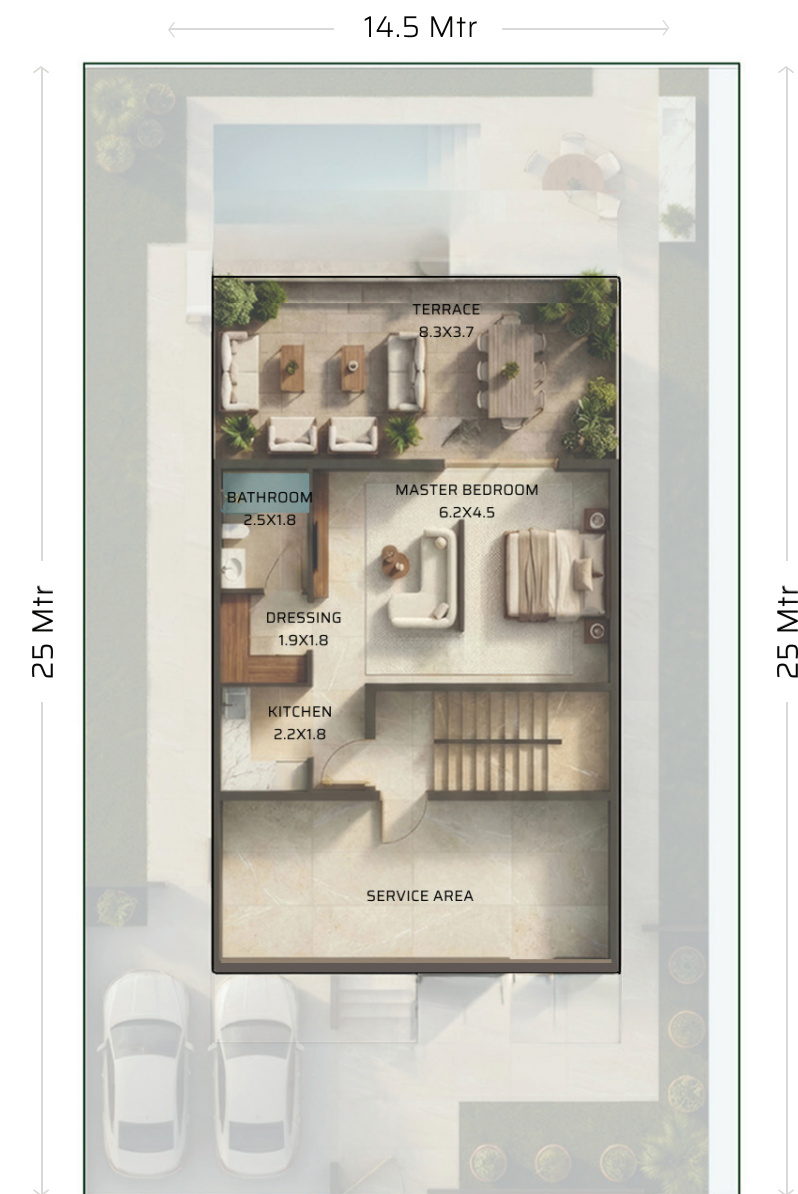




GROUND FLOOR



FIRST FLOOR



ROOF AREA

# 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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# SUKOON

BY SANZEN

Life in a perfect flow





[WWW.SANZEN.AE](http://WWW.SANZEN.AE) | 800-ZENN(9366)