

SHARESIDENCES
EMIRATES

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WELCOME TO

The first healthy living island in the world

Imagine owning a residence where every detail and every feature have been designed with your health and well-being in mind.

SHA Emirates Island is a tranquil oasis where everything, from the architecture to the materials, is thoughtfully selected to promote the natural harmony integral to the location. It is a private retreat where the focus is on wellness and comfort.

But, most importantly, the presence of world-renowned international health experts at your disposal permanently makes it a truly one-of-a-kind residence.



The SHA WELLNESS ISLAND

- | | |
|--|----------------------------|
| 1. The Resort + Wellness & Clinic Area | 10. Residential Villas |
| 2. Resort Villas | 11. Sikka |
| 3. Residential Apartments | 12. Resort's Swimming Pool |
| 4. Beach Club | 13. Private Beach |
| 5. Mind & Body Pavilion | 14. Public Beach |
| 6. Healthy Nutrition Pavilion | 15. Public Park |
| 7. Movement Pavilion | 16. Kids Park |
| 8. Wellness Kids Club Pavilion | 17. Utility Plot |
| 9. Marina Pavilion | |



A wellness sanctuary

Nestled along the coast of Sahel al Emarat, AlJurf is a place with lush greenery and crystal-clear waters. The breathtaking views and the serene seclusion make it an ideal place where people could pursue health and embrace a lifestyle wellness.

And that is why, it is the perfect place for SHA Emirates Island, which features the renowned SHA Wellness Clinic as well as the prestigious SHA Residences, where health and wellness are at the forefront of daily life.





Accessibility

SHA Emirates Island at AlJurf is located just 45 minutes from Abu Dhabi International Airport, 25 minutes from Dubai and 15 minutes away from Jebel Ali.

Riyadh: 1h 35min

Delhi: 3h 45min

Moscow: 5h 20min

London, Paris, Madrid: 6h 55min

Shanghai: 5h 35min

SHA Emirates Key Information

Apartments

1, 2, 3, 4 BEDROOMS

STARTING
AED 4.6 M

Villas

4, 5, 6, 7 BEDROOMS

STARTING
AED 29.9 M

IMPORTANT FEES:

- **ADM REGISTRATION FEES:** 2%* to be paid upon signing the SPA
- **ESTIMATED SERVICE CHARGES:** 15 Dirhams per square-foot

IMPORTANT DATES:

Completion date for the apartments and villas are the same **2026**

OWNERSHIP RIGHTS:

Freehold for GCC Nationals and Non-GCC Nationals

Required documents for purchase

UAE Nationals:

- Passport copy
- Emirates ID
- Family book

Residents:

- Passport copy with valid residency page
- Emirates ID

Non Residents:

- Passport copy



Apartments

Amenities

- > Integrated contemporary kitchen
- > Automated technology and home automation
- > Laundry area
- > High-end bathrooms
- > Master bedroom with dressing room and en suite bathroom
- > Pantry
- > Parking space
- > Generous terraces
- > Multi-use room
- > Built-in closets
- > Private access for owners inside the building

Villas



4, 5, 6, 7 BEDROOMS



Garden

VILLAS

Rooms
4, 5 Bedrooms

Amenities

- > Integrated contemporary kitchen
- > Automated technology and home automation
- > Laundry area
- > High-end bathrooms
- > Master bedroom with dressing room and en suite bathroom
- > Pantry
- > Shaded parking space
- > Generous terraces
- > Terrace pool
- > Multi-use room
- > Built-in closets
- > Elevator in 5-bedroom villas only



Shoreline

VILLAS

Rooms
5, 6 Bedrooms

Amenities

- > Integrated contemporary kitchen
- > Automated technology and home automation
- > Laundry area
- > High-end bathrooms
- > Master bedroom with dressing room and en suite bathroom
- > Pantry
- > Shaded parking space
- > Generous terraces
- > Terrace pool
- > Multi-use room
- > Built-in closets
- > Elevator



Beach

VILLAS

Rooms
5, 6, 7 Bedrooms

Amenities

- > Integrated contemporary kitchen
- > Automated technology and home automation
- > Laundry area
- > High-end bathrooms
- > Master bedroom with dressing room and en suite bathroom
- > Pantry
- > Shaded parking space
- > Generous terraces
- > Terrace pool
- > Multi-use room
- > Built-in closets
- > Elevator
- > Direct Access to Beach

PAYMENT PLANS

TILL COMPLETION 60:40	ON-SIGNING	DURING CONSTRUCTION	ON ANTICIPATED COMPLETION	
	10%	50%	40%	
TILL COMPLETION 50:50	ON-SIGNING	DURING CONSTRUCTION	ON ANTICIPATED COMPLETION	
	10%	40%	50%	
2 YEAR POST HANDOVER PAYMENT PLAN	ON-SIGNING	DURING CONSTRUCTION	ON ANTICIPATED COMPLETION	POST COMPLETION (OVER 4 SEMI-ANNUAL INSTALLMENTS)
	10%	50%	10%	30%
3 YEAR POST HANDOVER PAYMENT PLAN	ON-SIGNING	DURING CONSTRUCTION	ON ANTICIPATED COMPLETION	POST COMPLETION (OVER 6 SEMI-ANNUAL INSTALLMENTS)
	10%	50%	10%	30%

THE BANK DETAILS

SHA REGISTRATION FEES

Bank Name	Abu Dhabi Islamic Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	ALJURF HOSPITALITY SERVICES
Account Number	19218614
IBAN	AE630500000000019218614
Swift Code	ABDIAEAD

SHA ESCROW ACCOUNT

Bank Name	Abu Dhabi Islamic Bank
Bank Branch Name & Address	Abu Dhabi
Account Name	ALJURF PHASE 2
Account Number	29039112
IBAN	AE940500000000029039112
Swift Code	ABDIAEAD



THE SHA STORY

**A STORY THAT TRANSFORMED HIS LIFE,
AND THAT OF MANY OTHERS**

SHA was born as a result of the personal experience of Mr Alfredo Bataller Parietti, who for thirty years suffered from digestive issues that conditioned his quality of life. Faced with a worrying diagnosis, he was fortunate enough to meet a doctor specialising in natural therapies and healthy eating (now a member of the SHA medical team), who found a solution to his illness.

Thanks to this recovery, Mr Alfredo Bataller decided to research natural therapies and healthy eating in order to share all this knowledge in a unique project that is today, SHA Wellness Clinic; a pioneering wellness clinic worldwide, where Eastern wisdom is integrated with the latest advances in Western medicine to improve people's health from an integrative point of view.

But his vision went even further, conceiving a plan for building an exclusive residential complex next to SHA, where you can enjoy all the health and wellness services offered by SHA Wellness Clinic in the privacy of your own residence.



IMKAN

REAL ESTATE DEVELOPER

IMKAN is a property development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing areas that foster a sense of community, well-being, and sustainability.

IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterized by their commitment to creating holistic, human-centric environments.

REGISTER YOUR INTEREST



Or contact us on

CALL

800 IMKAN (46526)

EMAIL

shaemirates@imkan.ae



Visit AlJurf Sales Center

VISIT OUR WEBSITE

www.imkan.ae

sharesidences.com/emirates



Visit IMKAN Properties

I M K A N

IMKAN is more than just a real estate development company; we are placemakers. From our headquarters in Abu Dhabi, we manage an extensive portfolio of projects including residential, retail, hospitality and commercial, in various stages of development spanning over 30 million sqm across four continents. IMKAN is proud to pioneer a research-led approach which explores the social behaviors, habits, and unique characteristics of the members of our communities, and results in the creation of soulful places that enrich people's lives.

Disclaimer:

Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic design information only, all dimensions are approximate and may vary with actual construction and/or more detailed design. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. A furniture package may be available – please contact IMKAN or your agent for more details. Landscaping, pools and out-buildings (including but not limited to summer-house(s), majlis, drivers room(s)) unless indicated otherwise are not included within the sale of the unit. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include more accurate details of the items included as part of the units sold. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference sources, but specific details are not to be viewed as "set in stone" or binding. IMKAN reserves the right at any time to make revisions and alterations to the units represented in this brochure, at its absolute discretion, and without any liability whatsoever.

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