

سَيَان
بيتش رزیدنس
CYAN BEACH RESIDENCE



DEVELOPER

Eagle Hills Sharjah

LOCATION

Sharjah, UAE

PROJECT BANK ACCOUNT

Bank Name:

Sharjah Islamic Bank

Branch:

Main Branch, Sharjah

SWIFT:

NBSHAEAS

Beneficiary Name:

Eagle Hills Sharjah Maryam Island

Account No.:

0012035440004

IBAN:

AE130410000012035440004

- Freehold for UAE, GCC and Arab Nationals
- 100-year right of use (renewable) for Non-Arab Nationals



DESCRIPTION

Cyan Beach Residence is situated at the heart of Sharjah's most impressive waterfront destination - Maryam Island - which will offer world-class urban planning design and unparalleled views of both the Arabian Sea and the city's downtown skyline.

ARCHITECTURAL HIGHLIGHTS

Cyan Beach Residence offers the elegance and simplicity of modern architectural lines combined with the sophistication of local heritage. A state of the art Moucharabiyeh designed on the entrance façade of Cyan Beach Residence welcomes residents, and the double-height lobby flooded with natural daylight provides the warmth feel of arriving home.

GROUND BREAKING DATE

May 2018

ESTIMATED COMPLETION DATE

December 2020

PROXIMITY TO MAJOR LANDMARKS

Minutes away from Sharjah Downtown, near Al Khan heritage district and Dubai Airport.

FLOOR COVERING

PUBLIC AREA:

- Marble reception counter
- Main lobby & lift lobby: 600x600mm porcelain tiles
- Car lift marble flooring

APARTMENTS:

- General flooring - living, dining & balcony: 600x600mm porcelain tiles + 100mm skirting to match
- Kitchen flooring: 600x600mm porcelain tiles, back splash: 100x300mm
- Bedroom flooring: wood effect porcelain tiles

GROSS FLOOR AREA

161,000
square feet

167 
Apartments

20 
Retail and F&B Units



Shared Community
Pool and Gym



Shared, Dedicated Kids'
Playground and Pool



Within walking distance
from the beach

CEILING

Gypsum Plaster ceiling in all internal bathrooms, kitchens and corridors. Cement plaster ceiling in living rooms and bedrooms.

AIR CONDITIONING

Ducted system - interior/exterior units/ multi-zone control: Living room/master room/other rooms.

PLUMBING/SANITARY WARE

- Deck-mounted, single-lever basin taps
- Floor-mounted water closet
- Under-counter basin
- Shower head with adjustable rail & acrylic bathtub
- Kitchen mixer swivel type & stainless steel sink

ALUMINIUM

Double glazing with slim profiles. Steel railings on balconies/terraces.

PAINT

White matte paint & wet areas hygienic paint.

WOOD CARPENTRY

Doors/cupboards/dressings (Master Bedroom only) with high quality industrial wood, oak veneer.

KITCHENS

- Modern kitchen
- MDF panels
- Base cabinet & overhead cabinet laminated finish
- Counter top porcelain slab 20mm

LIGHTING AND COMMUNICATION

Lighting & electrical devices of high quality, TV distribution & CCTV in common spaces.

LIFTS

Four lifts per building with direct parking access (on Ground and Podium Levels).

