

حَيَّانُ فِي “حَيَّان”

حَيَّانُ هُوَ قَلْبُ الطَّبِيعَةِ لِلْإِمَارَةِ الشَّارِقَةِ، إِنَّهُ مَجْمَعٌ فَلَلِ مُسْتَوْحَى مِنْ رَوْنِقِ الطَّبِيعَةِ وَمَصْمُومٍ لِيَعَكِسَ فِكْرَةَ الْعَيْشِ بِأَسْلُوبٍ طَبِيعِيٍّ وَعَصْرِيٍّ. حَيَّانُ هُوَ مَجْمَعٌ يَمْزِجُ بَيْنَ الطَّبِيعَةِ وَالْمُسْتَقْبَلِ، وَ يُضْفِي الْفَنَ عَلَيْهِمَا مَتْعَةَ الْحَيَاةِ.

حَيَّانُ
Hayyan
MAKING HOMES HUMAN

WELCOME TO HAYYAN

Hayyan is the green heart of Sharjah. It is an inspiring natural villa community designed to reflect the idea of a life well-lived. It's a community that is right between nature and the future, and the art makes life worth celebrating.



أ ر ي م ... حديقة في الجنة

استمتع بالعيش في مجتمّع فلل في أحضان الطبيعة ، حيث ستعشق العيش فيه لسنوات عديدة قادمة.

أ ر ي م ، حديقة في الجنة تمزج بين الطبيعة والمستقبل، مجتمّع قنّي بأسرّك وُيُشعرك بالسعادة.

أ ر ي م ، المكان الأّمل لتحظى بالهدوء والالاسترخاء والهناء.

أ ر ي م
ARIM

ARIM ... A GARDEN IN HEAVEN

Enjoy living in a uniquely crafted natural villa community where you will love living for many years.

Arim, a garden in heaven that is right between nature and the future, and the art make life worth celebrating.

A calm and serene place to relax and enjoy a peaceful life.

Discover new shades of blue
in Sharjah's largest lagoon.
50,000 sq. ft. of swimming to the horizon.

اكتشف تدرجات جديدة زرقاء في
أكبر بحيرة في الشارقة
50,000 قدم مربع من السباحة نحو الأفق



حَيَّان
Hayyan
MAKING HOMES HUMAN

تَجَوَّل ودع نفسك تتوه في روعة المساحات
الخضراء في أكبر حديقة مجتمعية في الشارقة

1,000,000

قدم مربع من رونق الطبيعة

Let's get lost in Sharjah's
largest community park.
1,000,000 sq. ft. of unmanicured greens.

حَيَّان
Hayyan

MAKING HOMES HUMAN

بعض الأماكن تنمو داخلنا بعض الأماكن تتنامى من أجلنا

80,000

قدم مربع من الأراضي المخصصة للمزروعات العضوية المأكولة.

Some spaces grow inside us.
Some grow for us.

80,000 Sq. Ft. of allotments for organic edible gardens.

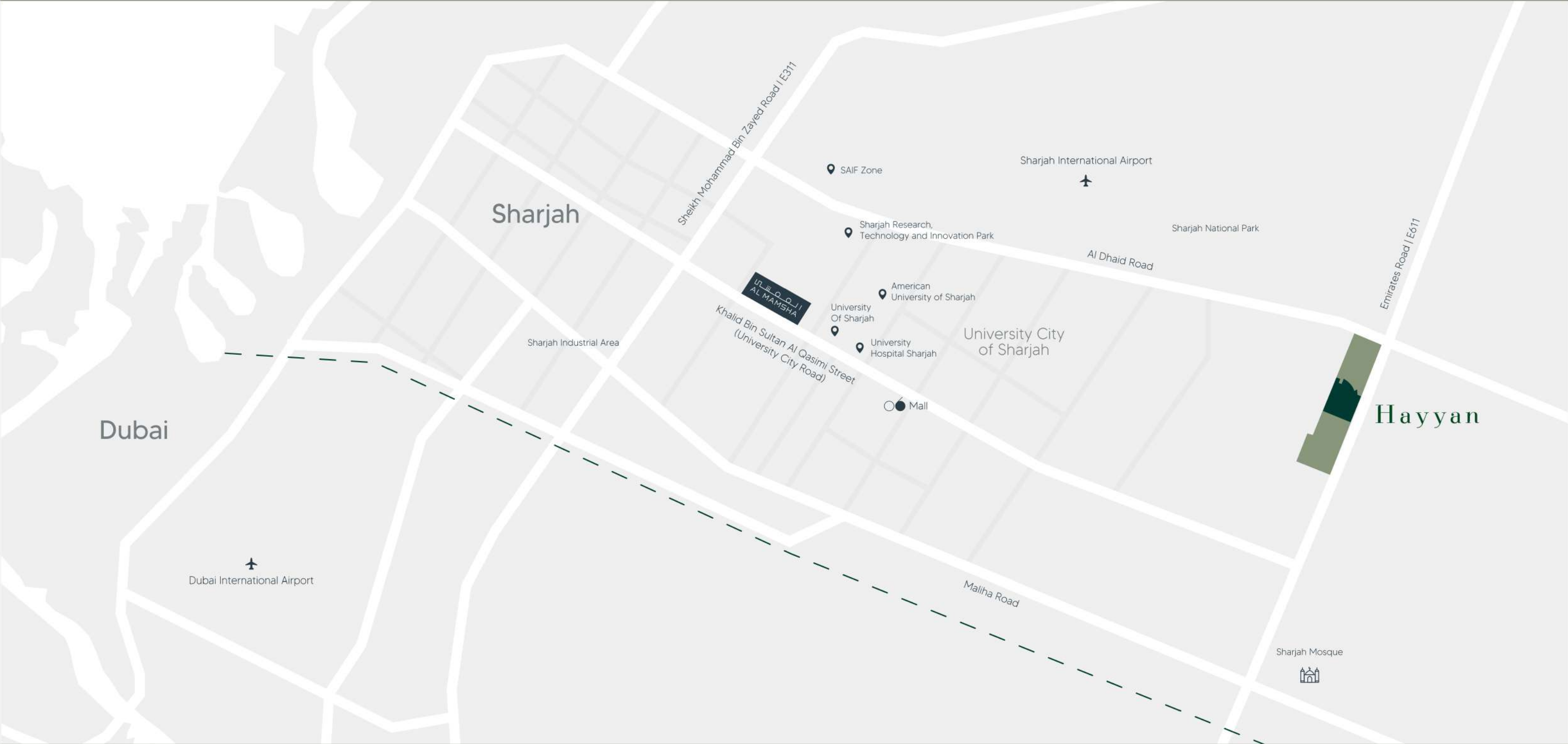
هنالك أماكن تثير حماسك. هنالك أماكن تنعش سرورك.

ملعب شاسعة تبلغ 100,000 قدمًا مربعًا لكرة القدم والتنس

وكرة السلة وكرة الطائرة وكرة المضرب ولتدرب على الكريكت.

Some spaces spur excitement.
Some fill us with extreme pleasure.

Massive 100000 Sq. Ft. of Play Fields including a Football Court, a Tennis Court, a Basketball Court, a Volleyball Court, a Paddle Tennis Court, and a Cricket practice Net.



1 | SHARJAH MOSQUE

10

2 | DUBAI INTERNATIONAL AIRPORT

mins

3 | SHARJAH NATIONAL PARK

20

4 | UNIVERSITY CITY

mins 8

mins

5 | SHARJAH INTERNATIONAL AIRPORT

10

6 | SHARJAH MUSEUM OF ISLAMIC CIVILIZATION

mins

7 | AL MAJAZ

20

8 | SHARJAH INDUSTRIAL AREA

mins

20

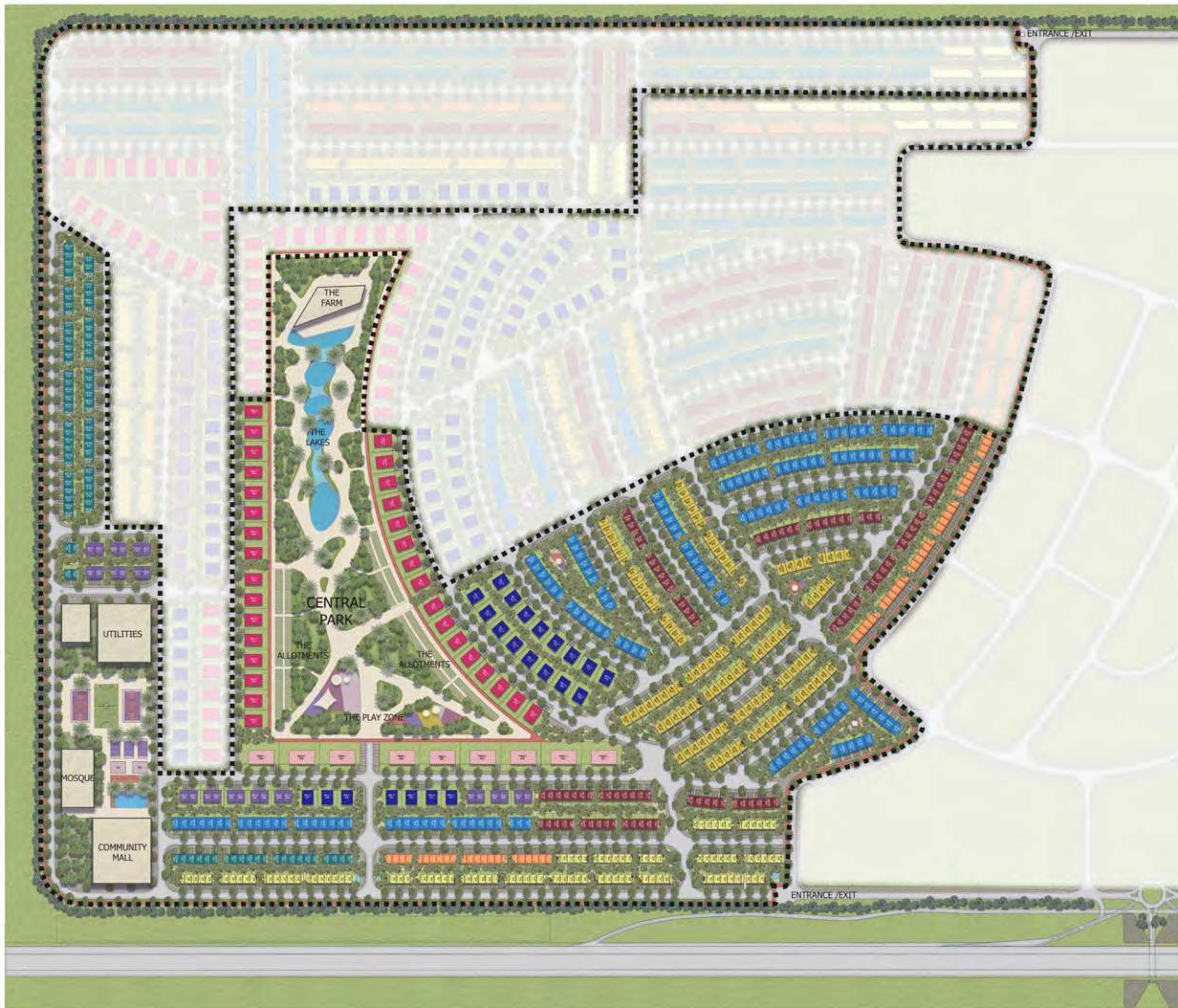
MASTER PLAN

المخطط الرئيسي









Hayyan Area Schedule

Unit	Type
2BTA1 / 2 / 3 / 4	Townhouse
2BTB1 / 2 / 3 / 4	Townhouse
3BTA1 / 2 / 3 / 4	Townhouse
3BTB1 / 2	Townhouse
4BTA1 / 2	Townhouse
4BTB1 / 2	Townhouse
4BV1 / 2	Semi-Detached Villa
4BLV1	Standalone Villa
5BLV1	Standalone Villa
7BMV1	Mansion

غرفة المعيشة LIVING ROOM

تتميز غرفة المعيشة في تصميمها بالإضاءة الطبيعية، كما يعزز السقف العالي إحساسك بالراحة، ويفيض المكان بالحيوية. وتتميز غرفة المعيشة بلمسات جمالية أنيقة، وتصاميم ملهمة ومساحات واسعة ومتنوعة.

The living room is crafted by natural light, the promised grandeur is higher than the high-ceiling, the space is alive from the floor to windows, to the ever-dancing dunes. The living room features elegant aesthetics, inspiring lived-in design, and generosity of space in precise dimensions.



غرفة المعيشة
LIVING ROOM



غرفة المعيشة
LIVING ROOM



الحمام BATHROOM

أخذنا بعين الإعتبار عند تصميم هذا المكان، أن نتخطى المفهوم التقليدي للحمام. بدءاً من الأجواء، مروراً بالذوق الرفيع والتكنولوجيا، وصولاً إلى كل تفاصيل الإنارة التي تمّ وضعها بطرق مدروسة لتمتّع عينيك.

We have created a space that goes beyond the concept of a bathroom. A space designed to be your most intimate, your most personal. From the ambiance to its finesse, the technology, and every unit of light passing through, are carefully placed and curated. For your eyes only.



الحمام
BATHROOM



المطبخ

KITCHEN

تتميز المطابخ بخزائن ذات جودة عالية وتصاميم متصلة لتعطي إتساعاً للمطبخ. كما تضم المطابخ أجهزة متكاملة، وحوض مطبخ معلق، وصنابير وإكسسوارات من علامة تجارية عالمية عالية الجودة.

The kitchens have premier custom design cabinetry and are interconnected to extend a more spacious feel. The kitchens also feature integrated appliances, an under-mount kitchen sink, designer line faucets, and accessories from a quality international brand.



غرفة النوم

BEDROOM

توفر غرفة النوم الراحة التي يمكنك الإلتزام بها بالمنزل مع خزائن حائط حديثة ومجهزة بدقة. حيث تم تصميم غرفة النوم لتمنحك شعوراً مليئاً بالطمأنينة تتأقلم مع خيارات نمط حياتك.

The bedroom experience design is as real to the mind, as it feels surreal to the eye. It's like coziness acquired fine taste and they both manifested themselves in visual design. The space is crafted with no expense spared, and the beauty puts up with all your lifestyle choices.



غرفة النوم
BEDROOM



TOWNHOUSE

تا ون ها وس

غرف نوم تاون هاوس الواجهة الأمامية 2
2 BEDROOMS TOWNHOUSE FRONT VIEW



غرف نوم تاون هاوس الواجهة الخلفية 2
2 BEDROOMS TOWNHOUSE REAR VIEW





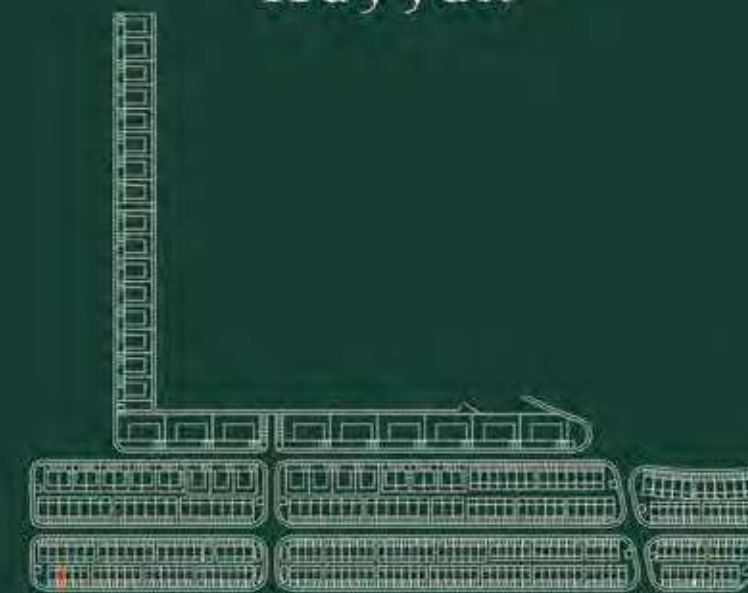
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA1 - 36

GROUND FLOOR: 98.90 sq. m. | 1064.56 sq. ft.
FIRST FLOOR: 64.60 sq. m. | 695.35 sq. ft.

TOTAL AREA : 163.50 sq. m. | 1759.91 sq. ft.
PLOT AREA : 129.50 sq. m. | 1393.94 sq. ft.

STREET FACING DESIGN PATTERN

NOTES:

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA2 - 35

GROUND FLOOR: 106.61 sq. m. | 1147.55 sq. ft.
FIRST FLOOR: 64.60 sq. m. | 695.35 sq. ft.

TOTAL AREA : 171.21 sq. m. | 1842.90 sq. ft.
PLOT AREA : 129.50 sq. m. | 1393.94 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA3 - 16

GROUND FLOOR: 101.01 sq. m. | 1087.27 sq. ft.
FIRST FLOOR: 65.99 sq. m. | 710.31 sq. ft.

TOTAL AREA : 167.00 sq. m. | 1797.58 sq. ft.
PLOT AREA : 132.28 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE
STREET FACING DESIGN PATTERN

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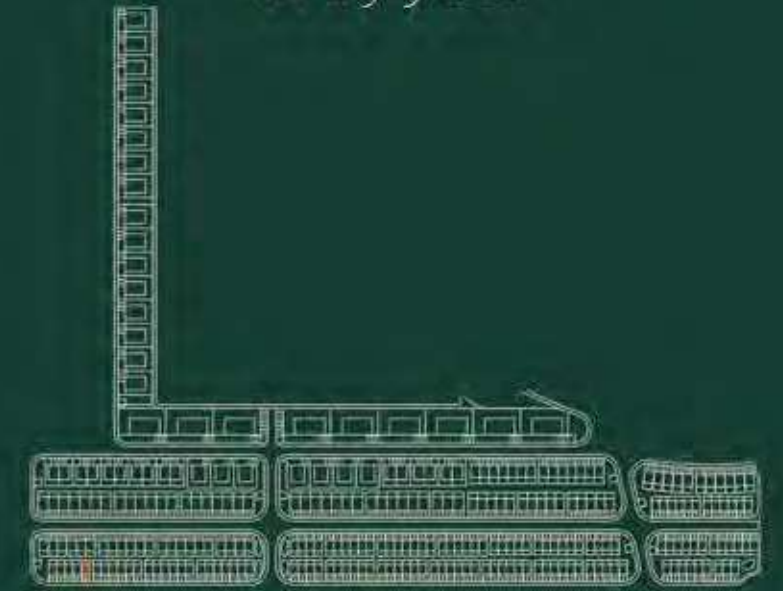
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTA4 - 20

GROUND FLOOR: 108.87 sq. m. | 1171.87 sq. ft.
FIRST FLOOR: 65.99 sq. m. | 710.31 sq. ft.

TOTAL AREA : 174.86 sq. m. | 1882.19 sq. ft.
PLOT AREA : 132.28 sq. m. | 1423.86 sq. ft.

CORNER TOWNHOUSE
PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



غرف نوم تاون هاوس الواجهة الأمامية 3
3 BEDROOMS TOWNHOUSE FRONT VIEW



غرف نوم تاون هاوس الواجهة الخلفية 3
3 BEDROOMS TOWNHOUSE REAR VIEW





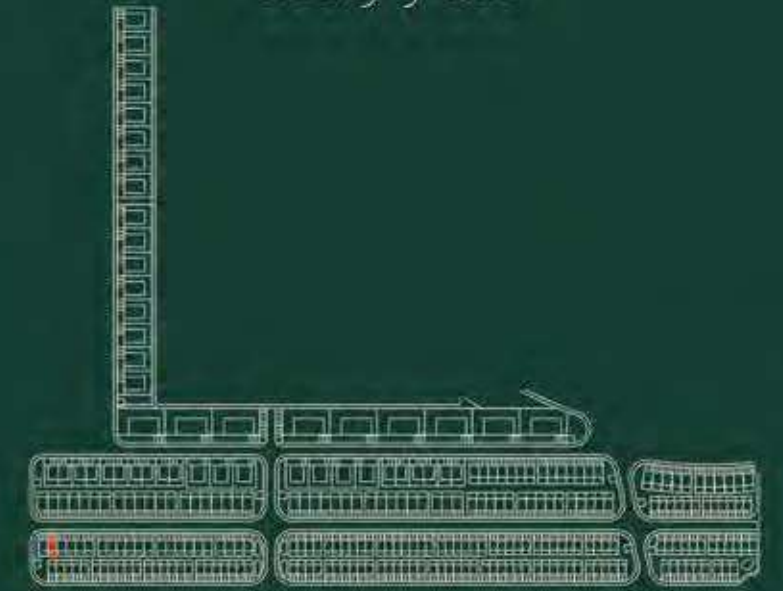
GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA1 - 07

GROUND FLOOR: 118.72 sq. m. | 1277.90 sq. ft.
FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 200.62 sq. m. | 2159.47 sq. ft.
PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

STREET FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيات

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA2 - 01

GROUND FLOOR: 129.89 sq. m. | 1398.13 sq. ft.

FIRST FLOOR: 81.90 sq. m. | 881.57 sq. ft.

TOTAL AREA : 211.79 sq. m. | 2279.70 sq. ft.

PLOT AREA : 160.00 sq. m. | 1722.24 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA3 - 04

GROUND FLOOR: 120.92 sq. m. | 1301.58 sq. ft.
FIRST FLOOR: 83.44 sq. m. | 898.14 sq. ft.

TOTAL AREA : 204.36 sq. m. | 2199.73 sq. ft.
PLOT AREA : 163.00 sq. m. | 1754.53 sq. ft.

CORNER TOWNHOUSE
STREET FACING DESIGN PATTERN

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An Experience by





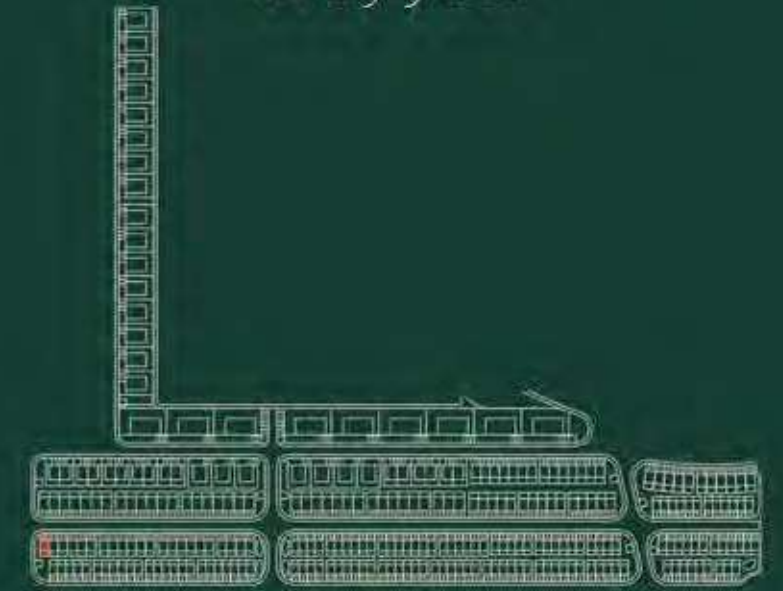
GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTA4 - 04

GROUND FLOOR: 132.32 sq. m. | 1424.29 sq. ft.
FIRST FLOOR: 83.44 sq. m. | 898.14 sq. ft.

TOTAL AREA : 215.76 sq. m. | 2322.44 sq. ft.
PLOT AREA : 163.00 sq. m. | 1754.53 sq. ft.

CORNER TOWNHOUSE
STREET FACING DESIGN PATTERN

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An Experience by



PREMIUM TOWNHOUSE

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غرف نوم تاون هاوس الواجهة الأمامية 2
2 BEDROOMS TOWNHOUSE FRONT VIEW



غرف نوم تاون هاوس الواجهة الخلفية 2
2 BEDROOMS TOWNHOUSE REAR VIEW





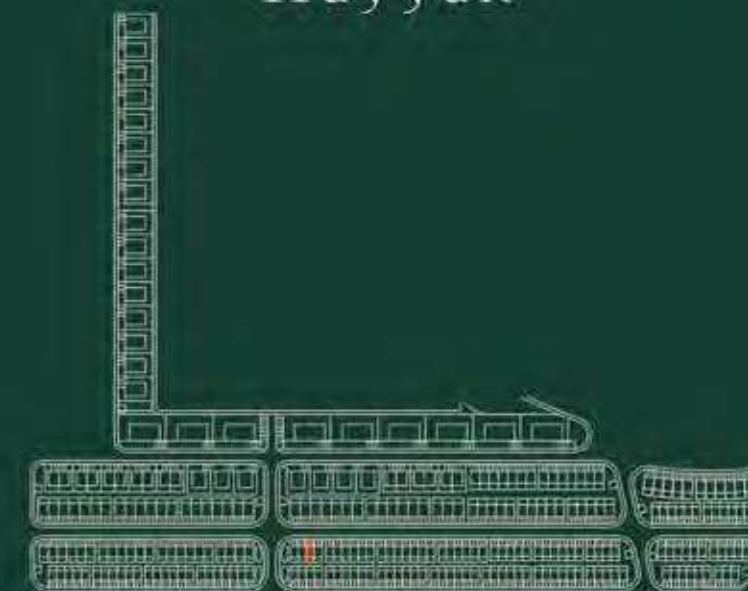
GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB1 - 07

GROUND FLOOR: 100.98 sq. m. | 1086.94 sq. ft.

FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 171.17 sq. m. | 1842.47 sq. ft.

PLOT AREA : 143.50 sq. m. | 1544.63 sq. ft.

STREET FACING DESIGN PATTERN

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB2 - 08

GROUND FLOOR: 112.19 sq. m. | 1207.61 sq. ft.
FIRST FLOOR: 70.19 sq. m. | 755.52 sq. ft.

TOTAL AREA : 182.38 sq. m. | 1963.13 sq. ft.
PLOT AREA : 143.50 sq. m. | 1544.63 sq. ft.

PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB3 - 02

GROUND FLOOR: 103.15 sq. m. | 1110.30 sq. ft.
FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 174.86 sq. m. | 1882.19 sq. ft.
PLOT AREA : 146.58 sq. m. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE
STREET FACING DESIGN PATTERN

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

2BTB4 - 03

GROUND FLOOR: 114.60 sq. m. | 1233.55 sq. ft.
FIRST FLOOR: 71.71 sq. m. | 771.88 sq. ft.

TOTAL AREA : 186.31 sq. m. | 2005.44 sq. ft.
PLOT AREA : 146.58 sq. m. | 1577.79 sq. ft.

CORNER PREMIUM TOWNHOUSE
PRIVATE GARDEN FACING DESIGN PATTERN

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An Experience by



غرف نوم تاون هاوس الواجهة الأمامية 3
3 BEDROOMS TOWNHOUSE FRONT VIEW



غرف نوم تاون هاوس الواجهة الخلفية 3
3 BEDROOMS TOWNHOUSE REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

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Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTB1 - 26

GROUND FLOOR: 132.06 sq. m. | 1421.49 sq. ft.
FIRST FLOOR: 87.75 sq. m. | 944.54 sq. ft.

TOTAL AREA : 219.81 sq. m. | 2366.03 sq. ft.
PLOT AREA : 176.00 sq. m. | 1894.46 sq. ft.

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

3BTB2 - 13

GROUND FLOOR: 134.40 sq. m. | 1446.68 sq. ft.
FIRST FLOOR: 89.42 sq. m. | 962.51 sq. ft.

TOTAL AREA : 223.82 sq. m. | 2409.19 sq. ft.
PLOT AREA : 179.30 sq. m. | 1929.99 sq. ft.

CORNER PREMIUM TOWNHOUSE

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An Experience by



غرف نوم تاون هاوس الواجهة الأمامية 4
4 BEDROOMS TOWNHOUSE FRONT VIEW



غرف نوم تاون هاوس الواجهة الخلفية 4
4 BEDROOMS TOWNHOUSE REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

4BTB1 - 24

GROUND FLOOR: 162.00 sq. m. | 1743.76 sq. ft.
FIRST FLOOR: 107.86 sq. m. | 1161.00 sq. ft.

TOTAL AREA : 269.86 sq. m. | 2904.77 sq. ft.
PLOT AREA : 202.50 sq. m. | 2179.71 sq. ft.

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حَيَّان

Hayyan



HAYYAN | PHASE 1 | TOWNHOUSE

4BTB2 - 11

GROUND FLOOR: 164.57 sq. m. | 1771.43 sq. ft.
FIRST FLOOR: 109.15 sq. m. | 1174.89 sq. ft.

TOTAL AREA : 273.72 sq. m. | 2946.32 sq. ft.
PLOT AREA : 205.87 sq. m. | 2215.98 sq. ft.

CORNER PREMIUM TOWNHOUSE

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An Experience by



VILLAS

فِيلا

فيللا 4 غرف نوم الواجهة الأمامية
4 BEDROOMS VILLA FRONT VIEW



فيللا 4 غرف نوم الواجهة الخلفية
4 BEDROOMS VILLA REAR VIEW





حَيَّان

Hayyan



HAYYAN | PHASE 1 | SEMI-DETACHED

4BV1 - 08

GROUND FLOOR: 183.53 sq. m. | 1975.51 sq. ft.
FIRST FLOOR: 121.44 sq. m. | 1307.18 sq. ft.

TOTAL AREA : 304.97 sq. m. | 3282.69 sq. ft.
PLOT AREA : 288.00 sq. m. | 3100.03 sq. ft.

NOTES:

1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plots / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only and should not be a part of the handing over items.
5. The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final "as built" status.

An Experience by



LUXURY VILLAS

فلل فاخرة

فيللا فاخرة 4 غرف نوم الواجهة الأمامية
4 BEDROOMS LUXURY VILLA FRONT VIEW



فيللا فاخرة 4 غرف نوم الواجهة الخلفية
4 BEDROOMS LUXURY VILLA REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيّان

Hayyan



HAYYAN | PHASE 1 | VILLA

4BLV1 - 01

GROUND FLOOR: 209.92 sq. m. | 2259.57 sq. ft.
FIRST FLOOR: 155.54 sq. m. | 1674.23 sq. ft.

TOTAL AREA : 365.46 sq. m. | 3933.81 sq. ft.
PLOT AREA : 520.00 sq. m. | 5597.28 sq. ft.

NOTES:

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An Experience by



فيللا فاخرة 5 غرف نوم الواجهة الأمامية
5 BEDROOMS LUXURY VILLA FRONT VIEW



فيللا فاخرة 5 غرف نوم الواجهة الخلفية
5 BEDROOMS LUXURY VILLA REAR VIEW





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيّان

Hayyan



HAYYAN | PHASE 1 | VILLA

SBLV1 - 17

GROUND FLOOR: 287.39 sq. m. | 3093.46 sq. ft.
FIRST FLOOR: 187.91 sq. m. | 2022.66 sq. ft.

TOTAL AREA : 475.30 sq. m. | 5116.12 sq. ft.
PLOT AREA : 615.00 sq. m. | 6619.86 sq. ft.

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An Experience by



MANSSION

فيللا فاخرة شاسعة

فيللا فاخرة شاسعة الواجهة الأمامية
MANSION FRONT VIEW



فيللا فاخرة شاسعة الواجهة الخلفية
MANSION REAR VIEW





حيات
Hayyan



6BMV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.

FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.

PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

NOTES:

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An Experience by





GROUND FLOOR PLAN



FIRST FLOOR PLAN

حيّان

Hayyan



HAYYAN | PHASE 1 | VILLA

7BMV1 - 09

GROUND FLOOR: 530.14 sq. m. | 5706.42 sq. ft.
FIRST FLOOR: 343.60 sq. m. | 3698.51 sq. ft.

TOTAL AREA : 873.74 sq. m. | 9404.93 sq. ft.
PLOT AREA : 1222.00 sq. m. | 13153.61 sq. ft.

NOTES:

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An Experience by



حيات
Hayyan

MAKING HOMES HUMAN

A New Living Experience by



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