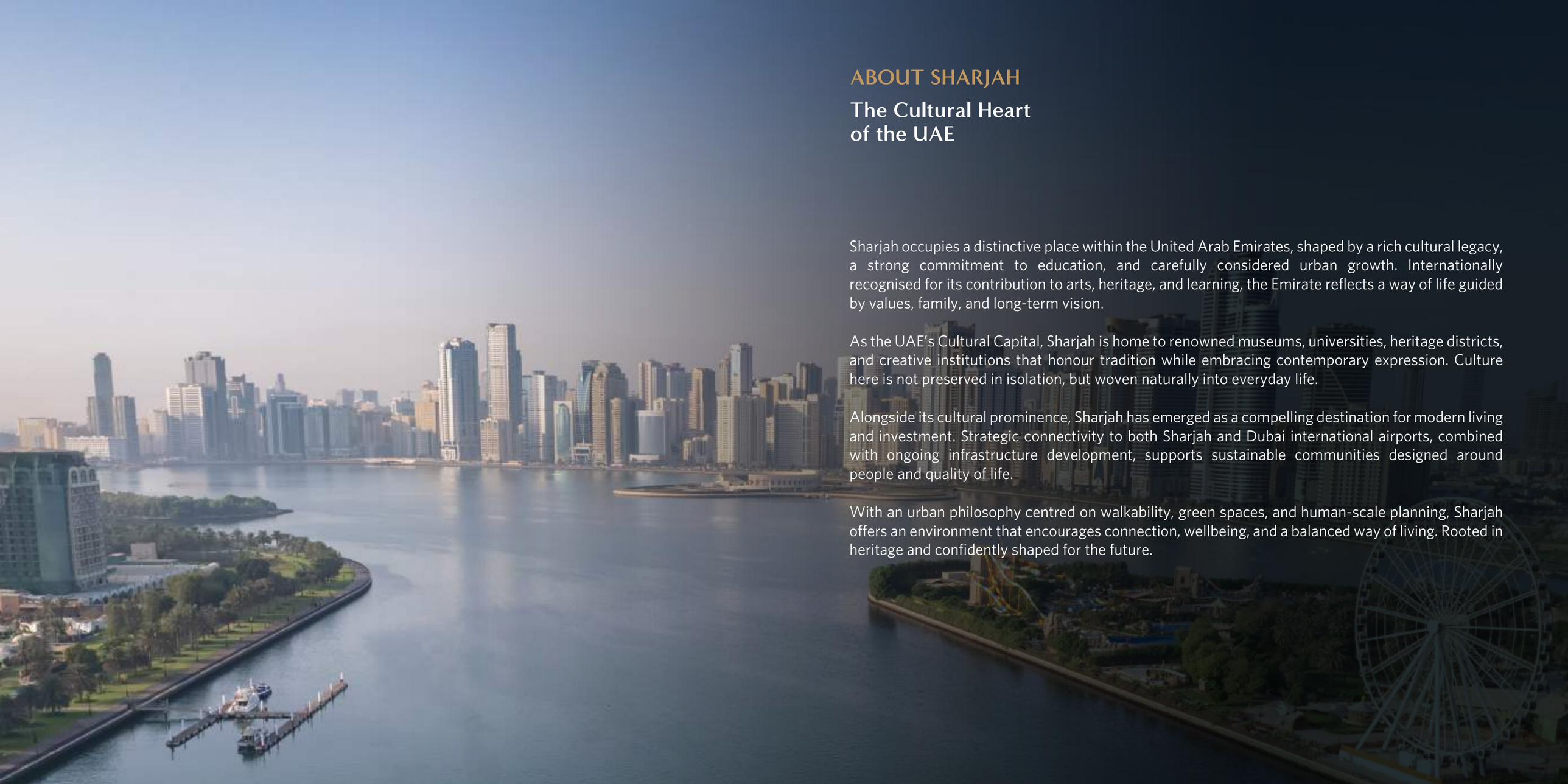
Alef

PALACE
RESIDENCES
AL MAMSHA

An Exclusive Sanctuary of Serene Luxury Living in the Heart of Sharjah





ABOUT SHARJAH

The Cultural Heart of the UAE

Sharjah occupies a distinctive place within the United Arab Emirates, shaped by a rich cultural legacy, a strong commitment to education, and carefully considered urban growth. Internationally recognised for its contribution to arts, heritage, and learning, the Emirate reflects a way of life guided by values, family, and long-term vision.

As the UAE's Cultural Capital, Sharjah is home to renowned museums, universities, heritage districts, and creative institutions that honour tradition while embracing contemporary expression. Culture here is not preserved in isolation, but woven naturally into everyday life.

Alongside its cultural prominence, Sharjah has emerged as a compelling destination for modern living and investment. Strategic connectivity to both Sharjah and Dubai international airports, combined with ongoing infrastructure development, supports sustainable communities designed around people and quality of life.

With an urban philosophy centred on walkability, green spaces, and human-scale planning, Sharjah offers an environment that encourages connection, wellbeing, and a balanced way of living. Rooted in heritage and confidently shaped for the future.



12 minutes
away from Sharjah International Airport

18 minutes
away from Dubai International Airport

2 minutes
away from University City

5 minutes
away from Schools Complex

5 minutes
away from 06 Mall

4 minutes
away from Sheikh Mohammad Bin Zayed Road

OVERVIEW

Positioned as a gateway landmark within Al Mamsha, Palace Residences brings together refined residences, designed amenities, and landscaped surroundings. Two residential towers rise above a thoughtfully planned podium, creating a private and composed living environment with spaces designed for connection, comfort, and everyday ease.





PALACE RESIDENCES AL MAMSHA

Welcome to a place where timeless Arabian elegance is thoughtfully reimagined through Sharjah's most contemporary urban vision. Set within Al Mamsha, the Emirate's first fully walkable community, Palace Residences Al Mamsha introduces the signature refinement of the Palace brand to an address designed for modern living.

As the first Palace-branded residence in Sharjah, this landmark development marks a defining moment. One that brings together architectural distinction, cultural depth, and forward-looking urban design in a single, considered destination.

Serene interiors, carefully curated communal spaces, and a natural sense of harmony shape a lifestyle where luxury feels personal and effortlessly lived.

At Palace Residences Al Mamsha, design is guided by emotion, and each day reflects the quiet elegance and enduring character of Palace living.

PRIME NEIGHBOURHOOD & LOCATION

Set within the heart of new Sharjah, Palace Residences Al Mamsha occupies a location shaped by ease, connection, and contemporary urban living. With Sharjah International Airport just 12 minutes away and Dubai International Airport within a 18-minute drive, the community offers exceptional accessibility while retaining a calm and composed city rhythm.

Positioned at the southern edge of Al Mamsha, the residences are surrounded by landscaped boulevards, shaded walkways, cultural destinations, and everyday retail, all thoughtfully arranged to encourage walkability and effortless movement.

Key destinations including 06 Mall, Al Mamsha Souks, University City Road, and Sharjah's leading educational and cultural institutions are seamlessly connected to the community.

Whether drawn to energy or tranquillity, this address places both comfortably within reach.



KEY DISTINCTIONS

Spacious 1, 2, and 3 bedroom apartments

Exclusive sanctuary with refined living

Renowned branded hospitality services



Pedestrian-friendly community with wellness at the core

Within proximity to cultural, f&b and retail destinations

Vibrant event venues within a serene living environment

HIGHLIGHTS SECTION

About the Project

Palace Residences Al Mamsha features two refined residential towers connected by a landscaped podium that forms the heart of the community. The development offers a curated mix of one to three bedroom residences, supported by dedicated parking for residents and guests. Designed with a strong focus on connection and community, it represents the first Palace-branded residence in Sharjah, developed by Alef in collaboration with Emaar Hospitality Group, and stands as a gateway landmark reflecting the evolving architectural vision of Al Mamsha.



Sky Terraces & Courtyards

Unique sky terraces and courtyards provide spaces for reflection, recreation, and community interaction. These elevated and ground-level green areas are designed to foster connection while offering moments of calm and retreat. From family gatherings to quiet moments of contemplation, each outdoor space encourages a natural relationship with both nature and the neighbours.

Cultural & Urban Context

Rooted in Sharjah's rich heritage, Palace Residences Al Mamsha is inspired by the city's enduring legacy of culture, learning, and family life. The development reflects a sustainable, walkable, and community-led approach to urban living, shaped by green courtyards, shaded walkways, and elevated sky gardens. Residents enjoy a well-rounded lifestyle supported by thoughtfully curated amenities that encourage connection, wellbeing, and everyday ease.



CONTEMPORARY SPACES

At Palace Residences, architecture and landscape are composed as a single, fluid living experience. Clean lines, refined materials, and carefully balanced proportions create homes that feel calm, open, and quietly elegant.

Expansive floor-to-ceiling windows invite natural light and extend living spaces onto terraces, gardens, and courtyards, softening the transition between indoor comfort and outdoor tranquillity. Each residence offers a sense of privacy, while remaining thoughtfully connected to shared spaces that encourage interaction and a strong sense of community.

Interiors are shaped by a soft, contemporary palette of whites, greys, and natural wood, providing a timeless and soothing backdrop. Subtle accents of light blue and off-white tiles in kitchens and bathrooms add warmth and practicality, enhancing both form and function.

PUBLIC AREAS

Public spaces are thoughtfully designed to encourage comfort, connection, and a strong sense of community. Arrival begins through a semi-outdoor entrance where soft, natural light sets a calm and welcoming tone, leading into a refined lobby with reception and relaxed lounge areas.

Wellness and recreation are elevated through a residents-only fitness space enclosed in glass, allowing daylight and garden views to shape a bright, open environment. Landscaped courtyards, terraces, and sky gardens form inviting communal settings, offering places to gather, unwind, or enjoy moments of quiet retreat.

A carefully curated palette of materials unifies interior and exterior spaces. Natural stone, warm wood tones, reflective surfaces, and refined finishes such as porcelain, ceramic tiles, and Corian countertops create a cohesive and contemporary atmosphere.

Together, these spaces shape a living experience defined by balance, serenity, and a genuine sense of belonging.





AMENITIES & FACILITIES

Residents' Lounge
A refined setting designed for relaxed gatherings, quiet reading, or welcoming guests.

Fitness & Wellness
State-of-the-art equipment, dedicated stretching zones, and abundant natural light create an energising and balanced workout environment.

Pools
Separate adult and family pools offer calm, inviting spaces framed by greenery.

Children's Play Areas
Bright, secure, and thoughtfully designed spaces that inspire imagination and play.

Parking & Convenience
A two-level basement provides parking spaces for residents and guests.

Security & Peace of Mind
Round-the-clock security, controlled access, and discreet community surveillance ensure a safe and comfortable living environment.

Shaded Pathways
A connected network of shaded walkways allows comfortable movement throughout the community.

COMMUNITY & LIFESTYLE

OVERVIEW

A community shaped by a genuine sense of belonging. Palace Residences Al Mamsha offers an environment where families flourish, neighbours connect naturally, and daily life moves with ease.

GREEN COURTYARDS & SKY TERRACES

Lush outdoor spaces offer room to breathe, from garden-level courtyards to elevated sky terraces designed for shared moments, relaxation, and quiet reflection.



FAMILY AMENITIES

Residents enjoy an exceptional array of amenities:

- Dedicated lounge
- Modern fitness facilities
- Family recreation zones
- Adult & children's pools
- Shaded walkways and seating
- Community play areas

RETAIL & DINING

Retail and dining destinations at podium level bring convenience and considered choice, enhancing daily life with ease and accessibility.

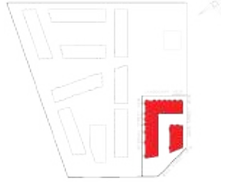
WALKABILITY & MOVEMENT

Al Mamsha's car-free pathways and pedestrian focused planning create a calm, safe environment well-suited to walking, cycling, and everyday leisure.



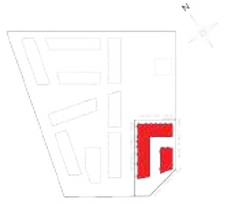
Floor Plan Level 1





Floor Plan Level 2-3





Floor Plan Level 4



Floor Plan Level 5-9



APARTMENT TYPES & CONTEMPORARY SPACES

1-BEDROOM RESIDENCE

Refined and thoughtfully designed, the one-bedroom residences offer an ideal home for singles or couples. These apartments balance comfort and practicality with the understated elegance of Palace Residences, creating a private retreat while remaining closely connected to the surrounding communal spaces.

ROOM AMENITIES

- Balcony
- Open-plan living & dining areas
- Built-in wardrobes
- Modern kitchen
- High-quality fixtures and finishes
- Designed to maximise natural light
- Smart home ready

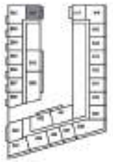




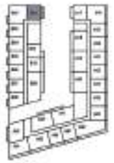




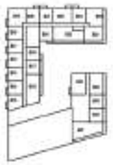




LEVEL 01



LEVEL 02-03



LEVEL 04



LEVEL 05-09

AL MAMSHA - PALACE	
1 BEDROOM	B1.D
LEVEL 01	B01
LEVEL 02-03	B01
TOTAL NET AREA: 80.66 sq. m. I 868.22 sq. ft.	
GROSS AREA: 104.98 sq. m. I 1130.01 sq. ft.	

NOTE
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.

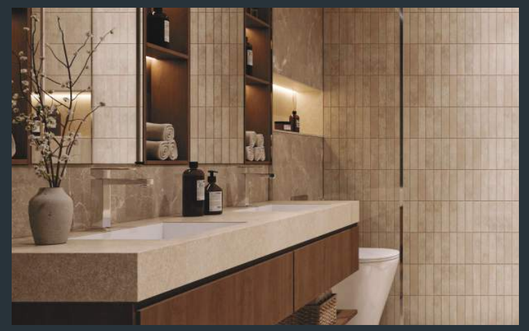
2-BEDROOM RESIDENCE

Spacious layouts designed with young families in mind, the two-bedroom residences offer generous living areas and serene interiors. Thoughtfully planned floor layouts provide a sense of privacy while maintaining a natural connection to landscaped terraces, gardens, and shared community spaces.

ROOM AMENITIES

- Balcony
- Open-plan living & dining areas
- Built-in wardrobes
- Modern kitchen
- High-quality fixtures and finishes
- Designed to maximise natural light
- Smart home ready

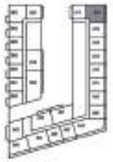




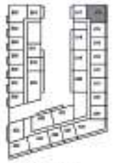




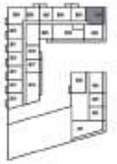




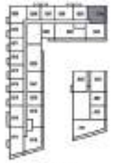
LEVEL 01



LEVEL 02-03



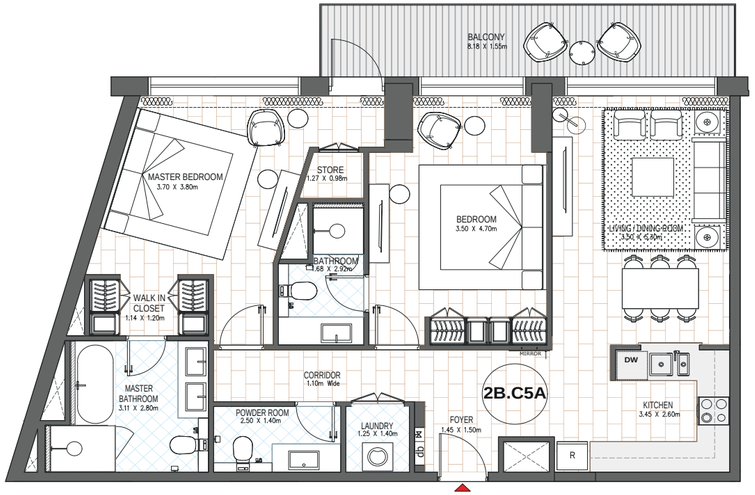
LEVEL 04



LEVEL 05-09

AL MAMSHA - PALACE	
2 BEDROOM	C2.A
LEVEL 1	A16
LEVEL 2-3	A16
LEVEL 4	B04
LEVEL 5-9	B04
TOTAL NET AREA: 122.46 sq. m. I 1318.15 sq. ft.	
GROSS AREA: 159.39 sq. m. I 1715.61 sq. ft.	

NOTE
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.





LEVEL 01



LEVEL 02-03



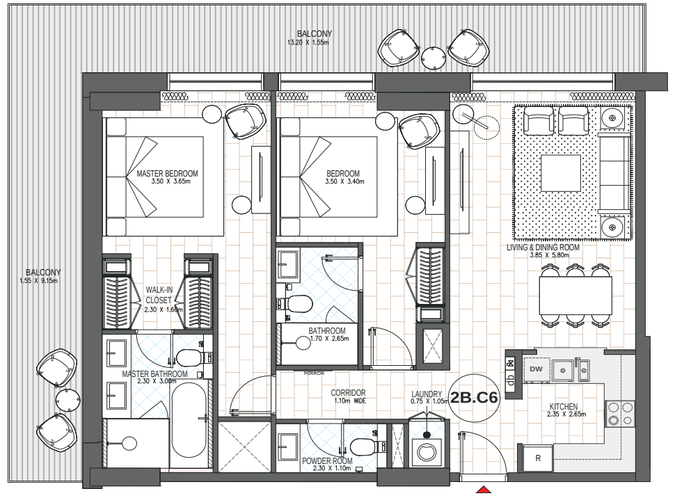
LEVEL 04

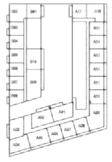


LEVEL 05-09

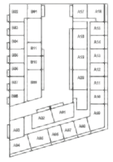
AL MAMSHA - PALACE	
2 BEDROOM	C.5A
LEVEL 1	A02
LEVEL 2-3	A02
TOTAL NET AREA: 120.97 sq. m. l 1,302.11 sq. ft.	
GROSS AREA: 159.31 sq. m. l 1,714.76 sq. ft.	

NOTE
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 partof 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.





LEVEL 01



LEVEL 02-03



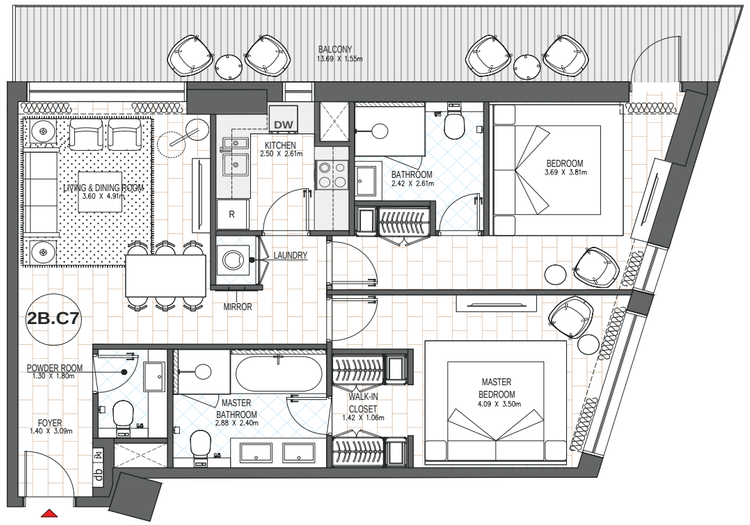
LEVEL 04

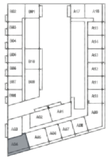


LEVEL 05-09

AL MAMSHA - PALACE	
2 BEDROOM	C.6
LEVEL 5-9	B03
TOTAL NET AREA: 137.58 sq. m. l 1,480.90 sq. ft.	
GROSS AREA: 181.18 sq. m. l 1,950.20 sq. ft.	

NOTE
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.





LEVEL 01



LEVEL 02-03



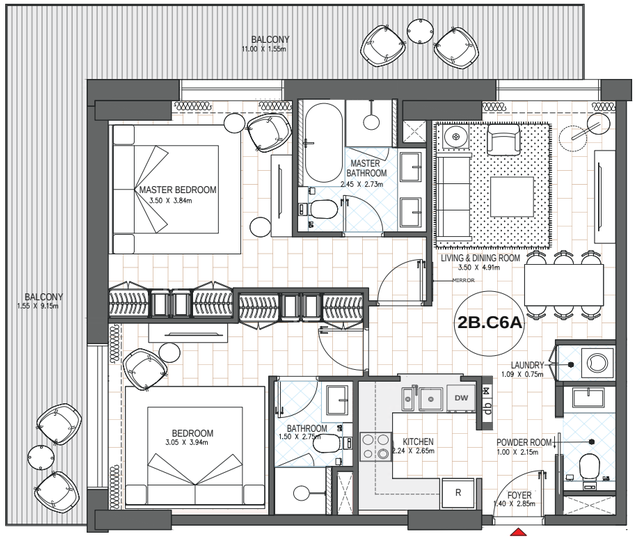
LEVEL 04

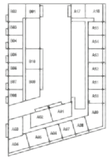


LEVEL 05-09

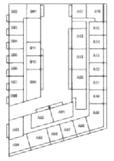
AL MAMSHA - PALACE	
2 BEDROOM	C.7
LEVEL 1	A04
LEVEL 2-3	A04
TOTAL NET AREA: 115.01 sq. m. I 1,237.96 sq. ft.	
GROSS AREA: 151.46 sq. m. I 1,630.27 sq. ft.	

NOTE
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.





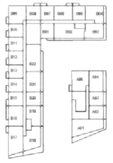
LEVEL 01



LEVEL 02-03



LEVEL 04



LEVEL 05-09

AL MAMSHA - PALACE	
2 BEDROOM	C.6A
LEVEL 4	B03
TOTAL NET AREA: 121.95 sq. m. I 1,312.66 sq. ft.	
GROSS AREA: 160.60 sq. m. I 1,728.65 sq. ft.	

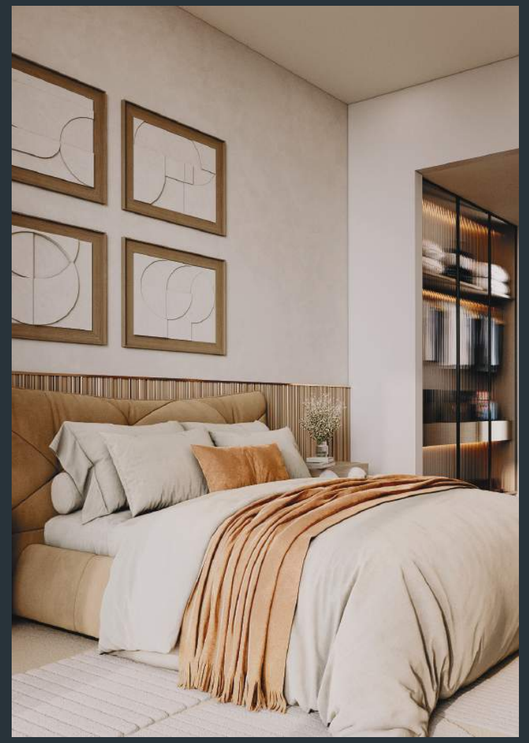
NOTE
1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plots / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes 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.

3-BEDROOM RESIDENCE

Designed for larger families, the three-bedroom residences offer generous living spaces thoughtfully arranged to support comfort, privacy, and family living. Expansive layouts and carefully positioned openings enhance natural light, creating a seamless flow between indoor spaces and thoughtfully designed balcony areas.

ROOM AMENITIES

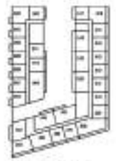
- Balcony
- Open-plan living & dining areas
- Built-in wardrobes
- Modern kitchen
- High-quality fixtures and finishes
- Designed to maximise natural light
- Smart home ready











LEVEL 02-03



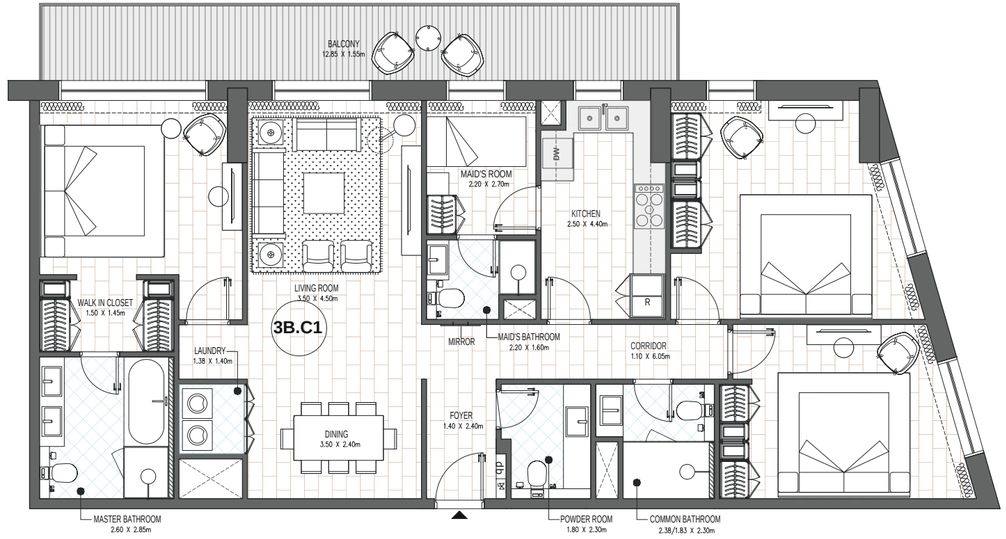
LEVEL 04



LEVEL 05-09

AL MAMSHA - PALACE	
3 BEDROOM	C4
LEVEL 04	B02
LEVEL 05-09	B02
TOTAL NET AREA: 179.06 sq. m. I 1927.38 sq. ft.	
GROSS AREA: 233.05 sq. m. I 2508.55 sq. ft.	

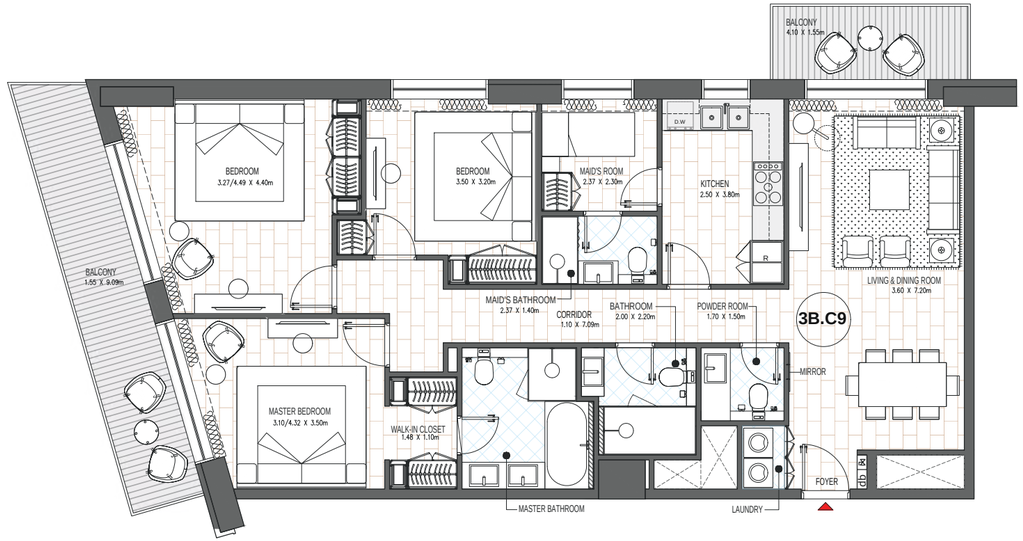
NOTE
1. Measurements are indicative in metric and imperial excluding construction tolerance.
2. Plots / unit dimensions may vary from brochure.
3. All images used are for illustrative purposes only.
4. Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes 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.

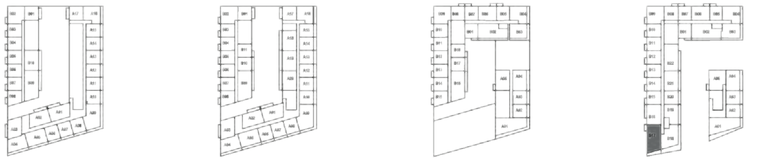




AL MAMSHA - PALACE	
3 BEDROOM	C.1
LEVEL 1	B09
LEVEL 2-3	B09
LEVEL 4	B16
TOTAL NET AREA: 170.95 sq. m. I 1,840.09 sq. ft.	
GROSS AREA: 225.13 sq. m. I 2,423.22 sq. ft.	

NOTE
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.





AL MAMSHA - PALACE	
3 BEDROOM	C.9
LEVEL 5-9	B17
TOTAL NET AREA: 157.91 sq. m. I 1,699.73 sq. ft.	
GROSS AREA: 207.95 sq. m. I 2,238.38 sq. ft.	

NOTE
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.



ARCHITECTURE & DESIGN

A new architectural landmark defined by soft lines, contemporary palettes, and a modern interpretation of Arabian elegance. Palace Residences Al Mamsha brings together warm textures and refined materials to create spaces shaped by natural light, calm geometry, and a quiet sense of luxury throughout.

EXTERIOR DESIGN

The façade is composed of layered glass, warm metal accents, and sculpted balconies, creating a refined and rhythmic architectural presence. As the day unfolds, natural light moves across the volumes, casting subtle, ever-changing reflections that bring the structure to life.



COURTYARD & PODIUM

Two residential towers are linked by a podium envisioned as the social heart of the development. Shaded seating, landscaped terraces, and quiet pathways take inspiration from Sharjah's traditional courtyard homes, shaping an environment that encourages connection, comfort, and a natural sense of calm.





ENTRY & ARRIVAL

A double-height lobby welcomes residents into a setting defined by warmth and refinement. Soft lighting, natural stone, and carefully curated textures come together to express the timeless character of Palace living.



RESIDENCES & INTERIORS

Inside each residence, a serene palette of whites, greys, and natural wood creates a refined sanctuary designed for calm and comfort. Every detail is thoughtfully considered to support effortless living.



ELEGANT LIVING SPACES

Open layouts create light-filled, welcoming spaces where family life, relaxation, and connection unfold with ease. Soft textures and considered finishes come together to shape a refined and comfortable atmosphere.



BEDROOMS

Built-in wardrobes, premium finishes, and warm materials transform bedrooms into harmonious retreats. Calm, well-considered spaces are designed for rest and restorative living.



BATHROOMS

Functional luxury defines these spaces. High-quality fixtures, generous storage, and refined detailing create rooms that are beautifully considered and intuitively practical.

MOVEMENT & WALKABILITY

A thoughtfully designed network of pedestrian-friendly routes encourages exploration and everyday interaction. Shaded corridors, generous walkways, and well-placed access points allow residents to move comfortably and safely throughout the development. Emphasising walkability, the design reduces reliance on vehicles while supporting a healthy, active lifestyle. Circulation is intuitive, seamlessly connecting homes with amenities, leisure spaces, and podium-level retail, fostering a strong sense of openness and connectivity across the community.



LANDSCAPING NARRATIVE

Green spaces form the core of the development's philosophy. Landscaped courtyards, community gardens, and sustainable planting create a calm, restorative environment for residents while enhancing the ecological value of the site. Native and climate-resilient vegetation helps reduce water consumption, while thoughtfully designed outdoor spaces encourage relaxation, social connection, and a deeper connection with nature. Sky terraces, shaded pathways, and play areas further enrich the communal experience, supporting wellbeing and a vibrant, family-oriented lifestyle.



PALACE RESIDENCES AL MAMSHA

By Alef Group

Phone | 800 998
Website | alefgroup.ae
Email | Marketing@alefgroup.ae