

# Al Mamsha

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AL MAMSHA  
*Rasheed*

  
Alef



Sharjah

Sheikh Mohammad Bin Zayed Road | E311

SAIF Zone

Sharjah International Airport



Sharjah Research, Technology and Innovation Park

Sharjah National Park

Al Dhaid Road

AL MAMSHA

American University of Sharjah

University Of Sharjah

University Hospital Sharjah

University City of Sharjah

Sharjah Industrial Area

Khalid Bin Sultan Al Qasimi Street (University City Road)

Mall

Dubai



Dubai International Airport

Hayyan

Emirates Road | E611

Malina Road

Sharjah Mosque



# Zone 1

## Al Mamsha Souq

- **33 Buildings.**

- **3 Phases of handover.**

**1<sup>st</sup> Phase: Ready to move**

**2<sup>nd</sup> Phase: Handover is December of 2023**

**3<sup>rd</sup> Phase: Handover is June of 2024**





17

1

9

5

13

13

7

14

5

6

2

13

12

6

5

RA2

RD3

SW2

SW3

RD3

RD4

RA1

5

RA4

SW1

SW4

RD2

RD5

13

9

11

8

14

6

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# Phase 1

Ready to Move

	<b>Price</b>	<b>Net size</b>	<b>Gross size</b>	<b>Payment Plan</b>
<b>Studio</b>	395,000	298 sqft	414 sqft	Cash
<b>1 Bedroom</b>	595,000	437 sqft	588 sqft	Cash
<b>2 Bedroom</b>	1,049,000	937 sqft	1,287 sqft	Cash
<b>3 Bedroom</b>	1,499,000	1,424 sqft	1,998 sqft	Cash

# Phase 2

Handover 2023

	<b>Price</b>	<b>Net size</b>	<b>Gross size</b>	<b>Payment Plan</b>
<b>Studio</b>	465,900	425 sqft	596 sqft	5 years
<b>1 Bedroom</b>	595,000	451 sqft	605 sqft	5 years
<b>2 Bedroom</b>	999,000	911 sqft	1,240 sqft	5 years
<b>3 Bedroom</b>	1,375,000	1,286 sqft	1,737 sqft	5 years

# Phase 3

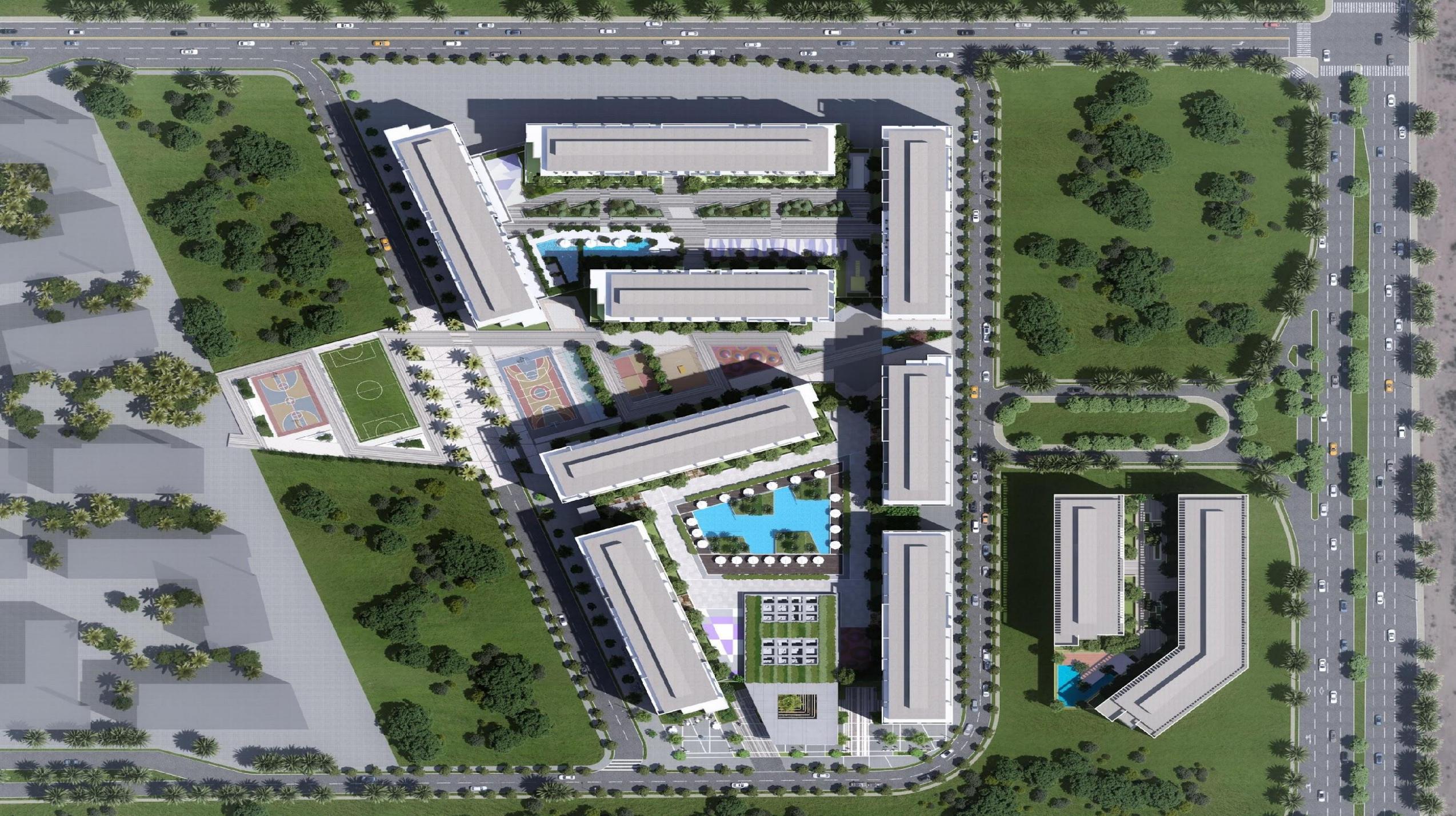
Handover 2024

	Price	Net size	Gross size	Payment Plan
Studio	Sold Out			5 years
1 Bedroom	625,000	524 sqft	678 sqft	5 years
2 Bedroom	1,025,000	946 sqft	1,241 sqft	5 years
3 Bedroom	1,375,000	1,286 sqft	1737 sqft	5 years

# Payment plan

## 5 years payment plan

Amount	Installments	
1%	Month 1 - 11	1st Year
10%	Month 12	
1%	Month 1 - 11	2nd Year
10%	Month 12	
1%	Month 1 - 11	3rd Year
10%	Month 12	
1%	Month 1 - 11	4th Year
10%	Month 12	
1%	Month 1 - 11	5th Year
5%	Month 12	
100%	Total	



# Zone 2

## Al Mamsha Seerah

- **8 Buildings**
- **Smart Homes**
- **Sports Zone**
- **Handover in June of 2025**
- **2 Cluster**  
**Suroor**  
**Sawa**



# Prices and Sizes

Handover June-2025

	Price	net size	gross size	Payment Plan
<b>Studio</b>	<b>Sold out</b>			
<b>1 Bedroom</b>	<b>Sold out</b>			
<b>2 Bedroom</b>	1,015,000	939 sqft	1111 sqft	1% for a 100 months
<b>3 Bedroom</b>	1,369,000	1,307 sqft	1,569 sqft	1% for a 100 months

# Payment plan

## Payment Plan on 2 bedroom and 3 bedroom

**1%**

**Down Payment 1%**

**1%**

**Monthly Installments  
1% on 99 months**

**100%**

**Total**

# Zone 3

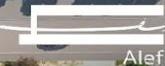
## Al Mamsha Raseel

- 13 Buildings
  - Smart Homes
  - water Zone: it has all kind of waterfronts, water arches and waterfalls
  - Handover in December of 2025
  - 3 Cluster
- Darb  
TBC  
TBC





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# Prices and Sizes

Handover DEC-2025

	Price	Net size	Gross size	Payment Plan
Studio	No Studio			
1 Bedroom	639,000	528 sqft	648 sqft	7 Years
2 Bedroom	1,199,000	1,050 sqft	1,343 sqft	1% for a 100 Months
3 Bedroom	1,499,000	1,459 sqft	1,789 sqft	1% for a 100 Months

# Payment plan

payment plan on 7 years, for 1 bedroom 630,000 and above

## Installments

<b>1%</b>	<b>Monthly Instalments 36 months</b>	<b>First 3 years</b>
<b>1%</b>	<b>Month 1 - 11</b>	<b>4th Year</b>
<b>5%</b>	<b>Month 12</b>	
<b>1%</b>	<b>Month 1 - 11</b>	<b>5th Year</b>
<b>5%</b>	<b>Month 12</b>	
<b>1%</b>	<b>Month 1 - 11</b>	<b>6th Year</b>
<b>5%</b>	<b>Month 12</b>	
<b>1%</b>	<b>Month 1 - 11</b>	<b>7th Year</b>
<b>5%</b>	<b>Month 12</b>	
<b>100%</b>	<b>Total</b>	