



احتضن الحياة في مجتمع سكني مستوحى من الطبيعة وقابل للمشى.

Embrace life in a forest-inspired walkable residential community.





## INTRODUCTION

Embrace life at Olfah, where nature and modernity coexist in perfect harmony. Set within a forest-inspired, walkable community, every corner invites you to explore lush green landscapes and enjoy the serenity of nature. Designed with convenience and connection in mind, Olfah offers a unique living experience where you can truly feel at home.

## المقدمة

اكتشفوا الحياة في أُلْفَه، حيث تتناغم الطبيعة مع الحداثة في انسجام تام. يقع المشروع ضمن مجتمع مستوحى من أجواء الغابات، مُصمَّم ليكونَ قابلاً للمشّي والتنزه، حيث يدعوكم كلُّ ركنٍ إلى استكشاف المساحات الخضراء الغنية والاستمتاع بسكينة الطبيعة. وقد ضُمَّم أُلْفَه بعناية ليجتمع بين الراحة وروح التواصل، مقدِّمًا تجربةً سكنيةً فريدة تشعركم بأنكم في منزلکم.





## لماذا الاستثمار في الشارقة؟

تتفرد الشارقة بتنوع اقتصادها المميز ومساحتها الشاسعة وبيئتها الخصبة، مما يهيئ أجواءً مثالية لاستقطاب المشاريع الجديدة وتحقيق النمو المستدام. وهي وجهة للعديد من الشركات الوطنية والخاصة التي تتخذ من الإمارة مقرًا لها.

## Why Invest in Sharjah?

Sharjah is distinguished by the diversity of its economy, its expansive size, and its fertile environment, which fosters the attraction of new projects and sustainable growth. It is a destination for many national and private companies headquartered in the Emirate.

نصيب الفرد من الناتج المحلي  
الإجمالي في دولة الإمارات  
العربية المتحدة  
UAE GDP per Capita

الأمن  
Security

السياحة  
Tourism

عائد استثماري مرتفع  
High ROI

بنية تشريعية متينة  
Highly Regulated

عملة مستقرة  
Stable Currency

ضريبة صفرية  
Zero Tax

ملكية حرة كاملة  
100% Freehold  
Ownership



## Mission

To be a destination creator not just in Sharjah, but from Sharjah, developing with heritage, guided by vision.

## Vision

Region's most inspirational provider of lifestyle experiences inspired by humanity.

## رؤيتنا

أن نبكر وجهات استثنائية من قلب الشارقة إلى العالم، حيث يلتقي عبق التراث بالرؤية المستقبلية.

## رسالتنا

أن نكون الملهم الأول في المنطقة لتجارب الحياة التي تحتفي بالقيم الإنسانية.







## مرحباً بكم في أُلْفَه

مرحباً بكم في الملاذ العصري الذي يكتنفه  
سحر الطبيعة.

## WELCOME TO OLFAH

Welcome to a modern retreat surrounded  
by the beauty of nature.



# Embrace life

in a forest-inspired walkable  
residential community.

# احتضن الحياة

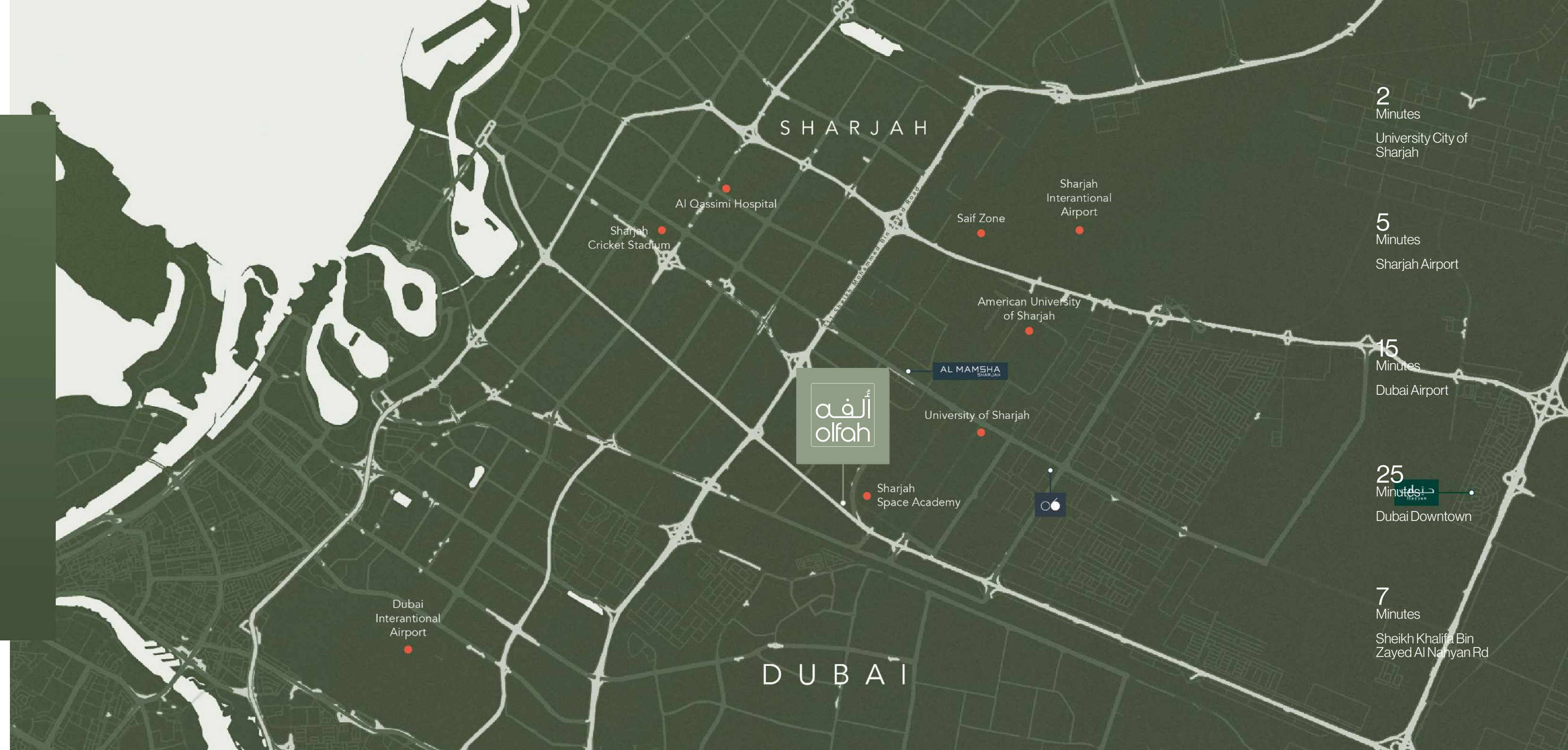
في مجتمع سكني مستوحى من  
الطبيعة وقابل للمشى





خريطة الموقع

LOCATION MAP







## موقع مميز

ألفه هو مجتمع سكني راقٍ يتميز بموقعه الاستثنائي بجوار أكاديمية الشارقة لعلوم وتكنولوجيا الفضاء والفلك، مما يضفي مزيجاً فريداً من الراحة وسهولة الوصول في واحدة من أكثر المواقع جذباً وطلباً في إمارة الشارقة.

## Prime Location

Olfah is a prime residential community located next to Sharjah Academy for Astronomy, Space Sciences and Technology, offering unmatched convenience and connectivity in one of Sharjah's most sought-after areas.



الطبيعة في أجمل صورها  
NATURE AT ITS FINEST







المبنى 1  
BUILDING 1





المبنى 2

BUILDING 2





المبنى 3  
BUILDING 3





المبنى 4  
BUILDING 4





المبنى 5  
BUILDING 5



## Unit Mix

### 1 Bedroom Residences

71 units | Sizes from 60.11 to 78.32 sqm

### 2 Bedroom Residences

71 units | Sizes from 129.88 to 150.32 sqm

### 3 Bedroom Residences

12 units | Size 179.21 sqm

## توزيع الوحدات السكنية

### وحدات بغرفة نوم واحدة

71 وحدة | المساحات من 60.11 إلى 78.32 متر مربع

### وحدات بغرفتي نوم

71 وحدة | المساحات من 129.88 إلى 150.32 متر مربع

### وحدات بثلاث غرف نوم

12 وحدة | المساحة 179.21 متر مربع





المزايا الرئيسية

KEY FEATURES







## ساحة ألعاب مائية

نوافير رائعة وجذابة تبعث أجواء من الهدوء والراحة.

## SPLASH WATER FEATURE

Elegant and lively water displays that establish a serene and visually captivating ambiance.



## تلال عشبية

واحة تنبض بالهدوء والجمال الطبيعي مصممة لتكون مكاناً مثالياً لاستمتاع العائلات والأصدقاء والأطفال معاً.

## LAWN HILLS

A beautifully designed green space for families, friends, and children to enjoy together.







## ممشى عبر الطبيعة الخضراء

طريق مخصص للمشاة، محاط بالأشجار، يوفر بيئة ملائمة للمشى وقضاء وقت ممتع في الهواء الطلق.

## WOODLAND WALK

A scenic, tree-filled trail perfect for relaxing walks and enjoying the outdoors.



## منطقة الألعاب

مساحة خارجية مخصصة للألعاب الترفيهية  
للأطفال.

## KIDS PLAY AREA

An outdoor space thoughtfully designed for  
children's play and recreational activities.







## جدار للتسلق

ميزة لعب ممتعة وآمنة مصممة للأطفال والعائلات للاستمتاع بالنشاطات الخارجية.

## CLIMBING WALL

An exciting and safe play feature designed for children and families to enjoy outdoor activities.



## حوض سباحة

مساحة هادئة تغمرها أشعة الشمس الذهبية،  
مصممة للاسترخاء، والسباحة، وقضاء أوقات ممتعة  
بجانب حوض السباحة.

## RESORT POOL

A calm, sun-soaked setting designed for unwinding,  
leisurely swims, and laid-back poolside moments.







## حوض سباحة ترفيهي

مساحة مفعمة بالحياة، مثالية للسباحة اليومية، وممارسة النشاطات المائية، وقضاء أوقات ممتعة مع العائلة والأصدقاء.

## RECREATIONAL POOL

An active, social pool environment suited for movement, casual swims, and everyday enjoyment.



## مسبح رياضي

يضم المسبح الرياضي مسارات عديدة ذات عمق يلي  
بفعاليّة جميع احتياجات السباحة والتدريب.

## SPORTS POOL

The sports pool features lanes and depth designed  
for competitive swimming and training purposes.







## المدرج

منطقة خارجية مصممة  
لإستضافة العروض والفعاليات.

## AMPHITHEATRE

An outdoor space designed for  
performances and events.



## مناطق للشواء الخارجي

مواقع شواء خارجية بين المساحات الخضراء،  
تمنح أجواءً رائعة للاستمتاع بالوجبات الشهية مع  
العائلة والأصدقاء.

### BBQ AREAS

Designated outdoor spaces for grilling and  
enjoying delicious meals with family and friends.







## الصالة الرياضية الداخلية

تقدم الصالة الرياضية الداخلية مساحة واسعة ومجهزة بالكامل بأحدث الأجهزة والمعدات الرياضية. تحيط بها جدران زجاجية بانورامية توفر إطلالات خلابة على المجتمع النابض بالحياة.

## INDOOR GYM

The indoor gym offers a spacious, fully equipped fitness area with state-of-the-art machines and training equipment. Surrounded by panoramic glass walls, it provides stunning views of the vibrant community.



التصميم  
الخارجي  
EXTERIORS



Embrace Life































التصاميم الداخلية

INTERIORS



Embrace Life



## 1BR APARTMENT

The one-bedroom residence features an open-plan living area designed to maximize space and natural light, with sleek finishes and modern design that create a warm, contemporary setting. The kitchen offers high-quality countertops, ample storage, and top-tier appliances, seamlessly connected to the living space. The bedroom provides a tranquil retreat with spacious interiors and premium finishes, while the bathroom is appointed with durable materials and refined fixtures. A private balcony extends the living space outdoors, offering panoramic views and a serene setting for relaxation or entertaining.



## شقة مكوَّنة من غرفة نوم واحدة

تتميّز هذه الشقق بمساحة معيشة مفتوحة مصممة لتحقيق أقصى استفادة من المساحة والضوء الطبيعي، مع تشطيبات أنيقة وتصميم عصري يضفي أجواءً دافئة ومعاصرة.

يضم المطبخ أسطخًا عالية الجودة ومساحات تخزين واسعة وأجهزة منزلية متطورة، ويتصل بانسيابية مع مساحة المعيشة. وتوفر غرفة النوم ملاذًا هادئًا مع مساحات رحة وتشطيبات راقية، بينما تم تجهيز الحمام بمواد متينة وتجهيزات فاخرة.

تمتد شرفة خاصة لتوسيع مساحة المعيشة إلى الخارج، مع إطلالات بانورامية وأجواء هادئة للاسترخاء أو قضاء أوقات ممتعة.











## 2BR APARTMENT

The two-bedroom residence presents a thoughtfully planned layout with expansive living and dining areas designed to enhance comfort and natural light. Contemporary finishes and refined detailing create an elegant and welcoming ambiance throughout. The kitchen is fitted with premium surfaces, generous cabinetry, and high-performance appliances, seamlessly flowing into the main living area.

Both bedrooms offer well-proportioned spaces with sophisticated finishes, while the bathrooms feature quality materials and sleek fixtures. A private balcony expands the home outward, providing open views and a tranquil setting for unwinding or hosting guests.



## شقة مكّونة من غرفتي نوم

تتميز هذه الشقة بتصميم مدروس بعناية يضم مساحات معيشة وطعام رحبة تعزز الإحساس بالراحة وتسمح بتدفق الضوء الطبيعي بسلاسة. وتضفي التشطيبات المعاصرة والتفاصيل الراقية أجواءً أنيقة ودافئة في جميع أنحاء المنزل. كما تم تجهيز المطبخ بأسطح فاخرة وخزائن واسعة وأجهزة عالية الأداء، ليتكامل بانسيابية مع المساحة الرئيسية للمعيشة.

توفر غرفتا النوم مساحات متوازنة بتشطيبات راقية تمنح إحساسًا بالخصوصية والهدوء، بينما تتميز الحمامات بمواد عالية الجودة وتجهيزات عصرية أنيقة. وتمتد شرفة خاصة لتفتح المجال أمام إطلالات رحبة وأجواء هادئة مثالية للاسترخاء أو استقبال الضيوف.











## 3BR APARTMENT

The three-bedroom residence is designed to deliver elevated family living, offering expansive interiors that balance openness with privacy. Generous living and dining areas are thoughtfully arranged to enhance natural light and create an atmosphere of understated sophistication. Contemporary finishes, refined textures, and carefully curated details define the overall aesthetic.

The kitchen is crafted for both style and performance, featuring premium surfaces, abundant storage, and high-end appliances seamlessly integrated into the living environment. The bedrooms provide serene sanctuaries with spacious proportions and elegant finishes, while the bathrooms are styled with superior materials and sleek, modern fittings. A private balcony further enhances the home, presenting wide-open views and an inviting outdoor extension ideal for relaxation or entertaining.

## شقة مكّونة من ثلاث غرف نوم

تجسّد هذه الشقة مفهوم الحياة العائلية الراقية، حيث توفر مساحات داخلية واسعة تجمع بين الانفتاح والخصوصية بتناغم متقن. تم توزيع مناطق المعيشة والطعام بعناية لتعزيز تدفق الضوء الطبيعي وخلق أجواء من الرقي الهادئ والأناقة المعاصرة، مع تفاصيل مدروسة وتشطيبات فاخرة تعكس جودة التصميم.

صُمّم المطبخ ليجمع بين الأداء العملي والطابع الأنيق، إذ يضم أسطخًا فاخرة، وخزائن واسعة، وأجهزة عالية المستوى تتكامل بانسيابية مع المساحة الرئيسية. وتوفر غرف النوم ملاذات هادئة بمساحات رحة وتشطيبات راقية، فيما تتميز الحمامات بمواد عالية الجودة وتجهيزات عصرية أنيقة. كما تمتد شرفة خاصة لتمنح إطلالات مفتوحة ومساحة خارجية مثالية للاسترخاء أو استقبال الضيوف.

























مخططات الطوابق

FLOOR PLANS



Embrace Life





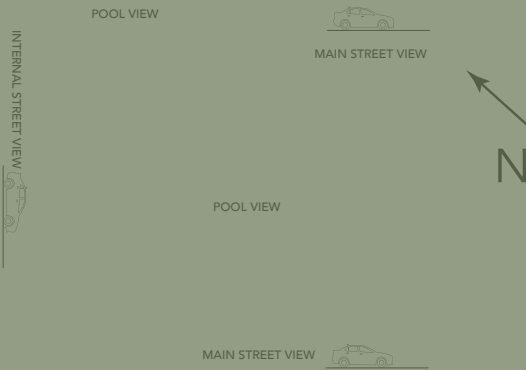
OLFAH 5

GROUND FLOOR

LEGEND

- 1BED B.1A - 2 UNIT
- 1BED B.1D - 1 UNIT
- 1BED B.2A - 1 UNIT
- 1BED B.7 - 1 UNIT
- 2BED C.1 - 1 UNIT
- 2BED C.2A - 2 UNITS
- 2BED C.2C - 2 UNITS
- 3BED D.4A - 1 UNIT

TOTAL: 11 UNITS



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MIRROR

C.2A

C.2A

B.2A

B.1D

D.4A

B.1A

C.2C

B.1A

MIRROR

MIRROR



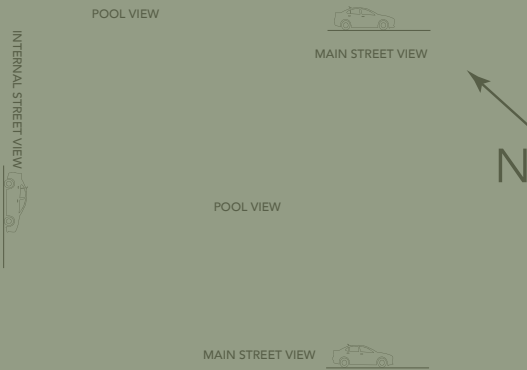
OLFAH 5

TYPICAL FLOOR (01-11TH)

LEGEND

- 1BED B.1 - 1 UNIT
- 1BED B.1A - 2 UNIT
- 1BED B.1D - 1 UNIT
- 1BED B.2A - 1 UNIT
- 1BED B.7 - 1 UNIT
- 2BED C.1 - 1 UNIT
- 2BED C.2A - 2 UNITS
- 2BED C.2C - 2 UNITS
- 2BED C.4 - 1 UNIT
- 3BED D.4A - 1 UNIT

TOTAL: 13 UNITS



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MIRROR

C.2A

C.2A

B.2A

B.1D

D.4A

B.1A

C.2C

B.1A

MIRROR

MIRROR

C.1

C.4

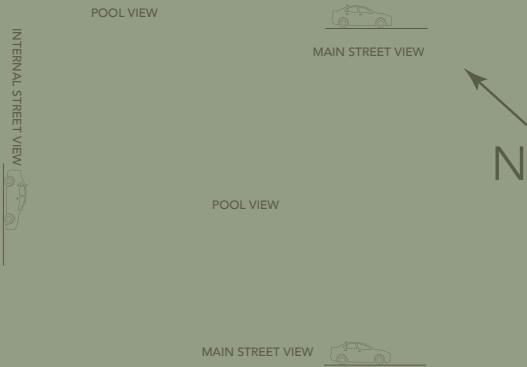


شقة بغرفة نوم

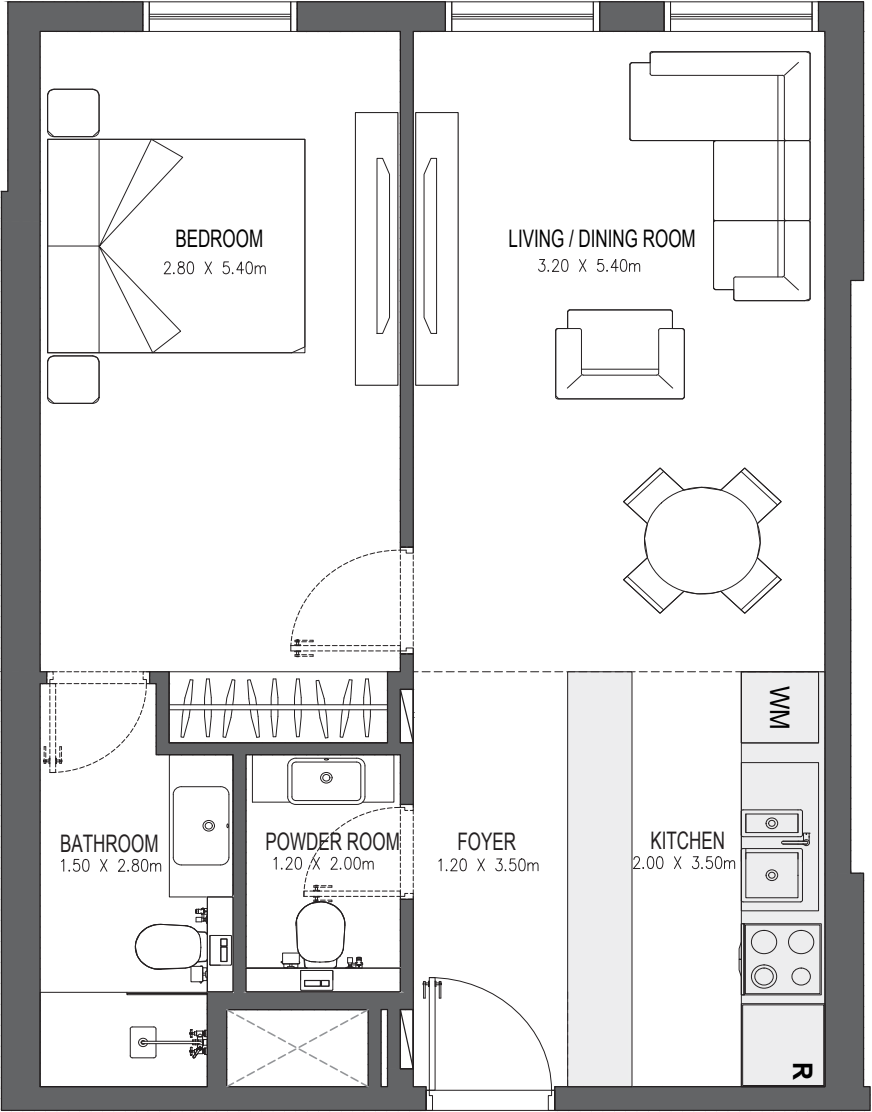
1BR APARTMENT



| OLFAH 5                                      |         |
|----------------------------------------------|---------|
| 1 BEDROOM                                    | B.7     |
| GROUND LEVEL                                 | UNIT 10 |
| TOTAL NET AREA: 57.41sq. m.   617.96 sq. ft. |         |
| GROSS AREA: 73.33 sq. m.   789.36sq. ft.     |         |



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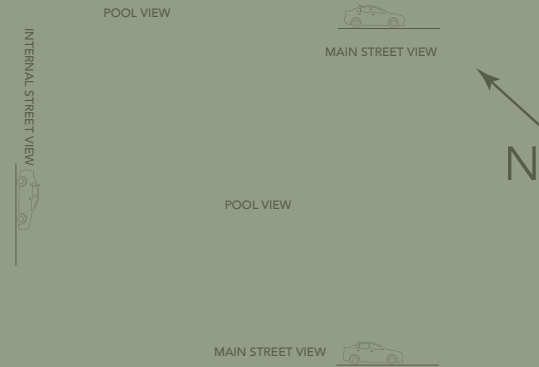




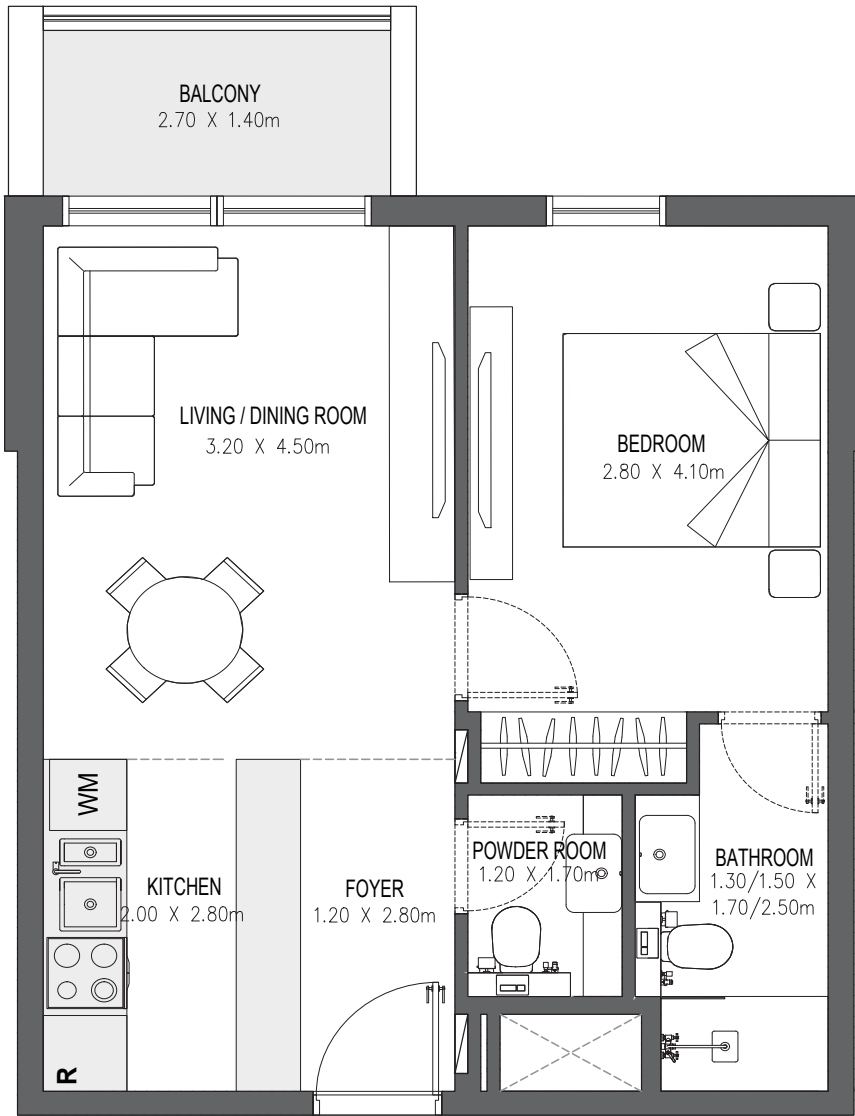
alfah  
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OLFAH 5

|                                               |               |
|-----------------------------------------------|---------------|
| 1 BEDROOM                                     | B.1A (MIRROR) |
| GROUND LEVEL<br>-LEVEL 11                     | UNIT 06       |
| TOTAL NET AREA: 51.81 sq. m.   557.68 sq. ft. |               |
| GROSS AREA: 66.18 sq. m.   712.36 sq. ft.     |               |



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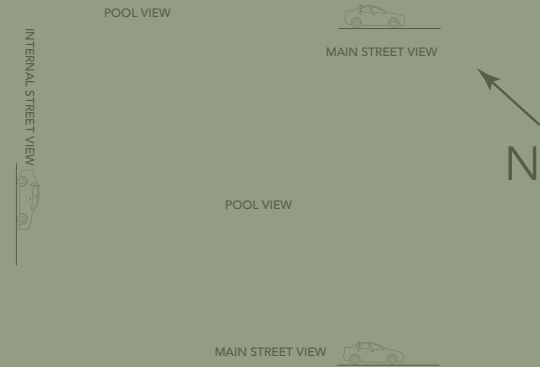


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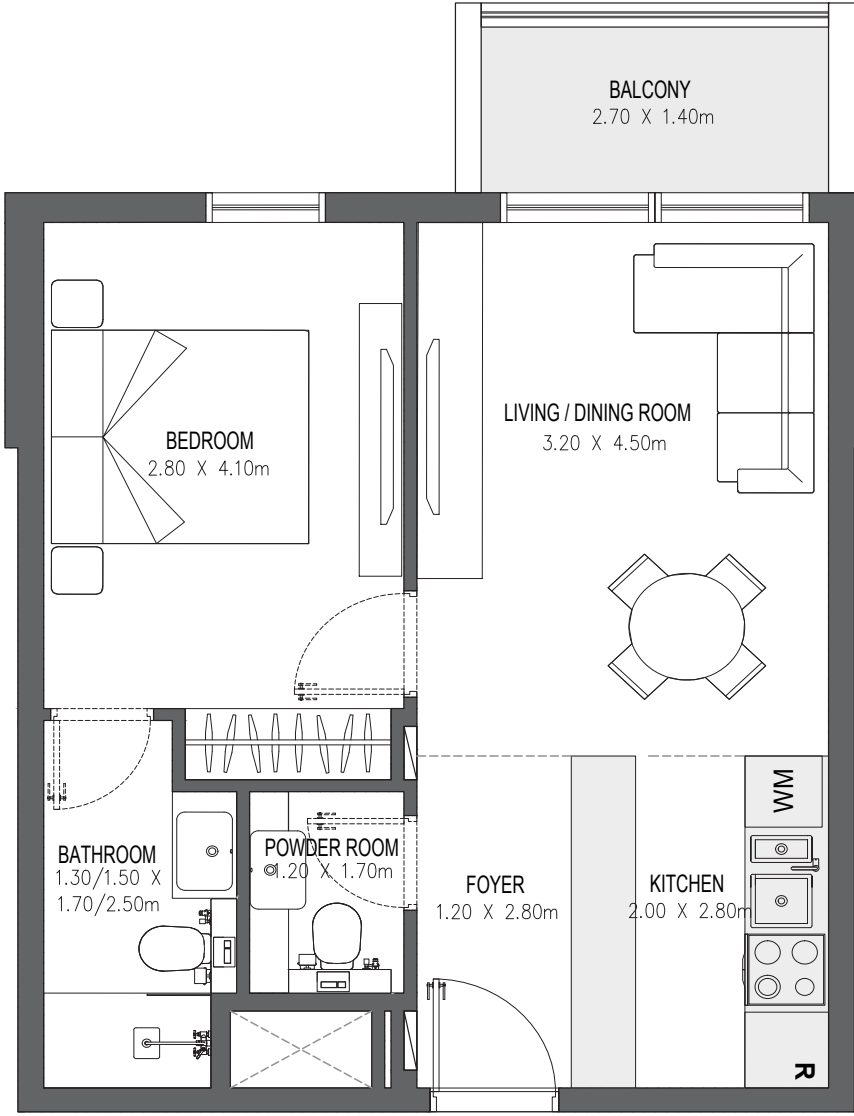
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OLFAH 5

|                                               |         |
|-----------------------------------------------|---------|
| 1 BEDROOM                                     | B.1A    |
| GROUND LEVEL<br>-LEVEL 11                     | UNIT 08 |
| TOTAL NET AREA: 51.81 sq. m.   557.68 sq. ft. |         |
| GROSS AREA: 66.18 sq. m.   712.36 sq. ft.     |         |



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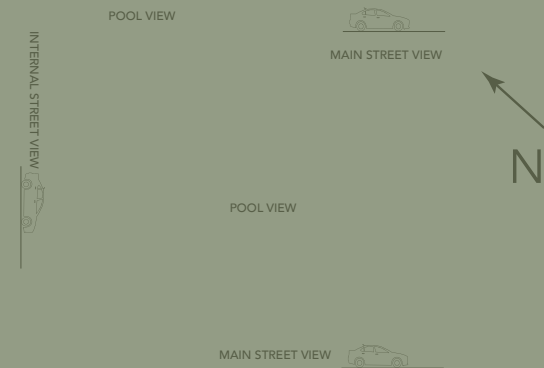
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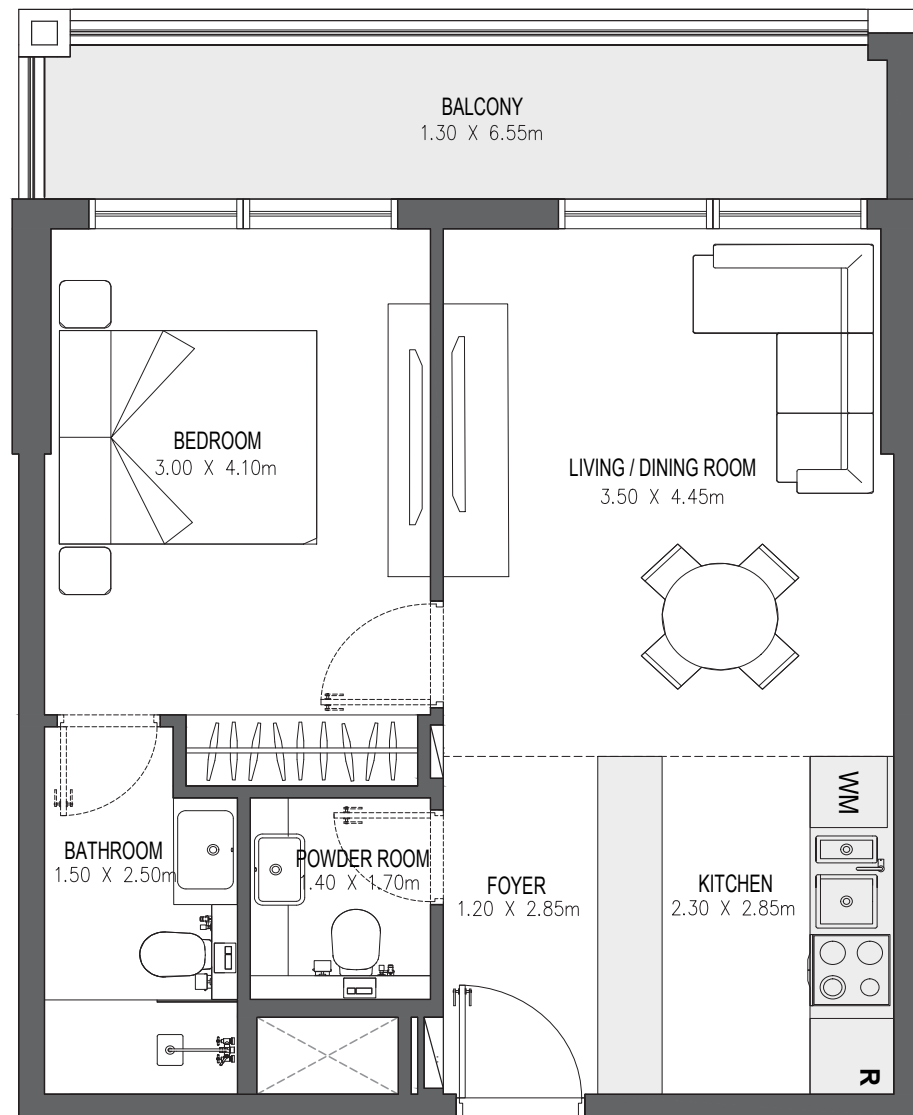
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OLFAH 5

|                                               |         |
|-----------------------------------------------|---------|
| 1 BEDROOM                                     | B.1D    |
| GROUND LEVEL<br>-LEVEL 11                     | UNIT 04 |
| TOTAL NET AREA: 61.29 sq. m.   659.72 sq. ft. |         |
| GROSS AREA: 78.29 sq. m.   842.71 sq. ft.     |         |



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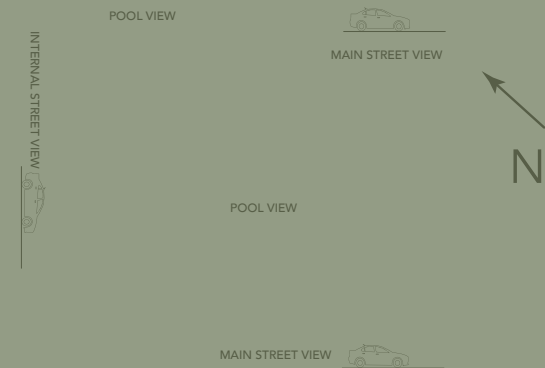


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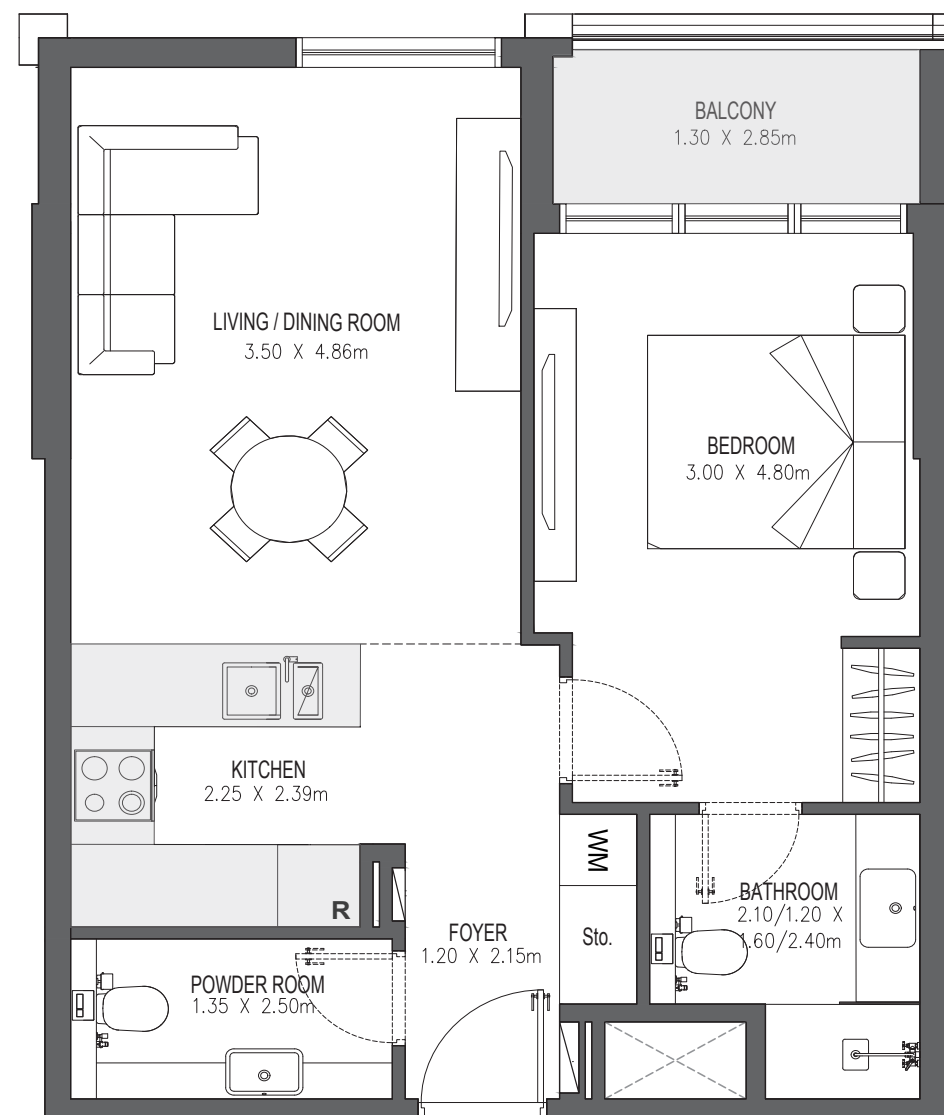
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OLFAH 5

|                                               |         |
|-----------------------------------------------|---------|
| 1 BEDROOM                                     | B.2A    |
| GROUND LEVEL<br>-LEVEL 11                     | UNIT 03 |
| TOTAL NET AREA: 60.44 sq. m.   650.57 sq. ft. |         |
| GROSS AREA: 77.20 sq. m.   831.02 sq. ft.     |         |



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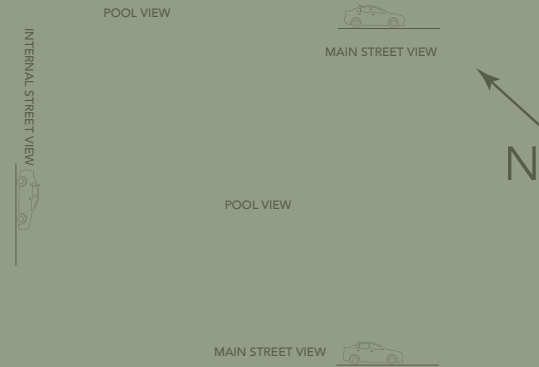
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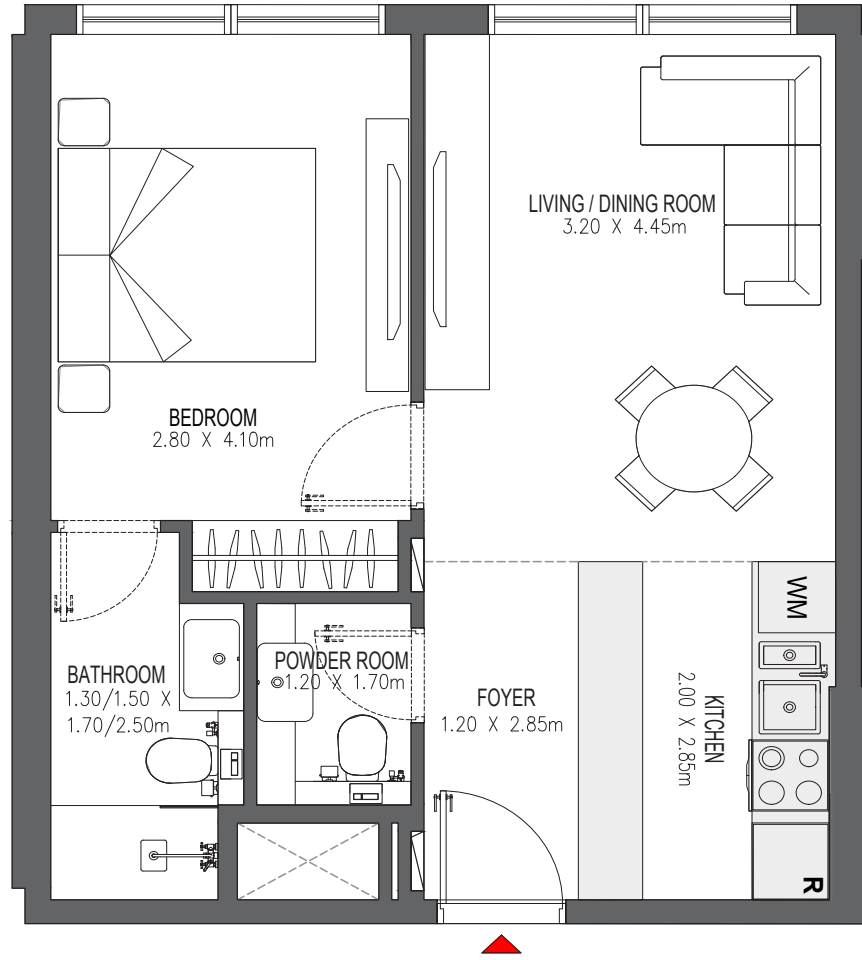
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OLFAH 5

|                                               |         |
|-----------------------------------------------|---------|
| 1 BEDROOM                                     | B.1     |
| LEVEL 01-11                                   | UNIT 13 |
| TOTAL NET AREA: 47.08 sq. m.   506.76 sq. ft. |         |
| GROSS AREA: 60.14 sq. m.   647.33 sq. ft.     |         |



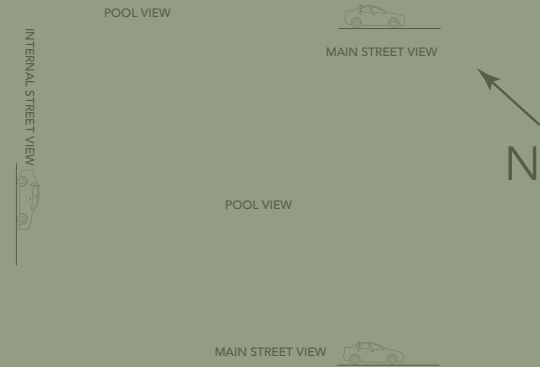
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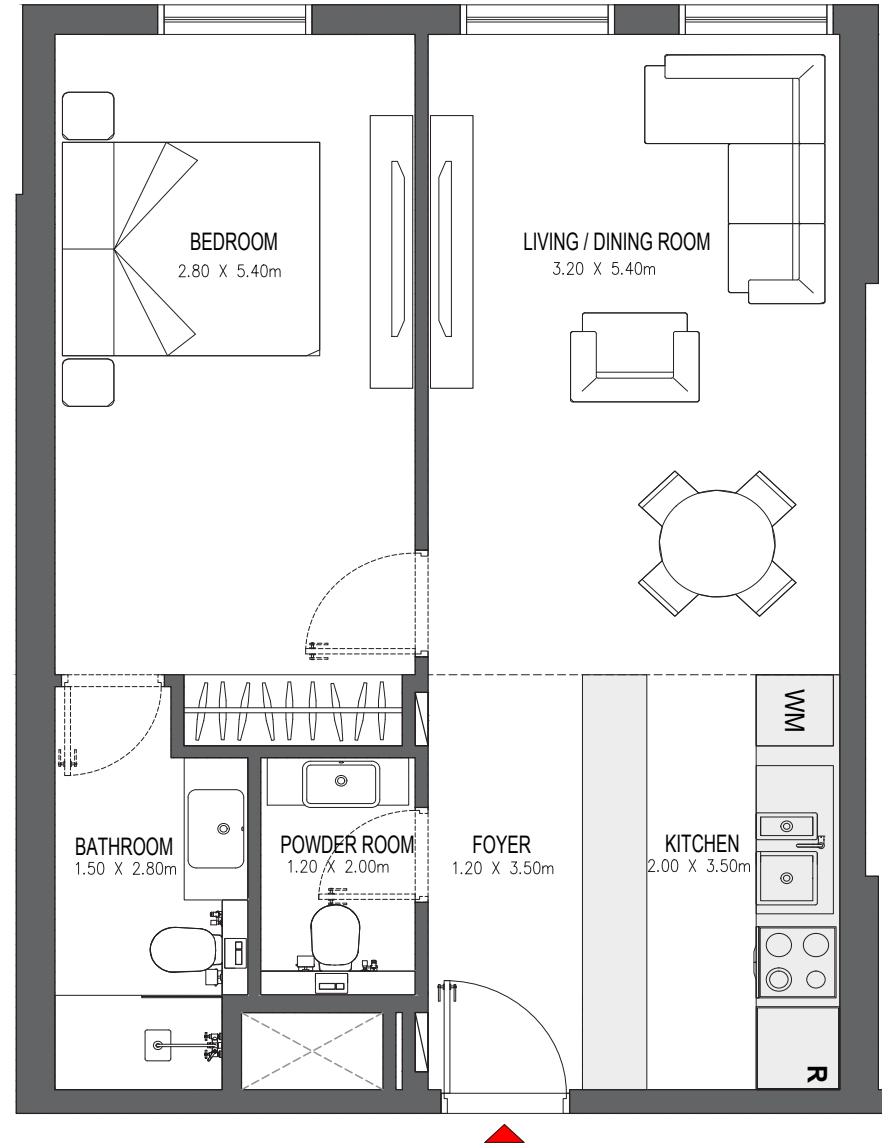
alfah  
olfah

OLFAH 5

|                                              |         |
|----------------------------------------------|---------|
| 1 BEDROOM                                    | B.7     |
| LEVEL 01-11                                  | UNIT 11 |
| TOTAL NET AREA: 57.41sq. m.   617.96 sq. ft. |         |
| GROSS AREA: 73.33 sq. m.   789.36sq. ft.     |         |



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شقة بغرفتي نوم  
2BR APARTMENT



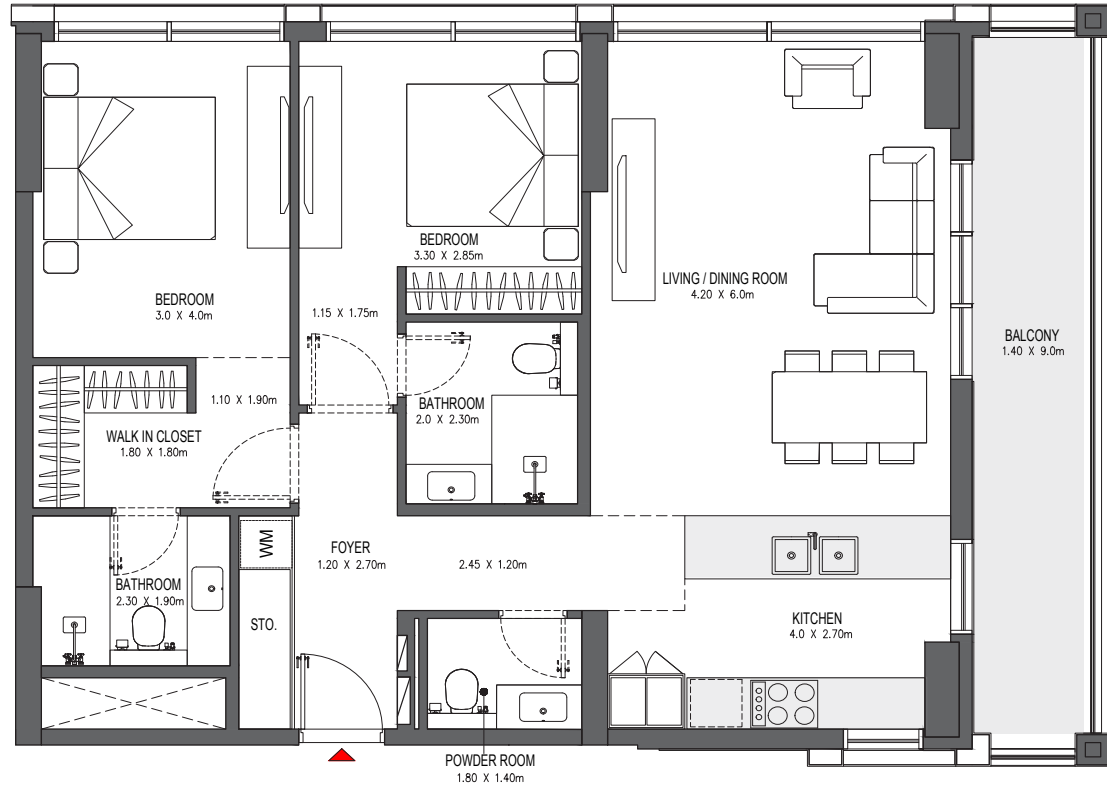
Embrace Life



alfah  
olfah

OLFAH 5

|                                                 |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.1     |
| GROUND LEVEL                                    | UNIT 09 |
| TOTAL NET AREA: 110.26 sq. m.   1186.83 sq. ft. |         |
| GROSS AREA: 140.84 sq. m.   1516.02 sq. ft.     |         |



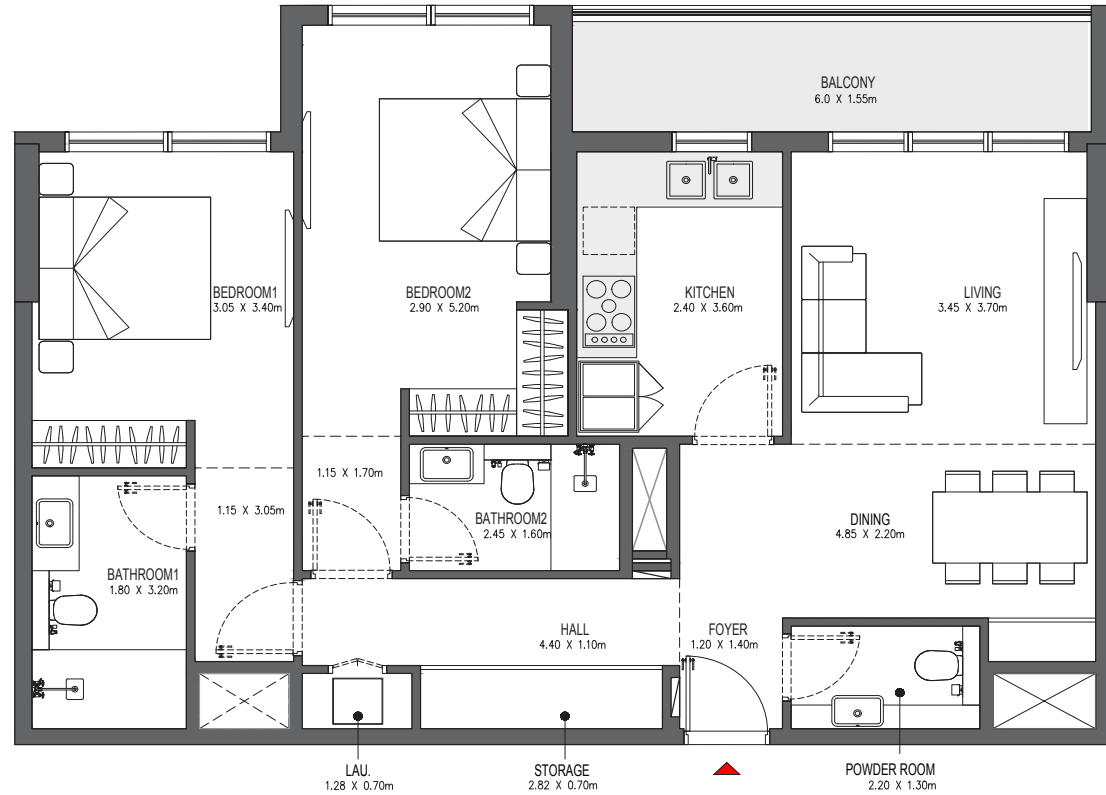
Alef

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olfah

OLFAH 5

|                                                 |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.2C    |
| GROUND LEVEL                                    | UNIT 11 |
| TOTAL NET AREA: 109.11 sq. m.   1174.45 sq. ft. |         |
| GROSS AREA: 139.37 sq. m.   1500.21 sq. ft.     |         |



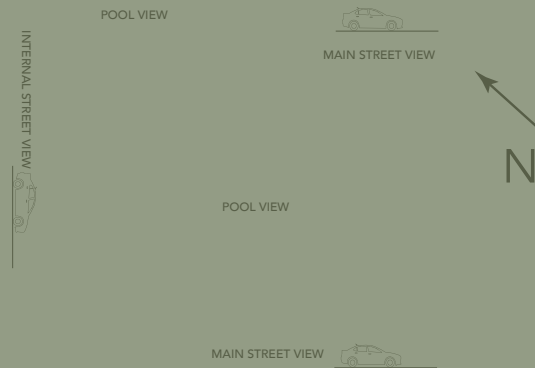
Alef

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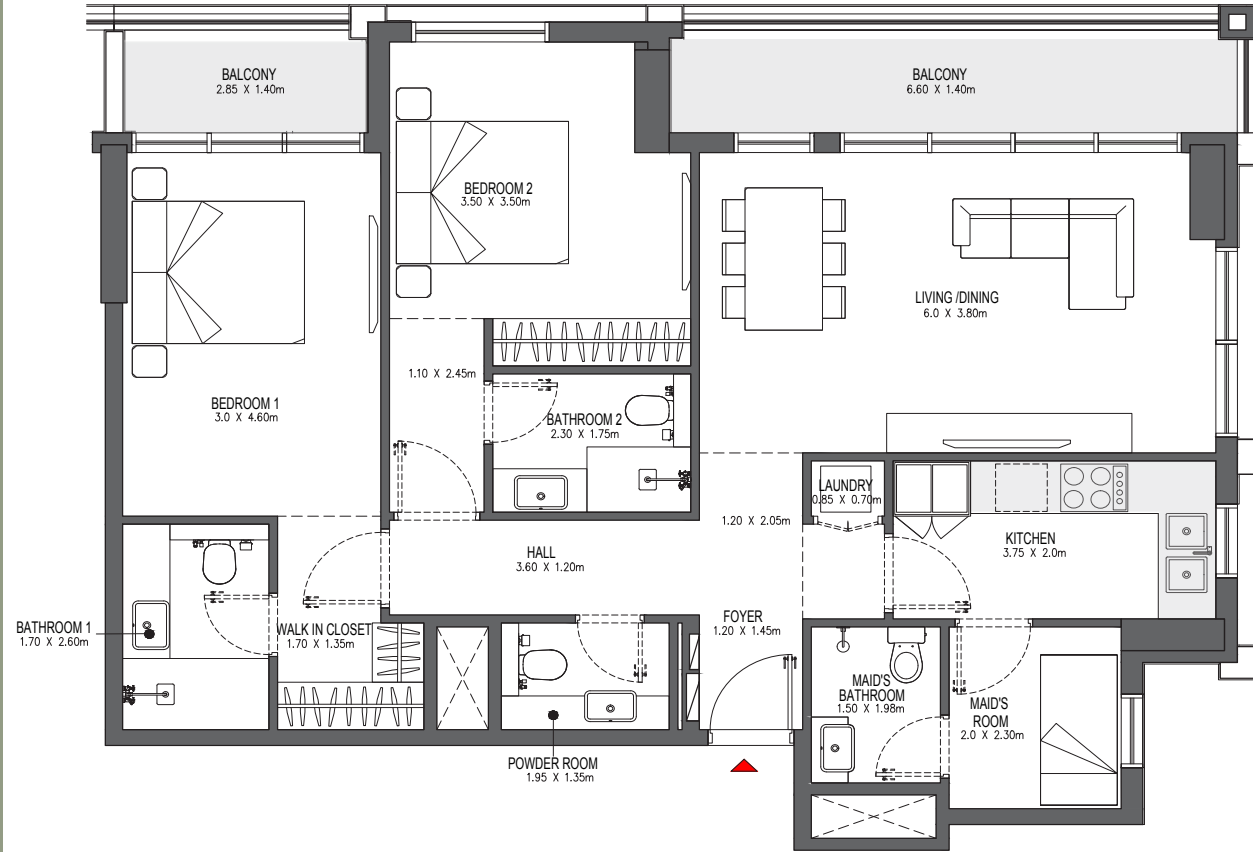




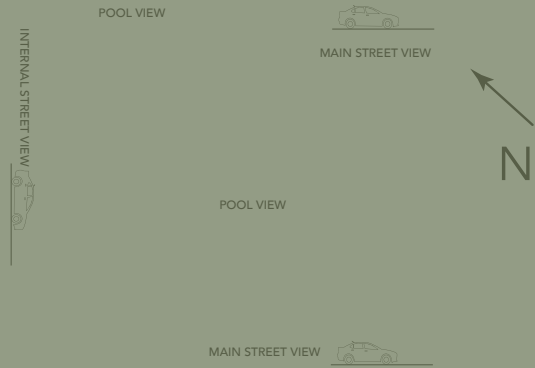
| OLFAH 5                                         |               |
|-------------------------------------------------|---------------|
| 2 BEDROOM                                       | C.2A (MIRROR) |
| GROUND LEVEL<br>-LEVEL 11                       | UNIT 02       |
| TOTAL NET AREA: 117.65 sq. m.   1266.37 sq. ft. |               |
| GROSS AREA: 150.28 sq. m.   1617.63 sq. ft.     |               |



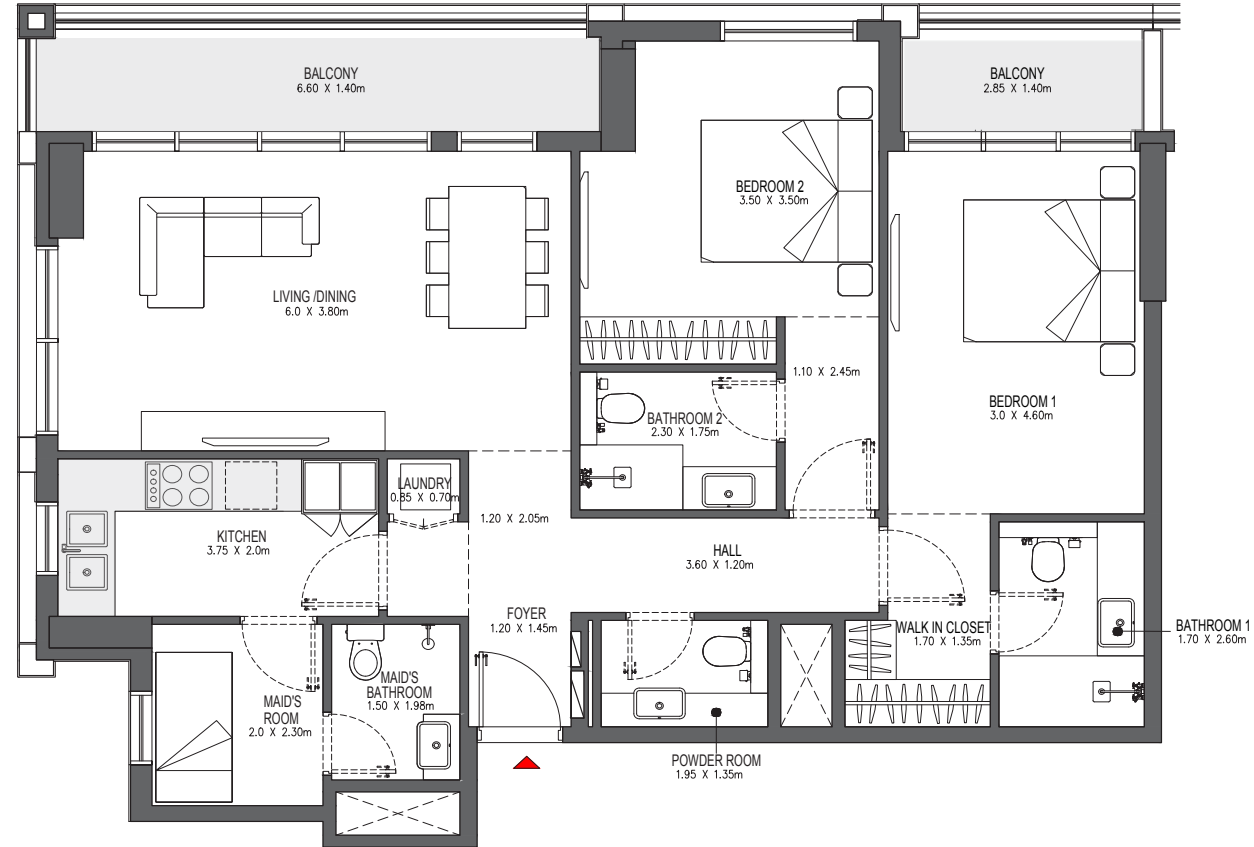
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| OLFAH 5                                         |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.2A    |
| GROUND LEVEL<br>-LEVEL 11                       | UNIT 01 |
| TOTAL NET AREA: 117.65 sq. m.   1266.37 sq. ft. |         |
| GROSS AREA: 150.28 sq. m.   1617.63 sq. ft.     |         |

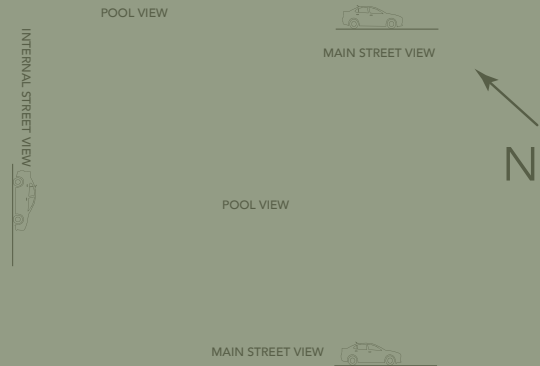


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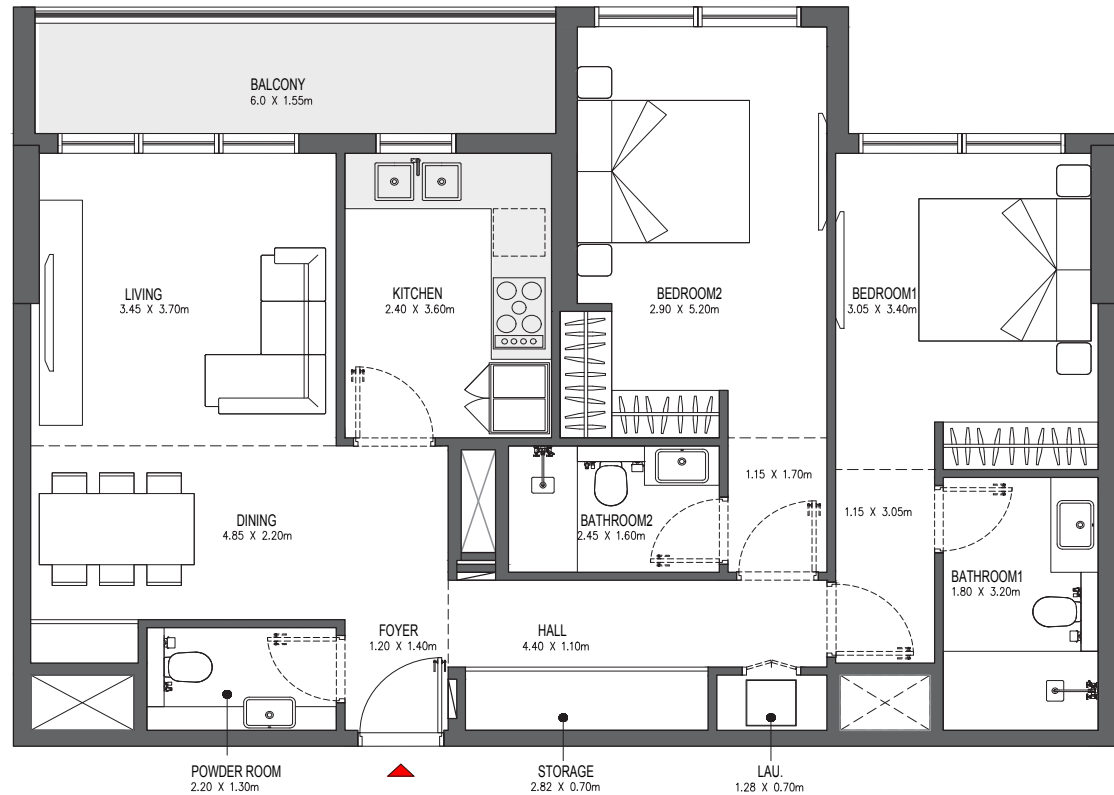


| OLF AH 5                                        |               |
|-------------------------------------------------|---------------|
| 2 BEDROOM                                       | C.2C (MIRROR) |
| GROUND LEVEL<br>-LEVEL 11                       | UNIT 07       |
| TOTAL NET AREA: 109.11 sq. m.   1174.45 sq. ft. |               |
| GROSS AREA: 139.37 sq. m.   1500.21 sq. ft.     |               |

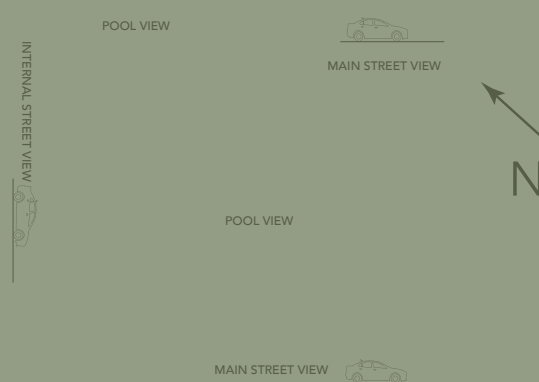


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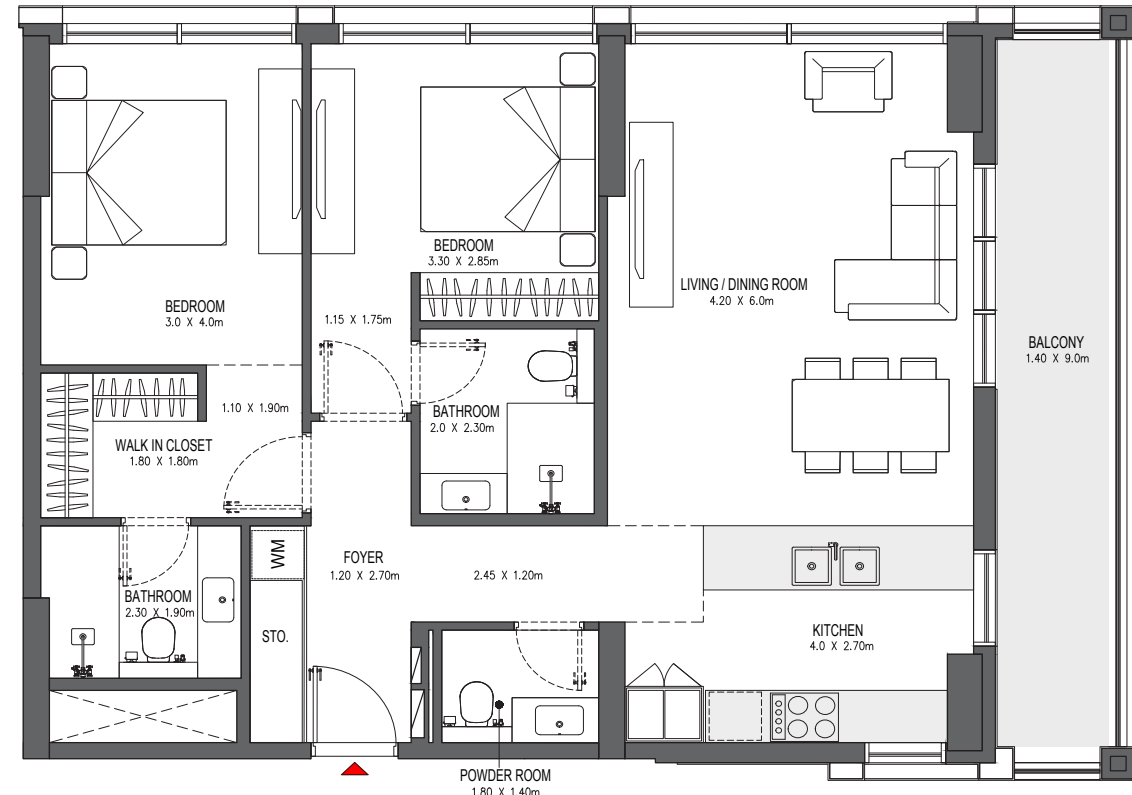


| OLF AH 5                                        |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.1     |
| LEVEL 01-11                                     | UNIT 10 |
| TOTAL NET AREA: 110.26 sq. m.   1186.83 sq. ft. |         |
| GROSS AREA: 140.84 sq. m.   1516.02 sq. ft.     |         |



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OLFAH 5

|                                                 |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.2C    |
| LEVEL 01-11                                     | UNIT 12 |
| TOTAL NET AREA: 109.11 sq. m.   1174.45 sq. ft. |         |
| GROSS AREA: 139.37 sq. m.   1500.21 sq. ft.     |         |

INTERNAL STREET VIEW

POOL VIEW

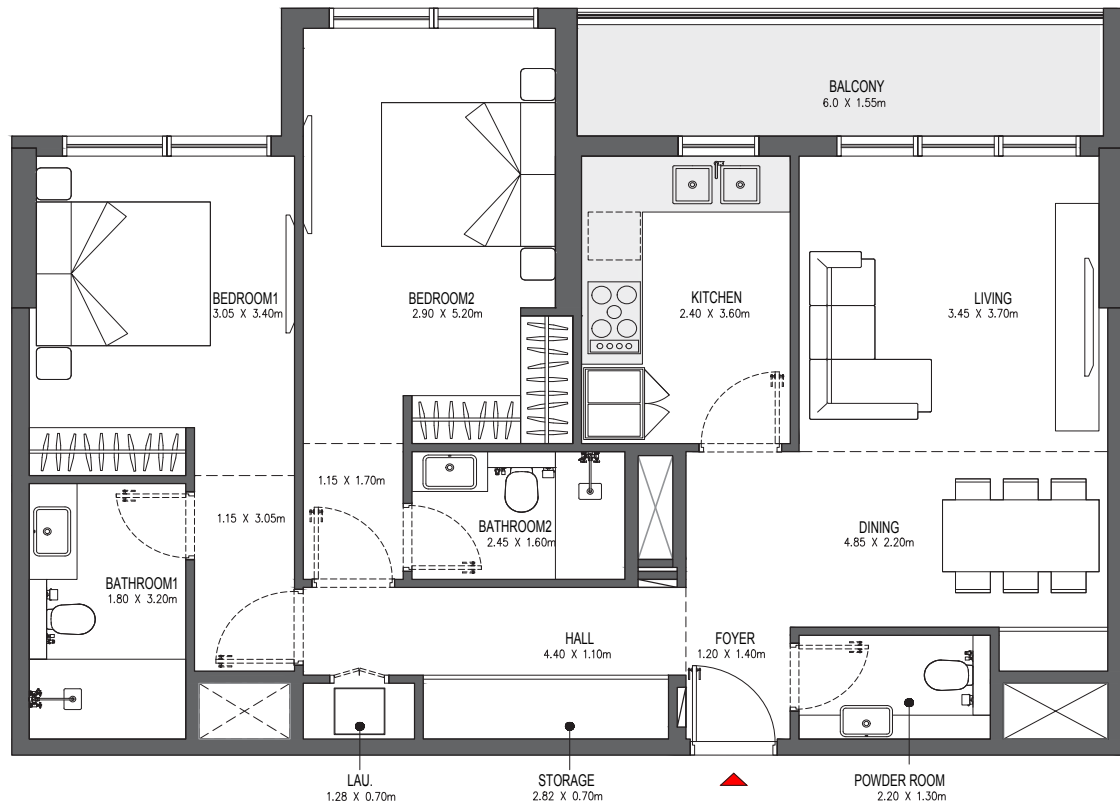
MAIN STREET VIEW

POOL VIEW

MAIN STREET VIEW

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OLFAH 5

|                                                 |         |
|-------------------------------------------------|---------|
| 2 BEDROOM                                       | C.4     |
| LEVEL 01-11                                     | UNIT 09 |
| TOTAL NET AREA: 101.67 sq. m.   1094.37 sq. ft. |         |
| GROSS AREA: 129.87 sq. m.   1397.92 sq. ft.     |         |

INTERNAL STREET VIEW

POOL VIEW

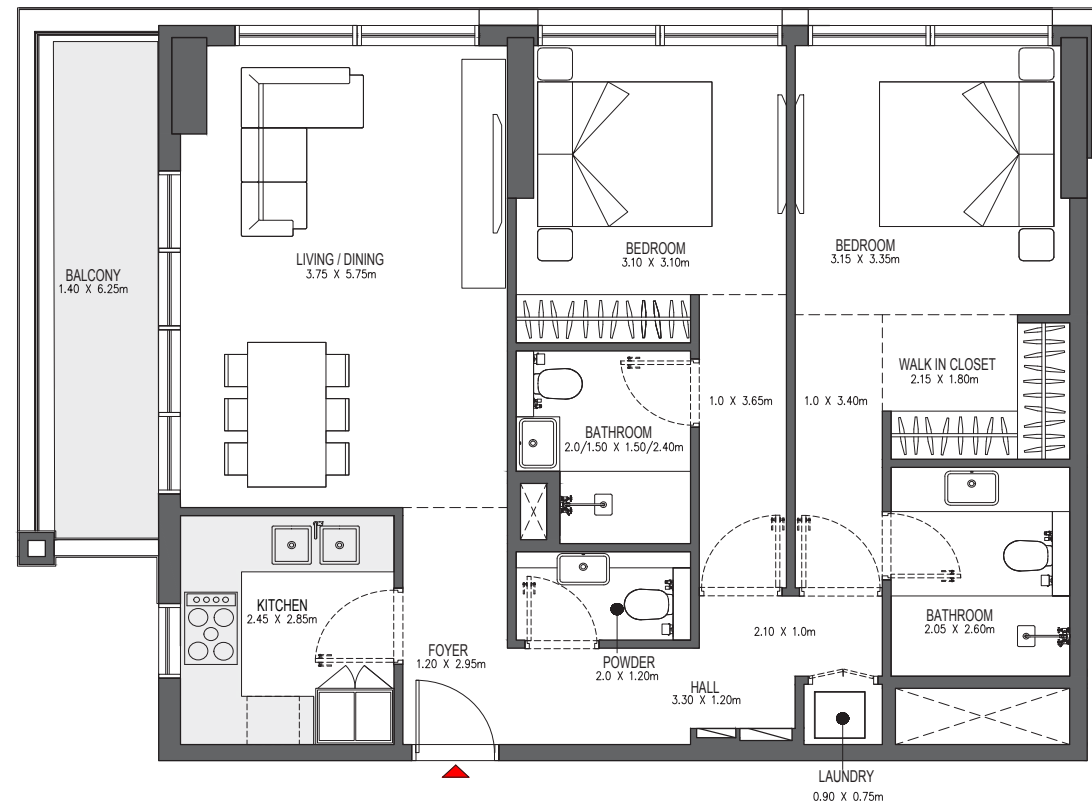
MAIN STREET VIEW

POOL VIEW

MAIN STREET VIEW

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شقة بثلاث غرف نوم

3BR APARTMENT



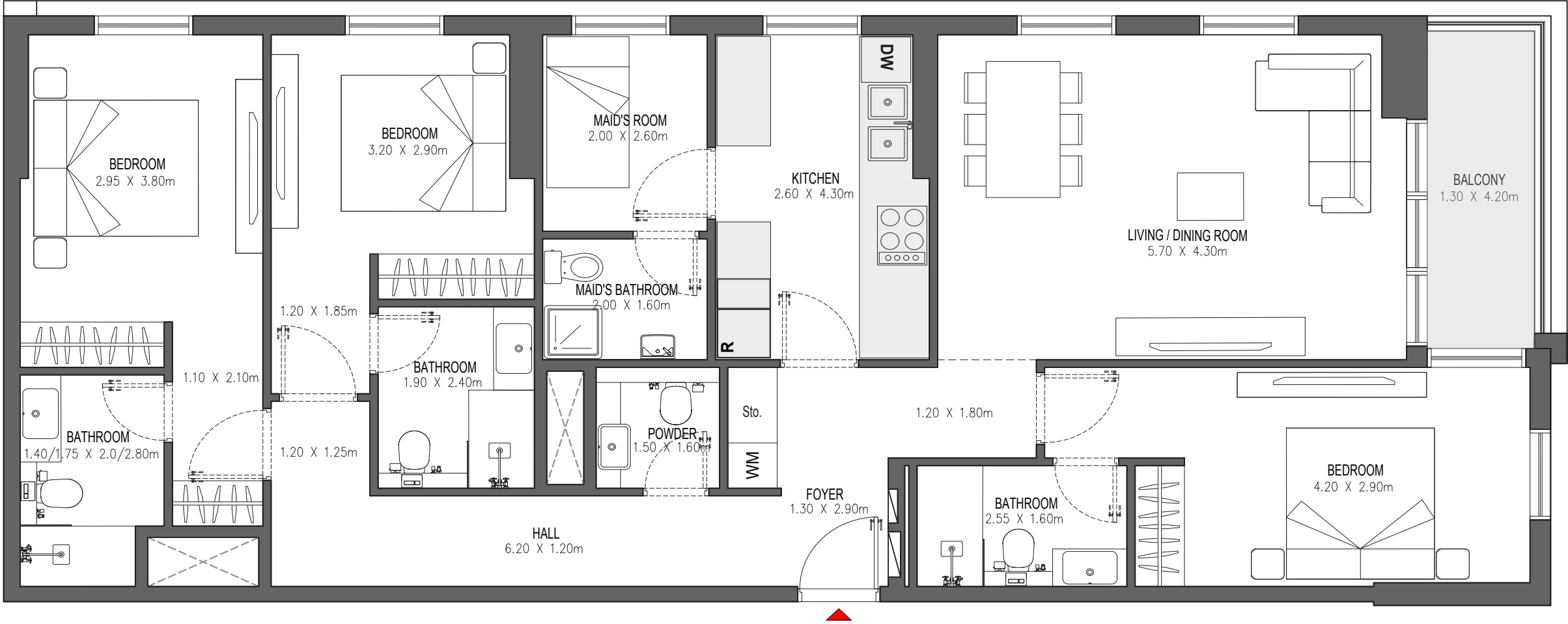
Embrace Life





OLFAH 5

|                                                 |         |
|-------------------------------------------------|---------|
| 3 BEDROOM                                       | D.4A    |
| GROUND LEVEL<br>-LEVEL 11                       | UNIT 05 |
| TOTAL NET AREA: 140.28 sq. m.   1509.96 sq. ft. |         |
| GROSS AREA: 179.19 sq. m.   1928.79 sq. ft.     |         |



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A DESTINATION BY



Alef