

# ذاغيت *The*GATE



A development by  
**ARADA**


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## Aljada is Sharjah's newest address

A destination where everything is at your fingertips, and where living, working, entertainment, relaxing, shopping and culture all come together.

Ideally located in the heart of one of the Middle East's most welcoming cities, Aljada is a truly all-encompassing development and the perfect place to

bring up your family. With a masterplan that draws inspiration from some of Sharjah's oldest heritage districts, Aljada is designed to provide you and your children with a stress-free yet active lifestyle. A destination where engaging design meets contemporary elegance, Aljada allows you to be all that you can be.

## الجادة، عنوان الشارقة الجديد

حيث يجتذب الشباب من مختلف أرجاء المنطقة، ويوفر لهم منازل ذات أسعار تنافسية، إضافة إلى العديد من الفرص الوظيفية، فمُلاً لآل من أهد من أكبر المراكز التعليمية والثقافية في العالم العربي.

ويزاوج مشروع الجادة بين التصميم الأخاذ وأناقة الحياة العصرية، كما يمنحك كل ما تحتاج إليه في متناول يدك، فهو وبكل بساطة يشكّل

تعدّ الجادة أحدث مشروع تطويري، عقاري في إمارة الشارقة، حيث ينعم فيه القاطنون والزوّار بباقة من أبرز المرافق والخدمات، وتتوّع فيه خيارات

السكن والعمل والترفيه والاستجمام والتسوّق. يقع مشروع الجادة في قلب مدينة لتلائم متطلبات الجميع. الشارقة، ويتمتع بموقع استراتيجي يتشمل بمختلف المناطق المحيطة والإمارات الأخرى عبر نقاط حيوية. كما ويمثّل المشروع مركزاً جديداً للابتكار والتجديد في الإمارات

تحوّل  
33  
33  
TransformCONNECT



*Create***EXCITE**



## A transformational project for Sharjah

Aljada is Sharjah's largest ever mixed-use destination and a transformational project for the Emirate. Alongside extensive residential districts, Aljada also hosts beautifully landscaped parks, four hotels, three schools, and a premium business district, as well as considerable shopping and dining options on its two tree-lined boulevards.





**03 min** | من المدينة الجامعية  
from University City

**05 min** | من المنطقة الحرة بمطار الشارقة الدولي  
from Sharjah International Airport Free Zone (SAIF)

**15 دقيقة** | من مطار دبي الدولي وكورنيش الشارقة  
MIN from Dubai International Airport & Sharjah Corniche



# Live and grow in a hub for creativity

Wake up every morning to a feeling of excitement and endless possibility. Explore the sights and sounds of a new destination, where the journey never ends. And relax in the knowledge that everything you need to enjoy life is right on your doorstep.

Ideally located in the heart of Sharjah, a city where culture and the arts take centre stage, Aljada is the perfect place for you and your family to grow. It is a place where living, working, playing and creating all come together. And it's a place where the past and the future come together, offering the best of both worlds.





# Collaborate and work in a dynamic city

In a rapidly changing world, it's vital to have a range of different working options close to hand. Aljada will contain an ecosystem that will not only support the growth of the UAE's economy, but also provide jobs for thousands of young people from the Gulf and beyond.

Aljada's business park is set to be the heart of commercial activity in one of the region's most diverse economies, and elsewhere within the city there are a wide-range of co-working and creative spaces, allowing residents and workers to collaborate. So whether you want to be an architect or an engineer, Aljada is the perfect place to set the foundations for an amazing career.





## Relax and explore a modern urban setting

Aljada is a destination where everything is at your fingertips. Whether you want to walk through lush green parks, dine at incredible restaurants or take the family on an amazing day out, there are a lifetime of experiences to enjoy.

Designed by Zaha Hadid Architects, Madar at Aljada is the UAE's fastest-growing family entertainment experience, with 2 million visitors since its public launch in 2020. A wide list of attractions includes Zad, a popular food district and Movie Nights at Aljada, a free drive-in cinema, and weekly farmers' market Manbat, alongside adventure playgrounds, skateparks and much more.





# *The*GATE





## *Urban*CONTEMPORARY

Become part of  
the most desirable  
location at Aljada

Situated close to the entrance of the Middle East's fastest-growing destination, The Gate is a superb introduction to a contemporary lifestyle.

Modern design matches with lush landscaping to create premium homes that are perfect for couples or families.

The Gate's premium location allows residents easy access into and out of Aljada, while new family entertainment district Madar is just a short walk away.







## Come home to The Gate

With a variety of sizes and floorplans, you have the flexibility to choose the lifestyle you want at The Gate.

Ranging from cosy one-bedroom apartments to three-bedroom family homes, all residences at The Gate include smart home features as standard, as well as a

kitchen cooker, hood and washer/drier from a premium European manufacturer.

Many homes also feature a 'winter garden', a design feature that extends the living space in your home onto the balcony, bringing the outdoors indoors.

*Smart*CONVENIENT



## A dynamic lifestyle is close at hand for all residents at The Gate.



Make the most of an impressive array of facilities, including a well-stocked gym, as well as direct access to a green park containing a swimming pool, children's adventure playground, outdoor gyms and other sports facilities.

You can also enjoy easy access to the cycling track and jogging path that connects all districts in this exciting community. Alternatively, relax in family picnic spaces and grassy shaded areas located in the park.

*Active*HEALTHY





Smart home features as standard  
جميع الوحدات مجهزة بالتقنيات القياسية  
للمنازل الذكية



Cooking range, hood, washing  
machine and drier installed as  
standard across all The Gate  
apartments جميع الوحدات السكنية مجهزة  
بفرن طبخ وشفط مطبخ وغسالة مع مجففة  
ملابس من ماركة أوروبية



Exclusive access to  
gym  
دخول حصري إلى النادي  
الصحي



Easy access to nearby  
swimming pool and  
children's adventure  
playground  
على مقربة من مسبح مشترك  
ومنطقة لعب ومغامرات للأطفال



Easy access to cycling track and  
jogging path  
وصول مباشر إلى مسارات الجري  
والدراجات الهوائية



Walking distance from family  
entertainment destination  
Madar at Aljada  
على مقربة من مجمّع مدار، وجهة  
الترفيه العائلية  
المميزة بالجادة



Ideal location at entry of Aljada,  
with easy road access into  
community  
موقع مثالي قرب مدخل الجادة مع سهولة  
الوصول منه إلى مختلف مرافق وأحياء  
المشروع

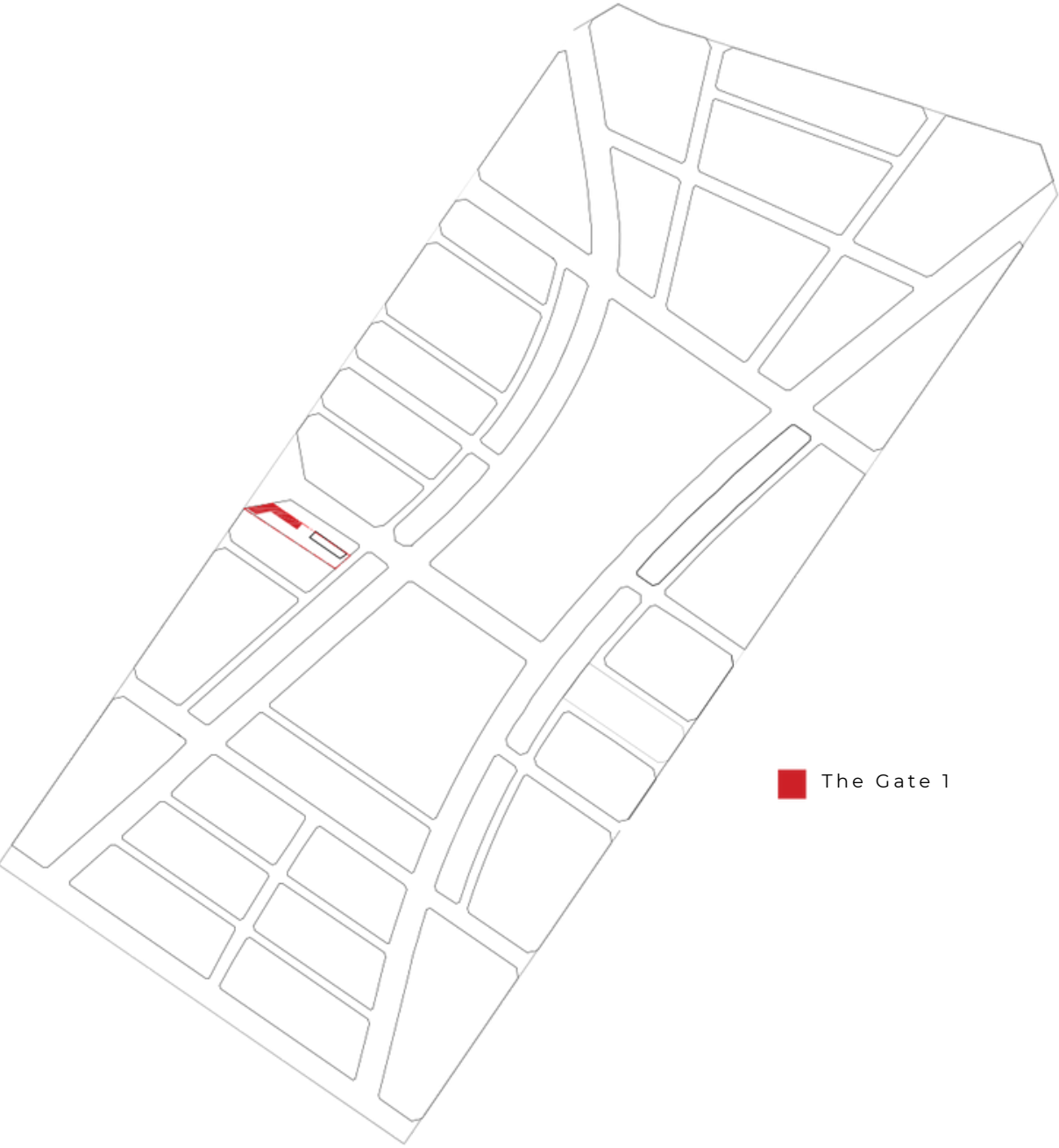



# Floor Plans

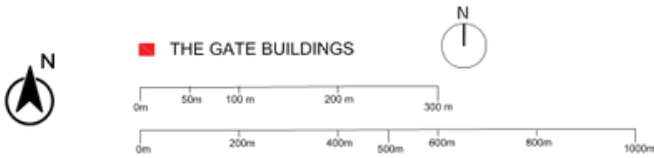


# المخطط الرئيسي

## Master Plan






 The Gate 1



## Floor Plan 1-4



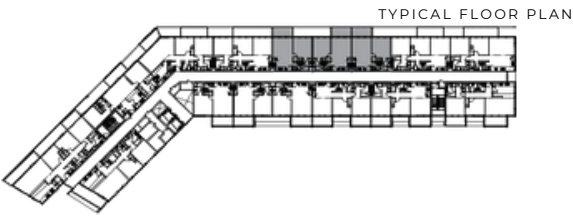
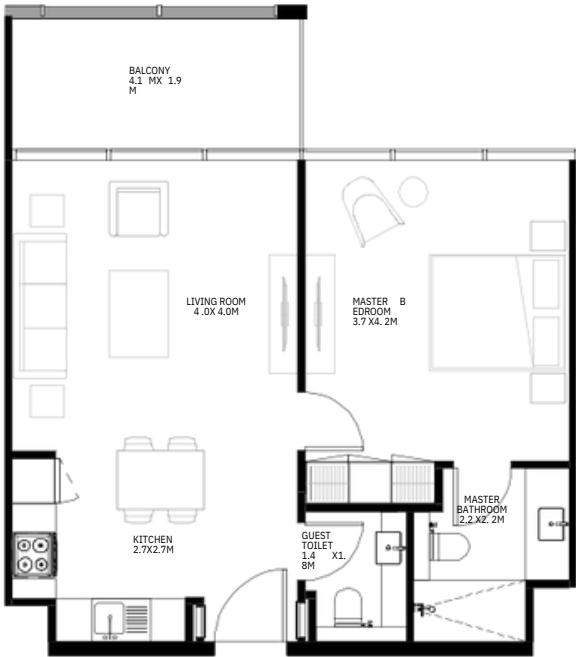
 1 Bedroom  2 Bedroom  3 Bedroom



# Unit Plans



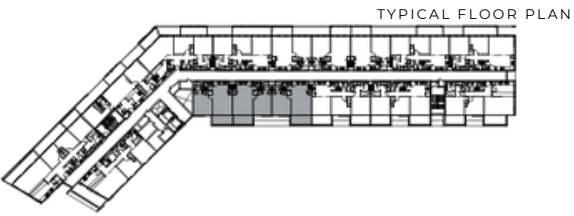
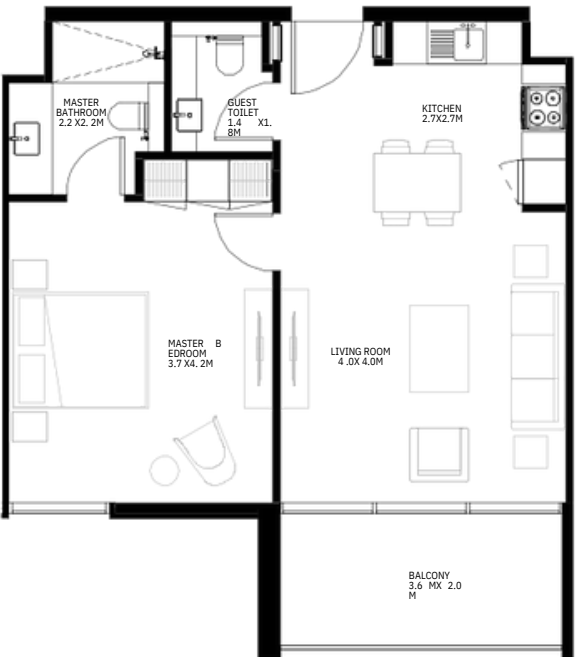
# 1 Bedroom Type A-1



Unit Area: 53.68 Sqm (578 Sqft)  
Balcony Area: 8.97 Sqm (97 Sqft)  
Total Area: 62.65 Sqm (675 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 1 Bedroom Type A-2

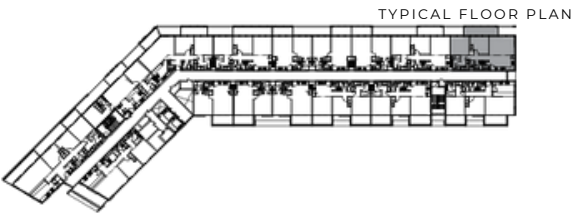
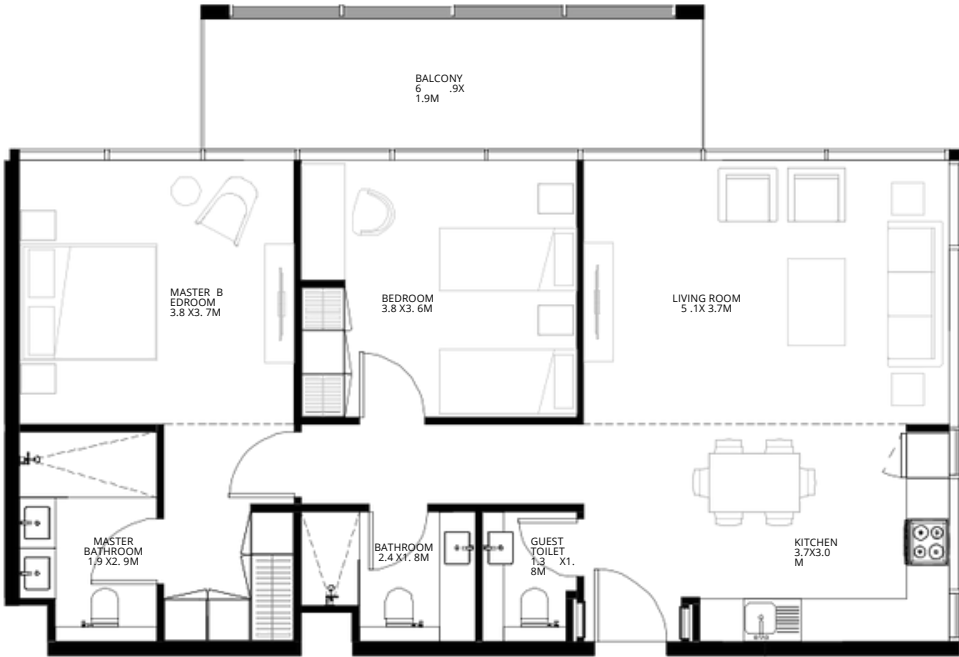


Unit Area: 54.47 Sqm (587 Sqft)  
Balcony Area: 8.78 Sqm (95 Sqft)  
Total Area: 63.25 Sqm (681 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



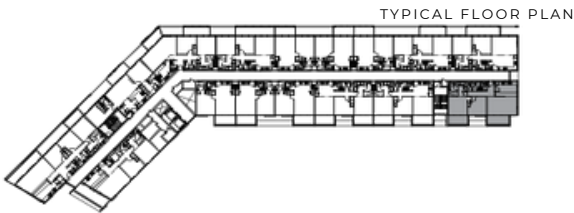
# 2 Bedroom Type A-1



Unit Area: 90.93 Sqm (979 Sqft)  
Balcony Area: 13.93 Sqm (150 Sqft)  
Total Area: 104.86 Sqm (1,129 Sqft)

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# 2 Bedroom Type A-2

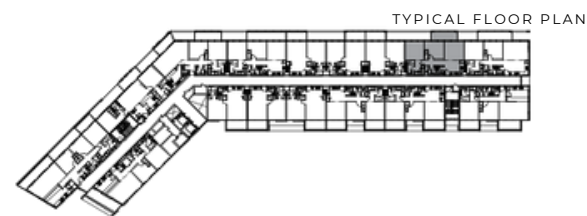
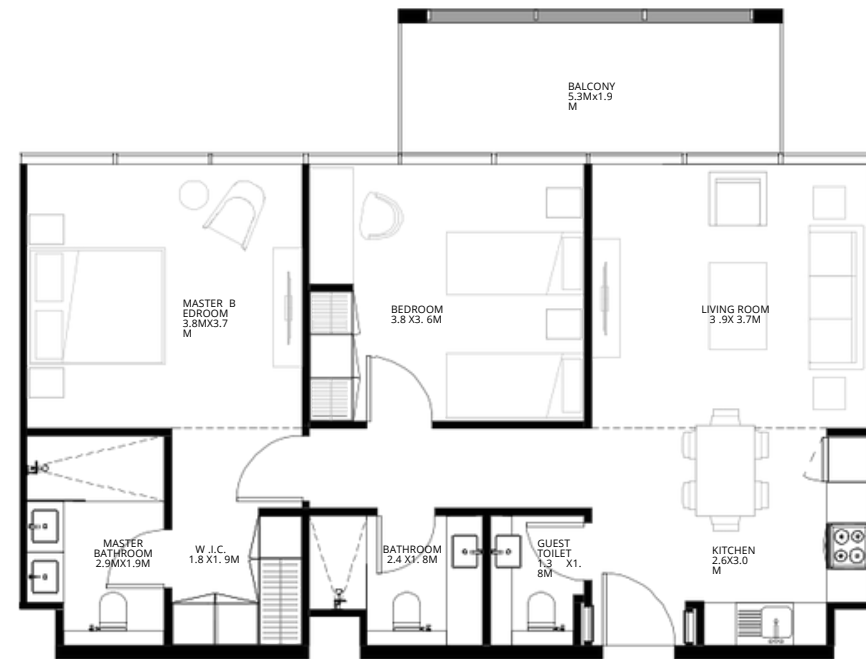


Unit Area: 98.41 Sqm (1,060 Sqft)  
Balcony Area: 18.16 Sqm (196 Sqft)  
Total Area: 116.57 Sqm (1,255 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



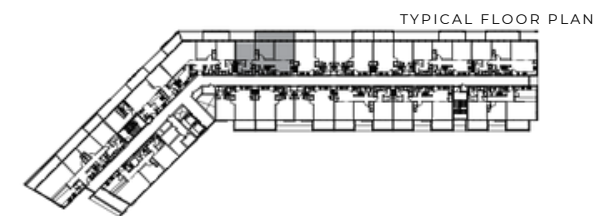
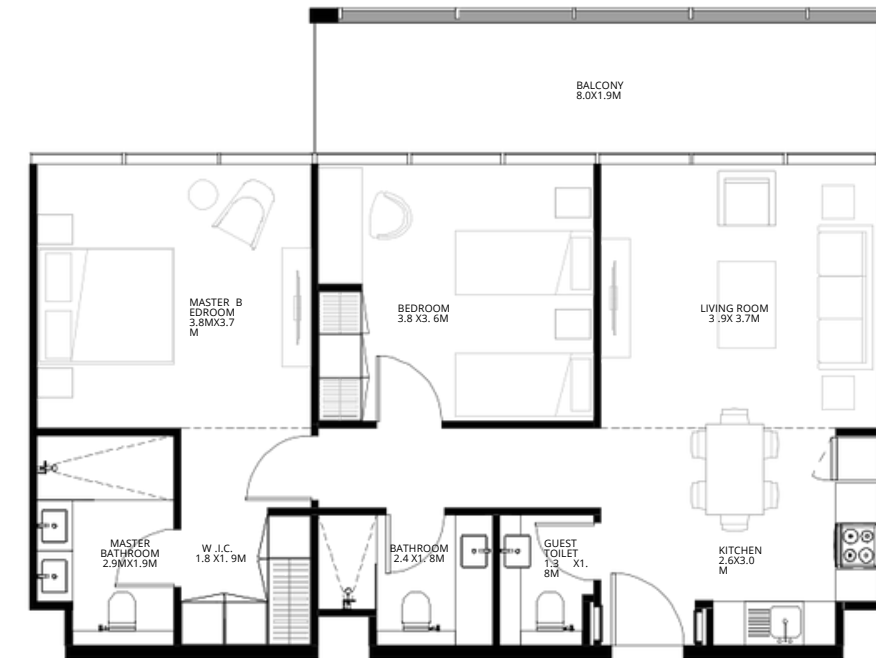
## 2 Bedroom Type B-1



Unit Area: 81.76 Sqm (881 Sqft)  
 Balcony Area: 10.63 Sqm (115 Sqft)  
 Total Area: 92.39 Sqm (995 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 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 Type B-2

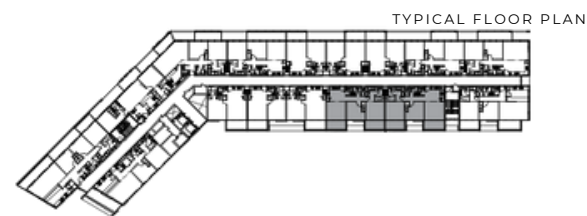


Unit Area: 81.76 Sqm (881 Sqft)  
 Balcony Area: 15.95 Sqm (172 Sqft)  
 Total Area: 97.71 Sqm (1,052 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



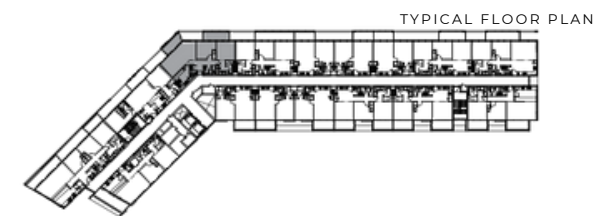
## 2 Bedroom Type B-3



Unit Area: 82.08 Sqm (884 Sqft)  
Balcony Area: 17.14 Sqm (185 Sqft)  
Total Area: 99.22 Sqm (1,069 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 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 Type C

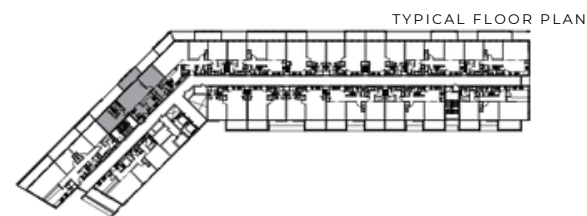
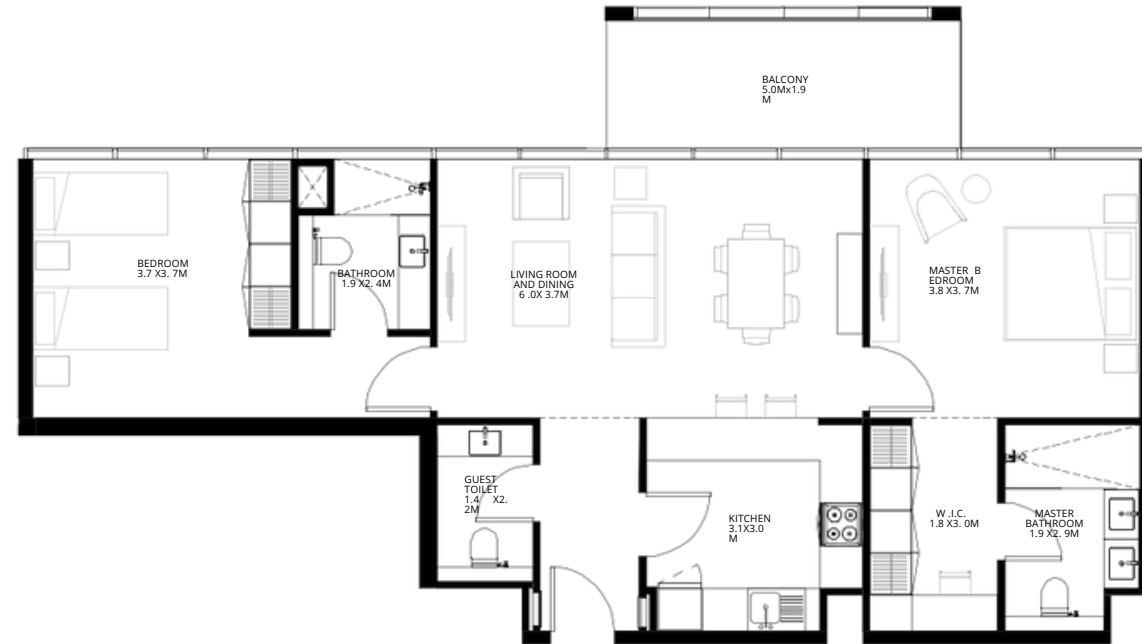


Unit Area: 98.38 Sqm (1,059 Sqft)  
Balcony Area: 20.01 Sqm (216 Sqft)  
Total Area: 118.39 Sqm (1,275 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



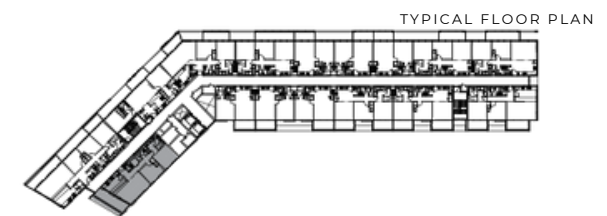
## 2 Bedroom Type D-1



Unit Area: 91.18 Sqm (982 Sqft)  
 Balcony Area: 10.06 Sqm (109 Sqft)  
 Total Area: 101.24 Sqm (1,090 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 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 Type E-1

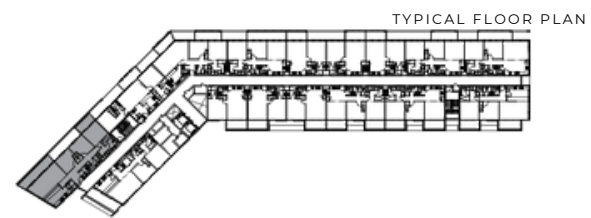
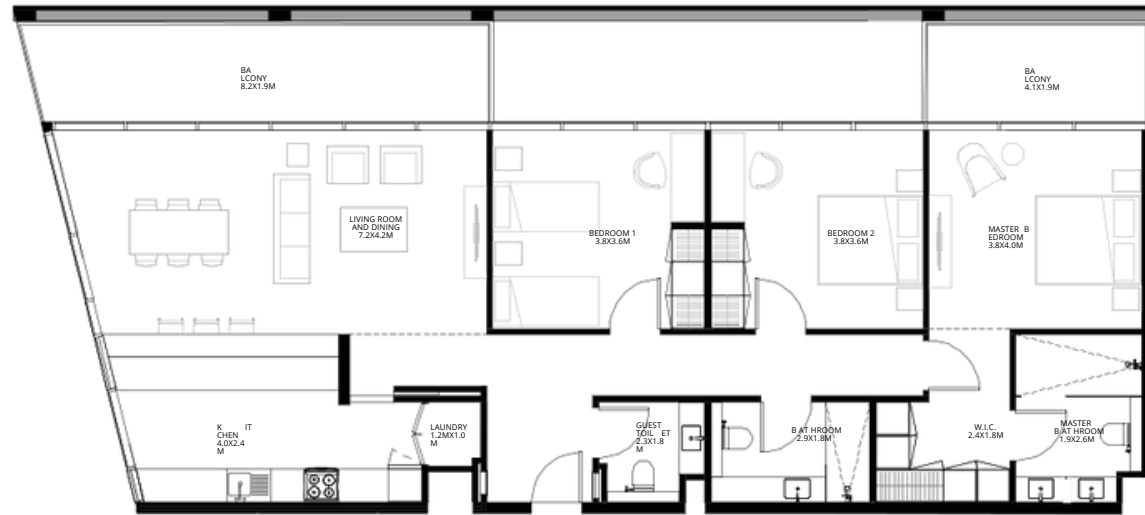


Unit Area: 102.35 Sqm (1,102 Sqft)  
 Balcony Area: 15.55 Sqm (168 Sqft)  
 Total Area: 117.9 Sqm (1,270 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 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 Type A-1



Unit Area: 131.16 Sqm (1,412 Sqft)  
Balcony Area: 24.87 Sqm (268 Sqft)  
Total Area: 156.03 Sqm (1,680 Sqft)

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 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. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.





















# CulturePROGRESS



## About Sharjah

Steeped in history and heritage, Sharjah's fast-growing economy is one of the most diversified in the Middle East. Widely recognised as the cultural capital of the Arab world, Sharjah is also a thriving business destination, with start-ups, national powerhouses and multinationals all proud to call the Emirate home.

Sharjah's reputation as a welcoming city is evidenced by its strong community feel, which is complemented by the facilities on offer with regard to education, the arts and leisure. University City is a hotbed of learning, welcoming students from all over the Middle East and beyond to study a wide range of challenging and courses that prove a direct link to excellent job opportunities.

Named the Islamic Cultural Capital in 2014, and UNESCO's World Book Capital for 2019, Sharjah's long-standing appreciation of history and the arts is shown through its many museums, galleries and archaeological sites.





## Key facts

- Spread over a 24 million square foot area, Aljada is Sharjah's largest mixed-use destination
- Expected population of 70,000 people, including residents, workers and visitors
- Ideally located with easy access to Sheikh Mohammed bin Zayed Road and direct access to Al Dhaid Road and University City Road
- Aljada will host four hotels, three of which will be operated by Emaar Hospitality, including The Address, Vida and Rove.
- Construction on Aljada began in 2018 and the first homes were handed over to residents at the beginning of 2021
- Aljada will host three schools, including one operated by SABIS
- Aljada promotes an active, healthy lifestyle, with linear parks stretching the length of the development and an extensive cycle network
- The Aljada Business Park features 500,000 square metres of premium leasable commercial space
- The Aljada master plan also includes extensive hospitality, retail, F&B, healthcare, and services assets



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