

SHARESIDENCES
EMIRATES

THE SHA STORY

A STORY THAT TRANSFORMED HIS LIFE, AND THAT OF MANY OTHERS

SHA was born as a result of the personal experience of Mr Alfredo Bataller Parietti, who for thirty years suffered from digestive issues that conditioned his quality of life. Faced with a worrying diagnosis, he was fortunate enough to meet a doctor specialising in natural therapies and healthy eating (now a member of the SHA medical team), who found a solution to his illness.

Thanks to this recovery, Mr Alfredo Bataller decided to research natural therapies and healthy eating in order to share all this knowledge in a unique project that is today, SHA Wellness Clinic; a pioneering wellness clinic worldwide, where Eastern wisdom is integrated with the latest advances in Western medicine to improve people's health from an integrative point of view.

But his vision went even further, conceiving a plan for building an exclusive residential complex next to SHA, where you can enjoy all the health and wellness services offered by SHA Wellness Clinic in the privacy of your own residence.





THE SHA METHOD

The most integrative and cutting-edge method to transform your health and well-being in a simple and pleasant way

The SHA Method combines the latest advances in scientific medicine with the most effective and proven natural therapies. It has a special focus on healthy and balanced nutrition, an approach that significantly enhances the positive impact that these disciplines would have individually.

This method is designed to enhance overall well-being. It unlocks your innate physical and mental capabilities while strengthening your immune system and empowering your body's natural ability to regulate and heal itself.

AN UNPARALLELED LOCATION

We have scoured dozens of locations for years in search of the perfect place to replicate SHA on the Gulf Region, looking for nature, privileged weather, and accessibility.

It was not easy.

We finally found everything we were looking for and more.

Nestled along the coast of Sahel al Emarat, was a place that was everything they had imagined, and more. A place with lush greenery and crystal-clear waters. A place where people could spend their valuable free time pursuing health through a life changing visit to the Island. A place that even enabled guests to completely embrace a lifestyle of wellness by making their home in a villa of their own on the breathtaking premises.

A place called AlJurf.





A WORLD OF *NATURAL BEAUTY*

AlJurf is built in the UAE's ancestors' vision for the nation, a tranquil sanctuary that is seamlessly integrated with its natural environment. It is where residents can escape city life and instead live inside a natural masterpiece dedicated to the preservation of life and the generation of legacy.

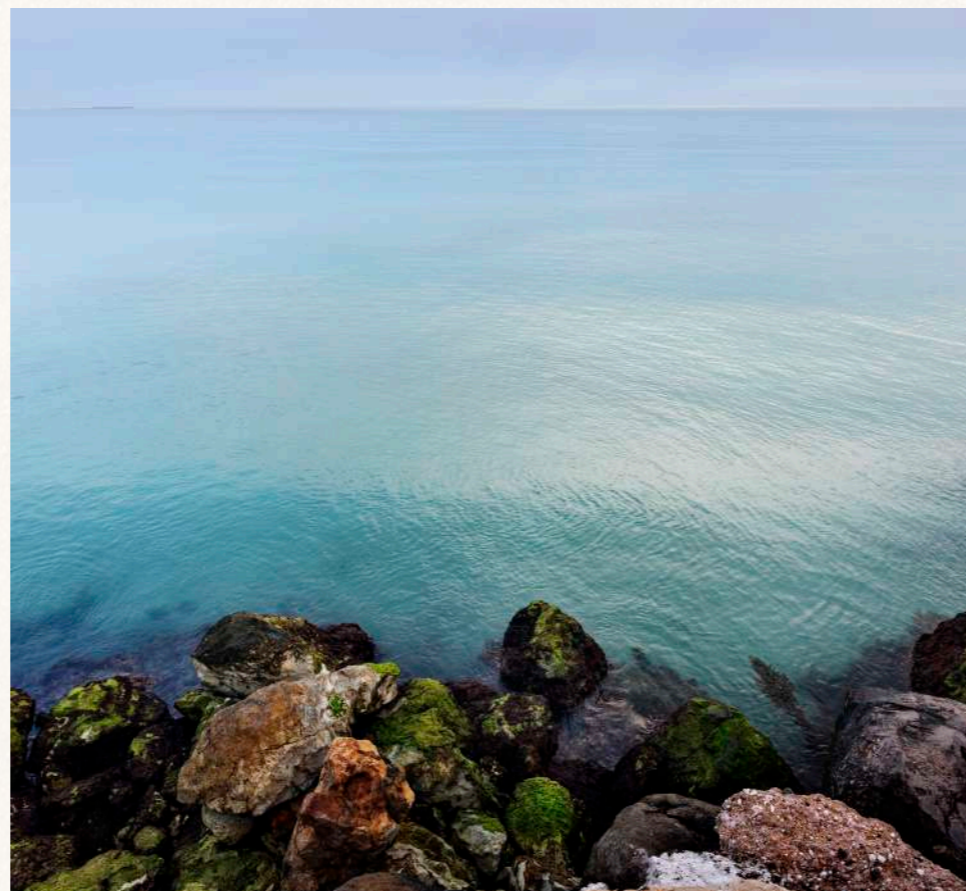
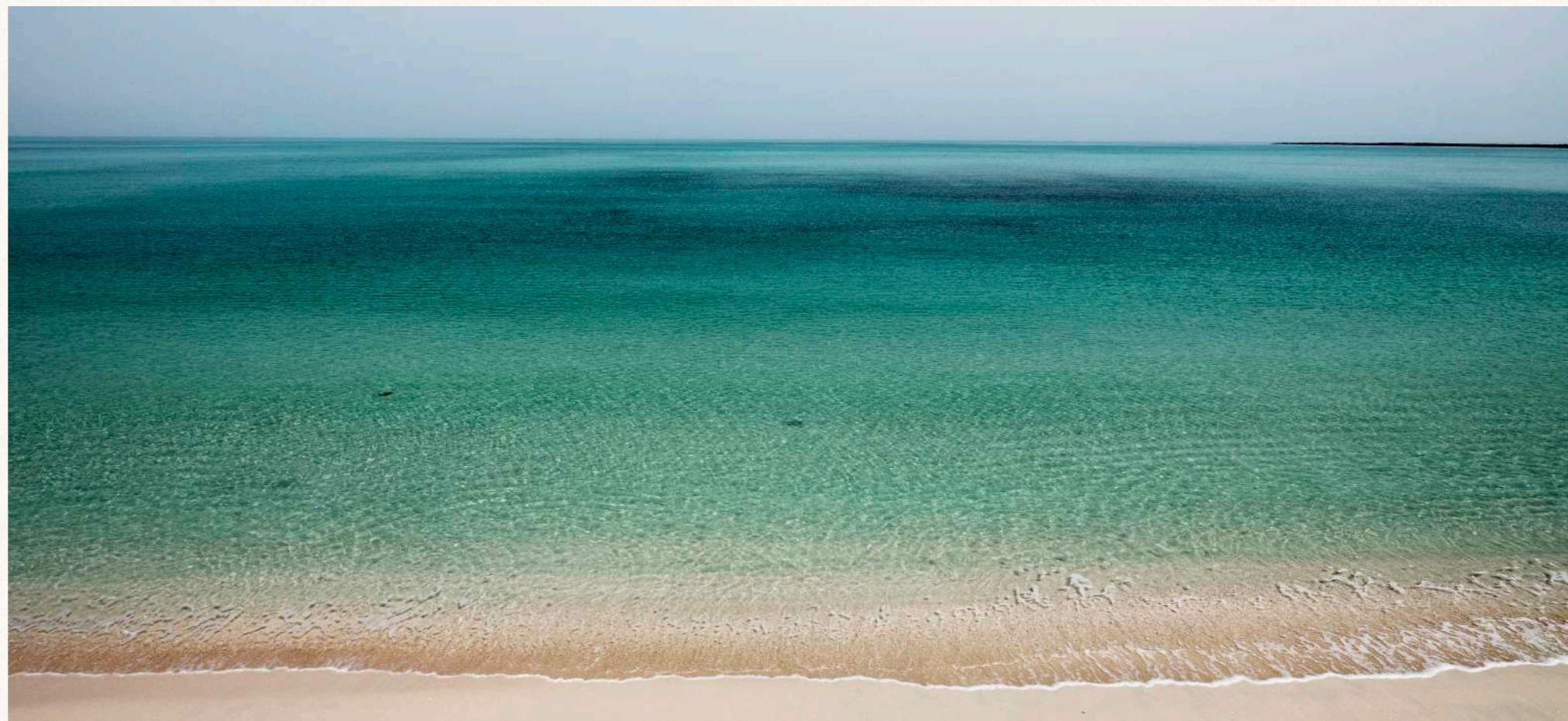
Here, you'll discover a world of natural beauty that includes lush gardens, pristine beaches, and a breathtaking coastline. With its own stretch of white sand beach, SHA Emirates sits across from the Al Jurf Development – amidst thousands of planted trees that form a verdant forest so guests will always be immersed in widely spread nature.

AlJurf is committed to sustainability, and its respect for the environment aligns perfectly with SHA Wellness Clinic's philosophy, emphasising the importance of preserving the natural environment and fostering a harmonious relationship between humans and nature.

AN UNSPOILT ENCLAVE NEXT TO AN UNIMAGINABLE OFFER

Live in an oasis of nature and health, an unrepeatable gem, just a few minutes from Abu Dhabi and Dubai, with an infinite offer of leisure, sports, entertainment, culture, shopping, or business.

AlJurf is your haven for a comprehensive well-being experience where wellness, leisure, and cultural heritage connect seamlessly. It is a unique destination that invites you to enjoy extraordinary surroundings in a tranquil lifestyle that honours nature and tradition, with wellness in mind.





ACCESSIBILITY.

Privileged land, air, and sea connectivity. Two of the world's best-connected airports, Dubai and Abu Dhabi, are just a few minutes away. A marina and a heliport are also available in the development itself.

Riyadh: 1h 35min

Delhi: 3h 45min

Moscow: 5h 20min

London, Paris, Madrid: 6h 55min

Shanghai: 5h 35min





Mind & Body Pavilion



Healthy Nutrition Pavilion



Beach Club



Marina Pavilion

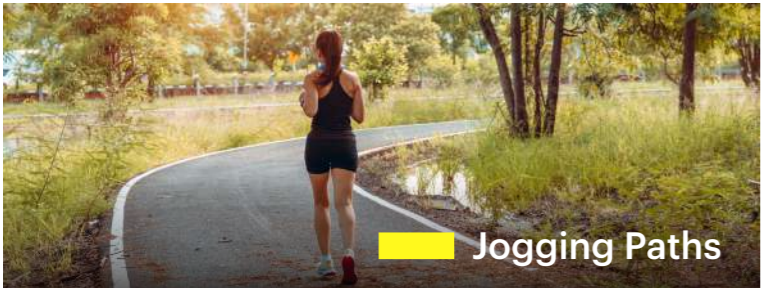


Wellness Kids Club Pavilion



Movement Pavilion







Hotel



Villas



Apartments





GARDEN
Villas

ROOMS
4, 5 Bedrooms

AMENITIES

- › Integrated contemporary kitchen
- › Automated technology and home automation
- › Laundry area
- › High-end bathrooms
- › Master bedroom with dressing room and en suite bathroom
- › Pantry
- › Shaded parking space
- › Generous terraces
- › Terrace pool
- › Multi-use room
- › Built-in closets
- › Elevator in 5-bedroom villas only



SHORELINE
Villas

ROOMS
5, 6 Bedrooms

AMENITIES

- › Integrated contemporary kitchen
- › Automated technology and home automation
- › Laundry area
- › High-end bathrooms
- › Master bedroom with dressing room and en suite bathroom
- › Pantry
- › Shaded parking space
- › Generous terraces
- › Terrace pool
- › Multi-use room
- › Built-in closets
- › Elevator



BEACH
Villas

ROOMS
5, 6, 7 Bedrooms

AMENITIES

- › Integrated contemporary kitchen
- › Automated technology and home automation
- › Laundry area
- › High-end bathrooms
- › Master bedroom with dressing room and en suite bathroom
- › Pantry
- › Shaded parking space
- › Generous terraces
- › Terrace pool
- › Multi-use room
- › Built-in closets
- › Elevator
- › Direct Access to beach



SHA ISLAND *Villas*

Owning a home in close proximity to a top integrative medicine wellness clinic is a priceless investment in your health, allowing you to unlock your fullest potential and well-being.

- 4-BEDROOM
VILLA
- 5-BEDROOM
VILLA
- 6-BEDROOM
VILLA
- 7-BEDROOM
VILLA

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4-BEDROOM VILLA



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4-BEDROOM FLOORPLANS

| | | |
|----------------------------|------------------------------------|---|
| Plot Area | 880-1099 (Avg. 930) m ² | 9472-11830 (Avg. 10011) ft ² |
| Ground Floor Area | 319 m ² | 3434 ft ² |
| First Floor Area | 285 m ² | 3068 ft ² |
| Second Floor Area | 91 m ² | 980 ft ² |
| Porches & Balconies | 98 m ² | 1055 ft ² |
| Services | 23 m ² | 248 ft ² |
| Total Built Up Area | 816 m² | 8783 ft² |

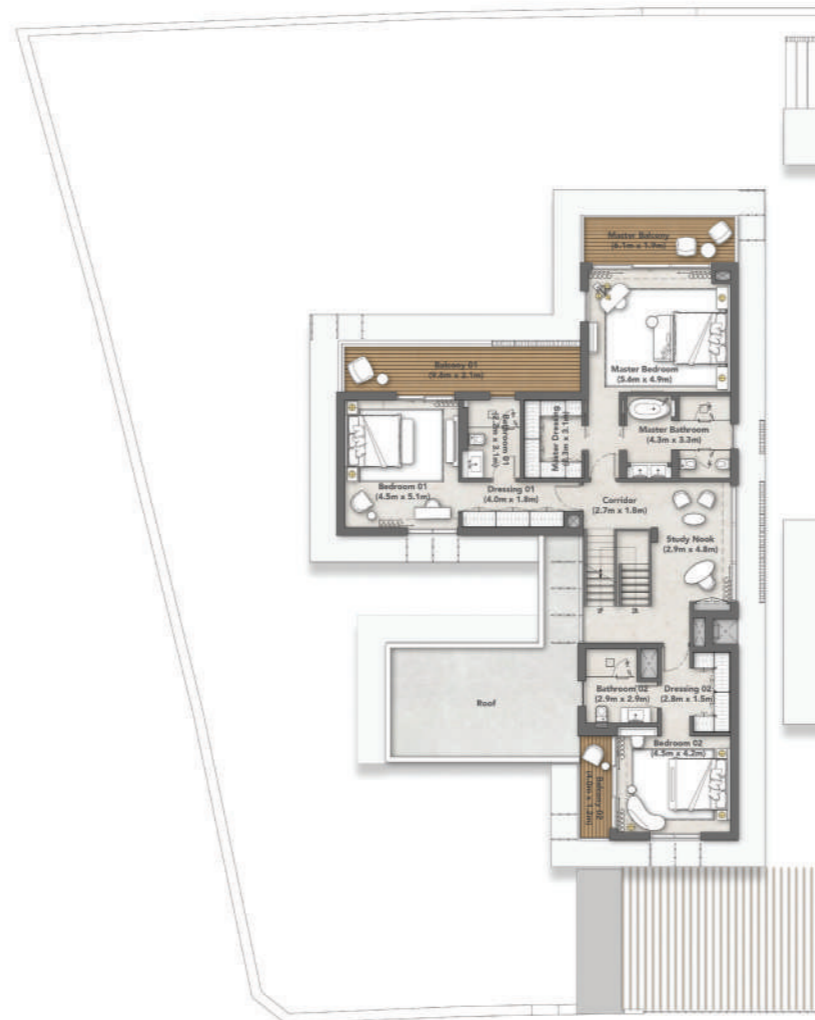
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4-BEDROOM VILLA



GROUND-FLOOR

40 m



FIRST-FLOOR



SECOND-FLOOR

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5-BEDROOM VILLA



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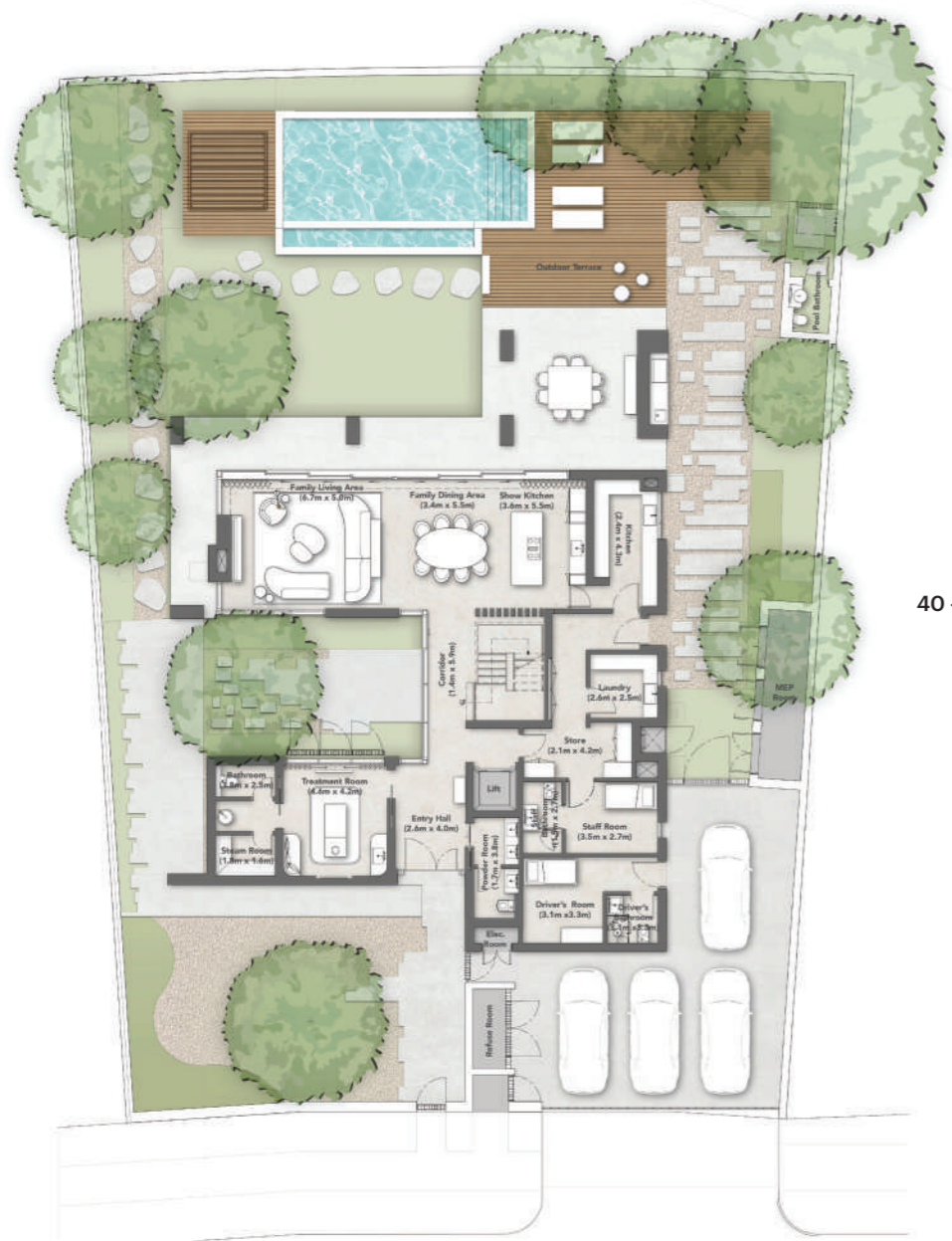
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5-BEDROOM FLOORPLANS

| | | |
|----------------------------|--------------------------------------|--|
| Plot Area | 1000-1385 (Avg. 1114) m ² | 10764-14908 (Avg. 11991) ft ² |
| Ground Floor Area | 359 m ² | 3864 ft ² |
| First Floor Area | 354 m ² | 3810 ft ² |
| Second Floor Area | 129 m ² | 1389 ft ² |
| Porches & Balconies | 118 m ² | 1270 ft ² |
| Driver & Service | 37 m ² | 399 ft ² |
| Total Built Up Area | 997 m² | 10732 ft² |

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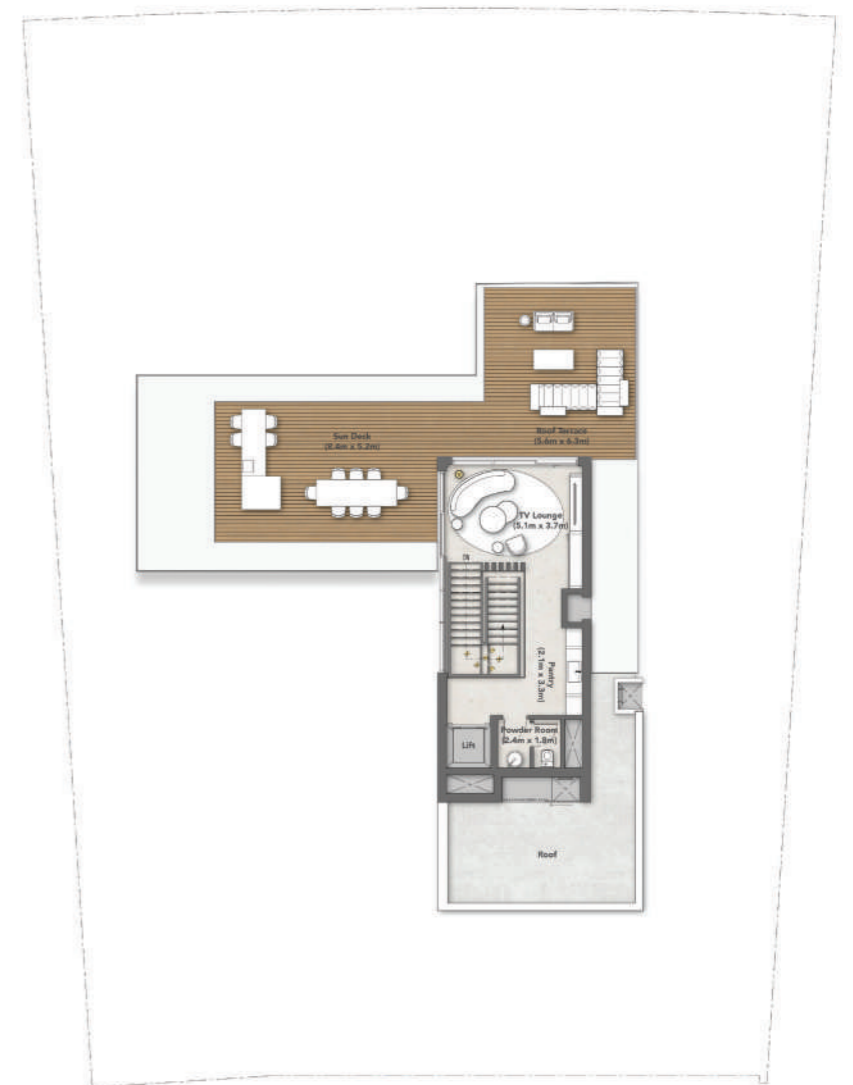
5-BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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6-BEDROOM VILLA



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6-BEDROOM FLOORPLANS

| | | |
|----------------------------|--------------------------------------|--|
| Plot Area | 1277-2121 (Avg. 1645) m ² | 13746-22830 (Avg. 17707) ft ² |
| Ground Floor Area | 602 m ² | 6480 ft ² |
| First Floor Area | 408 m ² | 4392 ft ² |
| Second Floor Area | 146 m ² | 1572 ft ² |
| Porches & Balconies | 95 m ² | 1023 ft ² |
| Driver & Service | 37 m ² | 399 ft ² |
| Total Built Up Area | 1288 m² | 13864 ft² |

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6-BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR



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7-BEDROOM VILLA



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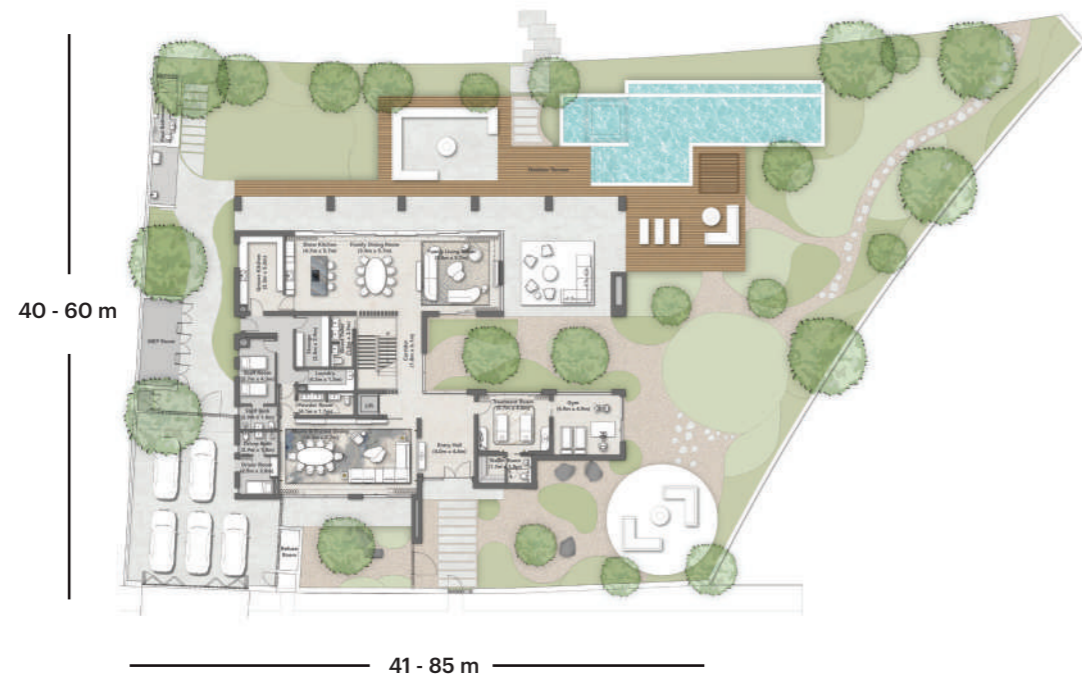
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7-BEDROOM FLOORPLANS

| | | |
|----------------------------|--------------------------------------|--|
| Plot Area | 1866-3774 (Avg. 2436) m ² | 20086-40623 (Avg. 26221) ft ² |
| Ground Floor Area | 610 m ² | 6566 ft ² |
| First Floor Area | 564 m ² | 6071 ft ² |
| Second Floor Area | 183 m ² | 1970 ft ² |
| Porches & Balconies | 189 m ² | 2034 ft ² |
| Driver & Service | 36 m ² | 388 ft ² |
| Total Built Up Area | 1582 m² | 17029 ft² |

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7-BEDROOM VILLA



GROUND-FLOOR



FIRST-FLOOR

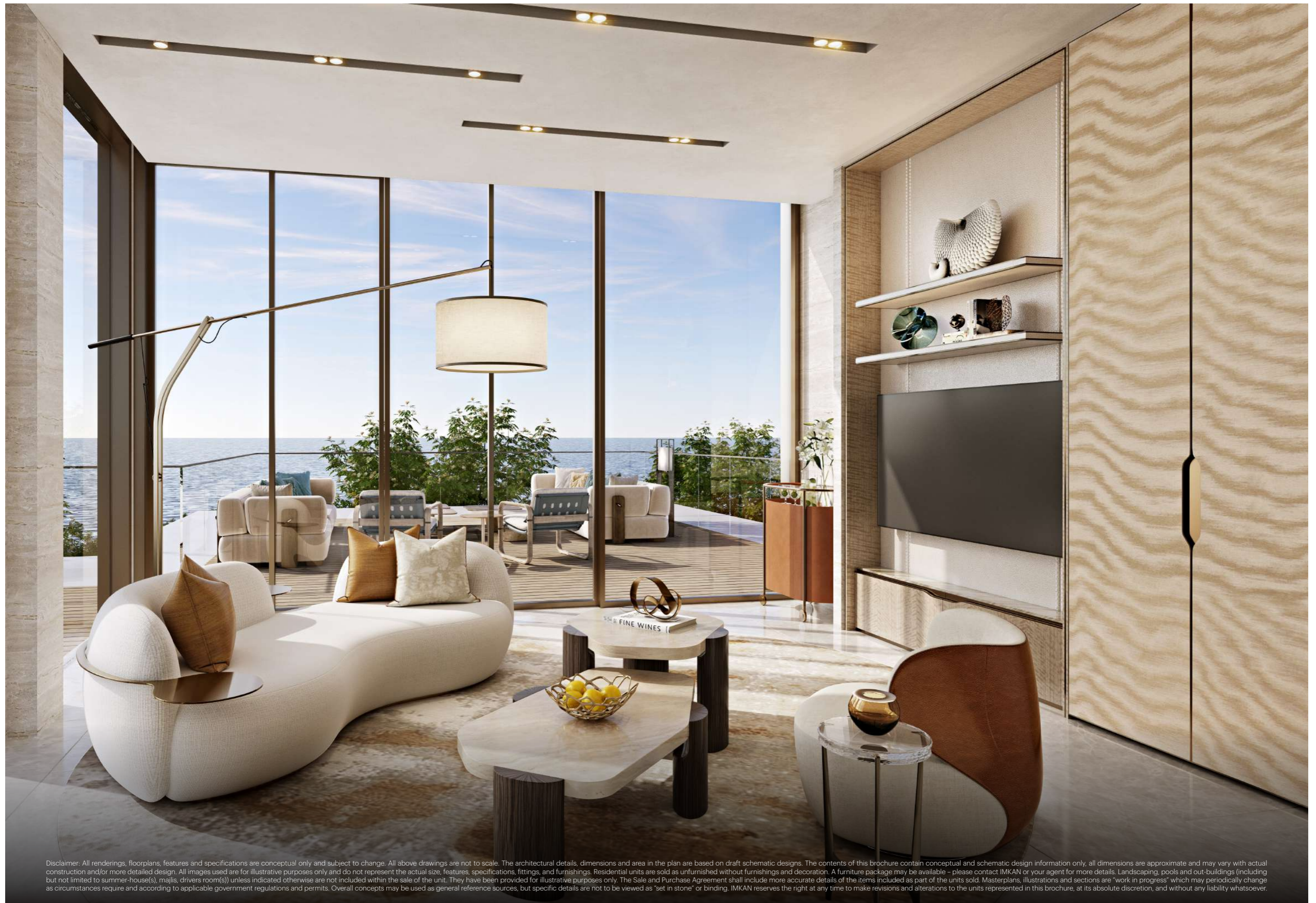


SECOND-FLOOR

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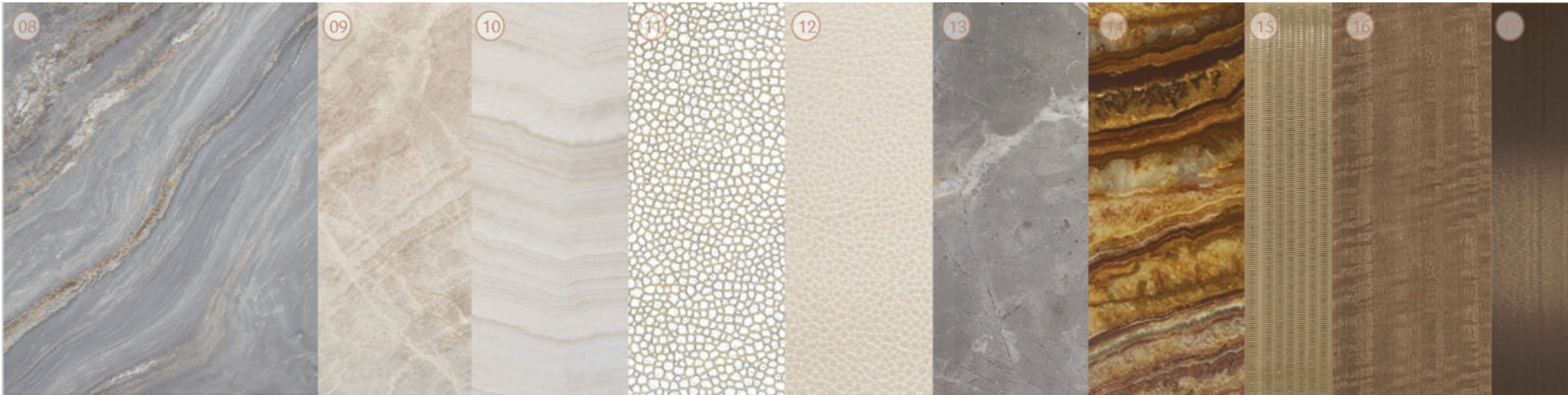
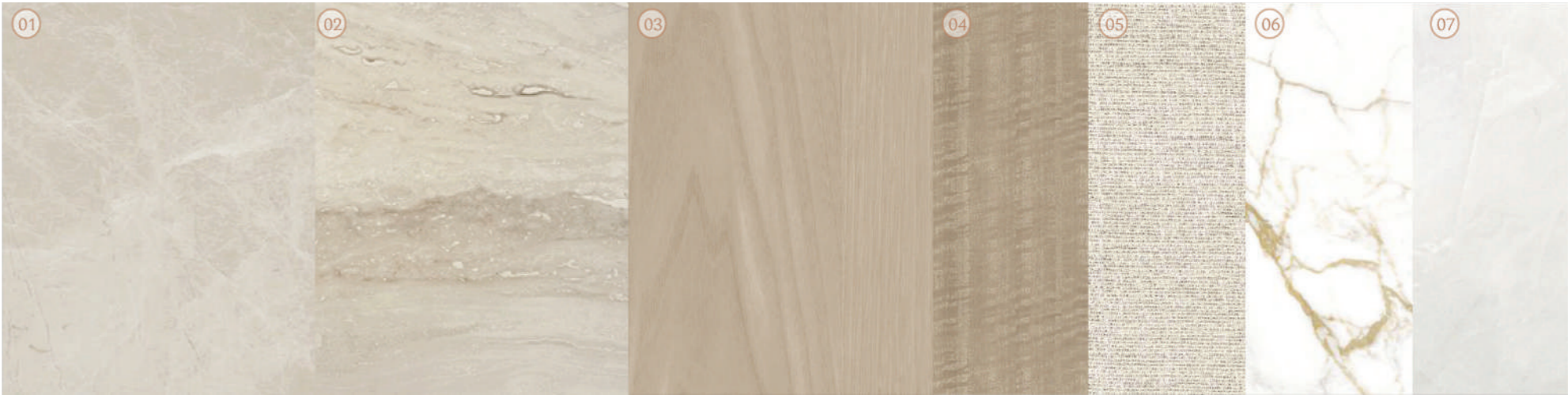


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MATERIALS

Finishing specifications for interior design

- 1. General Stone To Floor
- 2. General Stone To Wall
- 3. General Timber To Wall
- 4. General Timber To Joinery
- 5. General Wallcovering
- 6. Accent Stone To Floor
- 7. Polished Plaster To Ceiling
- 8. Kitchen Island Counter Stone
- 9. Kitchen Counter Stone
- 10. Accent Stone To Joinery
- 11. Shagreen Embossed Leather To Joinery
- 12. Leather To Joinery
- 13. Master Bathroom Accent Stone
- 14. Accent Stone To Joinery
- 15. Metal Mesh Laminated Glass
- 16. Master Bathroom Timber To Joinery
- 17. General Id Metal Finish
- 18. Leather To Tv Wall Joinery
- 19. Master Bedroom Wallcovering
- 20. Master Bedroom Leather To Joinery
- 21. Master Bedroom Fabric To Headboard
- 22. Guestroom Accent Wallcovering
- 23. Guestroom Wallcovering
- 24. Guest Bedroom Leather To Joinery
- 25. Accent Wallcovering To Joinery





RESIDENTIAL *Wellness Design*

AWAKE

DYNAMIC LIGHTING

It gradually increases in intensity and color temperature, signaling our body to wake up gradually and naturally. This helps regulate sleep-wake cycles.

NURTURE

USE OF NATURAL MATERIALS

Incorporating elements like wood, stone, clay, and plants brings the natural world into our living spaces.

SLEEP ENVIRONMENT

Ensuring adequate sleep is critical to promoting good health and wellness. Our residences are designed to improve energy, encourage sound slumber, and maximise well-being.

FALL
ASLEEP

ENHANCED COMFORT

A healthy indoor environment is crucial as they directly impact the well-being, comfort, and productivity of residents.

REVITALISE

ADVANCED PURIFICATION

It plays a crucial role in improving indoor air quality by removing pollutants, allergens, and harmful particles.

INTEGRATION WITH NATURE & LANDSCAPE

Integration with nature and the landscape through mindfulness is a powerful way to foster a deeper connection with the natural world and promote overall well-being.

EASE



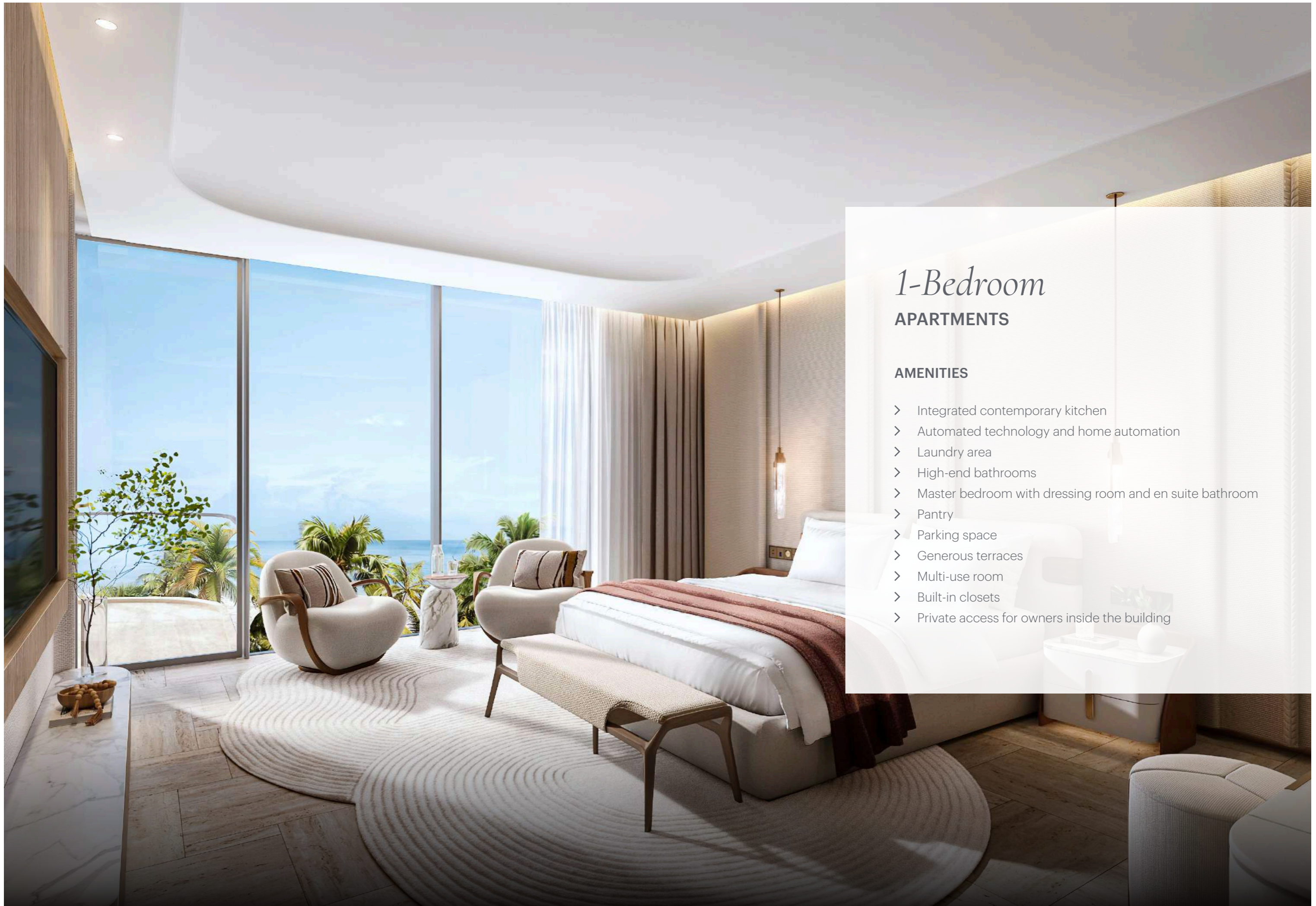
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SHA ISLAND *Apartments*

SHA Residences embody a total embrace of the SHA lifestyle, offering an ongoing journey towards optimal health, and a personal haven to retreat to, allowing you to rejuvenate your mind and body whenever necessary.

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1-Bedroom APARTMENTS

AMENITIES

- > Integrated contemporary kitchen
- > Automated technology and home automation
- > Laundry area
- > High-end bathrooms
- > Master bedroom with dressing room and en suite bathroom
- > Pantry
- > Parking space
- > Generous terraces
- > Multi-use room
- > Built-in closets
- > Private access for owners inside the building

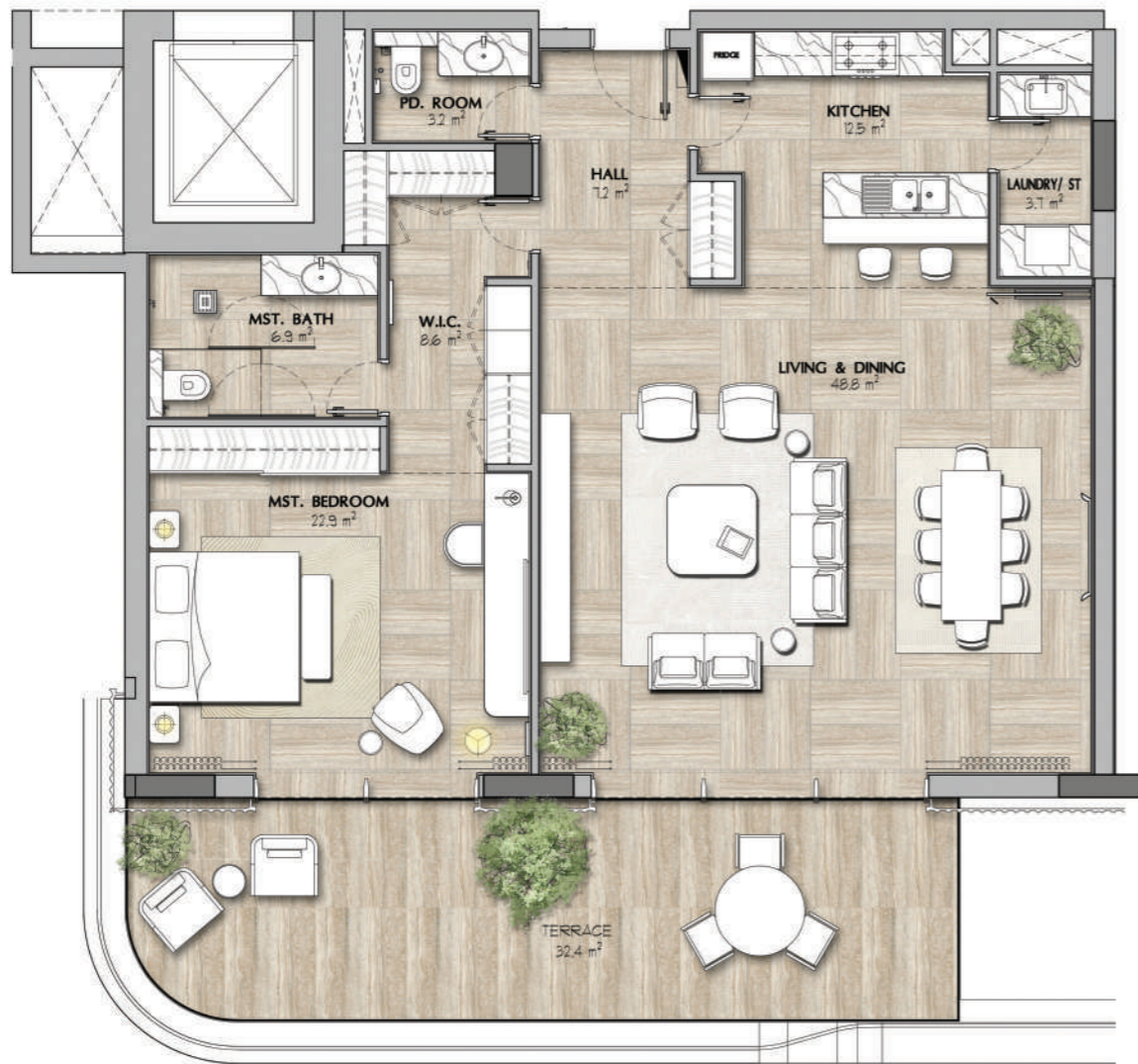
1

-BEDROOM FLOORPLANS

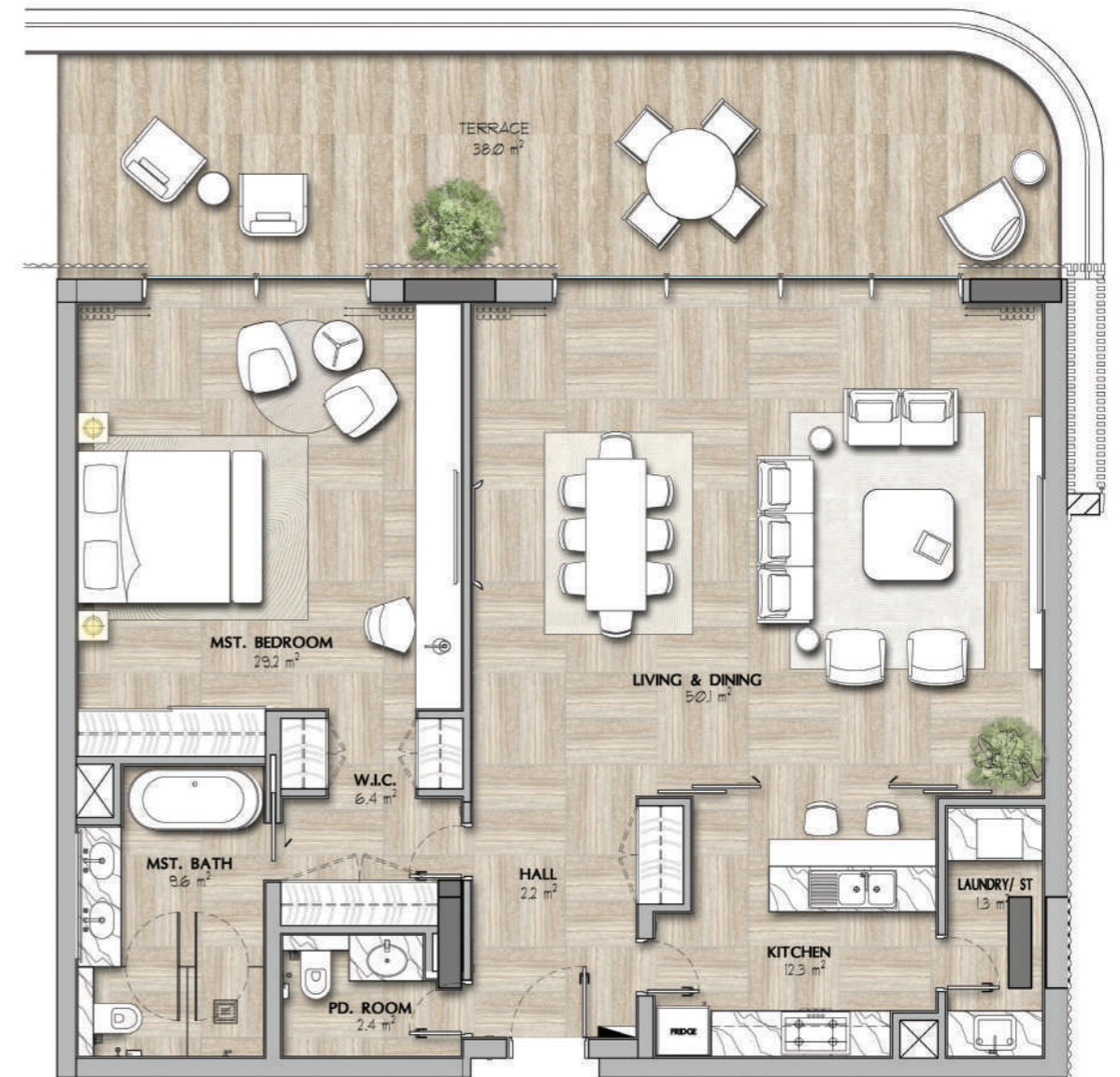
| Suite Area | Min | Max | Avg. |
|-------------------------|------|------|------|
| Area (m ²) | 113 | 126 | 115 |
| Area (ft ²) | 1216 | 1356 | 1238 |
| Balcony Area | Min | Max | Avg. |
| Area (m ²) | 34 | 42 | 36 |
| Area (ft ²) | 366 | 452 | 388 |
| Gross Sellable Area | Min | Max | Avg. |
| Area (m ²) | 149 | 168 | 151 |
| Area (ft ²) | 1604 | 1808 | 1625 |

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1-BEDROOM APARTMENTS



FLOOR PLAN -TYPE 1
10 UNITS



FLOOR PLAN -TYPE 2
1 UNIT

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2-Bedroom **APARTMENTS**

AMENITIES

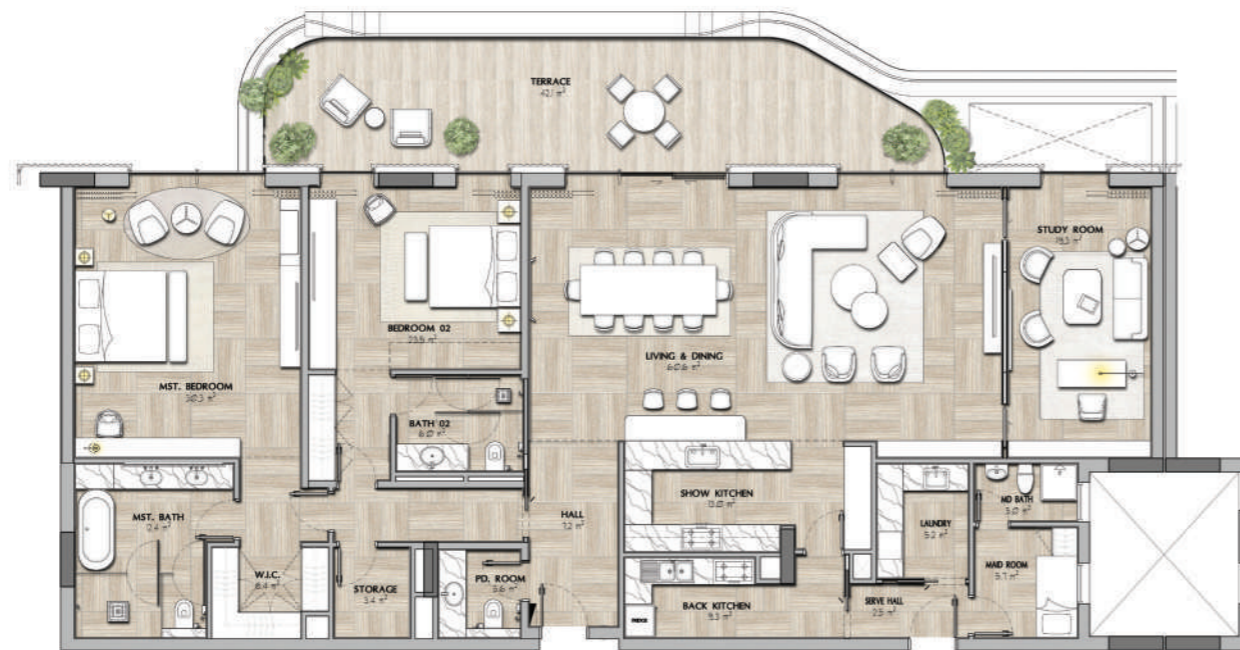
- › Integrated contemporary kitchen
- › Automated technology and home automation
- › Laundry area
- › High-end bathrooms
- › Master bedroom with dressing room and en suite bathroom
- › Pantry
- › Parking space
- › Generous terraces
- › Multi-use room
- › Built-in closets
- › Private access for owners inside the building

2-BEDROOM FLOORPLANS

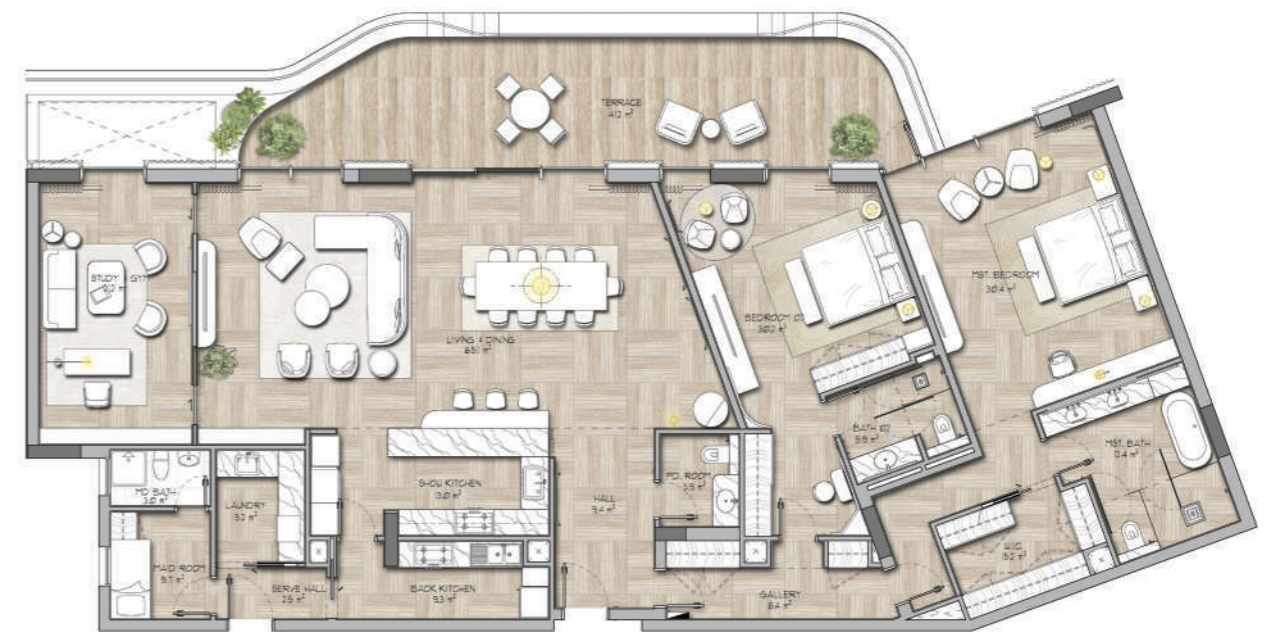
| Suite Area | Min | Max | Avg. |
|-------------------------|------|------|------|
| Area (m ²) | 212 | 270 | 232 |
| Area (ft ²) | 2282 | 2906 | 2497 |
| Balcony Area | Min | Max | Avg. |
| Area (m ²) | 47 | 200 | 96 |
| Area (ft ²) | 506 | 2153 | 920 |
| Gross Sellable Area | Min | Max | Avg. |
| Area (m ²) | 274 | 414 | 318 |
| Area (ft ²) | 2949 | 4456 | 3423 |

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2-BEDROOM APARTMENTS



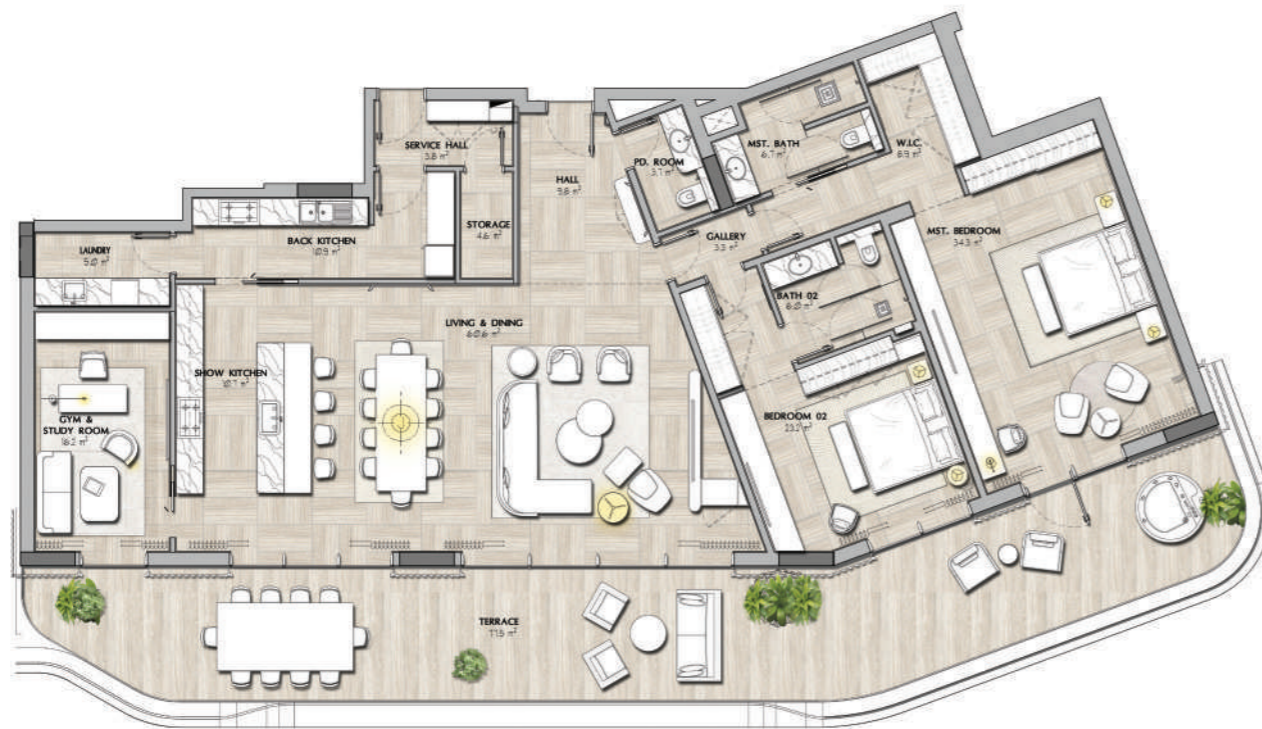
FLOOR PLAN -TYPE 1
4 UNITS



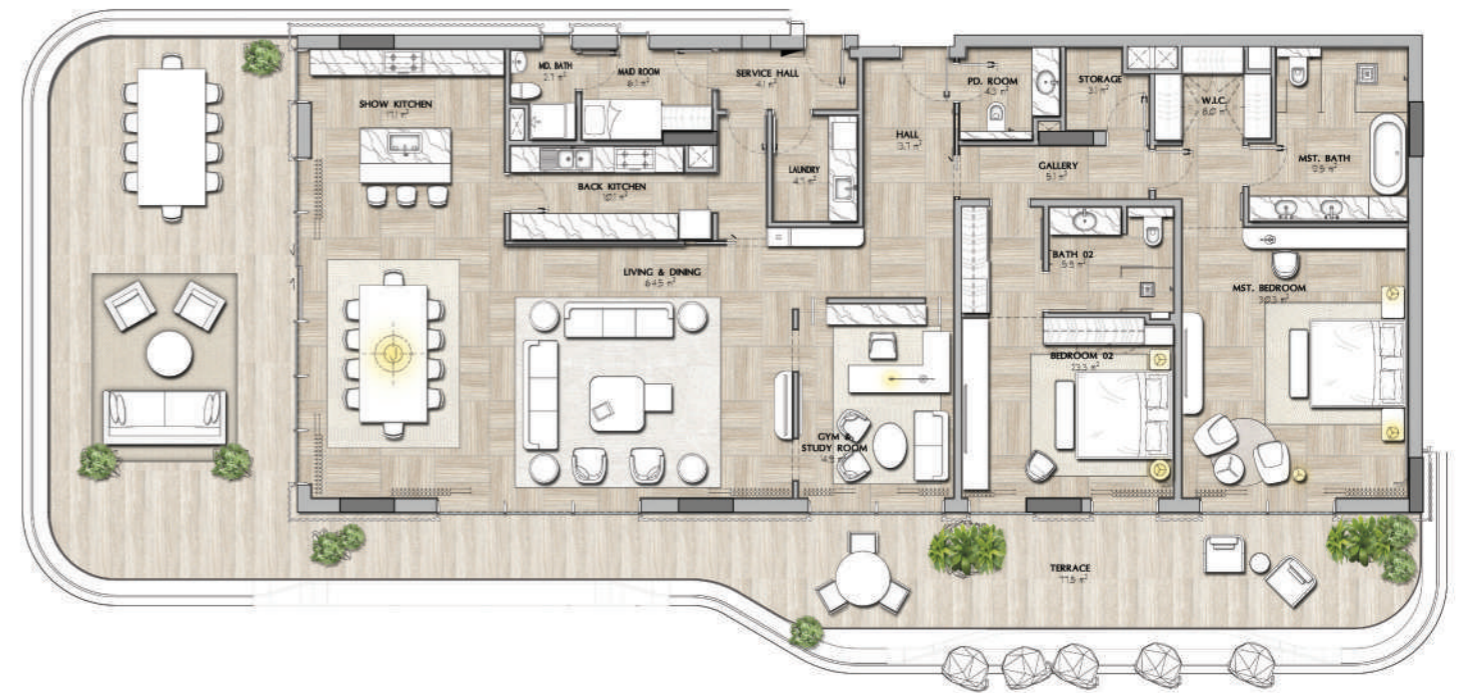
FLOOR PLAN -TYPE 2
6 UNITS

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2-BEDROOM APARTMENTS



FLOOR PLAN -TYPE 3
6 UNITS



FLOOR PLAN -TYPE 4
4 UNITS

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2-BEDROOM APARTMENTS



FLOOR PLAN -TYPE 5
6 UNITS

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3-Bedroom APARTMENTS

AMENITIES

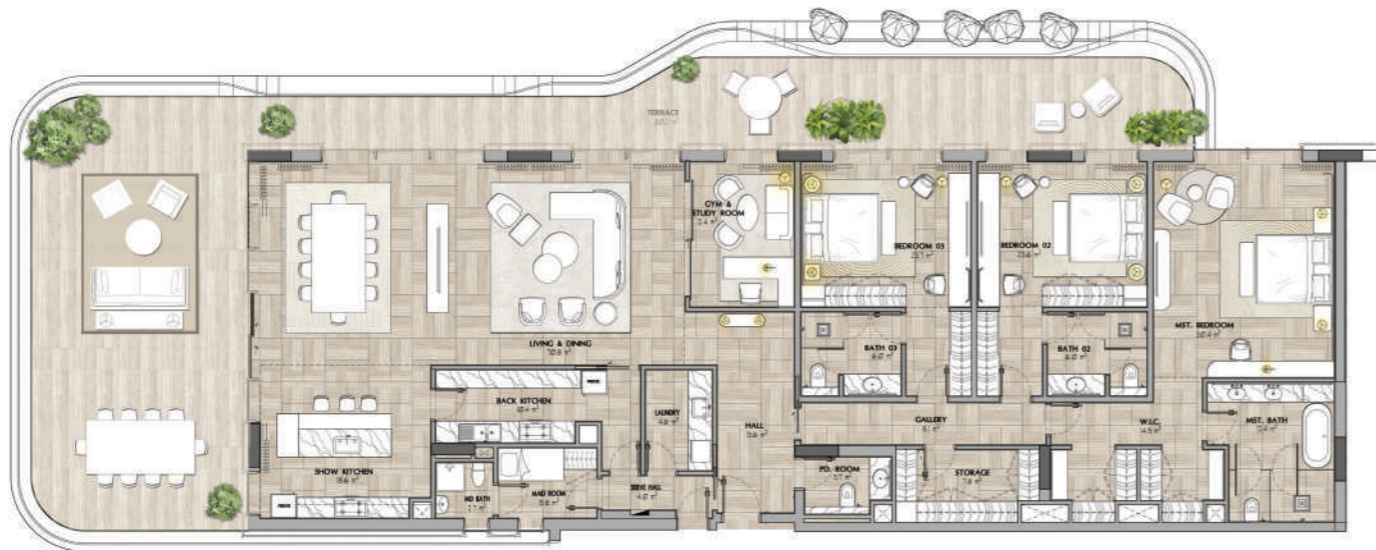
- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

3-BEDROOM FLOORPLANS

| Suite Area | Min | Max | Avg. |
|-------------------------|------|------|------|
| Area (m ²) | 274 | 304 | 292 |
| Area (ft ²) | 2949 | 3272 | 3143 |
| Balcony Area | Min | Max | Avg. |
| Area (m ²) | 47 | 204 | 121 |
| Area (ft ²) | 506 | 204 | 121 |
| Gross Sellable Area | Min | Max | Avg. |
| Area (m ²) | 322 | 507 | 413 |
| Area (ft ²) | 3466 | 5457 | 4446 |

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3-BEDROOM APARTMENTS



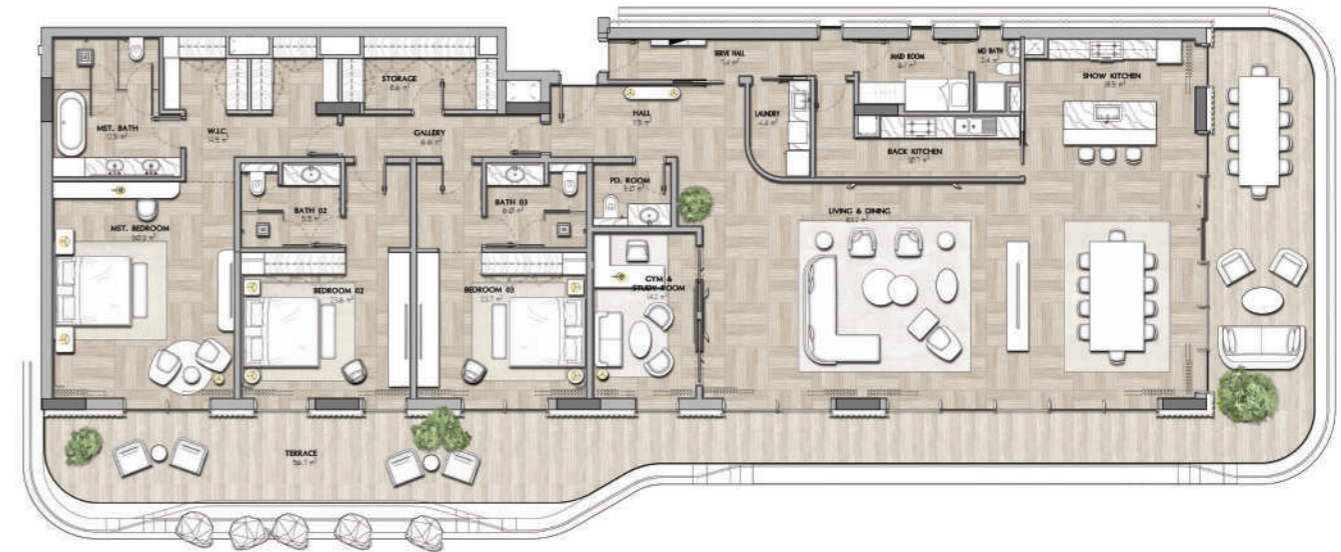
FLOOR PLAN -TYPE 1
14 UNITS



FLOOR PLAN -TYPE 2
1 UNIT



FLOOR PLAN -TYPE 3
1 UNIT



FLOOR PLAN -TYPE 4
1 UNIT

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4-Bedroom APARTMENTS

AMENITIES

- Integrated contemporary kitchen
- Automated technology and home automation
- Laundry area
- High-end bathrooms
- Master bedroom with dressing room and en suite bathroom
- Pantry
- Parking space
- Generous terraces
- Multi-use room
- Built-in closets
- Private access for owners inside the building

4-BEDROOM FLOORPLANS

| Suite Area | Area | |
|-------------------------|------|------|
| Area (m ²) | 476 | |
| Area (ft ²) | 5124 | |
| Balcony Area | Min | Max |
| Area (m ²) | 298 | 339 |
| Area (ft ²) | 3208 | 3649 |
| Gross Sellable Area | Min | Max |
| Area (m ²) | 773 | 815 |
| Area (ft ²) | 8321 | 8773 |

Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic design information only, all dimensions are approximate and may vary with actual construction and/or more detailed design. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. Residential units are sold as unfurnished without furnishings and decoration. A furniture package may be available - please contact IMKAN or your agent for more details. Landscaping, pools and out-buildings (including but not limited to summer-house(s), mailis, drivers room(s)) unless indicated otherwise are not included within the sale of the unit. They have been provided for illustrative purposes only. The Sale and Purchase Agreement shall include more accurate details of the items included as part of the units sold. Masterplans, illustrations and sections are "work in progress" which may periodically change as circumstances require and according to applicable government regulations and permits. Overall concepts may be used as general reference sources, but specific details are not to be viewed as "set in stone" or binding. IMKAN reserves the right at any time to make revisions and alterations to the units represented in this brochure, at its absolute discretion, and without any liability whatsoever.

4-BEDROOM APARTMENTS



FLOOR PLAN -TYPE 1

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MATERIALS

Finishing specifications for interior design

- 01 General Flooring Stone
- 02 General Metal
- 03 General Wood
- 04 Reconstituted Stone @ Kitchen
- 05 Lacquer Finish @ Kitchen Cabinets
- 06 Wooden Finish Tile @ Bathroom
- 07 Accent Wall Tile @ Bathroom
- 08 Honed Arabescato @ Bathroom
- 09 Special Finish @ Walls
- 10 General Wallcovering
- 11 Woven Leather Texture @ Wardrobe Shutter
- 12 Woven Mesh
- 13 Accent FFE Wood
- 14 Travertine Finish Tile
- 15 Calacatta Stone @ Secondary Bathroom
- 16 Ribbed Glass Feature
- 17 Wallcovering @ Wardrobe
- 18 General Paint Finish
- 19 Drapery
- 20 Sheer
- 21 Throw Pillow Fabric
- 22 Armchair Fabric @ Living Room
- 23 Leather @ Bar Stool
- 24 Armchair Fabric @ Bedroom
- 25 Sofa Fabric @ Living Room
- 26 Fabric @ Dining Chair
- 27 Throw Pillow Trim
- 28 Throw Pillow Fabric
- 29 Armchair A Fabric @Living Room
- 30 Armchair B Fabric @ Living Room





RESIDENTIAL *Wellness Design*

AWAKE

DYNAMIC LIGHTING

It gradually increases in intensity and color temperature, signaling our body to wake up gradually and naturally. This helps regulate sleep-wake cycles.

NURTURE

USE OF NATURAL MATERIALS

Incorporating elements like wood, stone, clay, and plants brings the natural world into our living spaces.

SLEEP ENVIRONMENT

Ensuring adequate sleep is critical to promoting good health and wellness. Our residences are designed to improve energy, encourage sound slumber, and maximise well-being.

FALL ASLEEP

ENHANCED COMFORT

A healthy indoor environment is crucial as they directly impact the well-being, comfort, and productivity of residents.

REVITALISE

ADVANCED PURIFICATION

It plays a crucial role in improving indoor air quality by removing pollutants, allergens, and harmful particles.

INTEGRATION WITH NATURE & LANDSCAPE

Integration with nature and the landscape through mindfulness is a powerful way to foster a deeper connection with the natural world and promote overall well-being.

EASE