

A destination by



Alef

HERE

the sea tells
your story

لينار
LINAR





About Alef Group

Alef creates more than places. It shapes environments where people live, connect, and belong.

Rooted in Sharjah and guided by a design-led approach, Alef brings together architecture, culture, and community to define meaningful living experiences. Every development is considered as part of a larger whole, where modern design responds to real life, and spaces are created with intention, not excess.

Alef's approach is grounded in people. From residential communities to mixed-use destinations, each space is designed to support how life is actually lived, with clarity, purpose, and a sense of connection that extends beyond the physical.

Sharjah, the cultural heart of the UAE

Sharjah is shaped by heritage, culture, and knowledge.

A city where tradition is not simply preserved. It is lived.

Here, culture and the arts move through everyday life.
Calm. Rooted. Connected.

As the Emirate continues to grow, expanding infrastructure, and rising residential demand create a destination with lasting value.

Sharjah is not only a place to live. It is a place to belong.

Where progress respects heritage.
And the future is shaped with care.



A waterfront setting between sky, sea and shore

Al Mamzar sits between movement and stillness.
At the core of Sharjah. Open to the sea.

Here, the shoreline shapes the rhythm of daily life.
Schools, parks, retail, roads, and essential services
are all within easy reach.

It is a place of rare balance. Urban, yet calm.
Accessible, yet quietly removed.

A coastal address made for living, belonging,
and long-term value.





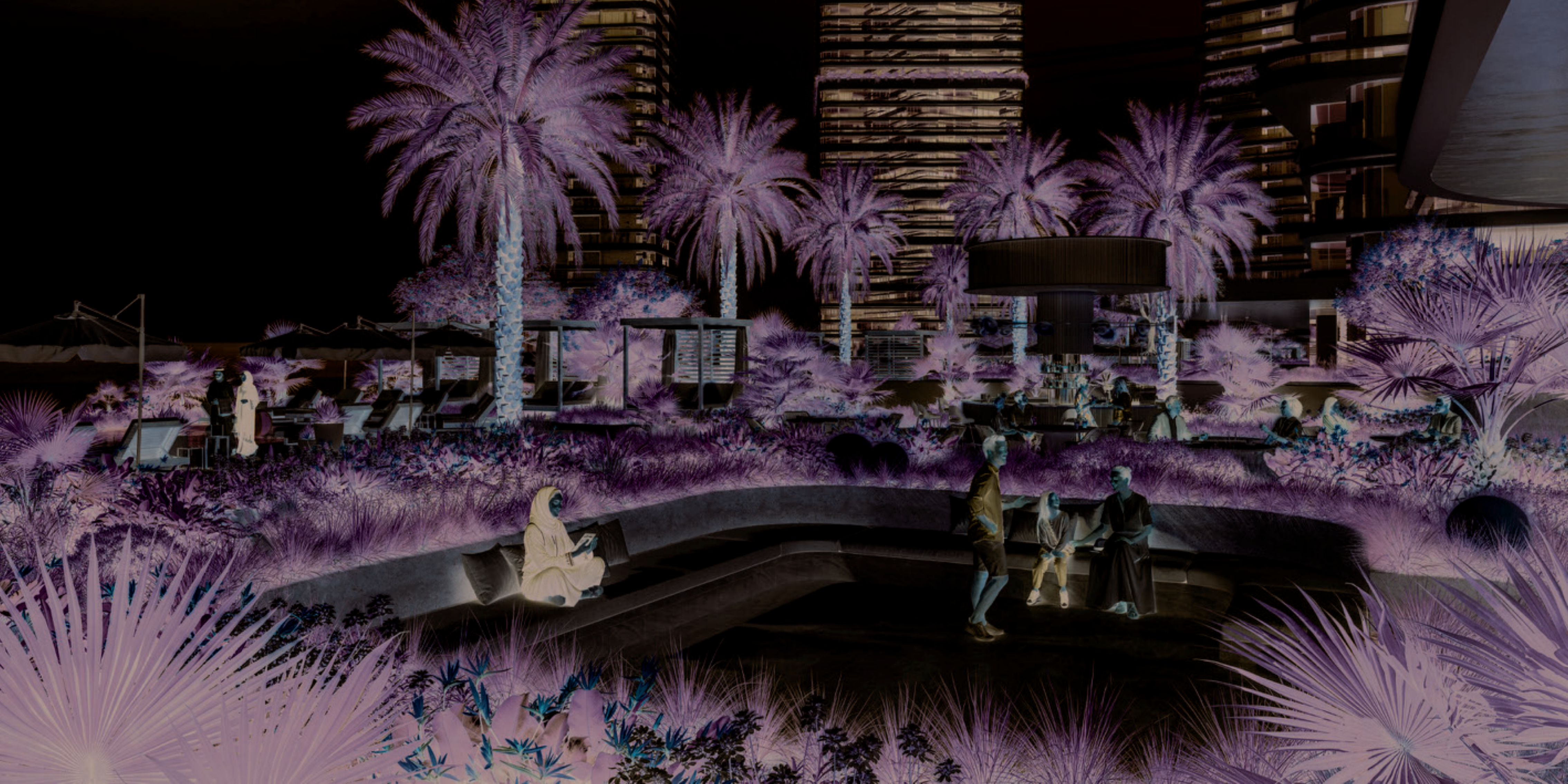
Introducing a new
coastal icon

L I N A A R

To live at Linaar is to belong to the water, where light shifts, horizons move, and the boundaries of the city blend with the shores of serenity.

Along the tranquil eastern edge of Al Mamzar beach, Linaar rises as a harmony of six towers.

Strategically positioned near Sharjah's new **₹750 million** road and tunnel infrastructure programme, which is enhancing connectivity between Sharjah and Dubai and improving access to major highways across the UAE.





A home open to every horizon

Views, location, and access come together to create a residence that feels connected from every angle.

At Linar, every residence is shaped by uninterrupted 360° views, bringing together the Arabian Gulf and the Sharjah skyline. With multiple entry and exit points, the community is designed for easy movement across Sharjah and the wider UAE, keeping residents connected to the city while living in a calm waterfront setting.

Everyday living, within reach

A community where daily needs, social moments, and convenience are built into the rhythm of home.

Life at Linar extends beyond the residence, with shared lounges, workspaces, social areas, cafés, restaurants, and daily convenience services placed close to home. From co-living spaces that encourage connection to delivery hubs, specialty coffee, dining, and on-the-go essentials.

Wellbeing, leisure, and future-ready living

A lifestyle shaped around movement, family, relaxation, and responsible design.

Linar brings wellness into everyday life through fitness, yoga, meditation, spa facilities, pools, jogging tracks, and landscaped outdoor areas. Children have safe spaces to play and learn, while sustainable infrastructure supports a smarter way of living through recycled materials, lower-carbon solutions, and solar energy integration.

- Wellness Centre
- Pools & Aquatic Areas
- Children's Activities
- Jogging Tracks
- Sustainable & Innovative Infrastructure





Ground floor features to enjoy everyday life

- Central public plaza
- Interactive water features
- Amphitheater
- Pocket gardens, landscaped walkways, and lawns
- Co-working spaces
- Outdoor dining and cafés
- Outdoor games and fitness areas
- Evening lighting & calm soundscapes
- Sports courts, including padel and half basketball courts
- Kids playground (4–6 years old)
- Retail and community spaces, including cafés and community libraries

A wide-angle, eye-level photograph of a modern, outdoor community space. The scene is set during the day, with soft, warm lighting. In the foreground, a paved walkway leads towards a restaurant. To the right, a restaurant with large glass windows and a dark facade is visible. The sign above the entrance reads "RESTAURANT" in large, white, sans-serif letters. Below it, a smaller sign says "RESTAURANT FOOD & WINE". The restaurant's interior is visible through the glass, showing a counter and a menu board with the text "MO ESPRESSO, RISRETTO, AMERICANO". Outside the restaurant, several people are seated at round tables with modern, light-colored chairs. A waiter in a white shirt and black bow tie is standing near one of the tables. In the middle ground, a group of people, including women in traditional Middle Eastern attire and a man in a white shirt and dark pants, are walking along the path. The background features tall, modern buildings with balconies and a large, lush green area with many palm trees and other plants. The overall atmosphere is one of a vibrant, modern community space.

Here, the heart cherishes memories
of a vibrant community, that combines retail, dining, family-friendly spaces
and lifestyle experiences.



Level 6 amenities to elevate your leisure

- Quiet lap pool and family pool
- Kids pool and outdoor play zones
- Pool café and dining spaces
- Yoga and fitness zones
- Male and female gym
- Teen recreation areas and youth activity centre
- Majlis seating



The details that define an icon

Linar's architecture flows like a gentle wave, shaped by soft layers and fluid forms that breathe with the land.

Each tower, a masterpiece designed to embrace the light, open space, and views that stretch without end, creating a seamless dance between nature and home.

Wake up to 360° panoramic sea views, stretching beyond the horizon.
Enjoy pools, fitness zones, and serene wellness spaces.
Delight in retail, dining, and vibrant social hubs to connect.

Sculpted Massing: Horizontal bands wrap each tower, reducing perceived height and creating a graceful silhouette.

Elegance & Proportion: Clean, balanced facades with recessed glass and light-toned cladding create an atmosphere of refinement.

Nature & Architecture: The project emphasizes the seamless connection between living spaces and nature, offering green spaces, wellness-focused amenities, and natural elements throughout the development.



Strategically Located

Sharjah International Airport
20–25 minutes

Dubai International School
10 minutes

Dubai International Airport
9–15 minutes

Expo Centre Sharjah
5 minutes

Al Ittihad Road
4 minutes

Medcare Hospital
5 minutes

Al Qiyadah Metro Station
5 minutes

Sahara Centre
6 minutes

Stadium Metro Station
7 minutes

Al Nahda Park
5 minutes

Governmental Building
10 minutes

Al Mamzar Park
5 minutes

Victoria International School
3 minutes

Al Montazah Park
8 minutes

American International School
8 minutes

Khalid Lake
10 minutes



1-bedroom residence

Size	Number of units
74.91 sqm	212 units

Room amenities

- Spacious balconies
- Porcelain flooring
- Wardrobes
- Contemporary kitchens
- Selected white goods

Refined and practical, the one-bedroom residences at Linar are designed for individuals and couples seeking a bright, comfortable waterfront home.

Open-plan layouts, expansive windows, and generous ceiling heights create a strong sense of space, while balconies extend daily living towards the view.

2-bedroom residence

Size	Number of units
115.02 sqm	236 units

Room amenities

- Spacious balconies
- Porcelain flooring
- Wardrobes
- Contemporary kitchens
- Selected white goods

Created for young families and residents who value additional space, the two-bedroom residences offer generous layouts, calm interiors, and a natural connection to the surrounding views. Each home is planned to balance shared living with privacy, making everyday routines feel comfortable and considered.



3-bedroom residence

Designed for larger families, the three-bedroom residences bring together space, comfort, and expansive views. Wide openings, generous living areas, and carefully planned bedrooms create a home that feels open yet private, with a strong connection to the waterfront and community around it.

Size	Number of units
179.35 sqm	48 units

Room amenities

- Spacious balconies
- Porcelain flooring
- Wardrobes
- Contemporary kitchens
- Selected white goods

4-bedroom penthouse residence

The four-bedroom penthouses at Linar offer an elevated expression of waterfront living. Expansive interiors, generous outdoor areas, refined finishes, and open views create a private residence shaped for comfort, family life, and a stronger sense of retreat above the city.

Size	Number of units
319.01 sqm	4 units

Room amenities

- Spacious balconies
- Porcelain flooring
- Wardrobes
- Contemporary kitchens
- Selected white goods

Here, the breeze brings you home

to a place of connection, calm, and treasured
moments by the sea.

