



شوموس
SHOUMOUS
PHASE III

504 VILLAS

OUR STORY

Shoumous Properties is one of MAG Group Holding's real estate arms. It is involved in land investment and real estate development, with operations mainly in Sharjah. Shoumous Properties manages joint venture projects by MAG Group Holding and Al Batha Real Estate Group including Sharjah Garden City. It provides additional support by obtaining legal contracts certified by the Real Estate Registration Department, freehold ownership for citizens of the GCC and other Arab World nationals, as well as design and masterplan approval by the Planning & Survey Department and the Real Estate Registration Department in the Emirate of Sharjah.

قصتنا

شموس للتطوير العقاري هي أحد الأذرع العقارية لمجموعة ماج القابضة ومجموعة البطحاء ، وهي متخصصة في استثمار الأراضي وتطوير المشاريع العقارية، وأغلب عملياتها في الشارقة. شموس للتطوير العقاري تقوم بإدارة مشاريع مشتركة بين مجموعة ماج القابضة ومجموعة البطحاء العقارية ومن بينها الشارقة غاردن سيتي.

فـلل حـدائق الشارقة

فلل حدائق الشارقة توفر العديد من الخيارات لمنزل الأحلام الفاخر لتلائم جميع الأحجام والميزانيات

SHARJAH GARDEN VILLAS

Offering luxurious dream home options that suit a variety of space and budget needs







SHOUMOUS

WELCOME TO INSIDE OUTDOOR LIFE

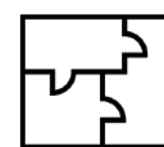
٣ غرف نوم

3 BEDROOM

PLOT AREAS

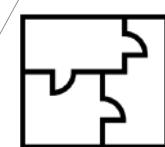
346.78 Sq.m | 507.84 Sq.m
3,732.68 Sq.ft | 5,466.32 Sq.ft

GROUND FLOOR



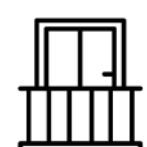
127.74 Sq.m
1,374.98 Sq.ft

FIRST FLOOR



119.70 Sq.m
1,288.44 Sq.ft

BALCONY



14.25 Sq.m
153.39 Sq.ft

2 PARKING



33.06 Sq.m
355.86 Sq.ft

B.U.A & SELLABLE AREA



294.75 Sq.m
3,172.67 Sq.ft







3 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

1 مسبح
SWIMMING
POOL

2 مسجد
MOSQUE

3 نادي رياضي
CLUB HOUSE

4 التسوق
SHOPPING
COMPLEX

5 صالة العاب رياضيه
GYM&SPA



3 BEDROOM VILLA - GROUND FLOOR



3 BEDROOM VILLA - FIRST FLOOR

A group of five children are playing in a park. In the foreground, a child in a white shirt and red skirt is out of focus. In the background, four other children are standing on a grassy area, some with their arms raised in celebration. They are surrounded by lush green trees and a hedge. A soccer ball is visible on the grass in the lower right. The text "CELEBRATION OF COMMUNITY LIVING" is overlaid on the right side of the image.

CELEBRATION OF COMMUNITY LIVING



INSPIRED DESIGN

We believe that great architecture tells a story. With **SHOUMOUS**, we have meticulously crafted a narrative that celebrates modernity while paying homage to the rich heritage of the surrounding area. From the sleek lines of the exterior to the carefully curated interior spaces, every detail has been thoughtfully considered to create a sense of harmony and balance.





YOUR DREAM

SHARJAH LIFESTYLE IS CALLING



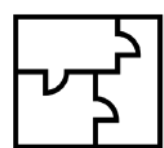
٤ غرف نوم

4 BEDROOM

PLOT AREAS

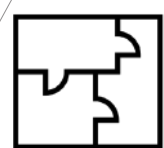
451.00 Sq.m | 737.39 Sq.m
4845.52 Sq.ft | 7937.24 Sq.ft

GROUND FLOOR



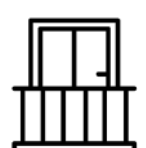
169.68 Sq.m
1,826.42 Sq.ft

FIRST FLOOR



158.02 Sq.m
1,700.91 Sq.ft

BALCONY



7.84 Sq.m
84.39 Sq.ft

3 PARKING



44.90 Sq.m
483.30 Sq.ft

B.U.A & SELLABLE AREA



380.44 Sq.m
4,095.02 Sq.ft







4 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

1

مسبح
SWIMMING
POOL

2

مسجد
MOSQUE

3

نادي رياضي
CLUB HOUSE

4

التسوق
SHOPPING
COMPLEX

5

صالة العاب رياضيه
GYM&SPA



4 BEDROOM VILLA - GROUND FLOOR



4 BEDROOM VILLA - FIRST FLOOR



YOUR CHOICE
OF LIVING



ELEVATE YOUR LIFESTYLE

Nestled in the heart of SHARJAH, **SHOUMOUS** redefines urban living. With its striking facade and thoughtfully designed interiors, it offers a lifestyle that seamlessly merges luxury with convenience. Whether it's the serene ambiance of the landscaped gardens or the breathtaking views from the rooftop terrace, every aspect of [Project Name] is designed to elevate your everyday experience.





**YOUR SANCTUARY
AWAITS**

A person wearing a blue long-sleeved shirt, black shorts, and a white helmet is riding a bicycle away from the camera on a paved path. The path is bordered by a low metal fence on the right and is surrounded by lush green trees and foliage. The scene is bathed in warm, golden light, suggesting late afternoon or early morning. The background shows a grassy field and more trees.

DAILY VIBES

SHARJAH LIFESTYLE IS CALLING

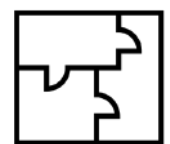
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5 BEDROOM

PLOT AREAS

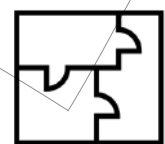
624.50 Sq.m | 910.88 Sq.m
6722.06 Sq.ft | 9804.61 Sq.ft

GROUND FLOOR



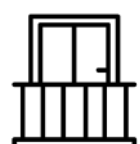
228.78 Sq.m
2,462.59 Sq.ft

FIRST FLOOR



207.99 Sq.m
2,238.79 Sq.ft

BALCONY



13.28 Sq.m
142.94 Sq.ft

3 PARKING



58.14 Sq.m
625.82 Sq.ft

DRIVER ROOM



21.70 Sq.m
233.59 Sq.ft

B.U.A & SELLABLE AREA



529.89 Sq.m
5,703.73 Sq.ft







5 BEDROOM

WELCOME TO INSIDE OUTDOOR LIFE

- 1 مسبح
SWIMMING
POOL
- 2 مسجد
MOSQUE
- 3 نادي رياضي
CLUB HOUSE
- 4 التسوق
SHOPPING
COMPLEX
- 5 صالة العاب رياضيه
GYM&SPA



25.00 m

5 BEDROOM VILLA - GROUND FLOOR



5 BEDROOM VILLA - FIRST FLOOR



DISCOVER INTERIOR ELEGANCE

Welcome to a realm where innovation meets sophistication, where every line drawn and every space crafted is a testament to timeless design and meticulous craftsmanship. **SHOUMOUS** stands as an epitome of interior excellence, offering a harmonious blend of form, function, and aesthetics.





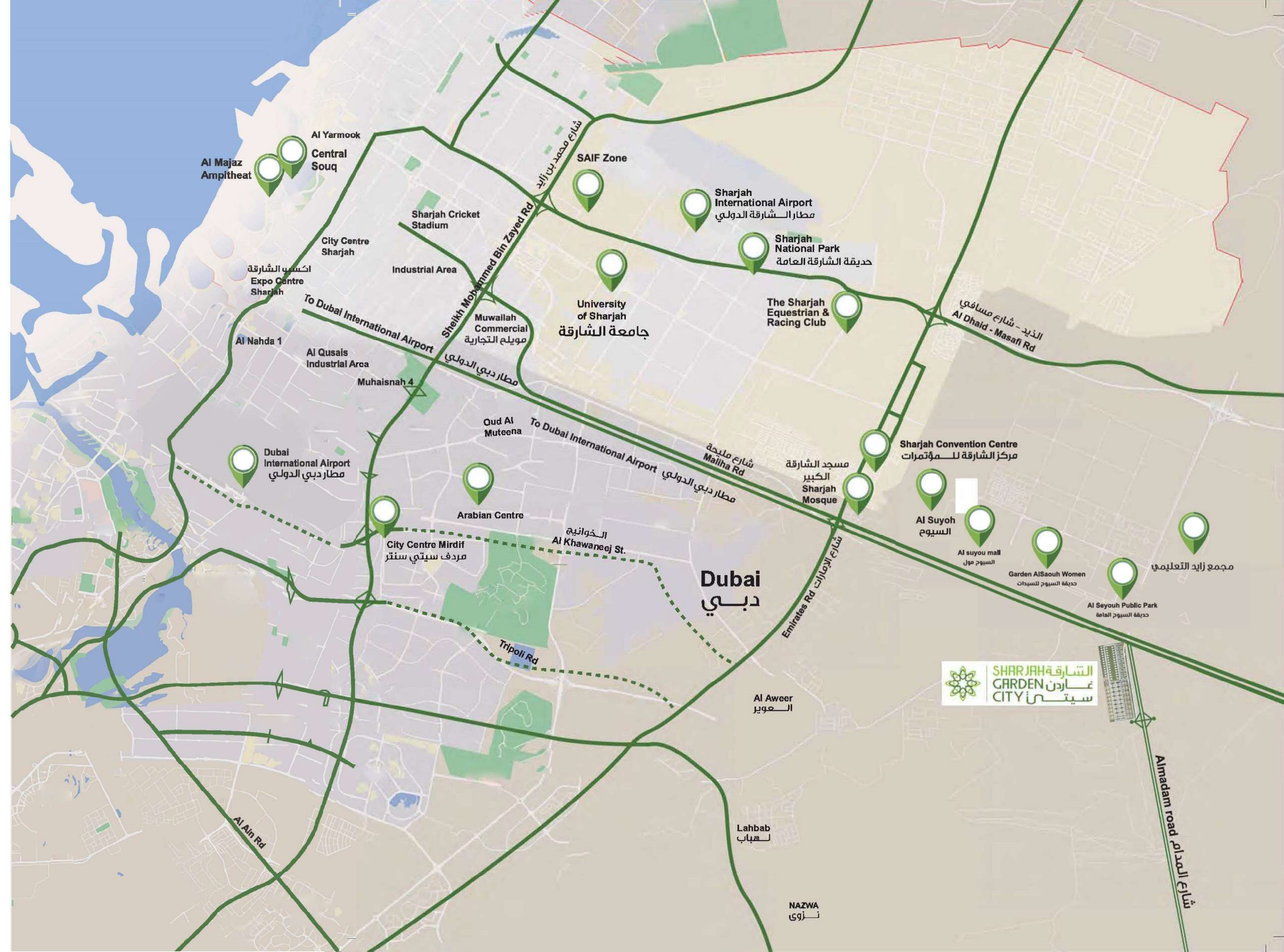
**FAMILY IS
HOME**



بيتك يبعد...

Your Home is...

15 mins	مطار الشارقة الدولي Sharjah International Airport
30 mins	مطار دبي الدولي Dubai International Airport
15 mins	المدينة الجامعية Universit City
30 mins	كورنيش البحيرة Buheirah Corniche
40 mins	القصباء Al Qasba
40 mins	مركز صحارى Sahara Center
7 mins	مسجد الشارقة الكبير Sharjah Grand Mosque
5 mins	حديقة السيوح العامة Al Seyouh Public Park
5 mins	السيوح مول Al Suyou Mall
6 mins	حديقة السيوح للسيدات Garden Al Saouh Women





شوموس
SHOUMOUS