



## 1 Bed Apartment for Sale in Nama 3 Complex Sharjah UAE



### Informazioni sull'Agente

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Experience since:	2002
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 225,209.43

### Posizione

Nazione:	United Arab Emirates
Cap:	66500
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Descrizione:

1 Bed Apartment for Sale in Nama 3 Complex Sharjah UAE

Esales Property ID: es5554971

Al Mamsha Alef – Muwaileh Commercial –

Sharjah – United Arab Emirates

AED 850,000

Luxury Living Reimagined: Premium 1-Bedroom Apartment in Nama 3, Sharjah

Discover the epitome of modern urban living with this exquisite 1-bedroom apartment for sale in the Nama 3 Complex, a prestigious residential landmark currently rising in the heart of the Emirate of Sharjah. Positioned within the highly anticipated Al Mamsha Raseel development, Nama 3 represents a sophisticated blend of contemporary architecture, high-end finishing, and an unparalleled lifestyle proposition. For those seeking an investment or a home in one of the UAE's most forward-thinking



districts, this property offers a unique entry point into a vibrant, future-proof community.

## The Concept: Sharjah's Premier Walkable Community

Nama 3 is located within Zone 3 of Al Mamsha Raseel, a visionary project designed by the Alef Group. This district is celebrated as the first fully integrated walkable community in Sharjah. The design philosophy centers on a 'car-free' environment at the ground level, prioritizing pedestrian safety, air quality, and social interaction. Imagine stepping out of your luxury tower directly onto beautifully landscaped walkways, where high-end retail stores, artisanal cafes, and essential services are all within a few minutes' stroll. This layout creates a harmonious balance between the privacy of residential life and the energy of a bustling commercial hub.

## A Strategic Masterplan: Al Mamsha Raseel

The Al Mamsha Raseel sector is strategically nestled along the E311 (Sheikh Mohammed Bin Zayed Road), the primary artery connecting the various Emirates. This zone does not exist in isolation; it is seamlessly abutted by two other distinct districts: Al Mamsha Souks and Al Mamsha Seerah. While the Souks offer a nod to traditional Arabian commerce and vibrant marketplaces, and Seerah focuses on residential tranquility and wellness, Raseel acts as the modern, high-tech core. Together, these three zones form a comprehensive ecosystem where residents can work, live, and play without ever needing to leave the neighborhood.

## Connectivity and Prime Location

One of the most compelling features of this 1-bedroom apartment is its central location. Nama 3 offers residents a 'best of both worlds' scenario: the cultural and educational richness of Sharjah paired with the commercial proximity of Dubai.

\* **Education and Commerce:** The apartment is a mere 5 minutes away from University City of Sharjah, home to prestigious academic institutions, making it an ideal rental choice for faculty and graduate students. The Sharjah Industrial Area is also just 5 minutes away, catering to professionals working in the city's economic heart.

\* **Retail and Leisure:** For premium shopping and dining, the 06 Mall is reachable within a 5-minute drive. If you are looking for green spaces, the lush Dubai National Park is just a 10-minute commute.

\* **Travel Hubs:** Global connectivity is a breeze. Sharjah International Airport is only 10 minutes away, while Dubai International Airport (DXB) can be reached in approximately 15 minutes, making this a perfect residence for frequent travelers and international business professionals.

## Why Invest in Nama 3?

The 1-bedroom units in Nama 3 are designed with the modern minimalist in mind, featuring open-plan layouts, floor-to-ceiling windows that invite natural light, and premium materials throughout. As Sharjah continues to grow as a cultural and economic powerhouse, properties within integrated communities like Al Mamsha Raseel are expected to see significant capital appreciation and high rental yields.



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Whether you are a first-time buyer looking for a stylish sanctuary or an investor eyeing the lucrative UAE real estate market, this apartment in Nama 3 offers a lifestyle defined by convenience, luxury, and connectivity.

## ABOUT THE AREA

Sharjah is the third-largest emirate in the United Arab Emirates and is widely regarded as the nation's cultural capital. In 1998, UNESCO recognized it as the 'Cultural Capital of the Arab World,' a title it upholds through its dedication to preserving Islamic heritage and traditional Emirati architecture. Unlike the high-octane glitz of its neighbor Dubai, Sharjah offers a more laid-back, family-oriented atmosphere with a strict adherence to traditional values and a focus on educational and artistic enrichment.

The emirate is uniquely positioned as the only one in the UAE to have coastlines on both the Arabian Gulf and the Gulf of Oman. Its city center is characterized by the scenic Khalid Lagoon and the Al Majaz Waterfront, which features vibrant musical fountains and world-class dining. Visitors often explore the 'Heart of Sharjah,' a massive heritage project aimed at restoring the old town to its 1950s glory, housing several museums, traditional souks, and the historic Al Hisn Fort.

Art and science play a pivotal role in the city's identity. The Sharjah Museum of Islamic Civilization and the Sharjah Art Museum are home to some of the most significant collections in the region, while the interactive Rain Room offers a unique modern art experience. For families, the Sharjah Aquarium and Al Noor Island—with its famous Butterfly House—provide immersive natural escapes amidst the urban landscape. The city is also a major academic hub, centered around the sprawling and architecturally stunning University City.

Travelers arriving in the emirate will find that the Sharjah International Airport (SHJ) is the nearest and most convenient gateway, located approximately 13 km (8 miles) from the city center. While it serves as the primary hub for the low-cost carrier Air Arabia, the city's proximity to Dubai means that Dubai International Airport (DXB) is also a viable alternative, situated just about 15 km (9 miles) away.

## MAiN FEATURES:

- \* 66m2 of living space
- \* 1 Bedroom
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UAE
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 66 mq  
Dimensione del lotto: 66 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.224.220

