

SHA WELLNESS ISLAND  
EMIRATES

---

*Discover the epitome of wellness  
in SHA Island at AlJurf.*

*The first healthy living island on  
the planet crafted by the global  
leader in health and well-being.*

*A place where every aspect and  
every detail is designed for one  
purpose: to improve your health  
and help you reach your  
full potential.*

---



## WHAT IS OUR MAIN WEALTH?

Time?  
Our loved ones?  
Personal development?  
Material goods?  
The outdoors?

Different responses may come to mind, but only one can impact or enhance any one of them: **Our Health.**

SHA's *raison-d'être* is to help you stay in the best health so that you can enjoy life to the fullest.







## OUR DREAM

To improve people's health from an integrative approach, helping them to achieve their fullest potential.

As a global leader in integrative medicine, we want to positively transform the lives of those who play a significant and multiplying role in society, thus making a positive impact on building a better world.

## OUR VALUES

**Excellence** and **honesty** in everything we do, constant search for **evolution**, genuine **caring** and **happiness** are the values that define our identity, serving as the basis for each of our actions and behaviours.



## 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.



*A coastal destination where pristine  
landscapes, kissed by azure skies,  
beckon with serenity, nurturing an  
enduring connection with nature's  
boundless beauty and tranquility.*









## THE PLANET'S HEALTHIEST PLACE OF RESIDENCE CAN BE YOURS TO OWN

Imagine owning a residence on the first healthy living island on the planet, with exclusive access to the world's pioneering wellness clinic in integrative medicine, with spaces dedicated to improving your health, surrounded by unspoilt nature. The ultimate experience of living well.

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), majlis, 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.



## 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.

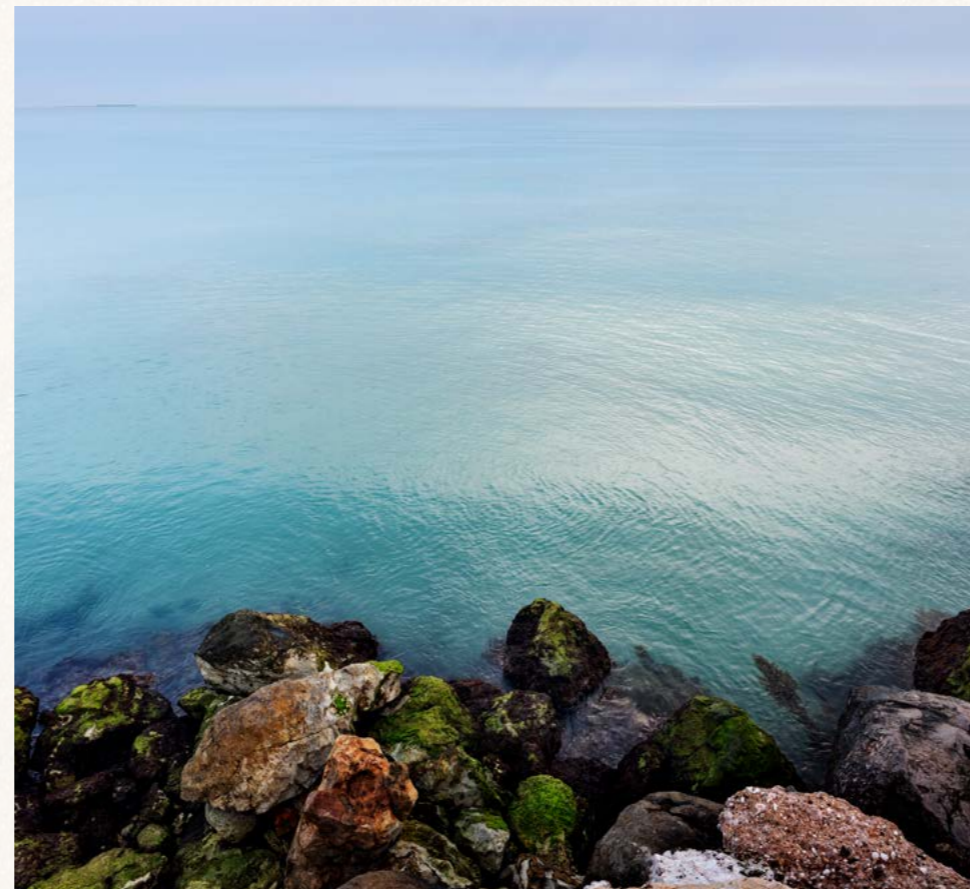
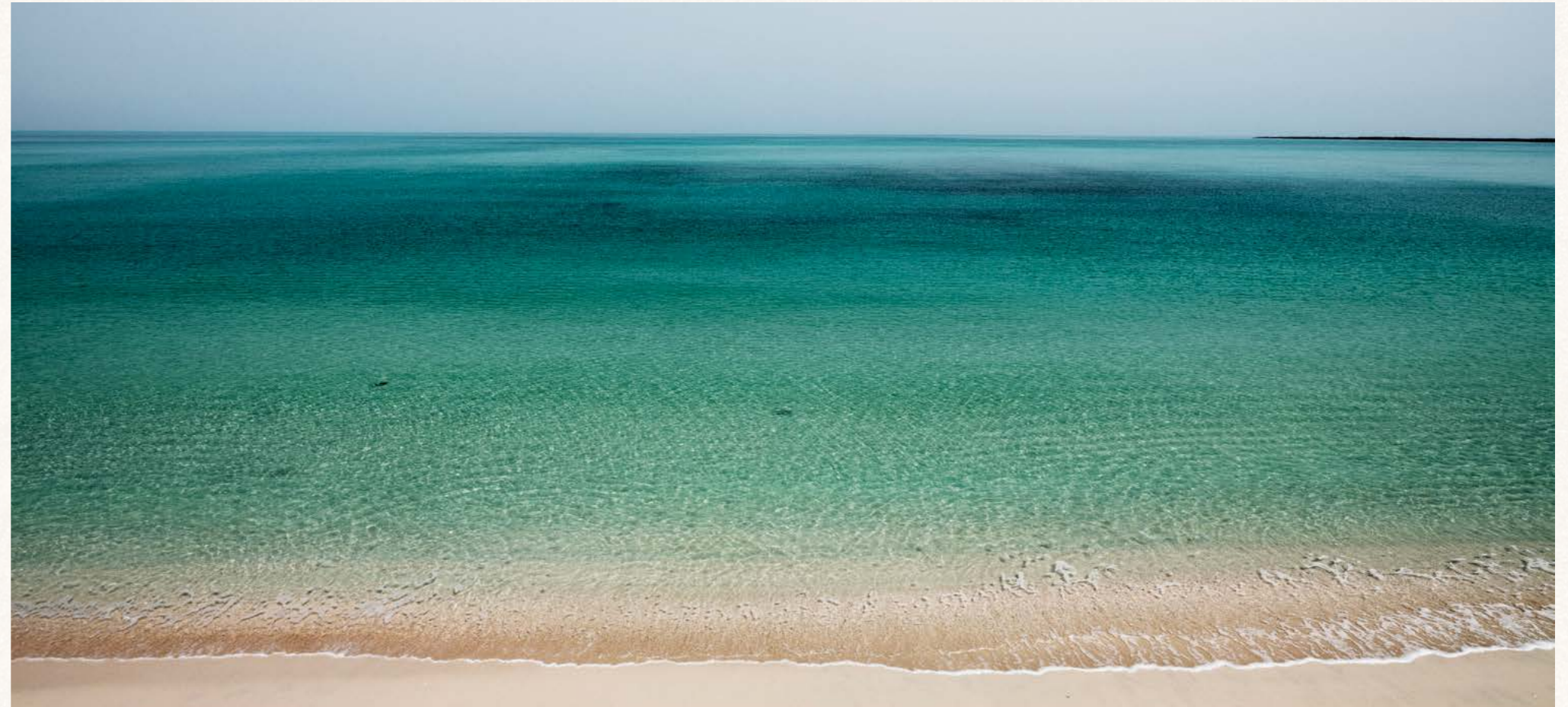
AlJurf is committed to sustainability, and its respect for the environment aligns perfectly with SHA Wellness Clinic's philosophy, emphasising the importance of preserving the natural environment and fostering a harmonious relationship between humans and nature.



## *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



*SHA Island is designed to improve people's health and well-being, from the surroundings, architecture, and materials to the amenities and exclusive wellness services. An unprecedented project aimed at optimising health to the highest level.*







## THE WEALTH OF WELL-BEING

SHA Island offers an array of unique advantages provided by the world's best wellness clinic. It is a place where everything is meticulously designed to enhance your health and elevate your well-being journey. With world-class medical and wellness services, featuring top doctors, therapists, nutritionists, and fitness experts, we ensure a tailored and personalised approach to your health.

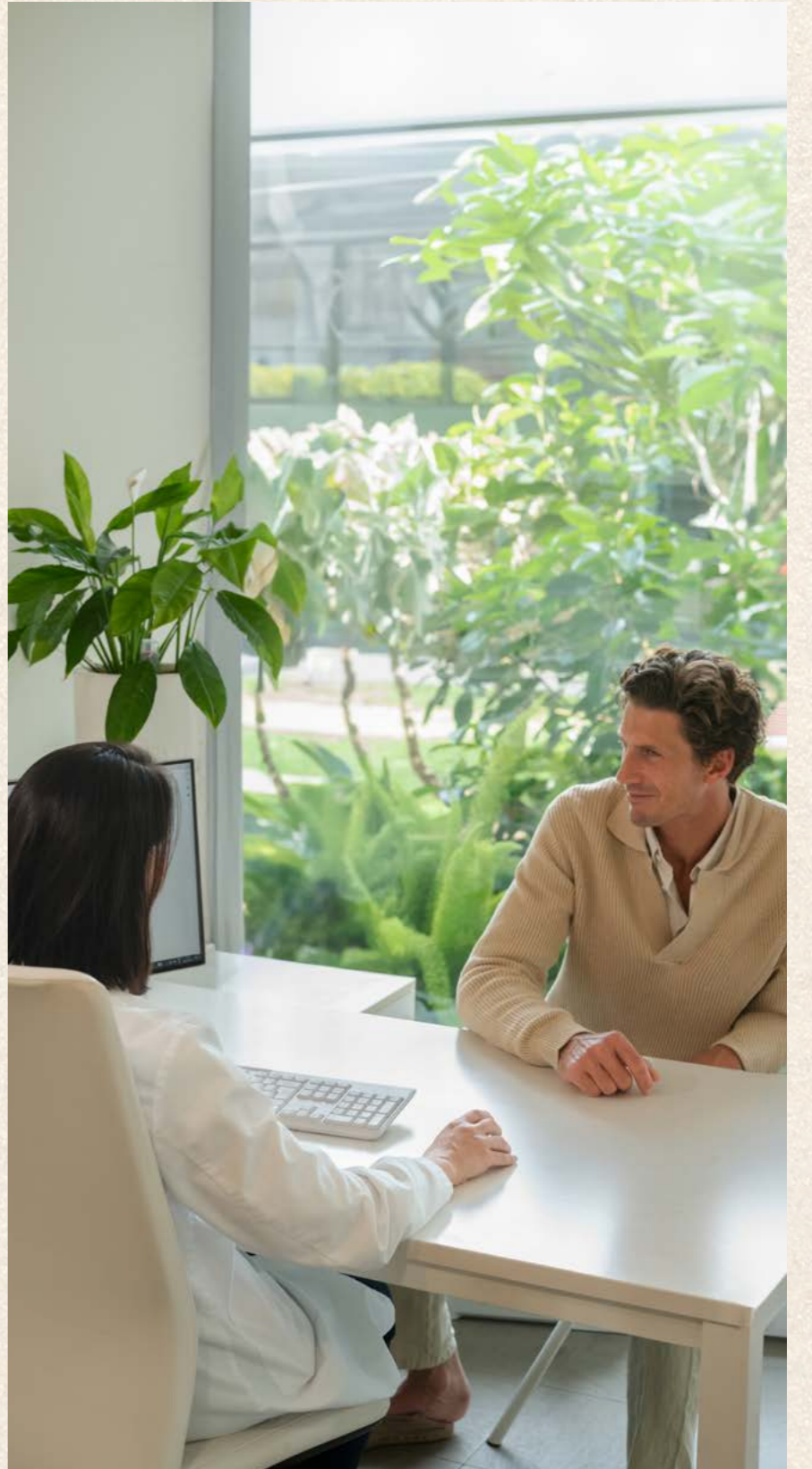
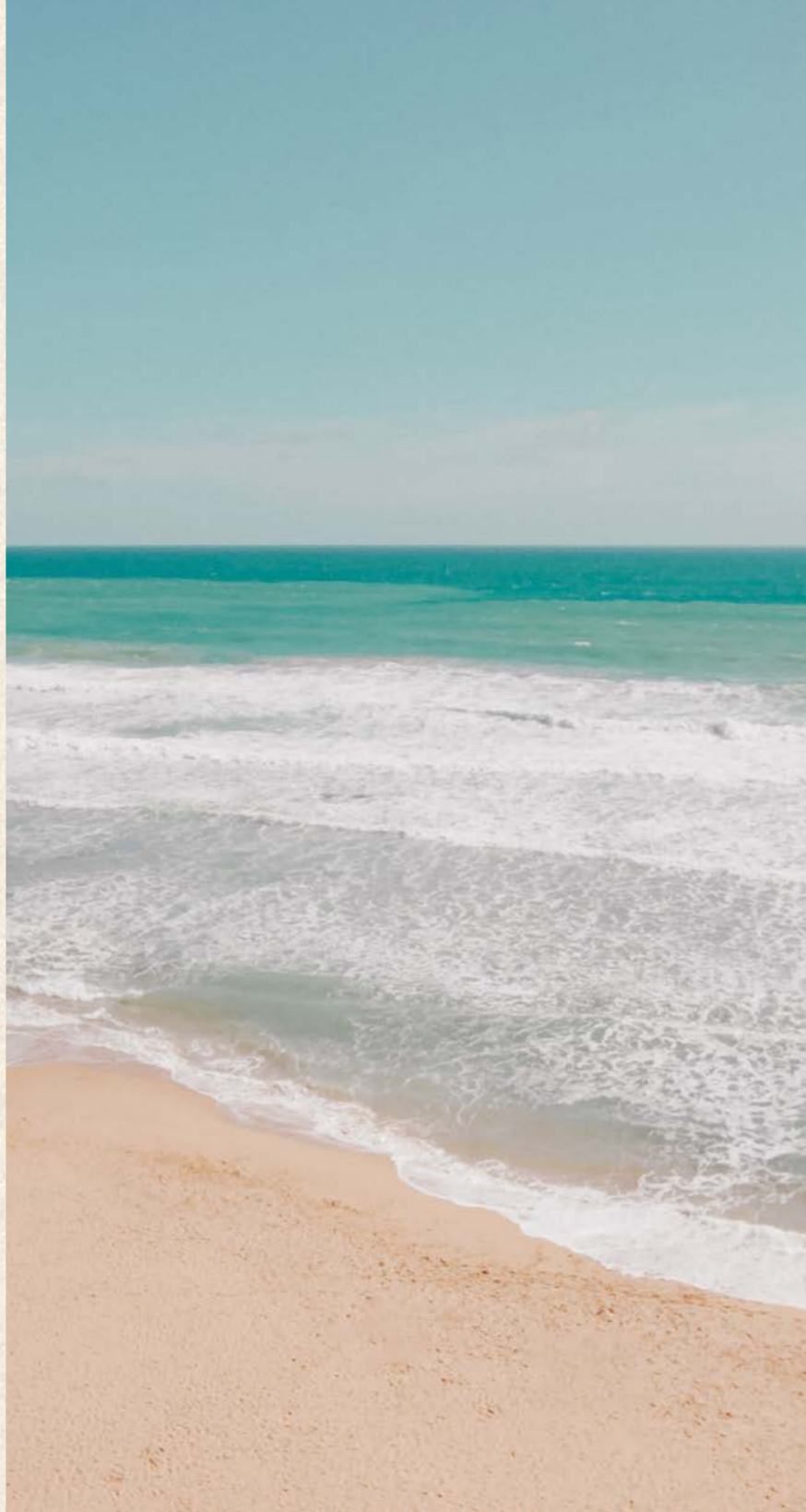
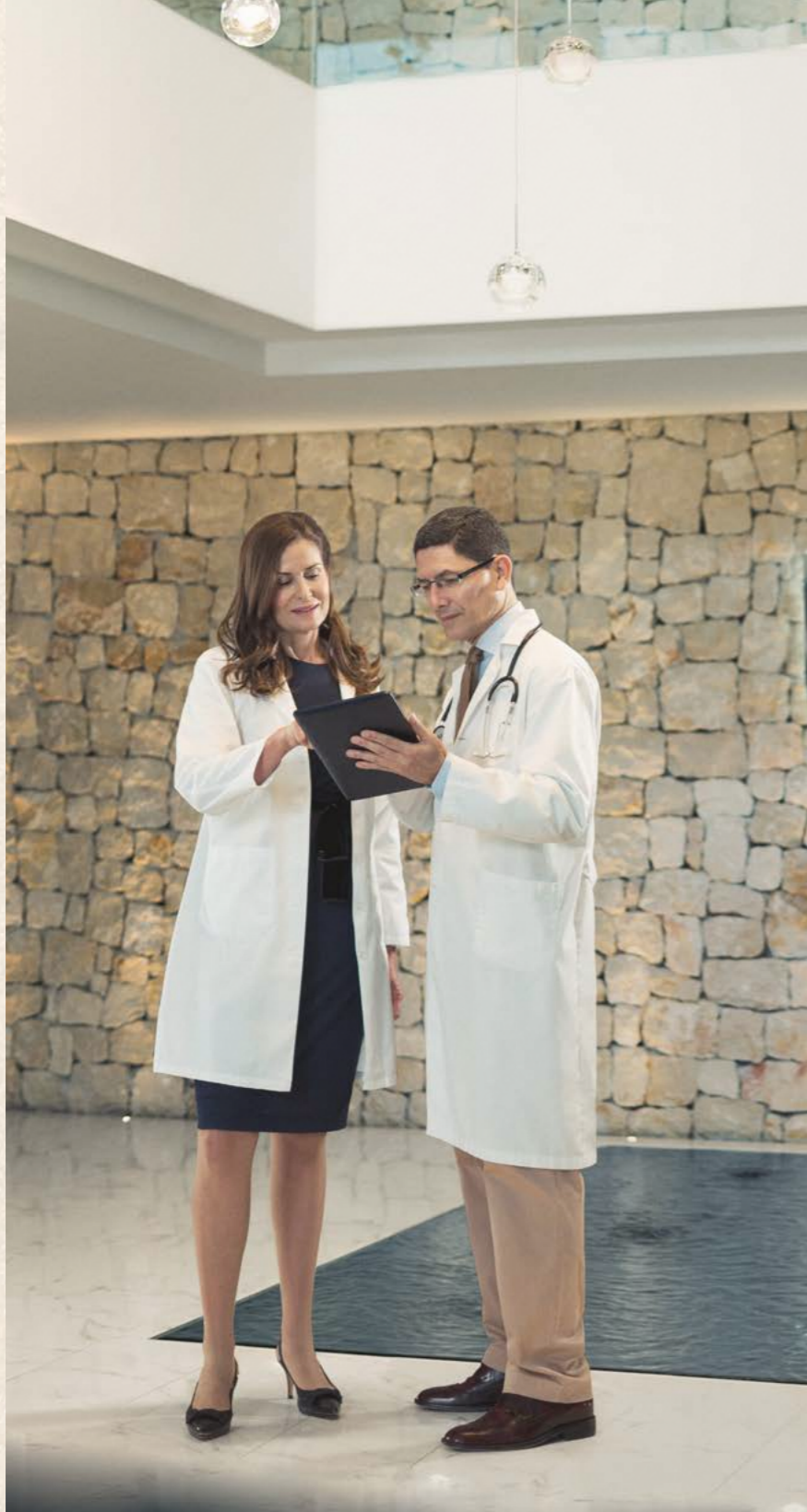
A mild and privileged climate invites you to enjoy wellness activities year-round while immersing yourself in the tranquil beauty of the area's natural landscapes. The seclusion of this exclusive retreat provides a peaceful environment, allowing you to focus entirely on your health and rejuvenation.

SHA Residences integrates seamlessly with SHA Wellness Clinic, creating a healthy living community where well-being is at the forefront of daily life. Experience the serenity and privacy of this location, away from the hustle and bustle of city living.

**Welcome to your healthy home.**











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), majlis, 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.





## *The SHA* WELLNESS ISLAND

- |  |                            |
|--|----------------------------|
| 1. The Resort + Wellness & Clinic Area | 10. Residential Villas     |
| 2. Resort Villas                       | 11. Sikka                  |
| 3. Residential Apartments              | 12. Resort's Swimming Pool |
| 4. Beach Club                          | 13. Private Beach          |
| 5. Mind & Body Pavilion                | 14. Public Beach           |
| 6. Healthy Nutrition Pavilion          | 15. Public Park            |
| 7. Movement Pavilion                   | 16. Kids Park              |
| 8. Wellness Kids Club Pavilion         | 17. Utility Plot           |
| 9. Marina Pavilion                     |                            |

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), majlis, 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.



## MOVEMENT PAVILION

A state-of-the-art space to enhance overall health through physical activity. This extensive facility embodies the epitome of modern wellness, with cutting-edge equipment, expert guidance, and tailored physical activities, it provides an immersive experience designed to elevate fitness levels and physical performance, foster holistic well-being, and inspire a lifelong commitment to health through exercise.







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), majlis, 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.



## MARINE PAVILION

Exclusive experiences in a privileged spot on the island. Take advantage of being part of the Marine Owners Club, an indoor space dedicated to gatherings, leisure, and networking. The place includes a games room with pool tables and other entertaining features, as well as meeting rooms with breathtaking views.

The marina naturally offers outdoor activities such as sailing, yachting, and tailor-made sailing lessons, guaranteeing unforgettable moments on the high seas. Water sports and maritime activities for adventure lovers, such as jet skiing, parasailing, snorkeling, and paddle boarding, are also available at the marina.



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), malls, 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.





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), majlis, 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.



## HEALTHY NUTRITION PAVILION

SHA Island boasts a variety of culinary offerings focused on promoting health from its origins. Residents and guests can explore healthy restaurants and markets featuring organic, farm-to-table cuisine curated by renowned chefs.

The transformative healthy cooking classes are the core of this pavilion. Led by expert chefs, these classes provide hands-on experiences, guiding participants in crafting nutritious and delectable meals. Participants delve into the principles of SHA Nutrition, learning how to select and prepare ingredients to optimise health and vitality, thus enhancing their understanding and practice of a healthy lifestyle.







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), malls, 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.



## MIND & BODY PAVILION

A relaxing haven focused on mental and spiritual well-being through various holistic disciplines, including yoga, meditation, mindfulness, and Pilates. This pavilion provides a sanctuary for individuals seeking harmony and inner peace.

Led by experienced instructors, the sessions encompass different practices tailored to cultivate calm, emotional balance, and physical vitality.







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), majlis, 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.









## WELLNESS KIDS PAVILION

A vibrant and safe space for the little ones to play and learn about healthy living awaits in this colorful and entertaining pavilion. Through interactive activities, engaging games, and educational programmes, children discover the joys of physical activity, healthy eating habits, and overall well-being in an environment designed just for them.



## BEACH CLUB

The perfect spot to unwind by the sea. A serene escape where gentle waves, warm breezes, and soft sands embrace relaxation, offering unparalleled tranquility. Here, time slows as you indulge in blissful moments of sun-kissed bliss. Savor healthy drinks and snacks while soaking in the rejuvenating atmosphere.



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), malls, 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.





## OTHER FACILITIES

### Healthy Restaurants

The iconic SHA healthy restaurants: SHAmadi and Earthy, among other gastronomic outlets across the island.

### Hydrotherapy Circuit

Relax and rejuvenate at the on-site spa within the SHA Resort, offering a range of water facilities and wellness experiences.

### Bike Routes

Embark on a journey of discovery through the island's stunning natural landscapes by traversing its dedicated routes of scenic bike paths.

### Organic Garden

An environmentally conscious oasis dedicated to cultivating locally sourced foods, fostering sustainability, and honouring the delicate balance of our planet.



## THE RESORT

SHA Emirates embodies the brand's commitment to health and well-being and stands out as the world's first wellness island project.

The complex is made up of 100 hotel suites and 10 oceanfront hotel villas, each with its private pool providing the guests with a wide range of options for their accommodation.

While at SHA Emirates, guests can choose from various hyper-personalised health programmes designed by world-renowned specialised experts to meet their needs and goals.







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), majlis, 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.



## WELLNESS & CLINIC FACILITIES

SHA Emirates includes a Wellness & Clinic Area, which will house the health programmes. This area features medical consultation rooms with stunning views of the ocean or mangroves and dedicated mind and body rooms. Additionally, guests can indulge in a Hydrotherapy Circuit, complemented by yoga and meditation studios for holistic well-being.

A spacious Athletic's Club will offer different physical activities in addition to outdoor and indoor training areas, four movement studios, high-tech fitness equipment, and guided walking meditation routes.

Additional amenities include two restaurants, an infinity pool, a beach club, a games room, and a cinema. Guests can also access a library, meeting rooms, and The Chef's Studio, a cooking lab designed to host healthy living workshops.







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), majlis, 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.



*SHA Residences provides perfect inspiration, with timeless universal appeal and charm that enhances the experience of healthy living at its best—a pristine destination offering a respite from the city to achieve optimal health.*







## SHA EMIRATES RESIDENCES

### *The finest natural design*

#### **A harmonious interplay between the indoor space and the outdoor surroundings**

Drawing inspiration from AlJurf's natural beauty, every residence is meticulously crafted not only to harmoniously integrate with its environment but also to leverage the natural surroundings. The open-concept layout features a fully equipped kitchen, seamlessly transitioning into an open dining area that leads to a floor-to-ceiling glass-walled living room. This living space seamlessly extends onto a shaded sun deck that offers stunning views of meticulously landscaped gardens and a sparkling pool, reflecting the serene turquoise hues of the Gulf in the background. Each residence has been thoughtfully positioned to maximize the flow of refreshing sea breezes, striking the perfect balance between captivating sea panoramas and practicality.

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), majlis, 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.







## ALL RESIDENCES *are equipped with:*

Marble, natural fibres and fabrics, native woods, regional handicrafts and pottery. Each residence is designed to afford the maximum possible space, with spacious bedrooms, en suite bathrooms, and inventive layouts inside and out offering the utmost seclusion, spectacular waterfront views, and the perfect balance of indoor/outdoor living thanks to the generous terraces.

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





## VILLA DESIGN *and features*

SHA Wellness Island's villa designs are characterised by their modern aesthetic, bright and open interiors, and seamless access to private gardens and pools. The architecture aligns perfectly with the core values of well-being, offering residents an inviting and calming space to call home. Each villa incorporates natural and sustainable finishes, seamlessly integrating with the island's ecosystem, providing a harmonious living experience.

SHA Wellness Island represents a new paradigm in luxury living, offering an oasis of well-being, sustainability, and modern design on a private island in Abu Dhabi. Come, experience the art of living well in the heart of paradise.

The ground floor space comprised of open plan living, dining and a framed show kitchen with full length openable glazed panels overlooking the lush landscaped garden and large pool. The open plan versatility allows the indoors to blend seamlessly

with the outdoors creating once cohesive space without feeling limited or restricted for space.

The first floor is comprised of bedrooms that all have ensuite bathrooms and a family room overlooking the rear landscaped garden and pool. A large terrace extends the length of the first floor connecting the bedrooms and creating a large outdoor space outside the family room which again promotes the indoor, outdoor living lifestyle.

The villas are thoughtfully distributed across the island, offering a range of accommodation options to cater to diverse lifestyles. The four villa types - 3 beds, 4 beds, 5 beds, and 6 beds - are designed to provide maximum comfort and space while embracing the island's natural surroundings.

**Experience the art of living well in the heart of the healthiest island in the world.**





## IN-RESIDENCE *Wellness Experience*

In the comfort of your own residence, you will have the privilege of indulging in an extensive selection of medical and clinical treatments and services provided by SHA Wellness Clinic. Whether it's a soothing massage, a Vinyasa Yoga session on the terrace with a breathtaking view of the Arabian Gulf, or a nutritious cooking class, these options are readily accessible

- Medical and healthy nutrition consultations
- Room service from SHA's health food restaurants
- Mind and body disciplines with wellness experts
- In-residence catering or live cooking with a private chef
- Water therapies, massages and beauty treatments

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), majlis, 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.





## *Sustainable* **BY DESIGN**

The splendour of the encompassing wildlife and the pristine natural setting, both on land and along the coastline, emphasised the paramount importance of designing with a commitment to conserving and honouring the natural world and its precious resources. Within the residences, a range of passive design strategies, such as thoughtful orientation and the integration of wind and shading elements, play a pivotal role in minimising energy consumption.

Furthermore, the incorporation of energy-efficient appliances, intelligent monitoring and control systems, and solar-powered heating and electricity sources underscores our dedication to sustainability. Every facet of SHA residences has been meticulously crafted not only to mirror the beauty of nature but also to pay homage to it.





## FULL FURNITURE *Package*

Elevate the comfort and aesthetics of your residence with the expertise of our acclaimed interior design team. Our comprehensive furniture package includes everything from sofas to beds, ensuring you have all the essentials to craft a sophisticated, organic, and harmonious ambiance.



# 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.

## FALL ASLEEP

### 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.

### 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



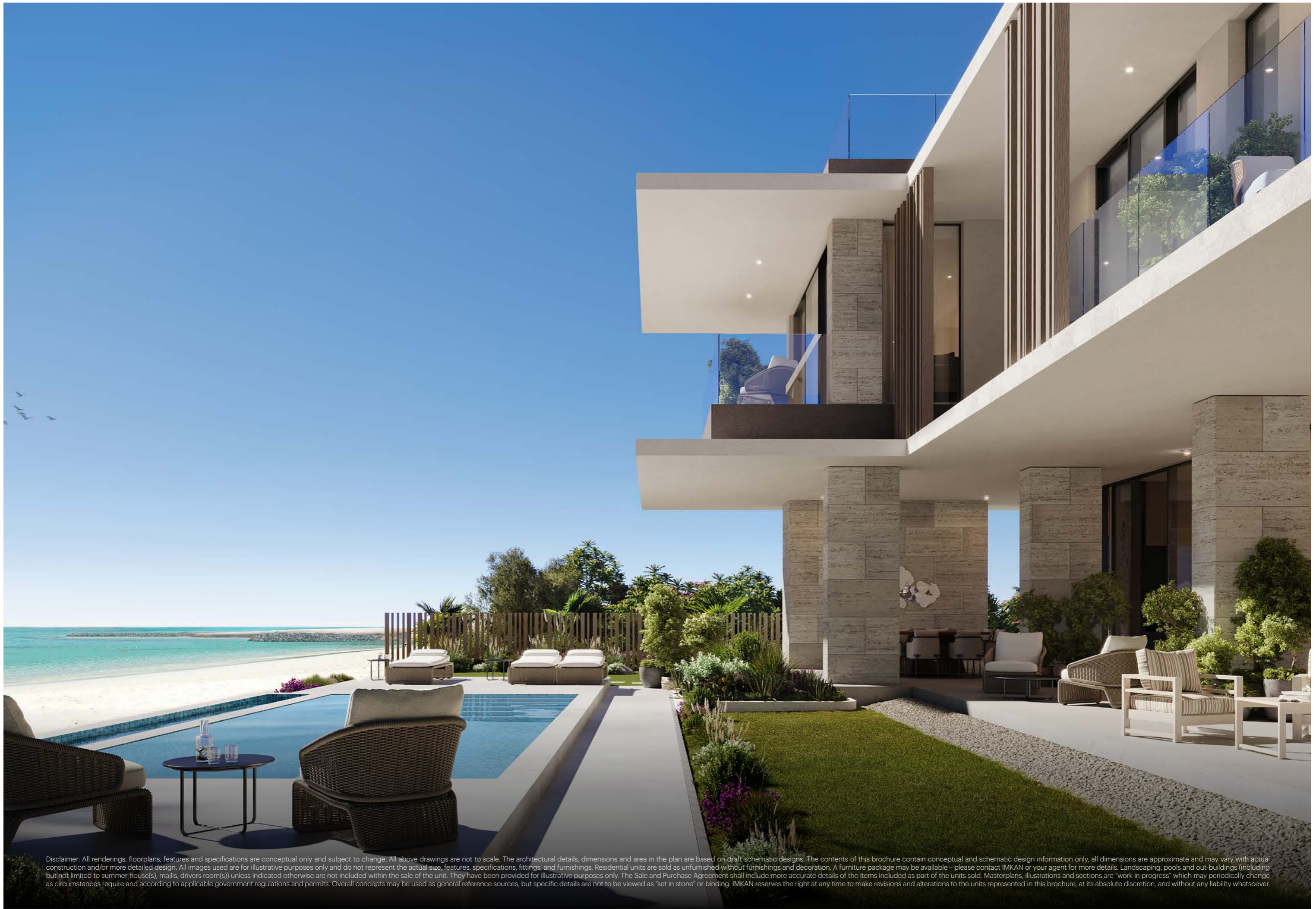
*“Future generations will be living in a world that is very different from that to which we are accustomed. It is essential that we prepare ourselves and our children for that new world.”*

*Sheikh Zayed bin Sulatan al Nahyan*









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), majlis, 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.





## 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.



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), majlis, 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.



# 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



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), majlis, 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.





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), majlis, 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.



# 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



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), majlis, 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.





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), majlis, 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.



## 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



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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





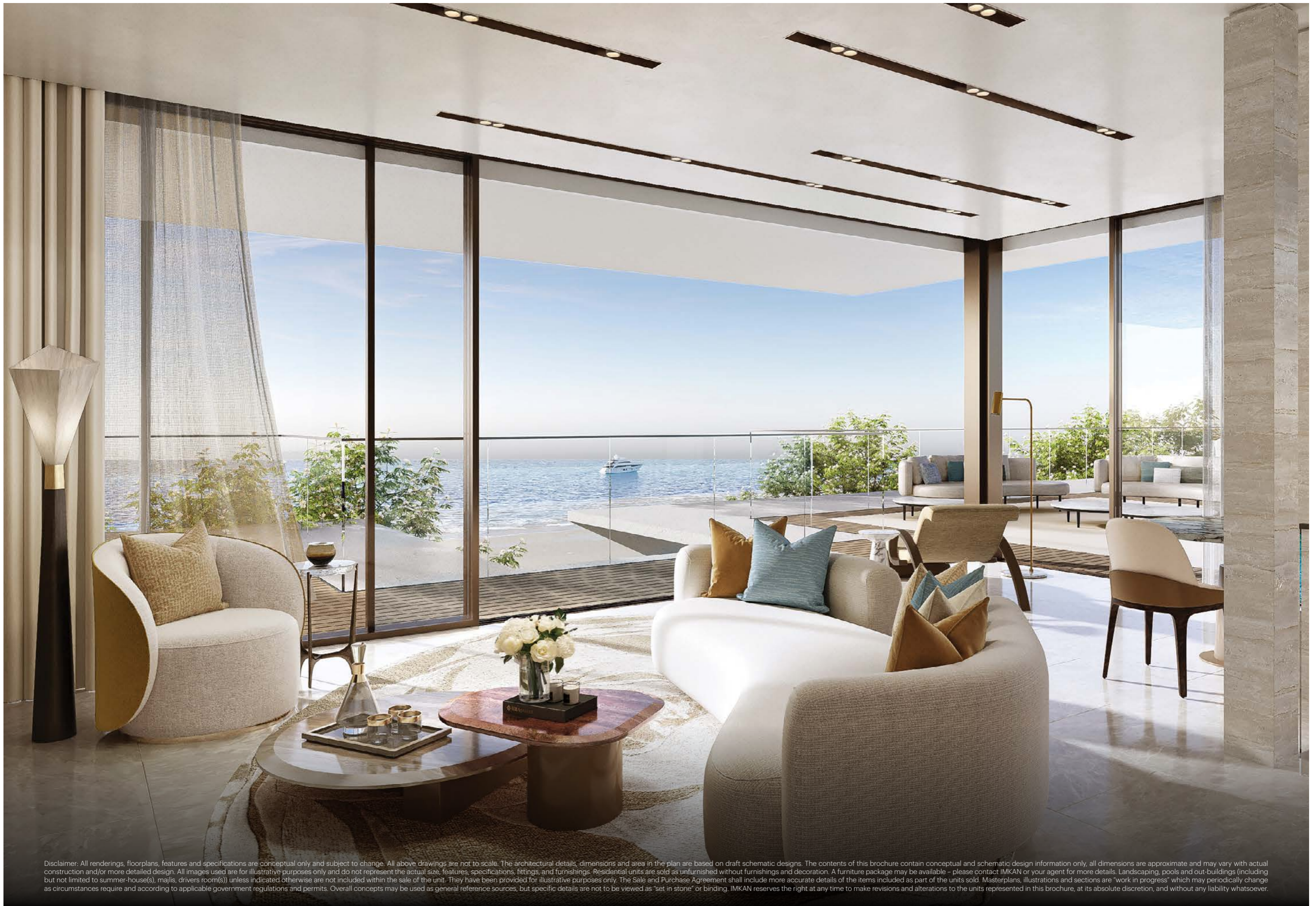
Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic 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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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 FLOORPLANS

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

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), majlis, 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.







# 5 -BEDROOM FLOORPLANS

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

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), majlis, 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.



# 5-BEDROOM FLOORPLANS

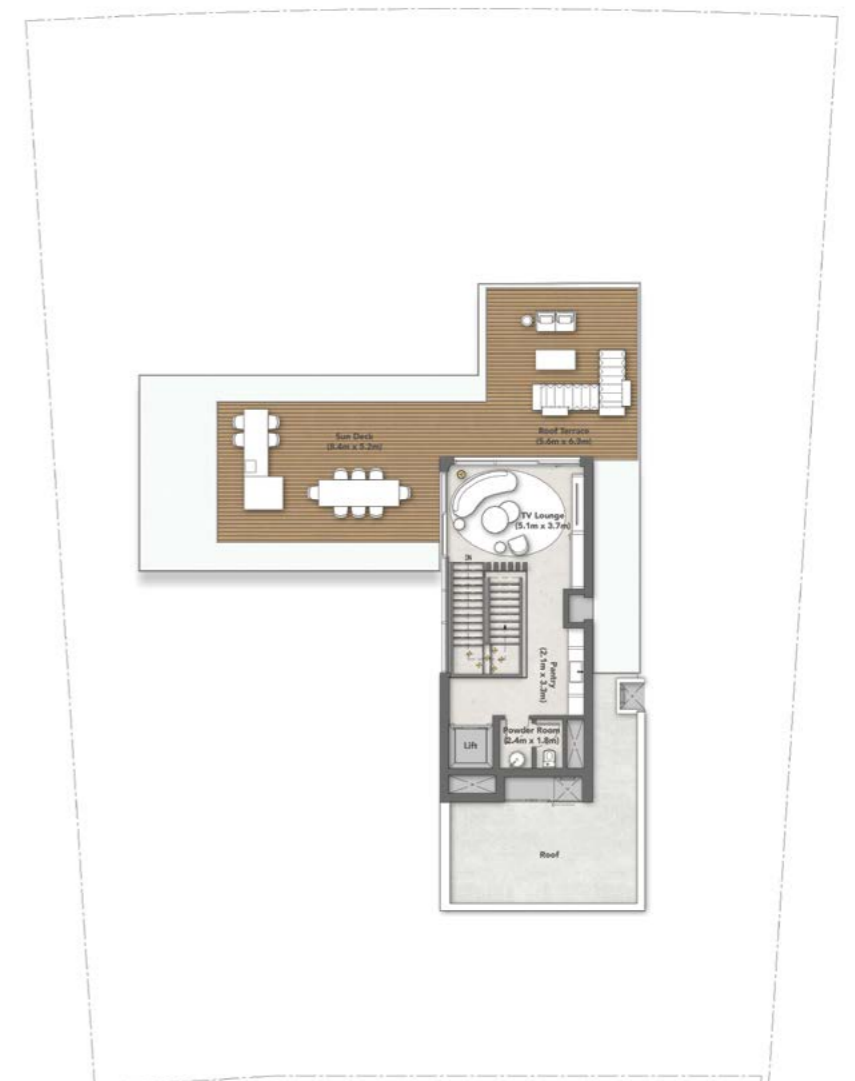


GROUND-FLOOR

40 - 50 m



FIRST-FLOOR



SECOND-FLOOR

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), majlis, 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.



# 6 -BEDROOM FLOORPLANS

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

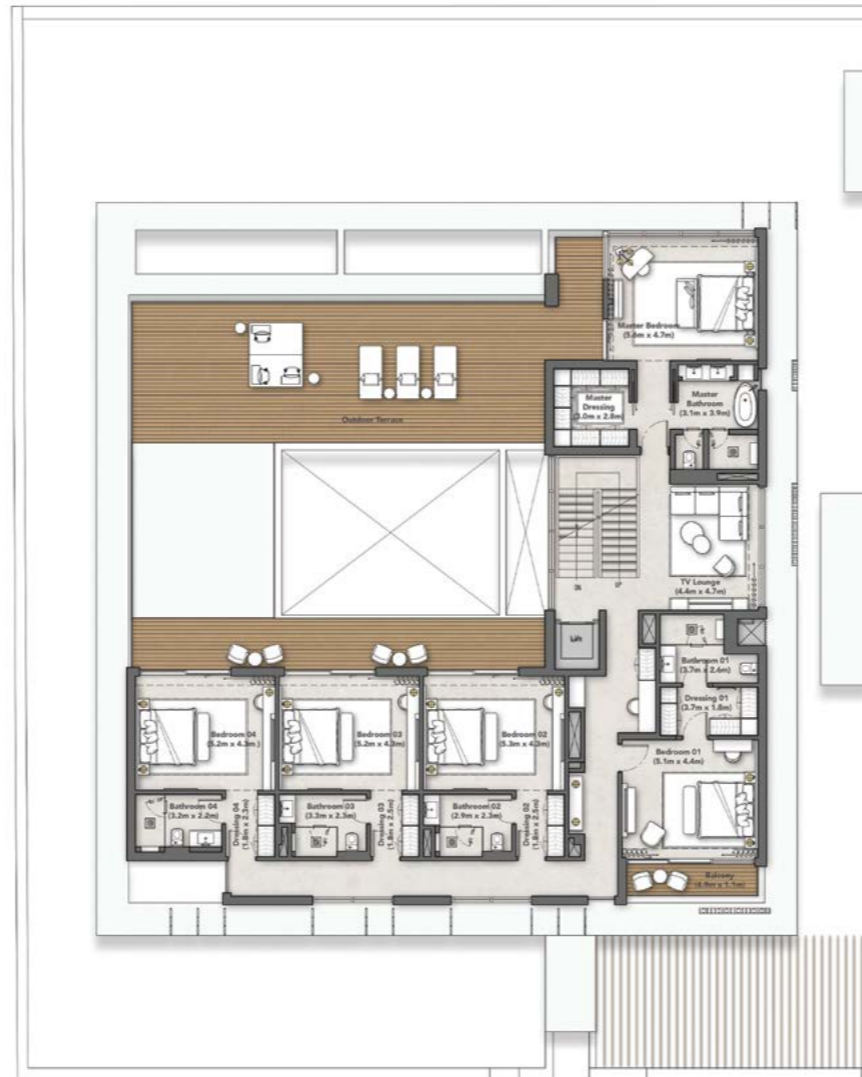
Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic 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), majlis, 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.



# 6-BEDROOM FLOORPLANS



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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), majlis, 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.



# 7 -BEDROOM FLOORPLANS

Plot Area	1866-3774 (Avg. 2436) m <sup>2</sup>	20086-40623 (Avg. 26221) ft <sup>2</sup>
Ground Floor Area	610 m <sup>2</sup>	6566 ft <sup>2</sup>
First Floor Area	564 m <sup>2</sup>	6071 ft <sup>2</sup>
Second Floor Area	183 m <sup>2</sup>	1970 ft <sup>2</sup>
Porches & Balconies	189 m <sup>2</sup>	2034 ft <sup>2</sup>
Driver & Service	36 m <sup>2</sup>	388 ft <sup>2</sup>

**Total Built Up Area**

**1582 m<sup>2</sup>**

**17029 ft<sup>2</sup>**

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), majlis, 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.



# 7-BEDROOM FLOORPLANS



GROUND-FLOOR



FIRST-FLOOR



SECOND-FLOOR

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), majlis, 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.



*“Preparing ourselves and our children  
for the future means embracing change  
today, ensuring they inherit a world where  
every aspect, from our surroundings to our  
lifestyle, is thoughtfully designed to promote  
health and well-being.”*

*Alfredo Bataller Parietti*



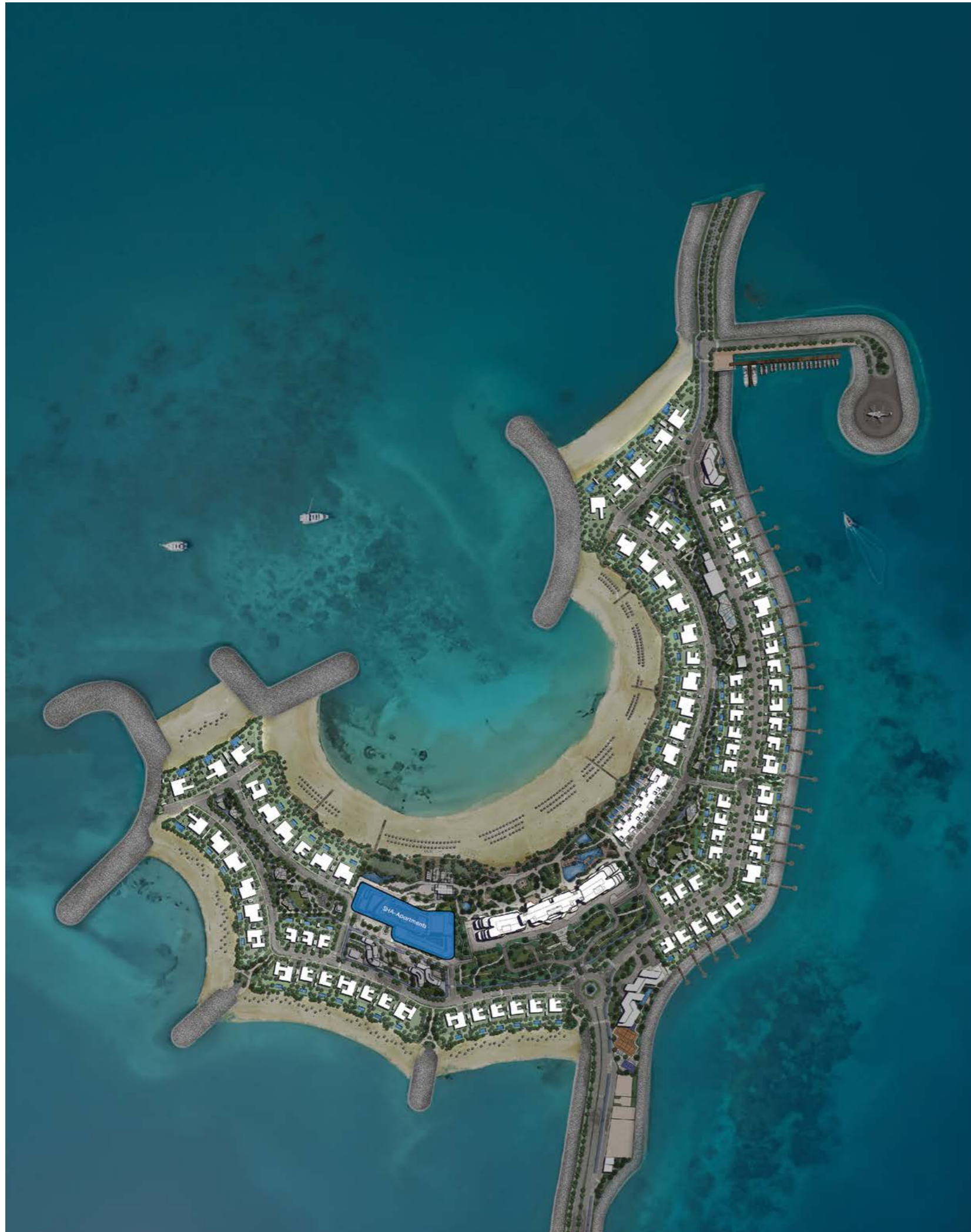






Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic 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), majlis, 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.





## 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.

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), majlis, 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.





## *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

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

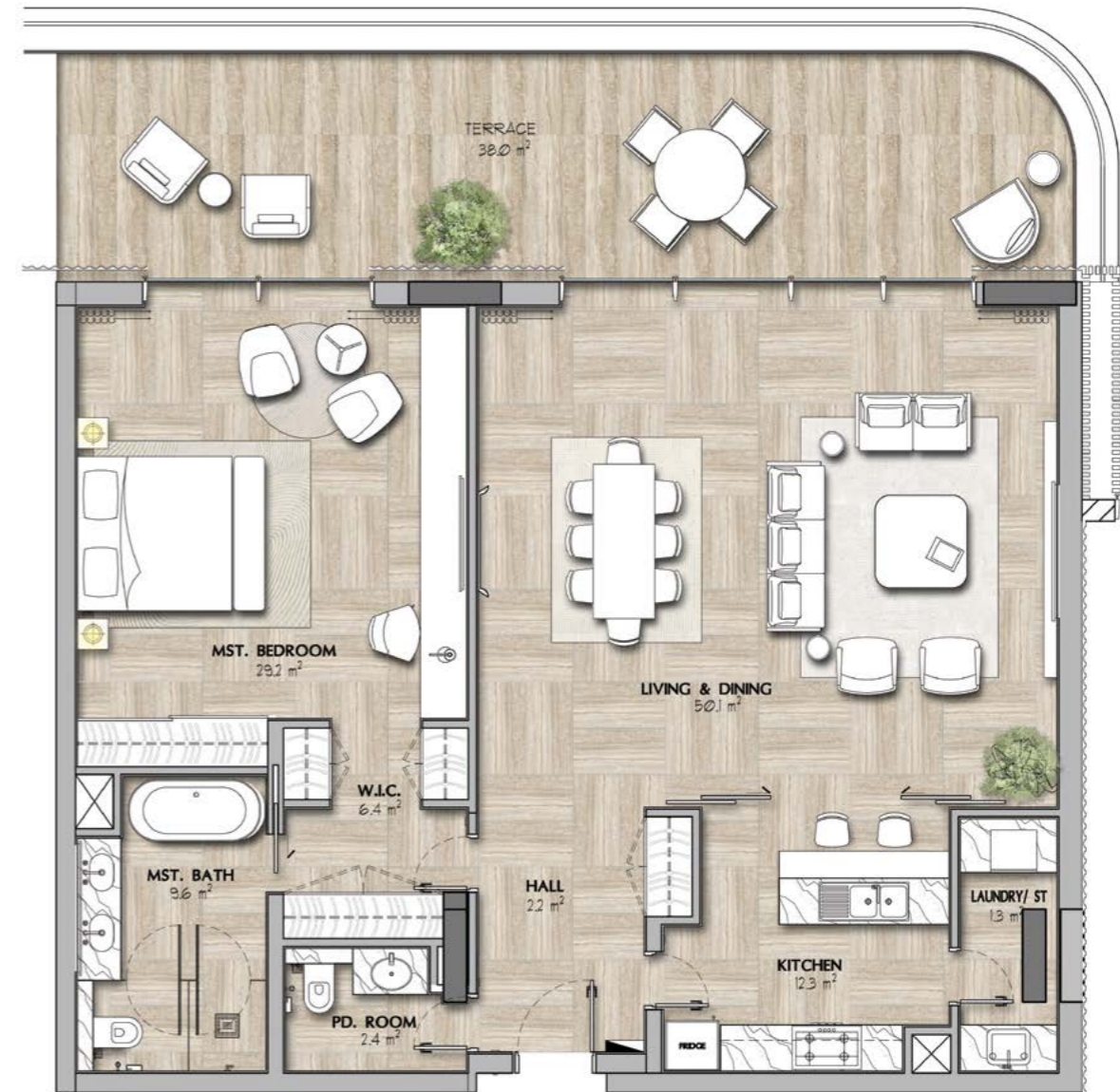
Disclaimer: All renderings, floorplans, features and specifications are conceptual only and subject to change. All above drawings are not to scale. The architectural details, dimensions and area in the plan are based on draft schematic designs. The contents of this brochure contain conceptual and schematic 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), majlis, 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.



# 1 -BEDROOM FLOORPLANS



**FLOOR PLAN -TYPE 1**  
10 UNITS



**FLOOR PLAN -TYPE 2**  
1 UNIT

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), majlis, 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.





## *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

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

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), malls, 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.



# 2-BEDROOM FLOORPLANS



**FLOOR PLAN -TYPE 1**  
4 UNITS



**FLOOR PLAN -TYPE 2**  
6 UNITS

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), majlis, 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.



# 2 -BEDROOM FLOORPLANS



**FLOOR PLAN -TYPE 3**  
6 UNITS

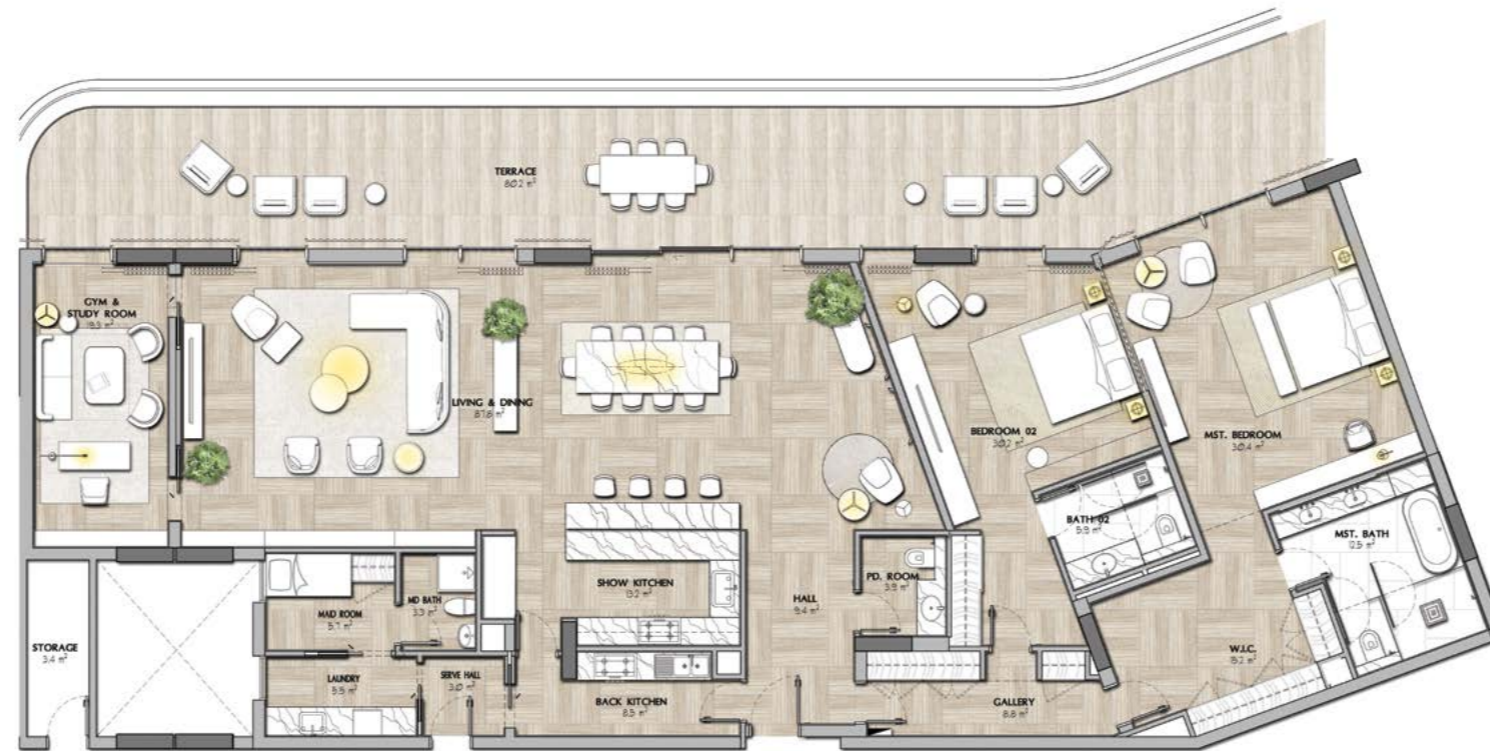


**FLOOR PLAN -TYPE 4**  
4 UNITS

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), majlis, 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 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.



# 2 -BEDROOM FLOORPLANS



**FLOOR PLAN -TYPE 5**

6 UNITS

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), majlis, 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.







# 3 -BEDROOM FLOORPLANS

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

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), majlis, 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.



# 3-BEDROOM FLOORPLANS



**FLOOR PLAN -TYPE 1**  
14 UNITS



**FLOOR PLAN -TYPE 2**  
1 UNIT



**FLOOR PLAN -TYPE 3**  
1 UNIT



**FLOOR PLAN -TYPE 4**  
1 UNIT

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**

### **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

<b>Suite Area</b>	<b>Area</b>	
Area (m <sup>2</sup> )	476	
Area (ft <sup>2</sup> )	5124	
<b>Balcony Area</b>	<b>Min</b>	<b>Max</b>
Area (m <sup>2</sup> )	298	339
Area (ft <sup>2</sup> )	3208	3649
<b>Gross Sellable Area</b>	<b>Min</b>	<b>Max</b>
Area (m <sup>2</sup> )	773	815
Area (ft <sup>2</sup> )	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), majlis, 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 FLOORPLANS



FLOOR PLAN -TYPE 1

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), majlis, 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.



*Owning an exclusive penthouse adjacent to a worldwide pioneering wellness clinic represents a valuable investment in your health journey. This strategic choice empowers you to unlock your maximum potential and embrace holistic well-being with unparalleled convenience and access to top-notch experts, amenities, and services.*









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), majlis, 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.





## SHA ISLAND *Penthouses*

Owning an exclusive penthouse and being part of the SHA Residences community epitomises the essence of the SHA lifestyle. It represents a continuous pathway to peak health and a private sanctuary for rejuvenation, ensuring mental and physical revitalisation at your convenience.

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), majlis, 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.





## SHA PENTHOUSE 1

### 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
- > Private cinema
- > Private gym
- > Office space
- > Generous terraces
- > Terrace pool
- > Multi-use room
- > Built-in closets
- > Elevator
- > Direct Access to Beach

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), majlis, 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.



# SHA PENTHOUSE 1 FLOORPLANS

<b>Suite Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	1042
Area (ft <sup>2</sup> )	11216
<b>Balcony Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	626
Area (ft <sup>2</sup> )	6738
<b>Gross Sellable Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	1668
Area (ft <sup>2</sup> )	7954

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), majlis, 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.



# 1 SHA PENTHOUSE



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), majlis, 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.





## SHA PENTHOUSE 2

### 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
- > Private cinema
- > Private gym
- > Office space
- > Generous terraces
- > Terrace pool
- > Multi-use room
- > Built-in closets
- > Elevator
- > Direct Access to Beach



# SHA PENTHOUSE 2 FLOORPLANS

<b>Suite Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	1044
Area (ft <sup>2</sup> )	11238
<b>Balcony Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	695
Area (ft <sup>2</sup> )	7481
<b>Gross Sellable Area</b>	<b>Area</b>
Area (m <sup>2</sup> )	1739
Area (ft <sup>2</sup> )	18719

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), majlis, 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.



# 2 SHA PENTHOUSE



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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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.





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), majlis, 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.



*SHA Residence owners  
enjoy doorstep access to  
SHA Wellness Clinic's  
top-notch services, guided by  
world-renowned medical  
practitioners and  
wellness experts.*







## BECOME A *SHA RESIDENCES* Owner

SHA Island stands as an unparalleled residential community crafted by the global leader in well-being, where every detail is meticulously tailored to prioritise the health and well-being of you and your loved ones.

In undertaking a project of such magnitude, it is essential to gather members who embrace the ethos of a healthy lifestyle. This ensures not only peaceful coexistence but also the enduring maintenance and respect for the concept over time.

Families or individuals seeking to join the community will undergo a rigorous selection process to ensure alignment with SHA's core values of wellness. This process may entail completing a comprehensive form or receiving recommendations and endorsements from existing community members. Such measures are in place to guarantee a harmonious living environment for all residents.







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), majlis, 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.



## *Exclusive Benefits* FOR OWNERS

Owners of SHA Residences enjoy the convenience of having the world-class services of SHA Wellness Clinic right at their fingertips. Within this close proximity, a plethora of expert professionals, including renowned doctors, therapists, personal trainers, and yoga or meditation instructors, along with skilled healthy-cooking chefs, are readily available to cater to your well-being around the clock.

SHA Residences gives you unprecedented access to SHA Wellness Clinic. Get professional services including top doctors and practitioners, therapists, personal trainers, and yoga or meditation instructors to healthy-cooking chefs, in the comfort of your own home. It's SHA experts, on call for you.





**Versatile Accommodation**

The villa types cater to various family sizes and preferences, with seamless waterfront views.

**Private Beach Access**

Every villa offers immediate access to a secluded sandy beach and private dock.

**Spacious Living Areas**

Ample space for family gatherings and entertaining guests.

**Privacy and Security**

Gated Island community with 24/7 security.

**Exclusive Club Access**

Access to the pavilions and clubs for a holistic lifestyle.

## *Additional Benefits*

- > Maintenance service available (pre and post stay)
- > Access to the SHA Privileged Special Benefits Program
- > Full access to Healthy Living Academy activities
- > Membership in the select SHA Residences Owners Club



## *SHA Owners Club*

Belonging to the select SHA Residences Owners club has many advantages: you can enjoy the residence exchange modality between owners in other SHA establishments around the world (SHA Spain and SHA Mexico).





*Through teamwork and expertise,  
we pave the path to success,  
creating a world reference project  
for healthy living that inspires  
and transforms lives.*







# SHA

## HEALTH & WELL-BEING

SHA has been the global leader in health and well-being for almost two decades, having received dozens of international awards as a pioneer in the holistic wellness industry. It has a presence in Spain, where it founded its first establishment, as well as in the Americas, in a privileged enclave in Mexico, and will soon open its doors in the United Arab Emirates.

The mission of SHA is to aid individuals in living longer, healthier lives through a holistic and comprehensive approach to health. The SHA Method, developed and supervised by world-renowned experts, integrates cutting-edge treatments of scientific medicine, particularly in preventive, genetic, and well-ageing medicine, with highly effective natural therapies, notably focusing on therapeutic nutrition. SHA has transformed the lives of over 70,000 individuals worldwide from diverse cultures and religions who have entrusted their health to SHA, including numerous public figures, heads of state, and royal families.

To meet each individual's needs and wellness goals, SHA provides different health programmes designed by a team of experts in preventive and integrative medicine. The programmes are hyper-personalized and carefully tailored to each guest upon their arrival, always after different specialists carry out medical and therapeutic assessments. SHA is a life experience that marks a before and an after, where health is understood not only as the absence of disease but as an optimal state of complete physical, mental, and spiritual well-being in harmony with the environment to achieve ideal weight, optimal performance, and great vitality.





امكان  
IMKAN



## IMKAN

### REAL ESTATE DEVELOPER

IMKAN is a property development and investment company with a focus on creating unique and vibrant urban projects. The company is known for its innovative approach to placemaking, which involves designing areas that foster a sense of community, well-being, and sustainability. IMKAN is committed to developing soulful places that enrich people's lives by integrating research-based approaches and ensuring a strong emphasis on human well-being.

IMKAN is developing a range of projects, including AlJurf and SHA Emirates, which exemplify its dedication to blending natural surroundings with modern living, providing residents with a harmonious and environmentally conscious lifestyle. The company's portfolio includes a diverse range of developments, from residential communities to mixed-use destinations, all of which are characterized by their commitment to creating holistic, human-centric environments.



## HBA

### HOSPITALITY DESIGN

Hirsch Bedner Associates (HBA) stands as a preeminent hospitality design firm globally, pioneering the industry since 1965. Renowned for crafting distinctive aesthetics for luxury brands, it shapes the world's most anticipated hotels, resorts, spas, and other hospitality areas. HBA's international reach, extensive experience, and industry insight position them as trendsetters, identifying design trends at their origin and influencing global standards. HBA's designs, responsive to location, architecture and client vision, redefine excellence in interior design across continents.

HBA consistently garners accolades such as Hospitality Design Awards, Best of Year Awards, Boutique Design's Gold Key Awards, AHEAD Awards, DNA Paris Design Awards, SBID International Design Awards, International Property Awards, and International Design Awards, reflecting their commitment to elevating and enriching client, owner, and operator brand experiences.



## OTAK

### DESIGN & LANDSCAPE

Established in 1981, OTAK has evolved into the premier multidisciplinary architecture and urban design firm across the western United States and the Middle East. The name "OTAK" derives from the initials of its founders—Nawzad Othman, Ralph Tahrán, and Greg Kurahashi. Renowned for smart growth planning, sustainable design, and innovative transportation solutions, OTAK has garnered acclaim as an award-winning firm in architecture, engineering, landscape architecture, planning, and construction project management.

Acquired by HanmiGlobal in 2011, OTAK has achieved profitable growth through both organic expansion and strategic acquisitions, with offices now spanning three states. Notable additions such as DAY CPM, Loris and Associates, and V3 Studios have enhanced their capabilities in project management, design, and architecture, respectively. Guided by principles of creativity, integrity, and skill, OTAK's landscape architecture endeavours focus on improving lives, connecting people and places at a human scale, and promoting environmental stewardship.





## SAOTA

### ARCHITECTURE & DESIGN

SAOTA, a leading architectural firm, is recognised for its innovative and dedicated approach to global projects. The firm has established a prominent international presence with projects spanning six continents. SAOTA's success is attributed to a design philosophy that harmoniously blends function and form, creating solutions that embody true architectural design.

The focus on delivering maximum value has garnered global invitations for prestigious projects. The firm's spirit of inquiry among its staff maintains its position as a definitive player in the competitive architectural industry.

Utilising cutting-edge technology, SAOTA is a world leader in employing tools like Revit and virtual reality to understand and communicate designs effectively. The global marketplace serves as a boundless source of inspiration for SAOTA, evident in its adaptable and dynamic approach to design.

# SAOTA



## SIEC

### ENGINEERING & ARCHITECTURE

Established in Dubai in November 2014, Studio International Engineering Consultants (SIEC) is a boutique design studio comprised of Architects, Planners, and Project & Development Managers with vast regional and industry experience. Renowned for its dynamic market entry, SIEC swiftly secured high-profile projects, offering end-to-end development solutions including Architectural Designs, Engineering, Landscape Design, Infrastructures Design, Interior Design, and Project Management.

With a diverse portfolio of over 200 projects, SIEC holds a 4-star rating from Dubai Municipality Pre-Qualification Section. The firm's stellar reputation is solidified by accolades such as the 2019 Architectural Firm of the Year Award for Architectural Excellence at the Design Middle East Awards and the 2021 Architectural Firm of the Year by Architecture Leaders Awards. SIEC's rapid success reflects its commitment to delivering quality solutions, making it a prominent player in the dynamic Dubai market.

**SIE**  
CONSULTANTS



# REGISTER YOUR INTEREST



*Or contact us on*

**CALL**  
800 IMKAN (46526)

**EMAIL**  
shaemirates@imkan.ae

**VISIT OUR WEBSITE**  
[www.imkan.ae](http://www.imkan.ae)  
[sharesidences.com/emirates](http://sharesidences.com/emirates)



Visit AlJurf Sales Center



Visit IMKAN Properties



إمكاني  
I M K A N

**Soulful Places. Enriched Lives.**