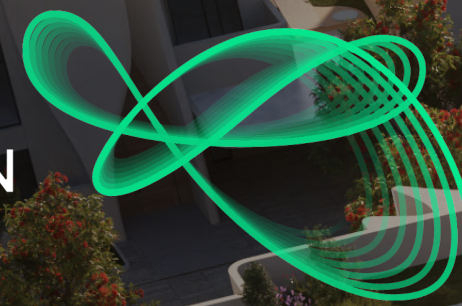


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CITY

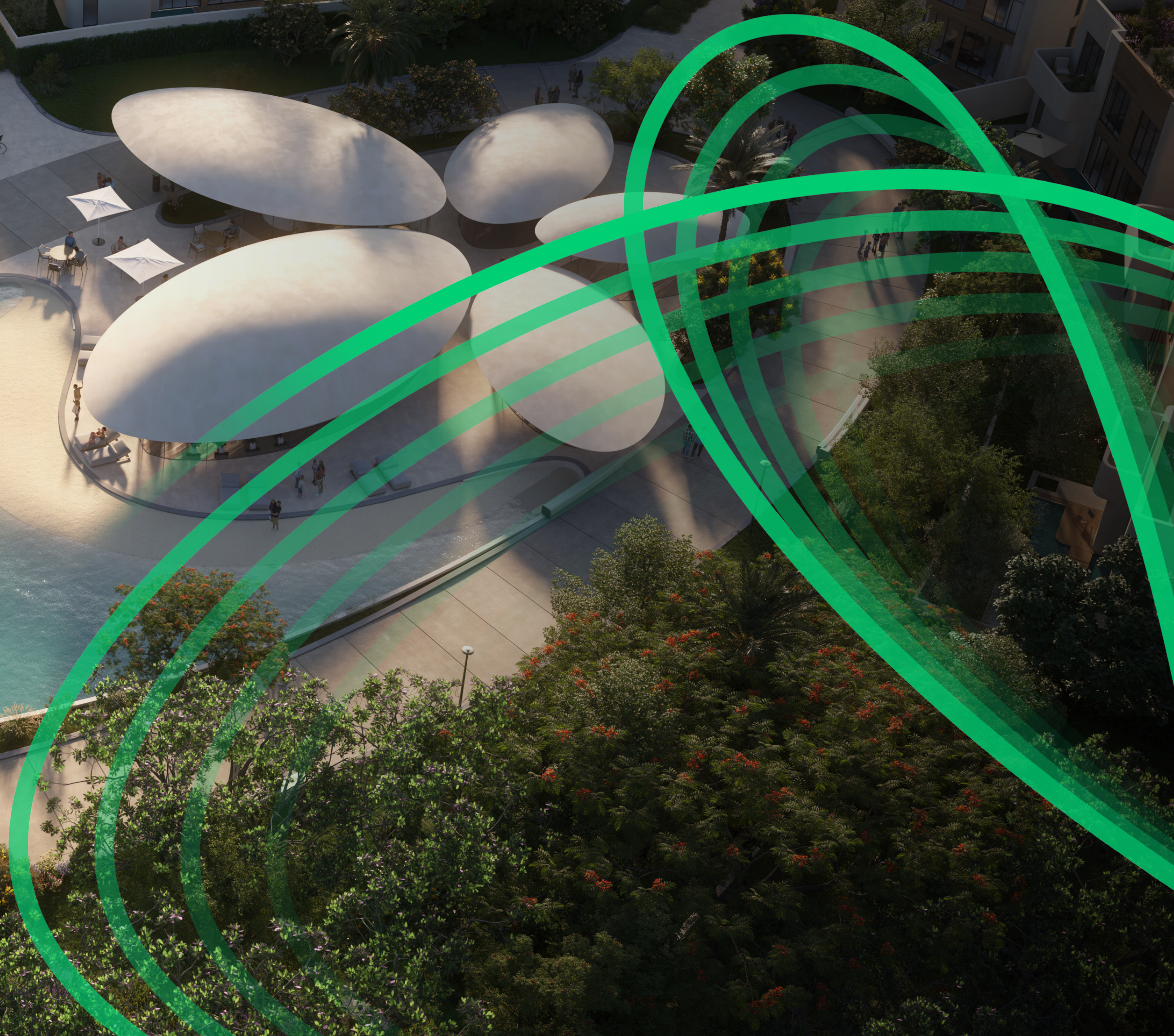


A DEVELOPMENT BY

BEEAH



# Khalid Bin Sultan City





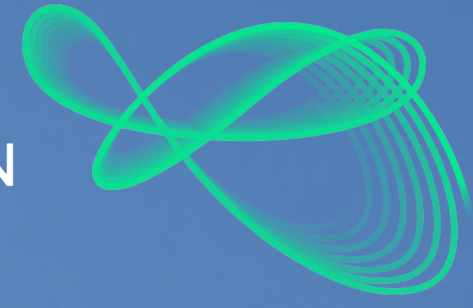
# A Climate-Smart, Sustainable City of the Future.

Khalid Bin Sultan City embodies the next era of urban living. Strategically located in Rodhat Al Sidir, Sharjah, and well-connected to all Emirates through Al Dhaid Road and Khorfakkan Road, the city unites living, business, and lifestyle within a visionary masterplan.

Rooted in the pillars of sustainability, smart technology, culture, and people-first design, Khalid Bin Sultan City is built to harmonize with nature — a place where people and the planet thrive together.



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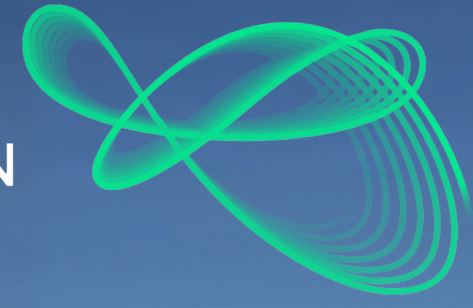


DISCOVER

New ways  
of living.



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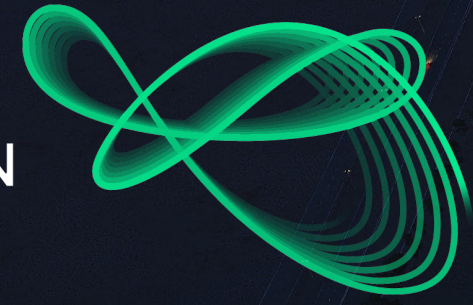
REFINED LIVING

## Designed for you.

Experience elevated living in a community defined by bespoke design, generous spaces, and a deep connection to wellbeing. Khalid Bin Sultan City is the home of active optimists, those who aspire to live consciously, surrounded by beauty, balance, and innovation.

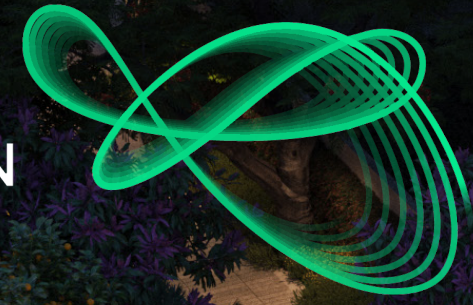
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# THE MASTERPLAN

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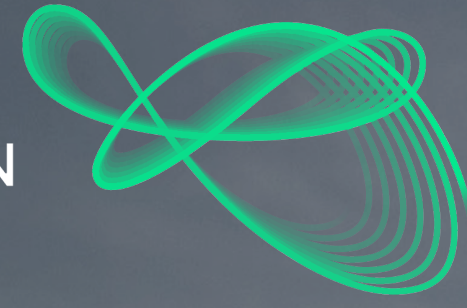
THE MASTERPLAN

A visionary concept masterplan by Zaha Hadid Architects, Khalid Bin Sultan City blends architectural individuality with purposeful design, setting a new benchmark for sustainable luxury.

Meticulously planned as a mixed-use development, the city brings together thoughtfully designed neighborhoods, lush green landscapes, and vibrant public spaces. Every element contributes to a climate-smart, people-first way of life—where nature, culture, and technology unite seamlessly.

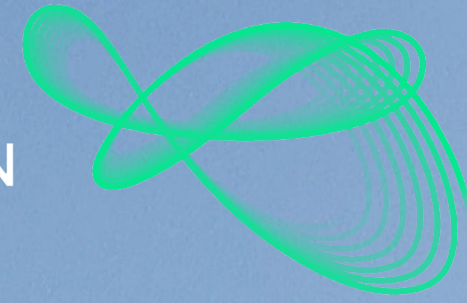
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# GUIDING PILLARS





# Sustainability

Built on the principles of environmental responsibility, Khalid Bin Sultan City is a net zero-ready city designed to LEED standards for long-term efficiency and comfort.

**1.** Powered by renewable energy including solar and waste-to-energy systems.

**2.** Smart mobility through EV infrastructure, bike paths, and electric public transport.

**3.** Recycled water networks for efficient irrigation and landscaping.

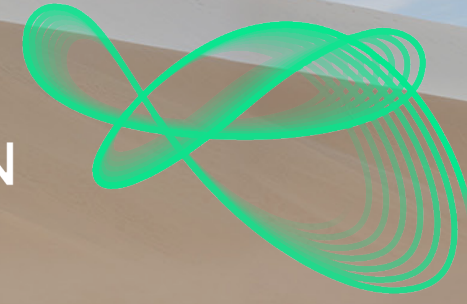
**4.** Zero-waste ecosystem integrated with BEEAH's smart waste collection and recycling systems.

**5.** High-performance design with insulated walls, advanced glazing, and smart home systems for optimized energy use.

**6.** Solar-ready homes designed to support a lifestyle powered by clean, renewable energy.

Expanding upon BEEAH's legacy of sustainability and innovation, Khalid Bin Sultan City represents the evolution of environmentally conscious living.





# Smart Technology

Khalid Bin Sultan City redefines luxury through intelligence and innovation. Every element is part of an integrated digital ecosystem that enhances comfort, security, and efficiency.

## 1. Intelligent Living at Your Fingertips

Live, move, and connect through one elegantly designed app that integrates property, mobility, health, and retail — designed for effortless living.

## 2. Personalized by AI. Perfected for You.

An adaptive intelligence that understands your rhythm, anticipates your needs, and creates personalized experiences that evolve with you.

## 3. The Cognitive Core

A city powered by unified intelligence, where data, design, and decision-making converge to create effortless, intelligent living.

## 4. Intelligent Mobility. Elevated.

From EV charging to smart parking and e-scooters, every journey begins and ends with a tap. Mobility made intuitive, sustainable, and refined.

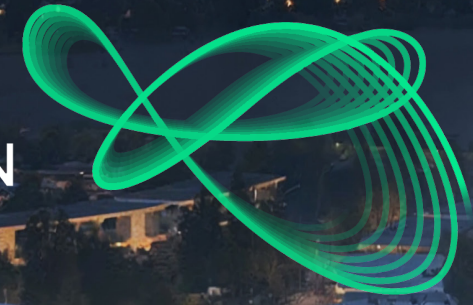


# Culture

1. Opportunities for **community engagement** and **lifelong learning**.
2. Exhibitions, performances, and cultural **programs that inspire and engage**.
3. Public **art installations** and **storytelling** through architecture
4. A celebration of **national identity** enriched by shared human stories.
5. At the heart of Khalid Bin Sultan City lies a landmark Cultural Center, **a beacon of creativity and knowledge celebrating Sharjah's art and heritage**.



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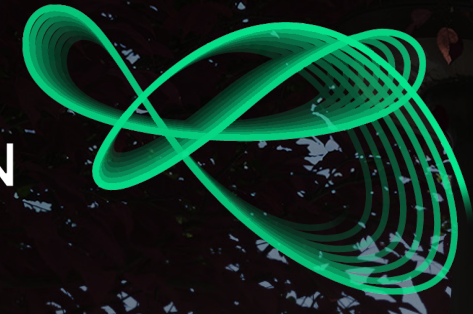
GUIDING PILLARS

# People-First Design

- 1.** Khalid Bin Sultan City is a place where **design meets humanity**, creating harmony between people, technology, and nature.
- 2.** **Human-centered urban planning** with walkable neighborhoods, shaded pathways, and open green spaces.
- 3.** **Health-focused amenities** including wellness centers, fitness hubs, and nutritious dining
- 4.** Safe, car-free zones that promote **exploration and activity**
- 5.** Vibrant public spaces that foster **community interaction and inclusion**.
- 6.** Air-quality monitoring and sustainable landscaping for **cleaner, healthier environments**.



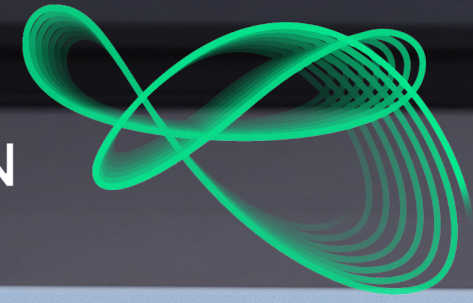
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# SIGNATURE ELEMENTS



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CITY



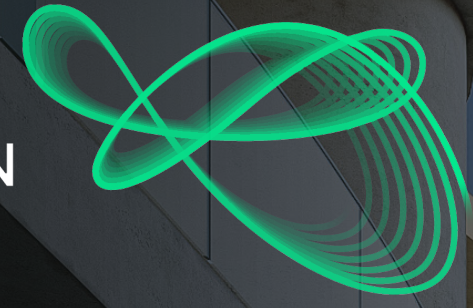
SIGNATURE ELEMENTS

## Dynamic Office Spaces

Flexible, future-proofed work environments that adapt to evolving business needs, offering state-of-the-art environments for innovation, creativity, and collaboration.

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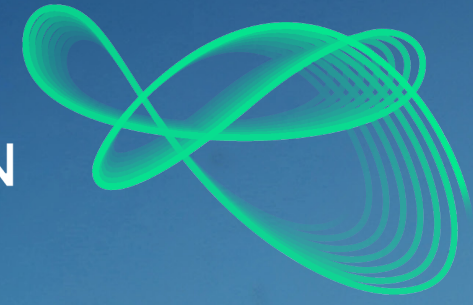
SIGNATURE ELEMENTS

## Lifestyle Avenue

A vibrant pedestrian promenade blending boutique retail, fine dining, and cultural experiences, creating a lively destination for social connection and recreation.

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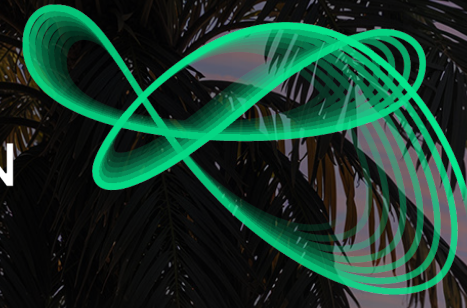
SIGNATURE ELEMENTS

## Cultural Centre

A landmark destination celebrating arts, heritage, and innovation, with spaces for exhibitions, performances, and cultural dialogue. Honoring Sharjah's identity while celebrating creativity from around the world.

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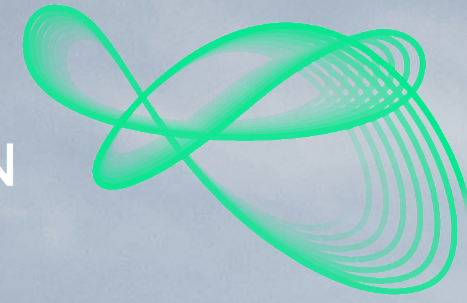
SIGNATURE ELEMENTS

## Community Parks

Each neighborhood features its own park — a lush green haven for leisure, fitness, and social gatherings. Sports and recreation hubs encourage active living and community wellbeing across all age groups.

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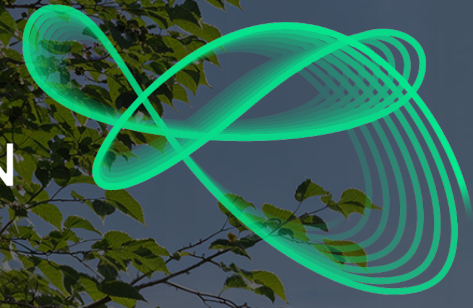
SIGNATURE ELEMENTS

## Contemporary Mosque

Architecturally inspired by tradition and shaped through modern design — a serene spiritual landmark reflecting balance, culture, and community.

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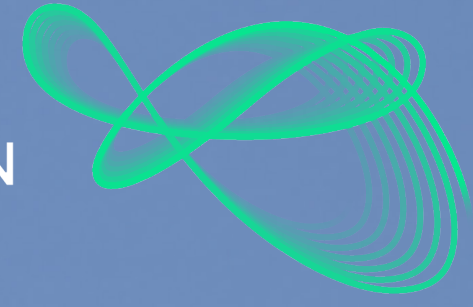
SIGNATURE ELEMENTS

# Retail Mall

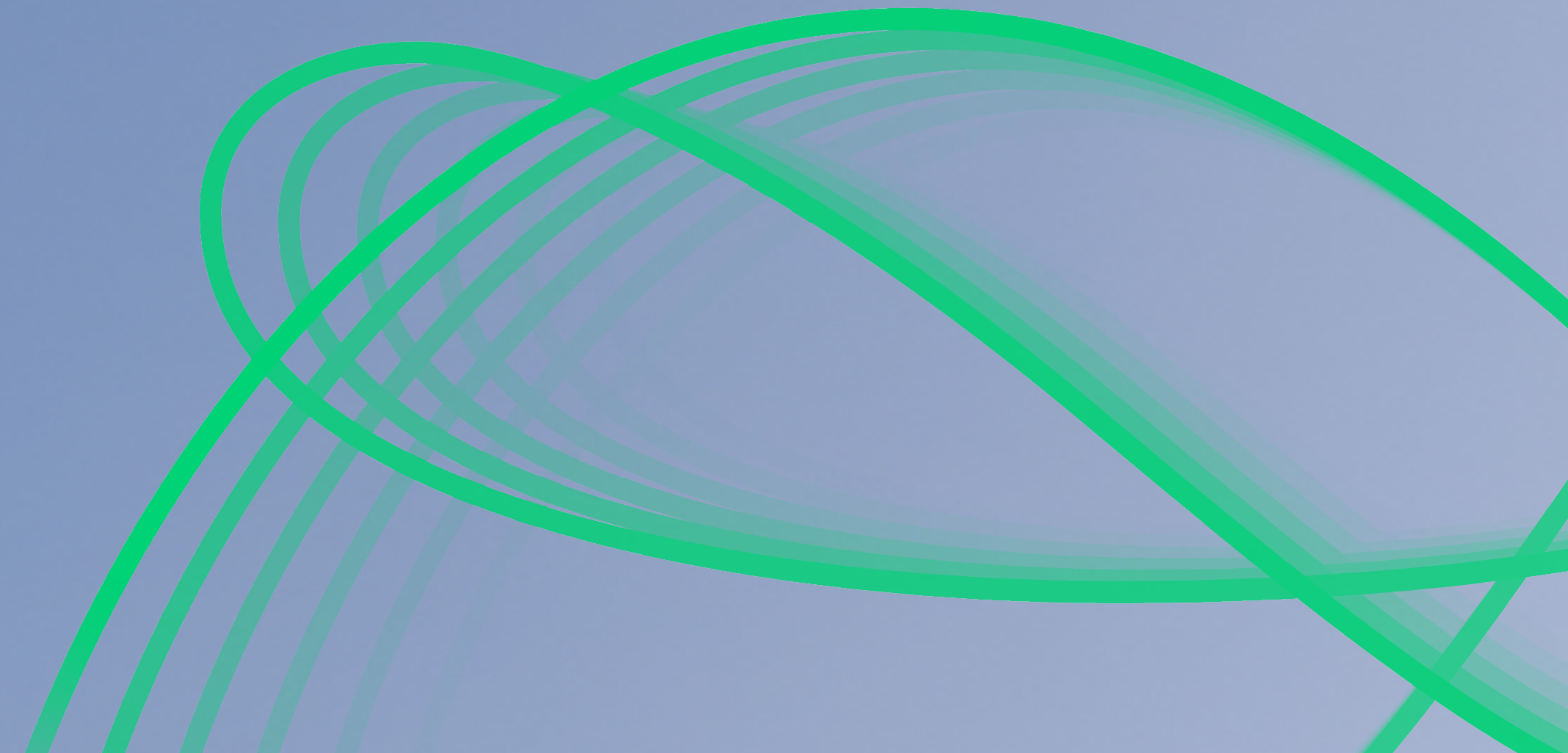
A premier shopping and entertainment destination featuring boutiques, cafés, and lifestyle concepts, thoughtfully curated for comfort and style.

*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

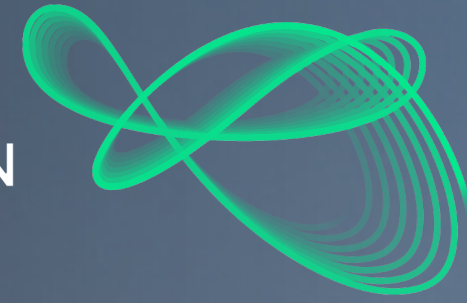
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# PHASE 1



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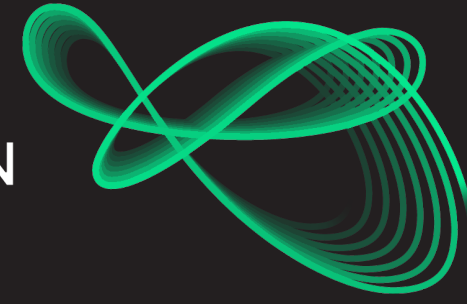
RESIDENTIAL LIVING

A curated collection of villas and townhouses nestled within the lush green landscapes of Phase One of Khalid Bin Sultan City.

Designed by TKDP— an award-winning architecture and masterplanning studio. Each home reflects a refined balance of form and function, with sustainable, energy-efficient design and contemporary aesthetics that prioritize light, space, and comfort.

tkdp

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# Phase 1 Masterplan

ORBITS A / B / G

## AMENITIES

1. Water Feature
2. Kids Play Area
3. Sport Area
4. Pedestrian Connections:  
5-min walk, center to center
5. Outdoor Fitness Stations
6. Community Garden
7. Jogging Track: 2.5km out of  
6.1km covered in Phase 1
8. Community Centre
9. Community Mall



## ASSETS

- 2 Bedroom Townhouse
- 3 Bedroom Townhouse
- 3 Bedroom Townhouse - Corner
- 3 Bedroom Townhouse - Twin
- 4 Bedroom Townhouse
- 4 Bedroom Townhouse - Corner
- 4 Bedroom Villa
- 5 Bedroom Villa

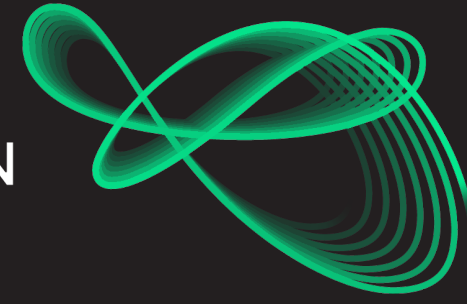
VILLAS

4 & 5 Bedroom Villa  
with bespoke designs  
and private gardens

A01



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# 4 Bedroom Villa

GROUND FLOOR

1,862 sqft

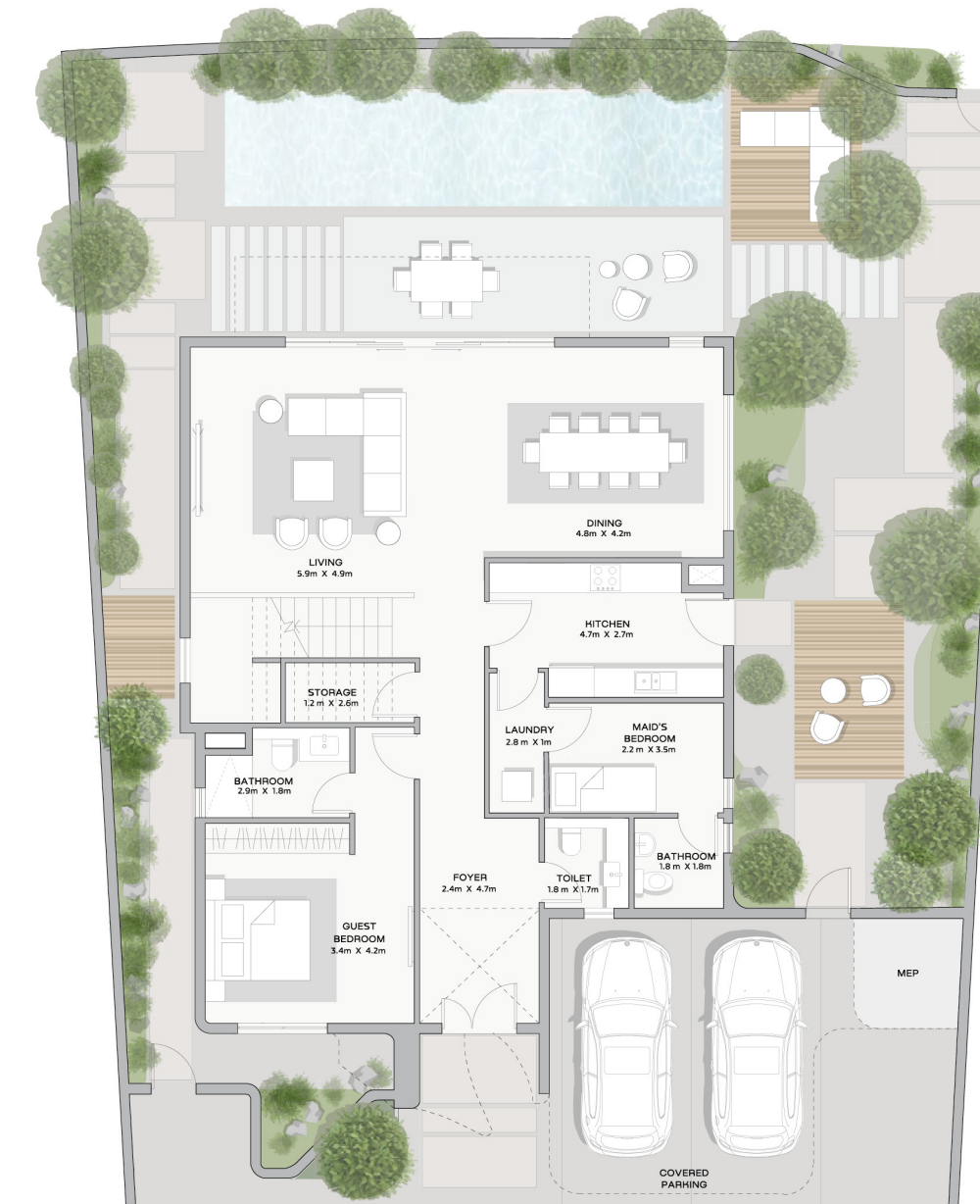
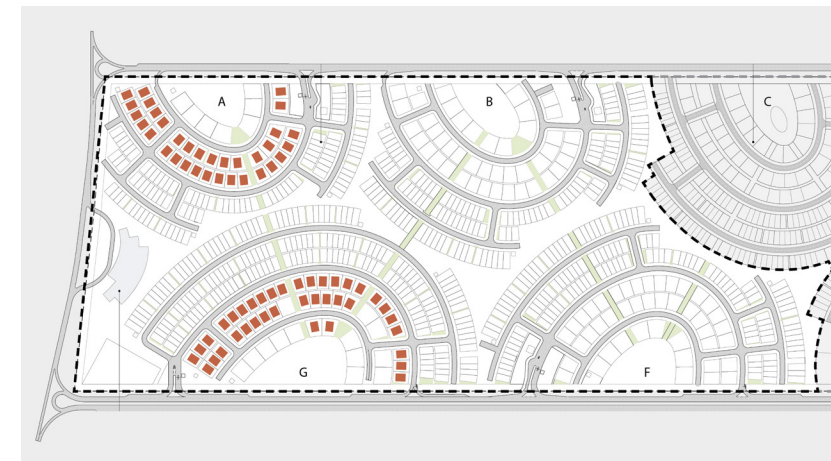
FIRST FLOOR

1,993 sqft

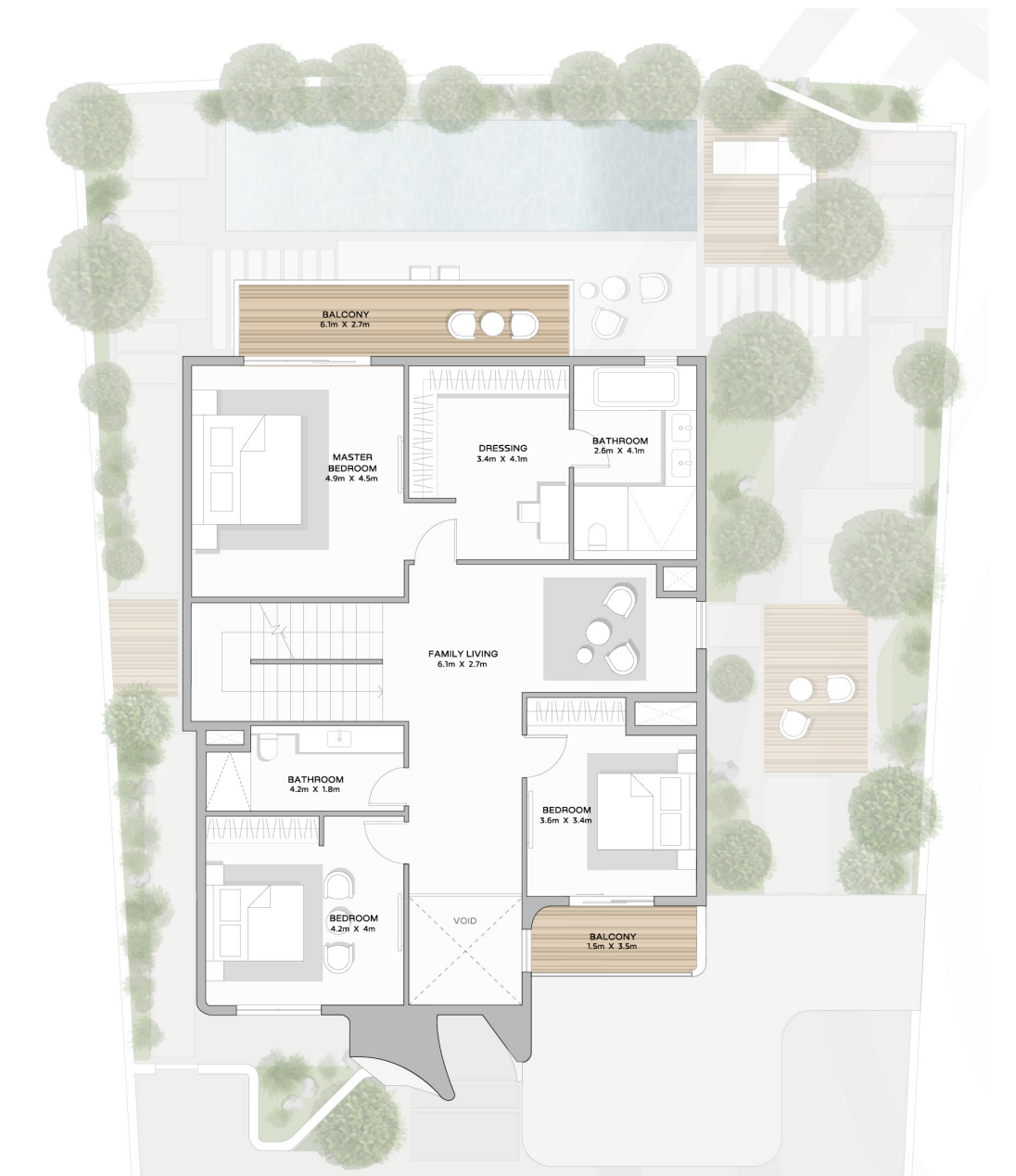
TOTAL

3,855 sqft

KEY PLAN



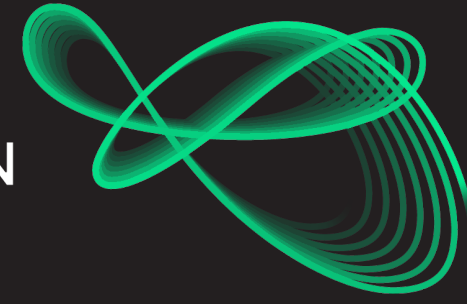
GROUND FLOOR



FIRST FLOOR

*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

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# 5 Bedroom Villa

GROUND FLOOR

2,883 sqft

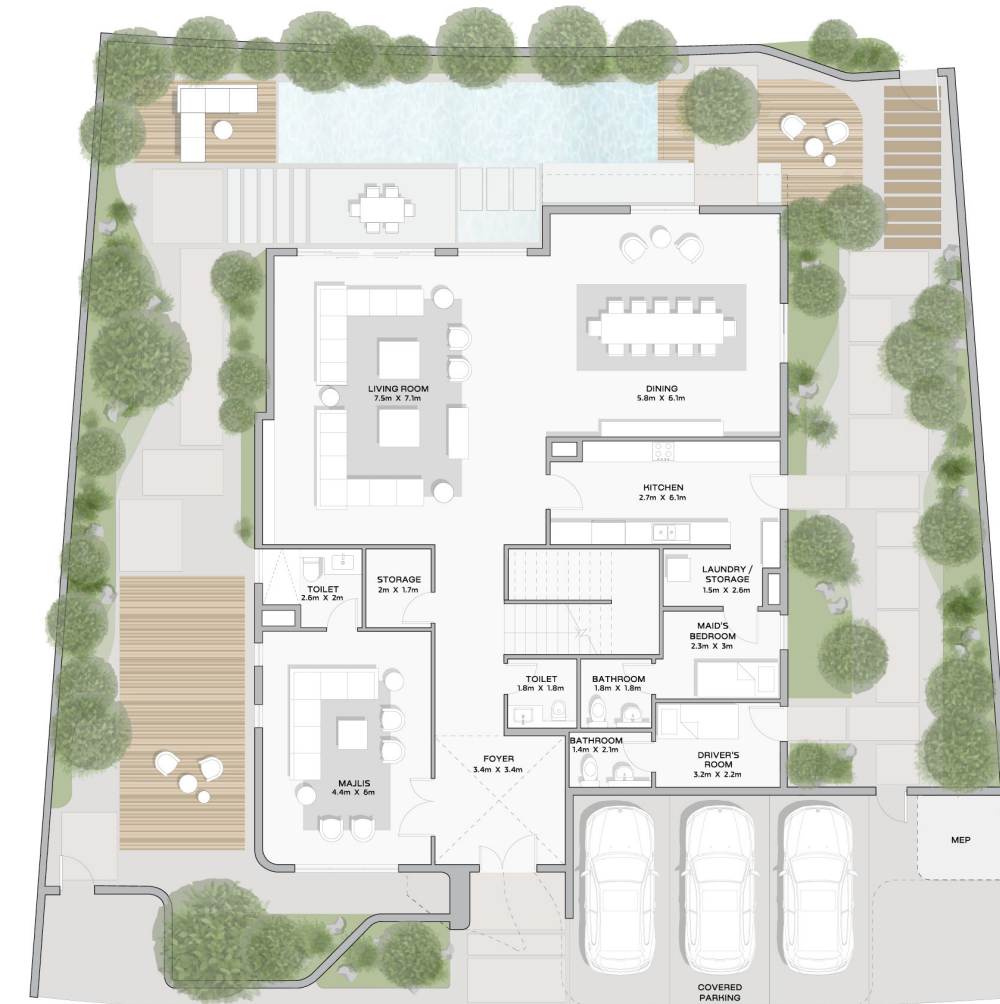
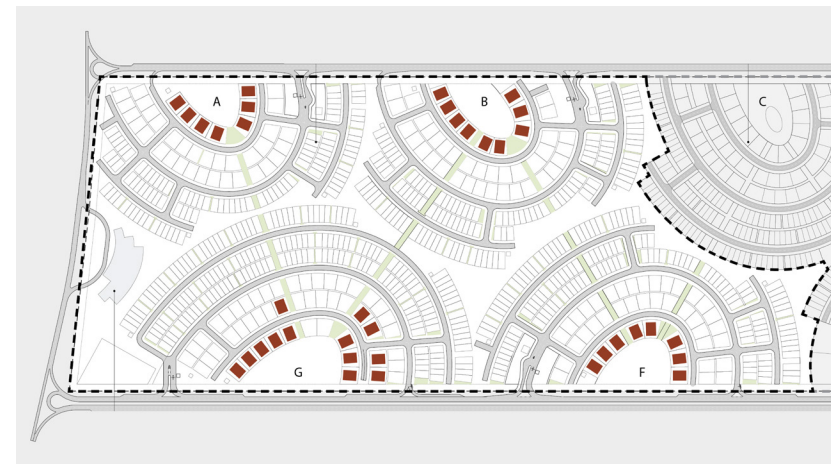
FIRST FLOOR

2,593 sqft

TOTAL

5,476 sqft

KEY PLAN



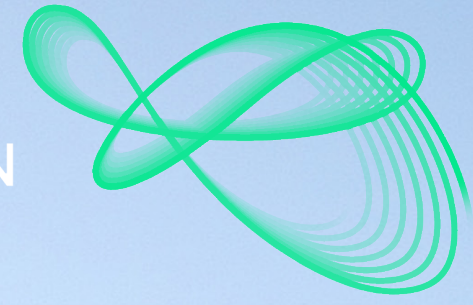
GROUND FLOOR



FIRST FLOOR

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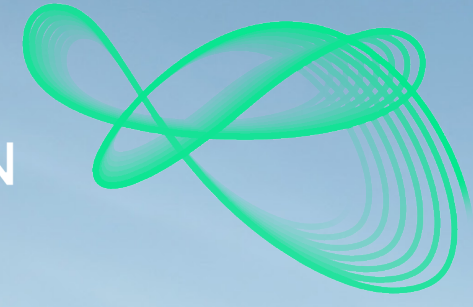
VILLAS

# Exterior Facade



*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

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CITY



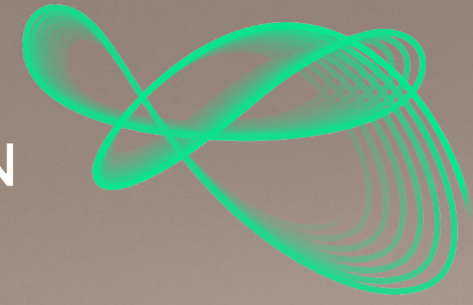
VILLAS

# Exterior Facade



*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

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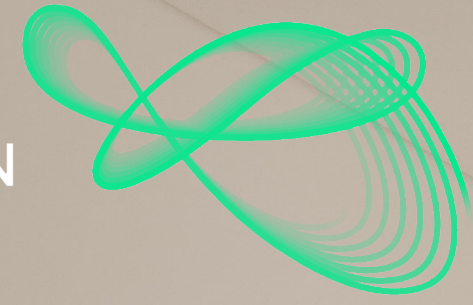


VILLAS

# Living Room

*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

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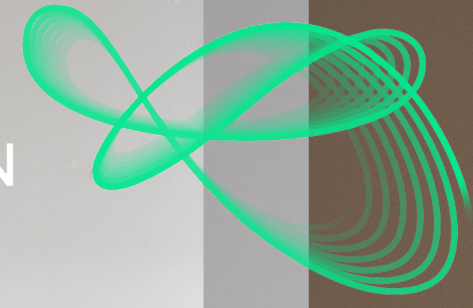


VILLAS

# Bedroom

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CITY

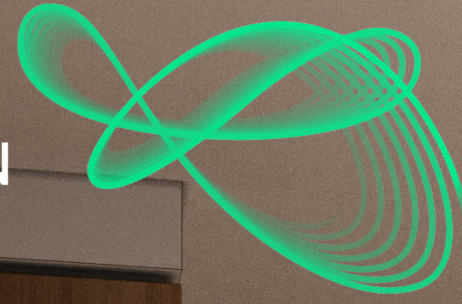


VILLAS

# Walk-In Closet

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VILLAS

# Kitchen

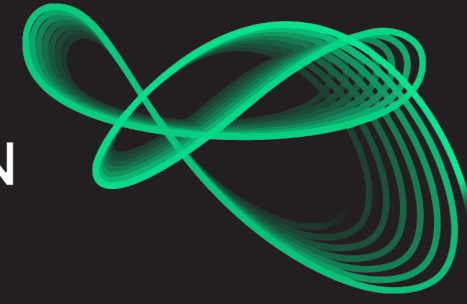
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TOWNHOUSES

2-4 bedroom  
townhouse residences  
featuring private  
gardens and refined  
architectural design



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CITY



# 2 Bedroom Townhouse

GROUND FLOOR

1,217 sqft

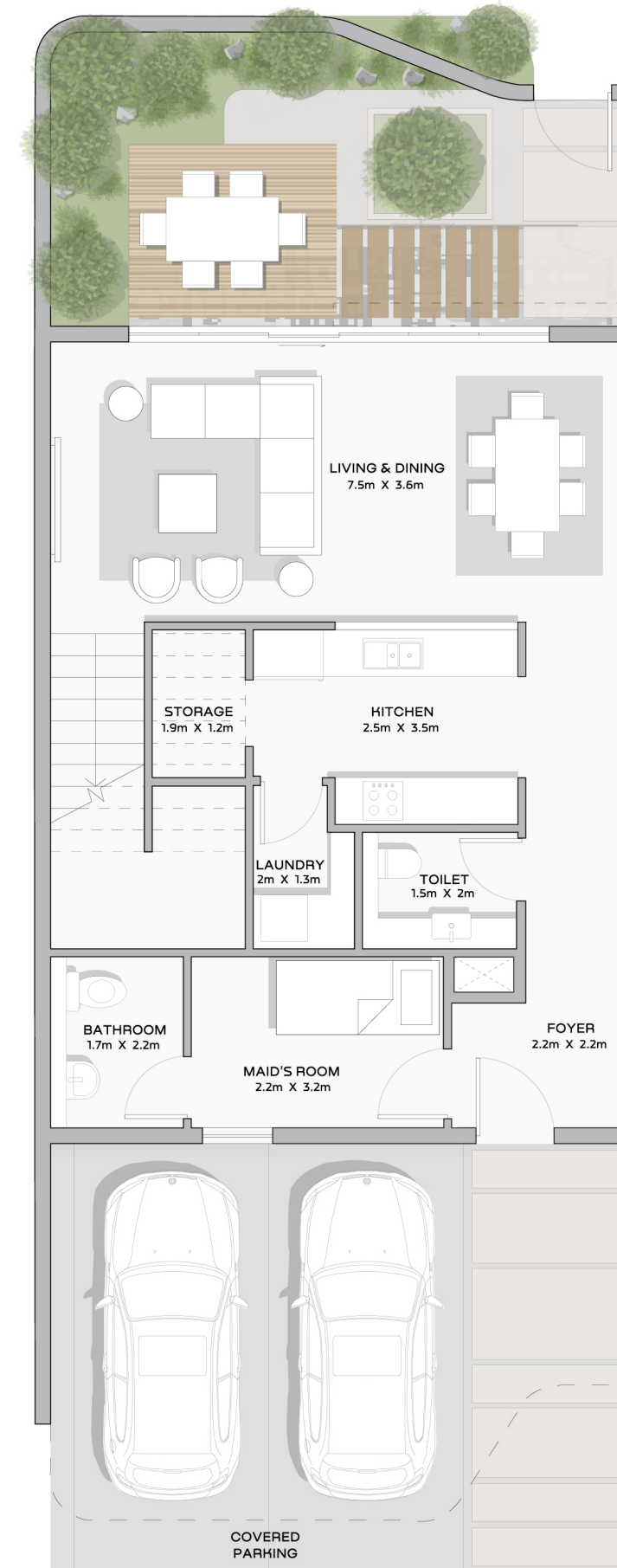
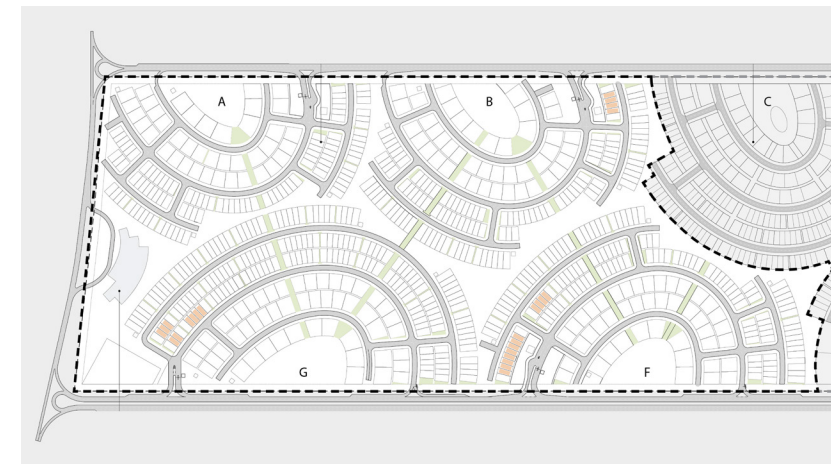
FIRST FLOOR

1,038 sqft

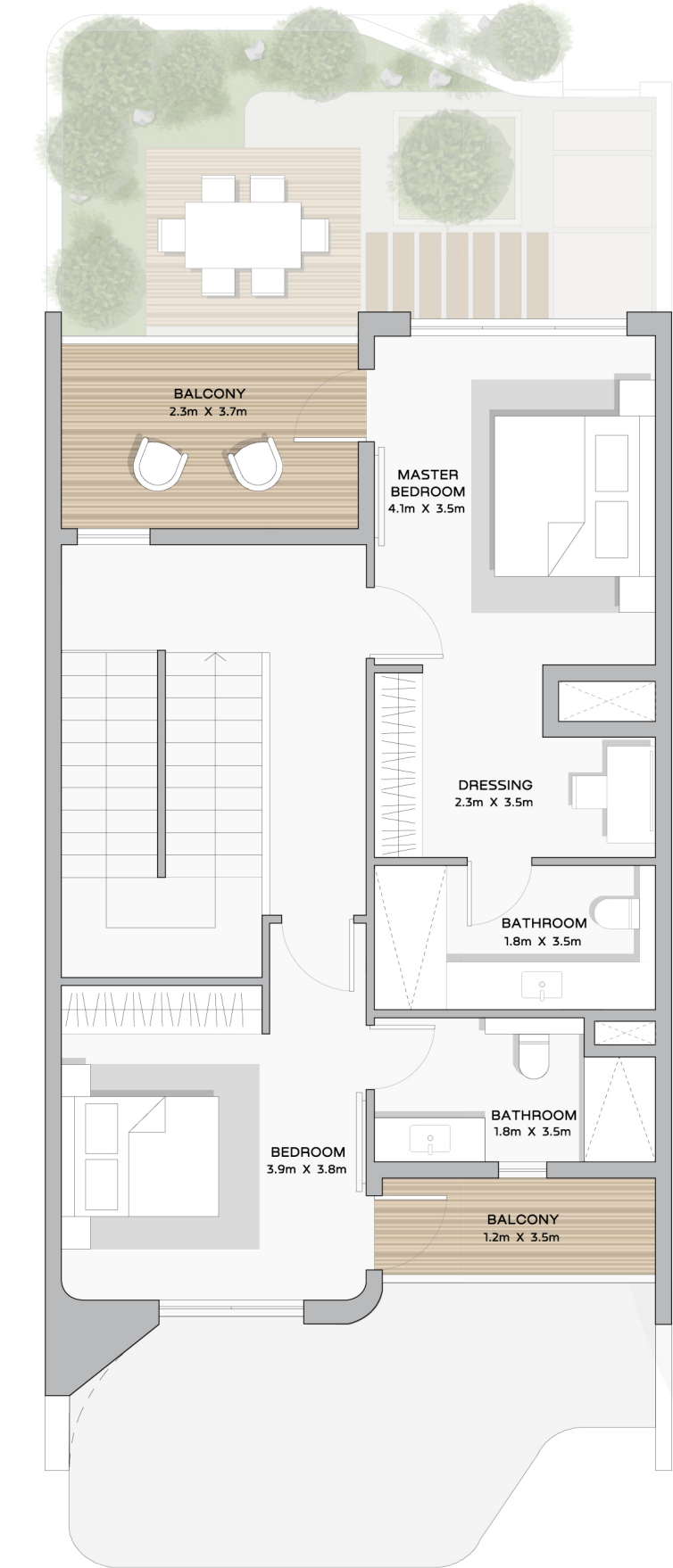
TOTAL

2,255 sqft

KEY PLAN



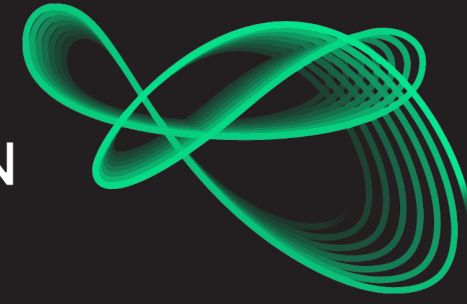
GROUND FLOOR



FIRST FLOOR

*Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.*

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CITY



# 3 Bedroom Townhouse

Left Corner unit

GROUND FLOOR

1,320 sqft

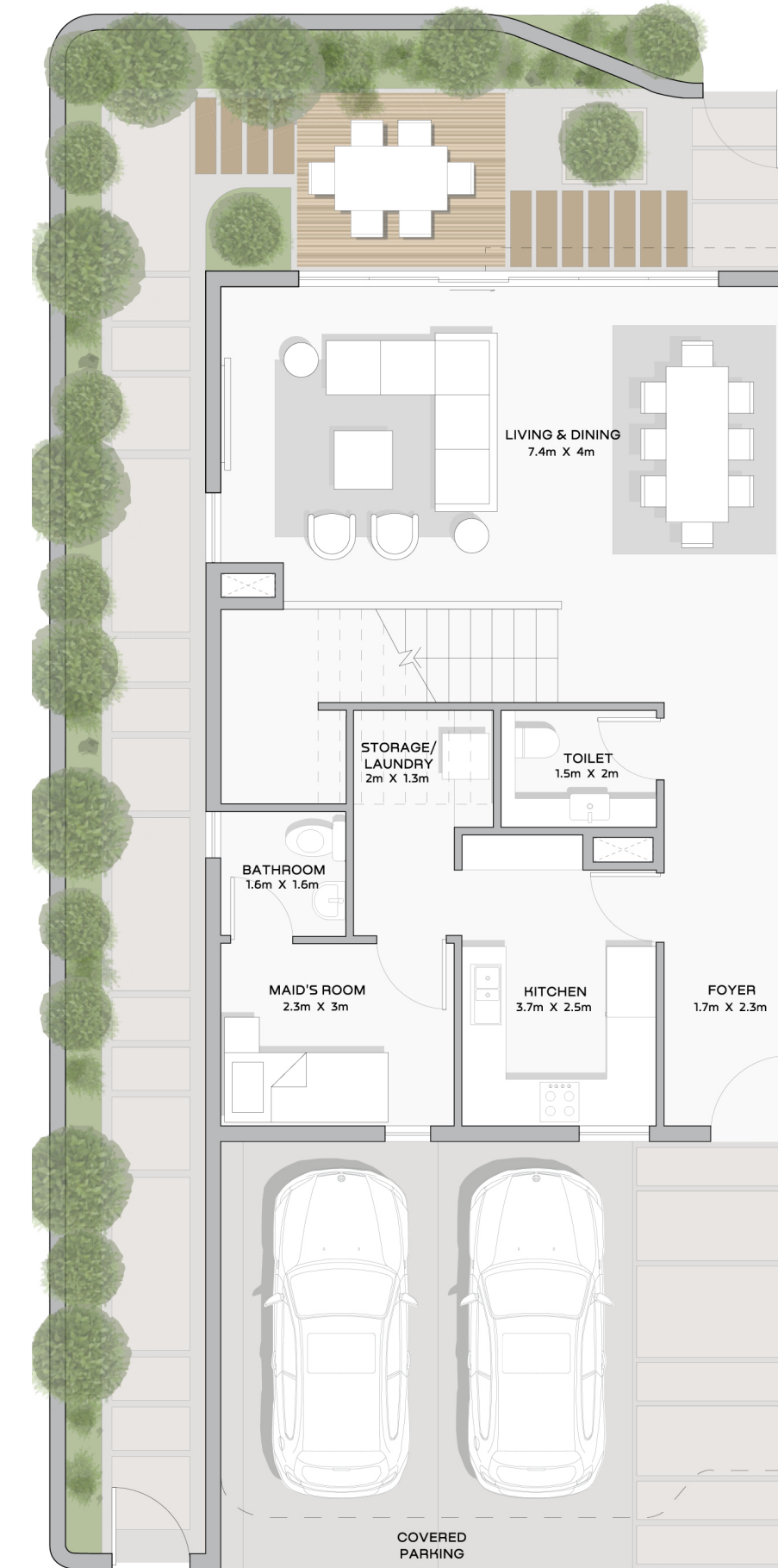
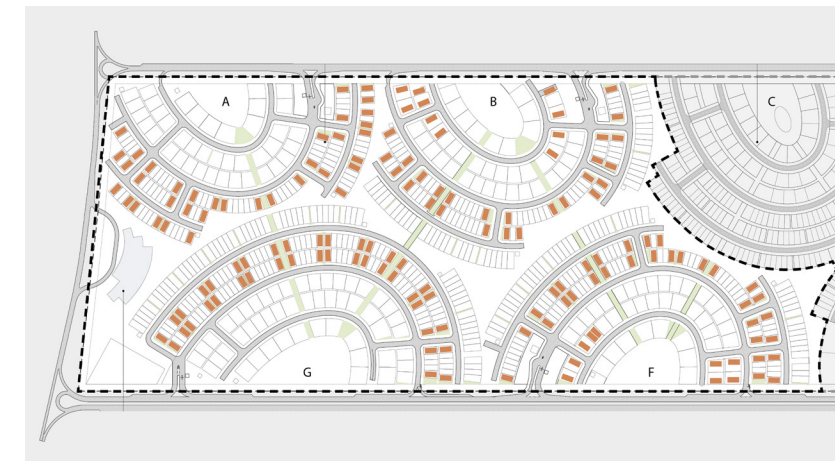
FIRST FLOOR

1,299 sqft

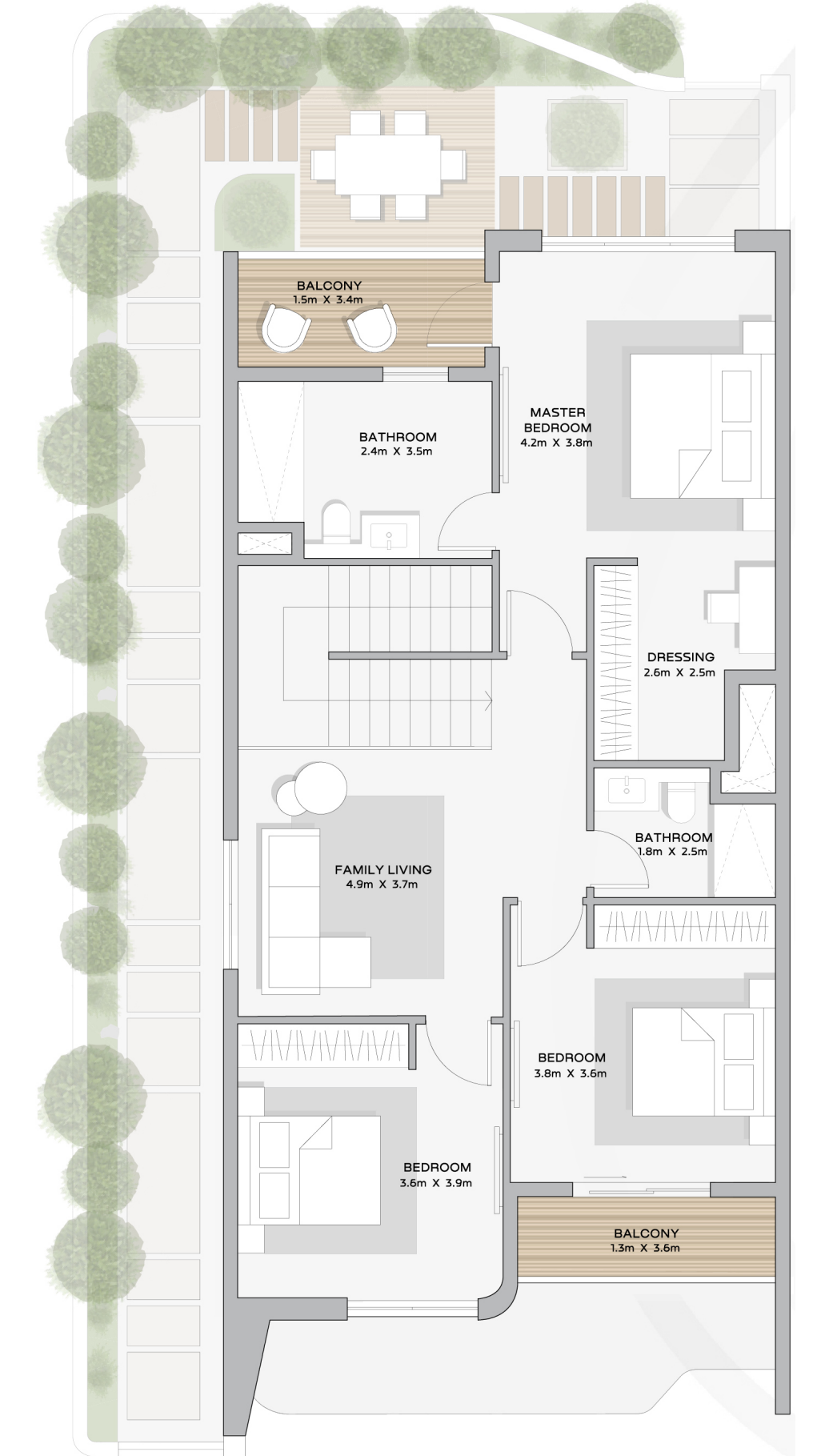
TOTAL

2,619 sqft

KEY PLAN



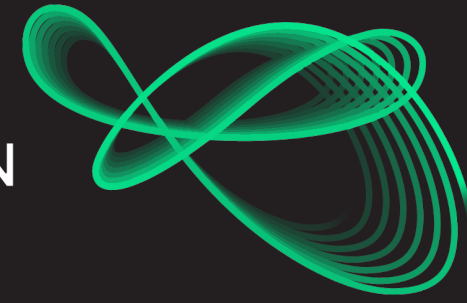
GROUND FLOOR



FIRST FLOOR

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# 3 Bedroom Townhouse

Right Corner unit

GROUND FLOOR

1,320 sqft

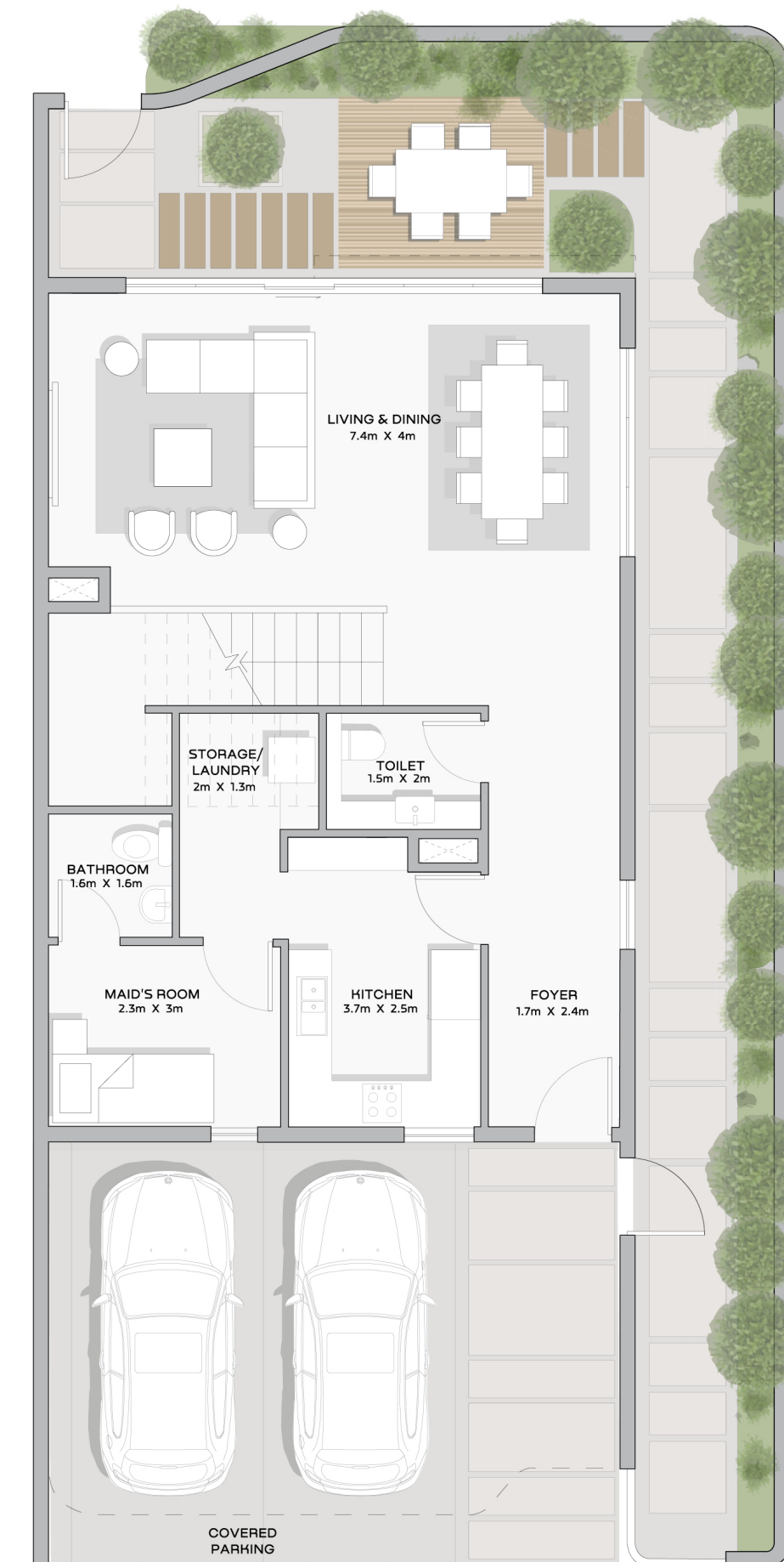
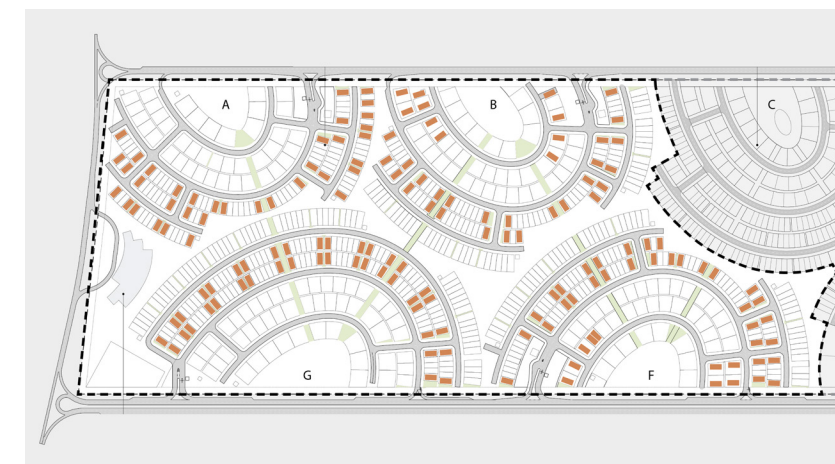
FIRST FLOOR

1,299 sqft

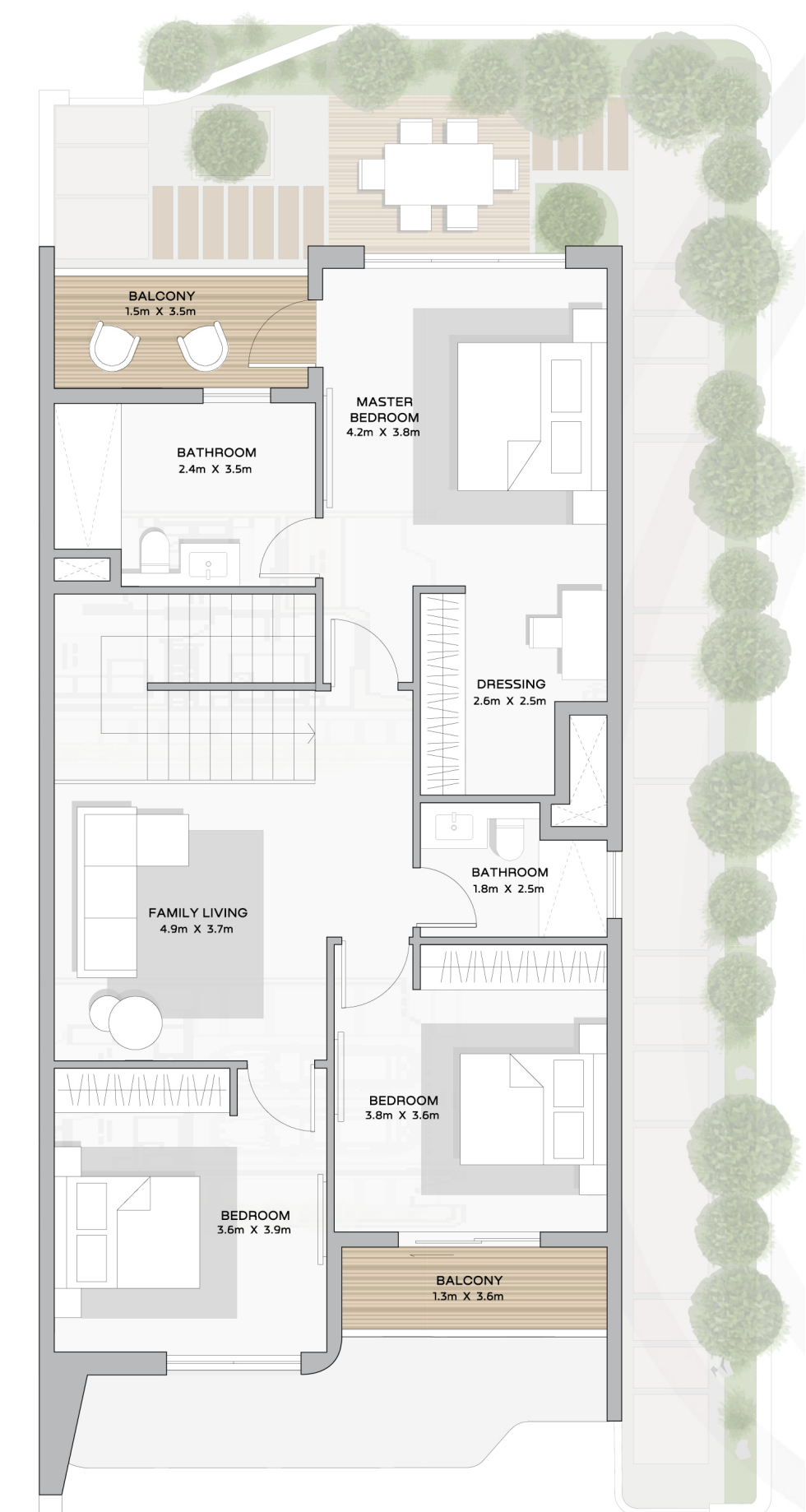
TOTAL

2,619 sqft

KEY PLAN



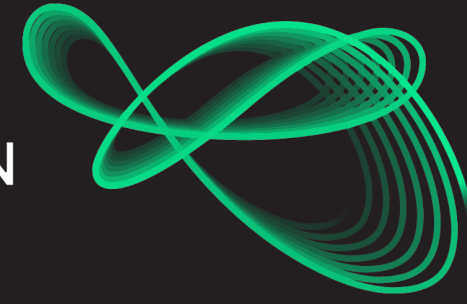
GROUND FLOOR



FIRST FLOOR

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# 3 Bedroom Townhouse

Open Kitchen

GROUND FLOOR

1,302 sqft

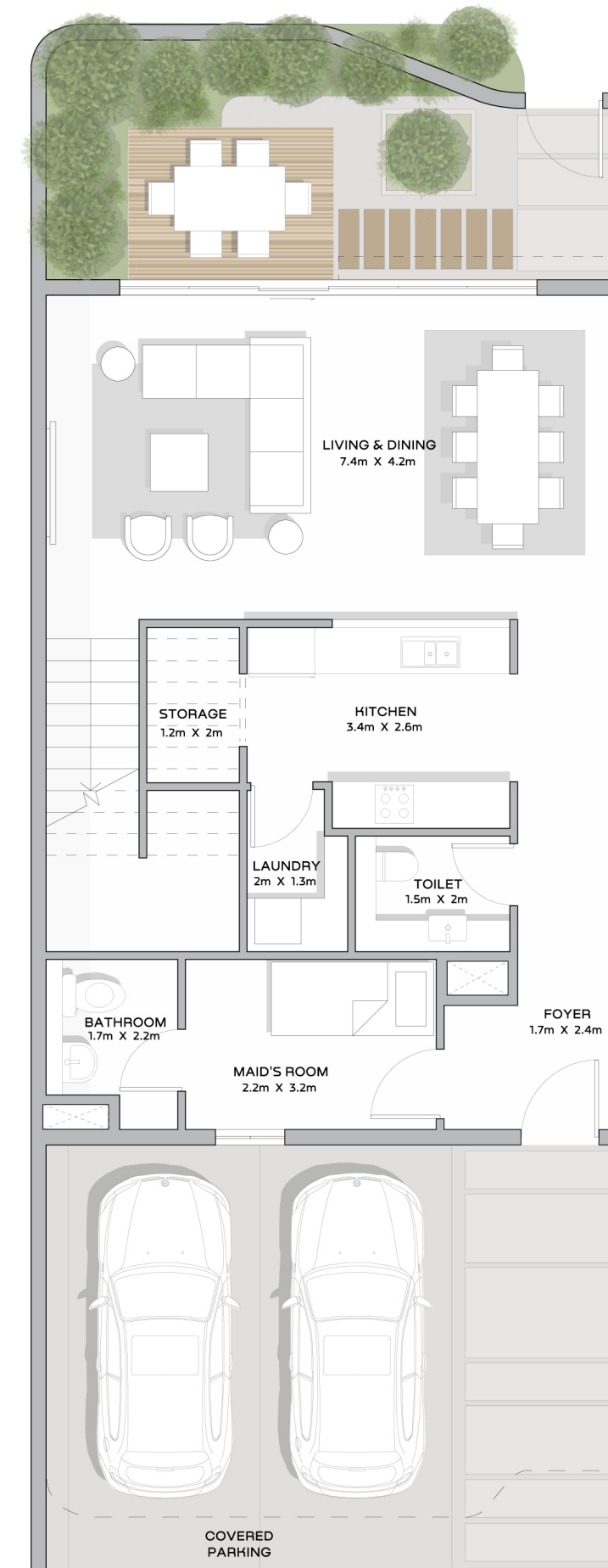
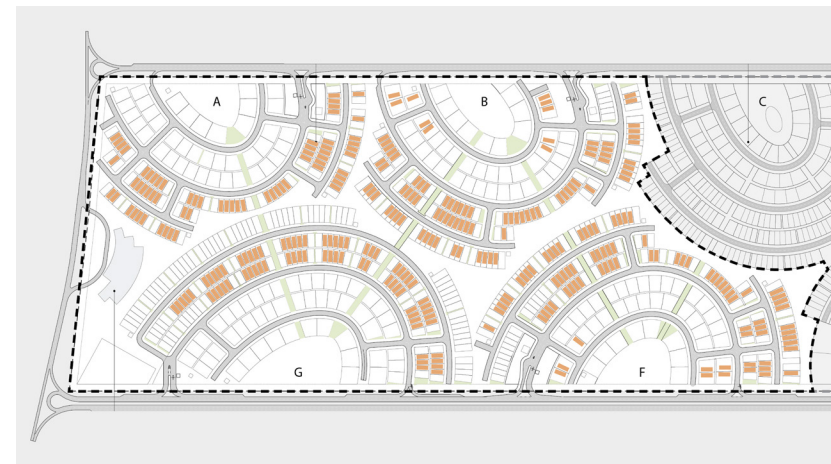
FIRST FLOOR

1,284 sqft

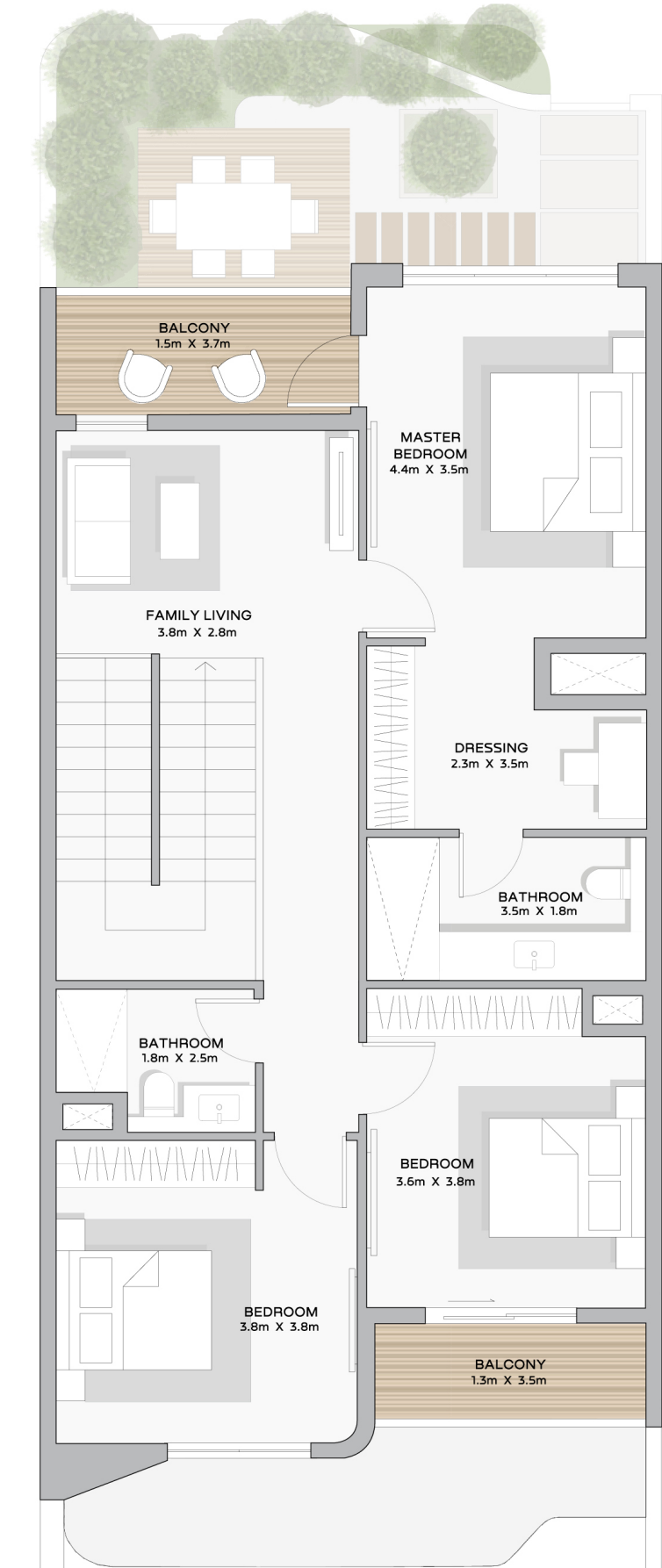
TOTAL

2,586 sqft

KEY PLAN



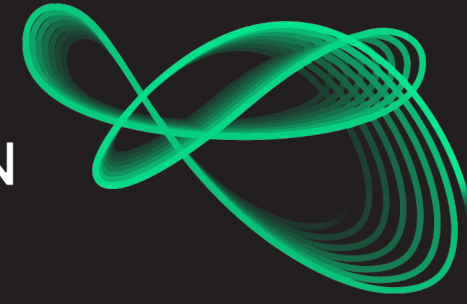
GROUND FLOOR



FIRST FLOOR

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KHALID  
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# 3 Bedroom Townhouse

Closed Kitchen

GROUND FLOOR

1,302 sqft

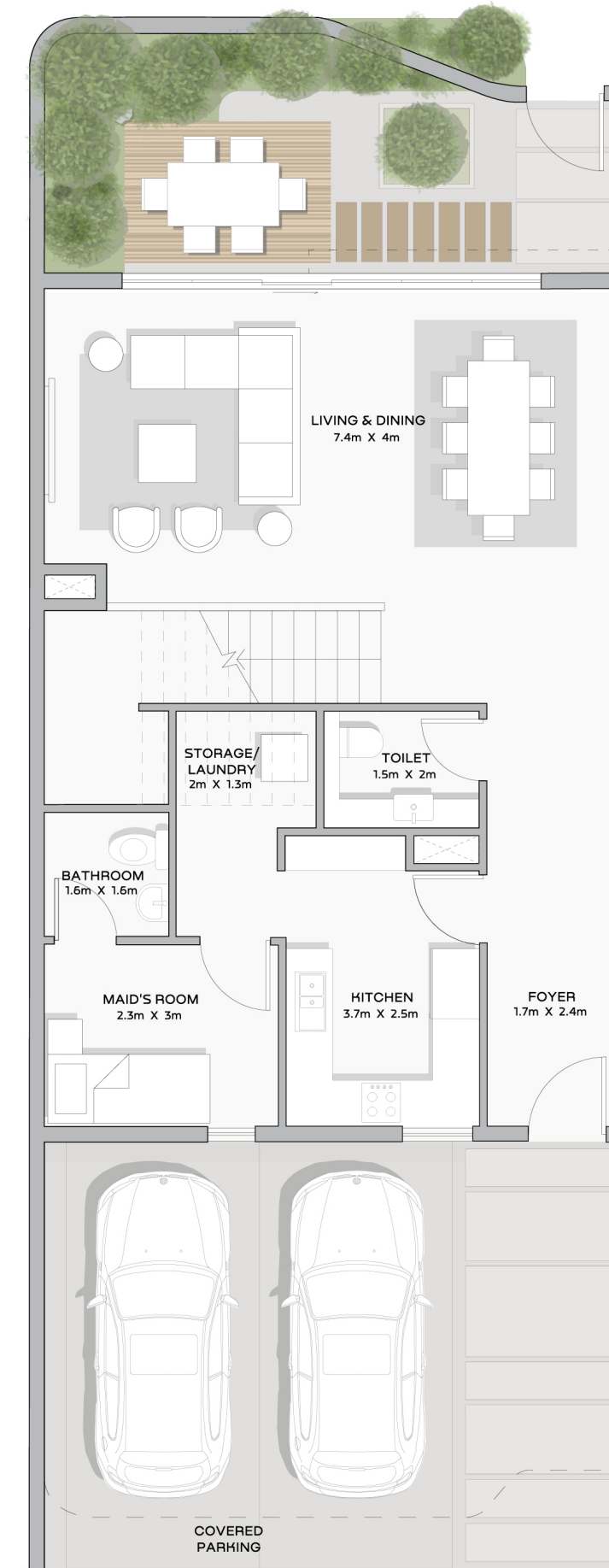
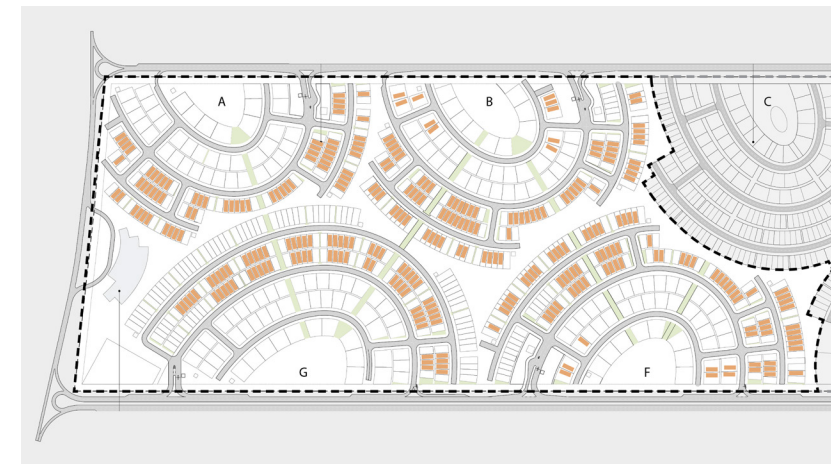
FIRST FLOOR

1,284 sqft

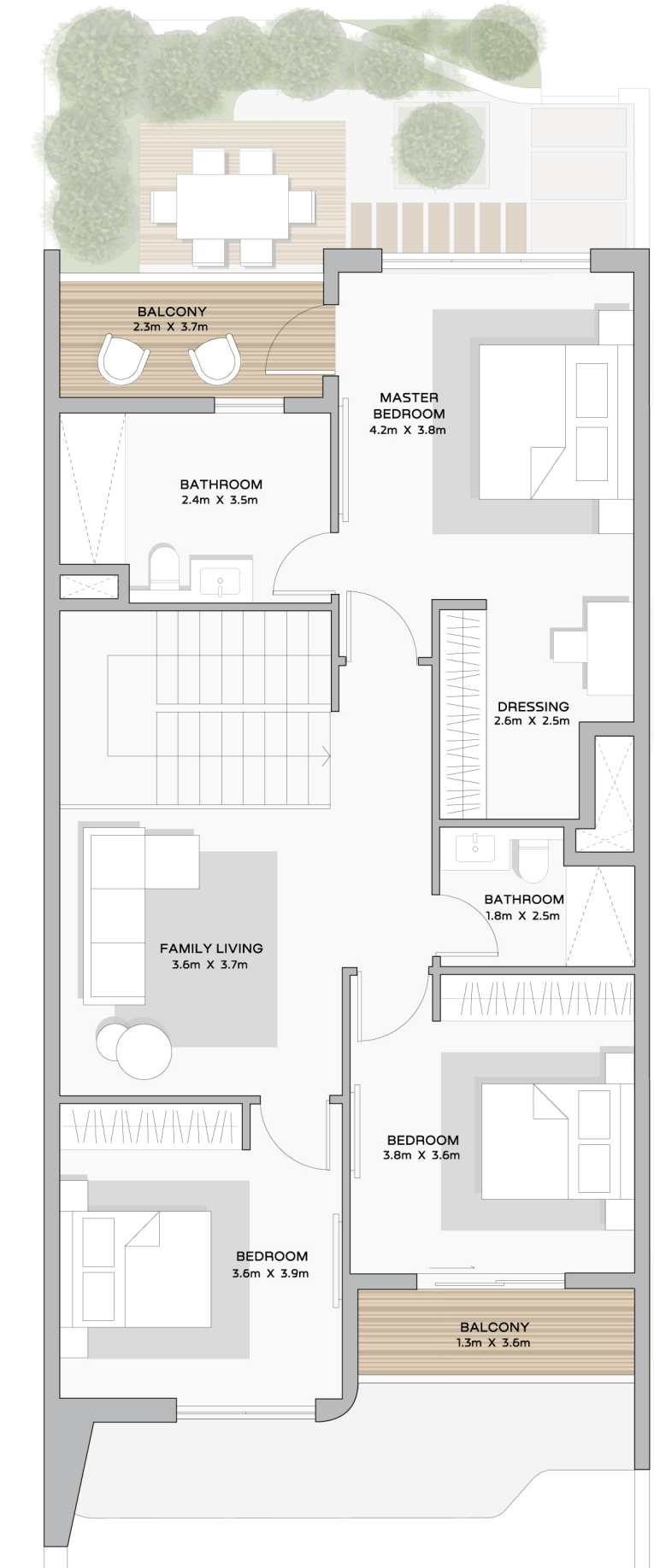
TOTAL

2,586 sqft

KEY PLAN



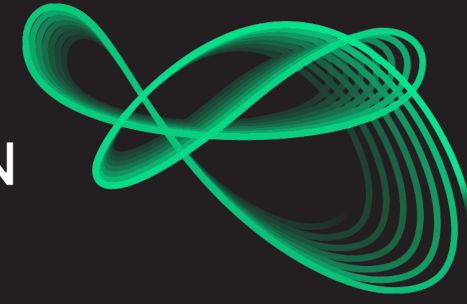
GROUND FLOOR



FIRST FLOOR

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# 3 Bedroom Townhouse

Twin Right

GROUND FLOOR

1,320 sqft

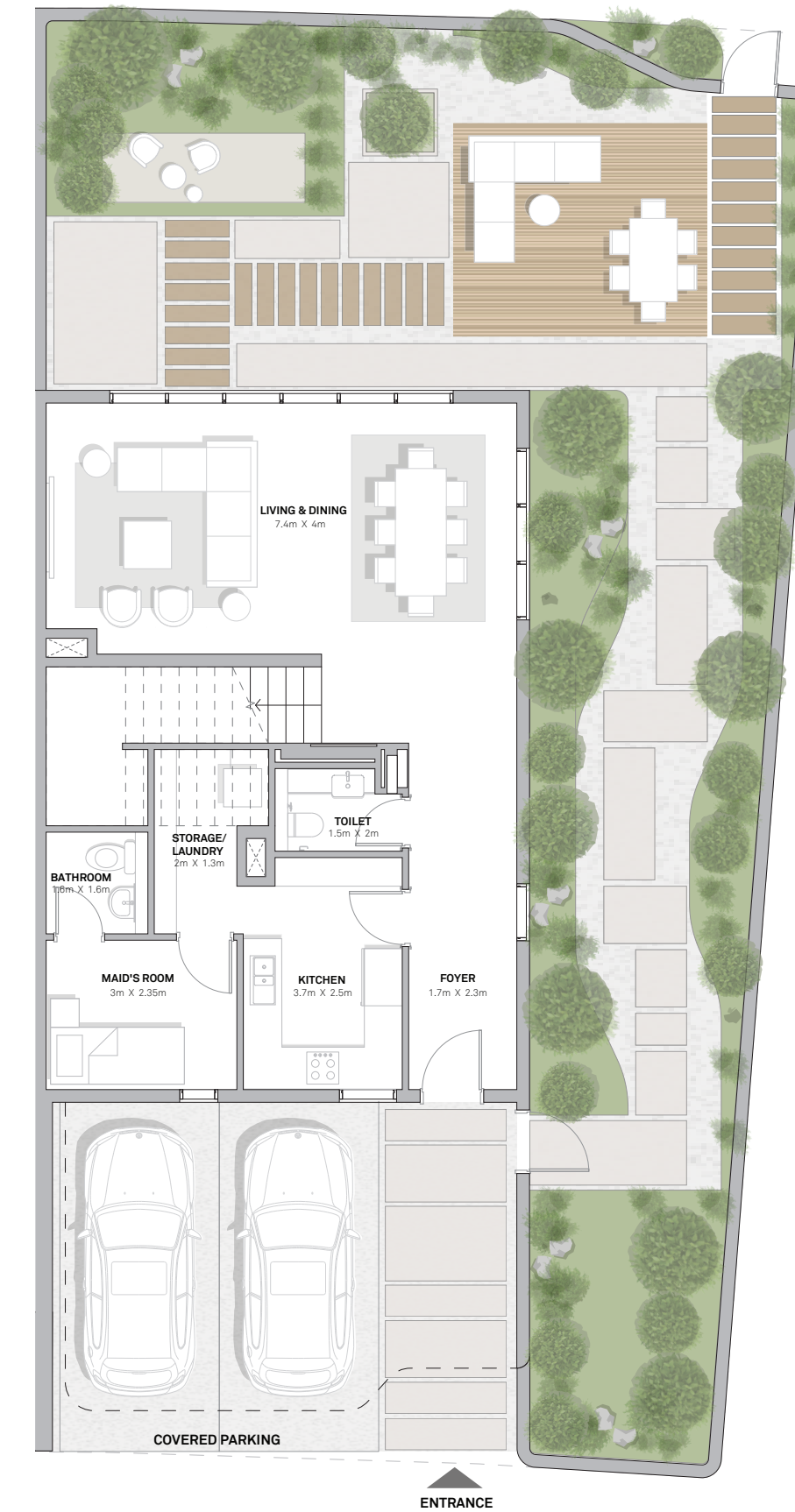
FIRST FLOOR

1,215 sqft

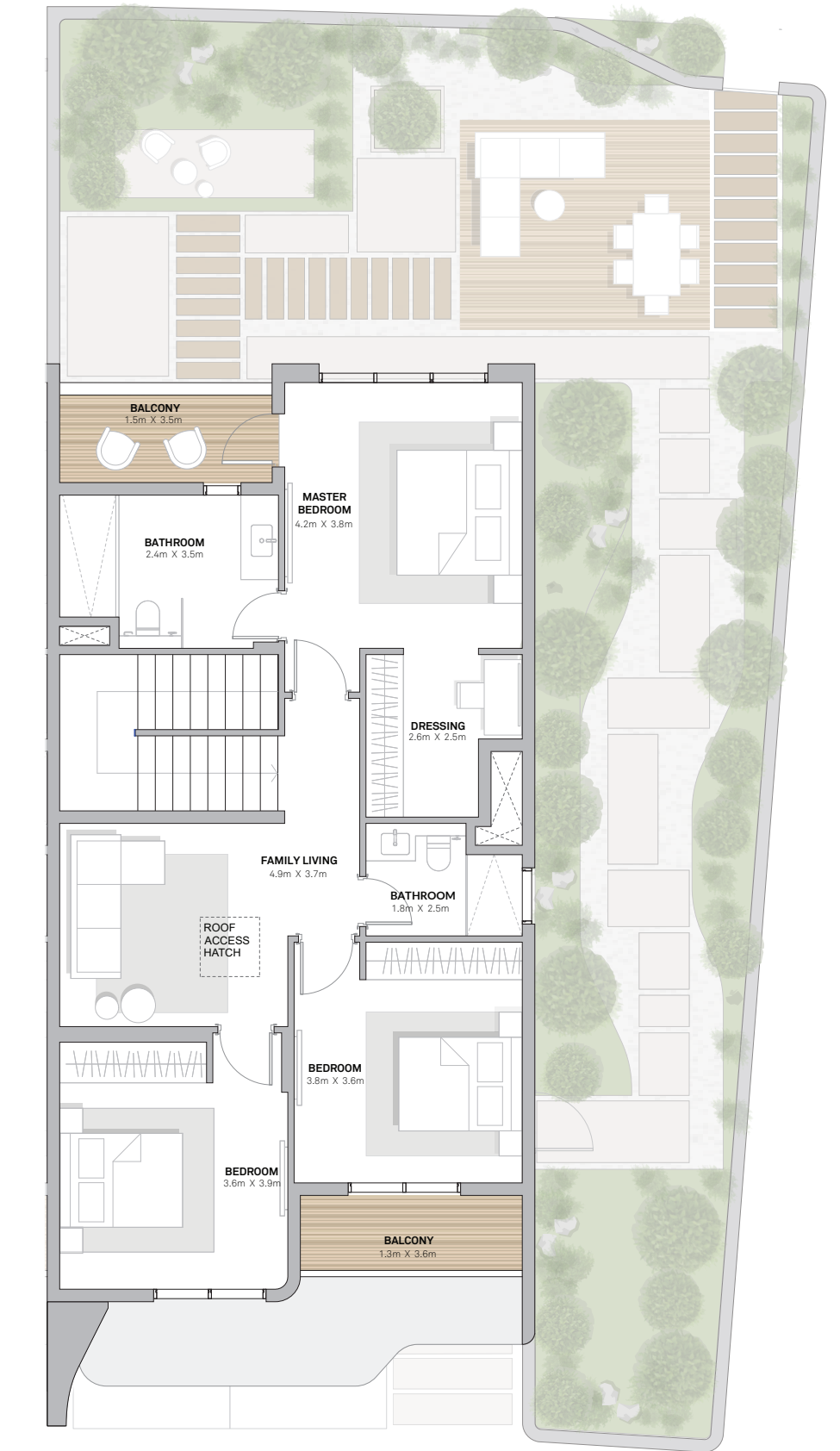
TOTAL

2,535 sqft

KEY PLAN



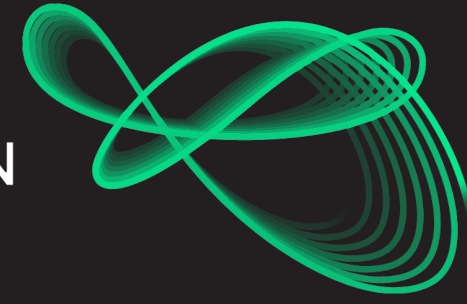
GROUND FLOOR



FIRST FLOOR

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# 3 Bedroom Townhouse

Twin Left

GROUND FLOOR

1,320 sqft

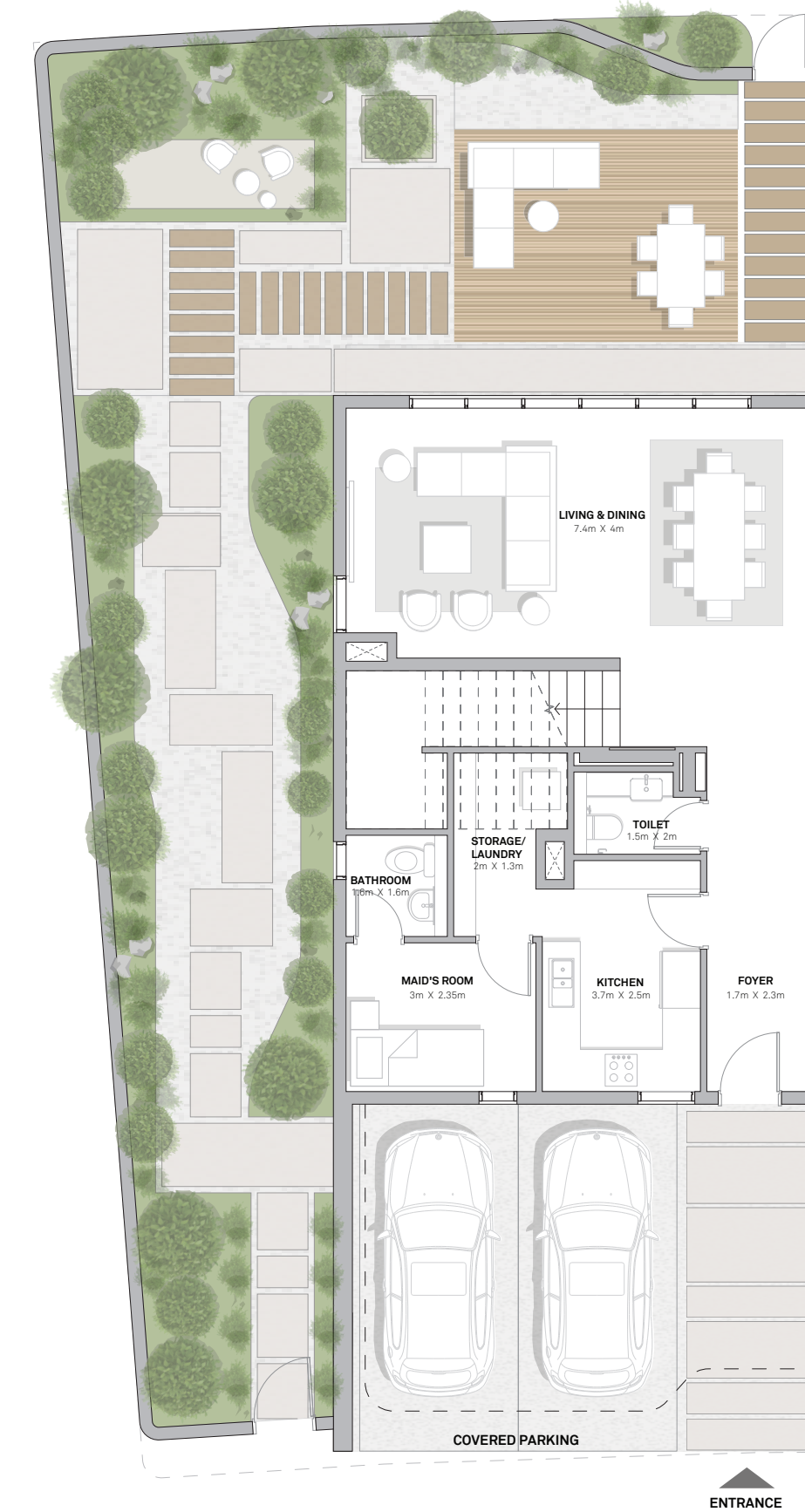
FIRST FLOOR

1,215 sqft

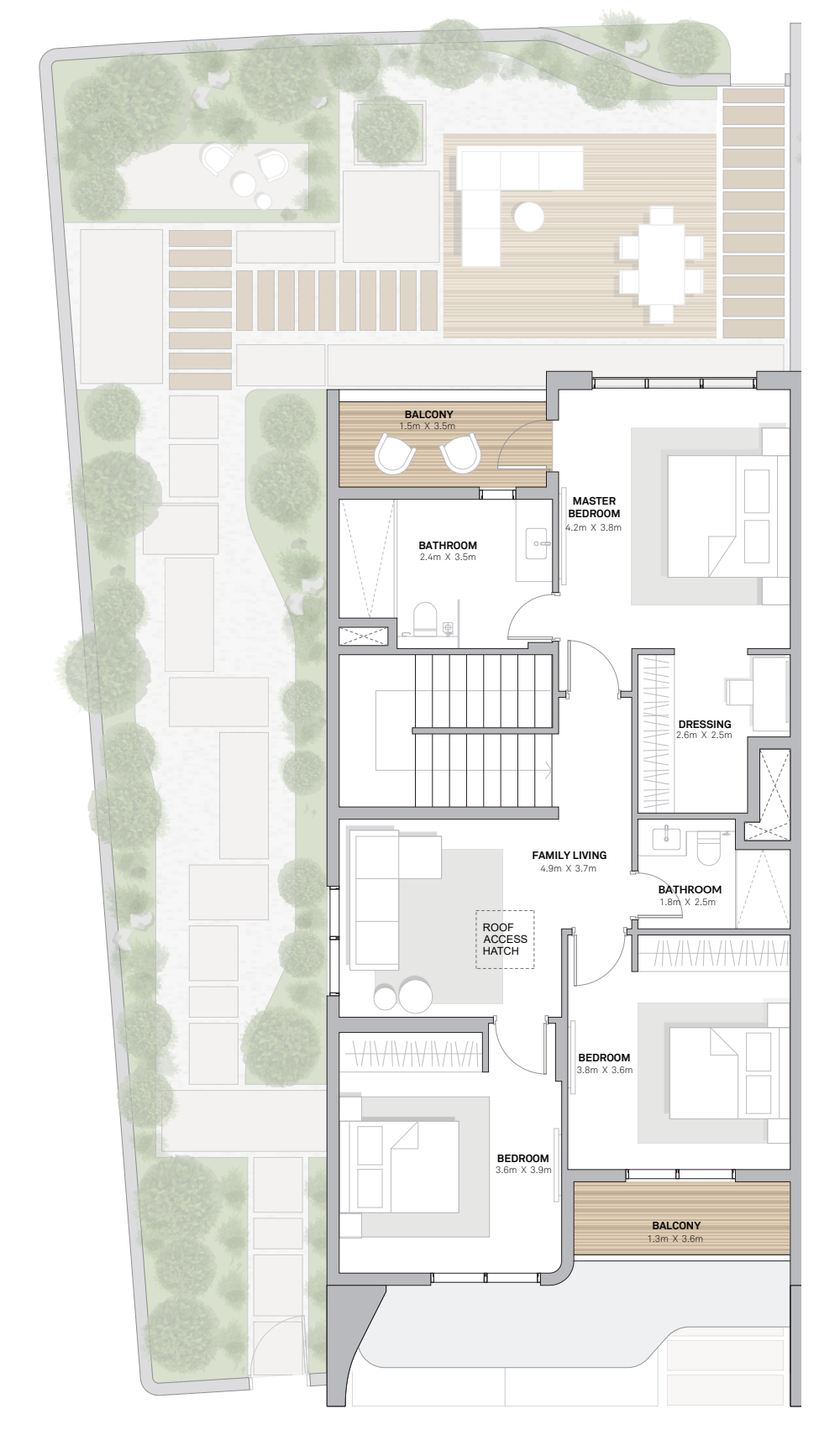
TOTAL

2,535 sqft

KEY PLAN



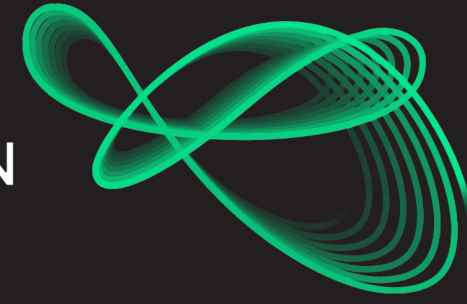
GROUND FLOOR



FIRST FLOOR

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# 3 Bedroom Townhouse

Extended Garden

GROUND FLOOR

1,320 sqft

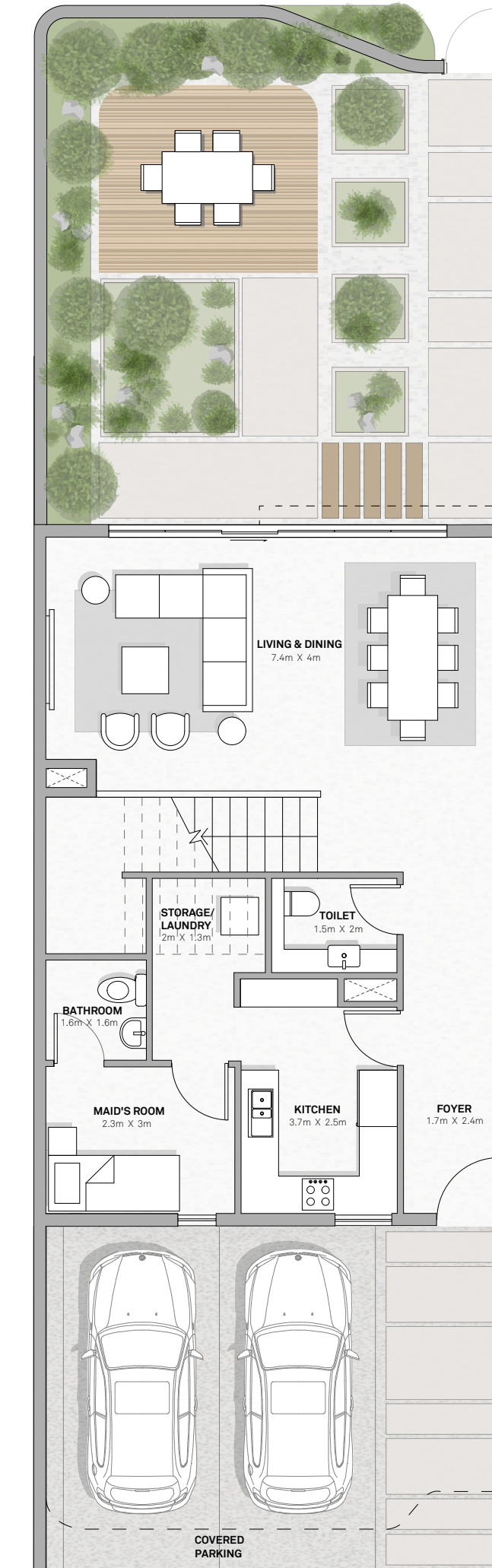
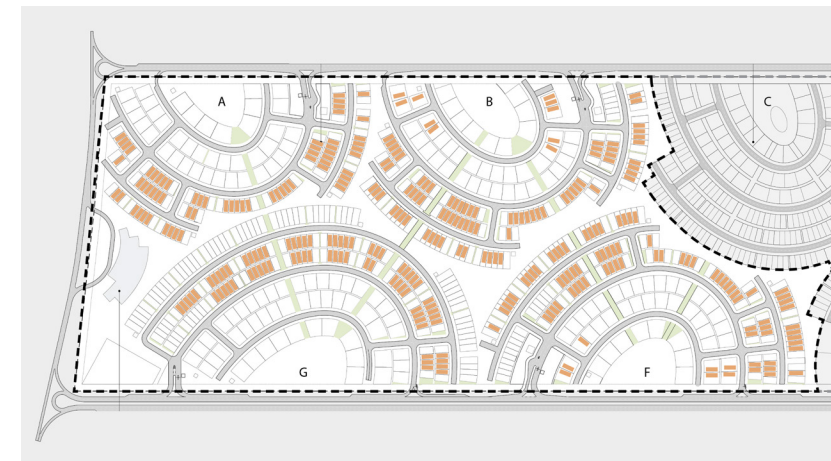
FIRST FLOOR

1,278 sqft

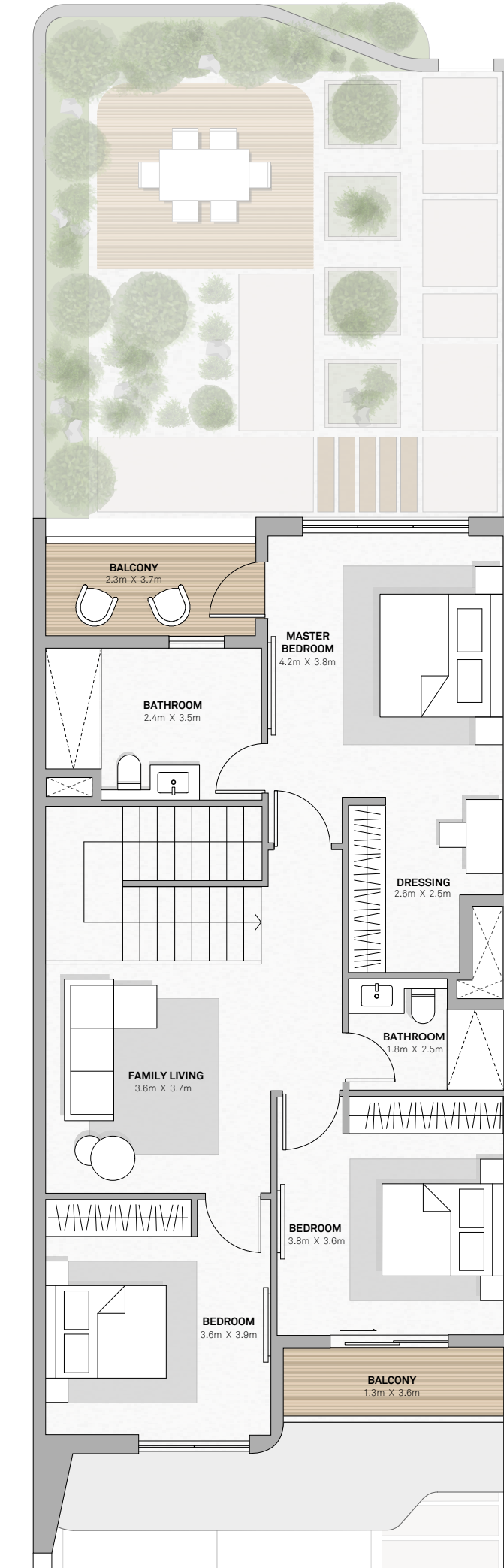
TOTAL

2,598 sqft

KEY PLAN



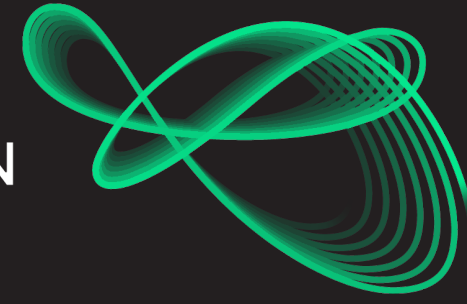
GROUND FLOOR



FIRST FLOOR

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# 4 Bedroom Townhouse

GROUND FLOOR

1,653 sqft

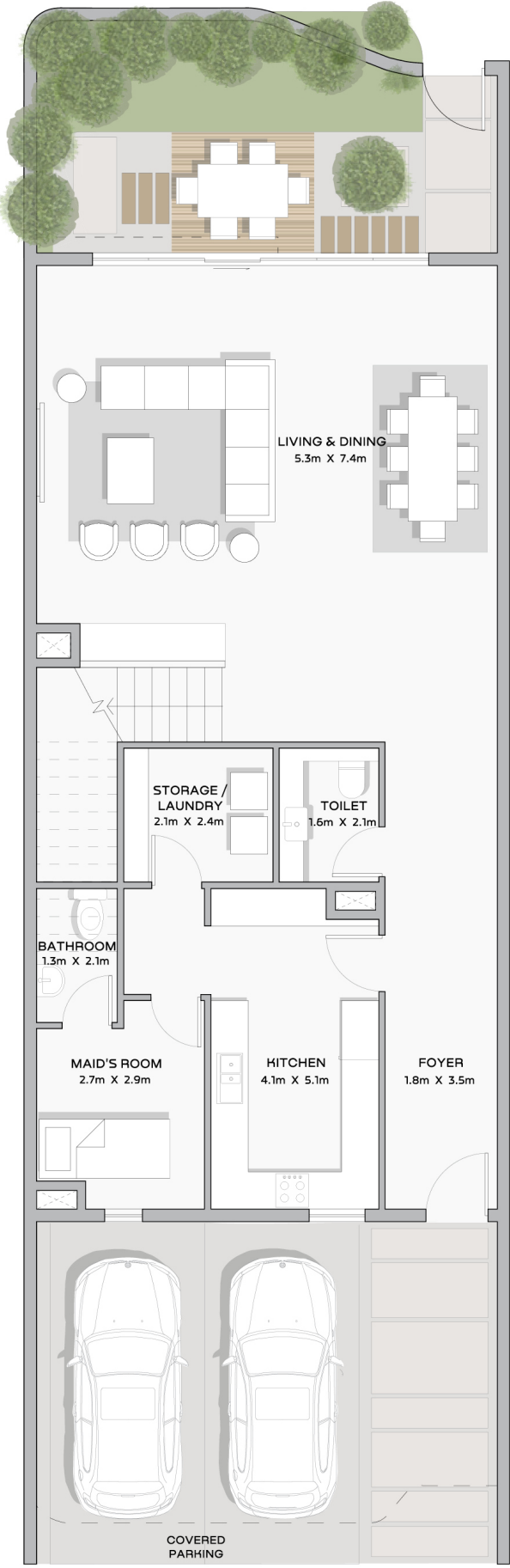
FIRST FLOOR

1,614 sqft

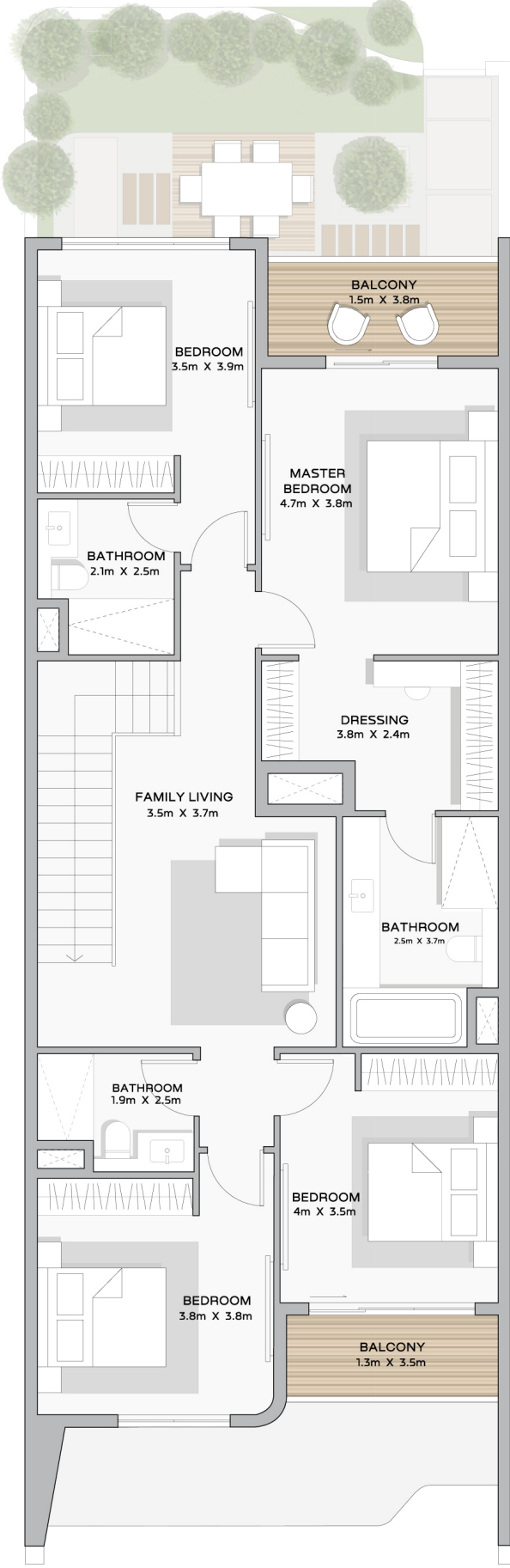
TOTAL

3,267 sqft

KEY PLAN



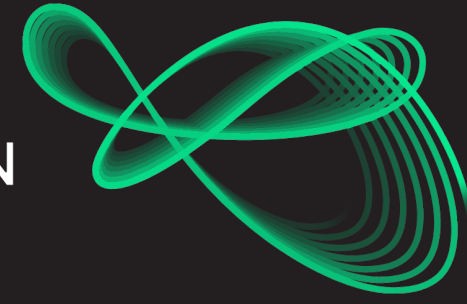
GROUND FLOOR



FIRST FLOOR

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# 4 Bedroom Townhouse

Left Corner Unit

GROUND FLOOR

1,695 sqft

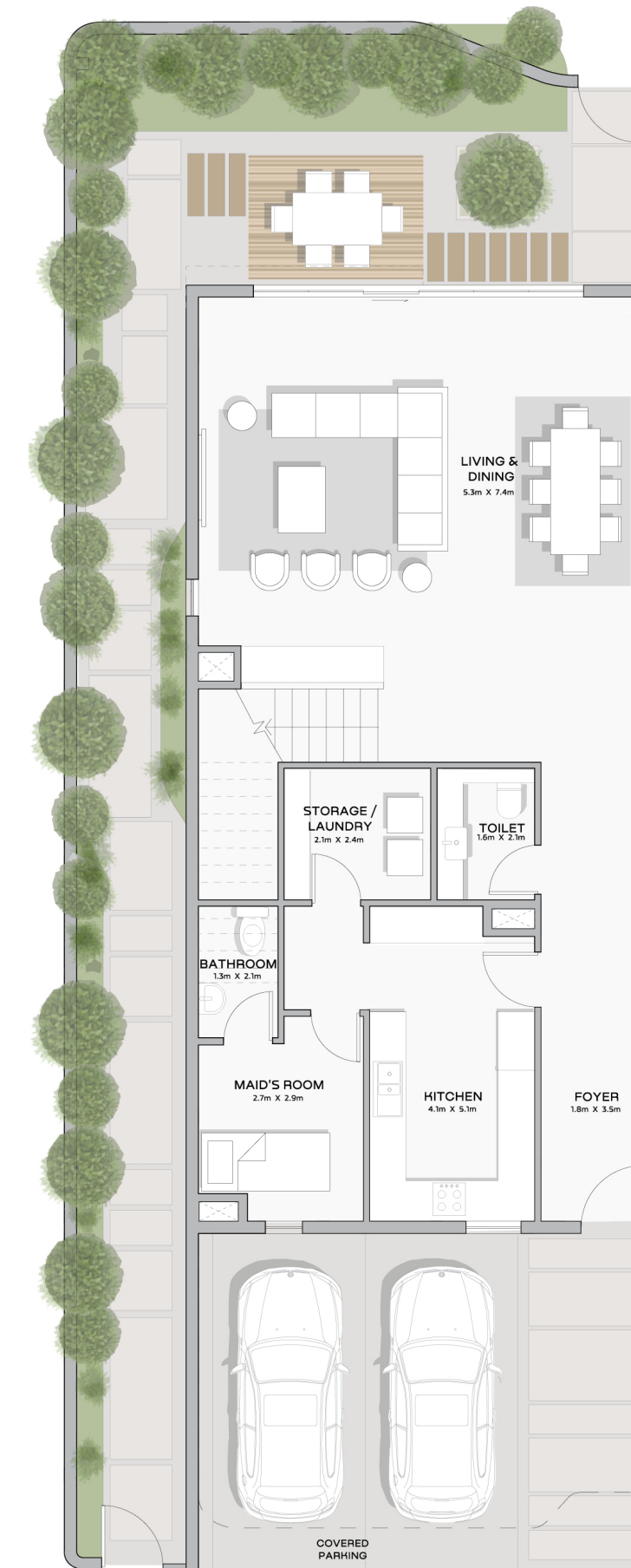
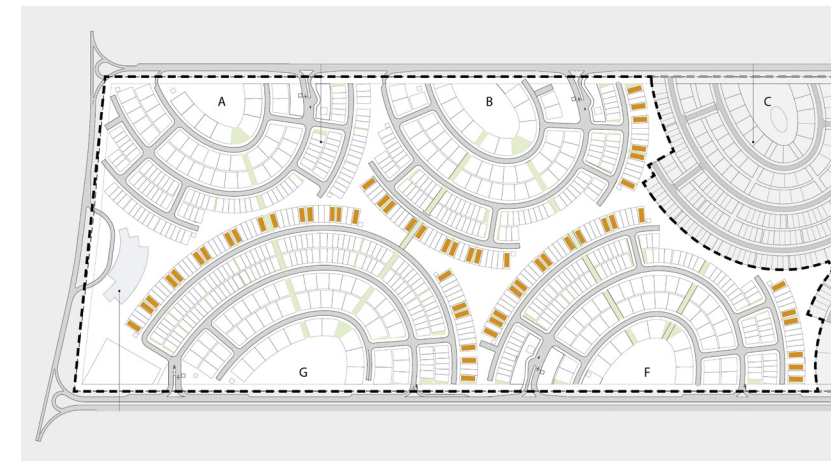
FIRST FLOOR

1,612 sqft

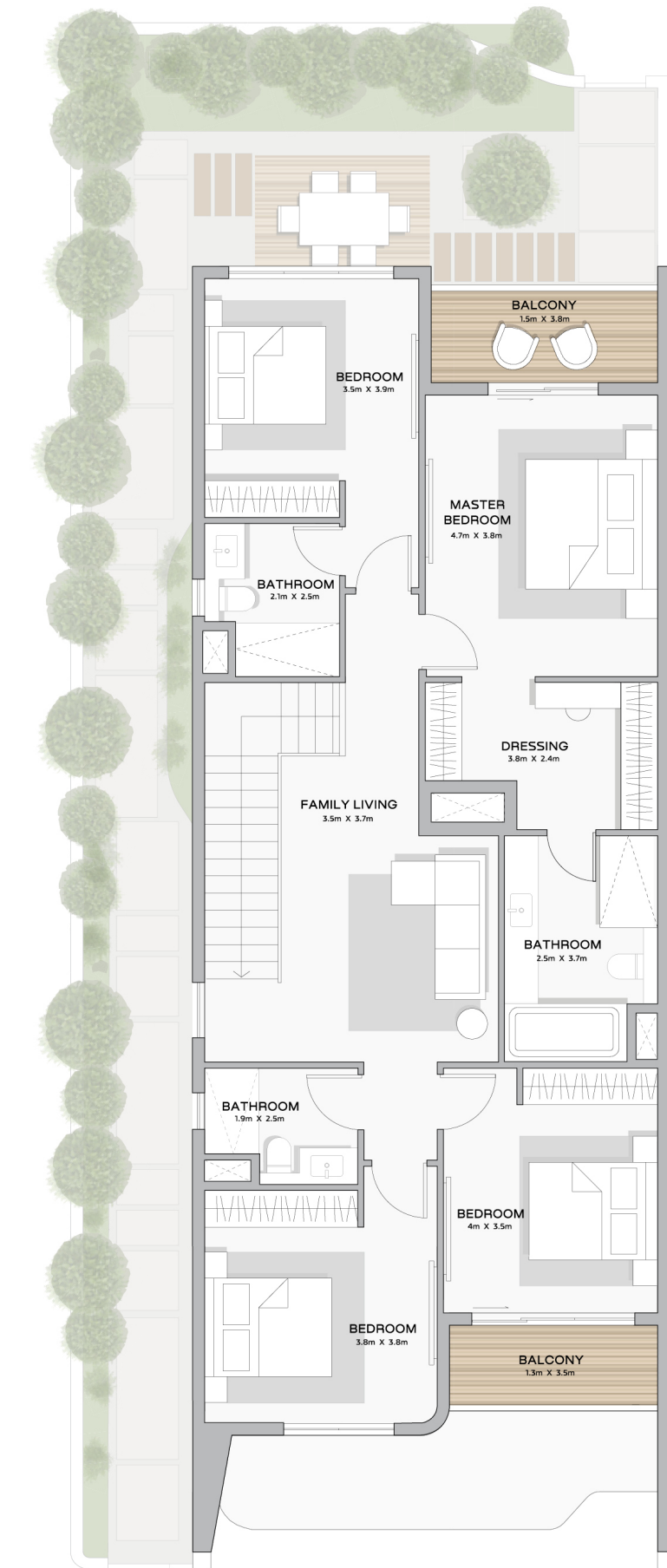
TOTAL

3,307 sqft

KEY PLAN



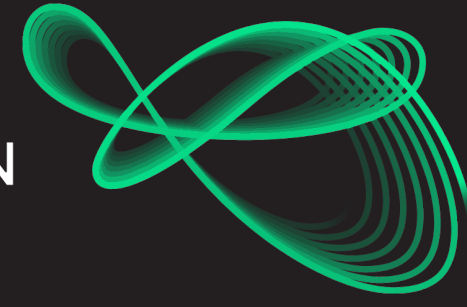
GROUND FLOOR



FIRST FLOOR

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# 4 Bedroom Townhouse

Right Corner unit

GROUND FLOOR

1,695 sqft

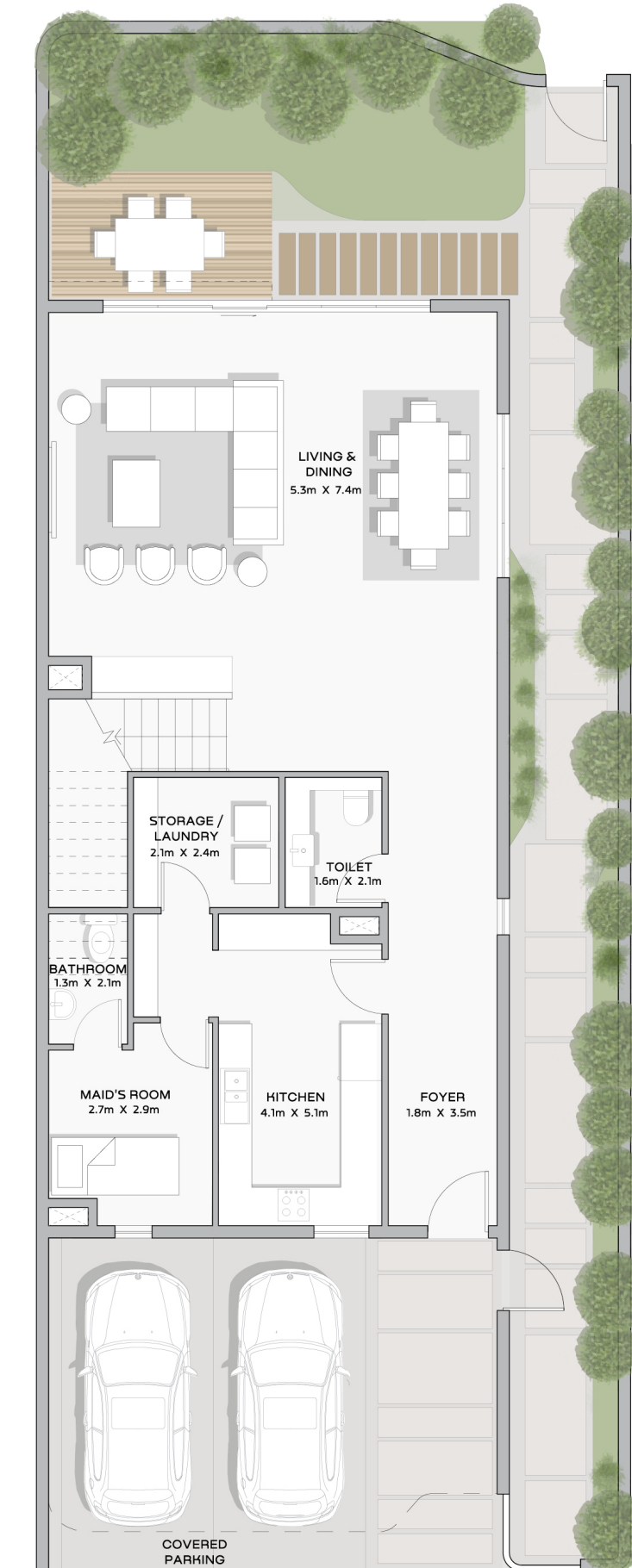
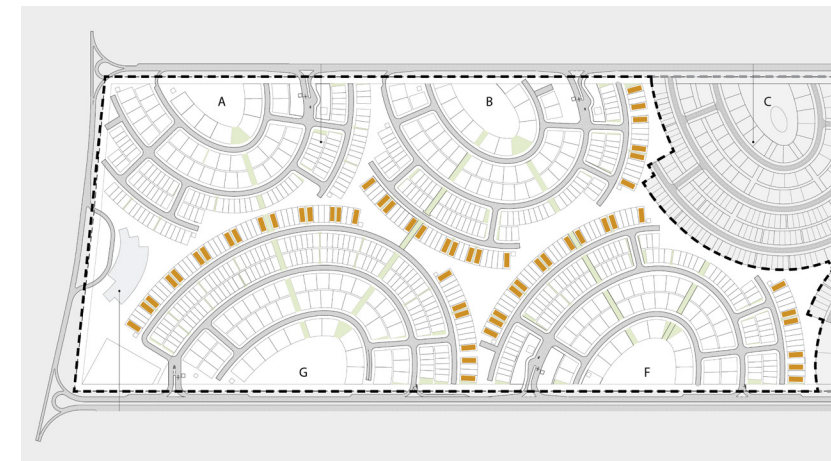
FIRST FLOOR

1,612 sqft

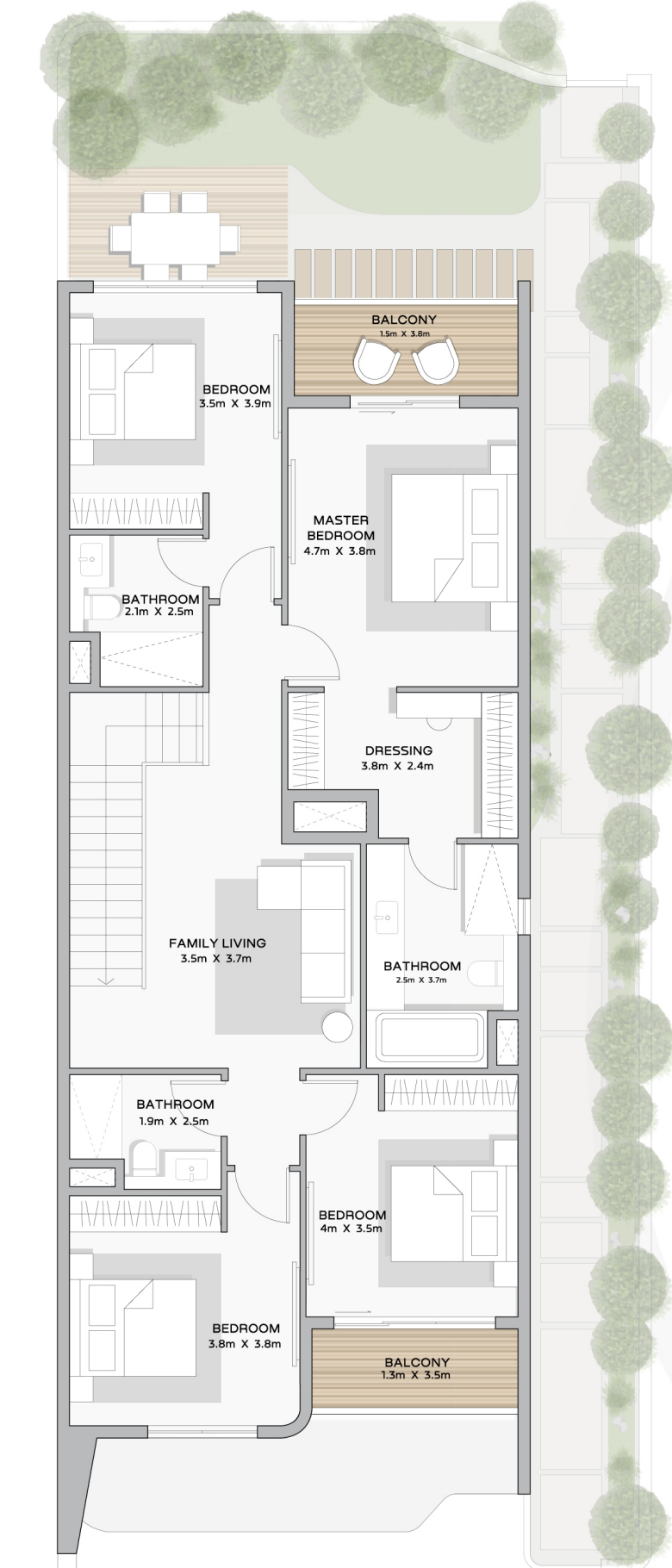
TOTAL

3,307 sqft

KEY PLAN



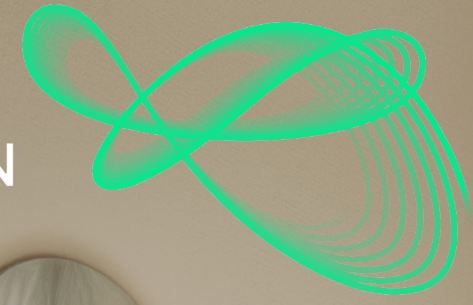
GROUND FLOOR



FIRST FLOOR

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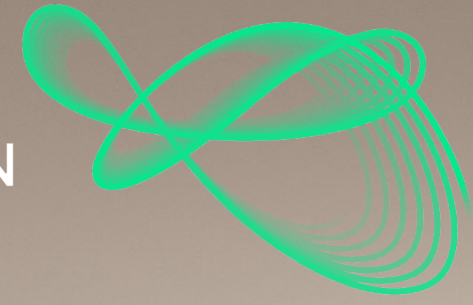


TOWNHOUSES

# Bedroom

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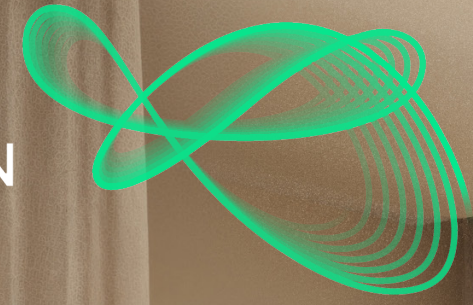


TOWNHOUSES

# Living Room

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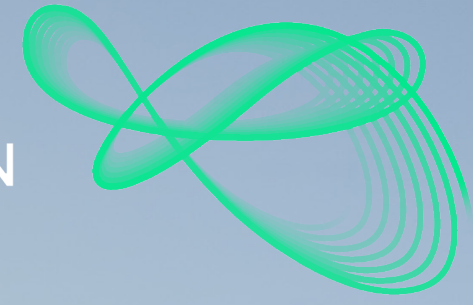


TOWNHOUSES

# Dining Room

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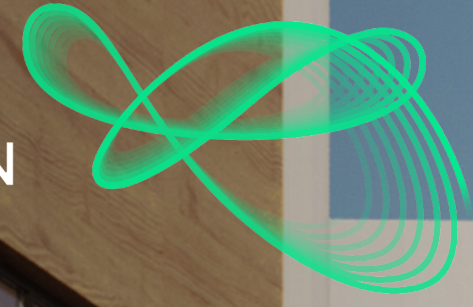


TOWNHOUSES

# Exterior Facade

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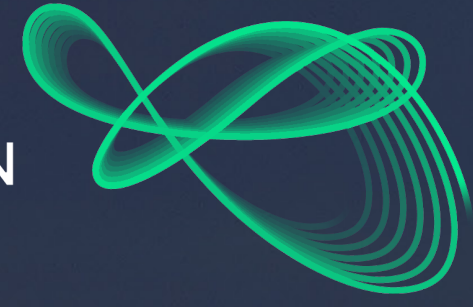


TOWNHOUSES

# Exterior Facade

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KHALID  
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# ABOUT THE DEVELOPER





ABOUT THE DEVELOPER

BEEAH is pioneering sustainability and inspiring innovation to empower humanity's future.

Through innovation, full-circle resource management, and digital transformation, BEEAH is addressing environmental challenges, deploying the latest technologies, and creating the roadmap for a smart and sustainable future. Renowned for groundbreaking environmental innovations and smart solutions, BEEAH operates across the United Arab Emirates, the Kingdom of Saudi Arabia, and Egypt, to create a better tomorrow for all.





BEEAH

ABOUT THE DEVELOPER

# KEY FOCUS AREAS

An Ecosystem of Innovations to Secure a Thriving Future for the Coming Generations



## Redefining Real Estate Developments

Khalid bin Sultan City is proudly developed by BEEAH, embodying the ethos of sustainable disruption. This city is marking a defining milestone in BEEAH's real estate journey, redefining possibilities for communities and cities of the future.

## Pioneering New Energy

By exploring new frontiers to meet the growing demand for power and to align with net-zero targets, BEEAH is achieving regional firsts in waste-to-energy, hydrogen production and solar innovation to fuel a sustainable future.



## Championing the Environment

Supported by a legacy of zero-waste milestones, BEEAH is keeping waste out of the natural environment and driving circularity through waste-to-value innovations that are bringing a future without landfills within reach.



## Improving Lives Through Healthcare

With a deepening commitment to enhancing quality of life, BEEAH is developing a hospital of the future, supported by a cutting-edge healthcare ecosystem, lush greenery and sustainability features to harness the healing power of nature and the latest in medical science.



## Unlocking Future Technology

By investing in digital ventures to unlock new possibilities across industries, BEEAH is pioneering solutions for logistics and trade, supply chain traceability, electric charging networks and sustainable data centers of the future.

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