SUKOON

BY SANZEN

Life in a perfect flow

SANZEN

A Foundation of Peace

Designed for how life actually feels.

Most developments are built to impress at first glance. Sukoon is designed to be lived in. Every space, every threshold, every view has been considered not for spectacle, but for the daily experience of calm, privacy, and genuine comfort. This is architecture with intention. A home that works with you, not against you.

Table of Contents

About Sukoon 05

Location 07

Masterplan Overview 11

Amenities 15

Floor Plans 32

Project Details 36

INTRODUCING

Sukoon by Sanzen

A quiet expression of luxury.

Defined by natural light, timeless materials, and thoughtful design, Sukoon creates spaces that feel effortlessly elegant, deeply serene, and beautifully enduring.

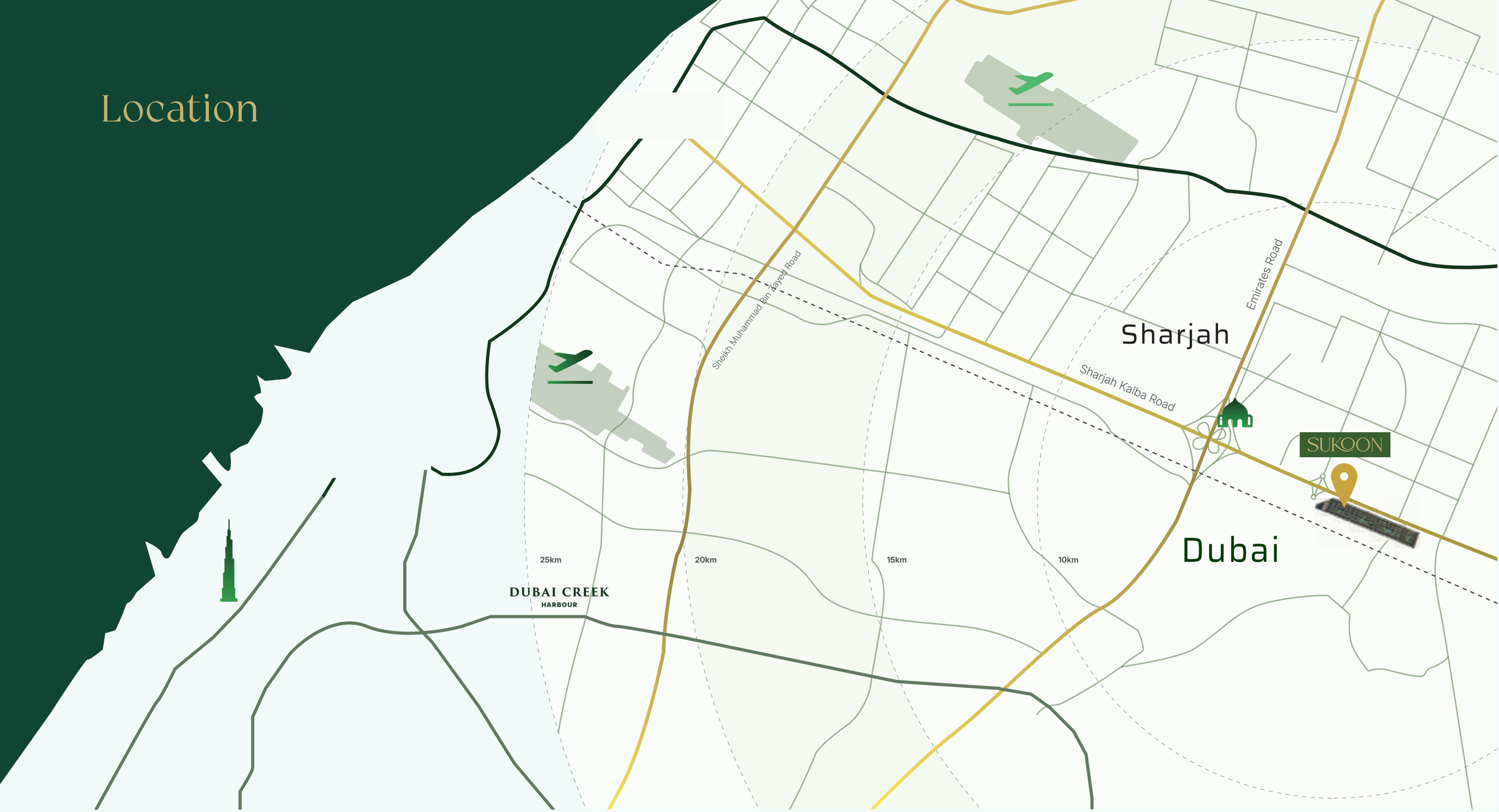
A residence where every element is meticulously composed to foster balance, inspire well-being, and celebrate the beauty of refined living.

At Sukoon, calm becomes architecture, and luxury finds its most natural form.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Location



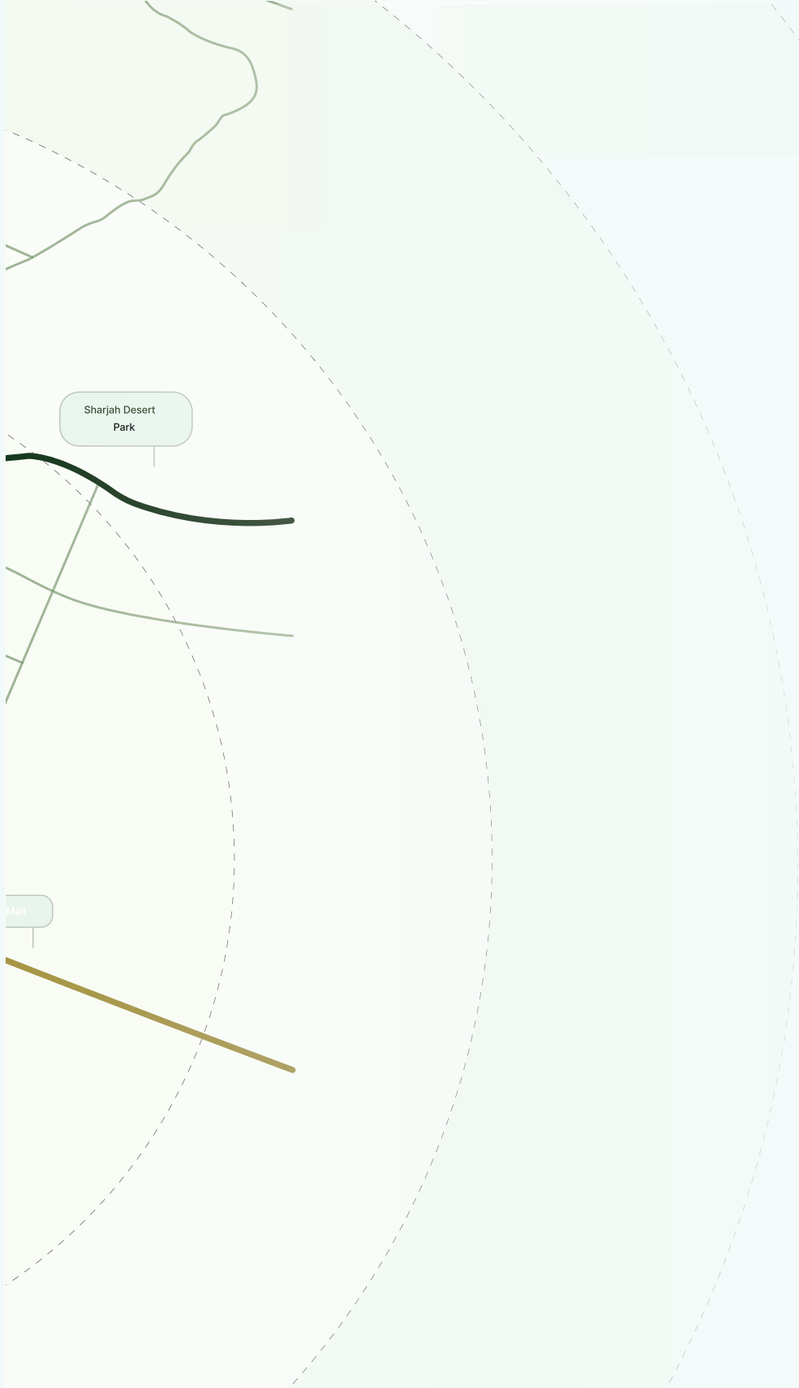
Sharjah Grand Masjid
5 Minutes

University City -Sharjah
10 Minutes

Dubai International Airport
35 Minutes

Burj Khalifa/ Downtown Dubai
35-40 Minutes

Sharjah International Airport
20 Minutes



Why Sukoon. why now?

PHASE 1: SOLD OUT

Sukoon phase 1 was fully subscribed ahead of construction completion — a clear signal that demand for this level of product, at this price point, in Sharjah, is real and growing.

PHASE 2: OPEN

Phase 2 is now open. the same community, expanded. The same standard, maintained. phase 2 is on schedule for completion by Q1 2029, with construction actively underway across the masterplan. Buyers purchasing now benefit from a 40/60 payment structure(multiple payment plans) that aligns the majority of payments with completion.

THE SHARJAH ADVANTAGE.

- Growing GDP per capita
- Stable currency
- Security
- Zero tax
- High investment returns
- Tourism
- Highly regulated
- Safe Haven

A peaceful sanctuary,
born from desire to life

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



Sukoon masterplan overview

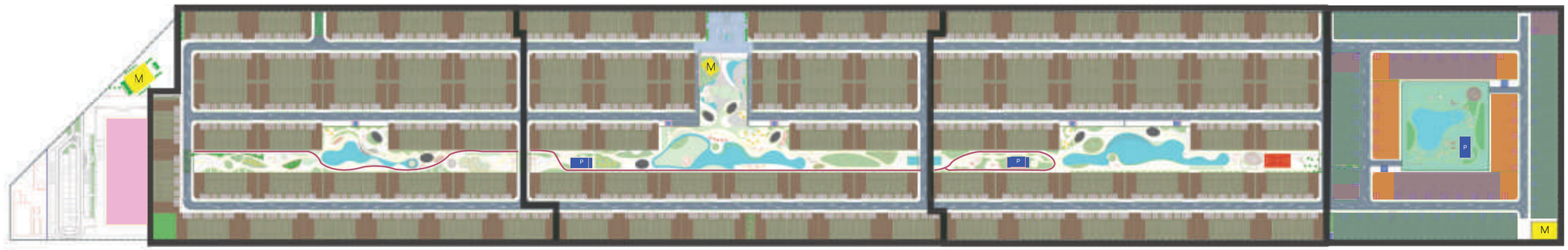
A masterplan shaped around wellness, movement, privacy, and everyday ease.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Step beyond the ordinary and into a world of calm, where every detail is designed to restore balance and elevate everyday living. At Sukoon, this is more than an entrance, it is the beginning of a lifestyle defined by serenity, privacy, and refined comfort.

3 BED | 4 BED | 5 BED | 6 BED | 7 BED

PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4



M Mosque

P Padel

Crystal Lagoon

Jogging Track

Basketball

Zen Mall

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Where water meets intention.

At Sukoon, the relationship between landscape and water is not decorative. It is sensory. Flowing pathways, still pools, and shade-filtered light come together to create an environment that actively restores calm. Step outside and feel the shift.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Amenities

- Meditation Pod (Silent Room)
- Breathwork Pod
- Digital Detox Pod
- Reading Pod
- Reflection Pod (Mirrored)
- Lagoon wellness Pods
- Massage Room
- Oxygen Pods
- Cryo/Ice Pod
- Sound therapy pod
- Yoga Pod (Small group)
- Silent work pod
- Art / Creativity pod
- Night Sky Pod
- Couple Pod

and more..









Oxygen pods



Kids play area



Padel court



Basketball court



Smart home system

More than a home - An intelligent sanctuary

Entrance

AI Family Recognition

Living

AI panel controller / Voice

Bedroom

AI mirror wardrobe

Dressing

AI transparent screen







Bathroom

AI touch panel (4 button)

Pool

AI pool heating system

Study area

AI automation control

Kitchen

AI Voice controller

SUKOON
BY SANZEN

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

A landscape of intention

Every element is placed with purpose, from the alignment of shade trees along walking paths to the placement of water features that carry sound inward from the street boundary outward. Sukoon's landscape is not a backdrop. It is a primary design material, worked with the same rigour as the architecture it surrounds.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Timeless form, refined simplicity

Defined by clean lines and balanced proportions, Sukoon's architecture embraces clarity and calm. Every façade is thoughtfully crafted to maximize natural light, creating a seamless connection between structure and serenity.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Living Room

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



Commanding presence quiet luxury.

Sukoon's interiors are defined by sculpted precision, warm restraint, and a sense of calm that never feels overdesigned. Natural light moves through each space with ease, creating homes that feel more generous, more composed, and more considered than their dimensions alone suggest.

Bedroom

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Bathroom



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Community Mosque

A place of reflection

Within the masterplan, spaces for worship and reflection are integrated with the same sense of dignity, calm, and accessibility that defines the wider community.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

The Zen Mall

Convenience, close to home.

At Sukoon, everyday essentials remain within easy reach. The community's retail offering supports a lifestyle of comfort and convenience without compromising the calm of the living environment.



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



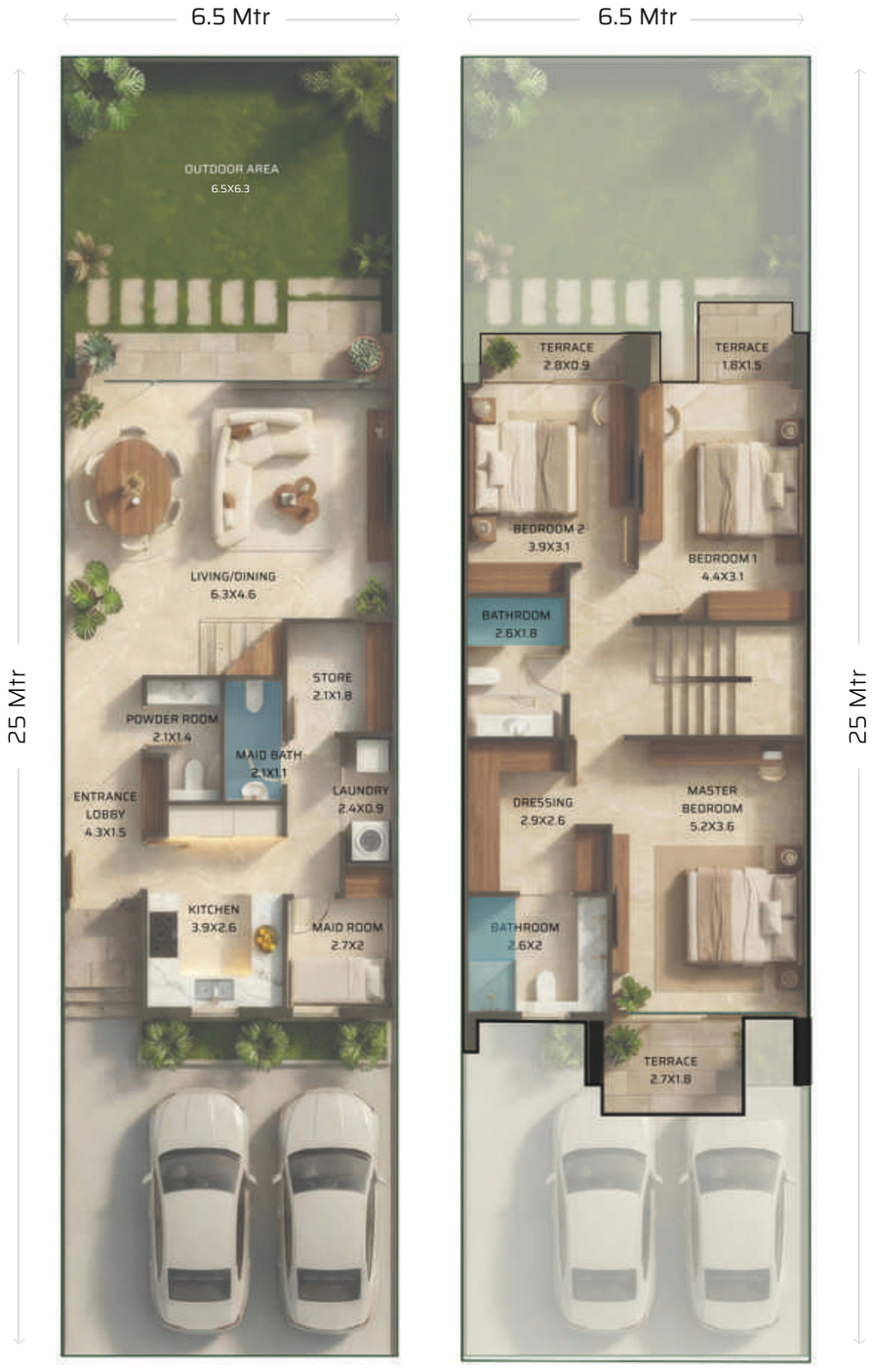
Peace of mind is not just a design principle at sukoon, it is a financial one

The 40/60 structure means the majority of your investment is tied to delivery, not promise. You are buying certainty.

FLEXIBLE PAYMENT PLAN

40/60

FLOOR PLANS



GROUND FLOOR FIRST FLOOR

3 BHK - TYPE 1

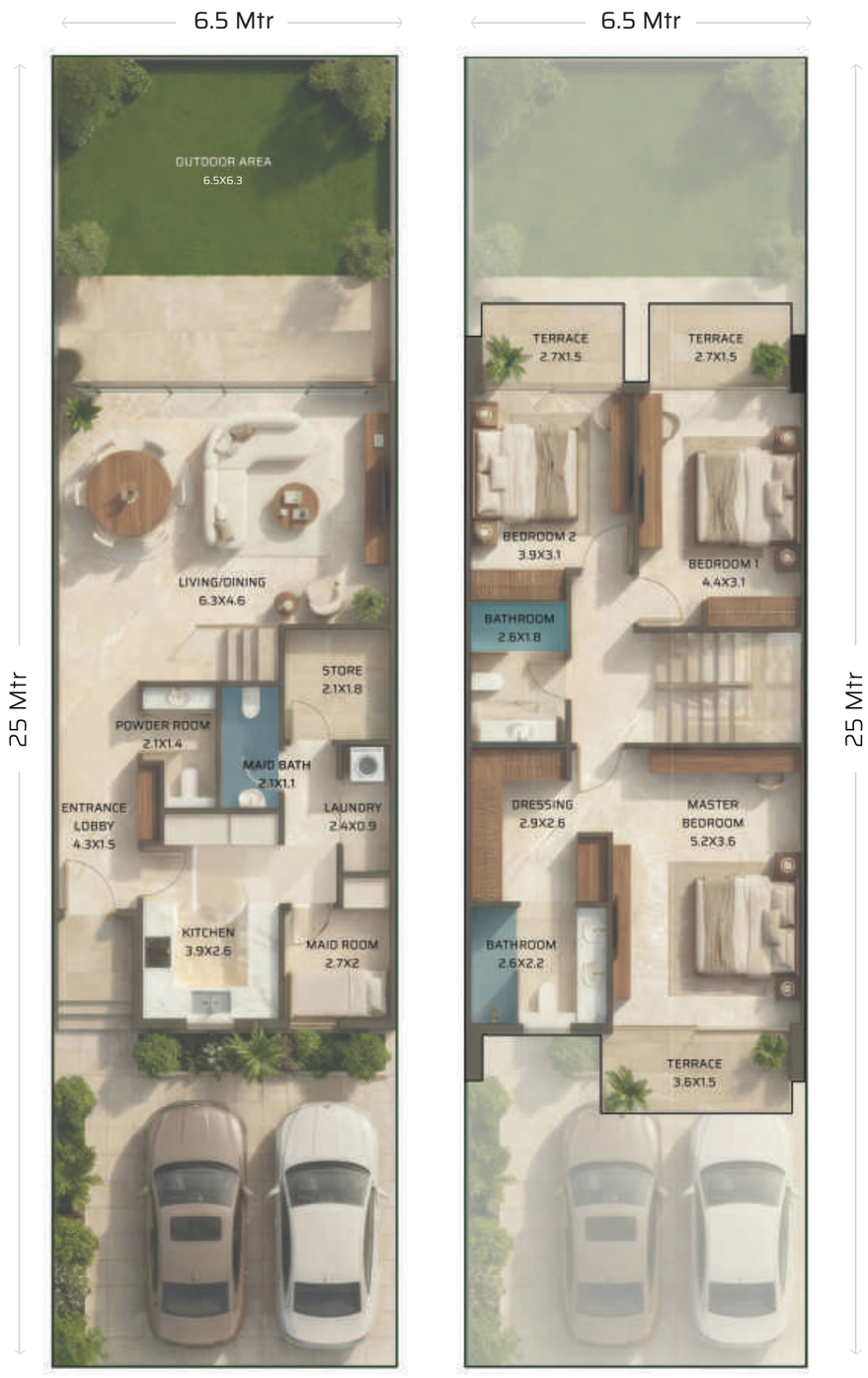
AREA	SQ.M	SQ.FT
LAND AREA	162.5	1748.9
GARDEN AREA	82.5	887.9
GROUND FLOOR	113.4	1220.5
FIRST FLOOR	94.7	1019.2
TOTAL AREA	208.1	2239.78

BEDROOMS	3
BATHROOMS	3
CAR PARKING	2
MAID ROOM	1

PHASE 1 PHASE 2 PHASE 3

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

3 BHK - TYPE 2



GROUND FLOOR

FIRST FLOOR

AREA	SQ.M	SQ.FT
LAND AREA	162.5	1748.9
GARDEN AREA	82.5	887.95
GROUND FLOOR	116.5	1253.8
FIRST FLOOR	97.3	1047.2
TOTAL AREA	213.8	2301.1

BEDROOMS	3
BATHROOMS	3
CAR PARKING	2
MAID ROOM	1

PHASE 1 PHASE 2 PHASE 3

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

4 BHK



GROUND FLOOR

FIRST FLOOR

AREA	SQ.M	SQ.FT
LAND AREA	262.5	2825.29
GARDEN AREA	167.6	1803.8
GROUND FLOOR	127.2	1369.05
FIRST FLOOR	106.5	1146.26
TOTAL AREA	233.7	2515.3

BEDROOMS	4
BATHROOMS	4
CAR PARKING	2
MAID ROOM	1

PHASE 1 PHASE 2 PHASE 3

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.

Built by Sanzen

Sanzen Project Management L.L.C. is a UAE-based real estate developer committed to a single standard: that the quality of a home should match the ambition of the life lived inside it. Sukoon is our flagship development, and Phase 1's sold-out reception is the clearest signal that this approach resonates. Sanzen develops with intention: limited phases, controlled quality, and a long-term view of what makes a community worth living in. We do not build volume. We build permanence.

MILESTONE	STATUS
Sukoon Phase 1	Fully sold out prior to completion
Construction commencement	Underway across masterplan
Sukoon Phase 2	Now open for reservations
Completion (Phase 2)	Q1 2029
Golden Visa eligibility	Yes — Qualifying investments eligible- Subject to the government terms and conditions
Developer	Sanad Investment & Developments by Sanzen Project Management L.L.C

Everyday Wellness, Redefined.

A community shaped around calm, movement,
and the quiet luxury of living well.

Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product" and "The images uses computer graphics technology (photorealistic rendering) to showcase the building and apartment's design, including the façade, elevations, and interiors. All furniture, lighting, finishes, facade and art shown are for marketing purposes only. All contents in these images are for illustrative purposes only and subject to change.



SUKOON

BY SANZEN

Life in a perfect flow

SANZEN

WWW.SANZEN.AE | 800-ZENN(9366)