REYWAN

Your Land. Your Vision. Your Legacy.

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Backed by decades of expertise across the UAE, Al Marwan Developments introduces Reywan; a thoughtfully planned land community designed for those seeking the freedom to build, grow, and shape their own living experience.

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Drawing on the strength of Al Marwan Group's diversified portfolio, Reywan offers a well-structured residential environment where intelligent master planning, flexibility of use, and long-term livability form the foundation of enduring value. Conceived with an end-user-centric approach, Reywan creates a harmonious setting where ownership starts with freedom and evolves into a place to belong.

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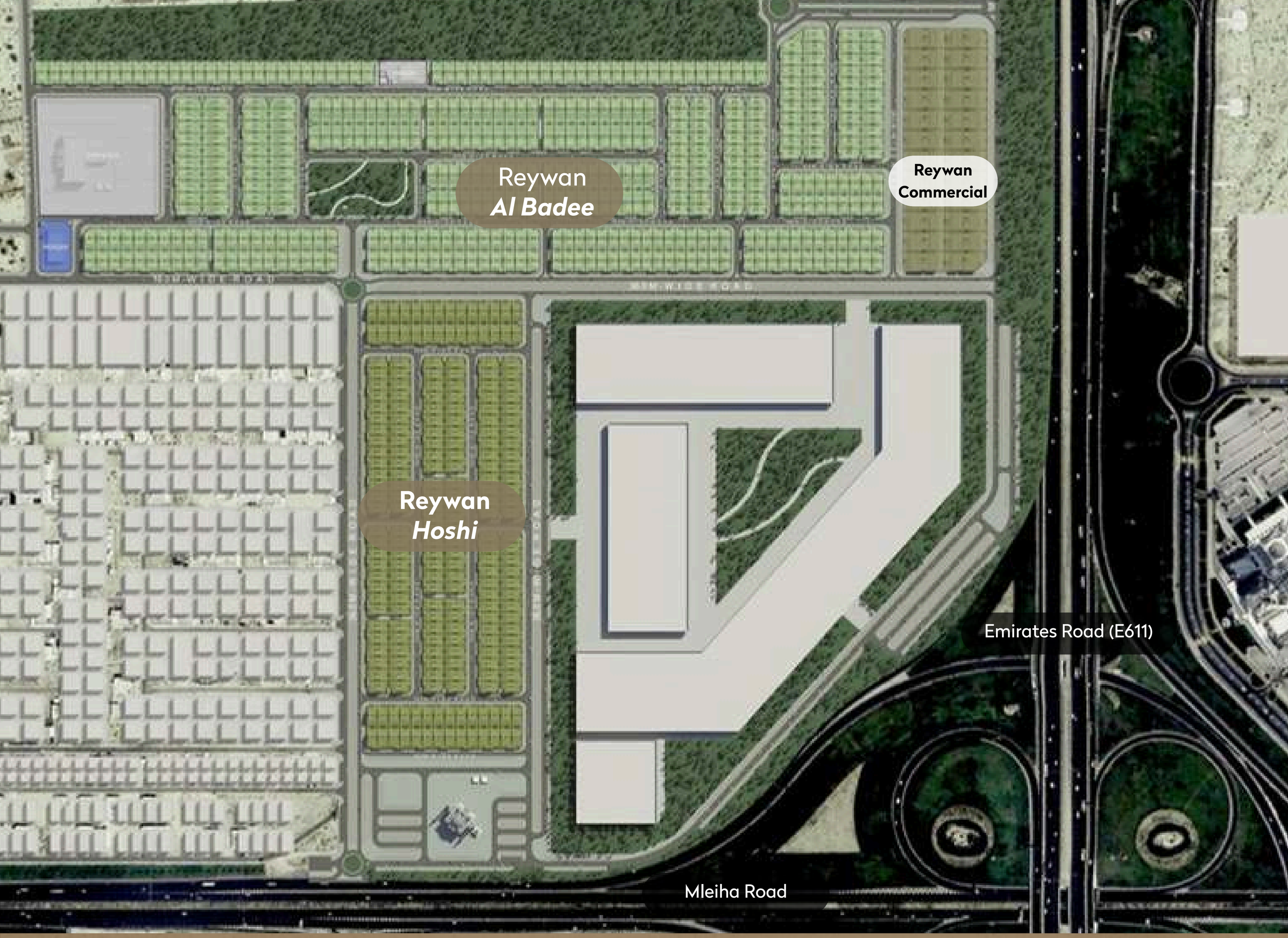
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Reywan is a growing residential community offering exclusive plots in one of Sharjah's prime locations. Designed for families and long-term investors, Reywan is built around one clear principle: ownership with flexibility.

Here, buyers are not purchasing a predefined product they are securing land that allows them to build when they choose, design freely, and plan for the future on their own terms.

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Community Features & Amenities

- 10 mins to University City
- 10 mins to Sharjah Airport
- Direct access to Mleiha Road
- Direct access to Emirates Road (E611)

- Residential Plots from 4120 sq.ft
- Villa Building permits :
  - Reywan Hoshi – Ground+1st floor+50% of the roof (G+1+50%)
  - Reywan Al Badee – Ground+1st floor (G+1)
- Mosque
- Retail & Showrooms
- Internal Road Network
- Community Park
- Two entry and exit points with direct access to E611 between Dubai and Sharjah border and Mleiha Road

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Reywan moves beyond rigid urban grids to create a community that supports individuality and personal expression. Its organic layout enhances privacy, reduces through-traffic, and creates a more human-scale neighborhood experience allowing each owner to design a home that reflects their lifestyle and vision.

This flexibility, combined with privacy and strong future growth potential, positions Reywan as a confident, future focused investment within a calm suburban setting.

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Peaceful Living, Perfectly Connected

Set in a tranquil part of Sharjah, Reywan offers peaceful living with open views and low-density surroundings, while remaining seamlessly connected to the rest of the Emirates.

Two dedicated entry and exit points provide direct access to:

- Emirates Road (E611) toward Sharjah–Dubai borders
- Mleiha Road and key Sharjah destinations

This allows owners to enjoy a calm residential environment without compromising accessibility or long-term value.

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A central park runs through the heart of the community, forming a continuous green corridor that enhances walkability, daily well-being, and visual openness adding long-term livability to land ownership.

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The masterplan encourages architectural freedom while maintaining cohesion, ensuring that every villa contributes to a refined and evolving residential environment rather than uniform repetition.

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SHJ AIRPORT

AL DHAID ROAD

KHALID BIN SULTAN CITY

HAYYAN

SHARJAH

UNIVERSITY CITY

06 MALL

TILAL CITY

HAWA RESIDENCE

MASAAR

HOSHI

REYWAN

SHARJAH MOSQUE

MLEIHA ROAD

ALTAY HILLS

E611 ROAD

AL KHAWANEEJ

DUBAI

DISCOVER THE ***CONNECTIVITY***



Reywan *Commercial,* anchors the eastern side. Designed to allow the developments of retail and showroom consisting of Ground, Mezzanine and 1st floor (**G+M+1**).

Reywan Al Badee, designed to allow the development of villa ground and 1st floor (**G+1**) in a tranquil, green setting with convenient access to major roads.

Reywan Hoshi, designed to allow the development of villa ground, 1st floor and 50% of the roof (**G+1+50%**) buildable area and strong connectivity across the community.

Clear Land Plots. Flexible Possibilities.

Reywan offers clearly defined plots that allow owners to visualize and plan their future home from day one. Each plot is designed to maximize build efficiency, accessibility, and long-term appreciation while giving owners full control over design, layout, and construction timing.

There are no imposed architectural styles and no mandatory build deadlines. Owners are free to build anywhere within their plot, at any time, ensuring a transparent and confident land ownership experience.

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Invest Smart. Build Freely.

Reywan offers secure land ownership in a peaceful and increasingly prestigious environment, supported by rising demand, where limited availability reinforces long-term value.

Whether you choose to build now, later, or hold for appreciation, Reywan allows you to enter a community where ownership means freedom, value is driven by scarcity and quality, and every plot is a long-term asset shaped entirely by its owner.