

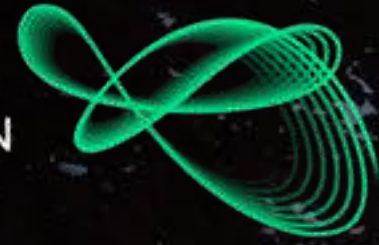
A FUTURE TO CALL HOME




KHALID
BIN SULTAN CITY

A DEVELOPMENT BY
BEEAH 

KHALID
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CITY



A Climate-Smart, Sustainable City of the Future.

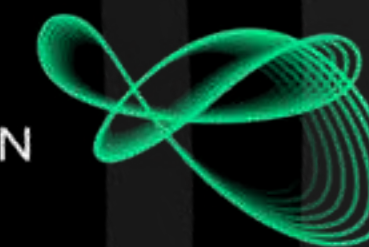
Khalid Bin Sultan City embodies the next era of urban living. Strategically located in Rodhat Al Sidir, Sharjah, and well-connected to all Emirates through Al Dhaid Road and Khorfakkan Road, the city unites living, business, and lifestyle within a visionary masterplan.

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.

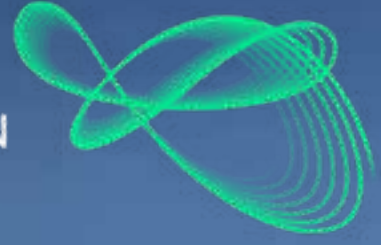
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Discover
New Ways
of Living...

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Refined Living. Designed for **You.**

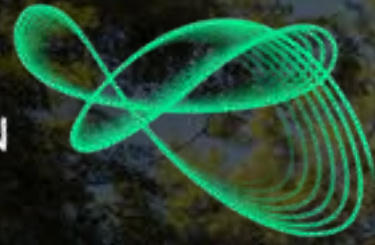
Experience elevated living in a community defined by bespoke design, generous spaces, and a deep connection to wellbeing. Khalid Bin Sultan City is the home of active optimists, those who aspire to live consciously, surrounded by beauty, balance, and innovation.

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An aerial night-time rendering of a city masterplan. The city is built on a curved, elongated landmass. The architecture is characterized by numerous circular and semi-circular buildings, interconnected by a network of roads and walkways. The scene is illuminated with a warm, golden light, highlighting the intricate layout and the surrounding greenery. The overall aesthetic is modern and futuristic.

THE MASTERPLAN

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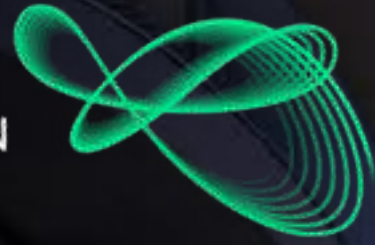


THE MASTERPLAN

**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.

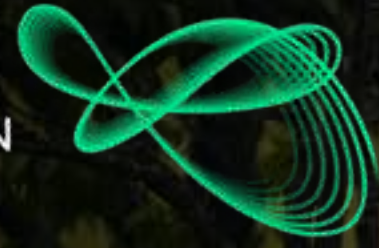
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DESIGN & COMFORT

Thoughtful layouts maximize space, natural light, and ventilation, while sound insulation and sustainable materials ensure lasting comfort and serenity. The architecture is not only striking but also deeply functional, enhancing everyday living through intelligent design.

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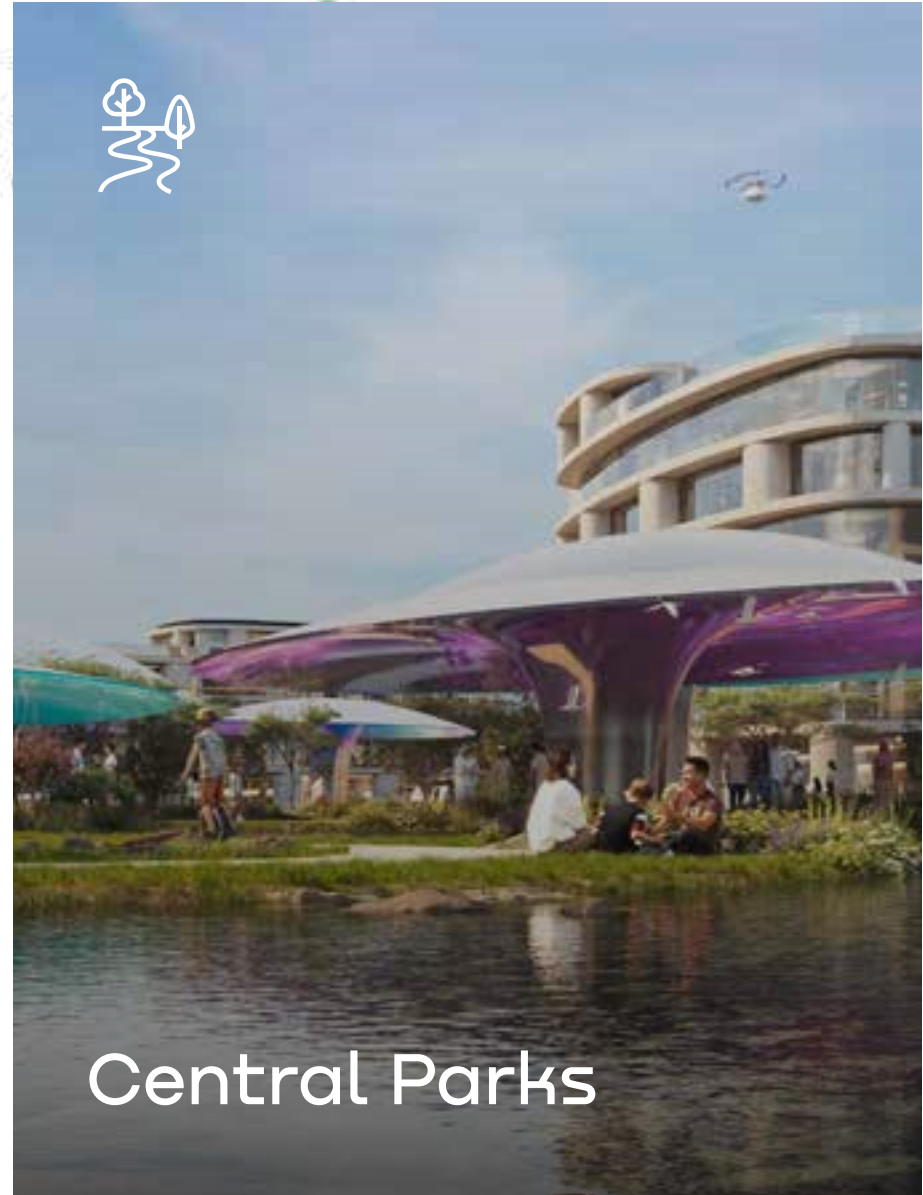


COMMUNITY & WELLBEING

Landscaped parks, jogging tracks, shaded walkways, and playgrounds foster relaxation, wellbeing, and connection. These spaces are designed to encourage active lifestyles and meaningful interactions, creating a vibrant and inclusive urban experience.

An architectural rendering of a modern building complex. The scene features a large, multi-story building with curved balconies and glass facades. In the foreground, there is a pond with a large rock. A series of colorful, curved canopies in shades of purple, blue, and green are supported by thin columns, creating a walkway. People are seen walking and sitting on the grassy areas. The sky is a clear, light blue.

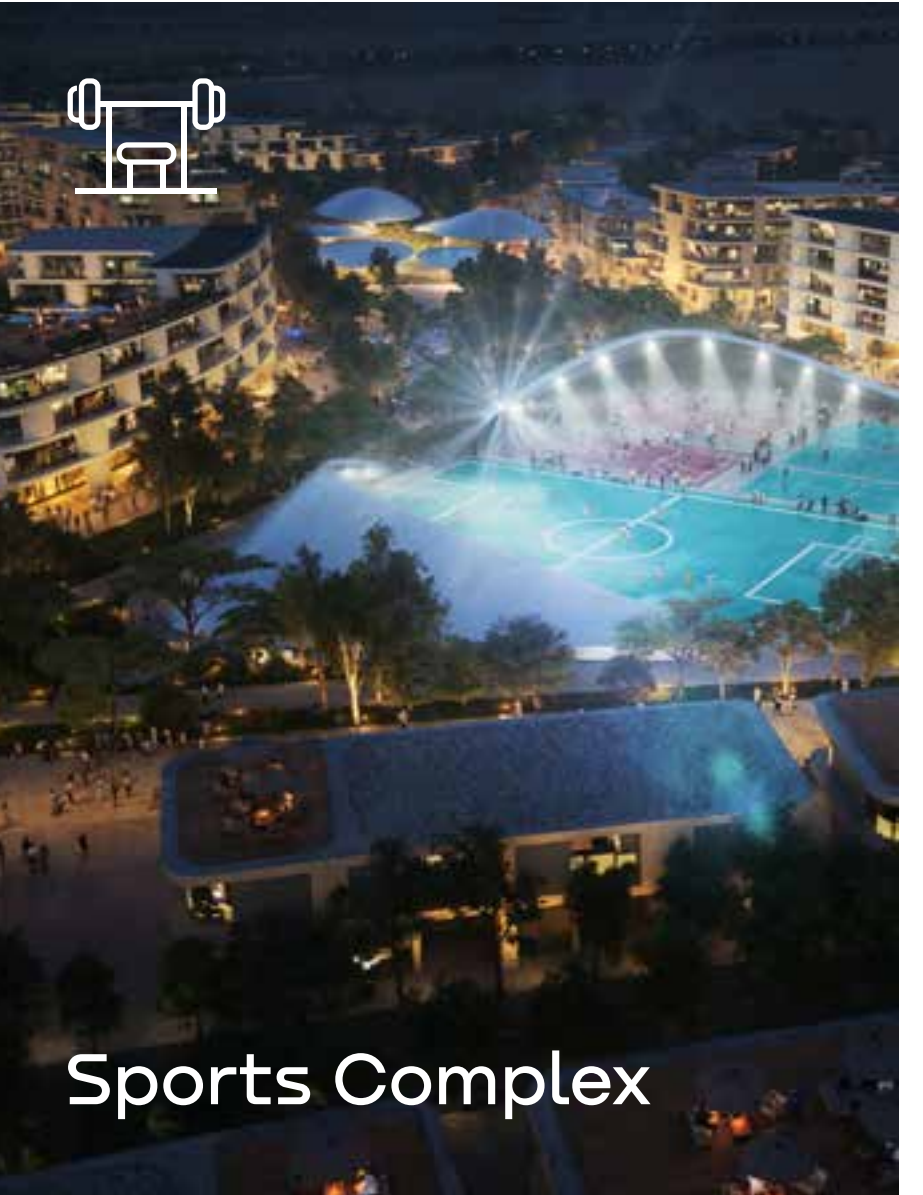
SIGNATURE ELEMENTS



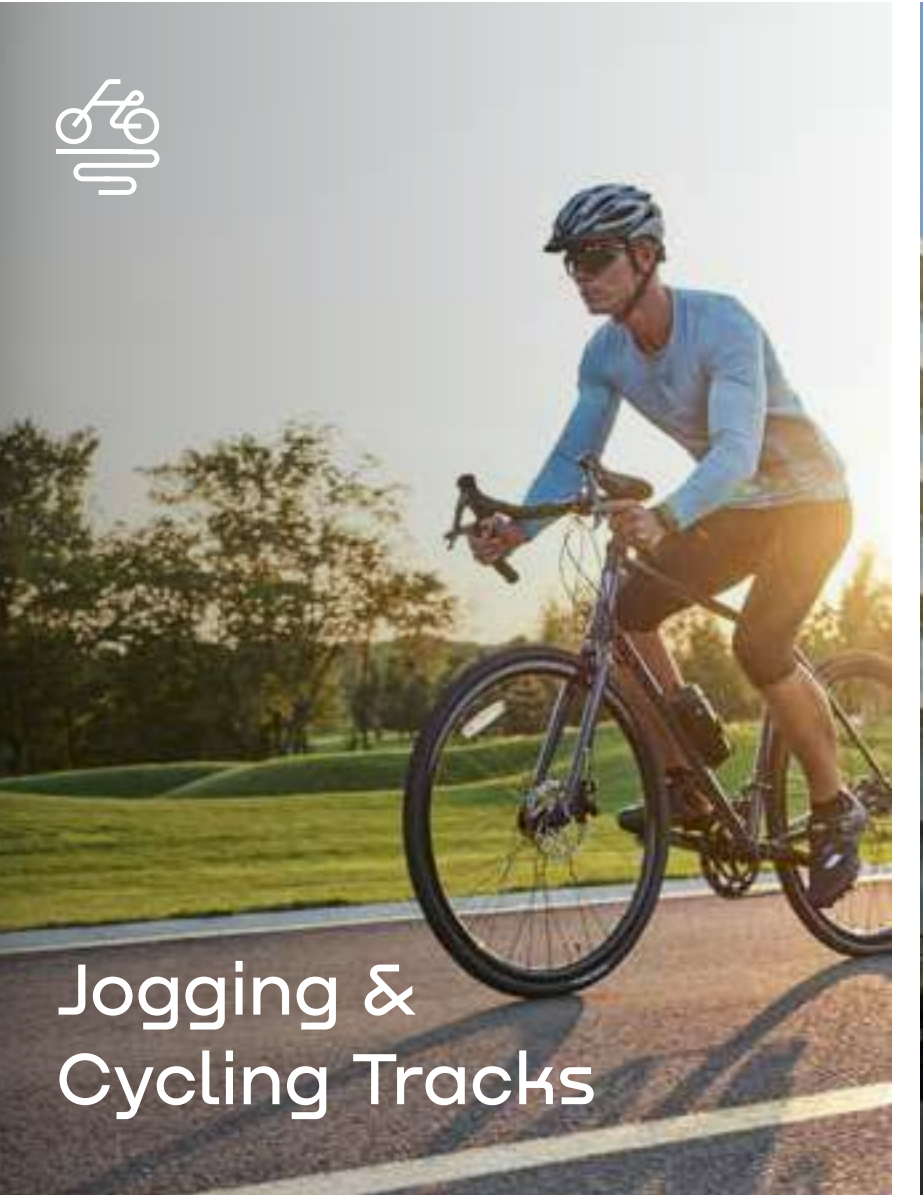
Central Parks



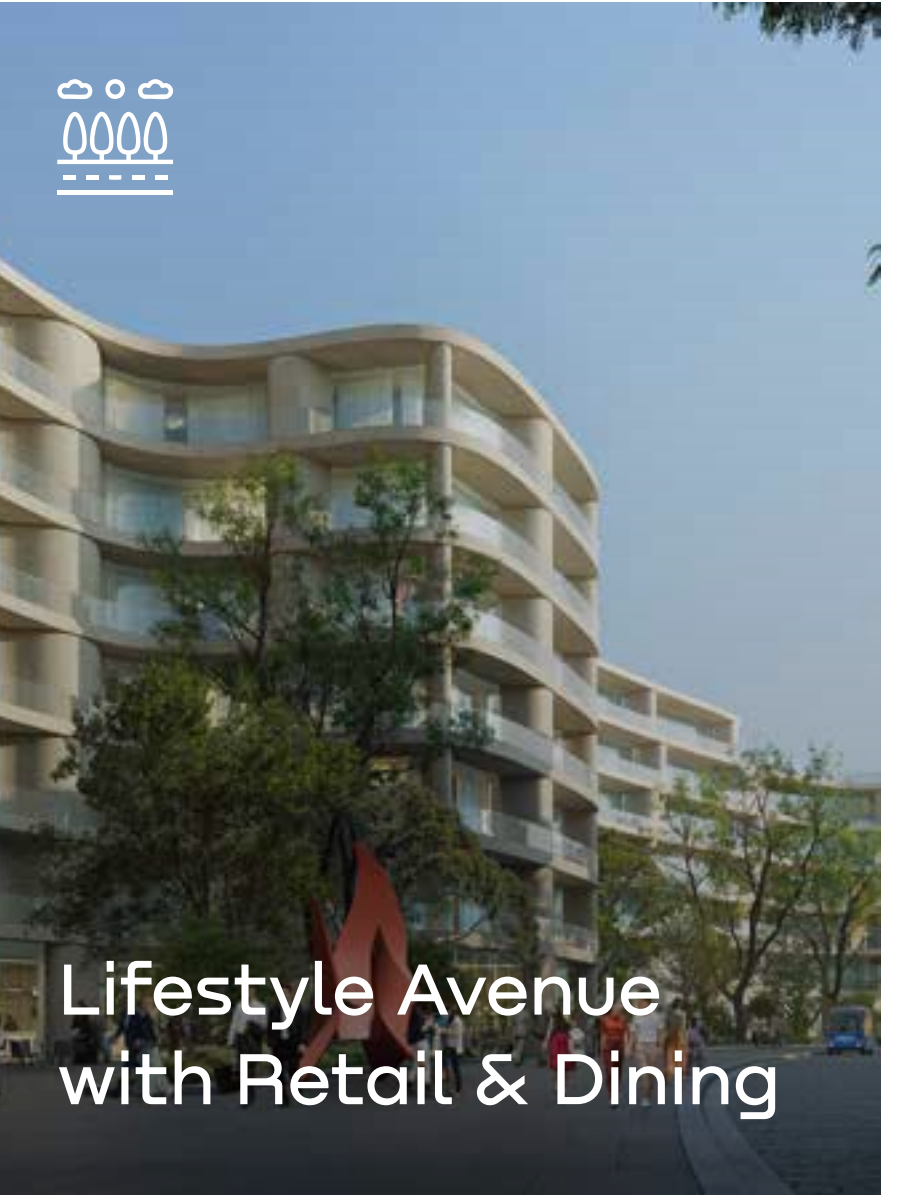
Gyms



Sports Complex



Jogging & Cycling Tracks



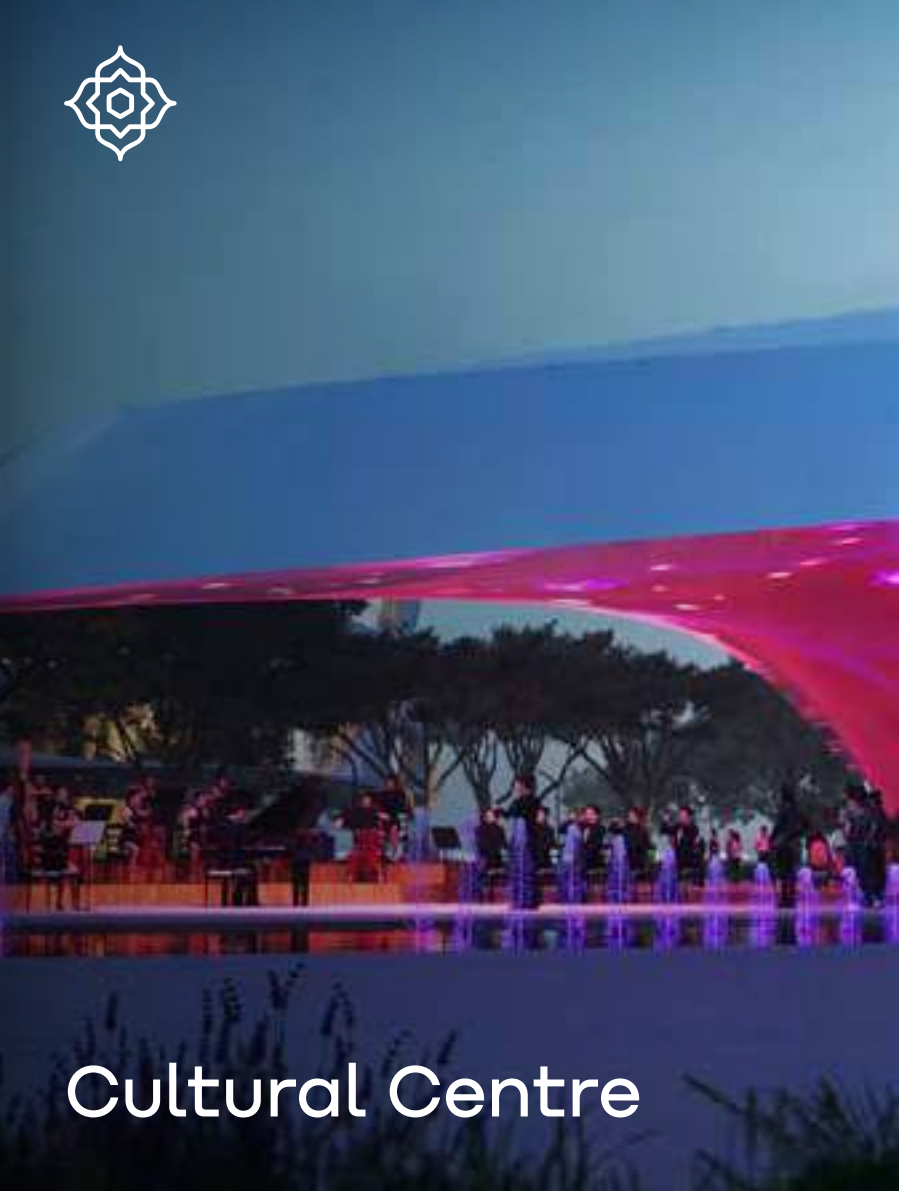
Lifestyle Avenue with Retail & Dining



Swimming Pools



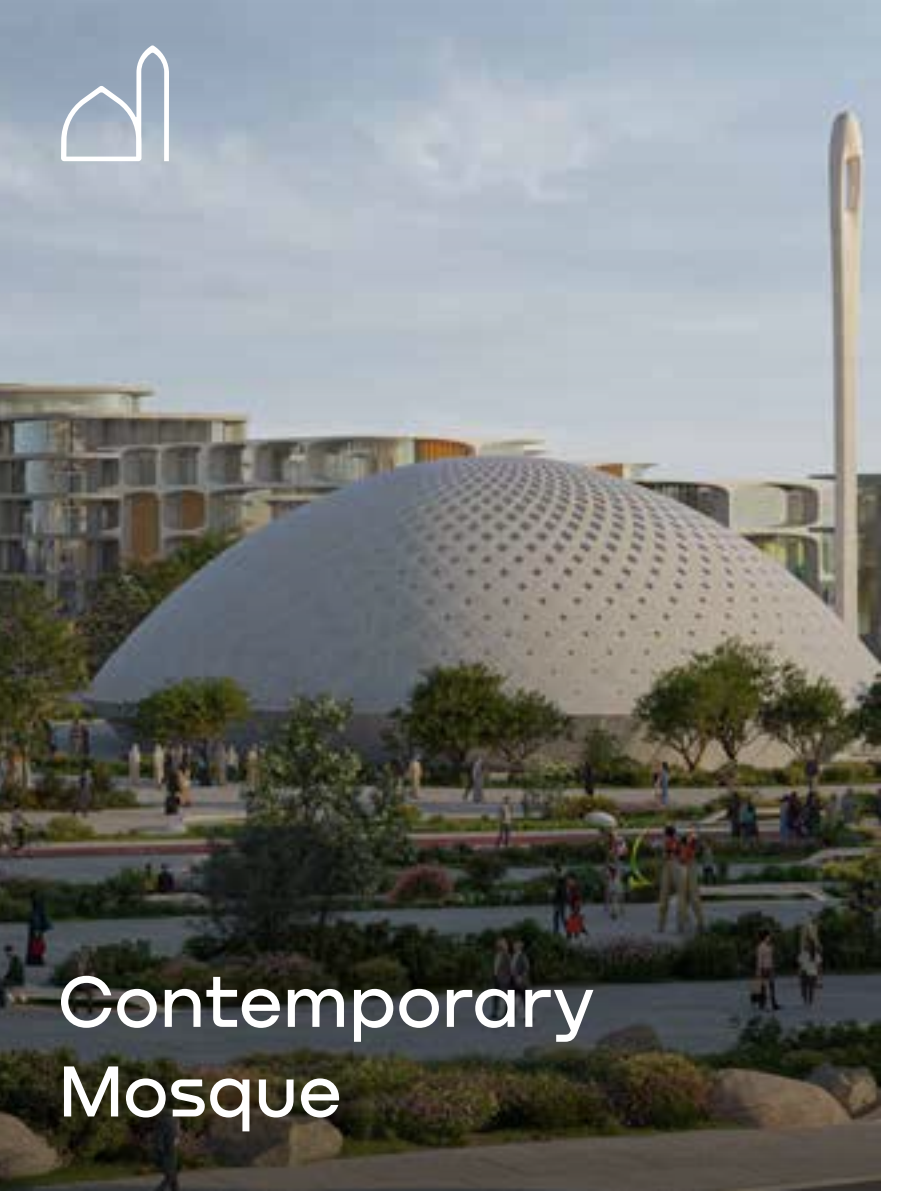
Community Centres



Cultural Centre



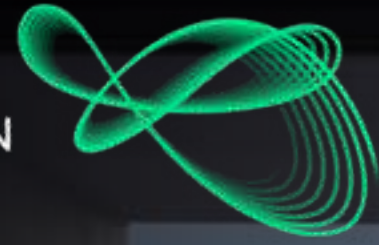
Kids Play Areas



Contemporary Mosque

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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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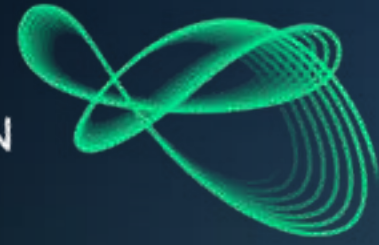
SIGNATURE ELEMENTS

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 CENTER

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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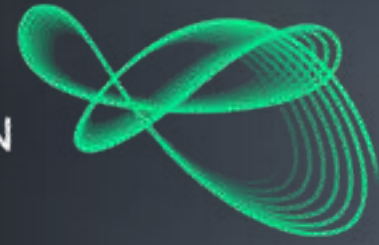
SIGNATURE ELEMENTS

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.

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A modern, two-story house with a mix of white stucco and light-colored wood paneling. The house features large, dark-framed windows and glass doors. In the foreground, there is a swimming pool and a patio area where three people are sitting. The sky is blue with some clouds. The text "PHASE ONE" is overlaid in the center of the image.

PHASE ONE

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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 One Masterplan

Orbit A / Orbit G

Amenities:

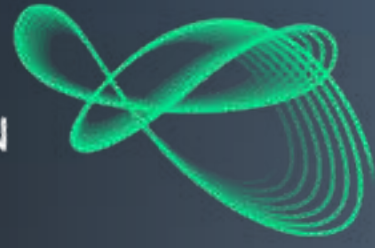
1. Swimming Pool
2. Kids Play Area
3. Sport Area
4. Pedestrian Connections (5-min walk, center to center)
5. Outdoor Fitness Stations
6. Community Garden
7. Jogging Track (2.5 km out of 6.1 km covered in Phase 1)
8. Community Center
9. Retail Mall

Assets:

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



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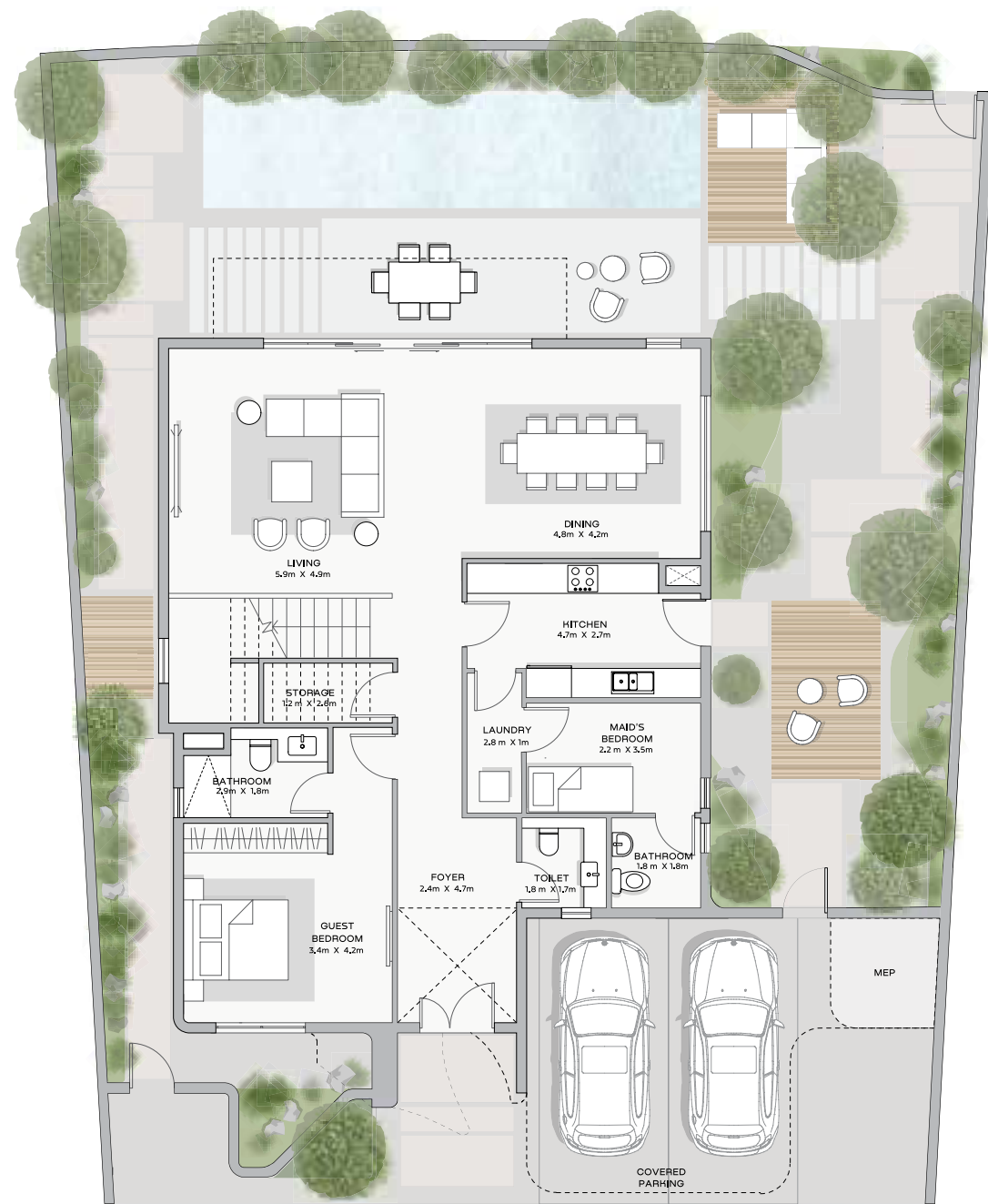
VILLAS

**4 & 5 Bedroom Villa
with bespoke designs and
private gardens**



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4 BEDROOM VILLA



Ground Floor Plan



First Floor Plan

Ground Floor:
1,862 sq.ft.

First Floor:
1,993 sq.ft.

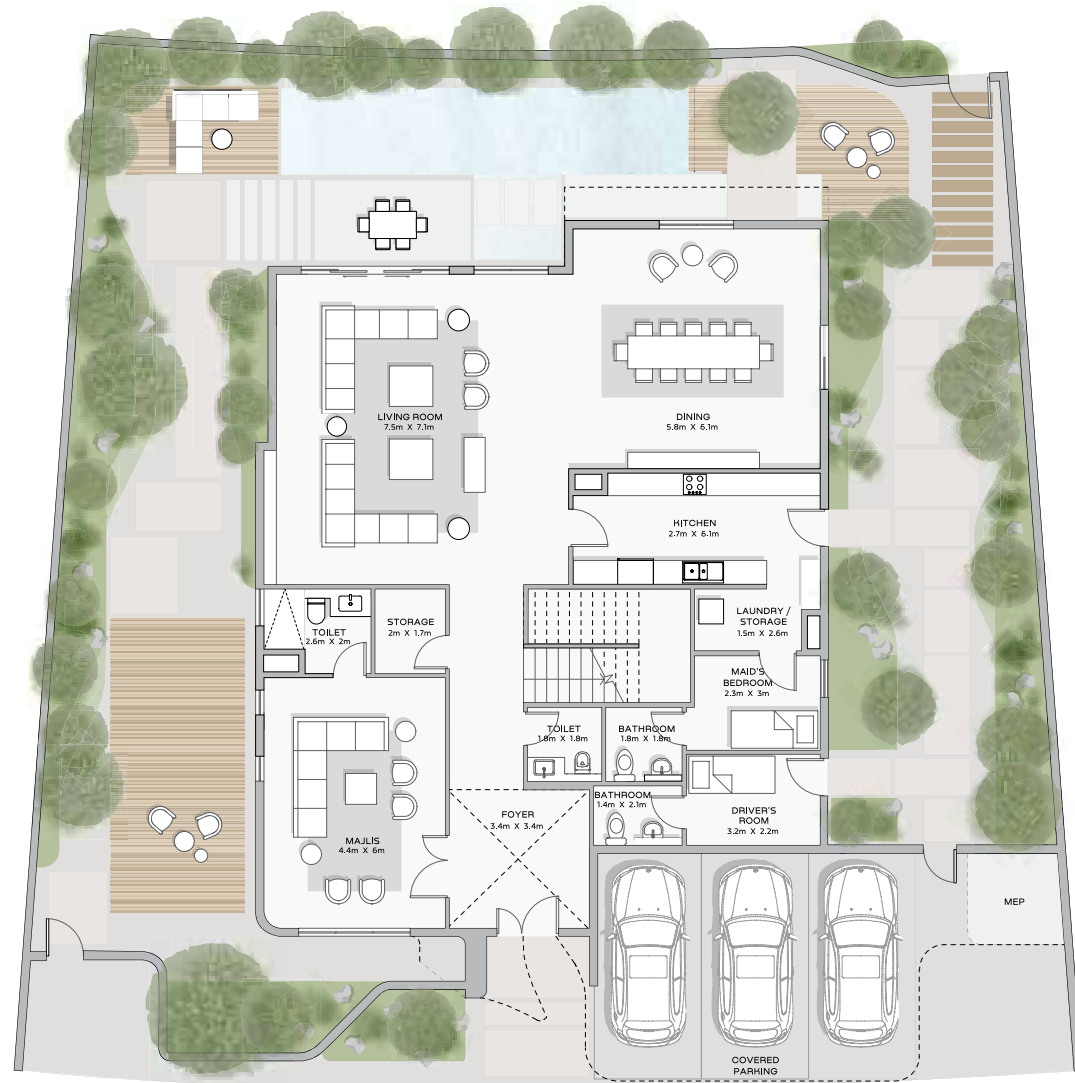
Total
3,855 sq.ft.

Key Plan



These are indicative sizes. The actual size may differ based on the specific unit.
Pool is provided for illustrative purposes only.

5 BEDROOM VILLA



Ground Floor Plan



First Floor Plan

Ground Floor:
2,883 sq.ft.

First Floor:
2,593 sq.ft.

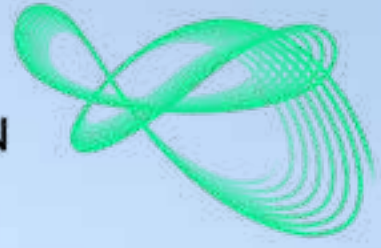
Total
5,476 sq.ft.

Key Plan



These are indicative sizes. The actual size may differ based on the specific unit.
Pool is provided for illustrative purposes only.

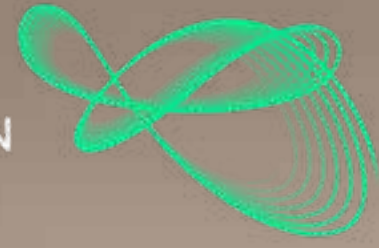
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VILLAS

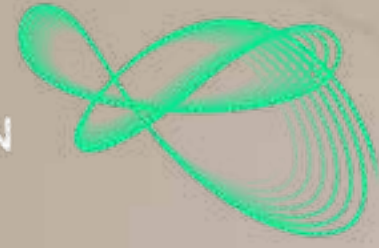


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BEDROOM



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WALK-IN CLOSET



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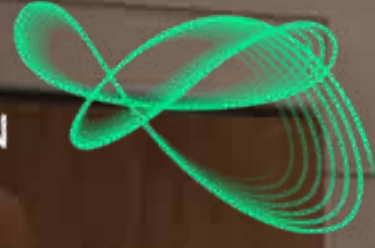
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GARDEN



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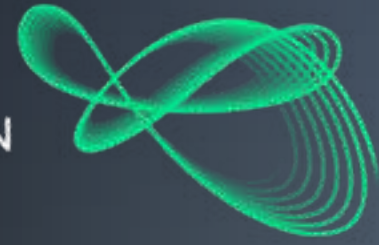


KITCHEN



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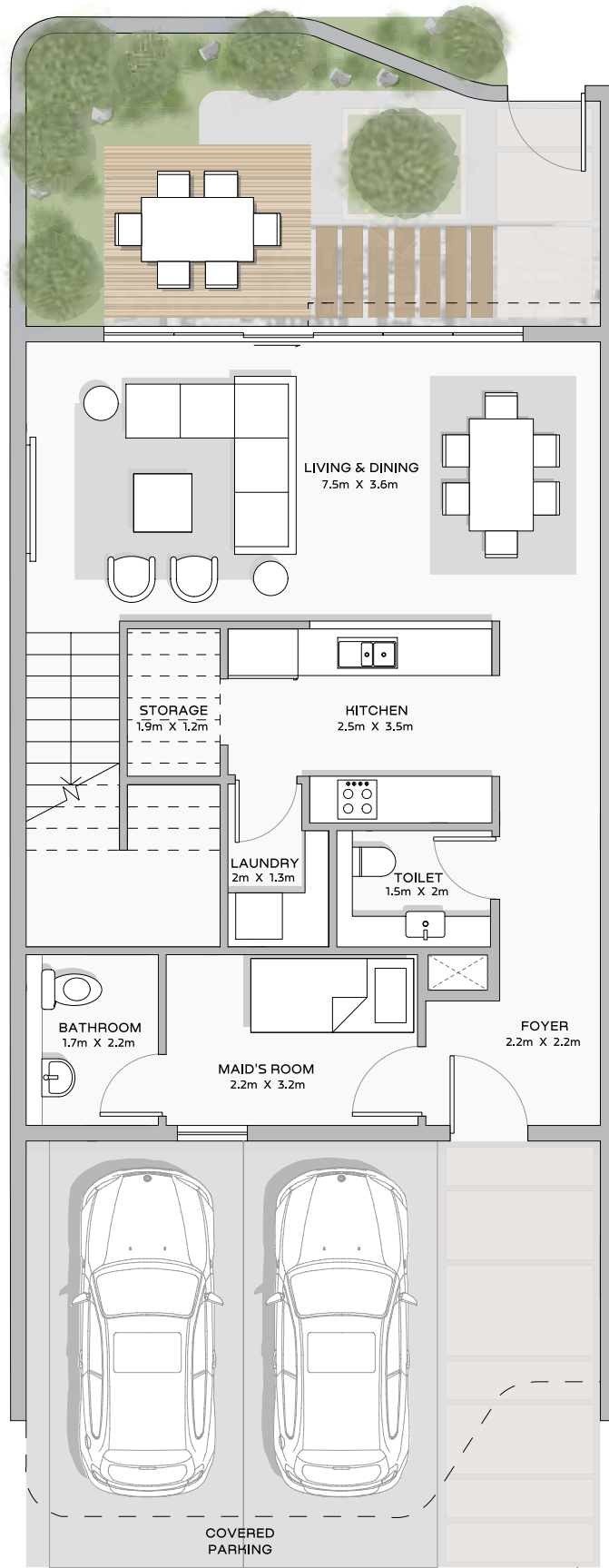


TOWNHOUSES

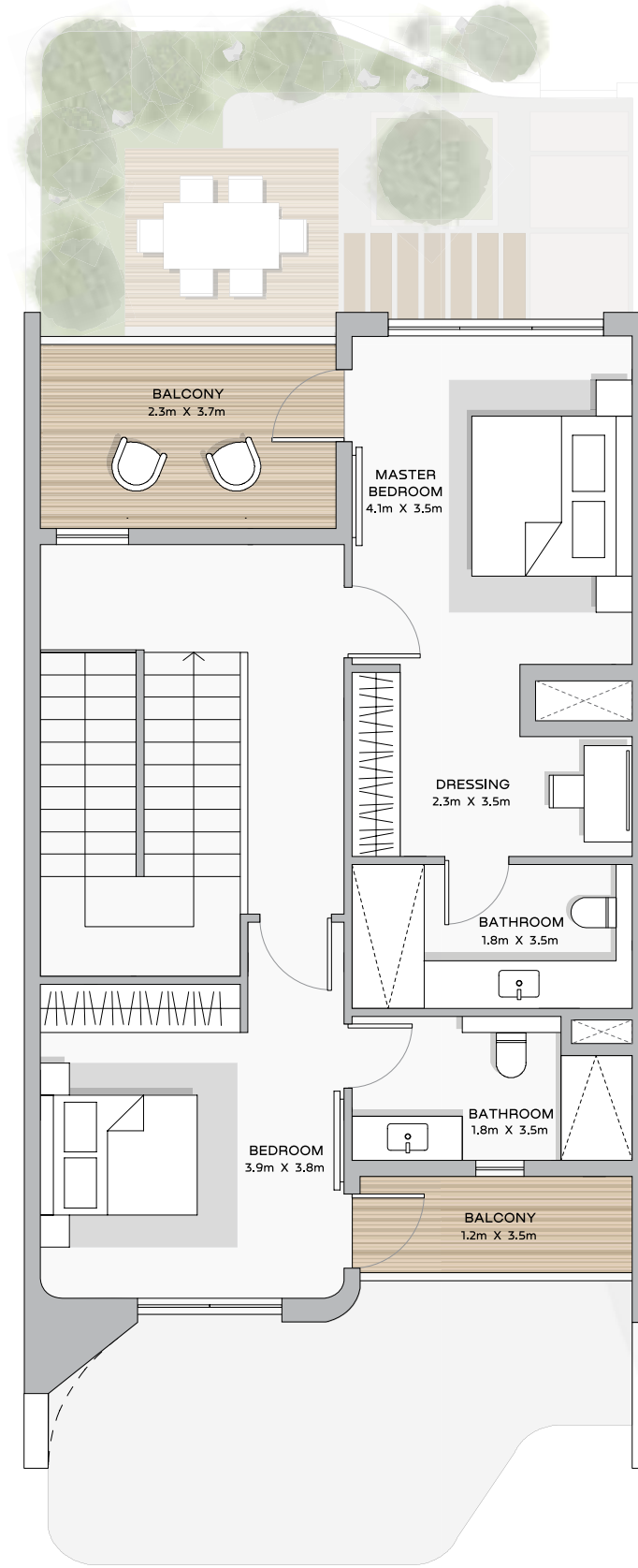
**2–4 bedroom
townhouse residences
featuring private
gardens and refined
architectural design**

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2 BEDROOM TOWNHOUSE



Ground Floor Plan



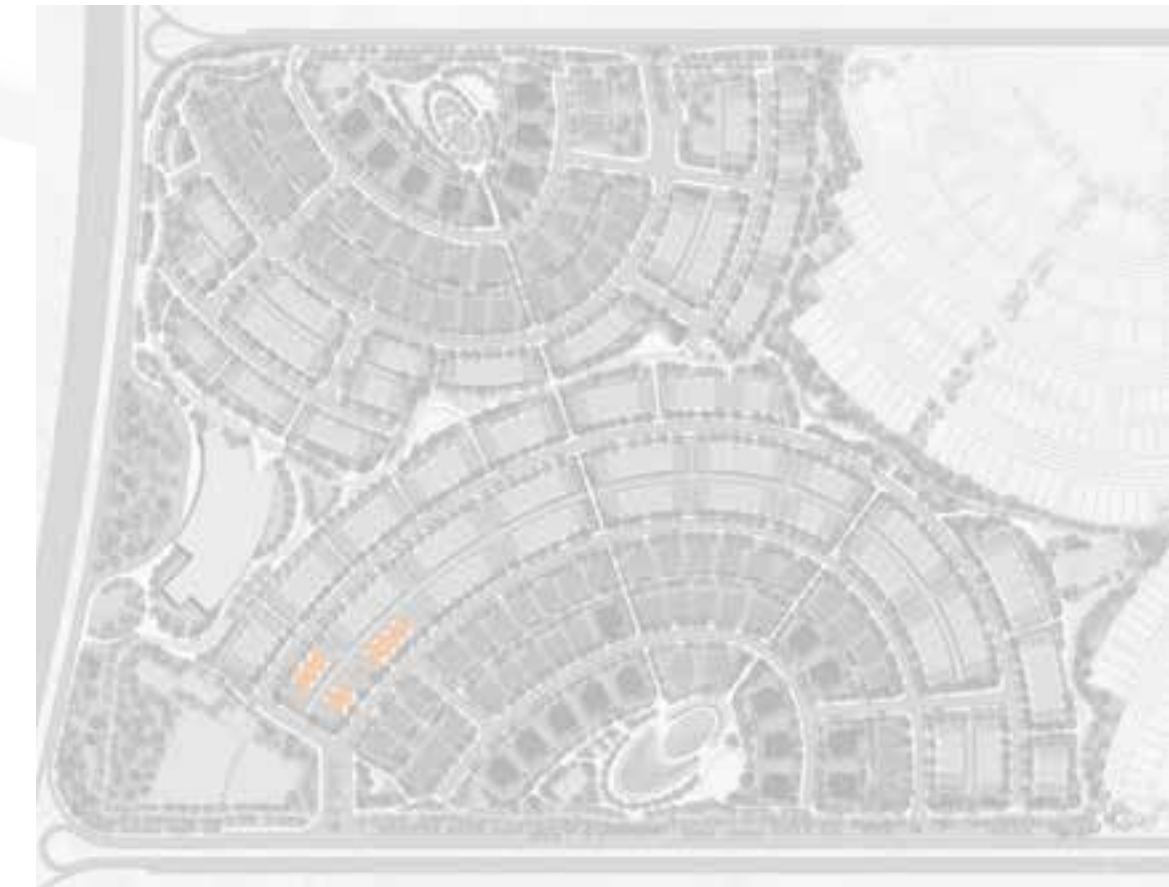
First Floor Plan

Ground Floor:
1,217 sq.ft.

First Floor:
1,038 sq.ft.

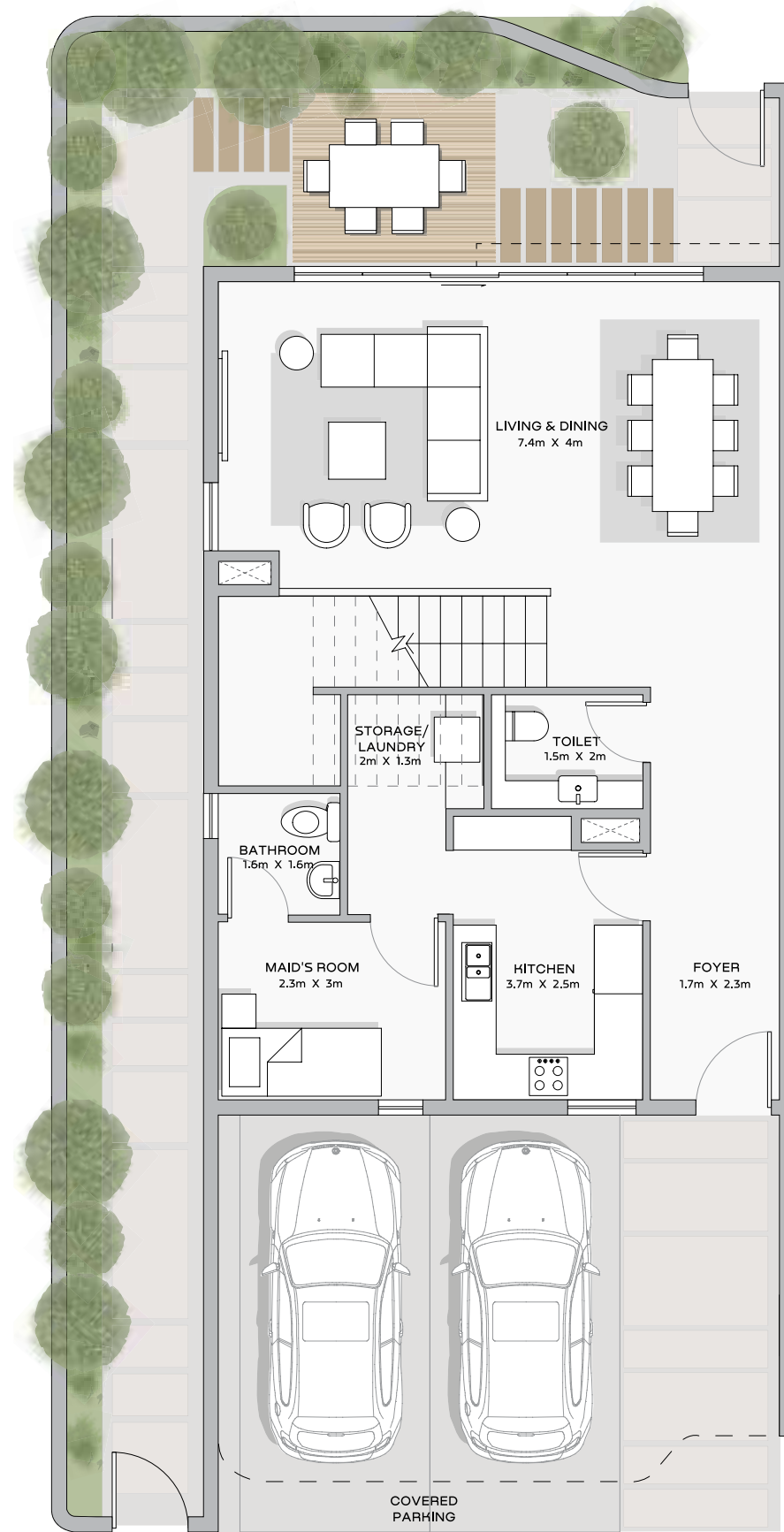
Total
2,255 sq.ft.

Key Plan

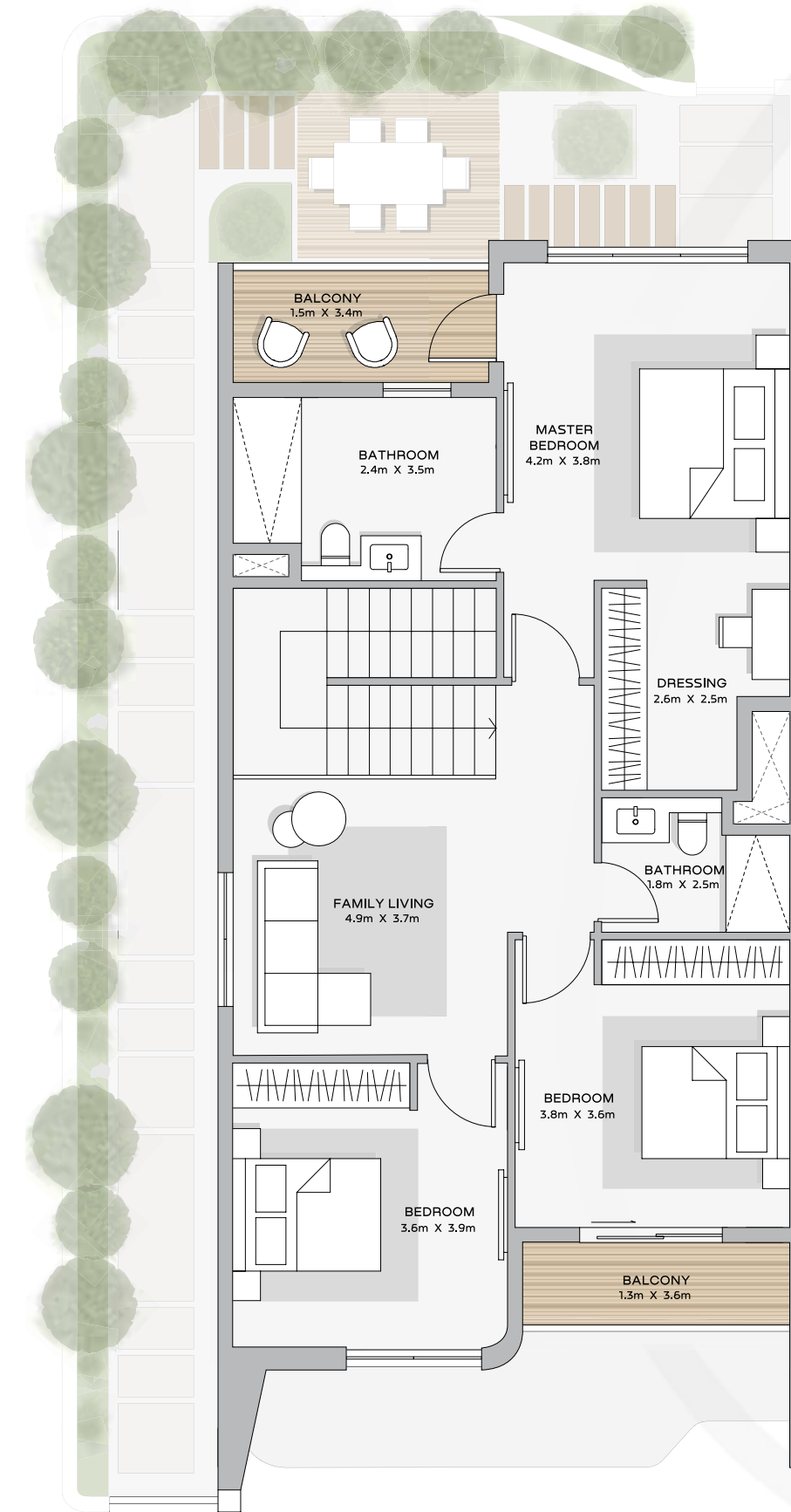


These are indicative sizes. The actual size may differ based on the specific unit.

3 BEDROOM TOWNHOUSE - LEFT CORNER UNIT



Ground Floor Plan



First Floor Plan

Ground Floor:
1,320 sq.ft.

First Floor:
1,299 sq.ft.

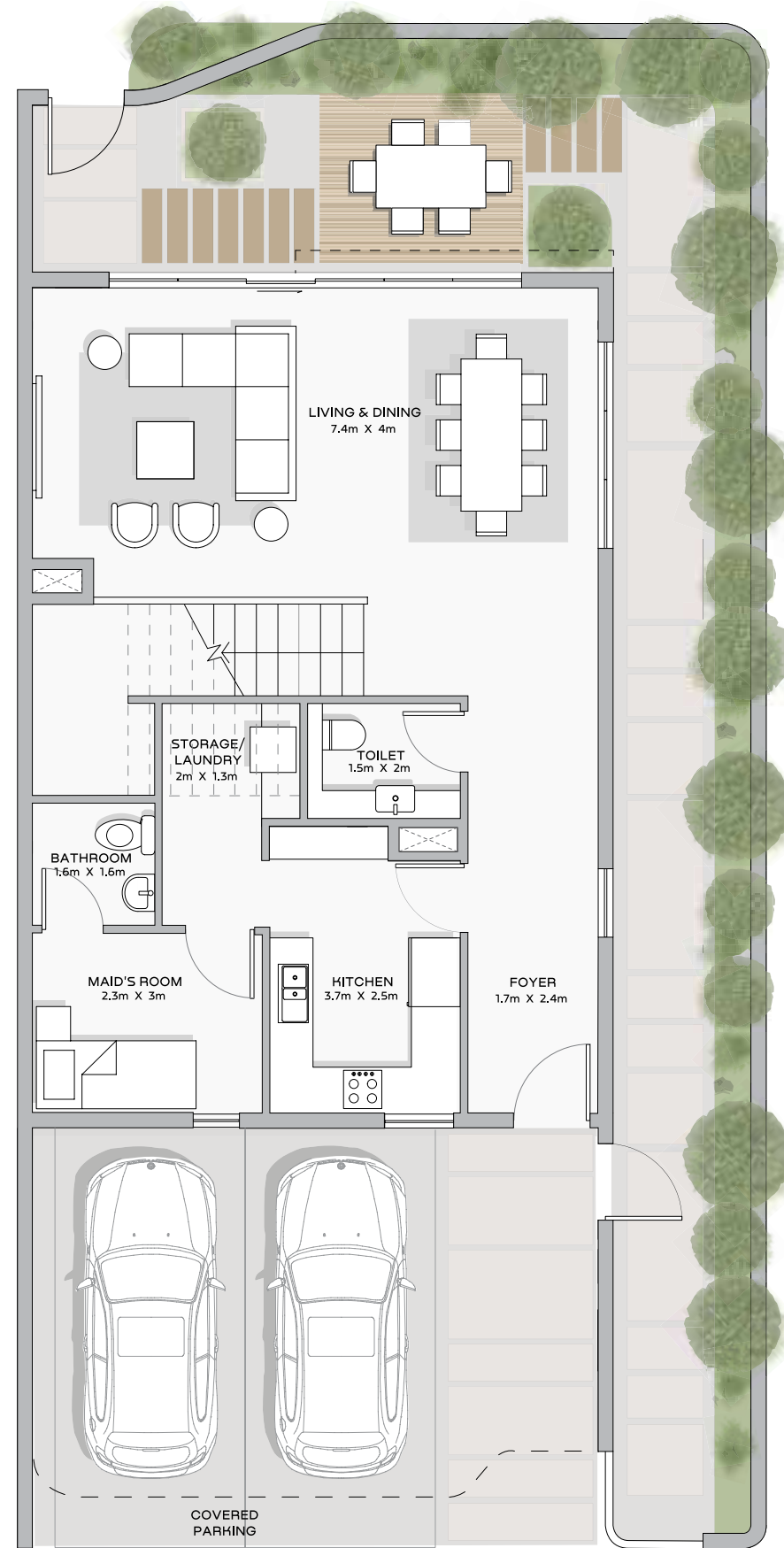
Total
2,619 sq.ft.

Key Plan

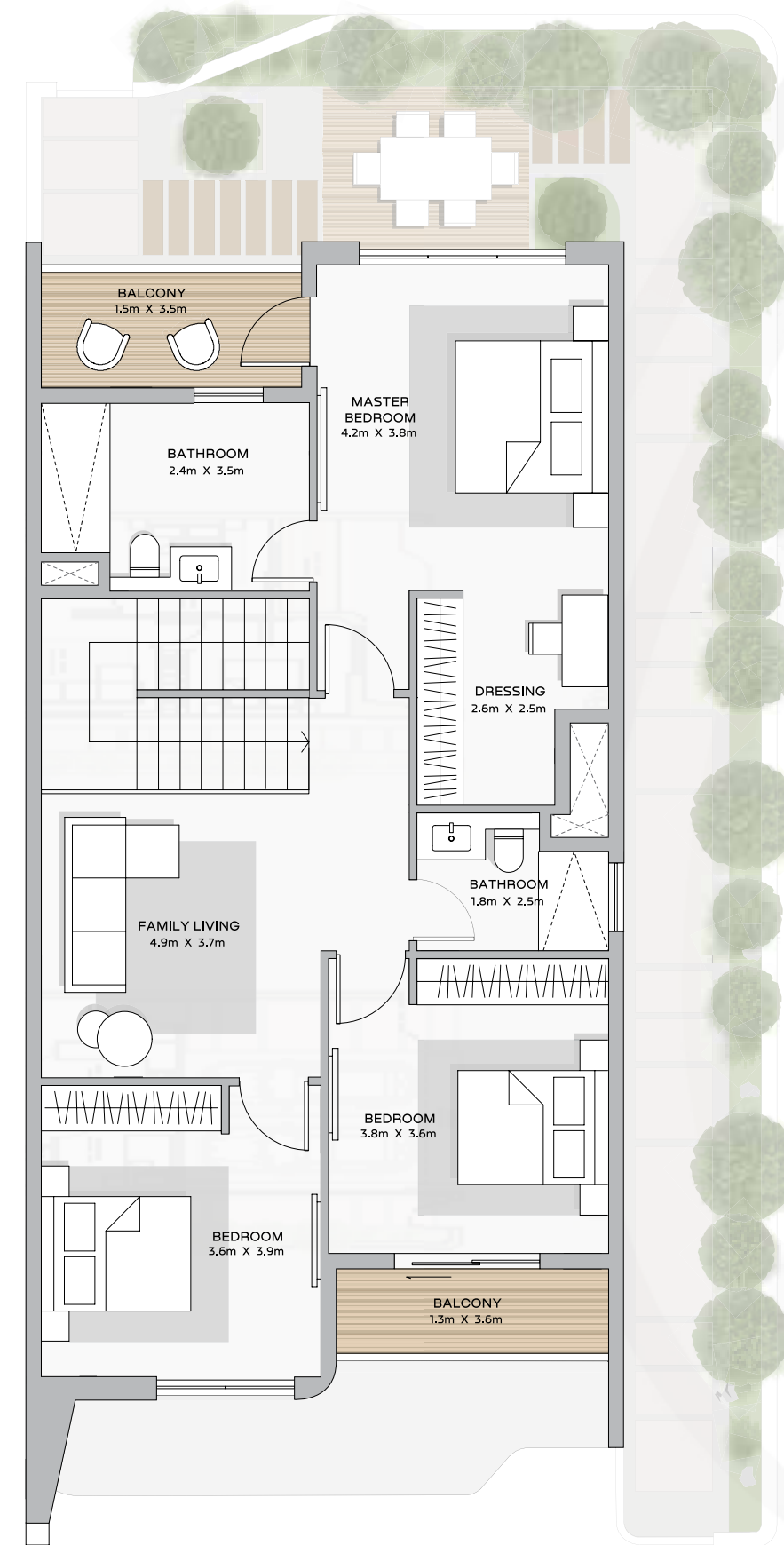


These are indicative sizes. The actual size may differ based on the specific unit.

3 BEDROOM TOWNHOUSE - RIGHT CORNER UNIT



Ground Floor Plan



First Floor Plan

Ground Floor:
1,320 sq.ft.

First Floor:
1,299 sq.ft.

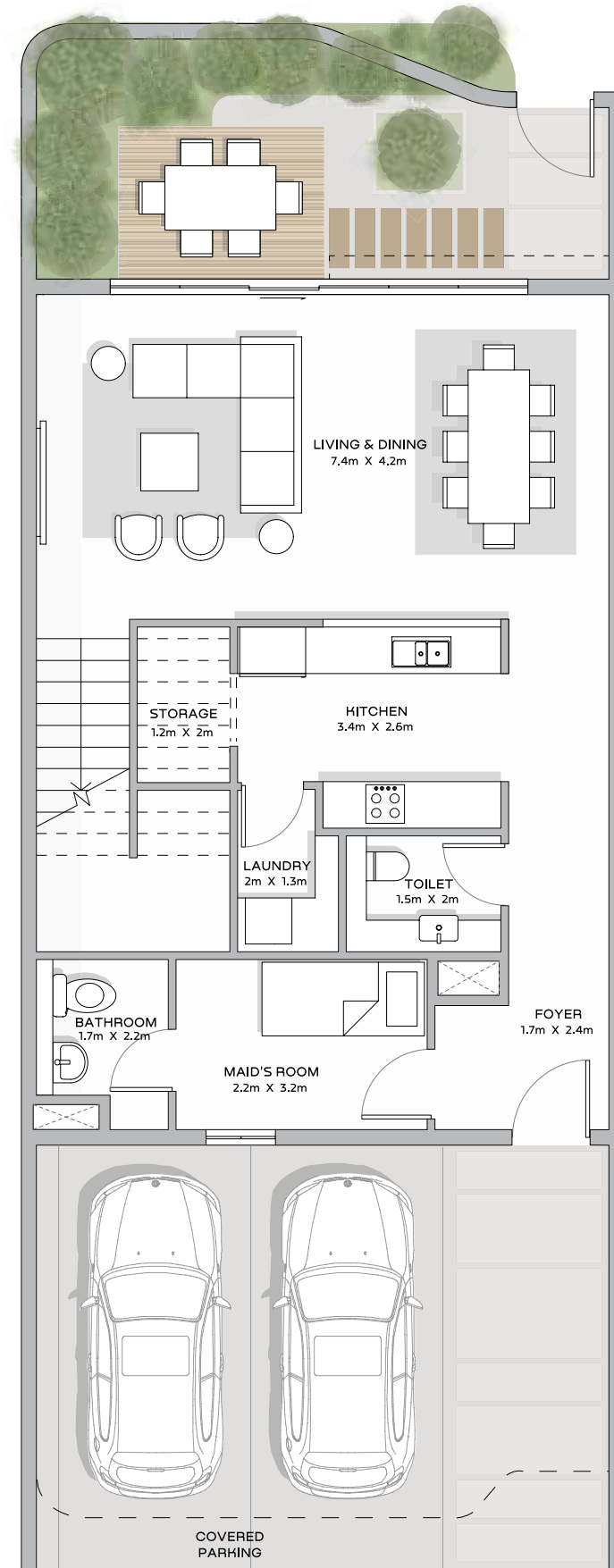
Total
2,619 sq.ft.

Key Plan

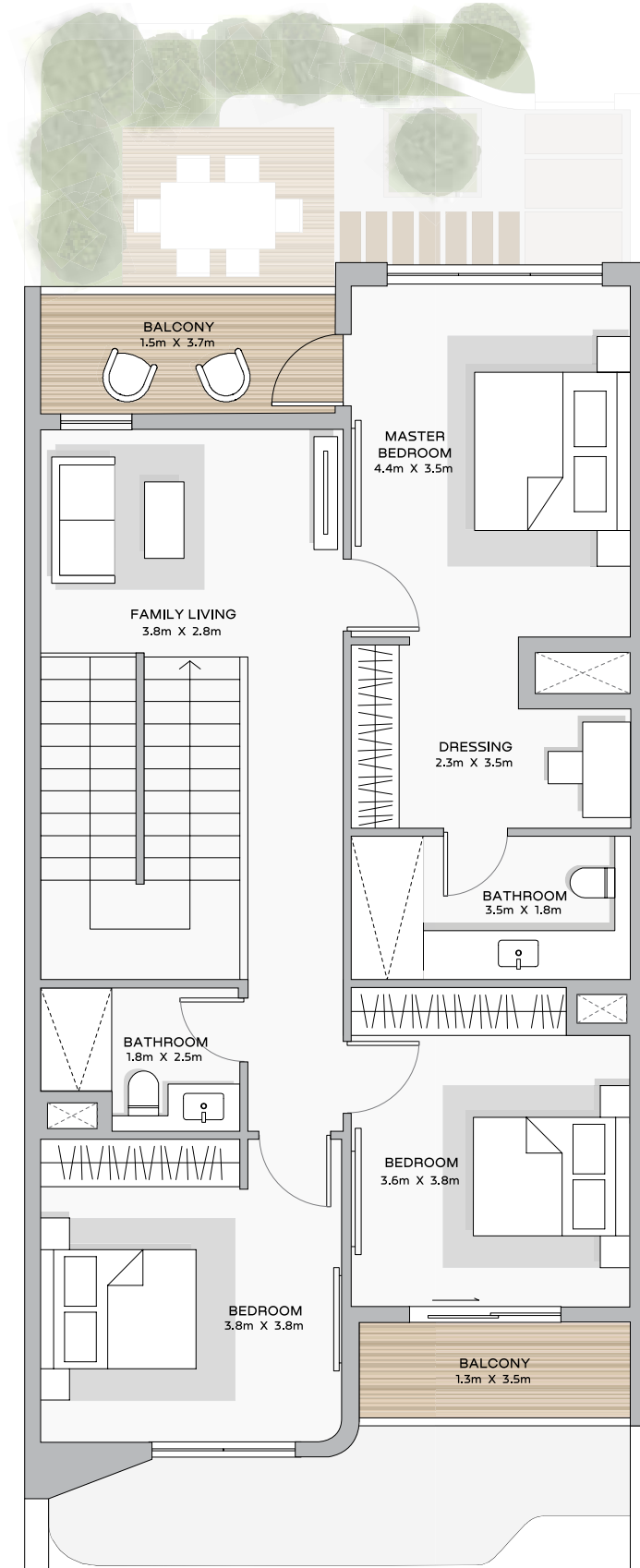


These are indicative sizes. The actual size may differ based on the specific unit.

3 BEDROOM TOWNHOUSE - OPEN KITCHEN



Ground Floor Plan



First Floor Plan

Ground Floor:
1,302 sq.ft.

First Floor:
1,284 sq.ft.

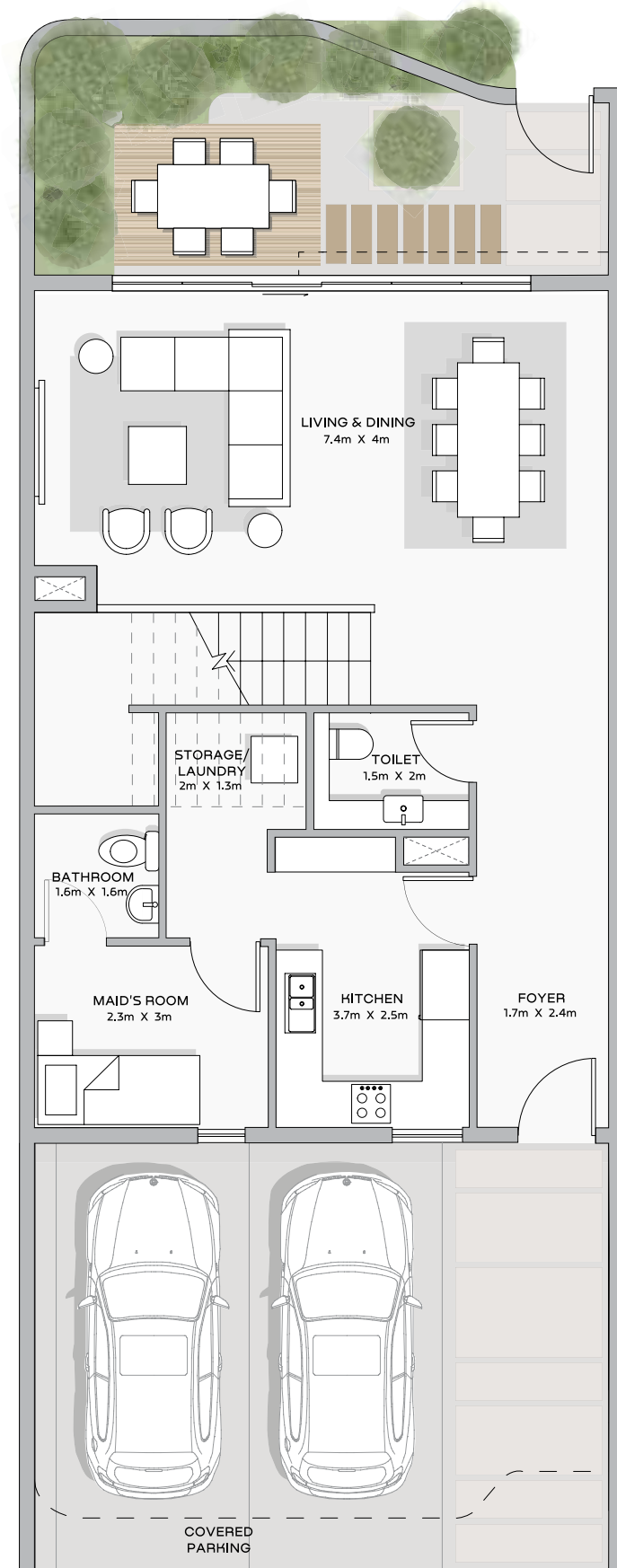
Total
2,586 sq.ft.

Key Plan

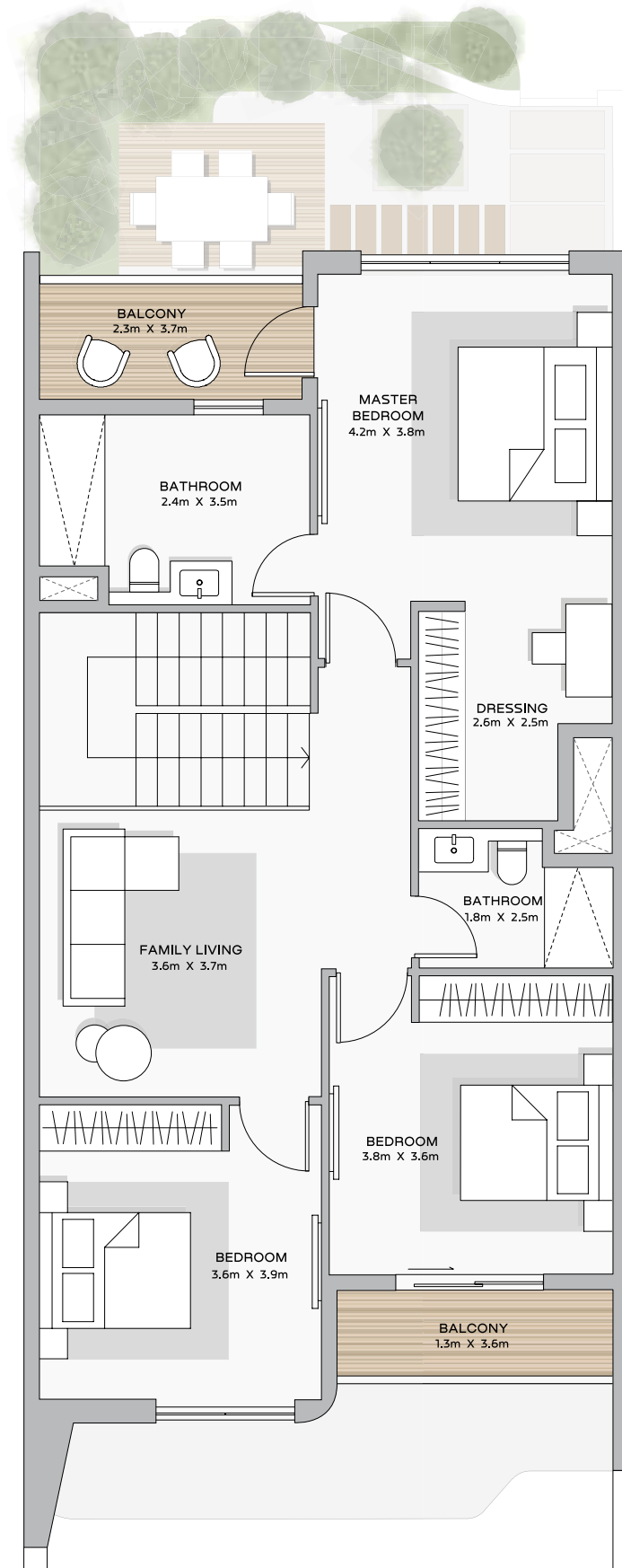


These are indicative sizes. The actual size may differ based on the specific unit.

3 BEDROOM TOWNHOUSE - CLOSED KITCHEN



Ground Floor Plan



First Floor Plan

Ground Floor:
1,302 sq.ft.

First Floor:
1,284 sq.ft.

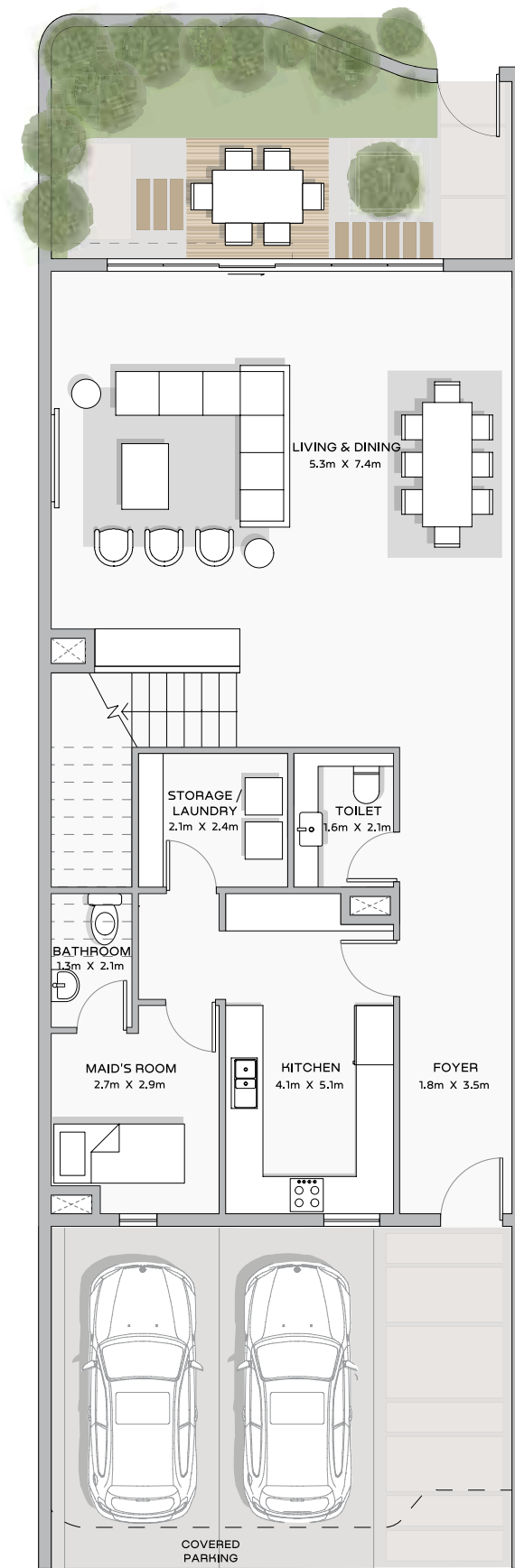
Total
2,586 sq.ft.

Key Plan

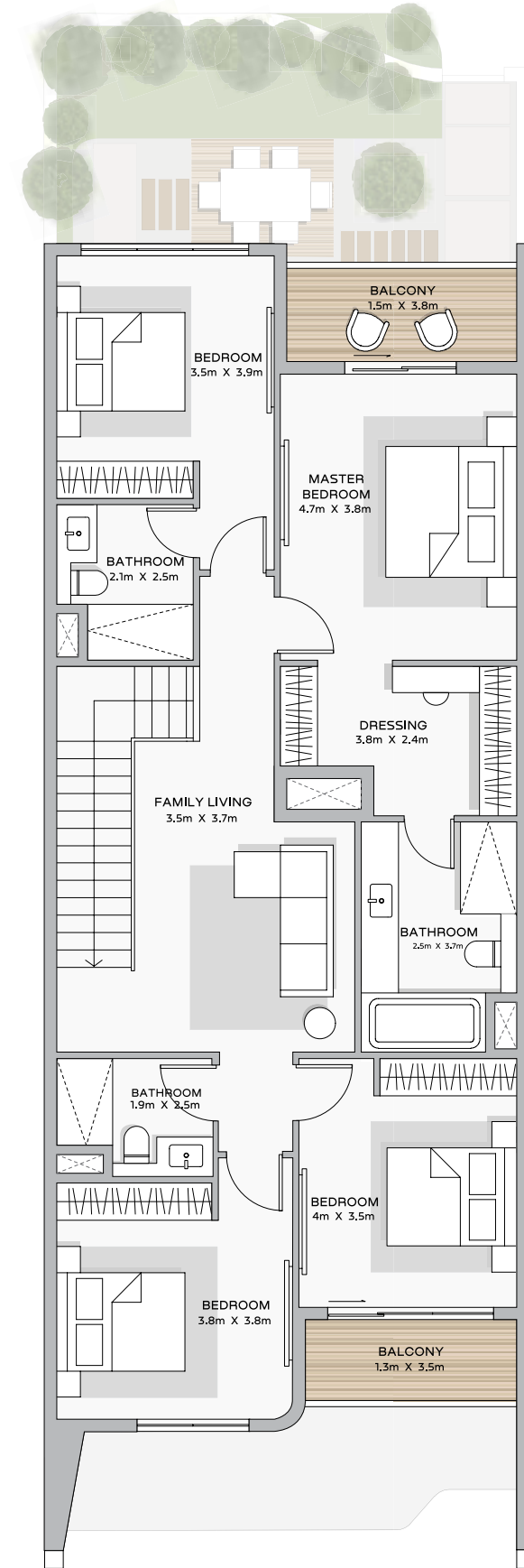


These are indicative sizes. The actual size may differ based on the specific unit.

4 BEDROOM TOWNHOUSE



Ground Floor Plan



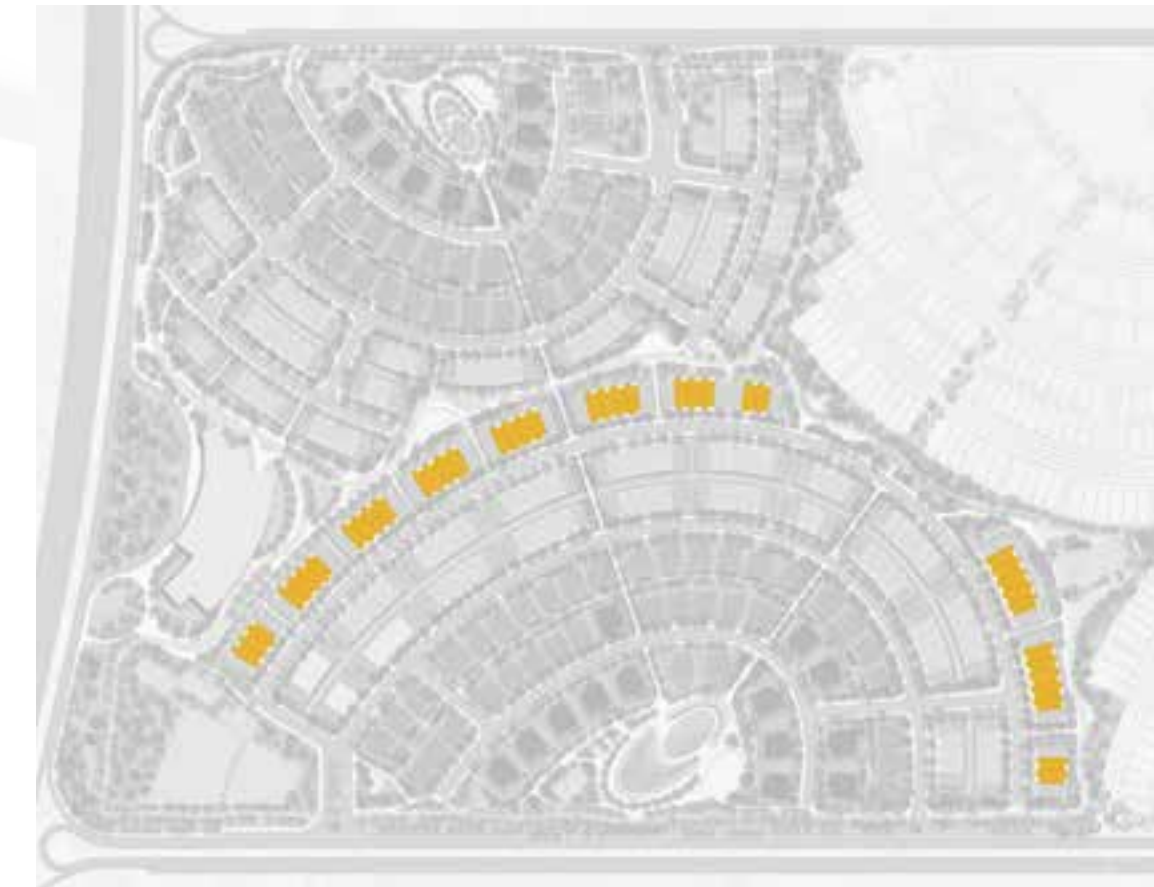
First Floor Plan

Ground Floor:
1,653 sq.ft.

First Floor:
1,614 sq.ft.

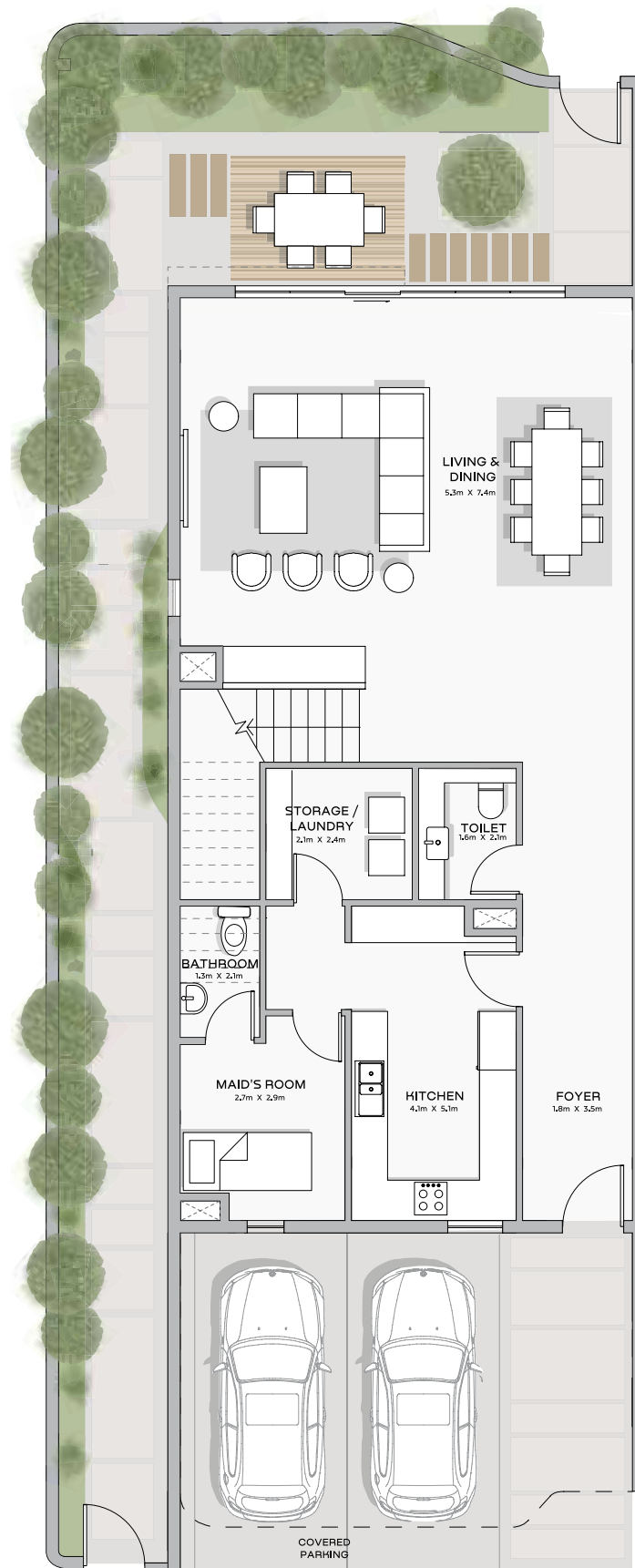
Total
3,267 sq.ft.

Key Plan

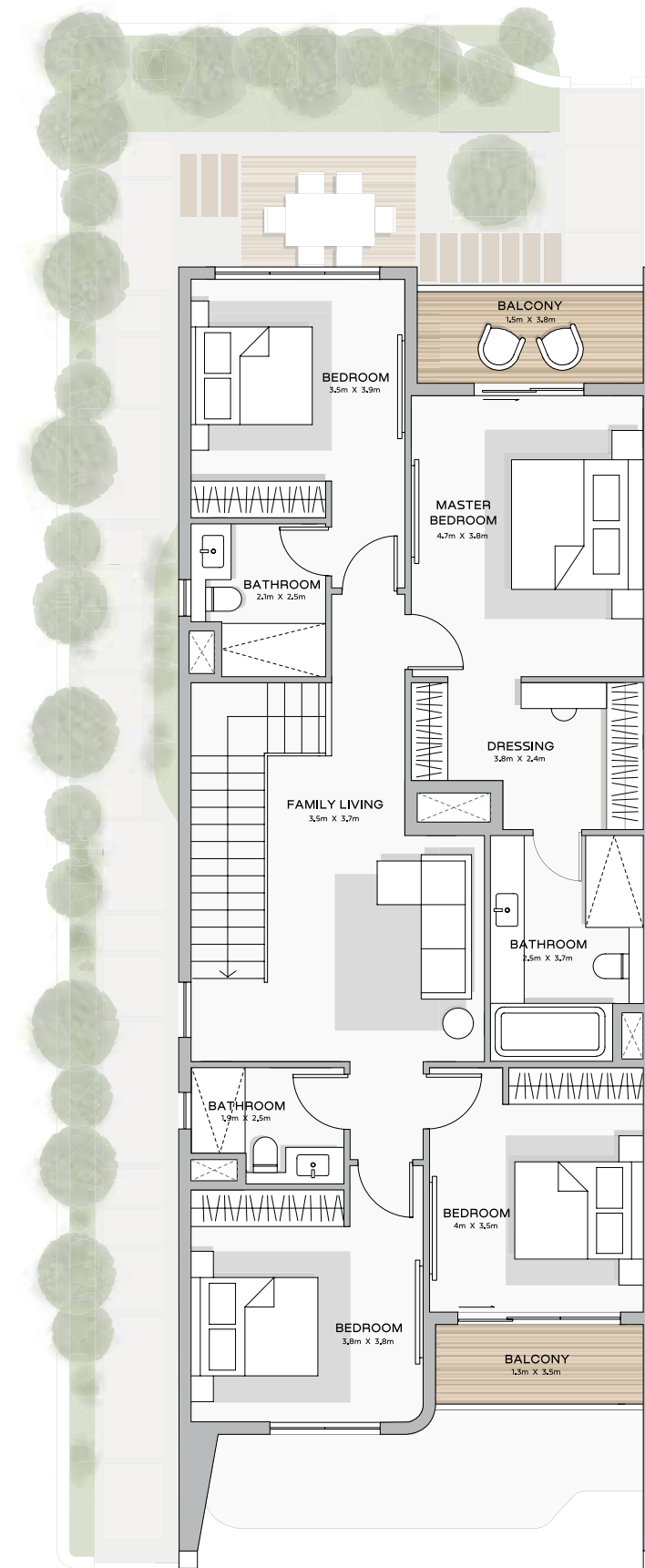


These are indicative sizes. The actual size may differ based on the specific unit.

4 BEDROOM TOWNHOUSE - LEFT CORNER UNIT



Ground Floor Plan



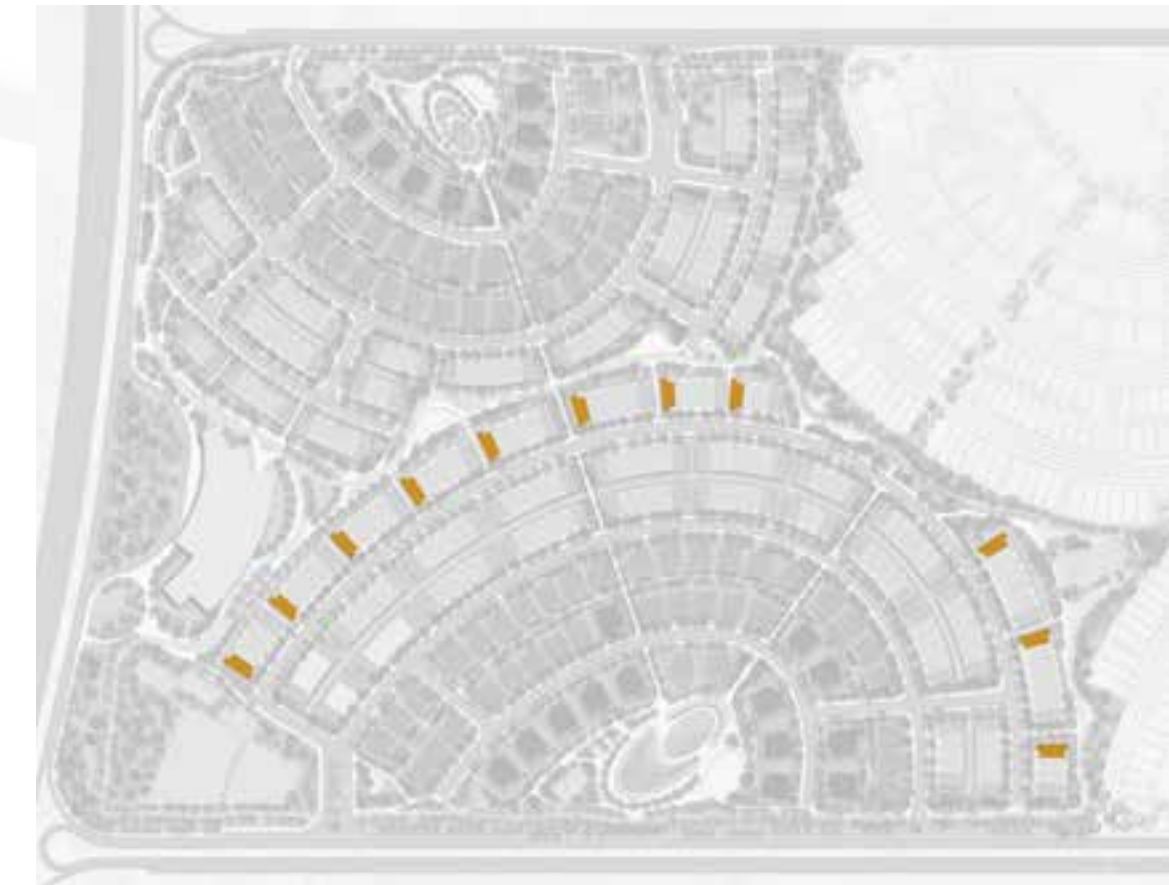
First Floor Plan

Ground Floor:
1,695 sq.ft.

First Floor:
1,612 sq.ft.

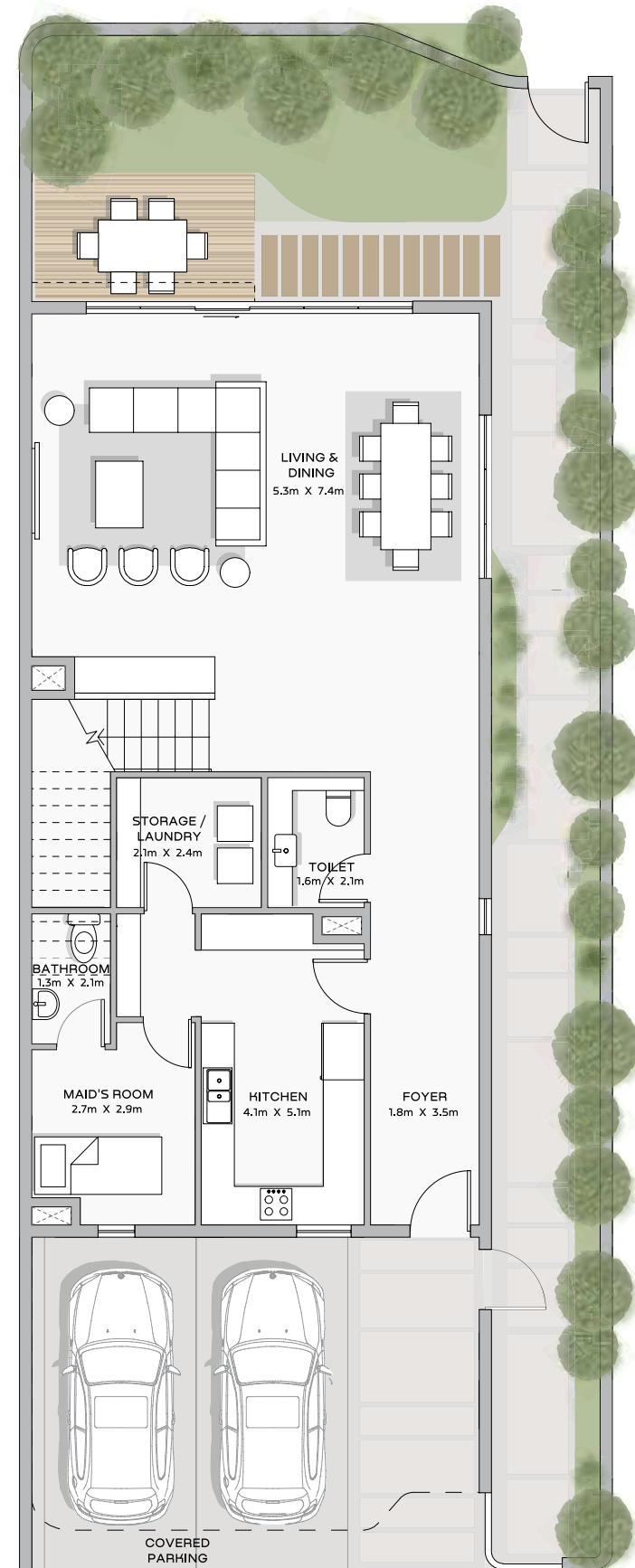
Total
3,307 sq.ft.

Key Plan

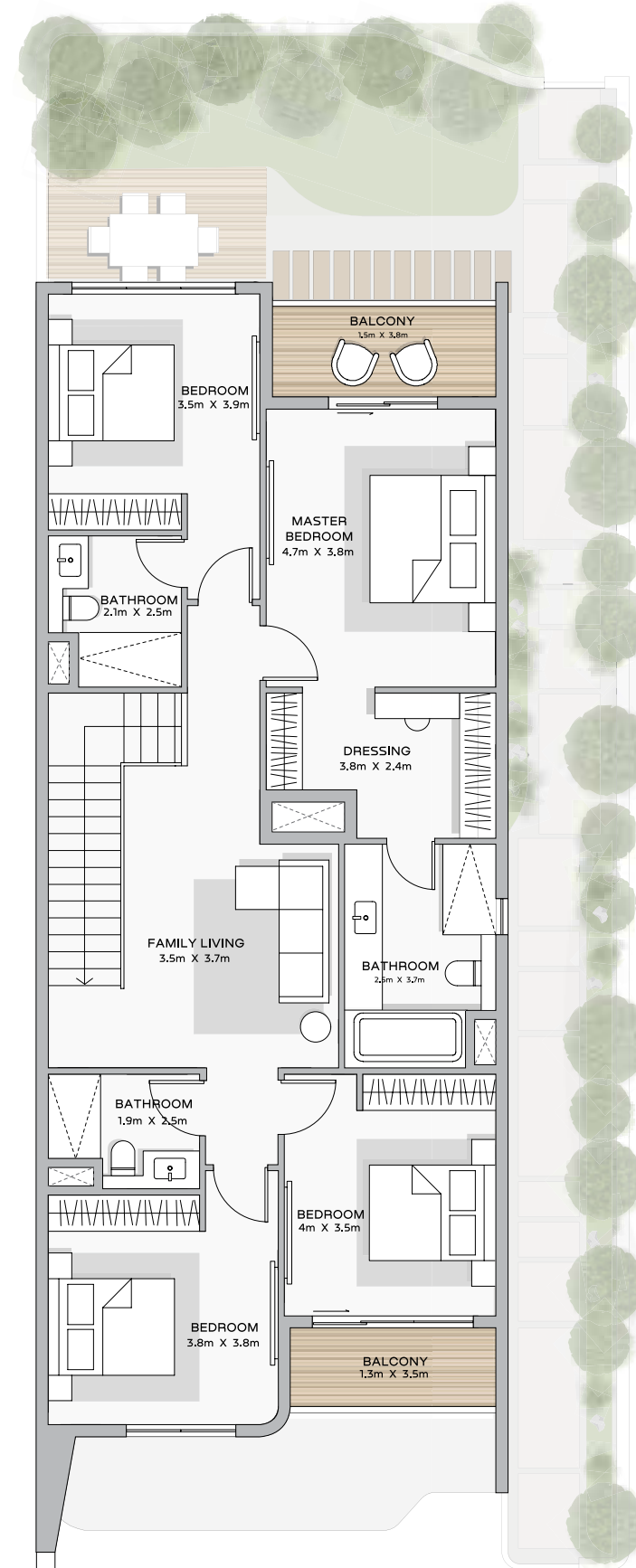


These are indicative sizes. The actual size may differ based on the specific unit.

4 BEDROOM TOWNHOUSE - RIGHT CORNER UNIT



Ground Floor Plan



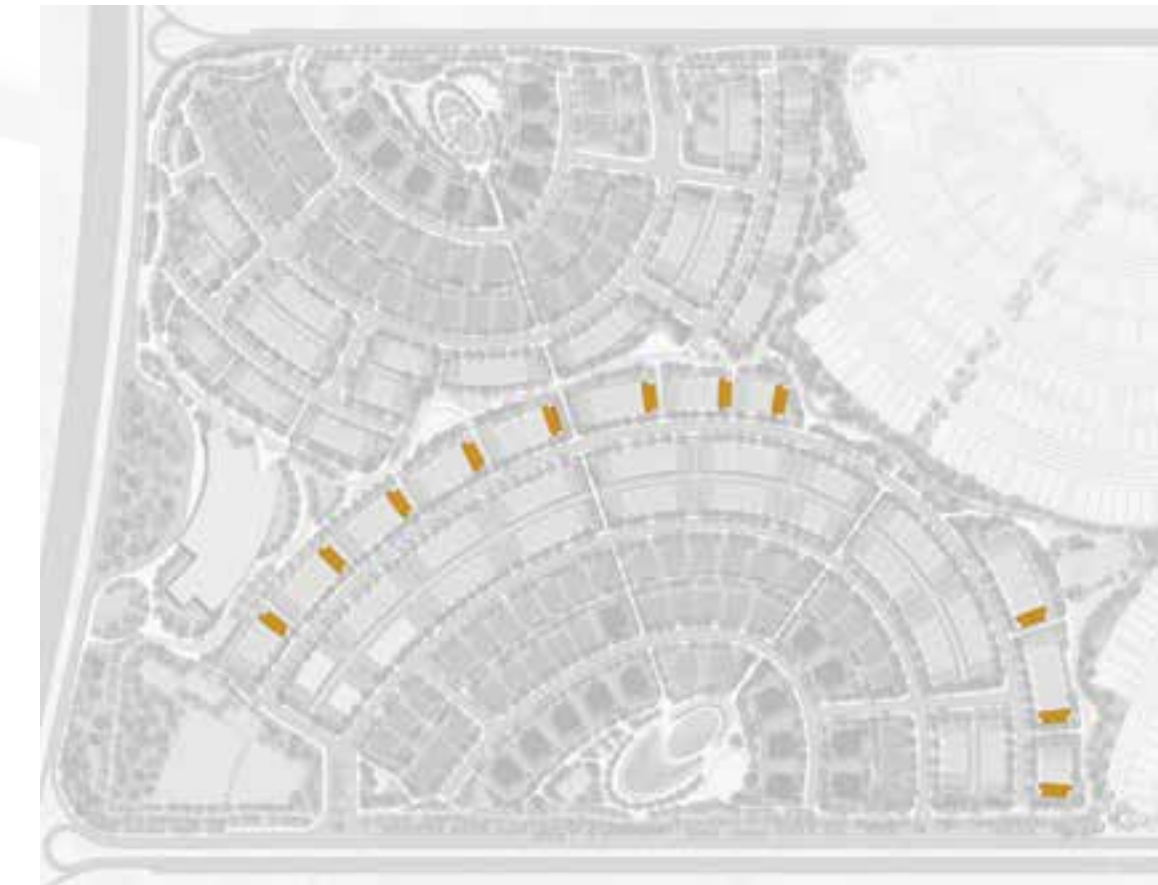
First Floor Plan

Ground Floor:
1,695 sq.ft.

First Floor:
1,612 sq.ft.

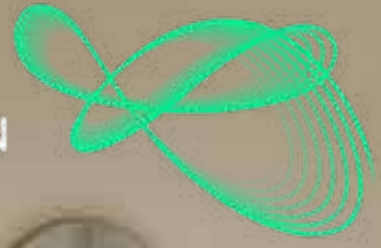
Total
3,307 sq.ft.

Key Plan



These are indicative sizes. The actual size may differ based on the specific unit.

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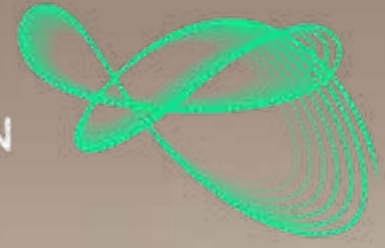


BEDROOM



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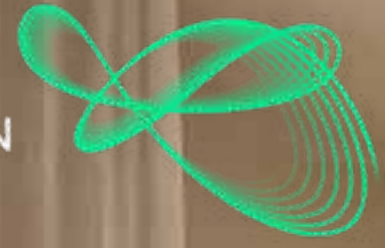
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LIVINGROOM

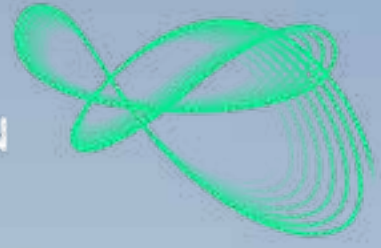


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TOWNHOUSES



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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

A City Designed for the Future of Living

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.

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.

Personalized by AI. Perfected for You

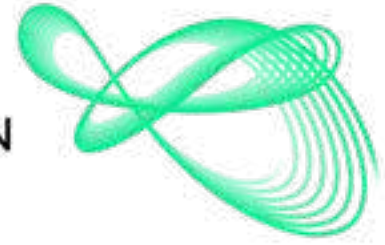
An adaptive intelligence that understands your rhythm, anticipates your needs, and creates personalized experiences that evolve with you.

The Cognitive Core

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

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

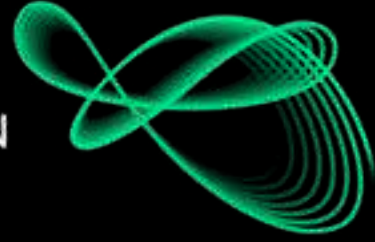
1. Opportunities for **community engagement** and **lifelong learning**.

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**.



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.**



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.

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

KEY FOCUS AREA

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.

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.

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.

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.

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.

BE PART OF THE FUTURE



KHALID
BIN SULTAN CITY

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A DEVELOPMENT BY

BEEAH

