

An architectural rendering of a modern building entrance. The building has a light-colored facade with a series of vertical slats and large glass windows. A white SUV is parked in a covered driveway area. The scene is set during the day with soft lighting. A semi-transparent green banner is overlaid across the middle of the image, containing the text 'ALTAY HILLS'.

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ifa
فنادق ومنتجعات
Hotels & Resorts

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Listed on the Kuwait Stock Exchange, IFA Hotels & Resorts (IFA HR) is a global leader in developing mixed-use hotel and residential resort projects, offering luxury leisure services with an extensive network of premium vacation and residential destinations worldwide, including The 8, BALQIS Residence, Fairmont The Palm Residences, Palm Jumeirah, The Palm Residence, Laguna Tower, and Movenpick Hotel in Jumeirah Lake Towers, in the UAE, and Legends Golf & Safari Resort, Zimbali Lakes Resort in South Africa.

IFA HR is currently focused on two key areas:

Sustaining Excellence in Existing Markets: By consistently delivering superior products that exceed customer expectations.

Driving Strategic Expansion: Moving into residential operating companies with both retail and wholesale property management services.

Additionally, IFA HR remains committed to identifying emerging markets for strategic acquisitions and partnerships, aiming to diversify and expand its portfolio across Europe, Africa, and Asia.

To enhance its market understanding, IFA HR forms strategic alliances and joint ventures with leading local companies, including United Investments Portugal, RCI (part of Cendant), Tongaat-Hulett Developments (South Africa), and Related (United States).



شركة إيفاء للفنادق والمنتجعات

مدرجة في سوق الكويت للأوراق المالية، ورائدة عالمياً في تطوير مشاريع الفنادق والمنتجعات السكنية متعددة الاستخدامات، إلى جانب تقديم خدمات ترفيهية فاخرة. ومع وجود بصمة عالمية متميزة في مجال العطلات والوجهات السكنية الفاخرة، تواصل إيفاء للفنادق تعزيز حضورها على الساحة الدولية وتضم كل من The 8, BALQIS Residence, Fairmont The Palm Residences, Palm Jumeirah, The Palm Residence, Laguna Tower, and Movenpick Hotel in Jumeirah Lake Towers, في دولة الإمارات العربية المتحدة، و Legends Golf & Safari Resort, Zimbali Lakes Resort في جنوب أفريقيا.

تركز الشركة حالياً على شقين رئيسيين:

الحفاظ على التميز في الأسواق الحالية: من خلال تقديم منتجات فاخرة تلبى تطلعات العملاء.

التوسع الاستراتيجي: في الأسواق النامية من خلال الاستفادة من علامتها التجارية بوتل.

كما تواصل إيفاء للفنادق تقييم الأسواق الناشئة للاستحواذ على الفرص وإقامة شراكات استراتيجية، بهدف تنويع وتوسيع محفظتها الحالية من الأصول في منطقة الشرق الأوسط، وأوروبا، وأفريقيا، والمحيط الهندي، وآسيا، وأمريكا الشمالية.

ولتعزيز فهمها للأسواق التي تعمل فيها، تُقيم إيفاء للفنادق تحالفات استراتيجية وشراكات مشتركة مع الشركات المحلية الرائدة مثل شركة الاستثمارات المتحدة (البرفعال)، (واي سي ار) جزء من شركة (Cendant +) "Tongaath-Hulett Developments" جنوب أفريقيا.

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Welcome to a place where tradition, innovation, and tranquility come together.
Al Tay Hills is more than a home, it's a lifestyle.

مرحباً بكم في مكان تتناغم فيه التقاليد والابتكار والهدوء.
الطي هيلز هو أكثر من مجرد منزل، إنه أسلوب حياة

USPs of Al Tay Hills Project:

- Strategic Location: Located in the Al Tay area, near Sharjah Grand Mosque, with easy access to both Sharjah and Dubai's key landmarks and facilities.
- Proximity to Major Landmarks: Just 20 minutes from Dubai International Airport, 25 minutes from Downtown Dubai, and 15 minutes from Sharjah International Airport.
- Unique Green River: Home to the longest green river in the UAE, stretching over 2.5 kilometers, offering clean air, walking paths, and relaxing spaces.
- Sustainable Living: Designed to align with Sharjah's vision of fostering a sustainable, green environment with modern architectural harmony.
- Comprehensive Amenities: Includes sports courts, swimming pools, walking paths, running and cycling tracks, restaurants, cafes, retail stores, and a mosque, offering a well-rounded lifestyle.
- Variety of Residential Units: The project offers villas and townhouses distributed across three zones, with 3 to 6 bedrooms, fully equipped kitchens, in addition to private swimming pools.
- Focus on Sustainability: Emphasis on an eco-friendly design, sustainable building practices, and quality, setting new standards for sustainable living in the region.

المميزات الفريدة لمشروع الطي هيلز

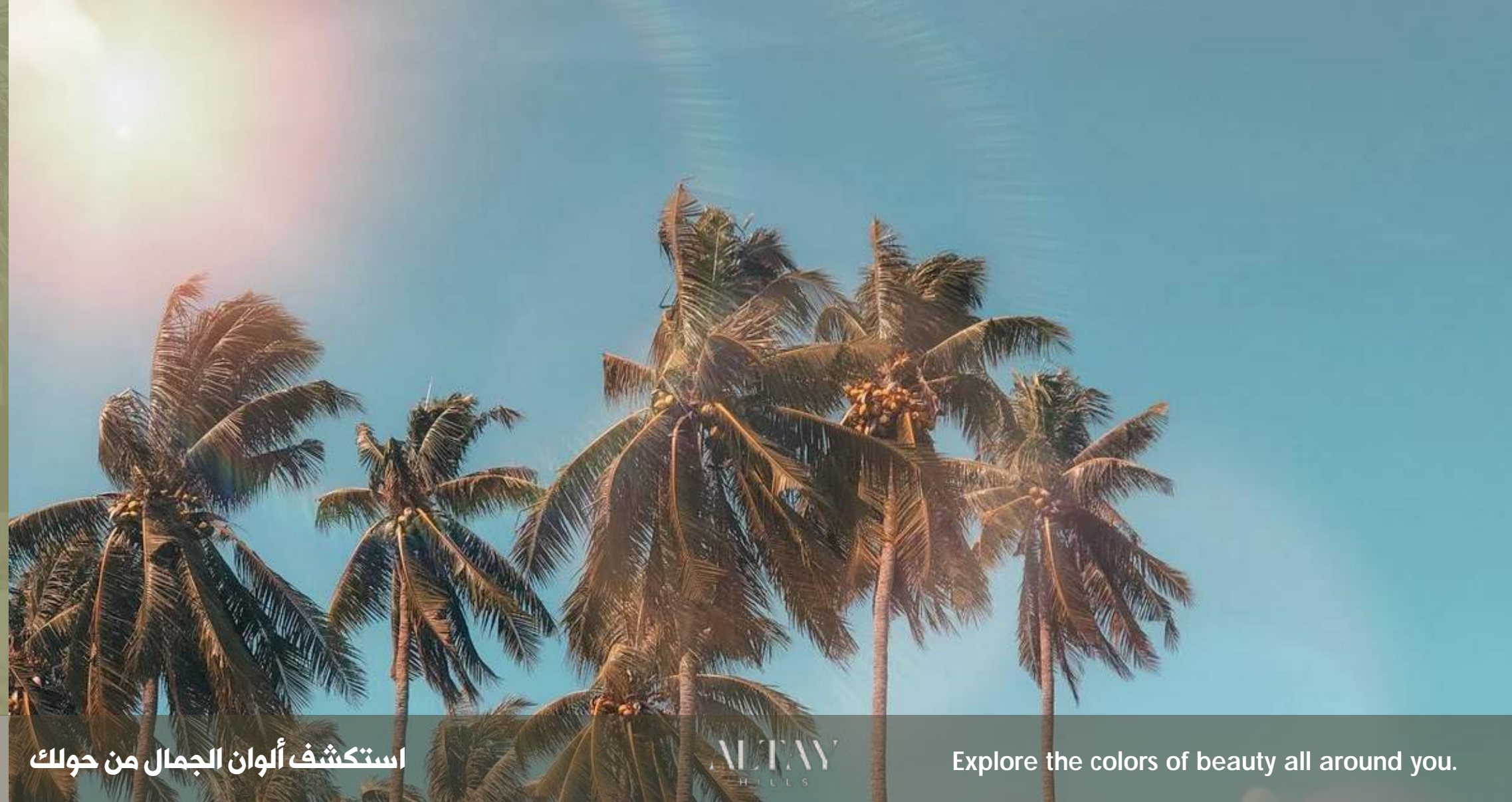
- الموقع الاستراتيجي: يقع في منطقة الطي، بالقرب من مسجد الشارقة الكبير، مع سهولة الوصول إلى المعالم والمرافق الرئيسية في كل من الشارقة ودبي
- القرب من المعالم الرئيسية: يبعد 20 دقيقة عن مطار دبي الدولي، و25 دقيقة عن وسط مدينة دبي، و15 دقيقة عن مطار الشارقة الدولي
- النهر الأخضر الفريد: يضم أطول نهر أخضر في الإمارات، يمتد على طول 2.5 كيلومتر، ويوفر هواءً نقيًا، ومسارات للمشبي، ومساحات للاسترخاء
- الحياة المستدامة: تم تصميم المشروع بما يتماشى مع رؤية الشارقة لتعزيز بيئة مستدامة وخضراء مع تناغم بين التصاميم المعمارية الحديثة والطبيعة
- المرافق المتكاملة: يضم ملاعب رياضية، مسابح، مسارات مشي، مسارات دراجات هوائية، مطاعم، مقاهي، محلات تجارية، ومسجد، مما يوفر أسلوب حياة متكامل
- تنوع الوحدات السكنية: يتضمن المشروع فلل وتاون هاوس موزعة على ثلاث مراحل، تتراوح بين 3 إلى 6 غرف نوم ومطابخ مجهزة بالكامل بالإضافة إلى مسابح خاصة
- التركيز على الاستدامة: يولي المشروع اهتمامًا كبيرًا بتصميمه البيئي، والممارسات المستدامة في البناء، والجودة، ليضع معايير جديدة للعيش المستدام في المنطقة



استمتع في احضان الطبيعة مع عائلتك

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Enjoy the lap of nature with your family



استكشف ألوان الجمال من حولك



Explore the colors of beauty all around you.



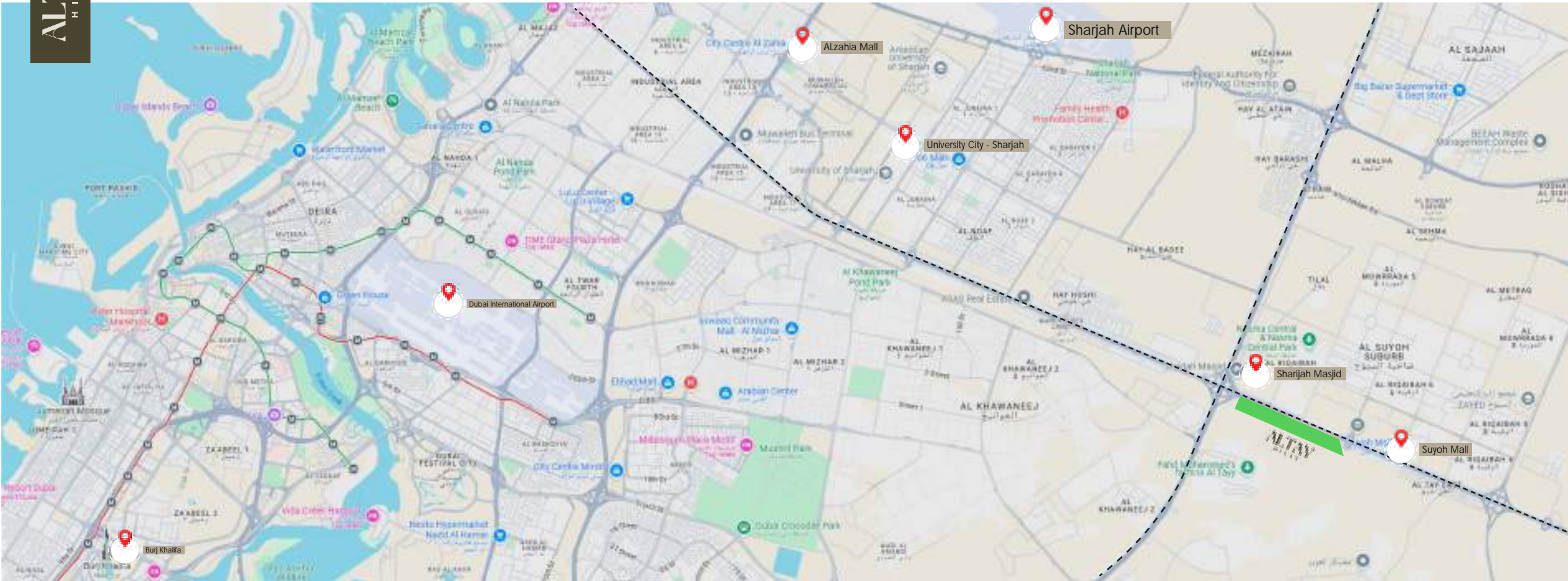
السلامة والطاقة الايجابية هي اسلوب حياة



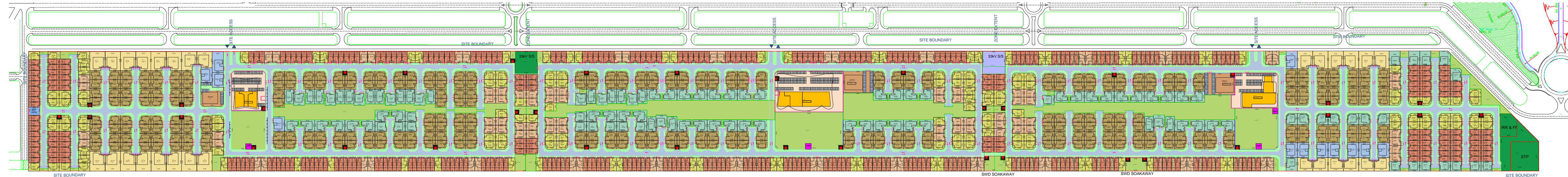
Safety and positive energy is a way of life.


THE LOCATION

- 1-Dubai International Airport, _____ 20 MIN
- 2-Downtown Dubai, _____ 25 MIN
- 3-Sharjah Airport, _____ 15 MIN
- 4-University City - Sharjah, _____ 12 MIN
- 5-Al Zahia Mall, _____ 15 MIN
- 6-Al Suyoh Mall. _____ 5 MIN

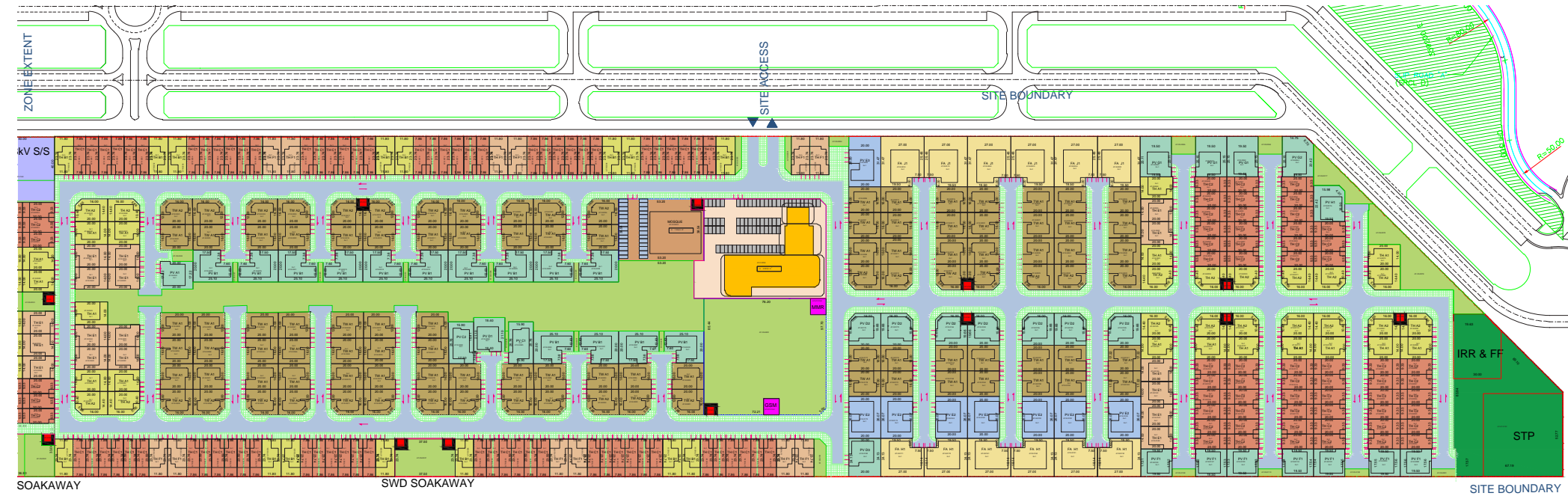


Master plan



-  GREEN AREAS
-  PARKS
-  MIXED USE
-  MASJID

Zone one Area



GREEN RIVER

MODD IMAGERY - GREEN RIVER

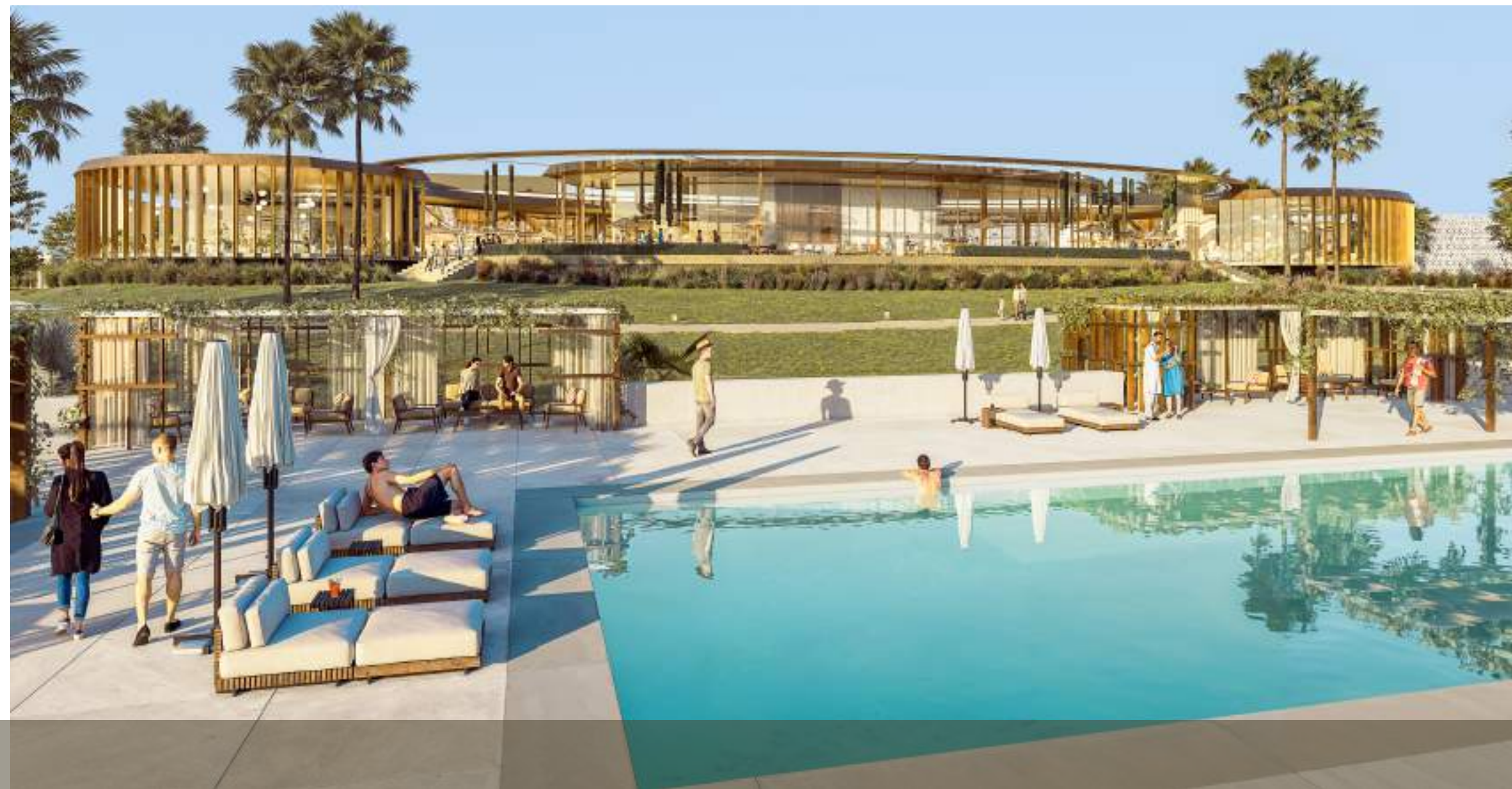














THE LAYOUTS

PRIVATE VILLAS - TWIN VILLAS

TYPICAL EXTERIOR FINISHES



First Floor
Exterior Wall Finish – Plaster & Paint



Exterior Metal Screen:
Metallic screen in Anodized Brass Color



Exterior Canopy:
Metallic Canopy matching Metal Screening



Ground Floor
Exterior Wall Finish – Plaster & Paint



Ground Floor
Entrance door – Hardwood timber



First Floor
Feature Wall : Precast Concrete



TWIN VILLA

4 BEDROOM
T W 4 - 4 B D - MODERN



Plot : A1 312 / A2 320 m2
Building : 385.15 m2

GROUND FLOOR	180.84 M ²
FIRST FLOOR	199.6 M ²

NOTES:
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GROUND FLOOR

FIRST FLOOR



PRIVATE VILLA A1, D1

4 BEDROOM
P V 4 - 4 B D - D 1



Plot : 344.4 m2
Building : 429.7 m2

GROUND FLOOR	198.8 M ²
FIRST FLOOR	231.1 M ²

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GROUND FLOOR



FIRST FLOOR



PRIVATE VILLA B1

4 BEDROOM
P V 4 - 4 B D - B 1 - MODERN



Plot : 446 m2
Building : 491.8 m2

GROUND FLOOR	222.13 M ²
FIRST FLOOR	272.9 M ²

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GROUND FLOOR



FIRST FLOOR



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PRIVATE VILLA C1, C2

4 BEDROOM

PV 4 - 4BD - C1

PV 4 - 4BD - C2



Plot : 421.7 m²

Building : 446.53 m²

GROUND FLOOR	216.94 M ²
FIRST FLOOR	229.58 M ²

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GROUND FLOOR



FIRST FLOOR



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PRIVATE VILLA E1, E2, E3, E4

5 BEDROOM

PV 5 - 5BD - E1



Plot : 516.6 m²

Building : 571.35 m²

GROUND FLOOR	257.95 M ²
FIRST FLOOR	313.4 M ²

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GROUND FLOOR



FIRST FLOOR



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MANSION F1

6 BEDROOM

M N 6 - 6 B D - F 1 - MODERN



Plot : 710 m2

Building : 793.75 m2

GROUND FLOOR	345.92 M ²
FIRST FLOOR	447.83 M ²

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GROUND FLOOR



FIRST FLOOR



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FARM HOUSE F1

2 BEDROOM

F H 2 - 2 B D - F 1 - D S - MODERN



OPTION 1 (DOUBLE STOREY)

Plot : 710 m2

Building : 320 m2



GROUND FLOOR



FIRST FLOOR

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