



A NEXT-GENERATION URBAN COMMUNITY BY BEEAH

Khalid Bin Sultan City is a landmark development in Sharjah, designed as a net-zero ready, health-conscious, and digitally connected community. Strategically located in Rodhat Al Sidir, Sharjah, and well-connected to all Emirates between Al Dhaid Road and Khorfakkan Road, the city embodies innovation, sustainability, and elevated urban living.



SUSTAINABILITY

Built for a sustainable tomorrow, reducing energy, water, and carbon impact.



SMART TECHNOLOGY

A smart ecosystem enabling effortless, secure, and efficient city experiences.



CULTURE

Rooted in heritage, shaped by innovation, and envisioned for future generations.



HUMAN-CENTRIC DESIGN

Designed to nurture wellbeing through nature, nutrition, and active living.

RESIDENCES

Designed by Tariq Khayyat Design Partners — 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.



2BR, 3BR, 4BR TOWNHOUSES



4 & 5 BR VILLAS

LOCATION

📍 Rodat Al Sidr - Sharjah, UAE

Well connected to all Emirates

DEVELOPER

BEEAH



AMENITIES

Designed around wellness, connection, and modern comfort, Khalid Bin Sultan City offers a complete lifestyle experience through world-class community amenities.



CENTRAL PARKS



GYMS & FITNESS STUDIOS



JOGGING & CYCLING TRACKS



SWIMMING POOLS



COMMUNITY CENTRES



CULTURAL CENTRE



KIDS' PLAY AREAS



LIFESTYLE AVENUE



CONTEMPORARY MOSQUE



RETAIL MALL

KEY FEATURES

NET ZERO-READY INFRASTRUCTURE

LEED-based standards, renewable energy systems, and smart waste management

HEALTH & WELLBEING DESIGN

Nature-inspired design, walkable streets and active lifestyle amenities

SMART CITY SYSTEMS

Connected digital ecosystem and lifestyle app for seamless living

CONNECTED LIVING

Integrated mobility, property, and wellness services