



مكاني الشامخة
MAKANI AL SHAMKHA

MAKANI AL SHAMKHA

Abu Dhabi

مكاني
Makani

Shamkha Shopping Centre مركز الشامخة للتسوق

SPAR سبار

Managed by جمعية أبوظبي للمساعدة
coop إدارة



WHO WE ARE

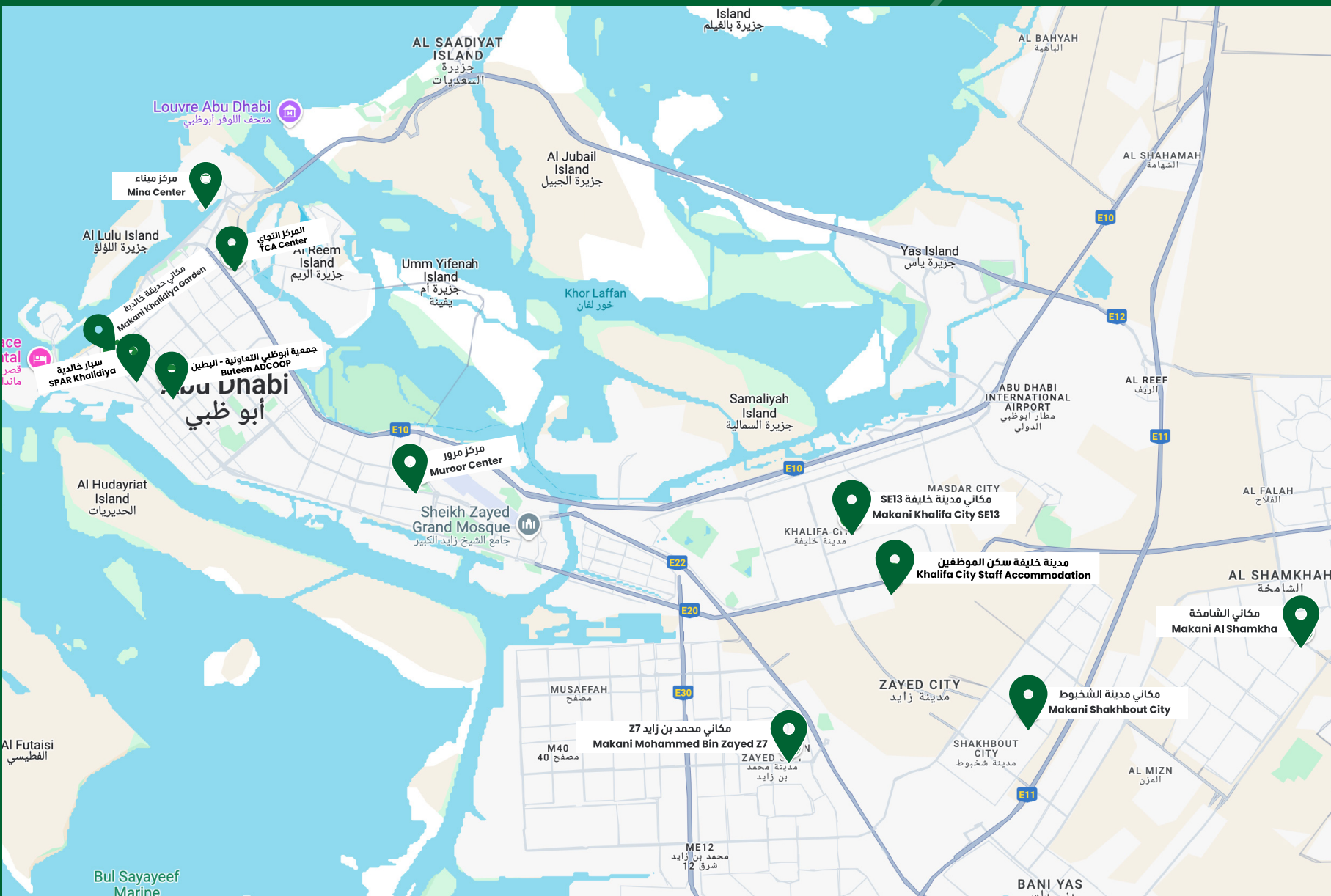
Makani Real Estate LLC

Makani Real Estate, a key division of the Mair Group, is a leading retail property operator and community developer in the UAE. With a focus on driving economic growth and enhancing the lives of residents, Makani Real Estate plays a pivotal role in shaping the commercial and social landscape of the nation.

Makani Real Estate oversees 98 developments across Abu Dhabi, Al Ain, Dhafra, and Delma, totaling over 420,000 sqm of Gross Leasable Area (GLA). This includes 5 commercial buildings (17,703 sqm), 5 community centers (97,187 sqm), 25 neighborhood centers (65,021 sqm), 9 neighborhood complexes (20,702 sqm), 1 regional shopping mall (92,717 sqm), 6 residential developments (60,003 sqm), 45 strip malls (60,899 sqm), 1 retail shop (2,011 sqm), and 1 warehouse (4,133 sqm). Serving 65,000 shoppers daily through +280 retail stores and +100 food outlets, Makani Real Estate has invested AED 36.5 million in corporate social responsibility from 2019 to 2023, enriching communities across the UAE.

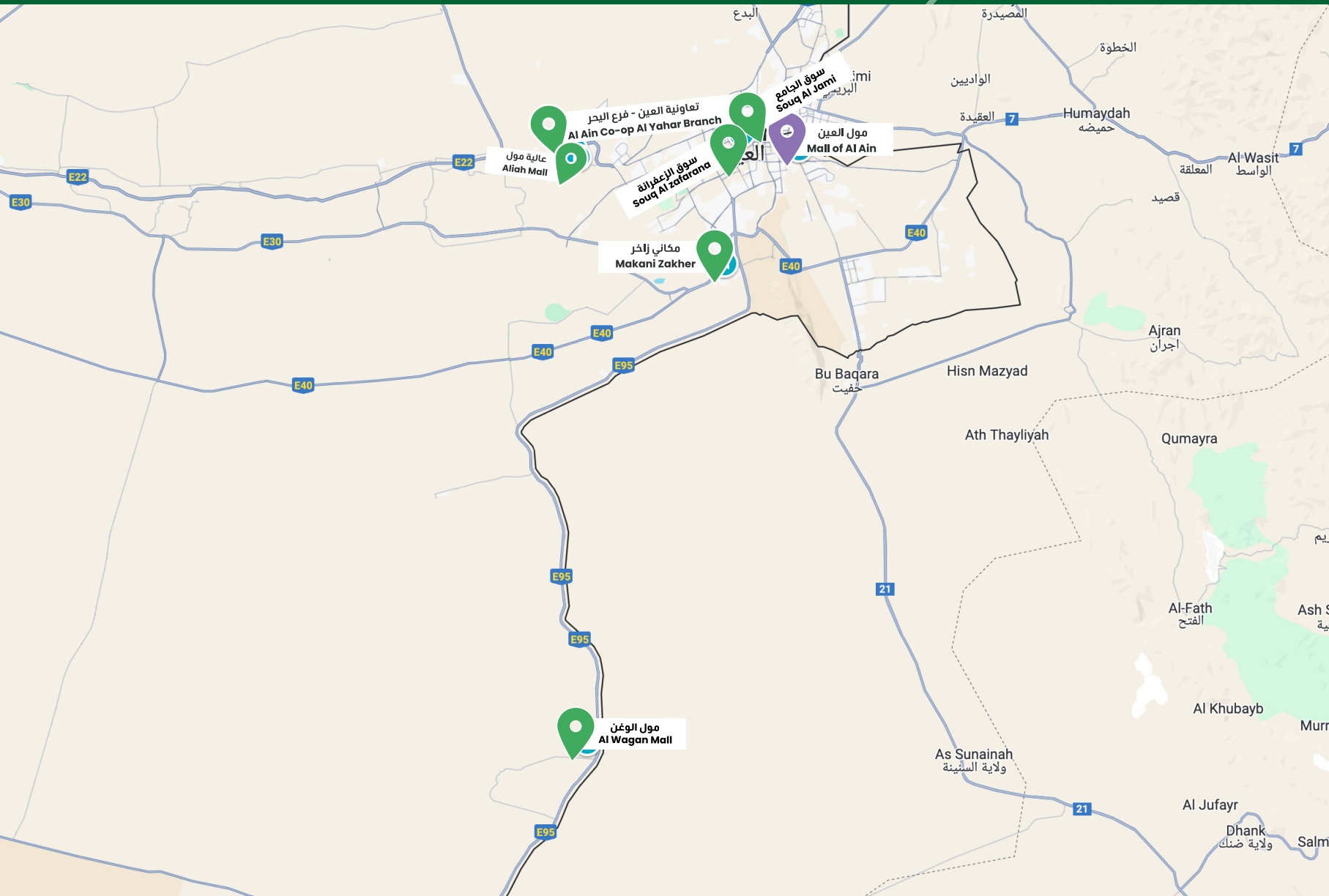
OUR PRESENCE

Makani Community Centers in Abu Dhabi Region



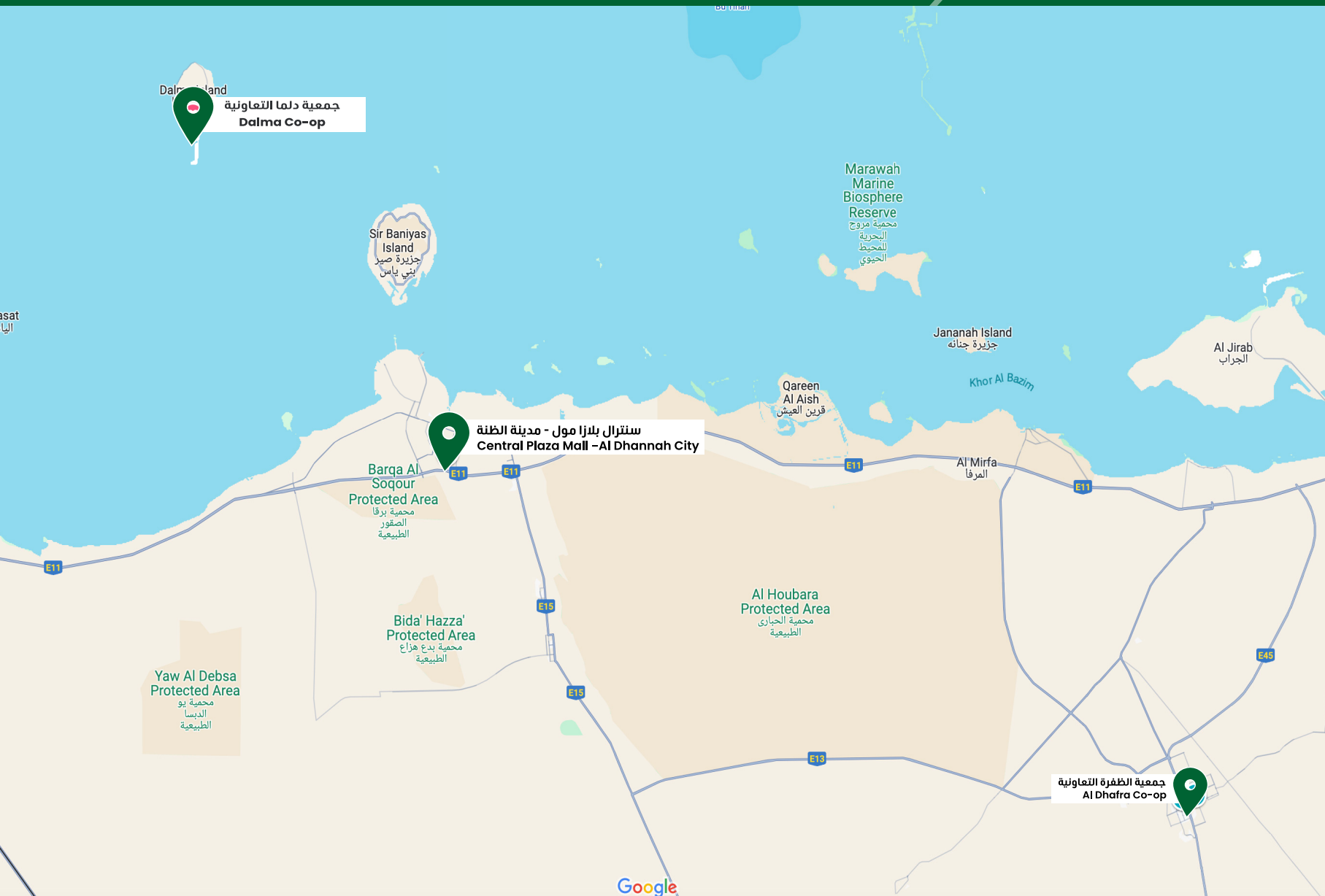
OUR PRESENCE

Makani Community Centers in Al Ain Region



OUR PRESENCE

Makani Community Centers in Dhafra & Dalma Region





مکانی
Makani
Member's Shopping Center
مركز التسوق لعضوات
SPAR سبار
Managed by **coop** إدارة

لي شو كولا
AMBA
مركز التسوق لعضوات
STARBUCKS

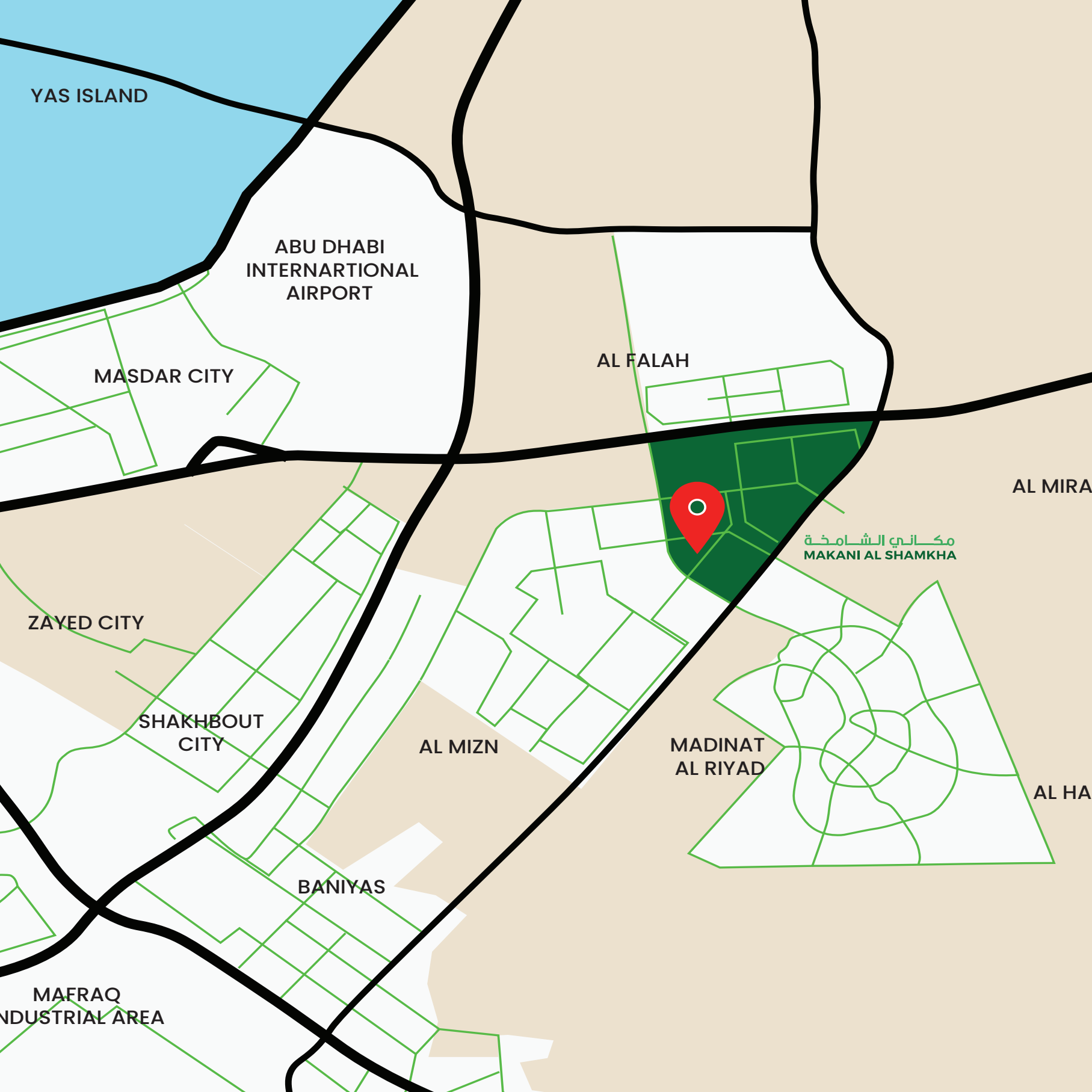
قف
STOP



Discover the new Abu Dhabi

Makani's portfolio includes premier destinations like the Mall of Al Ain, a 1 million square foot GLA shopping and entertainment hub acquired in 2022. Additionally, the company operates community centers such as Makani Zakher, Makani Al Shamkha, Makani Khalifa City SE13, Makani Mohammed Bin Zayed Z7 and more, offering more than shopping—these vibrant hubs foster community engagement, cultural experiences, and local commerce.

Serving over 50 communities across the UAE, Makani is rooted in the ethos of its name, «My Place» in Arabic, and is committed to creating safe, welcoming, family-friendly environments. With over 40 years of experience in building local ecosystems, Makani Real Estate continues to innovate, blending retail, leisure, and community development to enrich lives and inspire connections.



YAS ISLAND

ABU DHABI
INTERNATIONAL
AIRPORT

MASDAR CITY

AL FALAH

AL MIRA

مكاني الشامخة
MAKANI AL SHAMKHA

ZAYED CITY

SHAKHBOUT
CITY

AL MIZN

MADINAT
AL RIYAD

AL HA

BANIYAS

MAFRAQ
INDUSTRIAL AREA

About the Catchment Area

Located in the heart of Al Shamkha, Abu Dhabi, Makani Al Shamkha is strategically positioned to serve a diverse and rapidly growing community. The catchment area includes key residential neighborhoods such as Al Shamkha itself, along with nearby areas like Al Falah, Shakhbout City, Al Shawamekh, and Baniyas, enhancing overall accessibility. The more developed districts of Khalifa City and Mohammed Bin Zayed City are also within a short drive, ensuring a substantial and consistent customer base.

The primary catchment area consists of approximately 9,000–10,000 residential units, with an additional 12,000–14,000 units in the secondary catchment area. This vibrant, family-oriented community creates strong local demand for shopping, dining, and entertainment, positioning Makani Al Shamkha as a central lifestyle destination for residents across these expanding neighborhoods.

Who are the Center visitors?

Makani Al Shamkha is strategically located in the heart of Shamkha, Abu Dhabi, and is designed to serve the needs of a growing and vibrant local community. The shopping center caters to a diverse demographic, including Emirati families, young professionals, and expatriates residing in nearby neighborhoods such as Al Shawamekh, Al Falah, Shakhbout City, Baniyas, and parts of Khalifa City.

This community-centered destination offers a balanced mix of retail, essential services, and dining options, making it a convenient and appealing stop for everyday needs. Families, particularly those living in spacious villas or well-planned residential developments, value the center's accessibility, variety, and relaxed atmosphere. At the same time, middle-income households and professionals are drawn to the center's contemporary amenities and neighborhood-friendly design.

Many residents in the surrounding areas are employed in key sectors such as education, healthcare, government, and retail, reflecting a stable and dynamic economic base. The center's location ensures easy access for the surrounding neighborhoods, fostering regular visits and a strong sense of community connection.

Whether it's running errands, enjoying a meal, or spending time with family, Makani Al Shamkha serves as a dependable and engaging hub for residents across this growing region, blending convenience with a warm, local touch.



Makani Al Shamkha At a Glance



2

Shopping
Level

4.5 M

Annual Footfall



600

Parking Spaces
open and shaded



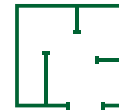
82

Retail
Outlets



6,818sqm

Supermarket &
Department Store



20,700sqm

Gross Leasable
Area (GLA)

Fashion, Speciality Stores, Super Market & Community Services

The center will be home to a variety of well known Brands & more



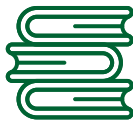
Fashion retailers



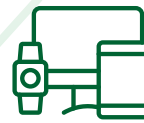
Hobbies



Electronics



Books, School Supplies, Stationery



Home Decor Appliances & DIY



Perfume, Fragrance, Cosmetics & Personal Care

Extensive range of family essentials & conveniences



Grocery Shopping



Banks & Financial Services



Salons & Beauty Spas



Telecommunications



Tailors



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Makani
مركز التسوق المكاني
Sheikha Shopping Centre
مركز التسوق الشيخة
SPAR سبار
coop إدارة
Managed by

لبيشوكولا
Le hocola

Starbucks

Abdul Salam
عبد السلام


قف
STOP

2

FLOOR PLANS



RG 120



Easyhome
BUILDING MATERIALS & HOME FURNISHINGS

RG 107



SPAR سبار
HYPERMARKET

RG 114 الرمضان AL ROMAIZAN	RG 113 Dairies	RG 112 Bath Body Works	RG 111 DNP dnp.com	RG 110 AL ABERKA
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RG 103 ميرة MIRA	RG 102	RG 101 LIFE-SCHERER
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مدخل و مخرج
Entrance & Exit

مدخل و مخرج
Entrance & Exit

RG 125A	RG 125 B	RG 125 C مدرسة mothercare	RG 125 D موميسو MUMUSO
			RG 125 E سبار SPAR

حمامات
Toilets

RG 130 KARJI KARJI	RG 132 Aljaber Optics	RG 133 A مركز MUKHARA	RG 131 lets feel good
RG 146 Labelle	RG 145 مركز MUKHARA	RG 133 B مركز MUKHARA	RG 143 Starbucks

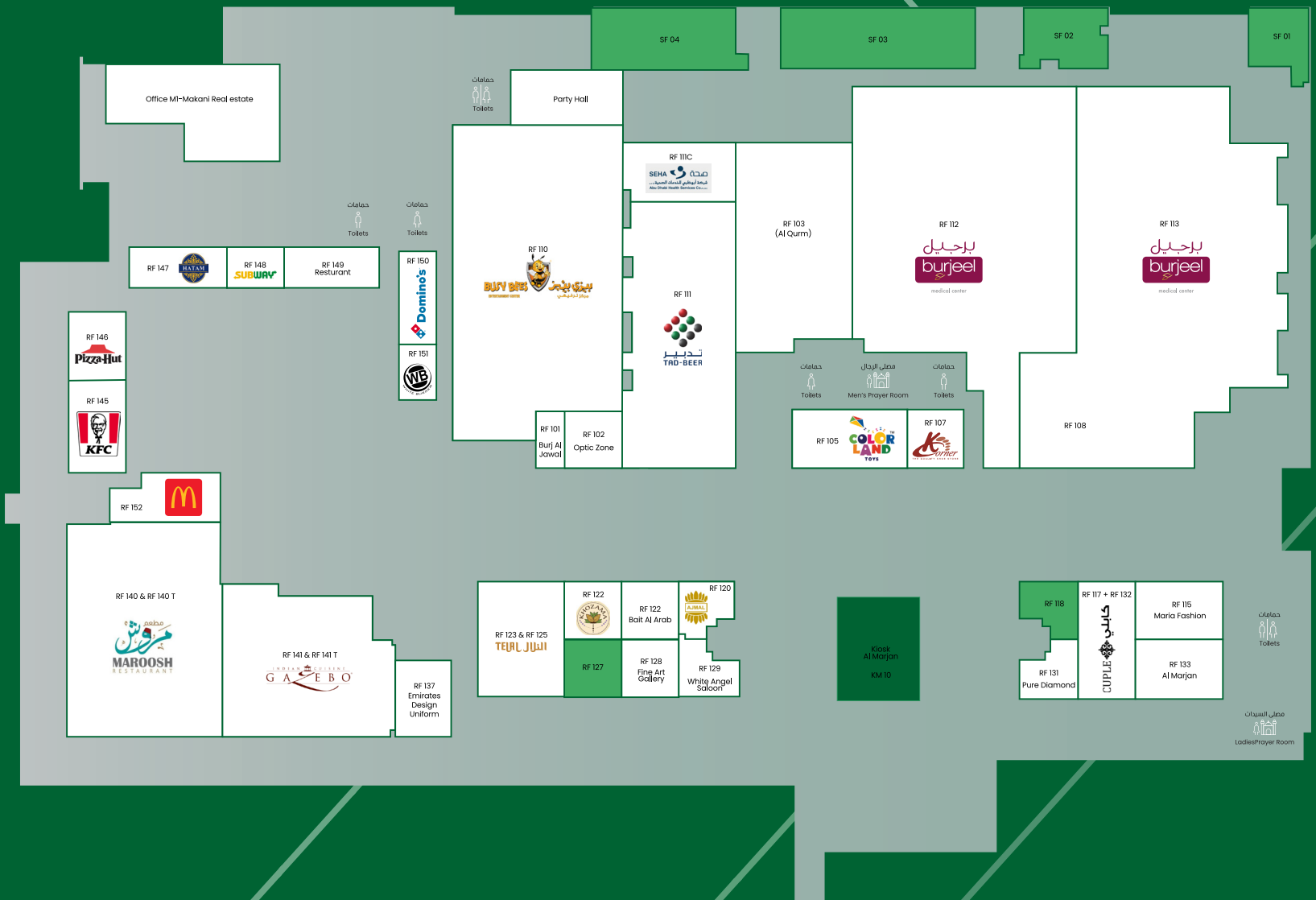
RG 135 RIVOLI	RG 136 Al Manara	RG 137 Nayomi Beauty Saloon
RG 141	RG 138 + RG 140 مركز MUKHARA	

حمامات
Toilets

مدخل و مخرج
Entrance & Exit

RG 147 Perfumes





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سيبار
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coop
بإدارة



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MAKANI AL SHAMKHA

For Leasing Purposes Contact Us
leasing.ad@makani realestate.com

www.makani realestate.com
+971 2 5844100