

# Tiger Downtown

AJMAN



# Tiger Downtown

A J M A N

Tiger Downtown is  
**“Downtown, the Ajman way”**

Urban but calm, modern yet familiar, boldly  
ambitious and deeply people-first, a new heart  
that fits Ajman's scale, soul and future.

## PROJECT OVERVIEW

Tiger Downtown is a master-planned lagoonfront community that blends homes, retail, leisure and greenery in one connected address. With walkable promenades, jogging tracks and family zones, it offers a lifestyle where residents can live, relax and stay active within their community.

Lagoon Area  
**13,795 sq.m**

Lagoon Length  
**375 M**

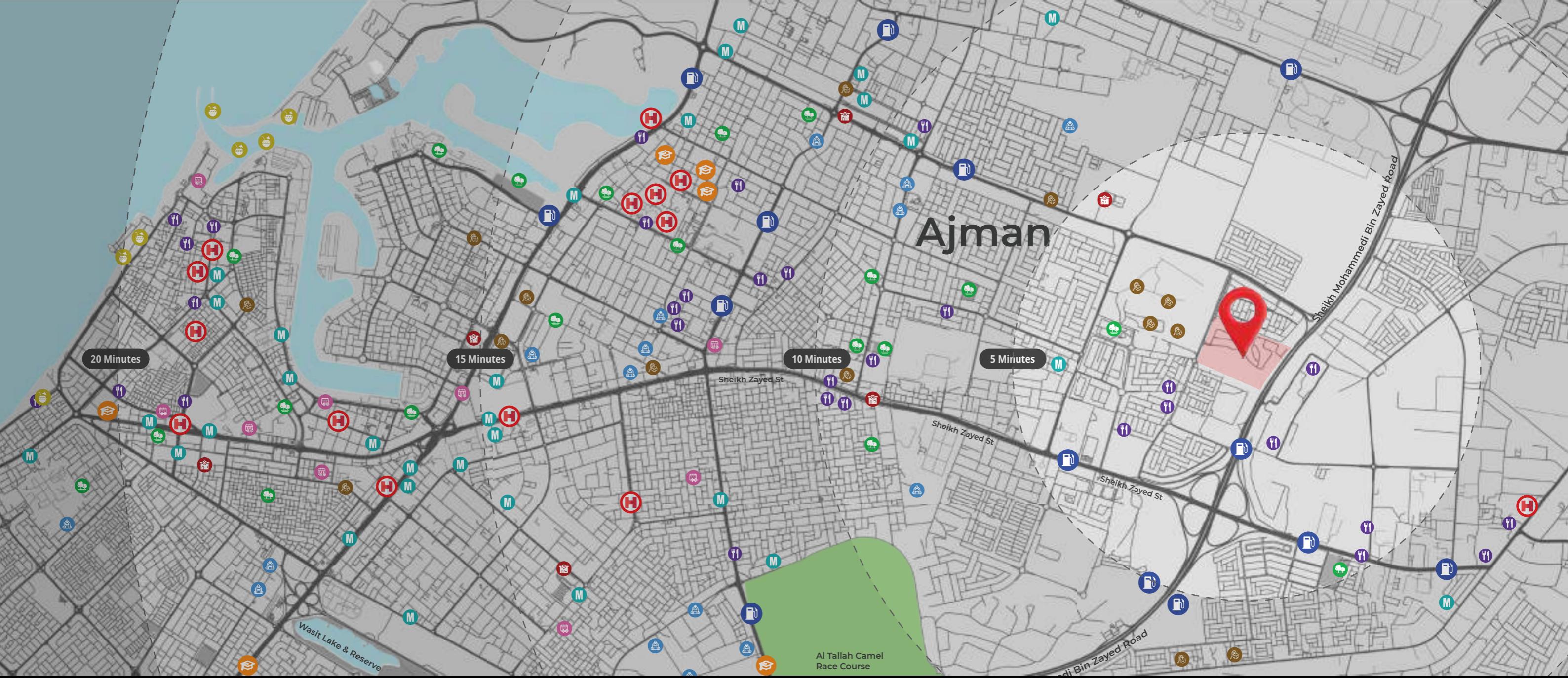
Jogging Track Length  
**External: 2,190 M**

Total number of Buildings : **76**  
Number of Lagoon-Front Buildings : **20** (Divided into 4 phases)  
Number of Perimeter Buildings : **56**

**Residential B.U.A** **3,387,115 Sq.M**

**Retail B.U.A** **77,088 Sq.M**

**Overall B.U.A** **4,273,504 Sq.M**



H Hospital/ Medical Centre  
 S Schools/ Institutions  
 U University/ College  
 M Shopping Mall  
 F Fitness Clubs/ Gym  
 F Fuel Station  
 S Sports  
 P Park  
 P Police Station  
 B Beaches  
 R Restaurants

*Key Facilities*  
**MOMENTS AWAY**  
 Seamless Access to Everything You Need

Click to view

**10**

Minutes to  
**SHARJAH**

**12**

Minutes to  
**SHARJAH GOLF**

**13**

Minutes to  
**SHARJAH AIRPORT**

**13**

Minutes to  
**AL ZORAH  
NATURAL RESERVE**

**15**

Minutes to  
**AJMAN BEACH**

**20**

Minutes to  
**UMM AL QUWAIN**

**25**

Minutes to  
**AL MARJAN, RAK**

**30**

Minutes to  
**DUBAI AIRPORT**

**40**

Minutes to  
**DUBAI DOWNTOWN**

# AJMAN REAL ESTATE SALES INSIGHT

## Overall Market Performance

Year	Transactions Value
2022	AED 7.62 B
2023	AED 16.9 B
2024	AED 20.5 B

## 01. Strong Transaction Growth (2024-2025)

Period	Number of Transactions	Total Transaction Value
2024	15125	AED 20.5 billion
Q1 2025	3887	AED 5.55 billion
H1 2025	8872	AED 12.4 billion (+37% YoY)

## 02. Investor Demand

1. UAE residents
2. GCC investors
3. Foreign investors
4. Price-sensitive buyers shifting from Dubai/Sharjah

## 03. ROI

High rental yields (8–10%)

## 04. Rental Market Strengthening

According to Ajman Properties,  
Studios : 9–12% yield.  
1 bedrooms : 8–10% yield.  
2 bedrooms : 8–9%.  
Villas (3-4 BR) : 7–8%.

## 05. Opportunities

Buy-to-let demand: Strong rental demand and high yields make Ajman attractive for long-term income investors.

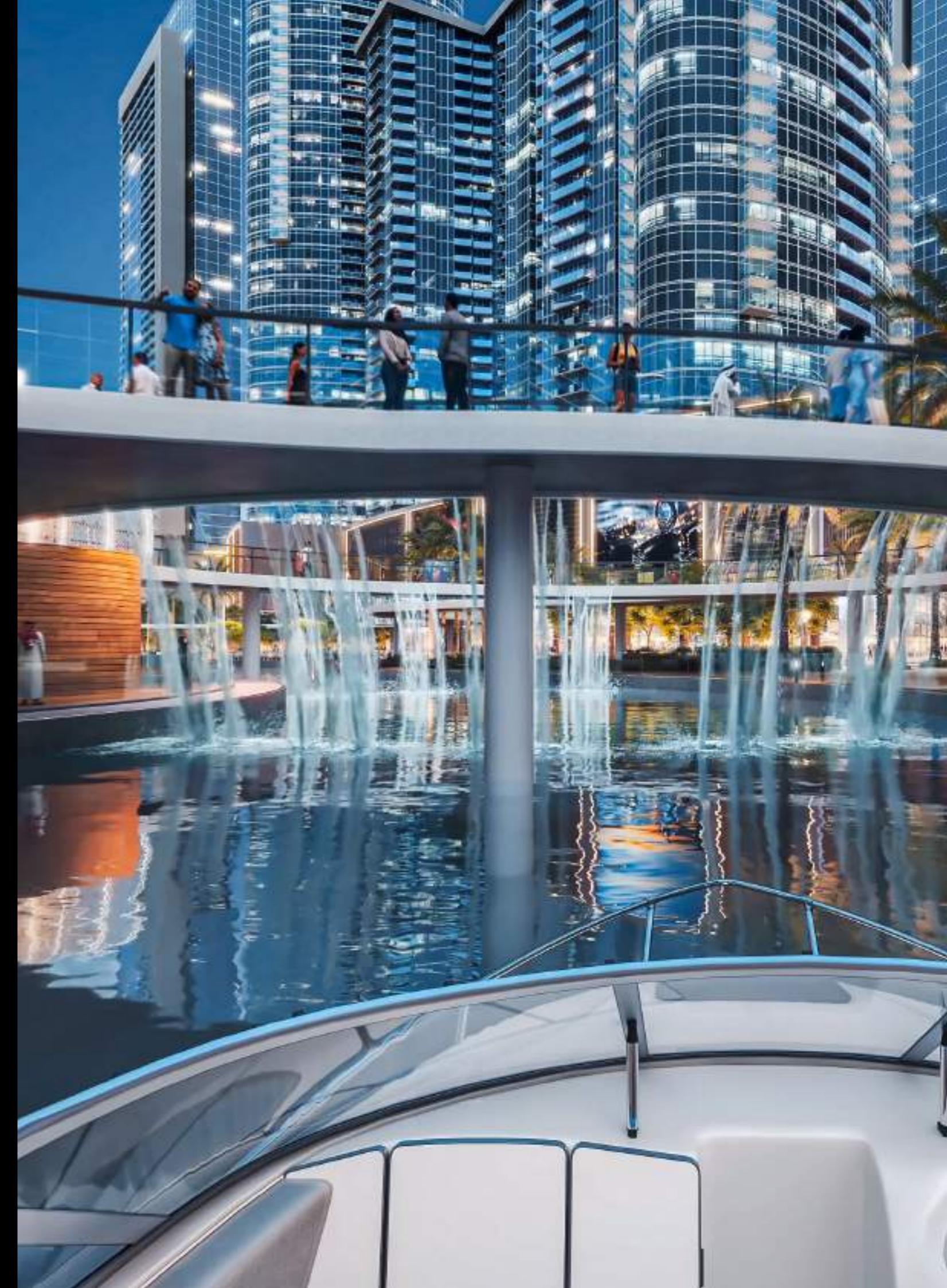
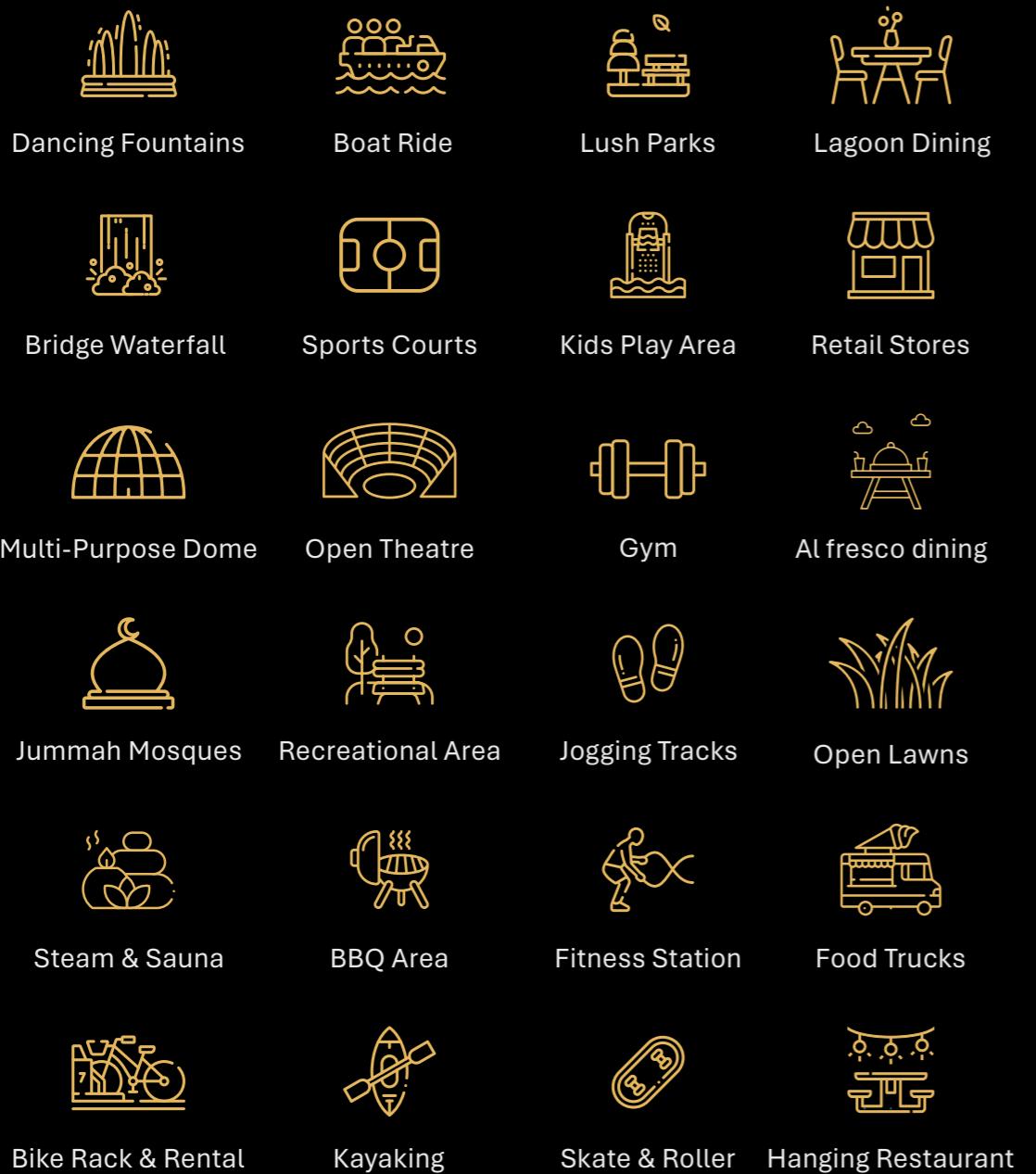
Mid-income housing: Growing need for affordable apartments, especially among end-users seeking value.

International & GCC buyers: Freehold zones and competitive pricing continue to draw cross-border investors.

Villa community development: Clear opportunity for developers to deliver modern, family-oriented villa communities.

Infrastructure advantage: Improved connectivity positions Ajman to capture spillover demand from Sharjah and Dubai.

## COMMUNITY AMENITIES



Along with essential, thoughtfully planned services.

- Nursery
- Library
- Police Station
- Community Center
- Health Care Center
- Post Offices

# Lagoonside Lifestyle & Outdoor Spaces

## Exclusive Retail Shops

Discover a range of exclusive retail shops offering luxury brands, fashion, accessories, home décor, and unique finds, providing a premier shopping experience in a vibrant, upscale setting.

## Elevated Walkways

The elevated walkway encircling the lagoon offers a serene escape with lush palms, shimmering water, and stunning views, enhancing walkability.

## Open Lawn

This vibrant space offers elevated walkways, lush greenery, shaded seating, and a central lawn surrounded by palm trees, creating a serene retreat for relaxation and gatherings.

## Water Fountains

Experience illuminated water fountains that bring the lagoon to life, blending light, movement, and sound for a captivating waterfront experience that enchants the senses.

## Cafes and Dining Outlets

Explore a variety of charming cafes and dining outlets offering a selection of gourmet coffee, delicious meals, and indulgent treats. Perfect for casual meetups or a relaxing meal.

## Lagoon Dining

Relax and unwind at this serene seating area surrounded by water. Featuring food outlets and shaded spaces, it offers a perfect spot to enjoy delicious meals with picturesque lagoon views.

## Leisure Seating Area

A serene seating area surrounded by lush greenery and shaded spots, offering a peaceful space for relaxation and socializing in a vibrant setting.

## Serene Boat Ride

Embark on a serene boat ride through the private lagoon, surrounded by lush greenery and stunning water fountains, offering a peaceful escape and breathtaking views.

## Scenic Jogging Tracks

Enjoy the scenic jogging tracks that wind through lush green spaces, offering a peaceful and energizing environment for your daily runs, with stunning views of the lagoon and surrounding landscapes.

## Lagoon Adventures

Explore the lagoon with kayaking and boat rides. Glide through sparkling waters, past fountains and lush landscapes, for a perfect mix of relaxation and adventure.

## Food Truck Plaza

Enjoy vibrant food trucks offering diverse delights in a lush, pedestrian-friendly setting perfect for a relaxing meal.

## Multi-Purpose Dome

The Multi-Purpose Dome hosts concerts, entertainment programs, cultural events, art exhibitions, and live performances, offering a versatile space for a variety of experiences.

## Lagoon Promenade

Stroll along the tranquil lagoon promenade, where lush landscapes and serene water views create a perfect setting for relaxation and leisure.

## Lush Parks & Gardens

The Lagoon community features multiple green spaces and beautifully landscaped areas, providing a perfect setting for relaxation and outdoor leisure activities.

## Azure Seating

Tranquil waterside oasis with breathtaking views. Unwind and reconnect in this perfect setting for relaxation and rejuvenation.



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Downtown  
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# PROJECT SUMMARY

## Orchid Towers

Six modern towers with fully furnished studios, 1–3 bedroom apartments, 2–4 bedroom duplexes, and 6-bedroom penthouses, creating a vibrant community in one destination.



### TOWER 1 - A

Number of Floors	<b>15</b>	Number of Units	<b>194</b>
Studios	: 49	Duplex 2 BR	: 06
1 Bedroom	: 63	Duplex 3 BR	: 02
2 Bedroom	: 60	Duplex 4 BR	: 02
3 Bedroom	: 12		

### TOWER 2 - A

Number of Floors	<b>15</b>	Number of Units	<b>194</b>
Studios	: 49	Duplex 2 BR	: 06
1 Bedroom	: 63	Duplex 3 BR	: 02
2 Bedroom	: 60	Duplex 4 BR	: 02
3 Bedroom	: 12		

### TOWER 1 - B

Number of Floors	<b>18</b>	Number of Units	<b>181</b>
Studios	: 60	6 BR Penthouse	: 01
1 Bedroom	: 75		
2 Bedroom	: 30		
3 Bedroom	: 15		

### TOWER 2 - B

Number of Floors	<b>18</b>	Number of Units	<b>181</b>
Studios	: 60	6 BR Penthouse	: 01
1 Bedroom	: 75		
2 Bedroom	: 30		
3 Bedroom	: 15		

### TOWER 1 - C

Number of Floors	<b>21</b>	Number of Units	<b>284</b>
Studios	: 73	Duplex 2 BR	: 06
1 Bedroom	: 93	Duplex 3 BR	: 02
2 Bedroom	: 90	Duplex 4 BR	: 02
3 Bedroom	: 18		

### TOWER 2 - C

Number of Floors	<b>21</b>	Number of Units	<b>284</b>
Studios	: 73	Duplex 2 BR	: 06
1 Bedroom	: 93	Duplex 3 BR	: 02
2 Bedroom	: 90	Duplex 4 BR	: 02
3 Bedroom	: 18		

## Orchit Towers Amenties



Infinity Pool



Sports Courts



Kids Play Area



Multi-use Hall



Cafes



Outdoor Cinema



Kids pools



Yoga Studio



Gym



Steam & Sauna



Jaccuzi



Juice Bar



Ice Dipping Pool



Massage Room



Retail Stores



Billiard Area



Jogging Tracks



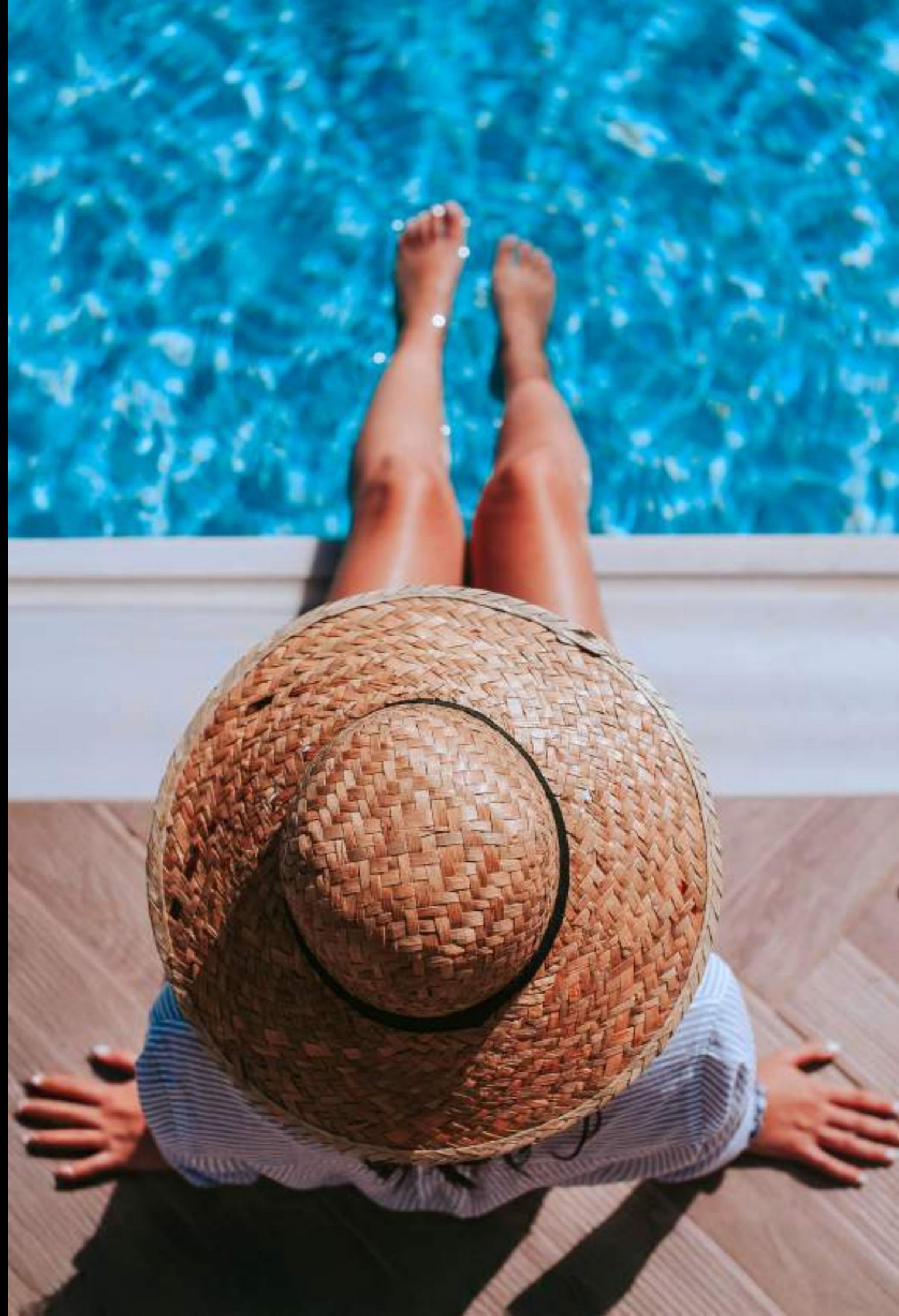
BBQ Area



Fitness Station



Recreational Area



# A COMMUNITY LIKE NO OTHER

Live, Grow, and Thrive



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