

# Tiger Downtown

AJMAN

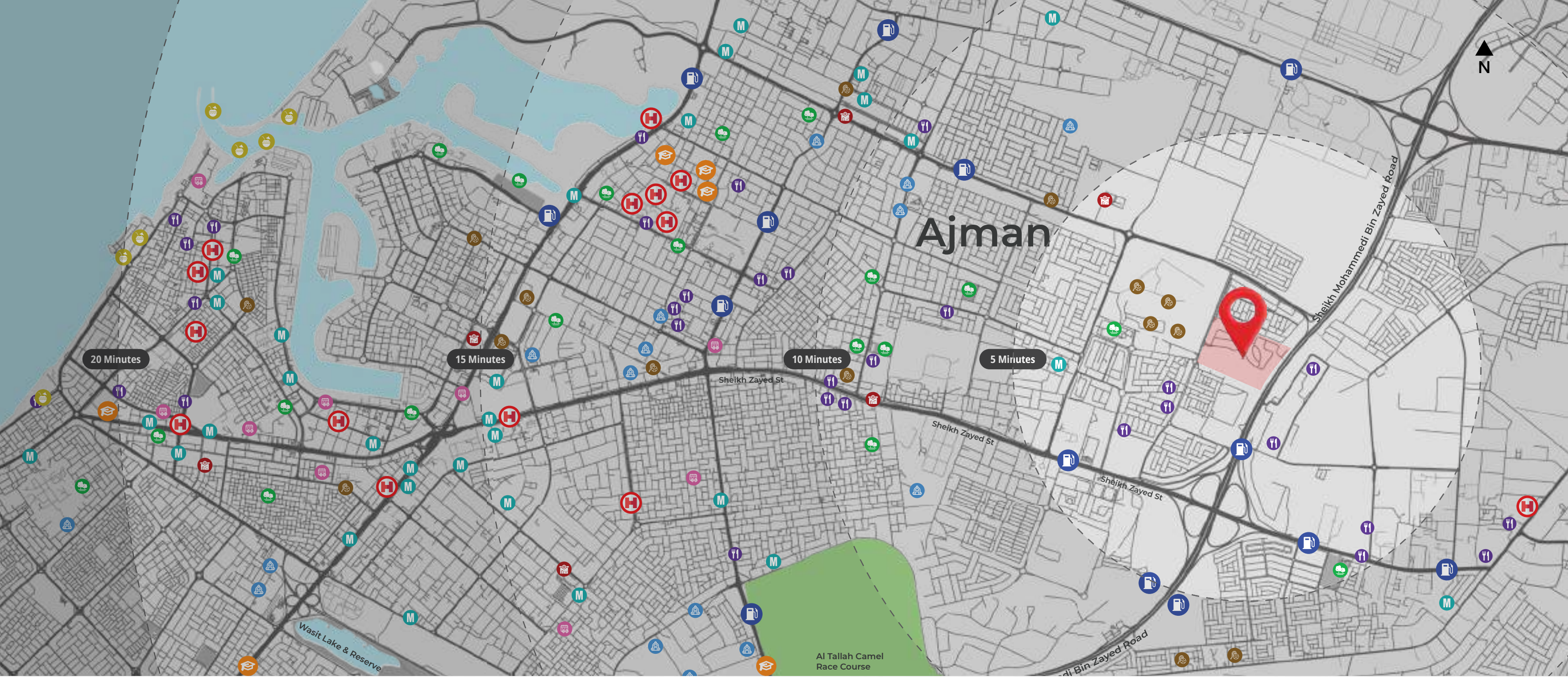
Project Facts

First Class *Paradise*









- Hospital/ Medical Centre
- Schools/ Institutions
- University/ College
- Shopping Mall
- Fitness Clubs/ Gym
- Fuel Station
- Sports
- Park
- Police Station
- Beaches
- Restaurants

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

**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**



# Tiger Downtown

AJMAN

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 lagoon-front community that blends homes, retail, leisure and greenery in one connected address. It offers a lifestyle where residents can live, relax and stay active within their community.

Lagoon Area  
**13,795 Sq.M**

Jogging Track Length  
**Internal: 900 M**

Lagoon Length  
**375 M**

Children’s Playgrounds  
**4 Zones/ Areas**

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

Total number of Buildings : **76** (Whole Community)

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



# A World of AMENITIES

Where Leisure & Community Come  
Together with 25+ Amenities

- 01. Multi-purpose Dome
- 02. Entry Plaza
- 03. Lagoon
- 04. Lagoon Dining
- 05. Water Fountains
- 06. Boat Dock
- 07. Open Lawn
- 08. Elevated Pathway
- 09. Azure Seating
- 10. Interactive Plaza
- 11. Lush Parks
- 12. Al Fresco Dining
- 13. Sports Courts
- 14. Mosque
- 15. Amphitheatre
- 16. Kids Play Area
- 17. Water Feature
- 18. Food Trucks Area
- 19. Provision for Utilities
- 20. Linear Park
- 21. Central Promenade
- 22. Shade Structure
- 23. Waterfall
- 24. Sculptural Feature
- 25. Fitness Centre





# Indulge in COMMUNITY AMENITIES

World-Class Amenities at your Fingertips



Dancing Fountains



Boat Ride



Lush Parks



Lagoon Dining



Bridge Waterfall



Sports Courts



Kids Play Area



Retail Stores



Multi-Purpose Dome



Open Theatre



Gym



Al fresco dining



Mosque



Recreational Area



Jogging Tracks



Open Lawns



Steam & Sauna



BBQ Area



Fitness Station



Food Trucks



Bike Rack & Rental



Kayaking



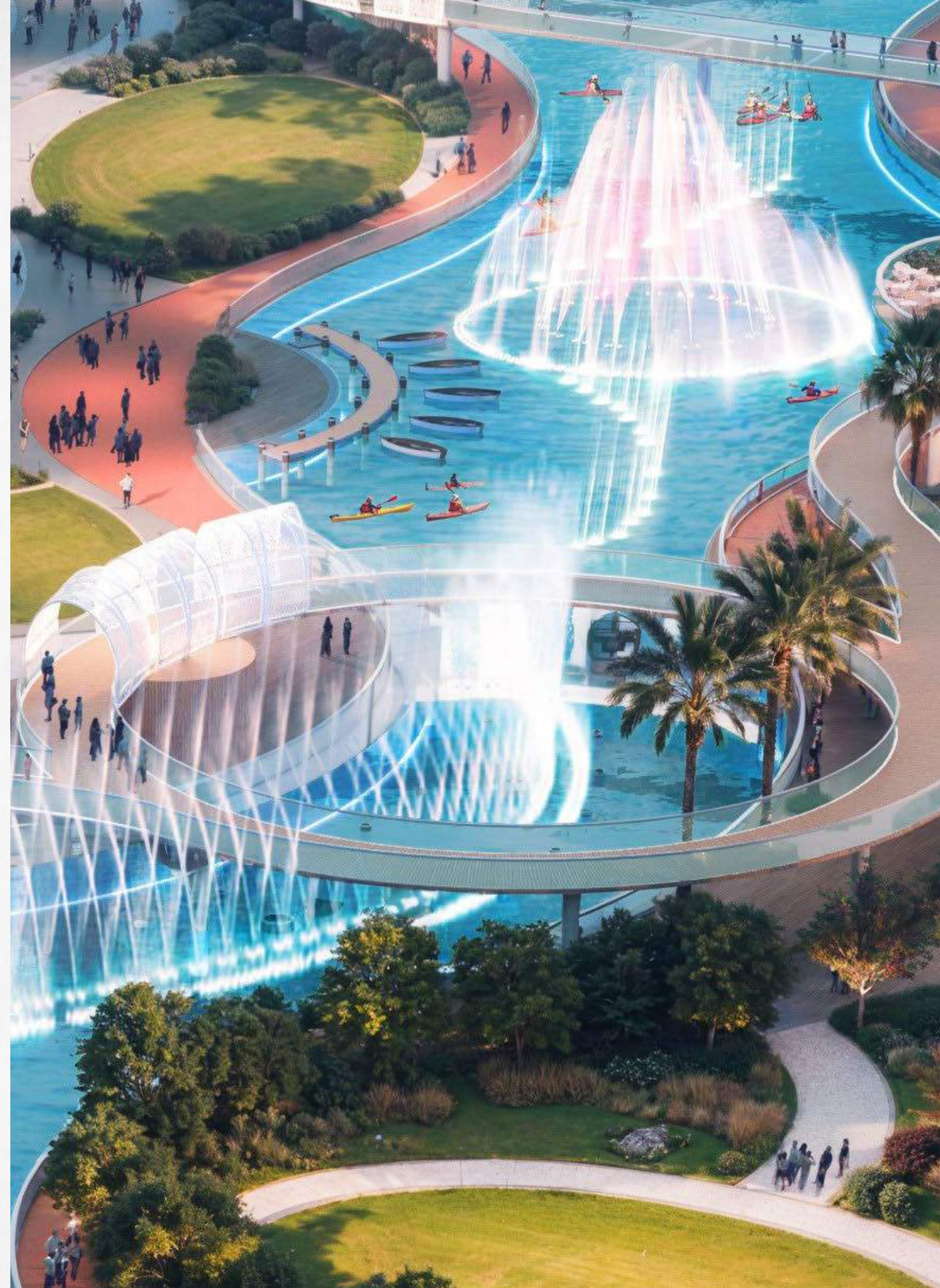
Skate & Roller



Hanging Restaurant

Along with essential, thoughtfully planned services.

- Nursery
- Police Station
- Healthcare Center
- Library
- Community Center
- Post Offices





# *A Collection of* COMMUNITY EXPERIENCES

Where Every Moment is Extraordinary

## 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.



## 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.



## 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.

## 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.



## Elevated Walkways

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



## 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.





*Experience the Charm of*  
**THE PRIVATE LAGOON**  
A Serene Escape by the Water

### Boat Docks

Enjoy seamless waterfront access with private docks, offering luxury, convenience, and a perfect escape by the serene lagoon.



### 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.



### Lagoon Promenade

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

### 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.



### 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.



### Azure Seating

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



### Lush Parks & Gardens

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







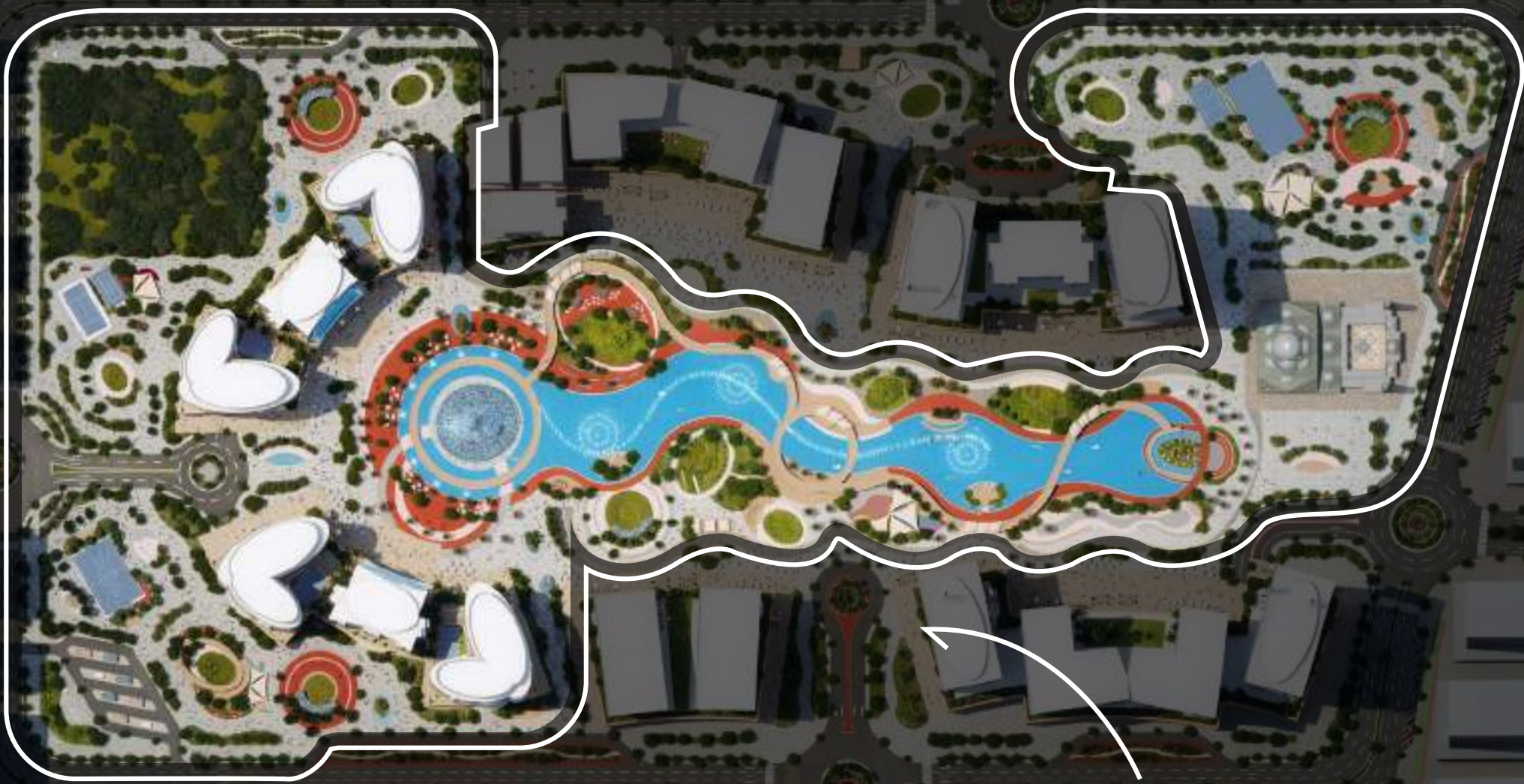


Tiger  
Downtown  
AJMAN

## Unveiling - Phase 1

Tiger Downtown's first six towers redefine luxury living, blending modern sophistication with natural serenity in Ajman's exclusive community.





**Phase 1**

Handover: Q4 2028









# PROJECT SUMMARY

## Phase 1 - Orchid Towers

### Parking:

Tower 1: 3 Podium Levels + 2 Basements  
Tower 2: 3 Podium Levels + 2 Basements  
  
Total No of Parking : 6200

Phase 1 comprises six modern towers featuring fully furnished studios, 1–3 Bedroom apartments, 2–4 Bedroom duplexes, and 6 Bedroom penthouses.

Handover: Q4 2028

### Facilities:

Nursery : 2  
Medical Centre : 2  
Retail : 6  
Office : 2

### Tower A

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

### Tower A2

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

### Tower B

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

### Tower B2

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

### Tower C

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

### Tower C2

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



# PROJECT SUMMARY

Phase 1 - Orchid Towers

## Flexible Payment Plans

## 70/30

1% Monthly Payment\*

Starting prices:

Studios	: AED 366,000
1 Bedroom	: AED 610,000
2 Bedroom	: AED 850,000
3 Bedroom	: AED 1.16 Million













*Experience the Essence of Comfort*

## ORCHID AMENITIES

Where Luxury Meets Convenience



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















Experience unmatched luxury in Tiger Downtown's penthouses, featuring soaring ceilings, panoramic views, opulent interiors, and private terraces. A perfect blend of elegance, tranquility, and world-class amenities awaits you.

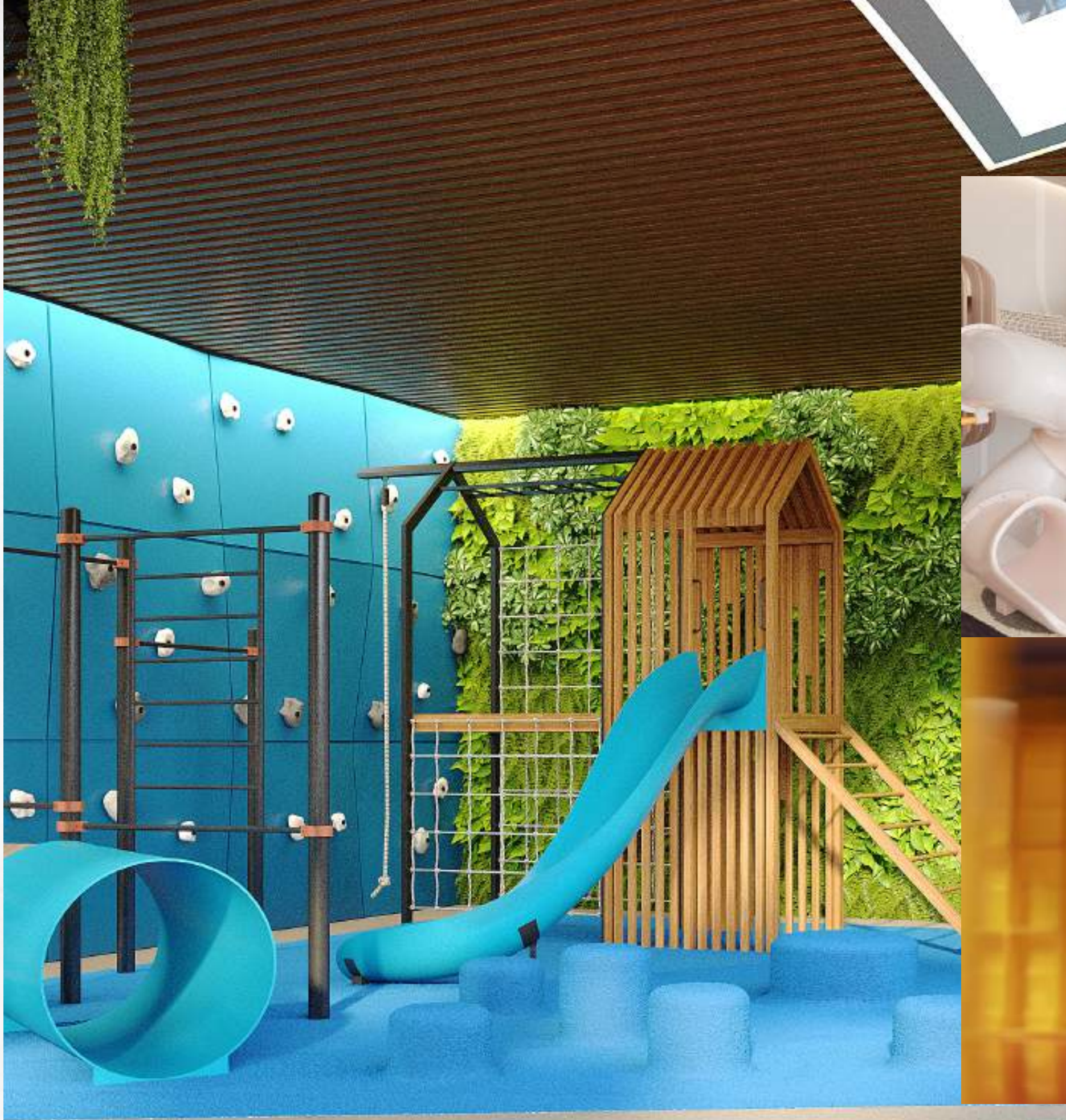
















# A COMMUNITY LIKE NO OTHER

Live, Grow, and Thrive





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