

TIGER DOWNTOWN

TIGER
PROPERTIES

Tiger
Downtown
AJMAN



First Class *Paradise*

A Daily Retreat in Nature's Embrace


MORE WATER.
MORE WONDER.
MORE VIEWS.
MORE EXPERIENCES.
MORE LIFE.
MORE YOU.
MORE HEIGHT.
MORE HORIZON.



A NEW ADDRESS RISING WITHIN THE VIBRANT HEART OF TIGER DOWNTOWN.

Designed as part of Ajman's lagoonfront master community, this residential tower brings together modern architecture, elevated lifestyle spaces, and the energy of a connected urban destination. With striking views, refined details, and access to retail, leisure, dining, and waterfront experiences, it introduces a new way to live at the centre of Tiger Downtown.



More than a residential tower, it is a destination where refined design, vibrant community living, and exceptional convenience come together to create a lifestyle beyond expectations.

34 STOREYS OF PURE ELEGANCE

THE NUMBERS BEHIND THE ADDRESS

Residential floors

34 + H.C

No. of Residential Units

691 UNITS

Studios	1 Bedroom	2 Bedroom	3 Bedroom
212	307	138	34

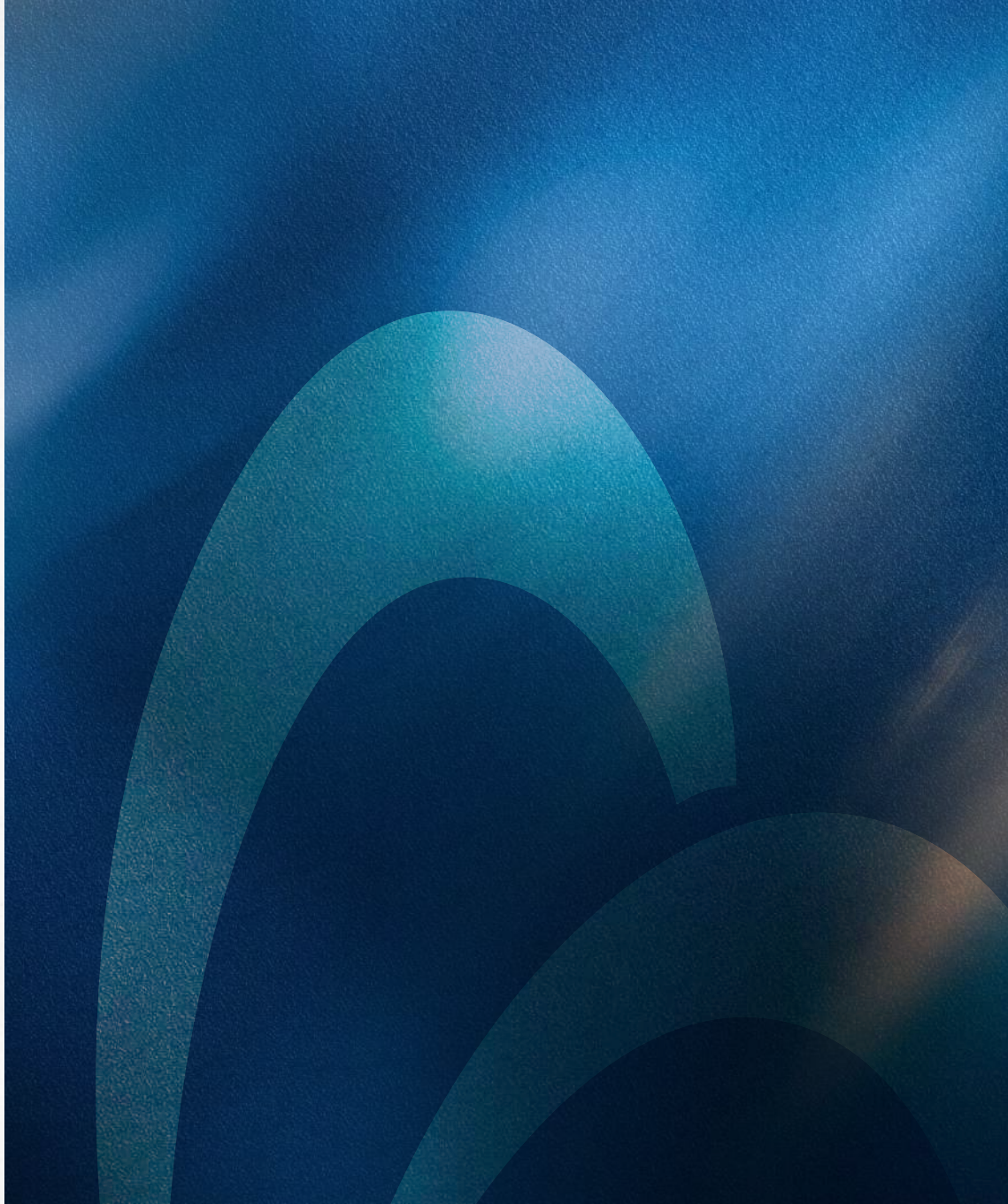
Parking configuration:

10 LEVELS (2B + G + 7P)

Retail units:

3 SHOPS AND 2 SHOWROOMS

Handover: Q4 2029



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.

THE COMMUNITY AT A GLANCE

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.

With the investment of

USD 10 BILLION

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

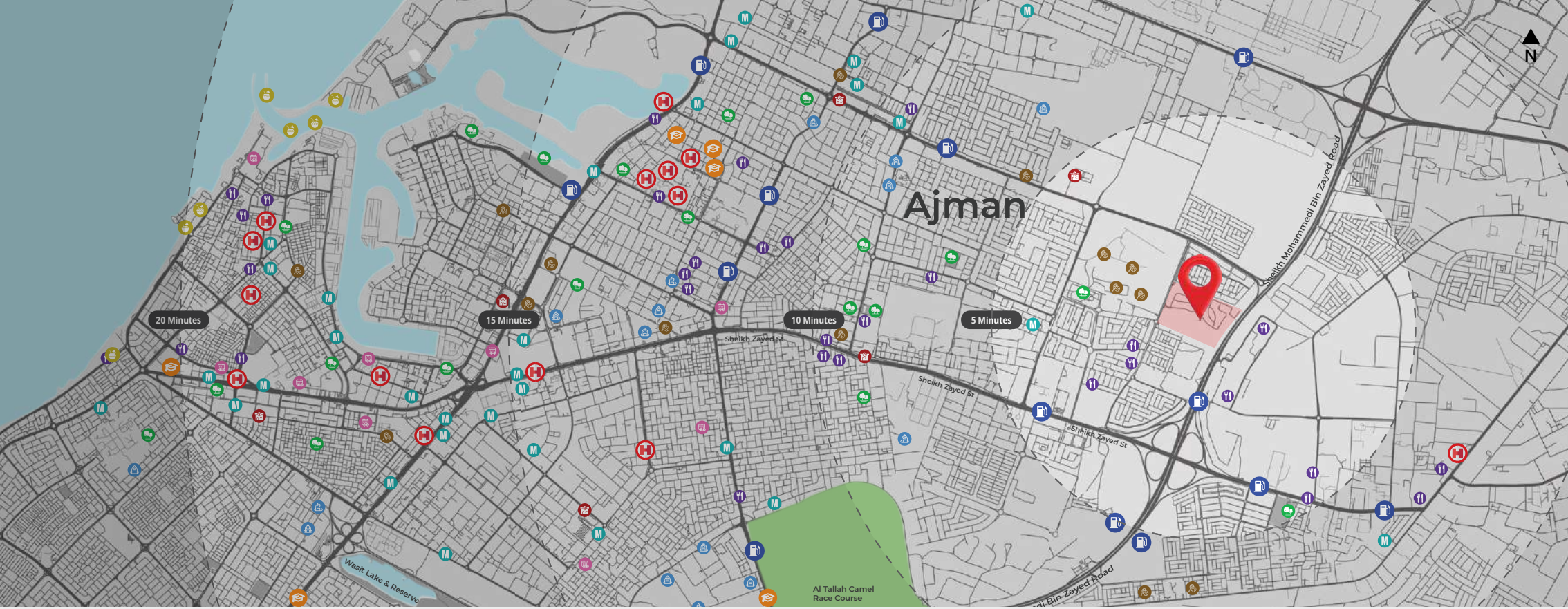
Residential B.U.A	**3,387,115 Sq.M**
Retail B.U.A	**77,088 Sq.M**
Overall B.U.A	**4,273,504 Sq.M**



A VIEW WORTH
WAKING UP TO...




ART DECO



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

EVERYTHING WITHIN EASY REACH

10	*Minutes to* **Sharjah**	13	*Minutes to* **Al Zorah Reserve**	25	*Minutes to* **Al Marjan, RAK**
12	*Minutes to* **Sharjah Golf**	15	*Minutes to* **Ajman Beach**	30	*Minutes to* **Dubai Airport**
13	*Minutes to* **Sharjah Airport**	20	*Minutes to* **Umm Al Quwain**	40	*Minutes to* **Dubai Downtown**

DESIGNED FOR LIFE BEYOND HOME

Spaces for leisure, wellness, and connection.

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





A WORLD OF LEISURE

25+ Community 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

A RADIANT LAGOONFRONT ESCAPE

At the heart of Tiger Downtown, the private lagoon transforms everyday living into a captivating waterfront experience. With illuminated water fountains, serene boat rides, lush landscapes, and beautifully designed walkways, this destination brings together relaxation, movement, and urban elegance. Every detail is crafted to create a vibrant escape where residents can unwind, connect, and enjoy the beauty of lagoonfront living.

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.



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.







THE LAGOON DOME EXPERIENCE

At the heart of Tiger Downtown, the Multi-Purpose Dome creates an iconic focal point for entertainment, culture, and community gatherings. Surrounded by shimmering lagoon waters and elevated walkways, this vibrant destination offers a seamless blend of leisure and lifestyle. From concerts and exhibitions to relaxing strolls above the water, every experience is designed to bring people closer to nature, energy, and the beauty of lagoonfront living.

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.

Elevated Walkways

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





A VIBRANT RETAIL AND DINING BOULEVARD

Tiger Downtown brings everyday convenience and leisure into one beautifully designed destination. From exclusive retail shops and boutique outlets to charming cafés and waterfront dining spaces, every corner is created to offer a lively urban experience. Surrounded by elegant walkways, lush greenery, and lagoon views, this vibrant boulevard becomes the perfect place to shop, dine, meet, and unwind.

Exclusive Retail Shops

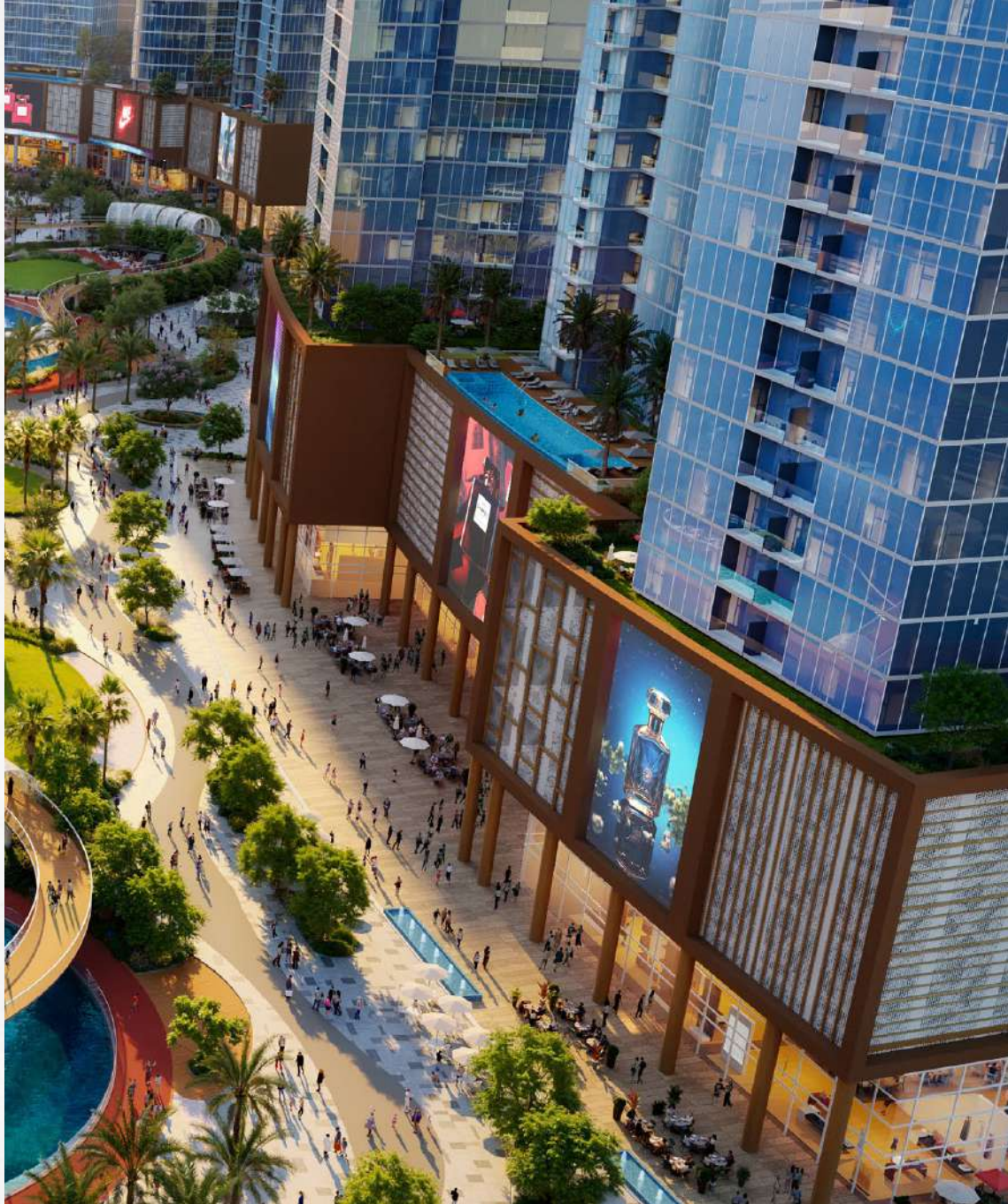
Discover a range of exclusive retail shops offering luxury brands, fashion, accessories, home décor, and unique finds, providing a premier shopping experience in a vibrant, upscale setting.



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.







ACTIVE SPACES FOR EVERY GENERATION

Tiger Downtown is designed to create a lively and balanced community lifestyle, where recreation, wellness, and family moments come together naturally. With thoughtfully planned kids' play areas and dedicated sports courts, residents can enjoy spaces that encourage movement, outdoor activity, and social connection. Children have a safe and joyful environment to play and explore, while adults and families can stay active through sports, fitness, and friendly games, making every day more engaging and vibrant.

Sports Courts

Dedicated sports courts bring energy and activity to the heart of the community. Designed for casual games, fitness, and friendly competition for residents to stay active while enjoying a vibrant outdoor lifestyle.



Kids Play Area

A joyful and safe outdoor space designed for children to play, explore, and create lasting memories. Surrounded by greenery and open views, it offers the perfect setting for fun, friendship, and family moments.







LILY TOWER, A DISTINCTIVE ADDRESS WITHIN THE DESTINATION

Rising at the heart of the community, the tower combines contemporary architecture, elevated living and everyday convenience in one refined address.

LOBBY



A GRAND WELCOME
TO REFINED LIVING

LOBBY



LOBBY



ELEVATOR LOBBY





LIVING ROOM

A HOME DESIGNED FOR WARMTH & TOGETHERNESS



LIVING ROOM



LIVING ROOM



BEDROOM

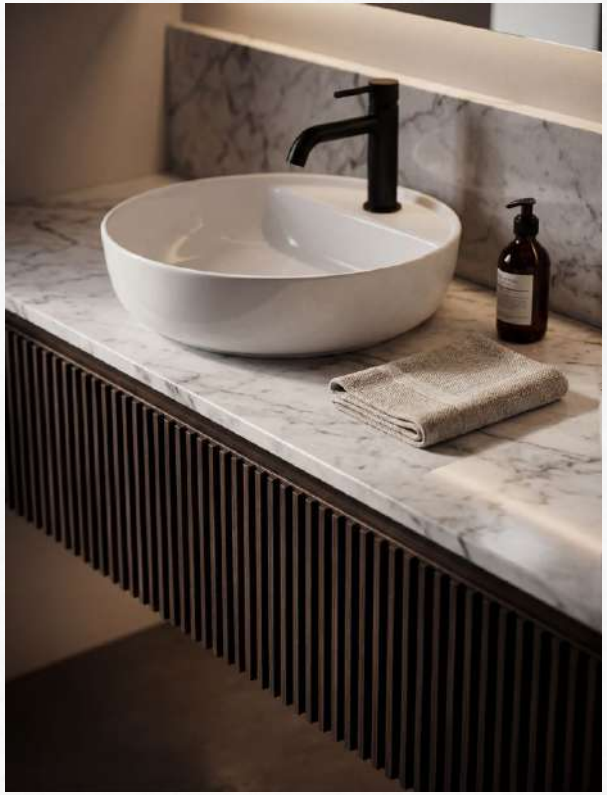


A SERENE BEDROOM
CRAFTED FOR RESTFUL LIVING

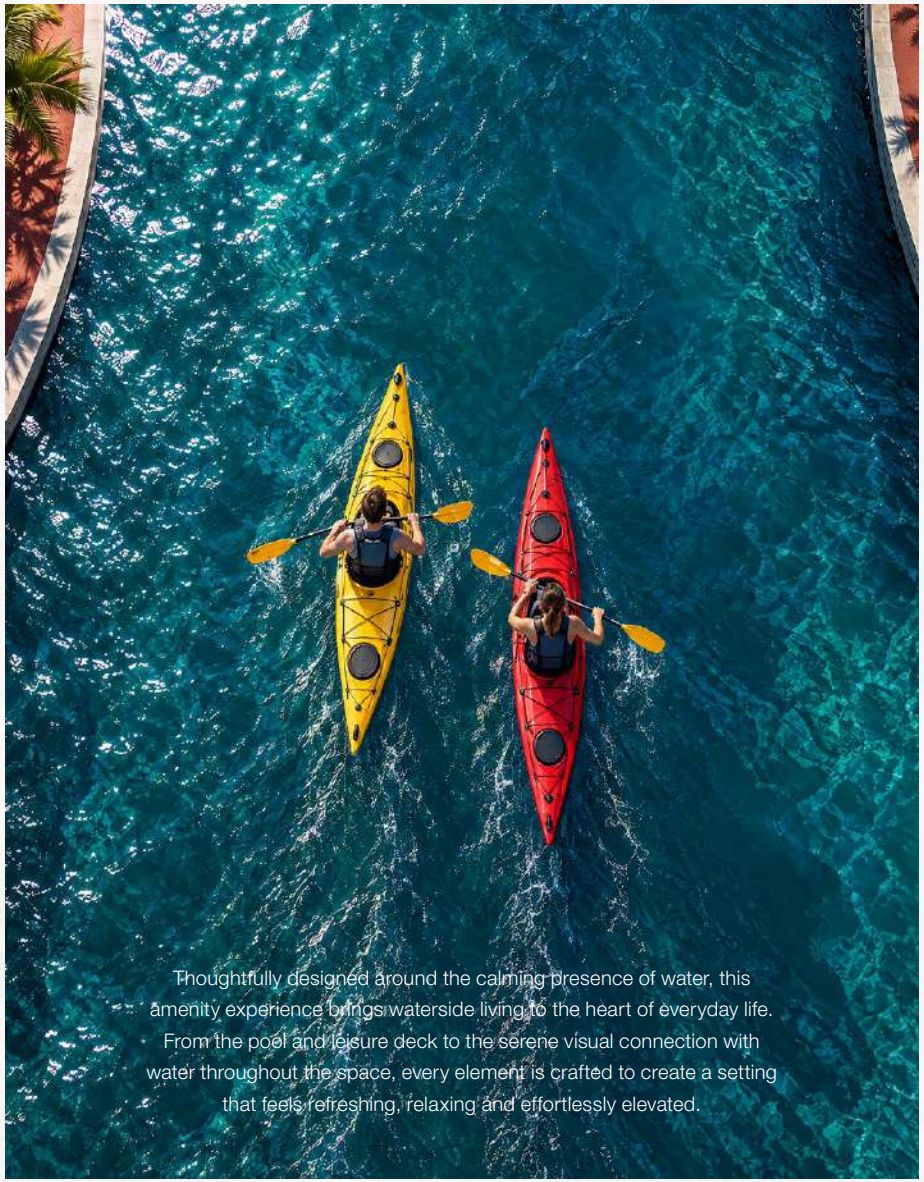
KITCHEN



A KITCHEN CRAFTED
FOR EVERYDAY ELEGANCE



A BATHROOM DEFINED
BY QUIET LUXURY



Thoughtfully designed around the calming presence of water, this amenity experience brings waterside living to the heart of everyday life. From the pool and leisure deck to the serene visual connection with water throughout the space, every element is crafted to create a setting that feels refreshing, relaxing and effortlessly elevated.

WHERE LIFE FLOWS AROUND WATER

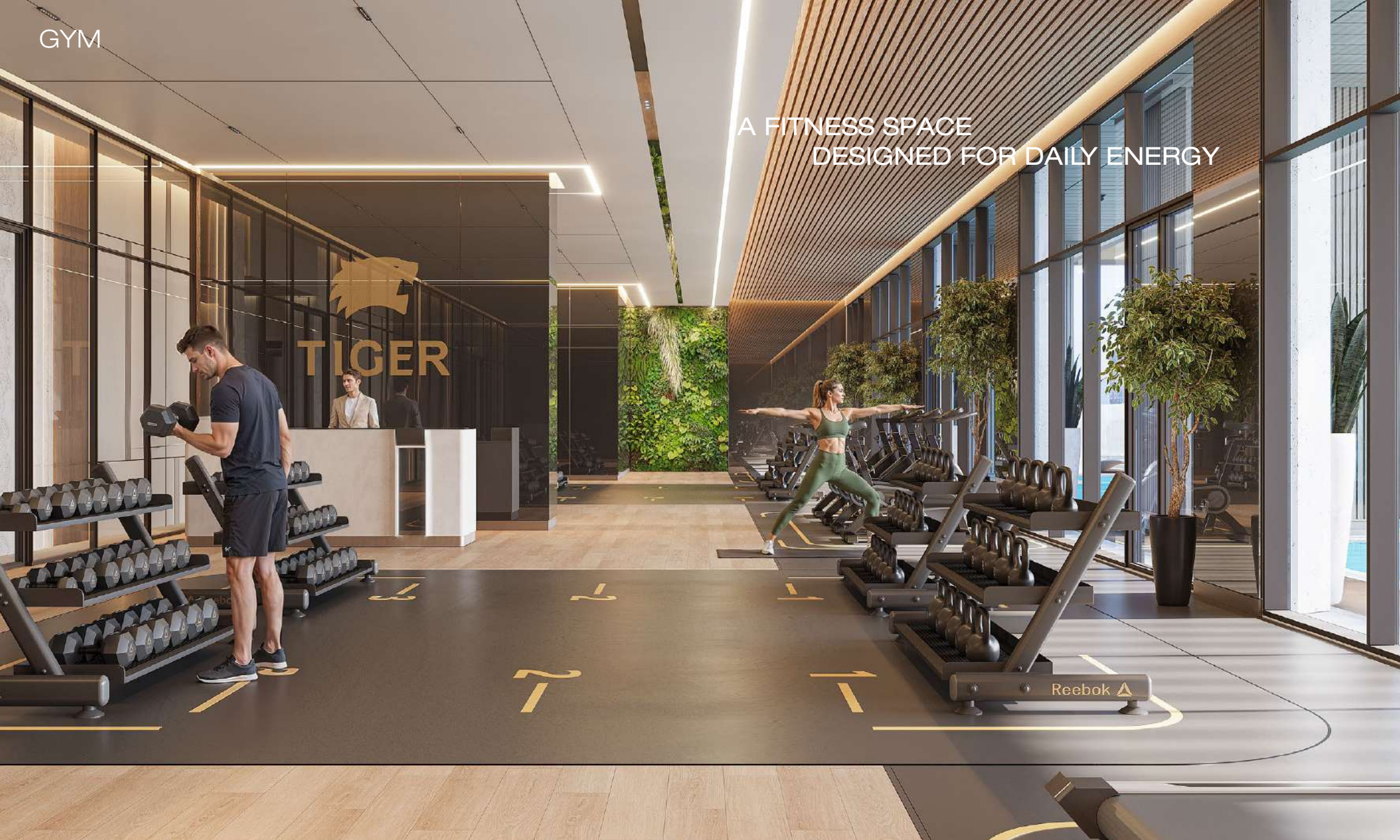


POOL

A POOLSIDE ESCAPE MADE FOR EVERYDAY LEISURE



GYM



A FITNESS SPACE
DESIGNED FOR DAILY ENERGY

ENTRANCE

AN ARRIVAL THAT SETS THE TONE



KIDS PLAY AREA




KIDS PLAY AREA

CLUB HOUSE



WHERE LEISURE BRINGS
PEOPLE TOGETHER

WALKWAY



Thoughtfully landscaped walkways create calm, comfortable connections throughout the community, bringing together shaded paths, greenery and welcoming spaces designed for everyday strolls, family moments and effortless movement.

EVERY OCCASION BECOMES A MEMORY



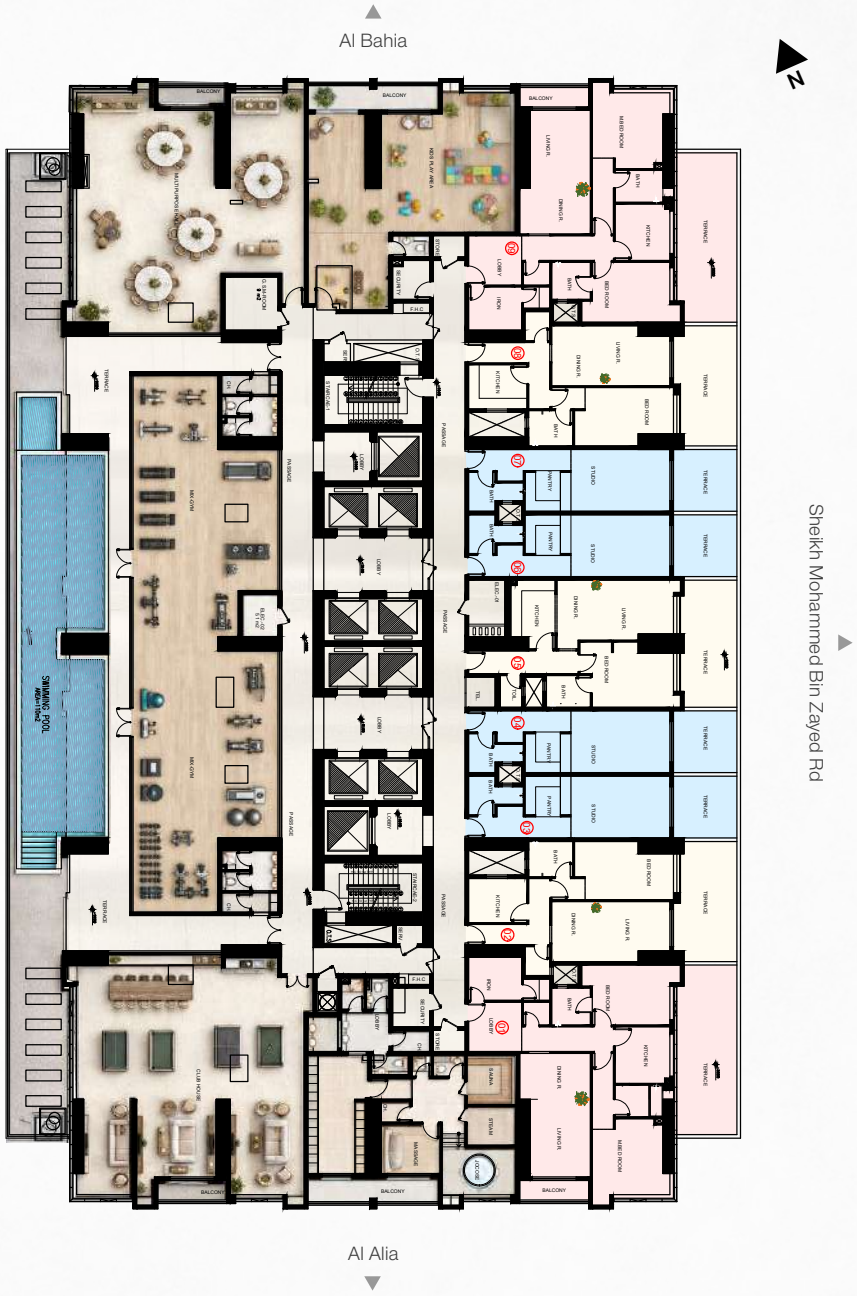
MOVE.
BREATHE.
LIVE.

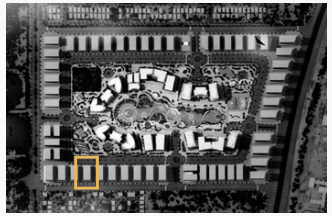
From morning runs to leisurely rides, landscaped green spaces make everyday movement feel effortless, bringing wellness, nature and community together just steps from home.



A FINER FORM OF LIVING.

CLUB-HOUSE FLOOR

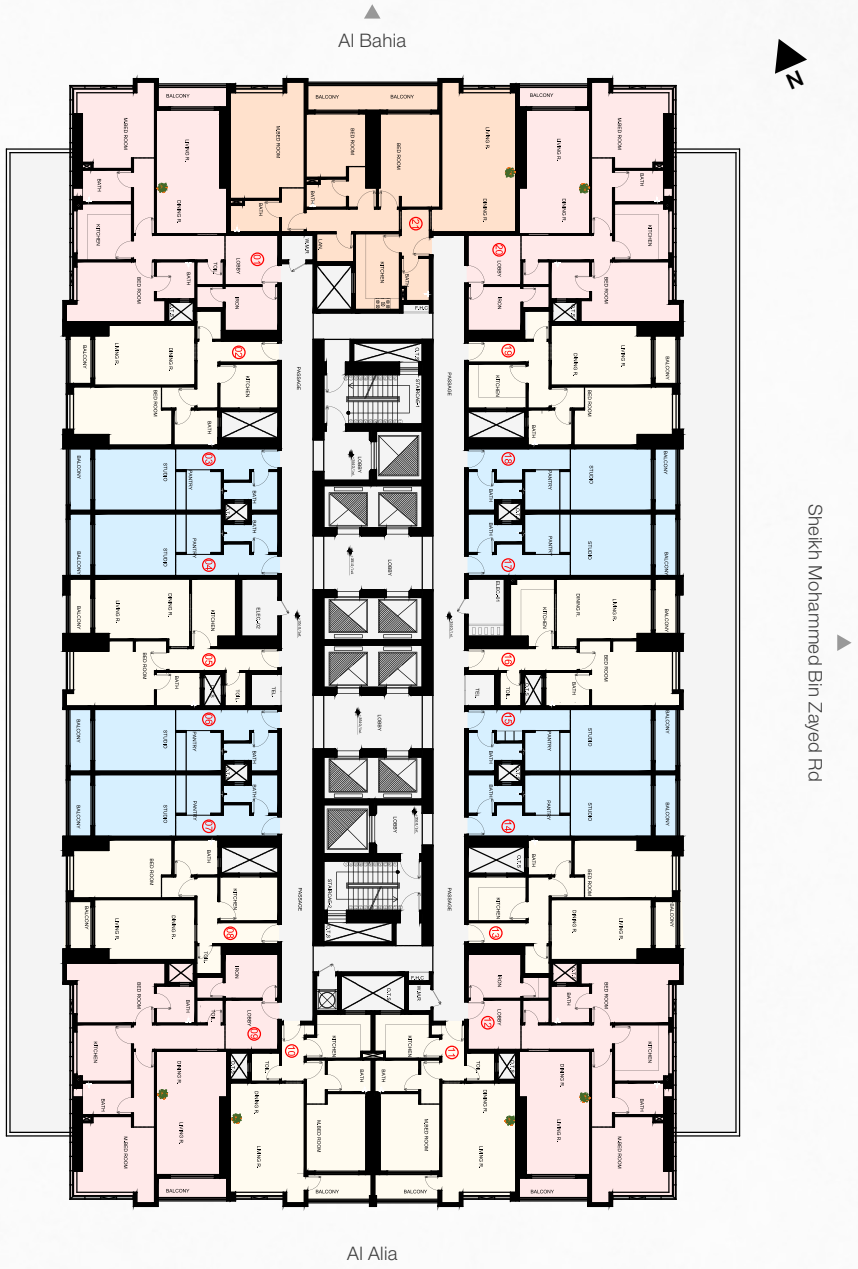


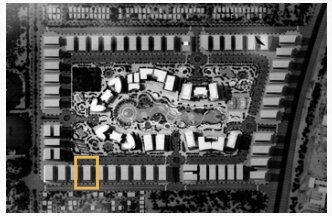


STUDIO
1 BR
2 BR
3 BR

Furniture, fixtures and equipment are shown for illustrative purposes only. Their arrangement, dimensions and finishes are indicative and do not represent final specifications or constitute any contractual commitment.

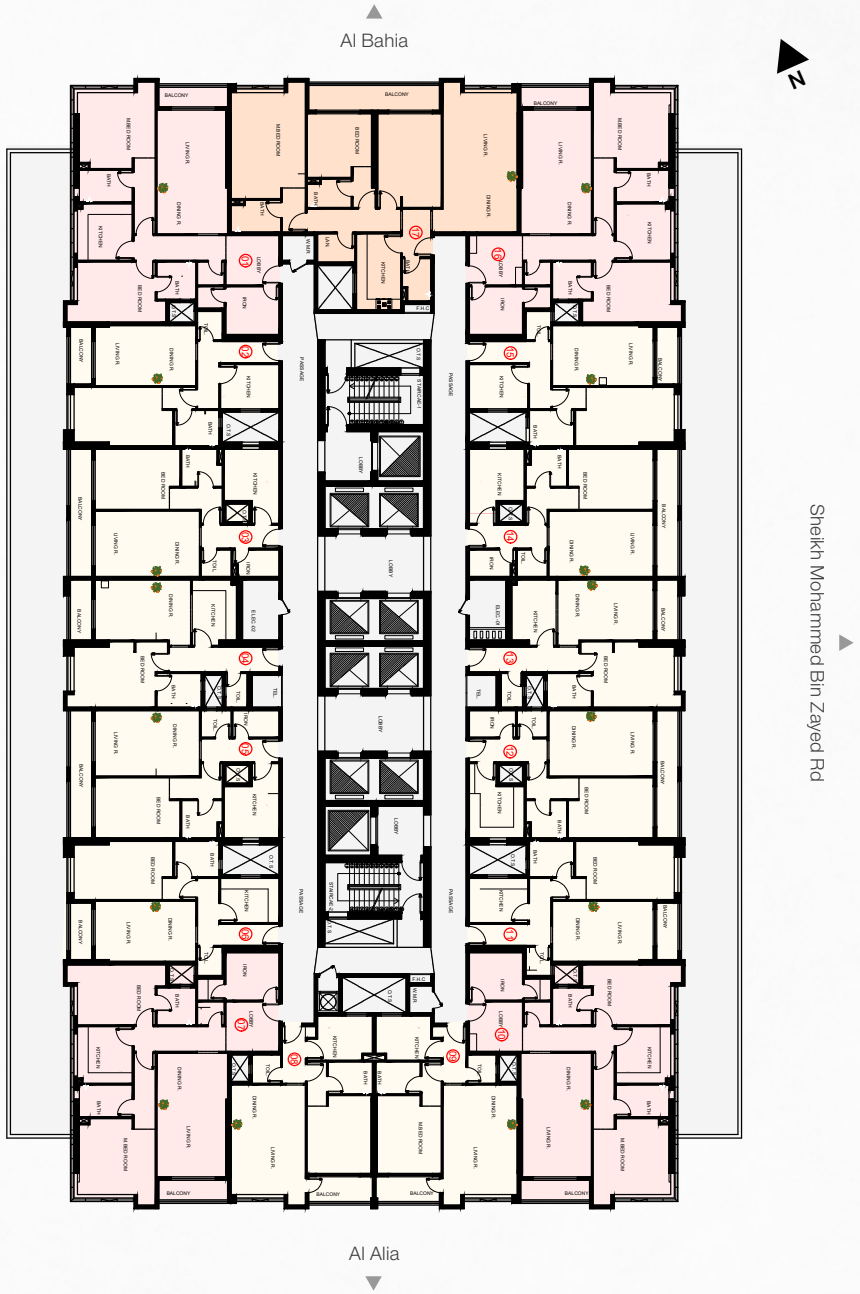
1ST-26TH FLOOR

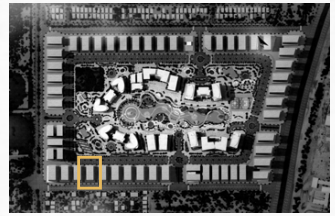




STUDIO
1 BR
2 BR
3 BR

27TH - 34TH FLOOR





STUDIO
1 BR
2 BR
3 BR

ONGOING PROJECTS

Under Construction



Al Ghaf
Al Khan, Sharjah



Orchid Towers
Tiger Downtown, Ajman



SkyGate Tower
JVT, Dubai



Auresta Tower
JVC, Dubai



Ananda Residences
Motor City, Dubai



Guzel Towers
JVT, Dubai



Tiger Sky
Business Bay



Jade Tower
Majan, Dubai



Faradis Tower
Sharjah



Renad Tower
Abu Dhabi



Red Square
JVT, Dubai



Volga Tower
JVT, Dubai

COMPLETED PROJECTS

Latest Completions



Altai Tower
JVT, Dubai



Lilium Tower
JVT, Dubai



Elbrus Tower
JVT, Dubai



Seslia Tower
JVT, Dubai



Neva Residences
JVC, Dubai



Cloud Towers
JVT, Dubai



Nobles Tower
Business Bay, Dubai



O2 Tower



Regina Tower



The Square Tower
JVC, Dubai



Al Jawahara
JVT, Dubai



Bluewaves Tower
Dubailand



Marina Pinnacle
Dubai Marina



Al Manarah Tower
JVT, Dubai



V Tower
Dubailand

DECADES OF ACHIEVEMENTS

Tiger Properties is a leading real estate developer in the UAE, with150+ million square feet of built-up area and more than 270 projects across residential, retail, and hospitality sectors.

50 YEARS
of Building Trust

270+ PROJECTS
Completed & Counting

40+ COMPANIES
Driving Innovation



TIGER
PROPERTIES

50 Years
OF LEGACY

TIGER PROPERTIES

تايجر العقارية

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