



ALTHURAYA  
ISLAND

By Ajmal Makan

Discover Iconic  
Island Living





## Where the land & sea meet to deliver iconic island living

Nestled in the heart of Sharjah, AlThuraya Island is positioned as an iconic island estate offered by Ajmal Makan within the Ajmal Makan City development.

AlThuraya Island offers a collection of Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions. Life on AlThuraya Island embodies the natural elements of the sun, sand, and sea. Besides the immaculate modern architectural design of the island, AlThuraya boasts world-class amenities, contributing to the overall iconic island lifestyle.





DEVELOPMENT OVERVIEW

Island Size	5,098,781	SQ.FT
Private Beach Size	564,344	SQ.FT
Residences	5-Bedroom Seabreeze Villas 6-Bedroom Azura Villas 6-Bedroom Serene Villas 8-Bedroom Grandeur Villas 8-Bedroom Majestic Mansions	



KEY AMENITIES

At AlThuraya Island, luxury meets tranquillity with breathtaking vistas, promising an unrivalled island lifestyle like no other.

From delectable dining experiences that tantalise the taste buds to exclusive retail offerings that cater to your every desire, AlThuraya Island presents a wealth of recreational options curated to delight and inspire. Here, every moment is designed with you in mind, offering a lifestyle that is as unforgettable as it is iconic.

	PRIVATE BEACH		PET PARK
	DOCK & FLOATING PLATFORM		CYCLING AREA
	WATER ACTIVITIES		GYM
	BEACH LOUNGE		SPA
	RETAIL AREA		RECREATIONAL POOL
	RESTAURANTS		MULTI-USE AREA
	KIDS PLAY AREA		OFFICE SPACE
	BBQ AREA		TWO INCLUSIVE MOSQUES





UNIT TYPES

UNIT TYPE	UNIT SIZE		AVERAGE PRICE (AED)
	TOTAL BUA (sq. ft)	TOTAL PLOT (sq. ft)	
5-Bedroom Seabreeze Villas	6,596.12	From 3,868.26 to 5,133.62	4,050,000.00
6-Bedroom Azura Villas	7,167.69	From 6,415.05 to 8,975.00	7,600,000.00
6-Bedroom Serene Villas	7,159.08	From 5,351.00 to 6,949.05	6,200,000.00
8-Bedroom Grandeur Villas	14,746.56	From 10,858.65 to 18,829.00	12,350,000.00
8-Bedroom Majestic Mansions	25,758.04	From 25,369.38 to 37,773.80	23,500,000.00





OVERSEAS PAYMENT PLAN

Every 6 Months  
40/60% - 20% During Construction

PAYMENT SCHEDULE

01-Jun-24	01-Dec-24	01-Jun-25	01-Dec-25
20 %	5%	5%	2.5%
Downpayment			
01-Jun-26	01-Dec-26	01-Jun-27	On Completion
2.5%	2.5%	2.5%	60 %

LOCAL PAYMENT PLAN

Every 6 Months  
40/60% - 30% During Construction

PAYMENT SCHEDULE

01-Jun-24	01-Dec-24	01-Jun-25	01-Dec-25
10 %	5%	5%	5%
Downpayment			
01-Jun-26	01-Dec-26	01-Jun-27	On Completion
5%	5%	5%	60 %



## UNIQUE SELLING POINTS

Welcome to Ajmal Makan's visionary development that redefines island living with its limited collection of residences at a desirable address. Escape to a life of serenity and luxury at Althuraya Island. Althuraya Island is that dream of island living come true near Dubai. Discover the true essence of island living as you immerse yourself in the beauty of nature, with a private beach and breathtaking views right at your doorstep. Feel the stress of city life melt away as you indulge in the tranquillity of our exclusive community, which offers a select few the opportunity to experience iconic living.

## ACCESSIBILITY

Althuraya Island offers an iconic island living experience combined with accessibility. Positioned within proximity to major airports (Sharjah International Airport, Ras Al Khaimah International Airport, and Dubai International Airport), transportation networks, and main roads (Ittihad Road, Sheikh Mohammed bin Zayed Road, and Emirates Road), residents can enjoy the serenity of island living without sacrificing convenience or connectivity to the rest of the world.

## PROXIMITY TO NORTHERN EMIRATES

Positioned at the heart of Sharjah, Althuraya Island offers residents convenient access to neighbouring communities, fostering a vibrant regional connection and easy accessibility to nearby cities like Ajman (9 minutes), Umm Al-Quwain (1 minute), Ras Al Khaimah (31 minutes), and Dubai (36 minutes).

## THE ISLAND LIFESTYLE

From sun-kissed beaches to exhilarating water sports activities and vibrant community events, Althuraya Island is founded on pillars of sun, sea, and sand. Residents have access to a diverse range of outdoor activities and world-class amenities that promote an active, nature-centred island lifestyle.

## VISIONARY DEVELOPMENT

As one of the prestigious islands within the Ajmal Makan City portfolio, Althuraya Island sets the benchmark for future island projects. Its visionary development, complemented by its sought-after location and limited availability of premium residences, positions Althuraya Island as a captivating destination within the region.






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# AN ICONIC ISLAND DEVELOPMENT BY AJMAL MAKAN

TO LEARN MORE ABOUT THIS DEVELOPMENT AND TO REGISTER YOUR INTEREST,  
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