



FACT SHEET



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.

# THE NUMBERS BEHIND THE ADDRESS

Residential floors

**34 + H.C**

No of Residential Units

**691 UNITS**

|            |            |            |           |
|------------|------------|------------|-----------|
| Studios    | 1 bedroom  | 2 Bedroom  | 3 Bedroom |
| <b>212</b> | <b>307</b> | <b>138</b> | <b>34</b> |

Parking configuration:

**10 LEVELS (2B + G + 7P)**

Retail units:

**3 SHOPS AND 2 SHOWROOMS**

Handover: Q4 2029

## Tower Amenities

- POOL | KIDS POOL | GYM | JACCUZI
- YOGA DECKS | ULTI PURPOSE HALL | STEAM
- SAUNA | CLUB HOUSE | KIDS PLAY AREA

# 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 WORLD OF LEISURE

Community & 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

# COMMUNITY AMENITIES

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



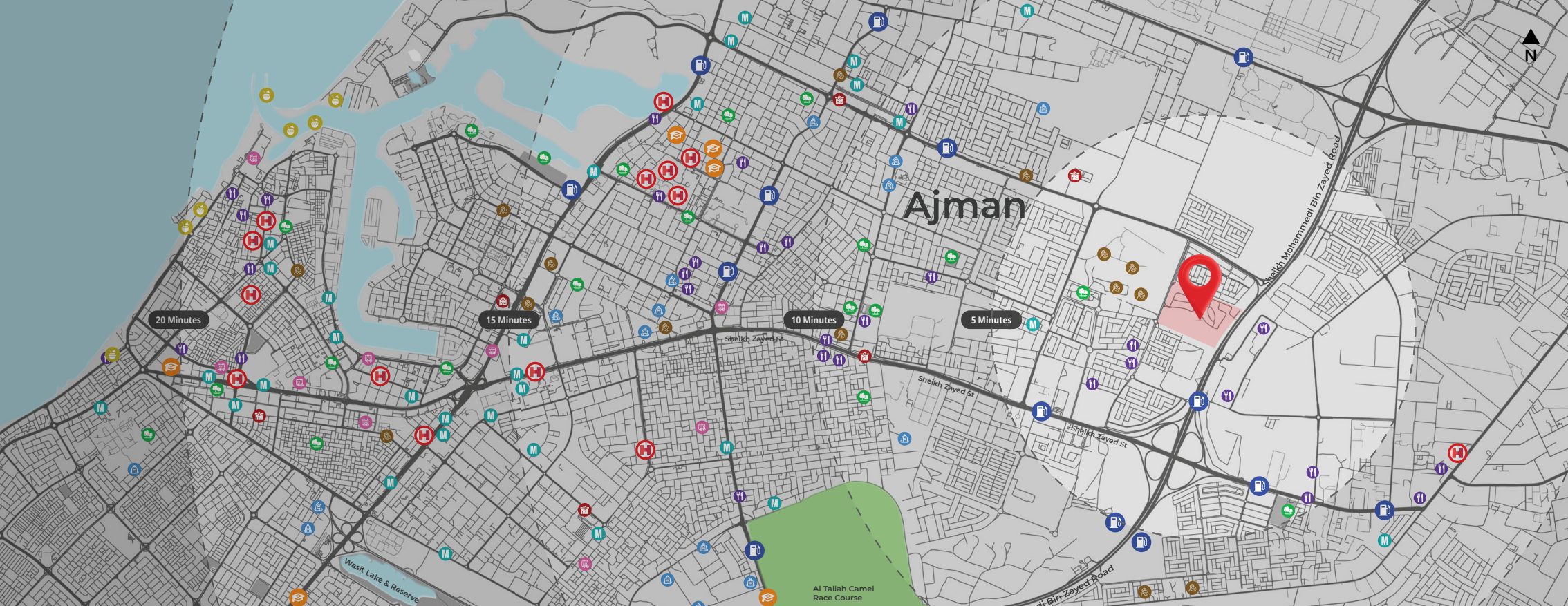
Hanging Restaurant

Along with essential, thoughtfully planned services.

Nursery | Police Station | Healthcare Center

Library | Community Center | Post Offices





- 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



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