



A · L · Z · O · R · A · H · C · I · T · Y

The Holistic Lively City of the Northern Emirates

WHY THE NORTHERN EMIRATES



REAL ESTATE
BOOM



PRIME LOCATION FOR
GLOBAL TRADE



THRIVING TOURISM
INDUSTRY



VIBRANT BUSINESS
ENVIRONMENT



WORLD-CLASS
INFRASTRUCTURE



QUALITY
OF LIFE



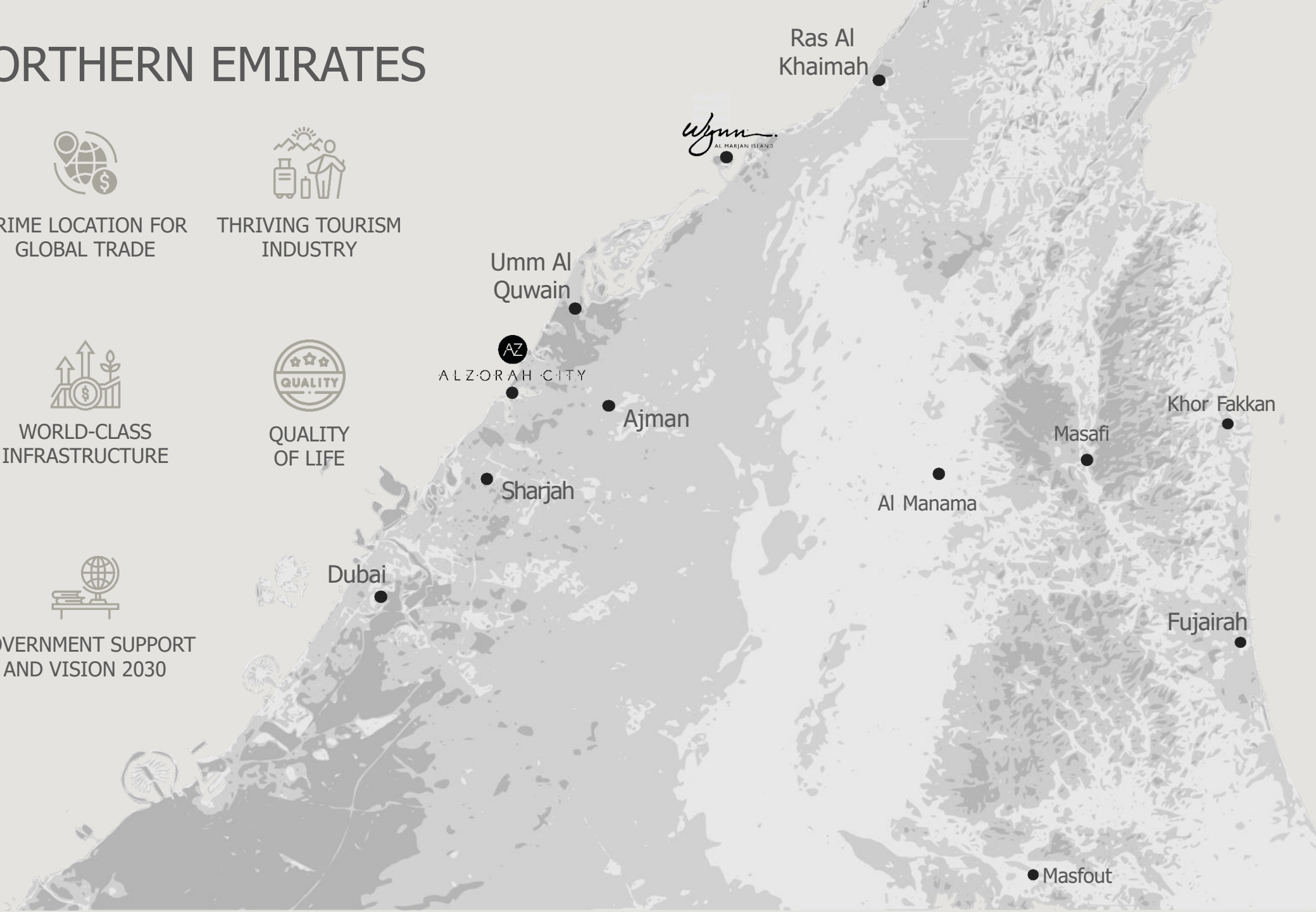
THE GOLDEN VISA
ADVANTAGE



GOVERNMENT SUPPORT
AND VISION 2030



ECONOMIC
DIVERSIFICATION
AND GROWTH



AJMAN – GEOGRAPHIC OVERVIEW

AZ

255.6 SQ KMS

The Emirate of Ajman covers

0.3% of the UAE's area (excluding islands)

City of Ajman — — ► **143.2 sq kms**

Al Manama - - - - ► **25.7 sq kms**

Masfout - - - - - ► **86.6 sq kms**

Coastline - - - - - ► **10.4 km**

The Emirate is home to

- **24 kms** of waterways (Ajman creek)
- **221.4** hectares of green and open space
- **37** parks and **12** sports fields
- **2 distinctive reserves** — Al Zorah Nature Reserve and Al Naseem Nature Reserve
- **7 heritage sites:** Ajman Museum, Masfout Museum, Saleh Market, Ajman Fish Market and more.
- **333 mosques**

Source: Ajman Statistics Center

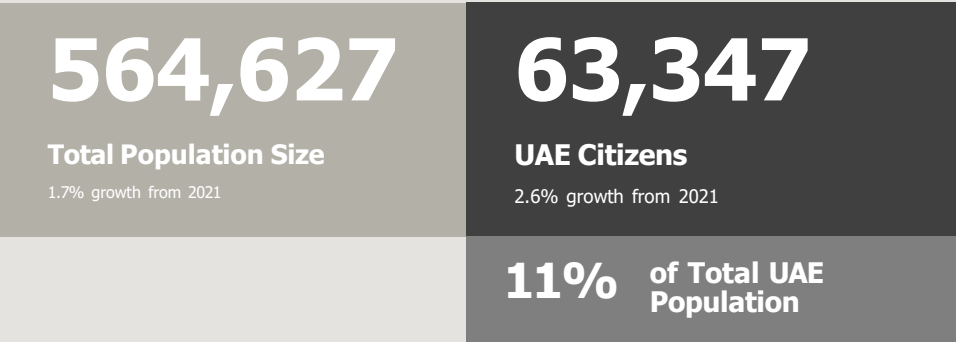
Al Zorah City



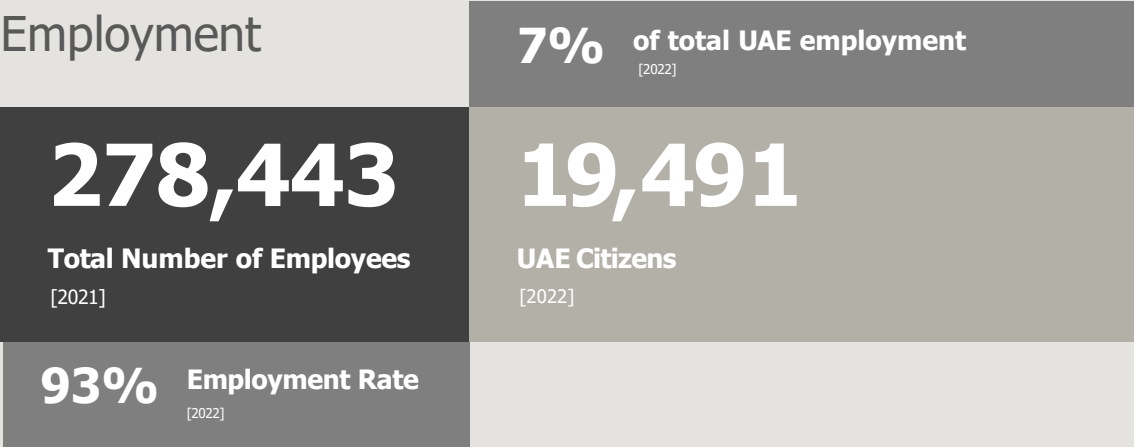
THE EMIRATE OF AJMAN & VISION 2030 – FOR THE PEOPLE



Population [2022]



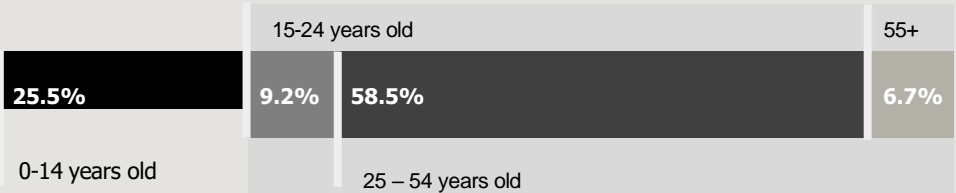
Employment



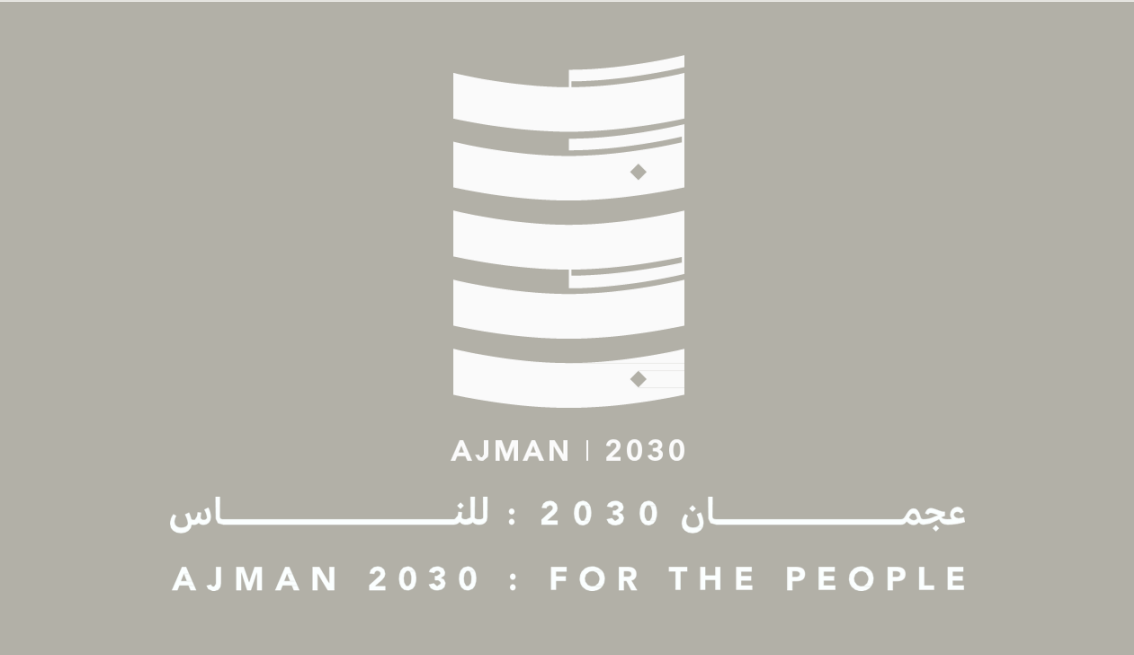
Gender [2022]



Age [2022]



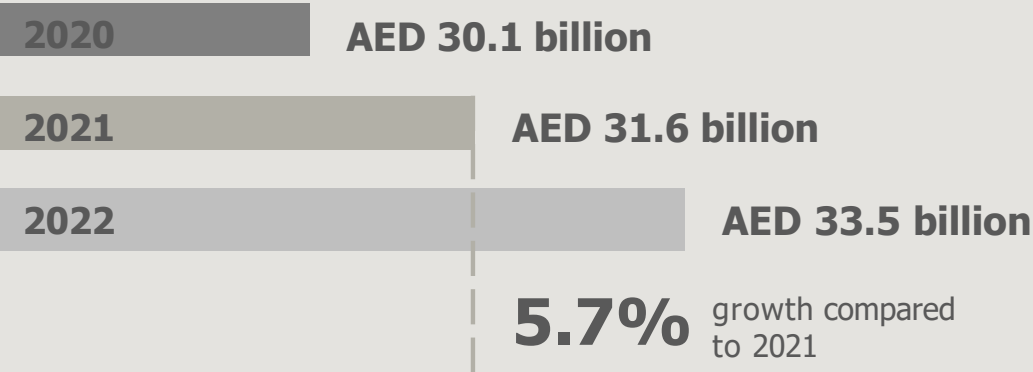
Source: Ajman Statistics Center



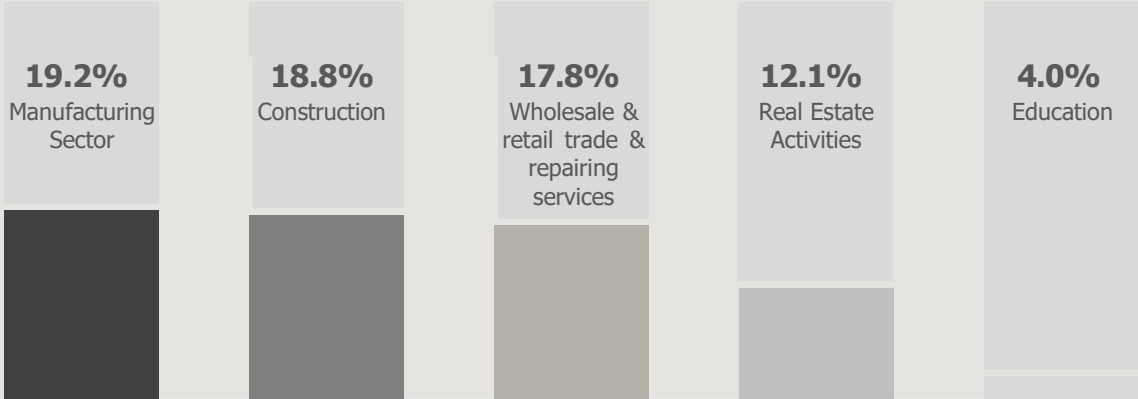
THE EMIRATE OF AJMAN & VISION 2030 – ECONOMY



GDP



Top Sector Contributions to GDP [2022]



* Based on nominal GDP data

Fastest-growing Sectors

Percentage growth rate over ten-year period 2012-2022



* Based on Ajman real GDP data









Source: Ajman Statistics Center

Tourism Sector [2022]



THE EMIRATE OF AJMAN & VISION 2030 – GUIDING PRINCIPLES



| Sustainability | Inclusion | People -Centricity | Agility | Future-Readiness | Accountability | Collaboration | Spirit of the Union |
|---|--|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |
| Current and future economic, social and environmental impacts are harmonized | Everyone has the ability and opportunity to fully participate in all spheres of life | Focused on the needs of all people and businesses in Ajman | The economy, the society and the Government thrives in a changing landscape | Current and future economic, social and environmental impacts are harmonized | Responsible to deliver on the commitments we make | Synergies are realized and outcomes are jointly delivered | The spirit of the federal union is harnessed and celebrated |

Ajman Real Estate Regulatory Authority – Buyer Protection System



1

Developer Registration

- *Proven track record in delivering Projects
- * Strong financial standing

2

Project Registration

- *Building Permit
- *Contractor on site,
- *15 % works completed on site

3

Escrow Account

- *Unit specific Escrow
- *Account opening with approved UAE Banks

4

Progress Payments

- *All payments except the 10 % Down Payment to be deposited into the Unit specific escrow account

5

Fund Protection

- *Funds in escrow account to be used solely for site construction activities

6

Sale & Marketing Permits

- *Sales Permit
- *Marketing Permit

7

SPA & OQOODI

- *Unified Sales & Purchase Agreement
- * Initial Registration "OQOODI"
- ARRA is 550 AED
- DLD is 2,000 AED

8

Nominal Final Registration Fees

AJ RE

Apartment:

Ex: 1 Bed selling price AED.1,000,000
Final Registration Fees AED.3,130
(0.3%) Payable on Handover

Villa:

Ex: 5 Bed selling price AED.29,500,000
Final Registration Fees AED.9,167
(0.03%) Payable on Handover

DLD

4 % Registration fee applicable on any property at the time of purchase

AL ZORAH CITY – THE PARTNERSHIP



Government of Ajman

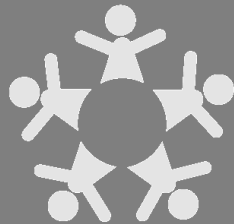
Government Owned
Development



A Developer with over
30 Years in City Making



Strategic Central
location between
Dubai & Northern
Emirates



Live Community
with families
enjoying life at Al
Zorah City



In close proximity to
International Schools,
Universities, Hospitals
and Shopping Malls



World class
ready
infrastructure



A city with
diversity of
attractions

AL ZORAH CITY STRATEGIC LOCATION



25 MIN
FROM DXB
AIRPORT



40 MIN
FROM DOWNTOWN
DUBAI



30 MIN
FROM WYNN
CASSINO



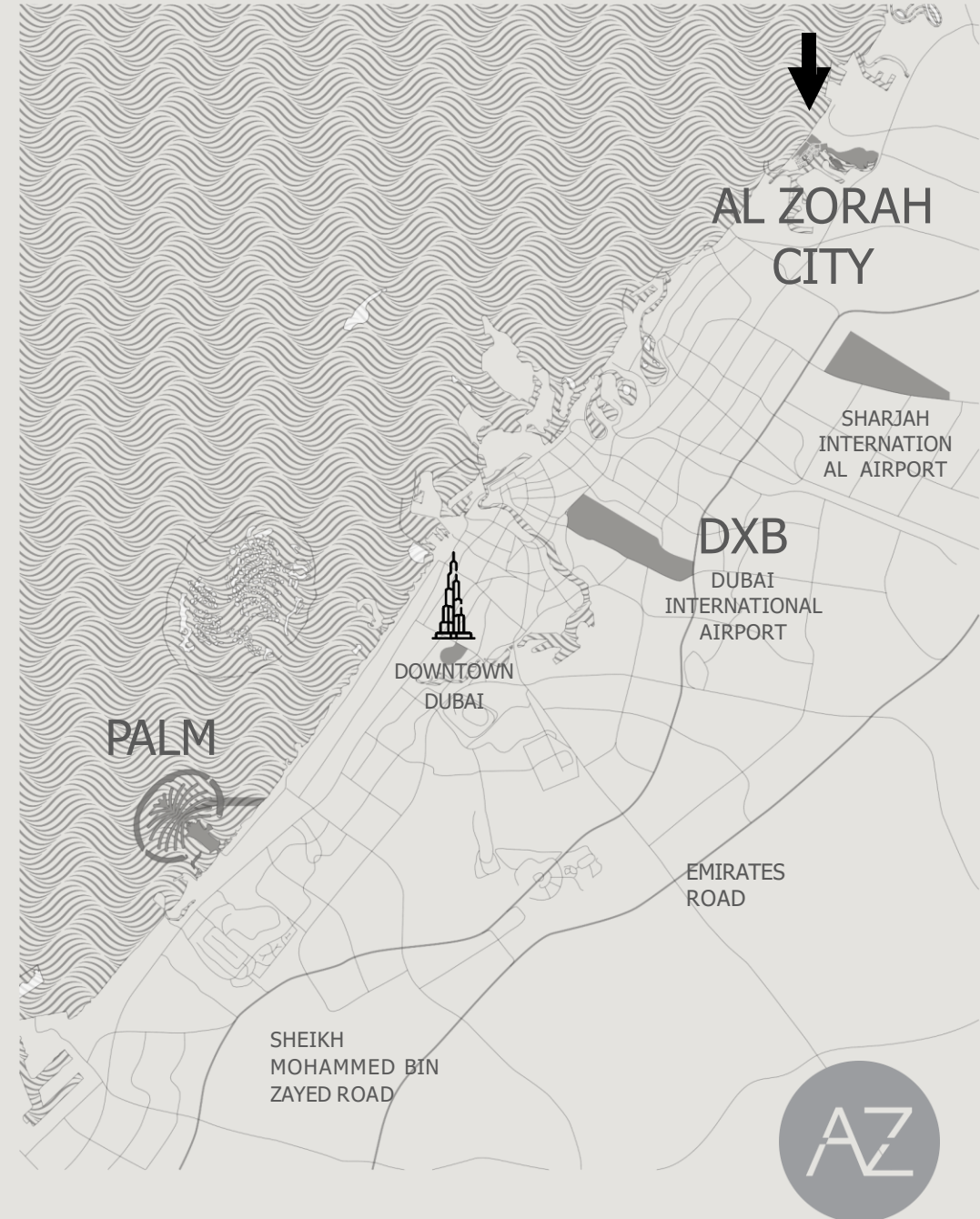
7 KM
EDUCATIONAL
INSTITUTIONS



5 MIN
HOSPITALS AND
CLINICS



3 KM
SHOPPING MALLS
& OUTLETS



AL ZORAH CITY STRATEGIC LOCATION



Palm Jebel Ali



Downtown Dubai



Al Zorah City

From Downtown to Palm Jebel Ali

50 KM

55 MIN

From Downtown to Al Zorah City

42 KM

40 MIN



AL ZORAH CITY - KEY ATTRactions

AZ



Gated City with green spaces & communal parks.



Private Pristine Natural White Sandy Beach



Pet Friendly Community



Embraced within the Mangrove Natural Reserve



18 Holes championship Golf Course & Golf & Yacht Club



4 Marinas



Iconic Ultra Luxury Beach Front Resort – Four Seasons (2026)



Promote Healthy Living - Zoya Health & Wellbeing Resort



Professional Cycling & Jogging Tracks.



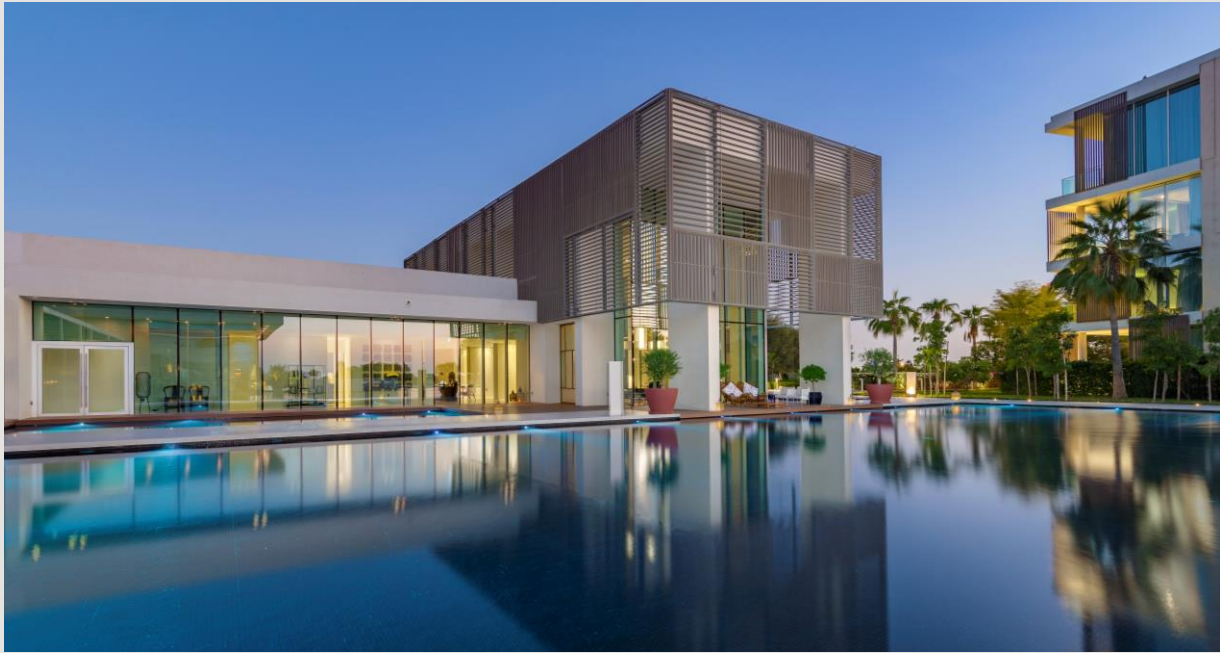
Tennis and Paddle courts & Kids Play areas.



Forthcoming Beach Club



Upcoming Community Centers & Retail Strips



FOUR SEASONS

OPENING 2026



“Best Development of the Year 2024 Northern Emirates”

at the Bayut Annual Award Ceremony 2024



INVESTING IN AL ZORAH CITY



**DESIGNS BY
INTERNATIONAL
ARCHITECTS**



**MULTIPLE LAYOUTS
PER TYPOLOGY**



**DISTINCTIVE
FINISHES**



**COMPETITIVE
PRICING**



**FLEXIBLE PAYMENT
PLAN WITH 3 Years
PHPP**



**NOMINAL
REGISTRATION
FEES AT HANDOVER**



**FREEHOLD AND
FREE ZONE STATUS**



**GOLDEN VISA
OPPORTUNITY**



**EASY
RE-SALE POST 10 %**



**ATTRACTIVE ROI
& CAPITAL GAINS**



**HASSLE FREE
PURCHASE**



**ADDED VALUE
INCENTIVES**

Appealing Destination for Short
Term Rental

A to Z Property Management

Golf Course Membership, Beach Club
Membership & Fly in Package



- 1 Golden Visa is applicable on any FREEHOLD property OFF-PLAN purchase in Al Zorah and the project shall be registered in Ajman Real Estate Regulatory Authority (ARRA).
- 2 The Golden Visa is issued through the Federal Authority for Identity & Citizenship in the UAE.
- 3 The Property purchase price must be EQUAL or GREATER than AED 2,050,000.
- 4 The Visa is granted per applicant.
- 5 A minimum of AED 2,050,000 (Minimum Payment Per Applicant) shall be deposited in the purchased unit escrow account for the Purchaser eligibility to apply for Golden Visa.
- 6 Once the requirement of point 5 above is satisfactory, Al Zorah will Issue an NOC (Al Zorah NOC fees are AED 2,500 + VAT) to ARRA confirming that the Minimum Payment have been deposited to date in the unit escrow account.
- 7 ARRA will then review the file submitted along with Al Zorah NOC, after which if all the requirements are completed, ARRA will issue a Valuation Certificate & NOC addressed to the Federal Authority for Identity & Citizenship in the UAE in relation to the Purchaser eligibility to apply for the 10 Years Golden visa.
- 8 The cost of ARRA's Valuation Certificate & NOC is AED 1,350 + VAT.
- 9 The Purchaser will collect ARRA's Valuation Certificate & NOC and can then start his application for the 10 Years Golden Visa through the appropriate channels in UAE.
- 10 Approval or Rejection in regard to the 10 years Golden Visa application by the Purchaser is at the sole discretion of the Federal Authority for Identity & Citizenship and Ministry of Interiors in the UAE.



10 YEARS GOLDEN VISA PROPERTY INVESTMENT



Terms & Conditions Apply

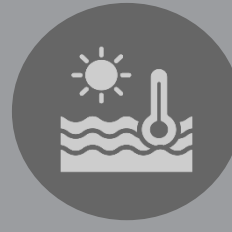
AL ZORAH CITY - UNITS KEY FEATURES



Smart
Homes



High Floor
to Ceiling
Finish



Temperature
Controlled
Pools



Fully Fitted
Units



Spacious
Internal
Sizes



High
Efficiency
Glazing



Sustainable
Building
Materials

AL ZORAH CITY – BUYERS DEMOGRAPHICS:



Nationalities

UK
France
Austria
Germany
Italy
Netherlands
Sweden
CIS
UAE
GCC
India
USA
Australia
South Africa
China



AL ZORAH CITY – COMP SET – AED/SQFT



Al Zorah City



UAQ



RAK



AUH



DXB



Aver. Price
AED/ SQFT

Beachfront
Apartment

1,650

2,200

2,200

3,000

2,500 – 5,000

Beachfront
Villas

1,440 – 3,900

2,300

2,500 – 5,000

3,000 – 4,000

3,000 – 5,000

Waterfront
Apartments

1,250

N/A

2,000

2,000

2,500

SOLD-OUT PROJECTS

AZ



Sold Out to Date:



768

Villas &
Townhouses



53

Residential
Building



17

Retail
Showrooms



2

Community
Centres



54

Beachfront
Villas



105

Beachfront
Apartment

SOLD-OUT PROJECTS

Golf Villas



Golf Estates



District 9



The Shores



LATEST OFF-PLAN LAUNCH – RESIDENTIAL APARTMENTS



CREEKSIDE RESIDENCE

LATEST OFF-PLAN LAUNCH – RESIDENTIAL APARTMENTS

AZ

CREEKSIDE
Residence

ALZORAH CITY

Coming Soon!

Designed Around Nature
Inspired by the view.

WHERE EVERY SUNRISE BEGINS WITH SERENE WATERS AND ENDLESS POSSIBILITIES.



CLOSE PROXIMITY TO THE
UPCOMING WORLD-CLASS
FOUR SEASONS BEACH RESORT



PANORAMIC VIEW
OF NATURE



STEPS AWAY FROM
AL ZORAH GOLF
AND YACHT CLUB

INQUIRE TODAY!

800-ALZORAH(2596724) ☎

www.alzorahcity.com 🌐

LATEST OFF-PLAN LAUNCH – RESIDENTIAL APARTMENTS



CREEKSIDE RESIDENCE DESIGNED AROUND NATURE .. INSPRIED BY THE VIEW– 144 Units



Typologies: 1-3 BR. APARTMENTS

H/O Date: Mar 31ST , 2028

Payment Plan: 50/50 - Cash

60/40 - 3 YRS PHPP

Down Payment: 5% on EOI and 5% on SPA

Avr. Selling Price: 1,550 AED/SQFT

Year 1 Service Charges: (17.5 AED/SQFT) excluding VAT.

Amenities: Adults & Kids Swimming Pools, Gym, Multi Purpose Room & Kids Play Area.

LAUNCH OFFER*

As part of the 1st release, Al Zorah will provide purchasers with:

1 YEAR

Free Weekdays
Couple Golf Course
Membership

1 YEAR

Free Couple Beach
Club Membership

* Terms & Conditions Apply

OFF-PLAN OFFERINGS – RESIDENTIAL APARTMENTS



Gateway Residence



Sealine Residence

Gateway Residences (Marina Living) – 157 Units



Typologies: Studio – 3 BR. Apart.

H/O Date: Dec 2026

Construction Progress: 14%

Payment Plans: 50/50 - Cash

60/40 - 3 YRS PHPP

Down Payment: 10%

Avr. Selling Price: 1,250 AED/SQFT

Year 1 Service Charges: (22.89 AED/SQFT)

Amenities: Floating Pool, Gym, Golf & Beach Club Membership.

Sealine Residence (Beachfront Living) – 99 Units



Typologies: 1BR. – 4 BR. Apart.

H/O Date: Dec 2026

Construction Progress: 9%

Payment Plans: 50/50 - Cash

60/40 - 3 YRS PHPP

Down Payment: 10%

Avr. Selling Price: 1,650 AED/SQFT

Year 1 Service Charges: (23 AED/SQFT)

Amenities: Private Beach, Pool, Gym & Retail Shops.

OFF-PLAN OFFERINGS – RESIDENTIAL VILLAS



Sea Glints Mansions



Beach Hills Villas

Sea Glints Simplex Mansions – 7 Units



Typologies: 5 BR. Mansion

H/O Date: Mar 2026

Construction Progress: 54%

Payment Plan: 30/70 - Cash

60/40 - 3 YRS PHPP

Down Payment: 10%

Avr. Selling Price: 3,900 AED/SQFT

Year 1 Service Charges: (7 AED/SQFT)

Amenities: Private Beach Access, Private Swimming Pool & Jacuzzi.

Beach Hills Simplex Villa – 13 Units



Typologies: 4 BR. Villa

H/O Date: Dec 2025

Construction Progress: 95%

Payment Plan: 30/70 - Cash

60/40 - 3 YRS PHPP

Down Payment: 10%

Avr. Selling Price: 3018 AED/SQFT

Year 1 Service Charges: (7 AED/SQFT)

Amenities: Private Beach Access, Private Swimming Pool & Jacuzzi.

OFF-PLAN / BUDGET RANGE OFFERINGS



FROM
AED
711,000

TO
AED
1,000,000

Creekside:
1 Bed
(Partial Sea &
Boulevard View)

Gateway:
Studio
or
1 Bed
(City View)

FROM
AED
1,000,000

TO
AED
1,500,000

Creekside:
1 Bed
(Creek &
Mangrove View)

Gateway:
1 Bed
(City View)

Sealine:
1 Bed
(Linear Park
View)
or
(Creek View)

FROM
AED
1,500,000

TO
AED
2,500,000

Creekside:
1 Bed
(Creek &
Mangrove View)

or
2 Bed
(Creek &
Mangrove View)
or
(Creek, Mangrove
& Golf View)

Gateway:
1 Bed
(Marina View)
or
2 Bed
(City & Creek
View)

FROM
AED
2,500,000

TO
AED
3,000,000

Creekside:
2 Bed & 2 Bed
with Garden
(Creek &
Mangrove View)

Gateway:
2 Bed Simplex
(Creek View)

Sealine:
2 Bed
Sea View
or
Pool View

FROM
AED
3,000,000

TO
AED
3,500,000

Gateway:
2 Bed Simplex
(Creek &
Marina View)

Sealine:
2 Bed Simplex &
Duplex
(Sea View)

FROM
AED
3,500,000

TO
AED
5,000,000

Creekside:
3 Bed
(Creek &
Mangrove View)
or
(Creek, Mangrove
& Golf View)

Gateway:
3 Bed Simplex
or Duplex
(Creek/Marina
View)

Sealine:
3 Bed Duplex
(Sea View,
Garden View &
Pool View)

FROM
AED
5,000,000

TO
AED
9,000,000

Gateway:
3 Bed Duplex
Garden with
Pool
(Creek/
Marina View)

Sealine:
3 Bed Duplex
(Sea View,
Garden View &
Pool View)

FROM
AED
20,000,000

TO
AED
32,000,000

Sea Glints:
5 Bed Mansions
Sea View
Row 1
(Direct Sea
View)

Beach Hills:
4 Bed Villa
Row 2
(Sea View)



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