

Tiger Downtown

AJMAN



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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 lagoonfront community that blends homes, retail, leisure and greenery in one connected address. With walkable promenades, jogging tracks and family zones, 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

Commercial Shops:
41,000 Sq.M

Total number of Buildings : **76**

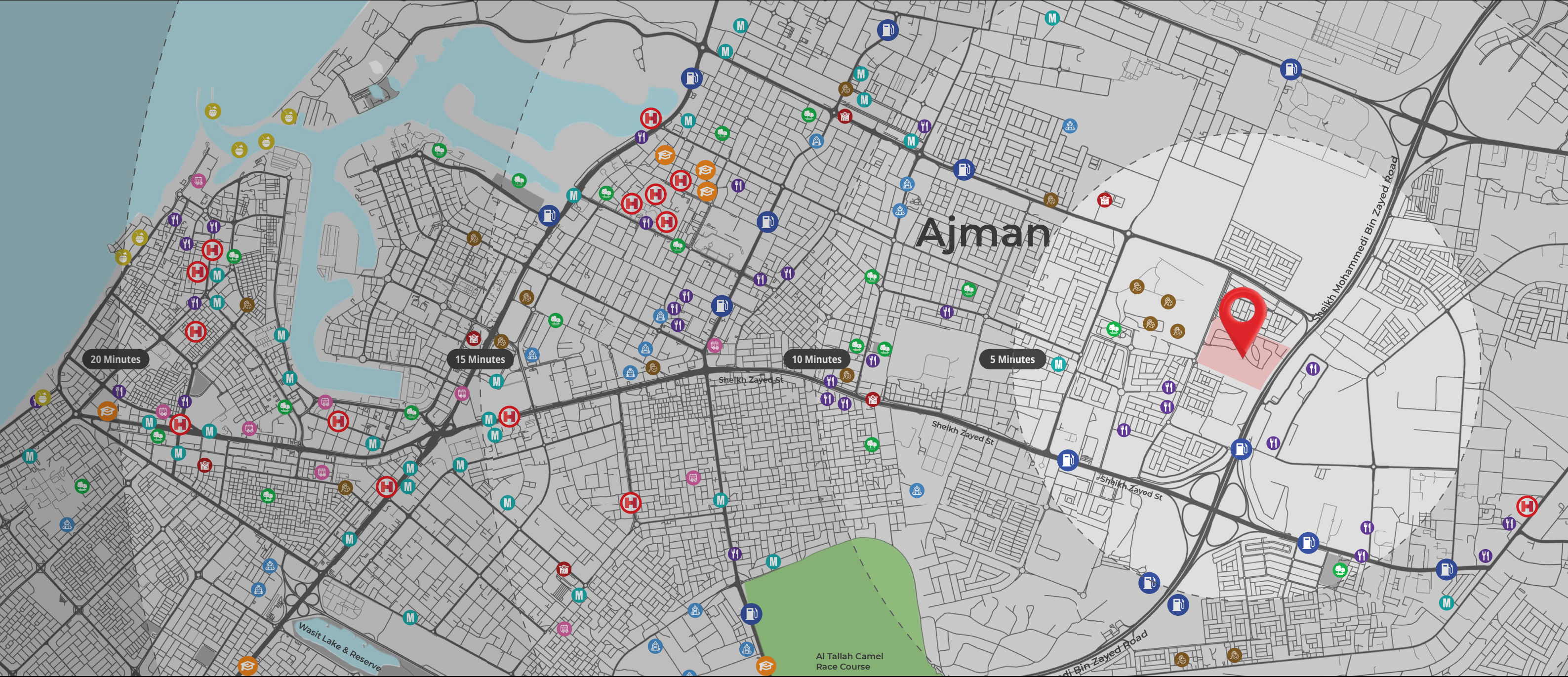
Number of Lagoon-Front Buildings : **20** (Divided into 4 phases)

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**



- 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

AJMAN REAL ESTATE SALES INSIGHT

Overall Market Performance

Year	Transactions Value
2022	AED 7.62 B
2023	AED 16.9 B
2024	AED 20.5 B

01. Strong Transaction Growth (2024-2025)

Period	Number of Transactions	Total Transaction Value
2024	15125	AED 20.5 billion
Q1 2025	3887	AED 5.55 billion
H1 2025	8872	AED 12.4 billion (+37% YoY)

02. Investor Demand

1. UAE residents
2. GCC investors
3. Foreign investors
4. Price-sensitive buyers shifting from Dubai/Sharjah

03. ROI

High rental yields (8–10%)

04. Rental Market Strengthening

According to Ajman Properties,
Studios : 9–12% yield.
1 bedrooms : 8–10% yield.
2 bedrooms : 8–9%.
Villas (3-4 BR) : 7–8%.

05. Opportunities

Buy-to-let demand: Strong rental demand and high yields make Ajman attractive for long-term income investors.

Mid-income housing: Growing need for affordable apartments, especially among end-users seeking value.

International & GCC buyers: Freehold zones and competitive pricing continue to draw cross-border investors.

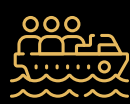
Villa community development: Clear opportunity for developers to deliver modern, family-oriented villa communities.

Infrastructure advantage: Improved connectivity positions Ajman to capture spillover demand from Sharjah and Dubai.

COMMUNITY AMENITIES



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



Jummah Mosques



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
- Health Care Center
- Library
- Community Center
- Post Offices



Lagoonside Lifestyle & Outdoor Spaces

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.

Elevated Walkways

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

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.

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.

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.

Leisure Seating Area

A serene seating area surrounded by lush greenery and shaded spots, offering a peaceful space for relaxation and socializing in a vibrant setting.

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.

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.

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.

Food Truck Plaza

Enjoy vibrant food trucks offering diverse delights in a lush, pedestrian-friendly setting perfect for 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.

Lagoon Promenade

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

Lush Parks & Gardens

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

Azure Seating

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



ORCHID
TOWERS

Tiger
Downtown
AJMAN

PROJECT SUMMARY

Orchid Towers

Six modern towers with fully furnished studios, 1–3 bedroom apartments, 2–4 bedroom duplexes, and 6-bedroom penthouses, creating a vibrant community in one destination.



TOWER 1 - 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 1 - 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 1 - 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 2 - 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 2 - 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 2 - 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		

Orchit Towers Amenties



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



A COMMUNITY LIKE NO OTHER

Live, Grow, and Thrive



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