
ALTHURAYA
ISLAND
By Ajmal Makan
DISCOVER ICONIC ISLAND LIVING

Sharjah
The Pearl of the Gulf

A Land of Opportunity

Sharjah, a modern metropolis with over 6,000 years of history, blends tradition with modernity. It offers boundless opportunities for investment, attracting people from diverse backgrounds. With coastlines on both the Arabian Gulf and the Gulf of Oman, Sharjah's strategic location enhances its appeal for business and tourism.

Cultural and Economic Capital

Known as the Cultural Capital of the Arab World, Sharjah preserves its rich heritage while embracing modern advancements. This unique environment, combined with economic opportunities, makes it a prime destination for sustainable and profitable investments. Projects like AJMAL MAKAN City reflect Sharjah's commitment to high-standard living, world-class facilities, and sustainable development, ensuring long-term growth and prosperity.



Experience Serene Luxury at AlThuraya Island

Embark on an exquisite journey to AlThuraya Island, a serene oasis nestled within the prestigious AJMAL MAKAN City in Sharjah. Here, luxury meets tranquillity, offering breathtaking vistas and an unrivalled island lifestyle.

AlThuraya Island boasts an iconic design, uniquely developed to captivate your senses and elevate your living experience. Stroll along the pristine shores of the private beach, where crystal-clear waters invite you to unwind and indulge in moments of pure bliss.

Discover a harmonious blend of inside-outside living, where lush greenery seamlessly merges with the sea, creating an exclusive community. Whether cycling through verdant pathways or unwinding at the beach lounge as the sun sets, every moment on AlThuraya Island is a testament to refined living and relaxation.

Indulge in a variety of world-class recreational options, from exquisite dining experiences to exclusive retail offerings, all curated to cater to your every desire. Discover the wonder of island living at AlThuraya Island, where serenity meets sophistication and luxury knows no bounds.





Where Luxury Meets Nature’s Serenity

Iconic Island Living

AlThuraya Island welcomes you to explore our exclusive collection of island homes: Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions. Immerse yourself in a harmonious blend of sun, sand, and sea, creating a truly extraordinary island lifestyle.

Private Beach and World-Class Amenities

Residents enjoy access to a vast 564,344 sq.ft private beach, offering uninterrupted sea views and pristine white sand for leisurely strolls, sunbathing, and water activities. The island boasts world-class amenities and 1,303,132.82 sq.ft of lush greenery, ensuring an inclusive inside-outside living experience that fosters both privacy and social interaction.

A Serene yet Vibrant Community

AlThuraya Island's prestigiously designed island homes and communal spaces create a serene yet vibrant environment. Whether basking in the sun, enjoying lush green surroundings, or engaging in various recreational activities, every moment on AlThuraya Island is a testament to luxury island living.





Sun, Sand, and Sea

AlThuraya Island offers a lifestyle that seamlessly blends luxury with nature. Immerse yourself in the tranquillity of a private beach, where the pristine white sand and uninterrupted sea views create the perfect setting for leisurely strolls and sunbathing. The island's dock and floating platform provide access to a variety of exhilarating water activities, ensuring endless fun under the sun.

World-Class Amenities and Recreation

The island is designed to cater to every aspect of refined living with an array of world-class amenities. Enjoy a vibrant social scene at the beach lounge, explore exclusive retail areas, and savour gourmet experiences at top-tier restaurants. Families can delight in the kid's play area, while the BBQ area offers a perfect spot for gatherings and celebrations. For pet lovers, a dedicated pet park ensures your furry friends enjoy island life as much as you do.

Health, Wellness, and Community

AlThuraya Island promotes a healthy and active lifestyle with extensive cycling areas, a fully equipped gym, and a serene spa. The recreational pool and multi-use areas provide versatile spaces for relaxation and activities. The island also features two inclusive mosques, fostering a sense of community and spiritual well-being. With dedicated office spaces, residents can balance work and leisure effortlessly, enjoying a lifestyle that truly epitomises luxury and convenience.





Discover Luxury Island Indulgence

Immerse in the essence of iconic island living at AlThuraya Island, where luxury meets serenity in every detail. Here, life transcends the ordinary with a seamless fusion of indulgence and modern-day lifestyle, where every day offers a new opportunity for growth and success.

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



Exclusive Collection of Island Homes

AlThuraya Island welcomes you to explore our exclusive collection of iconic island homes: Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions.

Each home on AlThuraya Island embodies modern-luxury architecture and interior design, offering an extraordinary island lifestyle. Our exclusive collection of island homes is unified by their connection to water through direct access or visual integration and features green transitions along the walk and cycle pathways. Embrace luxury island living in the serene and stunning environment of Sharjah.

SEABREEZE VILLA

These 5-bedroom Seabreeze Villas offer a perfect blend of community living and personal opulence. Situated along the middle spine of the masterplan, they overlook serene parkland and vibrant streetscapes. Enjoy modern design, spacious open-plan layouts, and quality finishings. Whether swimming in your private pool, hosting gatherings on the terrace, or unwinding in the landscaped garden, every moment celebrates island living.

With amenities like a rooftop terrace, private pool, maid's ensuite, and lift access, experience practicality without compromising on luxury.

5-BR Seabreeze Villa

BUA: 6,596.12 sq. ft

Plot Size: From 3,868.26 to 5,133.62 sq. ft





Seabreeze Villa



Seabreeze Villa



Seabreeze Villa



Seabreeze Villa

Seabreeze Villa Floor Plan-Ground Floor



Disclaimer
All dimensions have been provided by our consultant architect. Materials, dimensions, drawing features, and amenities are approximate at the time of printing. The actual area may vary from the stated area. Drawings are not to scale. E&OE. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings, and amenities mentioned in this brochure without notice.

Seabreeze Villa Floor Plan-First Floor



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Seabreeze Villa Floor Plan-Second Floor



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AZURA VILLA

These 6-bedroom Azura Villas, positioned along the shoreline offer exclusive views of azure waters and private beach access.
Enjoy beach mornings, poolside relaxation, terrace afternoons, and rooftop stargazing. Each villa boasts a private pool, an opulent walk-in closet, a spacious maid's room, and an in-villa lift. The architectural design balances privacy and openness with pronounced frames and linear structures, creating dynamic views and allowing full immersion in luxury island living.

6-BR Azura Villa

BUA: 7,167.69 sq. ft

Plot Size: From 6,415.05 to 8,975.00 sq. ft





Azura Villa



Azura Villa



Azura Villa



Azura Villa

Azura Villa Floor Plan-Ground Floor



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Azura Villa Floor Plan-First Floor



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Azura Villa Floor Plan-Second Floor



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SERENE VILLA

The 6-bedroom Serene Villas, nestled amidst lush greenery and strategically positioned in the central spine of the masterplan, offer a tranquil escape. Start your day in your private garden and unwind with evening sunsets by the poolside. These villas feature state-of-the-art utility rooms, private pools, and opulent walk-in closets. The design seamlessly blends indoor and outdoor living, with pronounced frames and linear structures enhancing views and privacy, creating the perfect retreat for embracing nature.

6-BR Serene Villa

BUA: 7,159.08 sq. ft

Plot Size: From 5,351.00 to 6,949.05 sq. ft





Serene Villa



Serene Villa



Serene Villa



Serene Villa

Serene Villa Floor Plan-Ground Floor



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Serene Villa Floor Plan-First Floor



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Serene Villa Floor Plan-Second Floor



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GRANDEUR VILLA

Experience the epitome of island living in AlThuraya Island's 8-bedroom Grandeur Villas, occupying prime shoreline positions with captivating waterfront panoramic views. The design incorporates a dynamic interplay between horizontal and vertical elements, creating a sleek aesthetic that transitions from a playful entrance facade to openness at the beachfront.

Expansive windows merge indoor and outdoor spaces, flooding interiors with natural light.

Enjoy luxurious amenities, including a private pool, spacious terrace, rooftop deck, walk-in closet, and maid's ensuite. With direct beach access, lush greenery, and water features, these villas offer a tranquil island home amidst stunning surroundings.

8-BR Grandeur Villa

BUA: 14,746.56 sq. ft

Plot Size: From 10,858.65 to 18,829.00 sq. ft







Grandeur Villa



Grandeur Villa

Grandeur Villa Floor Plan-Ground Floor



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Grandeur Villa Floor Plan-First Floor



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Grandeur Villa Floor Plan-Second Floor



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MAJESTIC MANSION

Situated in the most prestigious location on the island with unparalleled waterfront vistas, AlThuraya Island's exclusive 8-bedroom Majestic Mansions epitomise luxury living. These elegantly designed villas feature floating terraces with gardens, private balconies, and a central atrium that unifies spaces with natural light. Seamlessly integrating greenery and water features, the design fosters a harmonious connection to nature.

Each mansion offers six covered parking spaces, a private pool, and ample outdoor areas for entertaining or relaxation. Inside, modern amenities include a maid's room, driver's room, utility room, and spacious walk-in closets in every bedroom, ensuring ultimate comfort and convenience.

8-BR Majestic Mansion

BUA: 25,758.04 sq. ft

Plot Size: From 25,369.38 to 37,773.80 sq. ft



Majestic Mansion



Majestic Mansion



Majestic Mansion



Majestic Mansion

Majestic Mansion Floor Plan-Ground Floor



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Majestic Mansion Floor Plan-First Floor



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Majestic Mansion Floor Plan-Second Floor



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Modern Architectural Excellence

The architectural style incorporates sleek lines, expansive glass facades, and open-plan layouts, that are both visually stunning and functionally superior. These homes cater to diverse lifestyle preferences, offering a harmonious blend of beauty and functionality.

Opulent and Sophisticated Interiors

The interiors of AlThuraya Island homes emphasise opulence and sophistication. Open-plan layouts and expansive living spaces enhance natural light and provide a sense of spaciousness. High ceilings, large windows, and seamless indoor-outdoor transitions ensure residents are always connected to the breathtaking natural surroundings. Every detail, from premium materials to finishing touches, creates an ambience of refined luxury.

Luxurious and Functional Living Spaces

Spacious bedrooms, state-of-the-art kitchens, and luxurious bathrooms provide residents with ultimate comfort and convenience. Each home features unique elements such as private pools, rooftop retreats, and expansive terraces, perfect for entertaining guests or enjoying quiet moments of relaxation. AlThuraya Island homes are designed to blend elegance with practicality, making every day a luxurious experience.





Committed to a Greener Future

Embracing Green Spaces

AlThuraya Island, part of the AJMAL MAKAN City - Sharjah Waterfront, is designed with sustainability at its core. 60% of the area will be landscaped with gardens, parks, and natural green spaces, fostering a harmonious environment. Our commitment to green spaces ensures that residents can enjoy the beauty of natural surroundings and a variety of outdoor activities, all within a thoughtfully planned and environmentally conscious setting.

Adhering to Green Building Standards

The natural island development adheres to international standards for environmentally friendly construction. Green building practices are implemented to reduce the total carbon footprint of the project. Energy-efficient systems, eco-friendly materials, and the latest in sustainable construction techniques are employed to ensure that each island home and communal space is sustainable. This focus on green buildings benefits the environment and provides residents with healthy, sustainable living spaces.



Where Accessibility Meets Privacy

AlThuraya Island, nestled within AJMAL MAKAN CITY - Sharjah Waterfront, is ideally located on the Arabian Gulf coastline. This prime spot combines residential, recreational, and commercial facilities, making it perfect for living, working, and leisure. Easily accessible from Dubai International Airport (35 minutes), Sharjah International Airport (30 minutes), and Ras Al Khaimah International Airport, with seamless connectivity via Ittihad Road, Sheikh Mohammed bin Zayed Road, and Emirates Road.

AJMAL MAKAN CITY

Sharjah Waterfront






Invest in an Iconic Island Lifestyle

AlThuraya Island an Ideal Investment

Why Invest in AlThuraya Island?

Investing in AlThuraya Island offers a unique opportunity to be part of one of the most prestigious developments in the Northern Emirates. The exclusive collection of island homes cater to a discerning market, ensuring high demand and strong potential for capital appreciation. The island's prime location within AJMAL MAKAN CITY - Sharjah Waterfront enhances its appeal, making it an attractive investment for both local and international buyers.





Great Lifestyle and Better ROI

AlThuraya Island provides significant financial advantages. The development's adherence to international standards ensures high-quality construction and sustainable practices, enhancing long-term value. Investors can benefit from excellent rental potential due to the island's desirable location and world-class amenities. The strategic positioning offers excellent connectivity to major airports, ports, and key cities, further boosting its investment appeal.

Additionally, the UAE offers a favourable tax environment, a robust legal framework, and the potential for obtaining long-term residency visas, such as the UAE Golden Visa, making it an attractive destination for global investors. The country's great business potential and reputation as a safe hub for business, leisure, and real estate further strengthen the investment case. With its blend of luxury, sustainability, and strategic positioning, AlThuraya Island promises substantial returns and a secure investment environment.

AJMAL MAKAN CITY

Transforming Sharjah's Skyline

AJMAL MAKAN City is an impressive collection of 8 natural islands, visible from space, reshaping Sharjah's landscape. Spanning 60 million square feet, AJMAL MAKAN City offers an ideal retreat for residents and tourists.

A City Within a City

AJMAL MAKAN City is a city-within-a-city, featuring integrated facilities where people can live, work, shop, dine, and enjoy luxurious contemporary living. The development will be home to 60,000 residents, housed in 1,500 villas and townhouses, and 95 high-rise residential and commercial towers. It will also include multiple shopping malls, elegant offices, a water theme park, and a marina with a capacity of 800 yachts.





A Holistic Life in an Integrated City

Luxurious Living and Leisure

With pristine beaches, year-round moderate weather, and abundant leisure and shopping opportunities, AJMAL MAKAN City is a prime holiday destination. Residents can enjoy recreational activities, from lounging on pristine beaches to water sports at the marina. The city offers diverse dining options, high-end retail stores, and entertainment venues, ensuring endless excitement.

A Vibrant Community

AJMAL MAKAN City fosters a vibrant community life with multiple parks, green spaces, and landscaped areas for outdoor activities and nature connection. Integrated facilities, including schools, healthcare centres, and places of worship, ensure all essential services are nearby. This creates a self-sufficient and well-rounded community.

An Attractive Destination for All

As the largest mixed-use master-planned waterfront community in the Northern Emirates, AJMAL MAKAN City offers significant economic opportunities. Its strategic location, luxurious amenities, and vibrant lifestyle make it an attractive destination for developers, investors, buyers, and businesses. The city promises a high-quality living experience for all.





AJMAL MAKAN - A Visionary Developer

AJMAL MAKAN is a UAE-based leading master property developer of cities and mixed-use master-planned communities. With impeccable real estate development credentials, AJMAL MAKAN is a premier developer of integrated lifestyle communities featuring world-class residential and commercial properties, shopping malls, retail assets, and high-end hospitality and leisure attractions.

Driven by Excellence

Led by a team of passionate professionals, AJMAL MAKAN challenges conventions and achieves exceptional results. With extensive experience in property development, management and maintenance, the company reaches new heights of success by consistently delivering high-quality projects and maintaining strong ethical values.

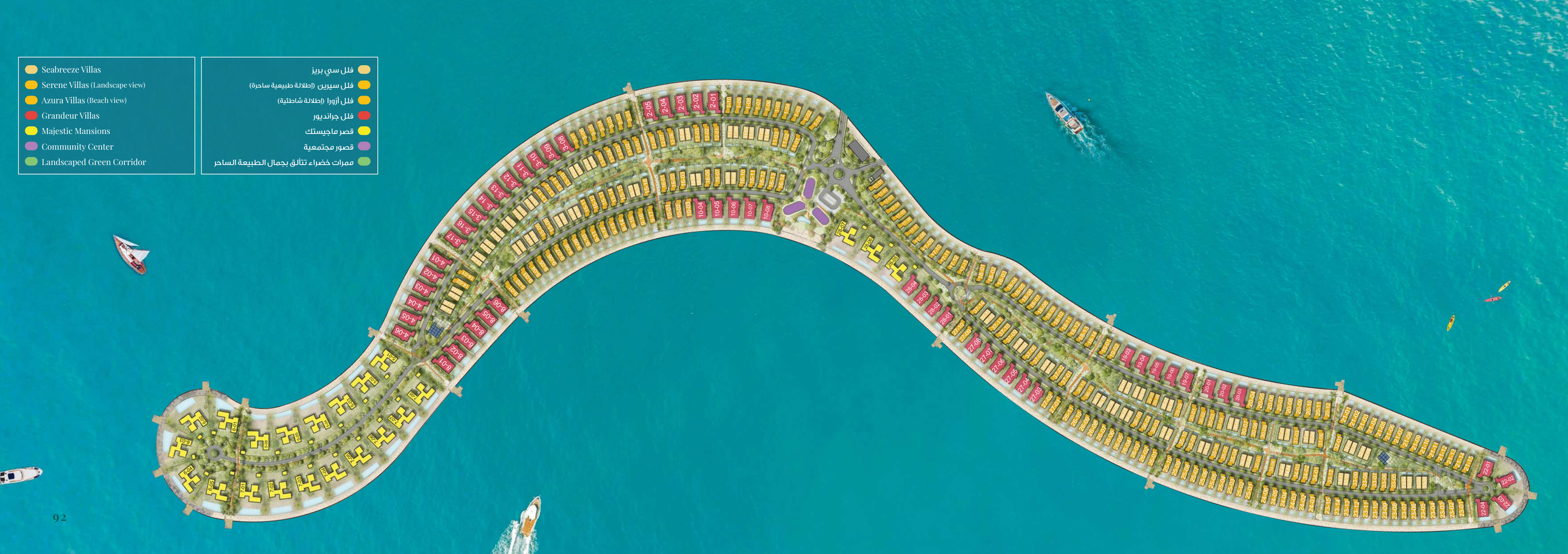
Groundbreaking and Sustainable

AJMAL MAKAN promises to create residential and tourist destinations by international standards, building unique cities that improve people's lives socially, economically, and environmentally.

Commitment to Quality and Integrity

Conducting business with the highest ethical standards, AJMAL MAKAN fosters teamwork, excellence, and mutual respect, dedicated to providing smart, environmentally-friendly real estate solutions and exceeding customer expectations.




Seabreeze Villas
Serene Villas (Landscape view)
Azura Villas (Beach view)
Grandeur Villas
Majestic Mansions
Community Center
Landscaped Green Corridor
فلل سي بريز
فلل سيرين (اطلالة طبيعية ساحرة)
فلل أزورا (اطلالة شاطئية)
فلل جراندير
قصر ماجيستك
قصور مجتمعية
ممرات خضراء تتألق بجمال الطبيعة الساحر

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