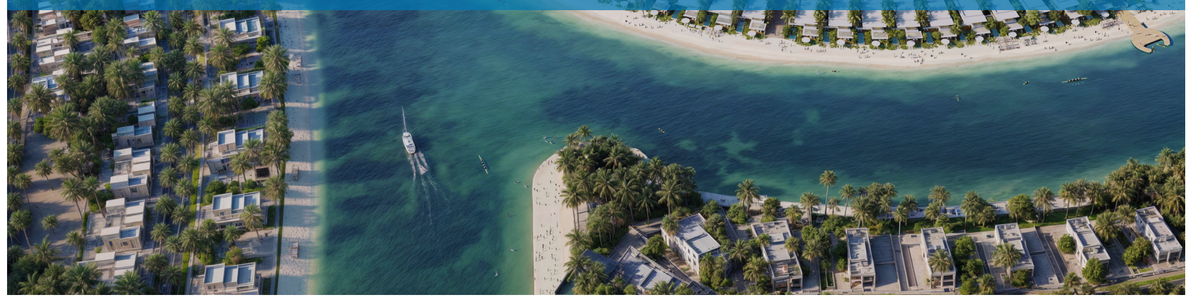

The View
Island
CELINE
ISLAND LIVING
and more



The View Island invites you to discover our exclusive collection of homes nestled between the pristine blue sea and abundant greenery. Choose from spacious, modern layouts across our residential offerings:
Aryam Villas, Alba Townhouses, and Perla Townhouses.

On **The View Island**, live where tranquility meets adventure-a green and blue haven with a plethora of amenities and experiences waiting to be discovered.



One Island, Endless Possibilities.

Plunge into vibrant island living on **The View Island**, a waterside community tucked within the pulsing heart of Sharjah and enveloped within the luxurious Ajmal Makan City. **The View Island** is designed to blend a blissful, tranquil lifestyle with active and energetic urban living. From its distinct master plan to the unique architecture of each villa type, **The View Island** creates a new community of like-minded people who value an elevated living experience within the convenience of the city.

This exclusive island offers a great combination of spacious, sea-facing villas and townhouses with a unique design for great views of the water. The open, modern design style maximizes living space while ensuring enough privacy for residents.

The View Island is where endless possibilities come to life—a haven of unparalleled sea views, lush green spaces, and expansive landscapes. Designed for those who seek more from island living, it offers a perfect balance of tranquility and vibrant amenities, creating an Island lifestyle that is as limitless as the horizon.



Discover an Island Where More is the Norm

Welcome to **The View Island**, where opulence meets tranquility in a destination designed for those who demand more. Here, every detail has been carefully crafted to offer an unparalleled island living experience, where MORE isn't just a promise-it's the standard.

MORE Views
Revel in panoramic vistas that stretch endlessly across pristine waters, creating a breathtaking backdrop for every moment.

MORE Space
Indulge in expansive living areas that offer the ultimate in comfort and sophistication.

MORE Experiences
Curated adventures and exclusive opportunities await, ensuring every day is extraordinary.

MORE Amenities
Enjoy access to world-class facilities and services, tailored to elevate your lifestyle.

MORE Privacy
Escape into an oasis of seclusion where your peace and privacy are paramount.

MORE Value
Discover a unique blend of luxury and exclusivity, offering unmatched value in an elite island retreat.

At The View Island, MORE is not just what we offer—it's the luxurious way of life that you deserve.



Where Panoramic Vistas Meet Dynamic Living

Explore a premium collection of homes-from the seaside **Aryam Villas**, the urban beach-side **Alba Townhouses**, the tree-lined **Perla Townhouses**-each home provides a unique combination of tranquility and vibrance for your everyday living. Its architecture is modern yet timeless, each of the homes boasting of top-of-the-class, floor-to-ceiling windows that invite the rhythm of the environment into your home.

The View Island provides a wide variety of homes to choose from, whether you want to be surrounded by greenery, wake up to the crisp sea breeze, or be invigorated by the energy of the lagoon-each home is purpose-built with your needs in mind.

Residents of **The View Island** can immerse in premier coastal living with access to a vast **116,948 sq.ft** private beach that runs on the perimeter of the property, along with a combination of **469,098 sq.ft** of uninterrupted tree-lined sidewalks and running paths across the destination.

With an exclusive offering spread across **1,419,278 sq.ft** total land area, unearth a truly exclusive island lifestyle experience available only to a selected few.



Aryam Villas

The 5-bedroom Aryam Waterfront Villas offer an unparalleled blend of spacious elegance and privacy, designed to provide the ultimate island sanctuary. Wake up to the sunrise on your bedroom balcony, host your loved ones for outdoor meals on your spacious sea-facing terrace, and watch the sunset while soaking in your private pool-all in one place in one day. With expansive living areas and a thoughtfully crafted layout, each villa ensures maximum comfort and privacy, ideal for both relaxation and entertainment. Step outside to your own private pool, perfectly positioned to enjoy stunning views, or take a few steps further to access the pristine beach, offering direct beachfront living. Enjoy the perfect balance of seclusion and luxury in a residence that redefines waterfront living.

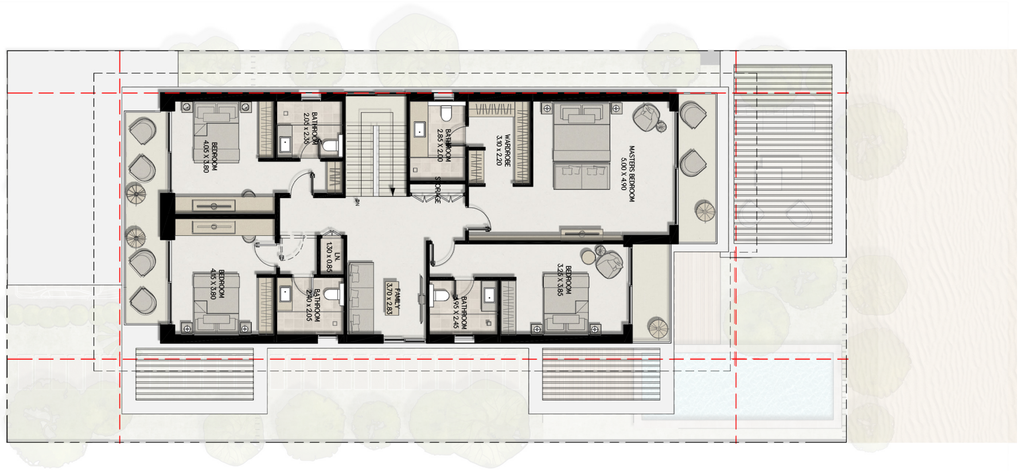
Plot Size	BUA	Bedrooms	Service bedrooms
From 4520 Sq.ft to 4828 Sq.ft	5,414 Sq.ft	5	2

Aryam Villas 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.

Aryam Villas Floor Plan-First Floor



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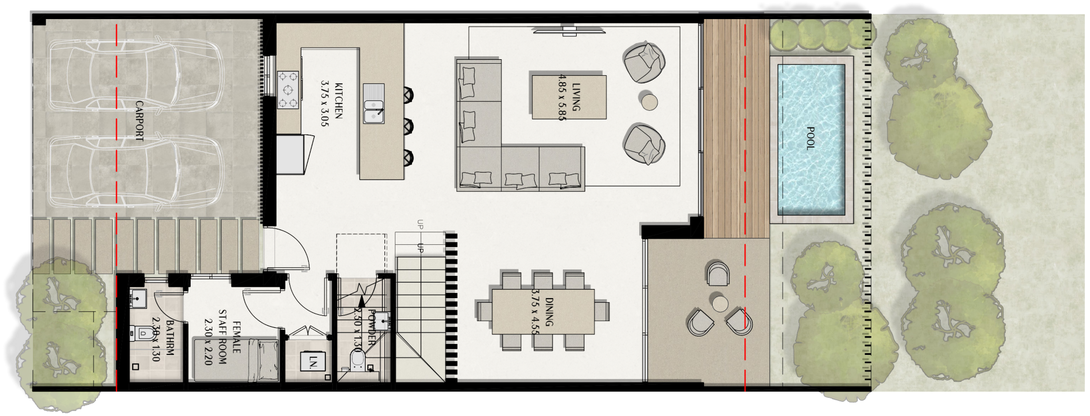


Perla Townhouses

Experience elevated living at the 4-bedroom Perla Townhouses, where modern minimal design meets the tranquility of nature. These thoughtfully designed homes offer a perfect balance of elegance and functionality, ensuring privacy and comfort for every family member. Bask in breathtaking views of the lagoon, beach, and lush green spaces, creating a serene backdrop for your daily life. With sleek interiors and open spaces that reflect contemporary sophistication, Perla Townhouses invite you to embrace a lifestyle of refinement and relaxation.

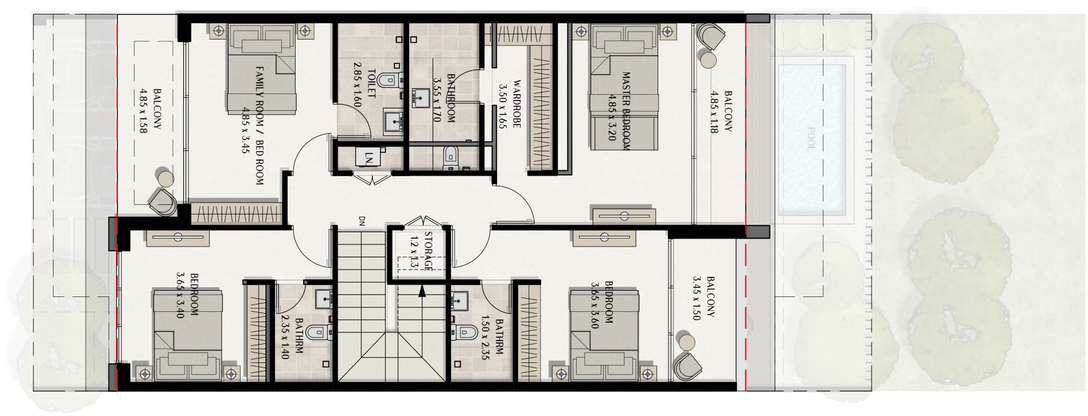
Plot Size	BUA	Bedrooms
From 1917 Sq.ft to 2480 Sq.ft	3,315 Sq.ft	4

Perla Townhouses Floor Plan-Ground Floor



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Perla Townhouses Floor Plan-First Floor



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Alba Townhouses

Discover the 4-bedroom Alba Townhouses, where spacious living meets modern elegance. These thoughtfully designed homes feature open layouts that seamlessly blend indoor and outdoor spaces. Enjoy stunning views of the lagoon or the boulevard from expansive windows while ensuring privacy and tranquility in every corner. With a focus on contemporary design and luxurious finishes, Alba Townhouses offer an unparalleled lifestyle in a serene seaside setting.

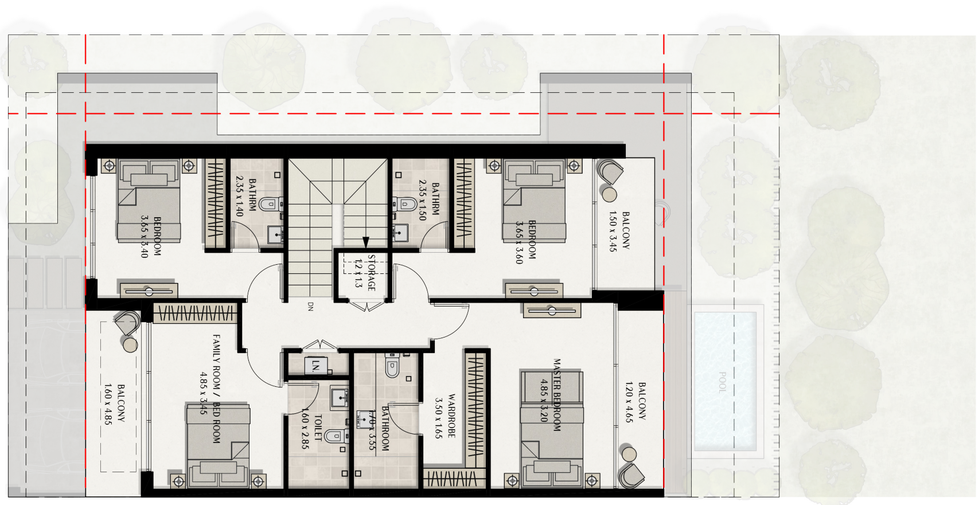
Plot Size	BUA	Bedrooms
From 2580 Sq.ft to 3652 Sq.ft	3,885 Sq.ft	4

Alba Townhouses Floor Plan-Ground Floor



Disclaimer
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Alba Townhouses Floor Plan-First Floor



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Uncompromising Luxury, Unparalleled Views

At **The View Island**, our homes are designed so you can experience Island Living & More. Whether you choose the waterfront Aryam Villas, the serene haven of Alba Townhouses, or the beautiful vistas of Perla Townhouses, our interiors are thoughtfully designed for comfort & style.

With a meticulous approach to design, our residences offer a harmonious blend of luxury and comfort. Whether it's the seamless integration of indoor and outdoor spaces, the refined aesthetics, or the breathtaking panoramas from every room, these homes are thoughtfully crafted to provide an unparalleled living experience—one that is both modern and timeless.

A Sanctuary of Comfort & Sophistication

More space, privacy, and tranquility are the hallmarks of The View Island's villas and townhouses. Expansive layouts provide generous room to relax, entertain, and unwind, while smartly designed private spaces ensure an intimate retreat. Each residence is positioned to maximize privacy and give its residents uninterrupted views, allowing you to embrace the beauty of island living.

Seamless Indoor-Outdoor Harmony

Drawing inspiration from the island's breathtaking surroundings, these homes embrace a design philosophy that blurs the lines between indoor and outdoor living. Floor-to-ceiling glass opens onto spacious balconies, allowing natural light to flood the interiors while offering uninterrupted views of the sea, the lagoon, and lush greenery.

Contemporary Homes with Timeless Elegance

The interiors are a perfect balance of contemporary design and enduring sophistication, with bespoke details that make each space feel uniquely luxurious. Premium materials, soft textures, and elegant fittings elevate the experience, ensuring that every moment at home feels indulgent and serene.

Come experience **The View Island** where elegance meets island living.

Do More, Live More At The View Island

Dive head-first into an amenity-filled island lifestyle that keeps every moment on **The View Island** exciting. Tranquility meets exhilaration in every detail of this residential community.

The View Island offers a highly curated and hand-picked selection of experiences and amenities that provide activities for every age and every pace of living.

Whether it's doing sunrise yoga on the seaside floating deck, enjoying a run through the tree-lined running paths, kids playing on the water slides, or getting together with loved ones by the lagoon, **The View Island** has every amenity so you can do more, relax more and live more.

- CENTRAL PARK
- BEACH
- SOUTH PARK
- PLAY AREA
- KIDS PARK
- LAGOON
- URBAN BEACH
- OUTDOOR DECK
- RUNNING TRACK
- FLOATING DECK
- ROCK ISLAND
- WATER SLIDES
- CLUB HOUSE
- CYCLING TRACK



The Central Park

The Central Park on **The View Island** is a lush green haven designed for relaxation and recreation. With sprawling lawns and shaded pathways, it offers the perfect retreat from daily life. Families can delight in the vibrant children's play area with swings, slides, and imaginative structures. Adventure seekers will enjoy the rock-climbing wall, while water enthusiasts can cool off in the wet play zones and the lively splash pad. Nestled beside the lagoon, the park provides stunning shimmering water views, making it an idyllic spot to unwind, play, and connect with nature.

The South Park

A tranquil retreat where nature's gentle rhythms create a soothing sanctuary. At its heart lies a serene Zen garden, a carefully curated space that inspires mindfulness and peace. Shaded pathways meander through lush green spaces, inviting visitors to slow down and immerse themselves in the calm surroundings. The soft chirping of birds and the gentle gurgle of flowing water enhance the atmosphere, creating a harmonious symphony of nature. Whether enjoying a quiet moment of reflection or a leisurely stroll, South Park offers an escape from the hustle of daily life, reconnecting you to the simplicity and beauty of the natural world.



The Clubhouse & Outdoor Deck

The clubhouse on **The View Island** is a hub of activity and relaxation, perfectly blending modern comforts with natural beauty. Overlooking lush greenery, it features a fully equipped gym for fitness enthusiasts, vibrant common areas for meaningful connections and celebrations, and a lively games room for endless fun. Step outside to the expansive outdoor deck, where the boundaries between indoors and outdoors fade away. Whether embracing a peaceful yoga session, enjoying a moment of solitude under the open sky, or hosting a lively celebration to mark life's special moments, the outdoor deck offers endless possibilities. It's more than a space—it's a lifestyle that invites you to connect, rejuvenate, and celebrate in perfect harmony with nature.

The Lagoon & Floating Deck

At the heart of **The View Island** lies the Lagoon, a breathtaking manmade lake that brings the essence of island living to life. This green and blue haven is a vibrant gathering place where relaxation and connection intertwine.The Floating Deck offers a unique space to lounge, take leisurely walks, or share cherished moments with loved ones, all while being surrounded by the idyllic charm of the island. Whether strolling along the water's edge or basking in the tranquility of the floating deck, visitors are immersed in an atmosphere of pure serenity. The Lagoon is a place where community and nature come together to create unforgettable experiences.



The Urban Beach

At the heart of **The View Island** lies the vibrant urban beach—a dynamic oasis where relaxation meets energy and everyday life transforms into a seaside escape. With sunbeds and loungers inviting moments of serenity, the beach also sets the stage for vibrant social gatherings, spontaneous family outings, and quiet reflections by the water. Come embrace the island's carefree spirit and immerse yourself in a lifestyle where beach vibes are not just a luxury but an everyday reality.

The Rock Island

Overlooking the shimmering lagoon, the Rock Island is a serene oasis of calm and natural beauty. Winding pathways lead through an artful arrangement of sculpted stones, lush greenery, and tranquil water features, creating a harmonious blend of textures and colors. Perfect for quiet reflection or leisurely strolls, the garden offers a peaceful escape where the gentle sounds of the lagoon meet the soothing ambiance of nature.



The Kids Park & Play Area

The kids' park is a vibrant, shaded haven designed for endless fun and adventure, featuring an exciting mix of slides, jungle gyms, and interactive swings that spark imagination and movement. Thoughtfully crafted for all ages, it offers multiple interactive play installations that engage and challenge young minds, from a thrilling rock-climbing wall that builds confidence to a soft play zone perfect for little explorers. With engaging activities at every turn, the park encourages active play, social interaction, and creative exploration in a safe and stimulating environment, making it the perfect destination for children to laugh, learn, and create lasting memories.

Splash Pad & Wet Play Areas

The wet play area is a dynamic and refreshing escape where kids can splash, play, and cool off in a world of interactive water fun. Overlooking the serene urban beach, the lively space features a spacious splash pad, exciting water slides, and playful installations like bridges, tipping buckets, and cascading showers that create endless moments of joy. Designed for adventure and safe exploration, the wet play area invites children to run through streams of water, navigate splash-filled pathways, and engage in thrilling water play, making it the ultimate spot for laughter, excitement, and lifelong memories.



Where Great Views Meet Exceptional Value

At **The View Island**, every square foot is designed to deliver exceptional value. Offering some of the best prices per square foot in a premium waterfront community, the villas and townhouses provide spacious layouts, breathtaking views, and a design that maximizes both space and privacy. Smart architectural planning ensures maximum privacy within the community, offering serene retreats without compromising on openness.

With open-plan interiors, high ceilings, and floor-to-ceiling windows, these homes feel expansive and airy, seamlessly blending indoor and outdoor living. Thoughtfully planned to optimize functionality, each residence ensures private retreats within a vibrant island setting, making it ideal for families and investors alike.

Whether enjoying panoramic lagoon views or the tranquility of lush green surroundings, **The View Island** offers unmatched space, comfort, and value, setting a new benchmark for luxury island living & more.



A Great Investment Opportunity in a Thriving Island Destination

Owning a home at **The View Island** is more than just a lifestyle upgrade—it's a smart investment in one of the region's most promising waterfront destinations.

Conveniently located within Ajmal Makan City, this exclusive island community offers seamless connectivity to Dubai, Sharjah, and Ajman, making it an ideal choice for homeowners and investors alike.

As part of a master-planned city, **The View Island** is a project that offers uninterrupted views and delivers more space, more value, and more amenities than any other project. From world-class recreational facilities to lush green parks and serene waterfront experiences, from active adventure to calming experiences, we offer something for everyone.

With its strategic location, uninterrupted views, and high-end living environment, properties here promise exceptional returns—both in quality of life and long-term appreciation. Whether you're looking for a dream home or a lucrative investment, **The View Island** is where opportunity meets island luxury.



Where Exclusivity is Accessible

The View Island is tucked within the Ajmal Makan City, offering easy access to key locations across the Northern Emirates.

To Dubai International Airport:

35 Minutes

To Sharjah International Airport:

30 Minutes

To Sharjah University City:

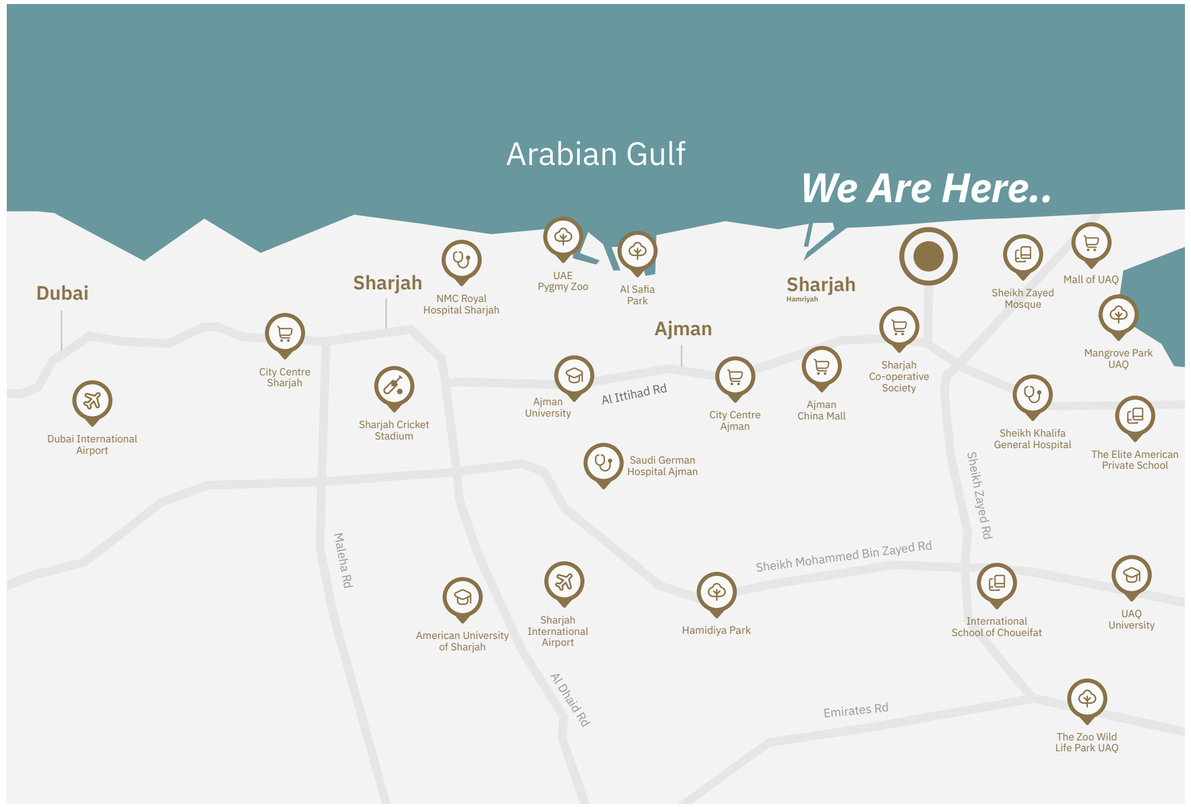
20 Minutes

To Sheikh Khalifa Hospital:

13 Minutes

The View




Arabian Gulf
We Are Here..
Dubai
Sharjah
Sharjah
Hamriyah
Ajman
Dubai International Airport
City Centre Sharjah
Sharjah Cricket Stadium
NMC Royal Hospital Sharjah
UAE Pygmy Zoo
Al Safia Park
Ajman University
Al Ittihad Rd
City Centre Ajman
Ajman China Mall
Sharjah Co-operative Society
Sheikh Zayed Mosque
Mall of UAQ
Mangrove Park UAQ
Sheikh Khalifa General Hospital
The Elite American Private School
Saudi German Hospital Ajman
Sheikh Zayed Rd
Maleha Rd
Sheikh Mohammed Bin Zayed Rd
American University of Sharjah
Sharjah International Airport
Hamidiya Park
International School of Choueifat
UAQ University
Al Dhaid Rd
Emirates Rd
The Zoo Wild Life Park UAQ

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The View
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800 42 666

sales@ajmalmakan.com

www.ajmalmakan.com

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