ALTHURAYA ISLAND



NEW RELEASE

Verde Villas

Your garden oasis, surrounded by water

Limited Collection
THE RELEASE

4 Bedrooms
GARDEN VILLAS

From
AED 3.6M

AJMAL MAKAN

THE MASTER DEVELOPER - AJMAL MAKAN

Shaping Waterfront Sanctuaries Across the UAE

Ajmal Makan is a visionary master property developer dedicated to transforming coastal urban landscapes into thriving lifestyle sanctuaries.

Driven by architectural excellence, sustainability and uncompromising quality, our developments harmonize coastal natural wonders with modern metropolitan living.

8
NATURAL ISLANDS

60M
SQ. FT MASTER PLAN

60,000
FUTURE RESIDENTS

THE DESTINATION

A City Within a City on Sharjah Waterfront

Ajmal Makan City is the largest mixed-use coastal development in the Northern Emirates — home to a water park, international education, commercial centres, hotels, a medical facilities, retail boulevards, coastal dining and a marina.

36 km
COASTAL WATERFRONT

800
BERTH MARINA





LOCATION & ACCESS

Perfectly Connected. Wonderfully Private.

30 min

SHARJAH INTERNATIONAL AIRPORT

35 min

DUBAI INTERNATIONAL AIRPORT

ARTERIAL LINKS

Al Ittihad Road

Sheikh Mohammed Bin Zayed Road — E311

Emirates Road — E611

THE ISLAND SETTING

A Landmark Island Destination

Celebrated for iconic contemporary architecture and pure coastal tranquility, Al Thuraya Island is a self-contained community anchored by sea, sun and greenery with walking trails, cycling tracks, private floating docks and curated wellness amenities.

564,000+
SQ. FT PRIVATE BEACHES

1.3M+
SQ. FT GREENERY

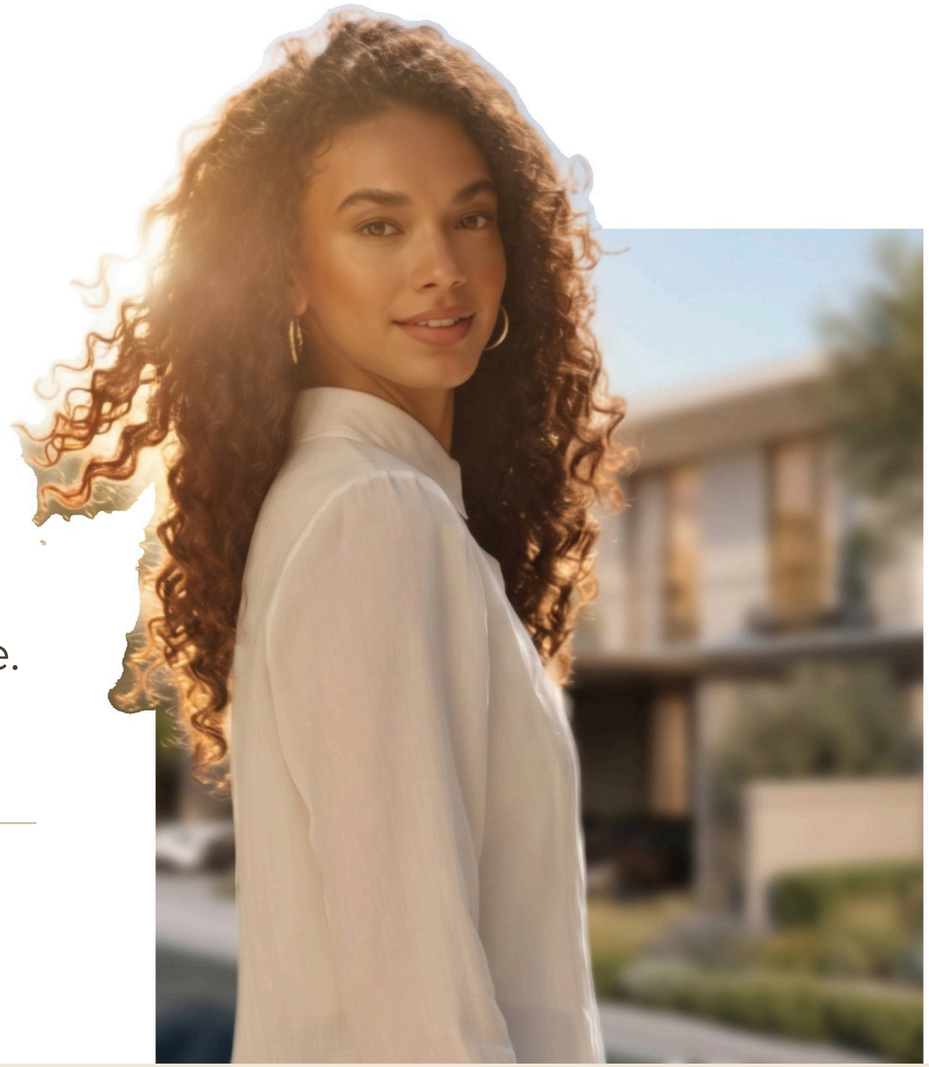
60%
PARKS & OPEN WATER



INTRODUCING VERDE VILLAS

Rooted in Green. Surrounded by Wa

Staying close to the open sea, Verde Villas embraces the island’s tranquil interior - a secluded enclave of contemporary 4-bedroom homes tucked amidst verdant gardens, quiet water channels and mature shaded foliage.



The calm side of island living

Built for young families and discerning investors who value green outdoor spa acoustic stillness and private island status.



ARCHITECTURAL PHILOSOPHY

Modern Architectural Warmth

Warm contemporary textures, refined natural materials and floor-to-ceiling glass doors that open directly onto your private garden.

Light & Shade	Overhanging linear louvers and a wide upper-floor balcony.
Craftsmanship	High-grade materials designed for calm, modern family life.

THE FOUR PILLARS OF VERDE VILLAS

Designed Around Four Key Principles

01

Garden Life

Shaded pathways, mature tree canopies and private walled lawns with every home.

02

Calm by the Water

Nestled along inland lagoons and calm channels, minutes from the private beach.

03

Room to Grow

4 expansive bedrooms, a private garden lawn, home office or guest room, and provision for a private pool.

04

Quiet Craftsmanship

Understated, timeless interior design that creates an unhurried, comfortable atmosphere.

MATERIALS & FINISHES

Material Intent

01 *Wooden Laminate*
Overall areas

02 *Porcelain Tile*
Ground floor & bathrooms

03 *Porcelain Tile*
First floor & bathrooms

04 *Champagne Metal*
Overall areas

05 *Feature Tile*
Overall areas

06 *Lacquer Laminate*
Cabinet shutters

07 *Feature Tile*
Secondary bathroom

08 *Suede Laminate*
Cabinet carcass

09 *Textured Paint*
Overall areas

10 *Textile-Look Laminate*
Master wardrobe



INTERIOR DESIGN

Calm, Light-Filled Interiors

Soft natural tones, warm textures and floor-to-ceiling glass that draws the garden indoors.



ISLAND AMENITIES & LIFESTYLE

Island Amenities at Your Doorstep

01 Private beach access & beach lounge

02 Lagoon docks, floating platform & water sports

03 Shaded cycling & jogging circuits

04 Fitness centre, spa & community pools

05 Kids’ play areas, pet parks & BBQ lawns

06 Mosque, retail boutiques & waterfront dining

THE VILLA — 4 BEDROOM + MAID'S GARDEN VILLA

Thoughtfully Planned Dimensions

4,626	3,390 – 4,053	G + 1	2
SQ. FT BUILT-UP AREA	SQ. FT PLOT SIZE	GROUND + FIRST	COVERED PARKING

THE RESIDENCE

4 Bedrooms
2 Living Areas
2 Balconies
6 Bathrooms
1 Dining Area
1 Laundry Room
1 Maid's Room
1 Kitchen
2 Parking

Private garden lawn, terraces and structural provision for a private pool.

THE INVESTMENT RATIONALE

Accessible Island Living. Uncompromised Value.

STARTING FROM

AED 3.6M

An unprecedented entry price point on a private natural island.

High Tenant Demand

Arab and European executive families seeking space, nature and privacy over high-density apartments.

Tax-Advantaged Yields

High net yields with 0% personal income and capital gains tax.

All images are for illustration purposes only. Areas, specifications, prices and payment plans are indicative and subject to

COMMERCIAL TERMS

Payment Plans

UAE Residents

10%	DOWN PAYMENT
20%	DURING CONSTRUCTION
70%	POST-HANDOVER OVER 2 YEARS

Overseas Investors

20%	DOWN PAYMENT
10%	DURING CONSTRUCTION
70%	POST-HANDOVER OVER 2 YEARS

AED 50,000	5%	Dec 2028	AED 3.6M
EOI	BROKER COMMISSION	COMPLETION	STARTING PRICE

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AJMAL MAKAN