

Ajman Real Estate

The Emirate of Ajman is situated on the coast of the Persian Gulf, extending over a distance of 16 Kilometers long, between the emirates of Umm Al-Qiwain and Sharjah. The area of the emirate is 259 Sq. Km., equivalent to 0.3% of the country's total area, excluding the islands. The population is estimated to be 123,000 for 1996.

The town of Ajman lies on the coast of the Persian Gulf. It comprises the Ruler's office, companies, banks and commercial markets. The port of Ajman is located along a natural creek which penetrates the town.

Ajman Projects Overview:

[Falcon Towers](#)

[Ajman One](#)

[Emirates City](#)

[Corniche Tower](#)

[Horizon Towers](#)

[Ajman Pearl Towers](#)

[Al Naeymiyah Towers](#)

[Meeza Villas](#)

[Rasha Villas](#)

[The Boulevard](#)

[Ajman Corniche Residence](#)

[Emirates Modern Industrial Area](#)

[Al Ferdous District](#)

[Al Rawdah](#)

[Al Waha \(Phase III\)](#)

[Al Waha \(Phase II\)](#)

[Al Naseem District](#)

[Al Waha \(Phase III B\)](#)

[Tricon Lake Front](#)

[Royal Lake View](#)

[Al Hamra Village](#)

The two major regions in the emirate are Masfout, an agricultural area, lying at a distance of 110 Km. long at the South east, and Manama located 60 Km. to the east.

Just eight kilometers north of Sharjah lies Ajman, the smallest of the seven emirates but with a charm all its own. Ajman has the distinction of possessing the Emirates' largest boat-building yards. Its craftsmen have always fashioned the characteristic dhows and boms that ply the Persian Gulf's water with the same techniques their forefathers used, and their forefathers before them, all without blueprints.

History sits visibly in Ajman: traces of the old town are still visible, as in the shape of the fine old watchtower at the town's entrance, and the large fort in the town's centre. Yet Ajman - which now is the northernmost part of the Dubai-Sharjah-Ajman coastal urban belt - is in no way resting on its considerable history. Its dynamic leaders, H.H. Sheikh Humaid bin Rashid Al Nuaimi, Ruler of Ajman, and H.E. Sheikh Ammar bin Humaid Al Nuaimi, Crown Prince of Ajman, have set into motion plans that look to make the emirate a significant economic player in the Gulf region. The gleaming new Dh 10 million Ajman Centre has quickly become another prime trade fair venue in the Emirates.

The Centre is seen as a turning point in the development of the emirate and will be a major attraction for cultural and sports activities as well. Ajman's corniche is being developed too, even as in the background a tower for the Ajman Chamber of Commerce and Industry shoots up. And now, the emirate plans to set up a gigantic Dh 2 billion tourism and entertainment city with luxury facilities. To be built at Al-Zawra as part of a consortium with international infrastructure corporations, the fun city will include a hotel, furnished apartments, amusement facilities, shopping centers and parks.

This professional web site is a proven demonstration and direct reflection of our professional service & commitment in Real Estate Investment in the Northern Emirates of The UAE.

Realtyna.com web site is kept 100% up-to-date and the prices reflected for all the projects are the Current Developer rates and the actual final costs that you will need to pay. All expenses are listed and are fully transparent. There are no other fees than those listed.

About Ajman

Ajman is one of the seven Emirates that make up The United Arab Emirates. Abu Dhabi is the Federal Capital whilst Dubai is regarded as the Commercial Capital of The UAE.

The Projects contained on this web site are a comprehensive list of available apartments in the Emirate of Ajman, United Arab Emirates that allow the purchaser to own the property in his or her name and to be entitled to a Residence visa for them and their family.

The beaches in Ajman are never really crowded and most of them offer a mix of adventure, open spaces and privacy.

Ajman, the smallest emirate in the UAE, is often overlooked when it comes to exploring this country.

Covering only 260sqkm, and with a population of about 230,000, it is a far cry from Dubai — without the hustle and bustle and modern thrills and conveniences. And that is exactly where its appeal lies.

Ajman is a quiet place where you can get away from it all.

And, at the same time, there are some things to keep you busy as well — some free and some cheap, making it ideal for a day out with the family.

Here's what you can do in Ajman:

Visit the museum

The main attraction at Ajman, its museum, is located in the small and picturesque fort Dowar Al Hosn, which used to be the ruler's residence until 1970. The museum houses an interesting archaeological collection found in nearby Mowaihat.

It also displays scenes and items of traditional life, with plastic cows and donkeys that have live goats and chicken for company.

Open from 9am-1pm, and 4pm-7pm in winter and 5pm-8pm in summer. Fridays 4pm-7pm, Saturdays 9am-1pm. Admission Dh4 for adults, Dh2 for children under seven.

Dig deeper

In 1986, workers laying new sewage pipes discovered a circular tomb of the Umm Al-Nar variety in Mowaihat. Work was halted and archaeological excavations unearthed some painted ceramic vessels, beads, copper tools and implements and the skeletal remains of the original inhabitants of the area.

Go to the beach

Ajman Corniche follows on from that of Sharjah and is the place for a stroll. You could grab a bite at one of the small restaurants and cafés overlooking the sea, hire a jet-ski, go quad-biking, head out for a swim in the sea or enjoy a picnic on the wide sandy beach.

Although popular on weekends, the beach never seems to get overcrowded and has several bays that offer privacy.

Watch dhow building

Ajman's dhow yard is one of the most active in the region and builders still use traditional tools to craft the wooden boats. It is interesting to watch the builders at work.

Go bird-watching

On the salt-flats towards Al Hamriya on Shaikh Zayed Street, birds such as flamingos flock among the mangroves. You can drive your car along the water's edge, and try spotting a variety of birds in this outlandish terrain.

Shop

There are two main malls: City Centre has all the local favourites, such as Carrefour and a Magic Planet, and an array of smaller, independent shops and cafés. Then there is Safeer Mall, with all your usual favourites. The Iranian souq sells all sorts of household goods and the interesting Pink Palace sells kitsch and everything else for Dh9.

Watch the fishermen

Amid the dhows, modern boats and a couple of fancy yachts idling in the marina, fishermen go about their business, mending nets, cleaning fishing baskets and sorting their catch of the day. Seagulls accompany every new arrival and wait for leftovers while sparrows pick fishy remains from the nets.

Head for the Outside Inn

The Inn is at the entrance of Ajman Corniche next to the Holiday Beach Club and overlooks a quiet beach.

A variety of beverages and excellent pub-food, such as chicken wraps and prawns in a basket, make it popular with expats, especially from Sharjah (if the number plates of vehicles parked in the vicinity are anything to go by).

Masfoot and Manama

The two enclaves of the emirate of Ajman can be found further inland: Masfoot lies some 110km southeast, near Hatta, and is known for its agriculture, yellow-flowering farfar trees and its colourful marble. Manama — meaning sleeping place — is 60km south off the Dhaid and Masafi highway, and has a small fort.

Manama is famous for its stamps that were issued between 1966 and 1971, when it joined the UAE.

Spot oddities

On Quortabah Street, along the coastal route by the ruler's palace, there is a pavement with a signpost which says: 'Ladies Only Pedestrian Pavement'. Not much of a walk and the scenery is a little bleak, but as signs go, this is a little unusual. Then there are the traffic lights on the main junctions which count down the seconds left until the lights change colour, a very useful novelty; and the faux Buckingham Palace past City Centre on the way to the busy Ajman Cricket Club, where several games are on every weekend.



Dubai: Ajman may be the smallest of the UAE's seven states at only 260 square kilometres, but its property sector is one of the country's most active.

Close to 200 freehold residential towers are either under construction or have been completed since the city's freehold property sector kicked off in 2004.

With the possibility of 100 per cent ownership rights and guaranteed residency visas for buyers, the emirate has attracted strong investment from GCC nationals, expatriates and overseas buyers.

"All of the northern emirates are witnessing major real estate development, but Ajman is possibly the most active in terms of construction," said Roger Wilkinson, managing partner of Northern Emirates Property, a Sharjah-based property leasing and management company, which runs the website realtyna.com.

The city markets itself as a place to get away from busy city life, but getting away from Dubai's high rents seems to be a key reason for moving there. Average outright purchase prices are also significantly less - up to four times lower than in Dubai, said Wilkinson - and flat sizes tend to be bigger.

Target

Real estate companies are only able to offer affordable housing aimed at mid-income earners if they can keep their initial development costs down.

Amir Ameen, director of Star Giga Establishment, said the land price in Ajman for his Dh700 million Goldcrest Dreams project was around Dh40 per square foot compared with about Dh150 in Dubai.

At the project launch, the 1,600 apartments within the four building project started at Dh285,000 for a one bedroom apartment and climbed to Dh416,000 for two bedroom apartments.

Ajman's close proximity to Dubai is another plus point. The 35 kilometre drive can take as little as 20 minutes or more than two hours. New highway and rail connections are expected to shorten the journey.

However, the emirate does not want to be considered merely a satellite town to house Dubai workers. According to Wilkinson, who has monitored Ajman's real estate development for more than 15 years, the emirate is attracting commercial, retail and hospitality investment, as well as improving its general infrastructure and boasting major banks and retailers.

As amenities increase and transport links improve, prices invariably climb - good reason for investing now, say property agents. The city currently lacks mortgage facilities, but once these are introduced, buyers will be able to finance bigger purchases, which would in turn drive rates up.

Average prices for freehold property are now Dh350-550 per square foot, says Wilkinson, but can be as high as Dh750-950 per square foot mark for more luxurious projects. Rents have gone up by 10-20 per cent since the start of the year, he added.

Lisa Dale, head of Al Tamimi & Company's property department, said Ajman allows a maximum rent increase of 20 per cent after the first three years of a contract.

Although the market is less mature than Dubai, meaning prices will continue to increase while the Dubai market eventually stabilises, there will always be a gap between the two, say major developers.

"I'm sure prices will increase but they will never reach the level of Dubai," said Omar Ayesh, president of Sharjah-based private developer Tameer, which is developing Al Ameera Village in Ajman.

"There will always be a gap because the standard of living, the infrastructure and facilities in Dubai are very high. You pay a price for the Dubai brand."

Private developers show increasing interest

Ajman's freehold property sector opened up in July 2004 with the launch of Al Naeymiyah Towers - a 15-tower development split into two phases.

Purchase prices during the launch of the first phase were just Dh157 per square foot and increased to Dh180 per square foot for the second phase.

Developed by the government of Ajman, which acts as a master developer for the emirate, the project has been completed - proof that the city can deliver major residential projects and a major confidence booster for property speculators and end users, said Roger Wilkinson, managing partner of Northern Emirates Property.

Since then, projects including Rashidiya Towers, a complex of 11 buildings which sold for Dh220 per square foot on launch, have been delivered, while the nine-building Al Khor Towers development is scheduled for completion by the end of the year.

Other major projects scheduled for delivery by 2010 include Horizon Towers, Falcon Tower, Ajman One and Corniche Tower.

Although most of these are developed and financed by the Ajman government, some land plots have been snapped up by private developers.

Star Giga Establishment last year launched a Dh700 million freehold residential property development at Paradise Lakes on the Emirates Road.

Goldcrest Dreams will contain 1,600 one and two bedroom apartments and is scheduled for delivery in mid 2009.