

بلو بیتش ریزیڈنس

Blue Beach

RESIDENCE

Discover Your
Coastal Sanctuary





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RESIDENCE

Discover Beachfront Living

Welcome to Blue Beach Residence, where modern luxury meets the tranquility of the sea. Offering a stunning collection of residences, from stylish one-bedroom units to expansive three-bedroom apartments, this exclusive coastal community is designed for those who seek uninterrupted sea views and direct access to pristine sandy beaches.

Blue Beach Residence elevates beachfront living with sleek contemporary architecture, state-of-the-art smart home features, and world-class amenities. Whether you're enjoying the serene ocean breeze from your private balcony or embracing the effortless elegance of a smart-enabled home, every detail is crafted for a seamless, sophisticated lifestyle by the water.



Development Overview

Development Size 451,409 SQ.FT

Private Beach Size 172,222 SQ.FT

20 Exclusive Buildings
95% of apartments with sea views

Residences Choose from a variety of residential typologies from 1BR to spacious 2 and 3 BR & 2 and 3 BR Duplexes.



Awaken to Beachside Bliss

At Blue Beach Residence, every day begins with the soothing sound of waves and breathtaking sea views.

This exclusive coastal community is designed for those who seek the perfect balance of luxury, leisure, and well-being. Unwind on the private beach, where sun loungers invite you to soak in the serenity of the shore. Lush landscaped gardens, jogging tracks, and cycling paths create a vibrant environment for an active and social lifestyle.

Residents enjoy world-class services, including a welcome reception, high-speed elevators, and smart access control for effortless living. Families will love the kids’ play area, while evenings come alive at the rooftop lounge, terrace, and BBQ area, perfect for unforgettable gatherings with stunning ocean backdrops. Whether you’re relaxing or entertaining, Blue Beach Residence offers a seaside lifestyle like no other-where every moment is pure bliss.



Luxury, Leisure & Lifestyle by the Sea

At Blue Beach Residence, every detail is designed to enhance your lifestyle with world-class amenities that blend luxury, convenience, and well-being.

Stay active in the fully equipped gym & fitness center or take a refreshing dip in the swimming pool while enjoying stunning sea views. Families will love the dedicated kids' play area, while serene green spaces and landscaped gardens offer a peaceful retreat. The rooftop lounge & terrace provides the perfect setting to unwind, socialize, or take in breathtaking sunsets, complemented by a dedicated BBQ area for memorable gatherings. A walking & jogging track invites residents to embrace a healthy, active lifestyle, while the smart access control system ensures seamless, secure living. Whether you're seeking relaxation, recreation, or modern convenience, Blue Beach Residence delivers an exceptional coastal living experience.

Resort-like Lifestyle, Everyday



Sea Facing Swimming Pool



Gym and Wellness Center



Private beach



Sun loungers



Landscaped Gardens



Jogging Tracks & Cycling Tracks

Smart Living, Beachfront Bliss



24/7 Security & CCTV Surveillance



Reception



High-Speed Elevators



Smart Access Control System



Parking Facility



Kids' Play Area



Rooftop Lounge & Terrace



BBQ Area



Refined Living, Inspired by the Sea

Blue Beach Residence is a masterpiece of coastal luxury, offering an exclusive collection of one to three-bedroom apartments and two and three-bedroom duplexes designed for refined beachfront living.

With 95% of residences boasting breathtaking sea views, every home is a front-row seat to the beauty of the horizon. The low-rise beachfront apartments blend modern elegance with a sleek, open-plan design inspired by the aerodynamic nose of a yacht. These thoughtfully designed apartments are spacious and are designed to create a seamless connection between indoor and outdoor spaces.

Smart home technology comes standard, ensuring effortless convenience and sophistication. Spacious, minimal, and bathed in natural light, Blue Beach Residence is where contemporary luxury meets the tranquility of the shore—a place where every moment is framed by the endless blue.



Unparalleled Luxury by the Shore

Blue Beach Residence presents a one-of-a-kind living experience with its exclusive collection of Beachfront Duplexes.

Nestled at beach level, these elite duplexes offer breathtaking, uninterrupted views of the sea, where the gentle sea breeze greets you each day. Designed to evoke the feeling of a townhouse within the heart of an apartment, each two- and three-bedroom duplex is a private sanctuary, complete with bespoke interiors.

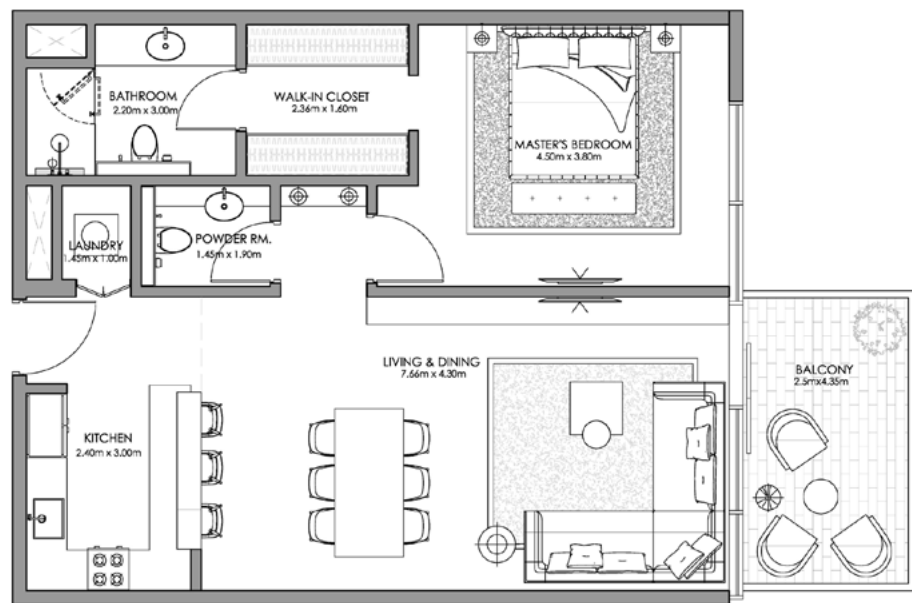
With your own private garden and direct access to the beach, every detail is crafted to offer an unparalleled blend of modern luxury, serenity, and coastal living.



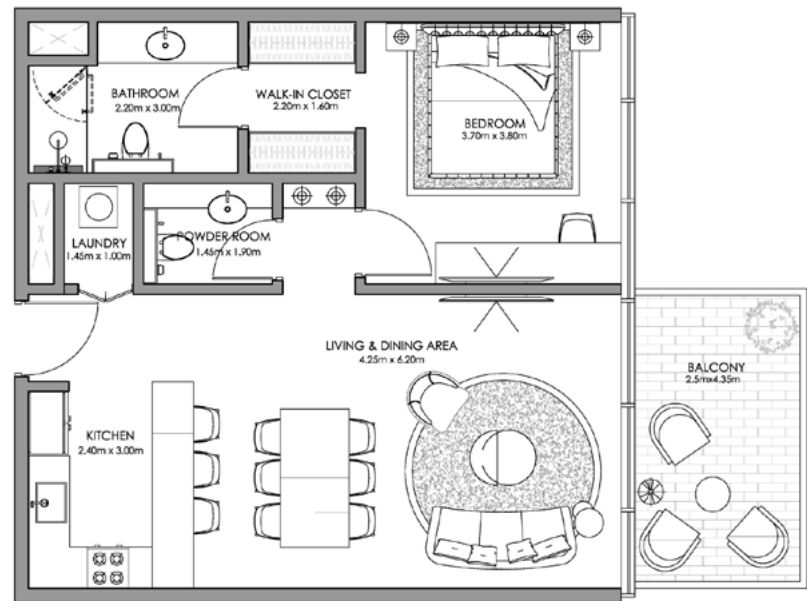
Unit Types

Residential Typologies	Built Up Area (BUA) Sq.M	Built Up Area (BUA) Sq.Ft
1 Bedroom	From 81.1 Sq.m to 109.2 Sq. m	From 873 Sq.ft to 1,176 Sq.ft
2 Bedroom	From 123.7 Sq.m to 189.2 Sq. m	From 1,332 Sq.ft to 2,037 Sq.ft
3 Bedroom	From 186.2 Sq.m to 255.2 Sq. m	From 2,005 Sq.ft to 2,747 Sq.ft
Duplex 2 Bedroom	From 157.9 Sq.m to 180.3 Sq. m	From 1,700 Sq.ft to 1,941 Sq.ft
Duplex 3 Bedroom	211.7 Sq. m	2,279 Sq.ft

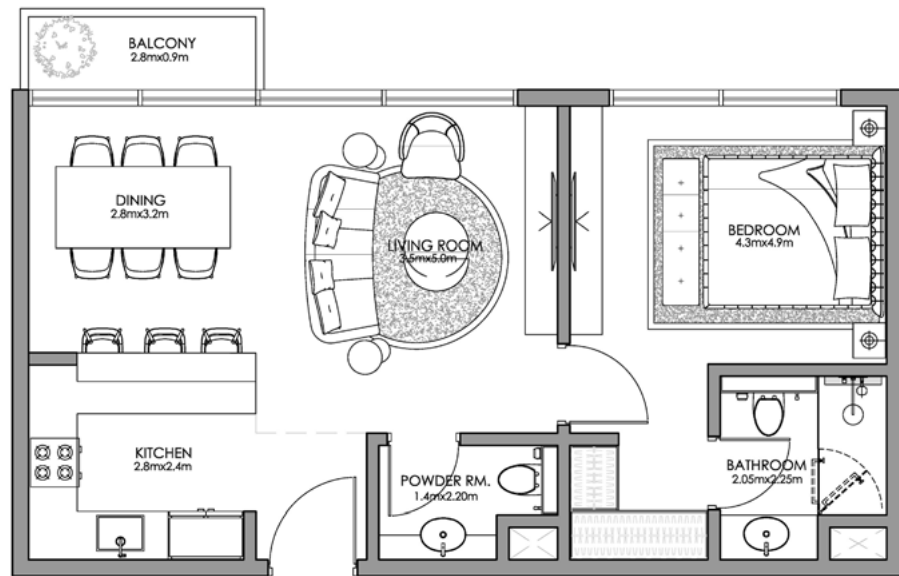
1 Bedroom Floor Plan - Type A



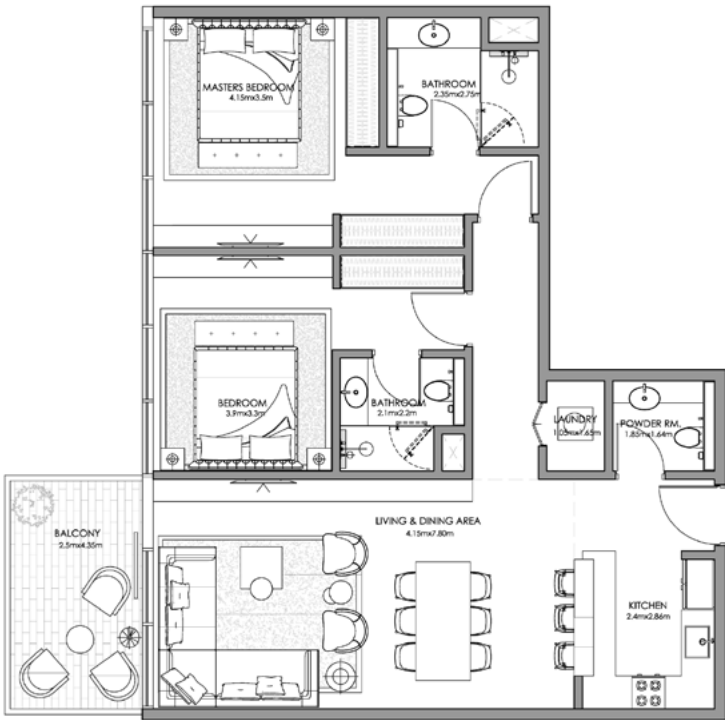
1 Bedroom Floor Plan - Type C



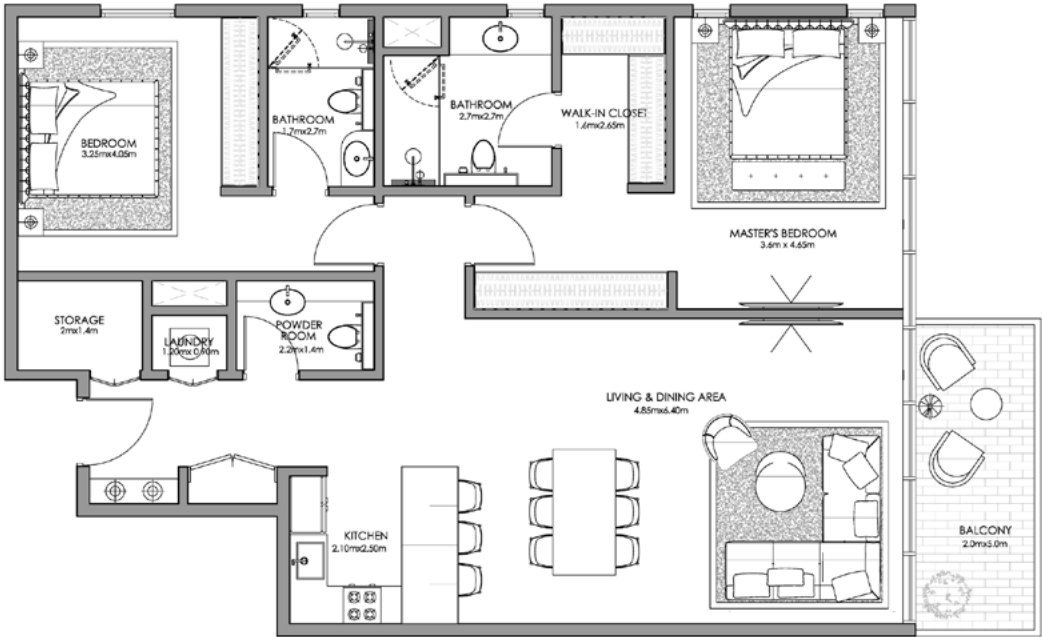
1 Bedroom Floor Plan - Type B



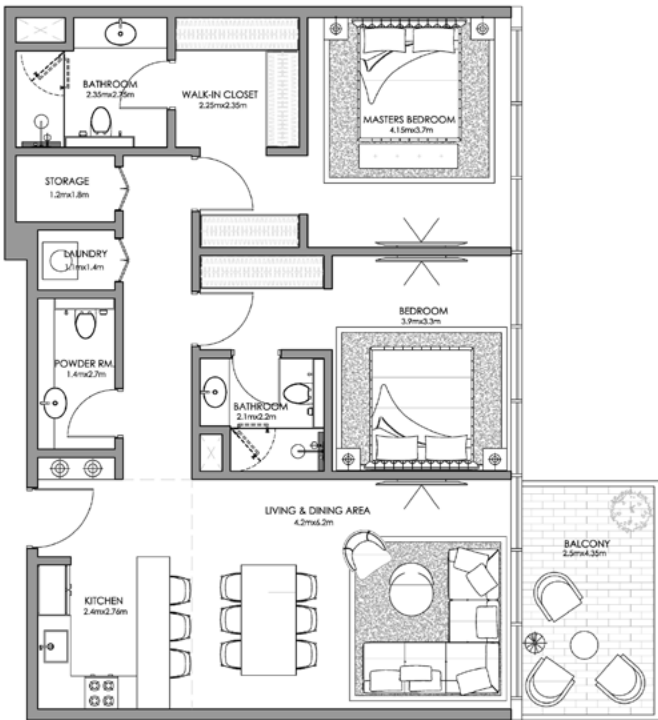
2 Bedroom Floor Plan - Type A



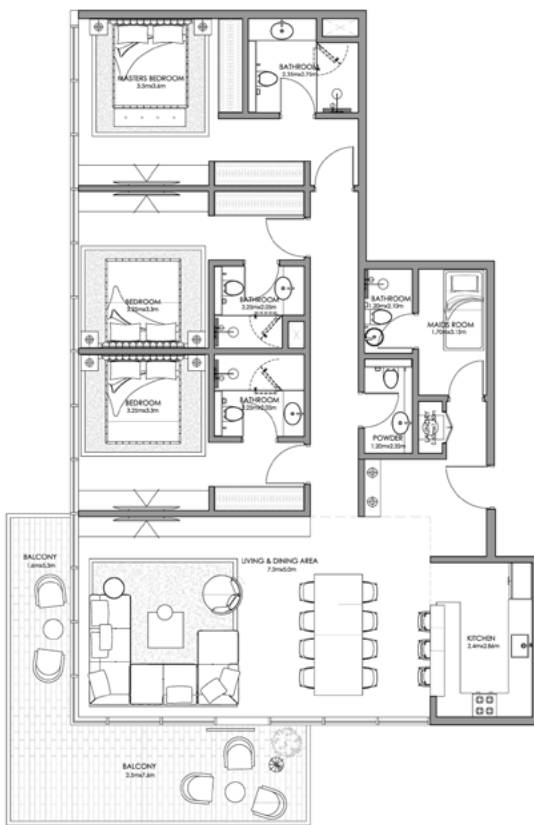
2 Bedroom Floor Plan - Type C



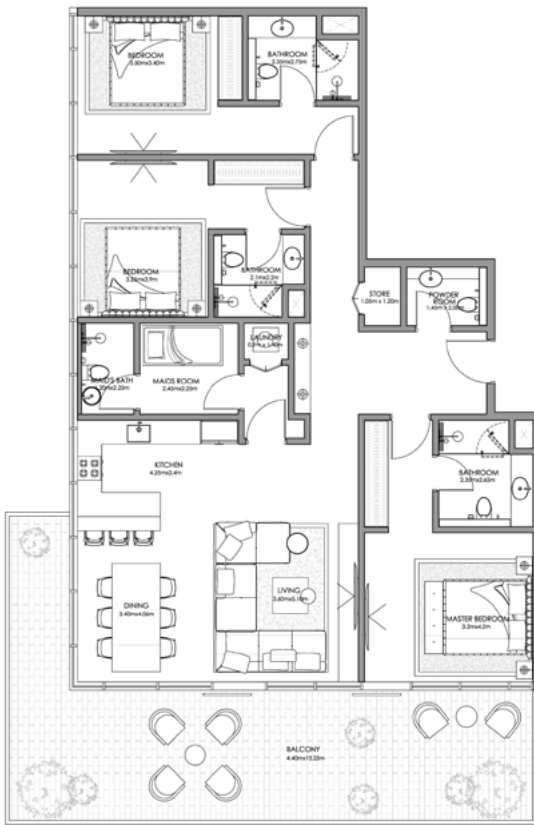
2 Bedroom Floor Plan - Type B



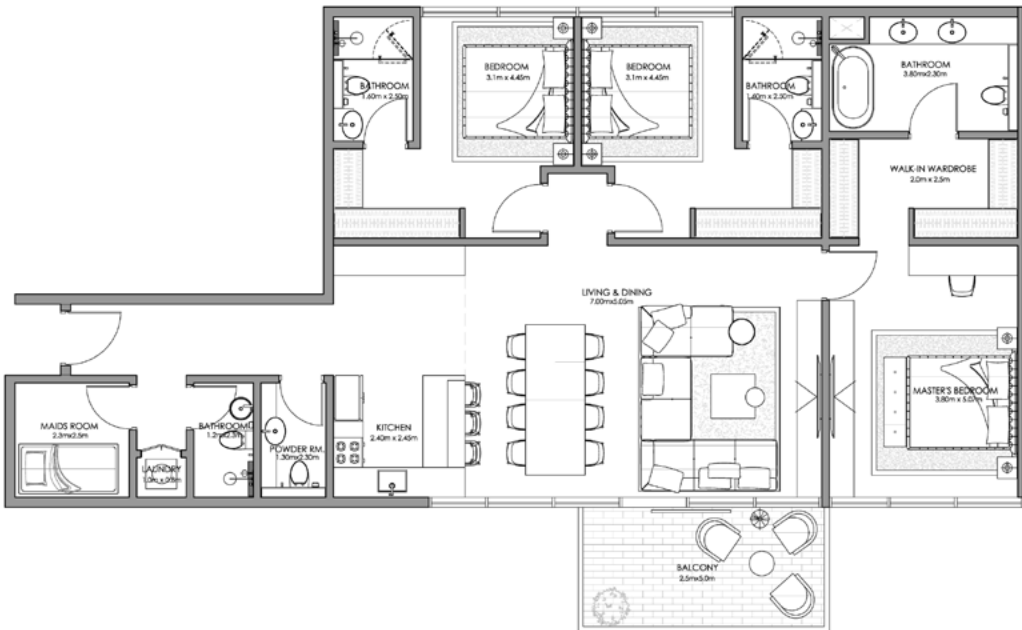
3 Bedroom Floor Plan - Type A



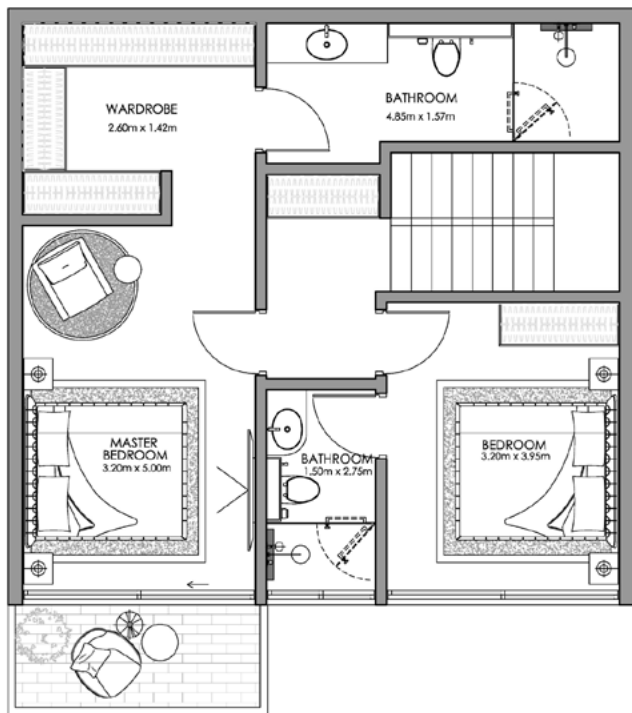
3 Bedroom Floor Plan - Type C



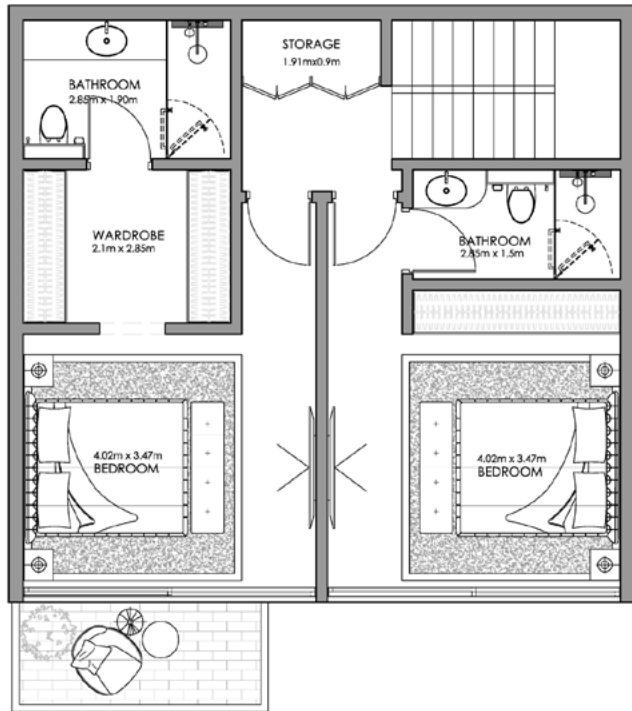
3 Bedroom Floor Plan - Type B



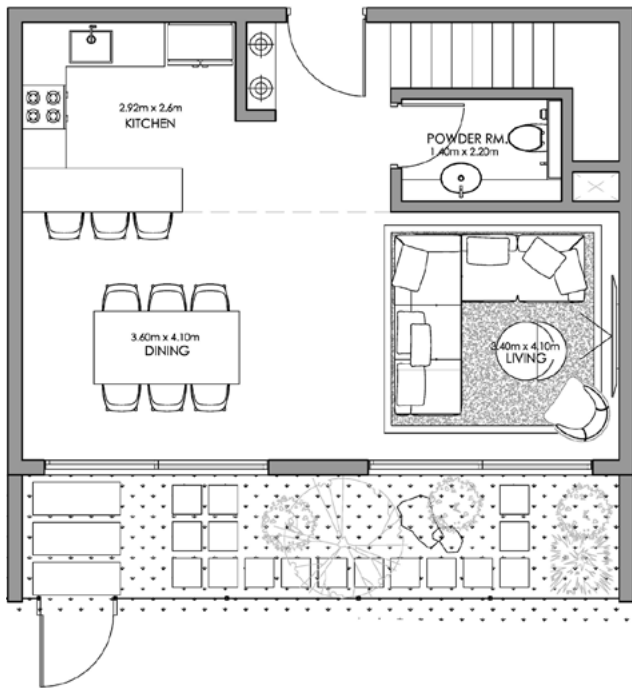
Duplex 2 Bedroom Floor Plan - Type A - Podium



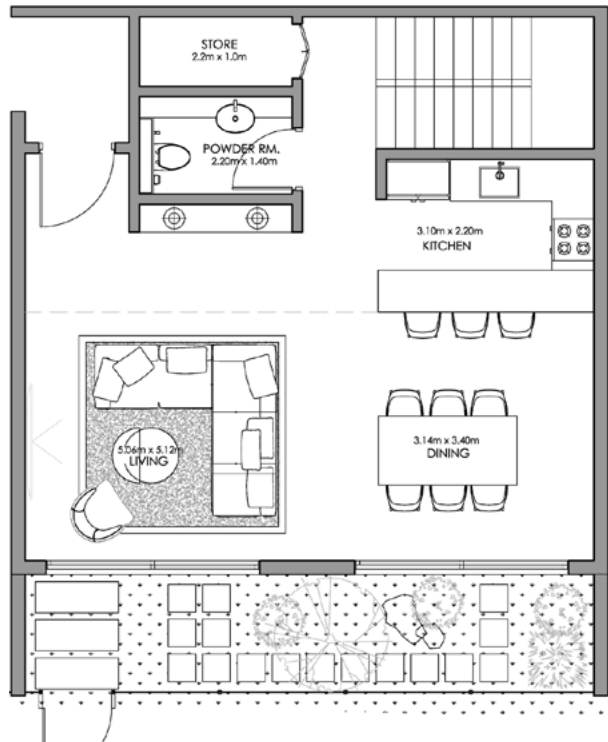
Duplex 2 Bedroom Floor Plan - Type B - Podium



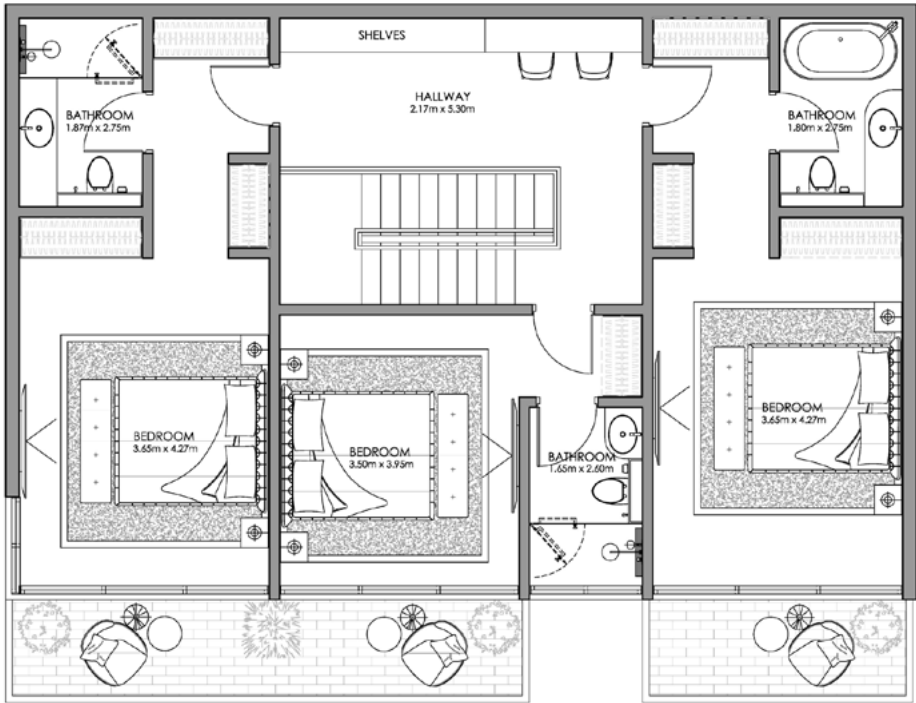
Duplex 2 Bedroom Floor Plan - Type A



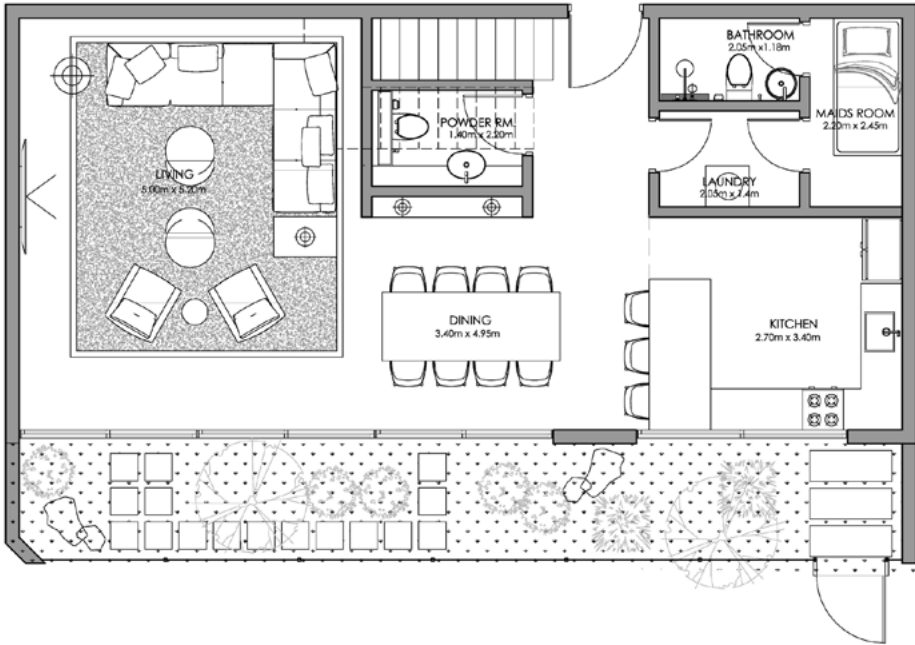
Duplex 2 Bedroom Floor Plan - Type B



Duplex 3 Bedroom Floor Plan - Podium



Duplex 3 Bedroom Floor Plan



Overseas payment plan

Every 6 Months

40/60% - 20% During Construction

Payment Schedule

Month 1	Month 7	Month 13	Month 19
20%	5%	5%	2.5%
Month 25	Month 31	Month 37	On Completion
2.5%	2.5%	2.5%	60%

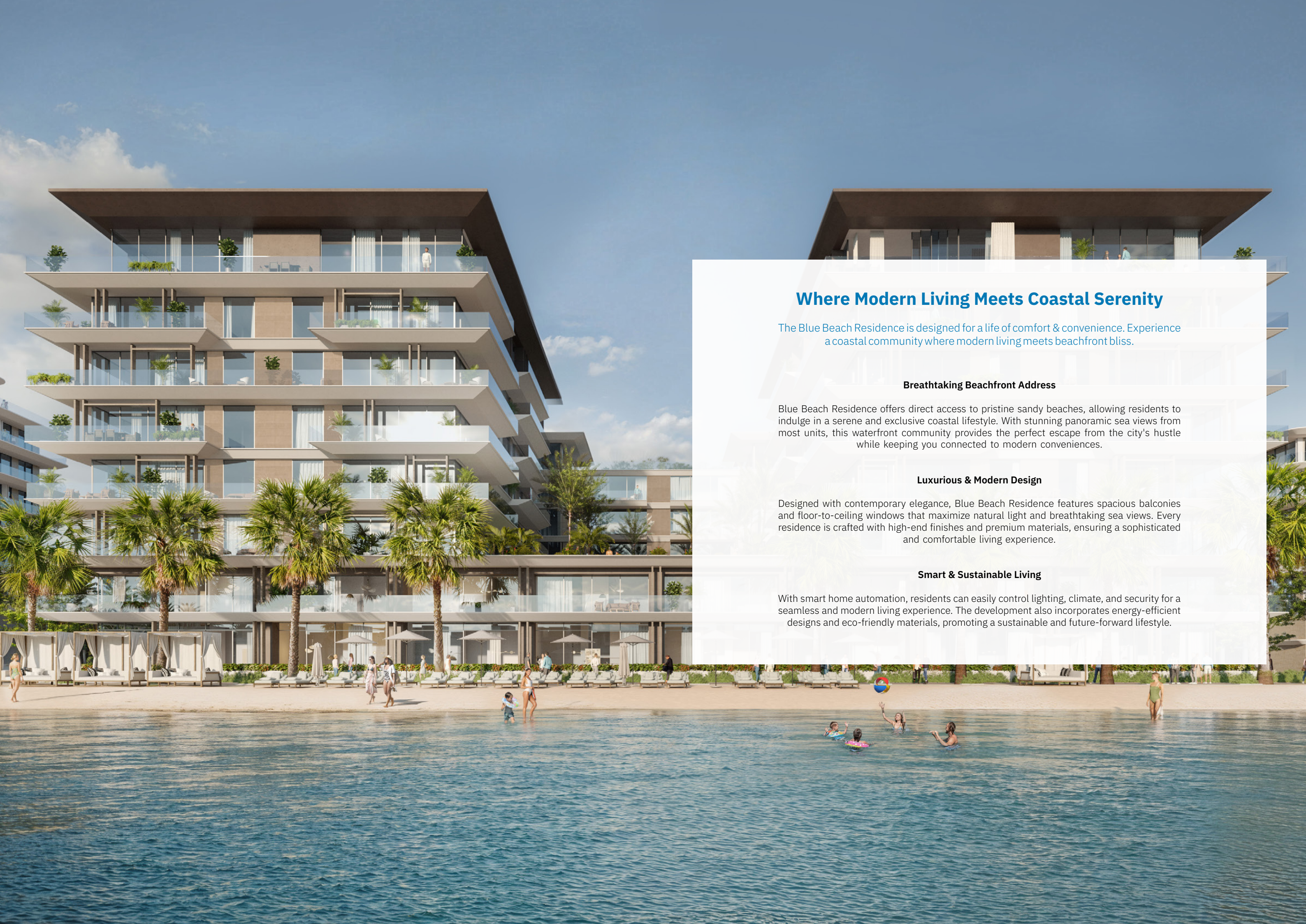
Local payment plan

Every 6 Months

40/60% - 30% During Construction

Payment Schedule

Month 1	Month 7	Month 13	Month 19
10%	5%	5%	5%
Month 25	Month 31	Month 37	On Completion
5%	5%	5%	60%



Where Modern Living Meets Coastal Serenity

The Blue Beach Residence is designed for a life of comfort & convenience. Experience a coastal community where modern living meets beachfront bliss.

Breathtaking Beachfront Address

Blue Beach Residence offers direct access to pristine sandy beaches, allowing residents to indulge in a serene and exclusive coastal lifestyle. With stunning panoramic sea views from most units, this waterfront community provides the perfect escape from the city's hustle while keeping you connected to modern conveniences.

Luxurious & Modern Design

Designed with contemporary elegance, Blue Beach Residence features spacious balconies and floor-to-ceiling windows that maximize natural light and breathtaking sea views. Every residence is crafted with high-end finishes and premium materials, ensuring a sophisticated and comfortable living experience.

Smart & Sustainable Living

With smart home automation, residents can easily control lighting, climate, and security for a seamless and modern living experience. The development also incorporates energy-efficient designs and eco-friendly materials, promoting a sustainable and future-forward lifestyle.



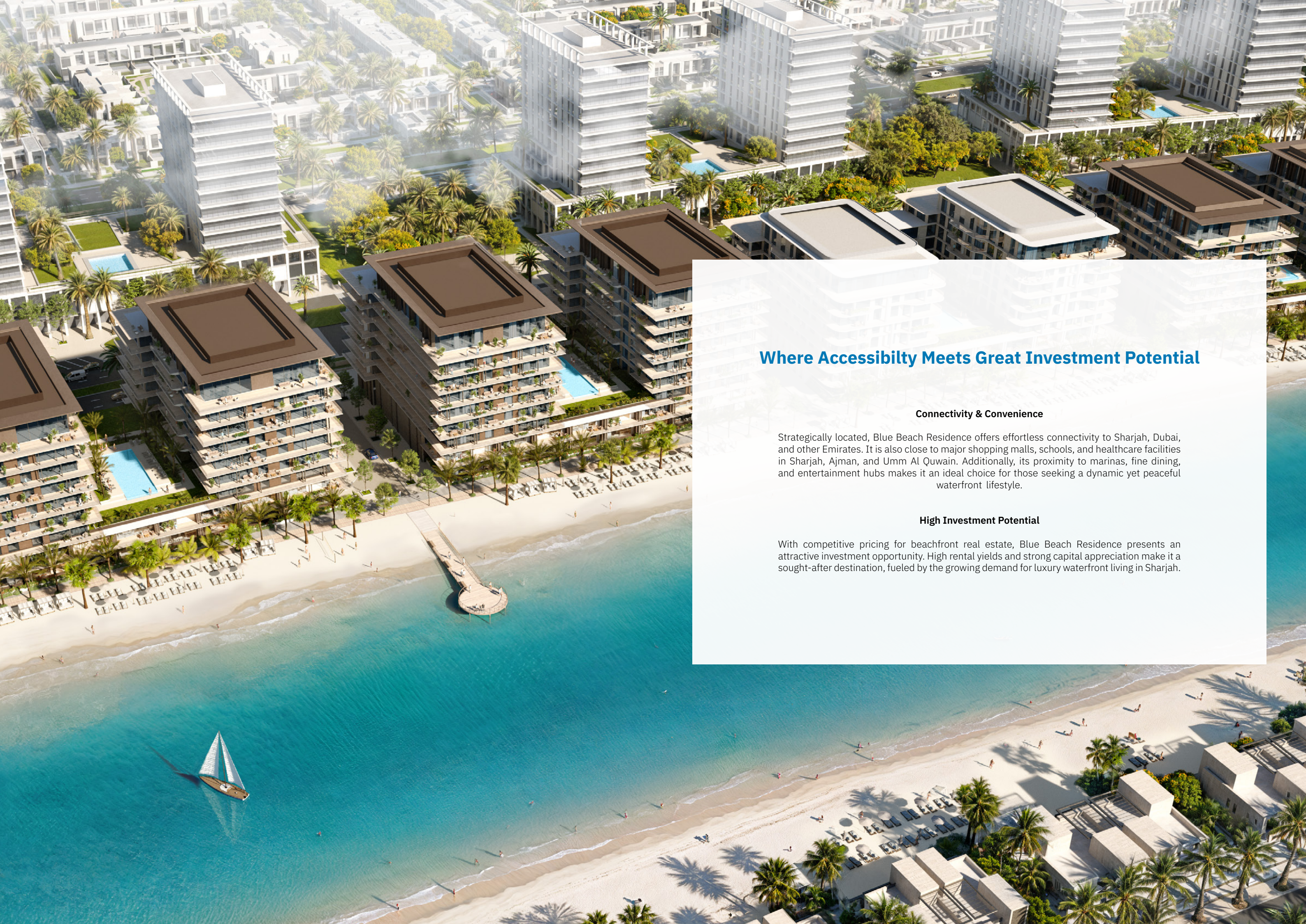
Where Resort Style Amenities Meet Everyday Life

Resort-Style Amenities

Residents can enjoy a range of resort-style amenities, including an infinity pool overlooking the sea, a fully equipped gym and wellness center, and beautifully landscaped gardens with jogging tracks. Private beach access with sun loungers provides the ultimate relaxation experience, offering a seamless blend of luxury and leisure.

Exclusive Community Living

Nestled in the prestigious Ajmal Makan City, Blue Beach Residence is part of a vibrant waterfront destination. The gated community offers 24/7 security, ensuring a safe and private environment. Designed for families, it features parks, playgrounds, and dedicated recreational spaces, creating a perfect balance between tranquility and an active lifestyle.



Where Accessibilty Meets Great Investment Potential

Connectivity & Convenience

Strategically located, Blue Beach Residence offers effortless connectivity to Sharjah, Dubai, and other Emirates. It is also close to major shopping malls, schools, and healthcare facilities in Sharjah, Ajman, and Umm Al Quwain. Additionally, its proximity to marinas, fine dining, and entertainment hubs makes it an ideal choice for those seeking a dynamic yet peaceful waterfront lifestyle.

High Investment Potential

With competitive pricing for beachfront real estate, Blue Beach Residence presents an attractive investment opportunity. High rental yields and strong capital appreciation make it a sought-after destination, fueled by the growing demand for luxury waterfront living in Sharjah.

Arabian Gulf

We Are Here..



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R E S I D E N C E

