



**AZHA VIEWS**  
RESIDENCES



## Find A Place You Will Call Home.

Ajman has recently witnessed remarkable real estate growth driven by its exceptional strategic location. Perfectly positioned at the heart of the UAE, Ajman connects the northern emirates like Ras Al Khaimah with the southern destination such as Sharjah and Dubai—offering a central hub that shortens travel time and opens access to every corner of the country.





## Be Part Of Azha Views Residences

Strategically located on Sheikh Mohammed Bin Zayed Road, Azha Views Residences is at the heart of a dynamic and fast-growing district. Designed for those who value connectivity and future-forward living, the project offers seamless access to Dubai and Ras Al Khaimah, placing residents at the center of opportunity and convenience.

Azha Views Residences is set within a vibrant area poised for remarkable development, surrounded by upcoming facilities and essential services. Featuring affordable complemented by premium amenities such as a swimming pool, gym, and dedicated parking, Azha Views Residences is more than a residence — it is a refined lifestyle shaped by comfort, accessibility, and a promising future.

# Project Overview

Azha Views Residences is a thoughtfully designed residential development that reflects modern architecture, refined living, and intelligent urban planning. Every detail has been crafted to offer a balance of comfort, functionality, and contemporary elegance.

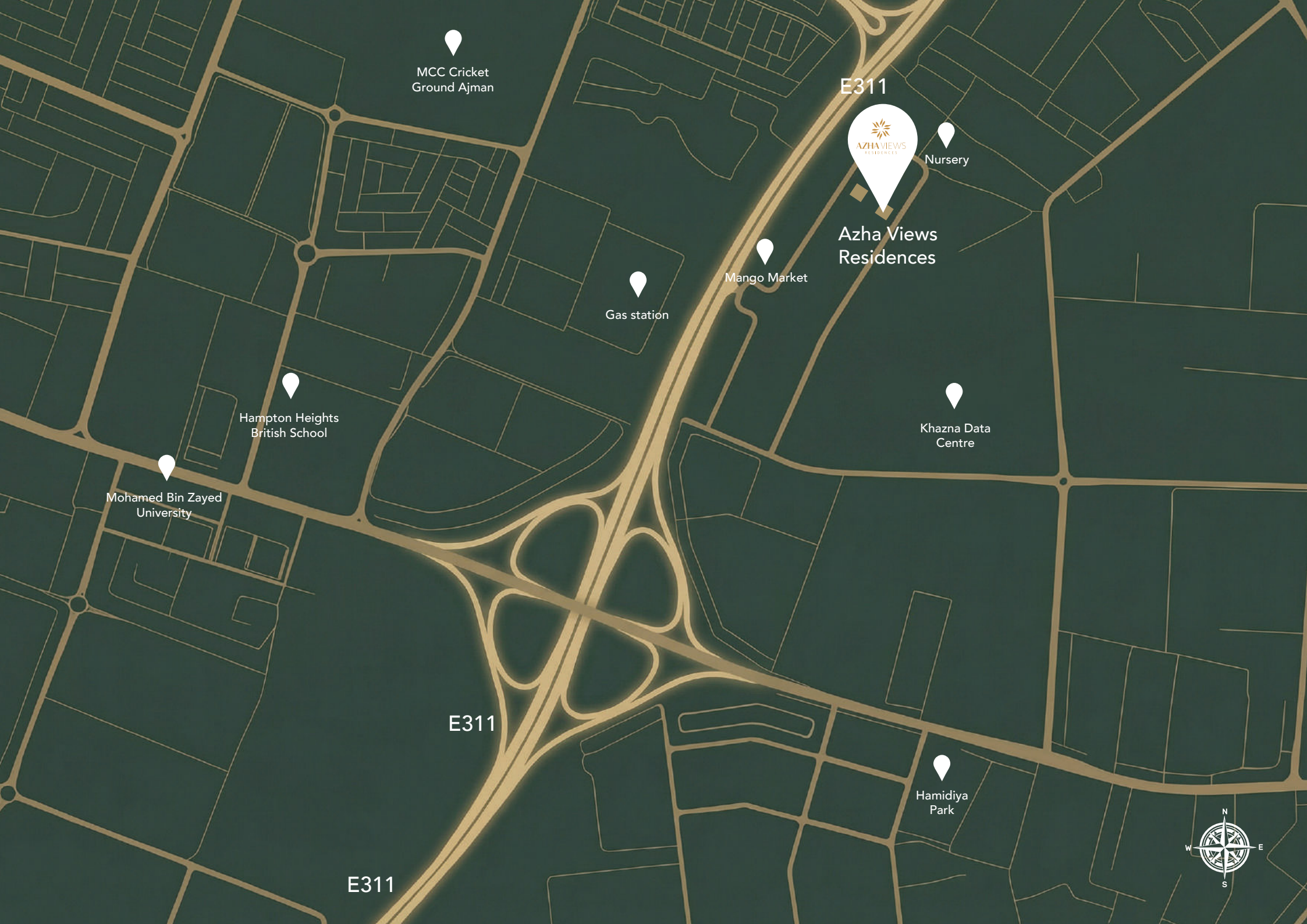
The tower features well-planned apartments with efficient layouts, ensuring privacy and a comfortable lifestyle. With quality finishes and modern amenities, it creates an ideal living environment for residents.

Residents can also enjoy lifestyle facilities including a fully equipped gym and a swimming pool—perfect for relaxation and wellness.

PROJECT DETAILS	
Land Area	2,150 sqm
Residential Floors	25 Floors
Units per Floor	16 – 14 Units
Parking Levels	4
Total Floors	29 Floors

UNIT DETAILS
<b>TYPE OF UNIT</b>
1-bedroom apartments 2-bedroom apartments 1-bedroom apartments + Study
<b>Unit Size Starts from 818 sq.ft</b>

Azha Views Residences is more than just a residence—it is a lifestyle destination where quality, comfort, and modern elegance come together seamlessly.



MCC Cricket  
Ground Ajman

E311



Nursery

Azha Views  
Residences

Mango Market

Gas station

Hampton Heights  
British School

Mohamed Bin Zayed  
University

Khazna Data  
Centre

E311

Hamidiya  
Park

E311



## In Ajman, Turn Every Investment Into A Success Stay.

Investing in Ajman comes with several key benefits, making it an attractive choice for investment.

- One of the Top 5 Safest Cities in the World
- Strategic Location
- Strong Connectivity to All 7 Emirates
- Investor-Friendly Policies
- Golden Visa Eligibility
- Ajman Free Zone
- Diverse Property Options
- Attractive Financing
- Affordability
- Infrastructure & Urban Development
- Portfolio Diversification



# Closer Than Ever...

## Under 20 Minutes

- Rashideya Park
- Ajman Corniche

## 10 - 20 Minutes

- Ajman City Center
- Ajman University
- Al Zorah Natural Reserve
- Al Hamidiya Park
- Saudi German Hospital

## 20 - 30 Minutes

- Sharjah International Airport
- Dubai International Airport

## 30+ Minutes

- Al Marjan Island, Ras Al Khaimah
- Downtown Dubai



# Parking Spaces.

Azha Views Residences comes with its private parking space an optional add on, offering convenience security and complete peace of mind for residents.



# Amenities & Facilities.

Amenities Designed for an Elevated Lifestyle

Azha Views Residences offers a complete range of premium facilities designed to enhance your everyday comfort and well-being:

- A fully equipped health club, providing the perfect environment for daily fitness.
- A large swimming pool offering a relaxing and refreshing escape.
- Every detail is crafted to deliver a lifestyle of convenience, luxury and relaxation.



# Apartment Types.

Smartly Designed Homes for Every Family

Azha Views Residences provides a selection of thoughtfully planned apartments tailored to meet the needs of all family sizes:

- 1-bedroom apartments

- 2-bedroom apartments

- 1-bedroom apartments + Study

Each unit features smart layouts, generous spaces, and beautiful natural lighting—ensuring comfort, functionality and elegance.

No matter your lifestyle, you'll find the home that suits you perfectly.

KITCHEN



LIVINGROOM



# Enhancing Every day living.

Experience a lifestyle of comfort and convenience with a range of top-tier amenities designed to enhance your everyday living.

## On-Site

- Fully-Equipped Gym
- Spacious Pool
- Multi-Storey Parking
- 24-Hour Security

## Nearby

- Markets and Shopping Centers
- Schools and Universities
- Parks
- Recreation Centers
- Restaurants
- Walking Areas
- Sitting Areas
- Hospital

# Payment Plan and Investment.

Ajman's real estate market is experiencing strong growth, driven by increasing demand and rising value—making this the ideal time to invest.

Azha Views Residences offers exceptional benefits:

- Only 10% down payment
- A comfortable payment plan of up to 5 years
- Handover date: Second Quarter of 2028

Whether you're buying for personal living or investment, Azha Views Residences delivers long-term value and reliability.

# Freehold Ownership.

100% Freehold for All Nationalities

Azha Views Residences offers full freehold ownership for:

- UAE residents
- Non-residents
- All nationalities

Own your property for life, with the freedom, security, and long-term value that come with true freehold ownership.



# FIRST FLOOR LAYOUT

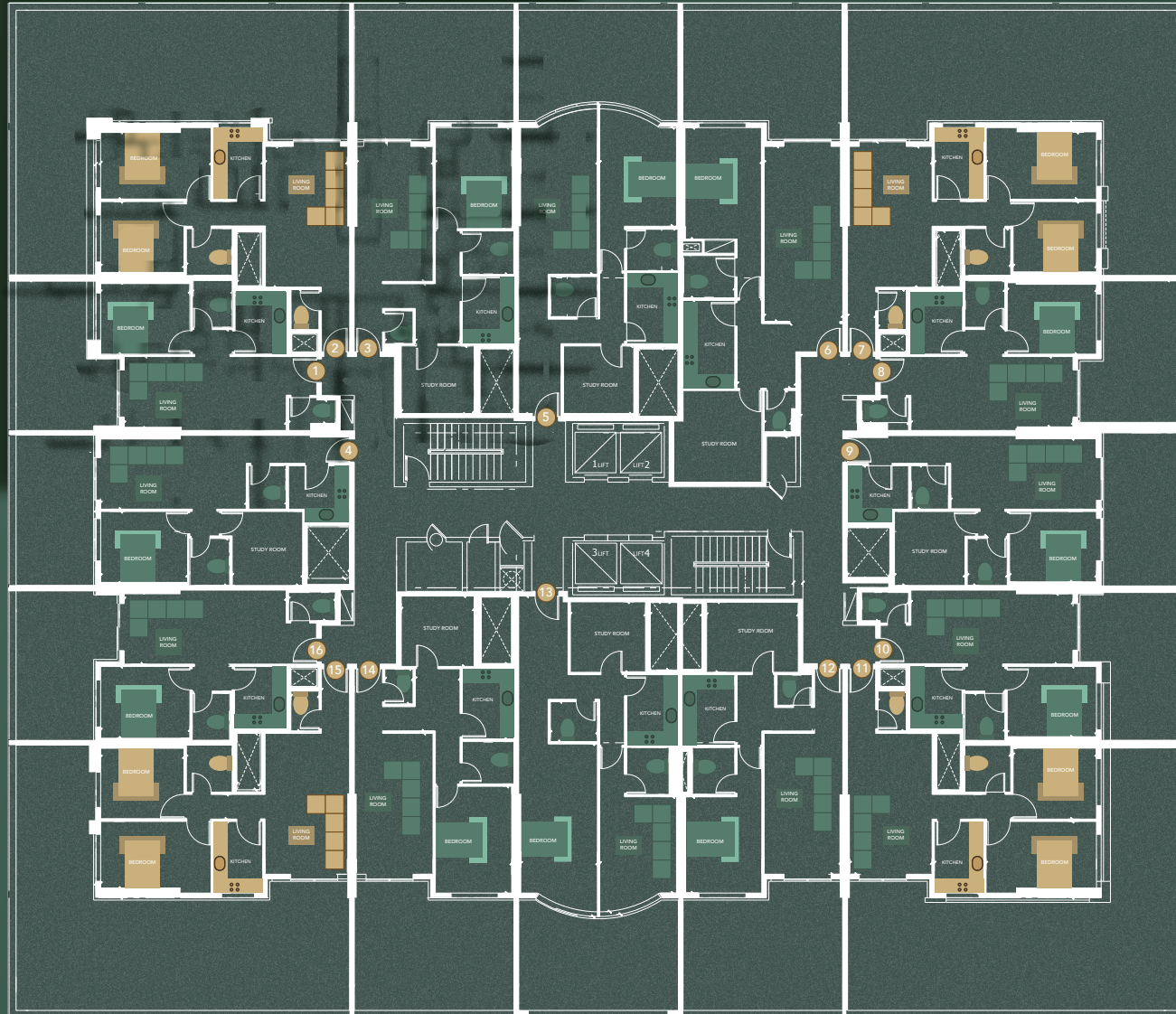
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# FIRST FLOOR LAYOUT

Al Zahia Community View



E311 & Garden View



Building Entrance

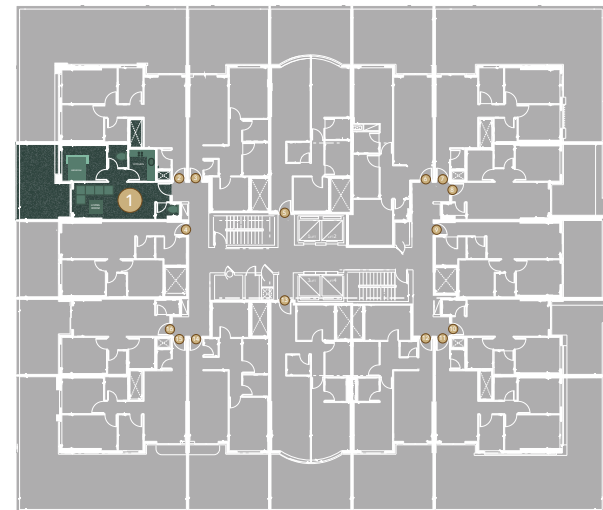
Azha Community View

-  1 BEDROOM
-  2 BEDROOM

City View



SERIES: 101  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 1160.38  
 TOTAL SQM. 107.80

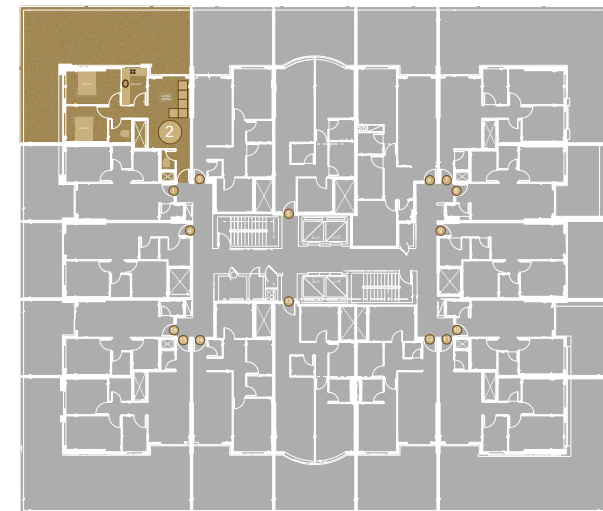


**Disclaimer:**

1- All materials, finishes, dimensions and drawings are approximate. 2- Actual suite area may vary from the stated area. 3- Drawings are not scale.  
 4- Information is subject to change without notice. 5- The developer reserves the right to make revisions/alterations without any liability whatsoever.



SERIES: 102  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 2453.20  
 TOTAL SQM. 231.63

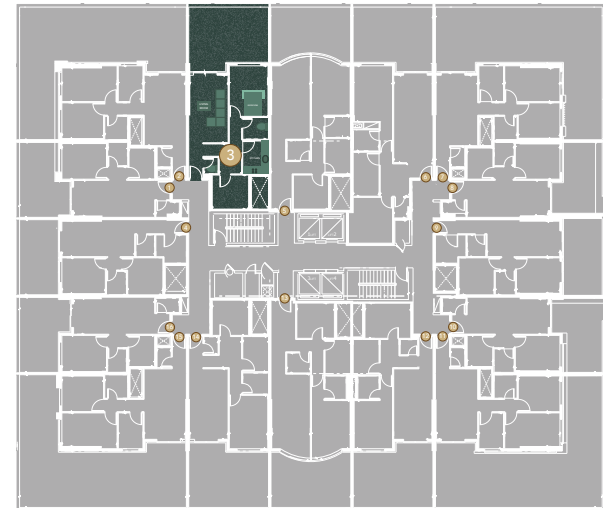


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SERIES: 103  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1579.88  
 TOTAL SQM. 146.78



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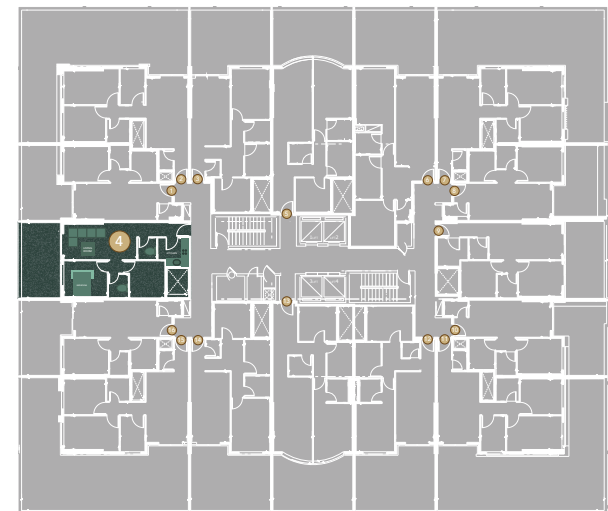


SERIES: 104

TYPE: 1 BHK+STUDY

TOTAL SQ.FT. 1275.74

TOTAL SQM. 118.52

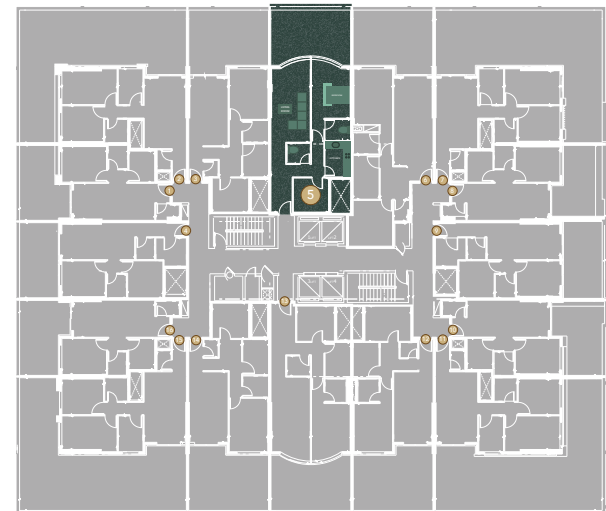


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SERIES: 105  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1652.80  
 TOTAL SQM. 153.55

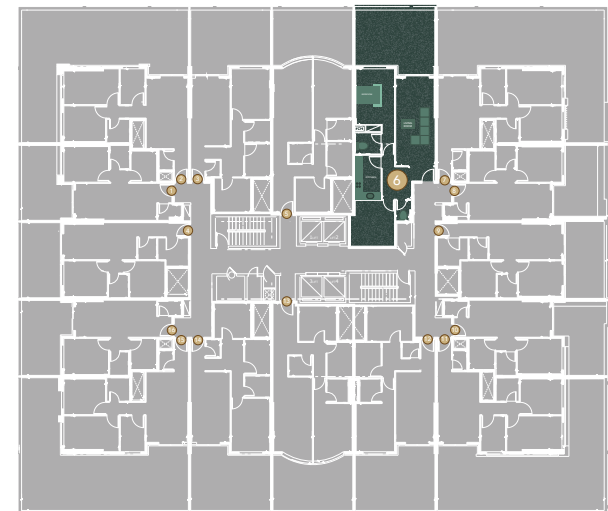


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SERIES: 106  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1813.44  
 TOTAL SQM. 168.47



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SERIES: 107  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 2502.68  
 TOTAL SQM. 232.51

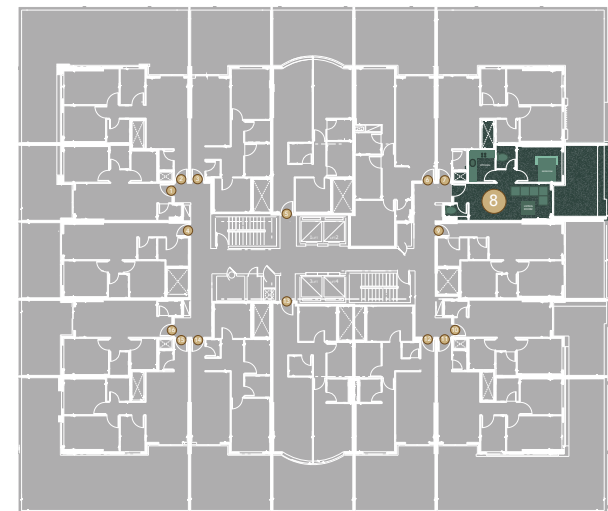


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SERIES: 108  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 1162.18  
 TOTAL SQM. 107.97

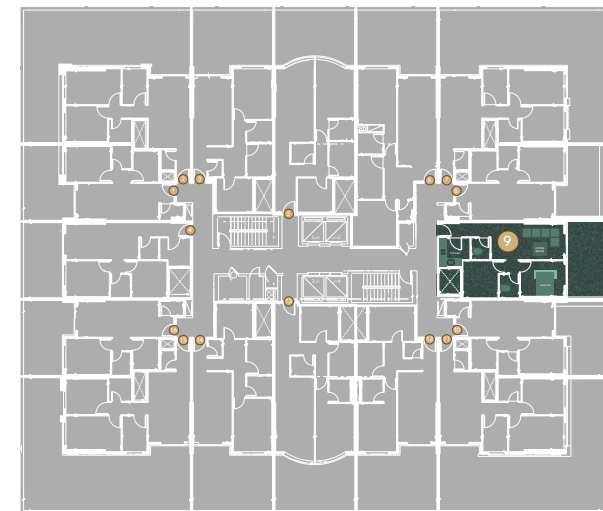


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SERIES: 109  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1279.05  
 TOTAL SQM. 118.83

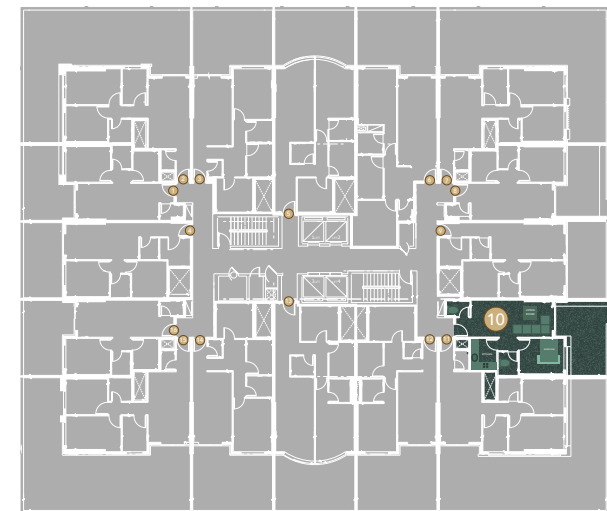


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SERIES: 110  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 1164.03  
 TOTAL SQM. 108.14



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SERIES: 111  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 2493.12  
 TOTAL SQM. 231.62



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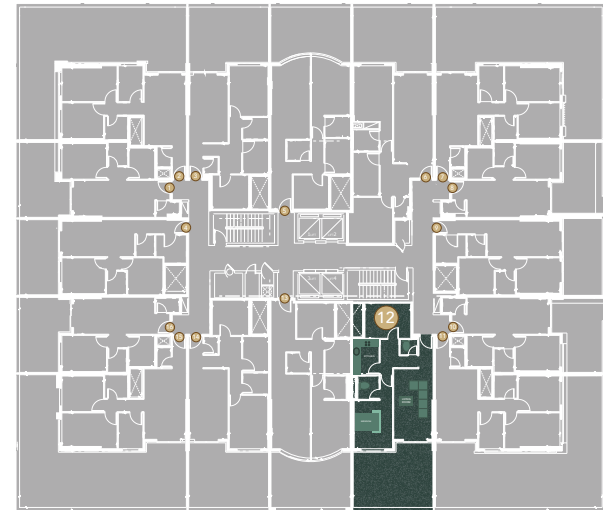


SERIES: 112

TYPE: 1 BHK+STUDY

TOTAL SQ.FT. 1613.39

TOTAL SQM. 149.89

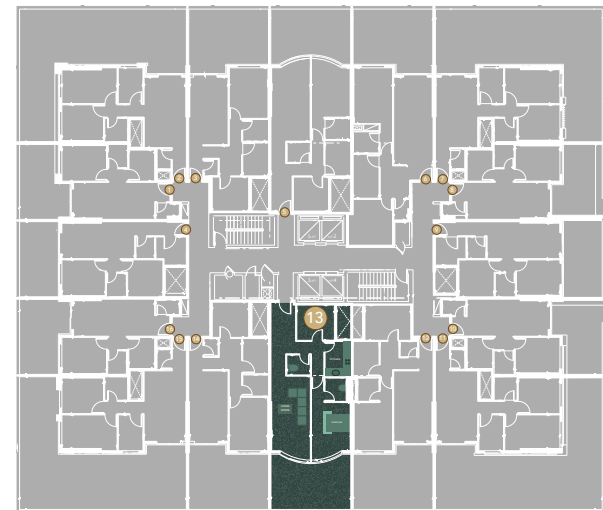


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SERIES: 113  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1682.09  
 TOTAL SQM. 156.27

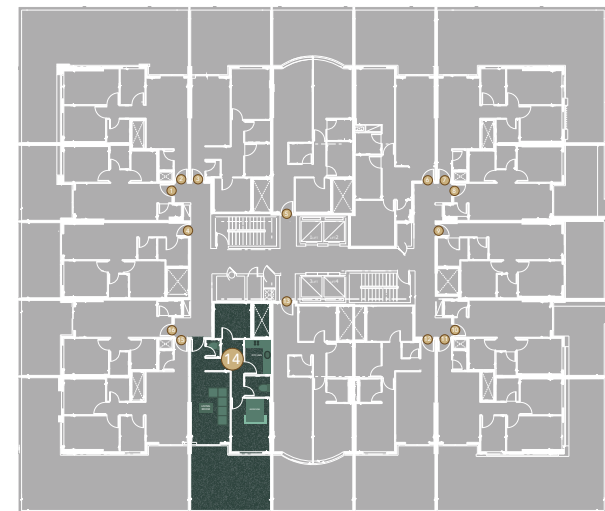


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SERIES: 114  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1613.34  
 TOTAL SQM. 149.88



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SERIES: 115  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 2493.05  
 TOTAL SQM. 231.61

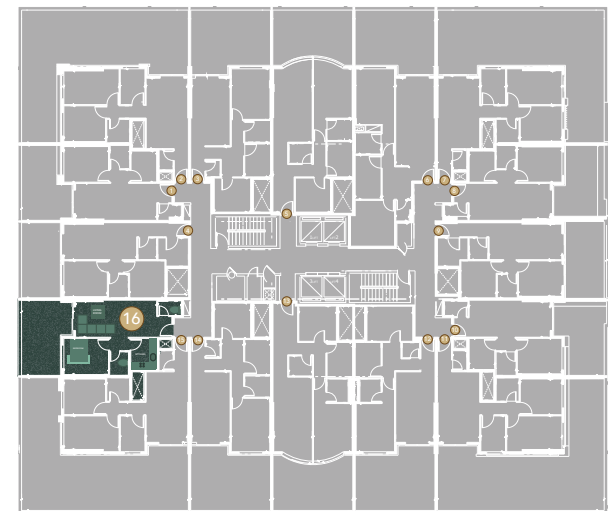


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SERIES: 116  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 1161.66  
 TOTAL SQM. 107.92



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## TYPICAL FLOOR 2<sup>nd</sup> to 25<sup>th</sup>

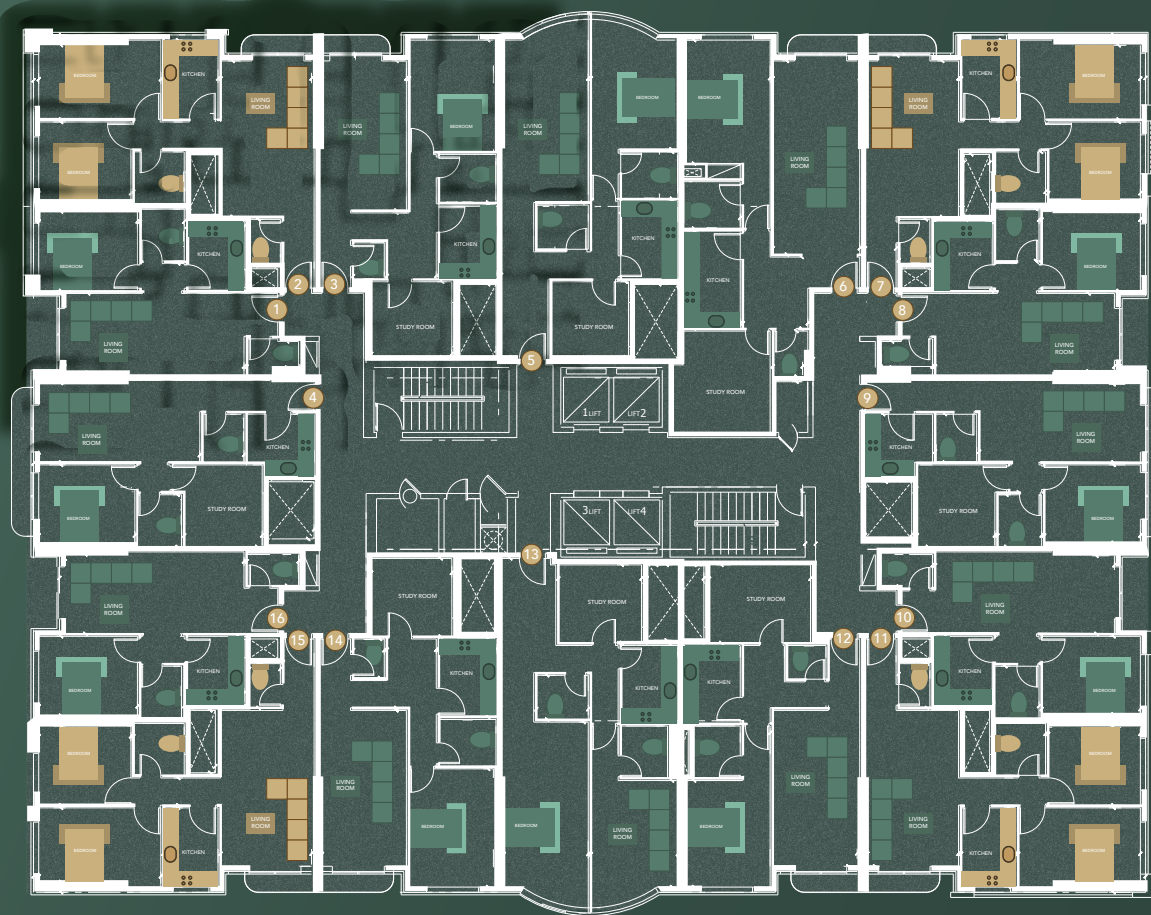
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# TYPICAL FLOOR 2nd TO 25th



## Al Zahia Community View

E311 & Garden View



Building Entrance

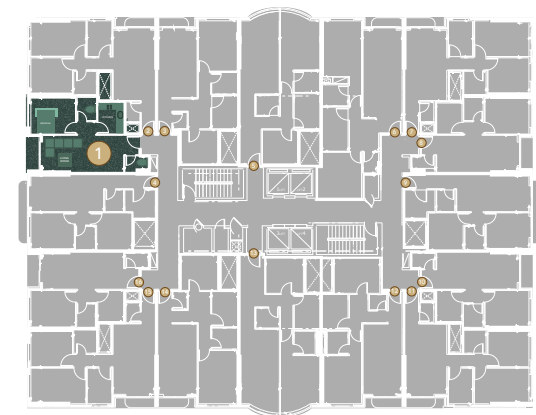
Azha Community View

- 1 BEDROOM
- 2 BEDROOM

City View



SERIES: 01  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 822.70  
 TOTAL SQM. 76.43

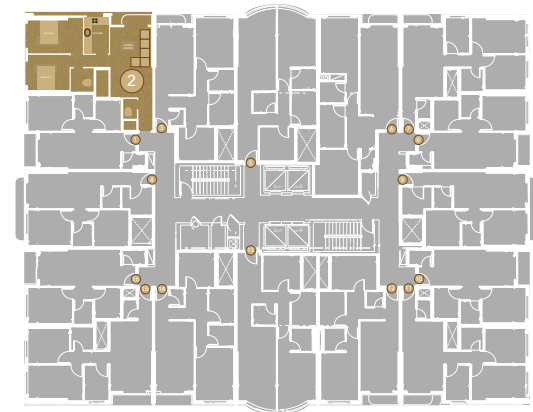


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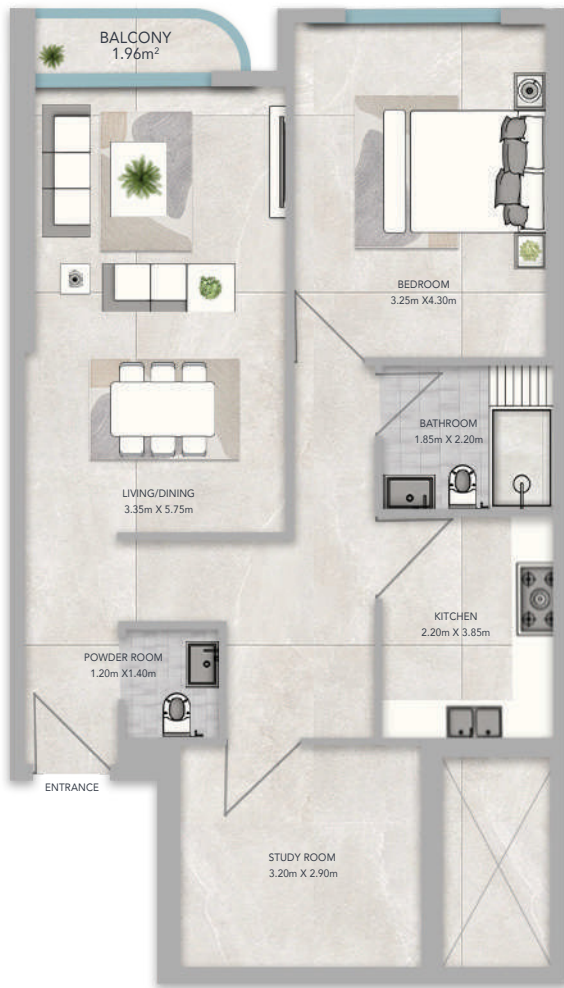


SERIES: 02  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 1106.07  
 TOTAL SQM. 102.76

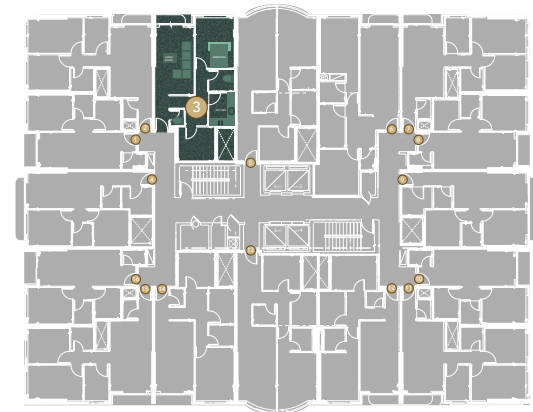


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SERIES: 03  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1077.89  
 TOTAL SQM. 100.14

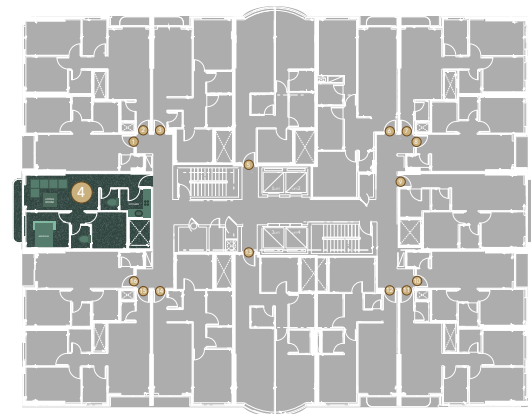


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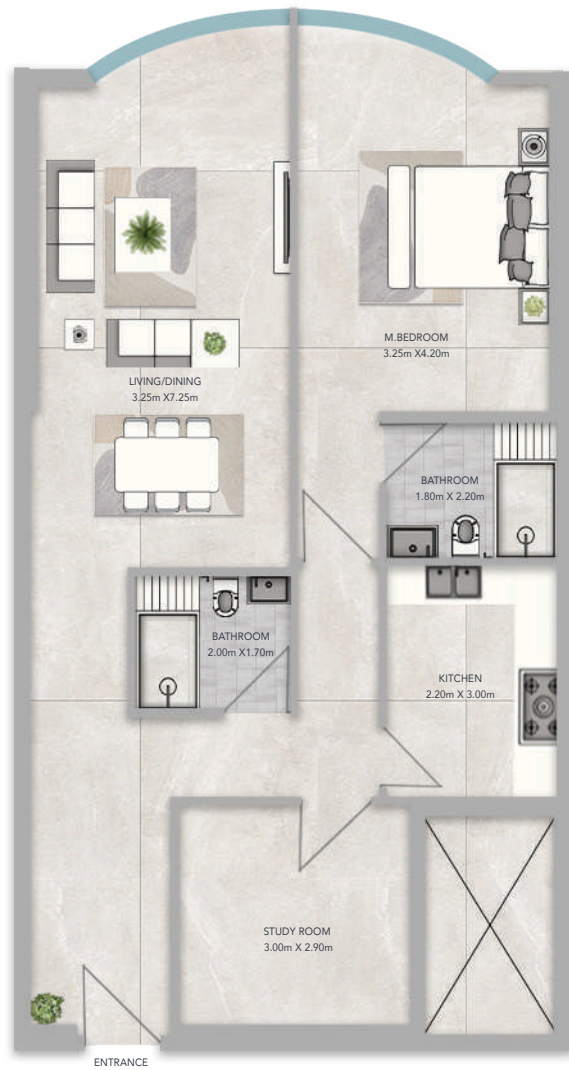


SERIES: 04  
 TYPE: 1 BHK+STUDY  
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 TOTAL SQM. 91.91

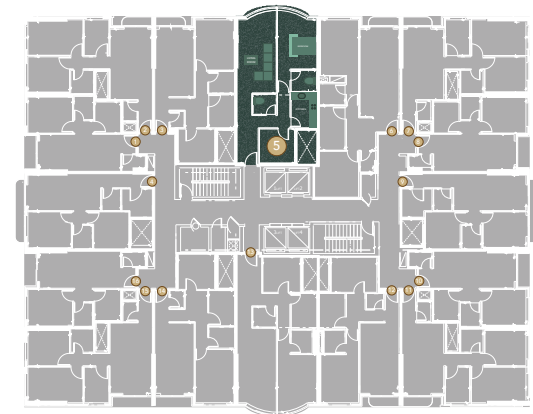


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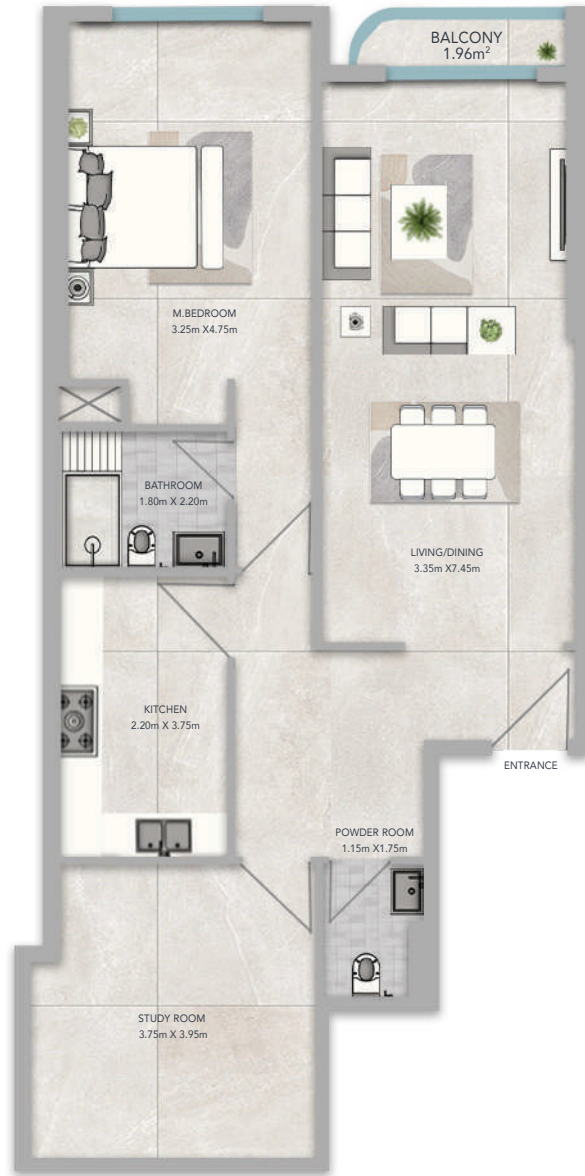


SERIES: 05  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1196.70  
 TOTAL SQM. 111.18

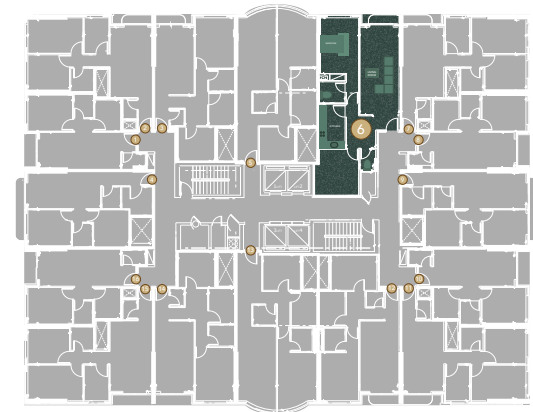


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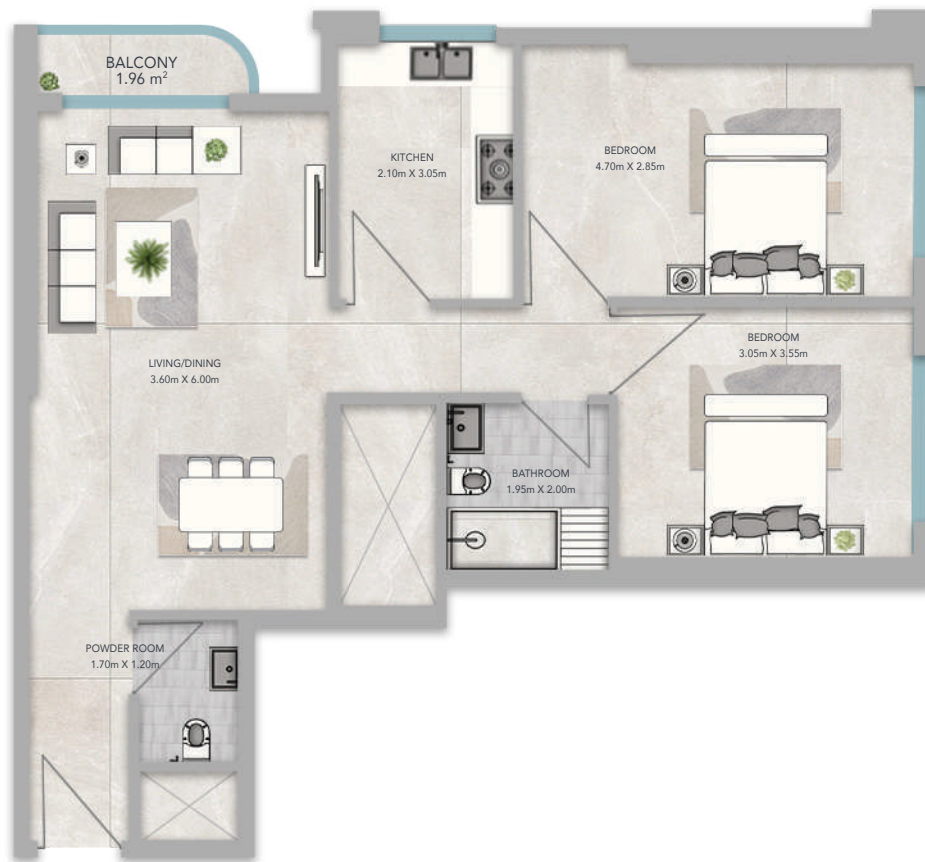


SERIES: 06  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1310.84  
 TOTAL SQM. 121.78



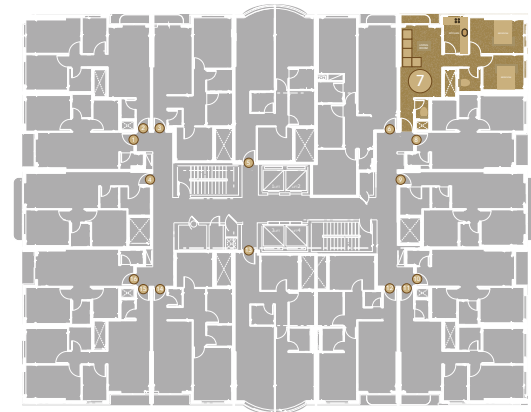
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ENTRANCE

SERIES: 07  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 1105.20  
 TOTAL SQM. 102.68

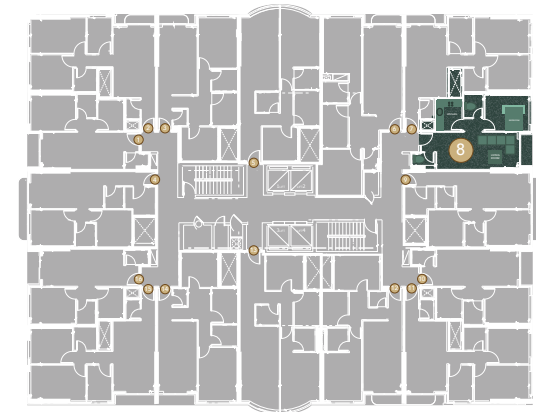


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SERIES: 08  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 818.72  
 TOTAL SQM. 76.06

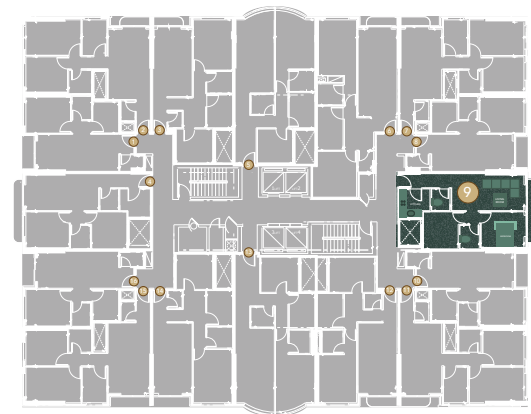


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SERIES: 09  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 989.17  
 TOTAL SQM. 91.90

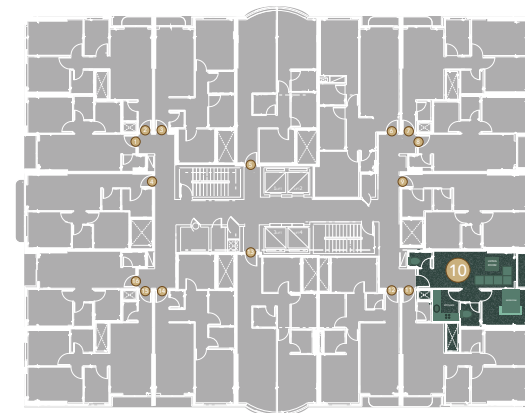


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SERIES: 10  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 826.06  
 TOTAL SQM. 76.74

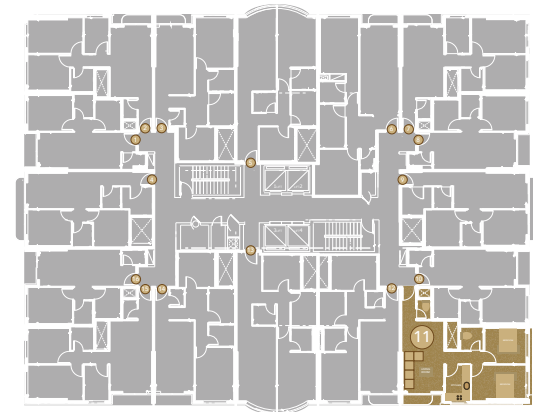


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SERIES: 11  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 1108.42  
 TOTAL SQM. 102.98

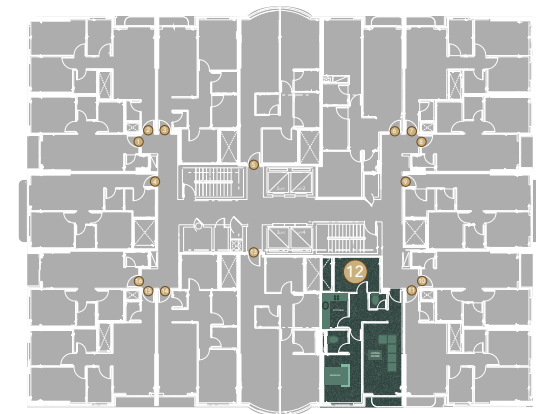


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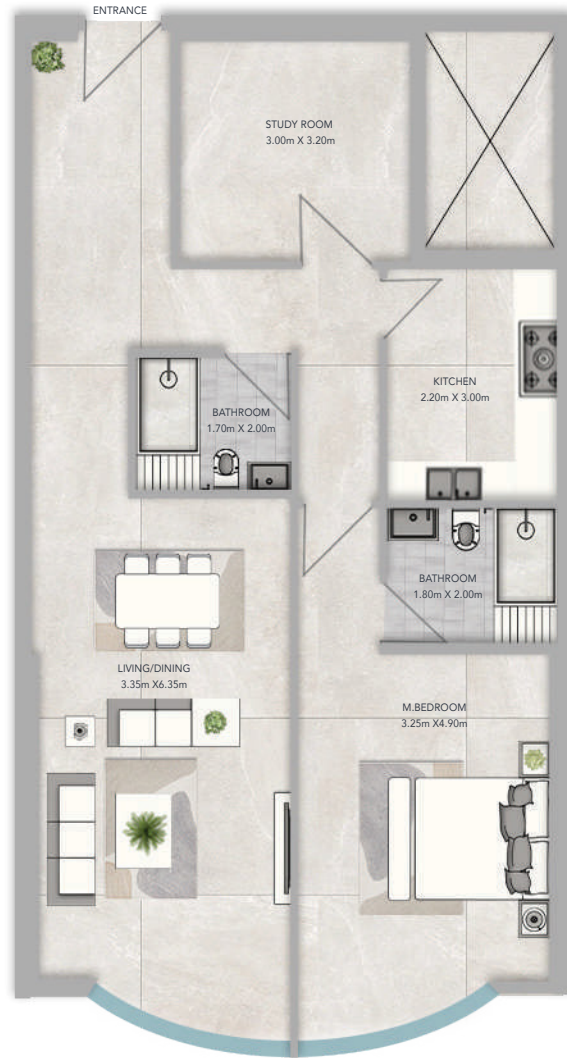


SERIES: 12  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1106.10  
 TOTAL SQM. 102.76

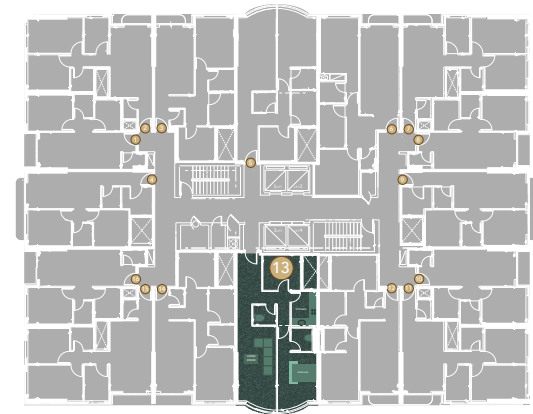


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SERIES: 13  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1226.02  
 TOTAL SQM. 113.90

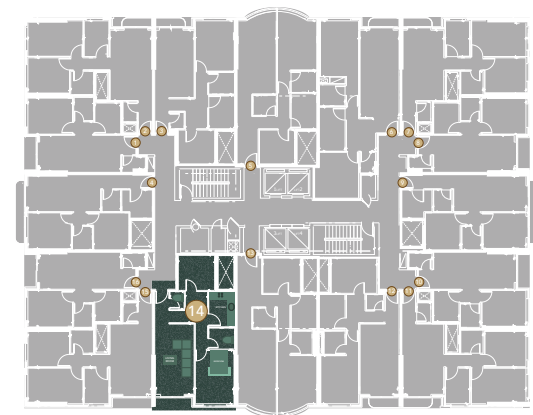


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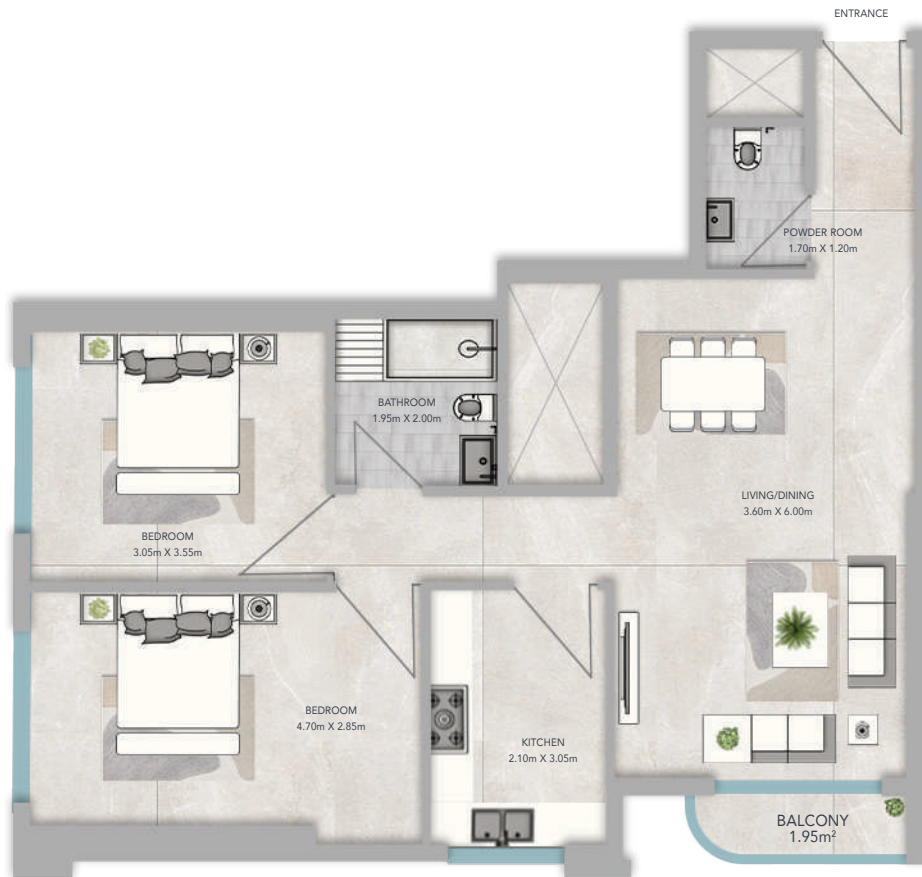


SERIES: 14  
 TYPE: 1 BHK+STUDY  
 TOTAL SQ.FT. 1106.30  
 TOTAL SQM. 102.78

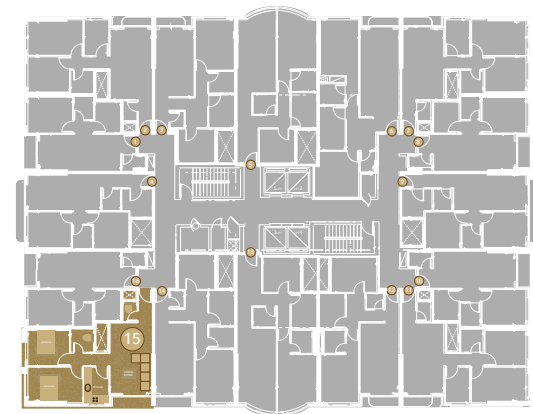


**Disclaimer:**

- 1- All materials, finishes, dimensions and drawings are approximate. 2- Actual suite area may vary from the stated area. 3-Drawings are not scale.
- 4- Information is subject to change without notice. 5- The developer reserves the right to make revisions/alterations without any liability whatsoever.



SERIES: 15  
 TYPE: 2 BHK  
 TOTAL SQ.FT. 1104.74  
 TOTAL SQM. 102.63

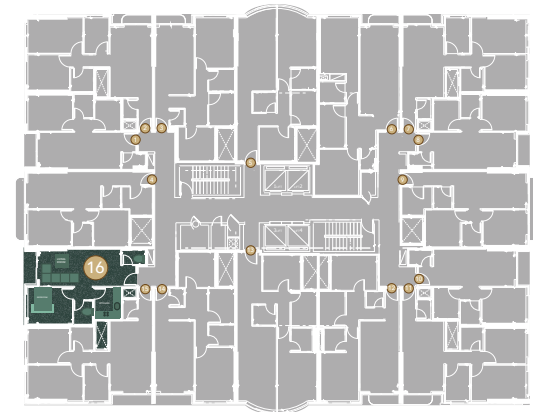


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SERIES: 16  
 TYPE: 1 BHK  
 TOTAL SQ.FT. 820.09  
 TOTAL SQM. 76.19



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