



ROCKHILL TOWER

📍 Ajman

An aerial photograph of Ajman, United Arab Emirates, showing a dense urban skyline with numerous high-rise buildings. In the foreground, a sandy beach is lined with palm trees and a row of black beach umbrellas. The turquoise sea meets the shore with gentle waves. The city extends to the water's edge, with a mix of modern and older architecture.

AJMAN – THE NEXT GROWTH DESTINATION

Ajman, the smallest emirate in the UAE, is rapidly emerging as one of the fastest-growing real estate markets in the country.

Rising rental prices in Dubai and Sharjah are shifting demand toward Ajman, creating a shortage of high-quality new housing. In 2024 alone, the number of new tenants increased by 50%.

AJMAN IN NUMBERS

Source: Ajman Statistics Center

255,6 km² area of the
emirate of
Ajman

0.3% of the UAE's territory (excluding islands)

Ajman City► **143,2 sq. km**

Al Manama► **25,7 sq. km**

Masfout► **86,6 sq. km**

Coastline► **10,4 km**

Located in the Emirate:

- 24 km of waterways (Ajman Gulf)
- 221.4 hectares of green and open spaces
- 37 parks and 12 sports grounds
- 2 unique nature reserves — Al Zorah Nature Reserve and Al Naseem Nature Reserve
- 7 cultural heritage sites: Ajman Museum, Masfout Museum, Saleh Market, Ajman Fish Market, and others
- 333 mosques

AJMAN VISION 2030

*Government development plan
for the Emirate of Ajman until 2030*



Development of Ajman
Corniche waterfront



Attraction of foreign
investment in real estate



Transforming the Masfouta
mountainous "Emirates
Village" into a tourist attraction



development of the Al-
Zorah Nature Reserve and
the creation of a special trail
for pedestrians



Job creation and social
infrastructure



Development of Al Zorah
port



development of the Musherif Creek
canal for sporting and social activities
such as fishing, swimming and sports.



Urban planning strategy and the concept of
a "15-minute city" with new parks, recreation
areas and transportation hubs



**His Highness Sheikh
Humaid bin Rashid Al Nuaimi**
*Member of the Federal Supreme Council,
ruler of the Emirate of Ajman*

ROCKHILL TOWER

A new icon
of comfortable
living in Ajman



Rockhill Tower is a premium project in Ajman with **25 hotel-like amenities**, but at the price of a standard residence.

ROCKHILL TOWER

The 35-storey tower, just **39 minutes from downtown Dubai**, is ideal for both personal residence and long-term rental investment.

Configuration:

3B+G+6P+2S+26
residential floors+R

Completion:

Q1 2029

154 studio

129 one
bedroom

78 two
bedroom

52 two
bedroom
+ laundry



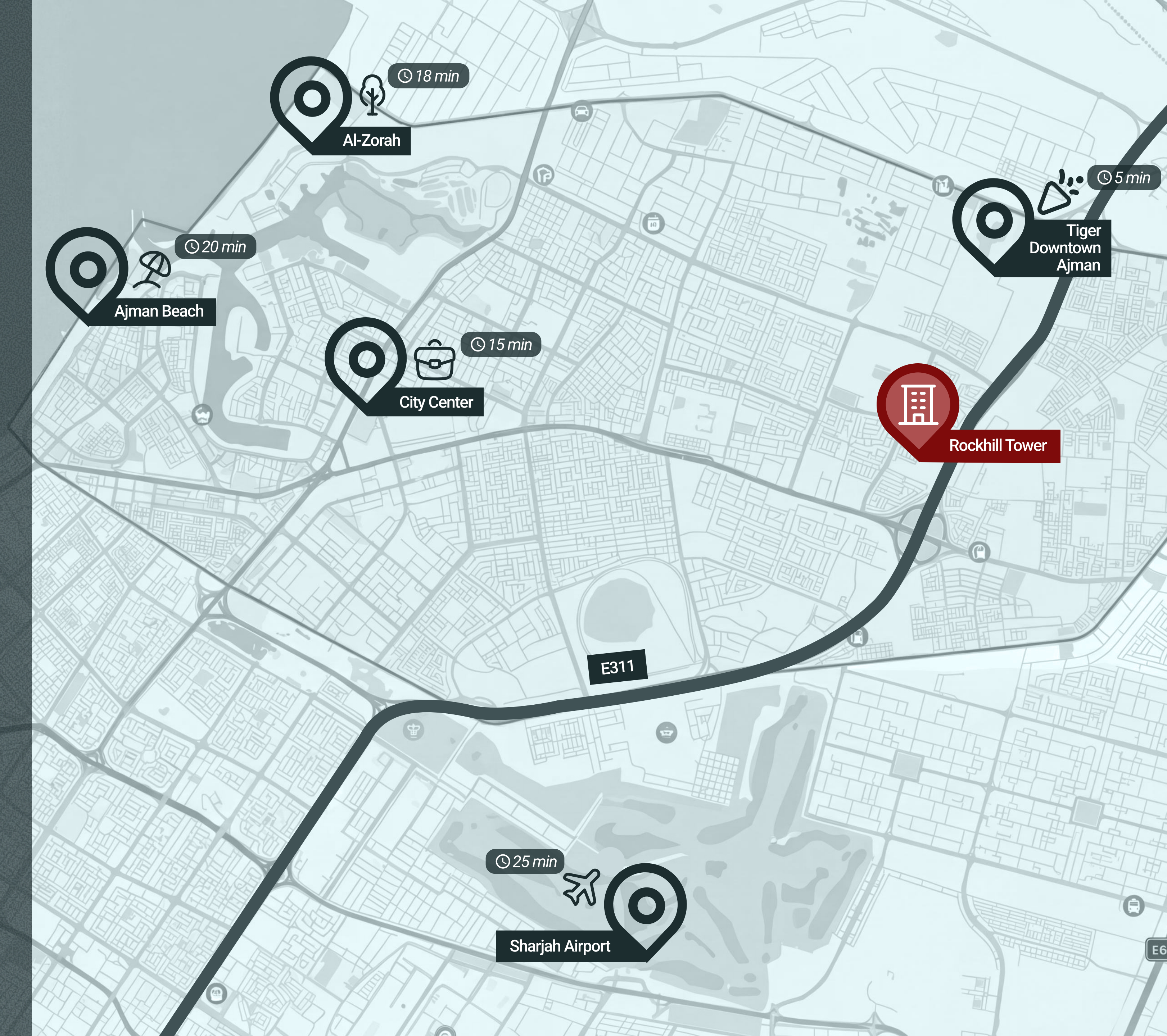
LOCATION – AL ALIA DISTRICT

*strategic location with direct
access to Dubai*

Rockhill Tower is located in Al Alia, Ajman's most promising freehold development, with direct access to the E311 highway.

- 📍 5 min – Eden Garden
- 📍 15 min – Ajman City Center
- 📍 18 min – Al Zorah Natural Reserve
- 📍 20 min – Ajman Beach
- 📍 25 min – Sharjah Airport
- 📍 39 min – Dubai Downtown

The location is ideal for both personal residence and rental for those who work in Dubai or Ras Al Khaimah and live in Ajman.



DESIGN & CONCEPT

not typical housing for Ajman

Rockhill Tower brings Dubai-level
architecture and lifestyle
standards to Ajman



25 premium amenities

FULL HOTEL-SCALE INFRASTRUCTURE

A fully-fledged living ecosystem

Rockhill Tower residents have access to 25 amenities designed for comfort, relaxation, and socialization: Unparalleled infrastructure in Ajman.



AMENITIES

Separate swimming pools
and sun terrace

Separate saunas

Cinema

Jogging tracks

Yoga decks

Kids daycare

Paddle court

Table tennis zone

Chess zone

Mini golf

Lounge and BBQ areas

Kids' play area

Game rooms

Clubhouse

Guest room

Spa and Therapy

Family seating

Male changing room

Female changing
room

Elegant guest lobby

Male prayer room

Female prayer room

World-class fitness gym

Coworking area

Library

GYM



LOUNGE

PRIVACY

Private lounge areas for relaxation, socializing, and rejuvenation in an atmosphere of comfort and status



COURT

Space for an active lifestyle right
inside the complex - without
compromising on comfort

JACUZZI



CINEMA



BILLIARD



SWIMMING ZONE



SPA



LIBRARY

A space for silence,
concentration and
inspiration



Contemporary
architecture with a resort-
style atmosphere, creating
the feeling of living in a
private oasis

INTERIORS

*World-class quality
at Rockhill Tower*

The interiors are designed with an emphasis on durability, comfort, and contemporary design to meet the expectations of modern residents.



Smart home system Control4
Better. Together.



German appliances



Japanese air conditioning



German plumbing



Italian kitchen cabinets

countertops made of natural
travertine stone





PREMIUM

We use premium materials
and have thought through
ergonomics for everyday
living









KEY ADVANTAGES

STRATEGIC LOCATION



- 40 minutes to Dubai
- Direct access via E311
- Close to sea & Sharjah Airport

HIGH RENTAL DEMAND



- +50% tenant growth in 2024
- Shortage of new housing
- Emerging residential hub

INVESTMENT POTENTIAL



- ROI of up to 10% per annum on rental income, thanks to below-market prices at launch.
- Capitalization growth of up to 40% in 2 years in line with the Ajman Master Plan 2030.
- No 4% tax on property purchases and at launch.

HOTEL-LEVEL INFRASTRUCTURE



- 25 modern amenities for residents
- smart home system
- 16 floor plans with parking spaces

PREMIUM QUALITY — ACCESSIBLE PRICE



- From AED 500 per sq.ft
- Fully equipped kitchens & bathrooms
- Modern architectural design

FREEHOLD OWNERSHIP

Full ownership for all nationalities

The project is located in a freehold zone, allowing foreign buyers to own the property 100%.



TARGET AUDIENCE

a balanced solution for different audiences

- Foreign investors focused on rentals
- Residents working in Dubai
- Families seeking quality at a reasonable price
- Investors with a long-term holding strategy to maximize returns



AJMAN TODAY = DUBAI 10 YEARS AGO

*A rare opportunity to enter the market
at an early growth stage*

When prices are not yet overheated, and the growth
potential is just beginning to unfold.

Today you're buying at the initial entry price.

Tomorrow, the market is already established.

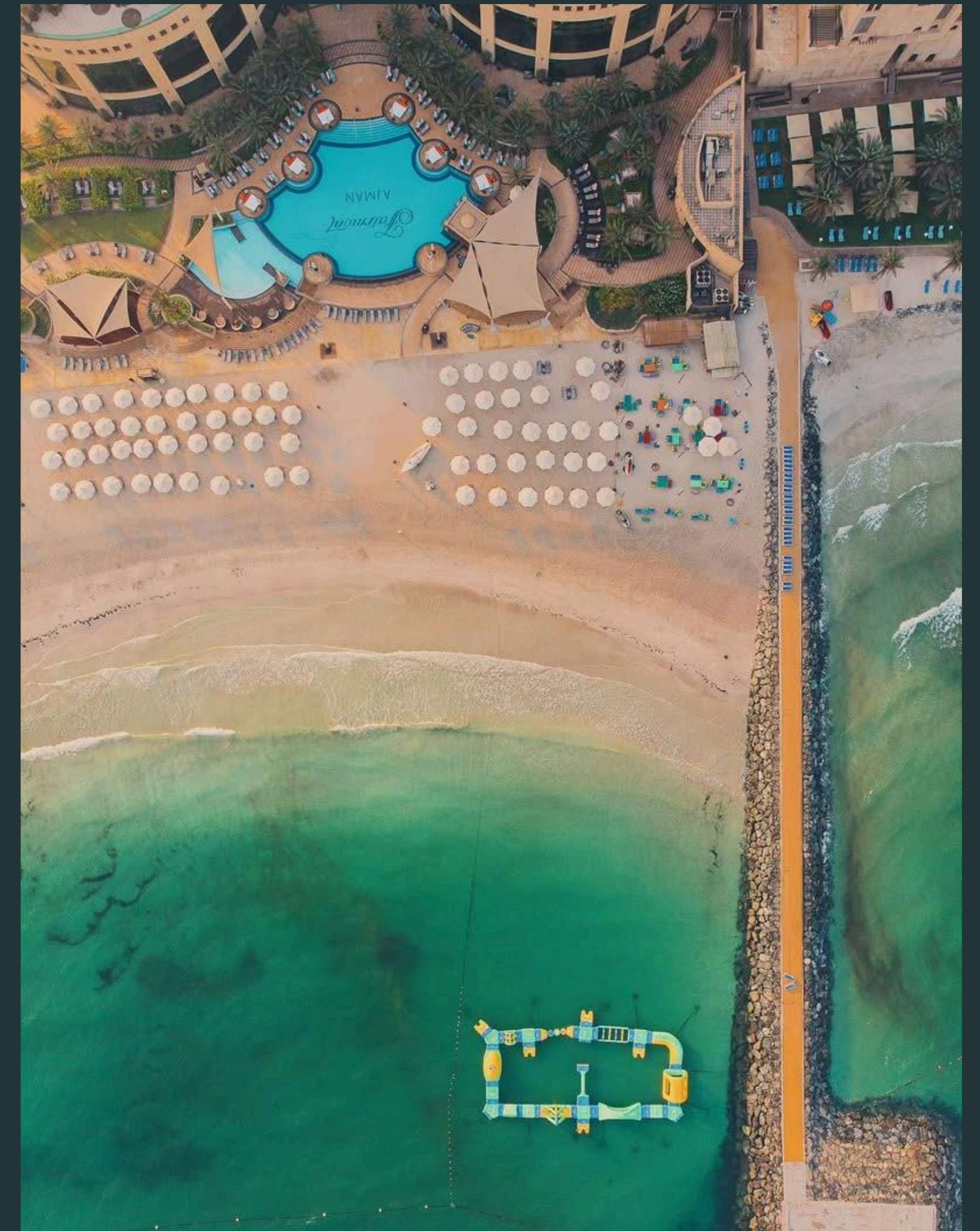
**That's why the Rockhill Tower project attracts two
key audiences:**

- investors seeking capital growth and income,
- end buyers seeking a high-quality and affordable
standard of living near Dubai.

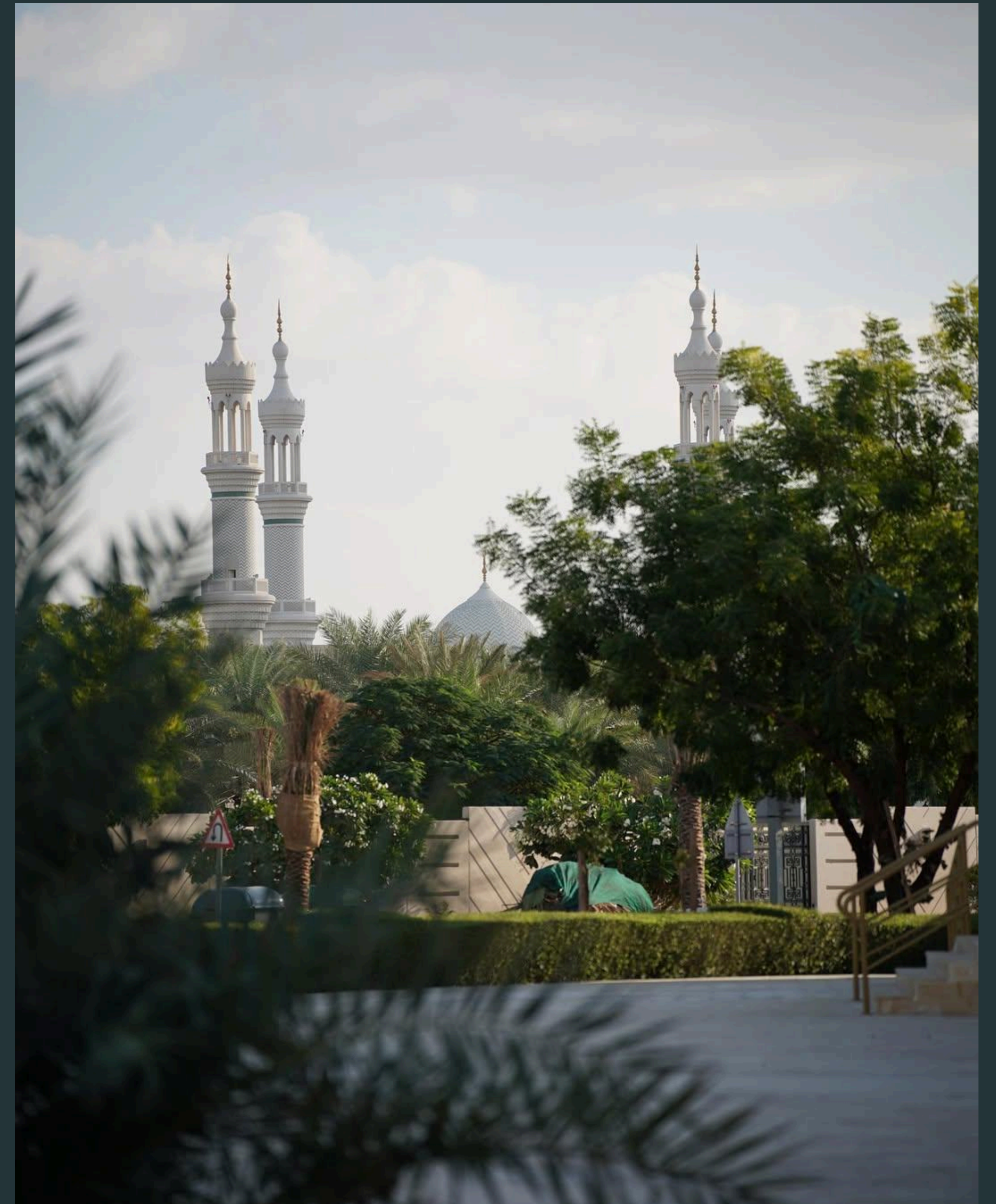
FIVE-STAR HOTELS AND THE WELL-MAINTAINED MUSERIF CREEK



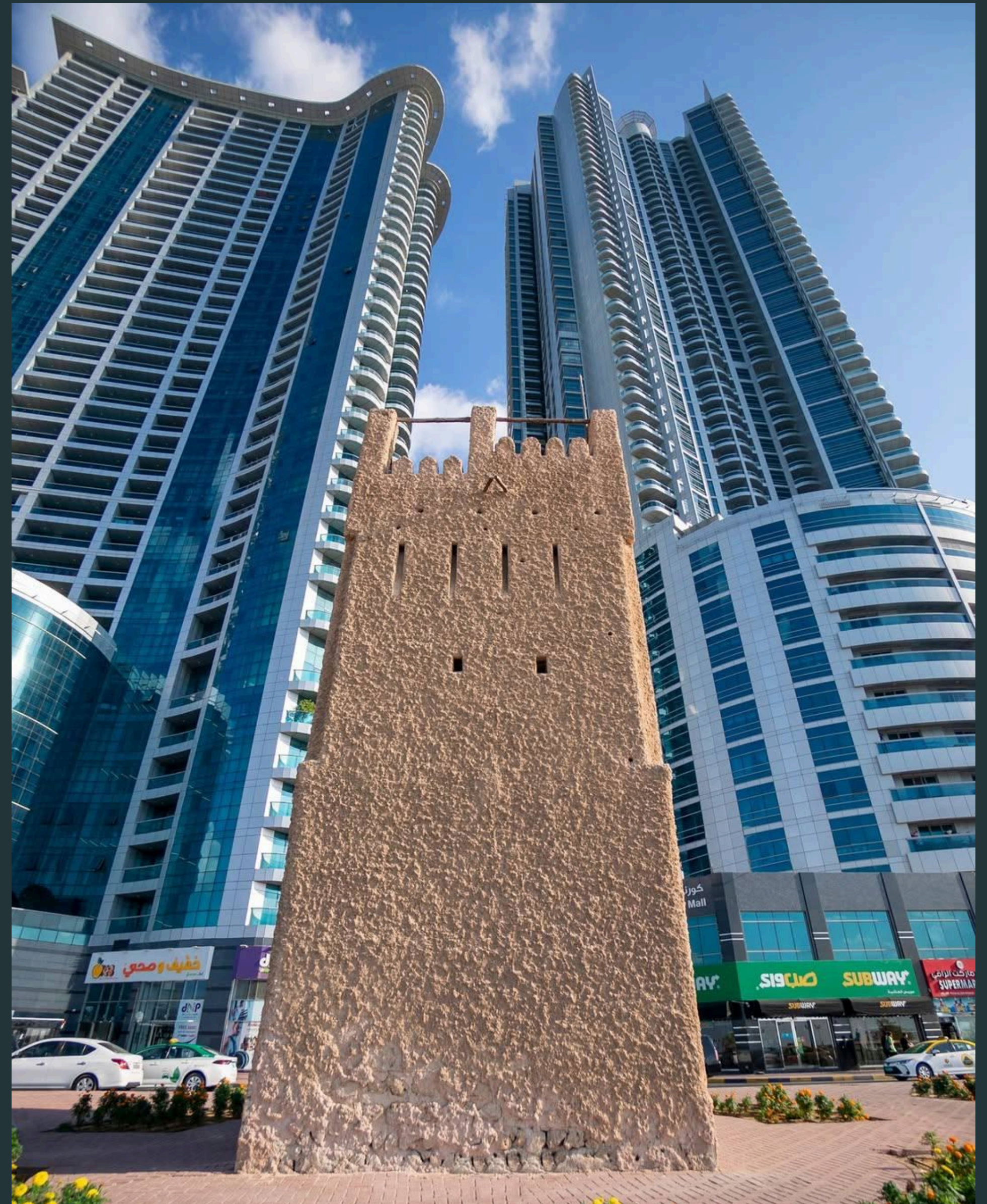
THE CLEANEST AND MOST SECLUDED BEACHES IN THE EMIRATES



DEVELOPED INFRASTRUCTURE FOR EVERYDAY LIFE



HARMONY BETWEEN CITY AND NATURE



AL-ZORAH NATURE RESERVE WITH HIKING TRAILS





AL-ZORAH NATURE RESERVE WITH WATER ROUTES



MOUNTAINOUS TERRAIN AND GOLF COURSES





AJMAN CORNICHE



ROCKHILL

DEVELOPMENT

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