Tiger Downtown

AJMAN

First Class *Paradise*

First Class *Paradise*


ART DECO

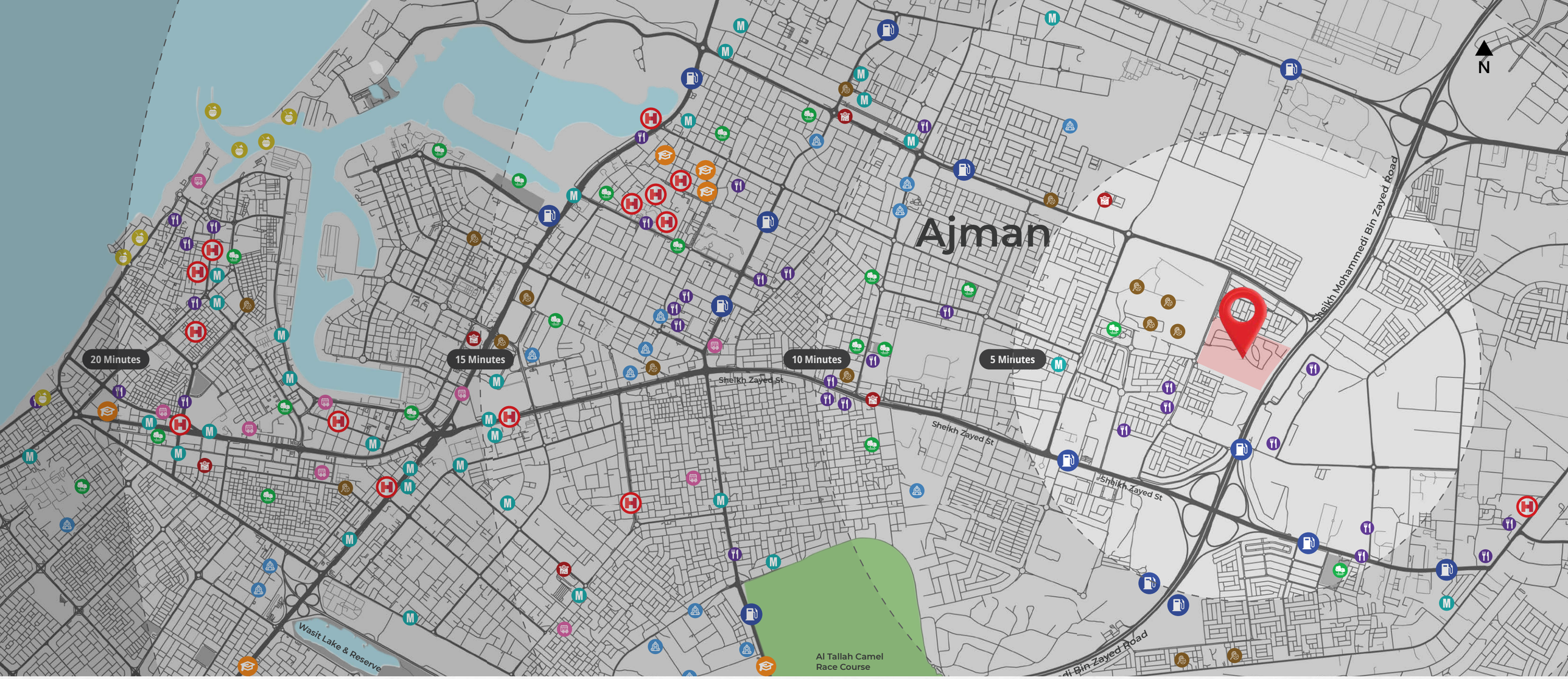
Exquisite Life

BY THE LAGOON

A Daily Retreat in Nature’s Embrace

Wake up to breathtaking lagoon views and the soothing sounds of cascading water. Whether enjoying your morning coffee by the shimmering waters or unwinding at sunset, every moment is a blend of tranquility and sophistication. Experience a lifestyle where nature and luxury intertwine seamlessly, your personal paradise awaits.





Hospital/ Medical Centre · Schools/ Institutions · University/ College · Shopping Mall · Fitness Clubs/ Gym · Fuel Station · Sports · Park · Police Station · Beaches · Retaurants

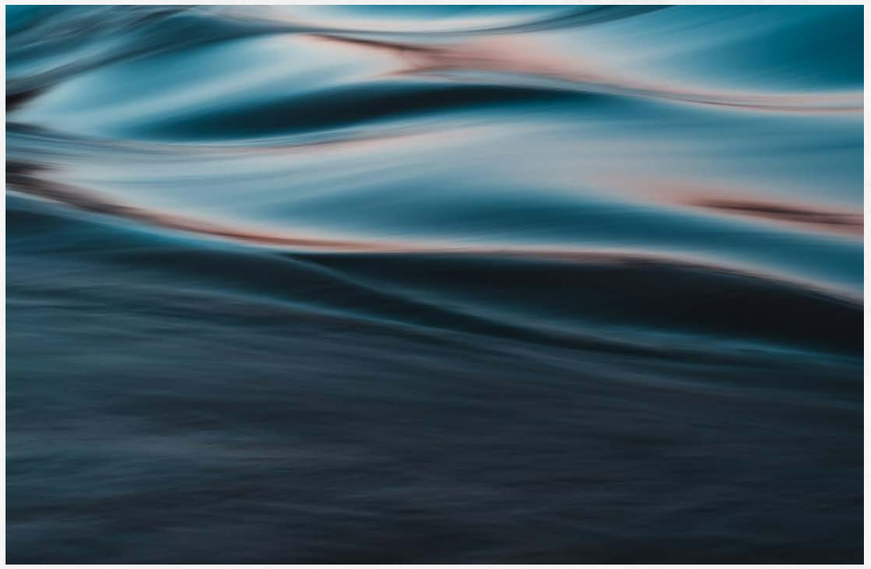
Key Facilities

MOMENTS AWAY

Seamless Access to Everything You Need

10	*Minutes to* SHARJAH	**13**	*Minutes to* AL ZORAH NATURAL RESERVE	**25**	*Minutes to* AL MARJAN, RAK
12	*Minutes to* SHARJAH GOLF	**15**	*Minutes to* AJMAN BEACH	**30**	*Minutes to* DUBAI AIRPORT
13	*Minutes to* SHARJAH AIRPORT	**20**	*Minutes to* UMM AL QUWAIN	**40**	*Minutes to* DUBAI DOWNTOWN





Perfectly Balancing Luxury

& COASTAL CONVENIENCE

A Seaside Retreat Just 15 Minutes Away

Experience & Explore

GREEN RESERVES & GOLDEN DUNES

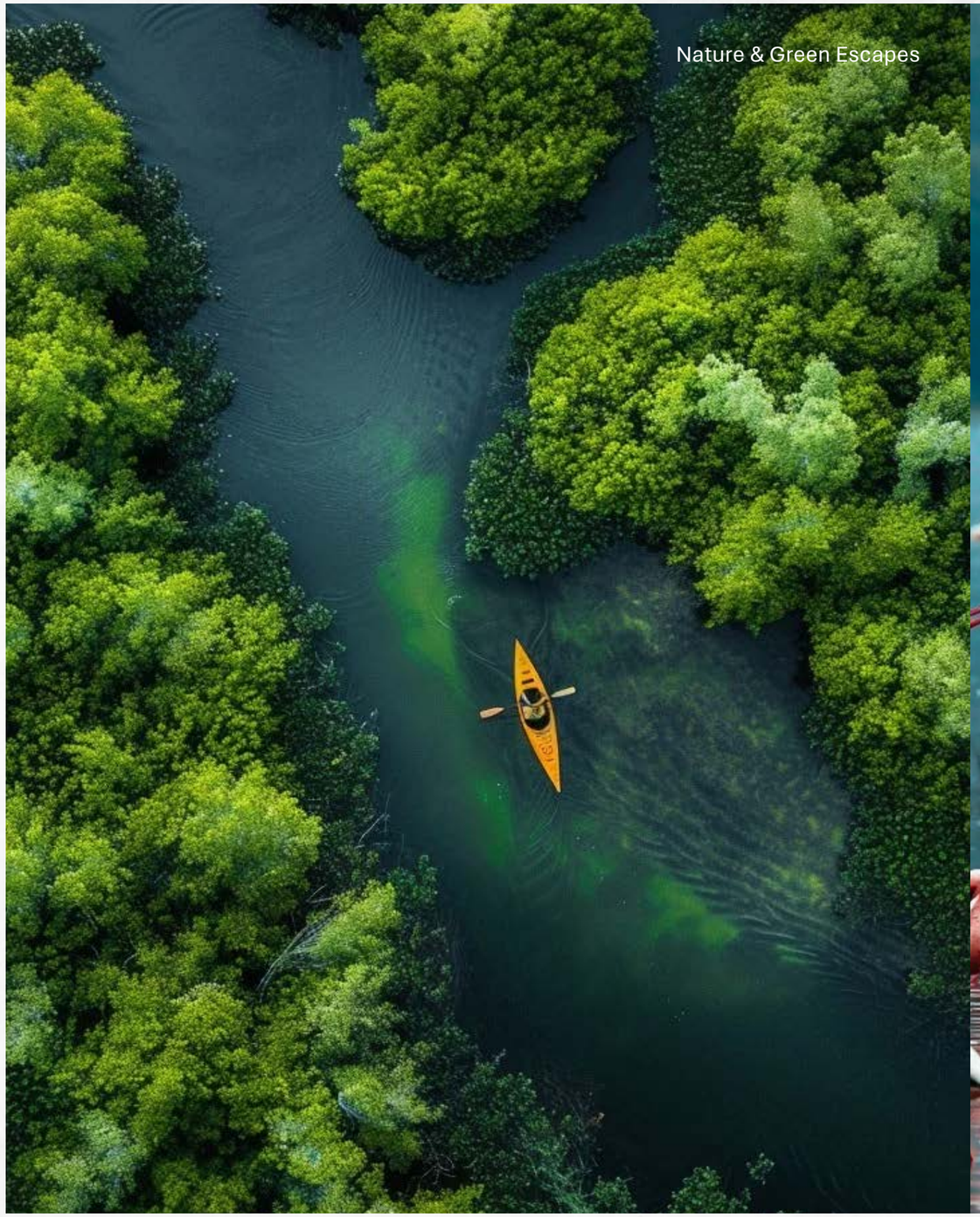
in Ajman

Nature & Green Escapes

Ajman’s Al Zorah Natural Reserve is a sanctuary of lush mangroves, diverse wildlife, and scenic waterways. Perfect for nature lovers, it offers kayaking and a peaceful retreat into untouched beauty.

Bird Watching

Al Zorah Nature Reserve is home to 60+ bird species, including flamingos, herons, and egrets. The serene mangrove forests and lagoons make it a top spot for bird watchers, with the best viewing times in the early mornings and late afternoons.









Splash Into Water Sports

Enjoy a range of watersports like jet skiing, stand-up paddleboarding, windsurfing, kayaking through mangroves, and fishing excursions, perfect for both adventure and relaxation.

Desert Adventures

The golden dunes of Ajman offer an unforgettable desert safari experience. Enjoy thrilling dune bashing, camel rides, and breathtaking sunset views, immersing yourself in the magic of the desert, just moments away from your new home.

Hiking in Ajman

Ajman’s Masfout offers stunning hiking trails through rocky terrain and foothills of the Hajar Mountains. Known for its cooler climate and scenic views, it’s a perfect escape for outdoor enthusiasts. Future developments promise to enhance the area’s natural beauty.

Tiger Downtown

AJMAN

Tiger Downtown is

“Downtown, the Ajman way”

Urban but calm, modern yet familiar, boldly ambitious and deeply people-first, a new heart that fits Ajman’s scale, soul and future.

PROJECT OVERVIEW

Tiger Downtown is a master-planned lagoon-front community that blends homes, retail, leisure and greenery in one connected address. It offers a lifestyle where residents can live, relax and stay active within their community.

Lagoon Area
13,795 Sq.M

Jogging Track Length
Internal: 900 M

Lagoon Length
375 M

Children’s Playgrounds
4 Zones/ Areas

Jogging Track Length
External: 2,190 M

Total number of Buildings : **76** (Whole Community)
Number of Lagoon-Front Buildings : **20** (Divided into 4 phases)
Number of Perimeter Buildings : **56**

Residential B.U.A	3,387,115 Sq.M
Retail B.U.A	77,088 Sq.M
Overall B.U.A	4,273,504 Sq.M



A World of AMENITIES

Where Leisure & Community Come Together with 25+ Amenities

01. Multi-purpose Dome
02. Entry Plaza
03. Lagoon
04. Lagoon Dining
05. Water Fountains
06. Boat Dock
07. Open Lawn
08. Elevated Pathway
09. Azure Seating
10. Interactive Plaza
11. Lush Parks
12. Al Fresco Dining
13. Sports Courts
14. Mosque
15. Amphitheatre
16. Kids Play Area
17. Water Feature
18. Food Trucks Area
19. Provision for Utilities
20. Linear Park
21. Central Promenade
22. Shade Structure
23. Waterfall
24. Sculptural Feature
25. Fitness Centre

Indulge in

COMMUNITY AMENITIES

World-Class Amenities at your Fingertips

- Dancing Fountains
- Boat Ride
- Lush Parks
- Lagoon Dining
- Bridge Waterfall
- Sports Courts
- Kids Play Area
- Retail Stores
- Multi-Purpose Dome
- Open Theatre
- Gym
- Al fresco dining
- Mosque
- Recreational Area
- Jogging Tracks
- Open Lawns
- Steam & Sauna
- BBQ Area
- Fitness Station
- Food Trucks
- Bike Rack & Rental
- Kayaking
- Skate & Roller
- Hanging Restaurant

Along with essential, thoughtfully planned services.

- Nursery
- Library
- Police Station
- Community Center
- Healthcare Center
- Post Offices







The Essence of

SOPHISTICATION

A Future-Forward Community

At the heart of the Private Lagoon Community lies the stunning central plaza, featuring a serene private lagoon surrounded by lush greenery and water features. Elegant glass towers rise around the lagoon, offering panoramic views that blend seamlessly with the natural environment. This peaceful yet dynamic setting provides a perfect balance between modern urban living and the calming presence of nature.

Lagoon Fountains | Central Plaza | Lush Greenery



A Collection of

COMMUNITY EXPERIENCES

Where Every Moment is Extraordinary



Water Fountains

Experience illuminated water fountains that bring the lagoon to life, blending light, movement, and sound for a captivating waterfront experience that enchants the senses.

Serene Boat Ride

Embark on a serene boat ride through the private lagoon, surrounded by lush greenery and stunning water fountains, offering a peaceful escape and breathtaking views.





Multi-Purpose Dome

The Multi-Purpose Dome hosts concerts, entertainment programs, cultural events, art exhibitions, and live performances, offering a versatile space for a variety of experiences.







Exclusive Retail Shops

Discover a range of exclusive retail shops offering luxury brands, fashion, accessories, home décor, and unique finds, providing a premier shopping experience in a vibrant, upscale setting.

Cafes and Dining Outlets

Explore a variety of charming cafes and dining outlets offering a selection of gourmet coffee, delicious meals, and indulgent treats. Perfect for casual meetups or a relaxing meal.



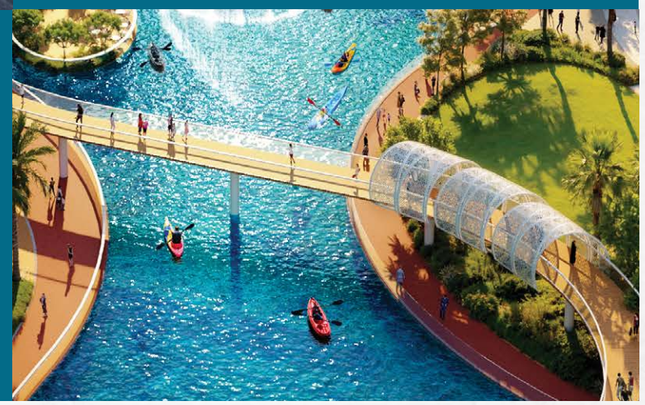


Scenic Jogging Tracks

Enjoy the scenic jogging tracks that wind through lush green spaces, offering a peaceful and energizing environment for your daily runs, with stunning views of the lagoon and surrounding landscapes.

Elevated Walkways

The elevated walkway encircling the lagoon offers a serene escape with lush palms, shimmering water, and stunning views, enhancing walkability.



Experience the Charm of

THE PRIVATE LAGOON

A Serene Escape by the Water

Boat Docks

Enjoy seamless waterfront access with private docks, offering luxury, convenience, and a perfect escape by the serene lagoon.





Lagoon Dining

Relax and unwind at this serene seating area surrounded by water. Featuring food outlets and shaded spaces, it offers a perfect spot to enjoy delicious meals with picturesque lagoon views.



Lagoon Promenade

Stroll along the tranquil lagoon promenade, where lush landscapes and serene water views create a perfect setting for relaxation and leisure.

Lagoon Adventures

Explore the lagoon with kayaking and boat rides. Glide through sparkling waters, past fountains and lush landscapes, for a perfect mix of relaxation and adventure.



Open Lawn

This vibrant space offers elevated walkways, lush greenery, shaded seating, and a central lawn surrounded by palm trees, creating a serene retreat for relaxation and gatherings.





Azure Seating

Tranquil waterside oasis with breathtaking views. Unwind and reconnect in this perfect setting for relaxation and rejuvenation.



Lush Parks & Gardens

The Lagoon community features multiple green spaces and beautifully landscaped areas, providing a perfect setting for relaxation and outdoor leisure activities.



Designed for

ACTIVE LIVING

Play, unwind, and thrive every day.

Step into a vibrant community where recreation, relaxation, and social connections come together. Enjoy professional-grade sports facilities, serene leisure spaces, and family-friendly play areas designed for all ages. Whether it’s an energizing game, a peaceful retreat, or a casual gathering, every space is thoughtfully crafted to enhance your lifestyle.

Sports courts | Kids Play Area | Leisure Zone




SAUVAGE
Dior

Where Grills Ignite Joy and

MEMORIES ARE MADE

Every Moment Transformed into a Lasting Memory

The community features dedicated BBQ areas designed to create quality moments for family and friends. These spaces are equipped with built-in grills and ample seating, perfect for outdoor cooking, dining, and socializing. Whether you're hosting a small gathering or a large celebration, these areas provide the ideal setting for enjoying delicious meals and making lasting memories together.





WHERE WELLNESS COMES ALIVE

Embrace a Life of Energy and Wellness!

Tiger Downtown emphasizes active living for all ages, from kids to adults. The community offers a variety of fitness options, including sports courts, jogging tracks, indoor and outdoor gyms, and a swimming pool. Residents can also enjoy a cycling track, yoga areas, and dedicated spaces for family recreation, ensuring a balanced, healthy lifestyle for everyone.



A masterpiece of design

A SANCTUARY OF PEACE





Serene and Peaceful

OUTDOOR RETREAT

Spot with shade and greenery for relaxation.



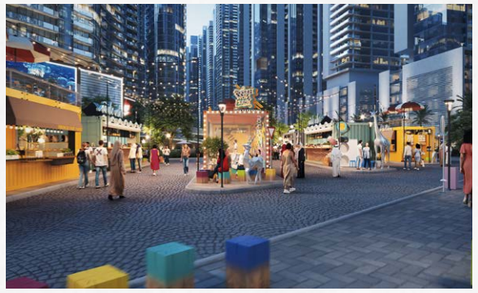
Kids Play Area

A vibrant, safe play area with shaded spaces and interactive elements, perfect for kids and family fun in a lush setting.

Leisure Seating Area

A serene seating area surrounded by lush greenery and shaded spots, offering a peaceful space for relaxation and socializing in a vibrant setting.





Food Truck Plaza

Enjoy vibrant food trucks offering diverse delights in a lush, pedestrian-friendly setting perfect for a relaxing meal.

Unveiling

ORCHID TOWERS

(Phase 1)

Tiger Downtown’s first six towers redefine luxury living, blending modern sophistication with natural serenity in Ajman’s exclusive community.

ORCHID
TOWERS

Tiger
Downtown
AJMAN


NIKE
NIKE



PROJECT SUMMARY

Phase 1 - Orchid Towers

Phase 1 comprises six modern towers featuring fully furnished studios, 1–3 Bedroom apartments, 2–4 Bedroom duplexes, and 6 Bedroom penthouses.

Handover: Q4 2028

Parking:

Tower 1: 3 Podium Levels + 2 Basements
Tower 2: 3 Podium Levels + 2 Basements

Total No of Parking : 6200

Facilities:

Nursery	: 2
Medical Centre	: 2
Retail	: 6
Office	: 2

Tower A

Number of Floors 15

Number of Units 194

Studios	: 49	Duplex 2 BR	: 06
1 Bedroom	: 63	Duplex 3 BR	: 02
2 Bedroom	: 60	Duplex 4 BR	: 02
3 Bedroom	: 12		

Tower A2

Number of Floors 15

Number of Units 194

Studios	: 49	Duplex 2 BR	: 06
1 Bedroom	: 63	Duplex 3 BR	: 02
2 Bedroom	: 60	Duplex 4 BR	: 02
3 Bedroom	: 12		

Tower B

Number of Floors 18

Number of Units 181

Studios	: 60	6 BR Penthouse	: 01
1 Bedroom	: 75		
2 Bedroom	: 30		
3 Bedroom	: 15		

Tower B2

Number of Floors 18

Number of Units 181

Studios	: 60	6 BR Penthouse	: 01
1 Bedroom	: 75		
2 Bedroom	: 30		
3 Bedroom	: 15		

Tower C

Number of Floors 21

Number of Units 284

Studios	: 73	Duplex 2 BR	: 06
1 Bedroom	: 93	Duplex 3 BR	: 02
2 Bedroom	: 90	Duplex 4 BR	: 02
3 Bedroom	: 18		

Tower C2

Number of Floors 21

Number of Units 284

Studios	: 73	Duplex 2 BR	: 06
1 Bedroom	: 93	Duplex 3 BR	: 02
2 Bedroom	: 90	Duplex 4 BR	: 02
3 Bedroom	: 18		

A Stunning Display

MODERN GRANDEUR AT ITS FINEST.

A masterpiece of modern living. Indulge in curated details, breathtaking views, and an artfully crafted urban haven. Experience downtown living at its most sophisticated.


IP67 WATERPROOF
N°5
L'EAU
CHANEL
PARIS



A Luxurious Escape

OVERLOOKING THE LAGOON

The Perfect Blend of Nature, Luxury, and Relaxation.

Imagine yourself floating between sky and water, immersed in the serene embrace of an infinity pool. The sunlight glistens on the water, reflecting a shimmering canvas that stretches toward the horizon. As you swim, the beauty of the surrounding lagoon unfolds, its turquoise waters merging effortlessly with the vastness of the sky. Here, every moment is a celebration of luxury and nature, where the sights, sounds, and sensations awaken the senses and soothe the soul. This isn't just a view, it's a way of life, where tranquility and elegance meet in perfect harmony.

Experience the Essence of Comfort

ORCHID AMENITIES

Where Luxury Meets Convenience

- Infinity Pool
- Sports Courts
- Kids Play Area
- Multi-use Hall
- Cafes
- Outdoor Cinema
- Kids pools
- Yoga Studio
- Gym
- Steam & Sauna
- Jaccuzi
- Juice Bar
- Ice Dipping Pool
- Massage Room
- Retail Stores
- Billiard Area
- Jogging Tracks
- BBQ Area
- Fitness Station
- Recreational Area



Swim in Luxury

THE ART OF LIVING ABOVE IT ALL

Push your limits and

ACHIEVE YOUR BEST

Where Strength Meets Inspiration

Step into a dynamic community where fitness and wellness are at the heart of daily life. Our state-of-the-art gym is equipped with the latest equipment and designed to inspire every workout. Whether you're lifting weights, doing cardio, or enjoying group fitness classes, the gym is a space where you can push your limits, stay healthy, and achieve your goals.

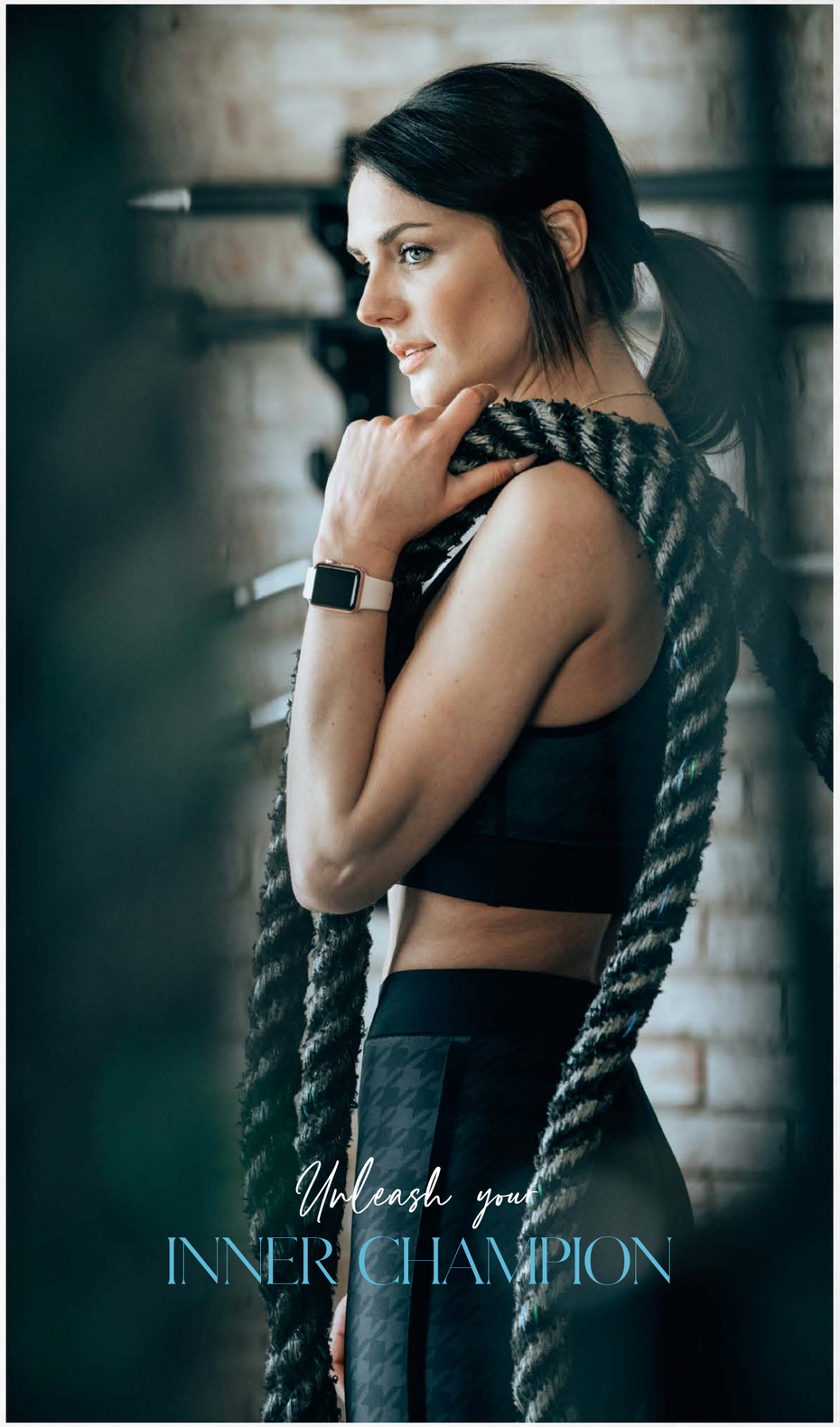
Stay strong, motivated, and energized every day.

Upscale Gym | Personal Training | Top-Notch Equipment




MATRIX




Unleash your
INNER CHAMPION

A World of Fun &

ADVENTURE FOR KIDS

Indoor Kids Play Area & Swimming Pool

Welcome to the ultimate kids' play area, where fun and creativity come together! Our vibrant indoor space is filled with interactive games, creative play zones, and a dedicated swimming pool, offering endless opportunities for adventure. Kids can climb, slide, explore, and make new friends, all in a safe, secure environment designed to spark imagination and active play. Let your little ones experience endless fun and create memories that will last a lifetime!

Child-Safe Design | Toddler Zones | Rest Areas for Parents









Unmatched Entertainment in

OPEN-AIR CINEMA

Unique Cinema Under the Open Sky

The community features a beautiful amphitheater, providing an outdoor cinema experience for family and friends. With comfortable seating and a large screen, it’s perfect for movie nights, live performances, and community events. Enjoy unforgettable moments in a relaxed, open-air setting, surrounded by nature.



A COMMUNITY LIKE NO OTHER

Live, Grow, and Thrive

A Lobby Designed for

EVERYDAY LIVING

Practical Comfort with a Modern Touch.

Step into each tower’s lobby, designed as a calm and welcoming arrival space for residents and guests. Clean lines, quality finishes and practical layouts create a comfortable setting the moment you enter. Seating areas offer a relaxed place to wait or meet, while greenery and warm lighting soften the atmosphere. With direct access to lifts and clear wayfinding, the lobby functions as an easy transition between the community, the street and your home without overstatement, just thoughtfully designed everyday comfort.







Stylish Comfort and

SEAMLESS DESIGN

Refined Interiors with a Welcoming Touch

Step into our elegant living rooms, crafted for both relaxation and entertaining. Featuring high ceilings and expansive windows, these spaces are filled with natural light and offer modern finishes throughout. Seamlessly connecting to outdoor areas, they blend comfort, functionality, and style, providing the perfect setting for a refined lifestyle. Stylish and comfortable, these living rooms are designed to complement the way you live.







Our living rooms are thoughtfully designed to offer a perfect balance of luxury and practicality. With spacious layouts and a focus on natural light, each room is a sanctuary for both peaceful moments and lively gatherings. The refined design features a mix of contemporary textures and timeless elements, ensuring a cozy yet sophisticated ambiance. Whether you’re hosting guests or enjoying quiet time, these living rooms create an inviting and versatile environment that suits every aspect of your lifestyle.

Experience Tranquility in Our

ELEGANT BEDROOMS

Designed for Ultimate Comfort

Designed as a personal retreat, our bedrooms offer a serene ambiance with spacious layouts, soft lighting, and high-end finishes. Large windows invite natural light, while carefully selected materials and soothing color palettes create a peaceful atmosphere. Thoughtful details, from plush flooring to ample storage solutions, ensure both luxury and practicality. Whether unwinding after a long day or waking up refreshed, these bedrooms provide the perfect blend of comfort, elegance, and relaxation.









Unmatched style in our

MODERN KITCHEN

Elevate Space with Superior Functionality



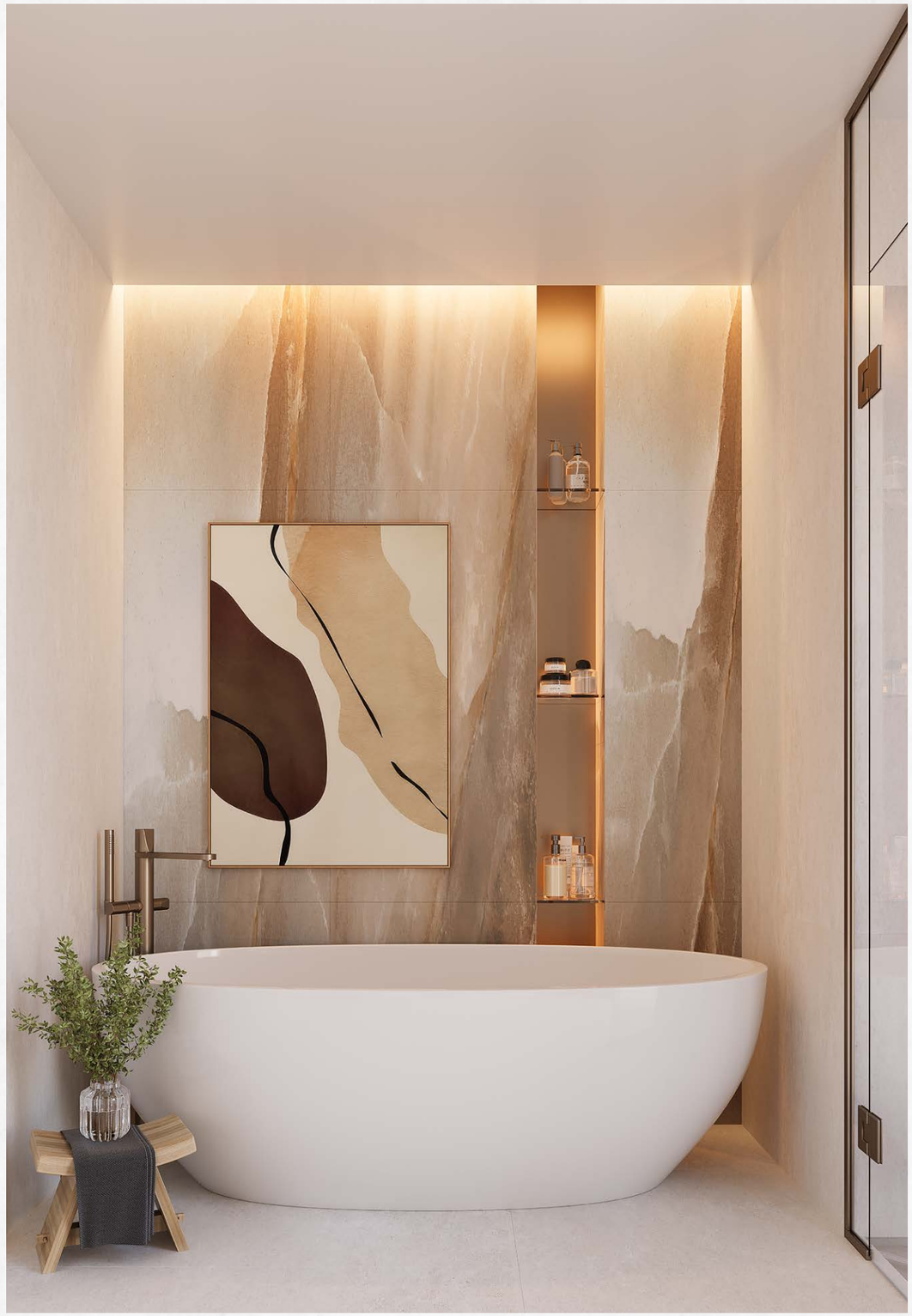


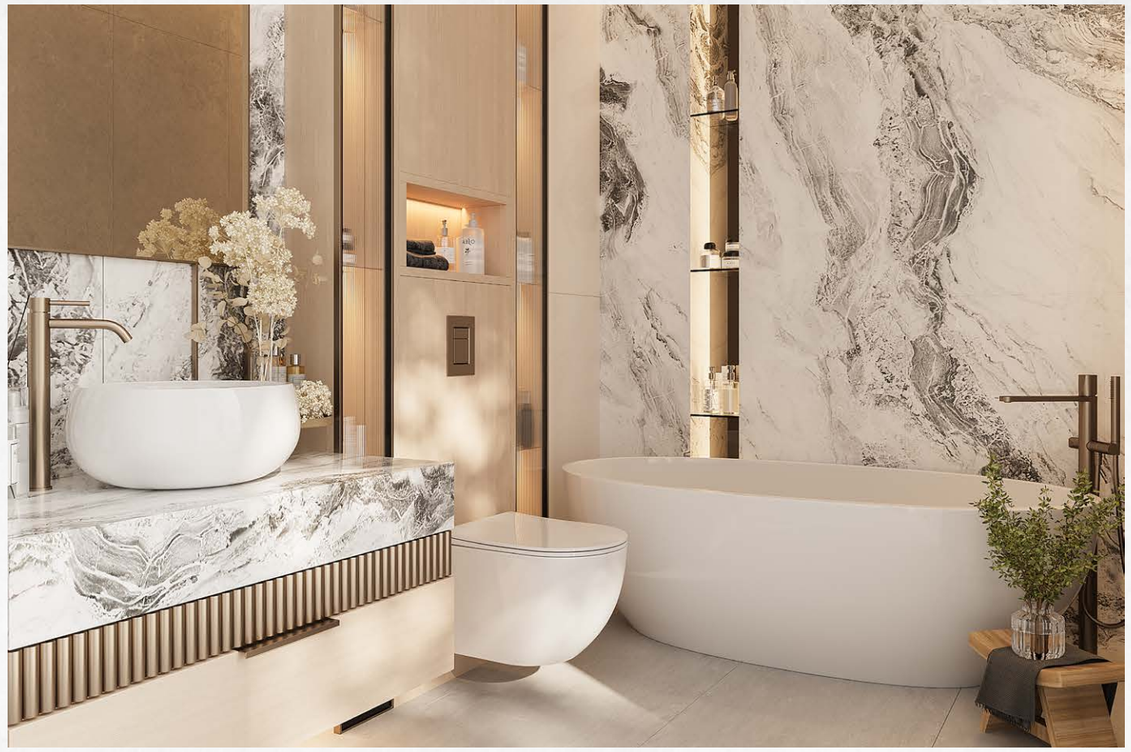
Step into Pure Bliss in

SERENE BATHROOMS

Unwind in the Calm of Our Sanctuary.

Designed as a sanctuary, our bathrooms provide a calming retreat with spacious layouts, elegant fixtures, and luxurious finishes. High-quality materials, coupled with sleek design, create a serene ambiance, while large mirrors and natural light enhance the sense of openness. Thoughtful features, from indulgent showers to premium storage solutions, offer both comfort and functionality. Whether starting your day with a refreshing shower or relaxing in a tranquil bath, these bathrooms offer the perfect blend of style and serenity.











Elevate Your Living with a

LUXURIOUS DUPLEX

Spacious Design, Unparalleled Comfort

Experience the perfect blend of style and functionality in our exquisitely designed duplex units at Tiger Downtown. With expansive layouts, double-height ceilings, and premium finishes, these homes redefine modern living. Enjoy breathtaking views, ample natural light, and the convenience of a vibrant community, all crafted to enhance your lifestyle.

Step into a world of sophistication where every detail is thoughtfully designed to offer unparalleled comfort. From elegant interiors to private balconies and state-of-the-art amenities, our duplex residences provide a seamless fusion of luxury and practicality. Indulge in a living experience that combines tranquility with connectivity, making every moment truly exceptional.





Live Above It All in a

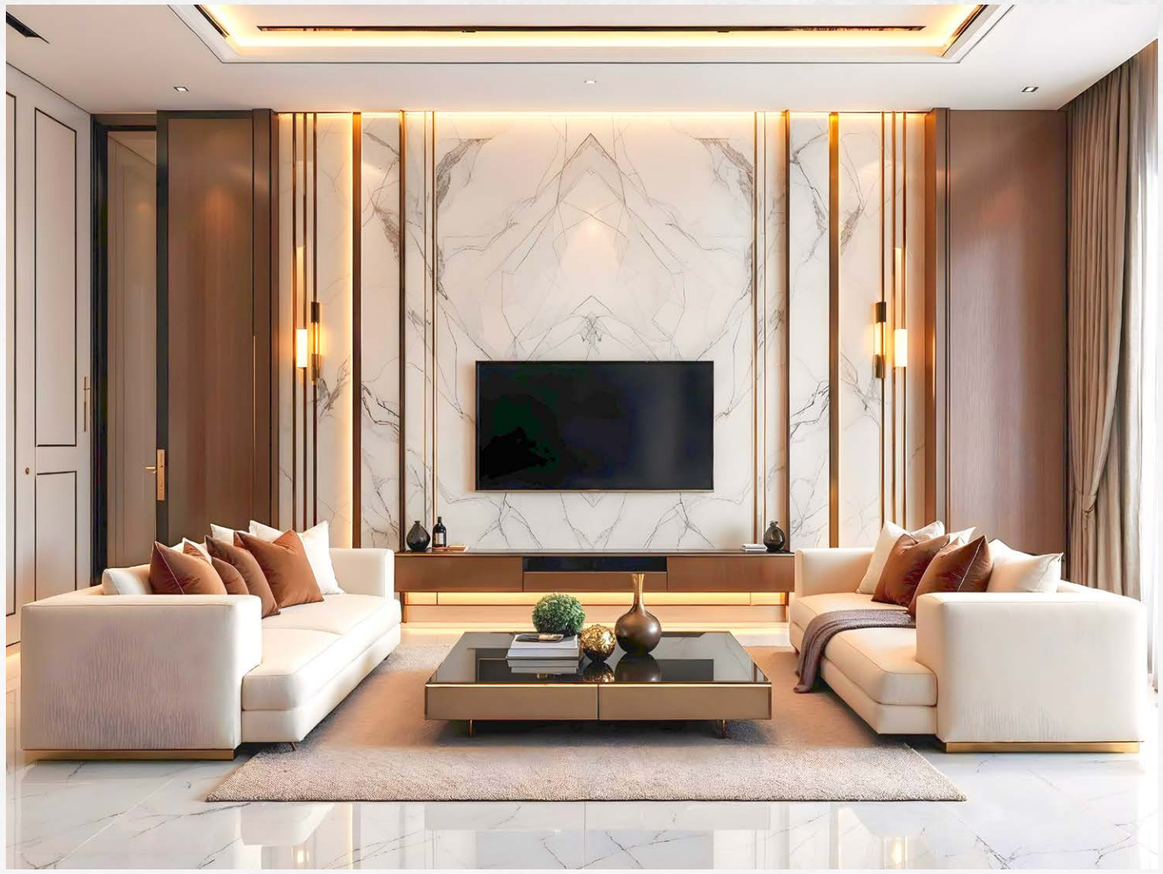
HIGH-END PENTHOUSE

Unrivaled Elegance, Ultimate Comfort

Experience the pinnacle of sophisticated living in our impeccably designed penthouses at Tiger Downtown. With expansive layouts, soaring ceilings, and exquisite finishes, these residences embody refined luxury. Revel in panoramic views, abundant natural light, and the exclusivity of a prestigious address, all curated to elevate your lifestyle.

Step into a world of grandeur, where every detail is meticulously crafted to provide an unmatched living experience. From opulent interiors to private rooftop terraces and world-class amenities, our penthouses seamlessly blend indulgence with functionality. Immerse yourself in an atmosphere of tranquility and prestige, where connectivity meets serenity, making every moment truly extraordinary.





Experience unmatched luxury in Tiger Downtown’s penthouses, featuring soaring ceilings, panoramic views, opulent interiors, and private terraces. A perfect blend of elegance, tranquility, and world-class amenities awaits you.

N

Studio

1 Bedroom

Tower A

First Floor

Tower B

First Floor

Tower C

First Floor



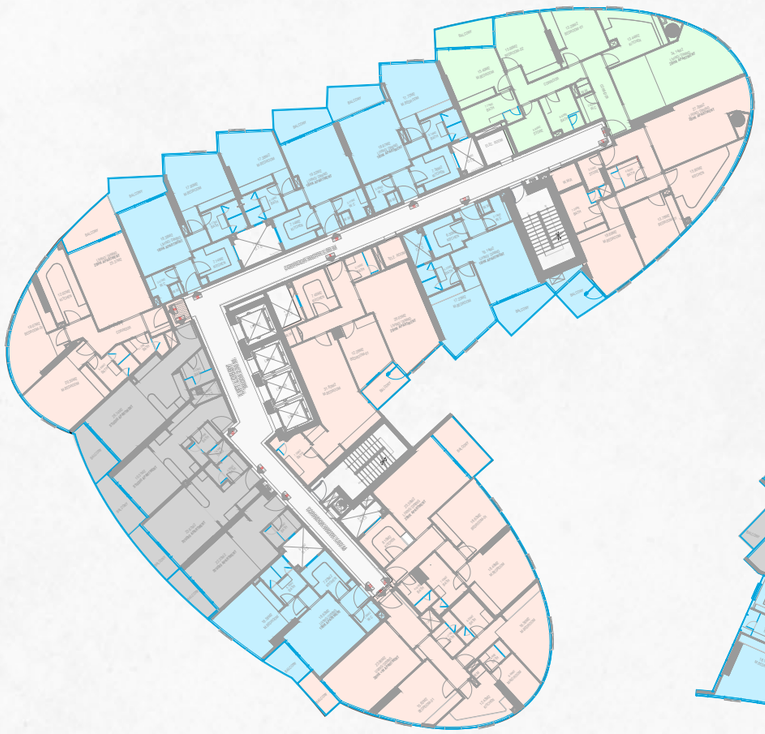
N

Studio

1 Bedroom

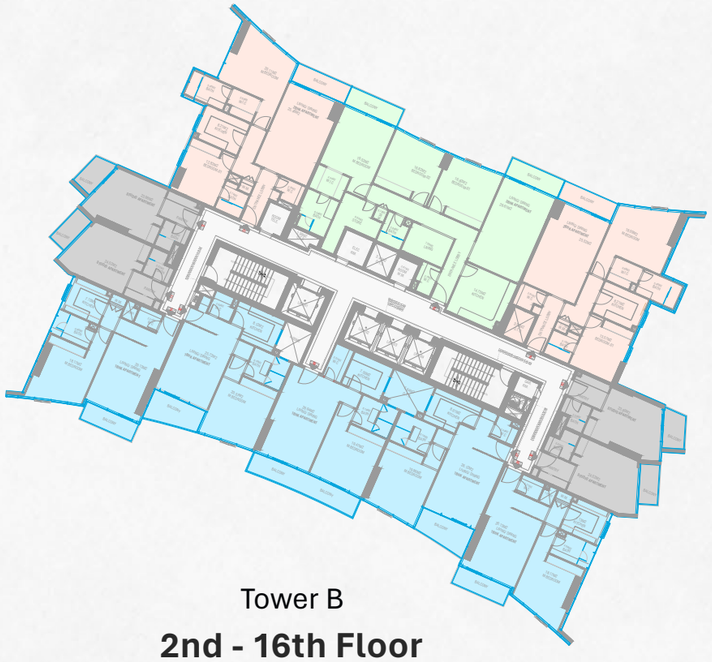
2 Bedroom

3 Bedroom



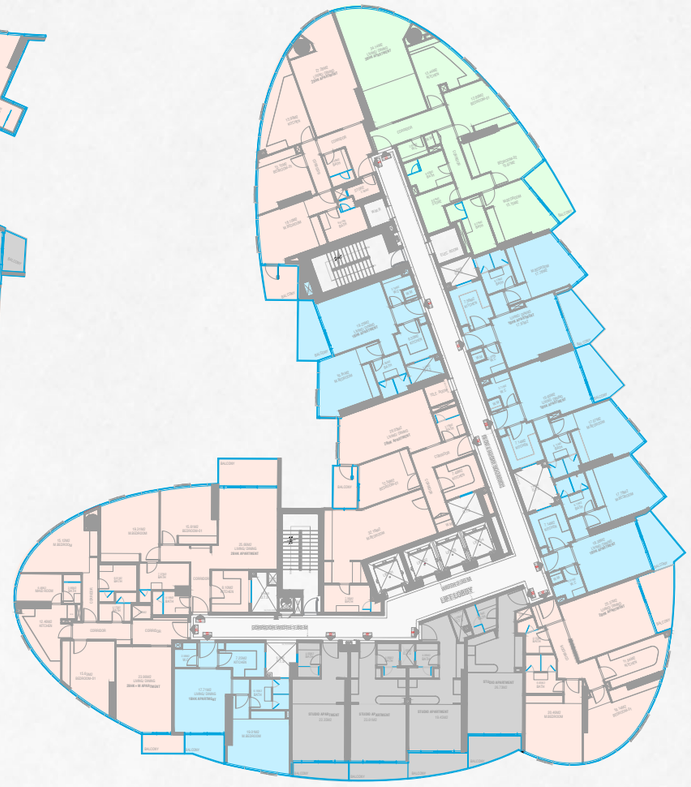
Tower A

2nd - 13th Floor



Tower B

2nd - 16th Floor



Tower C

2nd - 19th Floor



N

Duplex (Lower Floor)

Penthouse (Lower Floor)



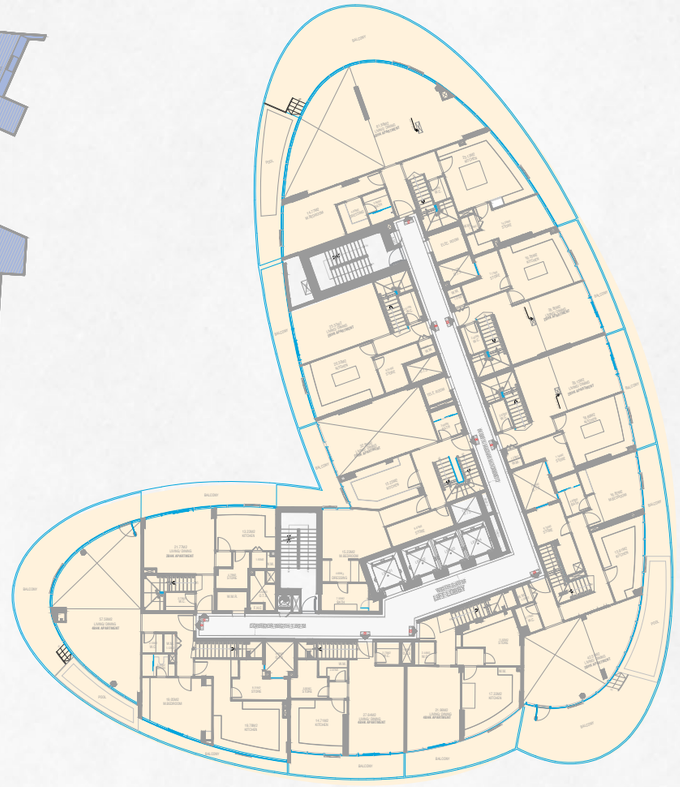
Tower A

Duplex - 14th Floor
(Lower Floor)



Tower B

Penthouse - 17th Floor
(Lower Floor)



Tower C

Duplex - 20th Floor
(Lower Floor)



N

Duplex (First Floor)

Penthouse (First Floor)



Tower A

Duplex - 15th Floor
(First Floor)



Tower B

Penthouse - 18th Floor
(First Floor)



Tower C

Duplex - 21st Floor
(First Floor)



Studio

1 Bedroom



N

Tower C2

First Floor

Tower B2

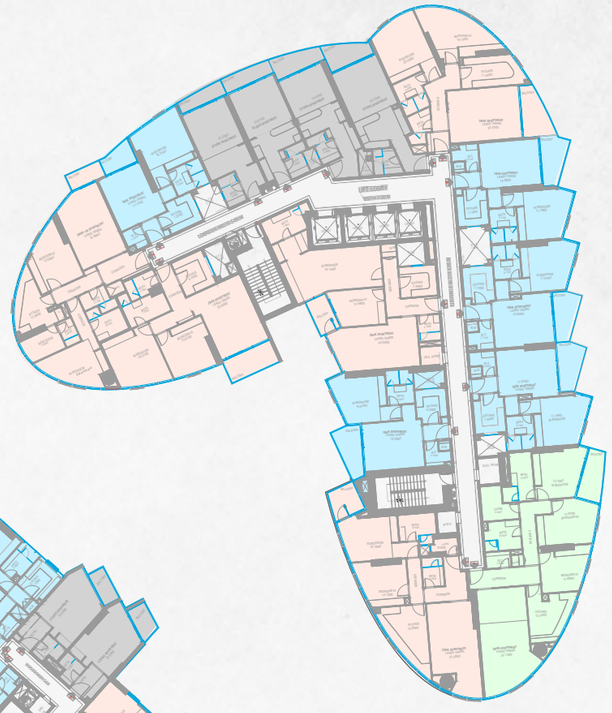
First Floor

Tower A2

First Floor

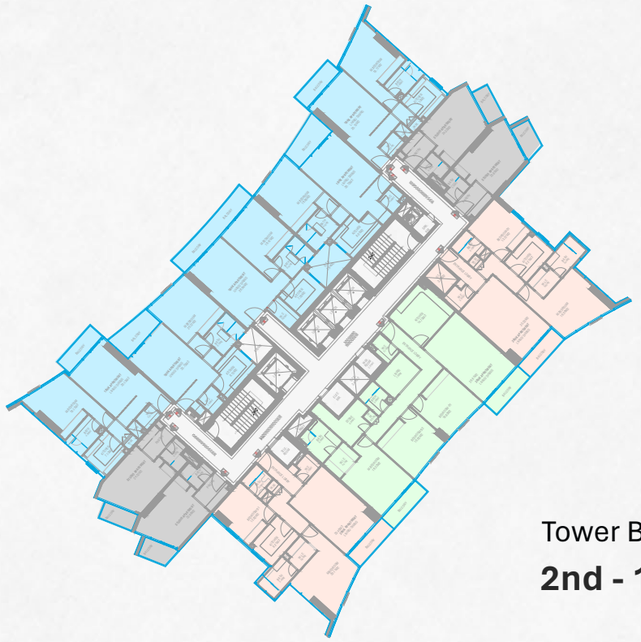


- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



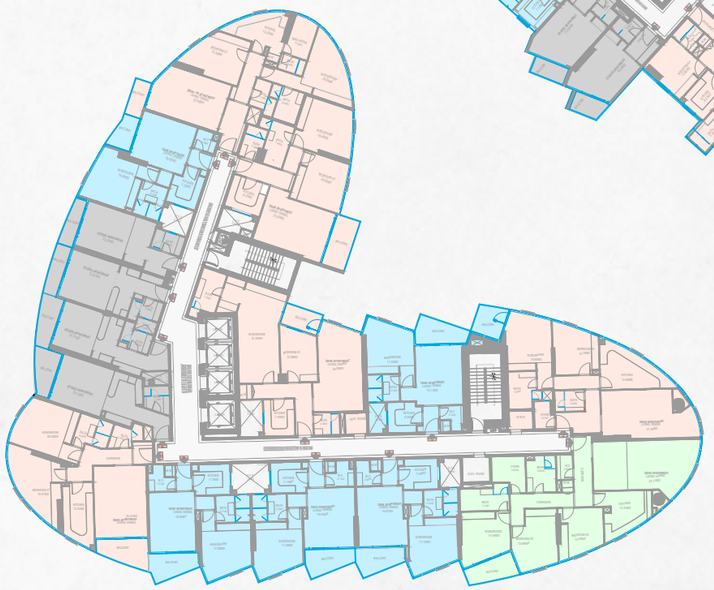
Tower C2

2nd - 19th Floor



Tower B2

2nd - 16th Floor



Tower A2

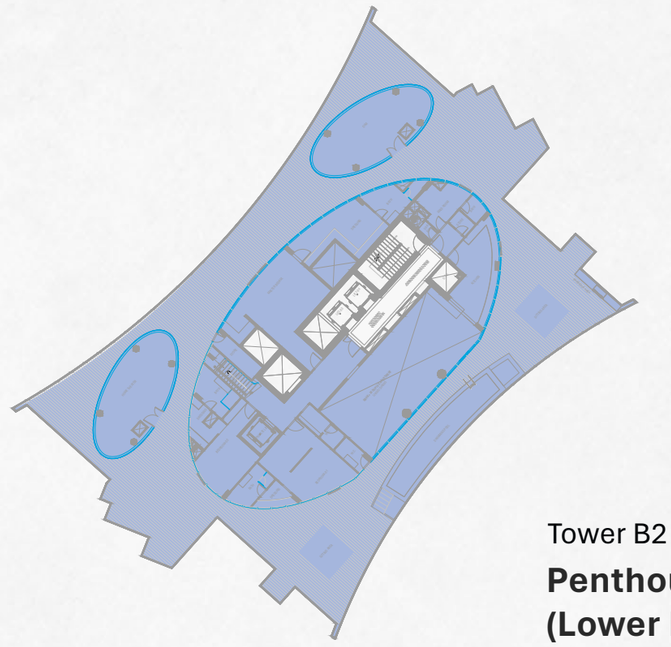
2nd - 13th Floor

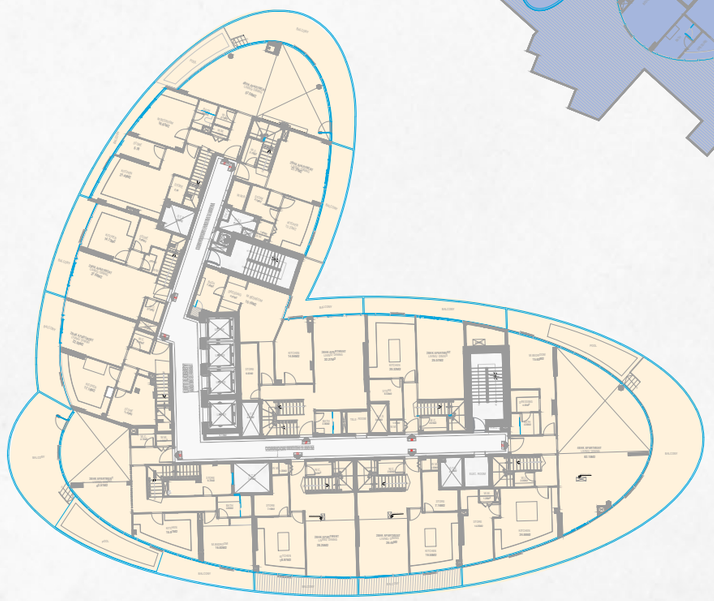


Duplex (Lower Floor)

Penthouse (Lower Floor)







Tower C2

Duplex - 20th Floor (Lower Floor)

Tower B2

Penthouse - 17th Floor (Lower Floor)

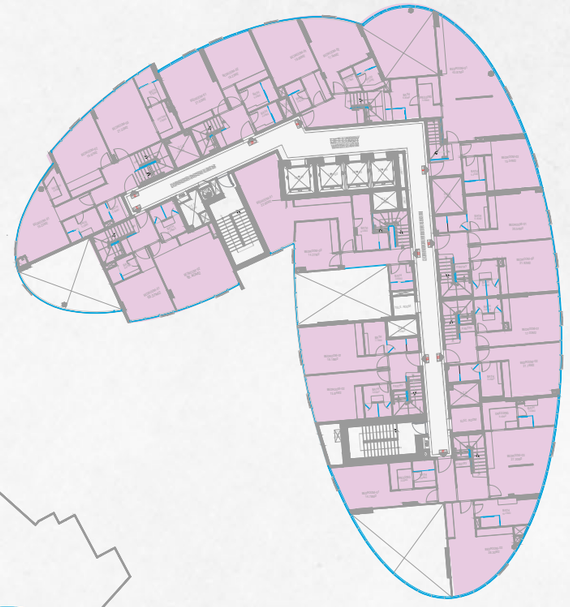
Tower A2

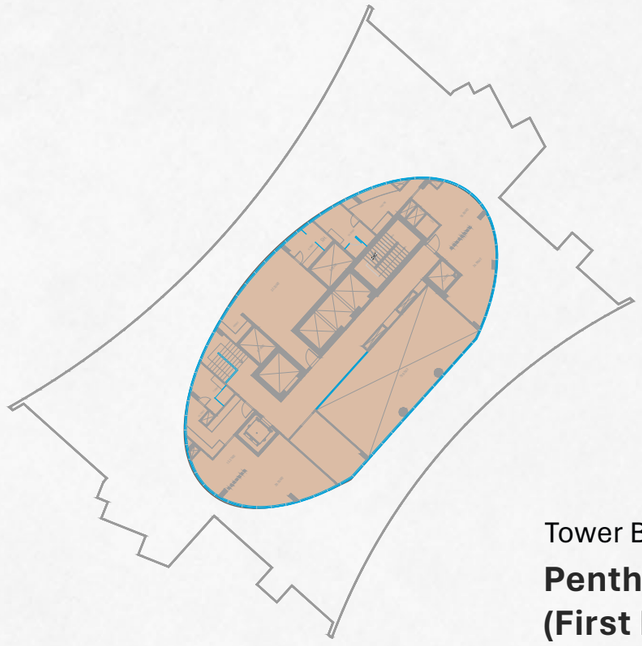
Duplex - 14th Floor (Lower Floor)



Duplex (First Floor)

Penthouse (First Floor)





Tower C2

Duplex - 21st Floor (First Floor)

Tower B2

Penthouse - 18th Floor (First Floor)



Tower A2

Duplex - 15th Floor (First Floor)



ONGOING PROJECTS

Under Construction



SkyGate Tower
JVT, Dubai



Auresta Tower
JVC, Dubai



Ananda Residences
Motor City, Dubai



Guzel Towers
JVT, Dubai



Tiger Sky
Business Bay



Jade Tower
Majan, Dubai



Faradis Tower
Sharjah



Renad Tower
Abu Dhabi



Red Square
JVT, Dubai



Volga Tower
JVT, Dubai



Lilium Tower
JVT, Dubai



Altai Tower
JVT, Dubai



Elbrus Tower
JVT, Dubai



Seslia Tower
JVT, Dubai



Neva Residences
JVC, Dubai

COMPLETED PROJECTS

Latest Completions



Cloud Towers
JVT, Dubai



Nobles Tower
Business Bay, Dubai



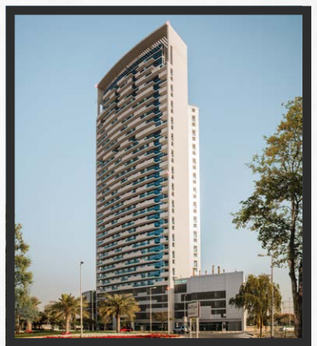
O2 Tower
JVC, Dubai



Regina Tower
JVC, Dubai



The Square Tower
JVC, Dubai



Al Jawahara
JVT, Dubai



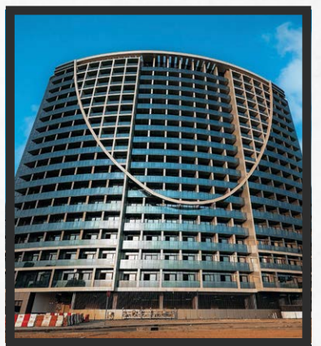
Bluewaves Tower
Dubailand



Marina Pinnacle
Dubai Marina



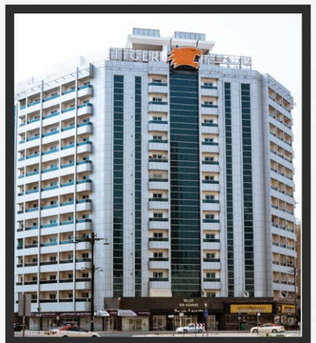
Al Manarah Tower
JVT, Dubai



V Tower
Dubailand



Lake City Tower
JLT, Dubai



The Trio 3 Tower
Al Nahda, Dubai



Canal Star Tower
Sharjah



Al Rasheed Towers
Al Mamzar, Sharjah



Tiger 1,2,3
Al Taawun, Sharjah

VERTICAL EXCELLENCE

A Comparison of Tiger's Iconic Towers



DECADES OF ACHIEVEMENTS

Tiger Properties is a leading real estate developer in the UAE, with over 150+ million square feet of built-up area and more than 270 towers across residential, retail, and hospitality sectors. Renowned for excellence, we are now coming up with the stunning Tiger Downtown project in Ajman, promising to redefine luxury living.

50 YEARS
of Building Trust

270+ PROJECTS
Completed & Counting

40+ COMPANIES
Driving Innovation



TIGER
PROPERTIES

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