

NUAIMIATWO
TOWER

MAJARA LUXURY REAL ESTATE LLC

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Majara Unveils Nuaimia Tower Two — Ajman's New Landmark Address



Ajman: Where Urban Convenience Meets Natural Beauty

Ajman is one of the UAE's fastest-growing cities, offering the practical benefits of urban living. Its central location provides easy access to Sharjah and Dubai, just 10 km away. With golden beaches, preserved mangroves, and a rich cultural heritage, Ajman perfectly balances natural beauty with modern infrastructure.

Against this evolving backdrop, **Nuaimia Tower Two** emerges as a contemporary landmark—crafted for those who appreciate simplicity, clarity, and comfort in city living.

Why Invest in Ajman

Ajman's appeal as an investment hub is growing steadily, driven by business-friendly regulations, infrastructure upgrades, and proximity to Dubai and Sharjah. The emirate's free zone, investor visa incentives, and relaxed residency laws are drawing attention from regional and international buyers alike.

- Future Rail Access
- Strong ROI
- Low Utility Costs
- Residency Benefits
- Ajman Free Zone
- Proximity to Education
- Access to Key Attractions
- Prime Location



Nuaimia District

Nuaimia, a thriving district with excellent access to major roads and public services, perfectly balances convenience and tranquility—making it an ideal choice for both families and professionals.

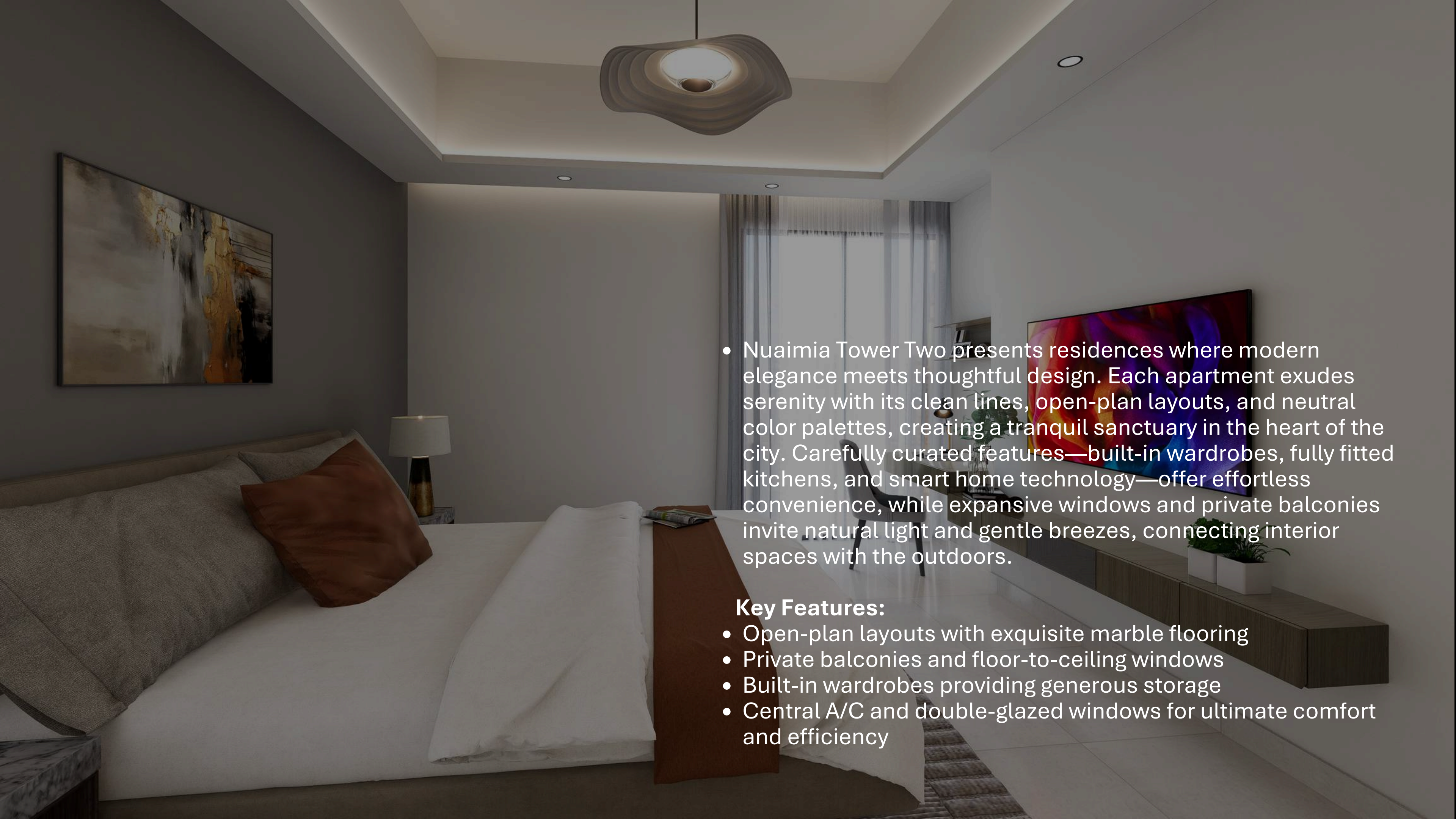
Overview

- **Prime Location:** Strategically located between Ajman and Sharjah, close to key areas such as Al Rashidiya, Al Karama, and Al Bustan. Positioned near Sheikh Khalifa Bin Zayed Street (E11) and Sheikh Maktoum Street, offering easy access to major city centers in both emirates.
- **Well-Connected:** Excellent internal and regional road network including King Faisal Street, College Street, Al Ittihad Street, and Al Nuaimiya Street, ensuring smooth connectivity to everyday essentials.
- **Mixed-Use Community:** Offers a combination of residential and commercial properties, creating a vibrant and convenient living environment.
- **Top Rental Area:** Ranked #1 for apartment rentals in Ajman (*Bayut 2020*), making it highly attractive for investors.
- **Waterfront Access:** Close to popular beach destinations including Ajman Corniche, Al Zorah Beach, Sharjah's Al Khan Beach, and Umm Al Quwain Beach—all within easy driving distance.
- **Family & Individual-Friendly:** Designed to accommodate a wide range of residents, from families to professionals.
- **Affordable Quality Living:** Popular for providing budget-friendly yet high-quality lifestyle options.

A New Icon for Contemporary Lifestyles

Nuaimia Tower Two makes a bold residential statement with its two striking high-rise towers. Featuring sleek architectural design, light-filled interiors, and modern comforts, it is set to become a distinctive landmark. Residents can enjoy a serene community atmosphere and spectacular views of the Arabian Gulf.





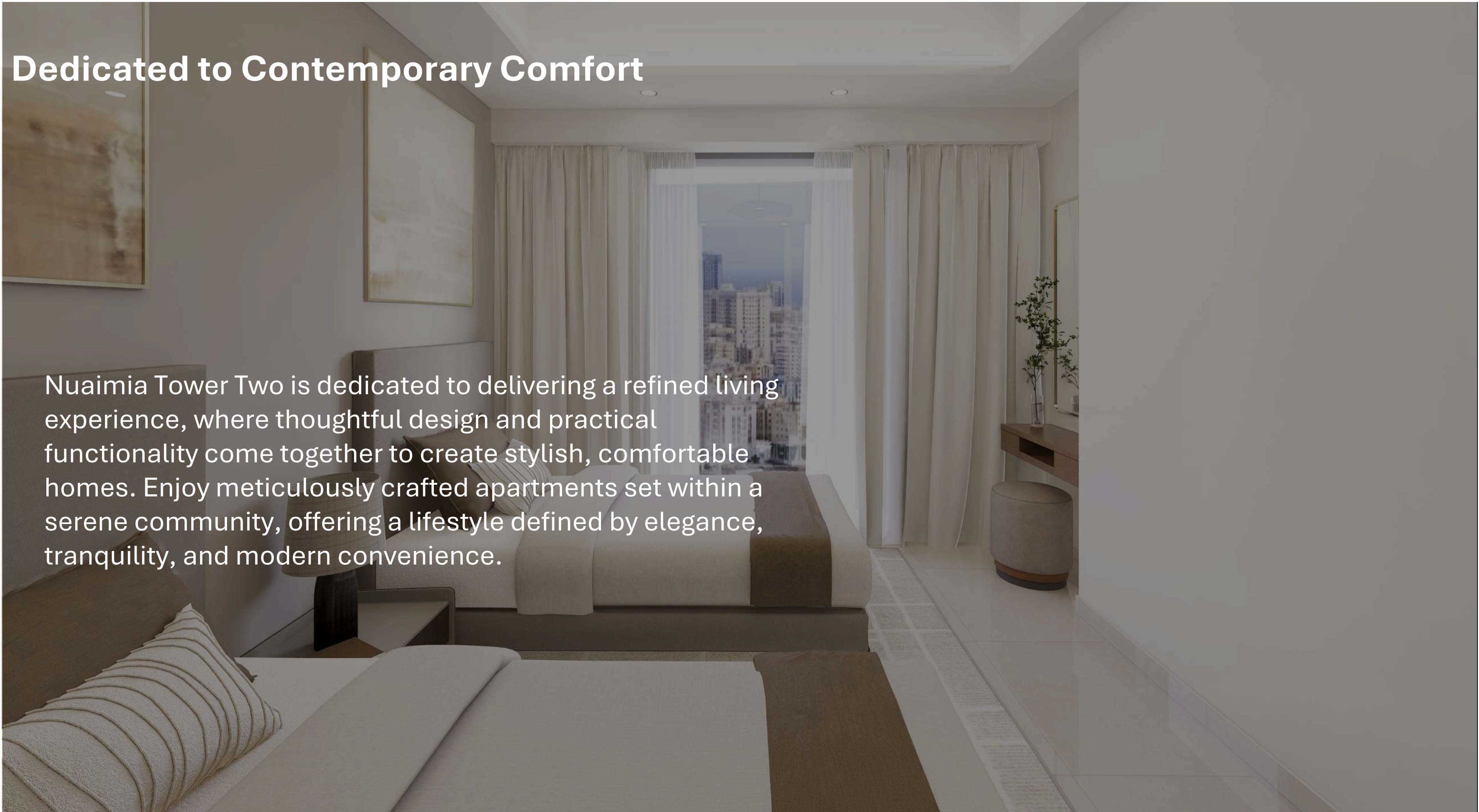
- Nuaimia Tower Two presents residences where modern elegance meets thoughtful design. Each apartment exudes serenity with its clean lines, open-plan layouts, and neutral color palettes, creating a tranquil sanctuary in the heart of the city. Carefully curated features—built-in wardrobes, fully fitted kitchens, and smart home technology—offer effortless convenience, while expansive windows and private balconies invite natural light and gentle breezes, connecting interior spaces with the outdoors.

Key Features:

- Open-plan layouts with exquisite marble flooring
- Private balconies and floor-to-ceiling windows
- Built-in wardrobes providing generous storage
- Central A/C and double-glazed windows for ultimate comfort and efficiency

Dedicated to Contemporary Comfort

Nuaimia Tower Two is dedicated to delivering a refined living experience, where thoughtful design and practical functionality come together to create stylish, comfortable homes. Enjoy meticulously crafted apartments set within a serene community, offering a lifestyle defined by elegance, tranquility, and modern convenience.



Where Comfort Reaches New Heights

Nuaimia Tower Two features a curated selection of amenities designed to enrich residents' well-being, offering spaces for relaxation, recreation, and meaningful social engagement.





URBAN CONNECTIVITY

Nuaimia Two Tower offers residents excellent connectivity to key destinations and amenities.

- | | |
|-----------------------------|---|
| 1 Ajman City Center: 10 Min | 5 Ajman University: 15 Min. |
| 2 Ajman Beach: 10 Min | 6 Sharjah International Airport: 20 Min |
| 3 Amina Hospital: 10 Min | 7 Dubai International Airport: 30 Min |
| 4 Al Hamediya Park: 14 Min. | |

FACTS AND FIGURES



Property Type:
Residential Apartments



Location:
Nuaimia, Ajman



Unit Sizes:
From: 399.71 SQ.FT
To: 2222.36 SQ.FT



Unit Mix:
(Studio, 1-bedroom, 2-bedroom and 3-bedroom)



Prices:
Starting from:
Studio - 250,000 AED
1 BHK - 519,000 AED
2 BHK - 698,000 AED
3 BHK - 921,000 AED



Completion Date:
Q4 2026

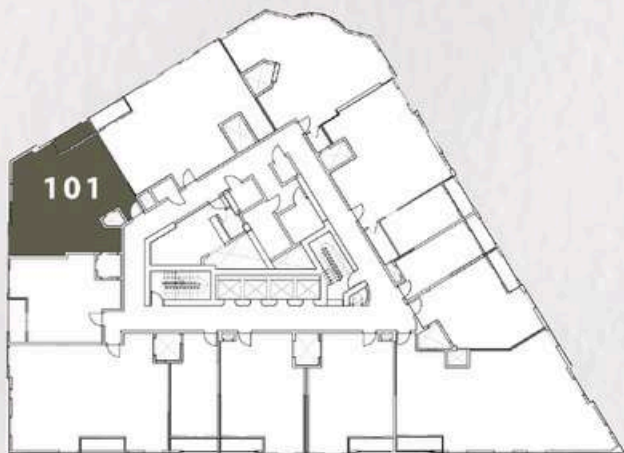


Payment Plan:
40/60



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DISCLAIMER:

All measurements are indicative and are for marketing purposes only. All efforts have been made to ensure their accuracy, however these layouts are subject to change at the discretion of the developer and should not be relied upon as final. The actual area may vary from the stated area and the developer reserves the right to make the revisions/alterations, at its absolute discretion, without any liability whatsoever

UNIT - 101

2 BEDROOM

LEVEL-01

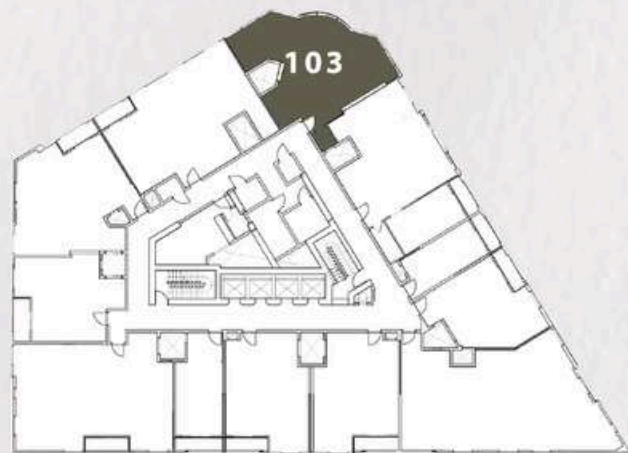
GROSS AREA

1397.29 sq.ft.

129.81 sqm.

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UNIT - 103

2 BEDROOM

LEVEL-01

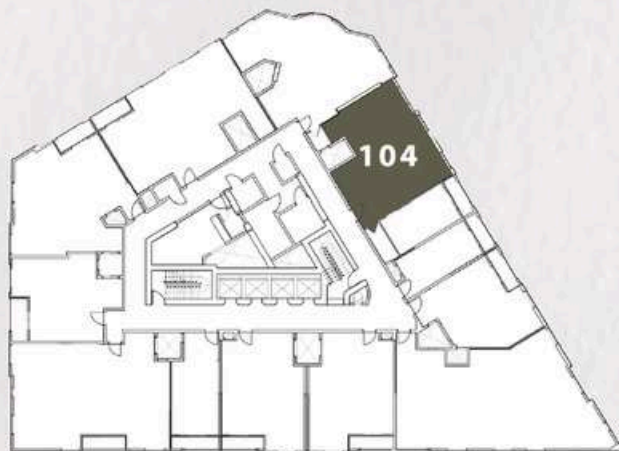
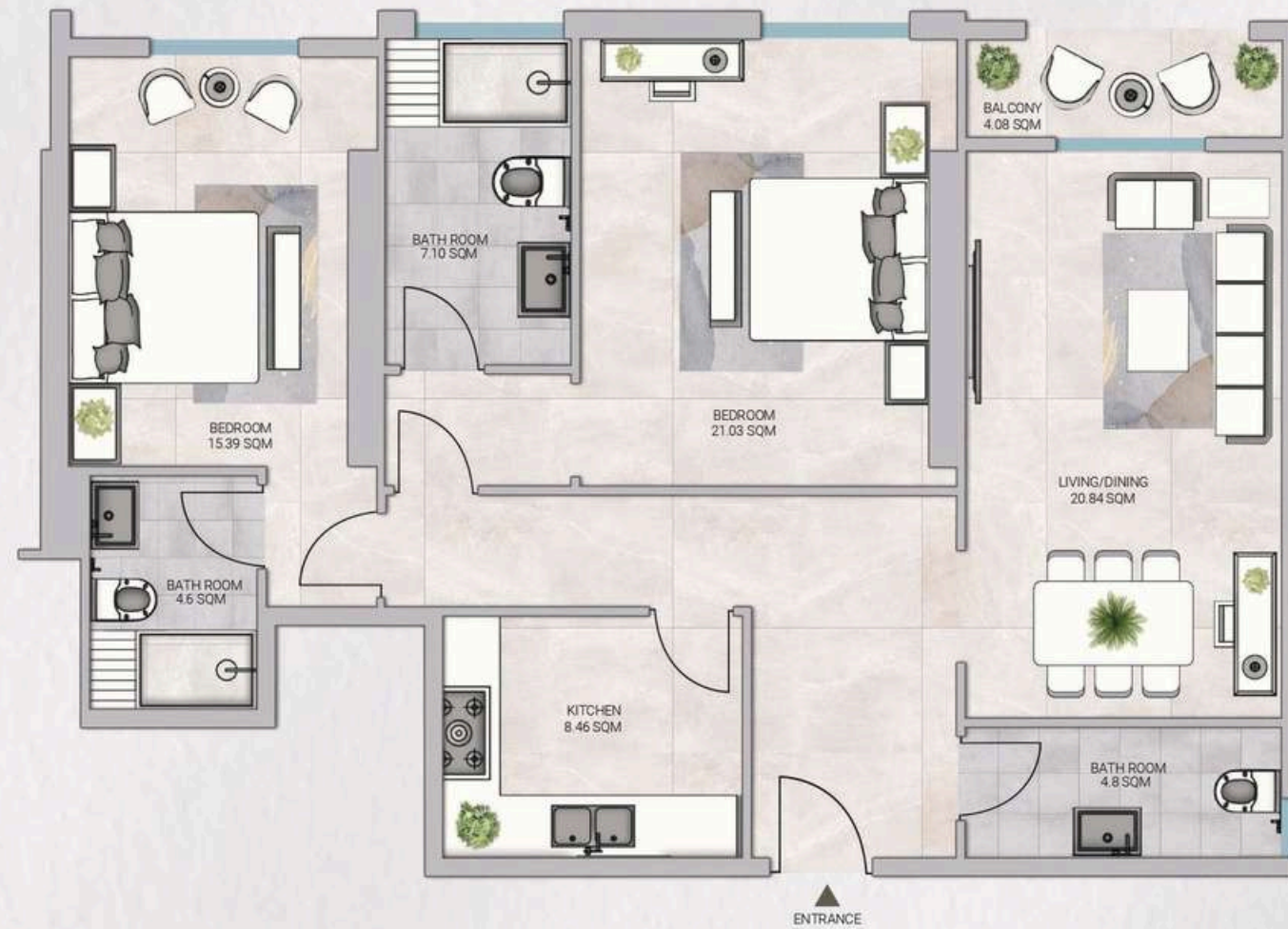
GROSS AREA

1409.41 sq.ft.

130.93 sqm.

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UNIT - 104

2 BEDROOM

LEVEL-01

GROSS AREA

1687.93sq.ft.

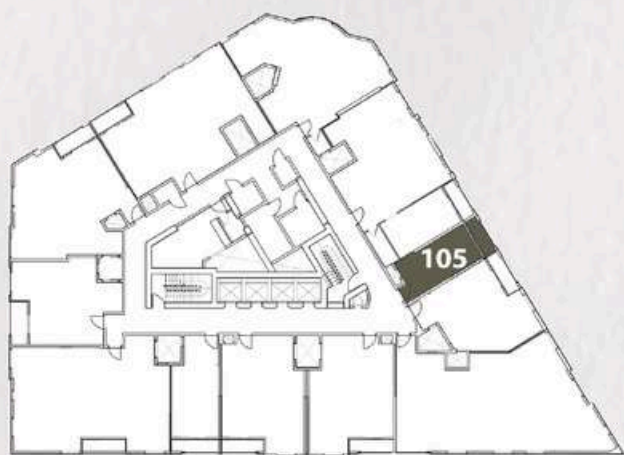
156.81 sqm.



ENTRANCE

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UNIT - 105

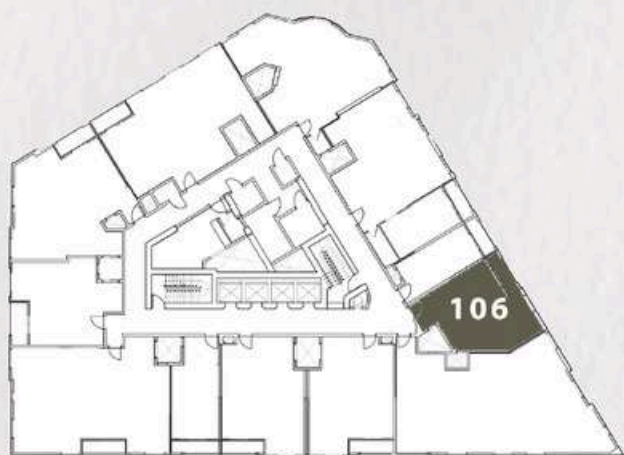
STUDIO

LEVEL-01

GROSS AREA

461.32 sq.ft.

42.85 sqm.



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UNIT - 106

1 BEDROOM

LEVEL-01

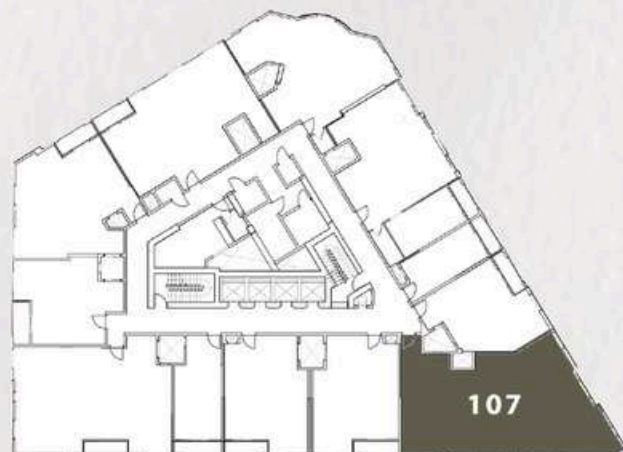
GROSS AREA

896.02 sq.ft

83.24 sqm.

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UNIT - 107

3 BEDROOM

LEVEL-01

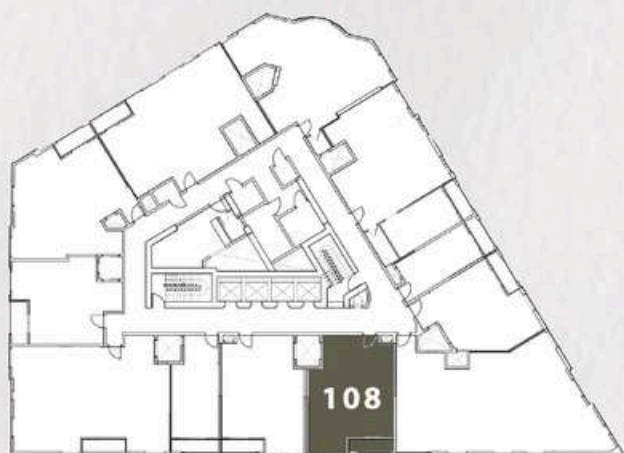
GROSS AREA

2222.36 sq.ft

206.46 sqm.



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UNIT - 108

1 BEDROOM

LEVEL-01

GROSS AREA

1104.52 sq.ft

102.61 sqm.

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UNIT - 109

1 BEDROOM

LEVEL-01

GROSS AREA

1089.82 sq.ft

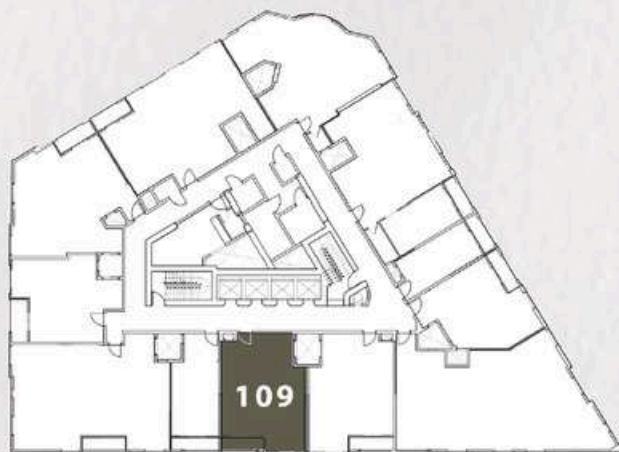
101.24 sqm.

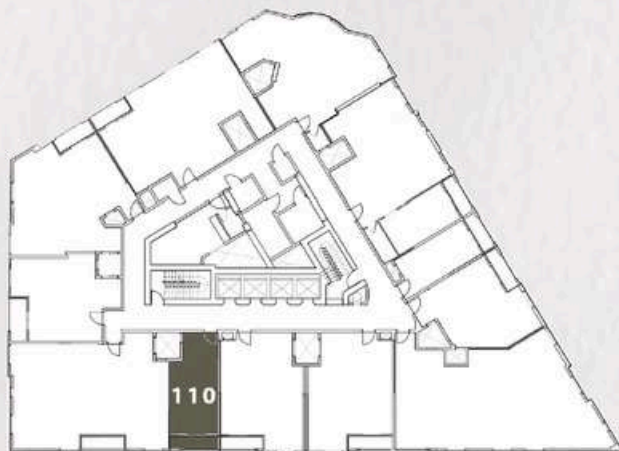


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UNIT - 110

STUDIO

LEVEL-01

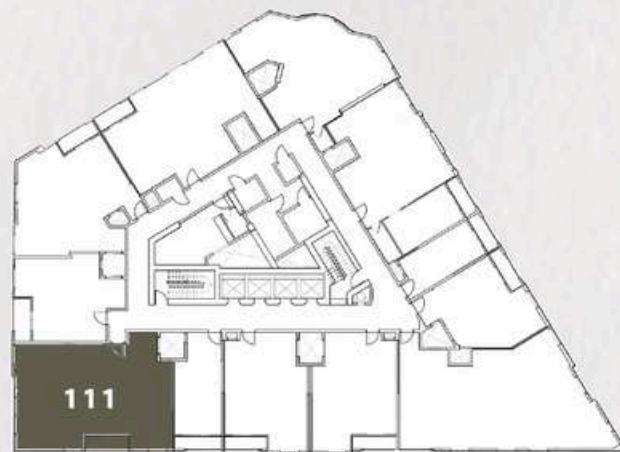
GROSS AREA

625.51 sq.ft

58.11 sqm.

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UNIT - 111

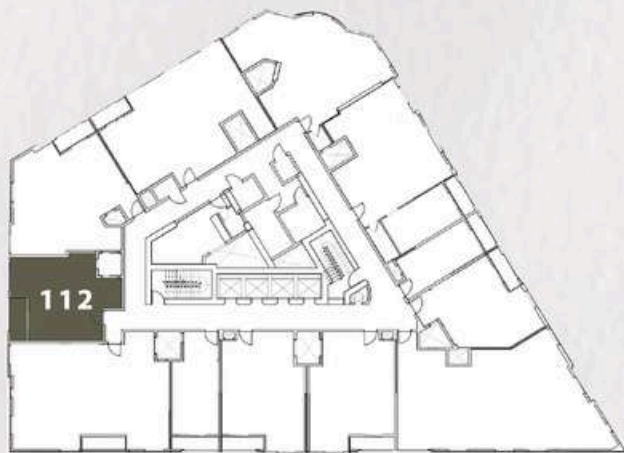
3 BEDROOM

LEVEL-01

GROSS AREA

1875.55 sq.ft

174.24 sqm.



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UNIT - 112

1 BEDROOM

LEVEL-01

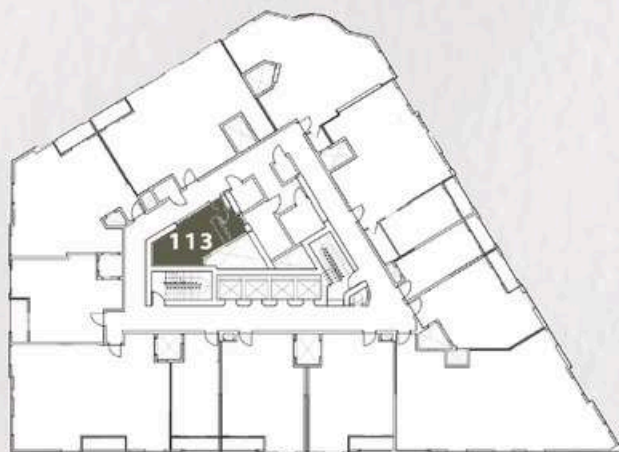
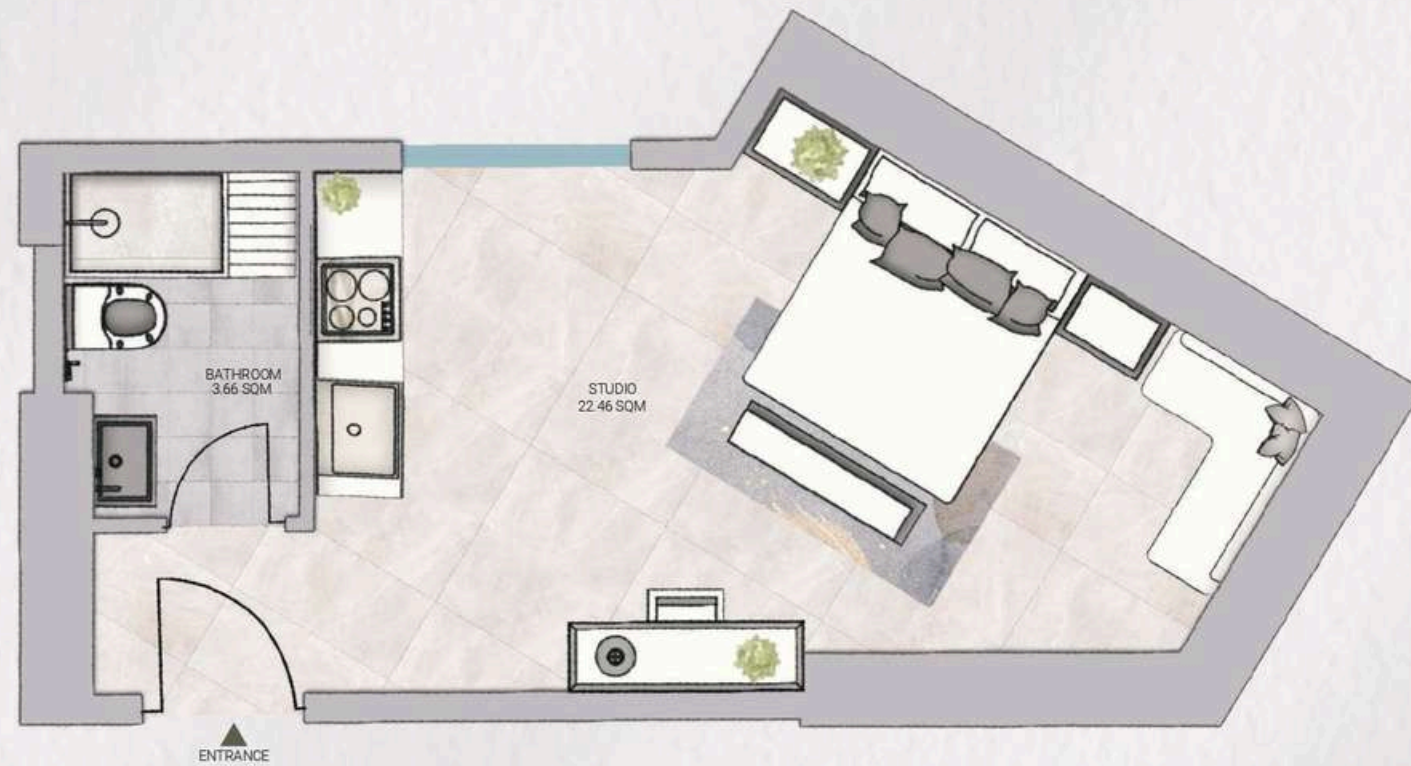
GROSS AREA

940.87 sq.ft

87.40 sqm.

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UNIT - 113

STUDIO

LEVEL-01

GROSS AREA

399.71 sq.ft

37.13 sqm.



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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