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Prop971 is a curated data platform for UAE off plan properties.

AZHA
COMMUNITY

مجتمع
أزهي



210

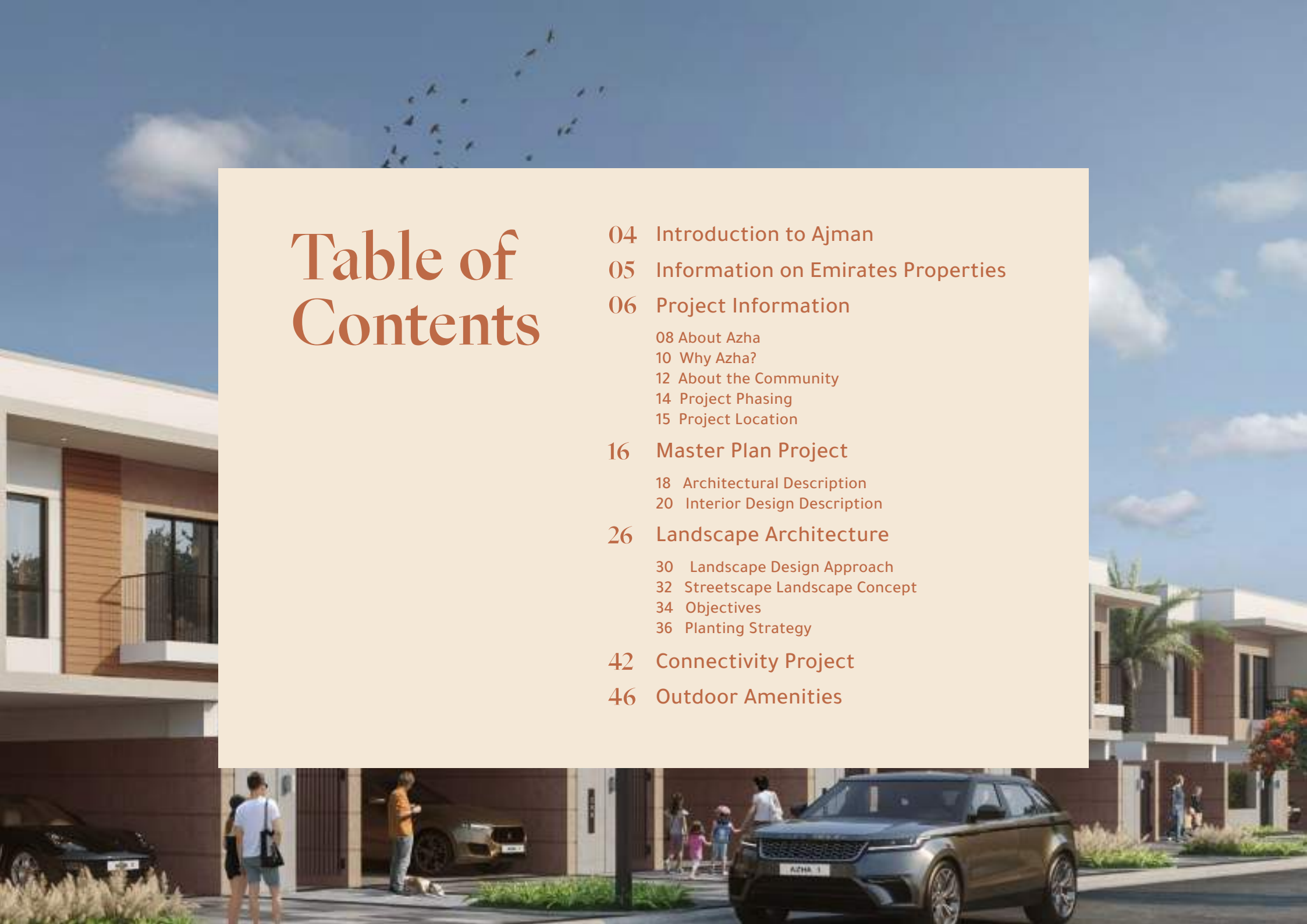


210



Table of Contents

- 04 Introduction to Ajman
- 05 Information on Emirates Properties
- 06 Project Information
 - 08 About Azha
 - 10 Why Azha?
 - 12 About the Community
 - 14 Project Phasing
 - 15 Project Location
- 16 Master Plan Project
 - 18 Architectural Description
 - 20 Interior Design Description
- 26 Landscape Architecture
 - 30 Landscape Design Approach
 - 32 Streetscape Landscape Concept
 - 34 Objectives
 - 36 Planting Strategy
- 42 Connectivity Project
- 46 Outdoor Amenities



Introduction to Ajman

Ajman is the home to the Ruling family of Al Nuaimi (Na'im Tribe) since 1810 AD. The Emirate is ruled by HRH Sheikh Humaid bin Rashid Al Nuaimi, Member of the Supreme Council and Ruler of Ajman and the Crown Prince of the Emirate is Sheikh Ammar bin Humaid Al Nuaimi. Ajman plays a prominent role through its favourable geographical location located on the coast of the Arabian Gulf that reflects its traditional charm and controls two small inlands exclaves : Manama and Masfout which are both primarily agricultural.

Ajman City offers modern up-to-date technology and developments in infrastructure, public services and facilities that is a home to international and local retail shops. It is the fastest growing city of the seven emirates and has been recently ranked 4th as the safest city in the world. Throughout the years it has immensely grown with foreign investments, tourism, real estate, health care, hospitality, and as an educational hub to students across the M.E. and GCC region (Ajman University had been ranked 8th in the UAE and top 30th in the Arab world).





Emirates Properties Real Estate & Development, offers a fresh new perspective on real estate in the UAE

Committed to providing a rewarding value for money and personalized property ownership experience for our clients since the company was founded in 2007.

We have grown to become one of the UAE's leading real estate and property development businesses. Operating with the utmost reliability and integrity at all times, we always deliver the best possible quality of service and are proud to be one of the few real estate companies in the region to achieve ISO 9001 certification.

Our team of dedicated professionals has a sublime understanding of the UAE property market, which enables us to identify promising opportunities and tailor them to the individual desires of our international clientele.



A person is sitting at a white table with a Jenga game on it. The background shows a kitchen with a white countertop, a bowl of fruit, and a blue pot. The floor is made of light-colored wood.

STEP INTO
OUR WORLD





Azha Community

AZHA Community is a residential community, composed of Villas, Townhouses & Twinhouses in Ajman East, located on a land area of about 842765 sq.m.(9071518 sq.ft.).

The project is divided into 9 prototypes of Villas, Townhouses & Twinhouses with about 1800 number of units. The project is divided into 5 phases.





COMMUNITY VIBES

Surround Yourself with Greatness



Once you move in, you stepped into AZHA Community that surrounds you and your beloved once with the greatness of every single detail that you may not have even thought about earlier. Win, Win, Win..!

Win at what we do from infrastructure to the final layout. Win committed clients for a lifetime. Guarantee for our clients winning their dream home and idealistic life investment. We don't build homes only! We build health and wealth. Boost life where you go..!

In AZHA, everything is a live being; you will find warm walls to rely on, and comfortable and practical designs in and out to guarantee an effortless lifestyle for you. Home is not a building; home is a soul and energy that defiantly could level up your entire life, if you picked the ideal one. We are always here, around you, carrying the spotlight in your path to guide you toward your ideal home.



Azha, Where Perfection Finds A Path



Because we acknowledge your home is your safe and calm spot that you prefer to be back to, even if you are in paradise. Therefore, we have designed AZHA to be the first gated and modern community in Ajman, that consists of 1800 Villas, Townhouses and Twinhouses, with luxury-world charm and breathtaking views of the wide green landscape spread over 842765 sq.m. (9071518 sq.ft.) area of spacious elegance, natural trees floors throughout, and a modern classy gourmet inertial designs.

Imagine cuddling up to a cozy fireplace with a good book. Every night, drift off to sleep to the subtle sounds of nature, then wake up to a spectacular sunrise over your dream home. All of this is situated in a convenient, friendly neighborhood, with an outstanding clubhouse for your family and friends. With a perfect location that's too close to reach and too far from the crowd, only 17 minutes from emirates road that keeps you connected with other emirates.



Azha Community is situated in a perfect location that's too close to reach and too far from the crowd

It is adjacent to Sheikh Mohammad Bin Zayed Road 311. Only 35 minutes drive to Dubai International Airport and 24 minutes drive to Sharjah International Airport.

Azha Community explicitly a serene environment away from the rush of the city.

A short stroll away, the vibrant shopping destination of Ajman City Centre and Zahia City Centre create a fulfilling lifestyle that brings together nature and entertainment that its residents can immerse themselves in.



COFFEE SHOP



CityLife
HYPERMARKET



20 Minutes
to Ajman City Center

23 Minutes
to Ajman Corniche

20 Minutes
to Ajman Museum

15 Minutes
to China Mall

15 Minutes
to Citylife Al Tallah

20 Minutes
to Ajman Marina

35 Minutes
to Dubai Intl. Airport

24 Minutes
to Sharjah
Intl. Airport

19 Minutes
to Al Zorah
Natural Reserve

45 Minutes
to Burj Khalifa
& Dubai Mall

Project Location

The proposed AZHA development is in Ajman, adjacent to Emirates Industrial City along with Sh. Mohammed Bin Zayed Road (E311). The plot is approximately 842765 sq.m.(9071518 sq.ft.) consists of 14.2 km (approximate) of roads.

AZHA Community is situated near the eastern edge of Ajman adjacent to the existing Emirates City. South of the project site is Al Watan University and Ameera Village residences to the north and east.

The development is accessible through the primary road-E311 to the west and Sheikh Maktoum Bin Zayed Street to the south. The project site is mostly undeveloped except for one road linking to the existing Main Substation and a Sales Office building located on the southern edge of the plot.

Bringing Light to Life

Phase 1

AZHA Community has a central open space in Phases 1 to 5 catering to the residents recreational needs. The master plan is developed in Phases with a central open space having community amenities. The total site area is 842765 sq.m. (9071518 sq.ft.).



An aerial photograph of a modern residential development. The image shows several long, parallel rows of white, two-story townhouses with flat roofs. The townhouses are interspersed with palm trees and other greenery. In the background, there is a swimming pool and a tennis court. The overall scene is bright and sunny, suggesting a warm climate. The text "Together We Grow" is overlaid in the top left corner in a large, white, sans-serif font.

Together We Grow





**GYM
FITNESS**



MASTER PLAN PROJECT





Discover the Unique Architecture of Azha Community

Project Details

Total plot area for the master community:
842765 sq.m.(9071518 sq.ft.)
Consisting of 1800 Villas/Townhouse/ Twinhouses

Total Phase 1 area
186071 sq.m. (2002866 sq.ft.)

Phase 1
347 Villas/Townhouse/ Twinhouses
Surrounded by 4 typical bldg/G+M+2 for Total
Retail Area: 8372 sq.m. (90113 sq.ft.)
And 112 apartments(1&2 BHK)
A mall G+M+Roof for 9560 sq.m. 102904 sq.ft.

Masterfully planned development divided into 5 phases offering a choice of 9 different types of Residential & Commercial units and retail. You will get a residential plan that not only displays beauty but is also equipped with safer building structure planning and is made according to the conditions of your land.

Townhouses and Villas come with spacious and ambient living spaces, have a splash of fun in the community's spacious swimming pool with a sun lounger or unwind in the yoga and meditation spaces at our clubhouse, which is designed for those who seek a balanced lifestyle within nature's lush embrace. Featuring an effortless blend of contemporary and urban living that invite an abundance of natural light.















A Closer Look inside Azha Villas

Azha Community is designed in a luxurious villa-style layout that minimizes the partition between rooms to create a relieved and comfortable atmosphere and provide vibes like a vacation every day in your home. The interior of Azha gives you a more proportional, elegant, beautiful, and magnificent shape.

Not just this, the wide window and door openings make it easier for natural light to reach all rooms. Natural bright light prevents you from dark and humid spaces, making your family healthier.

Azha brings you a luxurious and elegant look according to your taste and character. You can choose from a wide selection of refined world-class styles such as twinhouses, stand-alone villas, and townhouses with a more modern and urban feel.



Experience Luxury Living,
Stunning Interior Design in
Azha's Villas Living Room



**Sleep in Style, Indulge in the
Beautiful Master Bedroom
Interiors in Azha's Villas**







EXCLUSIVE MODERN AMENITIES



Growing Belonging Being







Clubhouse Concept

The design aims to create a central green space that offers diverse leisure opportunities and social activities to attract the residents into this Clubhouse. The other amenities are organized adjacent to the Clubhouse building to support various outdoor functions and recreational programs.

The Clubhouse proposes to have the following program for Phase1:



Basketball Court



Swimming Pool



Shaded Kid's Play Areas



Shaded Seating Area



Football Court



Lawn / Kickabout















A photograph of a modern, two-story building with large windows and a flat roof. A person is running on a sidewalk in the foreground. A large orange rectangle is overlaid on the center of the image, containing the text 'FLOOR PLANS'.

FLOOR PLANS

Disclaimer - All unit dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawings and amenities are approximate at the time of printing. Actual area may vary from the stated area and unit direction may vary from unit to unit. Drawings are not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions and drawings mentioned in this brochure.

PLOT AREA: **212.50 SQ.M**
GF AREA: **162.33 SQ.M**
FF AREA: **122.61 SQ.M**
RF AREA: **14.37 SQ.M**
TOTAL AREA: **299.61 SQ.M**

TOWNHOUSE (TYPE A)
3 BEDROOM VILLA



Ground Floor Layout



First Floor Layout

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Ground Floor Layout



First Floor Layout

PLOT AREA: **287.50 SQ.M**
GF AREA: **171.04 SQ.M**
FF AREA: **125.30 SQ.M**
RF AREA: **9.92 SQ.M**
TOTAL AREA: **306.25 SQ.M**

TOWNHOUSE (TYPE 2A)
5 BEDROOM VILLA

Disclaimer - All unit dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawings and amenities are approximate at the time of printing. Actual area may vary from the stated area and unit direction may vary from unit to unit. Drawings are not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions and drawings mentioned in this brochure.

PLOT AREA: 178.50 SQ.M
GF AREA: 145.87 SQ.M
FF AREA: 111.37 SQ.M
RF AREA: 13.60 SQ.M
TOTAL AREA: 270.84 SQ.M

TOWNHOUSE (TYPE B)
3 BEDROOM VILLA



Ground Floor Layout



First Floor Layout

Disclaimer - All unit dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawings and amenities are approximate at the time of printing. Actual area may vary from the stated area and unit direction may vary from unit to unit. Drawings are not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions and drawings mentioned in this brochure.



Ground Floor Layout



First Floor Layout

PLOT AREA: **241.50 SQ.M**
GF AREA: **151.91 SQ.M**
FF AREA: **117.02 SQ.M**
RF AREA: **8.26 SQ.M**
TOTAL AREA: **277.19 SQ.M**

TOWNHOUSE (TYPE 2B)
4 BEDROOM VILLA

PLOT AREA: **294.00 SQ.M**
GF AREA: **176.73 SQ.M**
FF AREA: **143.83 SQ.M**
RF AREA: **25.70 SQ.M**
TOTAL AREA: **346.26 SQ.M**

[illegible]

First Floor Layout

Disclaimer - All unit dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawings and amenities are approximate at the time of printing. Actual area may vary from the stated area and unit direction may vary from unit to unit. Drawings are not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions and drawings mentioned in this brochure.



Ground Floor Layout



First Floor Layout

PLOT AREA: **199.50 SQ.M**
GF AREA: **115.90 SQ.M**
FF AREA: **91.59 SQ.M**
RF AREA: **1.72 SQ.M**
TOTAL AREA: **209.29 SQ.M**

TOWNHOUSE (TYPE D)
3 BEDROOM VILLA

Disclaimer - All unit dimensions are measured to structural elements and exclude wall finishes and construction tolerances. All dimensions have been provided by our consultant architects. All materials, dimensions, drawings and amenities are approximate at the time of printing. Actual area may vary from the stated area and unit direction may vary from unit to unit. Drawings are not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions and drawings mentioned in this brochure.

PLOT AREA: **345.0 SQ.M**
GF AREA: **158.21 SQ.M**
FF AREA: **129.76 SQ.M**
RF AREA: **12.51 SQ.M**
TOTAL AREA: **300.48 SQ.M**

TOWNHOUSE (TYPE E)
5 BEDROOM VILLA



Ground Floor Layout



First Floor Layout



SCHEDULE OF FINISHES

LIVING, DINING AND INTERNAL CORRIDORS

FLOORS: First choice Porcelain Tiles full body or approved equal

WALLS: Emulsion paint on Sand Plaster

CEILING: Acrylic Based Highly washable emulsion paint or gypsum Board with emulsion paint with Spot Lighting

SKIRTING: First Choice porcelain Tile Full body or Approved

BEDROOMS AND DRESSING ROOMS

FLOORS: First choice Porcelain Tiles full body or approved Equal

WALLS: Emulsion paint on Sand Plaster

CEILING: Acrylic Based Highly washable emulsion paint

SKIRTING: First Choice porcelain Tile Full body or Approved

KITCHEN

FLOORS: First choice Porcelain Tiles full body or approved Equal

WALLS: Emulsion paint or Porcelain tile on cement/Sand Plaster

CEILING: Moisture resistant Factory paint / perforated gypsum tiles or Regular Gypsum Board CEILING with Galvanized Suspension

BATHROOMS

FLOORS: Non Slip Porcelain Tiles full body or Approved Equal

WALLS: Porcelain tile on cement/Sand Plaster

CEILING: Moisture resistant Factory paint / perforated gypsum tiles or Regular Gypsum Board CEILING with Galvanized Suspension

DECK AND BALCONY

FLOORS: Non-Slip Weather Resistant Porcelain Tile

WALLS: Acrylic Polyurethane Paint on Cement/Sand Plaster-

CEILING: Acrylic polyurethane Paint or Calcium Silicate Boards With concealed Galvanized Suspension System

SKIRTING: Porcelain Tiles On Cement/Sand Mortar Bed

DOORS

INTRANCE DOOR: Solid Wood/Natural Wood Veneer as Approved Equal

OTHER DOORS: Solid Wood/Natural Wood Veneer as Approved Equal

IRONMONGERY: Chrome or Stainless Steel or Approved equal

VANITY UNITS

All Bathrooms are Provided with Vanity Units, Including Solid Tops and Under Counter, Washbasins or Approved equal

WINDOWS

FRAMES: Aluminum Finish or Approved Equal

GLASS: Double Glazing as required



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