



ALTHURAYA  
ISLAND  
By Ajmal Makan

# Discover Iconic Island Living





Where the land & sea meet to deliver iconic island living.



AlThuraya Island welcomes you to explore our exclusive collection of island homes: Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions. Here, immerse yourself in a harmonious blend of sun, sand, and sea, where nature's elements come together to create a truly extraordinary island lifestyle.



## Experience the Serene Luxury of AlThuraya Island

Embark on an exquisite journey to AlThuraya Island, a serene oasis nestled in the vibrant heart of Sharjah, within the prestigious Ajmal Makan City. Here, luxury meets tranquility with breathtaking vistas, promising an unrivaled island lifestyle like no other.

Step into a realm where every detail whispers of opulence and sophistication. AlThuraya Island boasts an iconic design, meticulously crafted to captivate your senses and elevate your living experience to new heights. Envision strolling along the pristine shores of the private beach, where the gentle caress of crystal-clear waters invites you to unwind and indulge in moments of pure bliss.

Discover a harmonious blend of inside-outside living, where lush greenery seamlessly merges with the sea, creating an exclusive community unlike any other. Whether cycling through verdant pathways or unwinding at the beach lounge as the sun sets on the horizon, every moment on AlThuraya Island is a testament to refined living and relaxation.

Indulge your senses with a plethora of recreational options, from exquisite dining experiences to exclusive retail offerings, all curated to cater to your every desire. Discover the wonder of island living at AlThuraya Island and embrace a lifestyle where serenity meets sophistication, and luxury knows no bounds.





## Iconic Island Living

A premium collection of Seabreeze Villas, Azura Villas, Serene Villas, Grandeur Villas, and Majestic Mansions.

Residents of Althuraya Island can indulge in an iconic island lifestyle with access to a vast 564,344 sq.ft private beach that runs along the entire island. The uninterrupted sea views and a pristine white sand beach gives residents their own private haven where they can enjoy leisurely strolls along the shoreline, bask in the sun, or partake in exhilarating water activities.

With world-class amenities and an abundant 13,03,132.82 sq. ft of lush greenery, the community's design allows for an inclusive inside - outside living experience that fosters both privacy and social interaction, making it an ideal location for those who value serene yet vibrant living spaces.



## Seabreeze Villa

These 5-bedroom Seabreeze Villas offer the perfect blend of community living and personal opulence. Step into a world of spacious open-plan layouts, where modern finishes meet impeccable design. Whether you're enjoying a leisurely swim in your private pool, hosting gatherings on the terrace, or unwinding in the landscaped garden, every moment is a celebration of island living. With amenities like a rooftop retreat, maid's ensuite, and lift access, indulge in practicality without compromising on indulgence.

### 5-BR Seabreeze Villa

BUA: 6,596.12 sq. ft  
 Plot Size: From 3,868.26 to 5,133.62 sq. ft



## Azura Villa

Designed to cater to diverse lifestyle preferences, these 6-bedroom Azura Villas offer unmatched views of the pristine azure waters of the island. Enjoy leisurely mornings on the beach, lazy afternoons on the terrace, and evenings spent stargazing from the rooftop. With private beach access in your backyard, immerse yourself in the soothing embrace of luxury island living. Every detail from an opulent walk in closet to the spacious maids room and the in villa lift is designed to enhance your island living experience.

### 6-BR Azura Villa

BUA: 7,167.69 sq. ft  
 Plot Size: From 6,415.05 to 8,975.00 sq. ft





## Serene Villa

Nestled amidst lush greenery, the 6-bedroom Serene Villas offer a tranquil escape from the everyday hustle. Begin your mornings with breakfast in your private garden, unwind in the evening amongst the chirping of birds as you enjoy a magnificent sunset. Designed with a seamless blend of indoor and outdoor living, these villas provide a harmonious connection to nature. Every aspect of these villas, from the state-of-the-art utility rooms to the opulent walk-in closets, is meticulously crafted to create your perfect retreat.

### 6-BR Serene Villa

BUA: 7,159.08 sq. ft  
 Plot Size: From 5,351.00 to 6,949.05 sq. ft



## Grandeur Villa

Experience the epitome of island living in Althuraya Island's exquisite 8-bedroom Grandeur Villas. Start your day with a refreshing dip in your private pool or soak in the sun on your spacious terrace overlooking the azure waters. With direct beach access, indulge in serene walks along the shoreline or enjoy thrilling water activities just steps away from your doorstep. Retreat to the tranquillity of your rooftop deck, perfect for sunset mocktails or stargazing under the night sky. Inside, luxurious amenities such as a spacious walk-in closet and a maid's ensuite offer premium comfort and convenience, ensuring every moment is filled with relaxation and luxury.

### 8-BR Grandeur Villa

BUA: 14,746.56 sq. ft  
 Plot Size: From 10,858.65 to 18,829.00 sq. ft





## Majestic Mansion

AlThuraya Island’s exclusive 8-bedroom Majestic Mansions are elegantly designed, blending modern design with functionality. Live like royalty as each Majestic Mansion features six covered parking spaces, internal water features, and a private pool seamlessly integrated into the landscape. The generous terrace, deck, and rooftop provide ample space for outdoor entertaining or quiet relaxation, complemented by lush greenery and landscaped gardens. Inside, modern amenities include a maid’s room, driver’s room, utility room and a spacious walk-in closet in every bedroom, ensuring comfort and convenience at every turn.

### 8-BR Majestic Mansion

BUA: 25,758.04 sq. ft  
Plot Size: From 25,369.38 to 37,773.80 sq. ft



## Discover Luxury Island Living with World-Class Amenities

Immerse in the the essence of iconic island living at AlThuraya Island, where luxury meets serenity in every detail. Here, life transcends the ordinary with a seamless fusion of indulgence and an idyllic lifestyle, where every day offers a new opportunity for discovery.

From delectable dining experiences that tantalise the taste buds to exclusive retail offerings that cater to your every desire, AlThuraya Island presents a wealth of recreational options curated to delight and inspire. Here, every moment is designed with you in mind, offering a lifestyle that is as unforgettable as it is iconic.



PRIVATE BEACH



PET PARK



DOCK & FLOATING PLATFORM



CYCLING AREA



WATER ACTIVITIES



GYM



BEACH LOUNGE



SPA



RETAIL AREA



RECREATIONAL POOL



RESTAURANTS



MULTI-USE AREA



KIDS PLAY AREA



OFFICE SPACE



BBQ AREA



TWO INCLUSIVE MOSQUES



## Where Accessibility Meets Privacy

AlThuraya Island is nestled in Ajmal Makan City offering easy access to key locations across the Northern Emirates.

### To Dubai International Airport:

35 Minutes

### To Sharjah International Airport:

30 Minutes

### To Sharjah University City:

20 Minutes

### To Sheikh Khalifa Hospital:

13 Minutes







# ALTHURAYA ISLAND

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