

AL ZORAH SHOWROOMS

INVEST · DEVELOP · GROW

A distinctive commercial district set on Al Ittihad Road.

A · L · Z · O · R · A · H

INVEST
DEVELOP
GROW

The Government of Ajman has bestowed a 100% Free Zone and Freehold status upon Al Zorah, making it an ideal place to invest by developing, establishing, and owning businesses and properties, and to achieve long-term life objectives.

The Al Zorah Development (Private) Company Limited P.S.L., a partnership between the Government of Ajman and Solidere International, was incorporated with the aim of undertaking all business related to the development of Al Zorah.

Masterfully crafted by Solidere International, Al Zorah is a refined coastal living destination.

A · L · Z · O · R · A · H



A STUNNING NATURAL SETTING

From its gently meandering parkway, Al Zorah reveals itself in a succession of beautiful panoramas; rolling dunes, scenic creeks, lush mangroves, white, sandy beaches and crystalline waters, which characterize the natural beauty of this 5.4 million square meter coastal site.

Its lagoons and mangrove forests are home to a wide range of marine life, migratory birds, and indigenous plants and are designated conservation areas.



AL ZORAH : THE PROJECT

A REFINED COASTAL DESTINATION
IN AN INTEGRATED HUMAN-SCALE
ENVIRONMENT

Al Zorah is a premier mixed-use development in Ajman, an Emirate of the United Arab Emirates and a refined coastal destination with a rich existing ecosystem.

With the objective to create a unique seaside community that respects, protects and values the beauty of nature, Solidere International has masterfully crafted Al Zorah to provide its residents a planned, integrated, nature-driven and human-scale built environment; its community a true sense of belonging and a balanced lifestyle in a calm and secure environment; and its visitors and tourists a holistic and memorable experience.

PROXIMITY, ACCESSIBILITY, VISIBILITY

AL ZORAH SHOWROOMS,
A DISTINCT COMMERCIAL
DESTINATION ON AL ITTIHAD ROAD

Al Zorah is only a 25-minute drive from Dubai International Airport and 20 minutes from Sharjah International Airport. It is accessible from the Sheikh Mohammed bin Zayed Road that becomes Al Ittihad Road once in Ajman. A highly visible and accessible frontage along this major artery offers unique attributes for Al Zorah Showrooms to become one of the most attractive commercial destinations in the region.



AL ZORAH MASTER PLAN

A mixed-use development in Ajman, a refined coastal destination with a rich existing ecosystem that aims to create a bustling seaside community, a nurturing place to live, work and play.

Al Zorah includes hotels and resorts, residential communities, commercial spaces, leisure facilities and an 18-hole golf course set in a natural environment of sandy areas and a mangrove forest.

Five neighborhoods with carefully defined characters, connected via lush parks, active spaces and shaded paths and promenades result in a sustainable and cohesive environment.



DISTRICT 9, THE GATE OF AL ZORAH

District 9 Community is located at the main entrance of Al Zorah, covering 345,000 square meters of land and designed as a mixed-use neighborhood with residential plots for sale. Al Zorah showrooms occupy the eastern portion of District 9, stretching on a 300m frontage along Al Itihad road to offer exceptional visibility and accessibility along one of the main regional arteries of the UAE while being integrated within Al Zorah community.



DISTRICT 9 MASTER PLAN

District 9 is carefully designed to provide a healthy neighborhood, offering an integrated residential community of 565 plots dedicated for townhouses and villas, a community center, a mosque and a commercial area, all within a nature-filled environment featuring a central park and four lushly green spines. The east-west axis extends towards the commercial area, subsequently revealing a spectacular view corridor from the drop-off located on Al Ittihad Road towards the golf course.



AL ZORAH SHOWROOMS

THE COMMERCIAL DISTRICT OCCUPIES 37,000 SQM OF LAND. IT BRINGS TOGETHER 17 COMMERCIAL PLOTS THAT WILL BE SOLD TO THIRD PARTY DEVELOPERS, ALONG WITH A SET OF URBAN DESIGN AND ARCHITECTURAL GUIDELINES.

9 TYPE A PLOTS

Type A plots stretch along Al Ittihad Road. They offer maximum exposure for the showrooms on the ground floor, as well as for commercial-related uses located on the first floor such as offices or clinics. Vehicular and pedestrian accessibility is planned from an internal street that connects Al Zorah boulevard with Al Ittihad Road. Each plot has a dedicated parking accessible from the internal street and that fulfills the required number of cars as per municipality requirements.

8 TYPE B PLOTS

Type B plots are located along the common boundary with District 9 community. They also accessible from the internal street with dedicated parkings that offer the required number of cars. They have the same landuse distribution as category A plots, with an additional possibility to have a residential program on the first floor such as studios, furnished apartments, etc. The ground floor has a back extension that can be used as an F&B outdoor terrace which opens up towards District 9 community.

A GENEROUS INTERNAL STREET

All plots are accessible from the internal street that connects Al Zorah Boulevard with Al Ittihad Road. With an extremely generous width that varies between 18 meters and 30 meters, it creates an enjoyable atmosphere for the commercial and business activities, featuring abundant trees and large sidewalks to provide a pedestrian-friendly environment.

A SPECTACULAR PEDESTRIAN AXIS

The drop-off located on Al Ittihad Road constitutes the main address for the commercial development. It connects with the east-west pedestrian axis of District 9, generating a spectacular scenery via an 18 meter width view corridor that opens up on District 9 central park and the golf course. A gate separates the residential from the commercial area, therefore allowing District 9 residents to have an access to the commercial facilities while maintaining the privacy of their neighborhood.



17 COMMERCIAL PLOTS FOR SALE

THE MASTER PLAN PUTS ON THE MARKET 17 COMMERCIAL PLOTS FOR SALE. THEY ARE OPTIMIZED IN TERMS OF AREA, DIMENSIONS AND GEOMETRY TO FAVOR A WIDE SPECTRUM OF COMMERCIAL USE.

7 REGULAR PLOTS

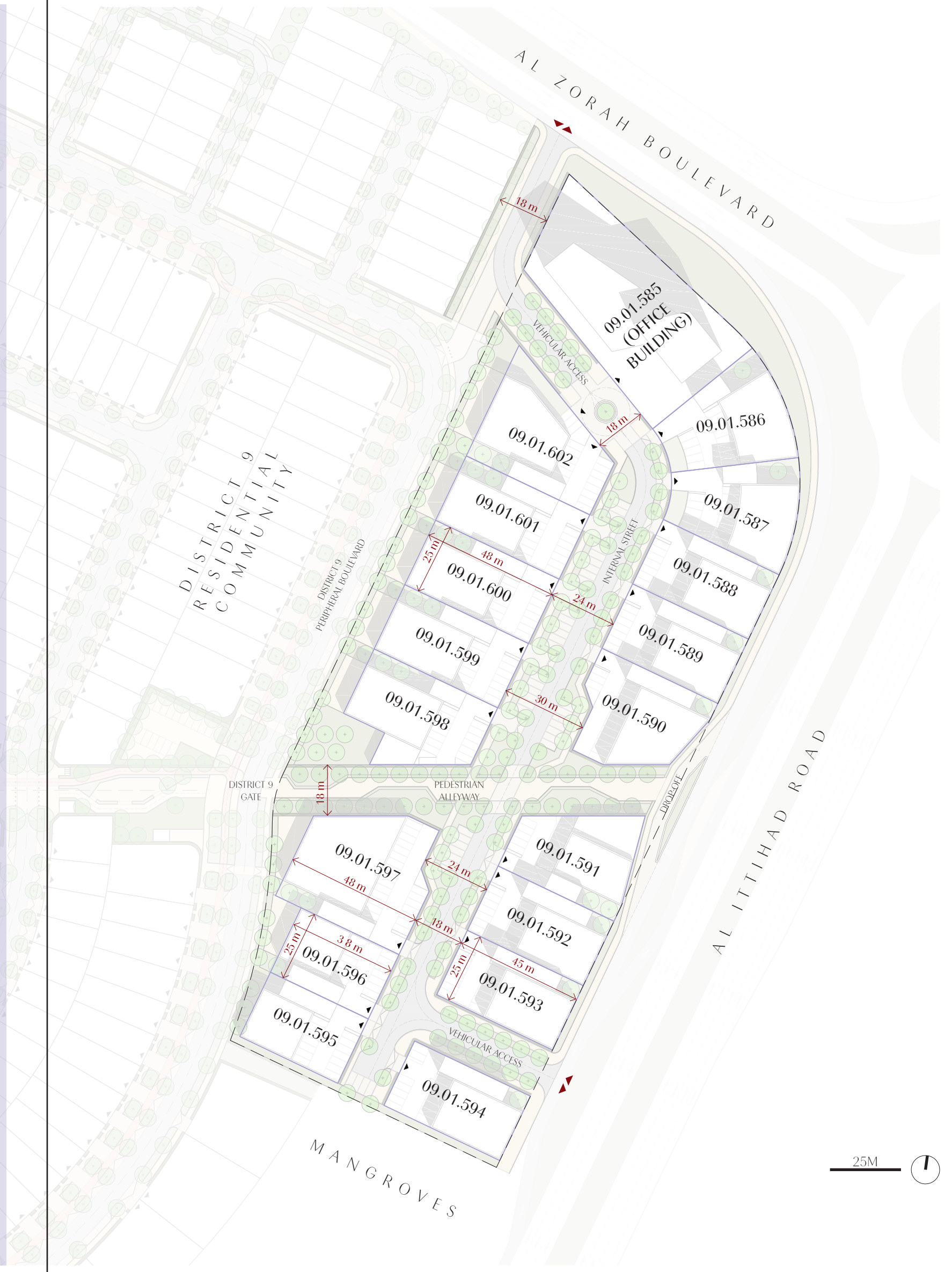
Regular plots form the basic grid of the cadastral subdivision, offering rectangular plots of 25m width and 45m depth for type A plots and 48m depth for type B plots.

8 CORNER PLOTS

Corner plots display two facades for a generous commercial exposure. They occupy either a street corner or a street and pedestrian intersection or they are located at the southern edge of the development, thus benefiting from a valuable exposure from Al Ittihad Road.

2 RADIAL PLOTS

Radial plots offer large commercial frontage. They are strategically located at the corner of the development, facing Al Ittihad roundabout.



PLOT NUMBER	PLOT AREA		PLOT TYPOLOGY	FLOORS		BUA*		COVERAGE		PARKING SPACES PROVIDED	USAGE	
	(SQM)	(SQFT)		BLOCK A	BLOCK B	(SQM)	(SQFT)	(SQM)	(SQFT)		GF	FIRST FLOOR
09-01-586	1,329	14,305	A - RADIAL PLOT	2	1	1,348	14,510	674	7,255	14		
09-01-587	1,329	14,305	A - RADIAL PLOT	2	1	1,348	14,510	674	7,255	14		
09-01-588	1,125	12,109	A - REGULAR PLOT	2	1	1,326	14,273	663	7,136	14		
09-01-589	1,125	12,109	A - REGULAR PLOT	2	1	1,326	14,273	663	7,136	14		
09-01-590	1,305	14,047	A - CORNER PLOT	2	1	1,500	16,146	750	8,073	15		COMMERCIAL MIXED USE
09-01-591	1,253	13,487	A - CORNER PLOT	2	1	1,216	13,089	736	7,922	12		
09-01-592	1,125	12,109	A - REGULAR PLOT	2	1	1,326	14,273	663	7,136	14		
09-01-593	1,125	12,109	A - CORNER PLOT*	2	1	1,326	14,273	663	7,136	14		
09-01-594	1,125	12,109	A - CORNER PLOT*	2	1	1,326	14,273	663	7,136	14		
09-01-595	950	10,226	B - CORNER PLOT	2	1	1,000	10,764	500	5,382	14		
09-01-596	950	10,226	B - REGULAR PLOT	2	1	1,000	10,764	500	5,382	14		
09-01-597	1,851	19,924	B - CORNER PLOT	2	1	2,168	23,336	1,084	11,668	22		
09-01-598	1,350	14,531	B - CORNER PLOT	2	1	1,409	15,166	767	8,256	14		
09-01-599	1,200	12,917	B - REGULAR PLOT	2	1	1,380	14,854	690	7,427	14		COMMERCIAL MIXED USE
09-01-600	1,200	12,917	B - REGULAR PLOT	2	1	1,380	14,854	690	7,427	14		RESIDENTIAL COMMERCIAL MIXED USE
09-01-601	1,200	12,917	B - REGULAR PLOT	2	1	1,380	14,854	690	7,427	14		
09-01-602	1,512	16,275	B - CORNER PLOT	2	1	1,580	17,007	790	8,503	16		
TOTAL	21,054	226,623				23,339	251,221	11,860	127,660			

*Regular and corner plots

MASSING CONCEPT

Main blocks are set to 2 floors, separated by a 3 floor secondary block comprising the main entrance, the vertical circulation and necessary utilities. They generate a regular rhythm to the overall massing while providing a distinct legibility for each showroom.

Third party developers have the possibility to develop their own facades treatment in compliance with the urban design and architecture design guidelines. The objectives is to generate variety in a coherent district, therefore creating a strong commercial identity for the whole development.





A PRIME
LOCATION



AL ZORAH SHOWROOMS STRETCH ALONG
AL ITTIHAD ROAD, OFFERING GENEROUS
COMMERCIAL FLOORPLATES WITH UNIQUE
EXPOSURE AND ACCESSIBILITY.

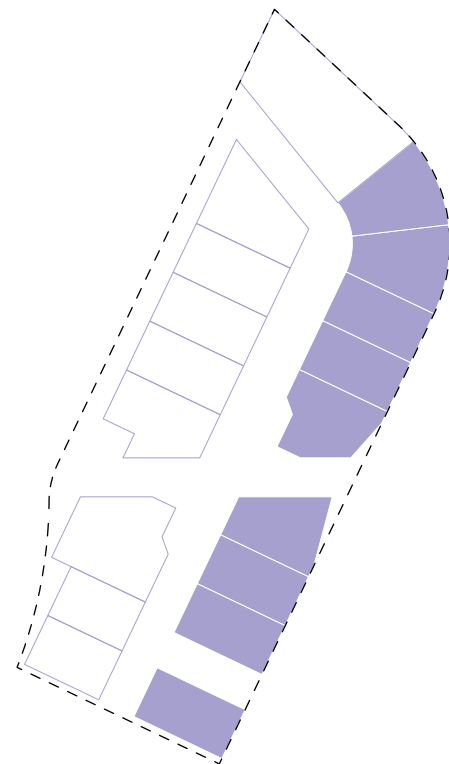


A REFINED BUSINESS
ENVIRONMENT



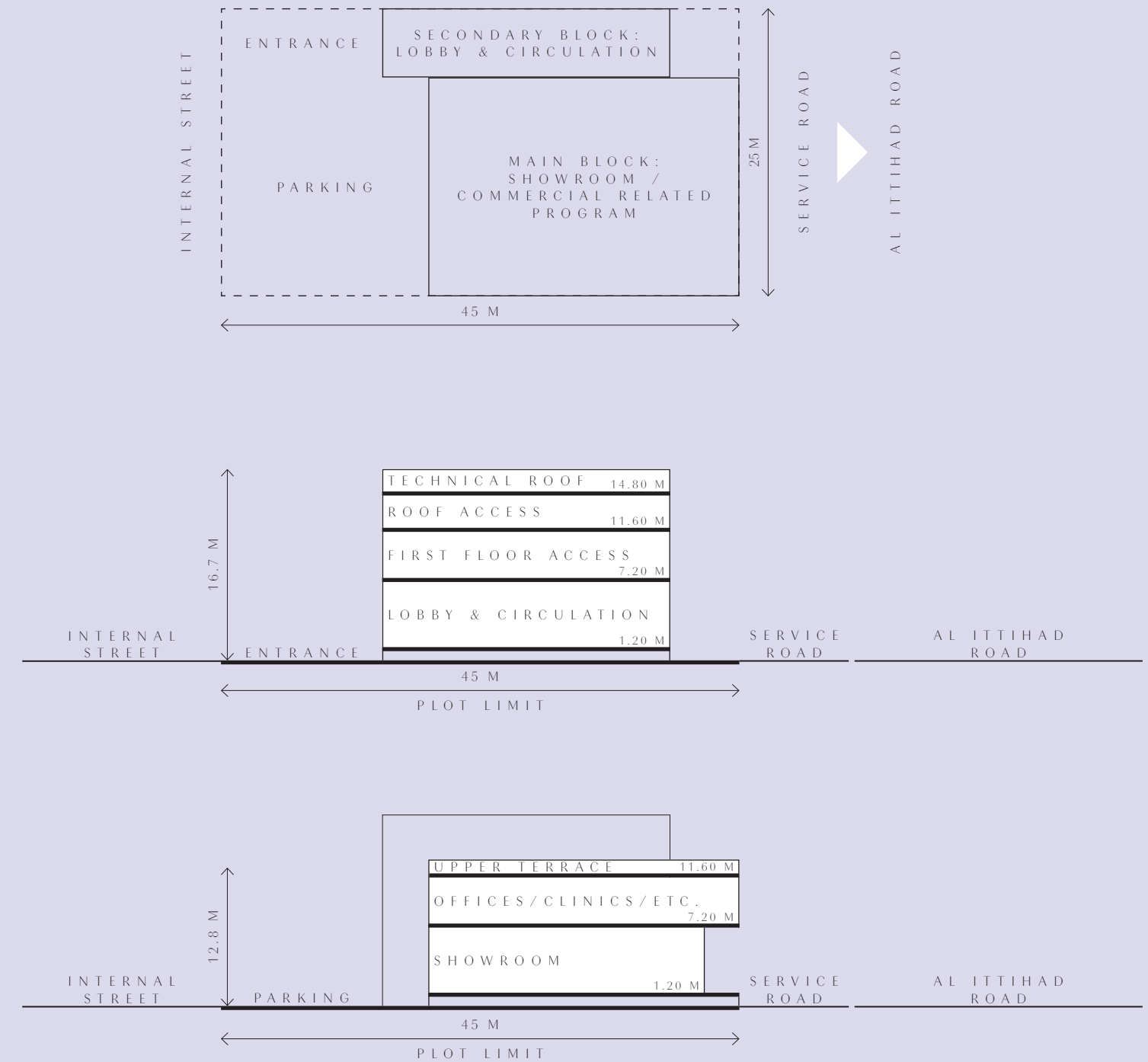
THE INTERNAL STREET AND ITS GENEROUS
LANDSCAPE CREATE A REFINED AND
PLEASANT URBAN ENVIRONMENT FOR
DIFFERENT TYPES OF BUSINESSES.

WITH THEIR PRIME LOCATION ALONG AL ITTIHAD ROAD, TYPE A PLOTS OFFER A UNIQUE COMMERCIAL EXPOSURE. THEY FORM THE URBAN FACADE OF AL ZORAH.



TYPE A PLOTS

REGULAR PLOTS*



*Drawings are based on regular plots. They are used as reference for similar types of plots

TYPE A REGULAR PLOTS

5 PLOTS	09.01.588/589/592/593*/594*
PLOT AREA	1,125 SQM (12,109 SQFT)
BUILT-UP AREA	1,326 SQM (14,273 SQFT)

*Regular and corner plots

THE PLOT AREA AND DIMENSIONS OPTIMIZE FUNCTIONALITY, EFFICIENCY AND ADAPTABILITY TO MARKET NEEDS

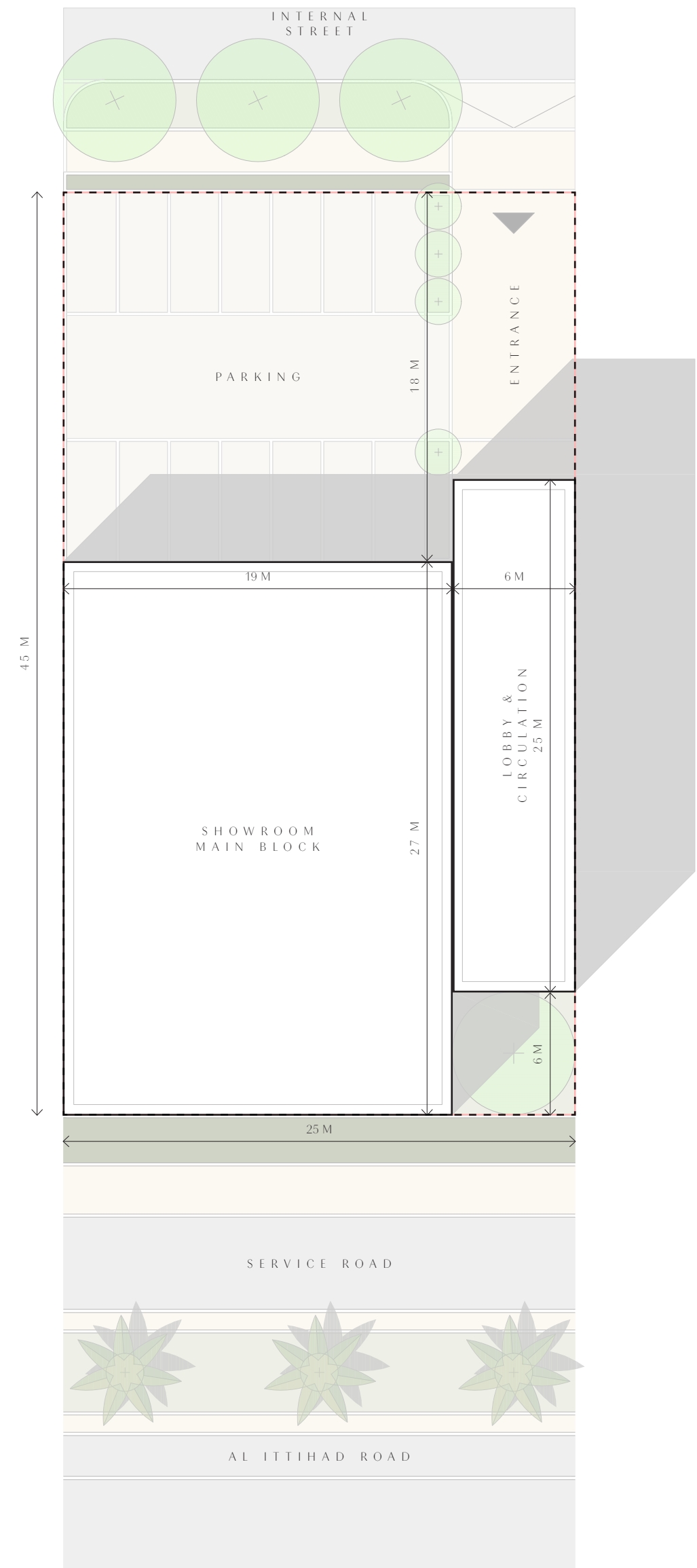
Type A regular plots offer 25 meter frontage, whereas all plots have 45 meter depth. They are all accessible from the internal street of the commercial district, and offer visitor parking spaces as required by municipal regulations which is calculated based on the allowable built-up area.

The 6 meter parking access acts as pedestrian entrance to the lobby and vertical circulation, serving both the ground floor and the first floor.

The ground floor is dedicated to showrooms which occupy a fully transparent space. It is elevated by a 1.2 meter in order to have an uninterrupted visibility of the shopfronts from the internal street and Al Ittihad Road.

The first floor is dedicated for commercial-related uses such as offices, clinics or an extension to the showroom.

The possibility of adding a basement floor as a storage space or other functions is envisaged as long as it does not affect the proposed massing. The vehicular ramp, if needed, will be subsequently located in the 6m width and integrated within the secondary block. As a result, the entrance of the showroom may be relocated in the main block.

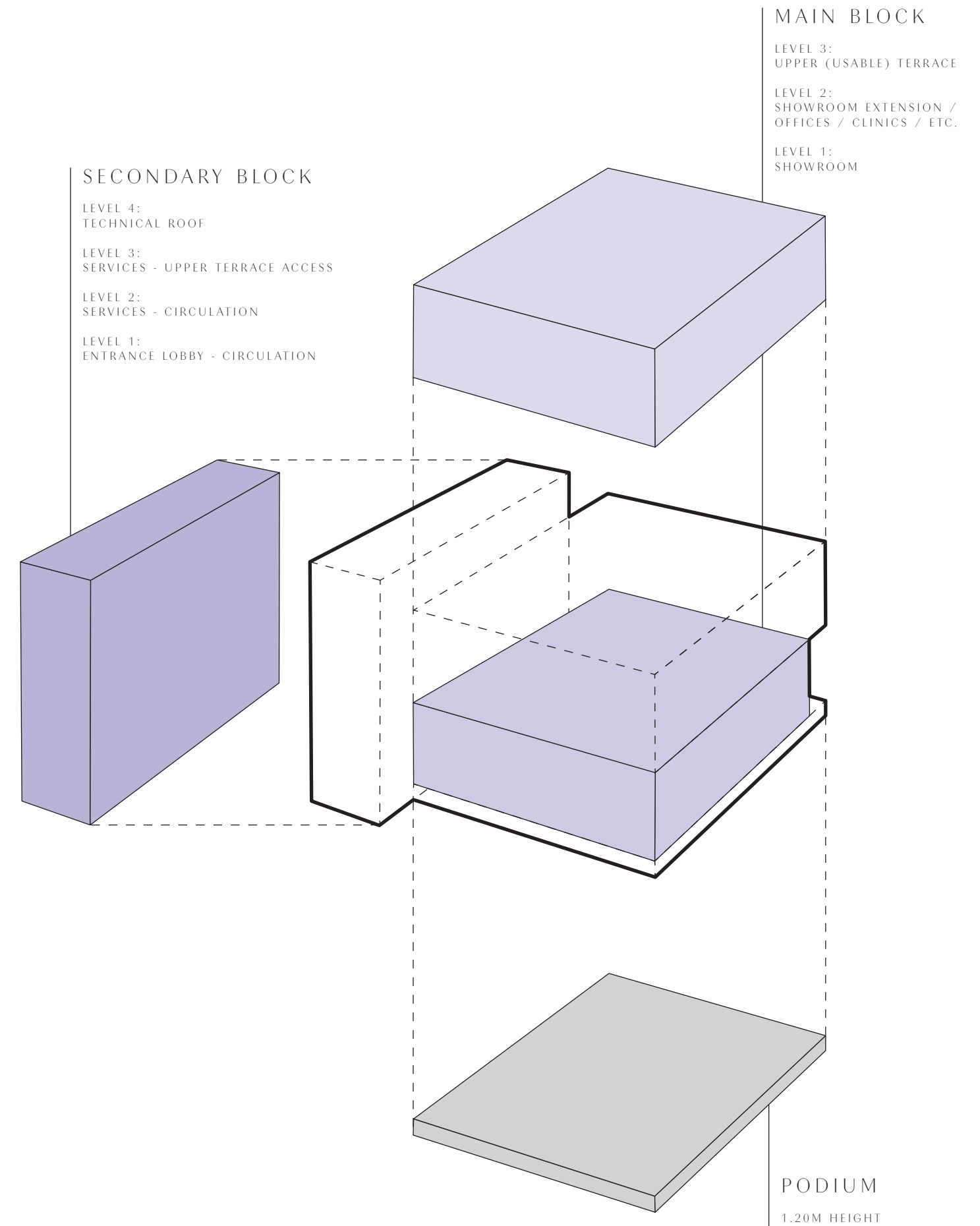


THE MASSING CONCEPT
OFFERS FLEXIBLE COMMERCIAL
FLOORPLATES WHILE CREATING A
COHERENT DISTRICT IDENTITY

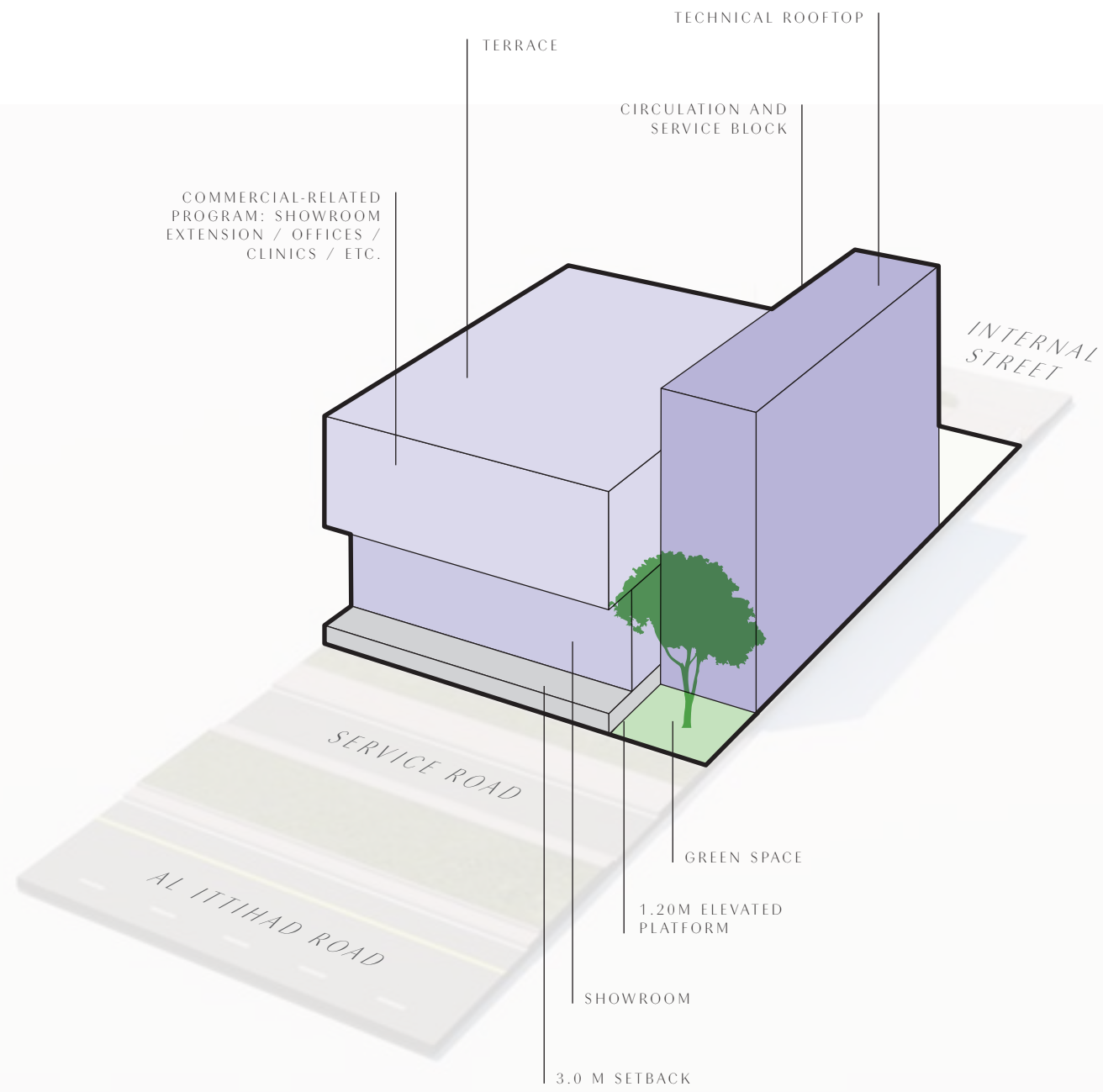
The proposed massing design separates the usable commercial space from the circulation and technical facilities, therefore allowing the possibility either to connect both floors or to operate them separately depending on the tenant's needs.

The main block is dedicated to a showroom on the ground floor, offering glazed facades that provide high visibility along Al Ittihad Road and the internal street. The first floor of the main block can be either connected to the showroom or can have an independent access. It is dedicated for offices, clinics or other commercial-related uses. The architectural reading of the first floor is separate from the ground floor, with screened facades that provide a contemporary and minimal treatment. Urban design and architecture design guidelines form an key section of Development Brief provided to the developer as part of the SPA. Each developer can propose his own design for the external skin / louvers / fins. The latter shall be approved by Al Zorah to secure a coherent legibility of the whole district.

The secondary block is adjacent to the main block and contains the lobby, the vertical circulations and other services, therefore liberating the showroom floorplate from any technical elements for an optimized commercial use.

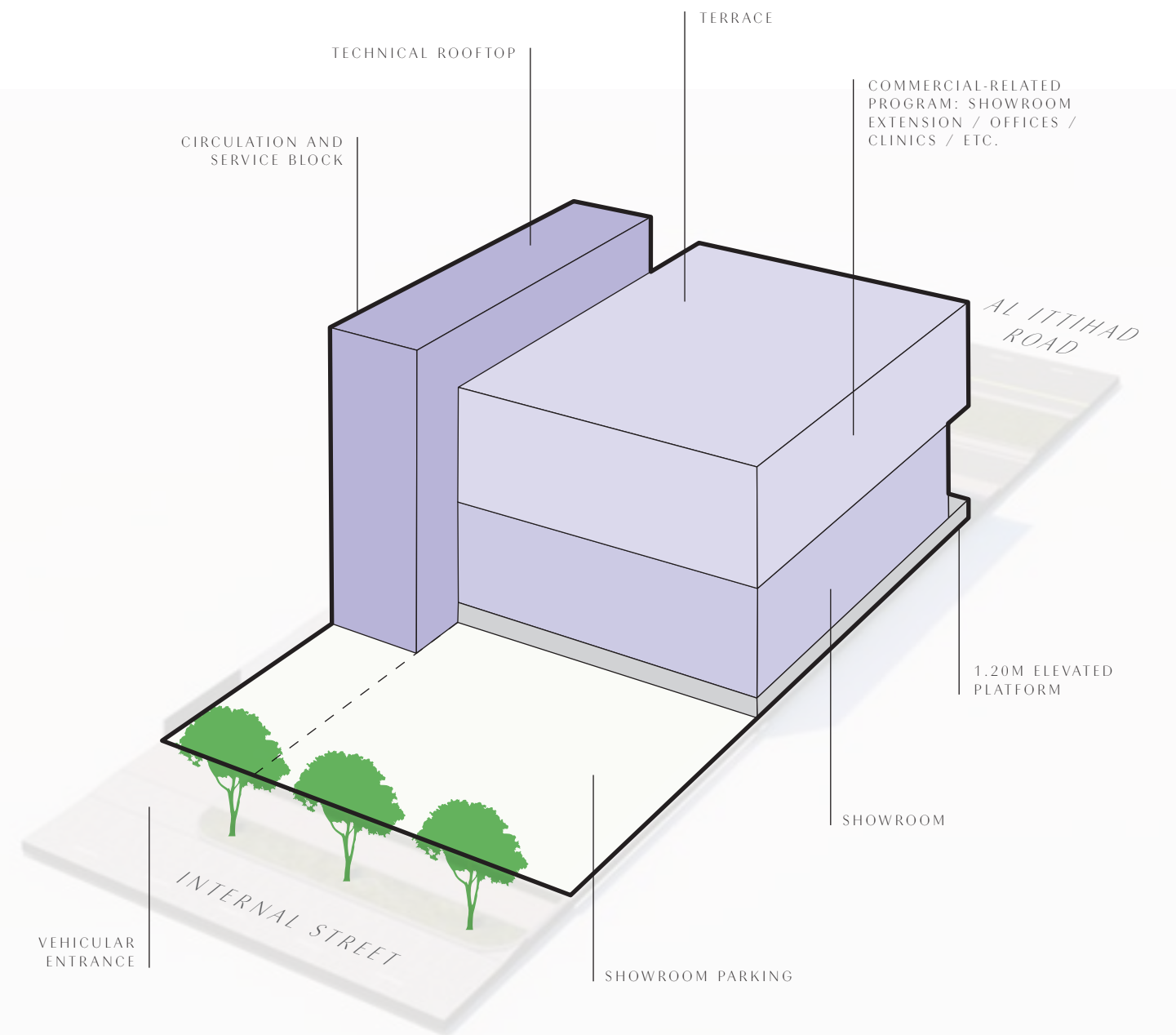


TYPE A PLOTS



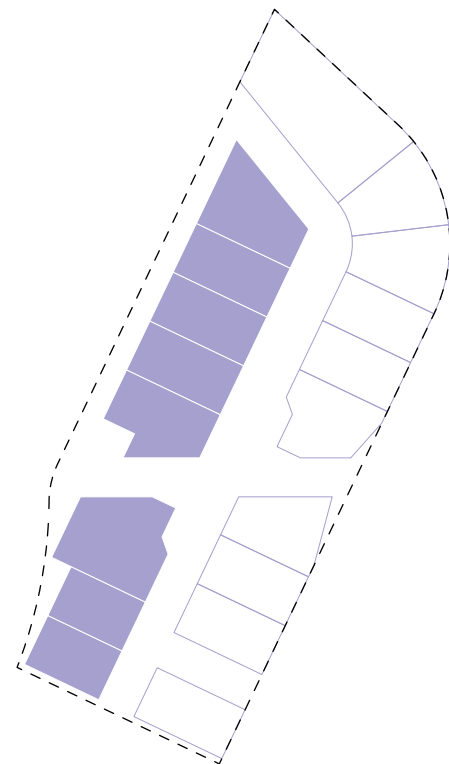
FRONT VIEW
FROM AL ITTIHAD ROAD

TYPE A PLOTS



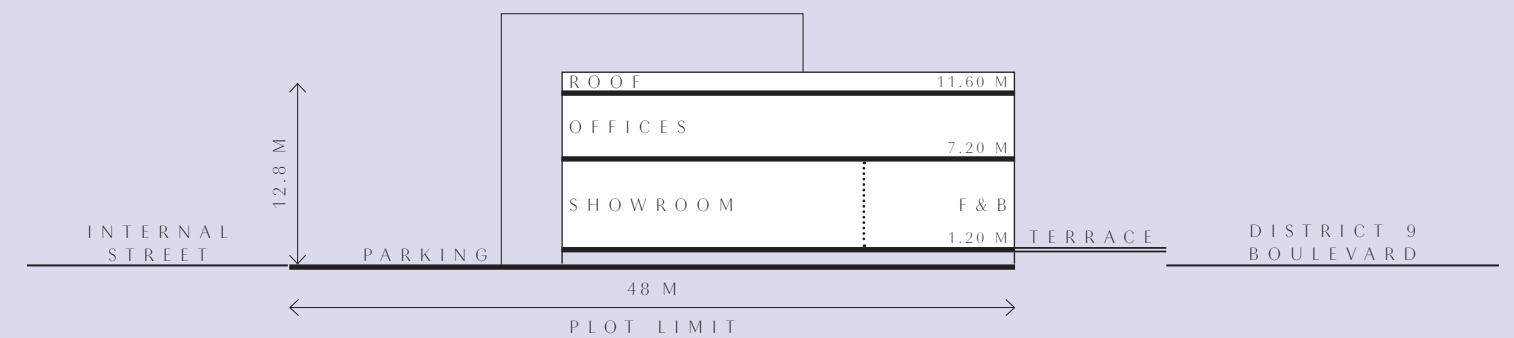
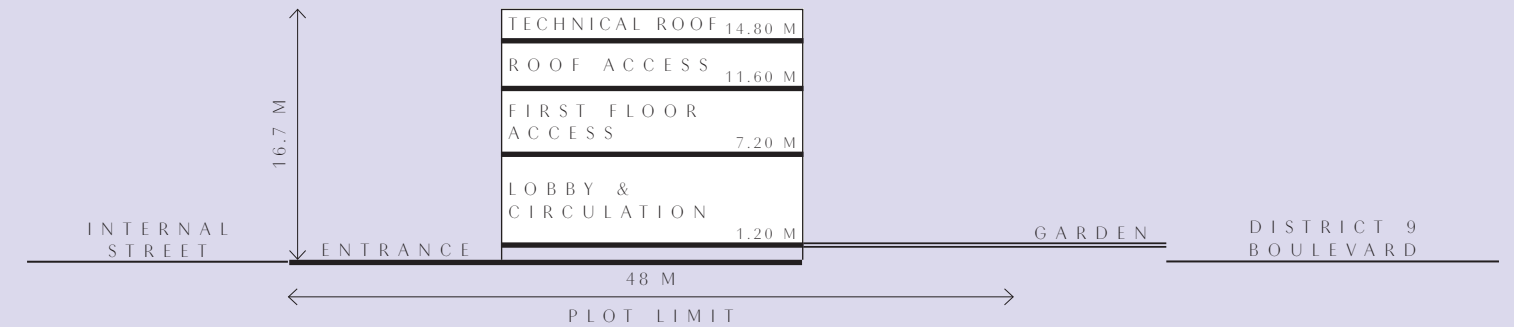
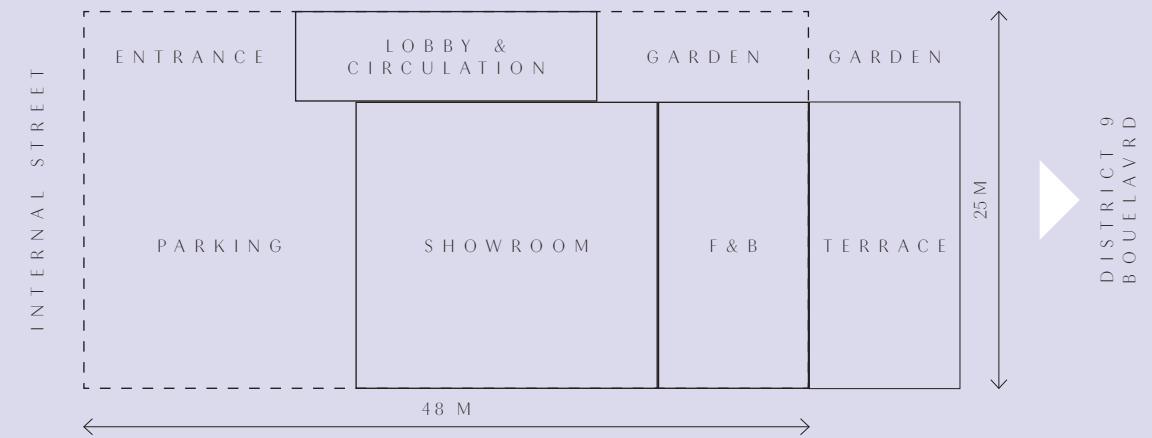
BACK VIEW
FROM THE INTERNAL ROAD

LOCATED IN THE HEART OF THE COMMERCIAL DISTRICT, TYPE B PLOTS ARE NESTED WITHIN A ENJOYABLE BUSINESS ENVIRONMENT INSPIRED FROM THE SERENITY OF AL ZORAH.



TYPE B PLOTS

REGULAR PLOTS*



*Drawings are based on regular plots.. They are used as reference for similar types of plots

TYPE B REGULAR PLOTS

3 PLOTS	09.01.598/599/600
PLOT AREA	1,200 SQM (12,917 SQFT)
BUILT-UP AREA	1,380 SQM (14,854 SQFT)

THE PLOT AREA AND DIMENSIONS OPTIMIZE FUNCTIONALITY, EFFICIENCY AND ADAPTABILITY TO MARKET NEEDS

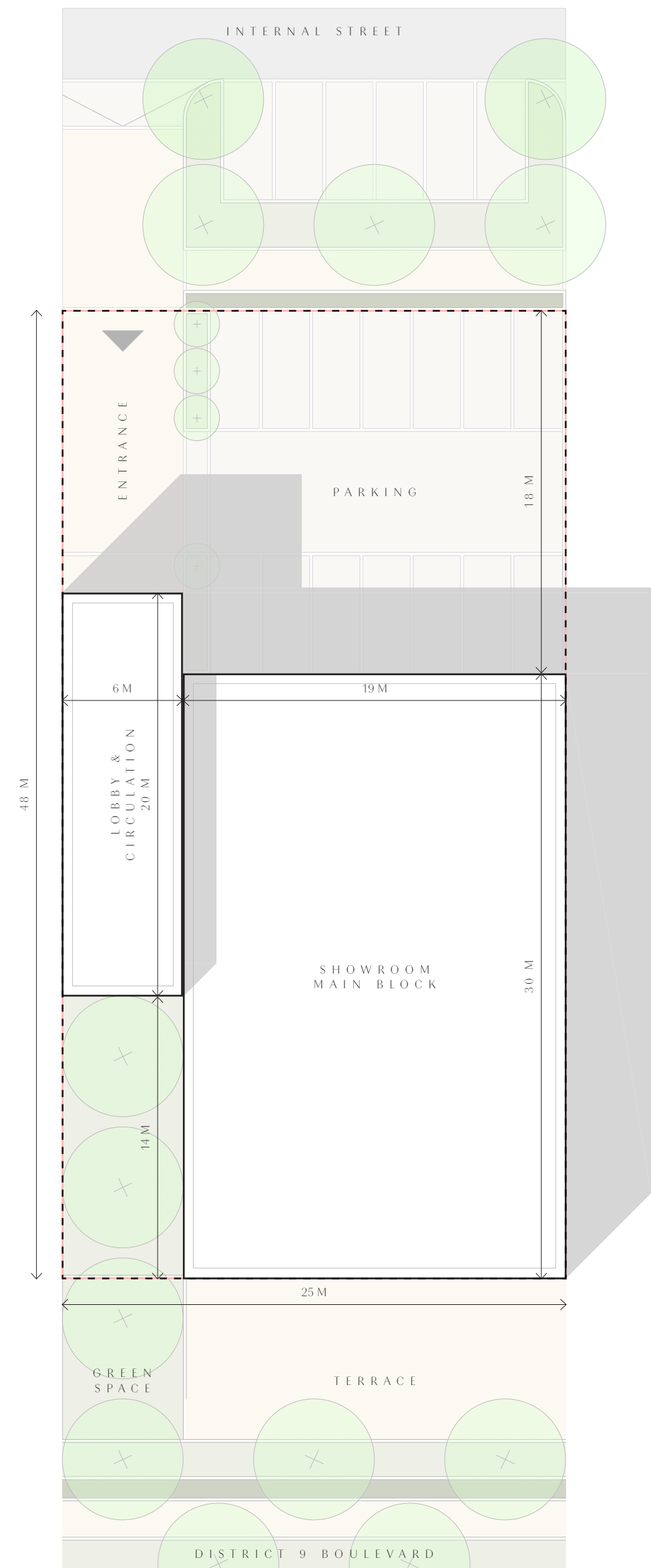
Type B regular plots offer 25 meter frontage, whereas all plots have 48 meter depth. They are all accessible from the internal street of the commercial district, and offer visitor parking spaces as required by municipal regulations which is calculated based on the allowable built-up area.

The 6 meter parking access acts as pedestrian entrance to the lobby and vertical circulation, serving both the ground floor and the first floor.

The ground floor is dedicated to showrooms which occupy a fully transparent space. It is elevated by a 1.2 meter in order to have an uninterrupted visibility of the shopfronts from the internal street. In addition, the ground floor of type B plots benefits from a terrace / garden at the backside of plot that can serve an F&B program located at the back of the showroom, overlooking District 9 community.

The first floor is dedicated for commercial-related uses such as offices, clinics or an extension to the showroom. Moreover, it can host a residential program such as furnished apartments or studios.

The possibility of adding a basement floor as a storage space or other functions is envisaged as long as it does not affect the proposed massing. The vehicular ramp, if needed, will be subsequently located in the 6m width and integrated within the secondary block. As a result, the entrance of the showroom may be relocated in the main block.

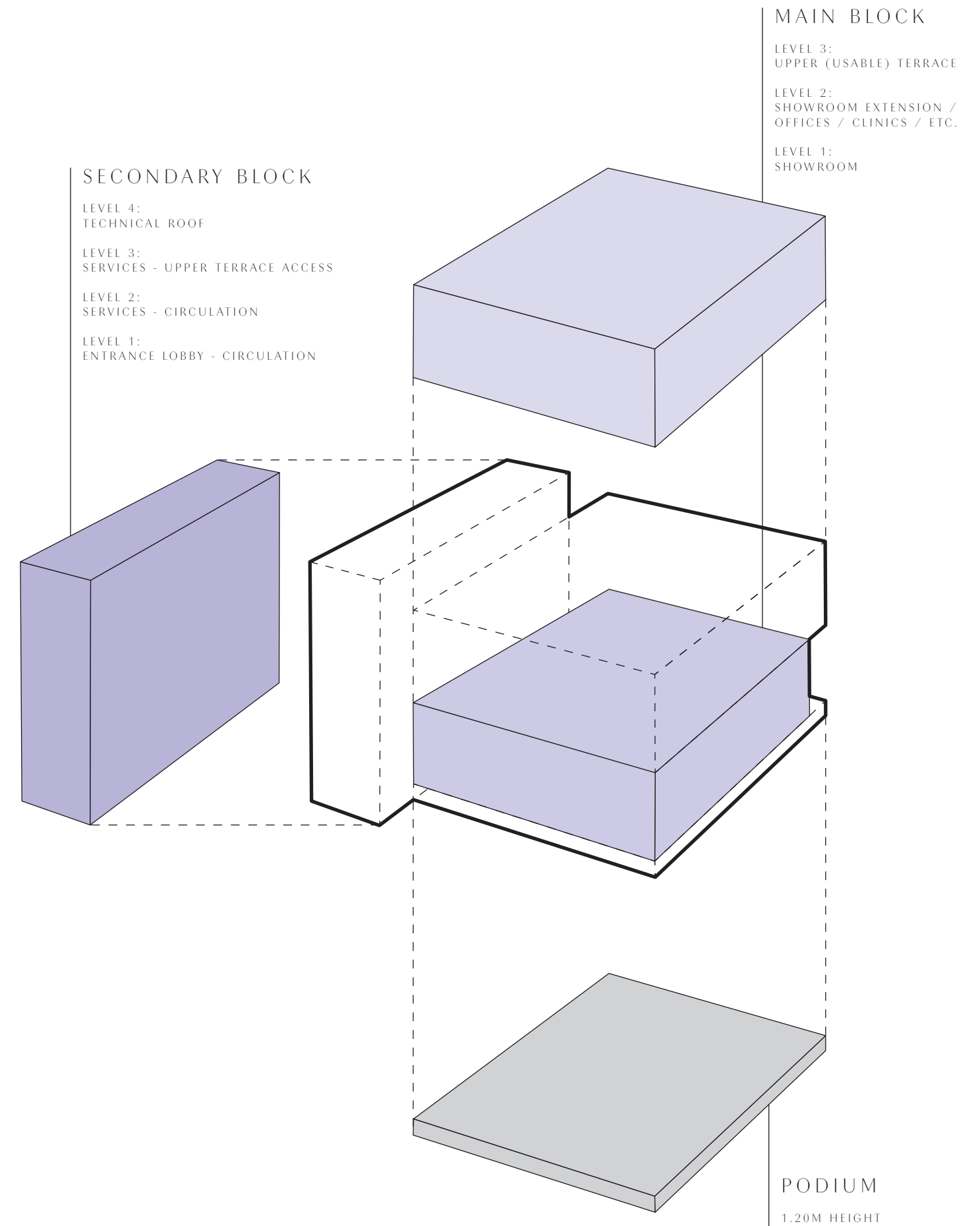


THE MASSING CONCEPT OFFERS FLEXIBLE COMMERCIAL FLOORPLATES WHILE CREATING A COHERENT DISTRICT IDENTITY

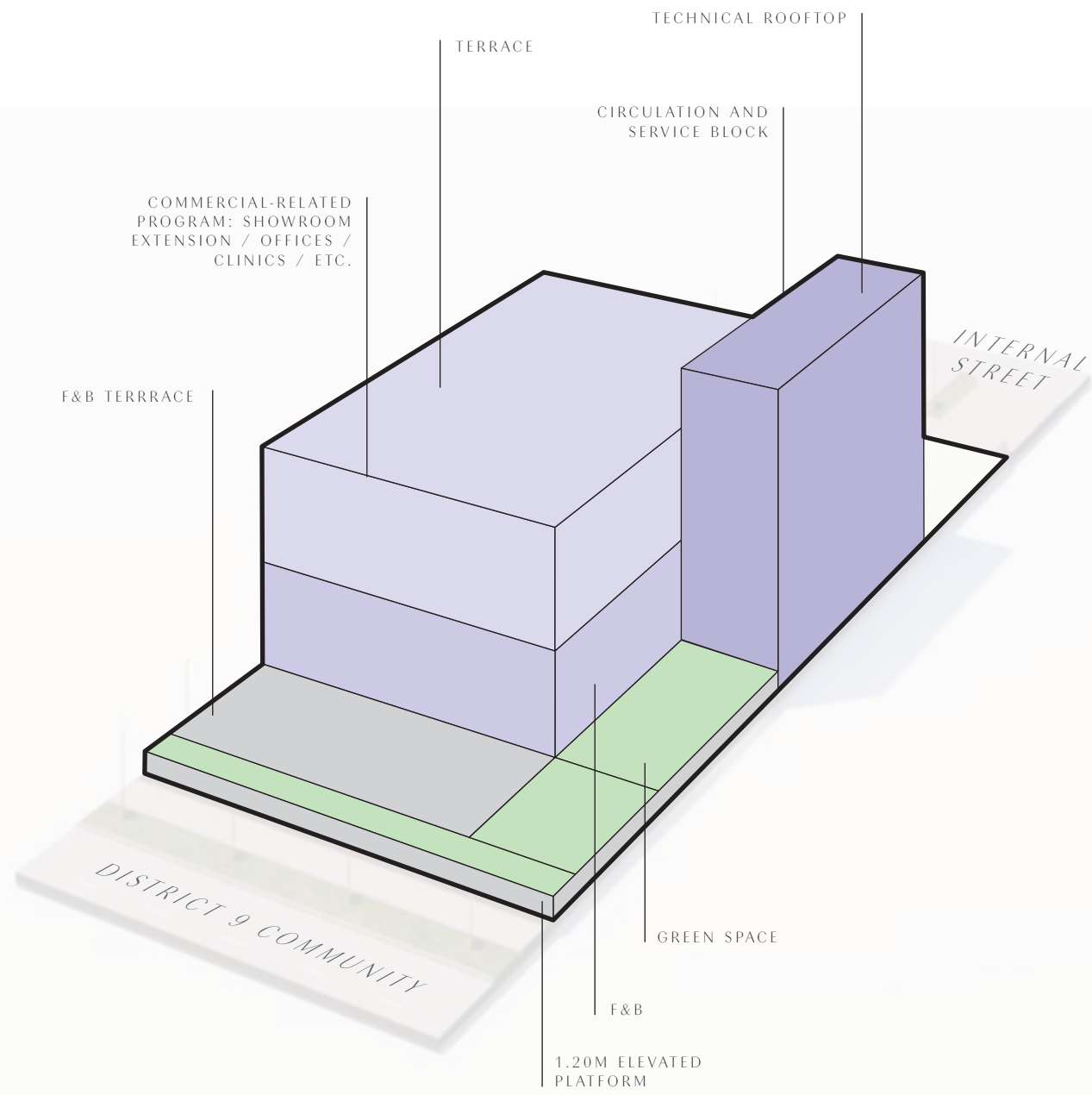
The proposed massing design separates the usable commercial space from the circulation and technical facilities, therefore allowing the possibility either to connect both floors or to operate them separately depending on the tenant's needs.

The main block is dedicated to a showroom on the ground floor, offering glazed facades that provide high visibility along the internal street. Type B buildings have access on a 10 meter terrace at the back of the plot. It may serve as an outdoor extension for an F&B facility that overlooks the District 9 community. The first floor of the main block can be either connected to the showroom or can have an independent access. It is dedicated for offices, clinics or other commercial-related uses, in addition to a residential program such as furnished apartments or studios. The architectural reading of the first floor is separate from the ground floor, with screened facades that provide a contemporary and minimal treatment. Urban design and architectural guidelines are an integral part of Development Brief provided to the developer as part of the SPA. Each developer can propose his own design for the external skin / louvers / fins. The latter shall be approved by Al Zorah to secure a coherent legibility of the whole district.

The secondary block is adjacent to the main block and contains the lobby, vertical circulations and other services, therefore liberating the showroom floorplate from any technical elements for an optimized commercial use.

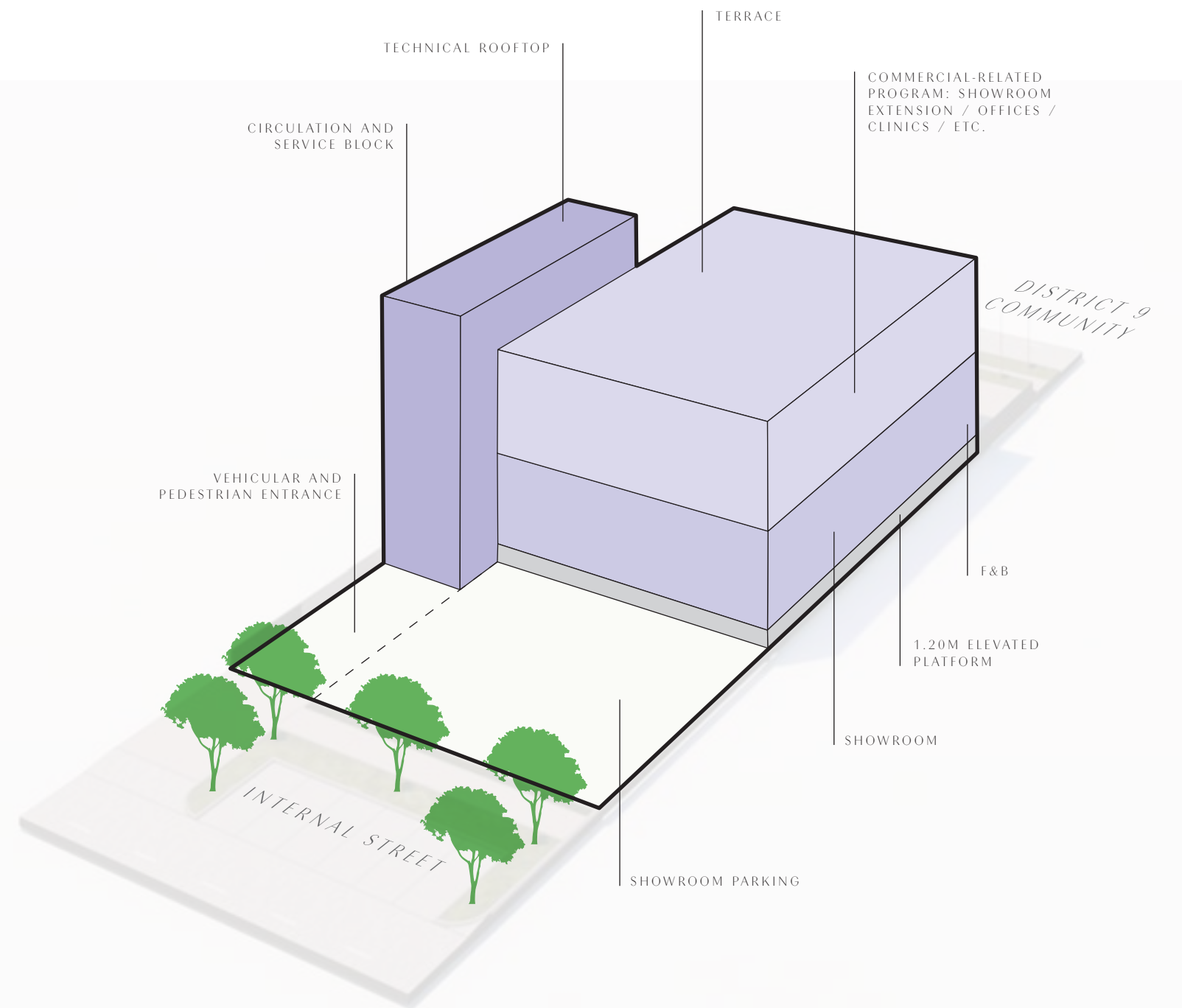


TYPE B REGULAR PLOTS



FRONT VIEW
FACING AL ITTIHAD ROAD

TYPE B REGULAR PLOTS



BACK VIEW
FACING THE INTERNAL ROAD

URBAN DESIGN GUIDELINES

PERMITTED USES

- The only permissible land uses for the plot is as follows:
GF: Showrooms, retail, F&B.
1st floor: Showrooms, offices, commercial-related uses, residential (only for type B plots).

DEVELOPMENT RIGHTS

- The area of each plot is indicated in the area schedule pages 20 and 21.
- The maximum permitted above ground Built-Up Area (or net development rights) is indicated in the area schedule pages 20 and 21.
- Technical amenities are excluded in the BUA calculation.
- The developer shall submit a detailed area schedule with the concept design submittal.

PLOT COVERAGE

- The maximum allowed plot coverage is indicated in the area schedule pages 20 and 21.

PLOT COORDINATES

- An affection plan will be provided with the development brief and will include the plot coordinates plan. Digital files will be made available to the developer upon his request.

BUILDING CONTROLS

- Drawings in pages 29 and 37 illustrate building controls for type A and type B regular plots.

NUMBER OF FLOORS

- The allowed number of floors for the main block is ground floor plus one plus roof.
- The allowed number of floors for the secondary block is ground floor plus two plus roof.

BUILDING HEIGHT

- The building height of the main block is set at 12.80 meters, measured from sidewalk finish level to the upper roof parapet finish level.
- The building height of the secondary block is set at 16.70 meters, measured from sidewalk finish level to the upper roof parapet level.
- Ground floor finish level is at 1.20 meters from sidewalk finish level.
- Height parapet of lower roof level (main block) is at 1.20 meters.
- Height parapet of upper roof level (secondary block) is at 1.90 meters. All mechanical equipment installed on the upper roof shall be hidden and integrated within the rooftop.

BUILDING FOOTPRINT

- The attached master plan (page 17) indicates footprint limits pertaining to each plot.
- This footprint aims to give a surrounding for the building that shall serve as a parking and landscaped green area.
- The proposed footprint generates massing alignment and a coherent legibility of the different buildings as part of a whole development.

PARKING

- Each plot has a private parking space for a specific number of cars as per municipal requirements.

VEHICULAR ACCESS

- The vehicular access of the plot is limited to a 6 meters passage accessible from the internal street. The location of vehicular entrance for each plot is mandatory as indicated on the master plan.

PEDESTRIAN ACCESS

- Pedestrian entrance is merged with the vehicular entrance in a 6 meters shared passage.

LANDSCAPE

- Landscape is considered as a key component for the creation of a qualitative urban environment.
- Advanced landscape design guidelines shall be provided as part of the Development Brief. They ensure a coherent legibility of all open spaces.

FENCE

- Fencing car parks along the internal street with 1.20 meter height steel bars covered with green hedge is mandatory.
- The fence is composed of metal steel bars of a rectangular section with no ornament, to be submitted to Al Zorah for approval.
- Vehicular and pedestrian gates should be coherent with the fence design.

LIGHTING

- Lighting of open spaces and facades should be subtle and discrete to blend with the street lighting, to be submitted to Al Zorah for approval.

ARCHITECTURE DESIGN GUIDELINES

ARCHITECTURAL IDENTITY

- The overall character of the showrooms is to be contemporary, non-thematic and non-pastiche.
- The architecture should reflect a minimal design, free of facade ornaments and inappropriate architecture gestures. The richness of the architecture should derive from simplicity and a clear legibility of the massing.
- The architecture should support the natural soft Al Zorah brand image and result in a cohesive and distinctive development.

FACADE DESIGN

- The facade of the main block should have a specific treatment that separates the GF and the first floor.
- A transparent ground floor for the main block is encouraged.
- The upper portion of the main block should have a special treatment of louvers, skin, etc. It is a key element of the building identity.
- The facade of the secondary block is more enclosed. It can support commercial logos to be submitted to Al Zorah for approval.
- Openings should align from the top and the bottom to maintain a holistic coherence between all plots.
- Structural elements should be integrated into walls and should not appear unless they translate an architecture concept.
- Signage should be discrete and subtle. Flashy colors are prohibited.
- Lighting design should discretely reveal the architecture by night.

MATERIALS

- Design, details and materials of all external elements (mullions, glass color and reflection, paint, louvers, etc.) shall be reviewed and approved by Al Zorah with sample boards and real scale mock-ups prior to installation.
- All window and door glazing must be neutral in color; the use of colored glass is strictly prohibited. For a better visibility, reflective glass may be used (up to 5% reflectivity) to be submitted for Al Zorah's approval. The use of low emissivity glass is encouraged.

GF TREATMENT

- The ground floor level incorporates an outdoor parking with shading structure to be approved by Al Zorah.
- Ground floor pilotis is prohibited.

ROOFTOP TREATMENT

- the rooftop is considered as a 5th elevation. The mechanical and technical equipment should be integrated within the architecture and enclosed with louvers or pergolas.
- The lower rooftop (main block) can be used as an outdoor terrace.
- The upper rooftop (secondary block) is used for the mechanical equipment with appropriate sound-proofing. It is mandatory to hide the mechanical equipment (screen protection, louvers, greenery, etc.), respecting the technical parapet height (1.9 meters).

FLOOR LEVELS

- Ground floor finish floor level is at 1.20 meters measured from the sidewalk finish level.
- First floor finish level is at 7.20 meters measured from the sidewalk finish level.
- Lower roof finish level is at 11.60 meters measured from the sidewalk level, plus a parapet of 1.20 meters.
- Upper roof finish level is at 14.80 meters measured from the sidewalk finish level, plus a parapet of 1.90 meters hiding technical equipment.

FLOOR HEIGHTS

- Ground floor height is fixed at 6.00 meters, the first floor height at 4.40 meters and the second floor height (in the secondary block) at 3.20 meters, all measured from finish to finish floor level.
- Slab and floor finishing thickness is fixed at an average of 40cm.

HANDRAILS

- Handrails have a 1.2 meter height as per municipal standards.
- Handrail design and material sample and mock-up shall be submitted to Al Zorah for approval.

LOUVERS

- Louvers define the character of the building. They are mainly installed in front of the first floor openings.
- Ornaments are not allowed.
- Louvers design, material sample and mock up shall be submitted to Al Zorah for approval.

AL ZORAH

THE BIGGER
PICTURE



MASTERFULLY CRAFTED LIVING

AL ZORAH IS A MIXED-USE DEVELOPMENT IN WHICH 60 PERCENT OF THE LAND AREA IS DEVOTED TO PUBLIC SPACE AND THE PROTECTED MANGROVES

From the moment you arrive in Al Zorah, you are transported. A lush landscape combines the natural beauty of the mangrove creek with the man-made elegance of the golf course, setting the stage for an eco-friendly lifestyle.

Almost two-thirds of the land area is devoted to protected mangroves and public spaces that include large parks, plazas, promenades, side-walks, jogging paths, and biking trails. These spaces not only connect the urban fabric to the water's edge, they also allow commercial and retail districts to flourish.

The beach front, peninsula, and creekside areas each have their own special character. The central spine of the development will include an entertainment complex, a marina, souks, and a mall that will be completed in phases.

All districts are accessible on foot, enhancing the feeling of community. This extensive network of paths encourages a healthy, outdoor lifestyle and makes walking a daily pleasure.

The Al Zorah master plan won the Arabian Property Best Mixed-Use Development Award for achieving the perfect balance between nature preservation and urban development in creating a refined coastal lifestyle destination.

ALL THE DISTRICTS ARE PART OF A LARGER COMMUNITY INTERCONNECTED THROUGH AN EXTENSIVE NETWORK OF PATHS, THUS CREATING A FRIENDLY WALKABLE ENVIRONMENT



01 The Shores . 02 The Avenues . 03 The Coves
04 The Fairways . 05 District 9

AN INTEGRATED COMMUNITY

COMING HOME AFTER A DAY'S WORK, YOU MIGHT HEAD FOR A ROUND OF GOLF OR TAKE A SHORT STROLL TO THE BEACH, BOUTIQUES, CAFES, AND OTHER AL ZORAH AMENITIES

Stroll along the network of landscaped pathways to the inner marina to stroll amongst the shops, cafes and restaurants, wander the boardwalk down to the pristine 1.6-kilometer beach front, or enjoy any of the other amenities that Al Zorah offers. Hop on your bike and explore the mangrove forests for a day out in nature and a little bird-spotting. Every day at Al Zorah is different.

Residents of Al Zorah's Golf Villas, Golf Estates, and Fairways Residences have the added benefit of a nearby educational institution operated by GEMS, one of the leading K1-12 education providers in the UAE. Children can easily walk or bike to the school along the safe network of shaded pathways.

With year-round activities for the young and energetic, restaurants and leisure pursuits to engage the whole family, and solitude for those looking to get away from it all, Al Zorah caters to every taste.

Life here truly feels like one long luxurious holiday that never has to end.

THE LARGER PICTURE

LET YOUR SPIRIT SOAR

PARKLANDS AND PATHWAYS, SAND DUNES, BEACHES AND THE SEA ARE A DAILY OPPORTUNITY FOR PHYSICAL EXERCISE AND RECREATIONAL ACTIVITY

Al Zorah's extensive grounds, from landscaped spaces to meandering pathways, are the perfect setting for relaxation and daily exercise. Beyond your community, beaches and sand dunes are ideal for a number of sports or adventures.

Opportunities abound to dive, sail, canoe, kayak, and kite surf. Team sports such as basketball, soccer, and beach volleyball are also available, while nature trails are ideal for jogging, cycling, and strolling.





CLOSE TO NATURE

EXPLORATION TRAILS IN THE LUSH
MANGROVE FOREST ARE THE IDEAL
BACKDROP FOR THOSE SEEKING AN
ECO-FRIENDLY EXPERIENCE



OUTDOOR VITALITY

CONSIDERED PRIME ATTRIBUTES OF AL ZORAH'S
MASTER PLAN, PEDESTRIAN AND BIKE TRAILS
CREATE AN ENVIRONMENT THAT PRIORITIZES
OUTDOOR LEISURE AND ACTIVITIES



THE LARGER PICTURE

PRESERVED MANGROVE FOREST

ALL THE RICH BIODIVERSITY
OF A TWO-SQUARE KILOMETER
WETLAND, HOME TO A FISH NURSERY
AND 58 SPECIES OF BIRD

One of the attractions of Al Zorah is the tidal lagoon, an inland creek that extends over two square kilometers of biologically and ecologically rich wetland. Home to a fish nursery and host to more than 58 bird species all year round, the creek and mangrove are designated conservation areas, and Al Zorah commits to preserving them.

In addition to the unspoiled eco-system, the green areas of Al Zorah should help attract new species of animals and birds to the region.

Pathways through the mangroves allow residents and guests to explore this protected area sensitively, on leisurely strolls and tailored discovery programs.

FREEHOLD FREE ZONE

IDEAL CONDITIONS FOR DOING BUSINESS AND OWNING PROPERTY

The Government of Ajman has granted Al Zorah freehold and free zone status, creating the perfect conditions for doing business and owning property. Special privileges allow foreign and local residents and investors full ownership of businesses and companies.

The same is true for land and buildings, which can be sold or rented as required.

These favorable conditions make Al Zorah the ideal place to set long-term life objectives.

SOLIDERE INTERNATIONAL

FOCUSED ON PLANNING AND DELIVERING INSPIRING PLACES FOR LIFE

Solidere International is a city maker, place maker, and developer focused on creating urban destinations and mixed-use real estate developments primarily in the Middle East and also in emerging markets internationally.

Solidere International is focused on delivering inspiring places and real estate products that respond to their context, culture, and climate by developing Places for Life.

With years of expertise in master planning, land development, real estate, and hospitality, Solidere International has master planned Al Zorah to offer its residents an integrated and refined coastal living destination.

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Illustrations and images in this brochure show the intended mood and the evolution of the design development to date and are therefore only indicative of the final project.

Al Zorah Development (Private) Company Ltd, P.S.C.
The Pavilion, Al Zorah , Al Ittihad Road
P.O. Box 8010 Ajman, UAE
Phone +971 6 70 14 700 | Fax +971 6 74 02 368
info@alzorah.ae | www.alzorah.ae

