



YOUR GUIDE TO

AJMAN

Discover some of the best residential communities in Ajman, the lifestyle they offer and the property types available in these neighbourhoods.

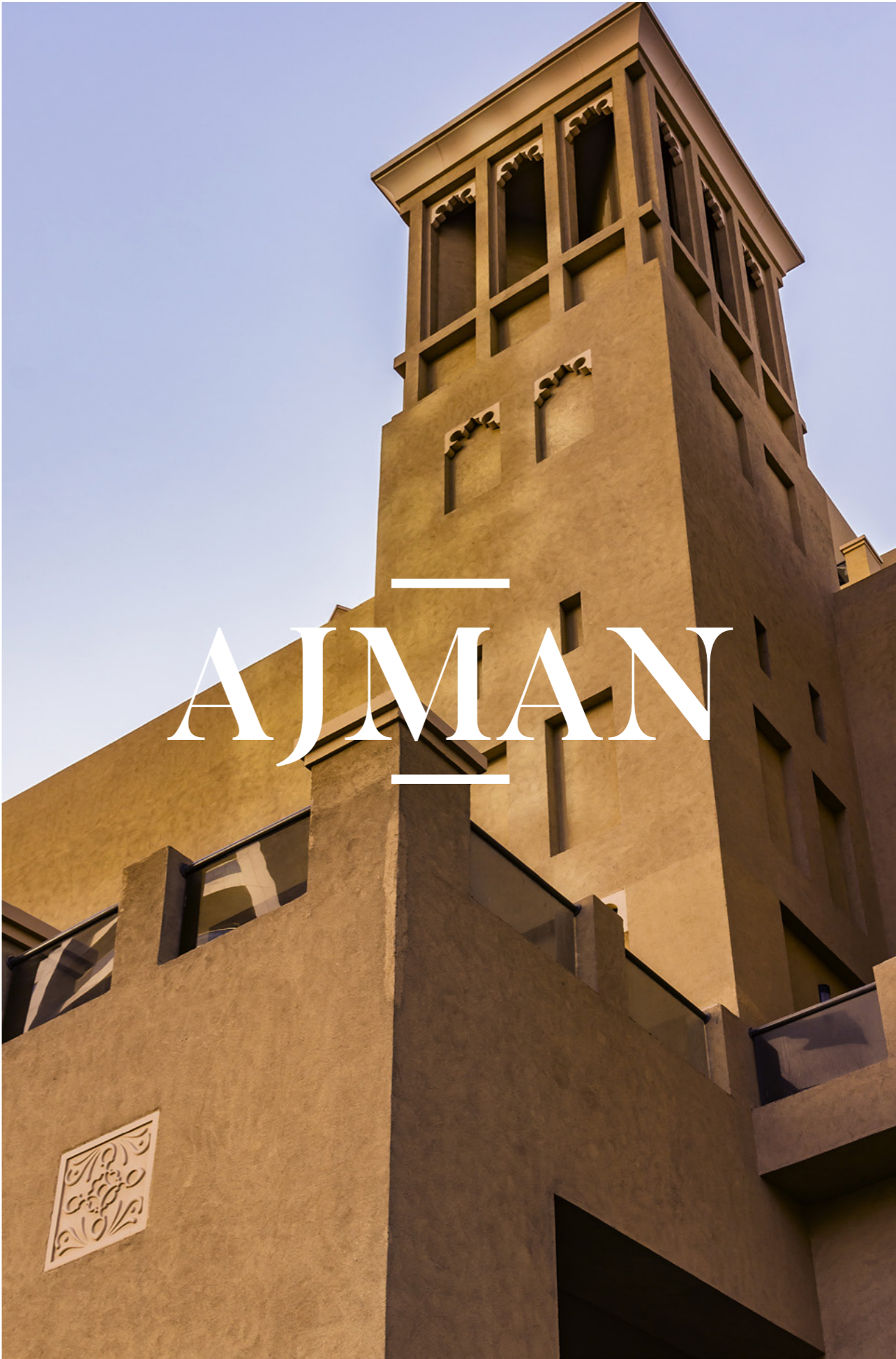


Popular communities
in Ajman

Discover Bayut's unique
and innovative features

Learn about the
lifestyle in Ajman





AJMAN

CONTENTS

AJMAN | ISSUE 2022

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Find all of these guides and more at www.bayut.com/area-guides.



06

MARKET REPORT



12

AL RASHIDIYA



13

AL NUAIMIYA



14

AJMAN CORNICHE



18

AL BUSTAN



20

AL JURF



24

EMIRATES CITY



25

AL MOWAIHAT



30

AL RAWDA



Annual Sales and Rental Market Report for 2021

According to our Ajman property market report, Al Nuaimiya, Al Rashidiya and Ajman Downtown have continued to be popular with investors and tenants in 2021. As for ROI, key areas like Emirates City, Ajman Downtown and Garden City have generated high yields of above 9%.



AL NUAIMIYA IS THE MOST POPULAR AREA FOR RENTING APARTMENTS IN AJMAN

POPULAR AREAS	STUDIOS		1-BED		2-BED	
	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020	Avg. Yearly Rent	Change from 2020
AL NUAIMIYA	14,000	-8.62% ▼	19,000	-4.62% ▼	28,000	-2.94% ▼
AL RASHIDIYA	14,000	-5.40% ▼	19,000	-2.41% ▼	26,000	-5.04% ▼
AL JURF	13,000	0.00% ●	19,000	-2.56% ▼	27,000	2.70% ▲
AL RAWDA	13,000	0.00% ●	19,000	0.00% ●	25,000	0.00% ●
AJMAN DOWNTOWN	14,000	-3.88% ▼	19,000	-8.62% ▼	28,000	-2.34% ▼
EMIRATES CITY	13,000	N/A	16,000	-3.79% ▼	20,000	-3.82% ▼
CORNICHE AJMAN	17,000	N/A	32,000	-2.36% ▼	53,000	3.58% ▲
AL SAWAN	17,000	0.0% ●	24,000	-3.85% ▼	33,000	-3.32% ▼
AL MOWAHAT	13,000	0.0% ●	19,000	0.00% ●	30,000	-27.00% ▼
GARDEN CITY	12,000	0.0% ●	14,000	-5.43% ▼	22,000	0.00% ●

Not available due to low/no historical inventory or influx of off-plan properties













AL RASHIDIYA IS THE MOST POPULAR AREA FOR APARTMENTS FOR SALE IN AJMAN

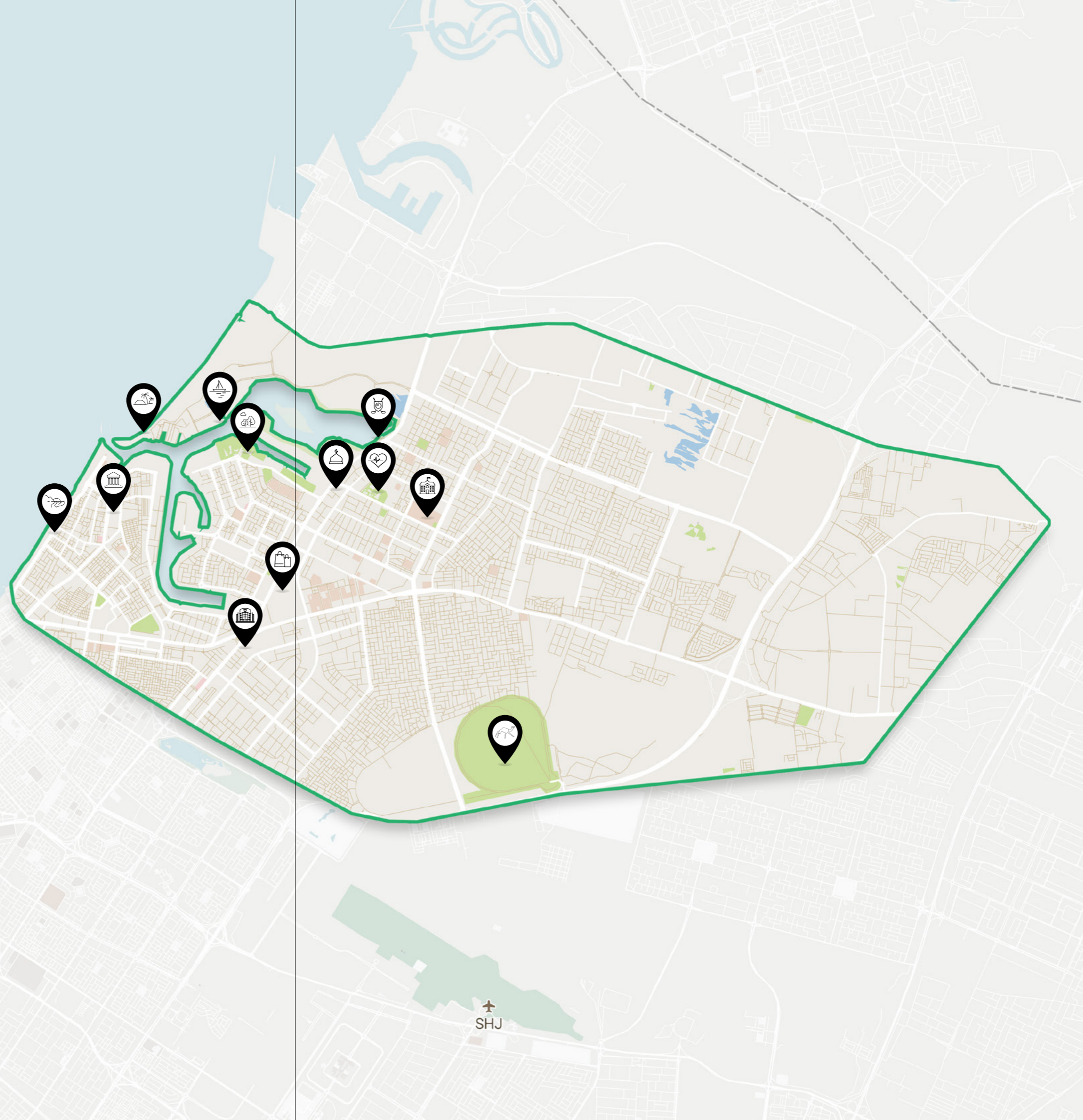
POPULAR AREAS	PRICE PER SQ.FT		1-BED	2-BED	3-BED	ROI
	Avg. Price/sq.ft	Change from 2020				
AL RASHIDIYA	275.63	-32.93% ▼	N/A	225,000	397,000	7.33%
AJMAN DOWNTOWN	197.30	-2.12% ▼	159,000	209,000	302,000	9.19%
CORNICHE AJMAN	430.54	-3.23% ▼	321,000	608,000	803,000	6.06%
EMIRATES CITY	176.84	-0.46% ▼	108,000	166,000	226,000	9.39%
AL NUAIMIYA	379.11	0.01% ▲	167,000	320,000	463,000	5.74%
AL SAWAN	339.63	3.26% ▲	204,000	300,000	549,000	6.88%
GARDEN CITY	235.52	-6.73% ▼	120,000	152,000	225,000	9.63%
AL BUSTAN	446.49	-4.51% ▼	279,000	406,000	606,000	5.24%
AL YASMEEN	385.12	0.61% ▲	N/A	N/A	473,000	N/A
SHEIKH MAKTOUN BIN RASHID STREET	430.78	-4.55% ▼	N/A	537,000	725,000	5.22%

Not available due to low/no historical inventory or influx of off-plan properties



AJMAN AT A GLANCE

-  Ajman Corniche
-  Ajman Museum
-  Al Zorah Golf Club
-  Al Zorah Marina
-  Al Zorah Beach
-  Al Tallah Camel Race Course
-  Ajman University
-  City Centre Ajman
-  Sheikh Zayed Mosque
-  Sheikh Khalifa Medical City Ajman (SKMCA)
-  Mushairef Ladies Park
-  Galleria Mall





TruValue™

The UAE's first-ever fully automated price valuation tool designed to provide easily accessible estimated value of residential properties in the UAE.

Uses advanced machine learning and data intelligence to learn the fair market value of any residential property for rent or sale in the UAE.

THIS WILL HELP:

Property Seekers

To determine whether a certain advertised property offers **Great**, **Good** or **Fair Value** and which properties may be considered as **Overvalued** or **Highly Overvalued**

Sellers & Landlords

To set the right asking price and sell or lease their property in a faster, more efficient manner



Welcome to Al Rashidiya

Al Rashidiya is located in Downtown Ajman, close to the Ajman - Sharjah border. It is home to many high-rise residential towers, most prominently Al Rashidiya Towers, as well as a few villas. Residents are fond of the area due to its accessibility to many amenities such as schools, healthcare options and leisure attractions. The area is also home to the Ajman Stadium that hosts popular football championships in the UAE. Al Rashidiya is also in proximity to Ajman Corniche, the hub of fun activities for adults and children alike.

Schools, parks, hospitals and lifestyle amenities within Al Rashidiya are all reachable under 10 minutes from most parts of the community. Also, the area is well-connected, has a managed public transportation system and allows easy access to the E11 highway, also known as Al Ittihad Street in Ajman.



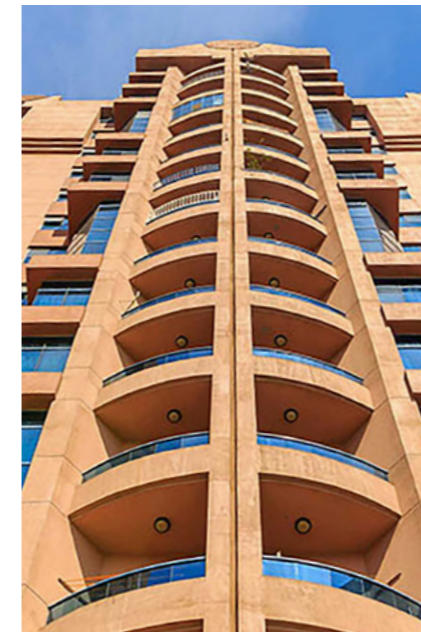
AVERAGE PRICES AND ROI FOR APARTMENTS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	15,000	232,000	4.32%
1	19,000	335,000	8.63%
2	27,000	488,000	6.00%
3	37,000	546,000	6.62%



Welcome to Al Nuaimiya

Al Nuaimiya is strategically located between the Ajman - Sharjah border and the communities of Al Rashidiya and Ajman Industrial area. It is comprised of some of the most sought-after properties in Ajman.

Al Nuaimiya, Ajman consists of a broad spectrum of residential properties. They range from large private residences such as villas, residential plots and residential buildings to cosier units such as studios as well as 1, 2 and 3-bed apartments.



MOST POPULAR COMMUNITIES

1 Al Nuaimiya 3

2 Al Nuaimiya 2 | 3 Al Nuaimiya 1

AVERAGE PRICES AND ROI FOR VILLAS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	46,000	783,000	7.07%
4	49,000	843,000	6.53%

AVERAGE PRICES AND ROI FOR APARTMENTS			
BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	14,000	159,000	9.63%
1	18,000	324,000	5.13%
2	28,000	415,000	5.07%
3	38,000	450,000	9.62%



Welcome to Ajman Corniche

Situated along the shores of Ajman lies the community of Ajman Corniche or as it's also known Corniche Ajman. This is a community that offers waterfront living in mid to high-rise towers. Here, you will find some of the most luxurious apartments within Ajman.

There are plenty of venues within walking distance from this community such as restaurants, spas, gyms, schools and malls. The community has some buildings that are under construction, while many are already completed and ready for rental or investment purposes. Here you will find 1, 2 and 3 bedroom apartments.

MOST POPULAR BUILDINGS

1 Corniche Tower

2 Ajman Corniche Residence

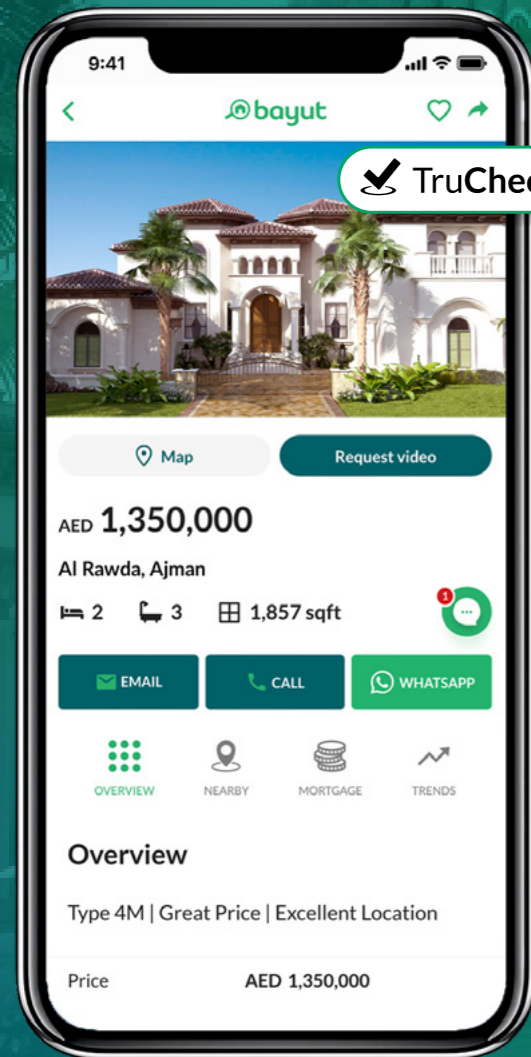


AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	18,000	294,000	6.56%
1	32,000	601,000	6.21%
2	53,000	799,000	6.23%
3	83,000	1,378,000	5.91%



It's Easy to Avoid Inaccurate Properties
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Over 45,000+ Floor Plans

Get a glimpse of the layout of your favourite listings from the comfort of your home with Bayut's exclusive 2D and 3D Floor Plans of over 45,000 properties!

3D Live Walk Through

You can also use the 3D Live walk through feature to virtually tour the property.



Welcome to Al Bustan

Al Bustan is one of the oldest residential areas in Ajman. Located right beside Ajman Free Zone, it is one of the busiest and most densely populated areas in the emirate. One can find several government offices, residential towers and commercial offices in Al Bustan.

Al Bustan is a mix of residential and commercial buildings, providing a view of newly developed high-rise buildings on one side and old-fashioned homes on the other. It is located close to business hubs, beaches and other vibrant areas of the city, Al Bustan provides a highly urbanised neighbourhood. The populace is diverse much like the rest of the UAE. People from different nationalities, religions and ethnicities live and work together in harmony giving the area a multicultural feel.



MOST POPULAR BUILDING

1 Orient Towers

Al Bustan is a highly urbanised vicinity, with large residential complexes offering luxurious apartments and many facilities including parking spaces, security systems and children's play areas. The most popular residential building in Al Bustan as per Bayut user searches is Orient Tower. It is a massive project with 4 towers each having more than 20 floors.



AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	14,000	284,000	5.73%
1	21,000	417,000	4.80%
2	33,000	610,000	5.30%

Welcome to Al Jurf

Located in the western region of Ajman, Al Jurf is one of the highly sought after districts in the emirate. Lying close to the coastline and the E11 highway known as Al Ittihad Street, the community is well-connected. Most of the area is occupied by commercial spaces referred to as Al Jurf Industrial Area. The community is rich in retail spaces, reputable schools, friendly coffee shops and residential properties.

Many communities have been established in this small area in the past few years offering good rental and investment opportunities. Lying close to the popular leisure destination Al Zorah Golf Club, the residential areas of Al Jurf enjoy green views and a healthy environment. The best part about living in Al Jurf is that it is a pet-friendly community. Families can stroll with pets on well-paved walkways.

Affordability is another key factor of its growing popularity as it is a family-favourite area in Ajman for buying and renting villas and apartments. Residents get to experience a metropolitan lifestyle due to its prime location, closely connected to the industrial area, which is also suitable for the working community and frequent travellers.



AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	13,000
1	19,000
2	27,000
3	46,000



MOST POPULAR COMMUNITIES

- 1 Al Jurf 2
- 2 Al Jurf 3
- 3 Al Jurf Industrial Area
- 4 Al Jurf 1

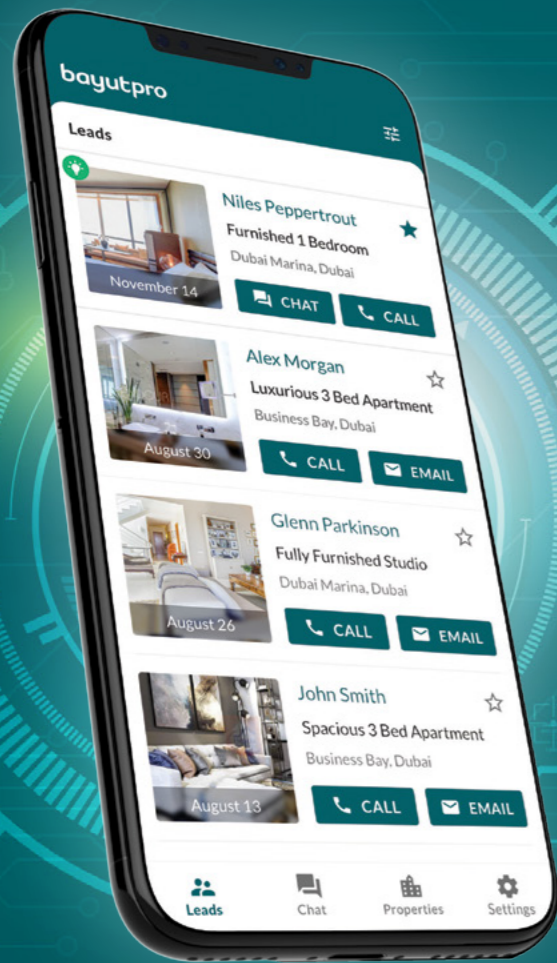
AVERAGE PRICES FOR VILLAS

BEDROOMS	RENTAL PRICE
3	75,000
4	86,000
5	114,000
6	119,000

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5x more leads
20x more impressions

SmartLeads™

SmartLeads™ is a high performing feature of BayutPro which helps agents understand the requirements of a prospect as soon as the lead is received. This helps agents to build value and trust with a potential client, right from the first contact.

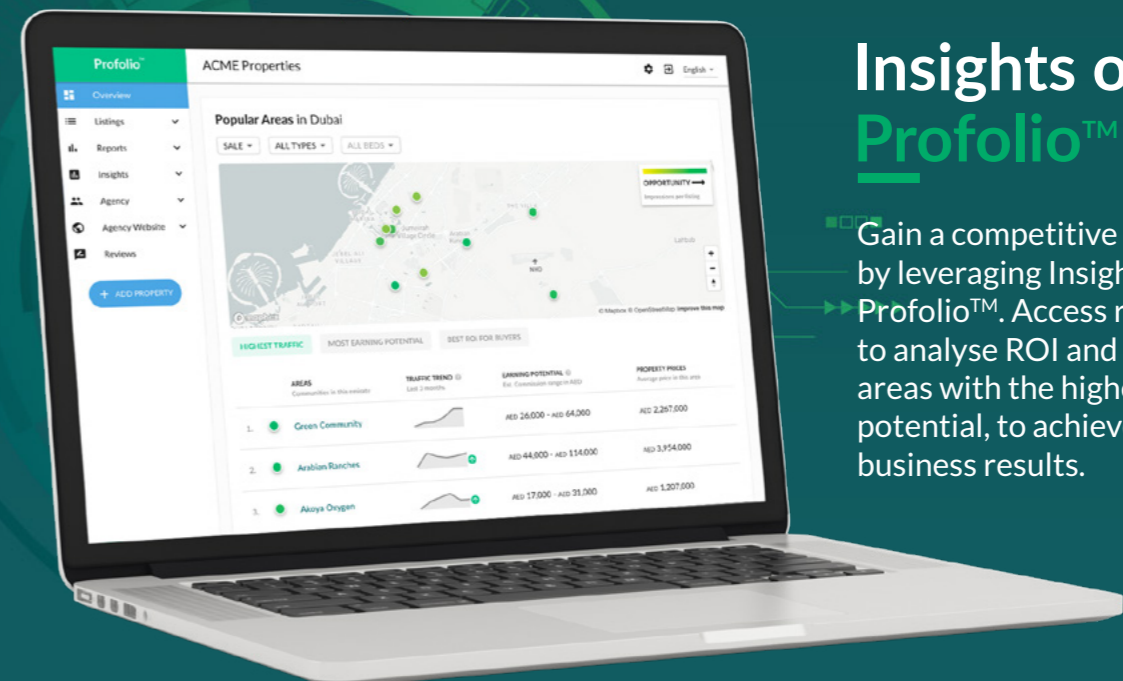
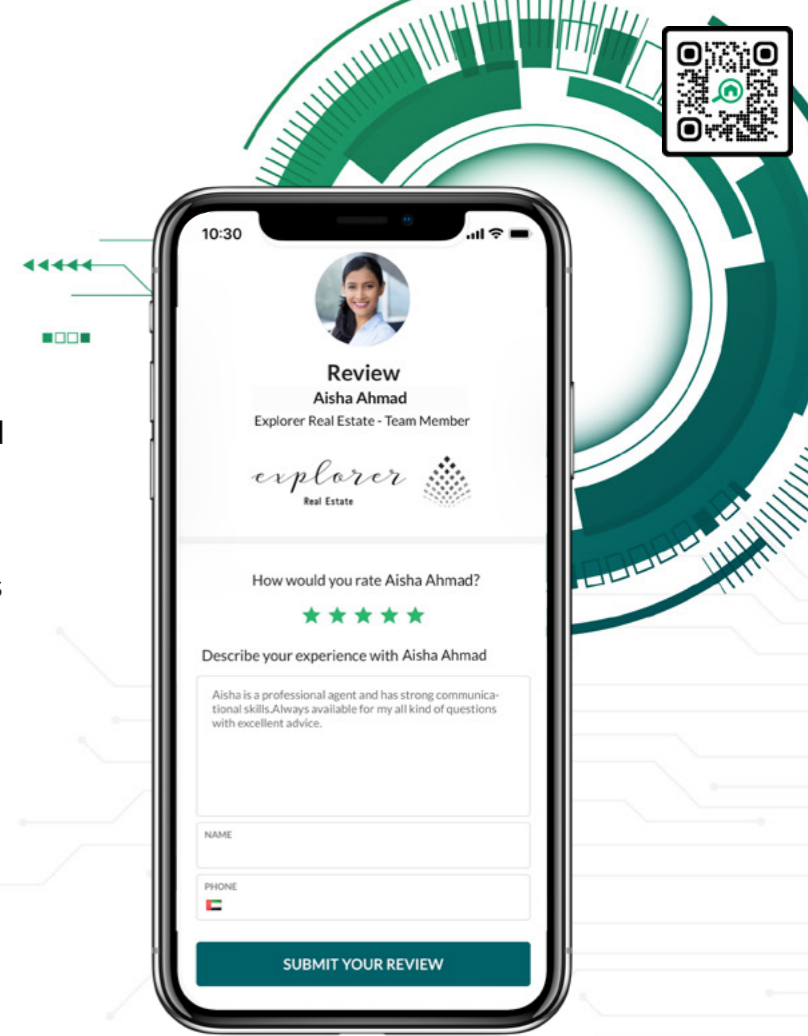
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Agent Reviews

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By sharing reviews of happy customers on Bayut's website, you will not only boost your online presence on Bayut but build trust with other property seekers in the UAE too.



Insights on Profolio™

Gain a competitive edge by leveraging Insights in Profolio™. Access relevant data to analyse ROI and demand for areas with the highest earning potential, to achieve successful business results.



Welcome to Emirates City

Developed by R Holding, Emirates City is a residential and commercial project in the emirate of Ajman. This flagship development covers 5 million sq. ft. of land and lies in Al Amerah, an eastern sector of Ajman.

One of the arterial roads of the emirate, Sheikh Mohammed Bin Zayed Road runs along with Emirates City connecting it to the rest of the city.

Located close to the heart of Ajman, this community features a mix of mid and high-rise residential and commercial towers as well as shopping complexes that consist of plenty of retail outlets. It is also one of the sought-after residential areas in Ajman for buying and renting apartments.



AVERAGE PRICES AND ROI FOR APARTMENTS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
STUDIO	13,000	130,000	10.99%
1	16,000	163,000	9.71%
2	21,000	224,000	9.13%
3	25,000	238,000	9.53%

MOST POPULAR BUILDINGS

- 1 Paradise Lakes
- 2 Lilies Tower
- 3 Goldcrest Dream Towers

Welcome to Al Mowaihat

The community is divided into three sectors which are Al Mowaihat 1, Al Mowaihat 2 and Al Mowaihat 3. One of the defining features of this community is that to its immediate west, is the Al Tallah community.

It is also one of the best residential areas in Ajman for families as there are many renowned schools located in proximity. Moreover, residents of Al Mowaihat live a short distance away from key destinations such as City Life Al Tallah Mall, City University College of Ajman and Saudi German Hospital.

Overall, the community is quiet and free of urban noise and crowded areas. All in all, this could be the perfect neighbourhood for those who want to live in a relatively secluded area that doesn't demand high rents for accommodation.



MOST POPULAR COMMUNITIES

- 1 Al Mowaihat 2
- 2 Al Mowaihat 3
- 3 Al Mowaihat 1

AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
3	51,000	1,179,000	5.19%
4	61,000	1,333,000	4.64%
5	80,000	1,555,000	4.67%
6	84,000	1,330,000	4.64%



Bayut Launches Industry-First TRANSACTION HISTORY

Sourced Straight From DLD

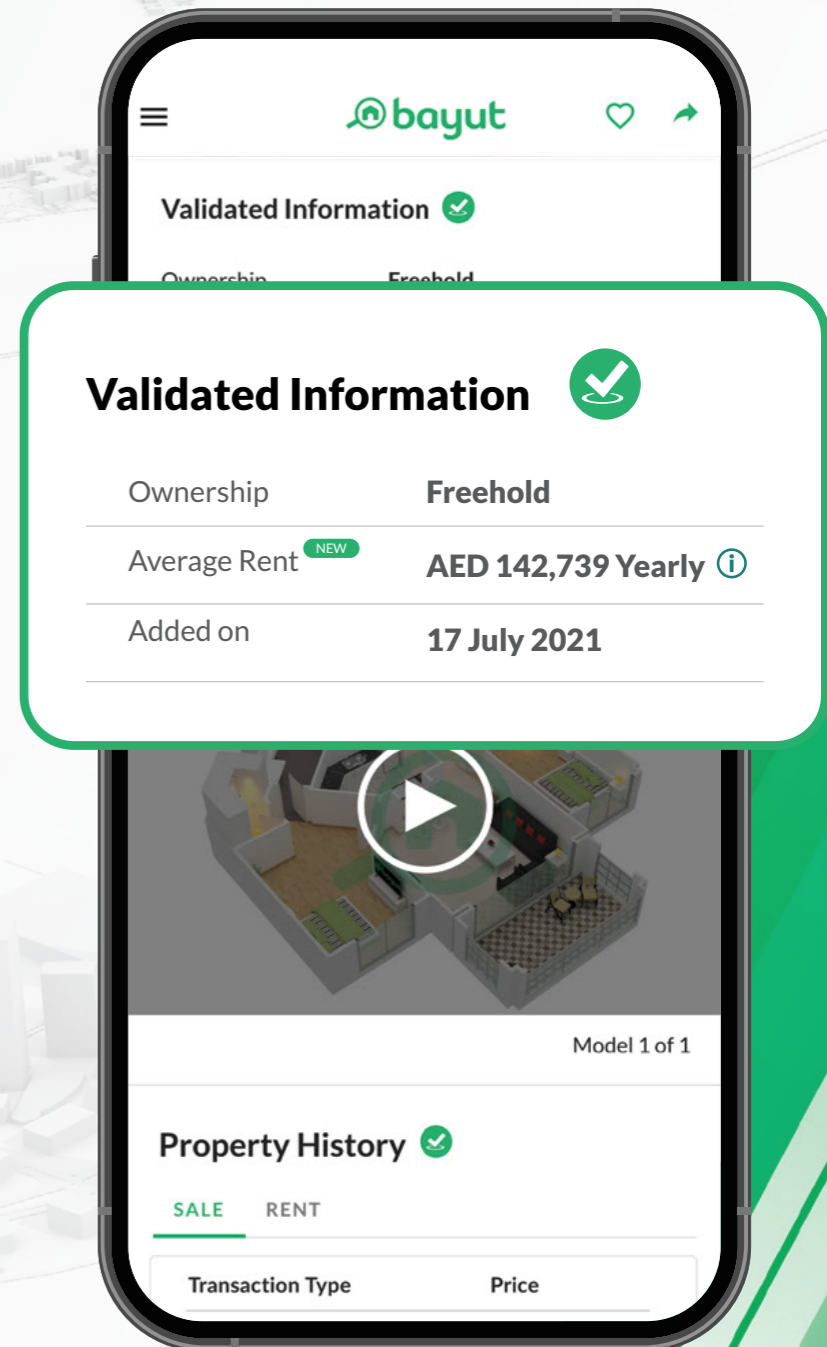


In a revolutionary effort to provide property seekers with data-driven, cutting edge solutions, Dubai Land Department (DLD) and Bayut have signed a

Memorandum of Understanding (MoU), paving the way for a strategic partnership and bringing greater transparency to the UAE property market.

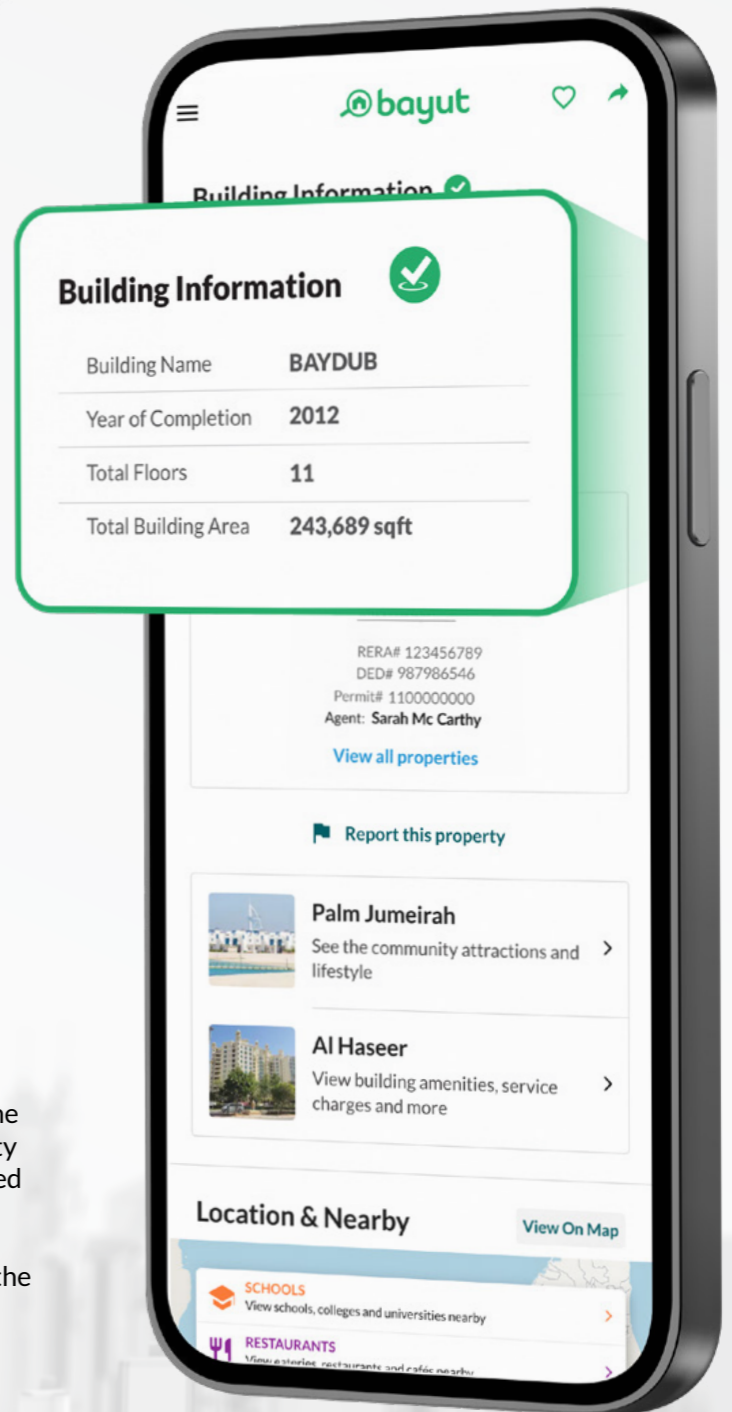
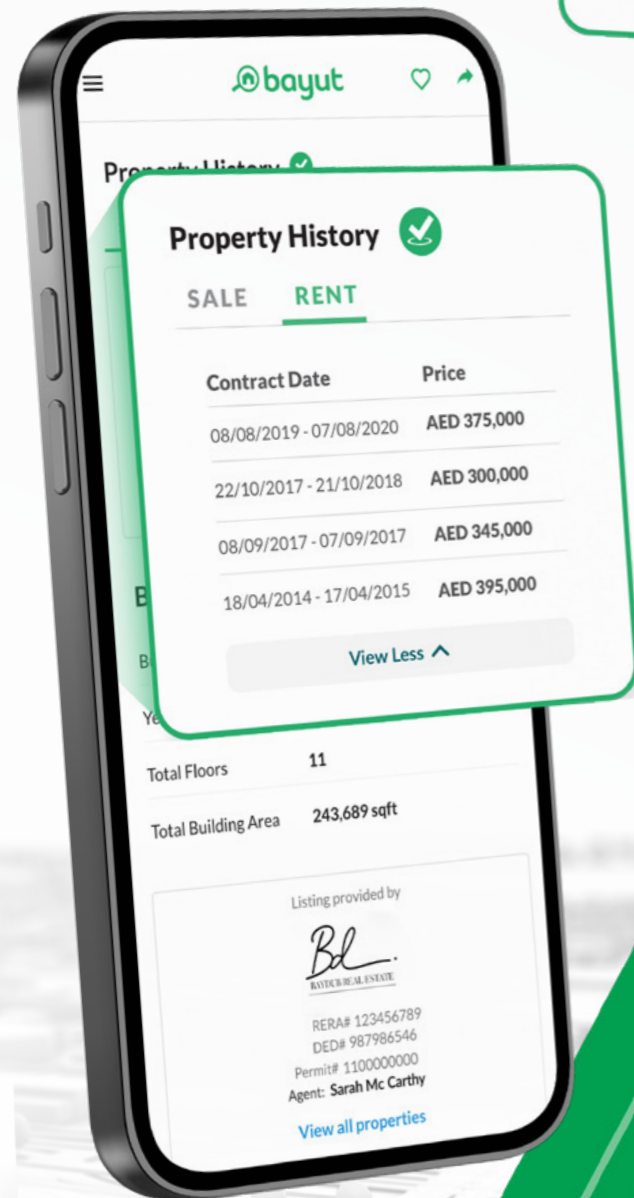
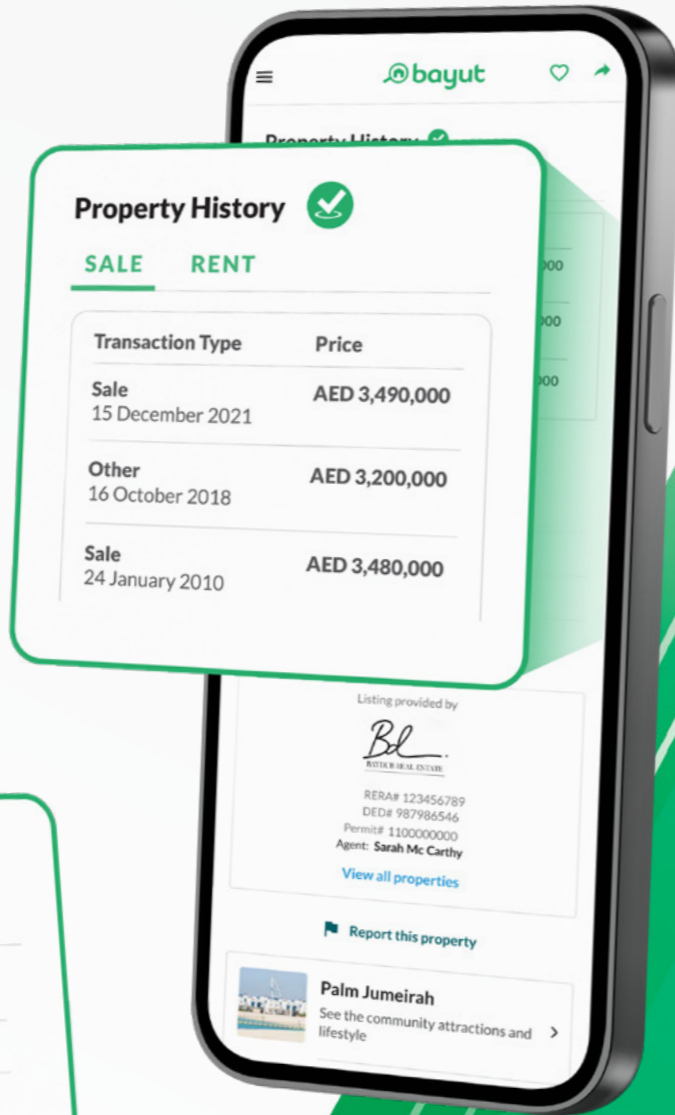
Property Information from DLD

Get access to property details sourced directly from the Dubai Land Department, exclusively on Bayut. You can now access information such as the developer, handover date, ownership type and more, available in the Property Overview section of the listings.



Property History

Bayut is the only property portal that features this first-of-its-kind Property History section where property seekers can view the rental and sale transaction history for that specific property and make informed financial decisions when it comes to real estate.*



Building Information from DLD

Building Information validated by the Dubai Land Department for property listings is also available for advertised listings on Bayut. This customised section will include the prominent features and amenities available in the building, as recorded by DLD.

* These features are being rolled out in a phased manner and are currently available on select listings on Bayut.

Welcome to Al Rawda

The abundance of villas and the serene environment makes Al Rawda popular among young couples and families alike. In fact, it is one of the most family-friendly areas in Ajman. Those with school-going children enjoy the shorter commutes. Also, Al Rawda is close to the major highways in the UAE making travelling to other emirates a breeze.

Al Rawda features apartments and villas concentrated in three smaller districts. The properties on offer include villas and flats for rent and independent villas for sale in Al Rawda. The independent villas are built in more of a traditional style with Arabesque architecture and design elements.



MOST POPULAR COMMUNITIES

1 Al Rawda 2

2 Al Rawda 3

3 Al Rawda 1

AVERAGE PRICES FOR APARTMENTS

BEDROOMS	RENTAL PRICE
STUDIO	13,000
1	19,000
2	25,000
3	38,000
4	50,000

AVERAGE PRICES AND ROI FOR VILLAS

BEDROOMS	RENTAL PRICE	SALES PRICE	ROI
2	40,000	925,000	7.38%
3	57,000	944,000	5.58%
4	62,000	1,455,000	3.57%
5	80,000	1,774,000	4.26%

OUR JOURNEY SO FAR...



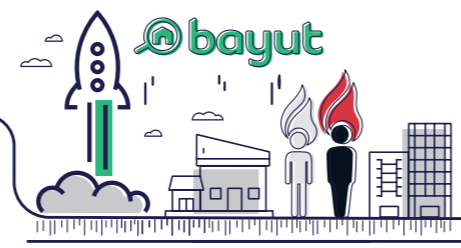
2005
dubizzle founded



2006
dubizzle hit 1 million monthly page views



2007
dubizzle got its first hire



2008
Bayut launches from a remote office.
dubizzle gets a **redesign**.



2009
dubizzle hit 10 million monthly page views



2010
dubizzle launched in MENA & 10x monthly views!



2014
Seasoned technology expert, **Haider Ali Khan** moves from USA to take charge of Bayut and establish the core team. The dubizzle app launched on iOS and Android



2019
Bayut launched the biggest, most successful PropTech summit in the region, **B3DXB** attended by 1000+ real estate agents and leaders and launched **Bayut Pro** app with integrated advanced solutions including **TruCheck™**, **SmartLeads™** and **Agent Reviews**.



2019
Operates **Bayut.sa**, **Bayut.jo** and **Bayut.com** in the Middle East region



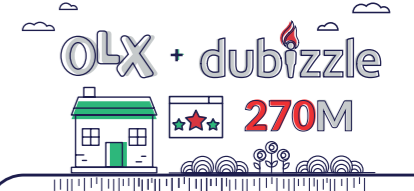
2018
EMPG raises \$100M in Series D.
dubizzle acquires companies and expands into **premium services** for car buyers and sellers, and offers property CRM solutions



2017
Bayut raises another \$20M in Series C



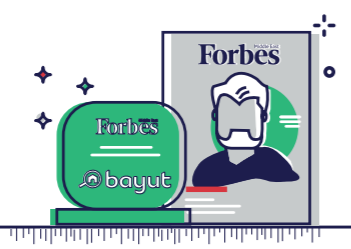
2016
Bayut closes Series B round with \$9M funding



2015
OLX acquires dubizzle across MENA, monthly page views hit 270 million



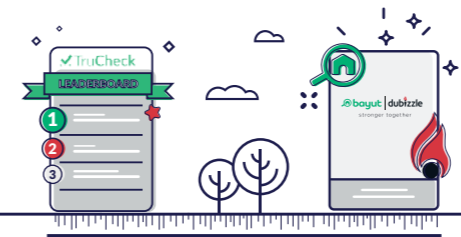
2019
Chris Hemsworth unveiled as the face of Bayut in the UAE with the biggest commercial in the region directed by **Robert Stromberg**



2019
Awarded 'Best Property Portal' in the region by **Forbes Middle East** with **Haider Ali Khan** on the cover of the November edition in Arabic

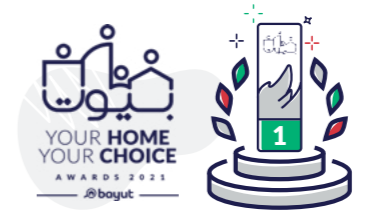


2020
dubizzle merges with bayut, as part of the EMPG/OLX MENA merger to create the UAE's first homegrown unicorn

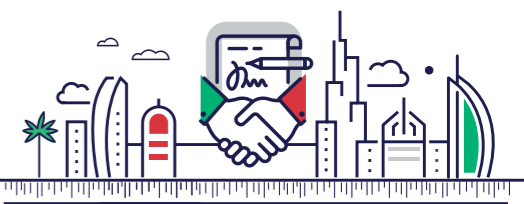


2021
Launched **TruCheck™** Leaderboard and Content Corner on Agent Portal

Hosted our first-ever **Bayut & dubizzle Stronger Together Awards 2020** in March 2021, recognising and rewarding top-performing agents and agencies in the UAE

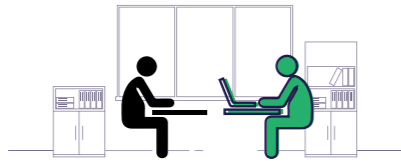


2021
Hosted the first-ever people's choice awards celebrating the best of Dubai with the **Bayut Your Home Your Choice Awards 2021**

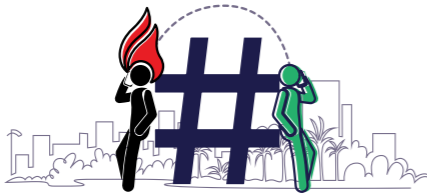


2022
Bayut and the Dubai Land Department (DLD) entered into a strategic partnership by signing a **Memorandum of Understanding (MoU)** to provide residents with data-driven, cutting-edge solutions.

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