

ALZORAH



A background pattern consisting of a grid of light gray squares. Overlaid on this grid are numerous small, light gray right-angled triangles pointing downwards and to the left, creating a subtle, dynamic texture.

GOLF
VILLAS

EXPLORE. BREATHE. STAY.



WELCOME TO AL ZORAH

Al Zorah introduces a new style of living to the United Arab Emirates. Situated on the northern coast of Ajman, this remarkable mixed-use project will feature luxury hotels and resorts, commercial spaces, residential developments, marinas, beachside and water activities, leisure facilities, and a world-class 18-hole golf course—all integrated within a naturally preserved environment of dunes and lush mangroves.

The Al Zorah Golf Villas community forms the beating heart of the project's first phase, setting the stage for exclusive and refined coastal living.

Each beautifully imagined residence opens the door to new possibilities. Here you can raise your family in comfort and security, enjoying a serene lifestyle as part of a community of like-minded residents.

This is a place to discover, explore, fall in love with—and put down roots in.

INVITING IN EVERY WAY



Al Zorah is the perfect place to set long-term life objectives.

The Government of Ajman has granted Al Zorah freehold and free-zone status, creating the ideal 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 you can sell or rent as you wish. You are able to apply for entry and residency visas for companies at Al Zorah, and trade licenses are issued quickly and smoothly.

For life beyond business, the immaculate beaches, azure waters—and, of course, the exceptional golf course—enrich each day with endless opportunities for recreation and relaxation.

Linked directly to Sheikh Mohammed Bin Zayed Road, Al Zorah is just a 25-minute drive from Dubai International Airport, and only 20 minutes from Sharjah International Airport.

For a dramatic arrival, this striking destination will also be accessible by boat or yacht. Yacht owners have a choice of four state-of-the-art marinas for a convenient year-round berth.



MASTERFULLY CRAFTED LIVING

From the moment you arrive in Al Zorah, you enter another world. A rich landscape combines the natural beauty of the mangrove creek with the man-made elegance of the golf course, establishing the foundations 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, sidewalks, jogging paths, and biking trails. These spaces not only connect the urban fabric to the water's edge, they allow proper commercial and retail districts to flourish.

The beachfront, 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 realized in phases.

All districts are accessible on foot which creates a community feeling. By making walking a daily pleasure, this extensive network of paths encourages a healthy, outdoor lifestyle.



“AL ZORAH
OFFERS AN
ALTERNATIVE
WAY OF LIVING
IN THE UAE”

CLOSER TO NATURE

Lying on a natural peninsula, Al Zorah is flanked by one of the region's most highly prized natural mangrove forests.

Home to a huge range of colorful fish and migratory birds, the mangroves share their borders with a 12-kilometer waterfront, a creek, and a beautiful 1.6-kilometer stretch of beach. The white sands lead out from the gulf's shores to open water, rich with coral.

In treasuring these precious resources, we have gone to extraordinary lengths to protect all bird life, forests, and marine animals in the area to make sure their presence is sustainable.

Built to human scale, Al Zorah brings an alternative way of living to the UAE. In touch with the natural world, yet in easy reach of major cities, you can breathe deeply and savor life.



A TRUE SENSE OF COMMUNITY

- ① Phase I Residential Community
- ② Phase II Residential Community
- ③ Al Zorah Club House, Wellness Center at Al Zorah



The exceptional villas of the golf community's residential component showcase Al Zorah's supreme livability on a human scale.

The golf course and other key infrastructure will be open and available by the time the first privileged homeowners move in. The complete clubhouse facilities, a five-star Oberoi Luxury Resort at Al Zorah, and LUX* Family Resort at Al Zorah, will soon follow to create a vibrant destination for tourists and residents alike.

Subsequent phases will offer townhouses, low-rise golf-view units, additional villas, and further supporting facilities.

“THE WELLNESS
CENTER CREATES
A NEW EXPERIENCE
FOR THE REGION”

LET YOUR SPIRIT SOAR

Quality of life begins with the self, and your physical and mental wellbeing. While the community parks and other green spaces offer daily opportunities for personal reflection, the destination also calls for the provision of a comprehensive wellness center.

A core part of your local village, along with the golf clubhouse, this premium facility shall provide a welcoming retreat from the bustle of daily life. With individualized health and beauty treatments — as well as expert advice on nutrition, weight control, exercise, and stress management—you can easily find and maintain the clarity and focus that ensures better health in mind and body.

Tranquility and peace of mind play an essential role at Al Zorah. The wellness center will be a new experience for the region and is the perfect place to invite friends or family to spend an extended break. When you live here, taking care of yourself becomes an everyday treat.



LIVING EFFORTLESSLY

Coming home after a day's work, you might head straight for a round of golf, or refine your technique on the driving range. Perhaps you choose to just go for a quiet walk, enjoying the views and refreshing sea breeze. On another day, you might drop by the clubhouse. As well as its bar and restaurant, separate outdoor pools for adults and children make it a venue to linger in.

Beyond your immediate surroundings, your home is perfectly positioned to take advantage of the network of landscaped pathways giving easy access to the wider Al Zorah community.

Wander down to the inner marina and you can take in the shops and cafes along the boardwalk, before arriving at the beach club with its pristine sand opening up to a 1.6-kilometer beachfront. The tempting turquoise waters offer relaxation or drama, from scuba-diving and power boating to rowing and sailing.

With year-round activities for the young and energetic, restaurants and leisure pursuits to engage the whole family, and solitude and contemplation for those looking to get away from it all, Al Zorah caters to every taste. Life here truly feels like one long luxury holiday that never has to end.





FRONT-ROW LIVING

The first phase of Al Zorah Golf Villas brings together 42 residences in a distinctive, gated community amid a truly picturesque setting. To live here is to choose a more relaxed way of living—closer to nature. Enjoying life outdoors is prioritized above all else. Every villa delivers scenic views of the nearby mangrove forest or lakes and the championship golf course.

Step beyond your front door and you quickly realize how connected you are, both with nature and with every aspect of the wider Al Zorah community. A stroll along the impeccably kept landscaped path brings you to the boutiques, restaurants, and other amenities that make for an appealing destination, day and night.

While privacy is inherently upheld around your property, the development is also perfectly set up for socializing with friends and neighbors.



ENDLESS INSPIRATION ON YOUR DOORSTEP



Such easy access to a world-class, championship 18-hole course is something even pros dream about. The unique contrasts of manicured greenery and luxuriant mangroves will even inspire those who have never picked up a club.

Avid golfers will relish the exceptional playability, variety, and challenges of the par-72 course, beautifully crafted by Nicklaus Design. Walking the generous fairways, your eye is irresistibly drawn to the two splendid lakes that attract an astonishing array of bird life.

To make sure your golfing experience meets the highest possible standards, we are working with the world-famous Troon Golf to operate and manage the course.

As a resident, you are invited to enjoy the clubhouse which also offers a state-of-the-art gym. The excellent restaurant, with its views over the course, is the perfect spot to watch the sunset over a drink or delicious meal. Sharing the clubhouse location, right in the heart of the course, the wellness center brings additional opportunities for relaxation.

“A NICKLAUS DESIGN AND MANAGED BY TROON GOLF - EVERY PRO GOLFER’S DREAM”

GLORIOUS LIGHT- FILLED LIVING

Step across the threshold and you enter a domain of serenity and harmony.

Double-height ceilings in the entrance hall and lounge areas create a sense of spacious opulence.

The ground floor includes living areas and a kitchen as well as an interchangeable space that can serve as a formal majlis or a guest bedroom suite. High-quality throughout accentuates the exquisite attention to detail within this contemporary design.

Upstairs, generously sized bedrooms and stylishly appointed bathrooms take the theme of luxury to another level. To make sure the villas are as sustainable as possible, laminated, insulated, low-e glass and shading are used exclusively.

Designed to maximize the natural light and exterior views, the modern architectural style ensures you will never tire of the expansive world beyond your windows.



SPECTACULAR TERRACE VIEWS

Set against the natural green surroundings and the adjacent golf course, your villa's striking facade creates a dramatic first impression.

At the front of your home, shaded off-street parking for two cars links to a landscaped formal arrival court. A discreet service area allows you direct access to your parking area, with plenty of secure places for guests to park along the tree-lined road.

Semi-enclosed courtyards provide secluded pool or garden areas. Against the backdrop of the golf course, you may choose to install an elegant infinity pool or create a beautiful landscaped garden, each offering its own distinct charms. Your rooftop doubles as a spectacular terrace, creating the ultimate space for lounging, dinner parties, and gatherings.

With carefully designed elevations, your villa achieves a perfect balance between panoramic views over the gently rolling fairways and the privacy you require between your own home and neighboring properties.



“THE ULTIMATE SPACE FOR LOUNGING, DINNER PARTIES, AND GATHERINGS”

THE VILLA COLLECTION



Our development offers three different villa types: The Heron, The Dove, and The Lark, each model representing a different overall size and slight variations of layout.

The modern interior design has been thoroughly considered in every aspect and you can select from two colorways which create a balanced and tasteful palette across living areas.

While the base standard finish offers comfortable living, several upgrade options allow for further refinement.

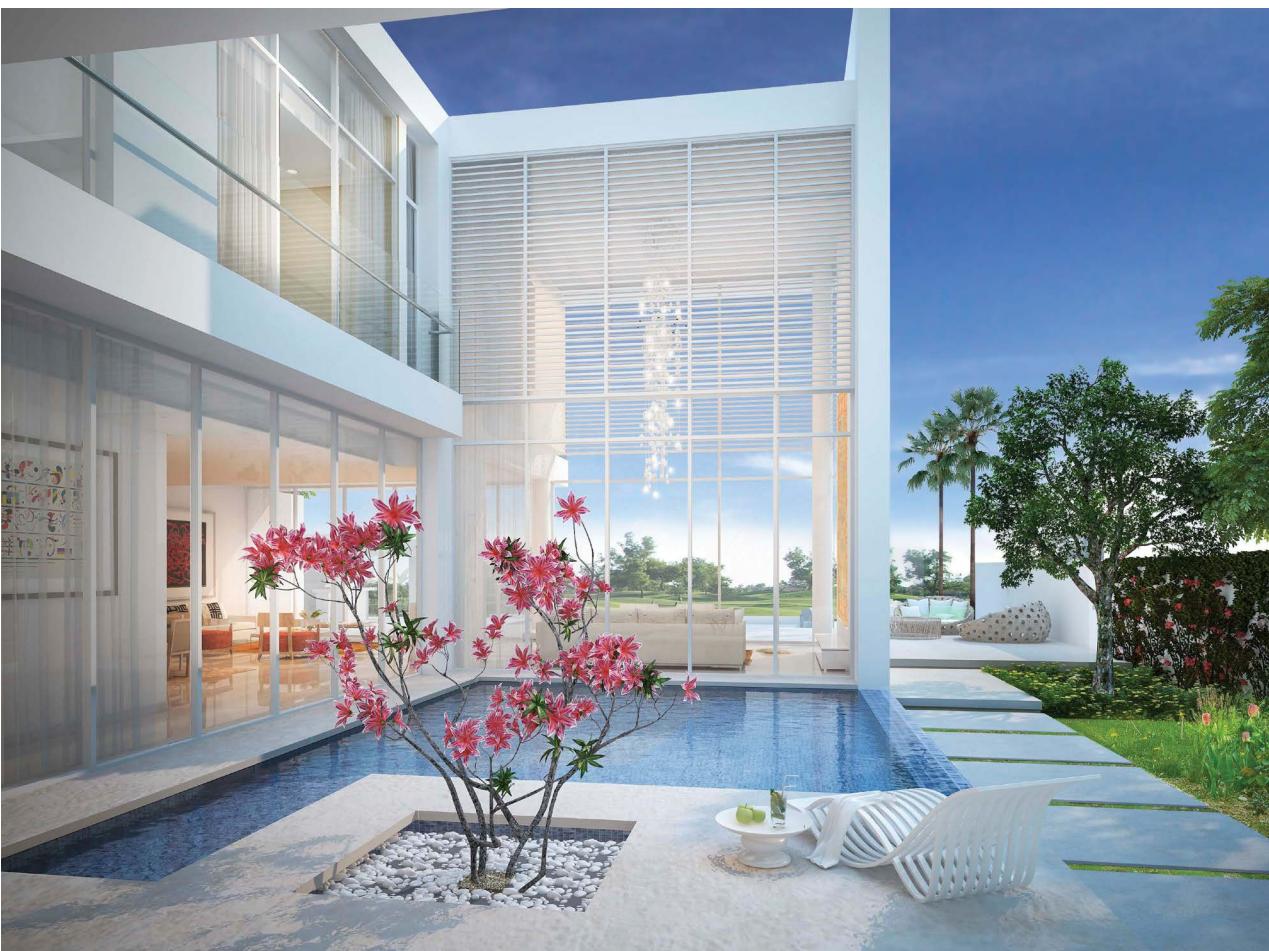
Every villa commands distinctive views over the magnificent surroundings and each, of course, offers the peace of mind of a gated community with 24-hour security.

THE HERON

VILLA TYPE ONE, FIVE BEDROOMS

With 692 square meters (7,449 sq ft) of living space over two levels and a rooftop terrace, The Heron is our largest villa type and offers five sumptuous bedrooms. The balcony provides majestic views over the golf course and mangroves.

As with all the villas, the courtyards and roof terrace create the perfect stage for enjoying life outdoors, from an alfresco breakfast to memorable evenings under the stars.



THE DOVE

VILLA TYPE TWO, FIVE BEDROOMS

With 608 square meters (6,544 sq ft) of living space over two levels and a rooftop terrace, The Dove is only slightly smaller than our largest villa type. Offering five generous bedrooms within its layout, the balconies and terraces overlook the lake and golf course.

Every villa model features floor-to-ceiling glazing throughout to ensure you feel connected, day and night, with your magnificent surroundings.



THE LARK

VILLA TYPE THREE, FOUR BEDROOMS

With 479 square meters (5,156 sq ft) of living space over two levels and a rooftop terrace, The Lark's four-bedroom layout is ideal for smaller families or couples. The balconies and terraces showcase delightful views over the golf course and beautifully landscaped areas.

Whichever type of villa you choose, owning a home of such distinctive style is a joy in itself. When you set it against a backdrop of natural beauty unlike anywhere else in the region, you can be sure that entertaining will become a regular and constant delight.



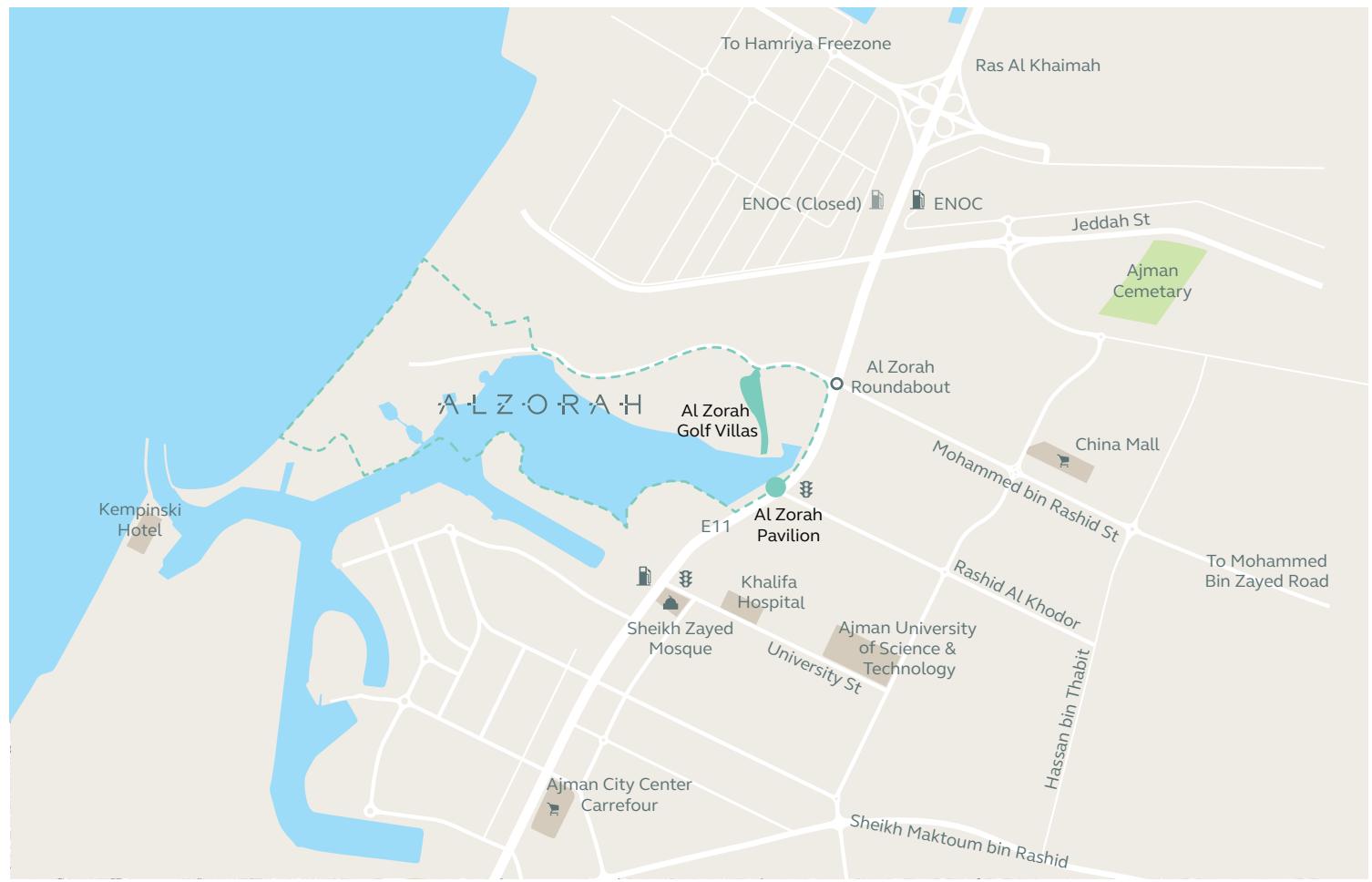
EXPERIENCE AL ZORAH AT THE PAVILION

We are offering interested home buyers and tourists a taste of this exciting development at the Al Zorah Pavilion. Come visit, and see the site with your own eyes.

This large, glass-fronted exhibition space slopes down to terraces that overlook both the sea and the mangrove forests. As you relax over a cup of coffee, a sales advisor will take you through the project's areas and distinctive features.

In the large auditorium of The Pavilion—a work of art in itself—you can watch a film that brings the development to life. Then from the viewing terrace you can start to explore the incredible diversity of bird activity.

Gazing out over the mangroves, you will easily imagine the view that could soon be yours.





ABOUT SOLIDERE INTERNATIONAL

Solidere International is a city-maker, place-maker, and developer focused on creating urban destinations and mixed-use real estate developments, known as “places for life”. These are located primarily in the Middle East and also in emerging markets internationally.

With many years of expertise of masterplanning, land development, real estate, and hospitality, we have worked to create a first-class, sustainable development at Al Zorah for residents and guests.



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