

# The View Island

ISLAND LIVING  
*and more*



# The View Island

## Serene Shores Vibrant Vistas

---

Plunge into vibrant coastal living on the The View Island tucked within the pulsing heart of Sharjah and enveloped within the luxurious Ajmal Makan City. Explore a premium collection of homes that each uniquely satiate your need for comfort: Aryam Villas, Perla Townhouses, and Alba Townhouses.

The View Island vibrantly comes to life with its plethora of first-class amenities that will keep you active and set your life in motion. Here, embrace the breathtaking energies of nature and the gentle sea breeze as you thrive in tranquility.



# The View Island

## Development Overview

Island Size **1,419,278** SQ.FT

Private Beach Size **116,948** SQ.FT

Green Areas **469,098** SQ.FT

Residences  
5-Bedroom Aryam Villas  
4-Bedroom Perla Townhouses  
4-Bedroom Alba Townhouses

Key Amenities

The View Island offers a highly curated and hand-picked selection of amenities that provide activities for every age and every pace of living. Every amenity is authentic by design so you can do more, explore more and live more.

- |                                                                                     |              |                                                                                     |               |
|-------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------|---------------|
|    | CENTRAL PARK |    | OUTDOOR DECK  |
|   | BEACH        |   | RUNNING TRACK |
|  | SOUTH PARK   |  | FLOATING DECK |
|  | PLAY AREA    |  | ROCK ISLAND   |
|  | KIDS PARK    |  | WATER SLIDES  |
|  | LAKE         |  | CLUB HOUSE    |
|  | URBAN BEACH  |  | CYCLING TRACK |



Unit Types

| Unit Type                  | BUA (Sq.ft) | Plot Size (Sq.ft)             | View Options                  |
|----------------------------|-------------|-------------------------------|-------------------------------|
| 5-Bedroom Aryam Villas     | 5,414 Sq.ft | From 4520 Sq.ft to 4828 Sq.ft | Sea View                      |
| 4-Bedroom Perla Townhouses | 3,315 Sq.ft | From 1917 Sq.ft to 2480 Sq.ft | Lagoon View or Boulevard View |
| 4-Bedroom Alba Townhouses  | 3,885 Sq.Ft | From 2580 Sq.ft to 3652 Sq.ft | Lagoon View or Boulevard View |



Overseas payment plan

Payment Schedule

| Down Payment | During Construction | On Completion |
|--------------|---------------------|---------------|
| 20%          | 20%                 | 60%           |



Local payment plan

Payment Schedule

| Down Payment | During Construction | On Completion |
|--------------|---------------------|---------------|
| 10%          | 30%                 | 60%           |





## Unique Selling Points

The View Island offers unparalleled premier access to an active coastal lifestyle. Uncover the comforts of a luxury oasis only minutes away from urban bustle.

---

### LIVE AN ISLAND LIFESTYLE IN THE CITY

Experience the tranquility of island living while staying connected to the vibrant energy of urban life. This community offers a tranquil sense of exclusivity—all within the heart of Sharjah.

### BE ENVELOPED IN GREENERY

Immerse yourself in lush landscapes designed to nurture both body and soul. With sprawling parks, tree-lined pathways, and curated green corridors, every corner of The View Island is designed to bring you closer to nature.

### ABUNDANCE OF AMENITIES & BUILT-IN ACTIVITIES

Discover a lifestyle of convenience with world-class amenities at your doorstep. Aside from the pristine sea, access a central lagoon and urban beach, unwind in the clubhouse, or rejuvenate with loved ones in any of our parks spread across the property. Your every enjoyment is thoughtfully catered to, ensuring endless opportunities for recreation and relaxation.

### PURSUE AN ACTIVE LIFESTYLE DAILY

Stay energized with facilities that encourage a dynamic, healthy way of life. Whether it's jogging along scenic trails, biking through nature paths, or engaging in water sports, this development supports your commitment to an active routine.

### PROXIMITY TO OTHER EMIRATES

Strategically located for seamless connectivity, this community offers effortless access to neighboring other emirates in the UAE. Give in to the dynamic pace of Dubai or revel in the mountain ranges of Fujairah; wherever you choose to go, you are never too far away.



Arabian Gulf

*We Are Here..*



# The View Island

 800 42 666

 [sales@ajmalmakan.com](mailto:sales@ajmalmakan.com)

 [www.ajmalmakan.com](http://www.ajmalmakan.com)

Scan for  
Location

