

بلو بیتش ریزیدنس

# Blue Beach

R E S I D E N C E

AJMAL MAKAN

Your Everyday Resort

by the Sea

# Your Blue Beach Lifestyle

On the golden shores of Ajmal Makan City, Blue Beach Residence redefines what it means to live by the sea. Here, each detail is designed for comfort, each space reflects elegance, and every morning begins with a view worth waking up for. This is not just a home, it's a lifestyle inspired by the rhythm of the waves.





## Design philosophy

Blue Beach Residence is designed to reflect the calm, fluid elegance of the sea. Every element from the curved lines to the palette of soft sands and ocean hues brings nature indoors. Light flows freely, air circulates effortlessly, and views of the horizon are uninterrupted. This is a philosophy where form follows feeling, minimalism with meaning, and design with depth. Homes here are not just functional, they're soulful. It's a space that invites you to slow down, breathe in, and feel the presence of the sea in every detail.



# Development Overview

Blue Beach Residence within Ajmal Makan City is designed to redefine coastal living in the Northern Emirates. With a masterplan that balances architecture, nature and community, the development offers homes that are both modern and timeless.

Wide glass façades frame panoramic sea views, while open layouts invite abundant natural light into every space. From refined interiors to landscaped outdoor areas, every detail is crafted to enhance daily life with elegance and ease.

- Panoramic Sea Views
- Abundant Natural Light
- Contemporary Minimal Design



20 Exclusive Buildings  
95% Of Apartments With Sea Views





## Living Close to Nature

Life at Blue Beach Residence blends the calm of nature with the energy of community. Palm trees and vibrant greenery surround shaded terraces, while sandy pathways create a natural link between home and shore. Spacious balconies invite the outdoors in, framing uninterrupted views of the sea and gardens below.

Here, mornings begin with soft sunlight reflecting on the water, afternoons unfold with leisure by the beach or in lush open spaces, and evenings gather families and friends together in settings designed for both privacy and connection. Every detail from the landscaping to the architecture is crafted to offer balance, comfort, and a daily rhythm inspired by nature's harmony.

Beachfront  
Access

Green  
Surroundings

Social  
Spaces





# Moments by the Water

Blue Beach Residence places the sea at the heart of daily life. Wake to calm horizons, step onto generous balconies framed by floor-to-ceiling glass, and enjoy natural daylight and a gentle marine breeze throughout the day. Evenings unfold along the waterfront promenade quiet, safe, and close to home while your apartment remains a private, refined retreat above it all.

Open, well-planned layouts keep the view present in everyday moments, from work to family time.

Horizon  
Views

Balcony  
Moments

Waterfront  
Walks



# Everyday Comfort

Blue Beach Residence is created for more than moments of leisure. It is designed for real life, where comfort and practicality meet understated elegance. Spacious interiors with open layouts provide flexibility for modern living, while floor-to-ceiling windows invite natural light and uninterrupted views.

Set among landscaped boulevards with direct links to main roads, the residences combine everyday convenience with a calm waterfront setting. It is a lifestyle that supports work, rest and recreation, balanced in one place.

Spacious  
Layouts

Bright  
Interiors

Easy  
Connectivity



# Sky Deck

At Blue Beach Residence, everyday living extends beyond the home into a world of amenities designed for wellness, leisure and togetherness. The first floor has been carefully planned to create a hub where residents can stay active, relax and connect. A fully equipped gym provides a motivating space for fitness, while the swimming pool offers a refreshing escape under the sun.

Landscaped terraces include barbecue zones and shaded seating areas that invite family and friends to gather, dine and enjoy. These shared spaces are not just facilities, but experiences that enrich daily life and bring harmony between body, mind and community.

Fitness  
Gym

Swimming  
Pool

BBQ  
Terrace



# Horizons Within Reach





## The Everyday Breeze

The architecture of Blue Beach Residence is crafted to let the environment flow naturally. Building orientations and open façades encourage fresh air to circulate, creating cooler and more comfortable surroundings throughout the year. Every home benefits from sea-facing balconies and wide glazing that capture not only the views but also the gentle breezes of the Arabian Gulf.

This thoughtful design turns nature into part of the living experience, offering residents a constant connection to light, air and water.

Open  
Façades

Sea  
Breeze

Natural  
Cooling





## Joyful Playgrounds

At Blue Beach Residence, children have their own world of fun and discovery. The dedicated play areas are designed to be safe, engaging and full of energy, giving little ones the freedom to explore, laugh and grow.

Surrounded by vibrant spaces and fresh air, these playgrounds do more than entertain, they nurture confidence, creativity and happiness. It is a place where every day adds a new smile and every moment shapes brighter childhood memories.

Safe  
Playgrounds

Creative  
Growth

Happy  
Childhood

# Resort-Like lifestyle, Everyday

- Sea Facing Swimming Pool
- Sun Loungers
- Gym and Wellness Center (I-Shap)
- Landscaped Gardens
- Private beach
- Jogging Tracks & Cycling Tracks
- 24/7 Security & CCTV
- Parking Facility
- Reception
- Kids' Play Area
- High-Speed Elevators
- Rooftop Lounge & Terrace
- Smart Access Control System
- BBQ Area

# Connected to What Matters

Blue Beach Residence is part of Ajmal Makan City on the Arabian Gulf coastline, strategically located between Ajman, Ras Al Khaimah, and Dubai. The community offers direct access to the UAE's main highways—Al Ittihad Rd (E11), Mohammed Bin Zayed Rd (E311), and Emirates Rd (E611). Key destinations are close at hand (Ajman 5 min, Ras Al Khaimah 29 min, Dubai 29 min), while Sharjah International, Dubai International, and Ras Al Khaimah International airports are conveniently nearby. The development is also within reach of major ports including Hamriyah, Ajman, Umm Al Quwain, Ras Al Khaimah, and Fujairah.



Architecture  
of Elegance





# Grand Welcome

At Blue Beach Residence, the sense of luxury begins the moment you arrive. The reception spaces are designed with refined details, soft lighting and natural textures that create an immediate feeling of calm and elegance.

Every element, from the choice of materials to the crafted finishes, is meant to leave a lasting impression while offering residents and guests a warm, sophisticated welcome every day.

Elegant  
Reception

Premium  
Finishes

Warm  
Atmosphere

# Where arrival becomes a quiet daily ritual of calm







## Elegant Corridors

The shared corridors at Blue Beach Residence are designed as extensions of the home, blending privacy with elegance. Wide passageways, soft ambient lighting, and refined wall finishes create a sense of calm as residents move between apartments.

Premium materials and carefully considered details turn every corridor into more than a transition space, it becomes part of the living experience, setting the tone of luxury before even stepping inside each home.

Spacious  
Corridors

Luxury  
Finishes

Calm  
Ambience



## Spacious Living

Blue Beach Residence offers interiors defined by openness, light and harmony. Wide layouts, generous proportions and seamless connections between living, dining and outdoor areas ensure every home feels expansive and inviting. Floor-to-ceiling windows frame the natural surroundings, bringing the calm of the sea into daily life.

With a variety of options, residents can choose the space that best suits their lifestyle, from practical studios to expansive family homes:

- Studio
- 1 Bedroom
- 2 Bedroom
- Duplex 2 Bedroom
- Duplex 3 Bedroom

Each residence is thoughtfully planned to maximize comfort, privacy and elegance, creating homes that adapt beautifully to modern living







Everyday Feels  
Like Vacation



# Floor Plans

## U - Shape

### Ground Floor



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# Podium Floor



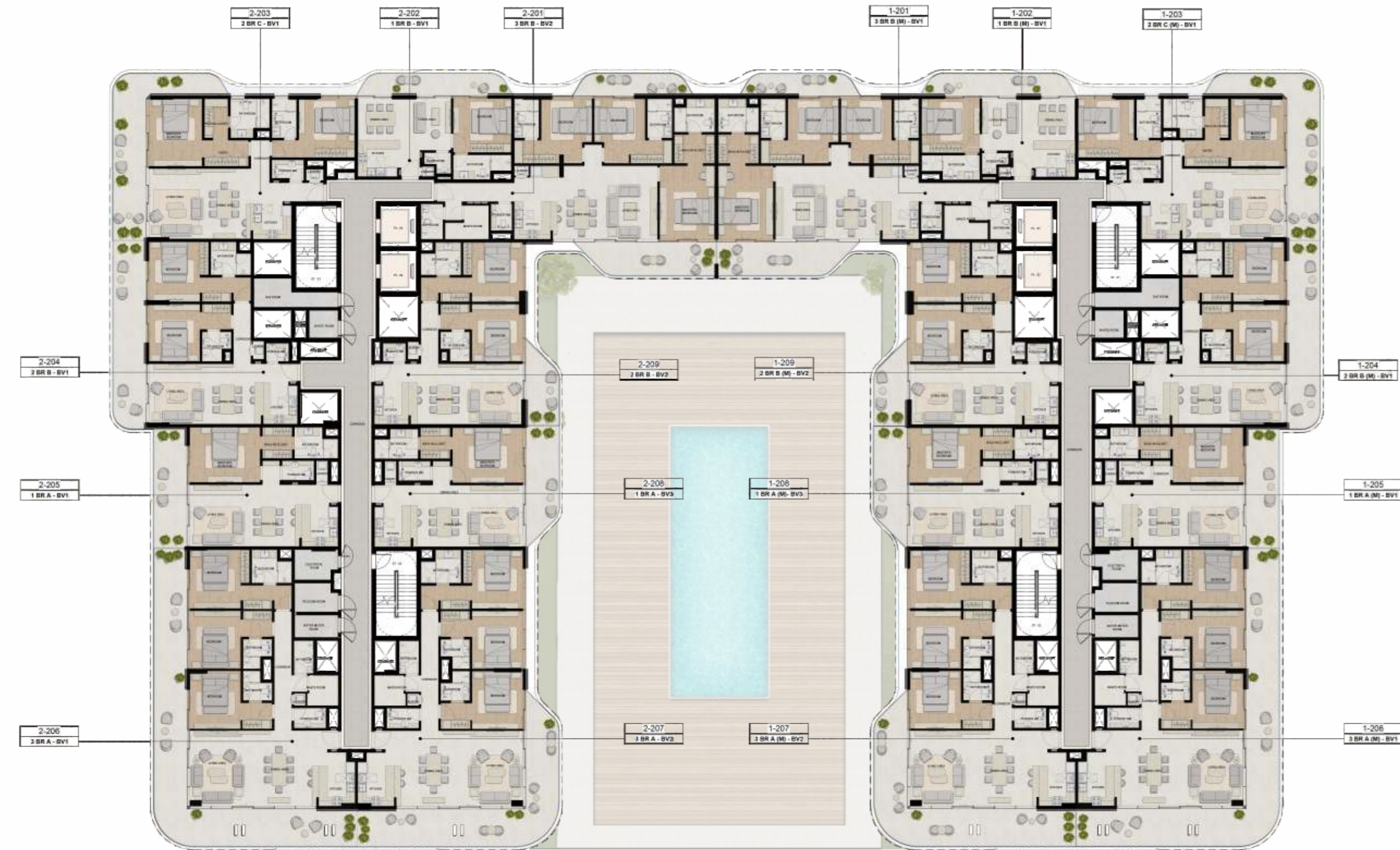
# First Floor



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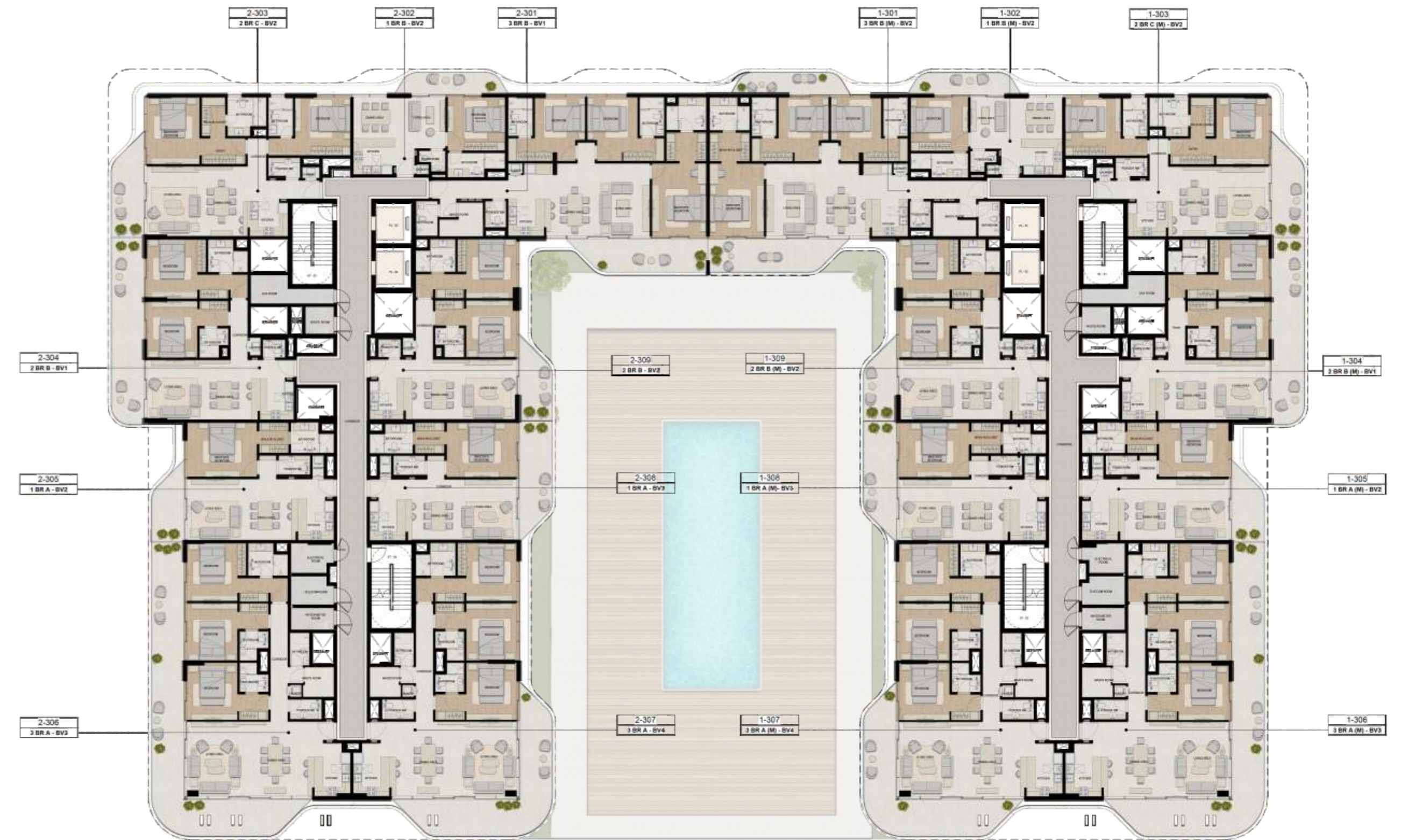
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## Second Floor



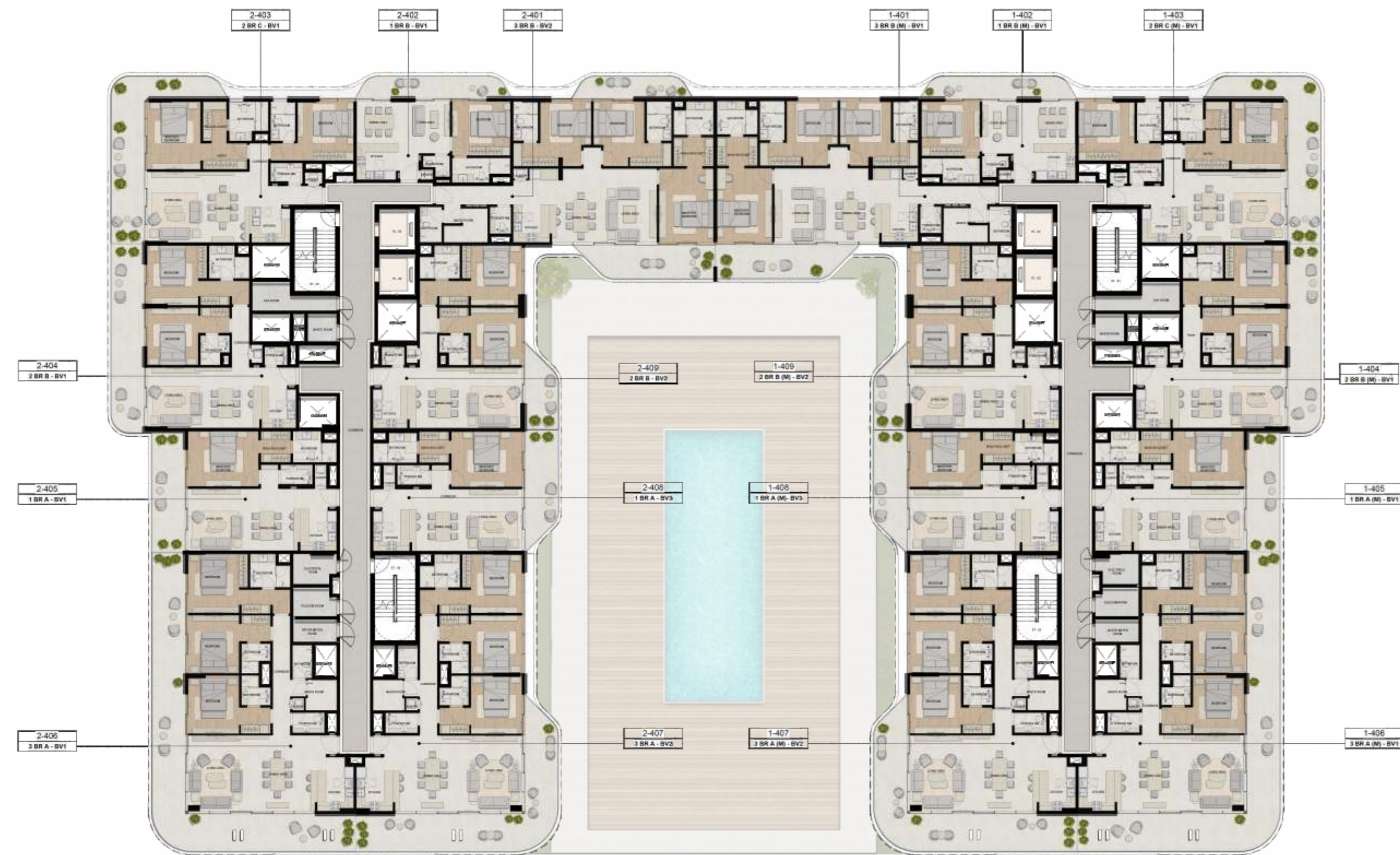
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## Third Floor

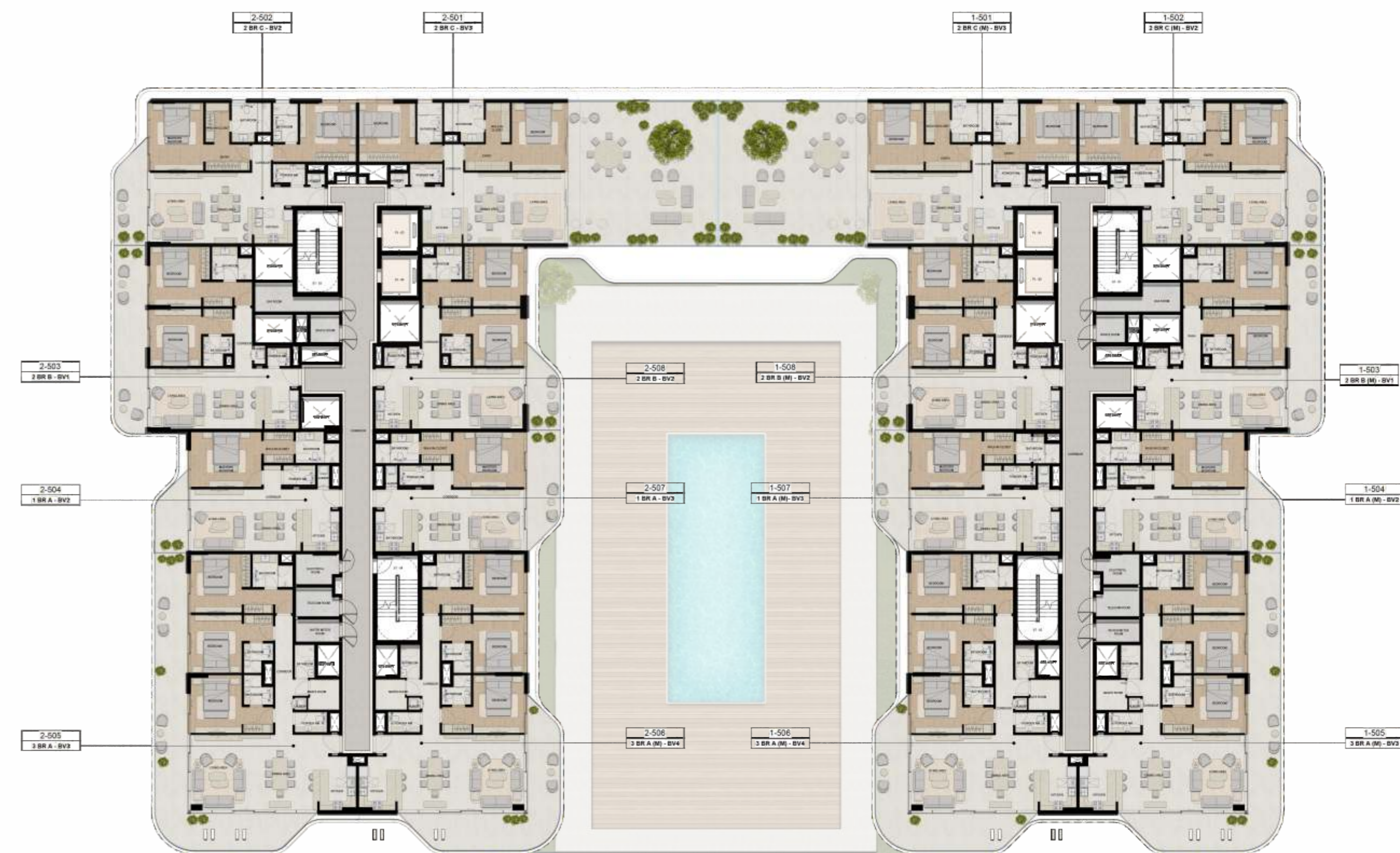


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# Fourth Floor



# Fifth Floor



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# Sixth Floor



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# Floor Plans

## I-Shape

### Ground Floor

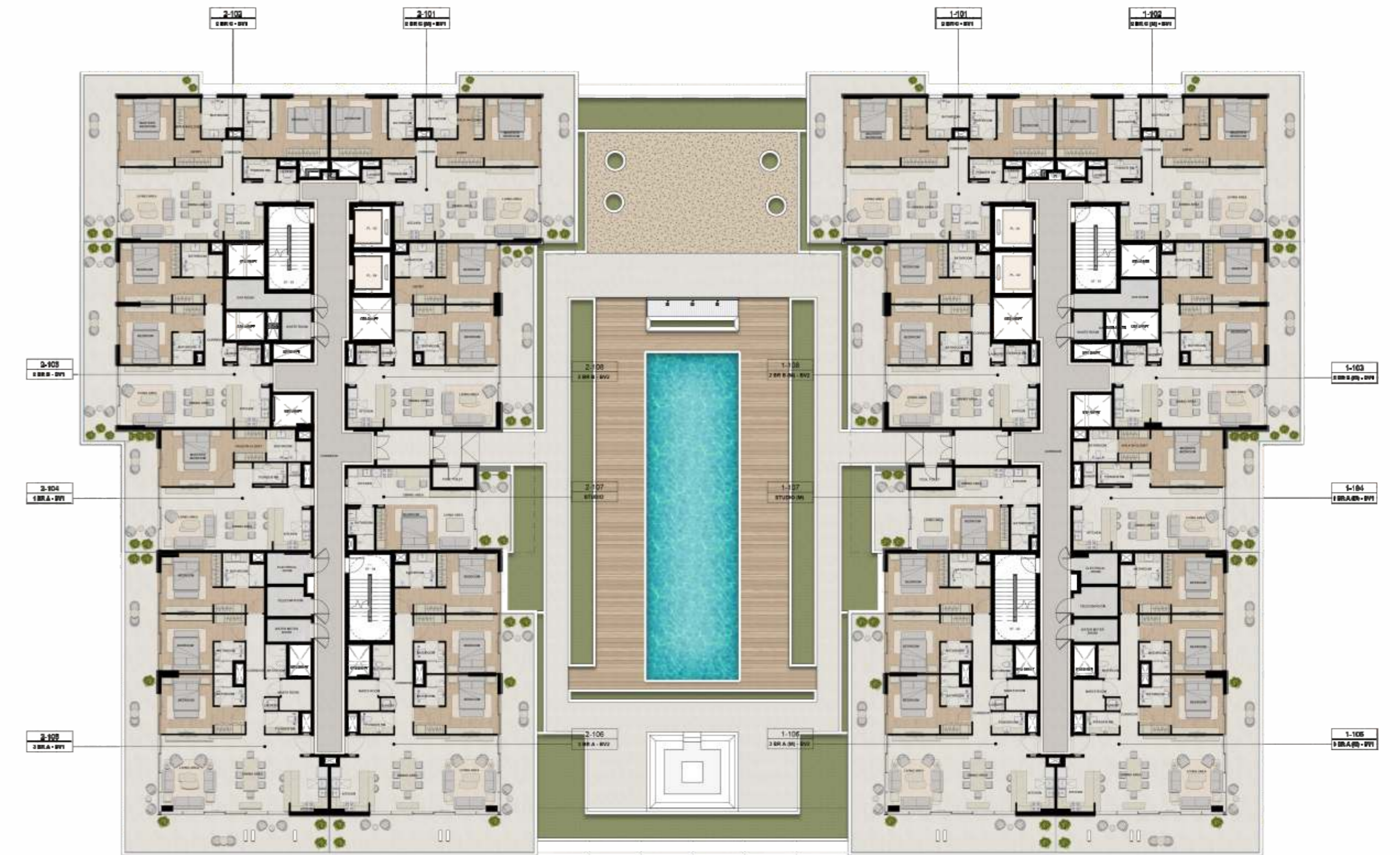


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# Podium Floor



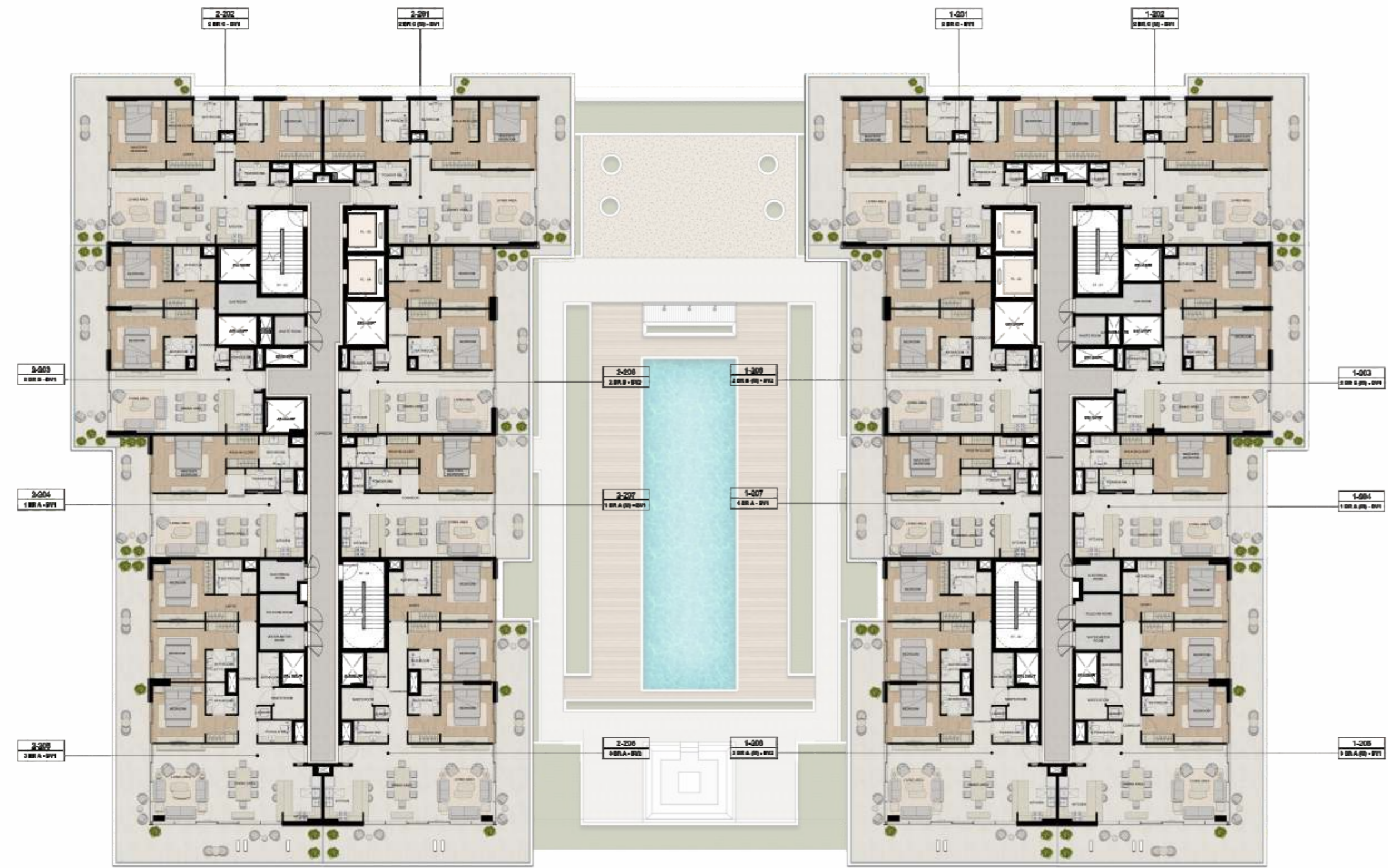
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## Second Floor



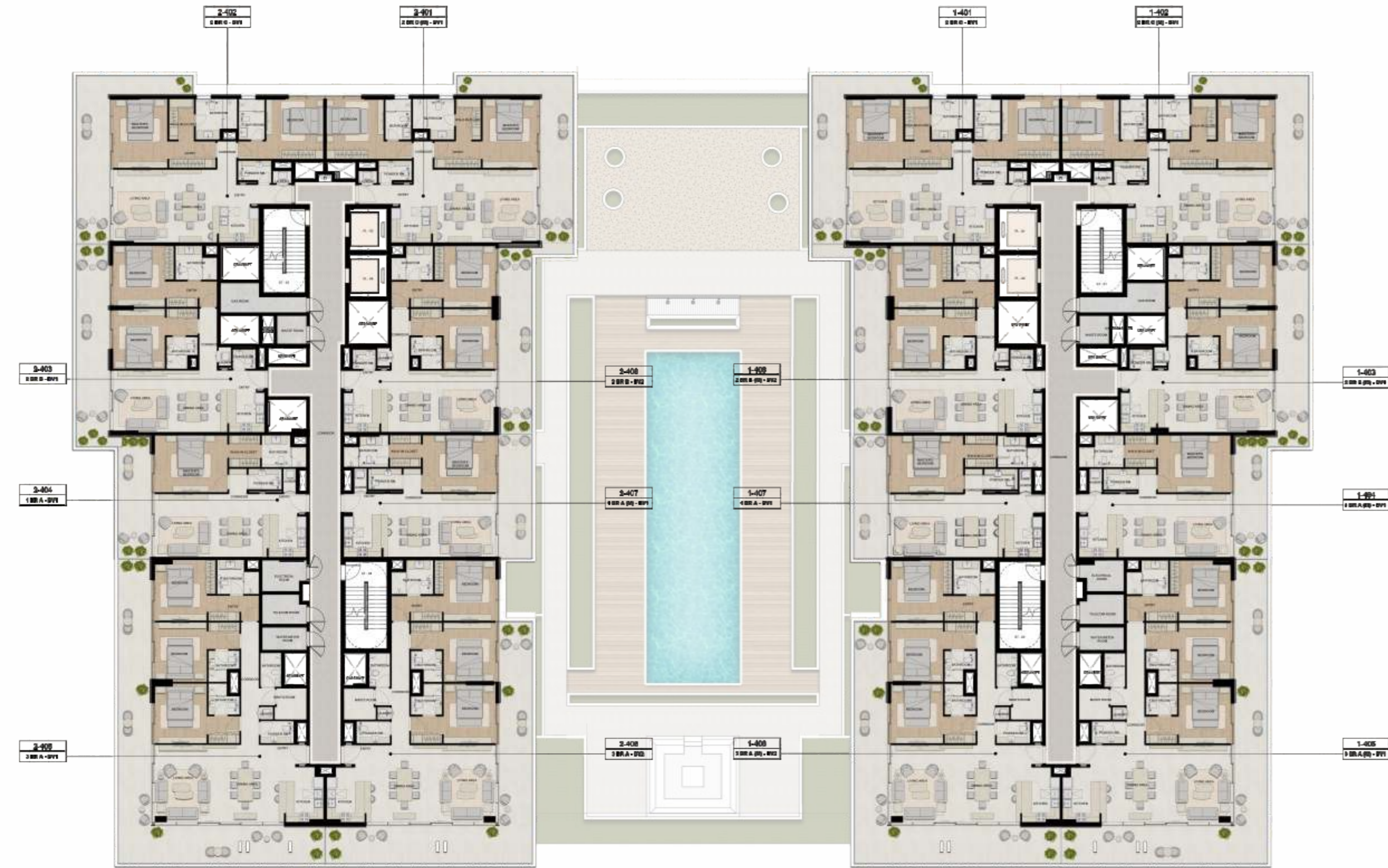
## Third Floor



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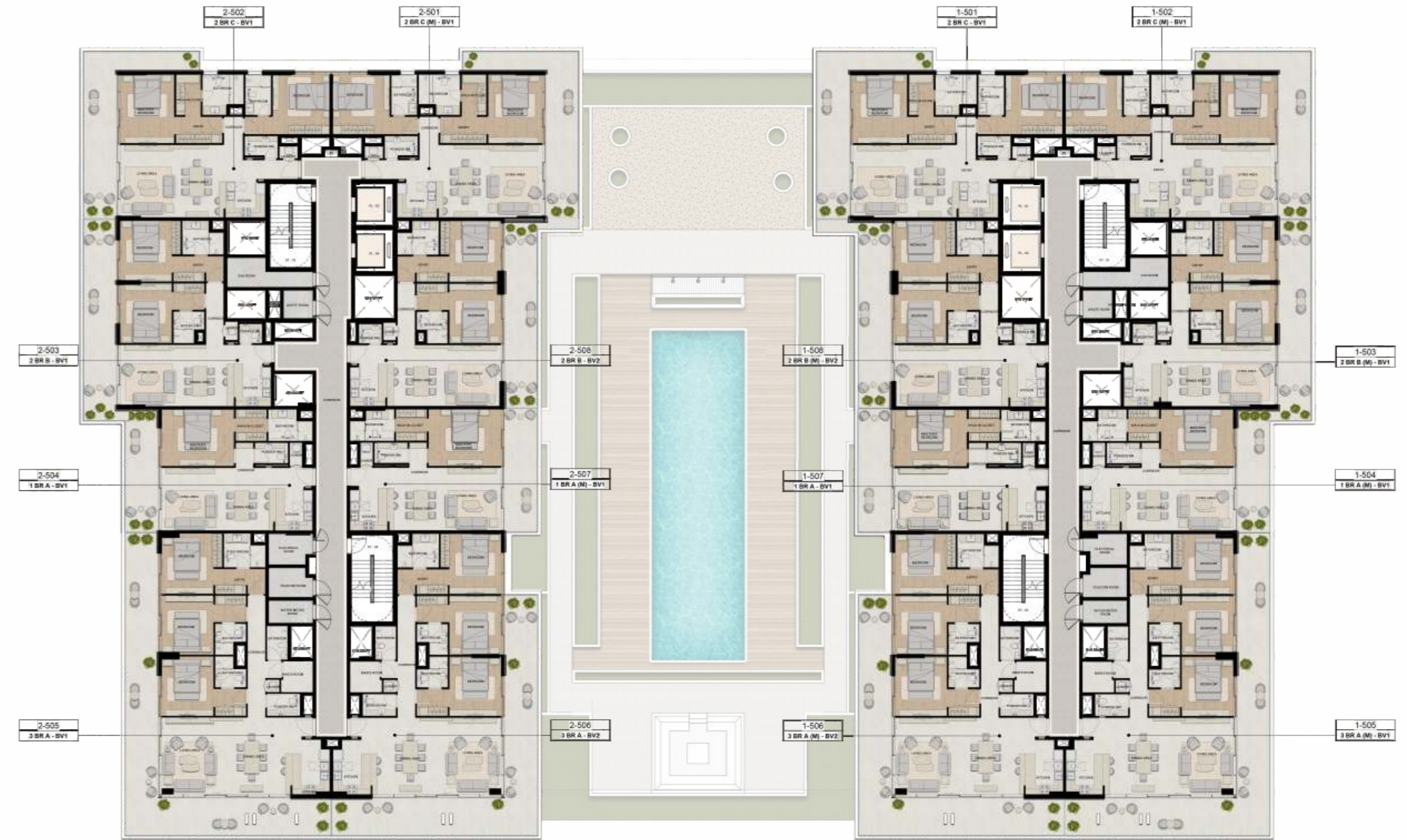
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# Fourth Floor



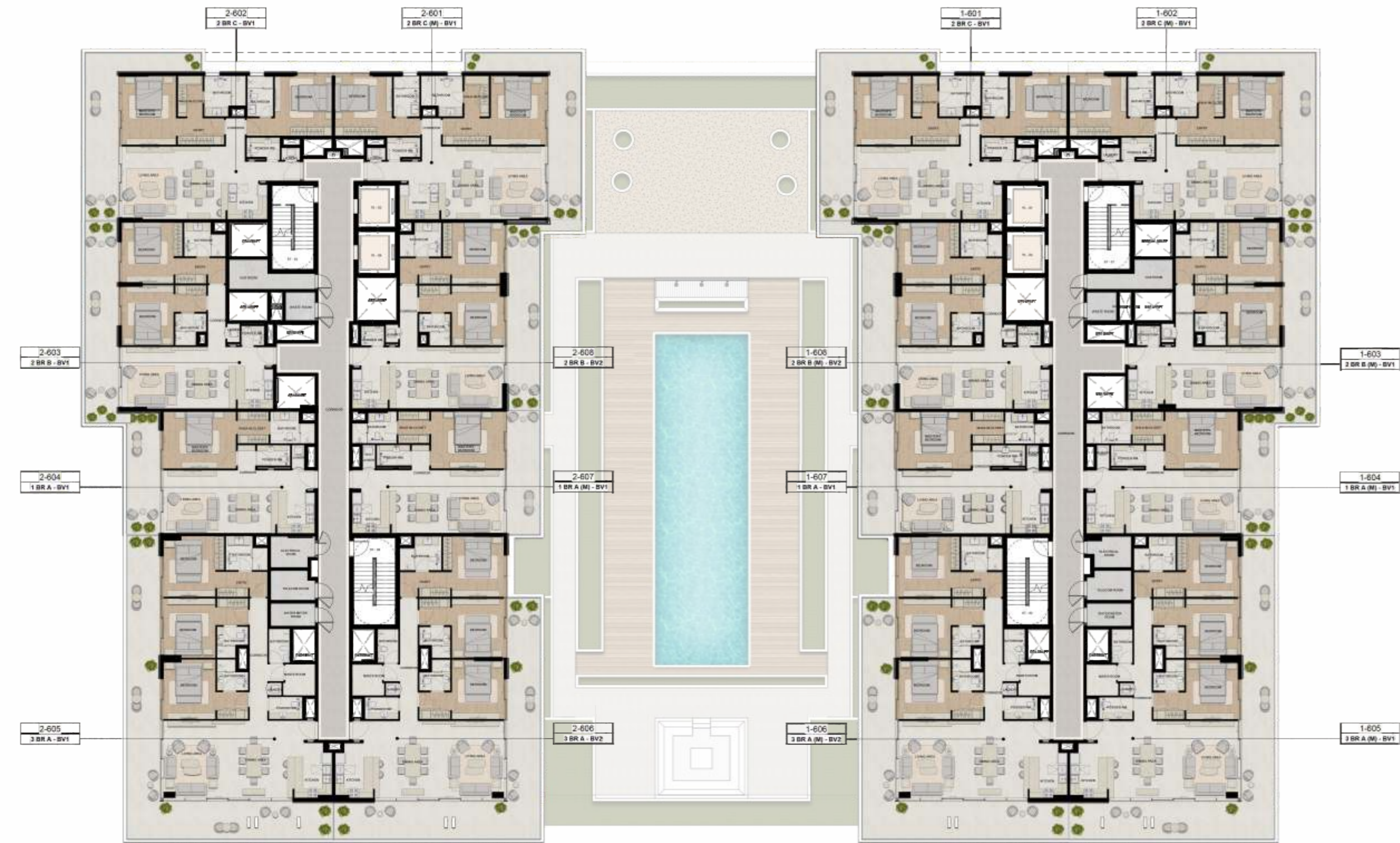
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## Seventh Floor



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Developed by

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