



ROCKHILL TOWER

📍 Ajman

An aerial photograph of Ajman, United Arab Emirates. The image shows a dense urban skyline with numerous high-rise buildings, including several prominent blue glass skyscrapers. In the foreground, a wide, sandy beach stretches along the coastline, dotted with palm trees and some beach umbrellas. The turquoise waters of the Gulf of Oman meet the shore with gentle waves. The sky is clear and blue.

AJMAN – THE NEXT GROWTH DESTINATION

Ajman, the smallest emirate in the UAE, is rapidly emerging as one of the fastest-growing real estate markets in the country.

Rising rental prices in Dubai and Sharjah are shifting demand toward Ajman, creating a shortage of high-quality new housing. In 2024 alone, the number of new tenants increased by 50%.

AJMAN IN NUMBERS

Source: Ajman Statistics Center

255,6 km² area of the
emirate of
Ajman

0.3% of the UAE's territory (excluding islands)

Ajman City► **143,2 sq. km**

Al Manama► **25,7 sq. km**

Masfout► **86,6 sq. km**

Coastline► **10,4 km**

Located in the Emirate:

- 24 km of waterways (Ajman Gulf)
- 221.4 hectares of green and open spaces
- 37 parks and 12 sports grounds
- 2 unique nature reserves — Al Zorah Nature Reserve and Al Naseem Nature Reserve
- 7 cultural heritage sites: Ajman Museum, Masfout Museum, Saleh Market, Ajman Fish Market, and others
- 333 mosques

AJMAN VISION 2030

*Government development plan
for the Emirate of Ajman until 2030*



Development of Ajman
Corniche waterfront



Attraction of foreign
investment in real estate



Transforming the Masfouta
mountainous "Emirates
Village" into a tourist attraction



development of the Al-
Zorah Nature Reserve and
the creation of a special trail
for pedestrians



Job creation and social
infrastructure



Development of Al Zorah
port



development of the Musherif Creek
canal for sporting and social activities
such as fishing, swimming and sports.



Urban planning strategy and the concept of
a "15-minute city" with new parks, recreation
areas and transportation hubs



**His Highness Sheikh
Humaid bin Rashid Al Nuaimi**
*Member of the Federal Supreme Council,
ruler of the Emirate of Ajman*

ROCKHILL TOWER

A new icon
of comfortable
living in Ajman



Rockhill Tower is a premium project in Ajman with **25 hotel-like amenities**, but at the price of a standard residence.

ROCKHILL TOWER

The 35-storey tower, just **39 minutes from downtown Dubai**, is ideal for both personal residence and long-term rental investment.

Configuration:

3B+G+6P+2S+26
residential floors+R

Completion:

Q1 2029

154 studio

129 one
bedroom

78 two
bedroom

52 two
bedroom
+ laundry



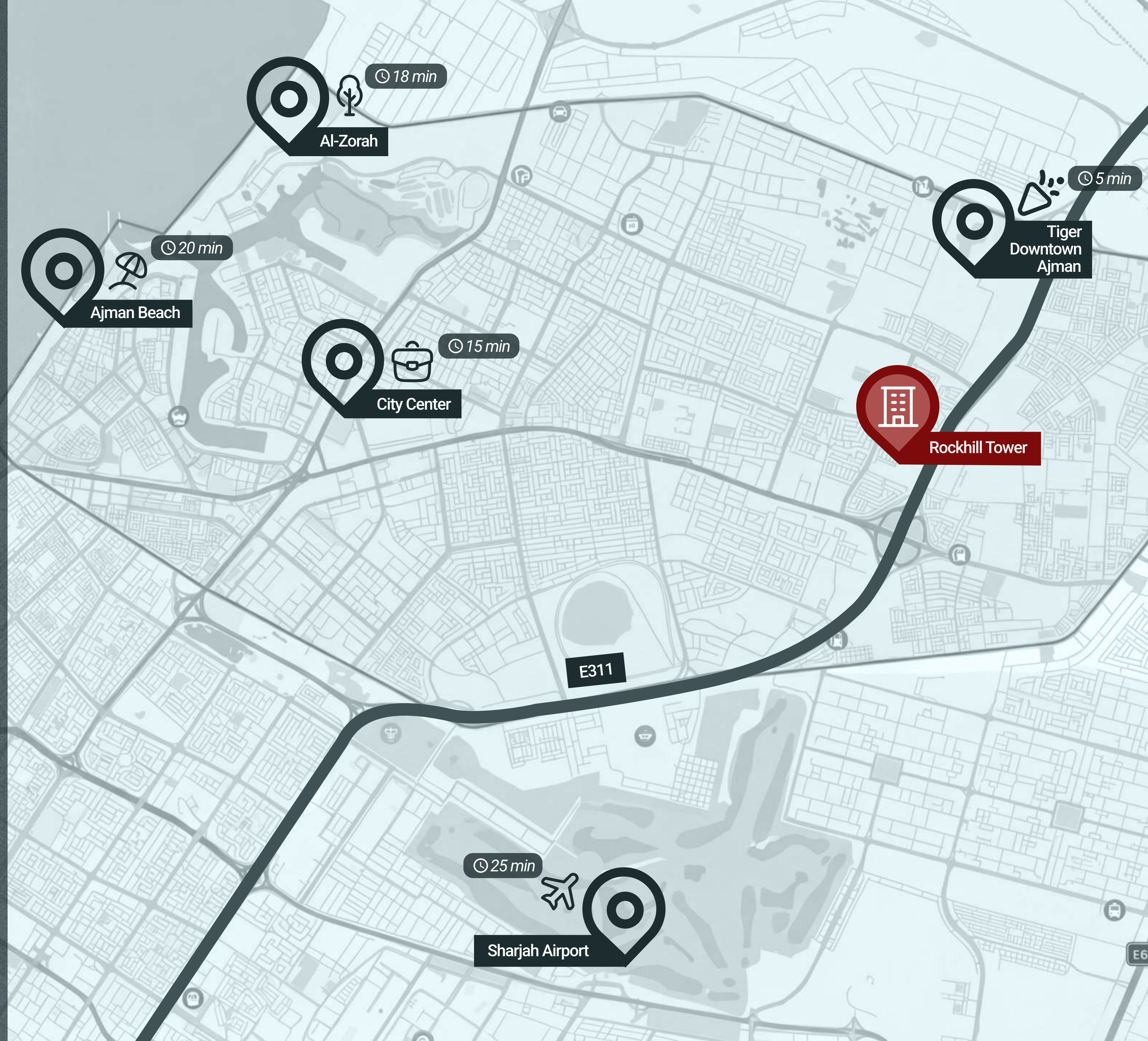
LOCATION – AL ALIA DISTRICT

*strategic location with direct
access to Dubai*

Rockhill Tower is located in Al Alia, Ajman's most promising freehold development, with direct access to the E311 highway.

- 📍 5 min – Eden Garden
- 📍 15 min – Ajman City Center
- 📍 18 min – Al Zorah Natural Reserve
- 📍 20 min – Ajman Beach
- 📍 25 min – Sharjah Airport
- 📍 39 min – Dubai Downtown

The location is ideal for both personal residence and rental for those who work in Dubai or Ras Al Khaimah and live in Ajman.



DESIGN & CONCEPT

not typical housing for Ajman

Rockhill Tower brings Dubai-level
architecture and lifestyle
standards to Ajman



25 premium amenities

FULL HOTEL-SCALE INFRASTRUCTURE

A fully-fledged living ecosystem

Rockhill Tower residents have access to 25 amenities designed for comfort, relaxation, and socialization: Unparalleled infrastructure in Ajman.



AMENITIES

🏊 Separate swimming pools and sun terrace

🛀 Separate saunas

🎮 Cinema

👟 Jogging tracks

🧘 Yoga decks

👶 Kids daycare

🏑 Paddle court

🏓 Table tennis zone

♟ Chess zone

🏌 Mini golf

🍷 Lounge and BBQ areas

👦 Kids' play area

🎮 Game rooms

💬 Clubhouse

🏠 Guest room

🧖 Spa and Therapy

🏠 Family seating

♂ Male changing room

♀ Female changing room

🍷 Elegant guest lobby

🕌 Male prayer room

🕌 Female prayer room

🏋 World-class fitness gym

🏢 Coworking area

📖 Library

INTERIORS

*World-class quality
at Rockhill Tower*

The interiors are designed with an emphasis on durability, comfort, and contemporary design to meet the expectations of modern residents.



Smart home system Control4
Better. Together.



German appliances



Japanese air conditioning



German plumbing



Italian kitchen cabinets

countertops made of natural
travertine stone



PREMIUM

We use premium materials
and have thought through
ergonomics for everyday
living



KEY ADVANTAGES

STRATEGIC LOCATION



- 40 minutes to Dubai
- Direct access via E311
- Close to sea & Sharjah Airport

HIGH RENTAL DEMAND



- +50% tenant growth in 2024
- Shortage of new housing
- Emerging residential hub

INVESTMENT POTENTIAL



- ROI of up to 10% per annum on rental income, thanks to below-market prices at launch.
- Capitalization growth of up to 40% in 2 years in line with the Ajman Master Plan 2030.
- No 4% tax on property purchases and at launch.

HOTEL-LEVEL INFRASTRUCTURE



- 25 modern amenities for residents
- smart home system
- 16 floor plans with parking spaces

PREMIUM QUALITY — ACCESSIBLE PRICE



- From AED 500 per sq.ft
- Fully equipped kitchens & bathrooms
- Modern architectural design



housebook

international real estate
IT-platform for agents

WhatsApp contacts 

Partnership managers



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Kapustina



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