بلـــو بيتـــس ريزيدنـــس

Blue Beach

RESIDENCE



Discover Your

Coastal Sanctuary

بلـــو بيتـــش ريزيدنـــس

Blue Beach
RESIDENCE

Discover Beachfront Living

Welcome to Blue Beach Residence, where modern luxury meets the tranquility of the sea. Offering a stunning collection of residences, from stylish one-bedroom apartments to expansive three-bedroom apartments, this exclusive coastal community is designed for those who seek uninterrupted sea views and direct access to pristine sandy beaches.

Blue Beach Residence elevates beachfront living with sleek contemporary architecture, state-of-the-art smart home features, and world-class amenities. Whether you're enjoying the serene ocean breeze from your private balcony or embracing the effortless elegance of a smart-enabled home, every detail is crafted for a seamless, sophisticated lifestyle by the water.

Development Overview

Development Size	**451,409**	SQ.FT
Private Beach Size	**172,222**	SQ.FT

20 Exclusive Buildings
95% of apartments with sea views

Residences	Choose from a variety of residential typologies from 1BR to spacious 2 and 3 BR & 2 and 3 BR Duplexes.

Luxury, Leisure & Lifestyle by the Sea

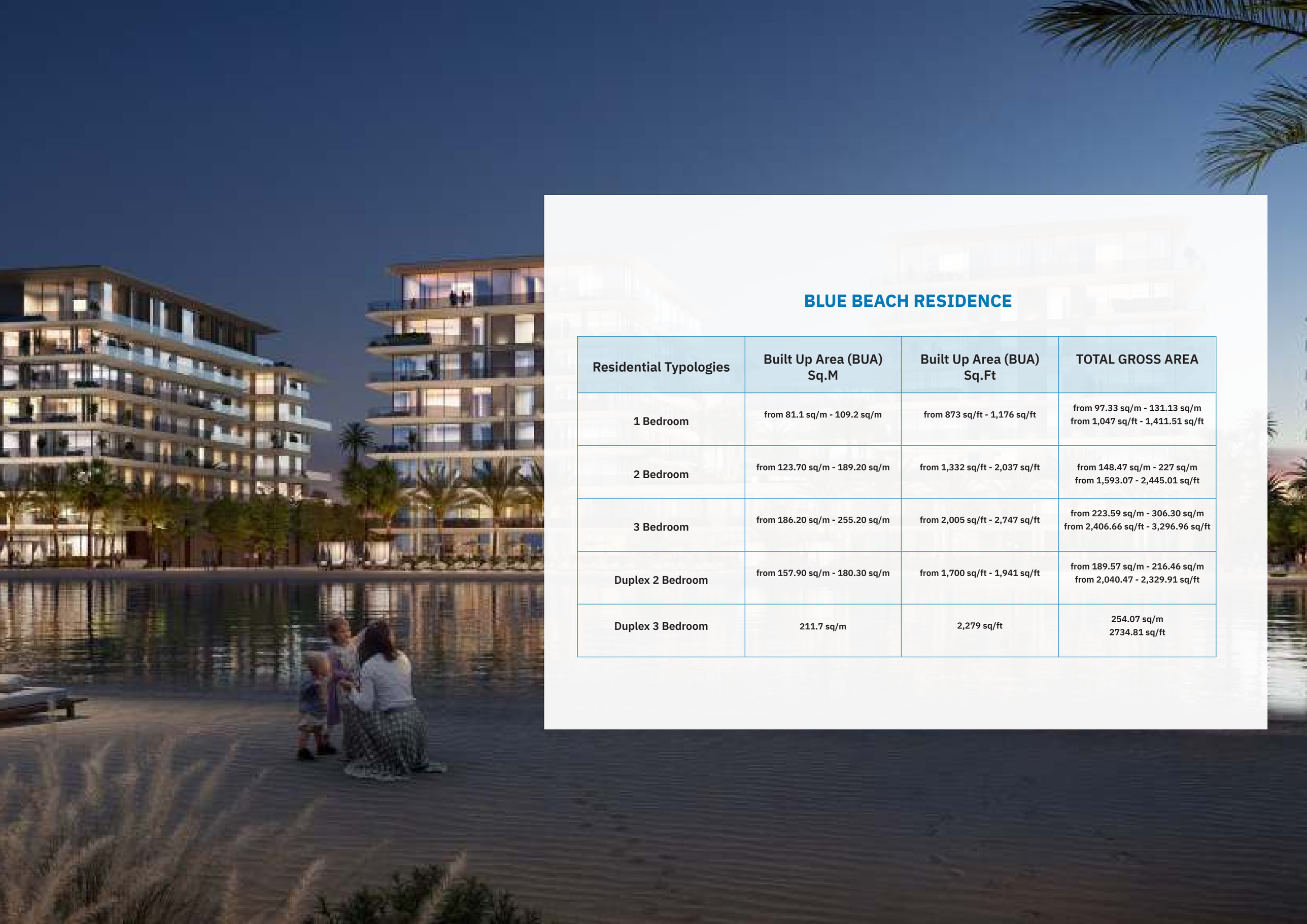
At Blue Beach Residence, every detail is designed to enhance your lifestyle with world-class amenities that blend luxury, convenience, and well-being. Stay active in the fully equipped gym & fitness center or take a refreshing dip in the swimming pool while enjoying stunning sea views. Families will love the dedicated kids' play area, while serene green spaces and landscaped gardens offer a peaceful retreat. The rooftop lounge & terrace provides the perfect setting to unwind, socialize, or take in breathtaking sunsets, complemented by a dedicated BBQ area for memorable gatherings. A walking & jogging track invites residents to embrace a healthy, active lifestyle, while the smart access control system ensures seamless, secure living. Whether you're seeking relaxation, recreation, or modern convenience, Blue Beach Residence delivers an exceptional coastal living experience.

Resort-like Lifestyle, Everyday

- Sea Facing Swimming Pool
- Gym and Wellness Center
- Private beach
- Sun loungers
- Landscaped Gardens
- Jogging Tracks & Cycling Tracks

Smart Living, Beachfront Bliss

- 24/7 Security & CCTV Surveillance
- Reception & Concierge Service
- High-Speed Elevators
- Smart Access Control System
- Parking Facility
- Kids' Play Area
- Rooftop Lounge & Terrace
- BBQ Area



BLUE BEACH RESIDENCE

Residential Typologies	Built Up Area (BUA) Sq.M	Built Up Area (BUA) Sq.Ft	TOTAL GROSS AREA
1 Bedroom	from 81.1 sq/m - 109.2 sq/m	from 873 sq/ft - 1,176 sq/ft	from 97.33 sq/m - 131.13 sq/m from 1,047 sq/ft - 1,411.51 sq/ft
2 Bedroom	from 123.70 sq/m - 189.20 sq/m	from 1,332 sq/ft - 2,037 sq/ft	from 148.47 sq/m - 227 sq/m from 1,593.07 - 2,445.01 sq/ft
3 Bedroom	from 186.20 sq/m - 255.20 sq/m	from 2,005 sq/ft - 2,747 sq/ft	from 223.59 sq/m - 306.30 sq/m from 2,406.66 sq/ft - 3,296.96 sq/ft
Duplex 2 Bedroom	from 157.90 sq/m - 180.30 sq/m	from 1,700 sq/ft - 1,941 sq/ft	from 189.57 sq/m - 216.46 sq/m from 2,040.47 - 2,329.91 sq/ft
Duplex 3 Bedroom	211.7 sq/m	2,279 sq/ft	254.07 sq/m 2734.81 sq/ft

Overseas payment plan

Payment Schedule

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





Local payment plan

Payment Schedule

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





Where Modern Living Meets Coastal Serenity

The Blue Beach Residence is designed for a life of comfort & convenience. Experience a coastal community where modern living meets beachfront bliss serenity

Breathtaking Beachfront Address

Blue Beach Residence offers direct access to pristine sandy beaches, allowing residents to indulge in a serene and exclusive coastal lifestyle. With stunning panoramic sea views from most units, this waterfront community provides the perfect escape from the city's hustle while keeping you connected to modern conveniences.

Luxurious & Modern Design

Designed with contemporary elegance, Blue Beach Residence features spacious balconies and floor-to-ceiling windows that maximize natural light and breathtaking sea views. Every residence is crafted with high-end finishes and premium materials, ensuring a sophisticated and comfortable living experience.

Resort-Style Amenities

Residents can enjoy a range of resort-style amenities, including an infinity pool overlooking the sea, a fully equipped gym and wellness center, and beautifully landscaped gardens with jogging tracks. Private beach access with sun loungers provides the ultimate relaxation experience, offering a seamless blend of luxury and leisure.

Exclusive Community Living

Nestled in the prestigious Ajmal Makan City, Blue Beach Residence is part of a vibrant waterfront destination. The gated community offers 24/7 security, ensuring a safe and private environment. Designed for families, it features parks, playgrounds, and dedicated recreational spaces, creating a perfect balance between tranquility and an active lifestyle.

Smart & Sustainable Living

With smart home automation, residents can easily control lighting, climate, and security for a seamless and modern living experience. The development also incorporates energy-efficient designs and eco-friendly materials, promoting a sustainable and future-forward lifestyle.

Connectivity & Convenience

Strategically located, Blue Beach Residence offers effortless connectivity to Sharjah, Dubai, and other Emirates. It is also close to major shopping malls, schools, and healthcare facilities in Sharjah, Ajman, and Umm Al Quwain. Additionally, its proximity to marinas, fine dining, and entertainment hubs makes it an ideal choice for those seeking a dynamic yet peaceful waterfront lifestyle.

High Investment Potential

With competitive pricing for beachfront real estate, Blue Beach Residence presents an attractive investment opportunity. High rental yields and strong capital appreciation make it a sought-after destination, fueled by the growing demand for luxury waterfront living in Sharjah.

Arabian Gulf

We Are Here..

Dubai

Sharjah

NMC Royal Hospital Sharjah

UAE Pygmy Zoo

Al Safia Park

Sharjah
Hamriyah

Sheikh Zayed Mosque

Mall of UAQ

Mangrove Park UAQ

Ajman

City Centre Sharjah

Dubai International Airport

Sharjah Cricket Stadium

Ajman University

Al Ittihad Rd

City Centre Ajman

Ajman China Mall

Sharjah Co-operative Society

Sheikh Khalifa General Hospital

The Elite American Private School

Saudi German Hospital Ajman

Sheikh Zayed Rd

Maleha Rd

Sheikh Mohammed Bin Zayed Rd

American University of Sharjah

Sharjah International Airport

Hamidiya Park

International School of Choueifat

UAQ University

Al Dhaid Rd

Emirates Rd

The Zoo Wild Life Park UAQ

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