AZIZI



AZIZI DEVELOPMENTS

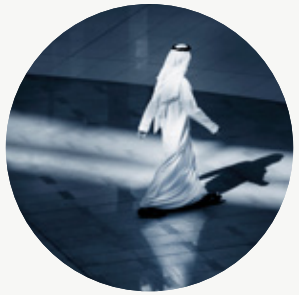


Eddy Huss

AZIZI AT A GLANCE



A leading developer based in Dubai, UAE



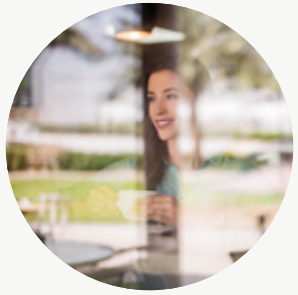
Working closely with Dubai's leadership towards catalyzing the emirate's vision and development



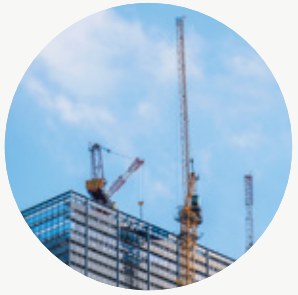
Thousands of homes successfully delivered



An extensive portfolio of modern luxury developments across Dubai's most sought-after, iconic destinations



With the mission to develop lifestyles and enrich the lives of its residents



A customer-centric, transparent and construction-driven approach

ABOUT US



36K
TOTAL GROUP STAFF



100+
NATIONALITIES



200+
UAE NATIONALS

KEY STATISTICS

FOUNDED IN
2007

OVER
45,000+
HOMES
DELIVERED

OVER
150,000+
UNITS UNDER
CONSTRUCTION

INDUSTRY VERTICALS



REAL ESTATE



ASSET MANAGEMENT



HOSPITALITY



FACILITY MANAGEMENT



LEASING



RETAIL



MORTGAGE



OWNERS' ASSOCIATION



CONTRACTING & MEP



DESIGN & CONSULTING



FACTORIES



AZIZI ENERGY

VENTURING INTO HOSPITALITY

Evolving in line with the UAE's thriving hospitality sector, Azizi Developments is gearing up to expand its realm, unveiling our prestigious global hotel brand.

100
FOUR-STAR HOTELS

50
FIVE-STAR HOTELS

1
SEVEN-STAR HOTEL

AN INVESTMENT OF AED
60
BILLION

OVER A SPAN OF
5
YEARS

30%
OF DUBAI'S EXISTING ROOMS


DUBAI
A LEADING GLOBAL HUB FOR INNOVATION, BUSINESS AND TOURISM.
THE EMIRATE CONTINUOUSLY CEMENTS ITS INTERNATIONAL STANDING AS ONE OF THE WORLD'S MOST LUCRATIVE REAL ESTATE INVESTMENT DESTINATIONS.

A REAL ESTATE HUB

A TRUSTED REAL ESTATE REGULATORY BOARD

DUBAI LAND DEPARTMENT | RERA

4% LAND REGISTRATION FEE

that is lower than that of 110+ other real estate markets across the globe.

In case of Property Gifting, the fee is as low as

0.125%

UAE construction industry is estimated to be worth

USD **107bn**

Total FDI in 2025

AED **121.9bn**
(USD 33.2 bn)

with year to year growth 33.2%

AED **917bn**

In transaction in 2025 over 270,000 transaction in 2025 marking growth of 25% in value

44,000

Residential units handed over in 2025

6-10%

ROI making it one of the highest returns on property globally

AZIZI

GLOBAL CONNECTIVITY

4m
people live in Dubai

By 2040
the population is expected to double

200+
nationalities

DUBAI
is one of the top-ranked Middle Eastern Cities in Mercer's Quality of Living Index

1
of the safest cities in the world

STATE-OF-THE-ART
healthcare

EXCEPTIONAL
educational system

HIGHLY-DEVELOPED
infrastructure

#1
largest airport in the world is set to be in Dubai

4 hour
flight from Dubai to one-third of the world's population

Connecting you to
260+
destinations through 150+ global airlines

Dubai visitors in 2025
19.59m overnight guests
a +5% increase from 2024

A HEALTHY & GROWTH-INCLINED ECONOMY

0% 

Income tax

5% 

VAT

GDP in first 9 months of 2025

AED
1.4tn 

GDP growth by September 2025

6.1%
over the previous year 

1= 3.67
(USD) *(AED)* 

The AED is pegged to the USD

Golden Visa valid for 

5 or 10 years

40+ Free Zones 

across the UAE

AZIZI

MARKET ANALYSIS

THE EVER-GROWING INTEREST

in Dubai residential real estate by international investors

RELAXED REGULATIONS

regarding the foreign ownership of businesses located outside of free zones, supporting demand

RELAXED VISA RULES

such as long-term residency visas for foreign investors who invest AED 1m – 2m (USD 272k – 544k) in real estate projects

THE REDUCTION

of government fees helping increase the profits of the private sector

AZIZI PROJECTS




AZIZI MINA
ROYAL BAY
AZIZI WASEL
BURJ AZIZI
AZIZI EMERALD
CREEK VIEWS
AZIZI ALIYAH
AL JADDAF
JEBEL ALI
AL FURJAN
AZIZI RUBY
PARK AVENUE
AZIZI RIVIERA
AZIZI GRAND
AZIZI VISTA
BEACH OASIS
AZIZI MILAN
AZIZI VENICE
Palm Jumeirah
Ain Dubai
Kite Beach
Jumeirah
La Mer
Burj Al Arab
Safa Park
Box Park
DIFC
DWTC
Dubai Frame
JBR
Ibn Batuta
Sheikh Zayed Road
Mall Of The Emirates
Burj Khalifa/ Dubai Mall
Dubai Parks And Resorts
JAFZA
Emirates Hills
Al Asayel Road
Dubai Hills
The Meydan Hotel
Dubai Creek
Festival City
DXB
Mohammed Bin Zayed Road
Al Khail Road
Motor City
Yalayis Street/Jebel Ali-Al Hibab Road
Expo City Dubai
Dubai - Al Ain Road
Mirdiff City Centre
Al Mushrif Park
Global Village
IMG World
Zayed Bin Hamdan Al Nahyan Road
Ras Al Khor Road
Al Khawaneej
DWC
Emirates Road
Minhad Air Base
11
D57
D72
44
311
D54
611
66

SHEIKH ZAYED ROAD

THIS ROAD IS A VIBRANT ARTERY THAT SERVES AS A CRUCIAL LINK BETWEEN THE SEVEN EMIRATES, SEAMLESSLY CONNECTING DUBAI AND ABU DHABI. RENOWNED FOR ITS STRIKING SKYSCRAPERS, IT STANDS AS A TESTAMENT TO THE CITY'S RELENTLESS AMBITION AND DYNAMIC GROWTH. SHEIKH ZAYED ROAD IS MORE THAN JUST A ROAD; IT IS A BUSTLING HUB THAT EPITOMIZES A FAST-PACED LIFESTYLE. ITS UNIQUE BLEND OF ELEGANCE AND STRATEGIC LOCATION, PAIRED WITH NOTABLE LANDMARKS SUCH AS THE WORLD TRADE CENTER, CEMENTS ITS STATUS AS AN ICONIC DESTINATION UNMATCHED IN APPEAL.



BURJ AZIZI

SHEIKH ZAYED ROAD



REDEFINE LUXURY LIVING IN DUBAI'S HEAVENLY HEIGHTS

WELCOME TO BURJ AZIZI, AN EXTRAORDINARY DESTINATION THAT ELEVATES LIVING BEYOND THE ORDINARY. THIS ARCHITECTURAL MASTERPIECE BLENDS GLOBAL CULTURES AND SENSORY EXPERIENCES, ENRICHING THE SPIRIT. LOCATED IN THE HEART OF DUBAI, OFFERING SEAMLESS ACCESS TO CULTURAL LANDMARKS AND LUXURY SHOPPING. BURJ AZIZI – LIVE ABOVE IT ALL.



TOTAL APARTMENTS: 1,038

KEY FEATURES

- World's second-tallest building
- Soaring 725 meters
- Luxurious holiday homes, apartments and sumptuous penthouses
- Iconic 7-star hotel with distinctive 7 cultural themes
- An observation deck providing 360-degree views of Dubai
- Unique retail space with high-end boutiques and invite-only brands
- Luxurious living spaces with high-end finishes
- Premium world class amenities

CURATED WORLD CLASS AMENITIES

- Pools with panoramic views • Spa treatment spaces • Steam rooms and saunas
- Chess room • Billiards room • Ping Pong room • Yoga studio • Modern high-tech gym
- Recreational facilities • Dedicated games area • Business center • Dedicated multipurpose events hall
- Cinema hall • Community café • Dedicated kids' zone

WORLD RECORDS

- Highest lobby in the world - 498m • Highest occupied hotel room in the world - 527m
- Highest cinema in the world - 310m • Highest nightclub in the world - 567m
- Highest observation deck in the world - 649m • Highest spa in the world - 415m
- Highest supermarket in the world - 310m • Highest restaurant in Dubai at - 544m

LOCATION BENEFITS

2 MINS
Trade Centre

3 MINS
Museum of the Future

5 MINS
Dubai Mall

10 MINS
Business Bay

15 MINS
Dubai International Airport

20 MINS
The Palm Jumeirah

AZIZI

DUBAILAND

THIS AREA IS IDEALLY LOCATED WITHIN WADI AL SAFA 4, AT THE GATEWAY TO DUBAILAND. ITS VIBRANT SETTING OFFERS EXCELLENT ACCESSIBILITY VIA SHEIKH MOHAMMED BIN ZAYED ROAD, ALONG WITH CONVENIENT CONNECTIONS TO SHEIKH ZAYED BIN HAMDAN STREET. WITH SEAMLESS CONNECTIVITY THROUGHOUT DUBAI AND RENOWNED LANDMARKS LIKE IMG WORLDS AND GLOBAL VILLAGE NEARBY, THIS AREA STANDS OUT AS AN EXCEPTIONAL BUSINESS HUB AND A PREMIER ENTERTAINMENT HOTSPOT, PERFECT FOR THOSE SEEKING A DYNAMIC LIFESTYLE.

AZIZI MILAN

DUBAILAND

EMBRACING THE ESSENCE OF ITALY'S TIMELESS ALLURE

EXPERIENCE THE SLEEK ITALIAN LIFESTYLE AT AZIZI MILAN, A COMMUNITY LOCATED IN THE CORE OF MODERN DUBAI. THIS REMARKABLE HAVEN BLENDS CHIC VIBES WITH DYNAMIC ENERGY, CREATING A CAPTIVATING AMBIANCE. WANDER ALONG SHOPPING BOULEVARDS, ENJOY DELICIOUS CUISINE AT CHARMING RESTAURANTS, AND SOAK IN THE NATURAL SURROUNDINGS. THE RESIDENCES FEATURE STUNNING INTERIORS AND BREATHTAKING VIEWS THAT INVITE YOU TO EMBRACE THE ELEGANT MILANESE STYLE.





NO. OF BUILDINGS: 100
TOTAL APARTMENTS: 80,000

KEY FEATURES

- Located in a prime, high demand location with high growth potential.
- Featuring multiple retail boulevards, scenic canal, and shopping mall
- Fashion districts featuring diverse elegant boutiques
- Comprising a variety of residential neighborhoods, hotels, healthcare facilities, and educational institutions
- Choose from a wide array of apartments including studios, 1, 2 and 3 bedrooms
- Very close proximity to IMG Worlds of Adventure and Global Village
- Easily accessible via main roads such as E 311 (Sheikh Mohammed Bin Zayed Road) and D 54 (Sheikh Zayed Bin Hamdan Al Nahyan Street)

AMENITIES

- Multiple retail boulevards • Scenic Canal • Mosque, Private Hospitals and Hotels
- Delightful cafés and restaurants at every turn • Lush botanical gardens
- Fashion districts featuring diverse elegant boutiques • Shopping mall
- K-12 School, Nursery and Kindergarten • Dedicated office spaces and business centers
- Dedicated swimming pool, saunas and Jacuzzis in every building
- Multipurpose halls and games room in every building • Cinemas & lounges • Stimulating fitness centers
- BBQ areas • Kids' play areas • Picturesque gardens

LOCATION BENEFITS

1 MIN IMG Worlds of Adventure

5 MINS Global Village

4 MINS Cityland Mall

25 MINS Dubai International Airport (DXB)

AZIZI

DUBAI SOUTH

DUBAI SOUTH, LOCATED NEAR THE AL MAKTOUM INTERNATIONAL AIRPORT, OFFERS A PROMISING REAL ESTATE INVESTMENT OPPORTUNITY. ITS ROBUST INFRASTRUCTURE DEVELOPMENT, BUSINESS-FRIENDLY ENVIRONMENT, AND COMMITMENT TO SUSTAINABILITY MAKE IT AN ATTRACTIVE CHOICE FOR HOMEBUYERS SEEKING FUTURE GROWTH POTENTIAL AND A WELL-ROUNDED COMMUNITY LIFESTYLE, ALL WITHIN EASY REACH OF MAJOR TRANSPORTATION HUBS AND DUBAI'S LONG-TERM DEVELOPMENT PLAN.



AZIZI VENICE

DUBAI SOUTH

DUBAI'S NEWEST WATER-INSPIRED LEGACY

DISCOVER A REVITALIZING PLACE TO CALL HOME ACROSS THE GOLDEN SANDS OF DUBAI SOUTH, WHERE YOU WAKE UP EVERY DAY IN AN INCREDIBLE WATERFRONT PARADISE HOME TO A GLEAMING LAGOON, PRISTINE BEACHFRONT, VIBRANT BOULEVARD WITH BOUTIQUES AND CUISINES FROM AROUND THE WORLD, AND WORLD-CLASS ENTERTAINMENT AT THE STUNNING OPERA HOUSE.





NO. OF BUILDINGS: 102
TOTAL APARTMENTS: 34,795+

KEY FEATURES

- Luxury waterfront living in the heart of Dubai South stretching across 136M square meters of plot area
- Very close proximity to Al Maktoum International Airport along Emirates Road
- Comprising an array of residential neighborhoods, business zones, educational institutions, healthcare and recreational spaces
- Direct access to future dedicated Dubai Metro station
- Close to the city's leading malls, landmarks, entertainment and leisure facilities
- Home to boulevard apartments, a mansion island, clubhouse, five-star family hotel and a lifestyle hotel
- Featuring a 2,500-seat state-of-the-art opera house
- 700m pedestrian and vibrant retail boulevard
- Crystal Lagoon access for all buildings and a children's water theme park
- A variety of sports and leisure options
- All apartments feature top-of-the-line appliances

AMENITIES

- Performing arts venue • Dedicated office spaces & business centers • Private Hospital
- K-12 school, nursery & kindergarten • Retail boulevard with international cuisines
- Mosque • Infinity pools overlooking crystal lagoon • 40 acres of parks & green spaces
- Dedicated cable car for access from Dubai Metro station to opera house and boulevard
- 18 km of swimmable beaches and boardwalks • 3.5 km recreational bicycle and jogging track
- Multipurpose halls • Cinema room & Clubhouse • State-of-the-art Technogym® fitness centres
- Stimulated sports fields

LOCATION BENEFITS

5 MINS Emirates Road

7 MINS Al Maktoum Int'l Airport (DWC)

15 MINS Dubai Parks and Resorts

25 MINS Dubai Marina

35 MINS Palm Jebel Ali

AZIZI

MONACO MANSIONS

A NEW DIMENSION OF PRESTIGE IN WATERFRONT MANSIONS

MONACO MANSIONS, LOCATED IN THE VIBRANT CENTRE OF DUBAI SOUTH, REDEFINES ULTRA-LUXURY LIVING WITH ITS EXCLUSIVE WATER-INSPIRED MANSION LIFESTYLE. FEATURING OVER ONE HUNDRED BESPOKE MANSIONS AND EIGHT ARCHITECTURAL STYLES, IT CATERS TO DISCERNING TASTES. SURROUNDED BY VENICE-INSPIRED WATERWAYS AND LUSH GARDENS, THIS EXTRAORDINARY DESTINATION ELEVATES WATERFRONT LIVING, INVITING YOU TO ENGAGE AND ENTERTAIN IN AN ELEGANT ATMOSPHERE. EMBRACE A LIFESTYLE WHERE LUXURY KNOWS NO BOUNDS AND EVERY MOMENT CELEBRATES BEAUTY AND GRACE.





TOTAL VILLAS: 109

KEY FEATURES

- Fully-furnished and landscaped mansions with opulent designer pieces.
- Plot size ranging from 10,000 to 20,000 sq. ft.
- Bedrooms range from 6 to 8.
- Lagoon surroundings with direct beach access.
- Two swimming pools: ground floor and rooftop.
- Rooftop terrace with seating and al fresco dining.
- High-tech home cinema with cutting-edge features.
- Fully equipped fitness center catering for various workouts.
- Exclusive spa zone with sauna, steam, ice shower, and massage rooms.
- Comfortable staff accommodation for maids and drivers.

AMENITIES

- Cultural District designed by Zaha Hadid Architects. • Dedicated office spaces & business centers
- Private Hospital • K-12 school, nursery & kindergarten • Retail boulevard with international cuisines
- Mosque • Infinity pools overlooking crystal lagoon • 40 acres of parks & green spaces
- Dedicated cable car for access from Dubai Metro station to opera house and boulevard
- 18 km of swimmable beaches and boardwalks • 3.5 km recreational bicycle and jogging track
- Multipurpose halls • Cinema room & Clubhouse • State-of-the-art Technogym® fitness centres
- Stimulated sports fields • A wide range of authentic restaurants and cafes.
- Five-star family and lifestyle hotels. • Exciting children's playgrounds

LOCATION BENEFITS

E611

5 MINS
Emirates Road

7 MINS
Al Maktoum Int'l Airport (DWC)

15 MINS
Dubai Parks and Resorts

30 MINS
Dubai Marina

20 MINS
The Palm Jebel Ali

AZIZI

MBR CITY

MBR CITY STANDS FOR MOHAMMED BIN RASHID CITY AND HAS BEEN NAMED AFTER SHEIKH MOHAMMED BIN RASHID AL MAKTOUM, UAE VICE PRESIDENT, PRIME MINISTER AND RULER OF DUBAI. IT IS A CENTRAL, YET SERENE ESCAPE WITHIN THE CITY, HOST TO VAST BEAUTIFULLY LANDSCAPED PARKLANDS, WINDING WALKWAYS, LARGE OPEN SPACES AND BREATHTAKING ARCHITECTURE.

MBR CITY IS PART OF MEYDAN, THE VISIONARY CONCEPT OF HIS HIGHNESS THAT HAS BEEN ATTRACTING ATTENTION FROM AROUND THE WORLD SINCE ITS INAUGURAL OPENING IN 2010.





RIVIERA

MBR CITY

EMBRACE THE FRENCH RIVIERA-INSPIRED LIFESTYLE

RIVIERA IS A WATERFRONT COMMUNITY COMPRISING 75 BUILDINGS, INCLUDING ITS HIGH-END TOWERS, RIVIERA RÊVE AND RIVIERA BEACHFRONT. NESTLED IN THE HEART OF MEYDAN, RIVIERA FEATURES A MEGA-INTEGRATED RETAIL DISTRICT, A VIBRANT 5-STAR HOTEL, AND AN EXECUTIVE BUSINESS CENTER. LONG STROLLS ON THE FRENCH-INSPIRED BOULEVARD, BEAUTIFUL SUNSETS AT THE CRYSTAL LAGOON, ENDLESS SHOPPING EXPERIENCES, AND FINE-DINING FEASTS ARE ALL THAT YOU NEED FOR THE ULTIMATE LIFESTYLE.



NO. OF BUILDINGS: 75

TOTAL APARTMENTS: 12,200+

KEY FEATURES

- Studios and one, two and three bedroom apartments
- Vibrant crystal lagoon walk of 2.7 km with artesian eateries and boutiques
- Retail boulevard of 1.2 km with lifestyle brands and leisure options
- Les Jardins – a lush green social space spanning the entirety of the community
- Picturesque views of the stunning Dubai skyline & Burj Khalifa
- Equestrian and golfing lifestyle
- Converging lavish, vibrant living and calm relaxation

AMENITIES

- Swimming pools • Fully-equipped gyms • Health clubs & spas • Parks with greenery
- Yoga & zen gardens • Pet-friendly areas • Concierge service • Children's play area
- Covered parking spaces • Retail hub

LOCATION BENEFITS

1 MIN
Al Khail Road

2 MINS
Meydan Racecourse

10 MINS
Festival City & IKEA

22 MINS
The Palm Jumeirah

10 MINS
Downtown Dubai

10 MINS
Sheikh Zayed Road

15 MINS
Dubai International Airport (DXB)

AZIZI

RIVIERA BEACHFRONT

MBR CITY



RIVIERA RÊVE

MBR CITY



PARK AVENUE

MBR CITY



AN IDYLLIC WATERFRONT LIFESTYLE

WELCOME TO THE PRISTINE BEACHFRONT COMMUNITY IN DUBAI. THE THREE HIGH-END TOWERS ARE LOCATED ON THE WATERFRONT OVERLOOKING A CRYSTAL LAGOON AND WHITE SANDY BEACHES, PROVIDING BREATHTAKING VIEWS FROM EVERY RESIDENCE. WALK ALONG THE BEACHFRONT AND SOAK UP THE MEDITERRANEAN AMBIANCE.

DESIGNED TO ENRICH LIVES

BRINGING YOU THE BEST OF BEACHSIDE LIVING, LEISURE, AND ENTERTAINMENT, RIVIERA RÊVE COMPLEMENTS YOUR ALREADY DISTINGUISHED LIFESTYLE. ARCHITECTURALLY INSPIRED BY THE MOVEMENT OF WATER ACROSS THE LAGOON, THE THREE TOWERS HAVE BEEN BUILT WITH SOLAR PANELS AND VERTICAL GREENERY FOR GREATER SUSTAINABILITY AND AIR PURITY. A DEVELOPMENT AS UNIQUE AND RARE AS YOU.

URBAN LIVING AT ITS BEST

NESTLED ON MEYDAN AVENUE AT THE HEART OF MOHAMMED BIN RASHID CITY, PARK AVENUE COMPRISES 3 CONTEMPORARY LOW-RISE BUILDINGS: PARK AVENUE I, PARK AVENUE II, AND PARK AVENUE III. THE DEVELOPMENT OFFERS AN IDYLLIC ADDRESS WITH LUSH GREEN SURROUNDINGS AND IS STRATEGICALLY PLACED CLOSE TO DOWNTOWN DUBAI AND A PLETHORA OF WORLD-CLASS AMENITIES AND ATTRACTIONS.

AZIZI

STUDIO CITY

STUDIO CITY IS ONE OF DUBAI'S FASTEST-GROWING BUSINESS HUBS FOR FILM AND TELEVISION PRODUCTION. IT'S ALSO A YOUNG AND TRENDY HOTSPOT FOR ASPIRING CREATIVE PROFESSIONALS. A COMMUNITY THAT OFFERS YOU NOTHING BUT THE BEST, CATERING TO YOUR PRODUCTIVITY, WELL-BEING, LEISURE, AND COMFORT. ENJOY THE PEACE OF A PERFECT WORK-LIFE BALANCE IN A MODERN RESIDENTIAL HUB. CLOSE TO THE HEART OF THE CITY AND EXPO CITY DUBAI, STUDIO CITY OFFERS A STRATEGIC LOCATION AND EXCELLENT ACCESSIBILITY. RESIDENTS BENEFIT FROM A VARIETY OF AMENITIES WITHIN CLOSE PROXIMITY INCLUDING SCHOOLS AND COLLEGES, MEDICAL FACILITIES, SPORTS, LEISURE ATTRACTIONS AND MUCH MORE.

BEACH OASIS

STUDIO CITY



AN OASIS OF ENDLESS POSSIBILITIES

BEACH OASIS IS A SPECTACULAR RESIDENTIAL DEVELOPMENT NESTLED IN THE HEART OF DUBAI STUDIO CITY. THIS MODERN UPSCALE DEVELOPMENT COMPRISES BEACH OASIS I AND BEACH OASIS II, WITH FOUR HIGH-END BUILDINGS HOME TO STUDIOS AND ONE & TWO-BEDROOM APARTMENTS. IT EFFORTLESSLY SETS A BENCHMARK IN THE AREA FOR CONTEMPORARY DESIGN AND EXCELLENT COMMUNITY FACILITIES. COOL OFF IN A LAGOON-STYLE SWIMMING POOL OR WORK OUT IN A FULLY EQUIPPED GYM. BEACH OASIS IS WHERE LIFE FINDS JOY IN FULL SWING WITH THE PERFECT WORK-LIFE BALANCE.

AZIZI VISTA

STUDIO CITY



A VISTA TO THE FUTURE

AZIZI VISTA WELCOMES YOU TO BE PART OF ONE OF DUBAI'S MOST DESIRED RESIDENTIAL AREAS – DUBAI STUDIO CITY. VISTA FEATURES MODERN APARTMENTS BUILT IN A SLEEK DESIGN AND CURATED TO PERFECTION. SURROUNDED BY GREENERY AND OTHER LIFESTYLE AND LEISURE FACILITIES, VISTA ASSURES A PERFECT HAVEN FOR YOUNG FAMILIES AND CREATIVE PROFESSIONALS LOOKING FOR THE RIGHT BALANCE OF LIVING WITHOUT HAVING TO COMPROMISE ON PRIORITIES.

AZIZI

SPORTS CITY

DUBAI SPORTS CITY IS A DYNAMIC COMMUNITY COMPRISING EVERYTHING FROM RESIDENTIAL, RETAIL, LEISURE AND RECREATIONAL FACILITIES ALONG WITH THE 25,000 CAPACITY DUBAI INTERNATIONAL CRICKET STADIUM, THE FLAGSHIP ELS GOLF CLUB AND MANY GLOBAL SCHOOLS. DUBAI SPORTS CITY WAS SET FORTH TO FUEL THE PASSION FOR SPORTS AND AMPLIFY ITS SPIRIT WITH STATE-OF-THE-ART RETAIL, RESIDENTIAL AND RECREATION FACILITIES. HERE, SUCCESS IS CONSIDERED A JOURNEY TO EXCELLENCE AS LIFE'S ACHIEVEMENTS ARE CELEBRATED BOTH ON AND OFF THE FIELD.





AZIZI GRAND

SPORTS CITY

IN THE HEART OF THE ACTION

STANDING TALL IN THE HEART OF DUBAI SPORTS CITY IS AZIZI GRAND, STRATEGICALLY LOCATED ON AL FAY ROAD. NESTLED AMIDST THIS MULTI-VENUE SPORTS COMPLEX, IT IS A DYNAMIC COMMUNITY COMPRISING RESIDENTIAL, RETAIL, LEISURE, AND RECREATIONAL FACILITIES. LIVING IN AZIZI GRAND PROMISES YOU AN ACTIVE LIFESTYLE BRINGING WITH IT THE BEST OF MODERNITY, ELEGANCE, AND CLASS.



TOTAL APARTMENTS: 431

KEY FEATURES

- Choose from studio, 1 & 2-bedroom apartments
- Located in the heart of Dubai Sports City
- Close proximity to the flagship Els Golf Club
- Futuristic living combining modernity and sustainability
- Impeccable interiors open to your idea of customization
- Lavish access to a variety of leisure attractions
- Surrounded by schools, sports academies, and stadiums
- Spacious balconies with breath-taking views

AMENITIES

- Separate pools for adults and kids • An array of shopping and dine-in options
- Landscaped gardens • Children's play areas • BBQ areas • A State-of-the-art gymnasium
- 24-hour security • Main entrance lobby & reception

LOCATION BENEFITS

2 MINS
Equestrian Club

3 MINS
Mohammed Bin Zayed Road

3 MINS
Motor City & Dubai Autodrome

5 MINS
Dubai Studio City

8 MINS
Al Khail Road

18 MINS
Expo City Dubai

18 MINS
Dubai Marina

25 MINS
Al Maktoum International Airport

AZIZI

AL FURJAN

AL FURJAN IS THE HIGHLY STRATEGIC, WELL-CONNECTED GROWTH CORRIDOR OF NEW DUBAI. THIS COMMUNITY, WHICH IS NOW ONE OF THE MOST DESIRABLE ADDRESSES IN THE ENTIRE EMIRATE, IS HOME TO CONTEMPORARY ARCHITECTURE THAT IS CAREFULLY BLENDED WITH NATURAL GREEN SPACES AND WELL-THOUGHT-OUT, STATE-OF-THE-ART INFRASTRUCTURE AND AMENITIES.





AL FURJAN

COMMUNITY

HOMES THAT CONNECT

A SELECTION OF RESIDENCES IN AL FURJAN, THE GROWTH CORRIDOR OF NEW DUBAI, CELEBRATES THE TRUE SPIRIT OF COMMUNITY LIVING. IDEALLY PLACED CLOSE TO THE METRO AND OTHER LOCAL AMENITIES, TENS OF THOUSANDS OF PEOPLE CHOOSE TO CALL THIS POPULAR NEIGHBOURHOOD HOME.



NO. OF BUILDINGS: 27

TOTAL APARTMENTS: 5,000+

KEY FEATURES

- Studios, one-bedroom, two-bedroom and three-bedroom apartments
- Serene views of Dubai's skyline
- A vibrant, family-friendly community in proximity to schools and nurseries
- Masterful craftsmanship, interior artistry and state-of-the-art décor
- With easy access to Dubai's most popular business, leisure and retail hubs
- In proximity to the metro line
- Direct access to Sheikh Zayed Road
- Direct access to Mohammed Bin Zayed Road

AMENITIES

- Swimming pools • Fully-equipped gyms • Health clubs & sauna
- Lush-green open spaces & recreational areas • Concierge service
- Children's play area • Covered parking spaces • Retail hub

LOCATION BENEFITS

5 MINS
Ibn Battuta Mall

14 MINS
EXPO
City Dubai

10 MINS
JAFZA

16 MINS
Palm Jumeirah

25 MINS
Dubai Mall/
DIFC/Business Bay

10 MINS
Dubai Marina/
JBR

1 MIN
Al Furjan
Metro Station

20 MINS
Al Maktoum
International Airport

AZIZI

DUBAI HEALTHCARE CITY

WELCOME TO DUBAI HEALTHCARE CITY, DUBAI'S HEALTH AND WELLNESS DESTINATION. THIS MODERN COMMUNITY IS WHERE THE PAST AND PRESENT MEET THE FUTURE. WITH IT BEING SITUATED IN THE VERY HEART OF DUBAI, ON THE SHORES OF THE ICONIC DUBAI CREEK, AND WITH IT BEING HOME TO AN ABUNDANCE OF LEADING, HIGH-TECH HOSPITALS AND MEDICAL CENTRES, AS WELL AS UPSCALE MALLS AND LEISURE OPTIONS, DHCC GRANTS RESIDENTS OUTSTANDING CONVENIENCE AND ACCESS TO ALL THAT MATTERS.



CREEK VIEWS

DUBAI HEALTHCARE CITY

WHERE THE PAST MEETS THE FUTURE

CREEK VIEWS COMPRISING CREEK VIEWS I, II, III & IV IS THE NEW BENCHMARK FOR CONVENIENCE, PRACTICALITY AND MODERNISM. OVERLOOKING THE ICONIC DUBAI CREEK AND THE BEAUTIFUL DUBAI SKYLINE, CREEK VIEWS OFFERS MESMERISING PANORAMIC EXCELLENCE. WITH CEILING-TO-FLOOR WINDOWS, RESIDENTS HAVE UNOBSTRUCTED VIEWS OF THE STUNNING SURROUNDINGS.





NO. OF BUILDINGS: 4

TOTAL APARTMENTS: 1,200+

KEY FEATURES

- Studios, one-bedroom, two-bedroom and three-bedroom apartments
- The first of the few freehold residential buildings in DHCC
- Panoramic views of Burj Khalifa, Downtown Dubai, Dubai Creek and MBR City
- Located on Al Khail Road, in the heart of the city
- In proximity to Dubai Mall and other leisure and retail hubs
- Ultra-modern finishing and spectacular contemporary design
- Maximised terrace spaces

AMENITIES

- Swimming pools • Fully-equipped gym • Health clubs & sauna
- Lush-green open space & recreational area • Yoga & zen garden • Concierge service
- Children's play area • Covered parking spaces • Retail hub

LOCATION BENEFITS

7 MINS
Dubai Mall

7 MINS
Dubai International Airport

7 MINS
Al Jaddaf Waterfront/ Festival City/IKEA

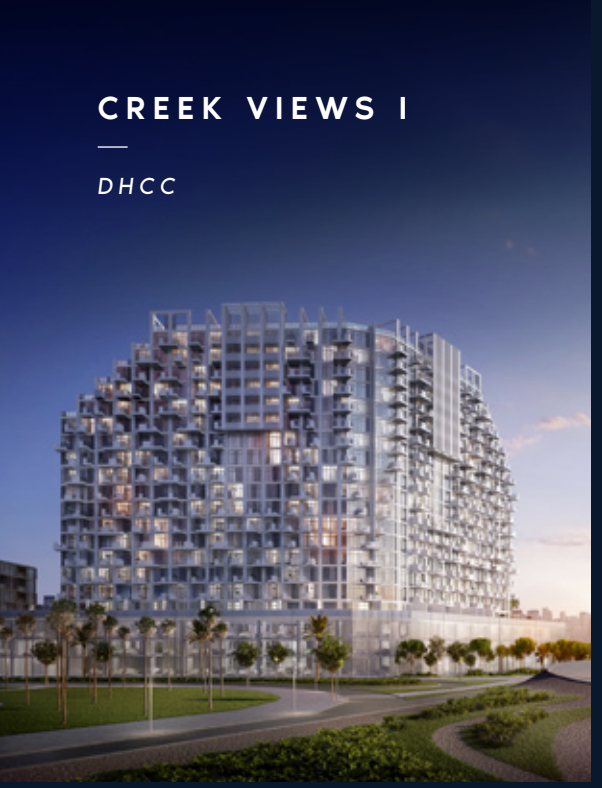
4 MINS
Wafi Mall/ Raffles Hotel

8 MINS
Sheikh Zayed Road

2 MINS
Dubai Creek

5 MINS
Palazzo Versace Hotel

AZIZI



CREEK VIEWS I

DHCC

THE EMBODIMENT OF ELEGANCE

INTRODUCING CREEK VIEWS I, IN DUBAI HEALTHCARE CITY, THE FIRST OF AN LUXURY SETS OF TOWERS. LOCATED IN A STUNNING SETTING NEAR DUBAI CREEK, ITS RESIDENTS ENJOY BREATHTAKING VIEWS AND AN EXPANSIVE CONTEMPORARY LIFESTYLE. OFFERING LUXURY AND EXCELLENT CONNECTIVITY, CREEK VIEWS I IS AN ADDRESS FOR DISCERNING INVESTORS.

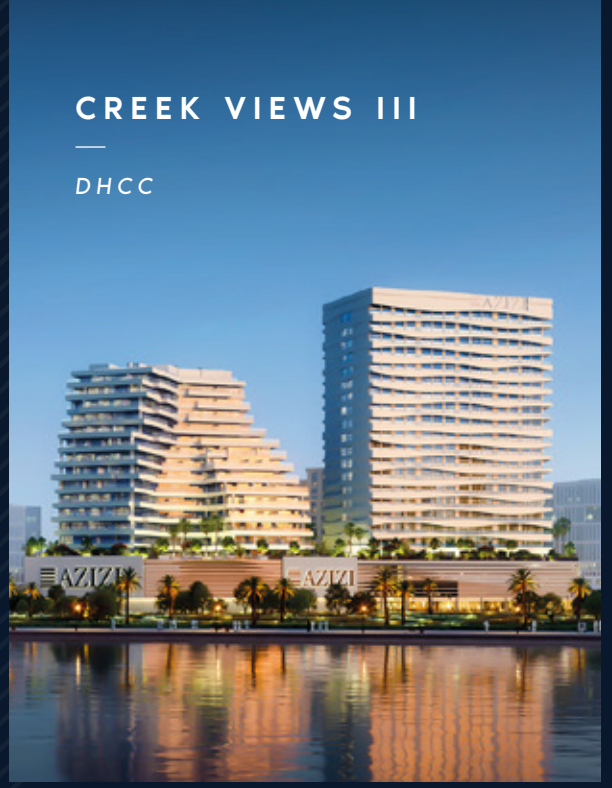


CREEK VIEWS II

DHCC

A DISTINGUISHED ADDRESS

INTRODUCING CREEK VIEWS II, IN DUBAI HEALTHCARE CITY, THE SECOND ADDITION TO THE LUXURIOUS AZIZI CREEK VIEWS. STRATEGICALLY LOCATED WITH DUBAI CREEK AS A BACKDROP, IT PROVIDES AN EXCEPTIONAL CONTEMPORARY LIFESTYLE THAT COMBINES WORLD-CLASS AMENITIES WITH PANORAMIC VIEWS. CREEK VIEWS II IS A HOME FOR THOSE WHO WILL SETTLE FOR NOTHING LESS THAN THE EXTRAORDINARY.

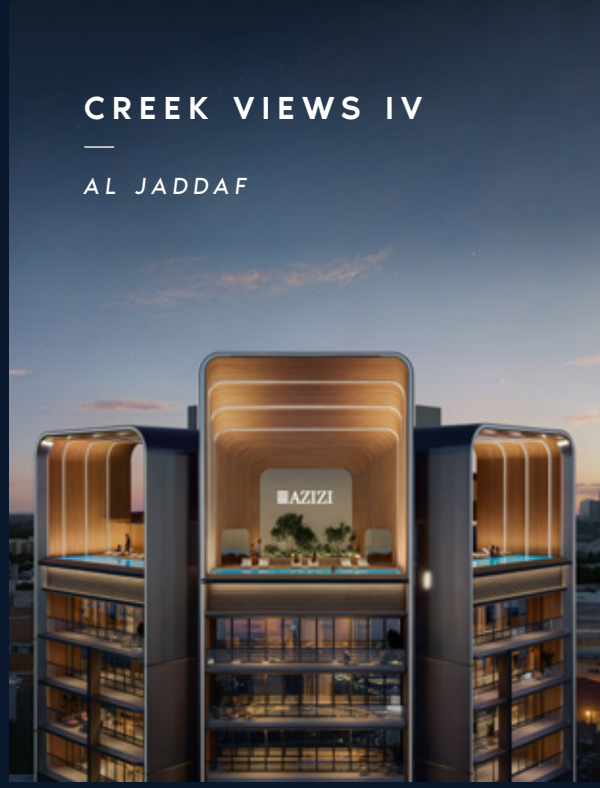


CREEK VIEWS III

DHCC

WHERE SERENITY MEETS LUXURY

INTRODUCING CREEK VIEWS III, IN DUBAI HEALTHCARE CITY, A DAZZLING NEW ADDITION TO AZIZI CREEK VIEWS. SITTING RIGHT ACROSS THE MAGNIFICENT BEAUTY OF DUBAI CREEK, THESE HOMES ARE SURE TO PROVIDE RESIDENTS WITH UNMATCHED SCENIC VIEWS AND OPEN DRAMATIC VISTAS OF THE DUBAI SKYLINE. BLENDING MODERNITY WITH A NATURE-FRIENDLY LIFESTYLE, CREEK VIEWS III IS WHERE YOUR QUEST FOR THE PERFECT HOME FINDS AN ANSWER.



CREEK VIEWS IV

AL JADDAF

AL FRESCO LIVING MEETS URBAN LUXURY

INTRODUCING CREEK VIEWS IV, A DISTINCTIVE LANDMARK. MAKE YOUR HOME IN A SLEEK BOUTIQUE TOWER, WITH AN INNOVATIVE DESIGN PROVIDING WRAPAROUND VIEWS OF THIS BEAUTIFUL COMMUNITY. PROMISING A TRULY EXPANSIVE LIFESTYLE, TOPPED BY THREE BREATHTAKING ROOFTOP POOLS WITH PANORAMIC VISTAS. A UNIQUE OPPORTUNITY FOR INVESTORS AND FAMILIES WHO SEEK SOPHISTICATED AND CENTRAL CITY-LIVING.

AZIZI



AZIZI EMERALD

DUBAI HEALTHCARE CITY

EMBRACE ELEGANCE AND ACHIEVE SUCCESS AT AZIZI EMERALD

AZIZI EMERALD IS THE FIRST COMMERCIAL BUILDING BY AZIZI DEVELOPMENTS SITUATED IN THE VIBRANT CENTER OF DUBAI HEALTHCARE CITY. ARTFULLY COMBINING LUXURY WITH PRACTICALITY, WITH VARIOUS TYPES OF SPACES THAT CAN BE MODIFIED TO FIT THE NEEDS OF THE OWNER AND TO MEET HIS ASPIRATIONS. AZIZI EMERALD IS A PREMIER DESTINATION THAT ELEVATES THE BUSINESS EXPERIENCE TO EXCEPTIONAL LEVELS.



AZIZI EMERALD

TOTAL UNITS: 96

KEY FEATURES

- Innovative sophisticated business spaces
- Elegant facades with ultra-modern interiors
- Secured parking and advanced security systems
- Eco-friendly cooling system
- A prime location within Dubai Healthcare city
- Immediate metro line connectivity
- Flexible and customizable spaces that can be tailored to meet the unique needs of the owner

COMMUNITY AMENITIES

- Cafés & Restaurants • Vibrant Retail Destinations • Thrilling Adventure Venues
- Picturesque Park Landscapes • Worship Hall

LOCATION BENEFITS

3 MINS Wafi Mall

5 MINS Trade Centre

5 MINS Museum of The Future

10 MINS Max Metro station

10 MINS Burj Khalifa

AZIZI

AL JADDAF

WELCOME TO AL JADDAF, OFFERING A SEAMLESS FUSION OF MODERN CONVENIENCE AND CULTURAL RICHNESS. FROM TRANQUIL RESIDENTIAL STREETS TO LIVELY WATERFRONT ENCLAVES, THE DISTRICT PULSES WITH A STRONG SENSE OF COMMUNITY. AZIZI DEVELOPMENTS' PROJECTS HERE CAPTURE THIS VERY SPIRIT, PROVIDING LIVING SPACES THAT RADIATE BOTH THE ENERGY AND ELEGANCE OF THE DUBAI CREEK.





AZIZI JADDAF BEACH OASIS

AL JADDAF

CITY LIVING, BEACH FEELING

AZIZI JADDAF BEACH OASIS BRINGS THE BEACH LIFESTYLE TO THE CITY—COMBINING WATERFRONT SERENITY WITH URBAN CONNECTIVITY. DESIGNED FOR THOSE WHO WANT OPEN VIEWS, RELAXED LIVING, AND EFFORTLESS ACCESS TO DUBAI'S KEY DESTINATIONS, AL JADDAF OFFERS A COASTAL STATE OF MIND WITHOUT COMPROMISING CITY CONVENIENCE. AT ITS HEART LIES A CRYSTAL-CLEAR CENTRAL BEACH, CREATING A RESORT-INSPIRED SETTING WHERE EVERYDAY LIFE FEELS LIKE A GETAWAY. WITH MODERN ARCHITECTURE, CURATED AMENITIES, AND SEAMLESS CONNECTIVITY JUST MINUTES FROM DOWNTOWN DUBAI.



TOTAL APARTMENTS: 1,259

KEY FEATURES

- Modern freehold studios, spacious one-bedroom apartments, and sophisticated penthouses
- Signature beach-style pool and world-class amenities
- Within easy walking distance to Al Jaddaf metro station
- Exceptional connectivity to Al Khail Road and Sheikh Zayed Road
- Surrounded by the city's key business and leisure destinations
- Top-tier finishes

AMENITIES

- Swimming pools for adults and kids • Ultra-modern gym, sauna and steam room • Cinema hall
- Indoor children's play area • Multipurpose hall • Dedicated parking • 24/7 security

LOCATION BENEFITS

5 MIN
Al Jaddaf
Metro Station

10 MIN
Al Jaddaf Waterfront /
Palazzo Versace Hotel

10 MIN
Dubai International Airport (DXB)

7 MIN
Wafi Mall

10 MIN
Dubai World Trade Centre

10 MIN
Downtown Dubai / Burj Khalifa /
Dubai Mall

AZIZI

AZIZI DAVID

AL JADDAF

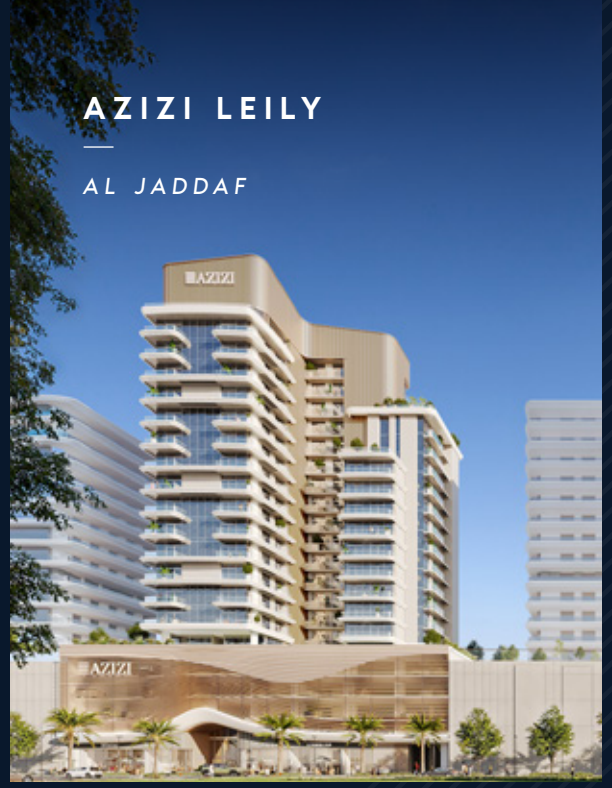


WHERE HERITAGE MEETS THE FUTURE

AZIZI DAVID WELCOMES YOU TO DUBAI'S PICTURESQUE CREEKSIDE NEIGHBOURHOOD WHERE HISTORY MEETS MODERN ELEGANCE. ONCE FAMED FOR ITS DHOW-BUILDING HERITAGE, IT IS NOW A VIBRANT HUB FOR CULTURE, LUXURY LIVING, AND SEAMLESS CONNECTIVITY. PERFECTLY POSITIONED BETWEEN OLD DUBAI AND THE CITY'S CONTEMPORARY SKYLINE, AL JADDAF OFFERS THE BEST OF BOTH WORLDS, A RICH CULTURAL SOUL AND A FUTURE-READY LIFESTYLE.

AZIZI LEILY

AL JADDAF

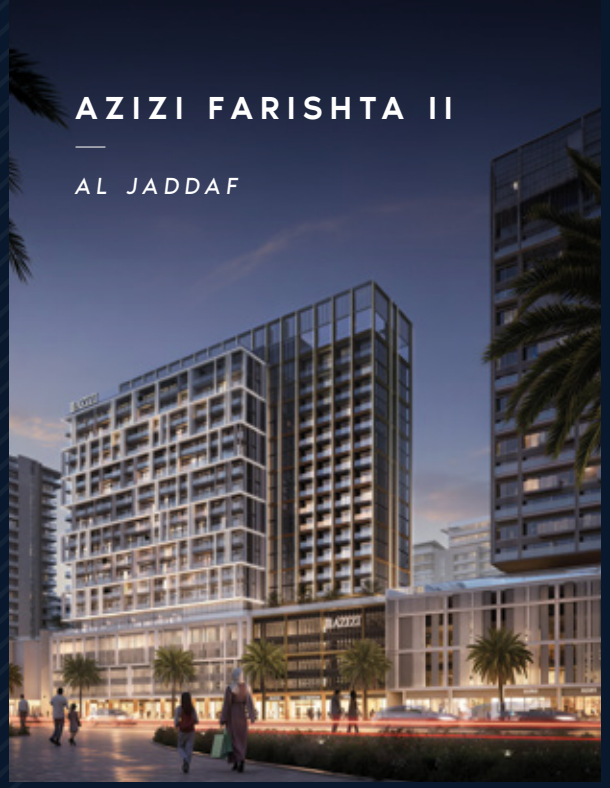


TIMELESS ROOTS, MODERN HORIZONS

AZIZI LEILY RISES IN AL JADDAF, WHERE THE EMIRATE'S DEEP CULTURAL HERITAGE GLISTENS ALONG THE WATERS OF THE DUBAI CREEK AND CONVERGES WITH CONTEMPORARY LIVING. THESE HIGH-END RESIDENCES OFFER UNINTERRUPTED PANORAMIC VIEWS, A WORLD-CLASS ARRAY OF AMENITIES, AND EFFORTLESS ACCESS TO THE CITY'S MANY BUSINESS, LEISURE, AND RETAIL HUBS. AMONG DUBAI'S MOST CONNECTED ADDRESSES, IT COMBINES UNRIVALLED ACCESSIBILITY WITH SERENE REFINEMENT TO CREATE A LIFESTYLE UNLIKE ANY OTHER.

AZIZI FARISHTA II

AL JADDAF

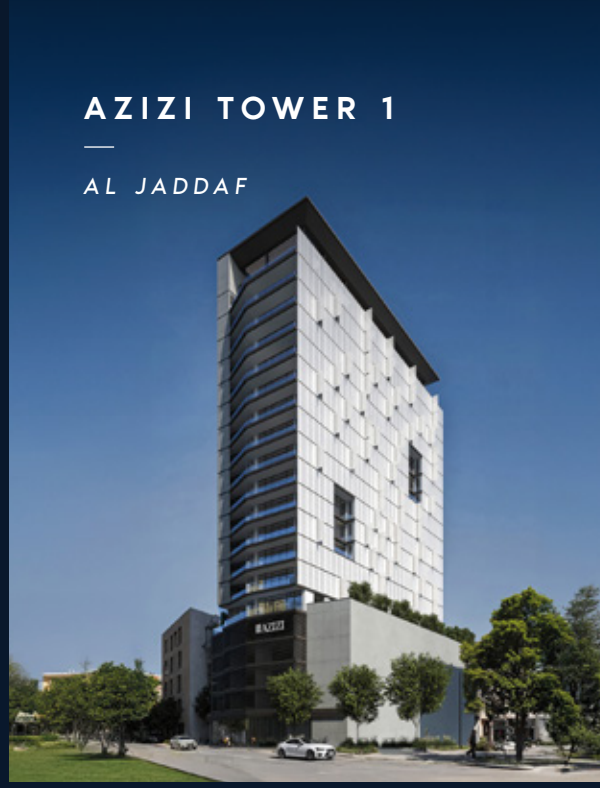


TIMELESS LIVING, AT THE CENTER OF EVERYTHING

AZIZI FARISHTA II, LOCATED IN AL JADDAF, SITS WHERE THE CHARM AND LEGACY OF DUBAI'S CULTURAL HERITAGE SEAMLESSLY MERGE WITH SLEEK, INNOVATIVE ARCHITECTURE ALONG THE DUBAI CREEK. DISCOVER A FREEHOLD INVESTMENT THAT UNLOCKS A WORLD-CLASS LIFESTYLE WITHOUT COMPROMISE, JUST MOMENTS FROM THE PULSE OF DOWNTOWN DUBAI AND THE CITY'S KEY BUSINESS, COMMERCIAL, AND LEISURE HUBS.

AZIZI TOWER 1

AL JADDAF



THE EMIRATE'S BUSINESS HUB OF CONNECTIVITY

AZIZI TOWER 1 IS A PURPOSE-BUILT COMMERCIAL LANDMARK IN DUBAI HEALTHCARE CITY, DELIVERING FLEXIBLE, CUSTOMIZABLE OFFICE SPACES WITH DIRECT METRO ACCESS AND SEAMLESS CONNECTIVITY TO THE CITY'S KEY BUSINESS HUBS. DESIGNED FOR MAXIMUM EFFICIENCY AN D PRODUCTIVITY, IT OFFERS A BALANCE OF COLLABORATIVE ZONES, PRIVATE WORKSPACES, AND INTEGRATED FACILITIES - EVERY DETAIL ENGINEERED TO SUPPORT SMOOTH OPERATIONS AND SUSTAINABLE BUSINESS GROWTH.

AZIZI

JEBEL ALI

JEBEL ALI IS THE UAE'S FLAGSHIP INTEGRATED BUSINESS HUB, LARGEST MATURED FREE ZONE AREA IN THE WORLD AND BIGGEST PORT IN THE MIDDLE EAST REGION. THIS HIGHLY STRATEGIC LOCATION OFFERS EASY ACCESS TO DUBAI'S PRIME BUSINESS, LEISURE AND RETAIL HUBS THROUGH OUTSTANDING HIGHWAY AND METRO LINE CONNECTIVITY.



AZIZI GABRIEL

JEBEL ALI

THE APEX OF AMBITION

INTRODUCING AZIZI GABRIEL YOUR ELEGANT ADDRESS IN THE CENTER OF THE VIBRANT AND GROWING COMMUNITY OF DOWNTOWN JEBEL ALI, AN UNPARALLELED GLOBAL BUSINESS HUB. ENJOY A FREEHOLD INVESTMENT OPPORTUNITY ON THE DOORSTEP OF THE WORLD'S LARGEST FREE ZONE - JAFZA - AND THE BIGGEST PORT IN THE MIDDLE EAST. AND WITH QUICK ACCESS TO SHEIK ZAYED ROAD, THE REST OF DUBAI'S BUSINESS, RETAIL, AND LEISURE LANDMARKS ARE WITHIN EASY REACH.



TOTAL APARTMENTS: 303

KEY FEATURES

- Modern freehold studios and spacious one- and two-bedroom apartments
- Adjacent to Jebel Ali Free Zone and prime business, leisure and retail hubs
- Surrounded by 100+ Fortune Global 500 companies
- Direct access to Sheikh Zayed Road
- Steps from Life Pharmacy Metro station
- Elegant European interiors
- Premium retail spaces
- On-site entertainment: gaming lounge, private cinema, and a multipurpose hall

AMENITIES

- Swimming pools for adults and kids • Separate gyms for men and women • Cinema hall
- Gaming lounge • Indoor children's play area • Multipurpose hall • Dedicated parking
- 24/7 security

LOCATION BENEFITS

8 MIN
Life Pharmacy Metro

8 MIN
Expo City Dubai

8 MIN
Dubai Parks & Resorts

12 MIN
Dubai Marina & JBR

12 MIN
Jumeirah Lake Towers

13 MIN
Ibn Battuta Mall

18 MIN
Al Maktoum International Airport (DWC)

25 MIN
Downtown Dubai

AZIZI







THE FREE ZONE GAMECHANGER

AURA IS ONE OF THE VERY FEW FREEHOLD RESIDENTIAL DEVELOPMENTS IN THE HEART OF JAFZA. WITH THE UAE EXCHANGE METRO STATION AND SHEIKH ZAYED ROAD RIGHT AT ITS DOORSTEP, AND DESIGNED WITH AMPLE LIGHTING AND SPACIOUS AREAS, AURA IS FOR THOSE SEEKING A MODERN, LIVELY LIFESTYLE.

THE DEFINITION OF ICONIC LIVING

AZIZI ARIAN, WHERE THE ESSENCE OF ASPIRATIONAL LIVING MERGES SEAMLESSLY WITH BOUNDLESS POSSIBILITIES, NESTLED WITHIN ONE OF THE RARE FREEHOLD RESIDENTIAL PROPERTIES IN JAFZA. STRATEGICALLY LOCATED IN THE DYNAMIC CORE OF JEBEL ALI, THE UAE'S FOREMOST INTEGRATED BUSINESS HUB. THIS EXCEPTIONAL LOCATION GUARANTEES EFFORTLESS ACCESS TO DUBAI'S PREMIER BUSINESS, LEISURE, AND RETAIL DESTINATIONS, COMPLEMENTED BY OUTSTANDING HIGHWAY AND METRO CONNECTIVITY. EMBRACE A LIFESTYLE OF CONVENIENCE AND OPPORTUNITY AT AZIZI ARIAN.

STRATEGICALLY SITUATED, SEAMLESSLY CONNECTED

DISCOVER AZIZI ABRAHAM, WHERE SLEEK, CONTEMPORARY DESIGN MERGES WITH UNPARALLELED CONNECTIVITY IN ONE OF JEBEL ALI'S EXCLUSIVE FREEHOLD RESIDENTIAL ADDRESSES. LOCATED NEAR JAFZA, THIS REMARKABLE DEVELOPMENT PROVIDES FRONTROW ACCESS TO THE REGION'S LARGEST PORT AND FREE ZONE. EFFORTLESSLY LINKED TO SHEIKH ZAYED ROAD AND THE METRO NETWORK, AZIZI ABRAHAM ENSURES YOU ARE ALWAYS JUST MOMENTS AWAY FROM THE CITY'S VIBRANT COMMERCIAL, LIFESTYLE, AND ENTERTAINMENT HOTSPOTS.

AZIZI

AZIZI LINA

JEBEL ALI



CONNECTED LIVING. BORDERLESS OPPORTUNITIES

STANDING AT THE GATEWAY TO DUBAI'S POWERHOUSE OF TRADE AND ENTERPRISE, AZIZI LINA RISES IN DOWNTOWN JEBEL ALI - BESIDE JAFZA, ONE OF THE WORLD'S LARGEST FREE ZONES, AND THE MIDDLE EAST'S BIGGEST PORT. WITH UNMATCHED CONNECTIVITY, DIRECT METRO ACCESS, AND A WEALTH OF PREMIUM AMENITIES, IT BRINGS THE WORLD'S OPPORTUNITIES TO YOUR DOORSTEP, SEAMLESSLY BLENDING AMBITION, CONVENIENCE, AND LIFESTYLE.

AZIZI NOURA

JEBEL ALI



CONNECTED LIVING, CURATED ELEGANCE

POSITIONED FOR INSTANT REACH TO SHEIKH ZAYED ROAD, THE METRO, AND DUBAI'S PRIME BUSINESS AND LEISURE HUBS, AZIZI NOURA RISES IN JEBEL ALI, OFFERING UNMATCHED CONNECTIVITY AND SOPHISTICATED COMFORT. FREEHOLD STUDIOS, ONE-, AND TWO-BEDROOM RESIDENCES HARMONIZE REFINED DESIGN WITH LIFESTYLE AMENITIES TO DELIVER A HOME OF ELEGANCE, BALANCE, AND EASE.

AZIZI ROSE

JEBEL ALI

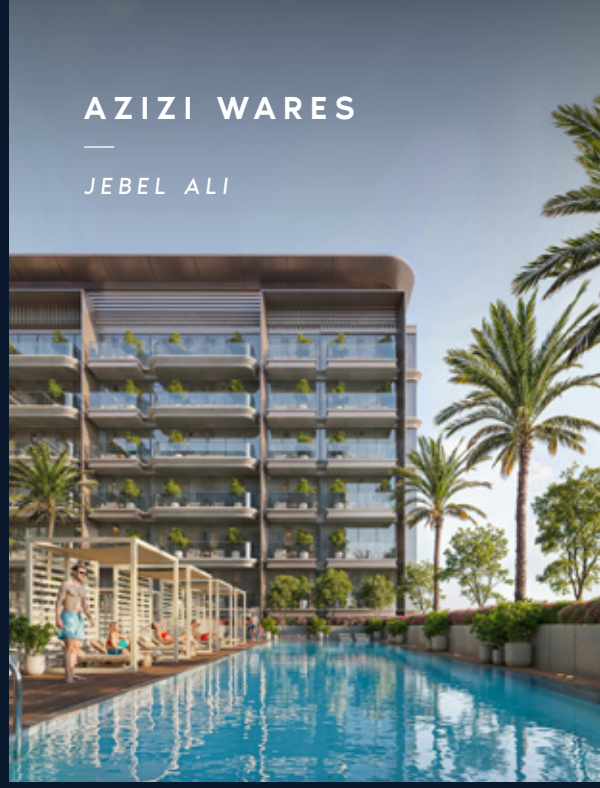


THE FOCAL POINT OF OPPORTUNITY

INTRODUCING AZIZI ROSE – YOUR GATEWAY TO THE HYPER-CONNECTED, THRIVING COMMUNITY OF DOWNTOWN JEBEL ALI, WHERE LEADING GLOBAL COMPANIES HAVE STRATEGICALLY ESTABLISHED THEMSELVES AT THE HEART OF ASIA-EUROPE TRADE ROUTES. SEIZE A RARE FREEHOLD INVESTMENT OPPORTUNITY ON THE DOORSTEP OF THE WORLD'S LARGEST FREE ZONE, JAFZA, AND THE MIDDLE EAST'S BUSIEST PORT. WITH SHEIKH ZAYED ROAD AND THE METRO AT YOUR DOORSTEP, ENJOY SEAMLESS ACCESS TO DUBAI'S FOREMOST BUSINESS, RETAIL, AND LEISURE DESTINATIONS.

AZIZI WARES

JEBEL ALI



YOUR GATEWAY TO A WORLD OF OPPORTUNITY

WELCOME TO AZIZI WARES - WHERE MODERN LIVING MEETS LIMITLESS OPPORTUNITY. SET IN DOWNTOWN JEBEL ALI, DUBAI'S GLOBAL BUSINESS HUB, THIS FREEHOLD LANDMARK RISES JUST STEPS FROM JAFZA - THE WORLD'S LARGEST FREE ZONE AND THE MIDDLE EAST'S BIGGEST PORT. WITH UNMATCHED ACCESS TO SHEIKH ZAYED ROAD AND THE METRO, AZIZI WARES CONNECTS YOU DIRECTLY TO DUBAI'S KEY BUSINESS, RETAIL, AND LEISURE DESTINATIONS.

AZIZI

PALM JUMEIRAH

PALM JUMEIRAH, THE RENOWNED ARCHIPELAGO THAT IS ICONIC TO DUBAI, IS REFERRED TO BY MANY AS THE EIGHTH WONDER OF THE WORLD. MASTER DEVELOPED BY NAKHEEL, THIS LANDMARK IS HOST TO A WIDE ARRAY OF HOTELS, RETAIL, DINING AND ENTERTAINMENT OPTIONS, AND VAST STRETCHES OF WHITE-SANDED BEACHES AND PROMENADES WITH STUNNING VIEWS OF DUBAI'S SPECTACULAR SKYLINE OVER THE TURQUOISE WATERS OF THE ARABIAN GULF.



MINA

PALM JUMEIRAH

AN ADDRESS FOR THE PRIVILEGED FEW

AT MINA, YOU DON'T GO TO THE BEACH, YOU LIVE THERE. THIS LAVISHLY LUXURIOUS DEVELOPMENT FOLLOWS AN IMMACULATE, CONTEMPORARY DESIGN PHILOSOPHY THAT LEVERAGES ITS UNIQUE WATERFRONT LOCATION. BUILT FOR THE PRIVILEGED FEW, MINA IMMERSES RESIDENTS IN A RESORT-LIFESTYLE.





TOTAL APARTMENTS: 178

KEY FEATURES

- One-bedroom, two-bedroom, and three-bedroom apartments and lavish, custom-made penthouses
- Uninterrupted views of the crystal blue waters of the Arabian Gulf from every apartment and panoramic views of Dubai's stunning iconic skyline
- Premium leisure and entertainment facilities in its immediate vicinity
- First-class lifestyle convenience

AMENITIES

- Private beach access • Infinity swimming pools • Fully-equipped gym
- Health club & sauna • Parks with lush greenery & open spaces • Jogging track
- Children's play area • Covered parking spaces • Retail hub

LOCATION BENEFITS

1 MIN.
Anantara Hotel/ Waldorf Astoria Hotel

10 MINS
Nakheel Mall

5 MINS
Atlantis Hotel/ Aquaventure Waterpark

18 MINS
Dubai Marina

18 MINS
Madinat Jumeriah

19 MINS
Ain Dubai

20 MINS
Mall of Emirates

18 MINS
JBR

AZIZI

ROYAL BAY

PALM JUMEIRAH

THE DEFINITION OF ICONIC LUXURY

ROYAL BAY, SITUATED ON THE SERENE EAST CRESCENT OF THE ICONIC PALM JUMEIRAH, UPLIFTS RESIDENTS' LIFESTYLES INTO A NEW PARADIGM OF LAVISH, COMPREHENSIVE AND TIMELESS LUXURY. TURN YOUR LIFE INTO A PERMANENT VACATION IN ONE OF ROYAL BAY'S MODERN, CAREFULLY DESIGNED RESIDENCES.





TOTAL APARTMENTS: 90

KEY FEATURES

- One, two, and three-bedroom apartments
- Uninterrupted views of the crystal blue waters of the Arabian Gulf from every apartment and panoramic views of Dubai's stunning iconic skyline
- Premium leisure and entertainment facilities in its immediate vicinity
- First-class lifestyle convenience

AMENITIES

- Private beach access • Swimming pool • Fully equipped gym
- Health club & sauna • Parks with lush greenery & open spaces
- Covered parking spaces • Retail hub

LOCATION BENEFITS

1 MIN
Anantara Hotel/ Waldorf Astoria Hotel

10 MINS
Nakheel Mall

5 MINS
Atlantis Hotel/ Aquaventure Waterpark

18 MINS
Dubai Marina

18 MINS
Madinat Jumeriah

19 MINS
Ain Dubai

20 MINS
Mall of Emirates

18 MINS
JBR

AZIZI

JUMEIRAH VILLAGE CIRCLE (JVC)

JUMEIRAH VILLAGE CIRCLE (JVC) IS A COMMUNITY IN SOUTHEAST DUBAI, STRATEGICALLY LOCATED NEAR SHEIKH MOHAMMAD BIN ZAYED ROAD, AL KHAIL ROAD, AND HESSA STREET. AS ONE OF THE FASTEST-GROWING FREEHOLD COMMUNITIES IN DUBAI, JVC FEATURES A BLEND OF RESIDENTIAL DEVELOPMENTS, HOTELS, AND OFFICE SPACES, COMPLEMENTED BY 28 COMMUNITY PARKS. THE VARIETY OF PROPERTY OPTIONS AND AFFORDABILITY ENHANCES THE APPEAL OF THIS AREA FOR HOMEOWNERS AND INVESTORS SEEKING A BALANCED LIFESTYLE.





AZIZI RUBY

JUMEIRAH VILLAGE CIRCLE (JVC)

SOPHISTICATED, NATURE- INSPIRED LIVING IN JVC

AZIZI RUBY EMBODIES MODERN LUXURY, INTERTWINED WITH THE LIVELY AMBIANCE OF JUMEIRAH VILLAGE CIRCLE. SITUATED IN ONE OF DUBAI'S MOST DESIRABLE RESIDENTIAL COMMUNITIES, IT OFFERS A BLEND OF SERENITY AND URBAN ACCESSIBILITY. STRATEGICALLY POSITIONED WITHIN JVC, THIS REMARKABLE RESIDENTIAL HAVEN ENSURES SEAMLESS CONNECTIVITY TO KEY BUSINESS CENTERS, ENTERTAINMENT VENUES, AND SHOPPING DISTRICTS. WITH ITS TRANQUIL ENVIRONMENT, LUSH PARKS, AND VIBRANT COMMUNITY, AZIZI RUBY REDEFINES CONTEMPORARY LIVING, PROVIDING RESIDENTS WITH AN IDEAL BALANCE OF CONVENIENCE AND RELAXATION.



TOTAL APARTMENTS: 260

KEY FEATURES

- Studio, 1, 2, & 3-bedroom apartments.
- Located in a growing Dubai investment hub.
- Offers a highly pleasing family-friendly environment
- Modern architecture and community-focused layouts
- JVC features over 30 landscaped parks
- Various schools and nurseries nearby
- Close to Dubai Marina, Internet City, Media City and JLT
- Proximity to key highways like Sheikh Mohammed Bin Zayed Road and Al Khail Road
- Premium retail spaces and leisure options

AMENITIES

- Cinema • Clubhouse • Retail Spaces • Swimming pools • Fully-equipped gym
- Children's play area • Ample parking spaces • 24-hour security

LOCATION BENEFITS

5 MINS
Circle Mall

12 MINS
Dubai Hills Mall

15 MINS
Dubai Media City

15 MINS
City Centre
Me'aisem

20 MINS
The Palm
Jumeirah

20 MINS
Expo City Dubai

20 MINS
Business Bay

25 MINS
Jafza &
Ibn Battuta Mall

AZIZI

DUBAI ISLANDS

DUBAI ISLANDS ARE FOUR ARTIFICIAL ISLANDS SITUATED OFF THE COAST OF DEIRA, DUBAI. LOCATED ALONG DUBAI'S NORTHERN COASTLINE, THEY CAN BE ACCESSED BY BOTH LAND AND SEA THROUGH ROAD BRIDGES AND WATER TRANSPORT. THE ISLANDS ARE NEAR PORT RASHID, DUBAI MARITIME CITY, AL MAMZAR BEACH PARK, AND AL HAMRIYA PORT. DUBAI ISLANDS OFFER PERFECT OPPORTUNITIES FOR RESIDENTIAL LIVING AND INVESTMENT DUE TO THEIR STRATEGIC LOCATIONS.



AZIZI WASEL

DUBAI ISLANDS

AN OCEANIC RETREAT ALONG THE SHORES OF DUBAI ISLANDS

AZIZI'S NEWEST RESIDENTIAL MARVEL, AZIZI WASEL ON DUBAI ISLANDS, OFFERS BREATHTAKING SEA VIEWS PAIRED WITH A GLIMPSE OF DUBAI'S ICONIC SKYLINE. IMMERSE YOURSELF IN THE VIBRANT CULTURE OF THE CITY WHILE ENJOYING THE SERENITY OF WATERFRONT LIVING. DESIGNED FOR MODERN COMFORT AND CONVENIENCE, AZIZI WASEL COMBINES ELEGANCE WITH SEAMLESS ACCESS TO DUBAI'S MAJOR ATTRACTIONS, CREATING A PERFECT BALANCE OF URBAN ENERGY AND COASTAL TRANQUILITY.





TOTAL APARTMENTS: 221

KEY FEATURES

- Panoramic penthouses, studio, 1, 2 & 3-bedroom apartments
- Part of a visionary development enhancing Dubai's coastline
- Tranquil seaside environment blended with vibrant city life
- Modern designs focused on maximizing waterfront and skyline views
- Close proximity to Dubai International Airport and iconic landmarks
- Well-connected to Sheikh Zayed Road and key transport hubs
- Features sprawling beaches, parks, and recreational spaces
- An emerging hub for luxury living and lifestyle investments
- Set to be home to a world-class marina and yacht club
- A haven for water sports enthusiasts with ample access to the open sea

AMENITIES

- Cinema • Clubhouse • Retail spaces • Swimming pools • Fully equipped gym
- Children's play area • Ample parking spaces • 24-hour security

LOCATION BENEFITS

5 MINS
Waterfront Market

10 MINS
Port Rashid

12 MINS
Dubai Hospital

15 MINS
Dubai International Airport

15 MINS
Dubai Frame

20 MINS
City Centre Deira

AZIZI

AZIZI

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