

≡ AZIZI



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.



GLOBAL CONNECTIVITY

3.54m 

people leave in Dubai

By 2027

the population is
expected to double

200+

nationalities

DUBAI

ranks 1st across the Middle East
in Mercer's Quality of Living index

1 

government-led
Happiness Agenda

#1 

safest country in
the world

STATE-OF-THE-ART

healthcare



EXCEPTIONAL

educational system



HIGHLY-DEVELOPED

infrastructure



2.6bn



of the world's 7.8bn
population are within a
4.5 hours flight away
from Dubai

2



international
airports

152



airlines linking to over
260 destinations

23.5m



passengers visited
Dubai International Airport
in 2022. This marks an 89%
increase compared to 2021



A HEALTHY & GROWTH-INCLINED ECONOMY

Host of the
world-renowned

EXPO



In 2022 GDP

AED

1.84tn

(USD 501 bn)



The UAE's gross domestic product
(GDP) is expected to grow by

4.1%
in 2023



AED

2.2tn

(USD 599 bn)



foreign trade volume in 2022.
Compared to 1.9tn AED in 2021
19% growth.

1= 3.6725

(USD)

(AED)



The AED is pegged to
the USD

0%



Income tax

5%



VAT

5-10 YEAR



Visas

45 FREE ZONES



across the UAE



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

UAE construction
industry is estimated
to be worth

USD **90bn**

Total FDI of

AED **13.72bn**

in H1 2022, reflecting
year-on-year growth
of 14.6%

A record

AED **528bn**

worth of real estate
transactions was logged
in 2022. A 76.5% increase as
compared to 2021

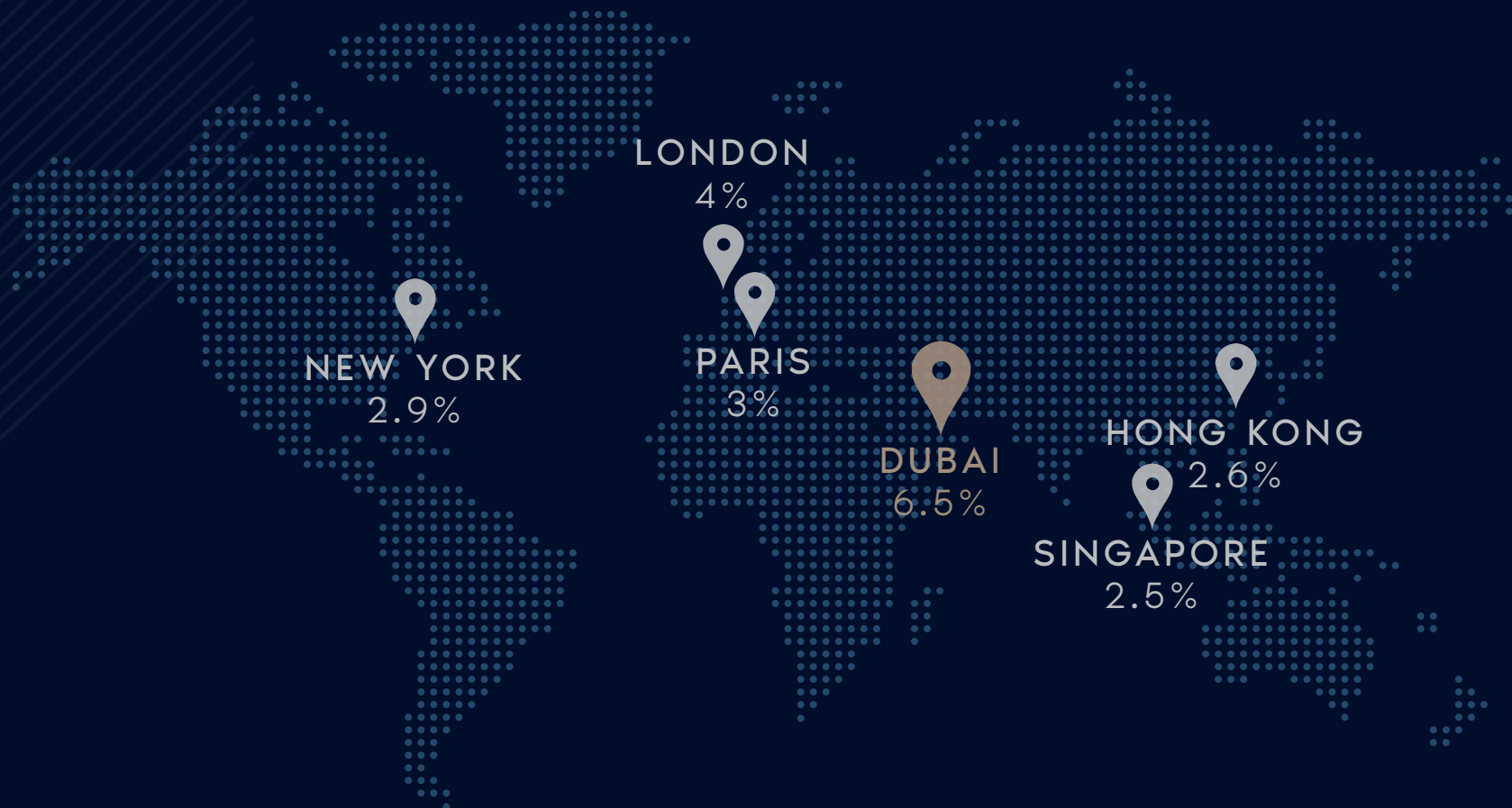
40,000

Residential units
delivered in 2022



LUCRATIVE RETURNS

Dubai offers the highest ROIs out of all the best-performing real estate markets across the world.





MARKET ANALYSIS

THE RESURGENCE

of international investor interest in Dubai residential real estate

RELAXED REGULATIONS

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

INCREASED ECONOMIC ACTIVITY

related to the Expo, which is expected to attract about 25 million visitors to the emirate



RELAXED VISA RULES

such as long-term residency visas for foreign investors who invest AED 5m - 10m (USD 1.4m - USD 2.8m) in real estate projects

THE REDUCTION

of government fees helping increase the profits of the private sector

BANK LENDING

cap removal

IN 2021 OVER 7 MILLION VISITORS CAME TO DUBAI

The EXPO 2020 between Oct 2021 and Mar 2022 registered over 24 million visits welcoming travellers from 192 countries

AZIZI DEVELOPMENTS

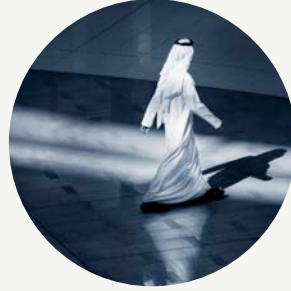




AZIZI AT A GLANCE



A leading developer
based in Dubai, UAE



Working closely with the
leadership of Dubai with a focus
on catalysing the vision and
development of the emirate



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



KEY STATISTICS

FOUNDED IN
2007

MORE THAN
21K
UNITS SOLD

MORE THAN
5K
UNITS
HANDED OVER

11K+
UNITS FOR
DELIVERY ACROSS
45
PROJECTS IN 2023



INDUSTRY VERTICALS



**REAL
ESTATE**



**ASSET
MANAGEMENT**



RETAIL



**FACILITY
MANAGEMENT**



LEASING



MORTGAGE

AZIZI PROJECTS





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 VILLAS: 261

NO. OF BUILDINGS: 90+

TOTAL APARTMENTS: 15,057+

KEY FEATURES

- Luxury waterfront living in the heart of Dubai South stretching across 336 acres
- 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 1,500-seat state-of-the-art opera house
- 700m climate-controlled 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 • Climate-controlled 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 • 5.5 km recreational bicycle and jogging track
- Multipurpose halls • Cinema room & Clubhouse • State-of-the-art Technogym® fitness centres
- Stimulated sports fields

LOCATION BENEFITS



5 MIN
Emirates
Road



7 MINS
Al Maktoum
Int'l Airport
(DWC)



10 MINS
Dubai Parks
and Resorts



20 MINS
Dubai
Marina



15 MINS
Palm
Jebel Ali

MBR CITY

MBR CITY IS A CENTRAL, YET SERENE ESCAPE WITHIN THE CITY. IT IS HOST TO A VIBRANT CRYSTAL LAGOON, VAST AND BEAUTIFULLY LANDSCAPED PARKLANDS, WINDING WALKWAYS, LARGE OPEN SPACES AND BREATHTAKING ARCHITECTURE. RIVIERA OFFERS A CHIC AND TRANQUIL LIFESTYLE, WHILE ALSO IMMERSING RESIDENTS IN UNPARALLELED CONVENIENCE AND CONNECTIVITY.

MEYDAN IS THE VISIONARY CONCEPT OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM, UAE VICE PRESIDENT, PRIME MINISTER AND RULER OF DUBAI. SINCE ITS INAUGURAL OPENING IN 2010, MEYDAN HAS ATTRACTED THE ATTENTION OF THE WORLD.





PHASE 1



PHASE 2



PHASE 3



PHASE 4

RIVIERA

MBR CITY

A NEW LANDMARK DESTINATION

AZIZI RIVIERA BRINGS THE FRENCH-MEDITERRANEAN LIFESTYLE TO THE VERY CENTRE OF DUBAI. THE INSPIRATION DRAWN FROM SOUTHERN FRANCE'S COASTAL REGION IS NOT MERELY ABOUT ARCHITECTURAL ART, IT IS ABOUT A CERTAIN 'JOIE DE VIVRE' – AN ENJOYMENT OF LIFE, AN EXULTATION OF SPIRIT.



RIVIERA

NO. OF BUILDINGS: 75

TOTAL APARTMENTS: ~16,500+

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 skyline view of three of the world's tallest buildings (Burj Khalifa, Meydan Tower, Dubai Creek Tower)
- 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



3 MINS
Meydan One Mall
& Meydan Tower



10 MINS
Festival City
& IKEA



10 MINS
Downtown Dubai



10 MINS
Sheikh Zayed Road



15 MINS
Dubai International
Airport (DXB)



22 MINS
The Palm
Jumeirah

AZIZI

RIVIERA BEACHFRONT

AN IDYLIC WATERFRONT LIFESTYLE

WELCOME TO THE NEWEST 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.



RIVIERA
BEACHFRONT



NO. OF BUILDINGS: 51

TOTAL APARTMENTS: ~10,040

KEY FEATURES

- Studios, one, two, and three-bedroom apartments
- Crystal lagoon spanning 2.7km 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 skyline view of three of the world's tallest buildings (Burj Khalifa, Meydan Tower, Dubai Creek Tower)
- Equestrian and golfing lifestyle
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AMENITIES

- Swimming pools • Fully-equipped gyms • Health clubs & spas • Parks with greenery
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LOCATION BENEFITS



1 MIN
Al Khail Road



2 MINS
Meydan Racecourse



3 MINS
Meydan One Mall
& Meydan Tower



10 MINS
Festival City
& IKEA



10 MINS
Downtown Dubai



10 MINS
Sheikh Zayed Road



15 MINS
Dubai International
Airport (DXB)



22 MINS
The Palm
Jumeirah

RIVIERA RÊVE

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.



RIVIERA
RÊVE

NO. OF TOWERS: 3

TOTAL APARTMENTS: ~471+

KEY FEATURES

- Luxury beachfront living in the heart of Dubai in Meydan
- Studios, one, two, and three-bedroom apartments
- Innovative home control system
- Smart lock access
- Italian marble flooring
- Vibrant crystal lagoon of 2.7 km
- Retail boulevard of 1.2 km with lifestyle brands and leisure options
- Breathtaking views of the crystal lagoon, the city skyline, and the boulevard
- Equestrian and golfing lifestyle
- The crystal lagoon and white sandy beaches are exclusive to residents

AMENITIES

- Crystal lagoon spanning 2.7km • Private beach • Half-Olympic-size infinity swimming pool
- Automated car wash service • Exclusive valet parking service • Half-Olympic size infinity swimming pool
- State-of-the-art gymnasium • Cycling and jogging tracks • Watersports
- Indoor cinema • Yoga & zen gardens • BBQ areas • Green areas & parks • Children's play areas
- Basketball & tennis • Supermarkets, shops & convenience stores • Cafes & restaurants.

LOCATION BENEFITS



1 MIN
Al Khail Road



2 MINS
Meydan Racecourse



3 MINS
Meydan One Mall
& Meydan Tower



10 MINS
Festival City
& IKEA



10 MINS
Downtown Dubai



10 MINS
Sheikh Zayed Road



15 MINS
Dubai International
Airport (DXB)



22 MINS
The Palm
Jumeirah

AZIZI

RIVIERA AZURE

AN OASIS OF LUXURY & AESTHETICS

STRIKING, EXQUISITE, AND BESPOKE, RIVIERA AZURE IS A STATEMENT OF HIGH-END BEACHFRONT LIVING. AN OUTSTANDING CRYSTAL LAGOON, A VIBRANT BOULEVARD, AND AN ENDLESS ARRAY OF RECREATIONAL ACTIVITIES ARE JUST SOME OF THE AMENITIES OFFERED TO YOU AT RIVIERA AZURE. YOU'RE NEVER FAR FROM WHAT MATTERS MOST IN RIVIERA AZURE.





NO. OF BUILDINGS: 1

TOTAL APARTMENTS: ~118

KEY FEATURES

- Luxury beachfront living in the heart of Dubai in Meydan.
- Studios, one and two-bedroom apartments, and exclusive penthouses
- Innovative home control system
- Smart lock access
- Italian marble flooring
- Vibrant crystal lagoon of 2.7 km
- Retail boulevard of 1.2 km with lifestyle brands and leisure options
- Breathtaking views of the crystal lagoon, the city skyline, and the boulevard.
- Equestrian and golfing lifestyle
- The crystal lagoon and white sandy beaches are exclusive to residents

AMENITIES

- Crystal lagoon spanning 2.7km • Private beach • Infinity swimming pool • Automated car wash service
- Exclusive valet parking service • State-of-the-art gymnasium • Cycling and jogging tracks
- Watersports • Yoga & zen gardens • Leisure & entertainment facilities • BBQ areas
- Green areas & parks • Children's play areas • Basketball & tennis
- Supermarkets, shops & convenience stores • Cafes & restaurants.

LOCATION BENEFITS



1 MIN
Al Khail Road



2 MINS
Meydan Racecourse



3 MINS
Meydan One Mall
& Meydan Tower



10 MINS
Festival City
& IKEA



10 MINS
Downtown Dubai



10 MINS
Sheikh Zayed Road



15 MINS
Dubai International
Airport (DXB)



22 MINS
The Palm
Jumeirah

PARK AVENUE

MEYDAN AVENUE

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 IDYLIC ADDRESS WITH LUSH GREEN SURROUNDINGS AND IS STRATEGICALLY PLACED CLOSE TO DOWNTOWN DUBAI AND A PLETHORA OF WORLD-CLASS AMENITIES AND ATTRACTIONS.

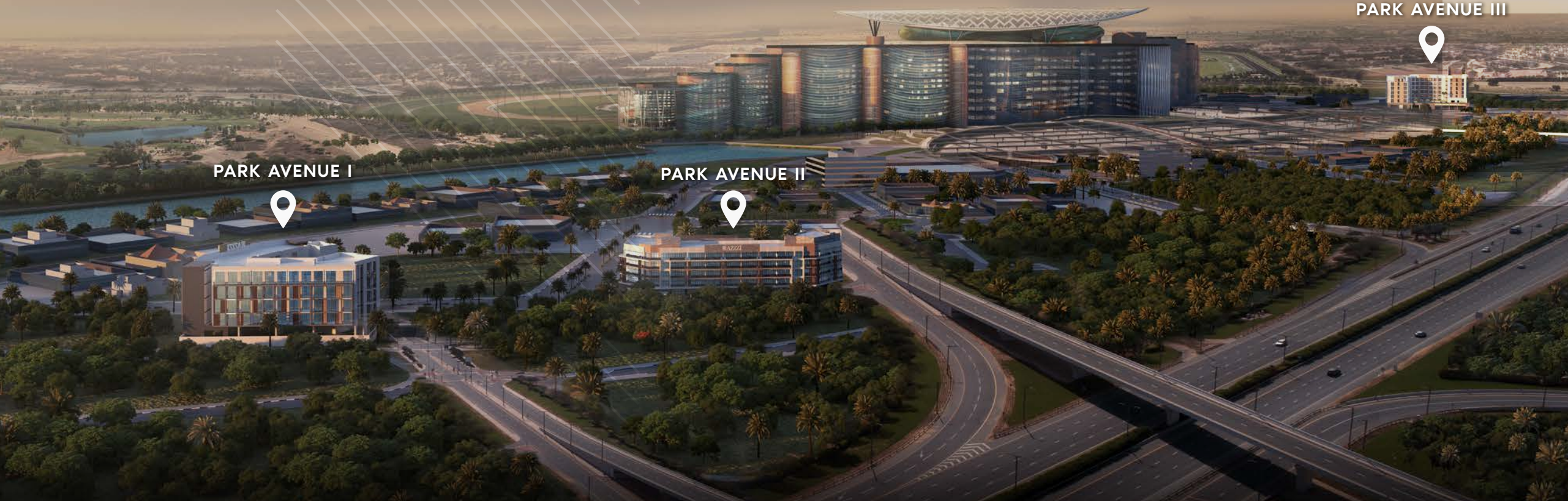
PARK AVENUE I



PARK AVENUE II



PARK AVENUE III



PARK AVENUE



NO. OF BUILDINGS: 3

TOTAL APARTMENTS: ~274

KEY FEATURES

- In a prime location on the prestigious Meydan Avenue, at the heart of MBR City
- Offering the best of both worlds, surrounded by lush green surroundings and nature yet within close proximity to Downtown Dubai
- Strategically placed to ensure connectivity & accessibility to a host of amenities including schools, malls & sports facilities
- A vibrant residential community comprising of three low rise residential buildings with cafes and shops at street level
- All apartments will command great views
- Limited to a total of 372 apartments (1 & 2 beds) and 29 retail outlets (for cafes and shops)
- Community facilities include swimming pools, landscaped gardens, gyms, underground parking and 24hr security

AMENITIES

- Swimming pools • Green areas • Gymnasiums • Sauna/steam rooms • Cafes & restaurants
- Shops • 24 hour security • Underground parking

LOCATION BENEFITS



WALKING DISTANCE
The Track, Meydan Golf & Clubhouse



2 MINS
Meydan One Mall & Meydan Tower



3 MINS
Meydan Racecourse



10 MINS
Festival City & IKEA



10 MINS
Downtown Dubai



10 MIN
Dubai Creek & Al Khail Road



15 MINS
Dubai International Airport (DXB)



16 MINS
Kite Beach & Jumeirah

STUDIO CITY

STUDIO CITY IS ONE OF DUBAI'S FASTEST-GROWING BUSINESS HUBS FOR FILM AND TELEVISION PRODUCTION. CONVENIENTLY LOCATED ALONG AL QUDRA ROAD D63, STUDIO CITY FEATURES FREEHOLD RESIDENTIAL AND COMMERCIAL BUILDINGS THAT CATER TO THE CREATIVE NEEDS OF DUBAI RESIDENTS AND TOURISTS.



BEACH OASIS

STUDIO CITY

AN OASIS OF ENDLESS POSSIBILITIES

BEACH OASIS IS A SPECTACULAR RESIDENTIAL DEVELOPMENT NESTLED IN THE HEART OF DUBAI STUDIO CITY. THE LOW-RISE UPSCALE DEVELOPMENT COMPRISES TWO TOWERS OF HIGH-END STUDIO, ONE AND TWO-BEDROOM APARTMENTS AND WILL SET A BENCHMARK IN THE AREA FOR CONTEMPORARY DESIGN AND EXCELLENT COMMUNITY FACILITIES. COOL OFF IN A LAGOON-STYLE SWIMMING POOL, WORK OUT IN A FULLY-EQUIPPED GYM OR ENJOY DINING ALFRESCO WITH FRIENDS IN A BEAUTIFUL OUTDOOR COURTYARD.



BEACH OASIS

AZIZI

NO. OF BUILDINGS: 2

TOTAL APARTMENTS: ~762

KEY FEATURES

- A modern residential community, ideal for professionals and young families.
- Choose from studios, one & two-bedroom apartments with excellent facilities.
- In the heart of Dubai Studio City, adjacent to Motor City and Sports City.
- Only a short drive from the heart of Dubai and close to a variety of sports and leisure attractions.
- Excellent connectivity, close to Al Khail Road and Mohammed Bin Zayed Road.

AMENITIES

- A lagoon-style pool with a man-made beach • Landscaped gardens • Children's play areas
- BBQ areas • A beautiful outdoor courtyard • A fully-equipped gymnasium
- 24-hour security • Main entrance lobby & reception • Underground parking

LOCATION BENEFITS



2 MINS
Equestrian Club



3 MINS
Mohammed Bin
Zayed Road



3 MINS
Motor City &
Dubai Autodrome



5 MINS
Dubai Sports City



8 MINS
Al Khail Road



18 MINS
Expo 2020



18 MINS
Dubai Marina &
Bluewaters Island



25 MINS
Al Maktoum
International Airport

AZIZI

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.





NO. OF BUILDINGS: 1

TOTAL APARTMENTS: ~163

KEY FEATURES

- Modern low-rise residence ideal for professionals and young families.
- Choose from studio, 1 & 2 bedroom apartments.
- Located in the heart of Dubai Studio City, adjacent to Motor City and Sports City.
- Fast-growing business hub for film and television production.
- Just a short drive away from the bustling city and a variety of sports attractions.
- Great proximity to leisure and entertainment points like Dubai Miracle Garden, Dubai Autodrome, and IMG Parks & Resorts.
- Excellent connectivity, close to Al Khail Road and Mohammed Bin Zayed Road.

AMENITIES

- Separate swimming pools for adults and kids • Children's play area • Social areas • BBQ areas
- Exclusive yoga area • Landscaped outdoors • Gymnasium

LOCATION BENEFITS



2 MINS
Equestrian Club



3 MINS
Mohammed Bin
Zayed Road



3 MINS
Motor City &
Dubai Autodrome



5 MINS
Dubai Sports City



8 MINS
Al Khail Road



15 MINS
Expo City Dubai



18 MINS
Dubai Marina &
Bluewaters Island



25 MINS
Al Maktoum
International Airport

SPORTS CITY

DUBAI SPORTS CITY WAS SET FORTH TO FUEL THE PASSION FOR SPORTS AND GEAR UP ITS SPIRIT WITH STATE-OF-THE-ART RETAIL, RESIDENTIAL, AND RECREATION FACILITIES. HERE, SUCCESS IS CONSIDERED A JOURNEY TO EXCELLENCE, AS LIFE'S SMALLEST ACHIEVEMENTS ARE CELEBRATED BOTH ON AND OFF THE FIELD.



AZIZI GRAND

SPORTS CITY

GET MOVING THE GRAND WAY

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.





NO. OF BUILDINGS: 1

TOTAL APARTMENTS: ~431

KEY FEATURES

- Choose from studio, 1 & 2-bedroom apartments
- 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 &
Bluewaters Island



25 MINS
Al Maktoum
International Airport

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



ROYAL BAY



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 IMMERSSES RESIDENTS IN A RESORT-LIFESTYLE.





NO. OF UNITS: 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



0 MIN.
Anantara Hotel/
Waldorf Astoria
Hotel



10 MIN.
Nakheel Mall



5 MIN.
Atlantis Hotel/
Aquaventure
Waterpark



18 MIN.
Dubai Marina



18 MIN.
Madinat Jumeriah



19 MIN.
Ain Dubai



20 MIN.
Mall of Emirates



18 MIN.
JBR

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.





NO. OF UNITS: 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



0 MIN.
Anantara Hotel/
Waldorf Astoria
Hotel



10 MIN.
Nakheel Mall



5 MIN.
Atlantis Hotel/
Aquaventure
Waterpark



18 MIN.
Dubai Marina



18 MIN.
Madinat Jumeriah



19 MIN.
Ain Dubai



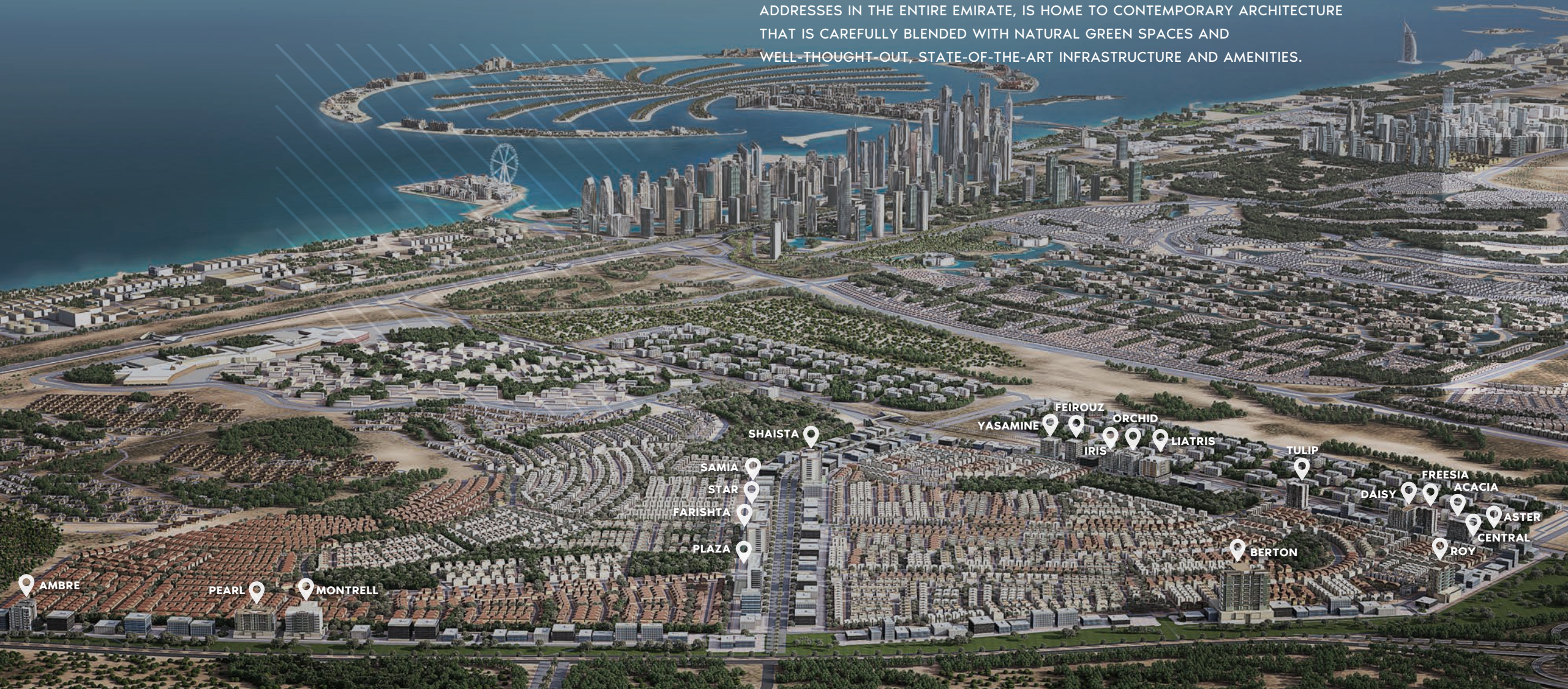
20 MIN.
Mall of Emirates



18 MIN.
JBR

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.



AMBRE PEARL MONTELL

SAMIA
STAR
FARISHTA
PLAZA

SHAISTA

YASAMINE
FEIROUZ
IRIS
ORCHID
LIATRIS

TULIP

BERTON

DAISY
FREESIA
ACACIA
ROY
ASTER
CENTRAL

An architectural rendering of a modern urban development. The scene features a wide, paved pedestrian walkway lined with tall palm trees and lush greenery. On the left, a building with a distinctive white, geometric lattice facade houses a ground-floor cafe or restaurant with large glass windows and an outdoor seating area under a red umbrella. Several people are walking along the path, and cars are visible in the background. The sky is a soft, hazy blue, suggesting late afternoon or early morning light.

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: 18

TOTAL APARTMENTS: ~3,836

KEY FEATURES

- Studios, one and two bedroom apartments and Sky Villas
- 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 MIN.
Ibn Battuta Mall



14 MIN.
Dubai Expo 2020



10 MIN.
JAFZA



16 MIN.
Palm Jumeirah



25 MIN.
Dubai Mall/
DIFC/Business Bay



10 MIN.
Dubai Marina/
JBR



1 MIN.
Al Furjan
Metro Station



20 MIN.
Al Maktoum
International Airport

An aerial architectural rendering of Dubai Healthcare City. The image shows a modern urban development with several high-rise buildings, including a prominent white tower with a curved facade. A wide, multi-lane road with a green median runs through the center. To the left, a body of water (Dubai Creek) is visible with a small boat. The background shows the Dubai skyline with the Burj Khalifa. The sky is blue with some clouds.

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 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: 2

TOTAL APARTMENTS: ~997

KEY FEATURES

- Studios, one-bedroom and two-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 MIN.
Meydan One Mall
& Meydan Tower



7 MIN.
Dubai Mall



7 MIN.
Dubai International
Airport



7 MIN.
Al Jaddaf Waterfront/
Festival City/IKEA



8 MIN.
Sheikh Zayed
Road



2 MIN.
Dubai Creek



5 MIN.
Palazzo Versace
Hotel



4 MIN.
Wafi Mall/
Raffles Hotel

ALIYAH

DUBAI HEALTHCARE CITY

IN THE CORE OF ALL THAT MATTERS

BUILT ON THE CONCEPT OF MAXIMISING TERRACE SPACE THROUGH STAGGERED SLABS AND UNROOFED BALCONIES, THE UNIQUELY DESIGNED, 16-STOREY BUILDING OVERLOOKS THE SURROUNDING DUBAI HEALTHCARE CITY AREA THAT ENCOMPASSES THE DUBAI CREEK AND A STUNNING SKYLINE.





NO. OF UNITS: 346

KEY FEATURES

- Studios, one-bedroom and two-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
- Maximised terrace spaces
- Ultra-modern finishing and spectacular contemporary design

AMENITIES

- Swimming pools • Fully-equipped gym • Health clubs & sauna
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LOCATION BENEFITS



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7 MIN.
Al Jaddaf Waterfront/
Festival City/IKEA



8 MIN.
Sheikh Zayed Road



2 MIN.
Dubai Creek



5 MIN.
Palazzo Versace
Hotel



4 MIN.
Wafi Mall/
Raffles Hotel

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.



AURA

JEBEL ALI

THE FREE ZONE GAME CHANGER

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.





NO. OF UNITS: 479

KEY FEATURES

- Studios, one and two-bedroom apartments
- Immediate metro line connectivity and direct access to Sheikh Zayed Road
- Over 500 fortune conglomerates headquartered in its vicinity
- A podium level of 9,000 sq. ft comprising retail space
- Premium appliances and bathroom fittings

AMENITIES

- Swimming pools • Fully-equipped gym • Health clubs & sauna
- Open space & recreational area • Concierge service • Children's play area
- Covered parking spaces • Retail hub

LOCATION BENEFITS



0 MIN.
Jebel Ali
Metro Station



20 MIN.
Dubai Mall/DIFC/
Business Bay



10 MIN.
Dubai Expo 2020



20 MIN.
Al Maktoum
International Airport



14 MIN.
Dubai Parks &
Resorts



10 MIN.
JBR/
Dubai Marina



12 MIN.
JLT /
Bluewaters



7 MIN.
Ibn Battuta Mall



800-29494

AZIZIDEVELOPMENTS.COM