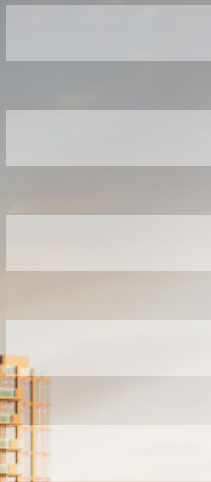




≡ AZIZI

AZIZI DEVELOPMENTS

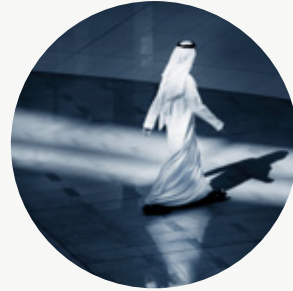




AZIZI AT A GLANCE



A leading developer based in Dubai, UAE



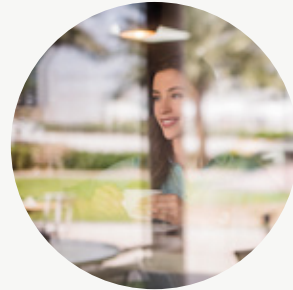
Working closely with Dubai's leadership towards catalyzing the emirate's vision and development



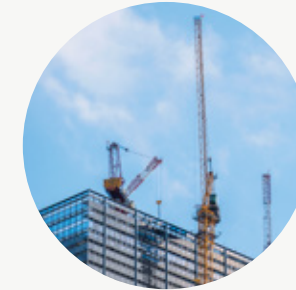
Thousands of homes successfully delivered



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



30K
TOTAL GROUP
STAFF



200
NATIONALITIES



200
UAE
NATIONALS

KEY STATISTICS

FOUNDED IN
2007

MORE THAN
30K
UNITS SOLD

60
PROJECTS
DELIVERED IN
2023

10K
UNITS DELIVERING IN
2024 ACROSS
25
PROJECTS



INDUSTRY VERTICALS



REAL
ESTATE



ASSET
MANAGEMENT



RETAIL



HOSPITALITY



LEASING



FACILITY
MANAGEMENT



MORTGAGE



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



GLOBAL FOOTPRINT

Within the next 12 months, our global footprint will extend as we open international offices worldwide, marking our presence in every major region across the globe.



EXPANDING TO
70
COUNTRIES BY
THE END OF
2024

DRAWING
INTERNATIONAL
INVESTORS
TO DUBAI

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
less as

0.125%

UAE construction
industry is estimated
to be worth

USD **94bn**

Total FDI of

AED **25.01bn**
(USD 6.81bn)

in 2023, reflecting
year-on-year growth of 36%

A record

AED **634bn**

worth of real estate
transactions from over 166,400
transactions in 2023, marking a
growth of 20% in value

39,000

residential units
delivered in 2023

7-12%


ROI making it one
of the highest returns
on property globally




GLOBAL CONNECTIVITY

3.54m 

people live in Dubai

By **2027** 

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

#5 

safest city 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

Linked to **260** 

destinations with more than 152 airlines

87m 

passengers visited Dubai International Airport in 2023, marking a year-on-year increase of 31.7%



A HEALTHY & GROWTH-INCLINED ECONOMY

0% 

Income tax


5% 

VAT


GDP in 2023

AED
1.87tn 
(USD 509 bn)

The UAE's gross domestic product (GDP) is expected to grow by 4.2% in 2024, rising to

5.2% 
in 2025


AED

3.5tn
(USD 953 bn) 

foreign trade volume in 2023, compared to 2.2tn AED in 2022

1 = 3.67 
(USD) (AED)

The AED is pegged to the USD

Golden
Visa valid for 

5 or 10 years

46 Free Zones 

across the UAE



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 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

IN 2023, AROUND 17.15 MILLION

visitors came to Dubai

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: 109

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 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 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

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.



RIVIERA



NO. OF BUILDINGS: 75

TOTAL APARTMENTS: ~11,947

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)

RIVIERA BEACHFRONT

AN IDYLIC 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.



RIVIERA
BEACHFRONT



NO. OF BUILDINGS: 3

TOTAL APARTMENTS: 555

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 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)

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: ~427

KEY FEATURES

- Luxury beachfront living in the heart of Dubai in Meydan
- Studios, one, two, and three-bedroom apartments and luxury 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

- Private beach • Half-Olympic-size infinity swimming pool
- Automated car wash service • Exclusive valet parking service
- 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



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

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
- Community facilities include swimming pools, landscaped gardens, gyms, underground parking and 24-hour security

AMENITIES

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

LOCATION BENEFITS



WALKING DISTANCE

The Track, Meydan Golf & Clubhouse



3 MINS

Meydan Racecourse



10 MINS

Festival City & IKEA



16 MINS

Kite Beach & Jumeirah



10 MINS

Downtown Dubai



10 MINS

Dubai Creek & Al Khail Road



15 MINS

Dubai International Airport (DXB)

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. 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.



BEACH OASIS



NO. OF BUILDINGS: 4

TOTAL APARTMENTS: ~1,416

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
City Dubai



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: ~411

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



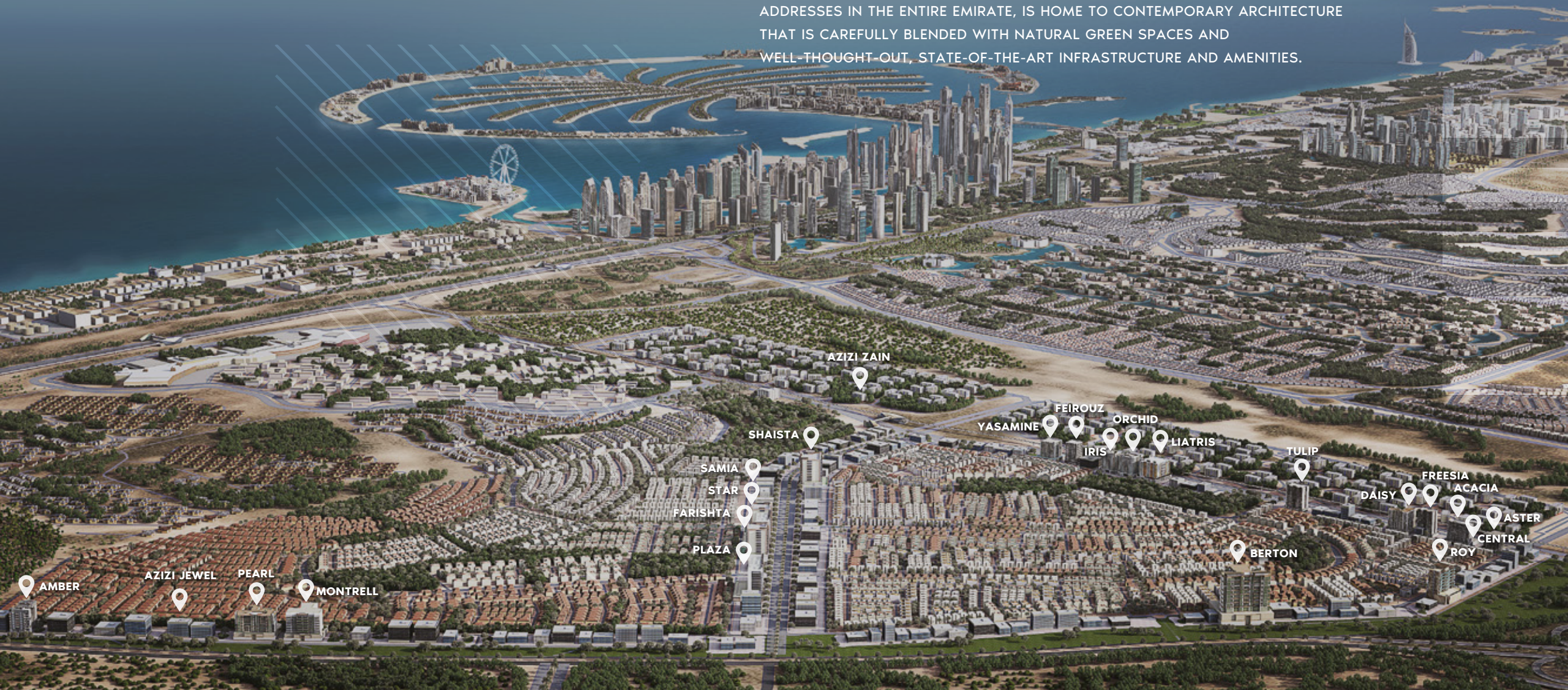
18 MINS
Dubai Marina &
Bluewaters Island



25 MINS
Al Maktoum
International Airport

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.



An architectural rendering of a modern residential development. The scene is set at dusk or dawn, with a sky transitioning from light blue to a soft orange glow. The main building features a prominent facade with a white, geometric lattice pattern. Below this, there are large glass windows and doors that reveal an interior space with warm lighting. In the foreground, a paved pedestrian walkway is populated with several people in contemporary attire. To the left, there's an outdoor seating area with a red umbrella and potted plants. A large, mature palm tree stands on the right side of the walkway. In the background, other modern buildings and parked cars are visible, suggesting an urban environment.

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: 23

TOTAL APARTMENTS: 4724




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 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 MINS Al Furjan Metro Station	 20 MINS Al Maktoum International Airport

An aerial architectural rendering of Dubai Healthcare City. The image shows a modern urban development with several high-rise buildings, a central road with traffic, and landscaped green spaces. In the background, the Dubai Creek and the city skyline, including the Burj Khalifa, are visible under a clear sky. The text 'DUBAI HEALTHCARE CITY' is overlaid in the upper left quadrant.

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 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: 3

TOTAL APARTMENTS: 1281

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

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
- 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

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



1 MIN
Jebel Ali
Metro Station



20 MINS
Dubai Mall/DIFC/
Business Bay



10 MINS
EXPO
City Dubai



20 MINS
Al Maktoum
International Airport



14 MINS
Dubai Parks &
Resorts



10 MINS
JBR/
Dubai Marina



12 MINS
JLT /
Bluewaters



7 MINS
Ibn Battuta Mall

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



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

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



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

BURJ AZIZI

UPCOMING

THE WORLD'S SECOND TOWER ON THE RISE

AZIZI'S UPCOMING MONUMENTAL VENTURE, BURJ AZIZI, IS SET TO BE THE SECOND-TALLEST TOWER IN THE WORLD. THIS ICONIC STRUCTURE PROMISES A HISTORIC ADDITION TO THE DAZZLING DUBAI SKYLINE. LOCATED ON SHEIKH ZAYED ROAD—THE BEATING HEART OF DUBAI—BURJ AZIZI WILL FEATURE LUXURIOUS APARTMENTS AND PENTHOUSES, A 7-STAR HOTEL, AND A VERTICAL SHOPPING MALL. THE DEVELOPMENT WILL ALSO OFFER EXCEPTIONAL F&B OUTLETS WITH MICHELIN-STAR DINING RESTAURANTS AND AN OBSERVATION DECK TO TAKE IN THE STUNNING VIEWS OF DUBAI.





800-29494

AZIZIDEVELOPMENTS.COM