

# EXCLUSIVE SALES EVENT

You are warmly invited to an exclusive event by
Azizi Developments. This event will be an
excellent opportunity to explore the latest projects
by Azizi Developments.



Date: Wednesday, 16th April 2025

Time: 9:00 AM - 7:00 PM

Venue: Grand Ballroom, Conrad Hotel

For convenience, please use the rear entrance of the building. Valet parking is available on the office tower side, subject to availability.

We look forward to welcoming you.

## **Venice Highlights**

Waterfront Residential Towers - 102 (height 9 to 17 floors)
Approximately 34,976 Apartments & estimated 64,000+ Residents

Boulevard Mega Building

5-Star Family Hotel, 4 Start Hotel and 5 Stars Boutique Hotel Hospital

- 2 Jumma Mosques
- 1 International School

Opera House- Preforming art venue

- 1 Office Building
- 2 Kinder gardens and Sales Center

Utility Buildings 4 3 major electrical substations, 1 district cooling plant Crystal Blue Water Lagoon Depth – 1.0m TO 1.5m





## **VENICE NEW PRICES VALID ON 16 APR 2025 ONLY**

PRICING OF RESIDENTIAL UNITS IN AZIZI VENICE U15 - (AV.BD.B.003)						
						05-Mar-25
		NO. OF UNITS	SIZE RANGE		LIST PRICE	
TYPE	VIEW			MAX SIZE	MIN LP	MAX LP
STUDIO	LAGOON	170	380.51	396.87	717,000.00	763,000.00
STUDIO	PARTIAL LAGOON	1	380.62	380.62	684,000.00	684,000.00
STUDIO	ROAD	127	380.08	389.66	628,000.00	659,000.00
1 BEDROOM	LAGOON	192	662.52	1,005.47	1,209,000.00	1,649,000.00
1 BEDROOM	PARTIAL LAGOON	64	735.83	925.38	1,210,000.00	1,462,000.00
1 BEDROOM	ROAD	204	728.83	1,186.73	1,107,000.00	1,508,000.00
2 BEDROOM	LAGOON	113	1,121.18	1,159.82	1,922,000.00	2,012,000.00
2 BEDROOM	ROAD	120	1,153.69	1,822.35	1,696,000.00	2,206,000.00
3 BEDROOM	LAGOON	76	1,643.12	1,693.07	2,700,000.00	2,761,000.00

DDICING OF DESIDENTIAL LINITS IN A7171 VENICE 045 (AV DD D 003)



# Collecting EOI 3%

## \* Introducing Monaco Mansions | Azizi Venice

\*Experience Dubai's most exclusive luxury with Monaco Mansions—Azizi Developments' first mansion community in Azizi Venice, Dubai South. This ultra-luxury collection of 109 unique mansions and villas blends the elegance of European palaces with timeless classical design, set along serene lagoon waters.

#### **Key Details:**

Starting Price: AED 45M

Payment Plan: 80/20

Fully Furnished

#### **Mansion & Villa Collection:**

Mansions: 13 units, 8 beds, 20,000 sq. ft. plot

Villas: 96 units with options from 6-8 beds and 10,000 to 20,000 SQFT Plot

Luxury Amenities Include:

**Turkish Hammam** 

Sauna & Steam Room

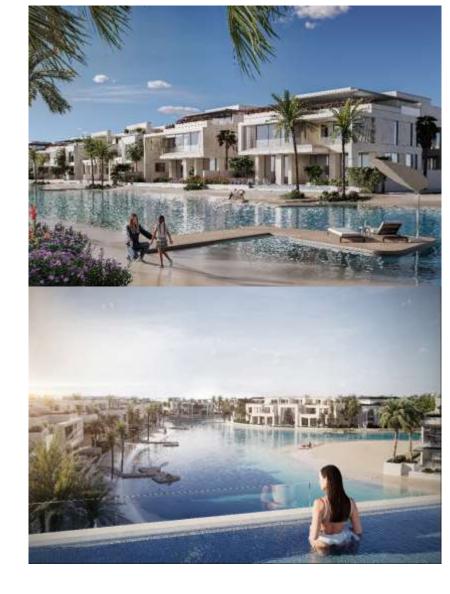
Basement Garage

Private Cinema

Gym, Game Area

**Snow Room** 

Show & Prep Kitchen, Pool, and Private Beach Access





Special Offer:

## SALES OFFER



# **■**AZIZI

Date:

**Particulars** 

Special Offer:

## **SALES OFFER**

**Building:** 

16-Apr-25

Installment (%)



AZIZI VENICE

Amount (AED)

Date:	16-Apr-25	Building:	AZIZI VENICE		
Unit No:	BUILDING 15	Expected Completion:	DEC - 2026		
Unit Type:	STUDIO	Unit View:	LAGOON VIEW		
OFFER IS VALID FOR 16 - APRIL - 2025 ONLY					
Client Name:					
Total Area (sq.ft ):	380 SQ FT				
Final Selling Price:	AED 730,000				
		Proposed Payment Plan			
Particulars	Installment (%)	Payment Due Date	Amount (AED)		

Unit No:	BUILDING 15	Expected Completion:	DEC - 2026			
Unit Type:	STUDIO	Unit View:	ROAD VIEW			
OFFER IS VALID FOR 16 - APRIL - 2025 ONLY						
Client Name:						
Total Area (sq.ft ):	380 SQ FT					
Final Selling Price: AED 630,000						
Proposed Payment Plan						

Payment Due Date

Particulars	Installment (%)	Payment Due Date	Amount (AED)
	3%	BOOKING / EOI	AED 21,900.00
Booking + DLD	7%	WITHIN 03 DAYS	AED 51,100.00
	4%	(DLD CHARGES WITHIN 03 DAY)	AED 29,200.00
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 73,000.00
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 14,600.00
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 14,600.00
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 14,600.00
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 14,600.00
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 14,600.00
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 14,600.00
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 14,600.00
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 14,600.00
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 14,600.00
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 14,600.00
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 14,600.00
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 14,600.00
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 14,600.00
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 14,600.00
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 14,600.00
	50%	ON COMPLETION IN DEC 2026	AED 365,000.00
Total	104%		AED 764,500.00
Additional Comments:			<u> </u>

	(75)		7.111.00.111 (7.1.2.2)
	3%	BOOKING / EOI	AED 18,900.00
Booking + DLD	7%	WITHIN 03 DAYS	AED 44,100.00
	4%	(DLD CHARGES WITHIN 03 DAY )	AED 25,200.00
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 63,000.00
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 12,600.00
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 12,600.00
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 12,600.00
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 12,600.00
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 12,600.00
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 12,600.00
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 12,600.00
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 12,600.00
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 12,600.00
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 12,600.00
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 12,600.00
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 12,600.00
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 12,600.00
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 12,600.00
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 12,600.00
	50%	ON COMPLETION IN DEC 2026	AED 315,000.00
Total	104%		AED 660,500.00
Additional Comments:			



**Additional Comments:** 

Special Offer:

## SALES OFFER



Date:	16-Apr-25	Building:	AZIZI VENICE		
Unit No:	BUILDING 15	Expected Completion:	DEC - 2026		
Unit Type:	1 BEDROOM	Unit View:	FULL LAGOON VIEW		
OFFER IS VALID FOR 16 - APR - 2025 ONLY					
Client Name:					
Total Area (sq.ft ):	768 SQ FT				
Final Selling Price:	AED 1,209,000				

**Proposed Payment Plan** 

Particulars	Installment (%)	Payment Due Date	Amount (AED)
	3%	Expression of Interest	AED 36,270.00
Booking + DLD	7%	WITHIN 03 DAYS	AED 84,630.00
	4%	(DLD CHARGES WITHIN 03 DAY )	AED 48,360.00
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 120,900.00
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 24,180.00
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 24,180.00
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 24,180.00
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 24,180.00
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 24,180.00
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 24,180.00
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 24,180.00
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 24,180.00
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 24,180.00
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 24,180.00
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 24,180.00
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 24,180.00
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 24,180.00
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 24,180.00
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 24,180.00
	50%	ON COMPLETION IN DEC 2026	AED 604,500.00
Total	104%		AED 1,262,660.00



Final Selling Price:

Special Offer:

## SALES OFFER



Date:	16-Apr-25	Building:	AZIZI VENICE		
Unit No:	BUILDING 15	Expected Completion:	DEC - 2026		
Unit Type:	1 BEDROOM	Unit View:	ROAD VIEW		
OFFER IS VALID FOR 16 - APR - 2025 ONLY					
Client Name:					
Total Area (sq.ft ):		768 SQ FT			

AED 1,107,000

Proposed Payment Plan				
Particulars	Installment (%)	Payment Due Date	Amount (AED)	
	3%	Expression of Interest	AED 33,210.00	
Booking + DLD	7%	WITHIN 03 DAYS	AED 77,490.00	
	4%	(DLD CHARGES WITHIN 03 DAY)	AED 44,280.00	
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00	
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 110,700.00	
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 22,140.00	
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 22,140.00	
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 22,140.00	
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 22,140.00	
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 22,140.00	
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 22,140.00	
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 22,140.00	
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 22,140.00	
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 22,140.00	
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 22,140.00	
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 22,140.00	
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 22,140.00	
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 22,140.00	
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 22,140.00	
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 22,140.00	
	50%	ON COMPLETION IN DEC 2026	AED 553,500.00	
Total	104%		AED 1,156,580.00	



Special Offer:

## SALES OFFER



Date:	16-Apr-25	Building:	AZIZI VENICE			
Unit No:	BUILDING 15	Expected Completion:	DEC - 2026			
Unit Type:	2 BEDROOMS	Unit View:	LAGOON VIEW			
	OFFER IS VALID FOR 16 - APR - 2025 ONLY					
Client Name:						
Total Area (sq.ft ):	1,170 SQ FT					
Final Selling Price:	AFD 1 922 000					

Proposed Payment Plan

Particulars	Installment (%)	Payment Due Date	Amount (AED)
	3%	Expression of Interest	AED 57,660.00
Booking + DLD	7%	WITHIN 03 DAYS	AED 134,540.00
	4%	(DLD CHARGES WITHIN 03 DAY )	AED 76,880.00
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 192,200.00
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 38,440.00
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 38,440.00
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 38,440.00
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 38,440.00
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 38,440.00
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 38,440.00
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 38,440.00
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 38,440.00
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 38,440.00
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 38,440.00
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 38,440.00
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 38,440.00
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 38,440.00
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 38,440.00
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 38,440.00
	50%	ON COMPLETION IN DEC 2026	AED 961,000.00
Total	104%		AED 2,004,180.00
Additional Comments:			



Final Selling Price:

Special Offer:

## SALES OFFER

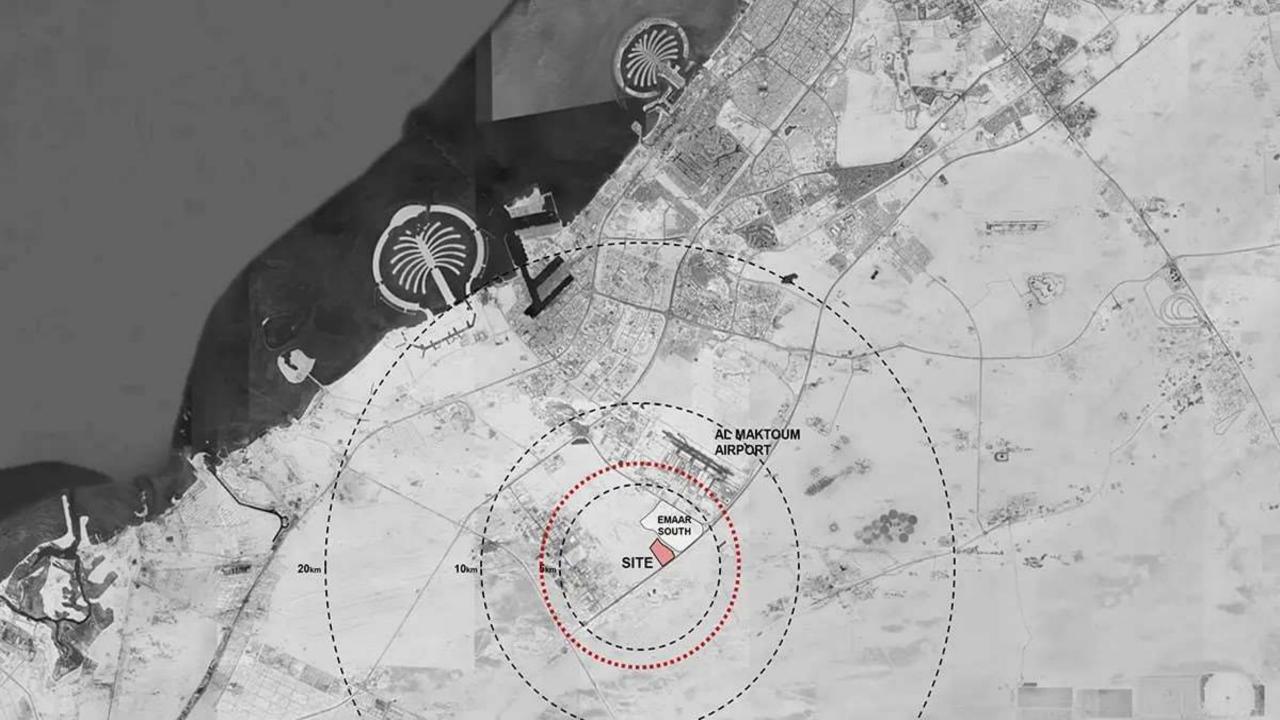


Date:	16-Apr-25	Building:	AZIZI VENICE		
Unit No:	BUILDING 15	Expected Completion:	DEC - 2026		
Unit Type:	2 BEDROOMS	Unit View:	ROAD VIEW		
OFFER IS VALID FOR 16 - APR - 2025 ONLY					
Client Name:					
Total Area (sq.ft ):		1,170 SQ FT			

AED 1,696,000

Proposed Payment Plan			
Particulars	Installment (%)	Payment Due Date	Amount (AED)
	3%	Expression of Interest	AED 50,880.00
Booking + DLD	7%	WITHIN 03 DAYS	AED 118,720.00
	4%	(DLD CHARGES WITHIN 03 DAY )	AED 67,840.00
		ADMIN FEES WITHIN 03 DAYS	AED 5,300.00
2nd INSTALLMENT	10%	WITHIN 30 DAYS	AED 169,600.00
3rd INSTALLMENT	2%	WITHIN 60 DAYS	AED 33,920.00
4th INSTALLMENT	2%	WITHIN 90 DAYS	AED 33,920.00
5th INSTALLMENT	2%	WITHIN 120 DAYS	AED 33,920.00
6th INSTALLMENT	2%	WITHIN 150 DAYS	AED 33,920.00
7th INSTALLMENT	2%	WITHIN 180 DAYS	AED 33,920.00
8th INSTALLMENT	2%	WITHIN 210 DAYS	AED 33,920.00
9th INSTALLMENT	2%	WITHIN 240 DAYS	AED 33,920.00
10th INSTALLMENT	2%	WITHIN 270 DAYS	AED 33,920.00
11th INSTALLMENT	2%	WITHIN 300 DAYS	AED 33,920.00
12th INSTALLMENT	2%	WITHIN 330 DAYS	AED 33,920.00
13th INSTALLMENT	2%	WITHIN 360 DAYS	AED 33,920.00
14th INSTALLMENT	2%	WITHIN 390 DAYS	AED 33,920.00
15th INSTALLMENT	2%	WITHIN 420 DAYS	AED 33,920.00
16th INSTALLMENT	2%	WITHIN 450 DAYS	AED 33,920.00
17th INSTALLMENT	2%	WITHIN 480 DAYS	AED 33,920.00
	50%	ON COMPLETION IN DEC 2026	AED 848,000.00
Total	104%		AED 1,769,140.00







#### WATER-INSPIRED LIVING LIKE NO OTHER

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, and world-class entertainment.

The thoughtfully curated residences at Azizi Venice with their high-end design echo the natural surroundings, while the floor-to-ceiling windows seamlessly merge indoors with outdoors – showcasing the water and cascading waterfalls in all their glory. These homes unveil a brand-new approach to apartment living, meticulously designed for the discerning few.

#### 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
- · 700 m 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
- . Choose from a wide array of apartments including studio, 1, 2 and 3 bedrooms
- · All apartments feature top-of-the-line appliances





#### **AMENITIES**

- · Performing arts venue
- Dedicated office spaces and business centers
- Private Hospital
- K-12 School, Nursery and Kindergarten

- Climate controlled retail boulevard
- Mosque
- Infinity pools overlooking crystal lagoon
- 40 acres of parks and green spaces

- Dedicated cable car for access from Dubai Metro station to Opera house and boulevard
- 18 km of swimmable beaches and boardwalks
- 1.5 million SQF boulevard retail and F&B space

- 950,000 SQF of convenience retail space
- Wide range of authentic restaurants & cafes from all around the world
- Five-star family and lifestyle hotels

#### LIFESTYLE

- 5.5 km recreational bicycle and jogging track
- · Multipurpose halls

- · Cinema room & Clubhouse
- State-of-the-art Technogym® fitness centres.
- Dedicated swimming pool for every building
- Stimulated sports fields

Children's Playgrounds





# THANK YOU



#### WATER-INSPIRED LIVING LIKE NO OTHER

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