

A Z I Z I  
**V E N I C E**  
*The next legacy*

An aerial photograph of the Dubai coastline, showing the turquoise sea meeting the sandy shore. The sky is a mix of soft pinks, oranges, and blues, suggesting a sunrise or sunset. Overlaid on the image is a series of thin, white, curved lines that sweep across the frame from the bottom left towards the top right, creating a sense of motion and modernity.

WELCOME TO  
DUBAI'S NEXT LEGACY



As the crystal lagoon laps at your feet, and the sound of waterfalls echo through the breeze, you know you're home. A one-of-a-kind destination, a breathtaking oasis - all nestled within the golden sands of Dubai.

## EMBRACE THE ESSENCE OF LIFE



Where you can leave behind the chaos of the city and experience an atmosphere that leaves you feeling rejuvenated, excited and alive. It's a whole new way to experience luxury, leisure and lifestyle surrounded by the elixir of life - water.







## WATER-INSPIRED LIVING LIKE NO OTHER

Welcome to a never-seen-before luxury lagoon community, a retail boulevard and entertainment destination located in Dubai South. Where residents, visitors and tourists alike, come together to excite their senses and ignite their soul.

Where the world truly is your oyster.

Welcome to Azizi Venice





SHEIKH ZAYED RD

SHEIKH ZAYED RD

SHEIKH MOHAMMED BIN ZAYED RD

AL FAYAH RD

EMIRATES RD

EXPO RD

EMIRATES RD

JEBEL ALI - LEHABAB RD



MOTION GATE DUBAI  
THE OUTLET VILLAGE

DUBAI PARKS AND RESORTS

D53

JAFZA

DOWNTOWN JEBEL ALI

NATIONAL INDUSTRIAL PARK

D53

DUBAI INDUSTRIAL PARK

DUBAI INDUSTRIAL CITY

EXPO CITY DUBAI

DUBAI INVESTMENT PARK

D54

AL MAKTOUM INTL. AIRPORT (DWC)

IBN BATUTA MALL

JUMEIRAH ISLANDS

JBR

DUBAI MARINA

DISCOVERY GARDENS

JUMEIRAH PARK

D86

D61

AL FURJAN

D72

D72

AL KHAIL RD

E44

JUMEIRAH VILLAGE

DUBAI PRODUCTION CITY

IMPZ

D57

JUMEIRAH GOLF ESTATES

DUBAI SPORTS CITY

DUBAI BUTTERFLY GARDEN

E311

MOTOR CITY

DUBAI STUDIO CITY

D54

D61

D63

E611

E75

E11

E11

E11

E311

E77

E311

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E611





AZIZI VENICE

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Across the stunning Arabian sands of Dubai South, lies Dubai's newest water-inspired legacy – Azizi Venice.

Over 136 hectares in size, in close proximity to Al Maktoum International Airport along Emirates Road, this awe-inspiring destination will feature a luxurious, gated villa community and a mixed-use residential development – all connected by a swimmable, crystal lagoon and vibrant retail boulevard.





Located in Dubai South, the city's most expansive singular urban master development, Azizi Venice will become a part of a smart and futuristic metropolis.

Featuring an array of residential neighbourhoods, thriving business zones, esteemed educational institutions, cutting-edge healthcare establishments, and recreational spaces – Dubai South promises an entirely new standard of living.



# WHERE LIFE EFFORTLESSLY FLOWS

Wake up to awe-inspiring lagoon views from your waterfront mansion or luxury apartment as you listen to the gentle cascade of waterfalls, all while being embraced by the serene beauty of lush greenery and vibrant nature. The perfect backdrop for moments of relaxation and tranquility.



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13





# INDULGE IN SUN-DRENCHED DAYS

Spend time sailing across the pristine blue lagoon or embark on kayaking adventures with friends. Whether you're chasing the thrill of the waves or simply basking in the beauty of your surroundings, this extraordinary destination promises moments of bliss, that stretch on forever.



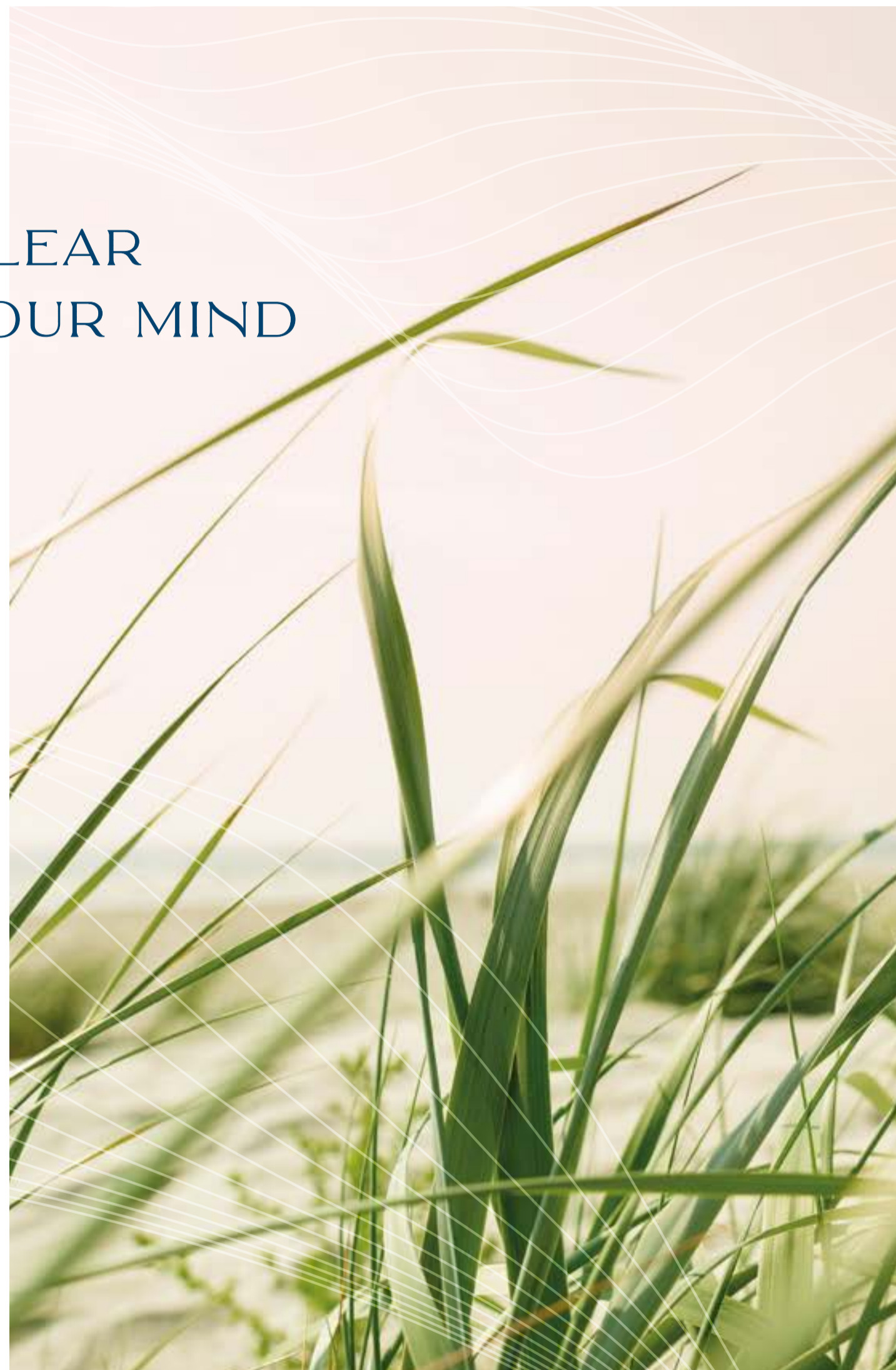
Lap up the glorious sun as you take a leisurely walk along your private beachfront or enjoy a refreshing morning dip, feeling the soft sand beneath your toes. With the beach right at your doorstep, each day is an opportunity to reconnect with nature, and yourself.

# DISCOVER PARADISE

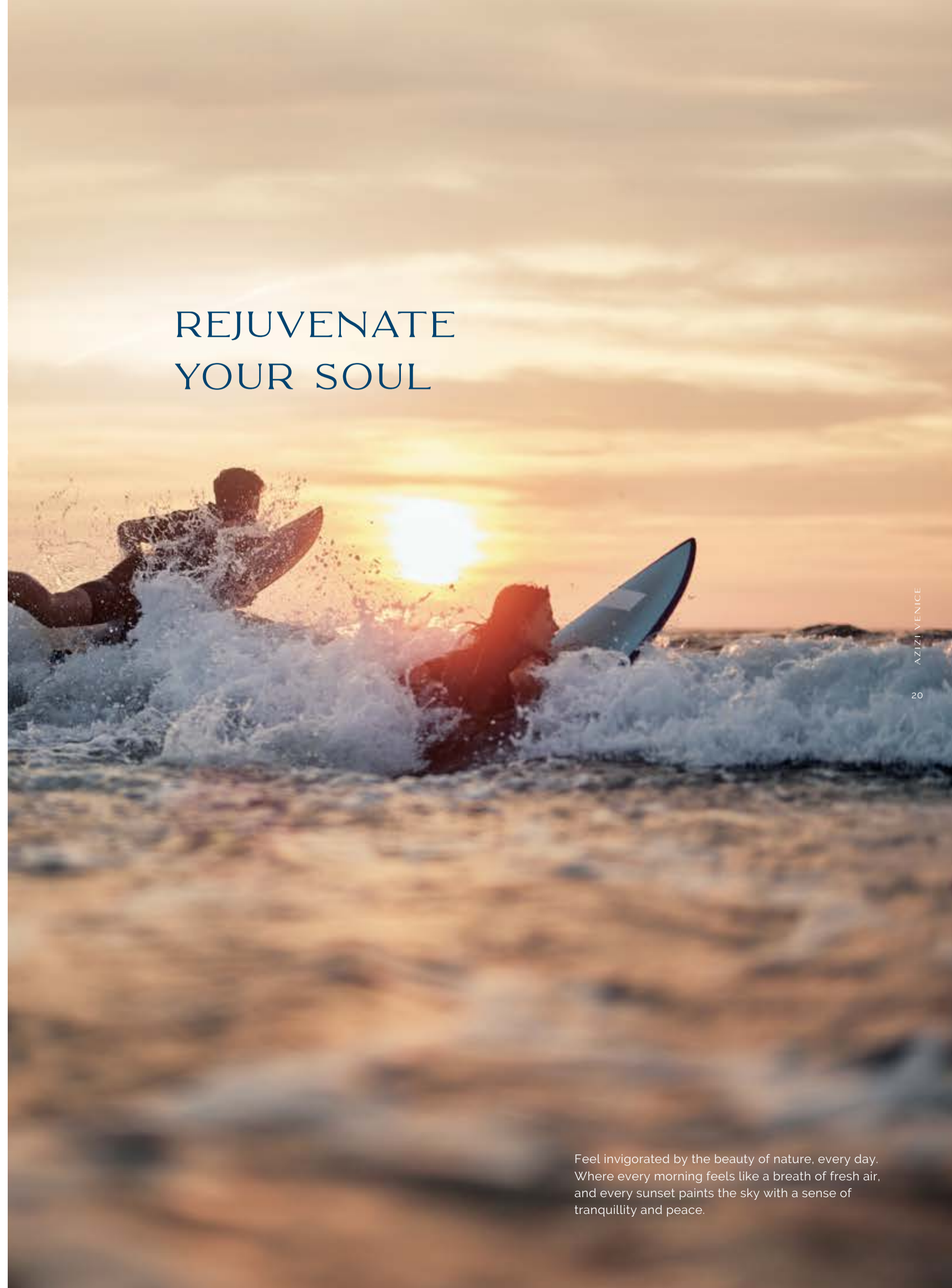




CLEAR  
YOUR MIND



REJUVENATE  
YOUR SOUL



Feel invigorated by the beauty of nature, every day. Where every morning feels like a breath of fresh air, and every sunset paints the sky with a sense of tranquillity and peace.



EMBRACE  
A NEW WAY OF LIVING,  
ALONG THE WATER





By day, enjoy a leisurely stroll or kayak along the bustling waterfront boulevard with luxury restaurants, retail boutiques, and cafes, all set against the stunning waterfront backdrop adding a touch of magic to every moment.





Explore an exhilarating destination steeped in rich culture, a like-minded community, and a captivating lifestyle - all along the waterfront. Where each moment is an invitation to connect with your surroundings, your neighbours, and the vibrant energy that surrounds you.

# A BOULEVARD, BRIMMING WITH POSSIBILITIES





# THE OPERA HOUSE A FLOATING MASTERPIECE





# LUXURY APARTMENTS

Live every day feeling inspired. Where the glistening canal, a pristine beachfront, a vibrant boulevard and world-class entertainment, are all conveniently located right on your doorstep.



A REFRESHING WAY  
TO RESIDE





Indulge in architectural brilliance and upscale design, all working in harmony with the water-inspired surroundings, creating a captivating and luxurious environment that truly complements the way you want to live.







Experience high-end, spacious apartments with floor-to-ceiling windows showcasing the waterfront in all its glory. Immerse yourself in the artistry of meticulously crafted architecture and exquisite finishes that define luxury living at its finest.



THE PINNACLE  
OF LIVING





Step outside your high-end apartment and discover a world of vibrant living along the lagoon boulevard. Here, you'll find an array of world-class restaurants offering culinary delights that tantalize the taste buds, cafes serving up freshly brewed coffee and pastries for leisurely mornings, and an atmosphere that's always buzzing with life and energy.





Experience apartment living in a whole new light. Designed for those who appreciate the seamless fusion of cutting-edge style, unparalleled comfort and the unmatched allure of waterfront living.

# DESIGNED FOR A DISCERNING FEW







Enjoy a hotel-inspired welcome, every time you enter your luxurious Azizi Venice apartment - where every detail, from the elegant lobby to the personalized concierge services, has been thoughtfully designed to exceed your expectations.

## AN IMPRESSIVE FIRST IMPRESSION





With exquisite Calcutta marble flooring, gold-brushed elevators, premium wood panelling, and bespoke lighting, coming home has never felt so luxurious. Every element has been chosen to create an atmosphere of unparalleled beauty and sophistication.

## STYLE AND SOPHISTICATION





Enjoy a neutral, earthy palette that evokes a sense of serenity while being surrounded by feature artwork for an unforgettable first impression. A harmonious blend of timeless elegance and contemporary style.



Unmistakably luxurious, Azizi Venice apartments have been created for those who enjoy a lavish lifestyle. Designed with warm colour palettes, highly curated finishes and unexpected details, each residence is an expression of you and your unique style.

# ARCHITECTURE MEETS ART





## THE HEART OF THE HOME

Featuring waterfall countertops made from the finest materials, seamlessly integrated appliances for sleek aesthetics, under-mount sinks that combine style and functionality, and meticulously crafted joinery designed to maximize storage and convenience, every kitchen is a culinary masterpiece.



## CAPTIVATING VISTAS FROM EVERY CORNER

In the vastly spacious bedrooms, floor-to-ceiling windows allow an abundance of natural light to flood in, creating an inviting and airy atmosphere. Sweeping views across the glistening crystal lagoon can also be enjoyed from every angle, providing a breathtaking backdrop that changes with the moods of the day.





Stylish by design, yet seamlessly functional, every bathroom features quartz vanity countertops, integrated lighting, and expertly crafted laminated wood and lacquer built-in joinery, creating a serene sanctuary for your daily pampering.



Take a revitalising swim in the rooftop infinity pool overlooking stunning vistas of the clear, blue lagoon, or bask in the glorious sun poolside on the deck. Offering picturesque sunsets, chill-out music and cosy cabanas and daybeds, this is the ideal spot to unwind and soak up that endless summer sun.

## POOLSIDE PERFECTION

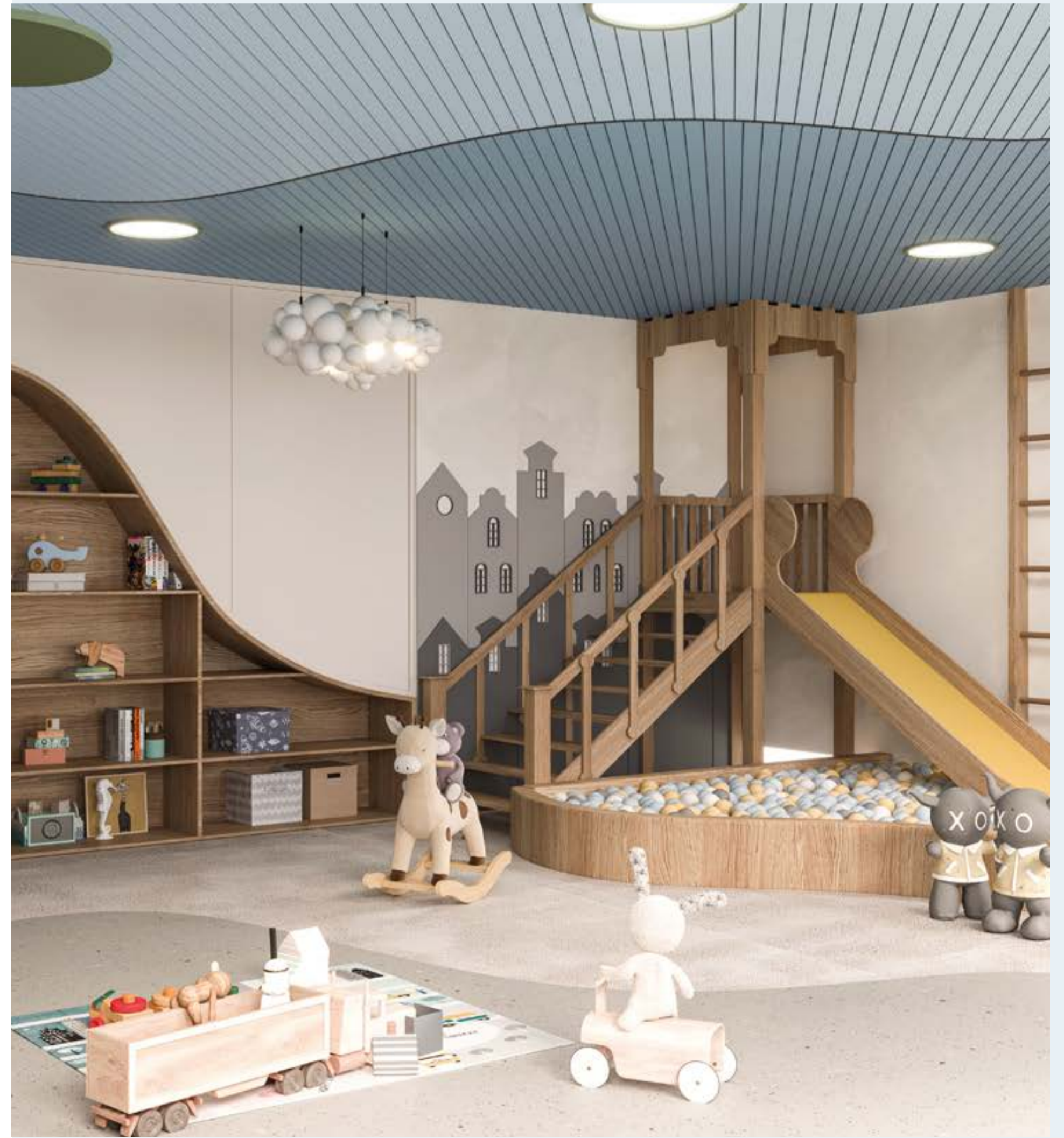






Our indoor kids' play area is a haven of fun and imagination, designed to keep children entertained and engaged for hours on end. With colourful play structures, interactive games, and sustainable toys, it's the perfect space for children to unleash their creativity.

## WILD AND FREE





# MAGNIFICENT MANSIONS

Nestled within a quaint, gated community along the crystal-blue lagoon, lies the Azizi Venice mansions – designed for those who appreciate the finer things in life.



A NEW LEVEL  
OF ELEVATED LIVING





With meticulous attention to detail from the biophilic materials and soothing colour palette to the innovative technology and exquisite functionality, each mansion exudes an air of sophisticated elegance.

## CALMING SPLENDOUR





A REGAL RETREAT

89 AZIZI VENCE

AZIZI VENCE



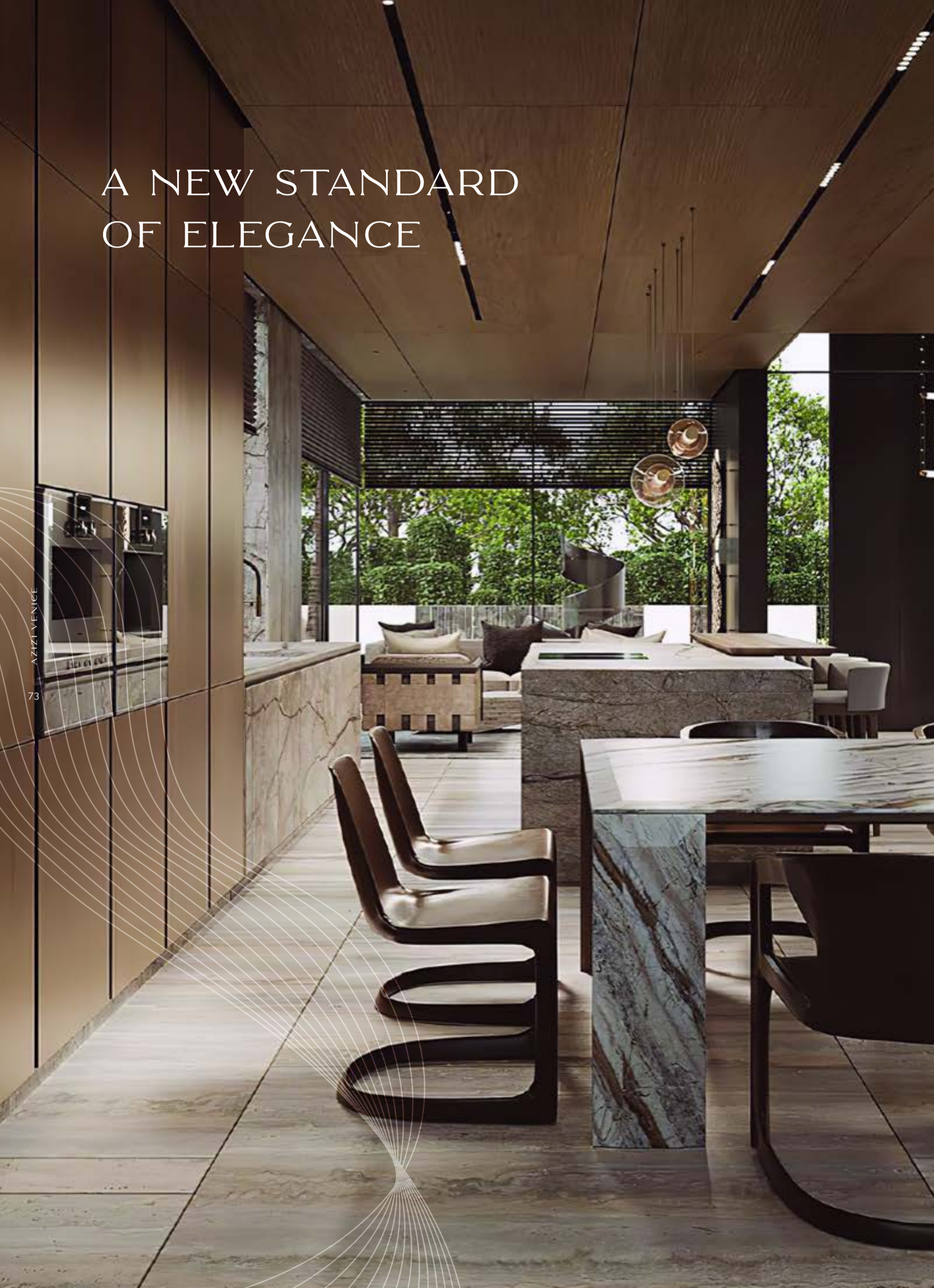


Offering maximum seclusion in the most tranquil setting, every beachfront mansion features a private, infinity swimming pool, landscaped garden and outdoor entertaining area.

# INFINITE POSSIBILITIES



A NEW STANDARD  
OF ELEGANCE





Unwind in your expansive ensuite bedroom featuring floor-to-ceiling windows offering inspiring views across your private infinity pool. A truly serene retreat where each day ends in ultimate bliss.

## YOUR SANCTUARY FOR SERENITY





## INTIMATE AND EXCLUSIVE

Azizi Venice mansions are more than just homes – they're the embodiment of exquisite living. Where every aspect has been carefully curated as a testament to refined luxury.



A MAJESTIC  
ARRIVAL





# AN IMMERSIVE SENSORY EXPERIENCE

AZIZI VENICE

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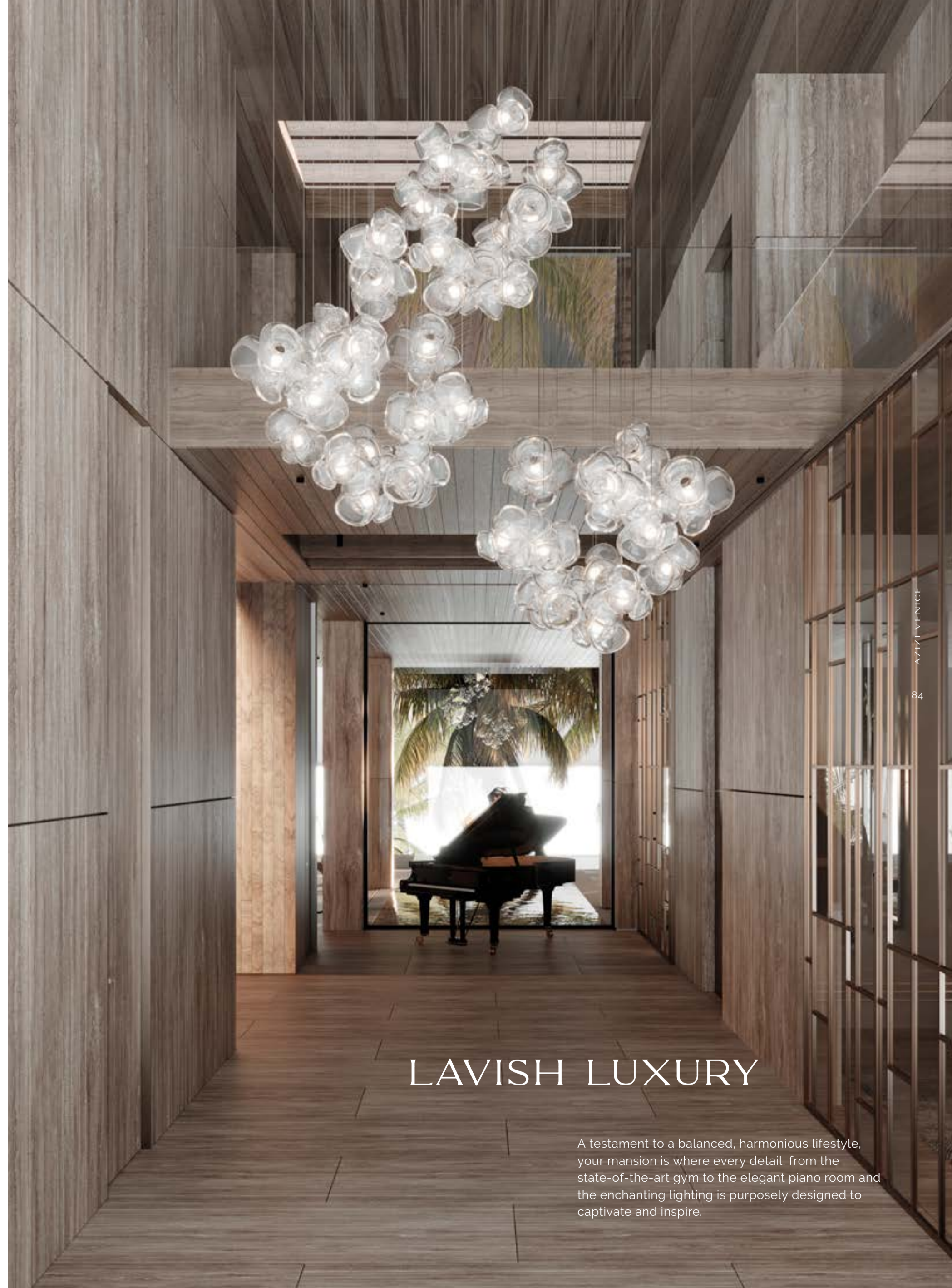


AZIZI VENICE

82

Featuring quaint courtyards, the space, the water and the views open up to the wider landscape of lush greenery, shaded overhangs, verandas and terraces – all connected to your breathtaking infinity pool.





## LAVISH LUXURY

A testament to a balanced, harmonious lifestyle, your mansion is where every detail, from the state-of-the-art gym to the elegant piano room and the enchanting lighting is purposely designed to captivate and inspire.





Premium wood accents and finely crafted finishes throughout the space add both warmth and sophistication, creating a living environment that truly embodies timeless elegance while offering a sense of comfort.

## A NEW LEVEL OF EXCLUSIVITY





Soft, muted tones and gentle hues create a harmonious backdrop that complements the mansion's overall atmosphere of relaxation and rejuvenation. A space where you can unwind in an environment designed to soothe the senses.



A BREATH  
OF FRESH AIR





Hidden within a tranquil enclave, these mansions offer exceptional privacy, allowing residents to savour their own personal haven amidst the bustling energy of the surrounding waterfront community.

# EXCEPTIONAL PRIVACY





With a striking contemporary façade, your mansion's concrete finishings lend an air of sleek sophistication, while the eye-catching floating steps leading to the entrance add a touch of architectural artistry. It all sets the stage for an avant-garde living experience.







ENDLESS,  
EXPANSIVE VIEWS

Vast floor-to-ceiling windows effortlessly merge indoors and outdoors, while beautifully curated rooms are complemented by stunning views, ensuring that the surrounding natural beauty becomes an integral part of your daily life.



A family is enjoying a meal in a modern kitchen. A man is grilling food on a barbecue in the outdoor area, while a woman stands at the kitchen island preparing food. Two children are sitting at a dining table in the background. The kitchen features white cabinetry, a marble countertop, and a large island with white bar stools. The outdoor area has a striped awning and a wooden deck.

## CHERISHED FAMILY MOMENTS

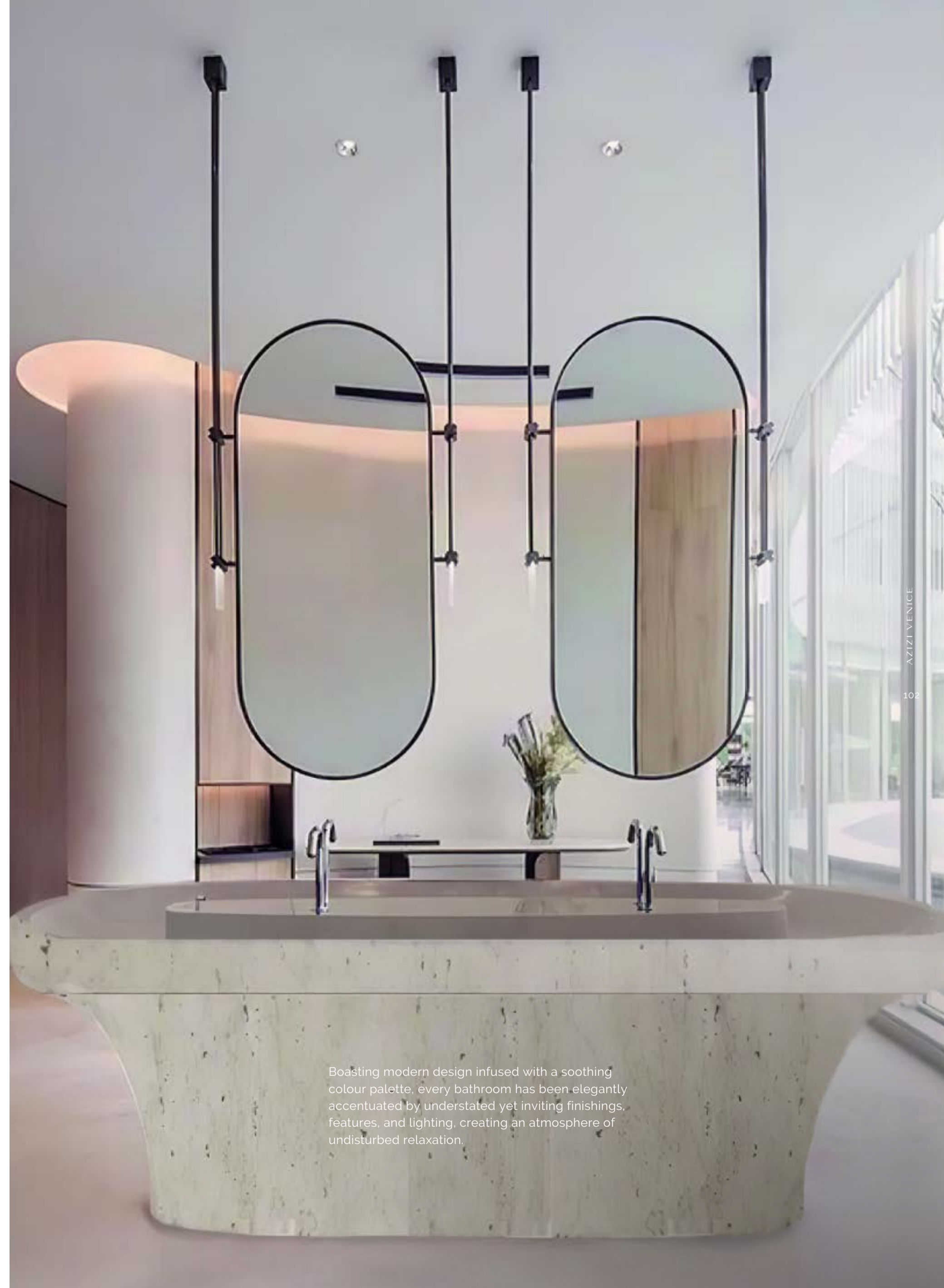
Laughter, delicious aromas and shared experiences - the kitchen isn't just where we cook; it's where we nourish our family connections and create lasting memories.



EVERY CORNER,  
ELEVATED







Boasting modern design infused with a soothing colour palette, every bathroom has been elegantly accentuated by understated yet inviting finishings, features, and lighting, creating an atmosphere of undisturbed relaxation.



Your infinity pool - where the water seamlessly merges with the horizon, creating an illusion of endless serenity. With its stunning design and tranquil ambience, this stunning pool offers a blissful escape from the everyday hustle and bustle.

## AN AQUATIC OASIS



Whether you're into cardio, strength training, or yoga, your spacious, state-of-the-art gym offers the perfect backdrop for your workouts overlooking the crystal lagoon, making every session a rejuvenating experience.

## A STATE-OF-THE-ART WORKOUT





## A WORLD OF WELLNESS



Unwind and rejuvenate in your very own tranquil spa featuring an authentic Turkish hammam, Scandinavian sauna, and jacuzzi tub. Allow the gentle steam and soothing rituals to effortlessly melt away your stress so you feel revitalized, every day.







## ELEVATED ENTERTAINMENT

Escape to your mansion's playroom, where leisure and entertainment unite. Engage in a game of pool, savour a cup of coffee or late night drink, or unwind in the luxurious lounge. Whether you're here with friends, family, or guests, this is your private retreat for relaxation and fun.





## YOUR OWN WINTER WONDERLAND

Amidst the opulence of your lavish mansion, a winter wonderland awaits. Within the Snow Room, a one-of-a-kind feature that will leave you spellbound, experience the ethereal beauty of winter, no matter the season.



Step inside the snow room, and you'll be greeted by a mesmerizing sight. As you enter, the ceiling magically transforms into a snowfall wonderland, showering delicate snowflakes every few minutes, creating an ambiance that is both captivating and invigorating. The room remains comfortably cool, providing the perfect escape from the heat of the day or a serene sanctuary to unwind in after a long day of activities.





By night, immerse yourself in the vibrant cultural scene as you watch extraordinary performances at the Opera House. Featuring an array of entertainment, including musicals, comedy shows, concerts, opera and ballet, there's something to delight every artistic palate.

# IMMERSE YOURSELF



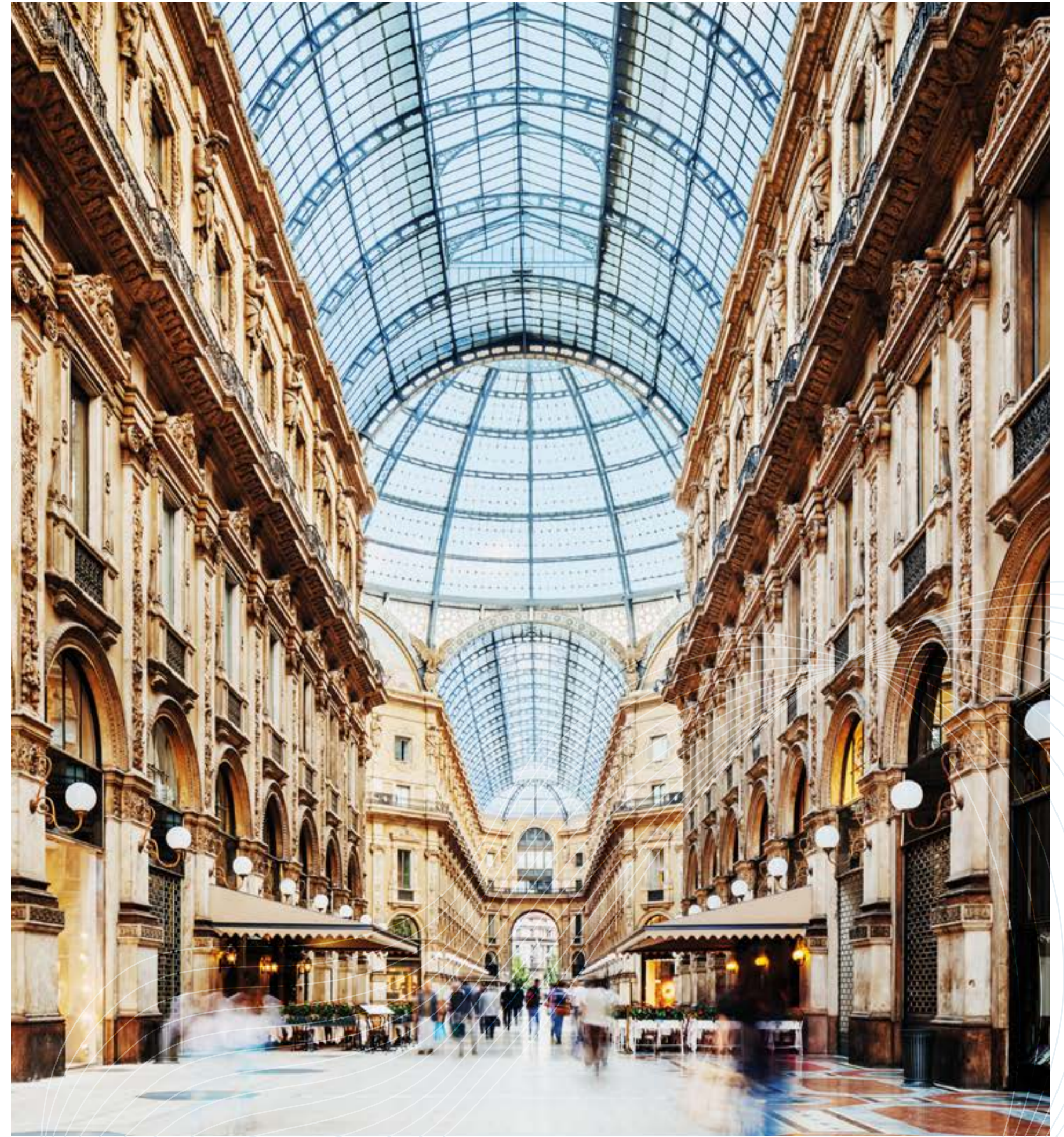


## VIBRANT SURROUNDINGS, EVERY DAY

Nestled within easy reach of excellent public transit options, community facilities, diverse retail offerings, and rich cultural amenities, Azizi Venice is a space where residents, visitors and tourists can connect with their vibrant surroundings, every day.



Step into a vibrant new world along the kilometre-long Azizi Venice Boulevard. Overlooking the waterfront, this pedestrian-connected, climate-controlled environment is the perfect place to shop the retail boutiques, feast on the finest cuisine, and indulge in exceptional culture and entertainment. An all-year destination of leisure, entertainment and shopping – where you can live, work and play your way.





Whether you're craving international cuisine, local flavours, or simply a refreshing drink, our boulevard's dining options ensure a memorable gastronomic journey by the water's edge.



## A FUSION OF CULINAIRY DELIGHTS





The pinnacle of performing arts now has a new home. An awe-inspiring Opera House located in the heart of Azizi Venice - a floating stage immersed in the lagoon overlooking dancing fountains.

## A SYMPHONY OF OPERA







## PERFORMING ARTS

A feat of architecture, a thriving cultural district, a pure work of art. A 2000-seat centre where you can watch the world's most electrifying performances from musicals, comedy shows, concerts, opera, ballet and so much more.







## A STAGE LIKE NO OTHER

More than just an Opera Theatre, it serves as an enchanting setting for unforgettable wedding ceremonies, exclusive private concerts, and captivating theatre productions. Immerse yourself in the magic of the arts within the elegance of this versatile venue.







## OPERA HOUSE MUSEUM



Explore the Opera House's exclusive museum, where the captivating story of its construction comes to life. Delve into the intricate details, architectural innovations, and passionate craftsmanship of this global masterpiece.

A truly unique opportunity to witness how this awe-inspiring monument was built and gain a profound appreciation for the artistic architects, skilled sound engineers and imaginative theatre producers responsible for its creation.

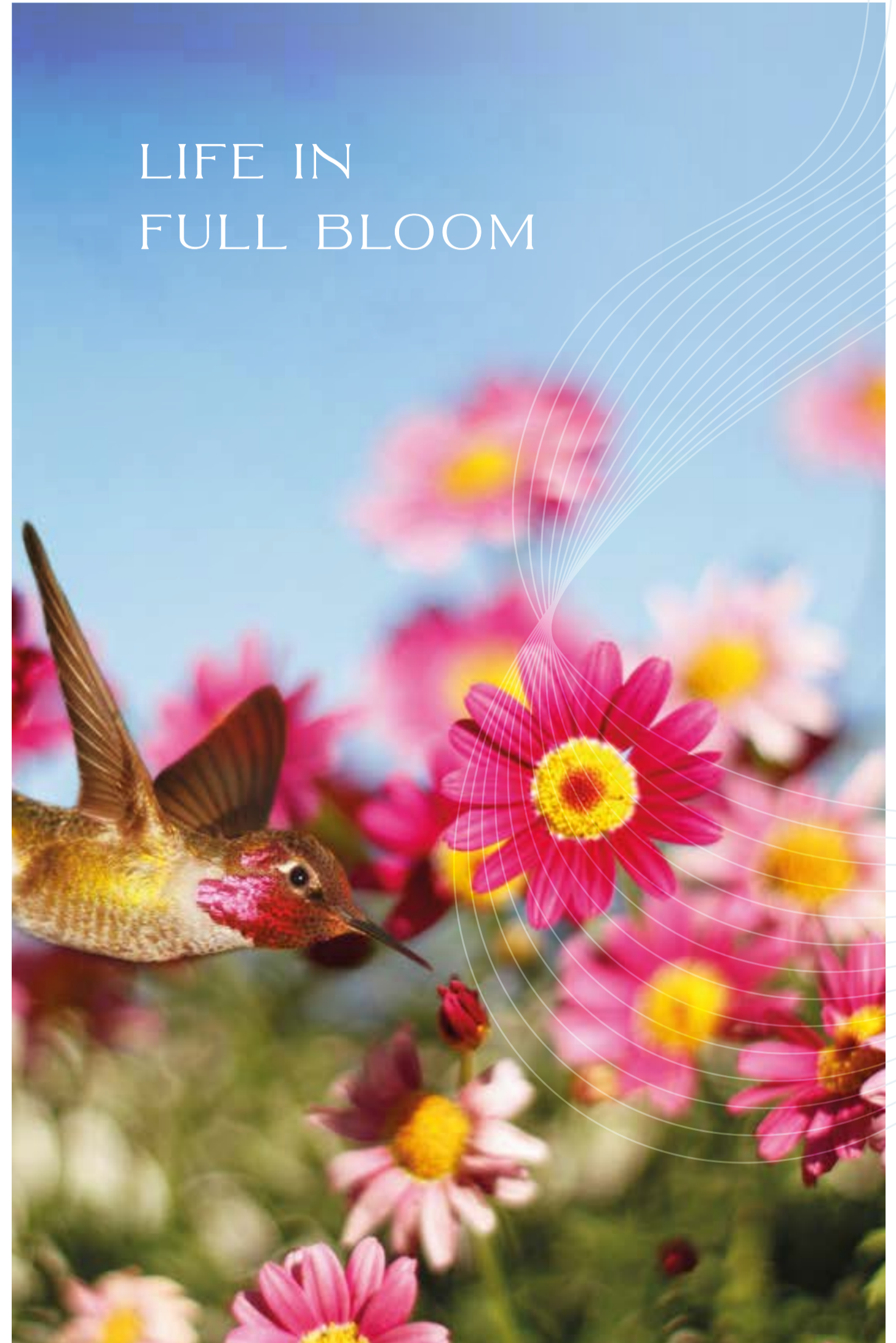


Like a flower in bloom, Azizi Venice will truly take your breath away. Surrounded by water and pristine beaches, this dynamic destination is also home to an awe-inspiring vertical garden.

With more than a million flowers in bloom year-round, this nature-inspired paradise showcases some of the region's most incredible flora and fauna.



## LIFE IN FULL BLOOM





Get your heart pumping along the 5km jogging and bicycle tracks nestled amidst the vibrant waterfront boulevard. These scenic paths offer a breath of fresh air and a chance to stay fit while connecting with nature.

## REVIVE YOUR BODY AND MIND







## FAMILY-FRIENDLY WATERPARK

Our small waterpark is a delightful oasis of fun and laughter for kids. With colourful slides, splash pads, and gentle water features, it's the perfect place for children to cool off and enjoy endless hours of aquatic adventure.







## AZIZI HOTEL

EXTRAORDINARILY, OUT-OF-THE-ORDINARY



Experience the grandeur of Dubai from the 5-star hotel facing our crystal lagoon. This 8-storey resort-style hotel offers an array of retail boutiques, restaurants, entertainment outlets, a luxury spa, as well as its own private beach – all within walking distance from your home.







COMMUNITY HOSPITAL



INTERNATIONAL SCHOOL

Enjoy the convenience of having your children attend the International School, take care of all your healthcare needs at the Community Hospital, live in close proximity to the Friday Mosque and enjoy the high life at our Five-Star Hotels - Dubai's next legacy is now yours to enjoy.

