



*Welcome to Fawad Azizi*  
A long-lasting impression





Azizi Developments is committed to defining a new paradigm for real estate development in Dubai. We are taking giant leaps in creating contemporary, urban housing that is in line with His Highness Sheikh Mohammed Bin Rashid Al Maktoum's outstanding vision for Dubai. Our passion continues to live up to this dream of transforming the urban landscape in Dubai through our unique concept and iconic community projects that offer a truly unparalleled lifestyle.

As a premier real estate developer, we are continually striving to deliver only the best. Each of our projects embody the UAE's multicultural and diverse outlook on life. And Farhad Azizi is no different. Driven by passion, vision and a promise to deliver only the best, we are helping redefine tasteful living in Dubai.

Fawad Azizi is located in one of the busiest and rapidly developing communities of Dubai – Dubai Healthcare City – and every facet of this residential complex is designed with you in mind. Here you will find a perfect blend of convenience and premium lifestyle amenities catering to the new generation of go-getters.

Azizi Developments strongly believes in Dubai's Vision 2021. In lock step with the growth in the real estate sector, we are also cementing our place as one of the leaders in real estate development. With the highly anticipated EXPO 2020 just around the corner, we are confident of the endless possibilities our stunning projects offer.

Farhad Azizi, CEO, Azizi Developments



Wafi Mall 5 Minutes, 3.3 km • Dubai Creek 7 Minutes, 6 km • Dubai International Airport 10 Minutes, 9.5 km  
 Dubai Mall 13 Minutes, 7.7 km • Dubai Festival City 13 Minutes, 10 km.



LEGEND		COMMUNITY FACILITIES	
Fawad Azizi	Residential - Hospitality, Commercial - Recreation	Healthcare (Hospital / Clinic / Wellness)	Healthcare (Commercial)
Hospitality (Hotel / Hotel Apartments)	Commercial (Office - Retail)	Recreational	School
Hospitality (Hotel Apartment & Hotel Apartment - Retail)	Commercial (Retail)	Landscape / Open Space / Promenade	Utilities
	Public Facilities	Healthcare / Wellness (Hospitality / Residential / Commercial)	Access Road
PROJECT BOUNDARY	DISTRICT BOUNDARY	Juma Masjid	District Park
		Hospital	Neighbourhood Park
		Special Needs	Community Park
		Civil Defence Centre	Shopping Centre
		Clinic	Local Plaza
			School (K-12)
			School (K-Primary)
			Kindergarten
			Elderly Care





## Your home away from home

Dubai Healthcare City is one of Dubai's best kept secrets, and if you desire to live in this vibrant, yet peaceful neighbourhood, t Azizi is where you need to be. Every aspect of this high-end serviced apartment residential block has been designed for the utmost convenience of its residents. Fully furnished and kitted with all the best amenities you would expect from modern living, this is the ideal place for your work-life balance.



## Find happiness and serenity

Fawad Azizi oozes glamour and sophistication. Here, each apartment is designed to be stylish and contemporary, with meticulously sourced premium materials. But no matter which layout you choose to make your own, you will always have functionality and space. Adding depth to each apartment are exquisitely crafted panoramic glass frames coupled with floor to ceiling windows. The tiled floors and open spaces give each unit an air of comfort and spaciousness. Stunning views are, naturally, part of the package!



## Chic and stylish master bedrooms

Built for comfort and style, each en-suite master bedroom accommodates built-in wardrobes, vanity units and mirrors, all stylishly and meticulously imbued with a premium finish. Irrespective of which layout you choose, you can rest assured of stunning views and a design that will leave you breathless. The minimalist and simple design ethos ensures a warm and inviting space that is clutter-free and the perfect place to relax, unwind and feel like you are sleeping in the lap of luxury.





## Space for the whole family

All our apartments come fully furnished and are serviced for your convenience. But most importantly, they are all spacious enough to accommodate your whole family so you can live comfortably. Of course, we have not compromised on functionality or convenience; hence you will find premium materials, functional furniture and neat, clutter-free spaces so you can enjoy peace and tranquillity in your own space after a busy day at work.





## Beauty and elegance

Stunning tiles and beautiful expertly crafted countertops and surfaces greet you at any of the Fawad Azizi bathrooms. Every material from the tiling to the fittings exudes a premium quality, reflecting our uncompromisingly high standards. The simple and elegant design ethos gives the bathroom depth and sophistication, without compromising on function.



*A Dream Community*

Built around a vibrant business district



## Meeting your needs, wants and expectations

Whether business or pleasure, Fawad Azizi has you covered. Designed as a serviced apartment block, there is a concierge on site to help you find everything you need and want in your neighbourhood. Fawad Azizi features 383 luxurious apartments that offer an unparalleled level of convenience and amenities. The warm lobby is sure to invite you home every time you return from a busy day in the city.



## Relax and unwind in our stunning pools

Whether you are looking for a quick swim to incorporate into your fitness routine or a relaxing dip, you will find it at the beautifully designed and well-maintained pools at Fawad Azizi. The two stunning landscaped swimming pools can be found on a rooftop deck that makes for the perfect place to enjoy views of the city and soak up the sun.



## Health and happiness for life

As part of our commitment to creating a perfect work-life balance for residents of Fawad Azizi, we have included a host of amenities to help you get the most out of life at Dubai Healthcare City. There is a fully equipped gym and fitness centre, kids pool and play area and a landscaped roof garden where you can enjoy relaxing evening walks.





## Live the good life

Located in Dubai Healthcare City, Fawad Azizi is close to all the action the city has to offer. Known for excellent dining and entertainment options in close proximity, the neighbourhood has much to offer its residents. It is also an important business district, meaning you can work and play in the same community.

## Contemporary architecture, breath-taking design

Fawad Azizi takes contemporary architecture to new heights with its futuristic design. Incorporated into the rooftop is a landscaped pool and garden area, which sits atop generous parking bays – four levels of parking for 500 vehicles. The façade is unique, and the angular, cascading building structure has a profile that is unmistakably stylish and memorable. The cutting-edge design and simple, elegant and utilitarian approach to its construction will make you excited to call this your home.







## Modern style for a modern city

Dubai Healthcare City is a pioneering development in Dubai and deserves pioneering architectural style, which is why we have designed Fawad Azizi to stand out. Its beautiful clean lines, floor to ceiling windows and panoramic balconies give it a gorgeous façade – the envy of the neighbourhood. Accessible via Al Khail Road and Oud Metha Road, you can quickly get to any part of the city. The lush green surroundings and proximity to the creek make this an ideal location to enjoy cool evening walks and soak in all that the area has to offer in retail and dining options.



## Wafi Mall

An iconic shopping and entertainment destination, Wafi Mall is in close proximity to Fawad Azizi. Wafi Mall caters to all ages and offers Fawad Azizi's residents a prime retail and entertainment venue with over 200 shops to explore.



## Dubai International Airport

Thanks to its excellent location, Fawad Azizi is only a few minutes' drive away from Dubai International Airport – the world's busiest airport. You are never far from your next holiday thanks to the excellent connectivity that Fawad Azizi Residence offers.

## Dubai Creek Golf and Yacht Club

Located across from Dubai Healthcare City, Dubai Creek Golf and Yacht Club provides the ultimate recreational destination. A short drive away Fawad Azizi, residents can find spectacular dining, entertainment and leisure activities at this renowned hub of activity. Residents can also enjoy a round of golf on its waterfront championship course.





## The best life for you and your family

Fawad Azizi boasts modern architecture with contemporary flair, nestled in the lap of nature in a thriving neighbourhood. Wonderfully landscaped green spaces can be found both within and outside the building. You can also enjoy stunning views of the cityscape from spacious balconies and through the expertly crafted panoramic glass frames coupled with floor to ceiling windows. Everything has been crafted to give you and your family the best life.