AZIZI

VENICE

The next legacy

AFS REAL ESTATE
STAY AHEAD, INVEST SMART

DUBRICKS
POSSIBILITIES ARE LIMITLESS

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.

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.

EMBRACE THE ESSENCE OF LIFE

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

E11
SHEIKH ZAYED RD
E75
MOTION GATE DUBAI
DUBAI PARKS AND RESORTS
THE OUTLET VILLAGE
D53
JAFZA
DOWNTOWN JEBEL ALI
NATIONAL INDUSTRIAL PARK
D72
E77
IBN BATUTA MALL
JUMEIRAH ISLANDS
DISCOVERY GARDENS
JUMEIRAH PARK
AL FURJAN
JBR
DUBAI MARINA
D86
D61
AL KHAIL RD
E44
E311
SHEIKH MOHAMMED BIN ZAYED RD
DUBAI INDUSTRIAL PARK
JUMEIRAH VILLAGE
IMPZ
DUBAI PRODUCTION CITY
D57
JUMEIRAH GOLF ESTATES
DUBAI SPORTS CITY
DUBAI BUTTERFLY GARDEN
EXPO CITY DUBAI
DUBAI INVESTMENT PARK
MOTOR CITY
DUBAI STUDIO CITY
D54
AL FAYAH RD
DUBAI INDUSTRIAL CITY
EXPO RD
D63
AL MAKTOUM INTL. AIRPORT (DWC)
EMIRATES RD
E611
AZIZI
VENICE
JEBEL ALI - LEHBAB RD

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 tranquillity.

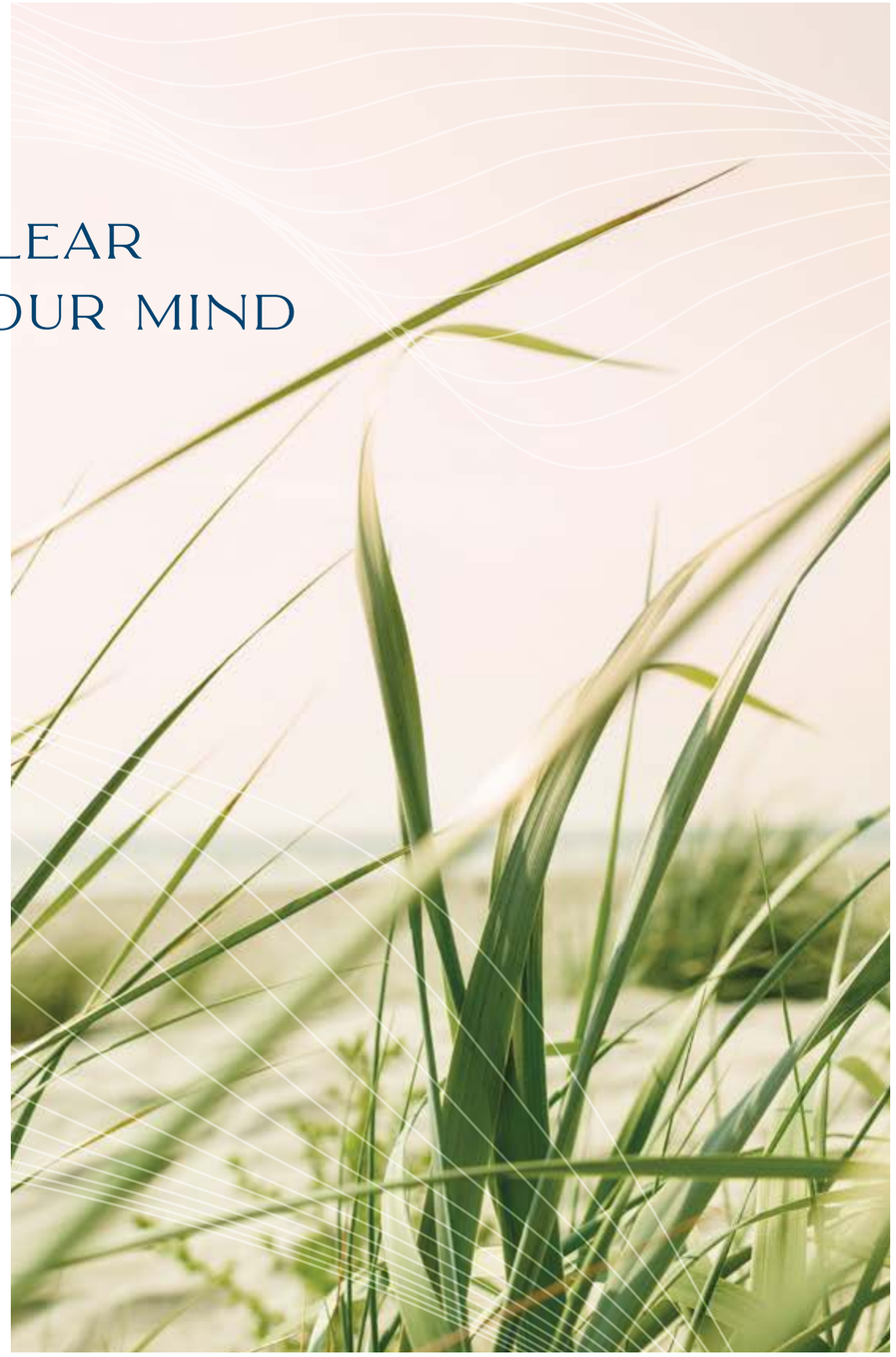
INDULGE IN SUN-DRENCHED DAYS

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
AZIZI
AZIZI

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 cuting-edge style, unparalled comfort and the unmatched allure of waterfront living.

DESIGNED FOR A DISCERNING FEW

AZIZI

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.

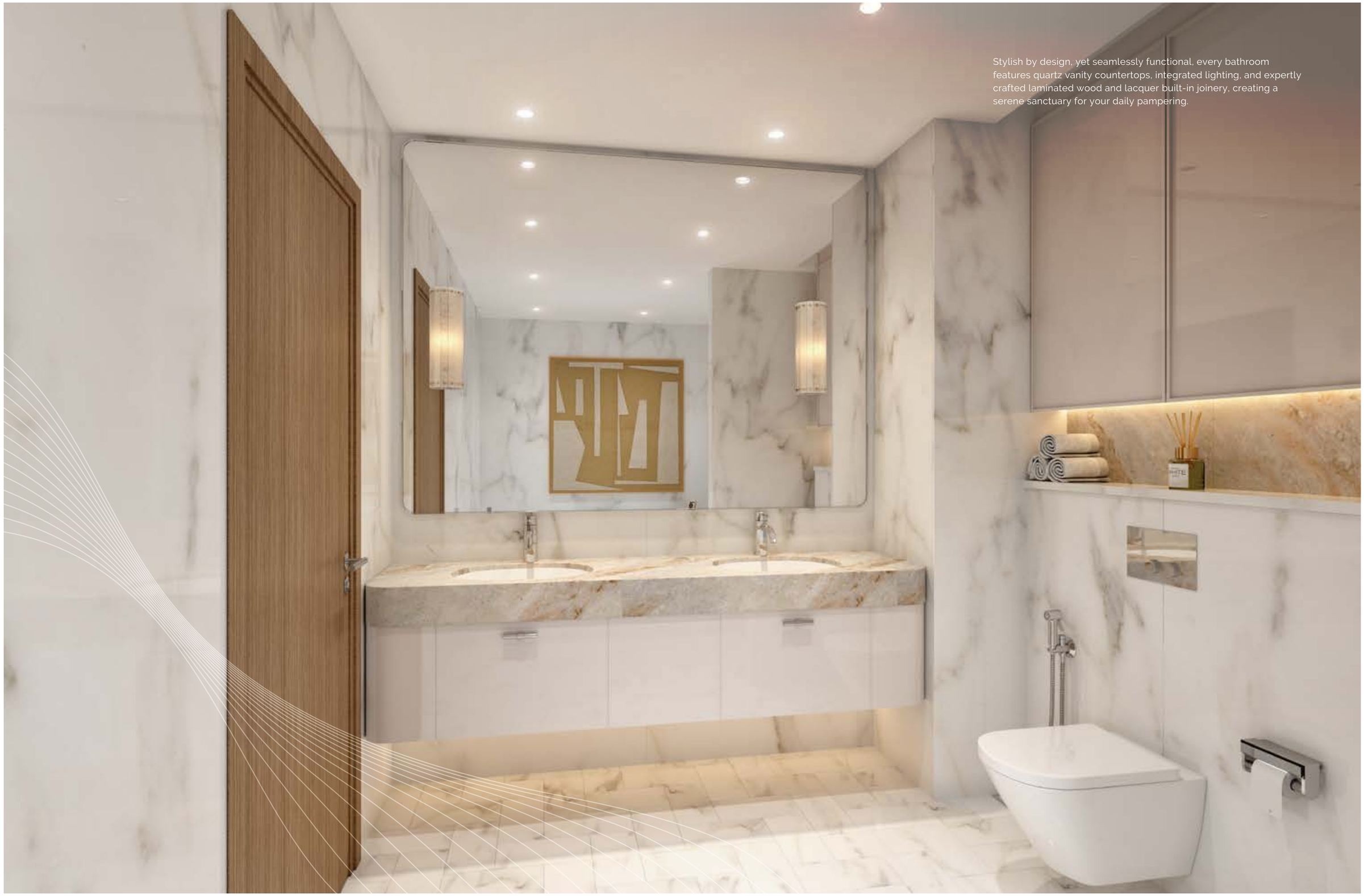
ARCHITECTURE MEETS ART

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.



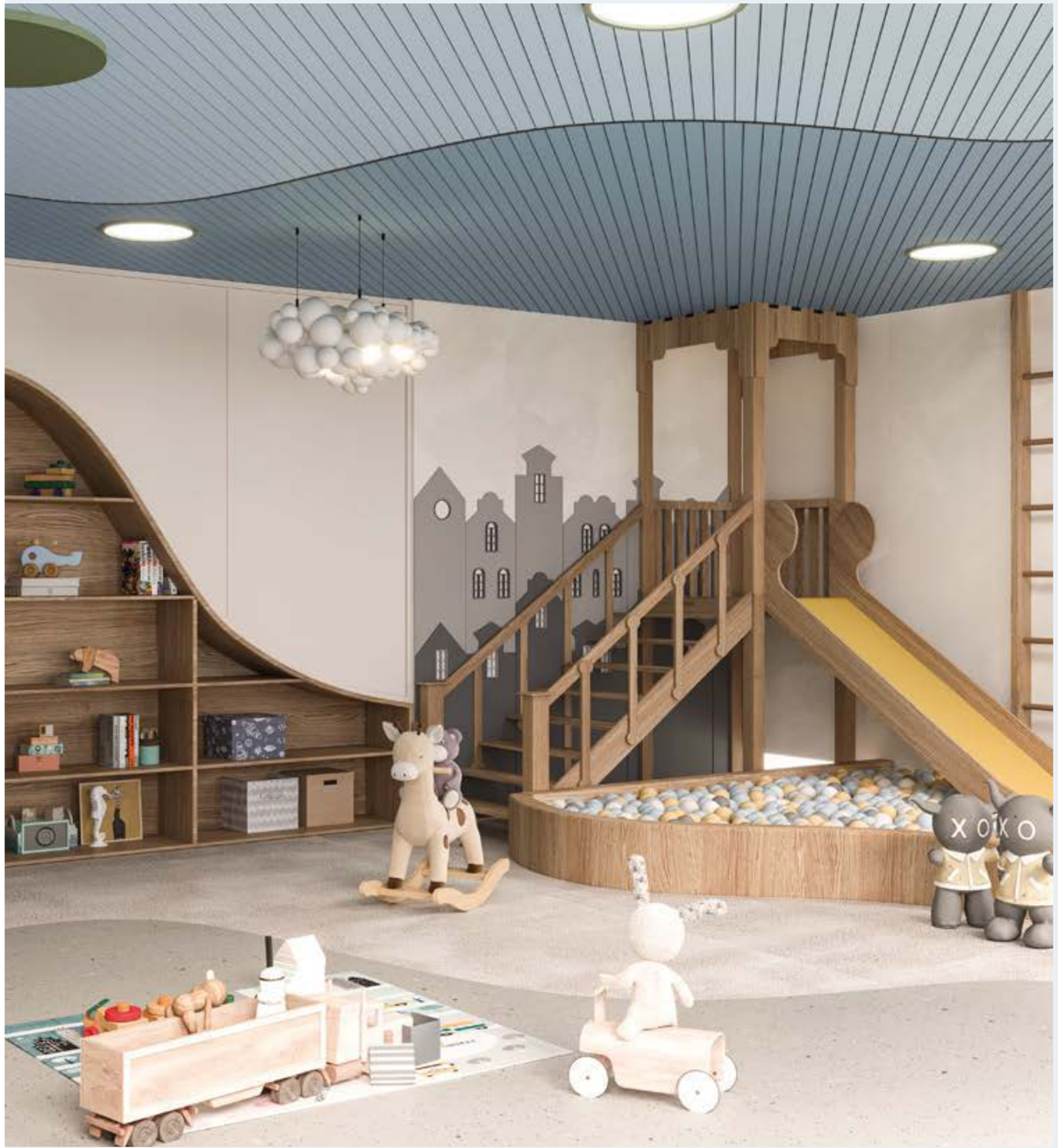
Stylish by design, yet seamlessly functional, every bathroom features quartz vanity countertops, integrated lighting, and expertly crafted laminated wood and lacquer built-in joinery, creating a serene sanctuary for your daily pampering.

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.

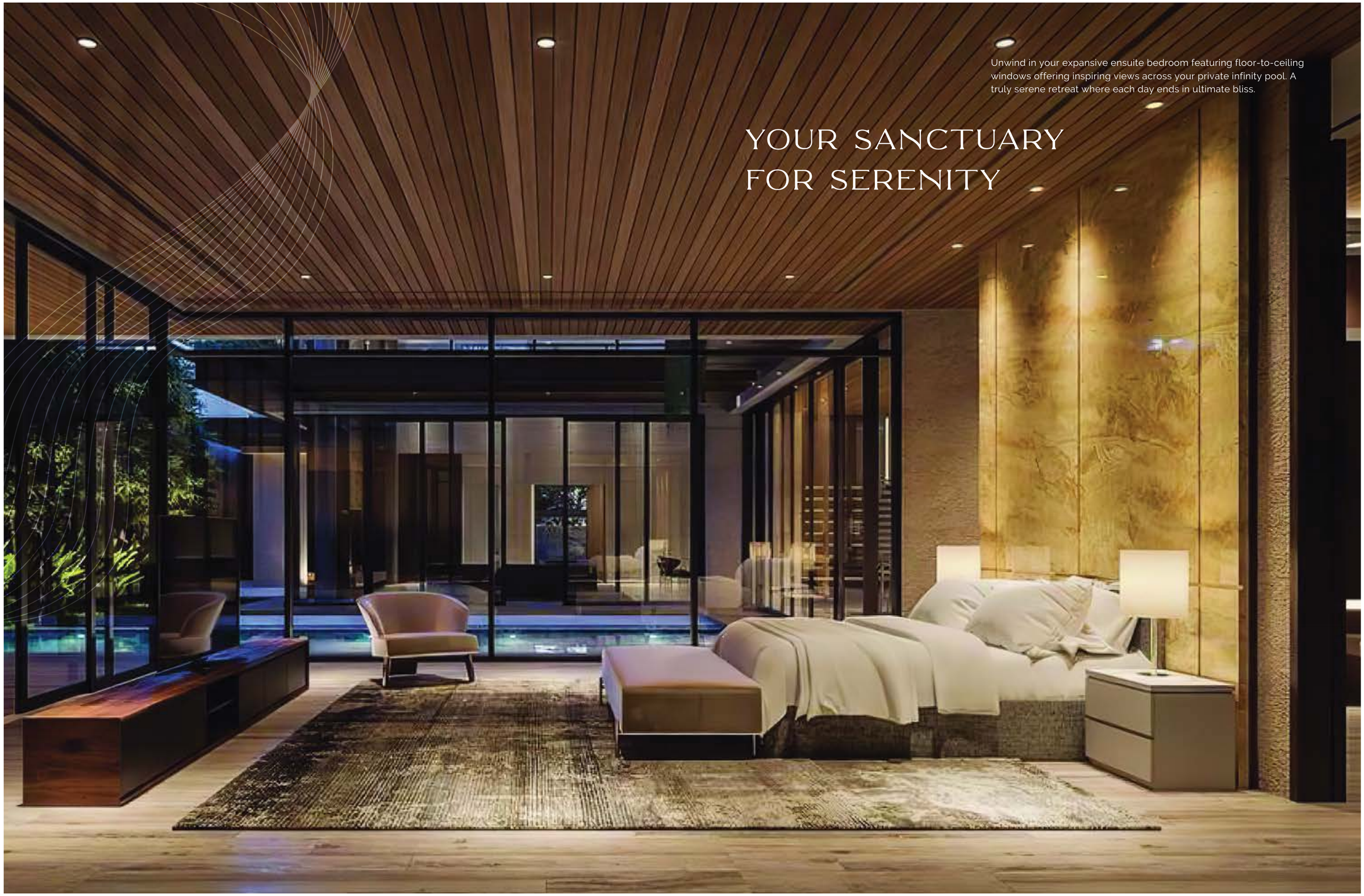
CALMING SPLENDOUR

A REGAL RETREAT

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



YOUR SANCTUARY FOR SERENITY

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.

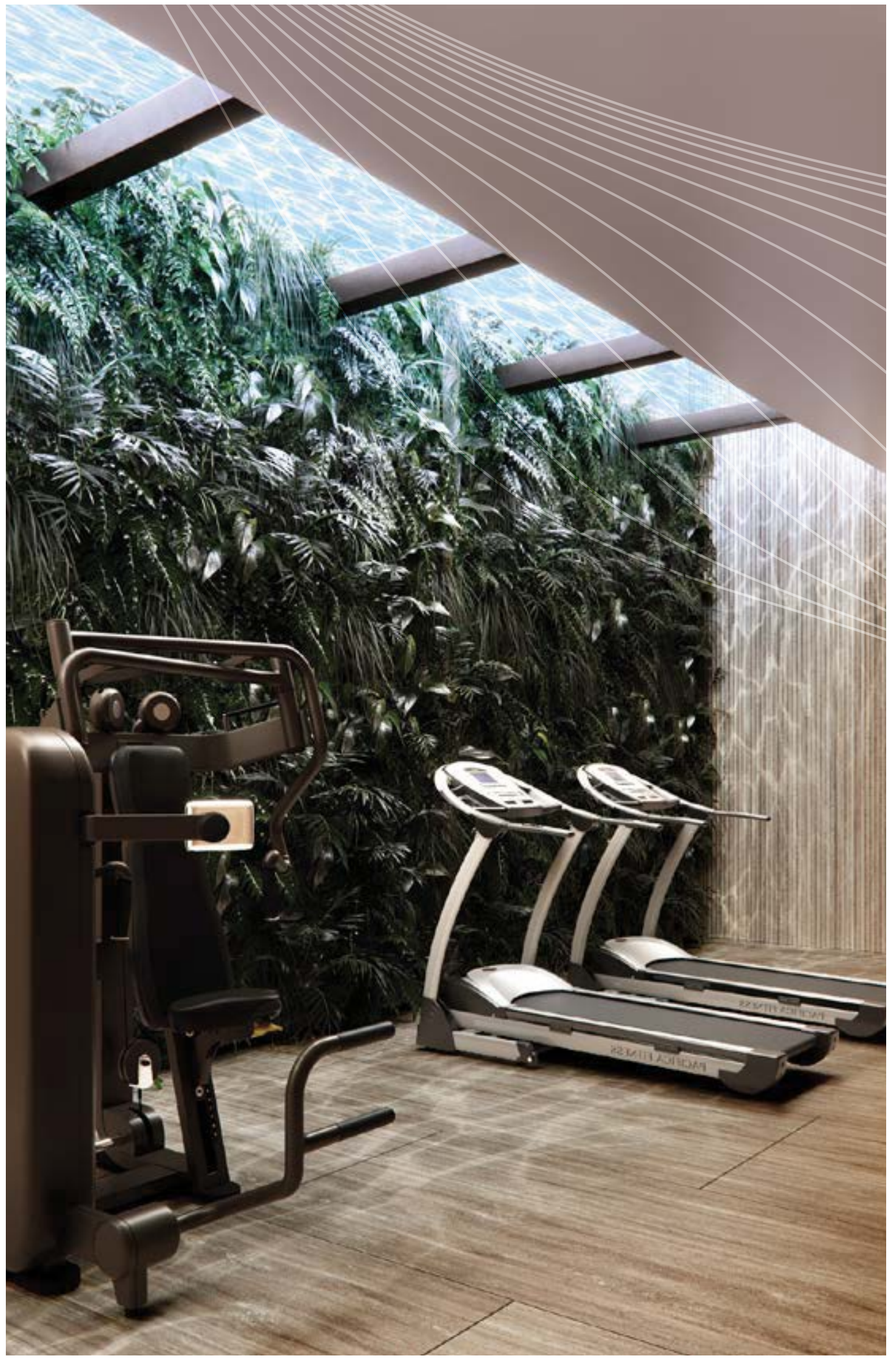
INTIMATE AND EXCLUSIVE

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

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.

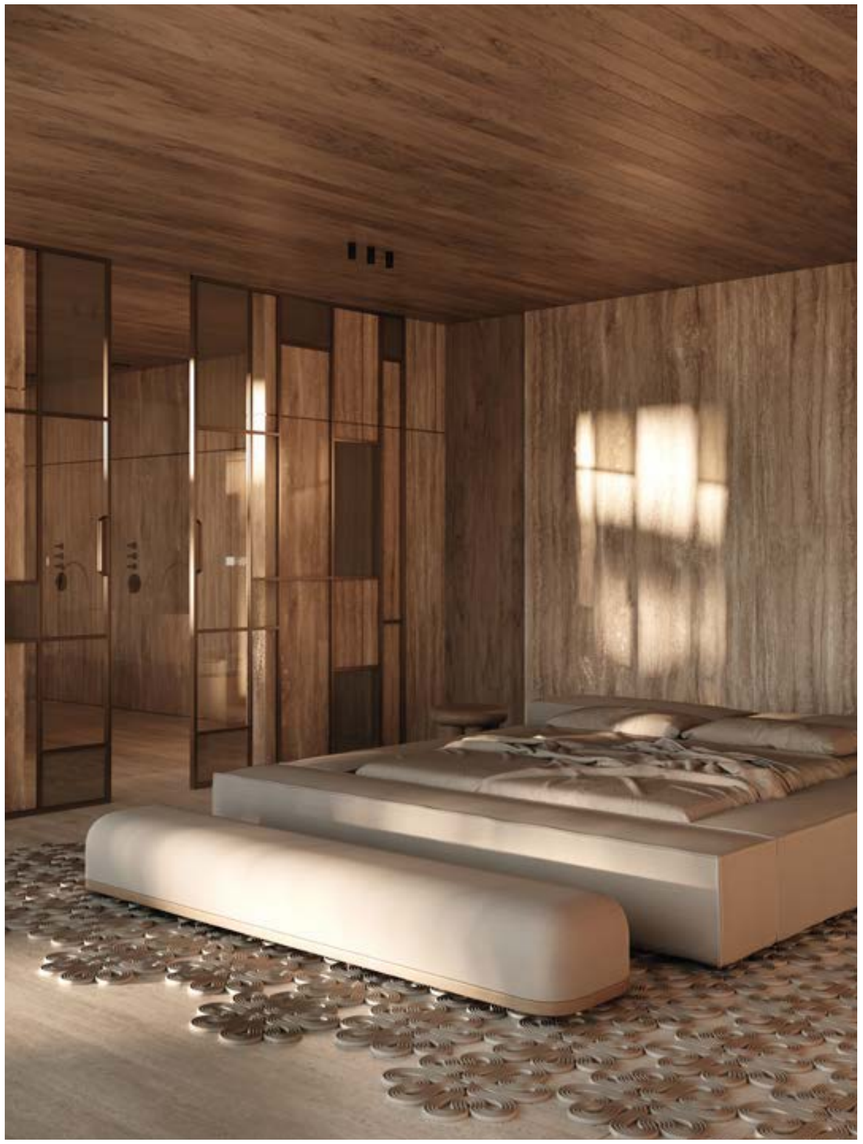


LAVISH LUXURY

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

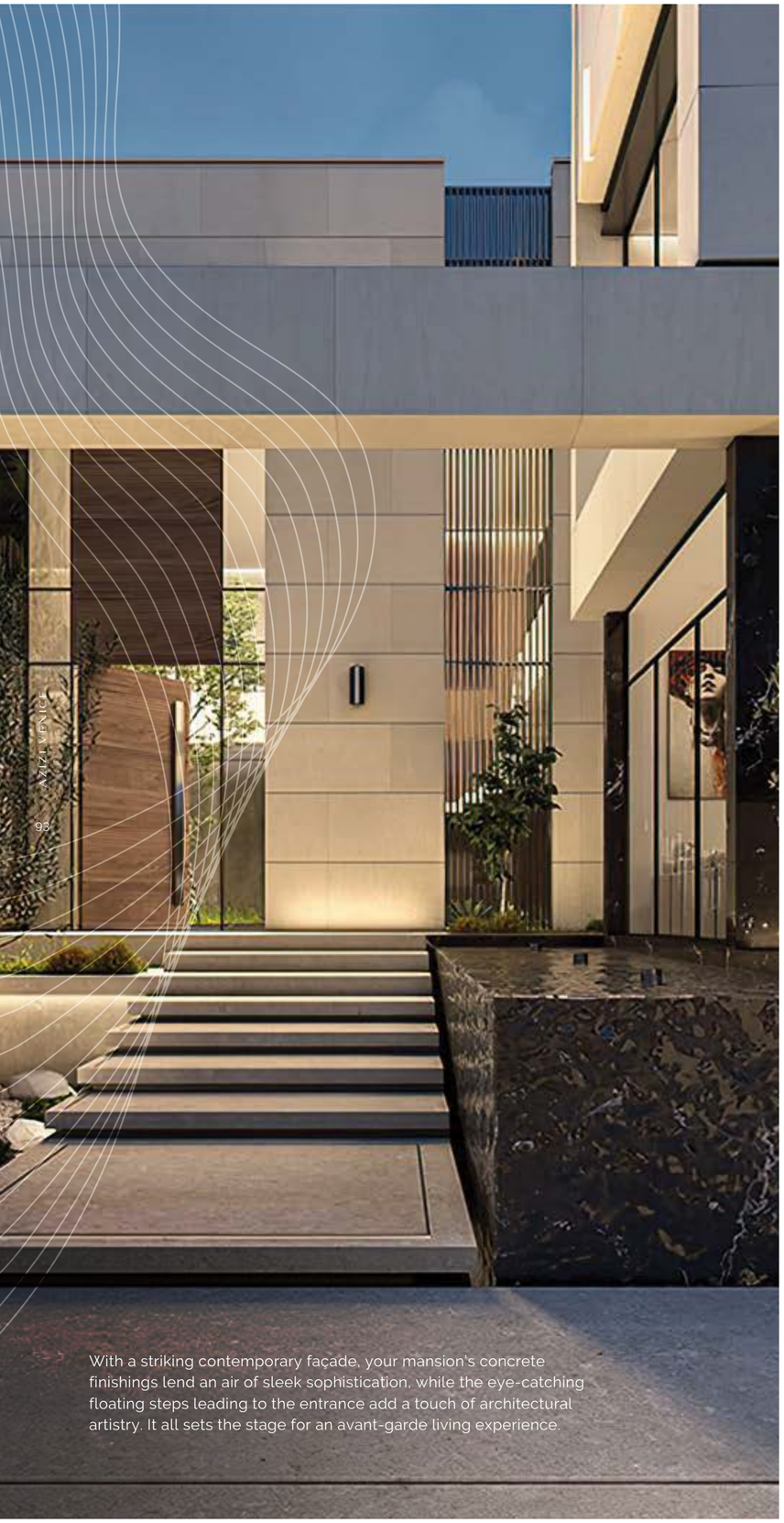


Soft, muted tones and gentle hues create a harmonious backdrop that complements the mansion's overall atmosphere of relaxation and rejuvenation. A space where you can unwind in an environment designed to soothe the senses.

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.

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.

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

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.

A WORLD OF WELLNESS

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.

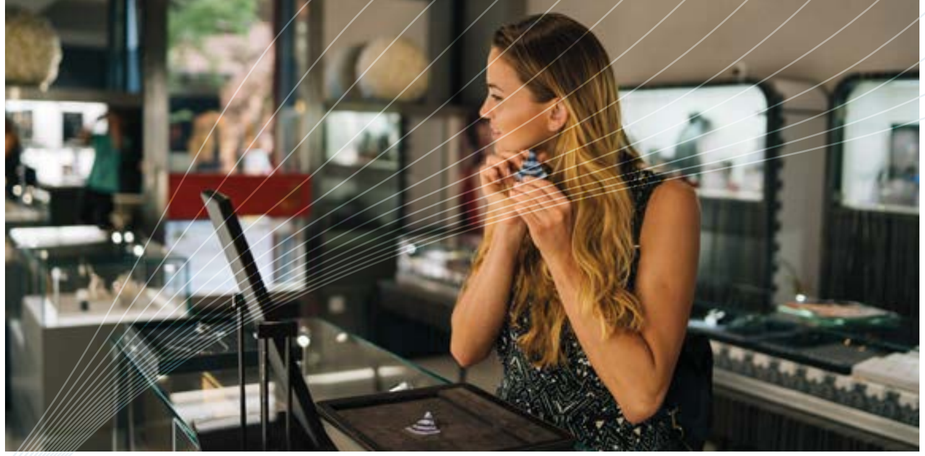
YOUR OWN WINTER WONDERLAND

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.

IMMERSE YOURSELF

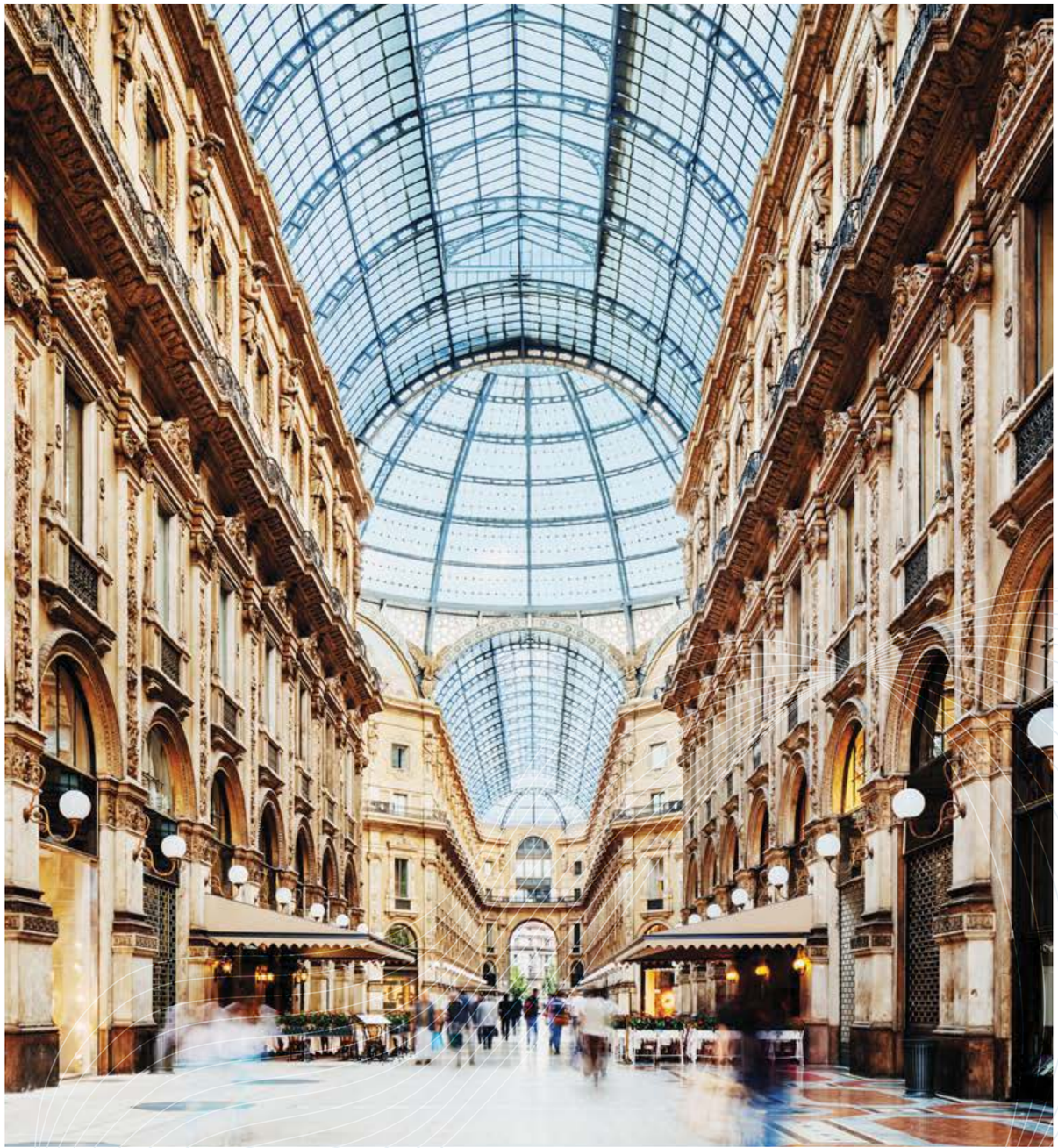
By night, immerse yourself in the vibrant cultural scene as you watch extraordinary performances at the Opera House. Featuring an array of entertainment, including musicals, comedy shows, concerts, opera and ballet, there's something to delight every artistic palate.



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.

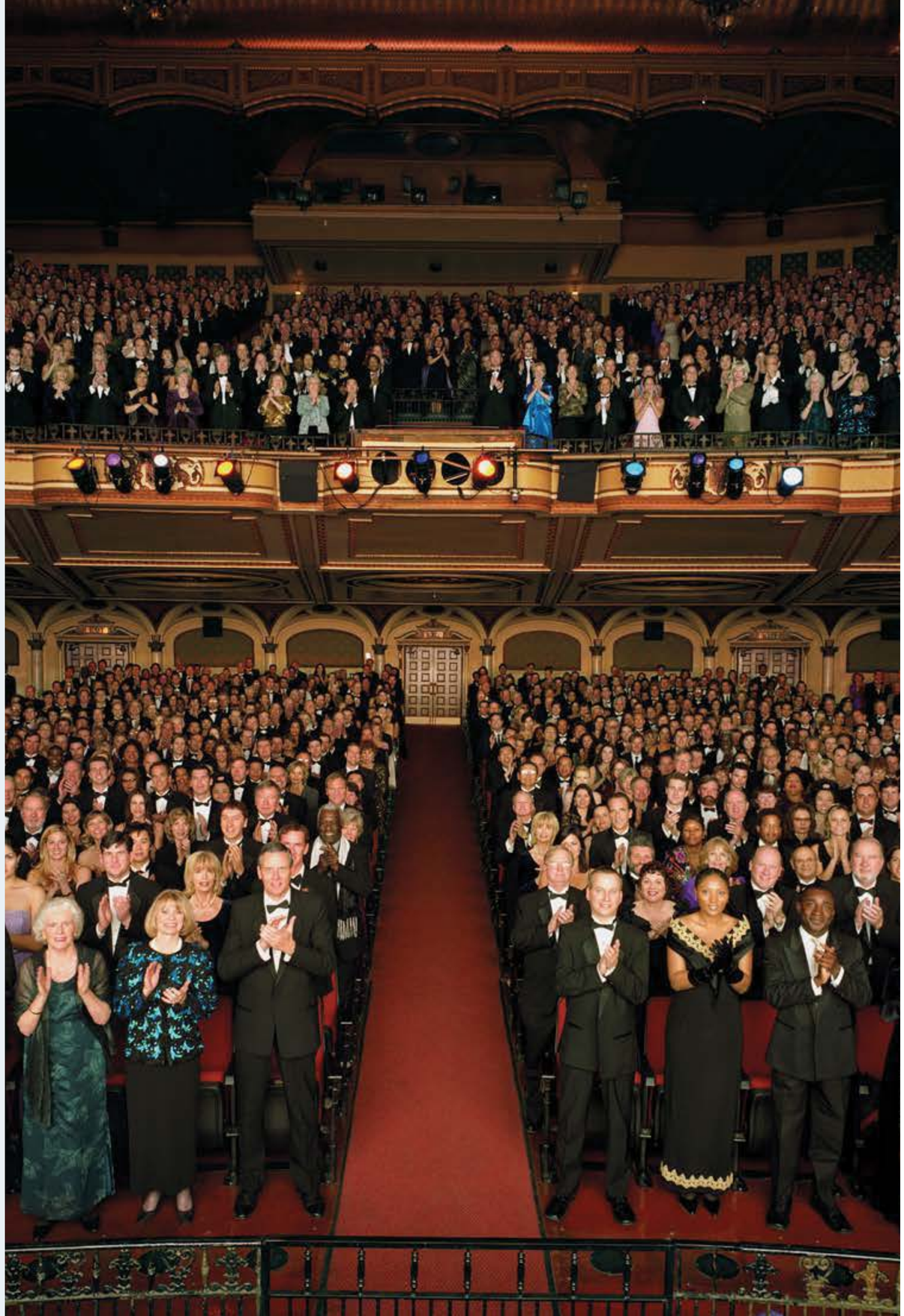


Whether you're craving international cuisine, local flavours, or simply a refreshing drink, our boulevard's dining options ensure a memorable gastronomic journey by the water's edge.

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.

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.

A STAGE LIKE NO OTHER

OPERA HOUSE MUSEUM

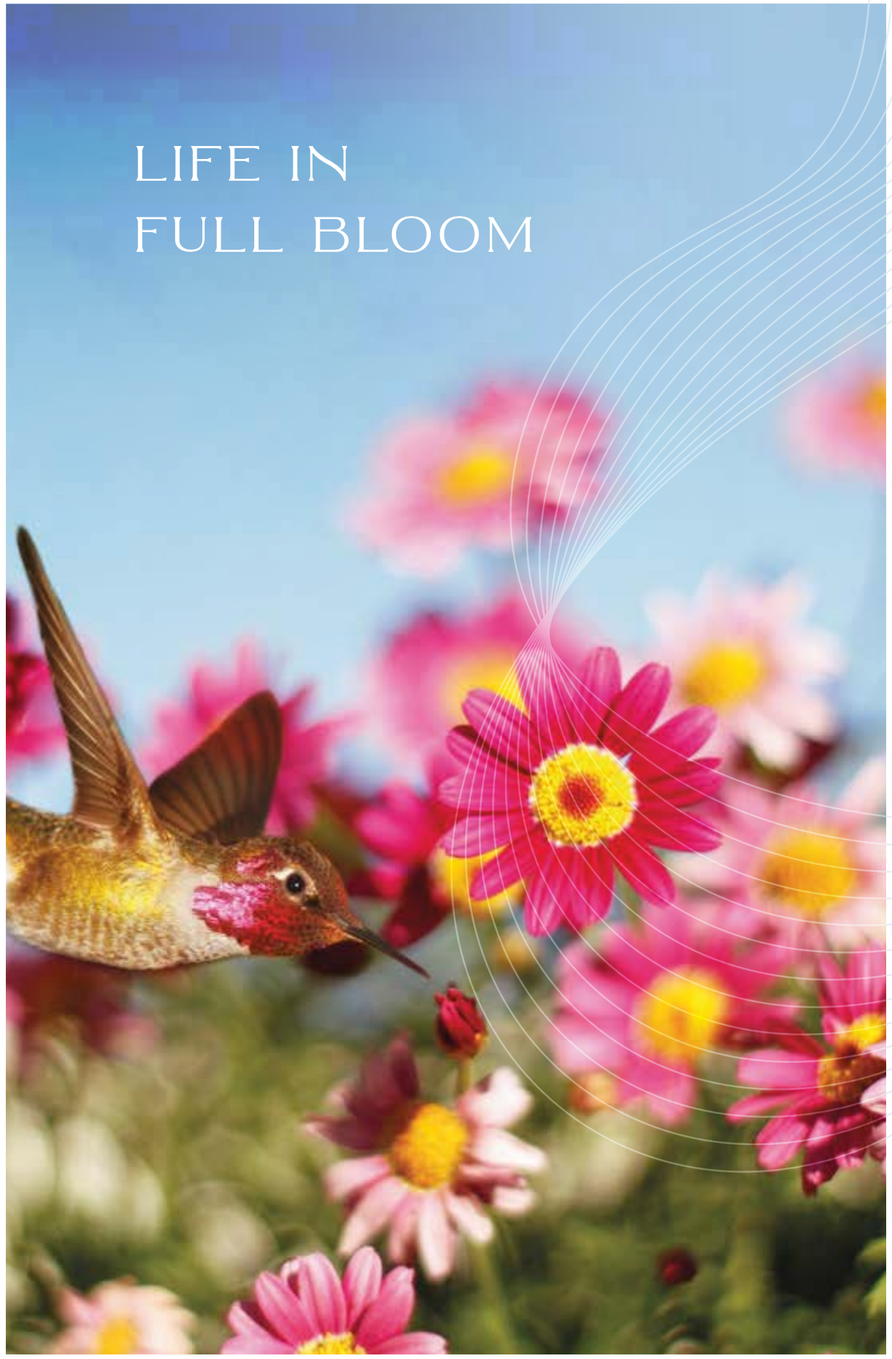
Explore the Opera House's exclusive museum, where the captivating story of its construction comes to life. Delve into the intricate details, architectural innovations, and passionate craftsmanship of this global masterpiece.

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.

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.

AZIZI HOTEL

EXTRAORDINARILY, OUT-OF-THE-ORDINARY

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.

Azizi Developments is one of Dubai's leading, and most admired real estate and lifestyle development companies. Established in 2007, they have proven competencies in modern residential and mixed-use communities strategically located in some of Dubai's most sought-after neighbourhoods. They are committed to not just meeting, but exceeding the expectations of their clients and community, and enriching lives through state-of-the-art projects and real estate developments.

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FOR MORE INFORMATION PLEASE CONTACT

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