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AZIZI.FEIROUZ

— R E S I D E N C E —





AZIZI.FEIROUZ
RESIDENCE



LIVING HAS NEVER BEEN
MORE CONVENIENT

DUBAI

A city that never stops sparkling.

The gem of the middle east, the glowing nation of the world, a city that makes every impossible into possible. This is Dubai. A city that never sleeps and forever shines.

A tourism, trade and logistics hub and living up to its reputation of being the gateway between the east and the west. A dynamic nucleus of the Arabian Gulf region. Something new and different happens ever so often. Just when you think you've seen it all, Dubai puts back that smile on your face.

Dubai, officially the happiest nation in the world. The more that is written, the more that is spoken about this truly haven on earth, the more needs to be said. Dubai is definitely the city of the 21st century.



"She is only 42, and has achieved what most could not in 200 years... Yet her soul sings like a 16 year old... Dubai! What a city!"

AL FURJAN

The company that put the map on Dubai

Al Furjan is a residential property development near Jebel Ali in the UAE. Nakheel is the master developer of this project.

The Al Furjan development will comprise of four specific villages: North, South, East and West, that will share the same streetscape designs, network of pathways and access to amenities.

Each village will have its own distinct characteristics that complement the other and create a balanced variety of experiences. The project once finished will include 4,000 Houses, Apartments, Hotels and Commercial properties and mixed use plots. Covering a massive area of 5.6 million square meters. The project was projected to cost US\$ 1.5 billion.

According to recent reports, Nakheel have completed and developed almost 860 of the beautifully designed and appointed villas at the Al Furjan residential community. Altogether it contains 860 Residential property units. Half of these are terraced houses and the remainder are spacious three, five and six bedroom villas. The Al Furjan properties have been crafted to satisfy every modern need and practical comforts. By offering a large number of home types and floor plans, Al Furjan meets the needs of small and large families, delivering customized homes.



"If you've ever wanted to travel east for arched entrances and wooden doors and textured stone walls, and then if you've ever wanted to travel to a place that you could see both...

You've just found that place"

"We're not just a company, we are a family. We know what families are about.
We know what families look for, and then, we offer more..."



AZIZI.FEIROUZ

Its time to shine at Feirouz

Feirouz (Arabic for turquoise) is like its name, a real gem. Feirouz is an ideal homes for families who want to make the most of Al Furjan and the multiple amenities of the South Village.

Like a prized gem, Feirouz is one of the prized Gems of the AZIZI Developments keeping in mind only the best of lifestyles for their owners and residents.

Simple aesthetics , minimalist design and generous landscape areas give this mid-sized building a homey feel. A selection of One, Two and Three bedroom apartments with walk in balconies in each apartment. In addition, The Two and Three bedrooms apartments come with a maids room. Each Apartment comes with allocated parking spaces depending on the size of the Apartment.

All in all, a well thought of residential building to call your next home.



"A perfect blend of leisure , pleasure & treasure ... and that's especially true because as you enjoy every moment with your family at your investment. Your investment is multiplying for you..."

AL FURJAN MASTER PLAN



AZIZI FAIROUZ
ARCHITECTS





AZIZI.FEIROUZ

Its time to shine at Feirouz



“There are houses, and there are homes.. We specialize in building homes”

YOUR HOME

Lay down, take a deep breath. You're home now.

When it comes to selecting the perfect home, one size doesn't fit all, so we offer a variety of floor plans.

With 1, 2 and 3 bedroom apartments starting from 950 sq ft , all the way to 1915 sq ft in a variety of layouts. We know you will be delighted with their space. Feirous is the place you'll love to call your home.

The perfect floor plan for your needs is only the beginning. We believe that apartment living is about convenience. No gardeners, no maintenance people, no swimming pool clean up guys. You're free to spend your spare time however you please because we take care of that completely so that you can wind down from a long week in your spacious home.

When you're in the mood for a night out, the best of Dubai is just around the corner from your neighborhood. Exciting restaurants, live entertainments, movies and more. If you're in the mood for outdoor fun, several parks, the Jumeirah Beach, Jogging paths and all the outdoor fun are just minutes away. Of course, quality schools are just around the corner, essential services and all your favorite stores will all be nearby as well. And, with ever expanding Dubai Metro and Dubai Road networks, your travel options are endless.

We believe that convenience shouldn't be sacrificed, so we've packed all our homes with the sort of features you would have selected for yourself.



All images are for illustrative purpose only.

YOUR LIVING SPACE

Sit Back, Kick back. This is your kingdom.

Your guests have the first impression of your home from your living room as it is the first place they enter. And regardless of our personal nature, everyone loves a compliment, especially if its about our home.

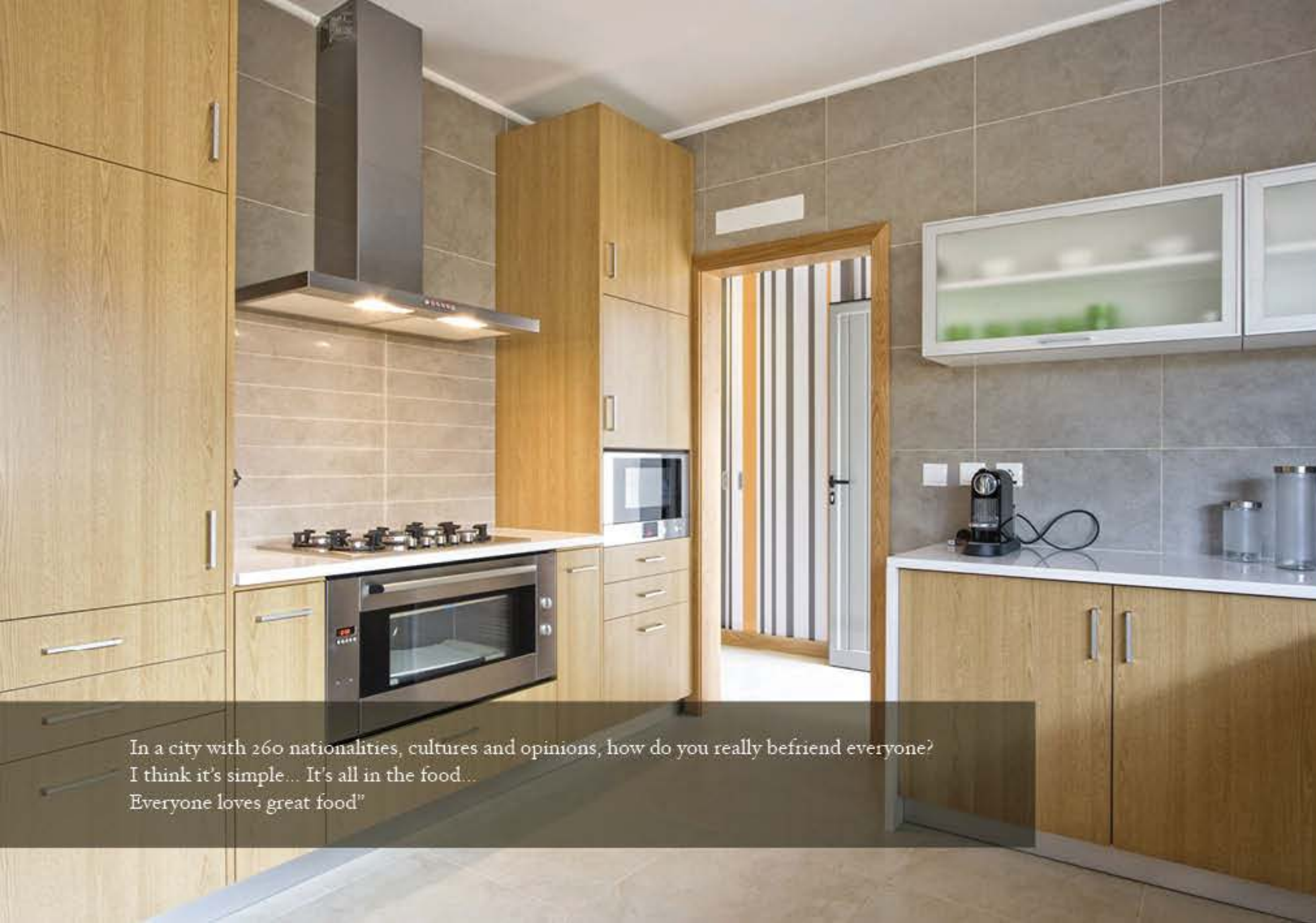
Your living room is one of the most lived-in rooms in your home. Living space can serve a multitude of functions, whether it can be a formal sitting area, a space for reading and relaxation or for entertaining guests, watching television, playing games and spending time with family. And that is why our world renowned designers believe in a simple mantra, "houses are not just for looking at, they're for living in", And this is the reason, right from the beginning, our vision was to build truly cozy homes. One that meet the needs of people living in them and invite visitors in with total amazement.



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"If you can truly enjoy one thing in your life, that is your home. We have spent decades in developing homes. And these decades have brought us experiences no text book can teach. We have understood and perfected the living experience. You wont just enjoy your home anymore... you will love it!"



In a city with 260 nationalities, cultures and opinions, how do you really befriend everyone?
I think it's simple... It's all in the food...
Everyone loves great food"

DINING

The true flavor of life is living well

The Kitchen is probably one of the most complicated area of a house to design.

So many factors need to be taken into account, and the most crucial of all, the size and the style, because a kitchen is a place where all the Joy for your home comes from. A kitchen is usually the first place you visit for a glass of water when you enter home, and probably the last place you stop for a to-go snack before you leave. Our designs have been carefully crafted to be elegant, yet practical and strong for daily use. The Feirouz Galley-style kitchens offer breakfast bars equipped with everything you need - fridge, dishwasher and a cooker. State of the art light fixtures, and updated cabinetry create a truly contemporary, cozy, homely atmosphere. A washing machine is also part of the fixtures in the laundry room of your home.



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Finishings are indicative and are subject to change.

AMENITIES

Enjoy Life

Feirouz redefines the personal residence experience, combining intimacy, comfort and exclusivity.

The Dubai Marina skyline of glistening steel skyscrapers in the foreground and the lush green verdure, the blue seas and the open skies of the Palm Jumeirah ahead - allowing residents to experience a rarely seen side of Dubai. Ample of open space with nearby lush Parks and gardens provided by the Al Furjan Development which allows for a truly unique family home.

Uniquely tiled encrusted pool offers a dramatic ambiance of play and relaxation. Designated and sufficient parking for residents and ample of parking space for the visitors. Residents can enjoy relaxing evening & weekends by the pool and enjoy the little extras of life with some indulgence in the saunas or even some energy time at the Gym.



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"Recreation and well-being integrated seamlessly makes staying fit so much more achievable"

Dedicated pool at AZIZI FEIROUZ



FACILITIES

Everyone loves the little extras.

Our Swimming Pool/Kids Pool and the other little extra indulgences in life will keep you rejuvenated and relaxed.

However, a state of the art gym was a crucial part of the initial plan. Besides the obvious that a Gym and sauna are standard offerings these days. Having a state of the art Gym close by has become an imperative part of our life styles. Everyone is looking to get younger, be fitter and live healthier. And there is nothing more that we want from you than to be able to exercise your well-being, conveniently.



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“There is no better gift in life than health. There is no better health than one that looks good.”

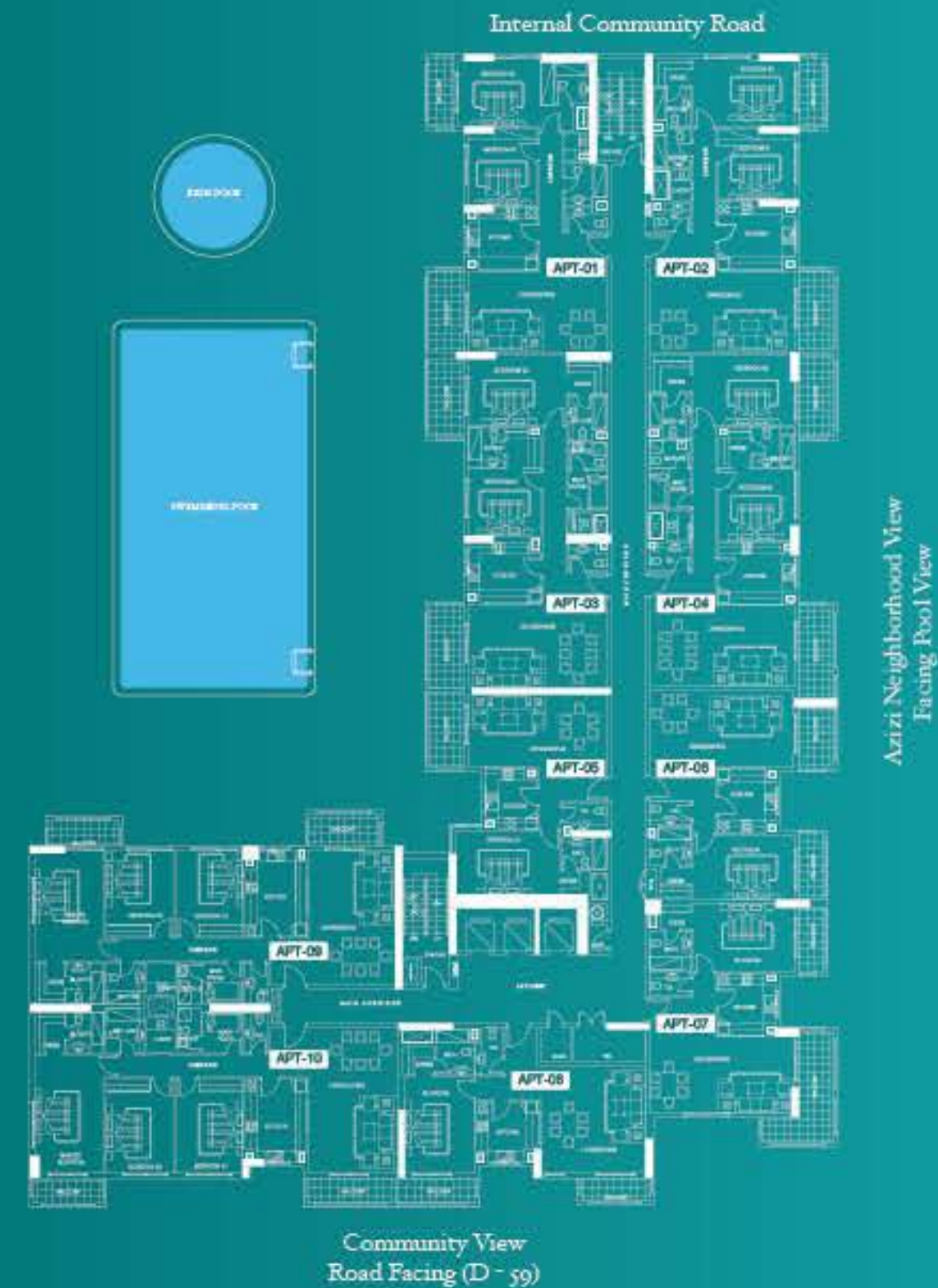


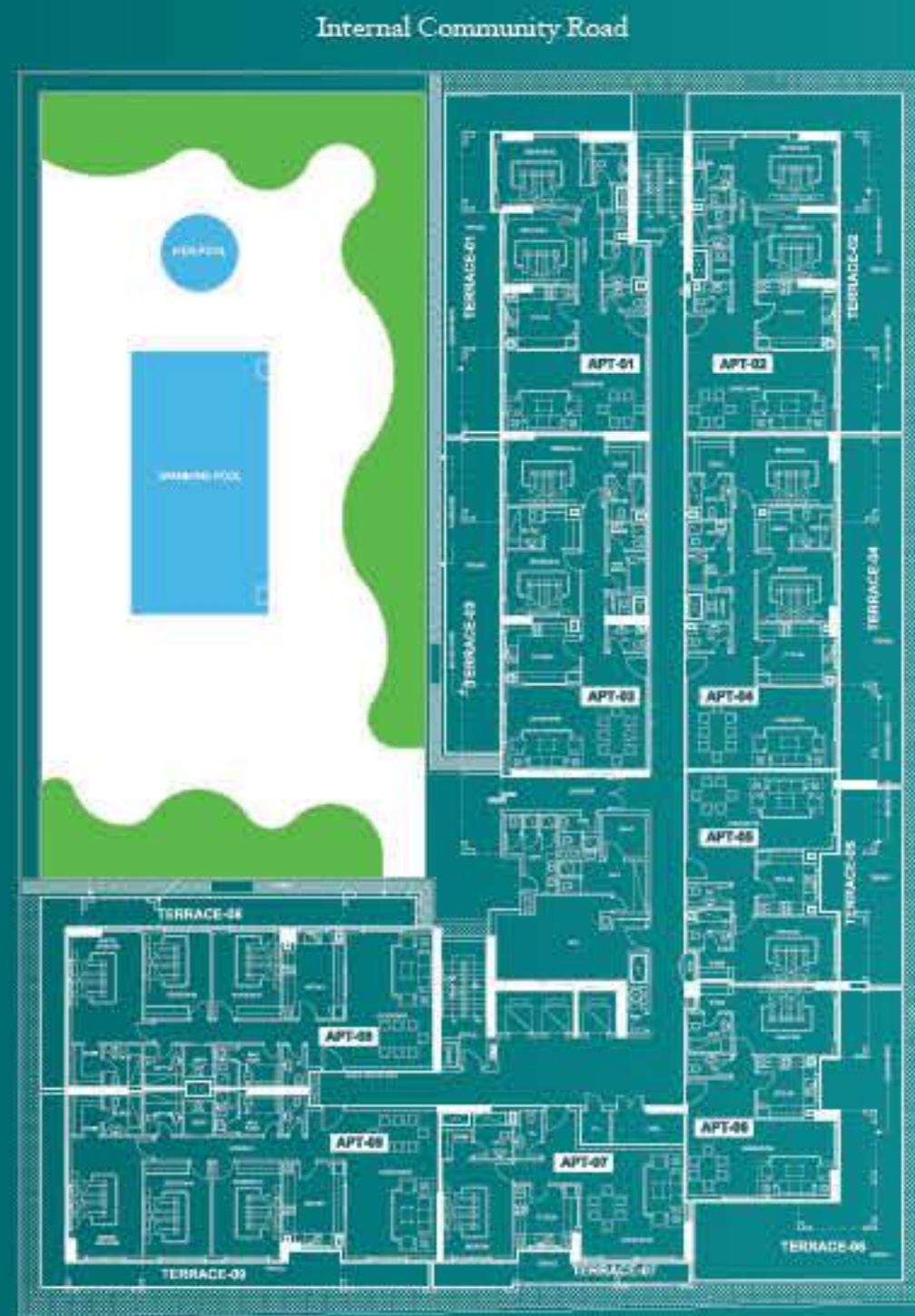
The Floor Plans

Typical Floor Plate



All images are for illustrative purpose only





Azizi Neighborhood View
Facing Pool View

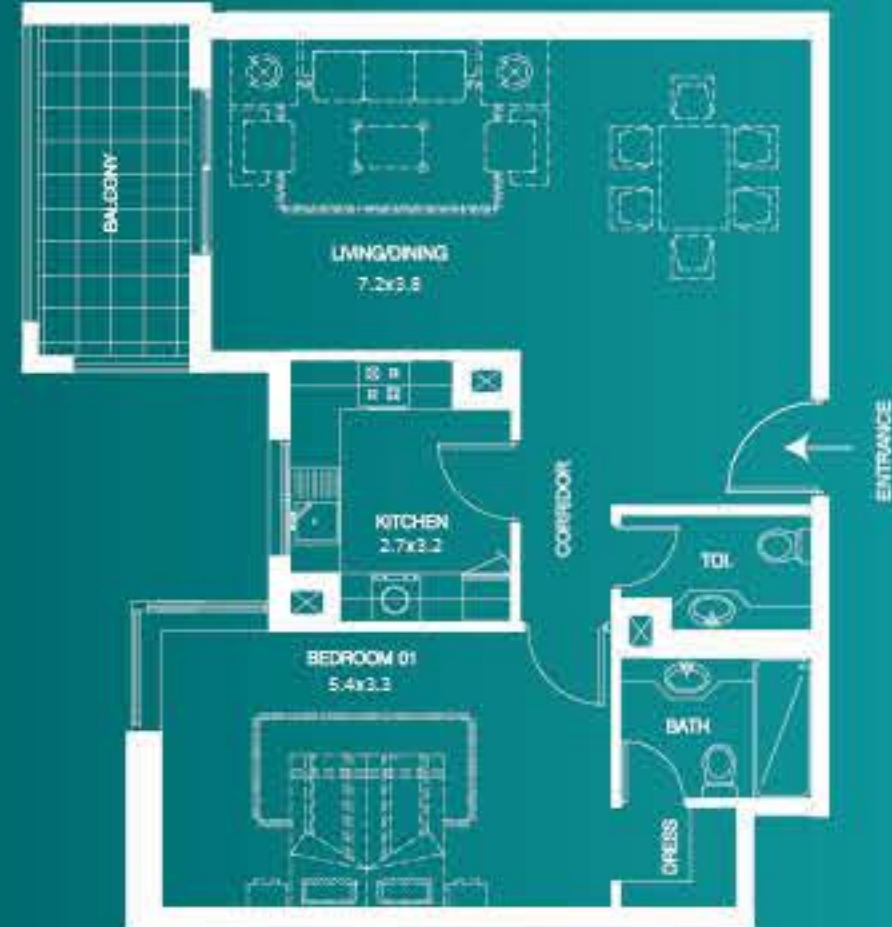
Community View
Road Facing (D-59)

Podium Floor Plate



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ONE BEDROOM APARTMENT - TYPE 1A



UNIT NO : 05



TYPE:	One B/R
AREA:	88 Sq m.
AREA:	947.224 Sq Ft.
FACING:	Pool View
DIRECTION:	South East

Drawings are provided by our consultants. All dimensions, fixtures and materials are approximate at time of printing. Actual area may vary from stated area. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any fixtures, materials and dimensions mentioned without further notice.

ONE BEDROOM APARTMENT - TYPE 2A



UNIT NO : 06



TYPE :	One B/R
AREA :	97 Sq m.
AREA :	1044.1 Sq Ft.
FACING:	Pool view
DIRECTION:	North West

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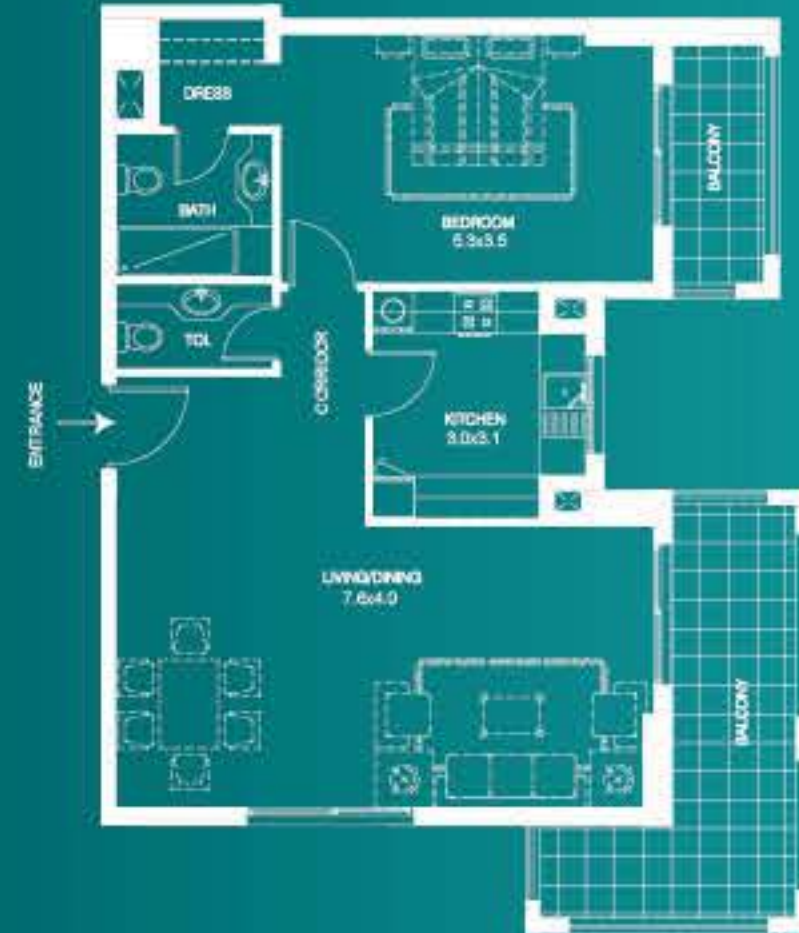
• sellable area and balcony location may vary for unit to unit
• kitchen appliances and bath fixtures are indicative and may vary

1A

• sellable area and balcony location may vary for unit to unit
• kitchen appliances and bath fixtures are indicative and may vary

2A

ONE BEDROOM APARTMENT - TYPE 3A



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

3A

UNIT NO : 07



TYPE:	One B/R
AREA:	107 Sq m.
AREA:	1152.74 Sq Ft.
FACING:	Community View
DIRECTION:	North West

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ONE BEDROOM APARTMENT - TYPE 4A



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

4A

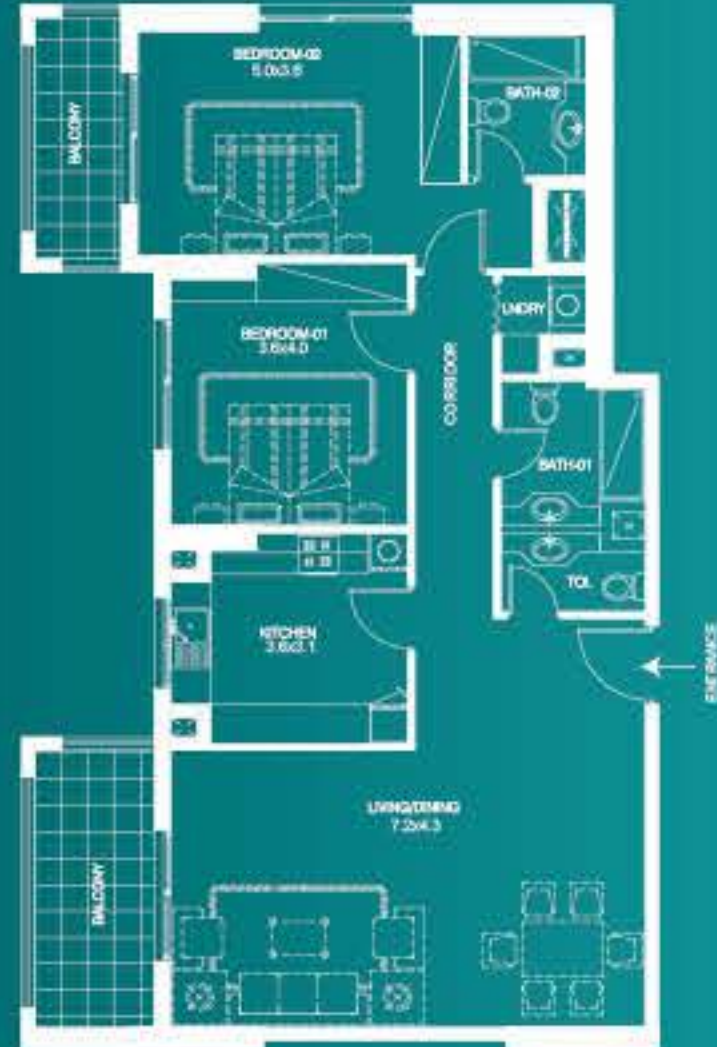
UNIT NO : 08



TYPE:	One B/R
AREA:	102 Sq m.
AREA:	1097.92 Sq Ft.
FACING:	Community View (Road Facing)
DIRECTION:	North East

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TWO BEDROOM APARTMENT - TYPE 1B



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

1B

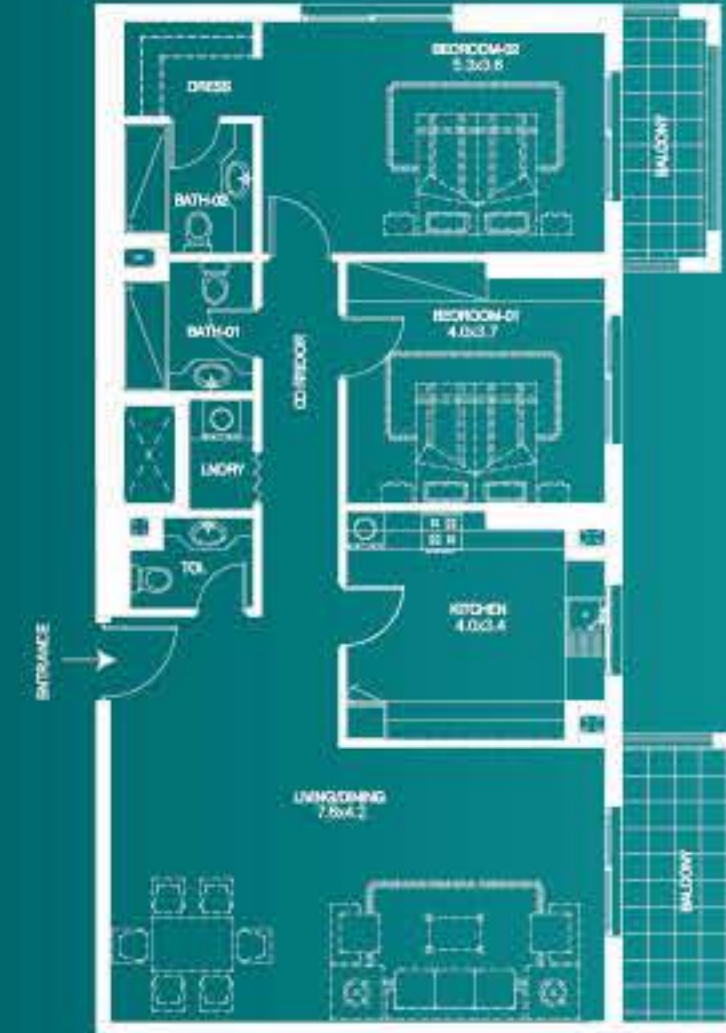
UNIT NO : 01



TYPE:	Two B/R
AREA:	131.00 Sq m.
AREA:	1410.07 Sq Ft.
FACING:	Pool View
DIRECTION:	South East

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TWO BEDROOM APARTMENT - TYPE 2B



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

2B

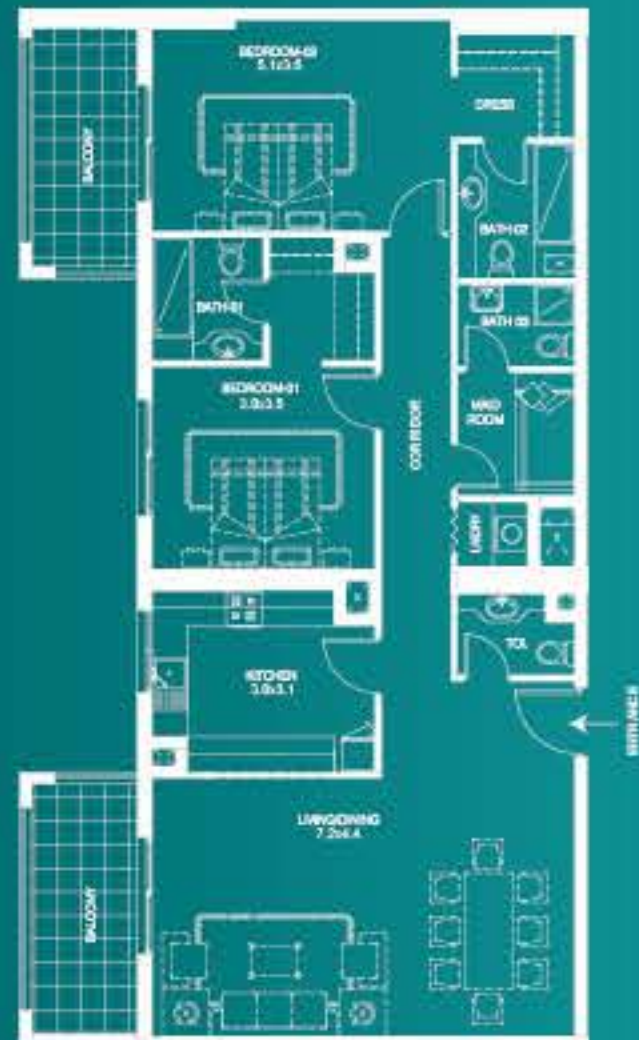
UNIT NO : 02



TYPE:	Two B/R
AREA:	139 Sq m.
AREA:	1496.18 Sq Ft.
FACING:	Pool view
DIRECTION:	North West

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TWO BEDROOM APARTMENT - TYPE 3B



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

3B

UNIT NO : 03



TYPE:	Two B/R
AREA:	152 Sq m.
AREA:	1636.11 Sq Ft.
FACING:	Pool View
DIRECTION:	South East

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TWO BEDROOM APARTMENT - TYPE 4B



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

4B

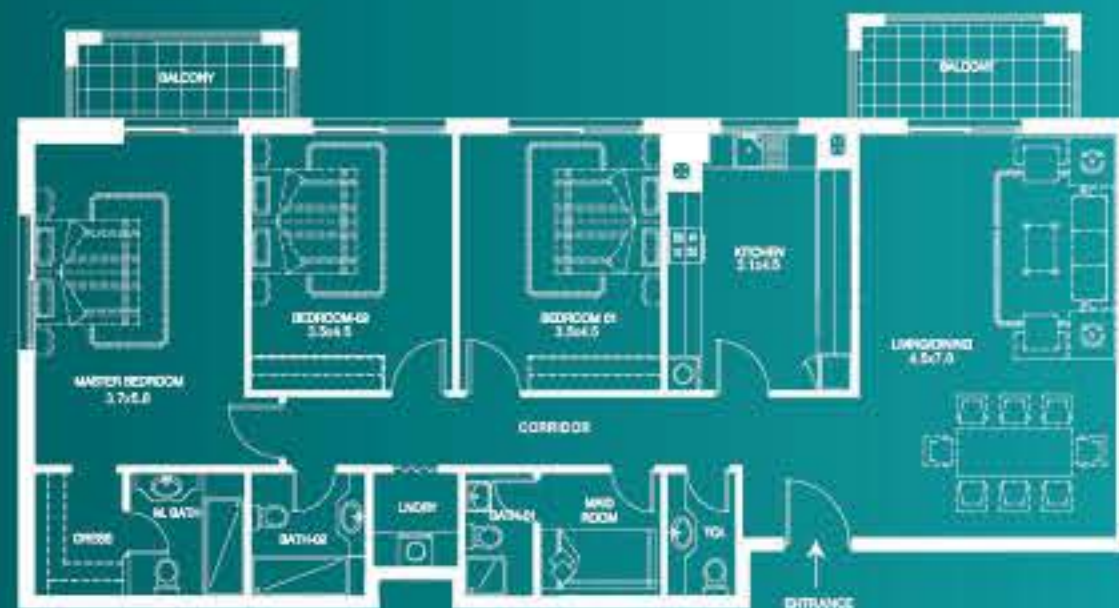
UNIT NO : 04



TYPE:	Two B/R
AREA:	158 Sq m.
AREA:	1700.7 Sq Ft.
FACING:	Pool view
DIRECTION:	North West

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THREE BEDROOM APARTMENT - TYPE 1C



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

1C

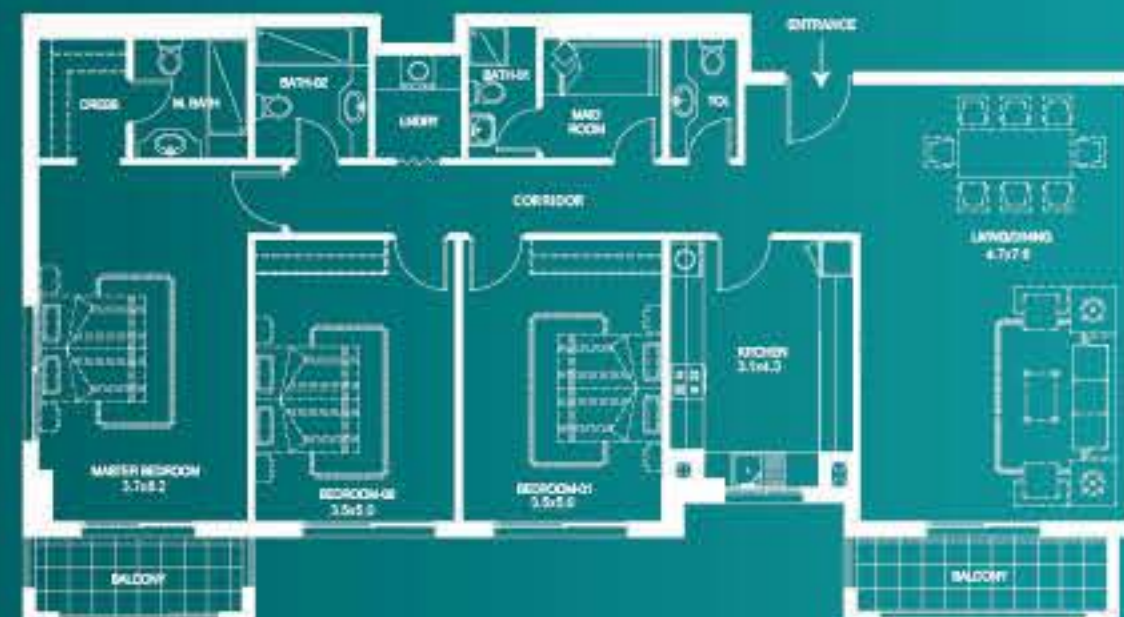
UNIT NO : 09



TYPE:	Three B/R
AREA:	169 Sq m.
AREA:	1819.1 Sq Ft.
FACING:	Pool View
DIRECTION:	South West

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THREE BEDROOM APARTMENT - TYPE 2C



- sellable area and balcony location may vary for unit to unit
- kitchen appliances and bath fixtures are indicative and may vary

2C

UNIT NO : 10



TYPE:	Three B/R
AREA:	178 Sq m.
AREA:	1915.98 Sq Ft.
FACING:	Community View (Road Facing)
DIRECTION:	North East

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