

AZIZI

VENICE

The next legacy

WELCOME TO
DUBAI'S NEXT LEGACY

EMBRACE THE ESSENCE OF LIFE

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.





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

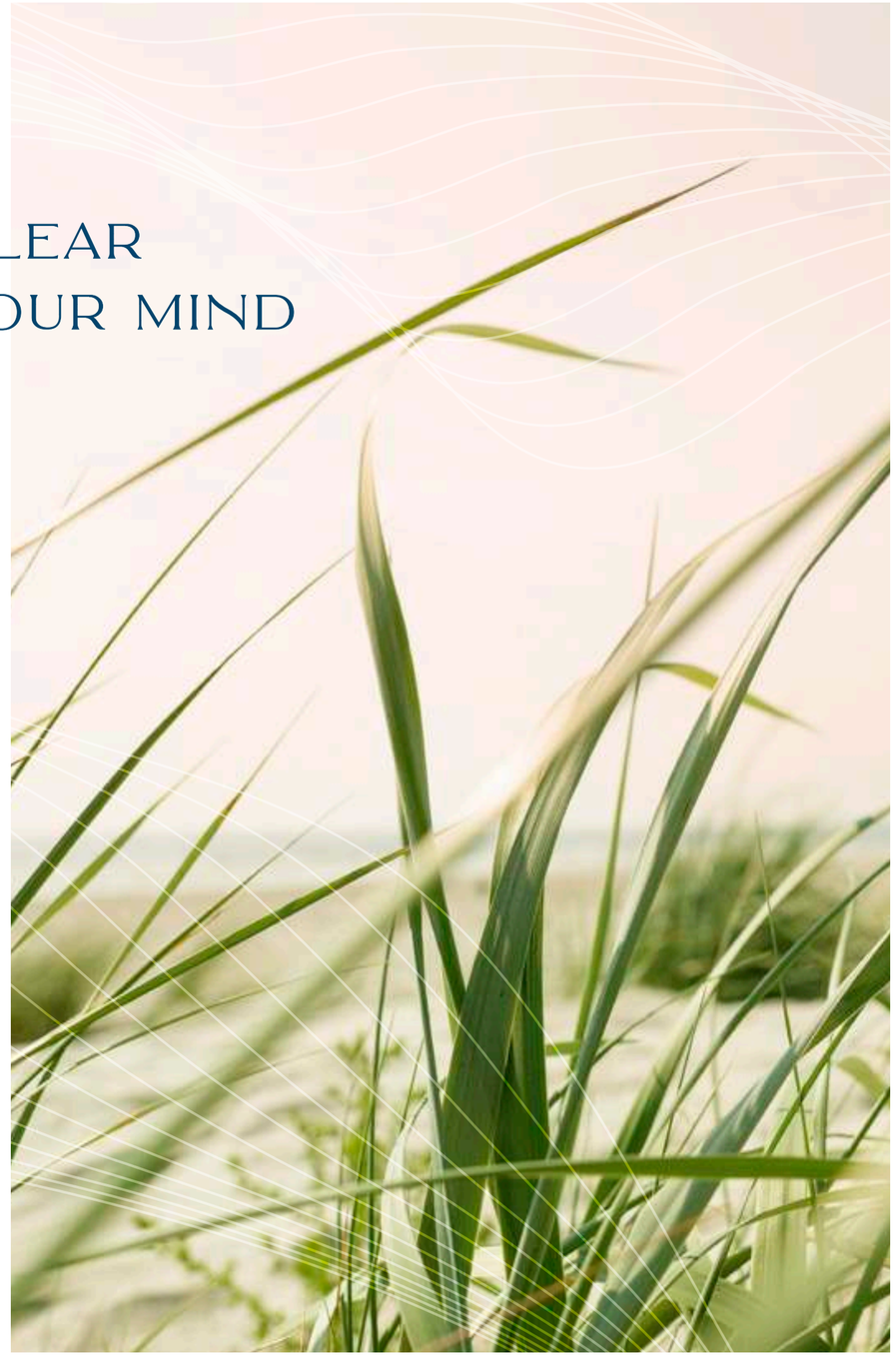
Across the stunning Arabian sands of Dubai South, lies Dubai's newest water-inspired legacy – Azizi Venice.

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.

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.

AZIZI VENICE

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

AZIZI VENICE

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.

Experience an extraordinary way of life in expansive, contemporary apartments that provide sweeping vistas of the crystal lagoon. Envisioned as a 16-storey low-rise, Azizi Venice apartments create an intimate community atmosphere where the pinnacle of living intersects with timeless sophistication and innovative design.

The exquisitely finished exteriors reflect the design's fresh modernity and pure sensuous lines. With finishings sourced from high-standard European brands, every detail from the building's architecture to its seamless functionality has been thoughtfully considered.



With 'wave like' curvatures and crisp white tones, the contemporary façade makes an awe-inspiring contrast against the crystal blue lagoon. At night, the building is lit up with warm, bespoke lighting offering a warm and inviting welcome to its residents and visitors.

Enjoy spacious, masterfully crafted apartments with incredible lagoon views, unparalleled amenities and year-round entertainment – all within proximity to Dubai's most iconic landmarks.

A REFRESHING WAY TO RESIDE



The project's low-rise contemporary shape has been built to incorporate a plethora of amenities - concealing a world of excitement within.

Every aspect of Azizi Venice is designed on purpose: to enhance the lives of its residents within a dynamic destination whilst offering the tranquillity and harmony of a suburban retreat.

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 a whole new way to experience apartment living. Those who appreciate the seamless fusion of cutting-edge design, unparalleled comfort, and the unmatched allure of waterfront living.

DESIGNED FOR A DISCERNING FEW

Experience 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 style 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.

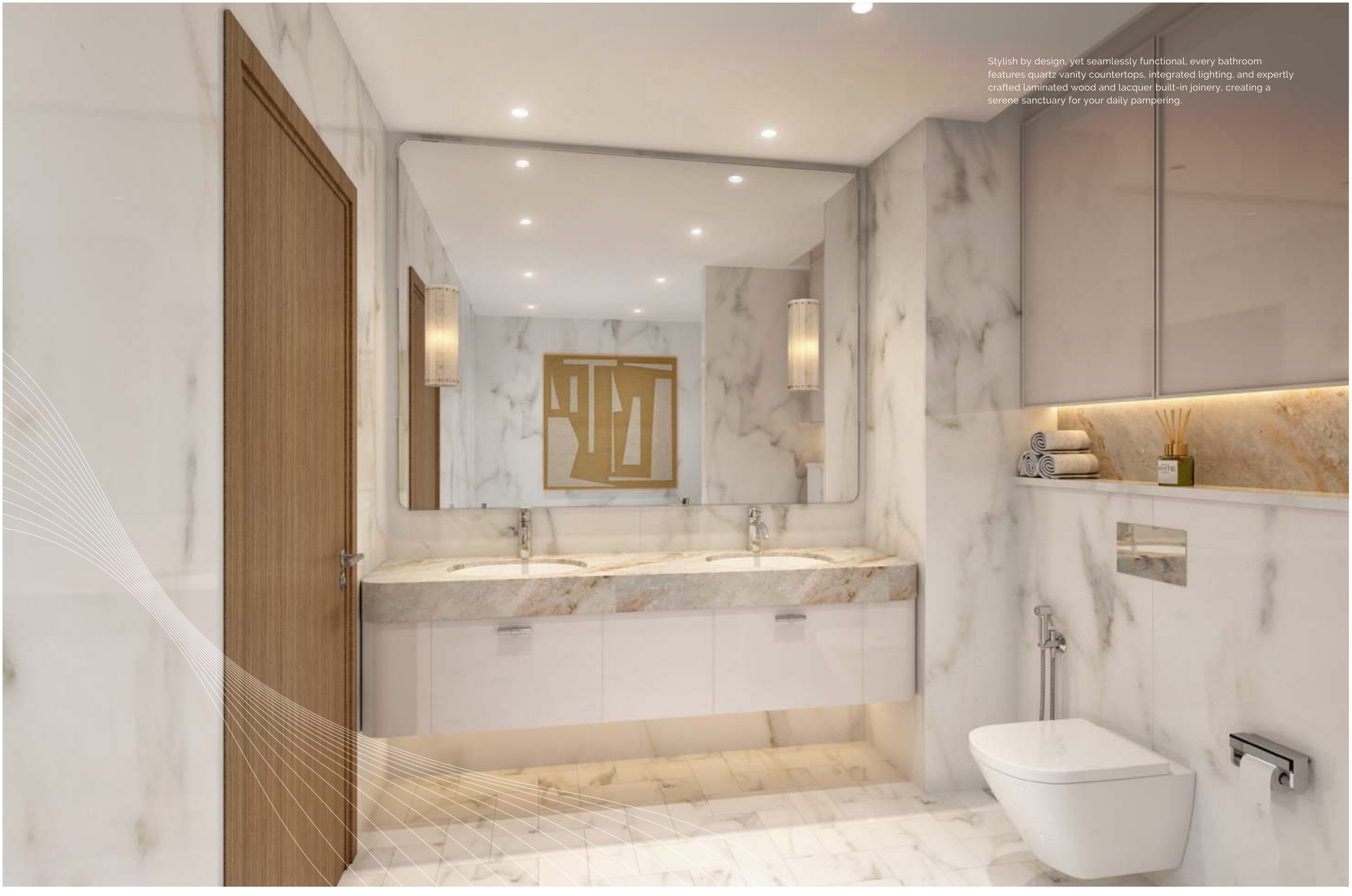
ARCHITECTURE MEETS ART

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 PARADISE

Take your fitness to a whole new level while overlooking sweeping lagoon views. Whether you're aiming for an intense workout or seeking a peaceful retreat, our state-of-the-art gym is the perfect space to revitalize your well-being and embrace a healthier lifestyle, all along the water.





With thoughtfully designed amenities, luxurious finishes, and a clean, minimalist aesthetic, our gym changing rooms provide the perfect start and finish to your wellness journey.

Our community clubhouse is a haven of relaxation and social connection. Lounge in plush chairs, challenge friends to a game of pool, and enjoy beverages at our bar and coffee area. It's where cherished memories and new friendships are made.





COMMUNITY CONNECTION

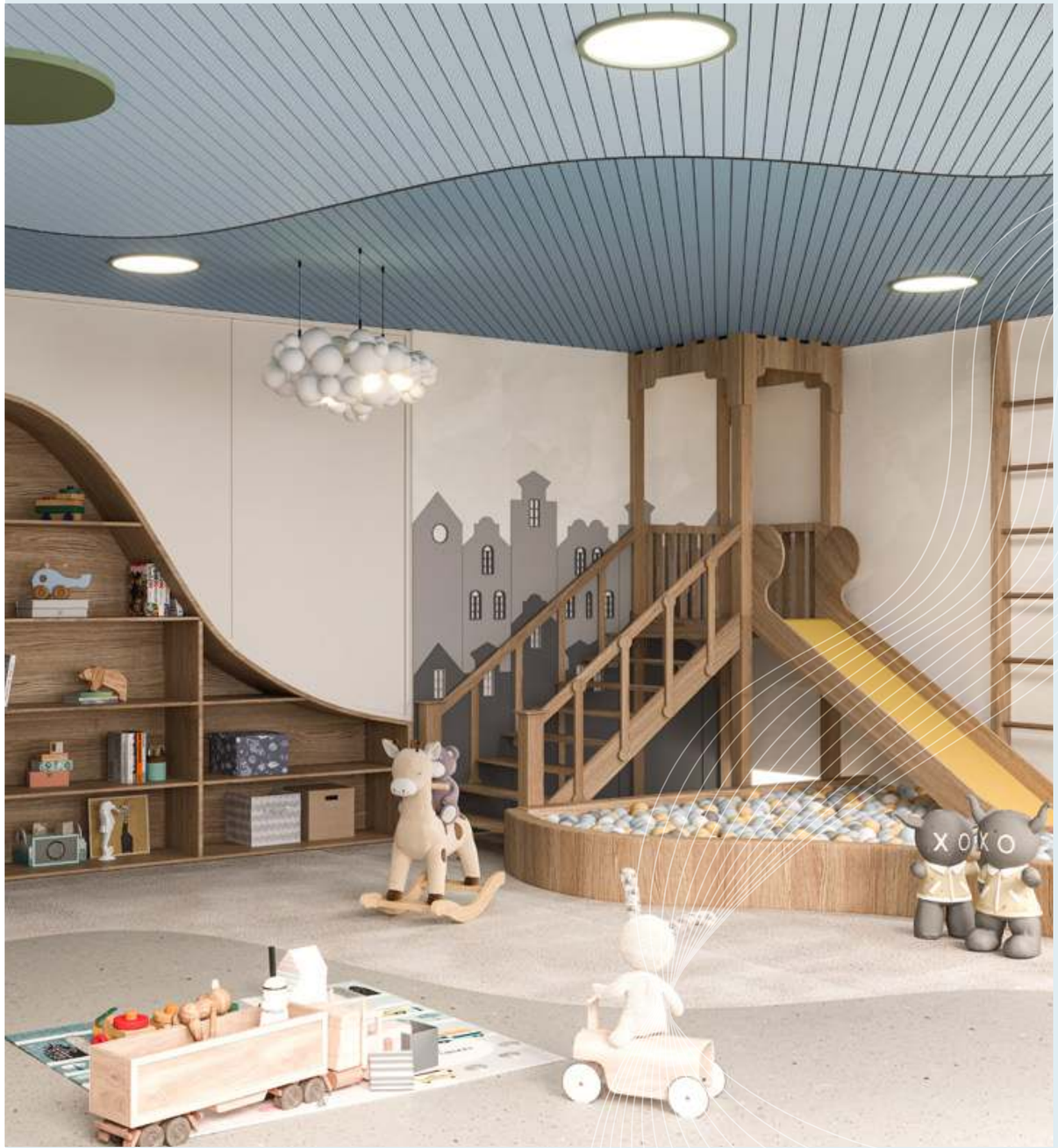




WILD AND FREE



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.

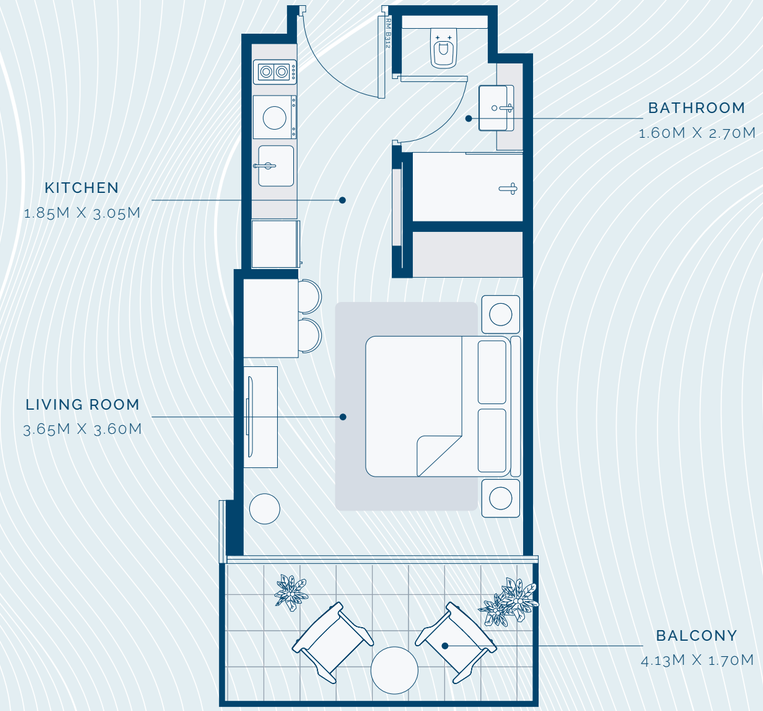




FLOOR PLAN

STUDIO TYPE 1

2nd to 4th, 6th to 16th Floor



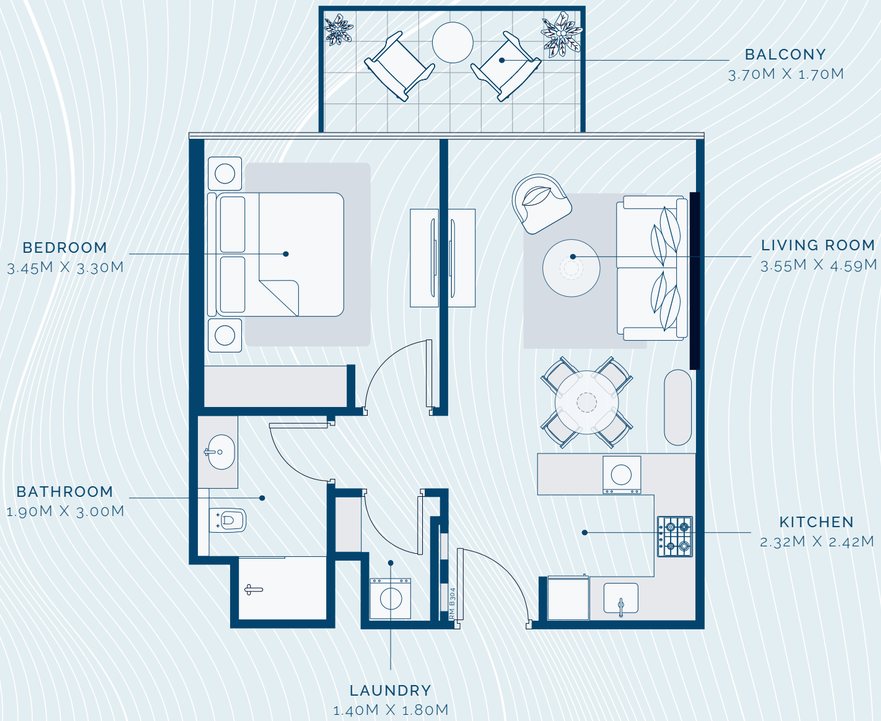
SUITE AREA : 302.25 SQ.FT
TOTAL AREA : 381.05 SQ.FT

TYPICAL UNITS

FLOOR PLAN

1 BEDROOM TYPE 1

1st to 16th Floor



SUITE AREA : 575.33 SQ.FT

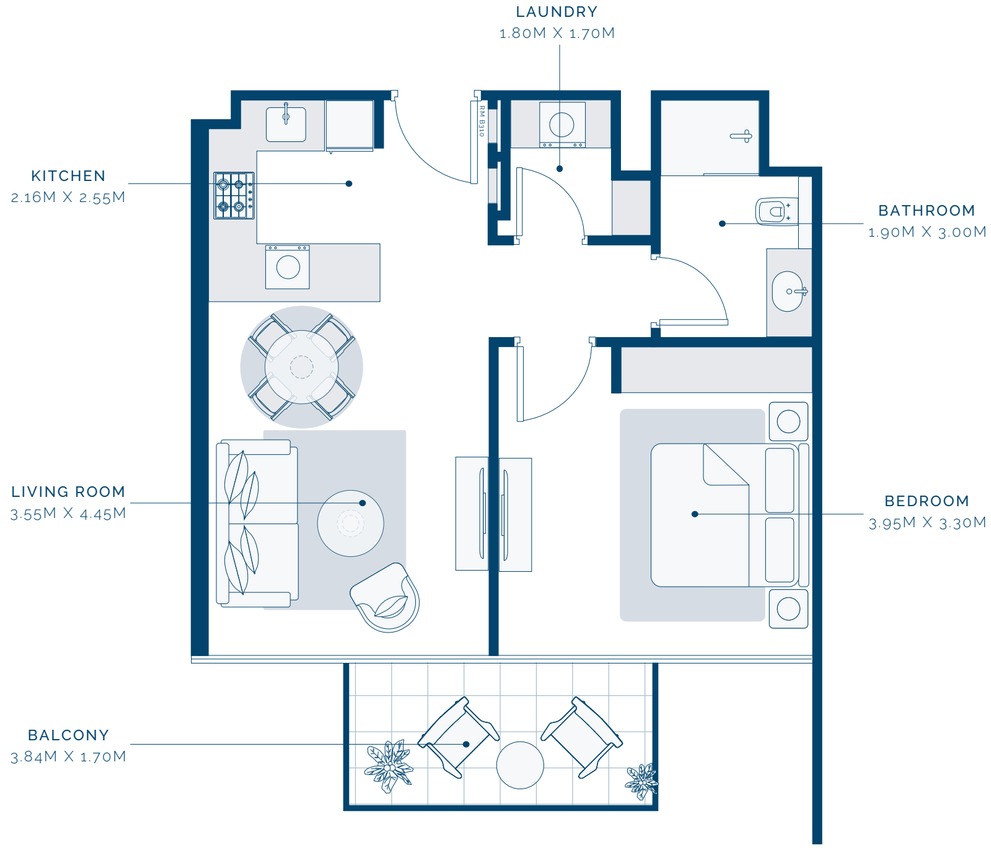
TOTAL AREA : 646.16 SQ.FT

TYPICAL UNITS

FLOOR PLAN

1 BEDROOM TYPE 2

2nd to 4th, 6th to 16th Floor



SUITE AREA : 628.07 SQ.FT

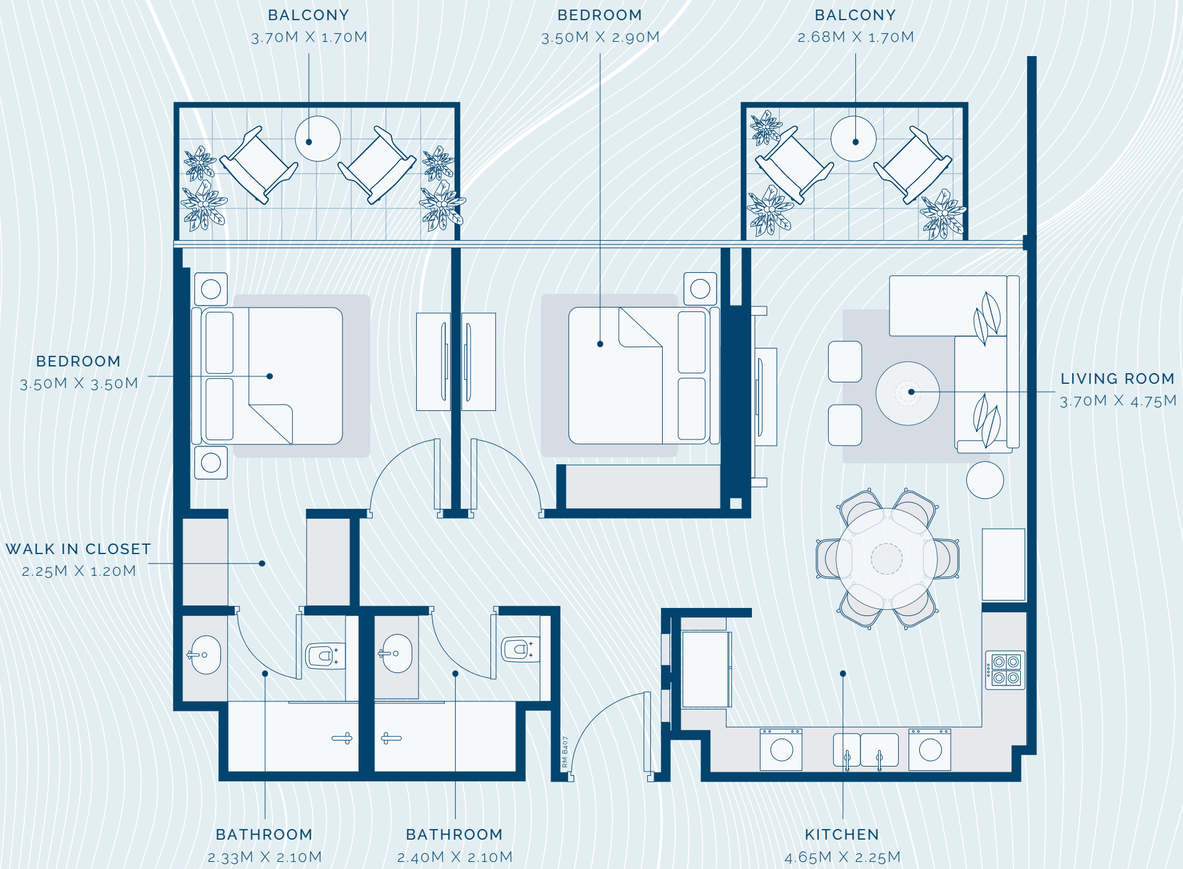
TOTAL AREA : 701.48 SQ.FT

TYPICAL UNITS

FLOOR PLAN

2 BEDROOM TYPE 1

1st to 16th Floor



SUITE AREA : 885.44 SQ.FT

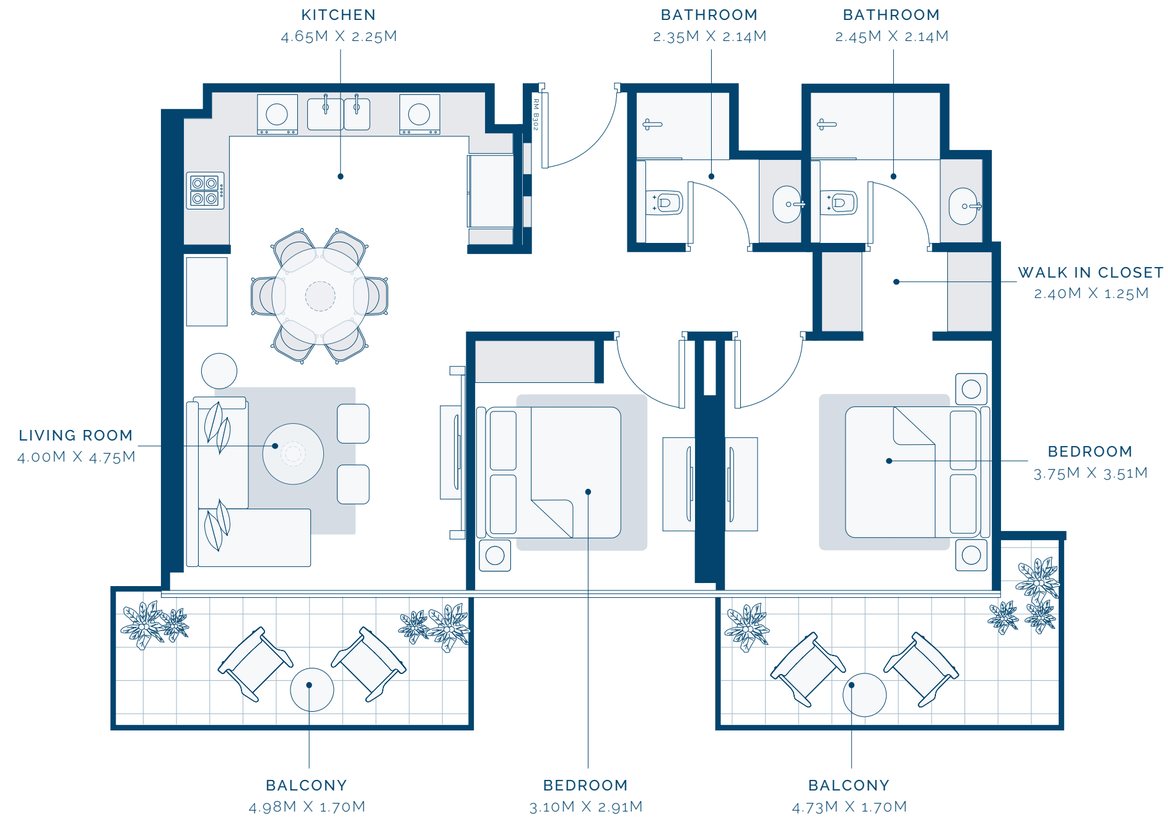
TOTAL AREA : 1007.94 SQ.FT

TYPICAL UNITS

FLOOR PLAN

2 BEDROOM TYPE 2

1st to 16th Floor



SUITE AREA : 908.69 SQ.FT

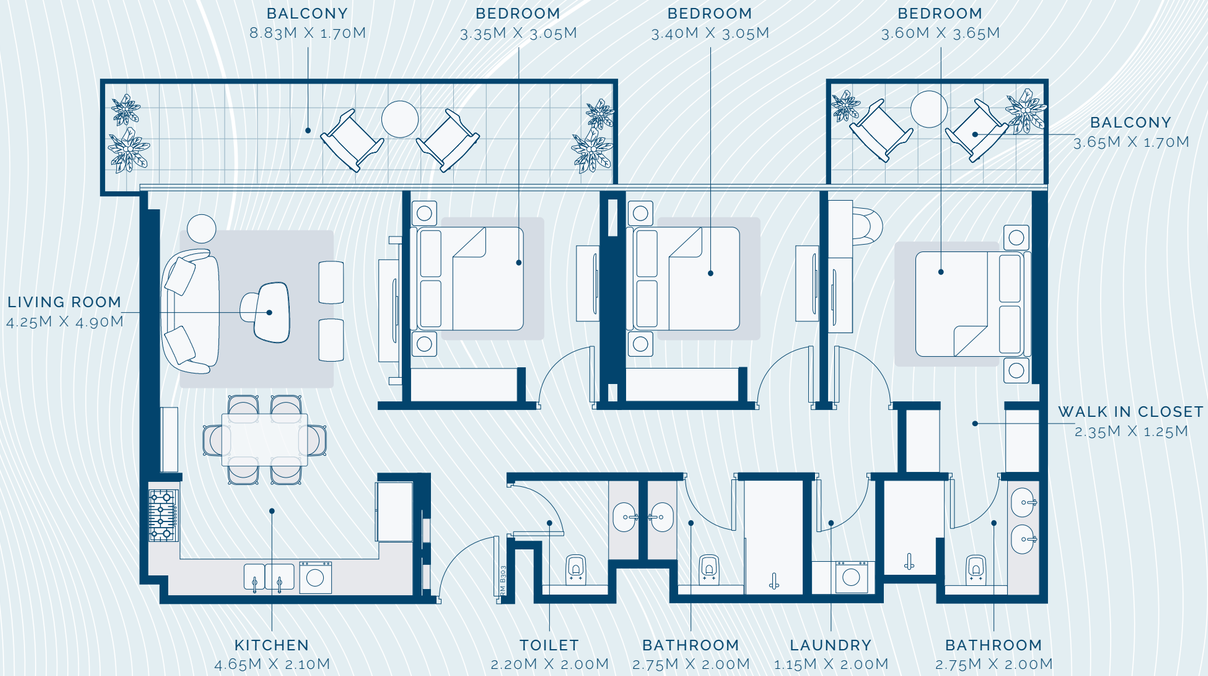
TOTAL AREA : 1102.12 SQ.FT

TYPICAL UNITS

FLOOR PLAN

3 BEDROOM TYPE 1

1st to 16th Floor



SUITE AREA : 1212.56 SQ.FT

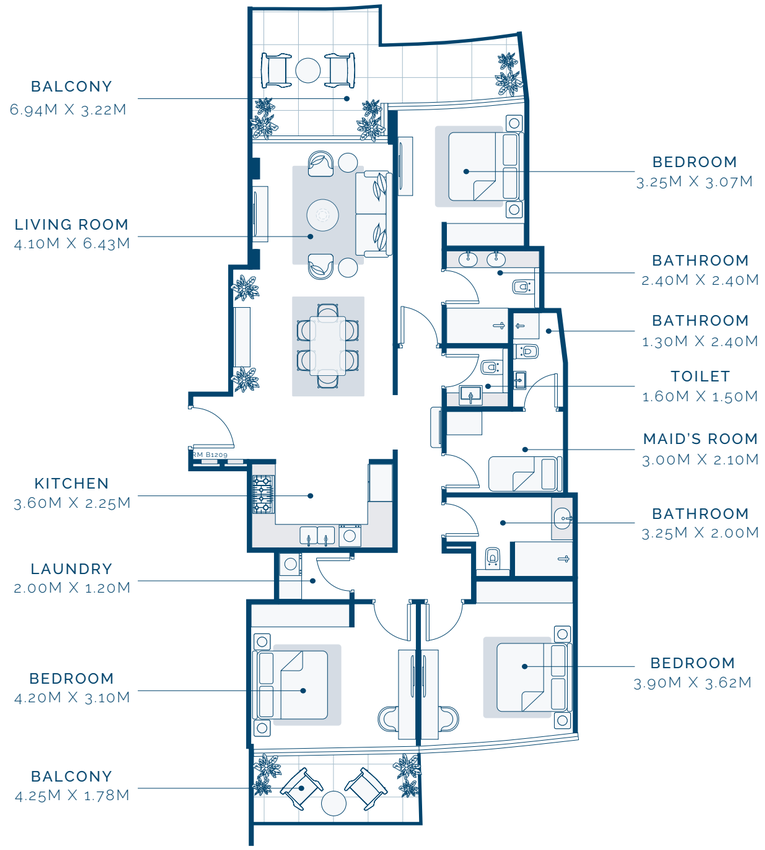
TOTAL AREA : 1451.20 SQ.FT

TYPICAL UNITS

FLOOR PLAN

3 BEDROOM TYPE 2

1st to 16th Floor



SUITE AREA : 1456.15 SQ.FT

TOTAL AREA : 1715.99 SQ.FT

TYPICAL UNITS

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

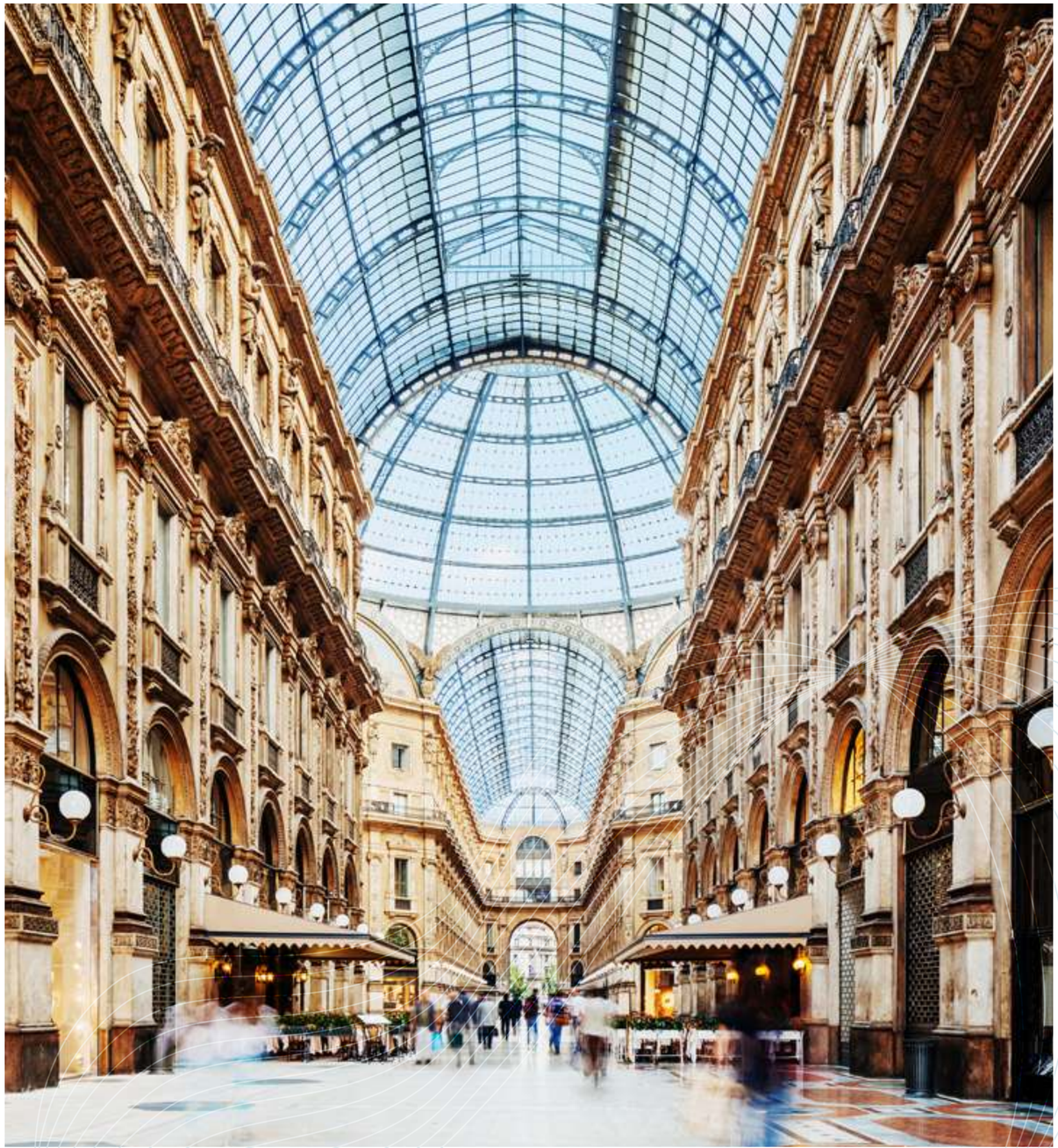


VIBRANT SURROUNDINGS, EVERY DAY

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 CULINARY 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.





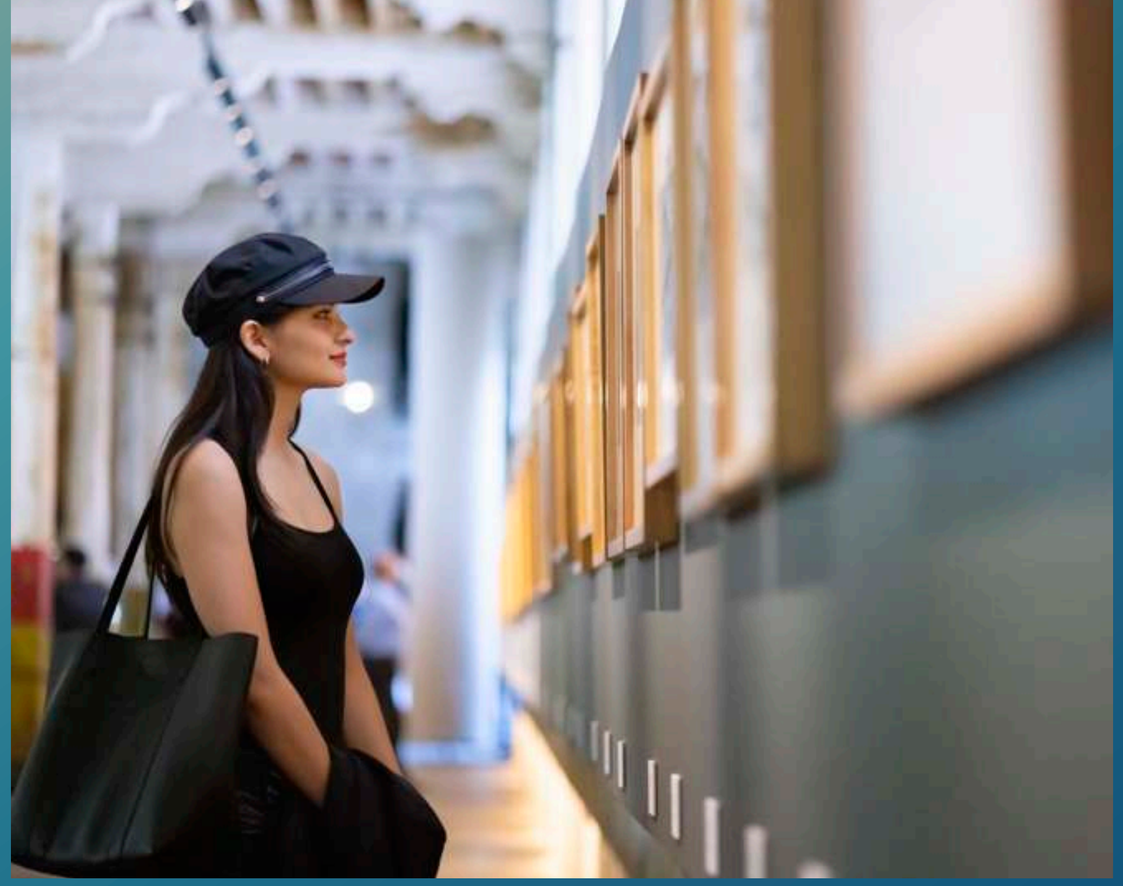
A STAGE LAKE NO OTHER





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.

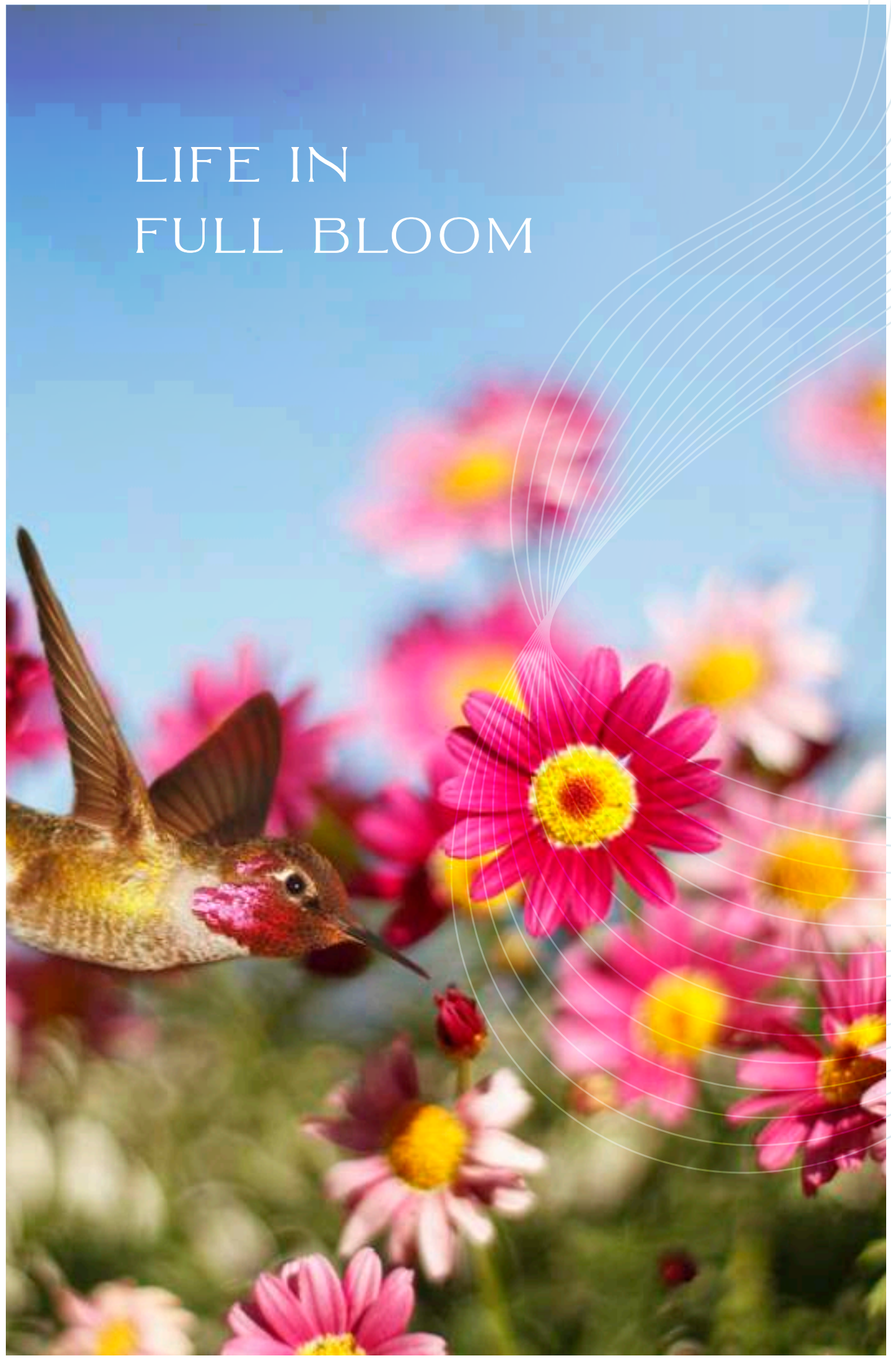
A truly unique opportunity to witness how this awe-inspiring monument was built and gain a profound appreciation for the artistic architects, skilled sound engineers and imaginative theatre producers responsible for its creation.

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 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.



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.

AZIZI

800-29494

AZIZIDEVELOPMENTS.COM