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DUBAI STUDIO CITY

“Bringing
The Illusion
To Life”



CEO's Message

At Azizi Developments, we are constantly pushing our boundaries to innovatively disrupt real estate norms. Our ambition and drive to create new and exciting projects is unmatched and this year is no different. Our award-winning team is proud to launch Azizi Mirage in the heart of Sports City, Dubai, showcasing our lauded architectural design ethos. This is a project that showcases our commitment to building nature-inspired community living for Dubai's diverse residents. Our vision is to create a stylish and dynamic space that puts you right in the centre of the action.

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. Driven by passion, vision and a promise to deliver only the best, we are helping redefine tasteful living in Dubai.

Our vision for Azizi Mirage is to create high quality living standards that embraces the Studio City lifestyle, which hosts all the production needs of the region. At Azizi Mirage, you will take centre stage in this rapidly developing area of Dubai. The serene greenery and futuristic design all add to the charisma of Azizi Mirage.

Azizi Developments strongly believes in His Highness Sheikh Mohammed bin Rashid Al Maktoum's vision for the emirate to emerge as one of the best destinations in the world to reside in, as outlined in Dubai's Vision 2021. With the highly anticipated EXPO 2020 just around the corner, we are confident of the endless possibilities our stunning projects offer.



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A Leap Into Tomorrow

Azizi Developments began in 2007 with a dream to transform the Dubai Real Estate landscape, by transcending the element of time with futuristic designs and finesse. Today, after more than a decade, we are proud to unveil this vision by merging the best of architecture and sustainable living, bringing you the future, now.

With a portfolio of elaborate ventures, ours is an award-winning narrative marked with excellence and elevated design and purpose.

Along with the talents of seasoned professionals experienced in development, construction, marketing, sales and management, we continue to be recognised as one of Dubai's leading real estate developers.



DUBAI

No city is as ambitious as Dubai. Driven by its visionary leader Sheikh Mohammed bin Rashid Al Maktoum's UAE Vision 2021, the city aims to be in the league of the best in the world. The world-class infrastructure coupled with its strong will and determination make it a real estate paradise. With World Expo 2020 around the corner, there is no better time to invest in the future than now.


Palm Jebel Ali
Palm Jumeirah
World Island
North
SHEIKH ZAYED ROAD
JBR
DUBAI MARINA
UMM SUQUEIM
JUMEIRAH
BUR DUBAI
DEIRA
JUMEIRAH ISLANDS
THE GREENS
TECOM
DISCOVERY GARDENS
JUMEIRAH PARK
EMIRATES HILLS
SPRINGS/MEADOWS
AL BARSHA
FIRST GULF BANK
DIFC
DOWNTOWN DUBAI
BUSINESS BAY
AL NAHDA
AL QUSAIS
CULTURE VILLAGE
meydan
AL FURJAN
DOWNTOWN JEBEL ALI
Jafza
DUBAI HILLS
JUMEIRAH VILLAGE
IMPZ
JUMEIRAH GOLF ESTATES
DUBAI CREEK
Dubai Intl. Airport
To Abu Dhabi
To Sharjah
MOTOR CITY
DUBAI SPORTS CITY
AL BARARI
ARABIAN RANCHES
MOHAMMED BIN ZAYED ROAD
DUBAI STUDIO CITY
Dubai Airports
Al Maktoum Intl. Airport
DUBAI LAND
RESIDENTIAL CITY
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MIRAGE 1
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44
311
611

MOTOR CITY

SUB STATION

TOWARDS SHEIKH MOHAMMED BIN ZAYED ROAD

TOWARDS SHEIKH MOHAMMED BIN ZAYED ROAD

AZIZI MIRAGE 2

AZIZI MIRAGE 1

DUBAI FILM AND TV COMMISSION

FORBES MIDDLE EAST

AL DAFRA TV

ARABIAN RANCHES

AL QUDRA ROAD

ATLAS TELEVISION FZ LLC

HESSA ROAD

MBC FZ LLC

MBC - TV PRODUCTION

JEBEL ALI VILLAGE NURSERY

GAMMA ENGINEERING FZ LLC



DUBAI POLO & EQUESTRIAN CLUB

TOWARDS EMIRATES ROAD

TOWARDS EMIRATES ROAD

DUBAI STUDIO CITY

MUDON



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“Take Centre Stage”

When you are living in one of Dubai’s prime locations, being close to the action will feel like second nature. As all eyes turn towards Dubai for the Expo 2020, you will find yourself not only nearby the Dubai Expo 2020 location but also in close proximity to other key hubs in the surrounding area.

- Convenient access from Hessa & Al Qudra roads
- 20 minutes’ drive from DWC airport
- 10 minutes’ drive to City Centre Me’aisem



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“THE PERFECT FRAME”

Azizi Mirage 1 takes modern contemporary architecture to new heights with its futuristic design. The façade is a melding of two towers into one singular L-shaped structure, enveloped in a cutting-edge framed design. The simple, elegant and utilitarian approach to its construction will make you excited to call this your home.

Enjoy ground and basement level controlled parking and other perks and facilities when you move into your new home at Azizi Mirage 1.



“LIGHTS, CAMERA, ACTION!”



Welcome to your new home in Studio City, Dubai’s very own production hub with studios, sound stages, backlots and sets, all sprawled over 22 million sqft. Azizi Mirage 1 is designed to fit right into this bustling hub with its futuristic deconstructed, flat crystalline façade and angular terraces and balconies.

The total built-up area of Azizi Mirage 1 is over 300,000sqft, sporting a basement, ground level podium and eight floors of apartments – 186 in total. There are 113 one-bedroom, 69 two-bedroom and four three-bedroom apartments to choose from. The apartments are built for spaciousness and comfort, with even one-bedroom apartments offering plenty of room – at just under 850sqft, it is larger than normal. Three-bedroom apartments offer over 2,000sqft of space!

Azizi Mirage 1 also boasts a swimming pool and fitness centre. The terraces incorporate greenery, with guaranteed privacy and views of greenery around.



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“ENJOY STUNNING VISTAS”

Our award-winning contemporary architectural style is reflected in the clean lines and large windows and balconies of Azizi Mirage 1.

Large spacious balconies give you the freedom to landscape your terrace as you see fit. Extended podium level terraces make sure that you always have a sense of tranquillity from ambient greenery. Calm walkways below and lively balconies above, this is truly a little corner of bliss. Enjoy stunning views of Green Community, with Dubai’s iconic skyline never too far away.



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“THIS IS WHERE YOU WILL WANT TO BE”

No matter which layout you choose, you can be guaranteed plenty of space to make your apartment truly yours. Our open-plan layout gives you room to experiment, while the beautiful floor to ceiling windows offer you breath-taking views no matter which corner of Azizi Mirage 1 you call your own.

In keeping with our nature-inspired design ethos, we have embellished the floors with warm wooden panelling and kept the lines clean and crisp to give it a contemporary, chic and modern feel. Elegant lighting and integrated panelling helps keep everything neat and organised.



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EXPLORE YOUR CULINARY SKILLS

Whether you are having friends over for evening snacks and a chat or just cooking for family, we have created the ideal space for your needs. The spacious and comfortable dining area and kitchen is the perfect place to mingle and enjoy leisurely evening get-togethers or dinner parties. The tiled floors and sleek cabinets and integrated appliances, including a refrigerator, washing machine and cooker, give our kitchens a clean and sophisticated look, without sacrificing functionality.

Our masterfully crafted kitchens are equipped with premium appliances, ceramic tiling and beautifully crafted countertops.



LIVE THE DREAM

Our bedrooms are designed with you in mind. We have designed each en-suite master bedroom to accommodate built-in wardrobes, vanity units and mirrors, all stylishly and meticulously imbued with a premium finish. Enjoy stunning views from the stellar floor to ceiling framed windows and bask in the minimalistic, yet elegant design of your private bedroom. Relax, unwind and feel like you are sleeping in the lap of luxury. And when you wake up, be greeted by a splendid sunrise and beautiful views of the lush greenery and cityscape.



“YOUR ABODE OF HAPPINESS”

Azizi Mirage 1 oozes glamour and sophistication. The balconies and podium terraces, with their stunning angles and greenery wait to welcome you home – your abode of happiness.

Exquisitely crafted panoramic glass frames coupled with floor to ceiling windows, tiled floors and plenty of open space give each apartment an air of comfort and openness. The clean landscaped corners add a wonderfully new green dimension to apartment design in Dubai.



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ELEGANCE MEETS AESTHETIC FUNCTIONALITY

Stunning tiles and beautiful expertly crafted countertops and surfaces greet you at any of the Azizi Mirage 1 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.



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“Dive into sublime bliss”

Azizi Mirage 1 boasts a built-up area of over 300,000sqft, which includes plenty of space for wonderfully private and gorgeous swimming pool. Enjoy a dip in the pool after a long day at work, or simply relax during the weekend with friends and family and enjoy great views of the city.



“HEALTH AND HAPPINESS FOR LIFE”

Also located on the premises of Azizi Mirage 1 is a fully equipped gym and fitness centre. We have painstakingly sourced the best in fitness equipment to ensure that your life at Azizi Mirage 1 is not just happy, but also healthy and fit.