



# A Z I Z I V E N I C E

*The next legacy*

## WATER-INSPIRED LIVING LIKE NO OTHER

Discover a revitalizing place to call home across the golden sands of Dubai South, where you wake up every day in an incredible waterfront paradise home to a gleaming lagoon, pristine beachfront, vibrant boulevard, and world-class entertainment.

The thoughtfully curated residences at Azizi Venice with their high-end design echo the natural surroundings, while the floor-to-ceiling windows seamlessly merge indoors with outdoors – showcasing the water and cascading waterfalls in all their glory. These homes unveil a brand-new approach to apartment living, meticulously designed for the discerning few.

### KEY FEATURES

- Luxury waterfront living in the heart of Dubai South stretching across 336 acres
- Very close proximity to Al Maktoum International Airport along Emirates Road
- Comprising an array of residential neighborhoods, business zones, educational institutions, healthcare and recreational spaces
- Direct access to future dedicated Dubai Metro station
- Close to the city's leading malls, landmarks, entertainment and leisure facilities
- Home to boulevard apartments, a mansion island, clubhouse, five-star family hotel and a lifestyle hotel
- Featuring a 1,500-seat state-of-the-art opera house
- 700 m climate controlled pedestrian and vibrant retail boulevard
- Crystal Lagoon access for all buildings and a children's water theme park
- A variety of sports and leisure options
- Choose from a wide array of apartments including studio, 1, 2 and 3 bedrooms
- All apartments feature top-of-the-line appliances

### LOCATION BENEFITS



**5 MINS**  
Emirates Road



**7 MINS**  
Al Maktoum  
Int'l Airport (DWC)



**10 MINS**  
Dubai Parks  
and Resorts



**15 MINS**  
The Palm Jebel Ali



**20 MINS**  
Dubai Marina







### AMENITIES

- Performing arts venue
- Dedicated office spaces and business centers
- Private Hospital
- K-12 School, Nursery and Kindergarten
- Climate controlled retail boulevard
- Mosque
- Infinity pools overlooking crystal lagoon
- 40 acres of parks and green spaces
- Dedicated cable car for access from Dubai Metro station to Opera house and boulevard
- 18 km of swimmable beaches and boardwalks
- 1.5 million SQF boulevard retail and F&B space
- 950,000 SQF of convenience retail space
- Wide range of authentic restaurants & cafes from all around the world
- Five-star family and lifestyle hotels

### LIFESTYLE

- 5.5 km recreational bicycle and jogging track
- Multipurpose halls
- Cinema room & Clubhouse
- State-of-the-art Technogym® fitness centres.
- Dedicated swimming pool for every building
- Stimulated sports fields
- Children's Playgrounds

