

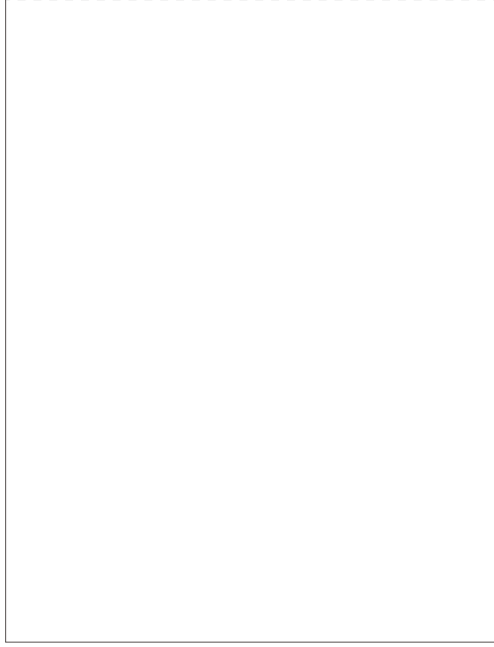
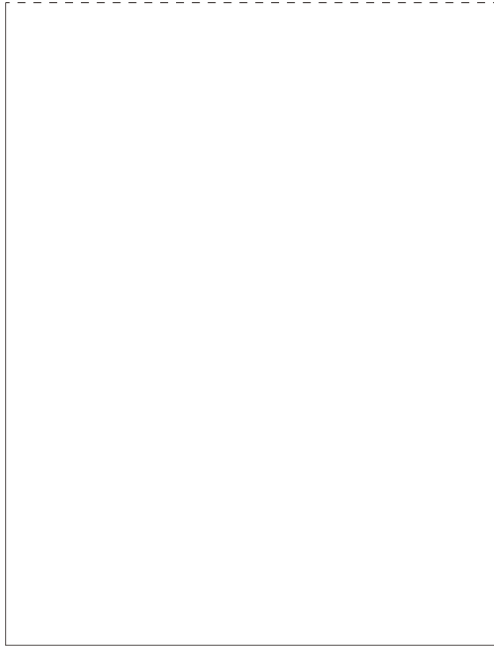
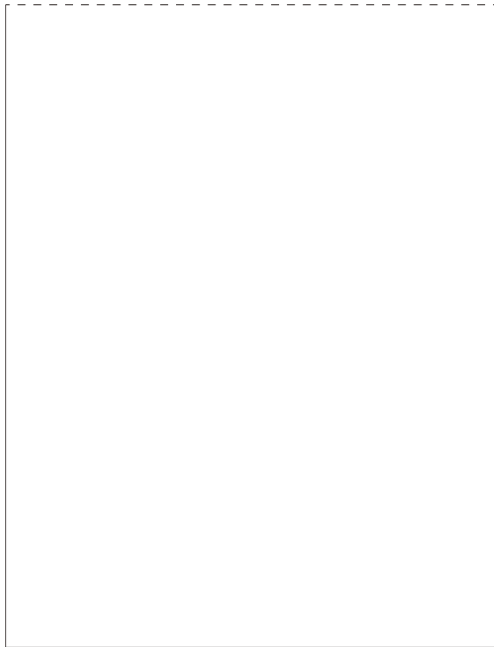
 AZIZI

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 AZIZI
www.azizidevelopments.com

meqdan **AVENUE**



Your Slice Of Paradise In Dubai



CEO's Message

Azizi Developments continues to march ahead with new exciting projects and unprecedented growth. Last year we brought you award-winning developments, and this year we are proud to announce Azizi Meydan Avenue projects in the heart of Meydan. 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 dynamic and lush green space that puts you back in touch with nature.

As an award-winning and acclaimed real estate developer, we continually strive 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 Gardens is to create high quality living standards that embraces the natural beauty and grandeur of the Meydan Grandstand, which hosts the richest horse race in the world – the Dubai World Cup. The serene greenery and arborescent architecture not only complements the area, but also ensures clean air, less air conditioning and more green buildings.

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.



AZIZI Gardens

Our Commitment To You

Azizi Developments began in 2007 with a vision to transform the Dubai real estate scene, and build something that was future-proof. Today, after a decade, we are proud to continue our excellence by merging the best of architecture, sustainable living, and bringing you tomorrow 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

Dubai is one of the most booming cities in the world right now. The city's ambitious goals are driven by its visionary leader Sheikh Mohammed bin Rashid Al Maktoum's UAE Vision 2021, which aims to put the city in the league of the best in the world. With a host of remarkable projects nearing completion and the upcoming World Expo 2020 – poised to bring 25 million people to the city and have a major effect on the economy – the time to invest is now.

Meydan One Mall

A mall built like none before, the Meydan One Mall features a 6,697,550 square foot retail district with over a 100 restaurants. High-end luxury brands will have a designated shopping strip at the 1,315 square foot long Central Canyon, providing breath-taking views of the canal and the dancing fountain in the north end, and Crystal Lagoon in the south end. The mall has a 164,950 square foot indoor sports space and will feature the world's longest Ski Slope, spanning a whole kilometer. Centrally located within Meydan One, the Meydan One Mall is an ideal starting point to enjoy further attractions and opportunities surrounding it, such as the Heritage Village, The Marina, and many more.





Sheikh Zayed Road

Downtown Dubai

Dubai One Tower

Dubai Creek

Al Khail Road

Dedicated
Meydan Mall Road

Al Khail Road

Meydan One Mall Precinct

Park and Ride Facility

Riviera AZIZI

AZIZI
VICTORIA
GREAT LIVING

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Canal Precinct

Green Metro Line

The Meydan Hotel

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Green Metro Line

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Dream Within A Dream Meydan Avenue

When one of the most dynamic cultural hubs in the world seeks its own centre beyond the centre, nothing can stop it from becoming the cynosure of the world. Meydan Avenue is a dream city within a dream city, envisioned by His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai. Its rise – galvanized by the Meydan Group – imitates an equestrian feat, transforms the cosmopolitan vision, and rightly deserves the jewel of Emirates – the Dubai World Cup.

Adjacent to Mohammed Bin Rashid Al Maktoum City – a cultivated community covering approximately 47-million sq. ft. of prime freehold development in central Dubai – and incorporating the iconic Meydan Grandstand – home to the world's richest horse race – & The Meydan Hotel at its heart, Meydan Avenue is a perfect leitmotif for commercial, residential, entertainment, and mixed-use development. The sustainable real estate, superlative hospitality, and sunshiny landscaped parks here exemplify not only the new Emiratean standard but also exceed the global lifestyle. Moreover, the extension of Dubai Creek into Meydan Avenue adds to its visual appeal and compliments the premium development of Meydan One, Business Bay, Dubai Water Canal, Safa Park, Jumeirah Beach Park, and the Arabian Gulf.

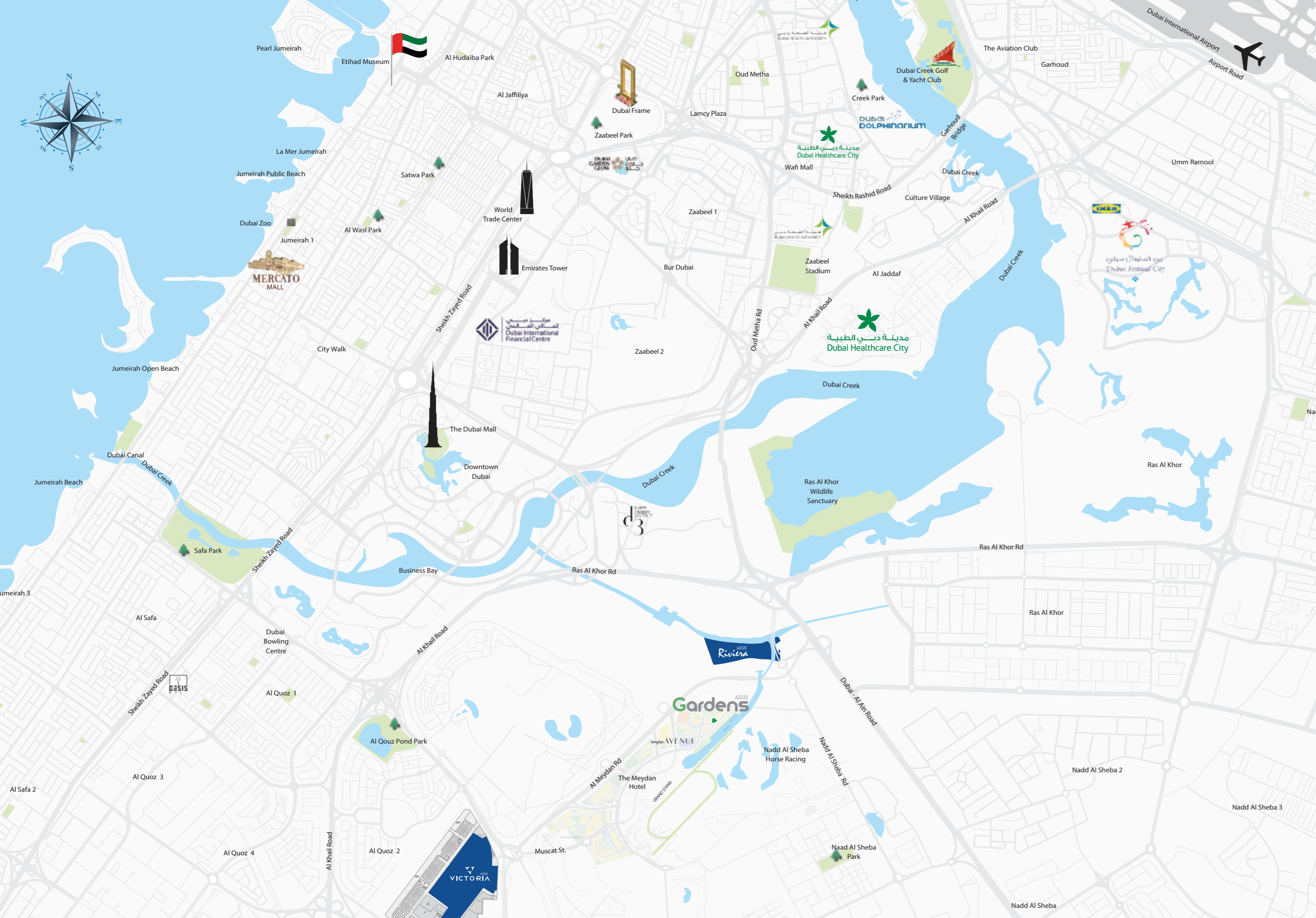
Encompassing a repertoire of facilities alongside its 500-metre boardwalk, Meydan Avenue is an absolute destination, an extraordinary experience – a living dream.

Amid such a revolutionary standing, Azizi Gardens seizes the moment to build and make real for the world their most longing dream, the fairytale – the paradisiac – that has been capturing their imagination time and again – the ideal home, finally.

Greenfield

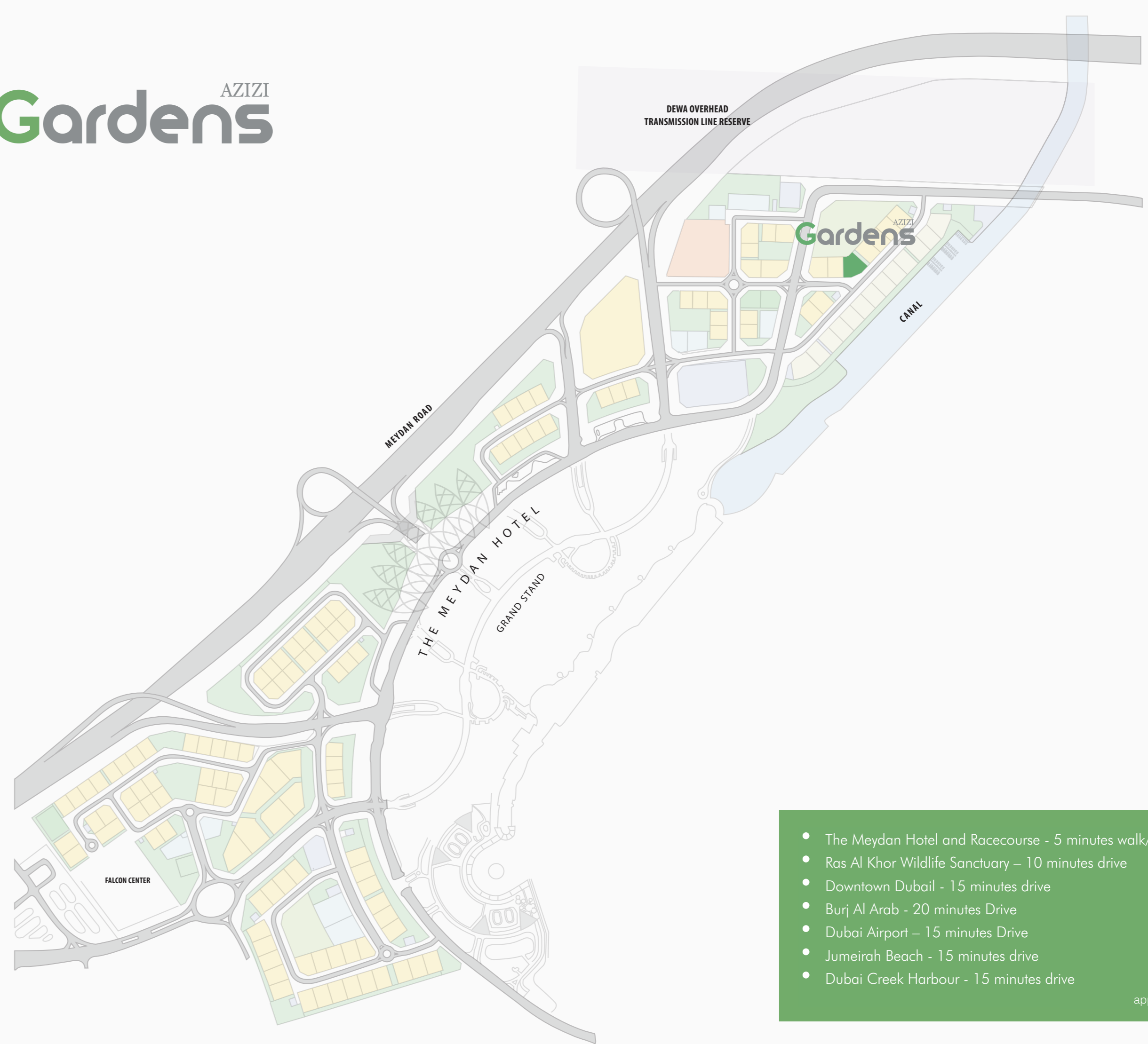
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Park Avenue

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Gardens

AZIZI



- The Meydan Hotel and Racecourse - 5 minutes walk/3 minutes cycling
- Ras Al Khor Wildlife Sanctuary – 10 minutes drive
- Downtown Dubai - 15 minutes drive
- Burj Al Arab - 20 minutes Drive
- Dubai Airport – 15 minutes Drive
- Jumeirah Beach - 15 minutes drive
- Dubai Creek Harbour - 15 minutes drive

approximate distance

A Rewarding Friendly Neighbourhood

Meydan Avenue is at the centre of the iconic Meydan Grandstand – home of the world's richest day in horse racing, the Dubai World Cup. The project includes modern living environments as well as landscaped parks.

With its close proximity to the upcoming Mohammed Bin Rashid City, and the extension of the Creek into Meydan Avenue, the development is conveniently connected to the Meydan One development, Business Bay, the Dubai Water Canal development, Safa Park and Jumeirah Beach Park.

Azizi Gardens is centrally located in the sprawling Meydan Avenue Project, providing the Gardens' residents a host of rewarding conveniences and experiences. The Meydan Hotel is only a 5-minute walk away, while attractions like The Dubai Mall and Burj Al Arab are 15 and 19 minutes, respectively, by car.





Space And Serenity

Azizi Gardens comprises a total of 51 one- and two-bedroom apartments that offer the best of contemporary living with a natural vibe. Built across an area over 9,600sqm, the area includes its own landscaped gardens and green spaces.

The building mimics living under the shade of a giant tree, minimising the effects of harmful greenhouse gases and maximising clean air. Living in the Gardens will be both rewarding and relaxing.

Nature Without Boundaries

Inspired by natural tree-inspired architecture popular across the globe, the Gardens will be surrounded by greenery. Strategically placed frames and screens (perforated panels) block unnecessary solar radiation, while the lobby mimics standing under the shade of a tree.

The entire building, from its nature-inspired façade to its calming, soothing interiors is designed to make you feel at home. The stunning exterior frame, with its green lighting, blends perfectly with this natural design ethos.





Embrace The Green Life

Our award-winning contemporary architectural style is reflected in the clean lines, simple, uncluttered spaces and large windows and balconies of Azizi Gardens.

Large spacious balconies give you the freedom to landscape your living space as you see fit. With the beautifully designed perforated panels, designed to let in just the right amount of warm sunshine, you can enjoy peaceful and restful evenings in your little slice of paradise.

Glass elevators with panoramic views of the internal courtyard and the park ensure that you always get a view of the surrounding greenery. Enjoy stunning views, no matter which corner of the building you make your own, including of Dubai landmarks like Burj Khalifa and the iconic Dubai skyline. Popular destinations like Meydan Racecourse are just a stone's throw away.

Home Tree

Azizi Gardens oozes greenery from every corner. The balconies and rooftops are perfectly poised for personalised green spaces to welcome you home.

Built to accommodate 51 units comprising 40 one-bedroom and 11 two-bedroom apartments, you are guaranteed to find your ideal home at Azizi Gardens. Each apartment is designed for space and refinement, with even one-bedroom apartments offering plenty of space – 750sqft, larger than standard one-bedroom apartments - and boasting stunning balconies.

With your own space comes privacy and peace of mind. This is your space and one you can confidently call your home.





The Shade Of Beauty

Greenery crafts every luxurious corner, balcony & rooftop of Azizi Gardens, like beauty overflowing under a majestic tree. Pair such an emollient ambience with the distant view of urban landmarks outside your apartment and you'll realize what you have is an epitome of a suave lifestyle!

Azizi Gardens is a breathtaking composition of 51 comprehensive apartments, of which 40 are one bedroom and 11 are two bedrooms units – all with extensively ravishing balconies. And since one bedroom flats of 750 sq. ft. each make 80% of the units, just for once – and only here – highlife proves out to be a prudent investment.

Space and privacy aren't considered two separate entities here. Rather, it's the one key that brings to light our phenomenal character – our alter-ego.

So, own your special corner in the building and design your life in it as you see fit. Let your home be the reflection of your aesthetic values. Let it reflect the magnetism of your personal art.

Chic Meets Contemporary

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 Gardens 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.



Modern Kitchens

Nothing brings people together quite like food. Whether you are hosting a party or just having friends over for afternoon tea, 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 wooden floors and gorgeous windows add a wonderful rustic feel and ensures a cosy dining experience, no matter what the meal or time of day.

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



Sleep With A View

Our bedrooms are designed to be more than just functional areas. The spacious bedroom also includes room for seating by the stellar floor to ceiling framed windows. Built-in wardrobes, vanity units and mirrors complete the contemporary look. Azizi Gardens has transformed the bedroom space into an experience worth indulging in. 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.



Unparalleled Views

Spectacular balconies designed with you in mind lend unparalleled views of the Dubai skyline. Exquisitely crafted panoramic glass frames coupled with floor to ceiling windows, wood panelled floors and perforated panels give each apartment an air of sophistication. The clean landscaped corners add a wonderfully new green dimension to apartment design in Dubai.



Exquisite Bathrooms

Stunning tiles and beautiful expertly crafted countertops and surfaces greet you in Azizi Gardens' bathrooms. The lighting and patterned designs give the bathroom depth and sophistication, without compromising on function and elegance.



Swimming Pool

Azizi Gardens boasts a gross floor area of 4,645sqm, with a built-up area of 9,604sqm, making it an integrated township on its own. This means that apart from great retail below, you also get community facilities like a gorgeous swimming pool on the rooftop. This stunning vantage point lends privacy and also great views while you take a relaxing dip after a busy day.



Fitness Centre

Also located on the rooftop is our fully equipped gym and fitness centre. In keeping with our design ethos and embracing a natural approach, the rooftop is also landscaped. Whether you want to soak up the sun outside or get a good workout indoors, you will always be greeted by stunning views at Azizi Gardens.



Facts and Features

Building Type	Residential
Building Height	20.3 m.
No. of Floors	B+G+4
No. of 1 Bedroom units	40
No. of 2 Bedroom units	11
Total No. of units	51
Furniture	Optional (60 AED/sq.ft.)



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