



# Riviera

AZIZI

Building 11 | Type 8

[www.aziriviera.com](http://www.aziriviera.com)

Master Developer  
**meydan**



WILL CHANGE THE WAY YOU LIVE



## CEO'S MESSAGE

Dubai's dynamic real estate market deserves a new community lifestyle paradigm. We are pleased to bring you our vision for the ultimate in luxury, contemporary community living inspired by the stunning and vibrant French Riviera.

As a premier real estate developer, our projects strive to embody the UAE's multicultural and diverse outlook on life. Driven by passion, vision and promise to deliver luxury standards, we are reshaping the meaning of community living in prestigious neighbourhoods of Dubai and demonstrating our capability to deliver unique projects.

Our vision for Azizi Riviera is to create new quality living spaces nestled in luxurious enclaves reminiscent of the beauty, serenity and luxury from St Tropez to Cannes. Peace and privacy indoors and vibrant promenades outdoors, Azizi Riviera is a perfect reflection of the Riviera community living with a contemporary twist.

The design, architecture and locale, with its gardens and waterfront boulevards will transport you to the heart of the Riviera lifestyle. With a multitude of possibilities from the highly anticipated EXPO 2020 and Vision 2021, we are confident that Azizi Riviera will prove to be a prized investment opportunity for years to come.

Farhad Azizi  
CEO, AZIZI Developments



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## EMBRACE THE NEW RIVIERA LIFESTYLE

Positioned in the prestigious Meydan One project, Azizi Riviera is set within a multiphase development of 71 buildings spread across four phases comprising 13 regions, a mega integrated retail district, luxury four- and five-star hotel and lush greenery.

The new Azizi Riviera is all about community living, evoking the classic Mediterranean Riviera lifestyle with a modern, contemporary outlook. Long walks on paved paths, beautiful sunsets and just a short distance from water transport, yachting facilities and a proposed marina, you will always feel safe and warm.

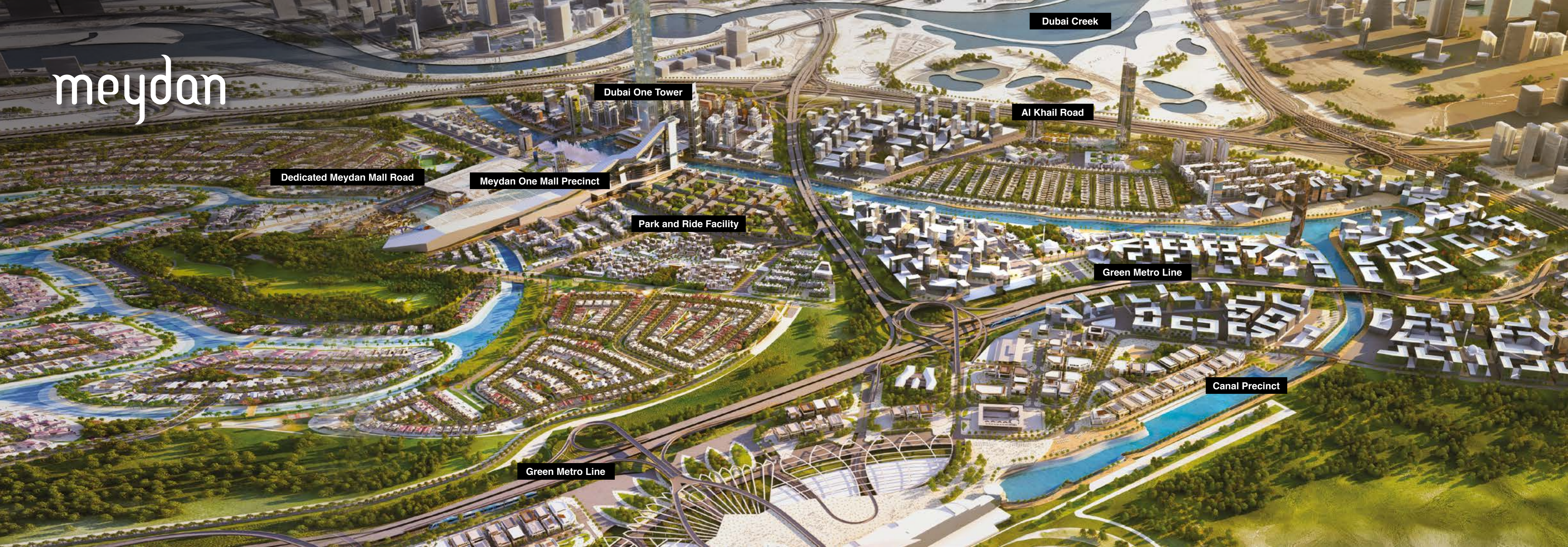
This is a place to embrace the good life and profiter, as the French say. Built to emulate the Riviera, Azizi Riviera brings the best of French Mediterranean contemporary living to Dubai to create a lasting sense of community. The open spaces and public areas offer several conveniences, while the clean lines and modern glass and wood facades add a touch of uniquely Dubai glitz and glamour.

Azizi Riviera is easily accessible via Business Bay, Sheikh Zayed Road, Al Khail Road and Meydan Road. It is also well-connected with a proposed metro line, malls, cinemas, retail, schools, hospitals and other modern necessities. The Meydan Hotel and Racecourse is a mere five minutes away, and so is the proposed One Mall and marina.

DUBAI



meydan



Dubai Creek

Dubai One Tower

Al Khail Road

Dedicated Meydan Mall Road

Meydan One Mall Precinct

Park and Ride Facility

Green Metro Line

Canal Precinct

Green Metro Line

## NEW COMMUNITY LIVING FOR ALL

The first phase of Azizi Riviera is set within a multiphase development comprising of 18 mid-rise residential buildings comprising 2,273 units, a mega integrated retail district, waterfront views and lush greenery.

Keeping in line with contemporary community living, Azizi Riviera combines the best of French Mediterranean design perspective and modern architecture to create the ideal place for modern community living. Whether you are at work, play or simply relaxing, Azizi Riviera has it all and more. Here, you can feel at home and be a part of a diverse and multicultural community. Engage in family-friendly outdoor activities, leisure, dining and retail therapy. Live the highlife of the French Riviera without ever leaving Dubai! Azizi Riviera is creating a new paradigm for community living in Dubai and we welcome you to be a part of it.



AZIZI  
*Riviera*



## PEACEFUL GREEN SPACES

Azizi Riviera II or the garden, is the new expansive green space that is part of the massive Meydan One project. Positioned adjacent to parks and trees, Azizi Riviera II offers peace, serenity and a quiet escape right in the heart of Dubai. Retail, food and beverage outlets and corner shops make this a wonderful spot to unwind and take in the fresh air after a long day. It is also the ideal place to catch up with friends, family and neighbours.

Minutes away from Meydan Hotel and Racecourse and One Mall, with ample connections to public transport and a proposed biking path, this is the ideal location to enjoy being a part of the Riviera community's great outdoors. Expect plenty of family activities, outdoor picnicking and other activities that take advantage of the beautiful green spaces. Community life doesn't get much better than this.





## AZIZI RIVIERA 11

*Riviera* AZIZI

Meydan One Mall 5 Minutes • Dubai Creek 13 Minutes, 13 km. • Dubai International Airport 15 Minutes, 17 km.  
 Dubai Mall 15 Minutes, 11 km. • Dubai Festival City 15 Minutes, 15 km.

## ACCENTUATING NATURE

Trees and foliage have been linked to a better mood. With stunning views of the gardens, you can be rest assured to be in a good mood when you return to your home in Azizi Riviera II.

Azizi Riviera II embraces nature and community living, which is why the buildings are designed to be a part of nature and be warm and welcoming. The use of wood and stone cladding reflects the natural elements and give the buildings a beautiful facade.



## THE CHOOSE IS YOURS

Choose from studio, one- and two-bedroom apartments amongst six mid-rise apartment buildings that reflect the French Riviera's calm and soothing green spaces. Escape to tranquillity and serenity with gorgeous views of the gardens at Azizi Riviera 11 – the new Riviera-inspired community lifestyle concept with a contemporary twist only at Azizi Riviera 11.



## HARMONY WITH NATURE

Clean living at Azizi Riviera II is made simple by the use of only the best fittings, wooden panelling, stone cladding and natural materials. The apartments are modern and sophisticated without being cold or cluttered.



SOOTHING, ORGANIC,  
AND WELL THOUGHT OUT

The balcony design is a combination of cool landscape and interior design. When we design a balcony, we're essentially designing an extension of the apartment interior – a limbo between the inside and the outside. A good balcony design is supposed to be soothing, organic, and well thought out.





## CLEAN LINES AND UNCLUTTERED

Framed curtain glass and beautiful floor to ceiling windows give you unbeatable views of the lush greenery surrounding Azizi Riviera 11. There are several floorplans to choose from whether you are looking for a studio, one- or two-bedroom apartment.



CLEAN, MODERN  
KITCHEN SPACES  
TO CELEBRATE  
SPECIAL OCCASIONS

Dining at Azizi Riviera 11 is only half the fun — things really heat up when you bring the entire cooking experience to the next level. Set your sights on the gorgeous details within this carefully designed kitchen, and get inspired on how you will celebrate your next occasion.





WARM, SOOTHING AND  
ELEGANT BATHROOMS  
CELEBRATE THE  
RIVIERA LIFESTYLE

Simplicity is a rule of thumb for Azizi Riviera II modern design. We made sure that you are keeping open and organic space free of clutter. Use built-in shelving and cabinetry to hide unwanted personal items, a place for relaxation and clean design.







# ESSENCE OF SERENITY

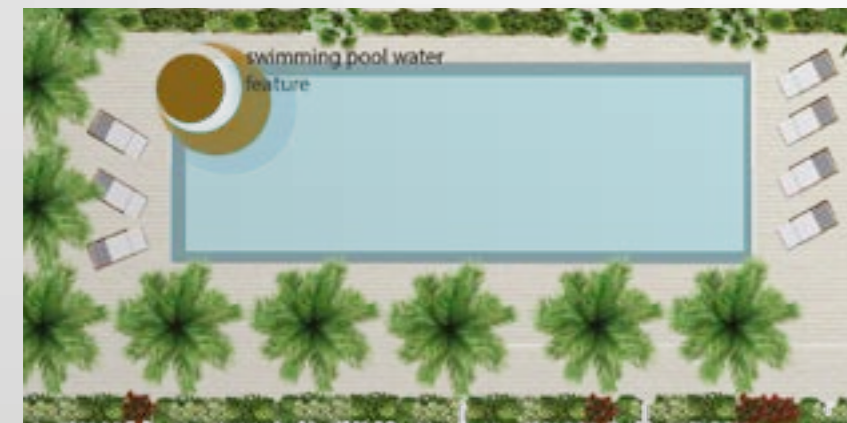


## BUILDING FACILITIES

- 1. Swimming Pool
- 2. Swimming Pool - Water Feature
- 3. Kids Swimming Pool
- 4. BBQ Seating Area
- 5. Bocce Area
- 6. Zen Garden
- 7. Yoga Zone
- 8. Pets Agility Area
- 9. Lounge with Movie Night
- 10. Outdoor Chess Play Area

## READY WHEN YOU ARE

Large swimming pool to unwind with the whole family, plenty of space, an abundance of natural light and state of the art facility set the perfect stage for a tough workout, or an invigorating morning stretch.



Extracted from the concept design idea



## SWIMMING POOL WITH WATER FEATURE

Sitting lazily next to the beautiful pool and sipping away at your favourite beverage is one of the first images that comes to mind when one thinks about lovely holidays. Swimming pools have become synonymous with relaxation and rejuvenation. This is one of the obvious reasons why they are increasingly becoming an integral part of stylish modern homes. Azizi Riviera will take this amazing outdoor experience a notch higher with a stunning waterfall feature that promises to take your breath away.



Extracted from the concept design idea





## BBQ SEATING AREA

Nowhere do cinematic views quite like Azizi Riviera. High up on your own rooftop terrace, you're free to entertain guests or relax alone on a sun-lounger: it's the finest way to live in Dubai, and the ultimate lifestyle.



Extracted from the concept design idea



## BOCCE AREA

Bocce is loved by people of all ages. Competitors or teams lob a total of eight bocce balls as close as possible to a smaller white ball called the 'pallino.' It is estimated that the game originated in 5200 BC. It is still played today all over the world — the second most played ball sport, behind soccer. Azizi Riviera is the best place to play bocce in the Meydan area.



Extracted from the concept design idea

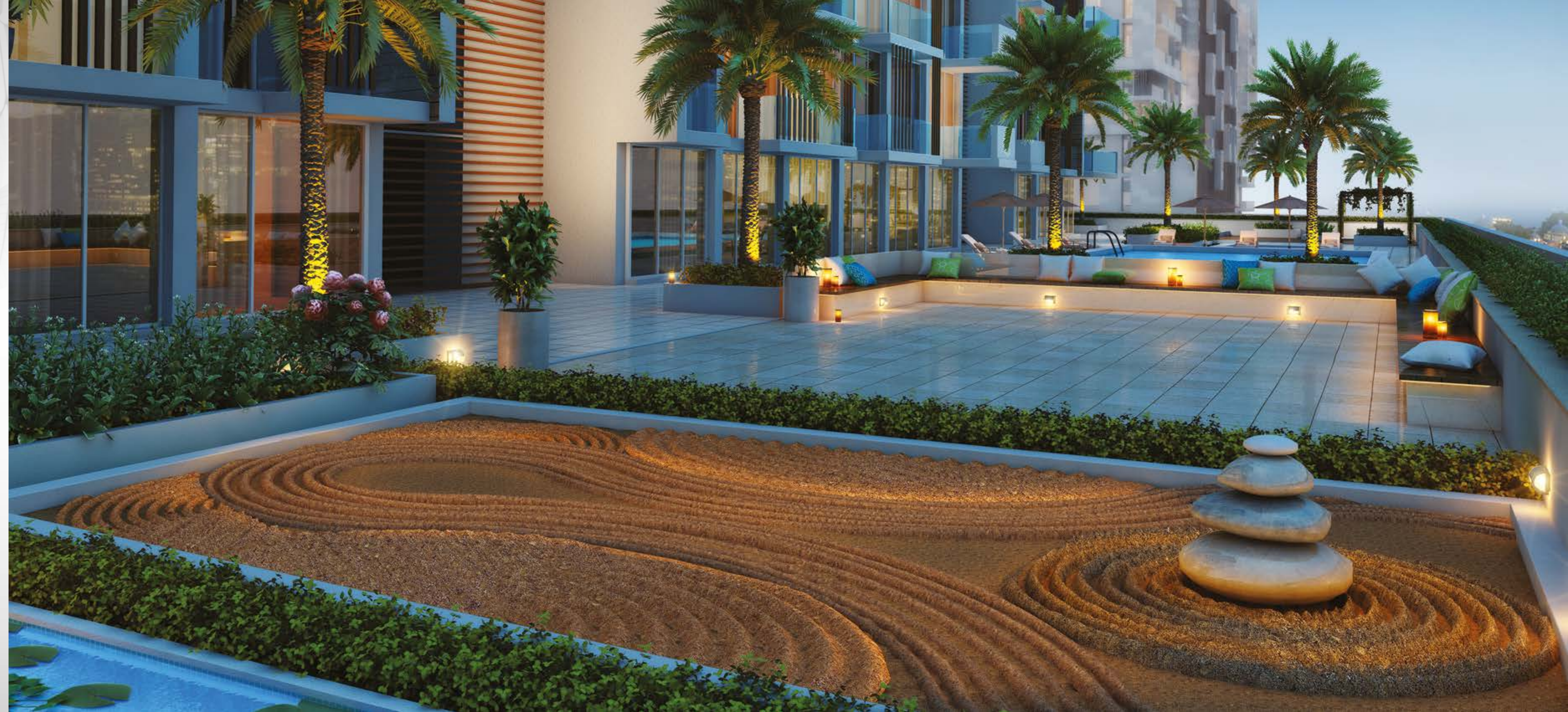


## ZEN GARDEN

The sand or gravel in a Zen garden represent the sea or ocean and is used instead of water. Azizi Riviera Zen garden is carefully raked by our designers to create the impression of waves on the surface of a body of water. The rocks themselves represent islands or rock formations jutting out from the water.



Extracted from the concept design idea

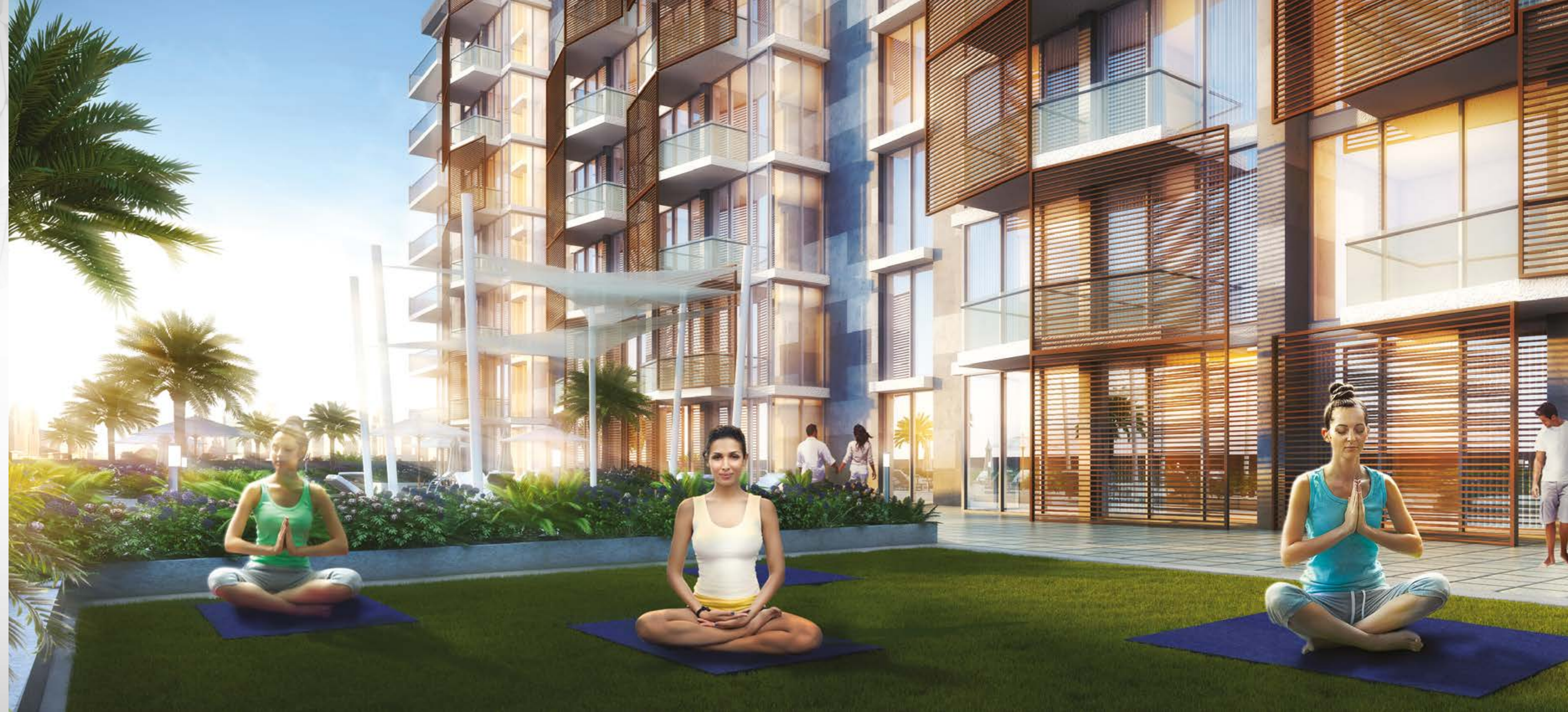


## PETS AGILITY AREA

As every good pet owner could tell you, being a good companion is a two-way street. Pets give people a lot of affection and fun, but they need to be taken care of, too. Since dogs need more than just food and sleep to stay healthy, finding ways to get them outside and active is so important. Our pet play area gives the animals the opportunities to exercise their growing minds and bodies outside.



Extracted from the concept design idea





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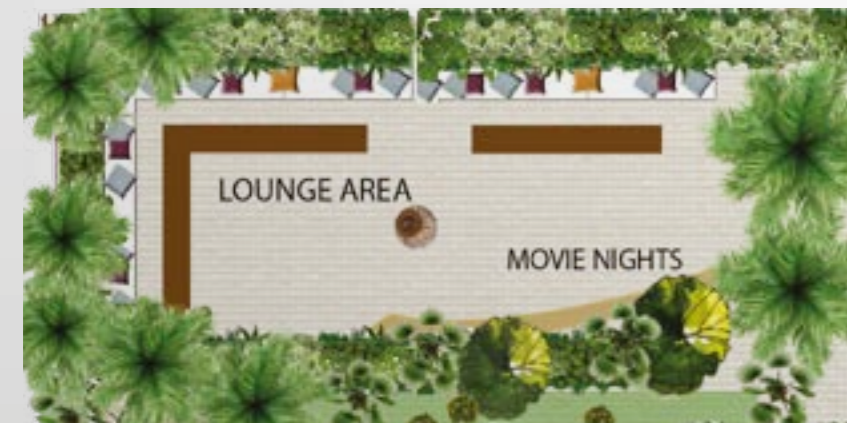


Extracted from the concept design idea



## LOUNGE WITH MOVIE NIGHT

Hosting an outdoor movie night is not challenging any more (at least the first time you do so) than simply popping in a DVD for the kids and leaving them in the living room. At Azizi Riviera all you need is USB with your favourite show to make it successful movie night with family and friends.



Extracted from the concept design idea



## OUTDOOR CHESS PLAY AREA

Magically draws people into the timeless game! Kids, teenagers, adults, and seniors love it! You don't need a backyard or large patios or resorts, the possibilities are endless Azizi Riviera!



Extracted from the concept design idea



MEYDAN ONE MALL



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تأسست مجموعة عزیزی في عام ١٩٨٩. ومع سجلها الحافل بالتطوير العقاري العالمي، يكمن جوهر قوة الشركة في تفاني موظفيها، وقدراتها الإدارية، ونجاح التخطيط والتصميم. وبفضل حجم مبيعاتها السنوية الذي يتجاوز ١.٥ مليار دولار أمريكي، قامت مجموعة عزیزی بتنويع عملياتها في مجالات الأعمال المصرفية، والنفط والغاز، والسياحة، والضيافة، والعقارات، في الأسواق العالمية الرئيسية. وتبلغ القيمة الصافية للمجموعة أكثر من ١١ مليار دولار أمريكي.

شركة عزیزی للتطوير العقاري، الذراع الاستثمارية العقارية لمجموعة عزیزی، واحدة من أكبر شركات التطوير العقاري من حيث رأس المال في دولة الإمارات العربية المتحدة. في دبي، استثمرت المجموعة أكثر من مليار دولار أمريكي في منطقة الفرجان – واحدة من أكثر المناطق الواعدة والجديرة بالاهتمام في دبي الجنوب. و تعمل شركة عزیزی للتطوير العقاري أيضًا على تطوير مشروعات متميزة في جزيرة نخلة جميرا الشهيرة وفي مدينة دبي الطبية.

With an extensive network and relationship with strategic partners, Azizi Developments consistently locates properties in prime investment areas with significant potential, in order to increase the value for our customers. With strong investment capital, the group always focuses on quality and timely project delivery. All projects are planned and executed by experienced professionals and make use of high quality construction materials and collaborative interior decorators to ensure that projects deliver returns in the long-term.

وبفضل شبكة العلاقات الواسعة مع الشركاء الإستراتيجيين، تنشئ شركة عزیزی للتطوير العقاري عقاراتها دومًا في مناطق استثمار رئيسة ذات إمكانات هائلة. من أجل زيادة القيمة لعملائها. وبفضل قوة رأس مالها الاستثماري، تركز المجموعة دائمًا على الجودة ودقة مواعيد تسليم المشروعات. تُخطط جميع المشروعات وتُنفذ بيد مهنيين متمرسين باستخدام مواد بناء عالية الجودة، ومصممي ديكور داخلي لضمان إدرار المشروعات عوائد عالية على المدى الطويل.

Azizi Group was established in 1989. With a superb track record of global real estate development, the company's core strength comes from our dedicated employees, management capabilities, and successful planning and design. With an annual turnover exceeding USD 1.5 billion, Azizi Group has diversified operations in banking, oil & gas, tourism, hospitality and real estate across key international markets. The group's net worth stands in excess of USD 11 billion

Azizi Developments, the real estate investment arm of Azizi Group, is one of the UAE's most financially sound developers. In Dubai, the group has invested over USD 1 billion in Al Furjan - one of the city's most rewarding and upcoming areas in south Dubai. Azizi Developments is also developing exciting projects on the iconic Palm Jumeirah Island and in Dubai Healthcare City.

إخلاء المسؤولية القانونية

المعلومات الواردة في هذا الكتيب سرية ومعدة للاستخدام المتلفي حصراً، ولا يجوز إعادة إنتاج هذا الكتيب أو توزيعه أو تسليمه أو تقديمه إلى أي شخص دون الحصول على موافقة خطية مسبقة من شركة عزیزی للتطوير العقاري. لا يقدم أي إقرار أو ضمان (صریح أو ضمني) بشأن دقة المعلومات الواردة في هذه الوثيقة أو اكتمالها. أو بشأن توافق أي عرض مستقلقي للوحدات أو الشقق في المشروع مع الشروط الواردة فيها. لا يجوز تفسير أي مما ورد في هذا الكتيب على أنه مشورة مالية أو قانونية أو ضريبية أو تنظيمية. جميع الملحقات كالأجهزة الإلكترونية، والأثاث والسلع البيضاء، والعناصر الخشبية وغيرها، المتضمنة في هذا الكتيب ليست جزءًا من الوحدة القياسية وتستخدم لأغراض التوضیح فقط. وجميع الخطط والمخططات والصور والرسومات الهندسية والمعلومات والتفاصيل الواردة في هذا الكتيب إرشادية.

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## Facts and Features

Building Height	122.21 ft.
No. of Studios	112
No. of 1 Bedroom units	26
Total No. of units	138
Furniture	Optional (50 AED/sq.ft.)
Cooling System	Air Cool Chillers

## التفاصيل و المميزات

122.21 قدم	ارتفاع البناء
112	عدد الاستديوهات
26	عدد الوحدات بغرفة نوم واحدة
138	العدد الكلي للوحدات
اختياري (50 درهم للقدم المربع)	فرش الشقة
شليبر تبريد بالهواء	نظام التبريد