



AZIZI RIVIERA

LOCATION: MEYDAN MBR CITY COMPLETED: Q4 2022

AZIZI Riviera

LOCATION FACTORS

- AZIZI RIVIERA IS PART OF THE MEYDAN ONE PROJECT, AND ONCE COMPLETED WILL HAVE ALL INTEGRATED AMENITIES AND FACILITIES WITHIN WALKING DISTANCE - INCLUDING SHOPPING COMPLEX, HOTELS, MARINA AND GARDENS
- PART OF THE MEYDAN AREA WHICH HAS GREAT ROAD CONNECTIONS TO THE REST OF THE CITY
- METRO LINE DUE TO BE BUILT IN THE AREA WITHIN THE NEAR FUTURE
- VERY CLOSE TO RAS AL KHOR ROAD AND AL KHAIL ROAD
- STUNNING VIEWS OF DOWNTOWN DUBAI AND THE SURROUNDING GREEN AREAS
- 20 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DUBAI MARINA
- 12 MINUTES TO DOWNTOWN DUBAI
- 10 MINUTES TO DIFC

The first phase of Azizi Riviera is set within a multi-phased development comprising of 18 mid-rise residential buildings with a mega integrated retail district, waterfront views and luscious greenery. The French Mediterranean-inspired community houses studios, 1-3-bedroom apartments and penthouses, all with their own private terrace or balcony. The overall Azizi Riviera master community will include a shopping and entertainment complex, 4km promenade, a marina and 4 & 5* hotels.

FACILITIES

- | | | |
|--------------------|-----------------------|------------------|
| SWIMMING POOL | LANDSCAPED GARDENS | CHILDREN'S POOL |
| BOCCÉ COURT | OPEN CHESS PLAYGROUND | YOGA AREA |
| LARGE PARKING AREA | CINEMA HALL | DOG PLAYGROUND |
| SPORTS CENTER | BBQ AREA | SHOPPING COMPLEX |

SIZES & PRICES

STUDIO - 402 SQFT TO 558 SQFT	SECONDARY MARKET
1 BR - 706 SQFT TO 1,148 SQFT	SECONDARY MARKET
2 BR - 836 SQFT TO 1,301 SQFT	SECONDARY MARKET
3 BR - 1,100 SQFT TO 1,804 SQFT	SECONDARY MARKET

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Grand Fresh Meydan, Spinneys Meydan, Fair Mart Supermarket Meydan

PUBLIC TRANSPORT: BUS STOP - Avanti Tower, METRO - Business Bay

SCHOOLS/NURSERIES: Hartland International School, North Collegiate School, Rashid School for Boys, Kido Nursery

PETROL STATION: EMARAT 58CJ, ADNOC Nad al Sheba

MEDICAL FACILITIES: Al Quoz Health Center, Miracure Medical Centre LLC, Multi Care Medical Center

RETAIL/F&B: Hartland Mall, The Dubai Mall, Design District, Downtown Dubai

LANDMARKS: Meydan Hotel, Al Quoz Pond Park, Design District, Burj Khalifa, Downtown Dubai



+7 969 179 97 79



The interiors of Azizi Riviera 1 capture the essence of the French Riviera lifestyle, with spacious terraces and balconies and a minimalistic design. The natural stone flooring and wooden paneling, along with the finest materials imported from Spain and Italy are used throughout each residence. The floor-to-ceiling windows allows for ample natural light, while the wooden paneling and stone cladding give the façade of the buildings a wonderful rustic charm.

PITCH POINTS / WHY BUY?

- THE DEVELOPMENT IS A FREEHOLD AREA
- PART OF THE EXTREMELY SUCCESSFUL MBR CITY AREA
- THIS AREA IS EXTREMELY WELL CONNECTED
- EXCELLENT INFRASTRUCTURE ONCE THE COMMUNITY IS COMPLETED
- GREAT ROI POTENTIAL FOR ALL UNITS
- REPUTABLE DEVELOPER WITH SIMILAR DEVELOPMENTS IN THE SURROUNDING AREAS
- GREAT VIEWS OF THE REST OF DUBAI AND THE SURROUNDING MEYDAN AREA, INCLUDING THE CENTRAL LAGOON
- PHASED DEVELOPMENT ROLL-OUT WITH OVER 70 BUILDINGS WITHIN THE ENTIRE DEVELOPMENT

PAYMENT PLAN: 30/70

ROI: 5.6 – 7% depending on layout and number of bedrooms

DEVELOPER OVERVIEW

Azizi Developments is a leading and award-winning developer based in Dubai, UAE. With over 11,000 residential units sold and thousands of homes successfully delivered to local and international investors and end users, the developer prides itself on its construction-driven approach, its portfolio of luxury developments across Dubai's most sought-after residential destinations, and its commitment to transparency and customer centricity.

THINGS TO KNOW

SERVICE CHARGE:	APPROX. AED 13-14 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	READY - ANYTIME

IN CLOSE PROXIMITY

- 2.1km HARTLAND INTERNATIONAL SCHOOL
- 3km RAS AL KHOR ROAD
- 5.4km GRAND FRESH MEYDAN SUPERMARKET
- 6.3km PETROL STATION
- 8.6km THE DUBAI MALL
- 9.4km AVANTI TOWER BUS STOP
- 10.8km AL QUOZ HEALTH CENTER



KEY FEATURES

- OPEN-PLAN LIVING
- FLOOR-TO-CEILING WINDOWS
- ALL UNITS HAVE THEIR OWN PRIVATE TERRACE OR BALCONY
- ALL AMENITIES WITHIN WALKING DISTANCE ONCE MASTER DEVELOPMENT IS COMPLETED
- VARIETY OF LAYOUTS FOR EACH APARTMENT
- GORGEOUS VIEWS FROM EACH APARTMENT