



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 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 the highest 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 elegant enclaves reminiscent of the beauty and serenity 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



# *Riviera* AZIZI

## 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, vibrant 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 line, 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.

# 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. World-class infrastructure coupled with its strong will and determination make it a real estate paradise. With World Expo 2020 around the corner, the city is expected to attract up to 25 million visitors while the population is predicted to nearly double by 2030. There is no better time to invest in the future than 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.



# meydan



Dubai Creek

Dubai One Tower

Dubai Creek

Ras Al Khor Road

Al Khail Road

Dedicated Meydan Mall Road

Meydan One Mall Precinct

Park and Ride Facility

Green Metro Line

Al Meydan Road

Canal Precinct

Al Meydan Road

# 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 of 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*  
Will Change The Way You Live  
meqdan one





## PEACEFUL GREEN SPACES

Azizi Riviera 1 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 1 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 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.





*Riviera* AZIZI

- Meydan One Mall 5 Minutes, 100 m.
- Dubai Mall 10 Minutes, 10 km.
- Dubai Creek 12 Minutes, 12 km.
- Dubai Festival City 15 Minutes, 15 km.
- Dubai International Airport 15 Minutes, 17 km.

## CONTEMPORARY LOOK, RUSTIC CHARM

Azizi Riviera 1 effortlessly combines the charm and character of the French Riviera with a contemporary design ethos. Built for modern living without compromising on the defining qualities of a warm home, Azizi Riviera 1 is the best of both worlds. Floor-to-ceiling windows allows for ample natural light, while the wooden paneling and stone cladding give the façades a wonderful rustic charm. The beautiful views of the Dubai Canal, Meydan and other Dubai landmarks make Azizi Riviera 1 an ideal location for morning runs, evening strolls or just some calming yoga. The host of fine recreational and dining activities make it the perfect place to catch up with friends, family and loved ones. This is the new definition of vibrant community living in Dubai.



## EXQUISITE DESIGN AND WORKMANSHIP

High quality workmanship meets minimalistic and functional design at Azizi Riviera I. The exteriors and interiors are finished with only the highest quality fittings to create truly unique and enhanced living spaces, while remaining cosy and intimate. Irrespective of your desired apartment layout, you will be greeted by warm and inviting spaces that make you feel at home. Meticulous attention to detail and the finest workmanship turn every apartment into the ideal place to live the French Mediterranean-inspired community lifestyle to its fullest.



## ELEGANCE AND COMFORT

We believe that a stress-free life needs a clutter-free life. Which is why you will find elegant living spaces that do not compromise on comfort or convenience. The interiors of Azizi Riviera 1 capture the essence of the French Riviera lifestyle, with its spacious terraces and balconies and minimalistic design. The natural stone flooring and wooden paneling give the apartments a timeless and exquisite appeal. Choose from a variety of layouts to suit your needs, and be rest assured that your apartment will be a warm and welcoming abode of comfort and tranquility for you and your family. Bask in stunning waterfront views and popular Dubai landmarks from your very own Azizi Riviera 1 home.





## SLEEP AMIDST ELEGANCE AND COMFORT

Our bedrooms are designed to be more than just functional areas. With distinct sleeping and dressing areas, including spaces for seating by the window, Azizi Riviera 1 has transformed the bedroom space into an experience. Wake up greeted by a splendid sunrise and beautiful views of the waterfront and the lush greenery.



## CONTEMPORARY DINING AREAS

Inspired by the inviting dining spaces of French Riviera homes, Azizi Riviera 1 takes the dining space to the next level. 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 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.



## THE HEART OF THE HOME

Food brings families together, which is why we have paid special attention to crafting stunning kitchens at Azizi Riviera 1. Our fully equipped kitchens do not just offer all the modern conveniences, but also make cooking and serving meals comfortable and clutter-free. You will find that there is plenty of storage and space for everything your fully functional kitchen requires. The finest fittings and appliances will ensure that your time in the kitchen is never a chore, whether you are cooking for your family, friends or just yourself.



## SOOTHING BATHROOMS

Bathrooms are meant to help you relax and unwind. Our well-appointed bathrooms offer an intimate space where you can feel at peace after a long hectic day at work. We use only the finest building materials imported from Europe, Spain and Italy, so you can be rest assured that your bathroom will only contain the latest furnishings. At Azizi Riviera I, we believe that comfort and elegance is reflected in every room of our spacious apartments, which is why we go the extra mile to deliver only the best.





The background features a light gray grid pattern. In the top left corner, there are silhouettes of leafy branches. In the bottom right corner, there is a large, dark silhouette of a hand with fingers slightly curled.

## 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

A 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. 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



## KIDS SWIMMING POOL

Just like anything else, swimming pools come in all different designs, sizes, shapes and are used for various purposes. Azizi Riviera has a shaded swimming pool to keep your kids engaged and entertained when the sun is shining and the weather is hot.



Extracted from the concept design idea



## BBQ SEATING AREA

Live the ultimate lifestyle in Dubai. High up on your own rooftop terrace, you are easily able to entertain guests or relax alone on a sun-lounger.



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 B.C. 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 designed 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



## YOGA ZONE

India may be the home of yoga, but right now Dubai is among the world's greatest hubs for this super-healthy practice. Of course it's not surprising that you can find so many different styles of yoga in Dubai, but the city has a reputation for diversity to uphold. There truly is something for everyone and anyone, even those who prefer to take outdoor fitness classes can try outdoor yoga at Azizi Riviera. It will change your life!



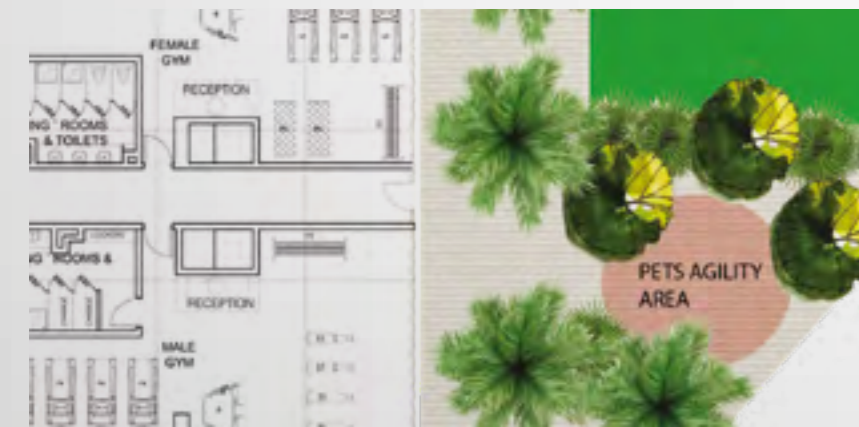
Extracted from the concept design idea





## PETS AGILITY AREA

Our pet play area gives man's best friends the opportunities to exercise their growing minds and bodies outside

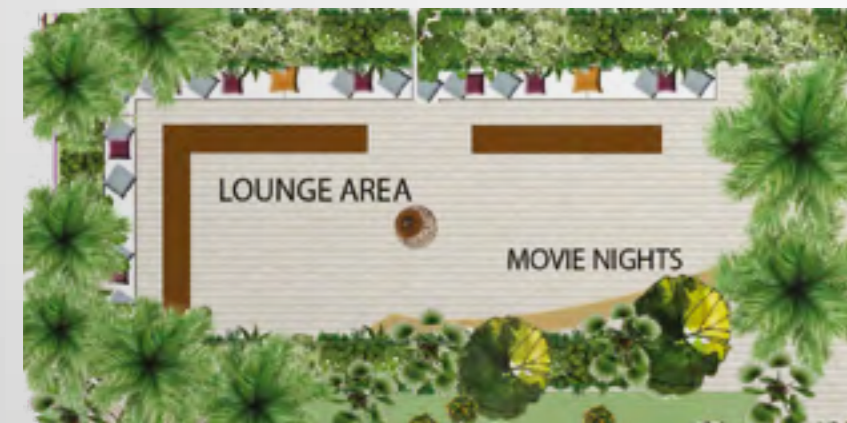


Extracted from the concept design idea



## LOUNGE WITH MOVIE NIGHT

Upgrade the usual stay in movie night experience to a night under the stars at Azizi Riviera. Enjoy your favorite movies with family and friends outdoors in the fresh air.



Extracted from the concept design idea



## OUTDOOR CHESS PLAY AREA

A timeless game enjoyed by all generations. You don't need backyards or large patios, the possibilities are endless at Azizi Riviera.



Extracted from the concept design idea

