

An architectural rendering of a modern high-rise building with a canal and gondolas. The building is white with large glass windows and balconies. The canal is a vibrant blue, and two gondolas with people are visible on the water. The sky is a clear, bright blue.

# AZIZI VENICE

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DUBAI SOUTH

Masterplan Presentation

25 May 2023

1

## Site Location



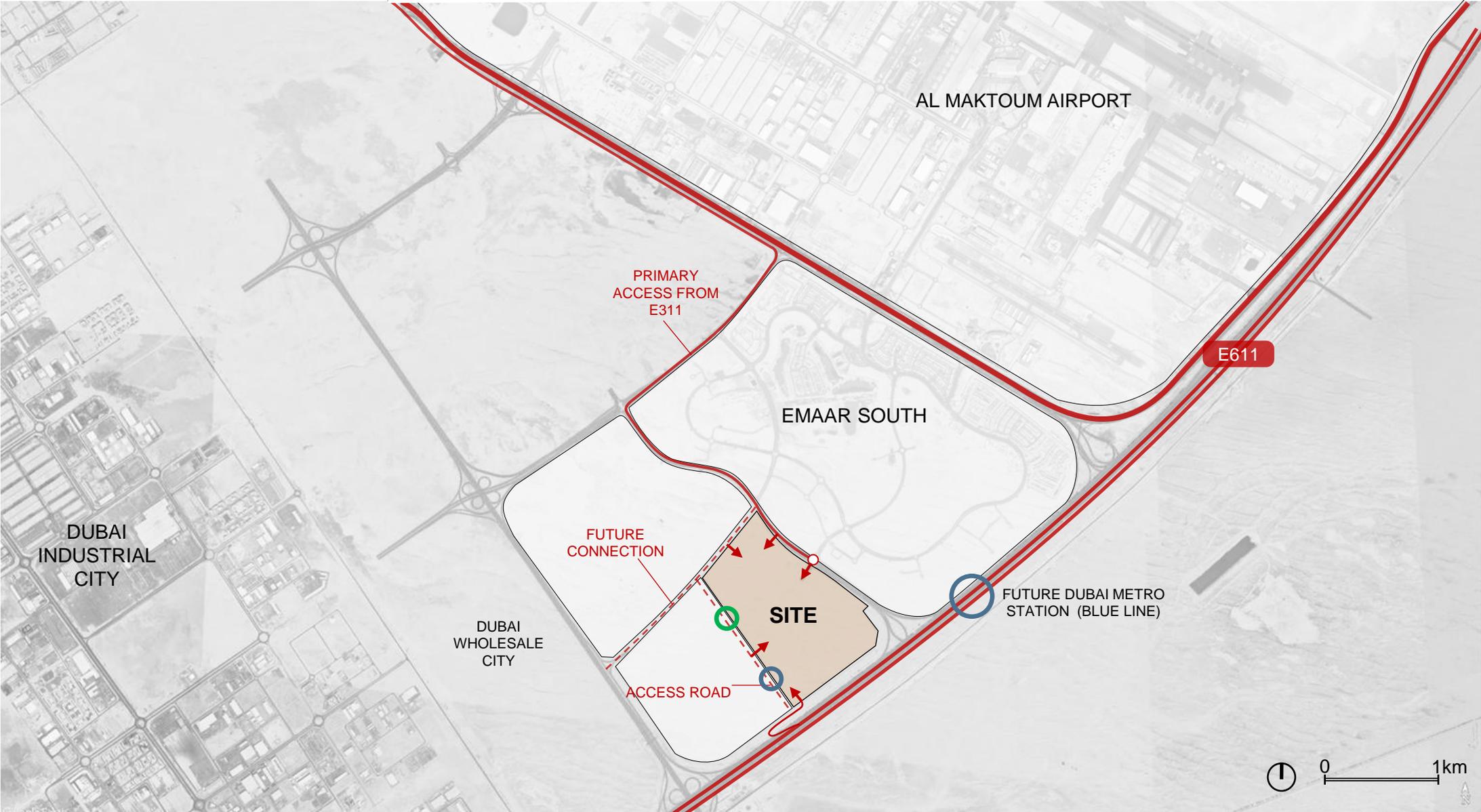
# Location & Access

— Near Al Maktoum International Airport



# Location & Access

— Near Al Maktoum International Airport



2

Vision





— THE ATOLL  
WATER COMMUNITY

CREATING AN "ATOLL" THAT ADDS VALUE WHILE ENABLING A BLUE LAGOON LIFESTYLE LIKE NONE OTHER



luxury



leisure



lifestyle

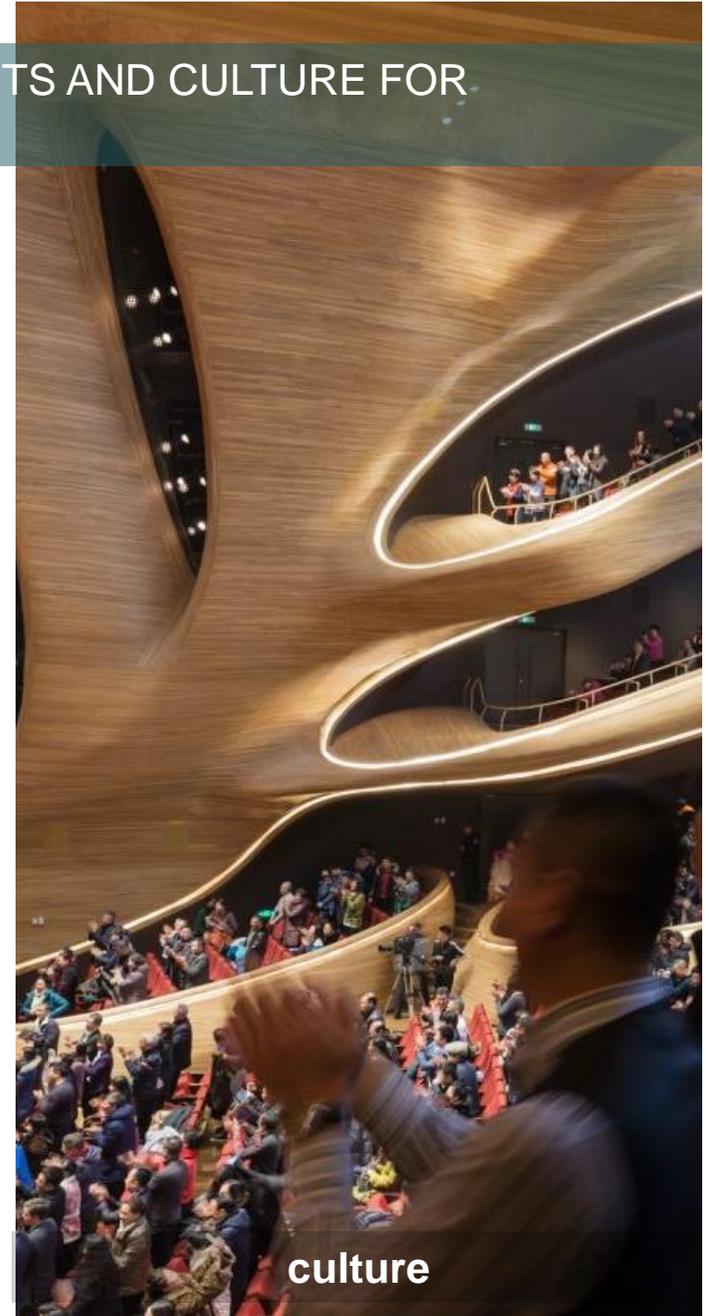
A NEW DESTINATION FOR DUBAI WITH ENTERTAINMENT, ARTS AND CULTURE FOR TOURISTS AND RESIDENTS ALIKE



entertainment



arts

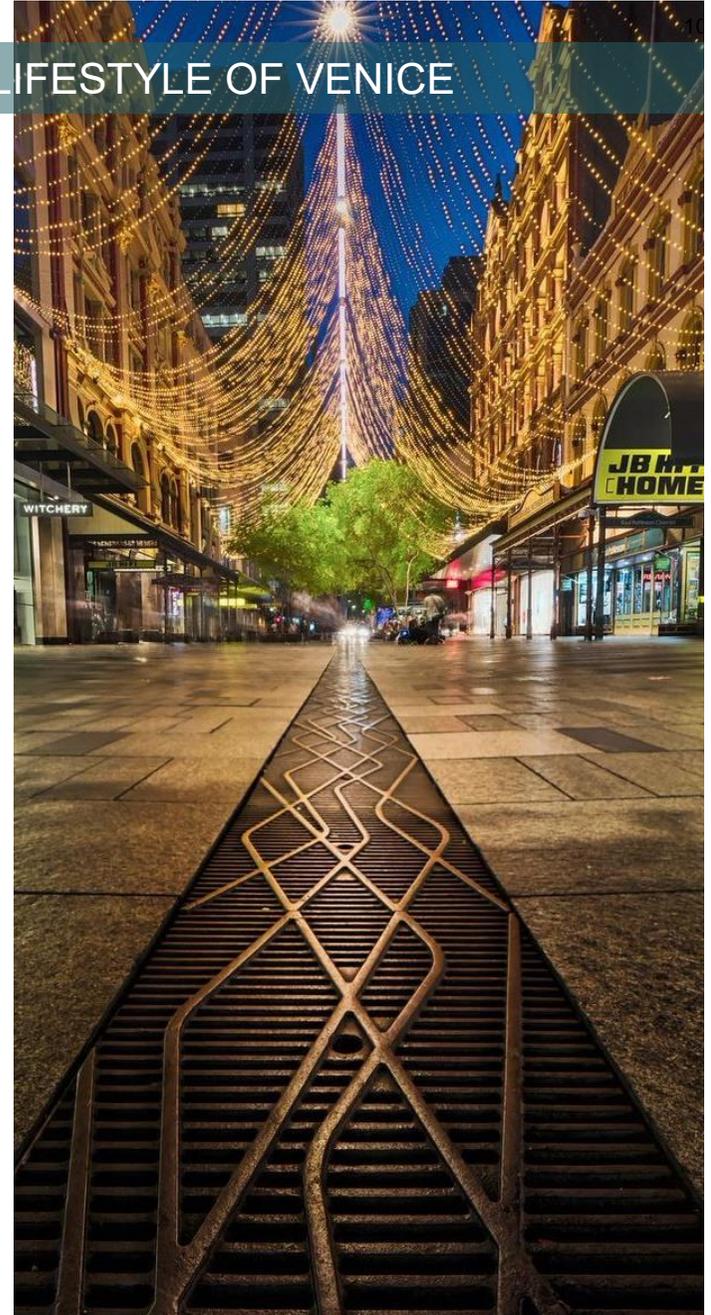
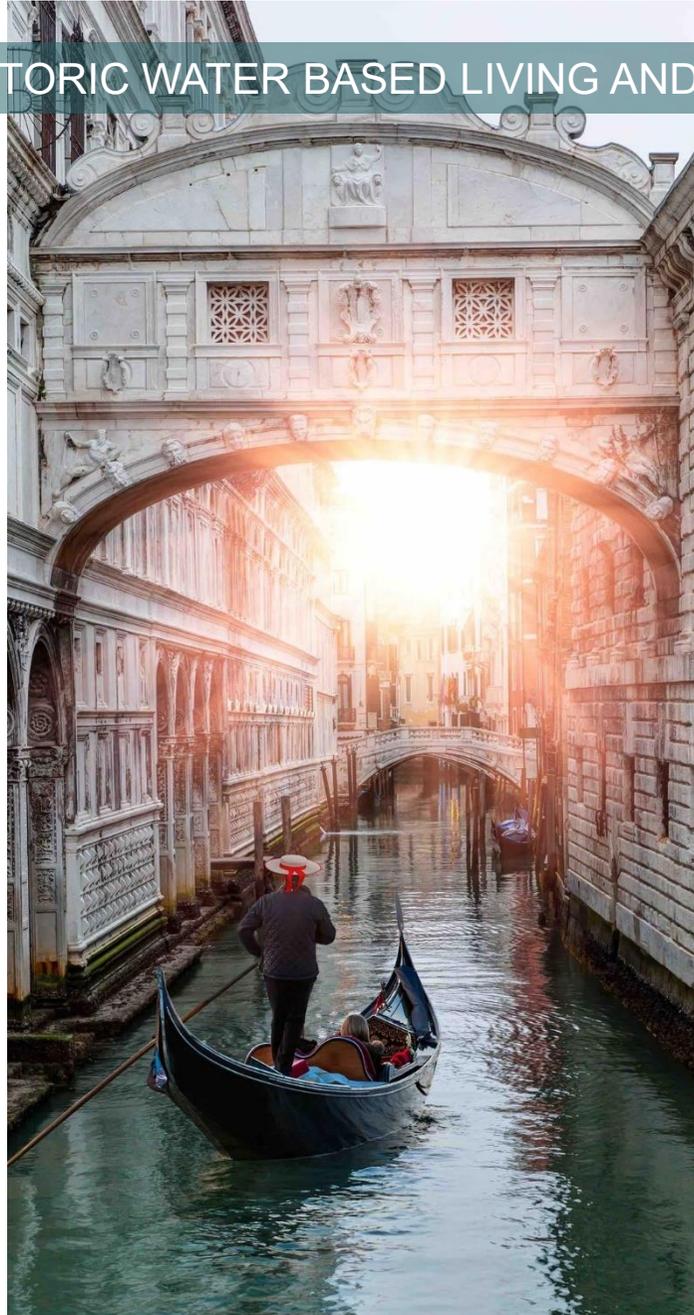


culture

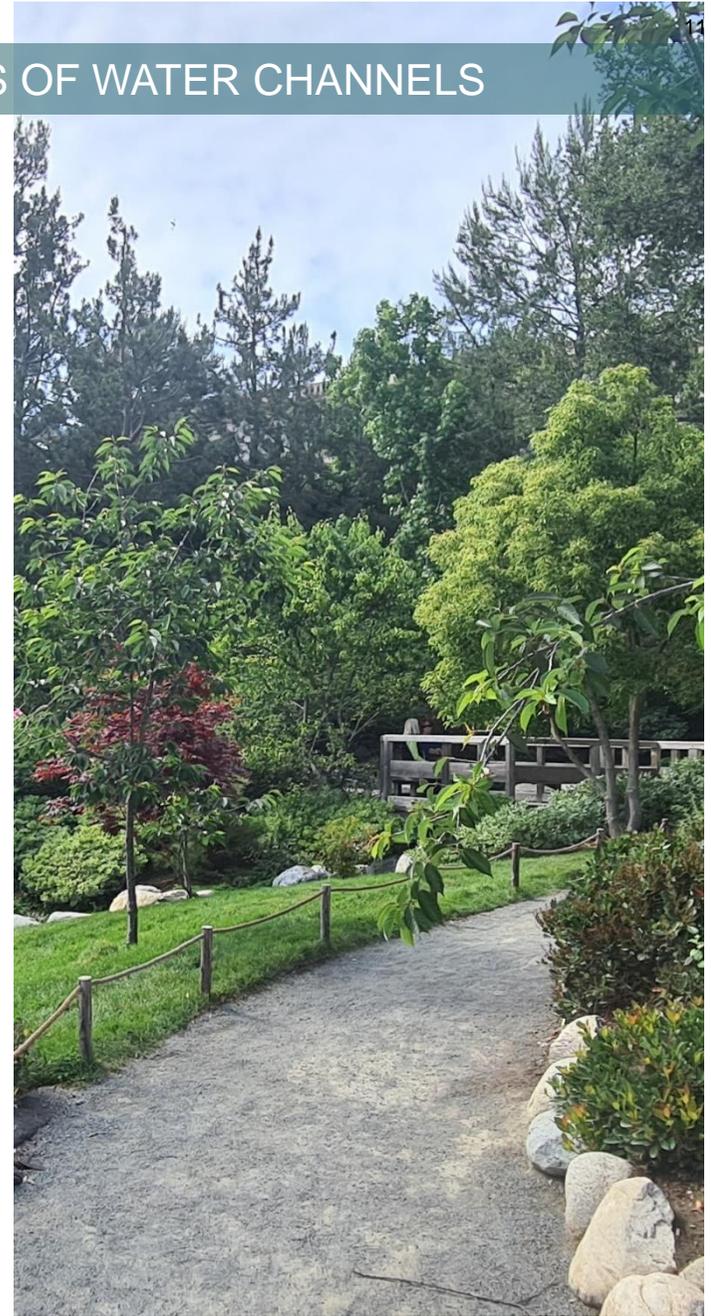
A UNIQUE WATERFRONT OFFERING AND LIFESTYLE FOR DUBAI SOUTH



... INSPIRED BY THE HISTORIC WATER BASED LIVING AND LIFESTYLE OF VENICE

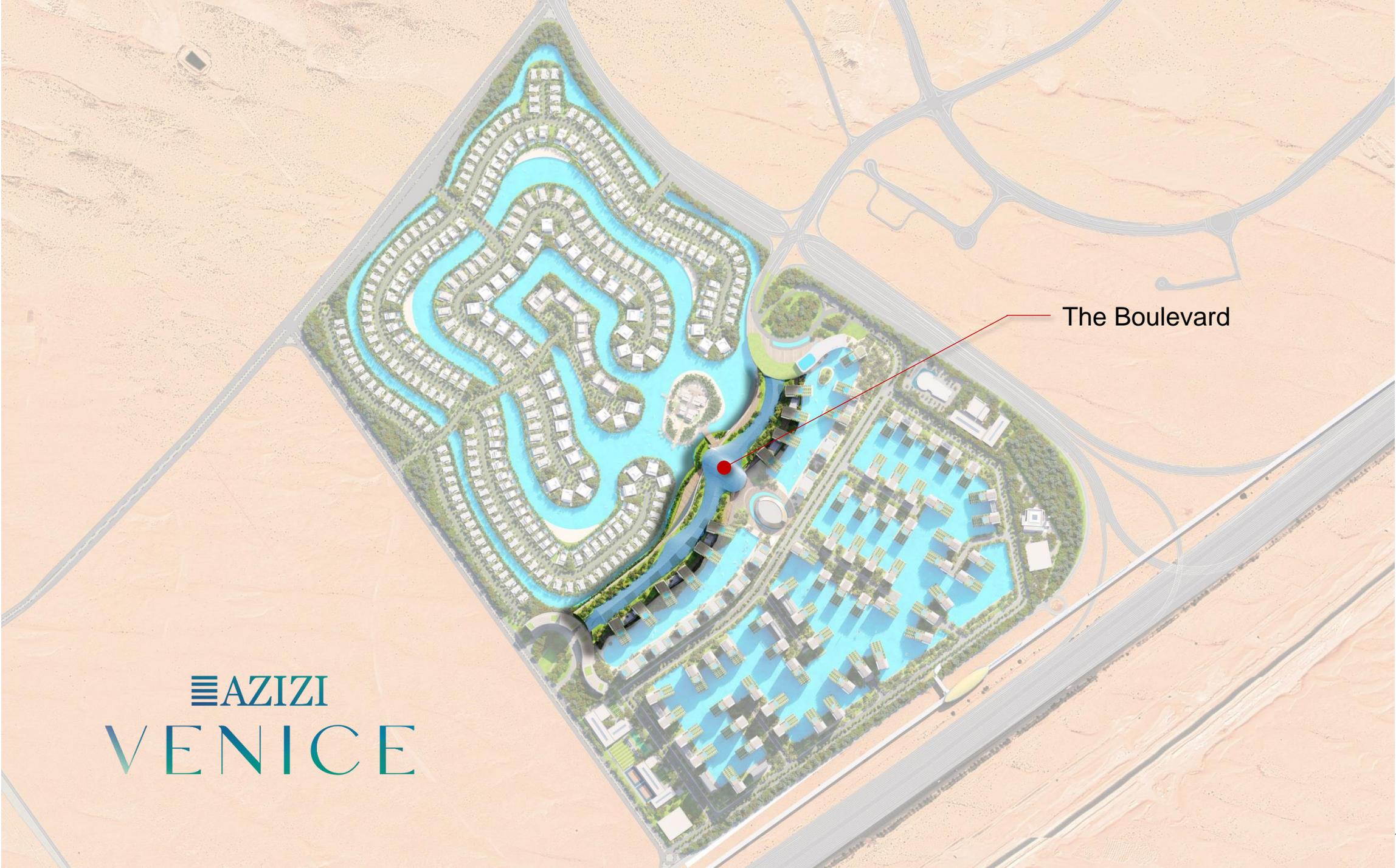


AND ENHANCED BY LUSH LANDSCAPE & BUBBLING SOUNDS OF WATER CHANNELS





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The Boulevard

 AZIZI  
VENICE



## The Boulevard

Aim to attract 20-30K visitors a day

Lagoon front venue

Boardwalk experience

F&B venues

- Featuring unique F&B offerings from around the world
- Signature restaurants

Next Generation Retail shops

Entertainment

- Amphitheater and digital screen
- Events Plaza
- Cinema
- Comedy Clubs & Theatre restaurants

Sport District

- Running track and Fitness areas
- Simulated digital sport fields

Children play areas

Water Park and Fountains

# Azizi Boulevard

Undulating Boardwalk



# Plaza and Beach



# The Boulevard

## Boulevard Experience



# The Boulevard

## Food and Beverage



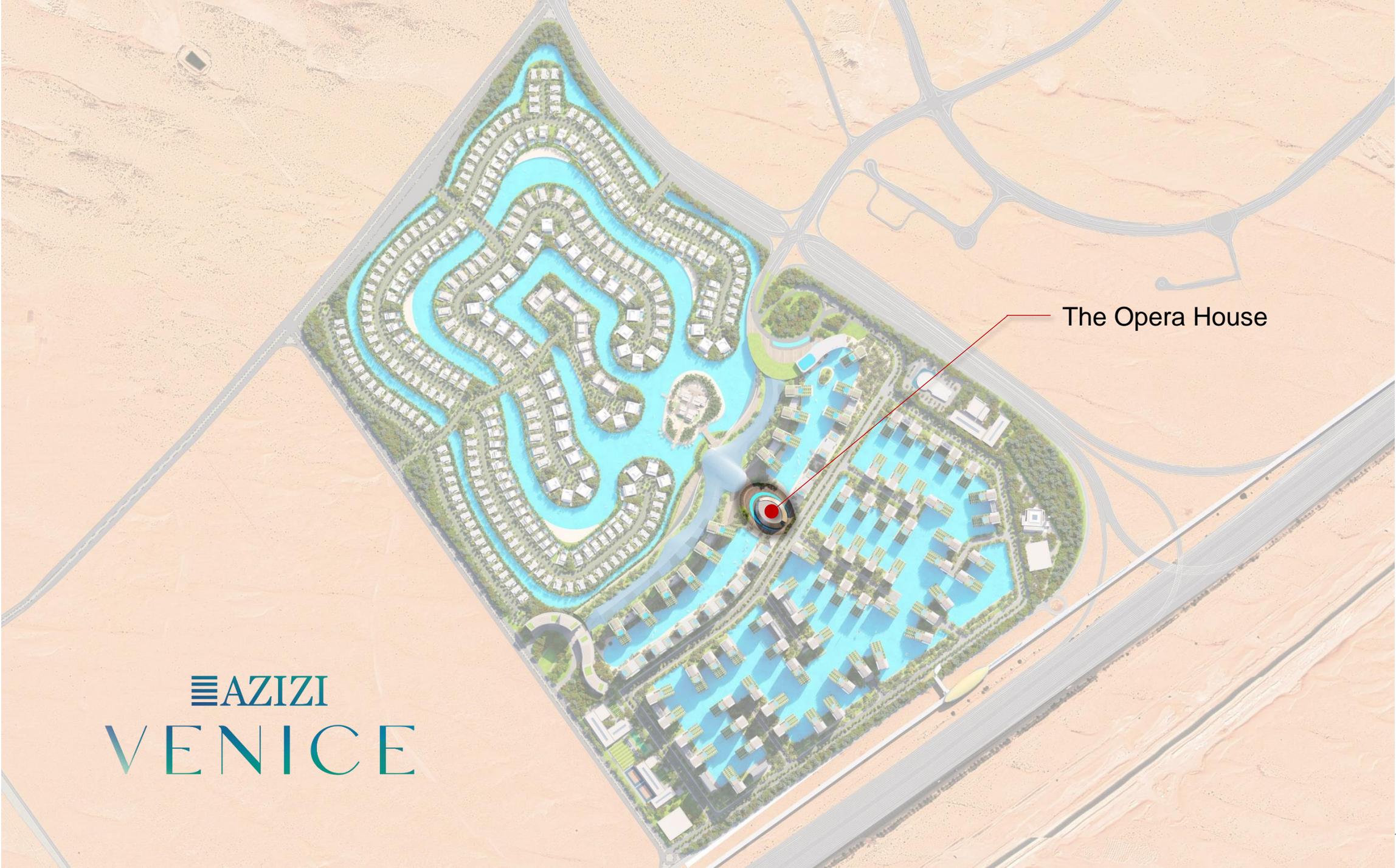
# The Boulevard

Culture and Art





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The Opera House

AZIZI  
VENICE

# Opera House



## Culture and Art

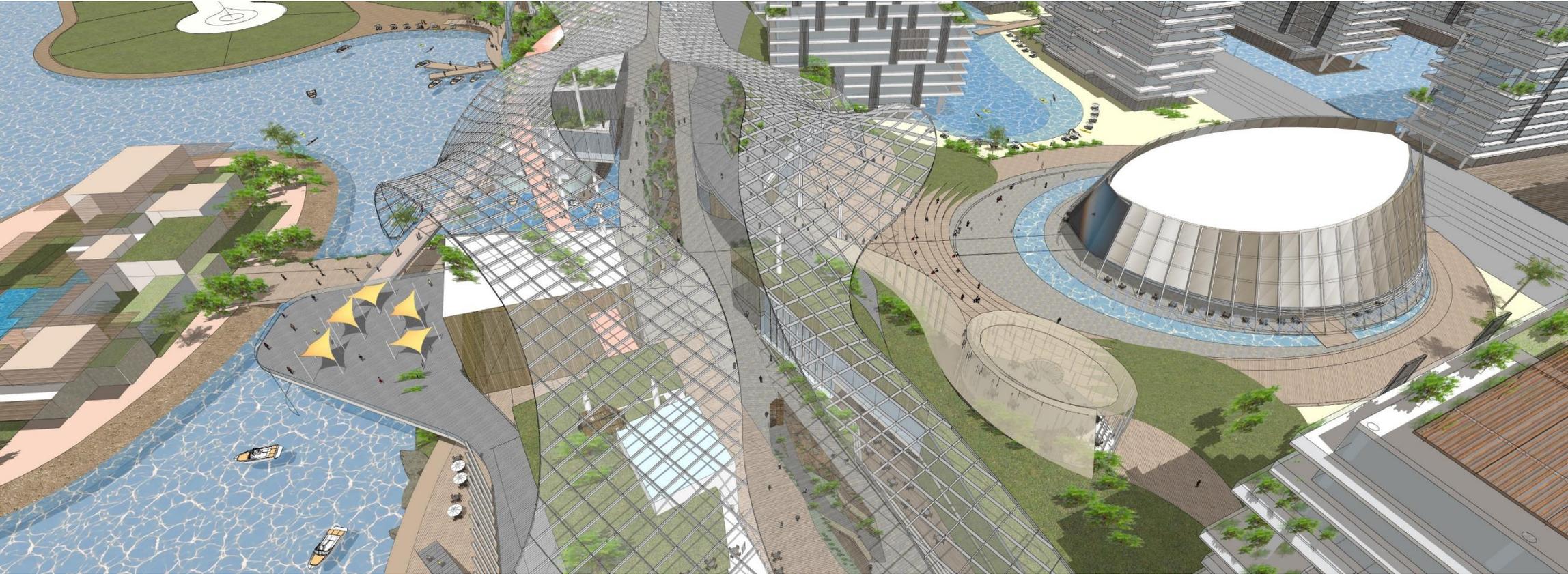
Opera House for the millennia – integrated experience

- Indoor / outdoor experience
- Floating stage .. in the round
- Opera house plaza
- Integrated within water feature .. dancing fountain
- Multi purpose event space

Curated Arts, Music and Events programs  
Vibrant, Animated and Experiential Walking Street

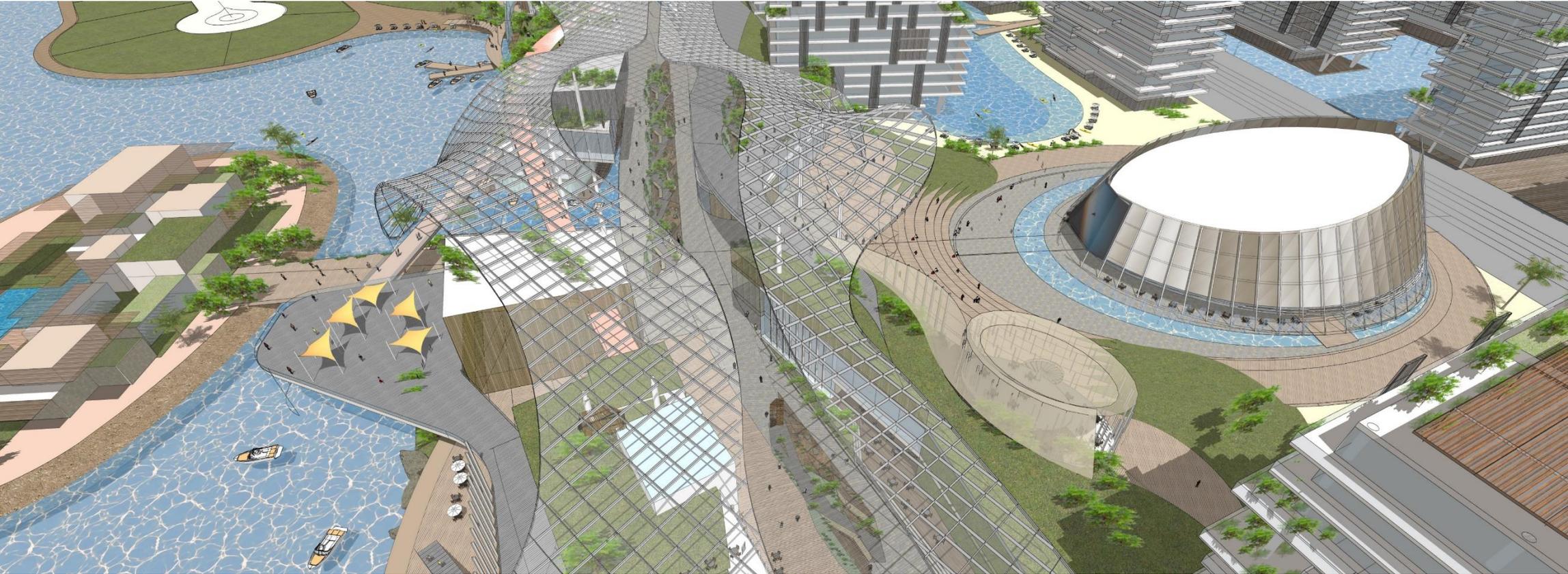
# Dubai South Opera House

Design Competition



# Dubai South Opera House

Design Competition



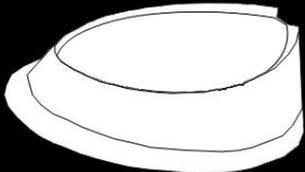
Palais Garnier, 1875



Sydney Opera House, 1973



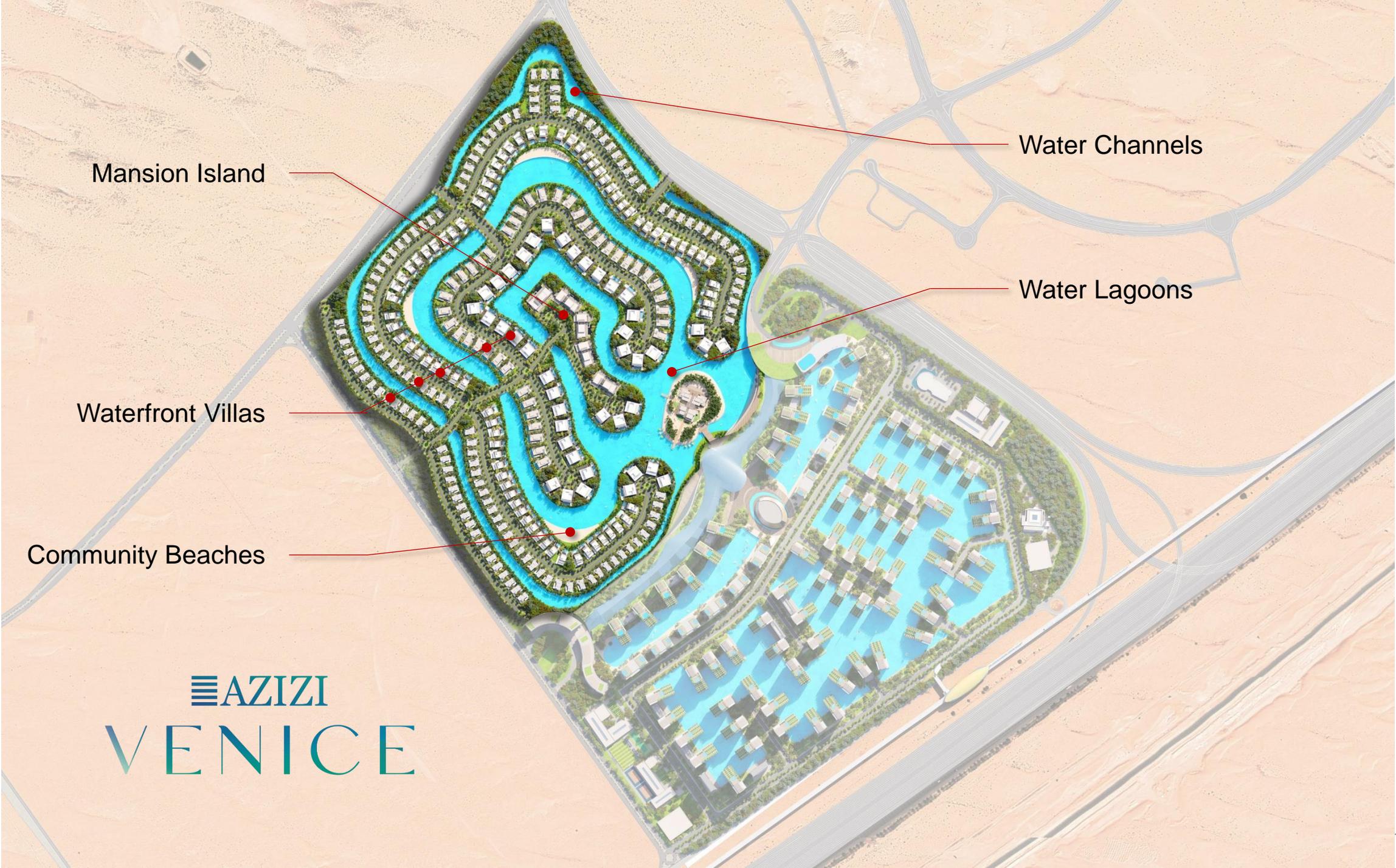
Heydar Aliyev Center, 2012



Dubai South Opera House, 2028



 AZIZI  
VENICE



Mansion Island

Water Channels

Waterfront Villas

Water Lagoons

Community Beaches

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**VENICE**

# View of the Lagoon Villa Community



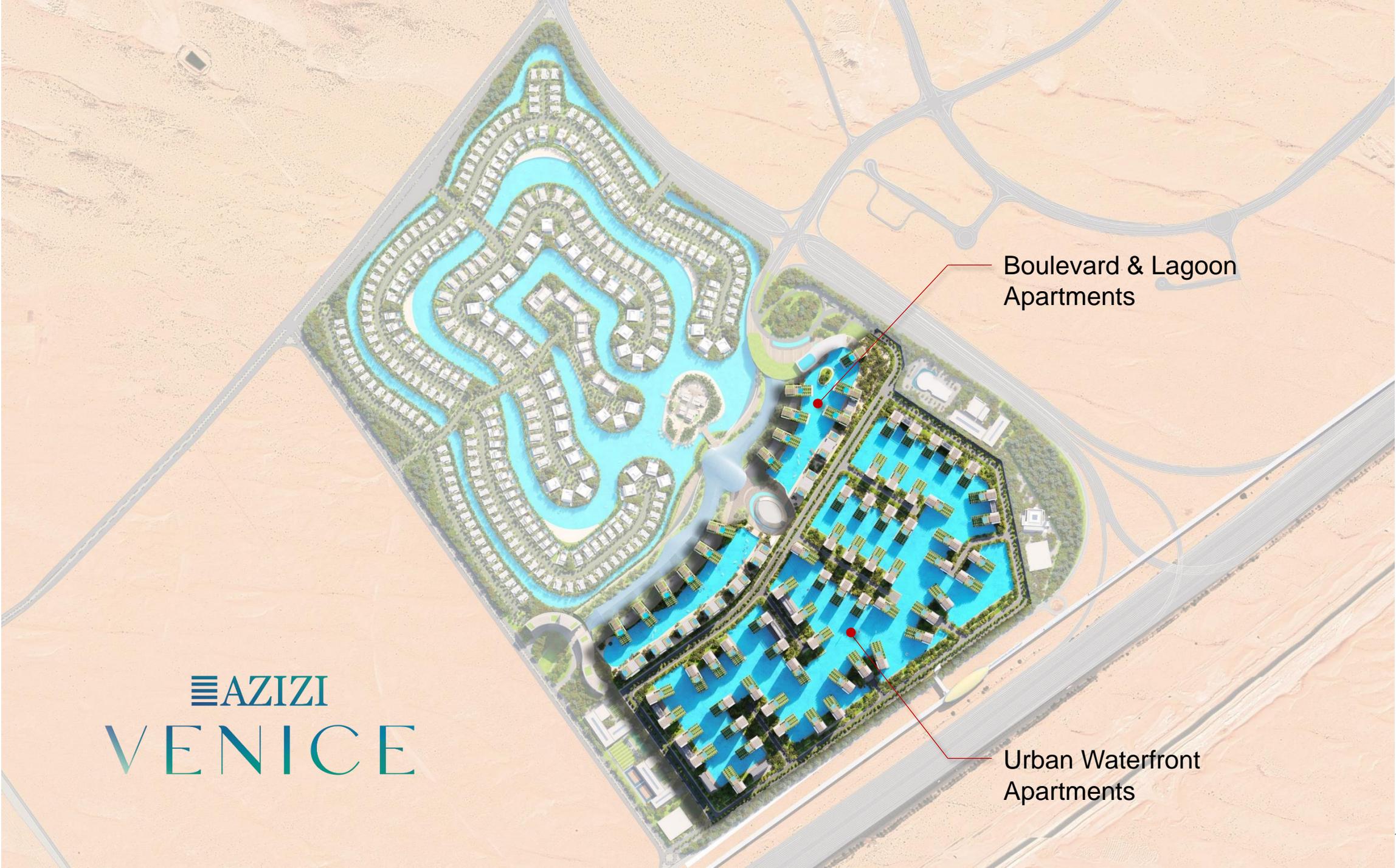


# Aerial View





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Boulevard & Lagoon  
Apartments

Urban Waterfront  
Apartments

# Urban Water Community



# Boulevard & Lagoon Residences



# Boulevard Lagoon Residences



# Mobility





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Boutique Luxury Hotel

5 Star Family Hotel

Office Building

4 Star Business Hotel

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# Hospitality

Boutique, Family & Business Hotels





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# AZIZI VENICE

International School

Sales Center &  
Operational Office

Community Hospital

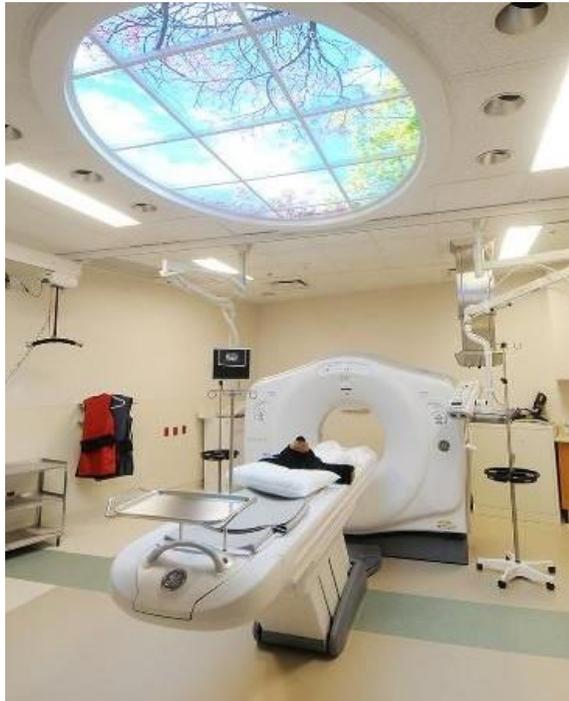
Friday Mosque

Proposed Metro  
Station



# Amenities

International School, Community Hospital, Friday Mosque



# Key Development Figures



Plot Area  
**1.36M m<sup>2</sup>**  
**14.6M ft<sup>2</sup>**



GFA  
**2.17M m<sup>2</sup>**  
**23.4M ft<sup>2</sup>**



FAR  
**1.6**



Villas & Mansions  
**305**



Apartments  
**90+ Buildings**



Hospitality  
**575 Keys**



Mixed Use Boulevard GFA  
**140K m<sup>2</sup>**  
**1.5M ft<sup>2</sup>**



Opera  
**With Music Fountain**



Water Area  
**400K m<sup>2</sup>**  
**4.3M ft<sup>2</sup>**



Hospital  
**270 Beds**



AZIZI  
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THANK YOU

