







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





## 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







meysan

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 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*







## LIFE AT THE RIVIERA

Inspired by the French Mediterranean Riviera lifestyle and driven by a modern design ethos, Azizi Riviera 2 is the realisation of a brand new community living concept in Dubai. Contemporary residential, retail and entertainment offerings combine to give residents an unparalleled lifestyle and community living experience.

Situated in one of Dubai's most prestigious locations Azizi Riviera 2 offers stunning views of Meydan and Downtown Dubai. Lined with immaculate promenades, sprawling boulevards and a spattering of the finest dining, retail and recreational facilities, Azizi Riviera 2 is the jewel of Dubai's contemporary community living. Azizi Riviera 2 is a unique property offering in the city due to its contemporary architecture that employs a distinct blend of modern and rustic elements. The minimalistic design, along with natural materials like wood and stone, warm lighting and surrounding lush greenery makes this a true oasis in the heart of Dubai.

Centrally located, Azizi Riviera 2 is well connected to all main roads and public transport, whether it is shopping at Dubai Mall, a bit of art at Dubai Design District or work at DIFC. Fine dining and recreational activities, quiet and tranquil open spaces, and vibrant community meeting places make Azizi Riviera 2 the ideal place to work, play and unwind. Welcome to the brand new community lifestyle. Welcome to Azizi Riviera 2.





*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.



## NEW COMMUNITY, NEW LOOK

The rustic charm of the French Riviera meets contemporary architecture at Azizi Riviera. Azizi Riviera 2 is built for modern life, with all the benefits of the Riviera community lifestyle. Warm lighting, cool stone and natural wood give the facades a welcoming and inviting atmosphere, while the floor-to-ceiling windows allow for plenty of natural light and offer stunning views of the Dubai Canal, Meydan and other Dubai landmarks. The framed curtain glass add to the seamless nature of the design and lend to the incredible surrounding views.





## TIMELESS AND EXQUISITE

The minimalistic and functional exterior design of Azizi Riviera 2 boasts high quality workmanship, making it timeless and exquisite. This design ethos extends inwards as well, meaning the interiors are finished in only the highest quality fittings to create truly unique and enhanced living spaces. The result is a modern and convenient living area that is cosy and inviting. No matter what layout you choose, the warm interiors will help make you feel at home anytime, the perfect place to experience the French Mediterranean inspired community lifestyle.





## SAFE AND SECURE

The Azizi Riviera 2 has a dedicated concierge desk and lounge area for the comfort of residents. You can rest assured your safety and security are in good hands. The lounge area offers guests comfortable seating whether it be for conducting business or a short chat and catch-up. The building attendants will be able to provide useful information to ensure you get the most out of the Riviera community lifestyle. The spacious area is a perfect reflection of the inviting space awaiting you in your home.





## WAKE UP TO THE BEST VIEWS

We believe that bedrooms should be more than just functional rooms, which is why our bedrooms have distinct sleeping and dressing areas. They are spacious enough to accommodate your favourite furniture and still create an intimate space. With a small seating area to take in the stunning views outside. There is nothing like waking up refreshed and basking in the warm glow of a stunning sunrise and unparalleled views of the city.





## CONTEMPORARY LIVING AREAS

Inspired by the open-plan living rooms of French Riviera homes, Azizi Riviera 2 takes the ordinary living space to the next level. Bathed in warm natural lighting, and designed with a minimalistic and rustic approach, the living rooms at Azizi Riviera 2 become the perfect place to unwind. The spacious and comfortable seating area is made even more relaxing and warm with the use of wood paneling and floor-to-ceiling windows that lead out to terraces and balconies offering splendid views of the city.





## KITCHENS DONE RIGHT

Kitchens are often the central feature of a home, which is why we have made it the most functional and convenient room in our apartments. Meticulously designed and crafted, they offer all the modern conveniences ensuring that the cooking is a comfortable and clutter-free process. The kitchen is also equipped with plenty of storage space for all your requirements. We have also used only the finest fittings and appliances to ensure the utmost convenience.





## FUNCTION MEETS OPULENCE

The minimalistic and rustic design ethos of Azizi Riviera 2 extends to every facet. Azizi Riviera 2 boasts chic bathrooms with warm lighting, stone floors and exquisite tiles, which give the bathrooms a true sense of modern opulence. High quality fittings and clutter-free designs capture the essence of the contemporary lifestyle, without sacrificing convenience or functionality.







# 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



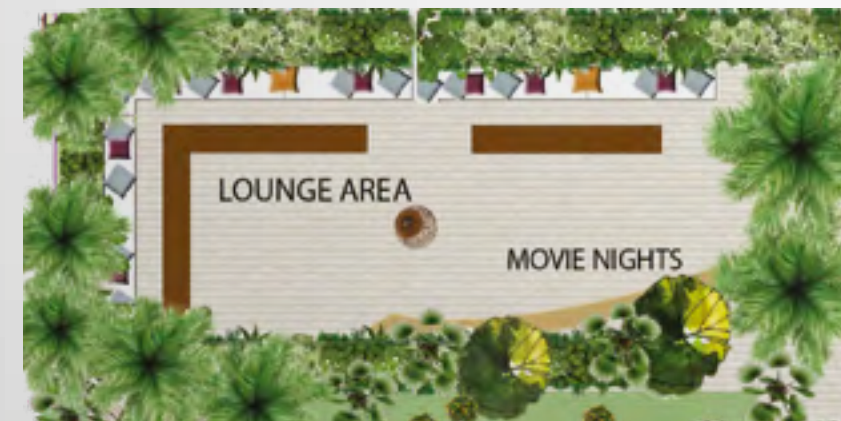
Extracted from the concept design idea





## 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





# 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.







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**About Azizi Developments**

Azizi Developments is one of the leading private developers in the UAE. Established in 2007 as the real estate investment arm of Azizi Group, the company's diverse experience in the property market has led the value of its current portfolio in Dubai to over USD 12 billion, with more than 200 projects in various stages of development. Azizi Developments has been instrumental in developing some of the finest properties in Meydan, Palm Jumeirah, Dubai Healthcare City, Al Furjan, Studio City, Sports City and Jebel Ali.

What sets Azizi apart from other developers in the market is that they are a construction-driven company with a strong focus on timely delivery. Projects are found in the best locations with unique community living standards creating an unmatched lifestyle destination for customers.

Azizi Developments is one of the very few developers to invest its own equity into a project prior to the launch. This naturally translates into greater stability of its projects and ultimately enhances transparency between the company, its customers, and other stakeholders. 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.

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# Facts and Features

Building Height	161.75 ft.
No. of 2 Bedroom units	29
No. of 3 Bedroom units	19
Total No. of units	48
Retail Area Sq.Ft.	4,376 sq.ft.
Cooling System	Air Cool Chillers