

The background of the slide is a dark, semi-transparent overlay of an architectural rendering. The rendering shows a modern, multi-story residential or commercial building with a glass facade and balconies. In the foreground, there is a large, turquoise-colored pool or canal. Two people are sitting on a small boat in the water, and another boat is partially visible on the right. The sky is blue with some clouds.

AZIZI VENICE

DUBAI SOUTH

Masterplan Presentation

25 May 2023

1

Site Location



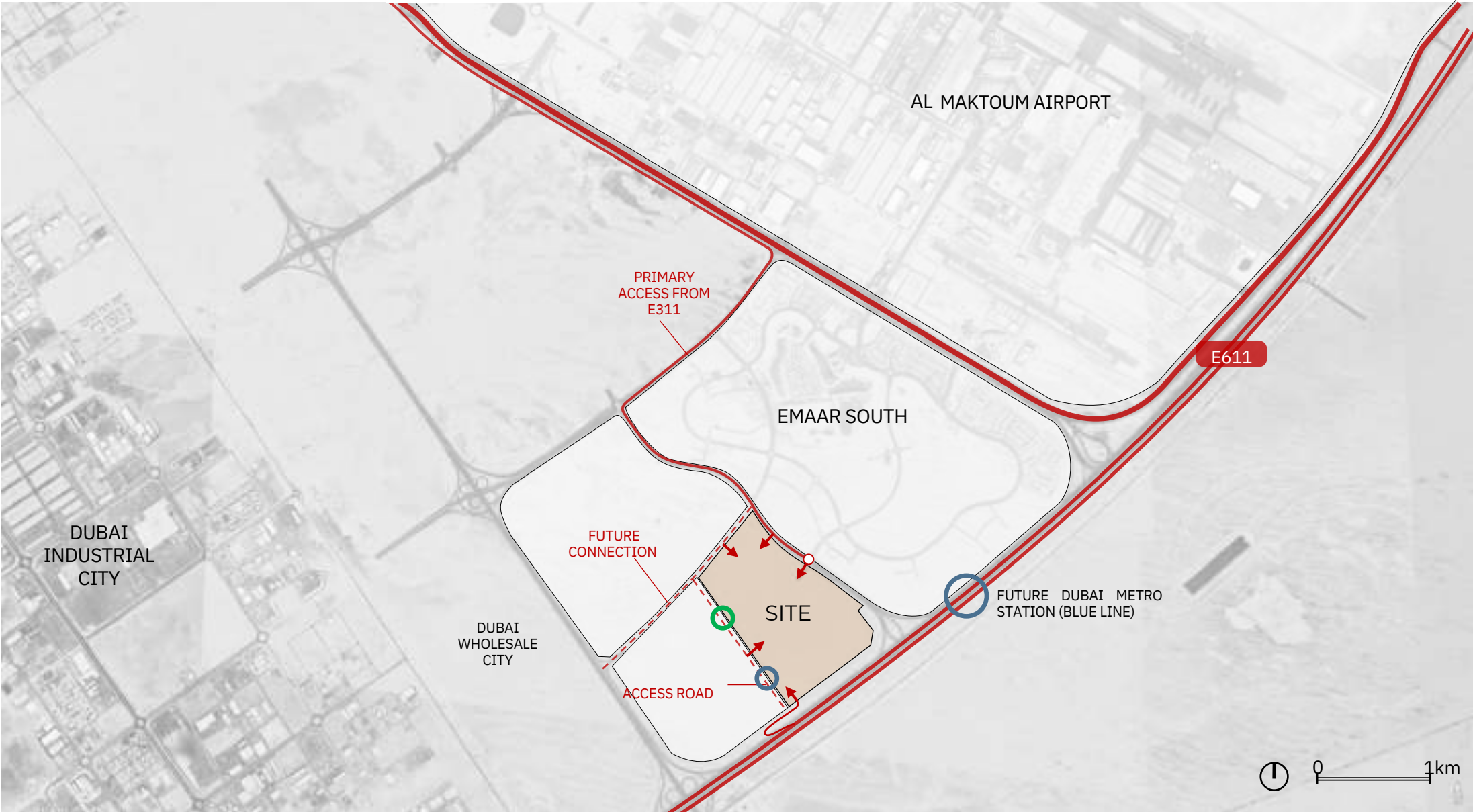
Location & Access

— 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

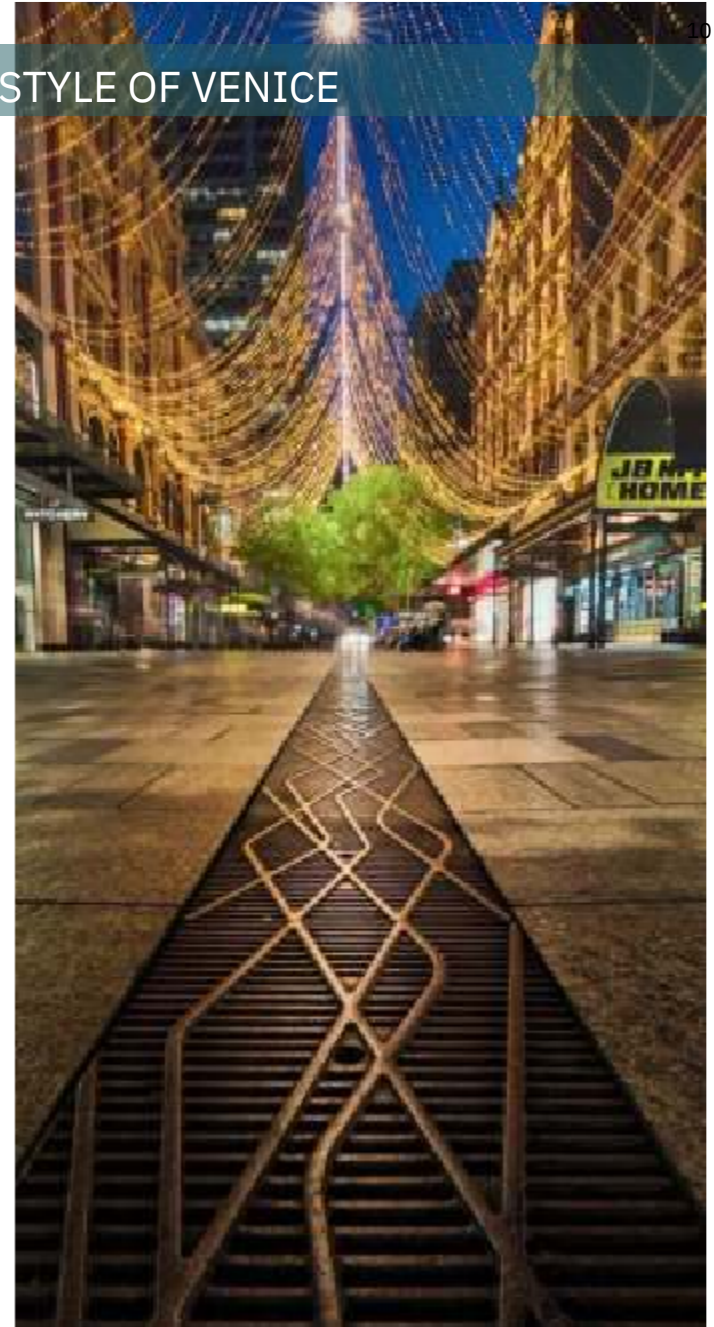
A NEW DESTINATION FOR DUBAI WITH ENTERTAINMENT, ARTS AND CULTURE FOR TOURISTS AND RESIDENTS ALIKE



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





≡ AZIZI
VENICE



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





≡ AZIZI
VENICE



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

Water Lagoons

Waterfront Villas

Community Beaches

 AZIZI
VENICE

View of the Lagoon Villa Community





Aerial View



AZIZI
VENICE



≡ AZIZI
VENICE



AZIZI
VENICE

Boulevard & Lagoon
Apartments

Urban Waterfront
Apartments

Urban Water Community
Urban Water Community



Boulevard & Lagoon Residences



Boulevard Lagoon Residences



Mobility





≡ AZIZI
VENICE

Boutique Luxury Hotel

5 Star Family Hotel

Office Building

4 Star Business Hotel

AZIZI
VENICE



Hospitality

— Boutique, Family & Business Hotels





≡ AZIZI
VENICE



Sales Center &
Operational Office

Community Hospital

Friday Mosque

Proposed Metro
Station

 **AZIZI**
VENICE

International School

Amenities

International School, Community Hospital, Friday Mosque



Key Development Figures



Plot Area
1.36M m²
14.6M ft²



GFA
2.17M m²
23.4M
ft²



FAR
1.6



Villas & Mansions
305



Apartments
90+ Buildings



Hospitality
575 Keys



Mixed Use Boulevard GFA
140K
m² 1.5M
ft²



Opera
With Music Fountain



Water Area
400K m²
4.3M ft²



Hospital
270 Beds



AZIZI
VENICE



TOTALLY HOME

REAL ESTATE



[totallyhomerealestate](#)



[totallyhomerealestate](#)



[totallyhomerealestate](#)



[totallyhomerealestate.com](#)



+971 54 289 7686



sales@totallyhomerealestate.com



support@totallyhomerealestate.com



admin@totallyhomerealestate.com



Office 103, Building 6 Bay Square Tower, Business Bay PO Box 418317, Dubai