



AZIZI
Riviera
meydan **one**

Building 37 | Type 5
For training purpose only, not for sale.

MASTER DEVELOPER

meydan



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.

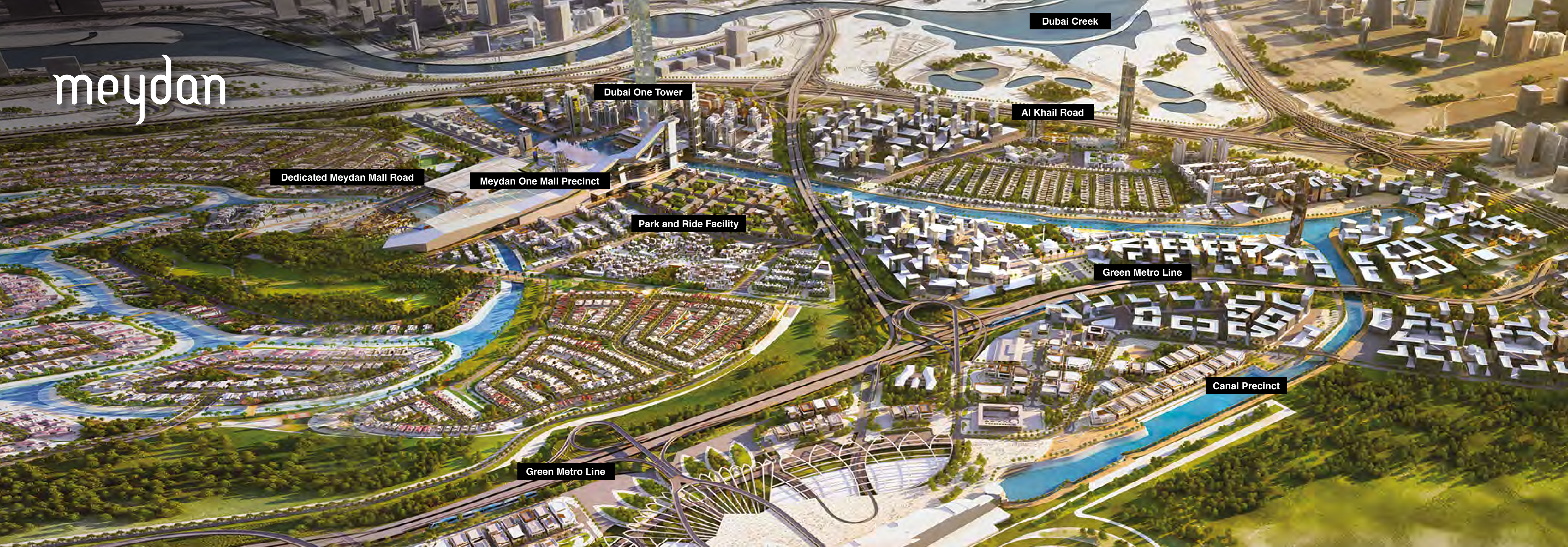
Azizi Riviera is easily accessible via Business Bay, Sheikh Zayed Road, Al Khail Road and Meydan Road. It is also well-connected with a proposed metro line, malls, cinemas, retail, schools, hospitals and other modern necessities.

DUBAI

No city is as ambitious as 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. The world-class infrastructure coupled with its strong will and determination make it a real estate paradise. With World Expo 2020 around the corner, there is no better time to invest in the future than now.



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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.



Riviera AZIZI



LIFE ON THE WATERFRONT

Azizi Riviera 37, or 'the coast', is for those seeking the ultimate in community living on the waterfront. Filled with vibrant boulevards, walking paths and stunning views of the Dubai Canal, this is the ultimate place to live, work, play and relax. As a waterfront development, Azizi Riviera 37 will feature large public spaces along the prestigious Dubai Canal, with a host of convenience, high-end retail and food and beverage outlets. Choose from studio and one bedroom apartments in five mid-rise apartment buildings reflecting the rich French Mediterranean community lifestyle with breathtaking views of the Dubai Canal, Meydan Hotel and Racecourse, Downtown Dubai and Dubai Creek.

Azizi Riviera 37 combines contemporary architecture with the modern community living of the French Riviera in perfect harmony. Welcome to the new community living standard. Welcome to Azizi Riviera 37.



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 FOR THE NEW
COMMUNITY

Clean lines, simple, uncluttered spaces and large seamless windows and balconies, Azizi Riviera 37 has been designed to be modern and sophisticated. Pleasing tones, stone cladding and framed curtain glass give the buildings stunning facades with fantastic views. Whether you choose a waterfront-facing apartment or one that overlooks the gardens and Downtown Dubai, the views will be unbeatable.



BEAUTIFULLY REFINED

The common characteristics of Azizi Riviera 37 include simple, clean lines with large windows devoid of decorative trim. Azizi Riviera 37 is a dazzling new development, hand-crafted with meticulous attention to detail and total commitment to the finest finishing. We now invite you to experience the wonder within your own beautifully refined apartment.



CLUTTER-FREE LIFE

We understand the need for clutter-free and fuss-free clean living, which is why our apartments offer the best in design and amenities without compromising on being inviting and warm. Only the best fittings and wooden paneling are chosen to give the apartment a contemporary and welcoming feeling.

Choose from a variety of layouts including floor to ceiling windows and seamless balconies that merge with framed curtain glass. After a day of community activities, you can be rest assured that your home will be warm and welcoming.





A PRIVILEGED SANCTUARY

Floor to ceiling windows invite in natural light while offering breath taking views of the canal and the Azizi Riviera community. Highest quality textiles matched with impeccable designs make each apartment an investment for all homeowners.





DESIGN WITH FRESHNESS

The kitchens in Azizi Riviera 37 combine meticulous attention to detail and beautiful tailoring to deliver stunning simplicity, that's anything but ordinary. From the warm oak cabinetry to the handles and Calcutta, these extraordinary designs match the finest materials with bespoke top of the range appliances.



PLUSH BEDROOMS
OFFER THE ULTIMATE
COMFORT AND
TRANQUILITY

Simple and elegant, the bedrooms at Azizi Riviera 37 are designed to be both a place for relaxation and a functional part of everyday life, with their distinct sleeping and dressing zones. Relaxation is effortless, the spacious sleeping zone has room for a small seating area by the window.



OPULENT PERFECTION

Exquisite tiles and finishes provide extravagance to the bathrooms at Azizi Riviera 37.

Intricate finishes offset with stone floors and dim lighting create sublime bath space. We believe that the small details are the key to good quality designs that ultimately enhance our everyday lives. All the bathroom features are designed to look beautiful, minimising clutter and maximising space, but most importantly to fulfill a necessary function in daily life.



The background features a light gray grid pattern. In the top left corner, there are silhouettes of tree leaves. In the bottom right corner, there is a dark silhouette of a hand holding a leafy branch.

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

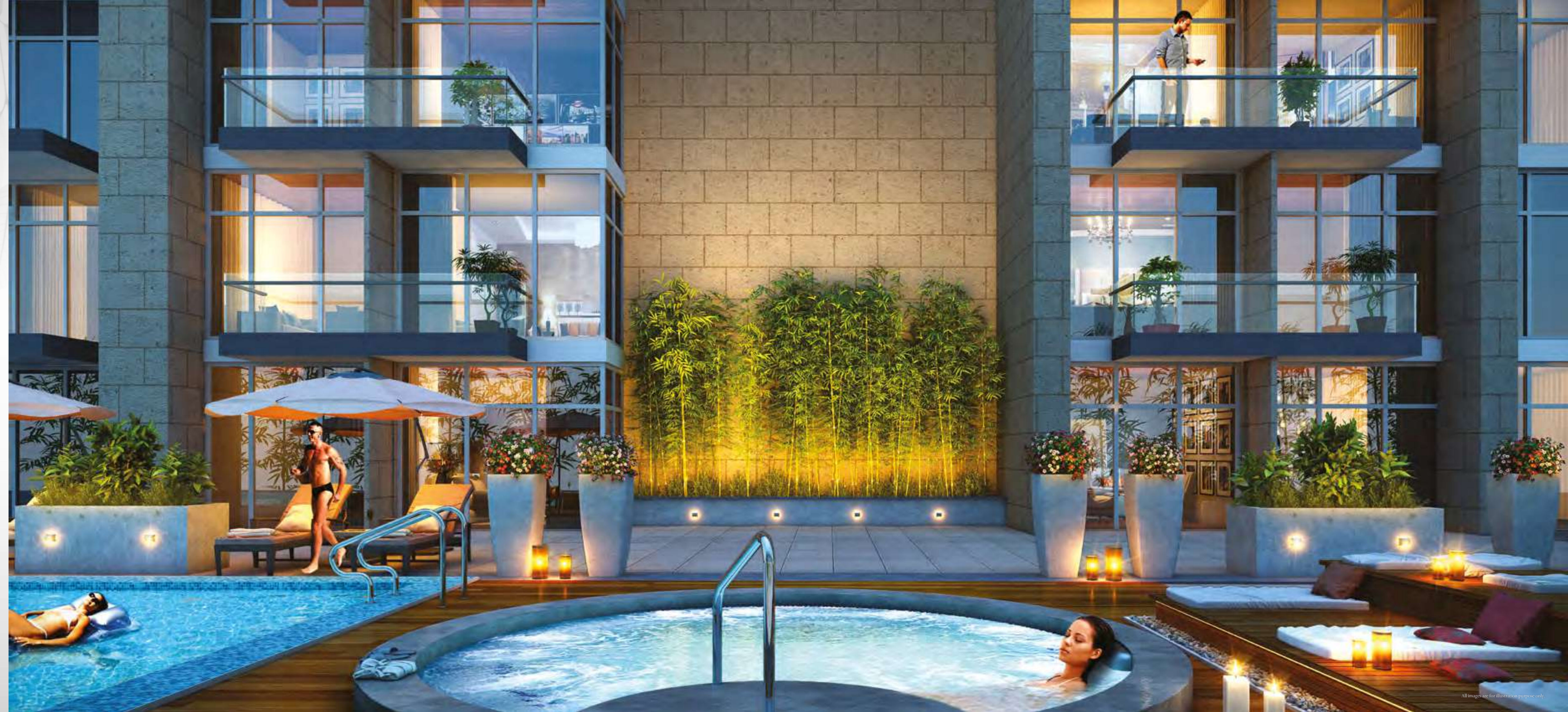


SWIMMING POOL WITH WATER FEATURE

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!

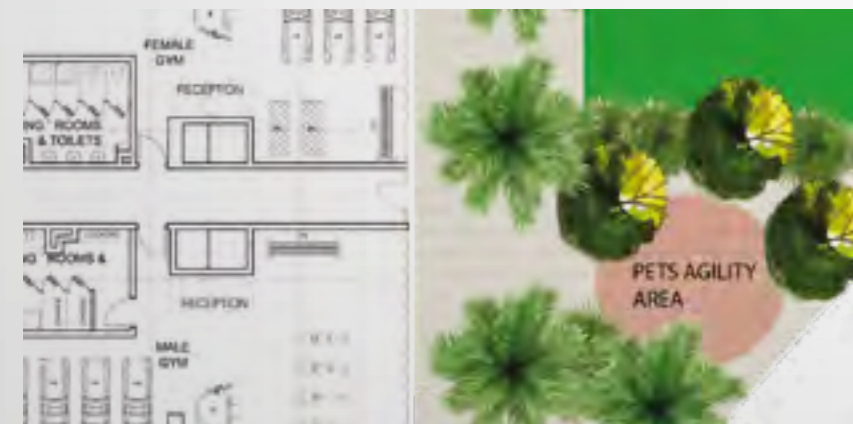


Extracted from the concept design idea



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.





Azizi Group was established in 1989. With a superb track record of global real estate development, the company's core strength comes from our dedicated employees, management capabilities, and successful planning and design. With an annual turnover exceeding USD 1.5 billion, Azizi Group has diversified operations in banking, oil & gas, tourism, hospitality and real estate across key international markets. The group's net worth stands in excess of USD 11 billion

Azizi Developments, the real estate investment arm of Azizi Group, is one of the UAE's most financially sound developers. In Dubai, the group has invested over USD 1 billion in Al Furjan - one of the city's most rewarding and upcoming areas in south Dubai. Azizi Developments is also developing exciting projects on the iconic Palm Jumeirah Island and in Dubai Healthcare City.

With an extensive network and relationship with strategic partners, Azizi Developments consistently locates properties in prime investment areas with significant potential, in order to increase the value for our customers. With strong investment capital, the group always focuses on quality and timely project delivery. 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.

For more information

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Facts and Features

Building Height	
No. of Studios	
No. of 1 Bedroom units	
No. of 2 Bedroom units	
Total No. of units	
Retail Area Sq.Ft.	
Furniture	Optional
Cooling System	Air Cool Chillers