



مونتریل  
**MONTRELL**  
BY AZIZI



**In a class of its own**





## Chairman's Message



We take immense pleasure in thanking all our investors and customers for placing their trust in Azizi Developments.

Our vision of delivering quality housing, and our commitment to elevating lifestyles have taken us to the next strata of designing will change the way you live.

With the coming EXPO 2020, property appreciation will lure more investors to discover real estate opportunities in Dubai.

After a string of residential developments to our credit, we are now offering a prestigious project that goes beyond apartment living. A noteworthy business project, Montrell is designed to reward the business class with perks of distinguished living by offering tastefully designed and fully-furnished project a successful business lifestyle.

We hope our forthcoming projects can live up to your highest expectations, and meet the high living standards you seek.

## Dr. Mirwais Azizi

Chairman





**6.57M**  
International Guests in 2016

**5th**  
Largest Metropolitan  
Economy In The World.

**0%**  
Tax Rate For Property  
Ownership.

**45**  
Million Guest Nights  
Per Year

**86%**  
Average Dubai Hotel  
Occupancy

**20**  
Million Tourists Expected  
Annually By 2020

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**Dubai, the city of many firsts.  
A place where ground  
breaking ideas are created and  
sky-touching records are set.**

Dubai has emerged as a global city and a vibrant business hub that turns your deepest aspirations into reality. Flaunting one of the world's finest skylines with captivating architecture, Dubai has broken world records by creating the world's tallest building and breathtaking man-made islands. Poised to become one of the most progressive cities of the world, Dubai is today a destination for the world's most lucrative real estate investment options. Come experience Dubai's rich heritage, vibrant culture and modern luxuries, and discover what makes it one of the best cities to invest and live in.

# Dubai / Global hub of opportunity





# EXPO 2020 / Creating the future

Dubai is all set to host the most prestigious EXPO 2020, an international event that will become a platform for social, economic and sustainable development. A prestigious global event, it will bring together more than 180 nations and an international audience of 25 million visitors to its doorstep. The impact of the event will boost the city's economy, reinforcing Dubai's position as the global hub of opportunity.

## The journey has started

EXPO 2020 is slated to begin between October 2020 and April 2021. The official site of the EXPO 2020 Pavilion will be the new Dubai Trade Center, a 438 hectare development in Jebel Ali located within Dubai South District adjacent to Al Maktoum International Airport. The global event will attract over 25 million visitors and will boost the city's economy to a staggering \$23 billion amounting to a 24.4% growth in GDP. 70% of all visitors are expected to come from outside the UAE, the largest proportion of international visitors in Expo history.

\$23

Billion In Revenue

24.4%<sub>OM</sub>

Overall Gdp Growth

277,000 Jobs

25<sub>M</sub>

Forecast Of 25 Million Visitors

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# Dubai World Central

The world's largest global gateway

Dubai World Central is designed to be Dubai's airport of the future. As the world's largest airport with a capacity of more than 160 million passengers a year, Dubai World Central will serve as the meeting point for millions of tourists visiting EXPO 2020. Positioned in the heart of new Dubai, it is conveniently located near Al Furjan and a host of Dubai's iconic properties.





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# Al Furjan

One of Dubai's most popular residential districts, Al Furjan is a vibrant neighbourhood that celebrates the true spirit of community. The four-bedroom villas and three-bedroom townhouses are designed to satisfy every practical need with all modern comforts, offering homes that are both functional and inspired. Easily accessible from Sheikh Zayed Road, Sheikh Mohammed Bin Zayed Road and Al Yalaisy Road, Al Furjan is located in close proximity to Ibn Battuta Mall and Discovery Gardens, and just 15 minutes away from the EXPO 2020 exhibition venue. Two community centres – Al Furjan Pavilion and Al Furjan West Pavilion, feature shops, restaurants, a swimming pool, sports court, gym and mosque. Al Furjan Club offers a host of dining, sports and fitness facilities.







# Unwind & Relax

Drop your coat and loosen your tie. It's time to unwind at Montrell's calm, relaxing retreats. Share moments with family and friends or catch up on business gossips. It's your reward after a hectic day.





# Facilities & Amenities

Located in the prestigious Al-Furjan Community, Azizi Montrell is a G+7 building that will raise the standards of hospitality within Al Furjan Community and beyond.

- **Furnished One Bed Room**
- **Round the clock reception and concierge**
- **24 hour valet parking service**
- **Podium level open Cafe, Restaurant, Bar**
- **State of the art gymnasium**
- **Outdoor Pool Bar**
- **Retail Outlets**
- **Kids Area**
- **Ample Parking**





# Spa & Pool / Immerse in luxury

It's your me-time. Dip into a cool pool and gently drain out the day's stress, or step into the spa to rejuvenate with soothing therapies and relaxing environs.



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# Health Club / Balance work and life

Shape up at our modern, fully-equipped gymnasium that has the latest equipment to compliment your exercise regimes. Stay in shape and discover a healthy lifestyle.







## Unique designs and unmatched conveniences for a relaxed lifestyle

### Features

Fully-furnished  
State-of-the-art fittings  
Superlative amenities  
Modern equipment

### Furniture & Furnishings

Contemporary furniture  
Exquisite furnishings

### Suite of services

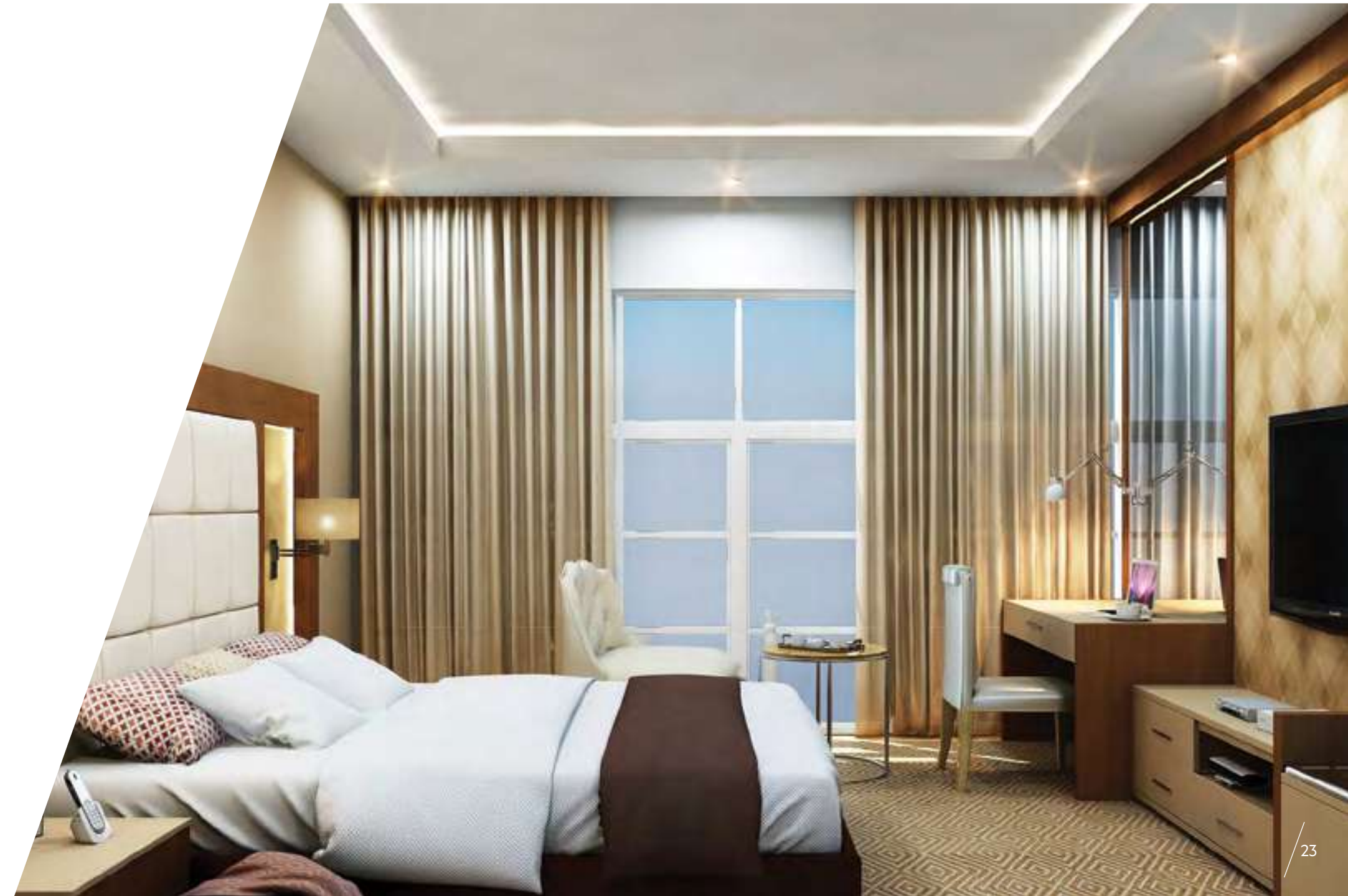
Housekeeping  
Maintenance  
IT & Entertainment

# Impeccably designed





# Tastefully furnished







## Elegant designs that reflect your lifestyle

### Features

Stylishly designed  
Spacious living spaces  
Impeccable fittings & amenities

### Furniture & Furnishings

Premium furniture  
Luxurious furnishings

### Suite of services

Housekeeping  
Maintenance  
IT & Entertainment

## One Bedroom / Refined Interiors







Elegant designs



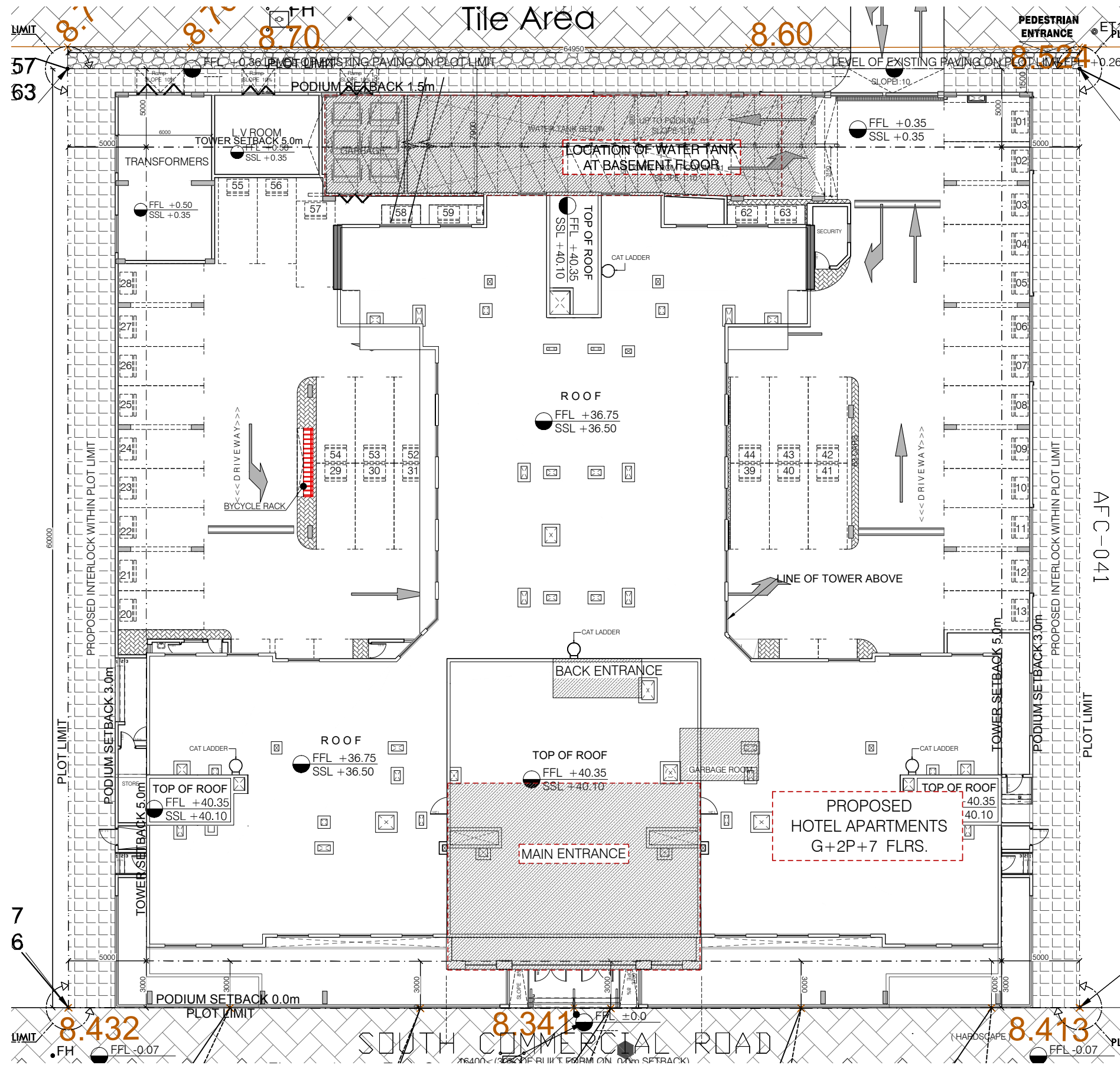




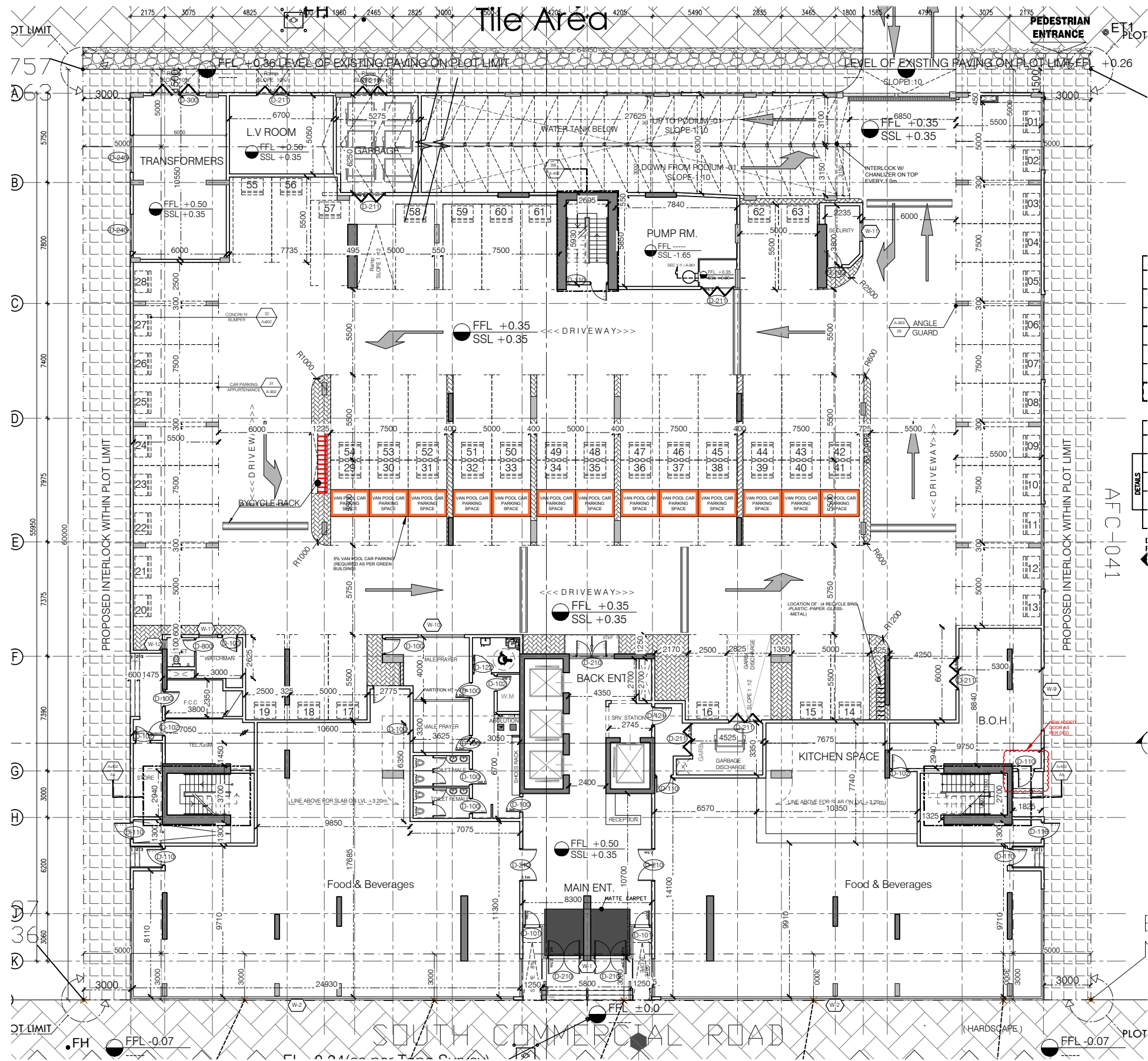
# Typical Floor Plan



# SETTING OUT PLAN



# GROUND FLOOR PLAN





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3000

5000

5500

6000

6450

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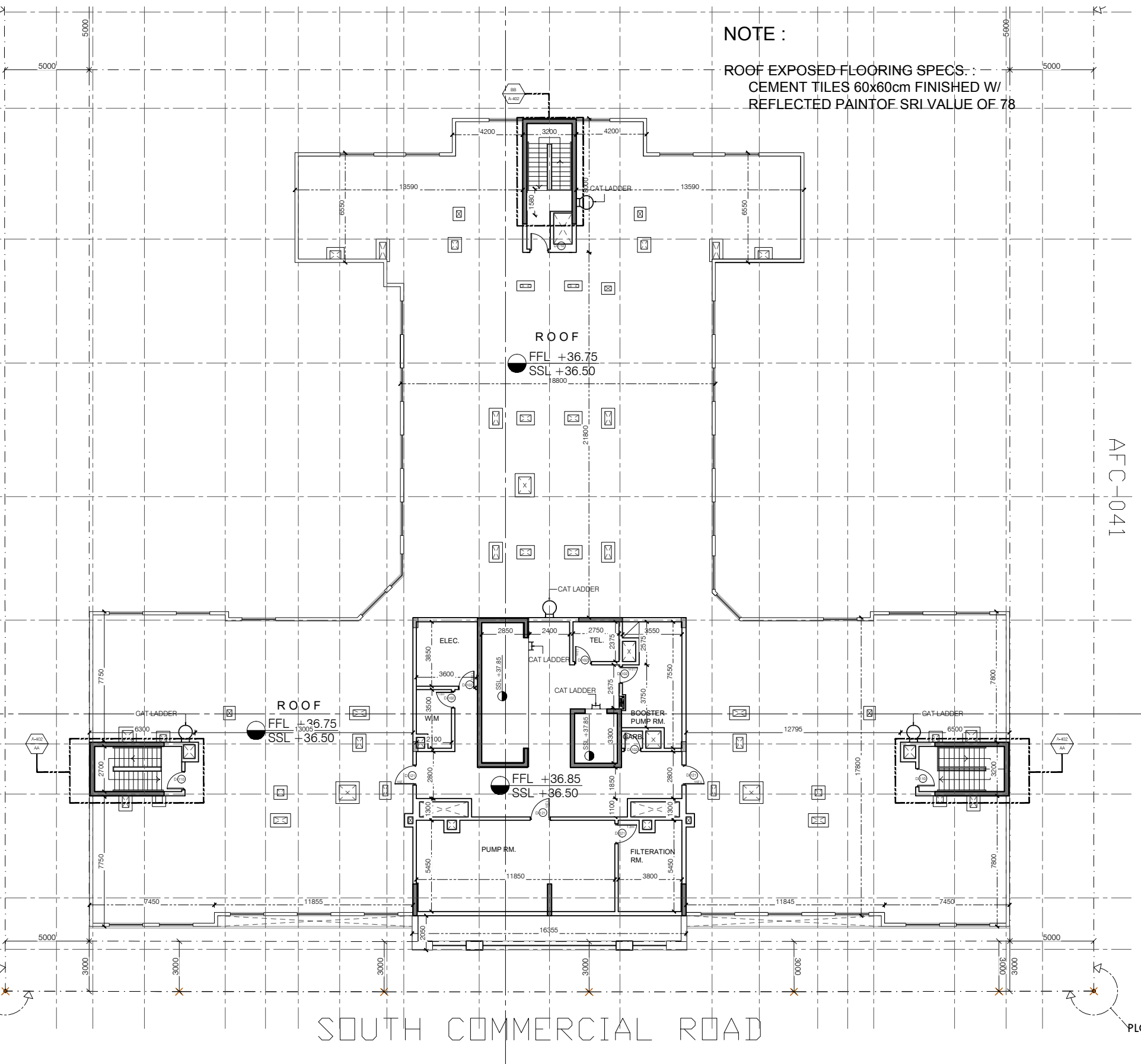
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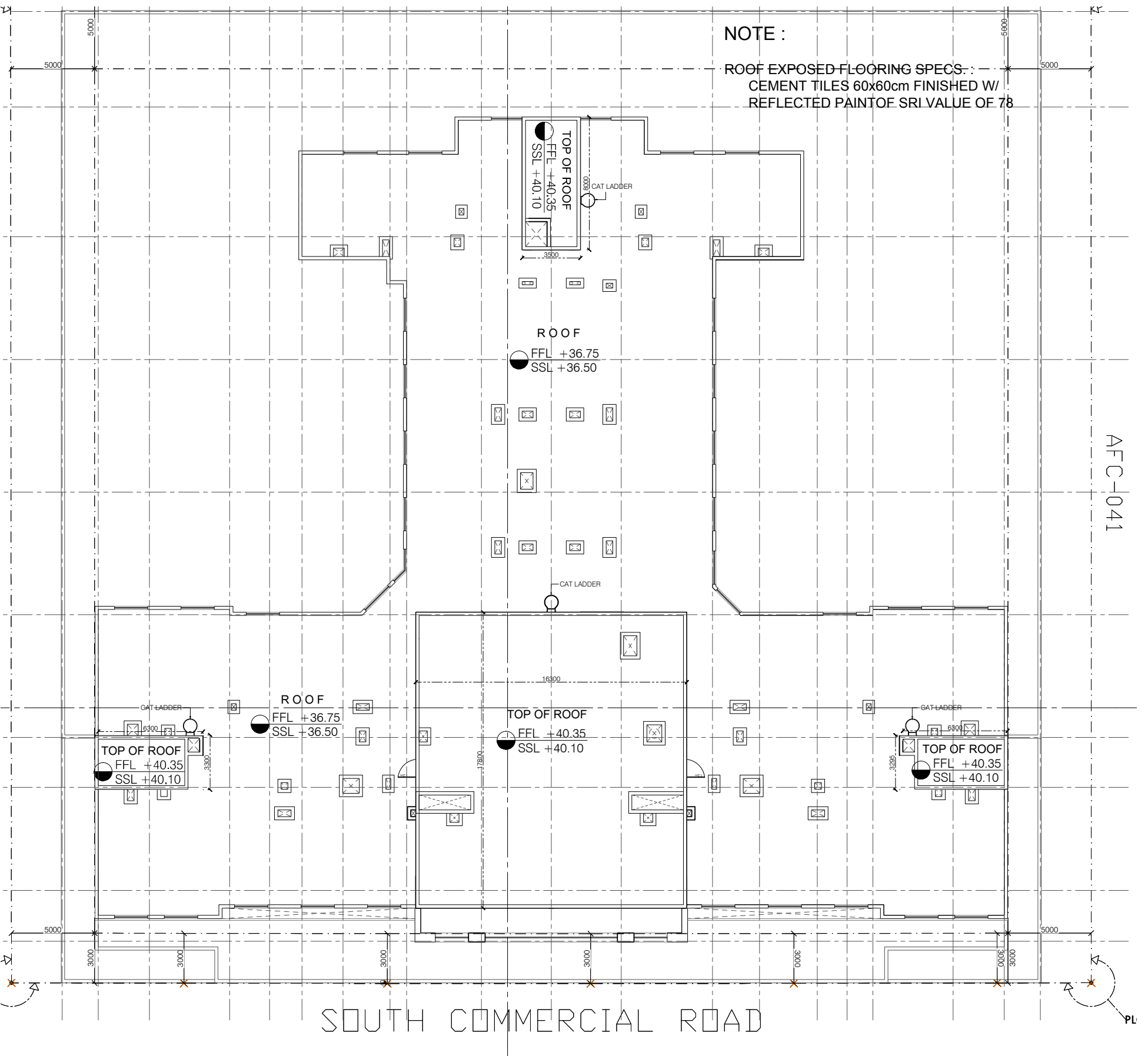
Architectural floor plan of a multi-story building, likely a hotel or office complex. The plan is oriented with South Commercial Road at the bottom. Key features include a central corridor system, numerous rooms with furniture, a large central hall, and a service station. Dimensions are provided for various spaces. The plan is labeled "AT C U 41" on the right side.



## ROOF FLOOR PLAN

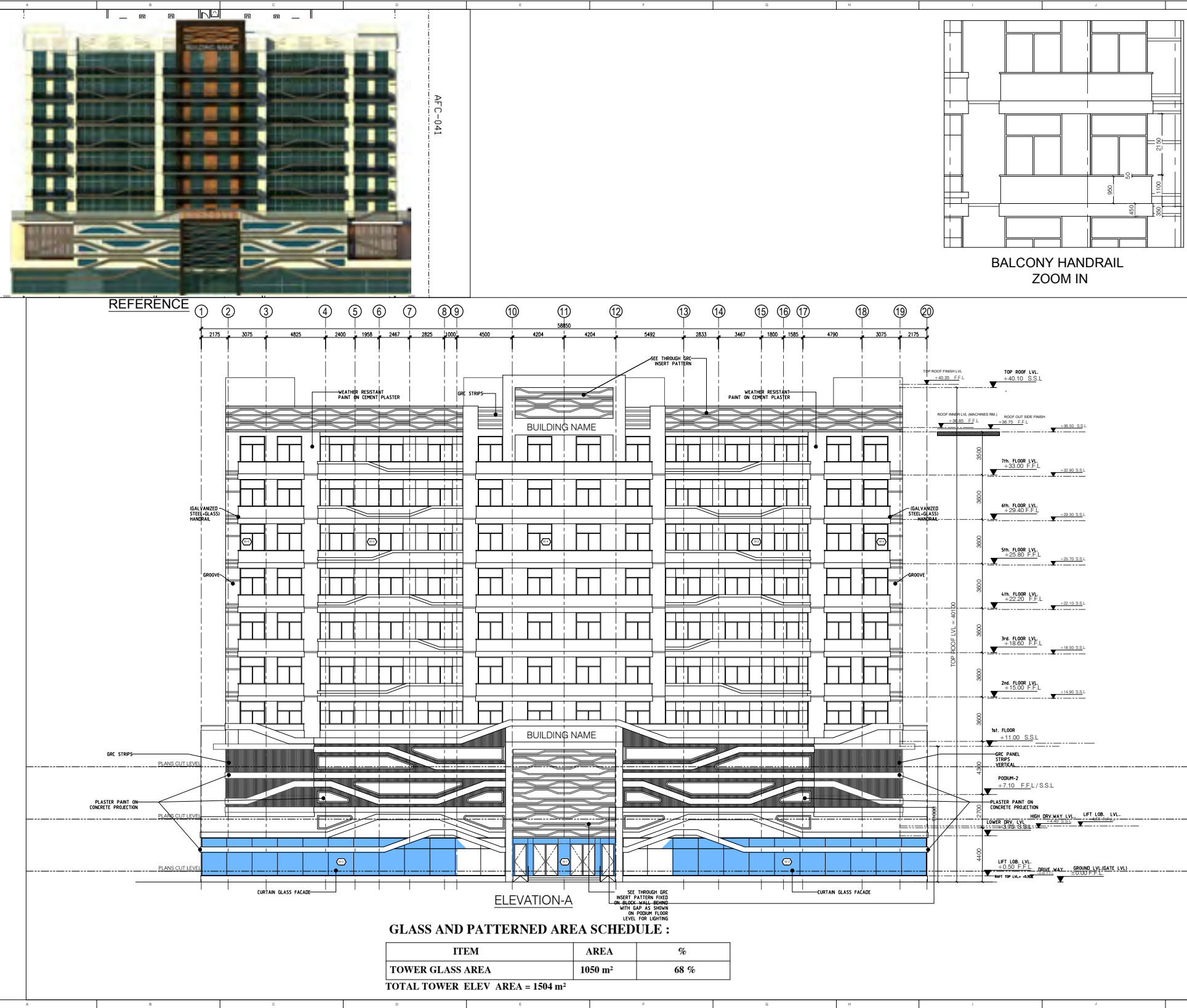


**TOP ROOF PLAN**

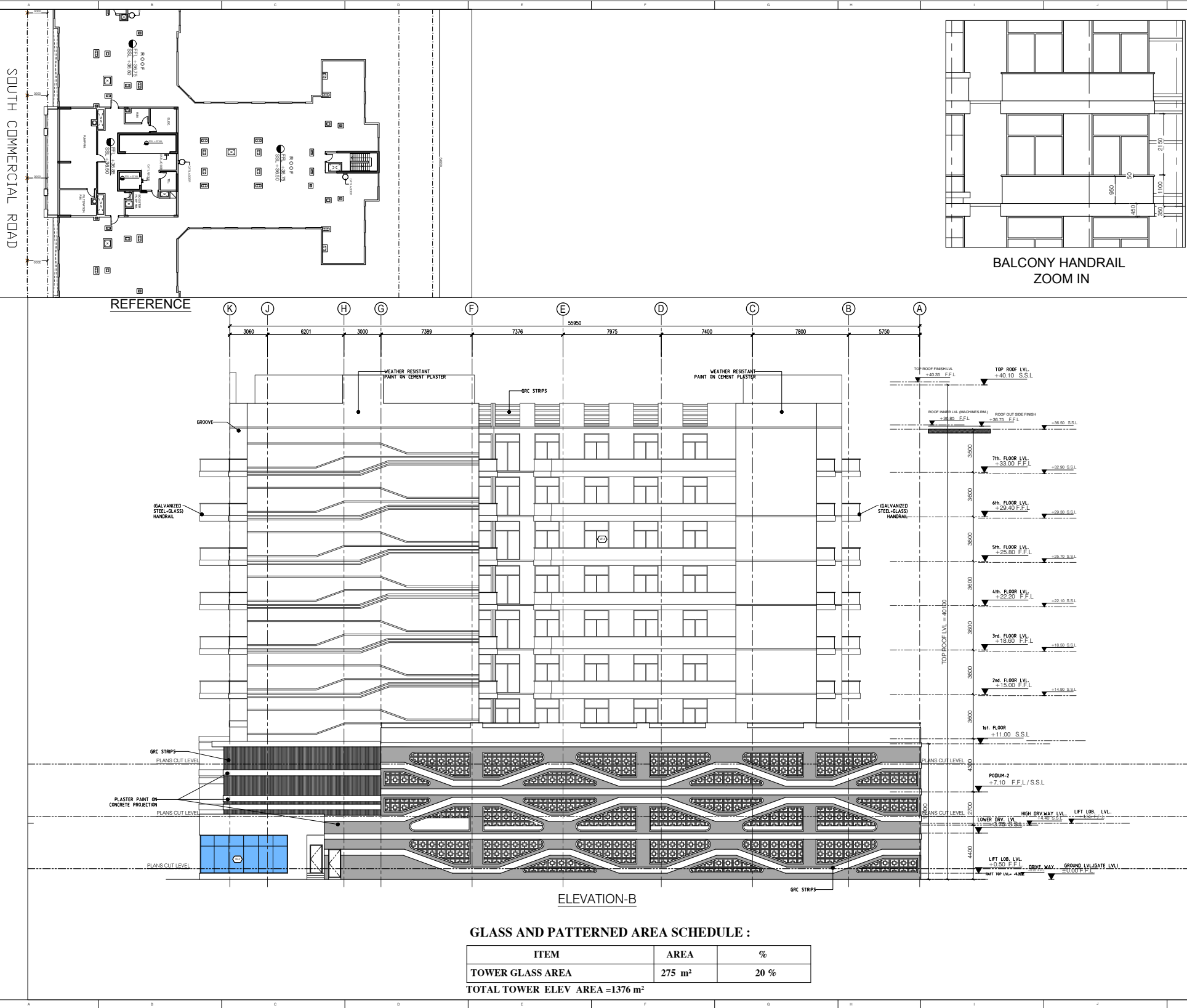




ELEVATION - A

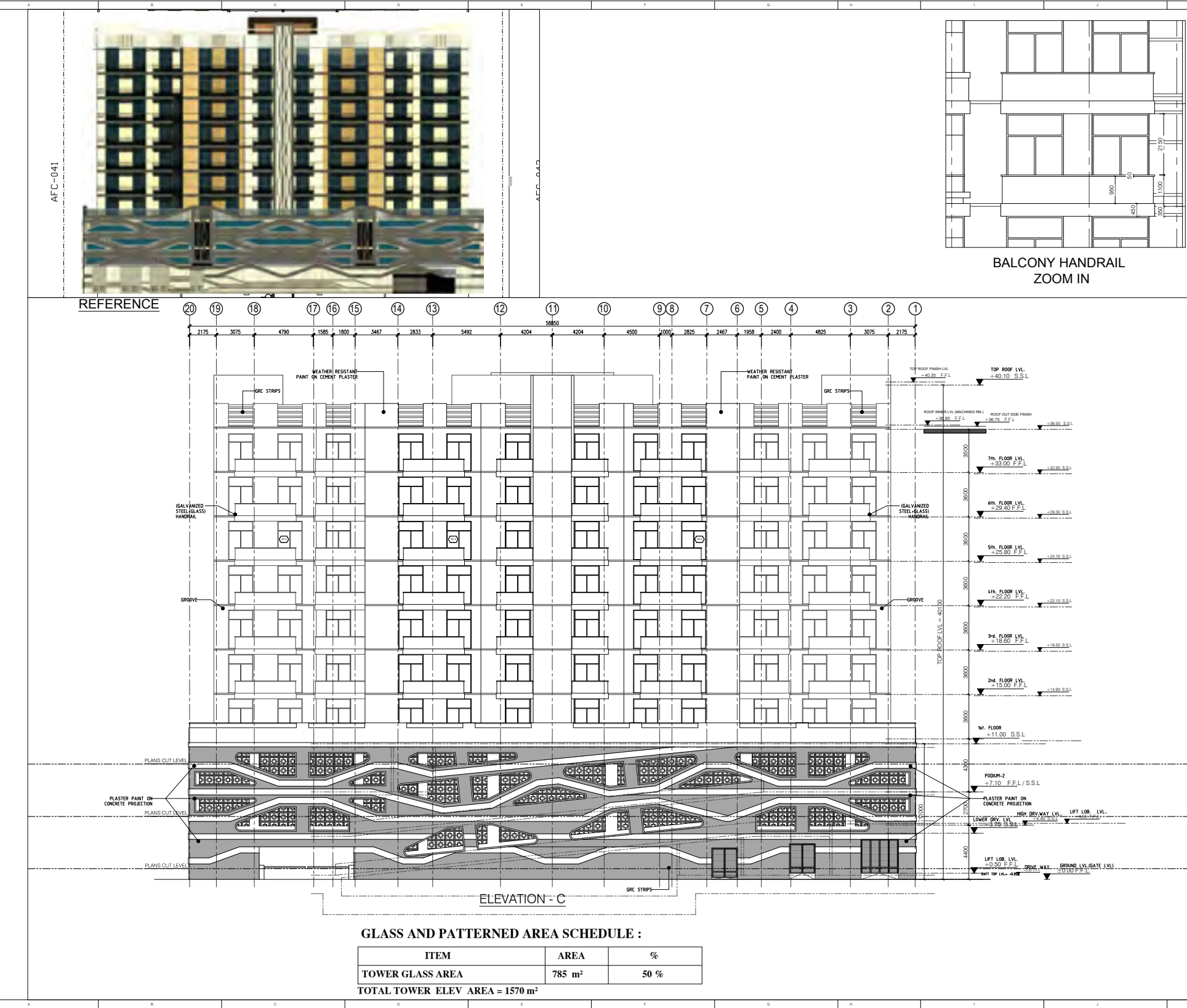


ELEVATION - B

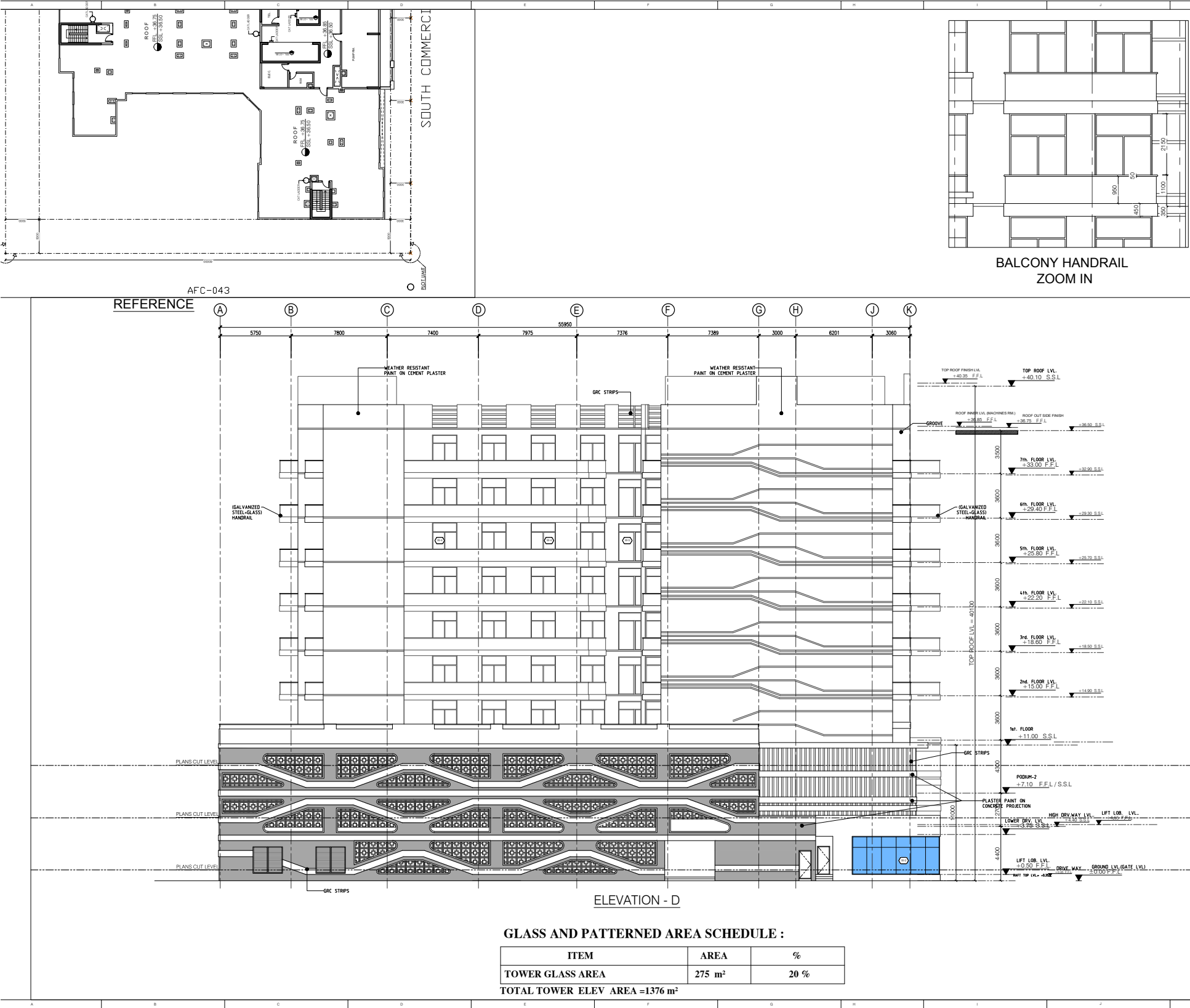




ELEVATION - C

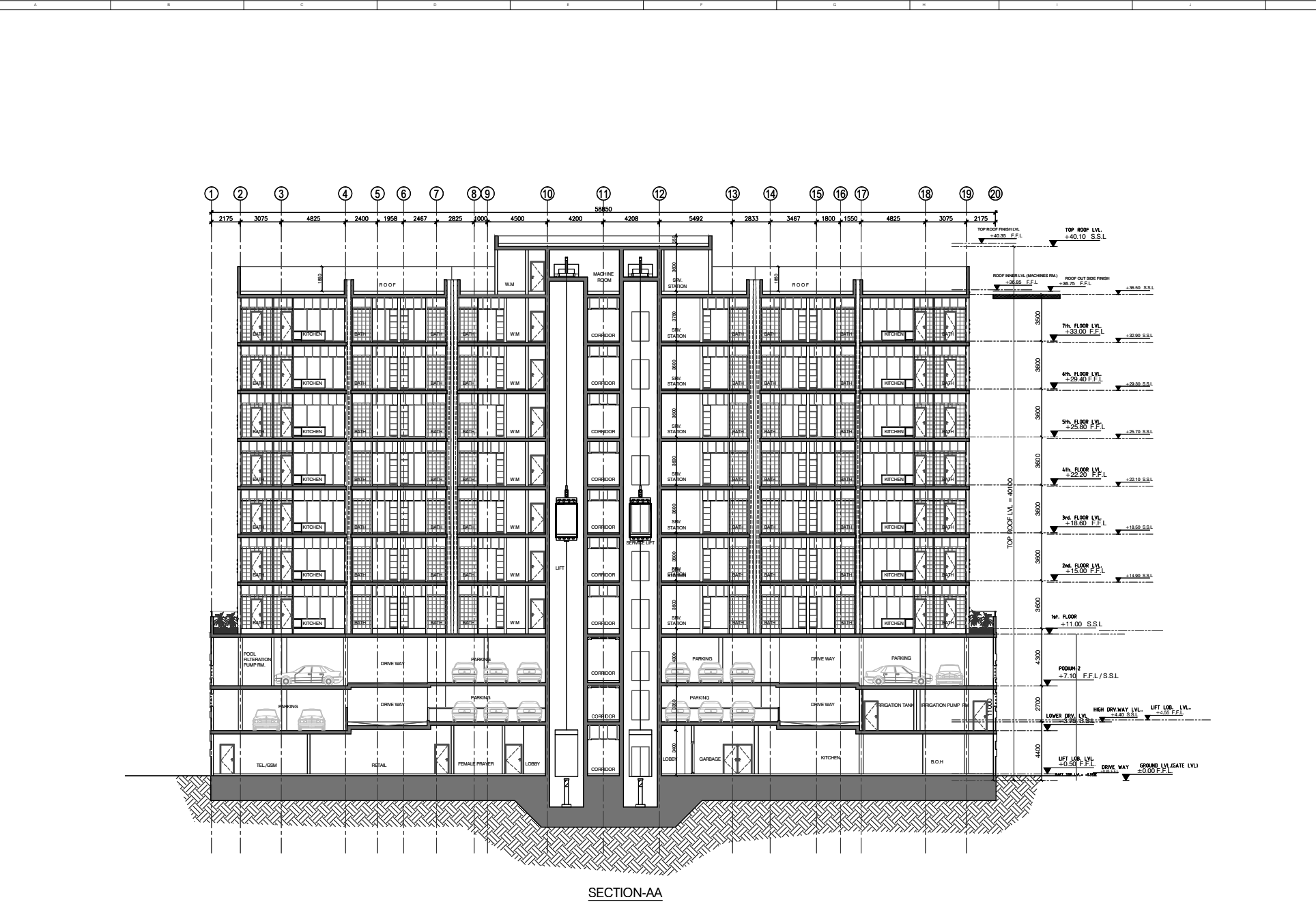


ELEVATION - D

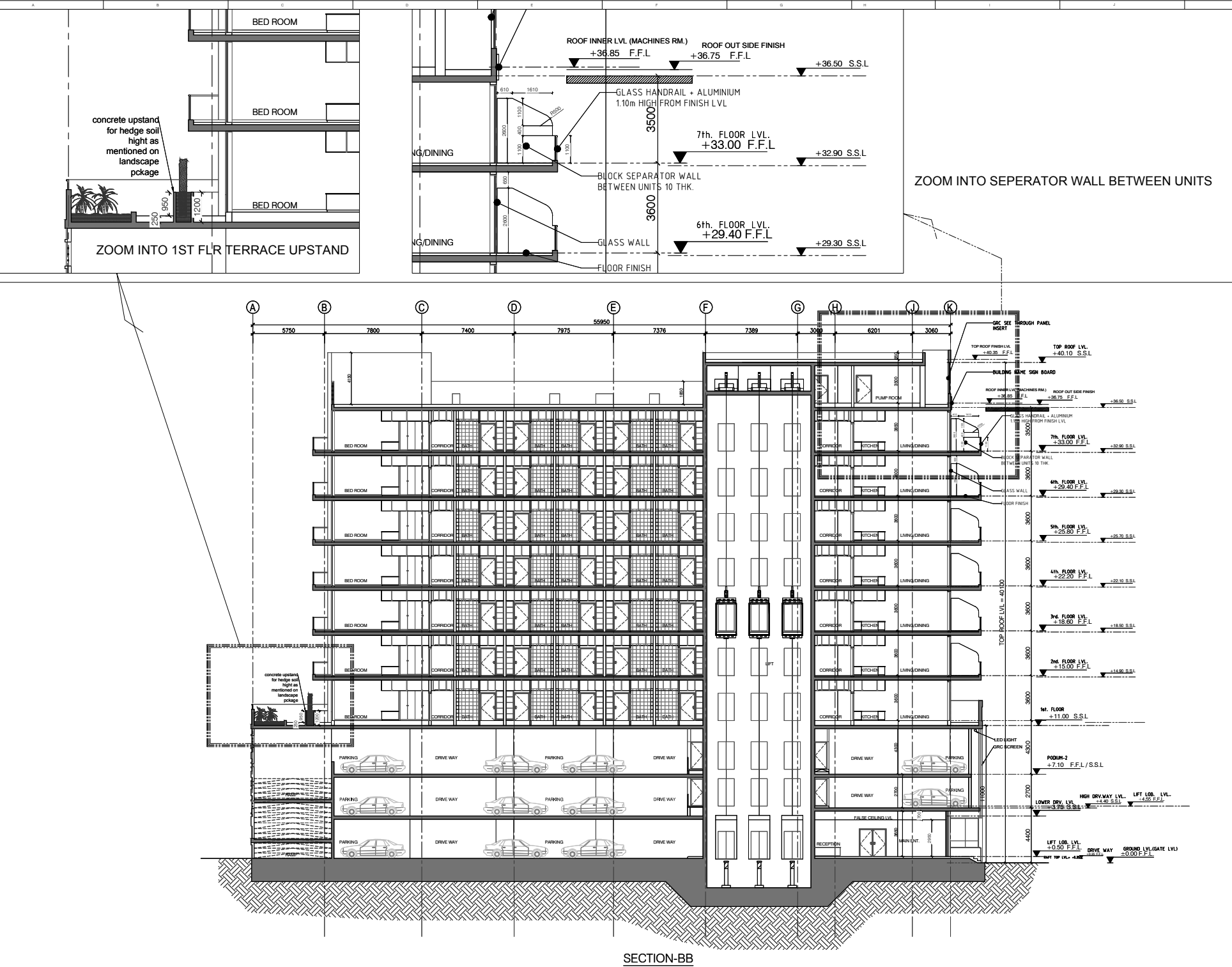




SECTION-AA



SECTION-BB







We, at Azizi developments are more than just a recognized leader in the Real Estate Development. We are devoted to the principle that everyone deserves affordable, quality housing and we are committed to working with neighbourhood leaders and government officials on broader community revitalization efforts. Azizi Developments believe that each and every project is a portrait of the company as a whole, and therefore our mission is to autograph each venture with excellence. By merging talents of seasoned professionals experienced in development experienced in development, construction, marketing, sales, leasing and management, we continue to establish ourselves as one of Dubai's leading real estate developers.

As experienced developers, Azizi Developments have increased our land and income producing property inventories. We have also begun to diversify globally by extending into growth markets around the country and by broadening our product mix into additional market segments and price points. With our extensive network of relationships and our strategic partners, we are able to locate properties in growing areas with significant potential to increase the value for our clientele.

For more information  
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