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[www.azizidevelopments.com](http://www.azizidevelopments.com)



Your New Grand Life



## CEO's Message

Azizi Developments committed to defining a new paradigm for real estate developments in Dubai. We are taking giant leaps in creating contemporary, urban housing that is in line with His Highness Sheikh Mohammed Bin Rashid Al Maktoum's outstanding vision for Dubai. Our passion continues to be to live up to this dream of transforming the urban landscape in Dubai through our unique concepts, and by developing iconic community projects that offer a truly unparalleled lifestyle.

Located in Dubai's visionary Sports City, Azizi Grand captures the true essence of grand living. With its landscaped gardens and green façade, Azizi Grand is the epitome of green, sustainable living, with green elements running throughout the architectural design of the project. This is the best of holistic, healthy living. Furthermore, its strategic location on Al Fay Road makes this an easily accessible and affordable investment.

We understand that modern living is all about striking a healthy work-life balance, which is why Azizi Grand will be your cocoon of escape. Whether for young families or couples, Azizi Grand will be the destination for a healthy, rewarding and balanced lifestyle.



## The Future Delivered Now

There is no denying that Dubai is a treat for architects, designers and builders alike, with its strategically planned infrastructure and ease of accessibility. We at Azizi strive for excellence in everything we do, which means we cannot simply wait for the moment to come to us, we must seize it. To achieve this, we have a team dedicated to delivering the future now, through timeless design and planning.

Our award-winning portfolio of elaborate ventures is marked by excellence and an elevated design and purpose.

Our mission will remain to uphold the high standards we have come to be associated with and to continue to deliver contemporary real estate projects to meet the market demand. Sound architecture, unique design and attentive customer service will continue to remain our hallmarks as we continue to unveil new projects for the market in 2018.

# DUBAI

Dubai is one of the most booming cities in the world right now. The city's ambitious goals are driven by its visionary leader Sheikh Mohammed bin Rashid Al Maktoum's UAE Vision 2021, which aims to put the city in the league of the best in the world. With a host of remarkable projects nearing completion and the upcoming World Expo 2020 – poised to bring 25 million people to the city and have a major effect on the economy – the time to invest is now.



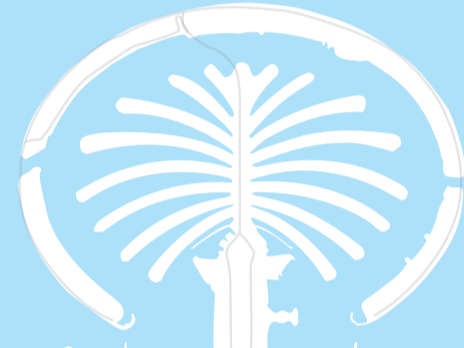
# In The Heart Of The Action

Strategically located on Al Fay Road, Azizi Grand is always at the heart of the action, yet at a comfortable distance away from the daily grind of the city. Most major attractions are just a short drive away. Thanks to its ideal location, Shiekh Mohammed Bin Zayed Road is only 4 minutes away, and Motor City and Al Khail Road are a mere 8 minutes away. City Centre Al Me'aisem is just a 5-minute drive away as well.

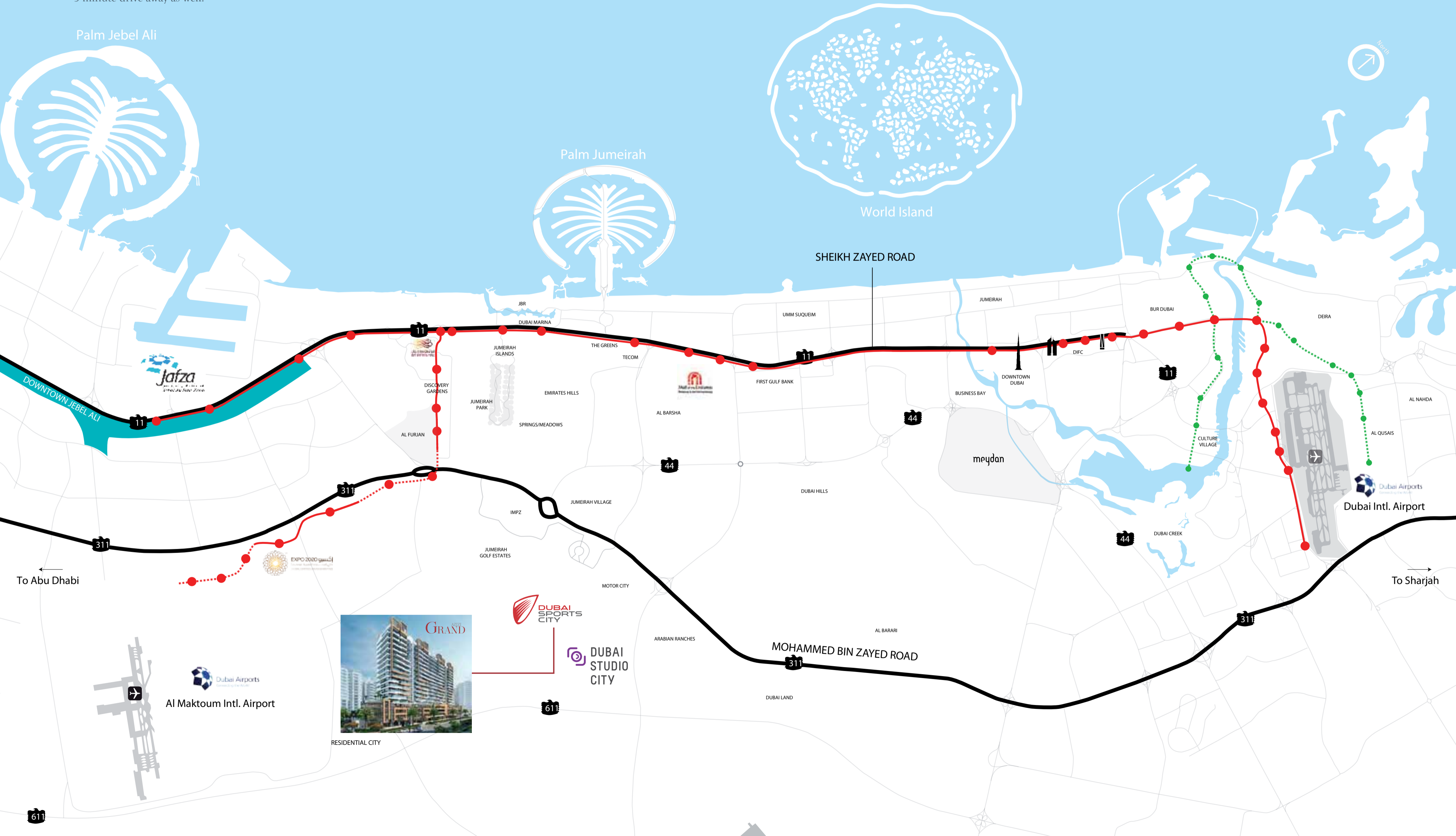
Palm Jebel Ali



Palm Jumeirah



World Island



To Abu Dhabi

To Sharjah



RESIDENTIAL CITY



# Dubai Sports City

Dubai Sports City or DSC is a multi-venue sports complex in Dubai, United Arab Emirates. It is a dynamic community that provides a mix of residential, retail, leisure and recreational facilities. The 25,000 capacity Dubai International Cricket Stadium, Dubai Sports City Football Stadium, Victory Heights Primary School and Gems Bradenton Preparatory Academy and is in close proximity to the flagship Els Golf Club.

The development is also located along the burgeoning Sheikh Mohammed bin Zayed road corridor, and just minutes away from the expanding Al Maktoum International Airport and the site of Expo 2020.



JUMEIRAH CIRCLE

SHEIKH MOHAMMED BIN ZAYED ROAD

AZIZI  
**GRAND**

IDEA ELC

NORTH GATE

DUBAI  
INTERNATIONAL  
CRICKET STADIUM

IMPZ

AZIZI  
**GRAND**

LAKE

NORTH POINT RETAIL &  
COMMERCIAL  
& RESIDENTIAL

MULTI PURPOSE  
OUT DOOR  
STADIUM

WEST GATE

AL FAY ROAD

MOTOR CITY

JUMEIRAH  
GOLF  
ESTATE

EAST GATE

SPORTS CITY  
RUGBY PITCH

DUBAI SPORTS CITY  
FOOTBALL ACADEMY

HESSA ST.

VICTORY HEIGHTS  
PRIMARY SCHOOL

ICC CRICKET  
ACADEMY

THE ELS CLUB

GEMS  
BRADENTON  
PREPARATORY  
ACADEMY



SOUTH GATE



# Grand Living For A Great Neighbourhood

Dubai Sports City was pioneered to fuel the passion of sports and capture its philosophies through well-designed retail, residential and recreation facilities. Here, success is considered a journey to excellence as life's smallest achievements are celebrated both on and off the field.

Azizi Grand is poised to transform this prestigious neighbourhood by combining the best of architecture and sustainable living to create a new paradigm for lifestyle that is quintessential of Sports City and Dubai.

Built over an area over 47,100sqm, Azizi Grand offers residents 431 apartments - 140 one-bedroom, 53 two-bedroom and 238 studios to call your own. All apartments have balconies. Two-bedroom apartments are situated on the corners, and get the most spacious balconies at over 1,000sqft. Studios also get large balconies to add a dimension of depth and space.



## An Envable Upscale Address

Surrounding the grandiose Azizi Grand are schools, sports academies, stadia and recreational facilities, giving you access to an upscale living experience that is hard to beat. Enjoy the best that the city has to offer, from the comfort of the place you will want to call home. The Els Club, Victoria Heights Primary School, Gems Brandenton Preparatory Academy, Dubai Sports City Football Academy and Dubai International Cricket Stadium are all right at your doorstep.



## Futuristic Design For Modern Living

Azizi Grand aims to not only challenge the norms, but buck the current trends in architectural design by creating a monument to grandeur. Here you will find form, function, sustainability and affordability under the same roof.

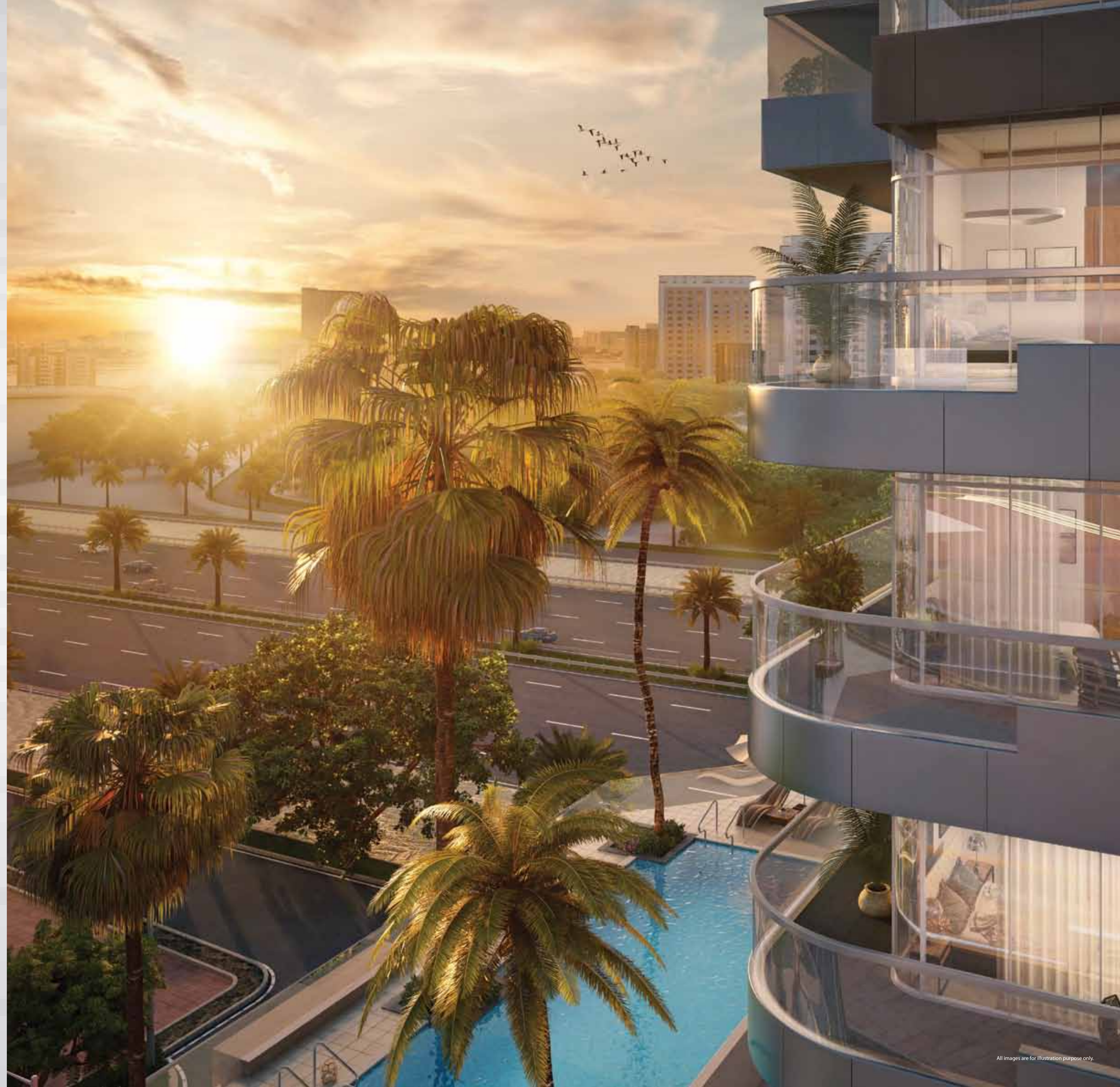
The impression of a merging of four individual towers into one singular, majestic structure gives the building its imposing stance. The striking composition makes room for three grand entrances with six panoramic elevators straddling the periphery of Azizi Grand to give you stunning views no matter where you are in the building.

Five levels of parking and three podiums ensure that your parking space is always available for you.



## Modern Living, Re-imagined

Azizi Grand boasts an array of 431 capacious apartments to choose from, ranging from studios, one and two bedrooms, each with space enhancing, end-to-end balconies. The open layout allows you to tailor-make your apartment according to your needs and taste, making each space truly unique.



## Relax In Your Private Space

Housing a 16sqft plantation area on its façade, Azizi Grand invites its residents to discover a passion for gardening and going green. This no-cost space is attached to most apartments, and gives residents the pleasure of enjoying green environs to de-stress and relax. The greenery also offsets harmful greenhouse gases and supplies homes with fresh, clean air. This is sustainable, green living at its best.





## Experience The Joy of Living

Azizi Grand goes the extra mile to ensure that the interiors are just as glamorous and inviting as the lush outdoors. Spacious living areas with double-glazed windows and sweeping balconies ensure that you always look forward to coming home. Coupled with beautiful balconies offering stunning views, these dream homes are truly a little slice of heaven.





## Fine Dining Experience

Our open plan kitchen areas are ready for customisation. There is plenty of room for a dining area where you can host family and friends with ease. Our kitchens are functional and uncluttered, giving you the space to plan meals efficiently. All kitchens are fitted with sturdy countertops, premium appliances and plenty of elegant cabinets for storage.





## Your Personal Cocoon Of Comfort

Soft lighting and exquisite furnishings run through the entire apartment, but the bedrooms are where things get innovative. We have designed this space to offer all the modern necessities, including built-in wardrobes, vanity units and mirrors to help you look your best, every day. Exquisite tiling and framed floor to ceiling double glazed windows offer breath-taking views and also protect you from the harsh sunlight.





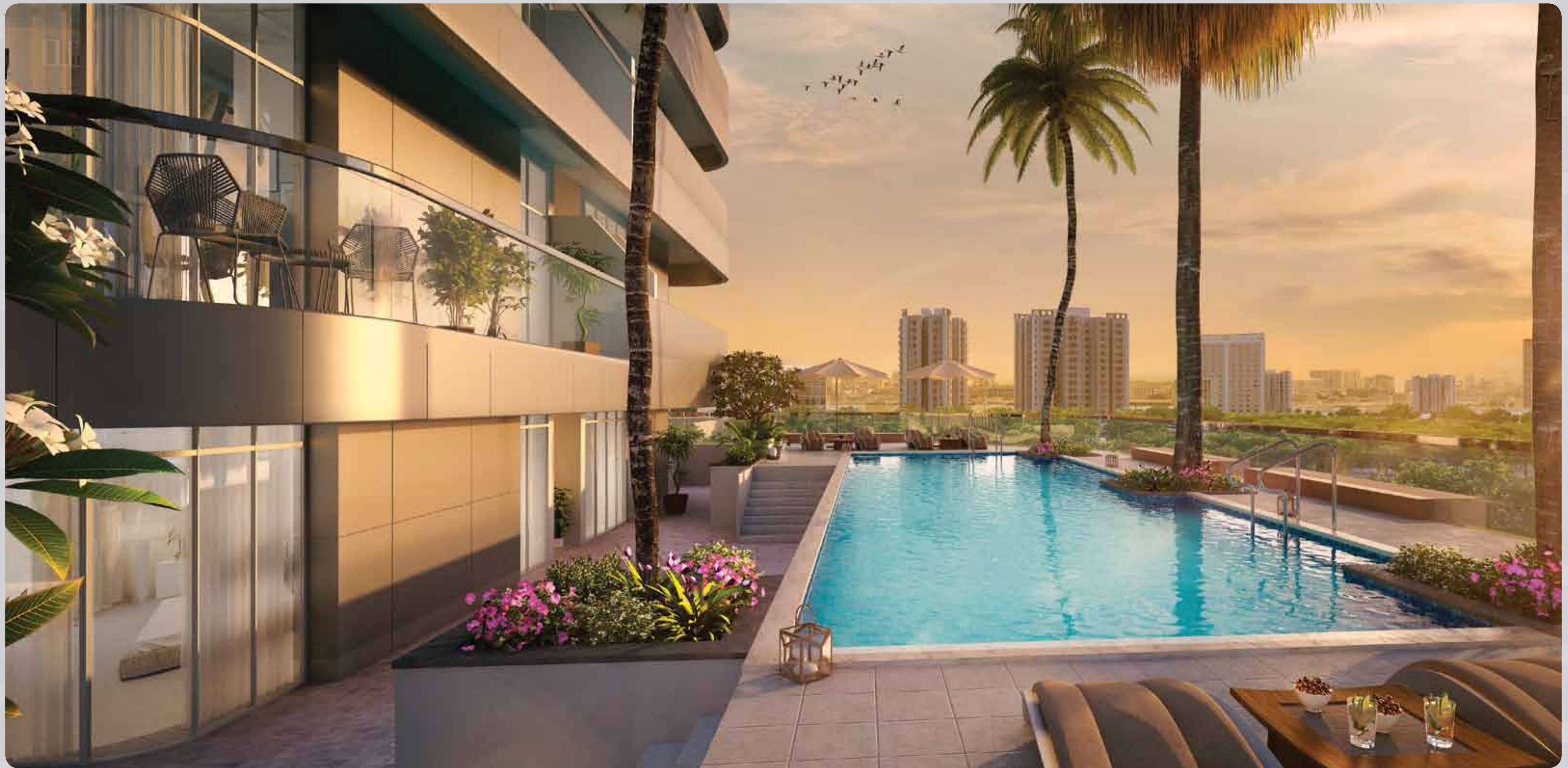
## Breathe In The Good Life

Azizi Grand houses two separate outdoor public areas meant for health, recreation and community living, designed to break the monotony of your daily rut and give residents rest and relaxation. Swimming pools, play areas and a gymnasium encourage a community centred living experience, helping you make new friends and giving your family private and safe downtime. Spacious balconies that wrap around the entire length of the apartment and overlook the sprawling greens below adds to the allure of the destination, making it the perfect venue to unwind after a long day at work or to socialise with friends and family.



## Artfully Crafted Bathrooms

Each bathroom is a clean and artful space that is minimalistic in design with built-in shelving and cabinetry that tastefully stores all your personal items. Guest bathrooms complement the en suite bathrooms, lending privacy and convenience.



## Beach Is Not The Only Option

Azizi Grand boasts two swimming pools for your comfort and convenience. Facing the gymnasium is the adult pool where you can enjoy lounging in the summer months or end your long day with a brisk lap. The children's pool is conveniently placed next to the kids' play area. The pools also offer a glimpse of the Dubai skyline as you keep up with your fitness routine every day of the week.



## Your Fitness Centre

Being in Sports City, Azizi Grand boasts a perfectly kitted gymnasium that is ideal to keep healthy and in shape. World-class fitness facilities fulfil your every need, so you do not even have to step outside, but can workout in the comfort of your new abode.



## Facts and Features

Building Type	Residential
Building Height	69.225 m
No. of Floors	B+G+3 podiums + 14 floors
No. of Studios	238
No. of 1 Bedroom units	140
No. of 2 Bedroom units	53
Total No. of units	431
Furniture	60 per sq ft (Optional)
Cooling System	Air Cool Chillers