

AZIZI VENICE DUBAI SOUTH

Masterplan Presentation

25 May 2023



1

Site Location



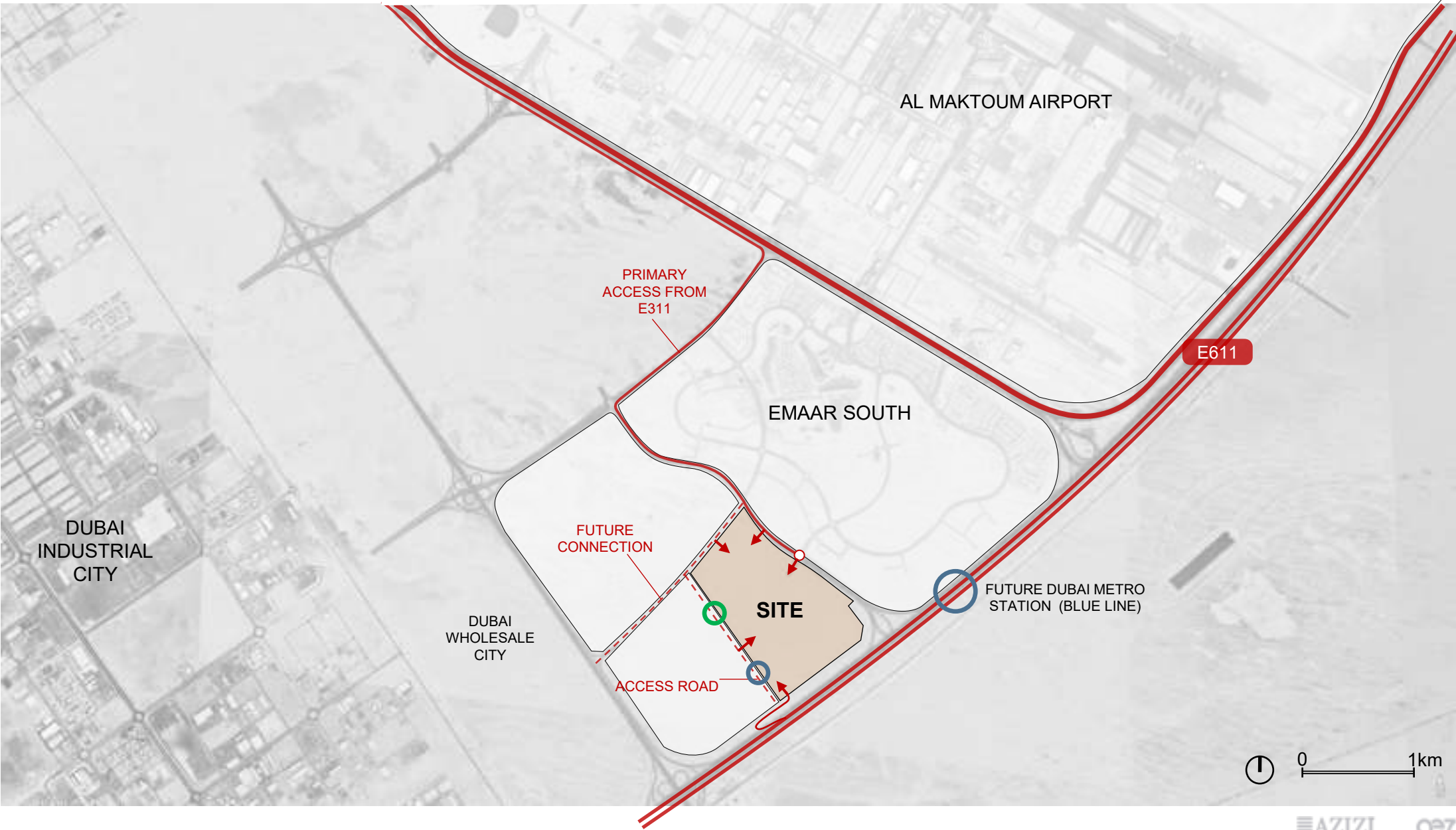
Location & Access

— Near Al Maktoum International Airport



Location & Access

— Near Al Maktoum International Airport



2

Vision



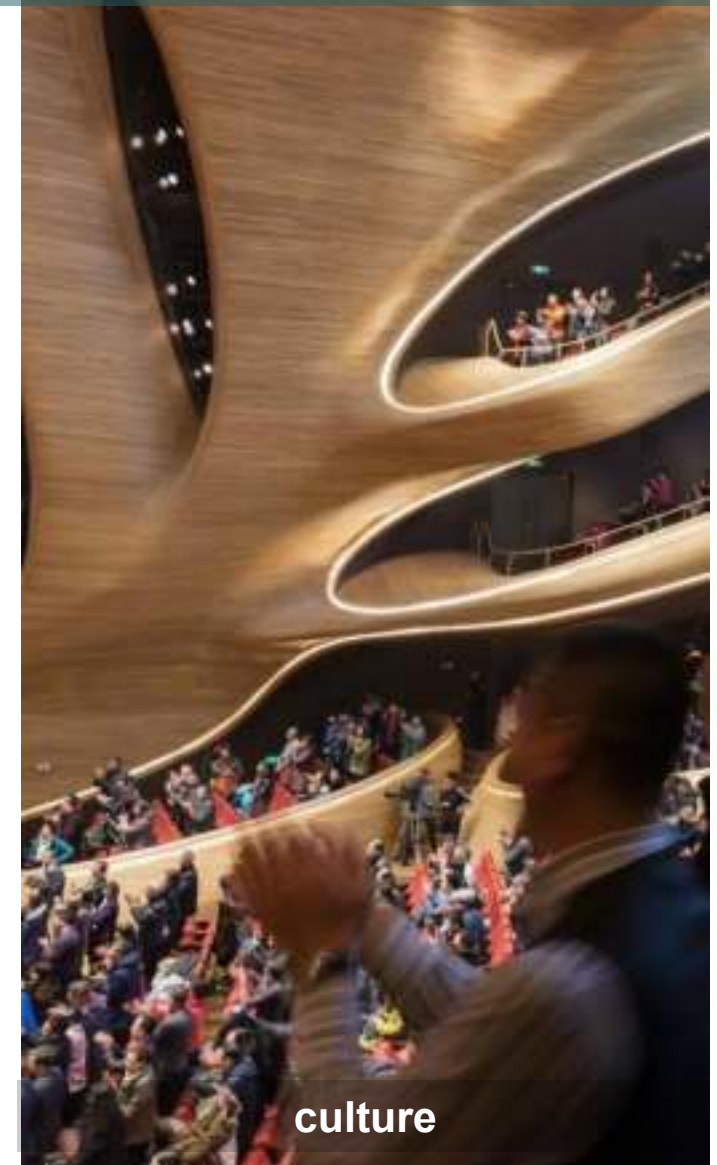


— THE ATOLL
WATER COMMUNITY

CREATING AN “**ATOLL**” THAT ADDS VALUE WHILE ENABLING A BLUE LAGOON LIFESTYLE LIKE NONE OTHER



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





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The Boulevard



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





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The Opera House

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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



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Mansion Island

Water Channels

Water Lagoons

Waterfront Villas

Community Beaches

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View of the Lagoon Villa Community





Aerial View





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Boulevard & Lagoon
Apartments

Urban Waterfront
Apartments

Urban Water Community



Boulevard & Lagoon Residences



Boulevard Lagoon Residences



Mobility





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Boutique Luxury Hotel

5 Star Family Hotel

Office Building

4 Star Business Hotel

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Hospitality

Boutique, Family & Business Hotels





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The image is an aerial photograph of a large, planned residential and commercial development. The development is characterized by a complex network of winding, light blue waterways that separate clusters of buildings. The buildings are primarily multi-story, with some featuring flat roofs and others with more varied architectural styles. The development is situated in a desert environment, with sandy terrain visible around the perimeter. A major road runs along the right side of the development, and a proposed metro station is indicated near the bottom right. Various facilities are labeled with red lines pointing to their locations: Sales Center & Operational Office, Community Hospital, Friday Mosque, Proposed Metro Station, and International School. The overall layout suggests a high-density, walkable community with integrated green and blue infrastructure.

AZIZI VENICE

International School

Sales Center &
Operational Office

Community Hospital

Friday Mosque

Proposed Metro
Station

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

