A1 PROPERTIES
Adding value to living

info@a1properties.ae | www.a1properties.ae

OFF PLAN

Azizi Arian

Location: Jebel Ali, Dubai

Starting From: AED 974,000

Permit No: 2

Azizi Arian

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q1 2028**	**40/60**	**Off Plan**

ABOUT THE PROJECT

Azizi Arian by Azizi Developments is a contemporary residential development in the **Jebel Ali Free Zone Extension**, positioned within one of Dubai's most strategically important commercial, logistics and industrial corridors. Offering studios and 1, 2 and 3-bedroom apartments, the project combines modern residential design, lifestyle amenities and strong connectivity to Sheikh Zayed Road, the Dubai Metro, Jebel Ali and Dubai's rapidly developing southern districts.

Arian is particularly notable for its location within the wider **JAFZA and Jebel Ali corridor**, where residential freehold opportunities remain comparatively limited. The project introduces a substantial collection of modern apartments into an area traditionally associated with commerce, logistics and employment, creating a residential proposition aimed at both end-users and investors.

The building's DLD-filed configuration comprises **three basement levels, ground floor, mezzanine, five podium levels, 15 upper floors and rooftop areas**. This creates a substantial mixed-use residential building incorporating homes, parking, amenities and supporting retail facilities.

The wider residential mix is reported at approximately **623 residences**, including studios and 1, 2 and 3-bedroom apartments. Published inventory data identifies approximately 325 studios, 248 one-bedroom apartments, 33 two-bedroom apartments and 17 three-bedroom apartments, creating a development weighted towards compact and investment-oriented residences while retaining larger family options.

Current September 2026 released inventory begins from approximately **501 sq. ft.**, with available configurations extending as high as approximately **3,018 sq. ft.** depending on unit type and layout.

Typical currently marketed studios are available around **592–595 sq. ft.**, providing a comparatively generous format for the entry-level category. These homes are particularly relevant to professionals, individual residents and investors targeting the workforce and employment base surrounding Jebel Ali.

One-bedroom apartments are available in multiple configurations, with examples ranging from approximately **677 sq. ft. to more than 800 sq. ft.** This variety gives buyers the ability to select between more compact investment-focused residences and larger layouts better suited to owner-occupiers.

Two-bedroom residences broaden the project's appeal towards couples and smaller families, with published examples ranging from approximately **988 sq. ft. to 1,293 sq. ft.** Larger layouts provide considerably more living space while retaining the connectivity advantages of the Jebel Ali location.

Three-bedroom apartments form the larger conventional residential category, with representative layouts around **1,744–1,873 sq. ft.** Current inventory datasets also show larger configurations within the development extending beyond these standard apartment layouts.

The residences are designed around contemporary interiors and practical everyday living. Open-plan living and dining environments create flexible social spaces, while large windows and private balconies bring additional natural light into the apartments.

Modern kitchens are integrated with the principal living areas, creating efficient layouts suited to both residents and tenants. Bedrooms are planned as quieter private spaces, with larger configurations providing additional storage and more substantial family accommodation.

Arian is marketed on a **semi-furnished basis**, adding convenience for buyers preparing their property for occupation or rental.

Amenities play an important role in the project's residential positioning. Residents are planned to have access to **swimming pools**, creating dedicated environments for recreation and relaxation within the development.

A **fully equipped gymnasium** supports fitness and everyday wellness, reducing the need for residents to rely on external health clubs.

The project also incorporates a **clubhouse**, providing residents with a communal environment for relaxation, informal meetings and social interaction.

A dedicated **cinema** adds an entertainment component uncommon in more basic residential developments and strengthens Arian's positioning as a lifestyle-oriented residential building.

Families benefit from a dedicated **children's play area**, providing younger residents with recreational facilities within the development.

Retail spaces at the building add another layer of everyday convenience. Published project data indicates **nine retail units**, helping provide services and commercial activity directly within the development.

The project's location is one of its defining advantages. **Jebel Ali Free Zone** is one of the region's largest commercial and logistics centres, generating a substantial employment base across logistics, shipping, manufacturing, trade and related industries.

Arian therefore has the potential to appeal to residents who want to live closer to employment centres in and around Jebel Ali rather than commute from Dubai's more central residential communities.

Connectivity to **Sheikh Zayed Road** provides straightforward access towards Dubai Marina, Jumeirah Lakes Towers, JBR and the wider city.

The project is also positioned to benefit from access to Dubai's Metro network, strengthening its appeal to residents who prefer public transport and potentially broadening its tenant audience.

Ibn Battuta Mall is approximately five minutes away according to published project location information, giving residents convenient access to extensive retail, supermarkets, restaurants, entertainment and everyday services.

Dubai Marina and JBR are also within convenient driving distance, connecting Arian residents with some of Dubai's most established waterfront leisure, dining and entertainment destinations.

The development's position also creates longer-term exposure to the growth of **Dubai South, Expo City Dubai and Al Maktoum International Airport**. These areas form part of Dubai's expanding southern development corridor and are attracting substantial infrastructure, commercial and residential investment.

For investors, Arian's proposition is therefore closely linked to both existing employment demand around JAFZA and the longer-term transformation of southern Dubai.

Studios provide the project's lowest acquisition threshold and can target individual professionals seeking accommodation near Jebel Ali.

One-bedroom apartments broaden this audience towards couples and professionals who require additional space, while the 2 and 3-bedroom categories can accommodate smaller and larger households.

Current September 2026 released inventory starts from approximately **AED 974,000**, although original launch pricing was substantially lower. Buyers assessing the project today should therefore compare individual units using current asking price, size, floor, orientation and price per square foot rather than relying on historical launch prices.

The regulatory timeline is also important. While some marketing sources continue to show earlier delivery expectations, the **DLD-derived project register records completion in January 2028**. For a DLD-focused property database, this registered date provides the appropriate project-level completion reference.

For end-users, Azizi Arian provides a modern residential option in an employment-rich area with convenient access to established destinations including Ibn Battuta, Dubai Marina and JLT.

For investors, the combination of freehold residential ownership, multiple apartment categories, JAFZA proximity and connectivity to Dubai's southern growth corridor creates several potential tenant and resale audiences.

With **DLD Project Number 3510** and registered completion in **January 2028**, Azizi Arian represents a distinctive residential addition to the Jebel Ali corridor and one of Azizi Developments' strategically positioned projects in this rapidly evolving part of Dubai.

Why Buy Azizi Arian Through A1 Properties?
Buying a residence at **Azizi Arian through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, bedroom configuration, floor level, orientation, layout, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Azizi Arian against other opportunities throughout Jebel Ali, Dubai South, Expo City and surrounding communities.

For investors, our advisors can assess entry pricing, unit selection, surrounding employment demand, rental positioning and potential resale opportunities. End-users can receive tailored guidance according to apartment size, floor plan, connectivity, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**30%**	**60%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.