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OFF PLAN

Azizi Venice 1

Location: Dubai South City, Dubai

Starting From: AED 747,000

Permit No: 1233038355

Azizi Venice 1

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q4 2026**	**40/60**	**Off Plan**

ABOUT THE PROJECT

Azizi Venice 1 is the inaugural residential phase of the landmark **Azizi Venice** master development by **Azizi Developments**, located in the heart of **Dubai South**. Inspired by the timeless charm of Venice, Italy, this waterfront community introduces an entirely new lifestyle concept centred around an **18-kilometre crystal lagoon**, creating one of the largest lagoon-front residential destinations in the UAE. The development blends elegant contemporary architecture with expansive public spaces, landscaped promenades, and a vibrant mix of residential, hospitality, retail, and cultural attractions, offering residents an exceptional waterfront lifestyle within one of Dubai's fastest-growing investment corridors.

Azizi Venice 1 offers a premium collection of **studio, 1, 2, and 3-bedroom apartments**, with residences ranging from approximately **333 sq. ft. to 1,800 sq. ft.** Every home has been thoughtfully designed with spacious open-plan layouts, floor-to-ceiling windows, premium finishes, fitted kitchens, smart layouts, and private balconies overlooking the crystal lagoon, landscaped boulevards, or community parks. Contemporary interiors maximise natural light while delivering comfort, elegance, and functionality for homeowners and investors alike.

Residents enjoy an exceptional collection of resort-inspired amenities rarely found within a single master community. Highlights include the **18-kilometre swimmable crystal lagoon**, sandy beaches, a floating opera house, a **700-metre climate-controlled retail boulevard**, international schools, healthcare facilities, luxury hotels, cycling and jogging tracks, landscaped parks, fitness centres, children's play areas, waterpark, wellness facilities, restaurants, cafés, retail outlets, and 24-hour security. These amenities

create a self-sustained lifestyle destination where leisure, entertainment, and daily convenience are seamlessly integrated.

Strategically positioned in **Dubai South**, Azizi Venice 1 enjoys outstanding connectivity to **Al Maktoum International Airport**, **Expo City Dubai**, **Palm Jebel Ali**, **Dubai Marina**, **Jebel Ali Free Zone**, and major road networks including **Emirates Road (E611)** and **Sheikh Mohammed Bin Zayed Road (E311)**. The community is also planned to benefit from future metro connectivity, further enhancing accessibility and long-term investment appeal. As Dubai South continues to evolve into a major economic and residential hub, supported by the expansion of Al Maktoum International Airport and surrounding infrastructure, Azizi Venice 1 presents an outstanding opportunity for both homeowners and investors seeking strong capital appreciation and attractive rental yields.

Why Buy Azizi Venice 1 Through A1 Properties?
Purchasing **Azizi Venice 1** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubai South and the city's premier waterfront developments. Our consultants provide personalised guidance to help you select the ideal residence based on your lifestyle aspirations or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai South's long-term growth potential and Azizi Developments' landmark communities, we ensure a seamless purchasing experience while helping you maximise the long-term value of your investment.

PAYMENT PLAN

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

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