

An architectural rendering of a modern high-rise building with a turquoise pool in the foreground. The building features a white facade, large glass windows, and balconies with potted plants. The pool is bright blue and has two people sitting on a small boat. The sky is clear blue with a few clouds.

AZIZI
VENICE
DUBAI SOUTH

Masterplan Presentation

25 May 2023

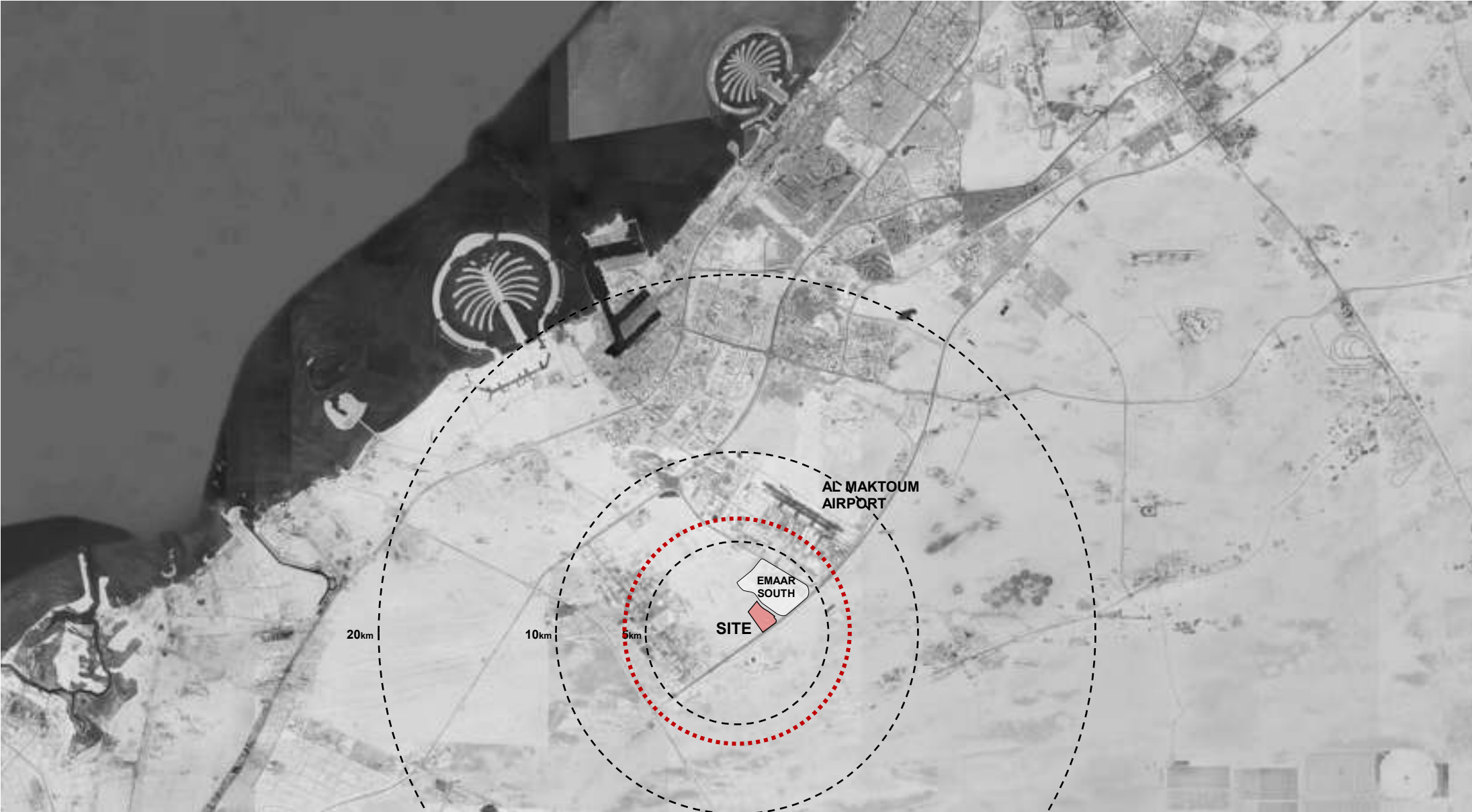
1

Site Location



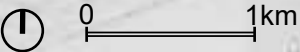
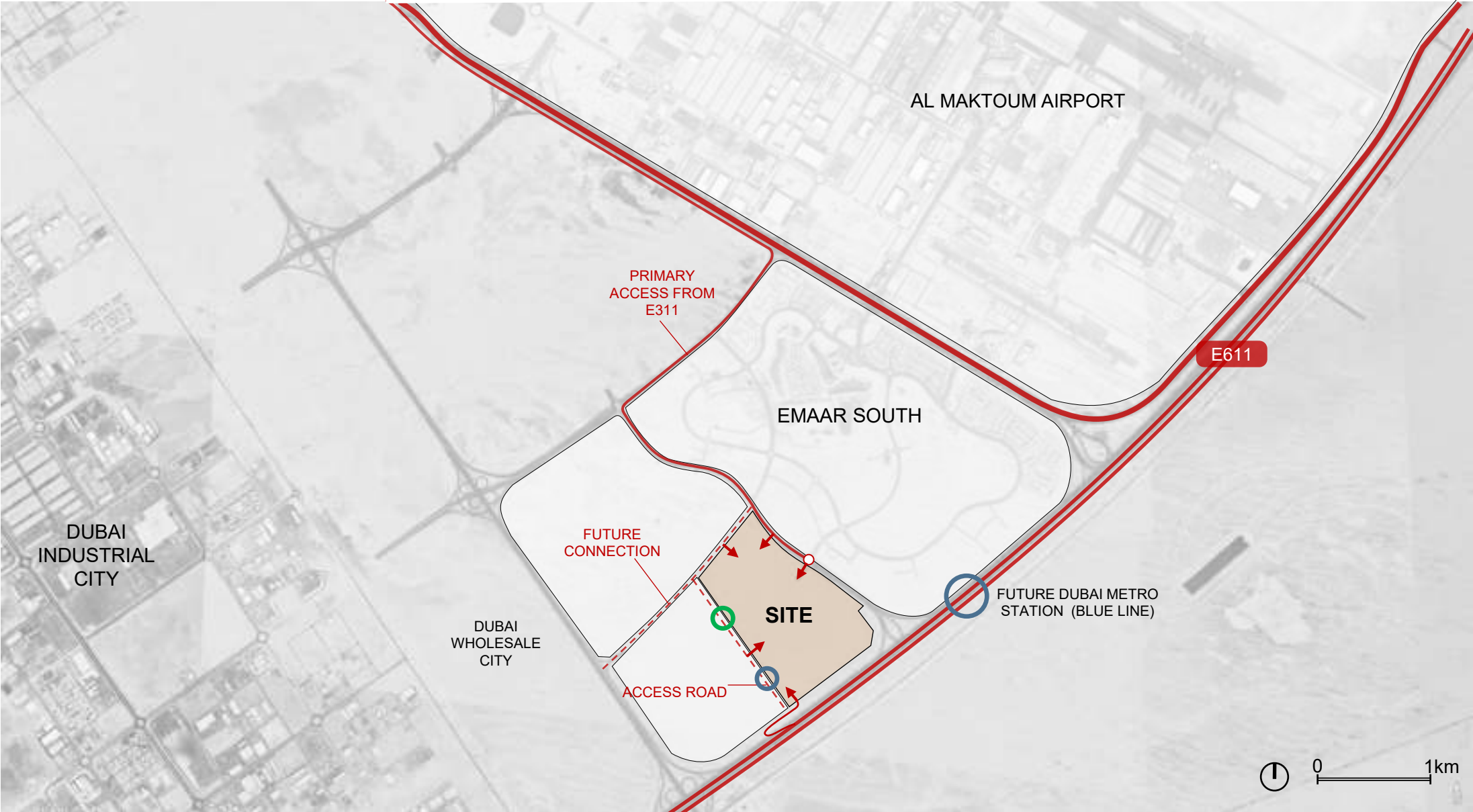
Location & Access

— 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



luxury



leisure



lifestyle

A NEW DESTINATION FOR DUBAI WITH ENTERTAINMENT, ARTS AND CULTURE FOR TOURISTS AND RESIDENTS ALIKE



entertainment



arts



culture

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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VENICE



The Boulevard

 AZIZI
VENICE



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

 AZIZI
VENICE

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

Waterfront Villas

Water Lagoons

Community Beaches

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View of the Lagoon Villa Community





Aerial View





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Boulevard & Lagoon
Apartments

Urban Waterfront
Apartments

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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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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



AZIZI
VENICE