



مونتريل

**MONTRELL**

SERVICED APARTMENTS



**In a class of its own**







## Chairman's Message



We take immense pleasure in thanking all our investors and customers for placing their trust in Azizi Developments.

Our vision of delivering quality housing, and our commitment to elevating lifestyles have taken us to the next strata of designing serviced apartments that will change the way you live.

With the coming EXPO 2020, property appreciation will lure more investors to discover real estate opportunities in Dubai.

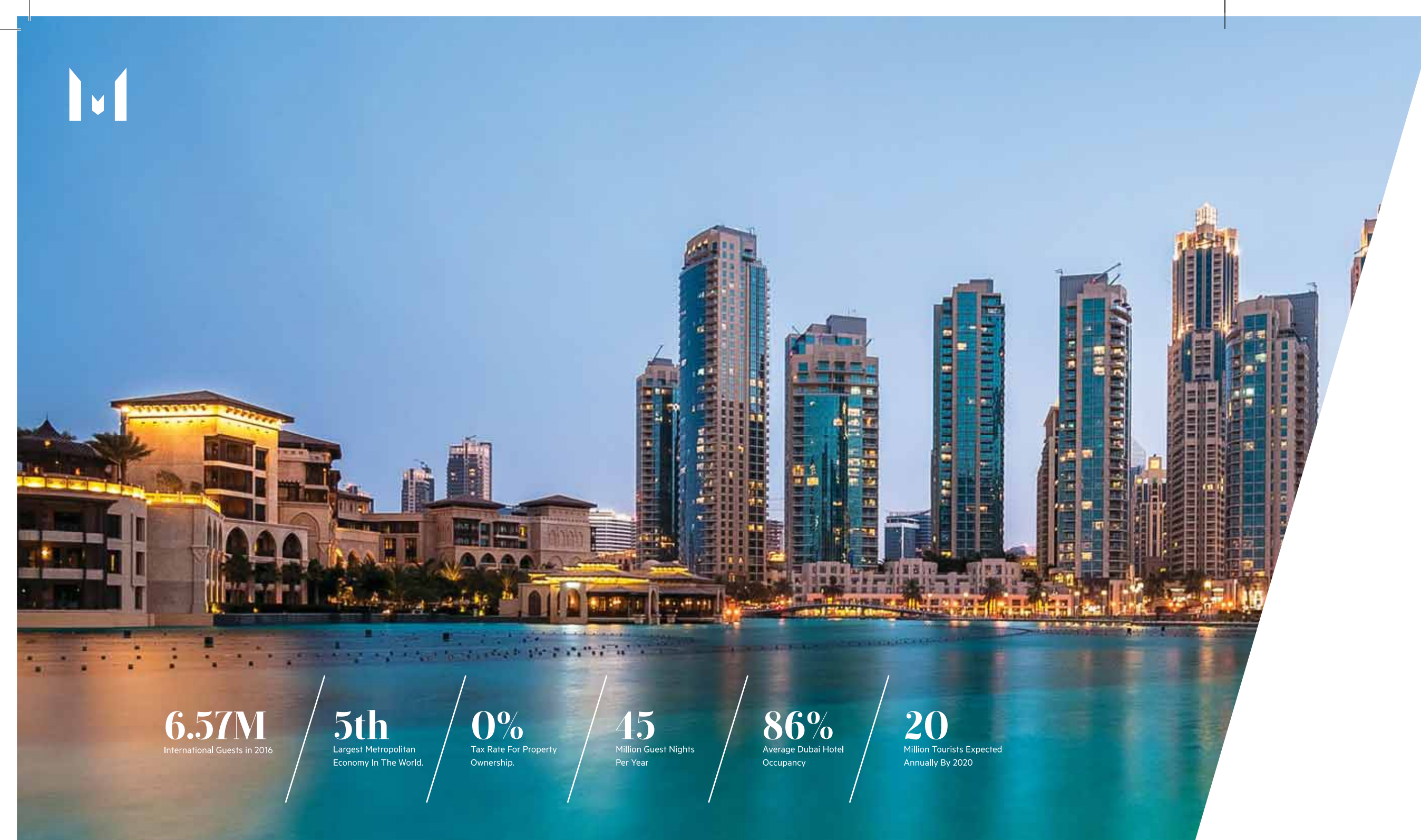
After a string of residential developments to our credit, we are now offering a prestigious project that goes beyond apartment living. A noteworthy business project, Montrell is designed to reward the business class with perks of distinguished living by offering tastefully designed and fully-furnished serviced apartments to project a successful business lifestyle.

We hope our forthcoming projects can live up to your highest expectations, and meet the high living standards you seek.

### **Dr. Mirwais Azizi**

Chairman





**6.57M**  
International Guests in 2016

**5th**  
Largest Metropolitan  
Economy In The World.

**0%**  
Tax Rate For Property  
Ownership.

**45**  
Million Guest Nights  
Per Year

**86%**  
Average Dubai Hotel  
Occupancy

**20**  
Million Tourists Expected  
Annually By 2020

All images are for illustration purpose only

**Dubai, the city of many firsts.  
A place where ground  
breaking ideas are created and  
sky-touching records are set.**

Dubai has emerged as a global city and a vibrant business hub that turns your deepest aspirations into reality. Flaunting one of the world's finest skylines with captivating architecture, Dubai has broken world records by creating the world's tallest building and breathtaking man-made islands. Poised to become one of the most progressive cities of the world, Dubai is today a destination for the world's most lucrative real estate investment options. Come experience Dubai's rich heritage, vibrant culture and modern luxuries, and discover what makes it one of the best cities to invest and live in.

# Dubai / Global hub of opportunity





# EXPO 2020 / Creating the future

Dubai is all set to host the most prestigious EXPO 2020, an international event that will become a platform for social, economic and sustainable development. A prestigious global event, it will bring together more than 180 nations and an international audience of 25 million visitors to its doorstep. The impact of the event will boost the city's economy, reinforcing Dubai's position as the global hub of opportunity.

## The journey has started

EXPO 2020 is slated to begin between October 2020 and April 2021. The official site of the EXPO 2020 Pavilion will be the new Dubai Trade Center, a 438 hectare development in Jebel Ali located within Dubai South District adjacent to Al Maktoum International Airport. The global event will attract over 25 million visitors and will boost the city's economy to a staggering \$23 billion amounting to a 24.4% growth in GDP. 70% of all visitors are expected to come from outside the UAE, the largest proportion of international visitors in Expo history.

**\$23**

Billion In Revenue

**24.4%<sup>M</sup>**

Overall Gdp Growth

**277,000** Jobs

**25<sup>M</sup>**

Forecast Of 25 Million Visitors

All images are for illustration purposes only





# Dubai World Central

The world's largest global gateway

Dubai World Central is designed to be Dubai's airport of the future. As the world's largest airport with a capacity of more than 160 million passengers a year, Dubai World Central will serve as the meeting point for millions of tourists visiting EXPO 2020. Positioned in the heart of new Dubai, it is conveniently located near Al Furjan developments and a host of Dubai's iconic properties.



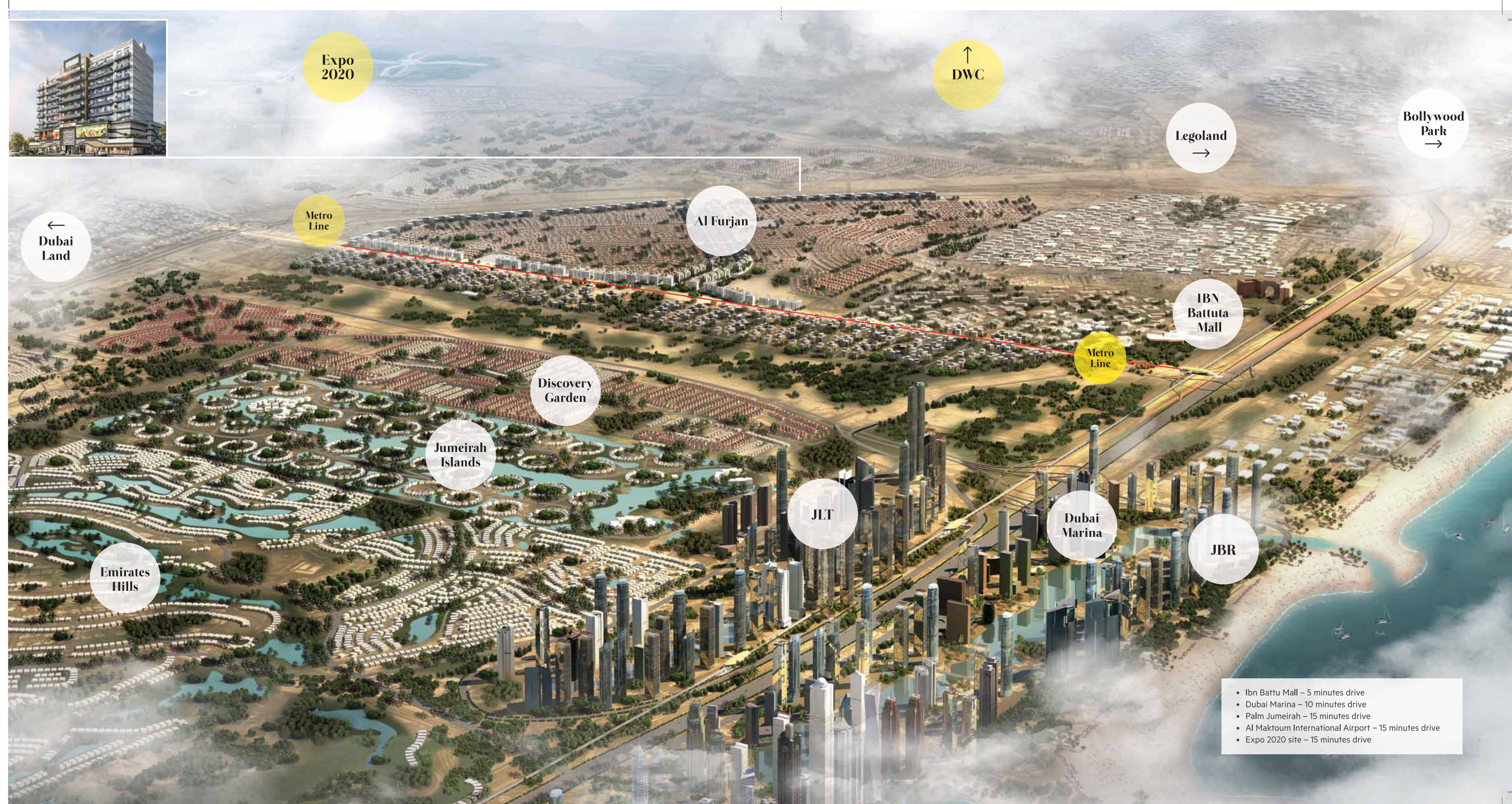


All images are for illustration purpose only

# Al Furjan / A well-connected & Highly Strategic Location

Welcome to Dubai's new vibrant community

Al Furjan is the new, modern residential development set within the magnificent metropolis of new Dubai. Destined to become one of Dubai's most sought after destinations, it is strategically located and connected to the prestigious EXPO 2020 pavilion, Dubai World Central, the world's largest airport and flanked by Dubai's iconic communities including TECOM, Dubai Marina and Dubai Sports City. Conveniently located between Sheikh Zayed Road and Mohammed Bin Zayed Road, Al Furjan will be the Dubai's most thriving community to reside in.





# Al Furjan / In the heart of 'New Dubai'

A multiphase development consisting of the prestigious EXPO 2020 Pavilion, Dubai World Central Airport and six clustered zones surround the magnificent Al Furjan Residential community. Connected to the artery of conveniences, it is well connected to the proposed metro line with easy access to prime locations and the international airport.

Al Furjan is a vibrant residential development located between Sheikh Zayed Road and Mohammed Bin Zayed Road, adjacent to the Discovery Gardens community and is accessible from Al Yalaisy Street and Al Asayel Street. As a self-sufficient community, it is complete with modern life convenience from retail centers to outdoor facilities and the essential of community living.

## Community Amenities

- Mixed (Residential + Retail + Commercial)
- Hotels
- Outdoor sports facilities
- Community retail centre
- Common areas/landscaped gardens
- Schools
- Convenient access to public transportation

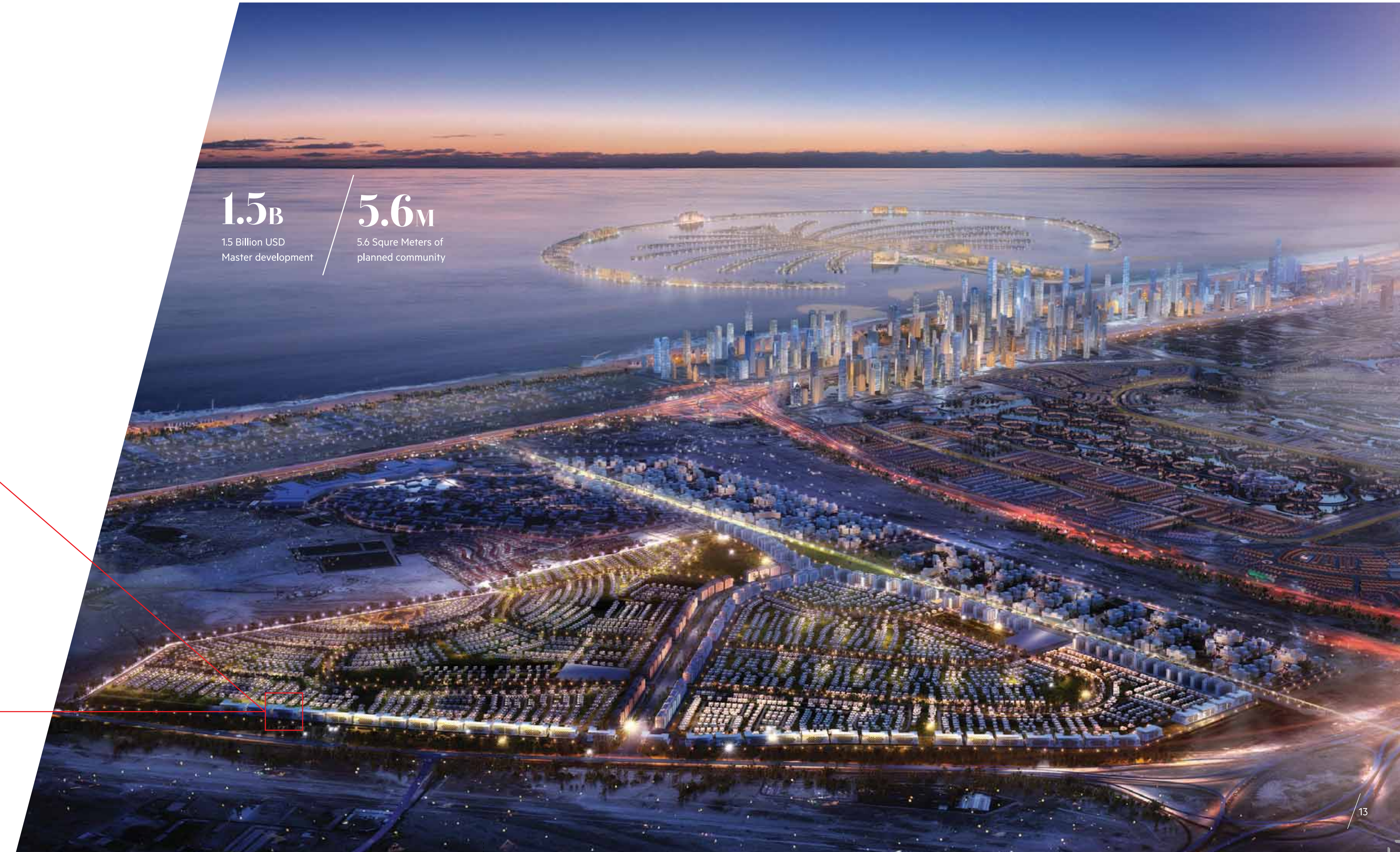


# Montrell / A deserving business status



## Project details

Plot Area: 41,958sq.ft  
Total Construction Area: 125,474.9 sq.ft  
Total Height: 40.35 M  
Levels: G + 2P + 7



**1.5B**

1.5 Billion USD  
Master development

**5.6M**

5.6 Squire Meters of  
planned community





مونتريل  
**MONTRELL**  
SERVICED APARTMENTS

**A deserving  
business status**





# A class apart

## Unsurpassed designs Unparalleled conveniences

Discover a new standard of living at Montrell. A high-end serviced residential apartment, it comprises of fully-furnished apartments that are contemporary, luxurious and relaxed in their style of living. Featuring 222 luxurious Studio and One Bedroom Apartments, it is designed with spacious, modern interiors, splendid views and fitted with ultra-modern amenities and features carefully selected to enhance your lifestyle.



### Unit Types

- 168 Studio Apartments
- 54 One Bedroom Apartments

### Area

Average area 410 sq. ft. and 818 sq. ft.





# Unwind & Relax

Drop your coat and loosen your tie. It's time to unwind at Montrell's calm, relaxing retreats. Share moments with family and friends or catch up on business gossips. It's your reward after a hectic day.





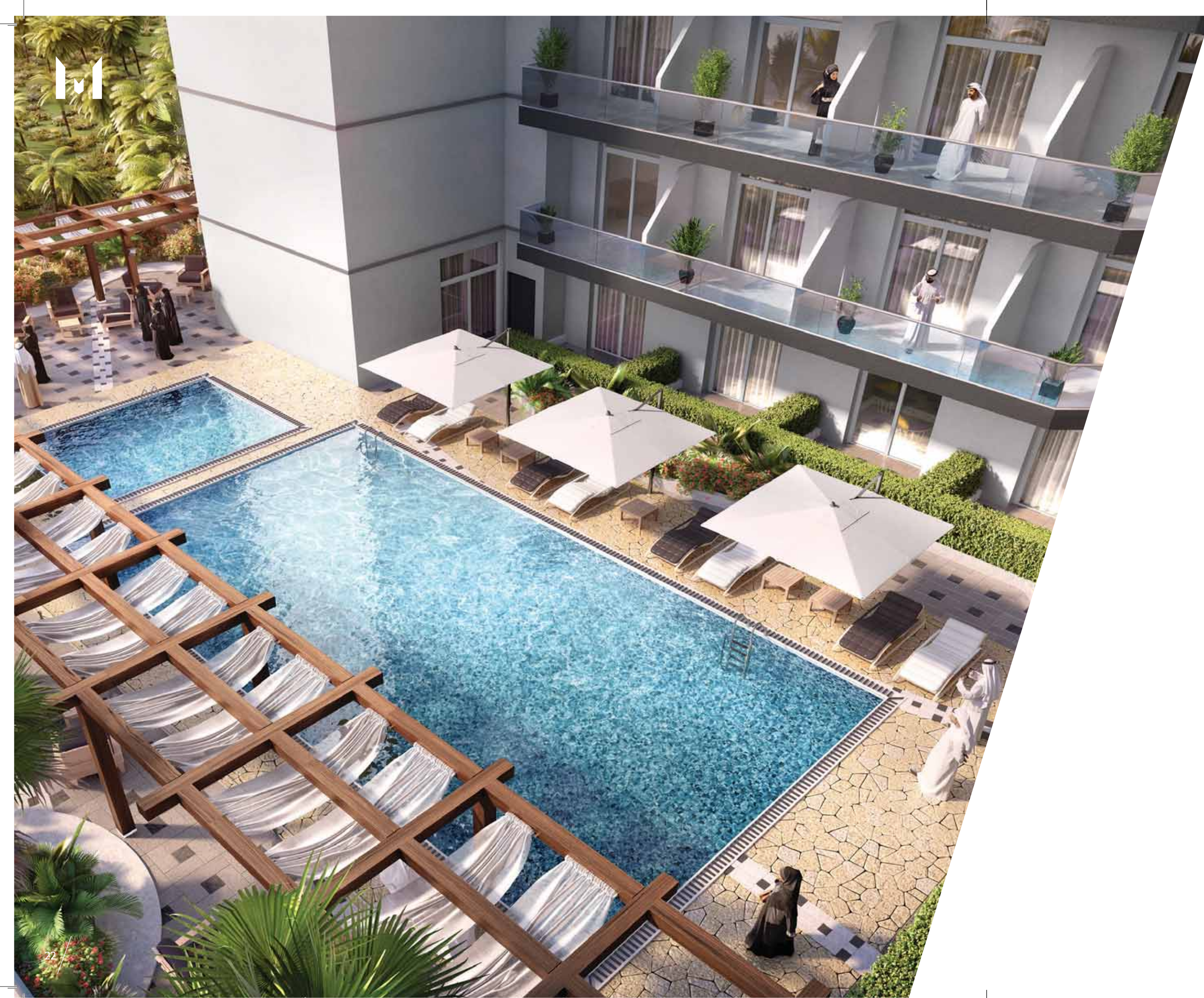


## Facilities & Amenities

Located in the prestigious Al-Furjan Community, Azizi Montrell Serviced Apartments is a G+7 serviced apartment building that will raise the standards of hospitality within Al Furjan Community and beyond.

- Furnished and serviced apartments with Studio & One Bed Room
- Round the clock reception and concierge
- 24 hour valet parking service
- Podium level open Cafe, Restaurant, Bar
- State of the art gymnasium
- Outdoor Pool Bar
- Retail Outlets
- Kids Area
- Ample Parking





# Spa & Pool / Immerse in luxury

It's your me-time. Dip into a cool pool and gently drain out the day's stress, or step into the spa to rejuvenate with soothing therapies and relaxing environs.



All images are for illustration purpose only







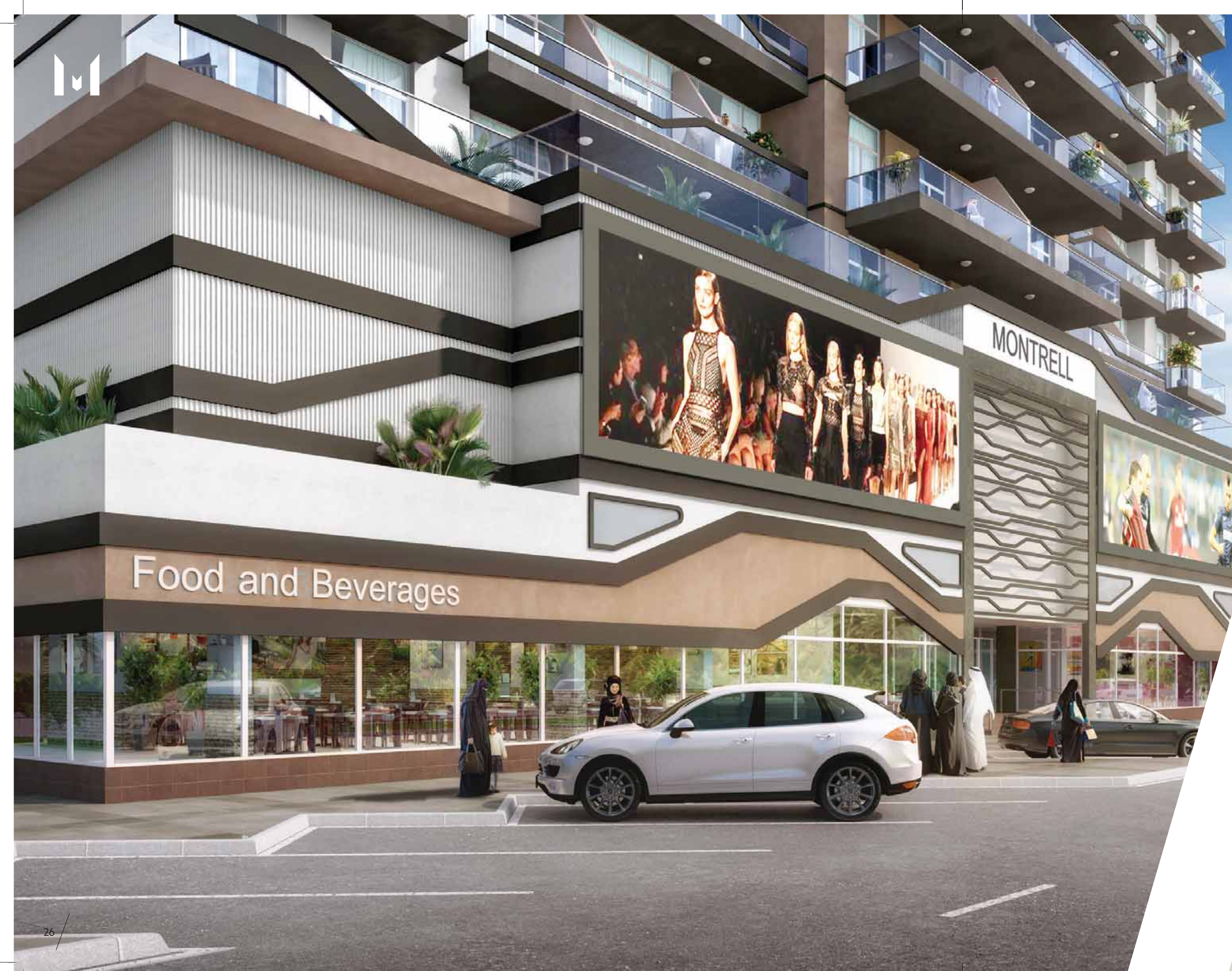
All images are for illustration purpose only

# Health Club / Balance work and life

Shape up at our modern, fully-equipped gymnasium that has the latest equipment to compliment your exercise regimes. Stay in shape and discover a healthy lifestyle.







# Meet, eat and socialize

Indulge in your favourite food and savour a wide variety of cuisines in the comfort of your home. Set against a green, airy backdrop, you can catch up with friends over long cups of coffee or simply treat your family to gourmet food on the menu.







## Unique designs and unmatched conveniences for a relaxed lifestyle

### Features

Fully-furnished  
State-of-the-art fittings  
Superlative amenities  
Modern equipment

### Furniture & Furnishings

Contemporary furniture  
Exquisite furnishings

### Suite of services

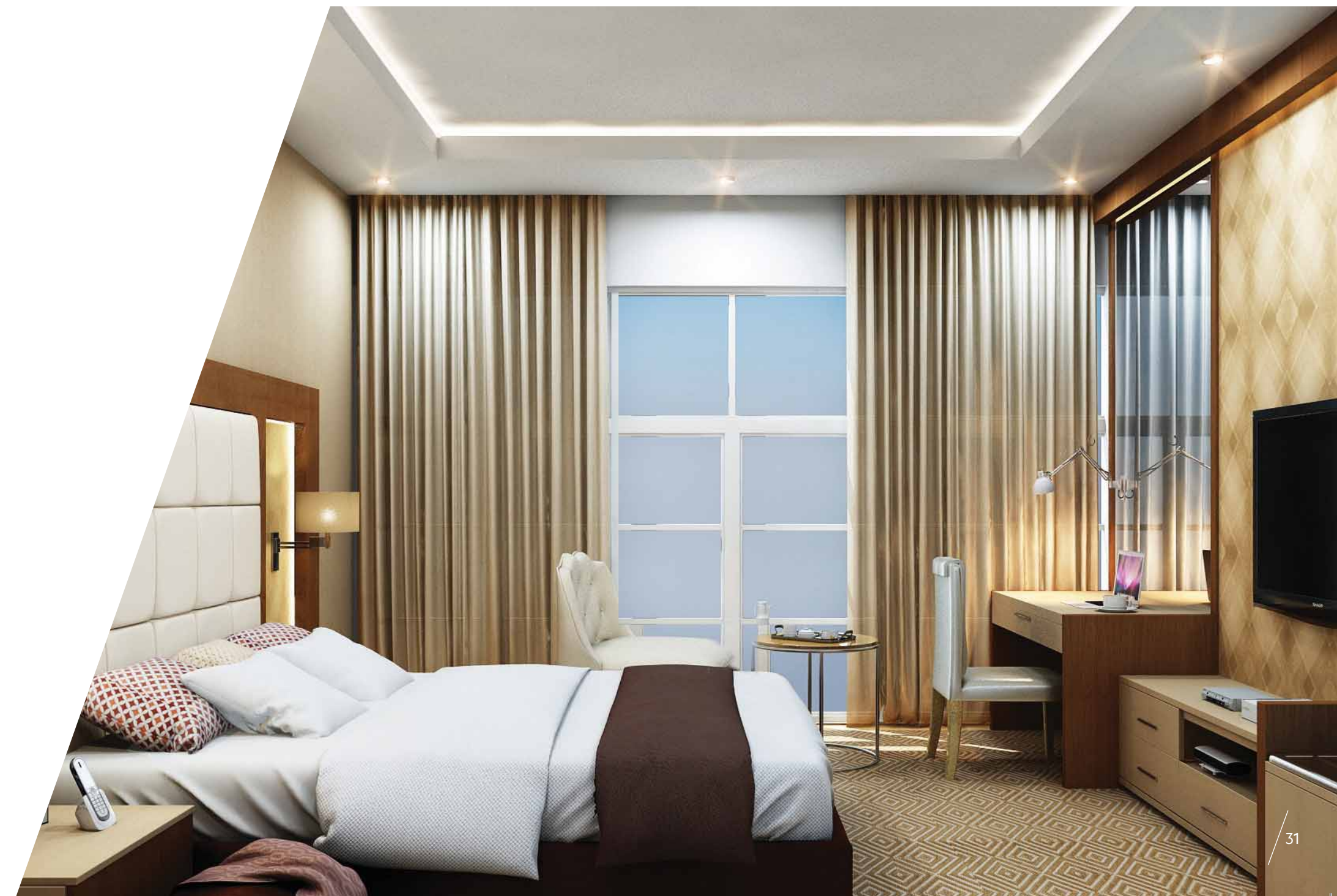
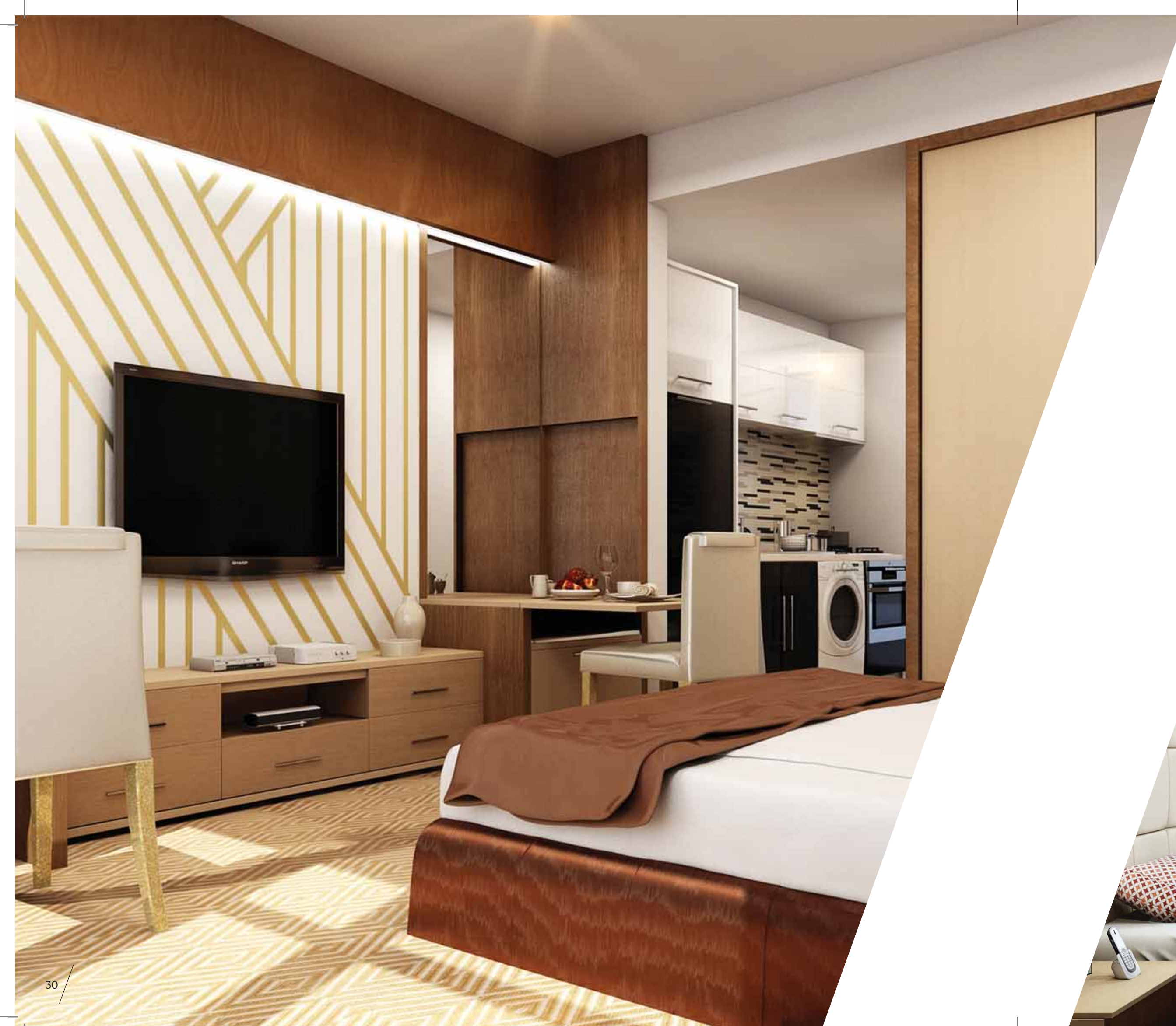
Housekeeping  
Maintenance  
IT & Entertainment

# Studios / Impeccably designed

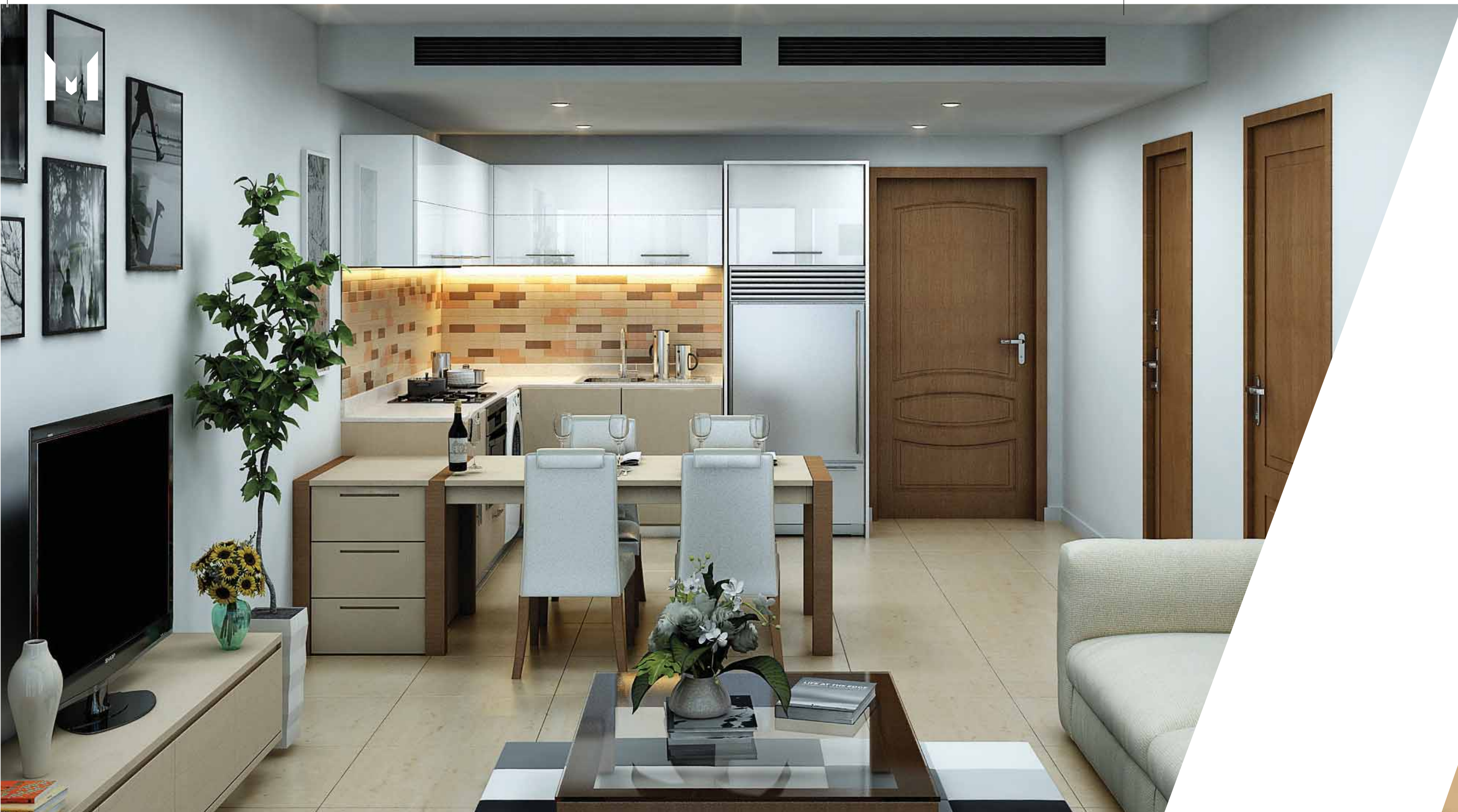




**Tastefully furnished**







## Elegant designs that reflect your lifestyle

### Features

Stylishly designed  
Spacious living spaces  
Impeccable fittings & amenities

### Furniture & Furnishings

Premium furniture  
Luxurious furnishings

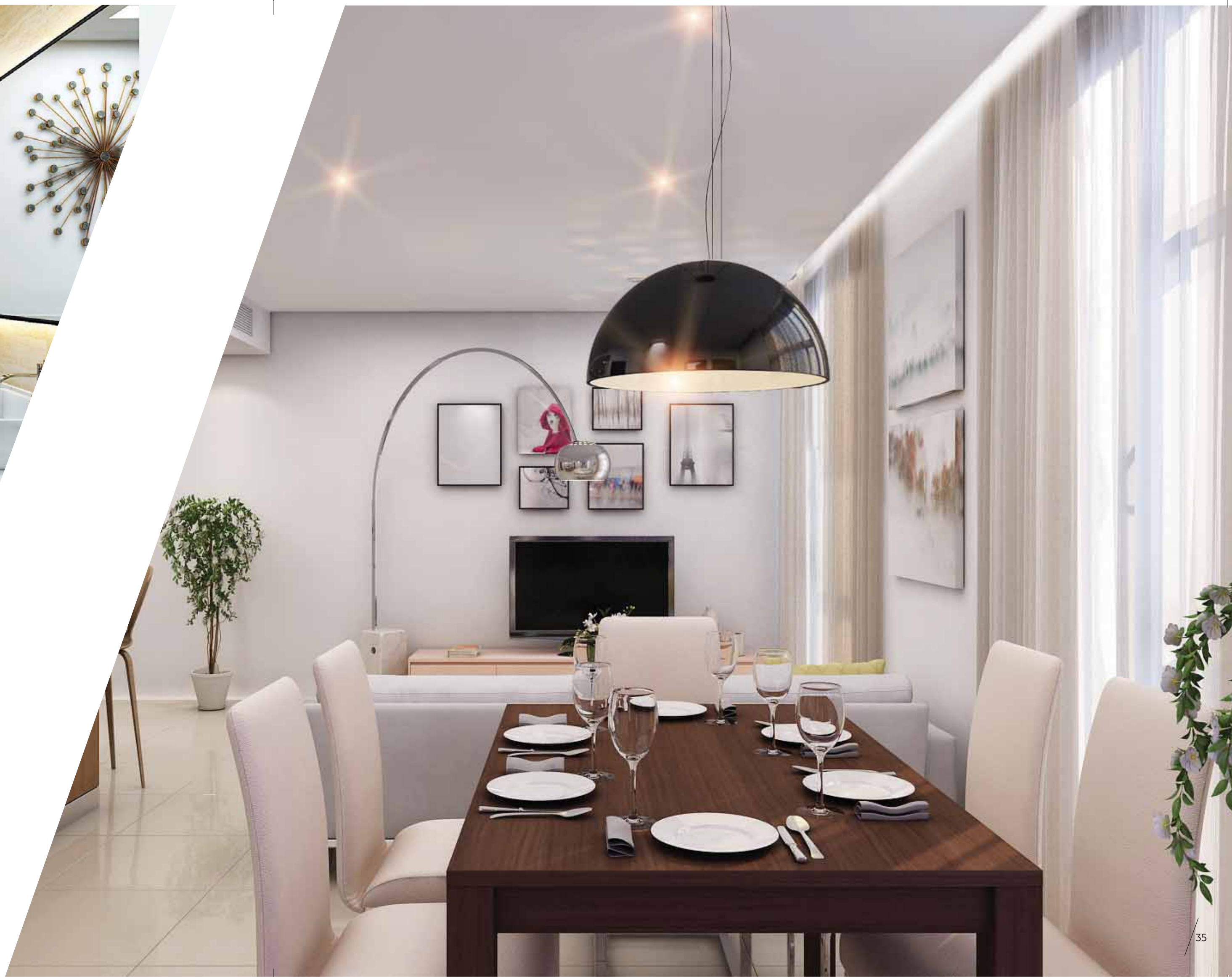
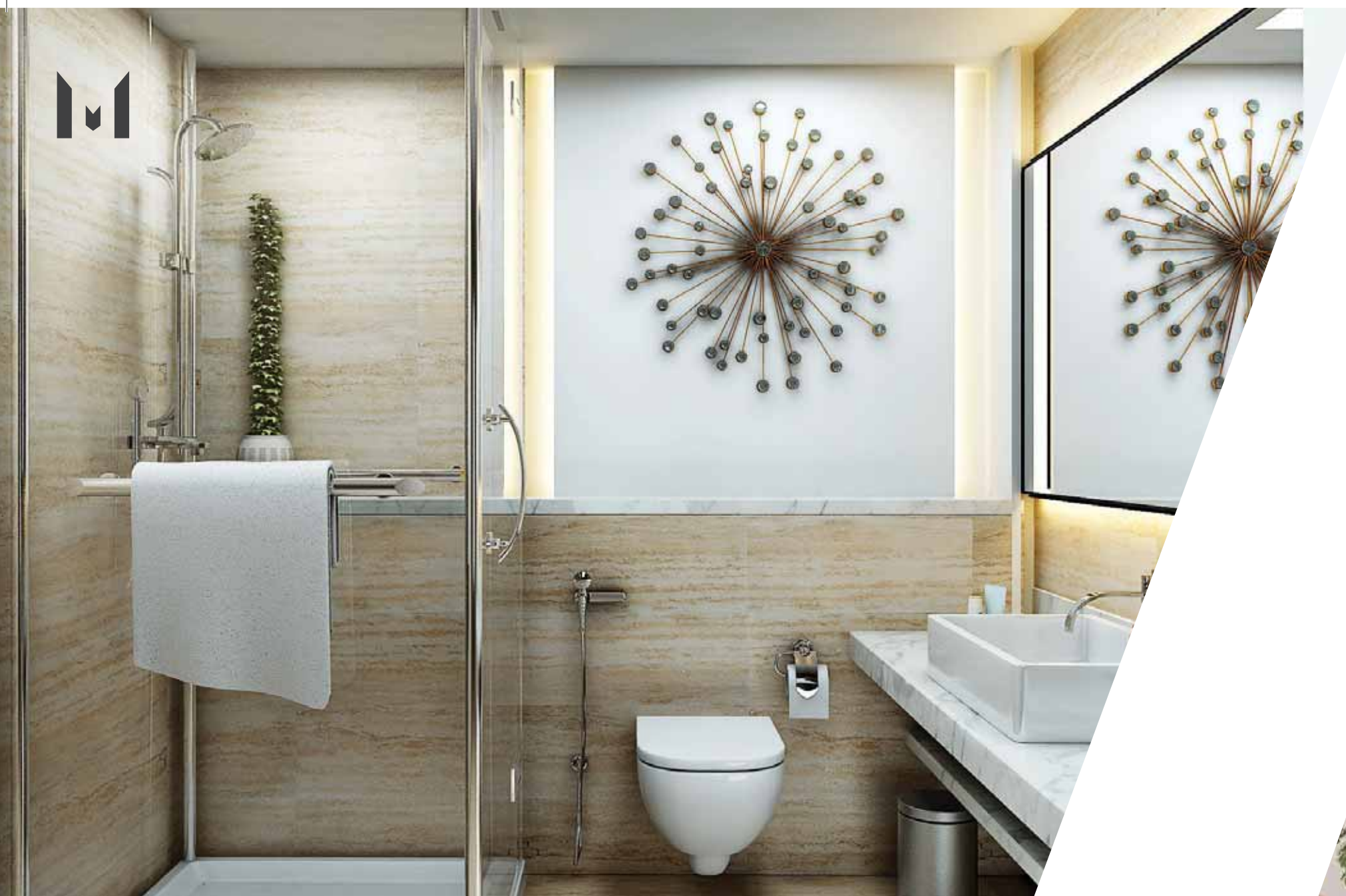
### Suite of services

Housekeeping  
Maintenance  
IT & Entertainment

# One Bedroom / Refined Interiors







# Elegant designs

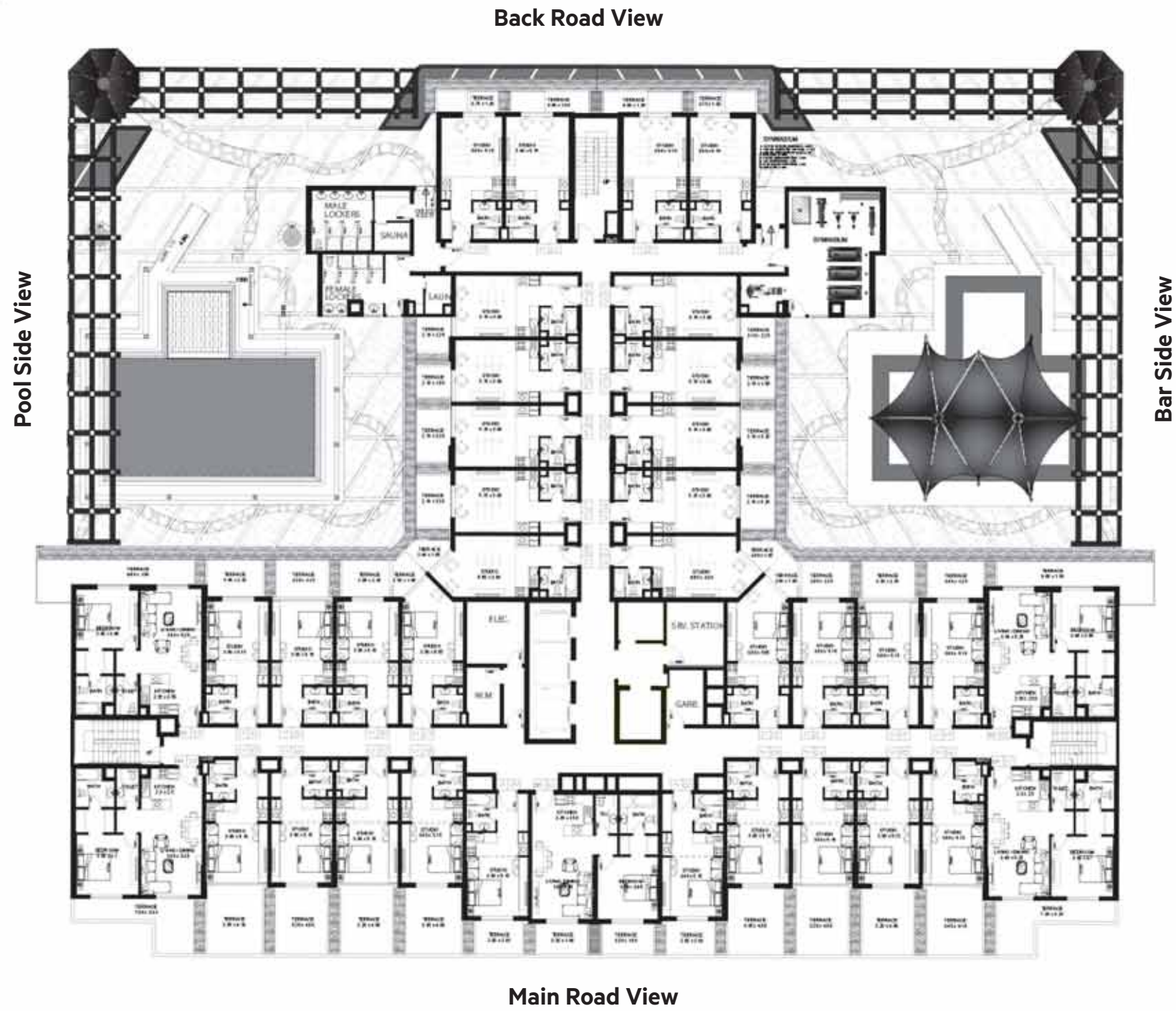




# Typical Floor Plan



# Podium Floor Plan



# Typical Plan





<b>Studio</b>	<b>A</b>
	Podium



**Unit Nos:** 02, 03, 04, 29, 30, 31

**Unit Type:** A (Podium Level)

**Area:** (02), (31) = 57.134 sqmt. - 614.76 sqft.

(03), (30) = 55.052 sqmt. - 592.35 sqft.

(04), (29) = 57.330 sqmt. - 616.87 sqft.

**Type - PA**

<b>Studio</b>	<b>B</b>
	Podium



**Unit Nos:** 07,26

**Unit Type:** B (Podium Level)

**Area:** 45.987 sqmt. - 494.81 sqft.

**Type - PB**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



<b>Studio</b>	<b>C</b>
	Podium

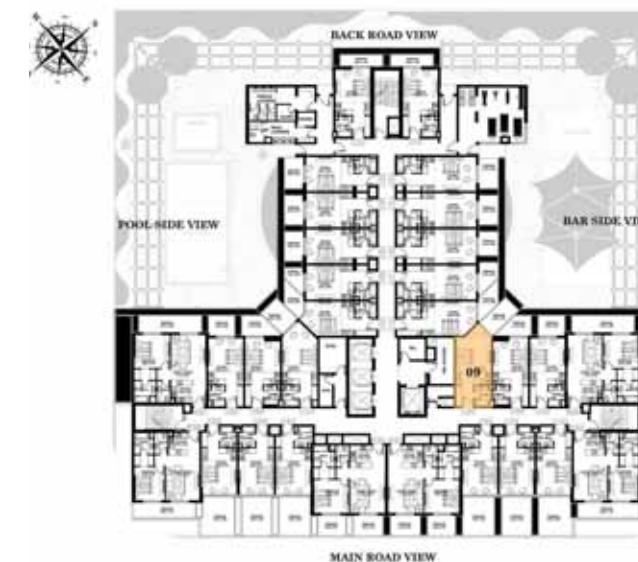


**Unit Nos:** 08, 25  
**Unit Type:** C (Podium Level)  
**Area:** (08) = 46.428 sqmt. - 499.56 sqft.  
 (25) = 47.702 sqmt. - 513.27 sqft.

<b>Type - PC</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

<b>Studio</b>	<b>D</b>
	Podium



**Unit Nos:** 09  
**Unit Type:** D (Podium Level)  
**Area:** 51.119 sqmt. - 550.04 sqft.

<b>Type - PD</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



Studio	E
	Podium



**Unit Nos:** 24  
**Unit Type:** E (Podium Level)  
**Area:** 51.597 sqmt. - 555.18 sqft.

**Type - PE**

Studio	F
	Podium



**Unit Nos:** 23  
**Unit Type:** F (Podium Level)  
**Area:** 45.068 sqmt. - 484.93 sqft.

**Type - PF**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



Studio	G
	Podium



**Unit Nos:** 10  
**Unit Type:** G (Podium Level)  
**Area:** 48.829 sqmt. - 525.39 sqft.

Type - PG
-----------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

Studio	H
	Podium



**Unit Nos:** 22  
**Unit Type:** H (Podium Level)  
**Area:** 43.328 sqmt. - 466.21 sqft.

Type - PH
-----------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



<b>Studio</b>	<b>I</b>
	Podium



**Unit Nos:** 11  
**Unit Type:** I (Podium Level)  
**Area:** 50.580 sqmt. - 544.24 sqft.

<b>Type - PI</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

<b>Studio</b>	<b>J</b>
	Podium



**Unit Nos:** 20, 21  
**Unit Type:** J (Podium Level)  
**Area:** (20) = 46.097 sqmt. - 496.00 sqft.  
(21) = 46.109 sqmt. - 496.13 sqft.

<b>Type - PJ</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



<b>Studio</b>	<b>K</b>
	Podium



**Unit Nos:** 12  
**Unit Type:** K (Podium Level)  
**Area:** 49.992 sqmt. - 537.92 sqft.

<b>Type - PK</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

<b>Studio</b>	<b>L</b>
	Podium



**Unit Nos:** 13  
**Unit Type:** L (Podium Level)  
**Area:** 51.671 sqmt. - 555.97 sqft.

<b>Type - PL</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



Studio	M
	Podium



**Unit Nos:** 14  
**Unit Type:** M (Podium Level)  
**Area:** 52.063 sqmt. - 560.19 sqft.

**Type - PM**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

Studio	N
	Podium



**Unit Nos:** 19  
**Unit Type:** N (Podium Level)  
**Area:** 46.513 sqmt. - 500.48 sqft.

**Type - PN**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



<b>Studio</b>	<b>O</b>
	Podium



**Unit Nos:** 16, 17  
**Unit Type:** O (Podium Level)  
**Area:** (16) = 47.395 sqmt. - 509.97 sqft.  
 (17) = 47.126 sqmt. - 507.07 sqft.

**Type - PO**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

<b>Studio</b>	<b>A</b>
---------------	----------



**Unit Nos:** 02, 03, 04, 29, 30, 31  
**Unit Type:** A  
**Area:** (02), (31) = 44.884 sqmt. - 482.95 sqft.  
 (03), (30) = 44.174 sqmt. - 475.31 sqft.  
 (04), (29) = 44.272 sqmt. - 476.36 sqft.

**Type - TA**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



# Studio B



**Unit Nos:** 07, 26  
**Unit Type:** B  
**Area:** 43.965 sqmt. - 473.07 sqft.

**Type - TB**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

# Studio C



**Unit Nos:** 08, 25  
**Unit Type:** C  
**Area:** 41.981 sqmt. - 451.71 sqft.

**Type - TC**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



**Studio D**



**Unit Nos:** 09  
**Unit Type:** D  
**Area:** 40.560 sqmt. - 436.42 sqft.

**Type - TD**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

**Studio E**



**Unit Nos:** 24  
**Unit Type:** E  
**Area:** 41.515 sqmt. - 446.70 sqft.

**Type - TE**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



**Studio F**



**Unit Nos:** 23  
**Unit Type:** F  
**Area:** 37.497 sqmt. - 403.47 sqft.

**Type - TF**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

**Studio G**



**Unit Nos:** 10  
**Unit Type:** G  
**Area:** 41.368 sqmt. - 445.12 sqft.

**Type - TG**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



# Studio H



**Unit Nos:** 22  
**Unit Type:** H  
**Area:** 43.157 sqmt. - 464.37 sqft.

**Type - TH**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

# Studio I



**Unit Nos:** 11  
**Unit Type:** I  
**Area:** 48.706 sqmt. - 524.08 sqft.

**Type - TI**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



<b>Studio</b>	<b>J</b>
---------------	----------



**Unit Nos:** 20, 21  
**Unit Type:** J  
**Area:** 46.562 sqmt. - 501.01 sqft.

<b>Type - TJ</b>
------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

<b>1 B/R</b>	<b>A</b>
	Podium



**Unit Nos:** 01, 32  
**Unit Type:** 1 B/R Type A (Podium Level)  
**Area:** 94.680 sqmt. - 1018.76 sqft.

<b>Type - P1A</b>
-------------------

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



1 B/R	B
	Podium



**Unit Nos:** 05, 28  
**Unit Type:** 1 B/R Type B (Podium Level)  
**Area:** (05) = 84.256 sqmt. - 906.56 sqft.  
(28) = 83.962 sqmt. - 903.43 sqft.

**Type - P1B**

1 B/R	C
	Podium



**Unit Nos:** 06, 27  
**Unit Type:** 1 B/R Type C (Podium Level)  
**Area:** 92.586 sqmt. - 996.22 sqft.

**Type - P1C**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



**1 B/R**   **A**



**Unit Nos:** 01, 32  
**Unit Type:** 1 B/R Type A  
**Area:** (01) = 96.640 sqmt. - 1039.85 sqft.  
 (32) = 96.751 sqmt. - 1041.04 sqft.

**Type - T1A**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

**1 B/R**   **B**



**Unit Nos:** 05, 28  
**Unit Type:** 1 B/R Type B  
**Area:** (05) = 77.947 sqmt. - 838.71 sqft.  
 (28) = 77.665 sqmt. - 835.68 sqft.

**Type - T1B**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.



**1 B/R****C**

**Unit Nos:** 06, 27  
**Unit Type:** 1 B/R Type C  
**Area:** (06) = 84.243 sqmt. - 906.46 sqft.  
 (27) = 84.464 sqmt. - 908.83 sqft.

**Type - T1C**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.

**1 B/R****D**

**Unit Nos:** 15, 18  
**Unit Type:** 1 B/R Type D  
**Area:** (15) = 87.306 sqmt. - 939.41 sqft.  
 (18) = 87.918 sqmt. - 946.00 sqft.

**Type - T1D**

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate. Information is subject to change without notice. / 4. Actual suite area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, Kitchen appliances and bath fixtures are indicative and large net area of studio may vary.





We, at Azizi developments are more than just a recognized leader in the Real Estate Development. We are devoted to the principle that everyone deserves affordable, quality housing and we are committed to working with neighbourhood leaders and government officials on broader community revitalization efforts. Azizi Developments believe that each and every project is a portrait of the company as a whole, and therefore our mission is to autograph each venture with excellence. By merging talents of seasoned professionals experienced in development experienced in development, construction, marketing, sales, leasing and management, we continue to establish ourselves as one of Dubai's leading real estate developers.

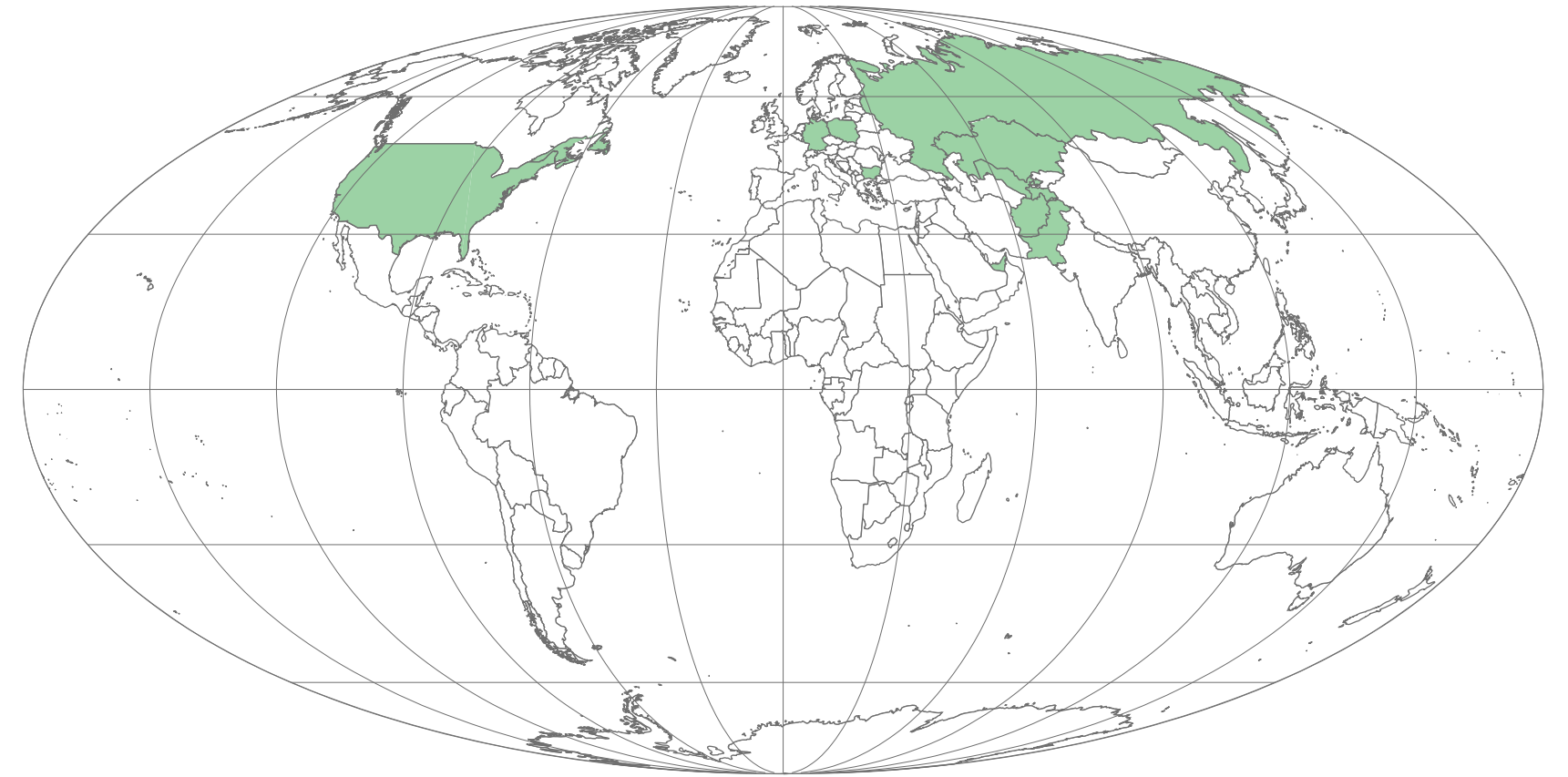
As experienced developers, Azizi Developments have increased our land and income producing property inventories. We have also begun to diversify globally by extending into growth markets around the country and by broadening our product mix into additional market segments and price points. With our extensive network of relationships and our strategic partners, we are able to locate properties in growing areas with significant potential to increase the value for our clientele.





# Global Presence

- UAE
- Afghanistan
- Kazakhstan
- Germany
- Tajikistan
- Uzbekistan
- Russia
- Poland
- Bulgaria
- Canada
- Pakistan















**Dubai Head Office**

API World Tower, Suite No: 904  
P.O. Box: 121385  
Sheikh Zayed Road, Dubai  
United Arab Emirates  
Phone: +971 43596673  
Facsimile: +971 43329102  
[info@azizidevelopments.com](mailto:info@azizidevelopments.com)

**Escrow account details:**

Plot no. AFC042  
Project No: 1763  
Escrow Account No: 10174999159024  
Bank: ADCB  
Developers ID: 1002