



**AZIZI**  
**VENICE**  
DUBAI SOUTH

Masterplan Presentation

25 May 2023

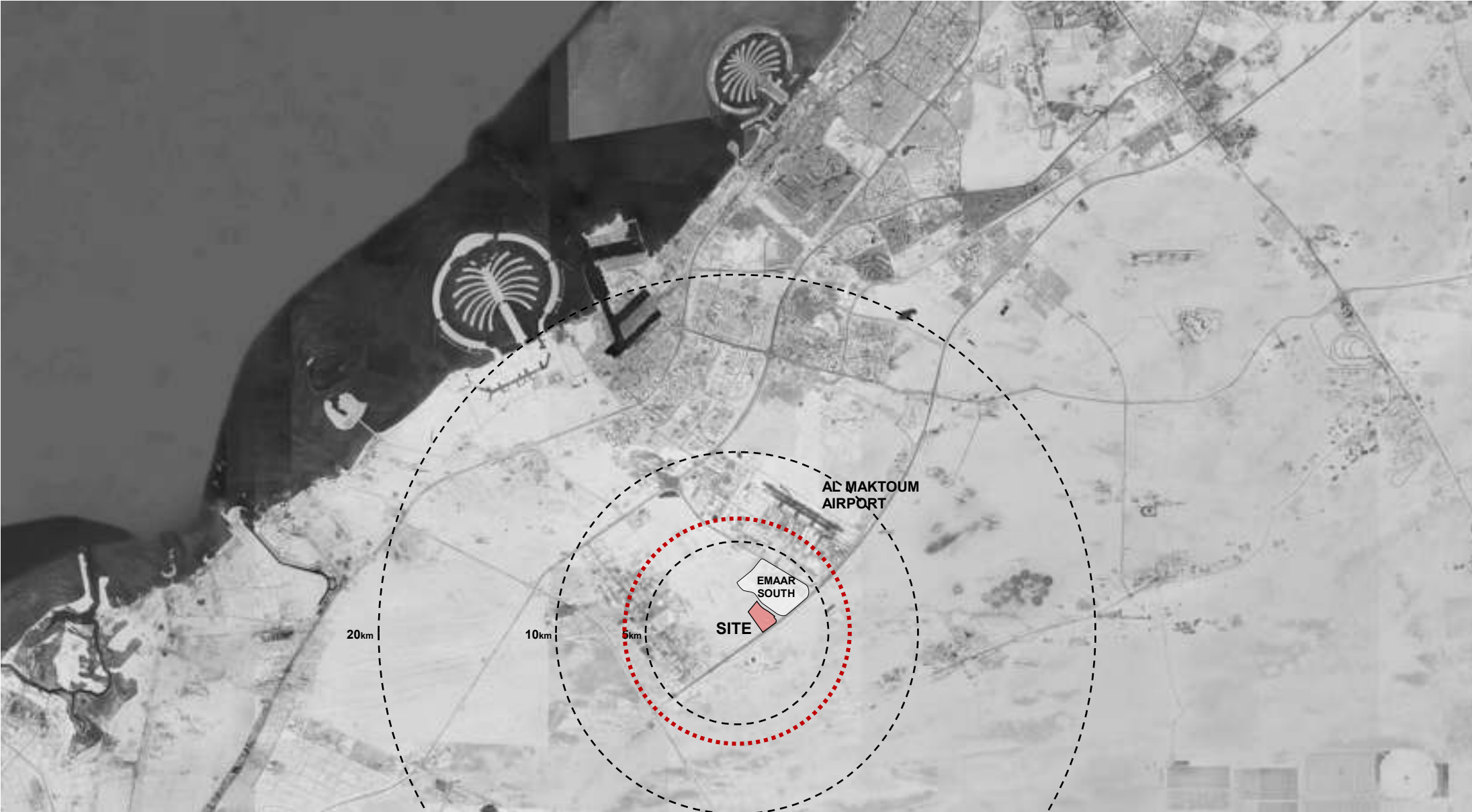
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## Site Location



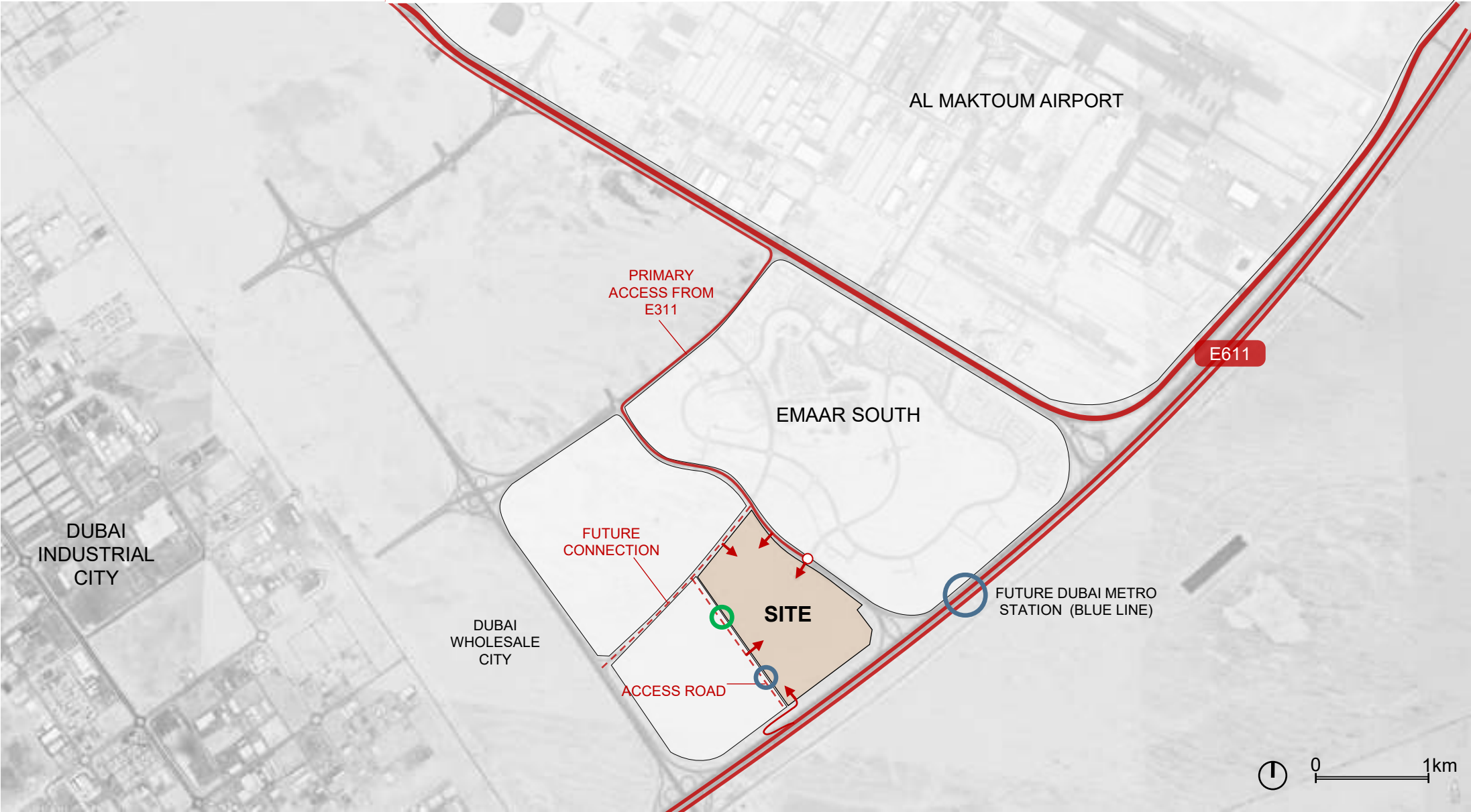
# Location & Access

— 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



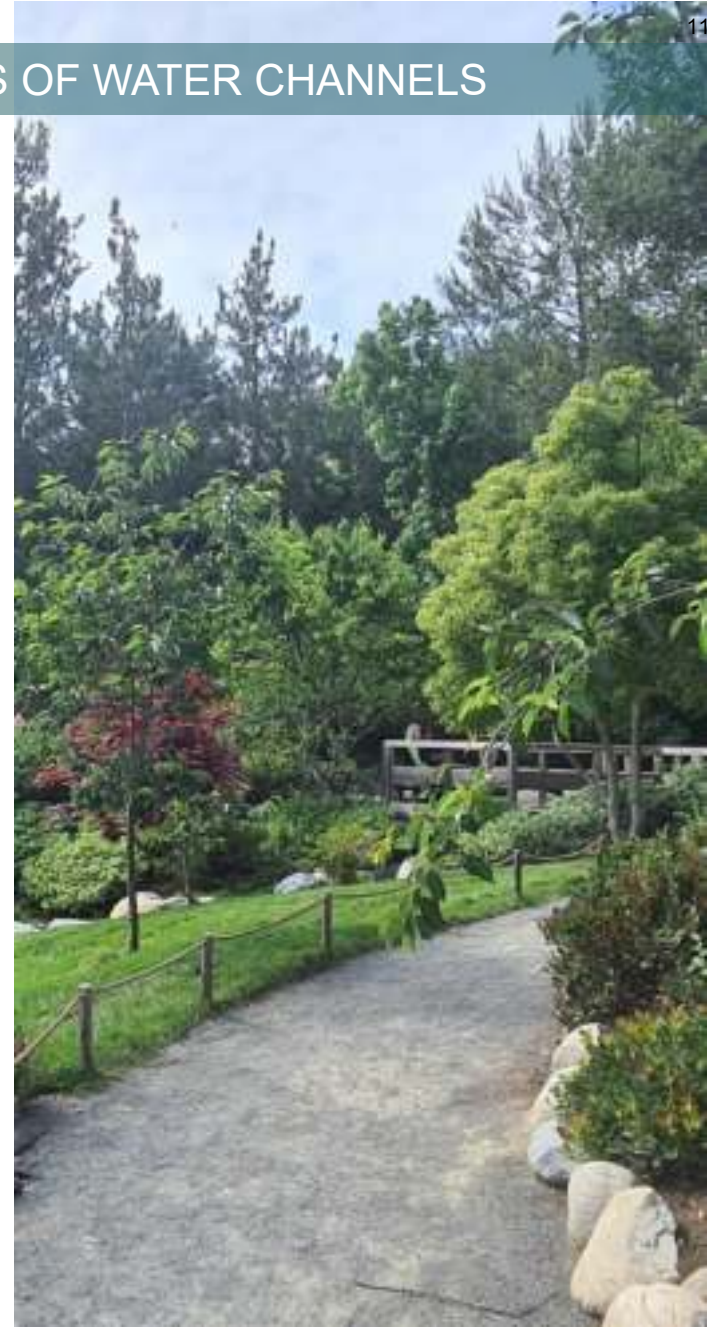
A UNIQUE WATERFRONT OFFERING AND LIFESTYLE FOR DUBAI SOUTH



... 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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The Boulevard

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## 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

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



# 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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**AZIZI**  
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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 m<sup>2</sup>**  
**14.6M ft<sup>2</sup>**



GFA  
**2.17M m<sup>2</sup>**  
**23.4M ft<sup>2</sup>**



FAR  
**1.6**



Villas & Mansions  
**305**



Apartments  
**90+ Buildings**



Hospitality  
**575 Keys**



Mixed Use Boulevard GFA  
**140K m<sup>2</sup>**  
**1.5M ft<sup>2</sup>**



Opera  
**With Music Fountain**



Water Area  
**400K m<sup>2</sup>**  
**4.3M ft<sup>2</sup>**



Hospital  
**270 Beds**

