

🕒 Completion - DEC 2025

Azizi Venice Building 2

Dubai South



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Azizi

Azizi Venice Building 2

 Furnishing - No

 Parking -

 Floors - 4B + G +
10/11floors + Roof

 Service charge - 14-16
AED/sqft

Project general facts

Discover the new residential epitome of luxury at Azizi Venice in Dubai South with a choice of studios, 1, 2 and 3 bedroom apartments and villas, developed by Azizi Developments. This exceptional waterfront project redefines opulent living with its unique blend of contemporary design and timeless elegance with residential towers with 10 floors, presenting a lifestyle like never before.

Spanning 23% water area within the community, this development boasts a stunning 18 km lagoon with a depth of 1.5 meters, complete with artificial waves. What sets it apart is the fact that this lagoon features sweet water and even artificial waves, ensuring that residents can enjoy the joys of the sea right at their doorstep.

The heart is the 700-meter Boulevard, destined to become one of Dubai's premier attractions. It offers an array of retail outlets, ensuring residents have everything they need at their doorstep. Additionally, the community features a 1500-seat multi-purpose cultural center (Opera), two 5-star and one 4-star hotel, two schools, a hospital, and many such.

With 155 km of park space, a tele cabin, and district cooling, it is designed to offer a lifestyle of convenience, comfort, and leisure. This visionary community combines the charm of Venice's waterside living with the modernity and luxury that Dubai is renowned for. With its extensive water features, cultural and recreational amenities, this master community aims to be an attraction point for all, a haven for residents and a symbol of modern luxury living.

Finishing and materials

Enjoy a neutral, earthy palette that evokes a sense of serenity while being surrounded by feature artwork for an unforgettable first impression. A harmonious blend of timeless elegance and contemporary style.

Stylish by design, yet seamlessly functional, every bathroom features quartz vanity countertops, integrated lighting, and expertly crafted laminated wood and lacquer built-in joinery, creating a serene sanctuary for your daily pampering.

Kitchen and appliances

Featuring waterfall countertops made from the finest materials, seamlessly integrated appliances Siemens for sleek aesthetics, under-mount sinks that combine style and functionality, and meticulously crafted joinery designed to maximize storage and convenience, every kitchen is a culinary masterpiece.

Furnishing

No

Location description and benefits

The development enjoys a strategic location at Dubai South, nestled right next to the Al Maktoum International Airport, near the Emaar South development. The convenience of proximity to the proposed metro station adds to its allure, making it an ideal choice for those who value connectivity and accessibility.

Dubai South, also known as the Dubai South Free Zone, is a dynamic and strategically planned district located in the southern part of Dubai. It serves as a major hub for economic, commercial, and logistical activities, designed with a vision to support the growth of various industries. One of its standout features is its proximity to the Al Maktoum International Airport, the world's largest airport in terms of cargo volume, making it a key player in the global logistics and aviation sectors.

In addition to its logistical prowess, Dubai South is home to the Dubai Expo 2020 site, which served as a testament to the district's capacity to host large-scale global events. The Expo site has now transitioned into a legacy district, offering a wide range of amenities and infrastructure, including residential communities, educational institutions, and recreational facilities. Dubai South's commitment to sustainability is evident in its green initiatives, with a focus on eco-friendly urban planning and energy-efficient buildings.

Dubai South continues to grow as a thriving business and residential hub, attracting both international and local investors. Its strategic location, state-of-the-art infrastructure, and diverse range of opportunities make it a compelling destination for businesses and individuals alike, contributing to the ongoing development and economic diversification of Dubai.

Interior



Location

Motiongate Dubai
موشون جيت

NATIONAL
INDUSTRIES PARK

DUBAI
LOGISTICS CITY

Al Maktoum
International
Airport
(DWC)

مطار آل مكتوم
الدولي في
دبي وورلد
سنترال

DUBAI
INDUSTRIAL CITY
مدينة دبي
الصناعية

VENETO

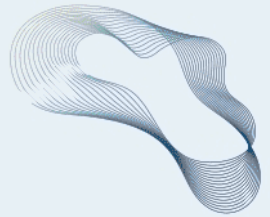
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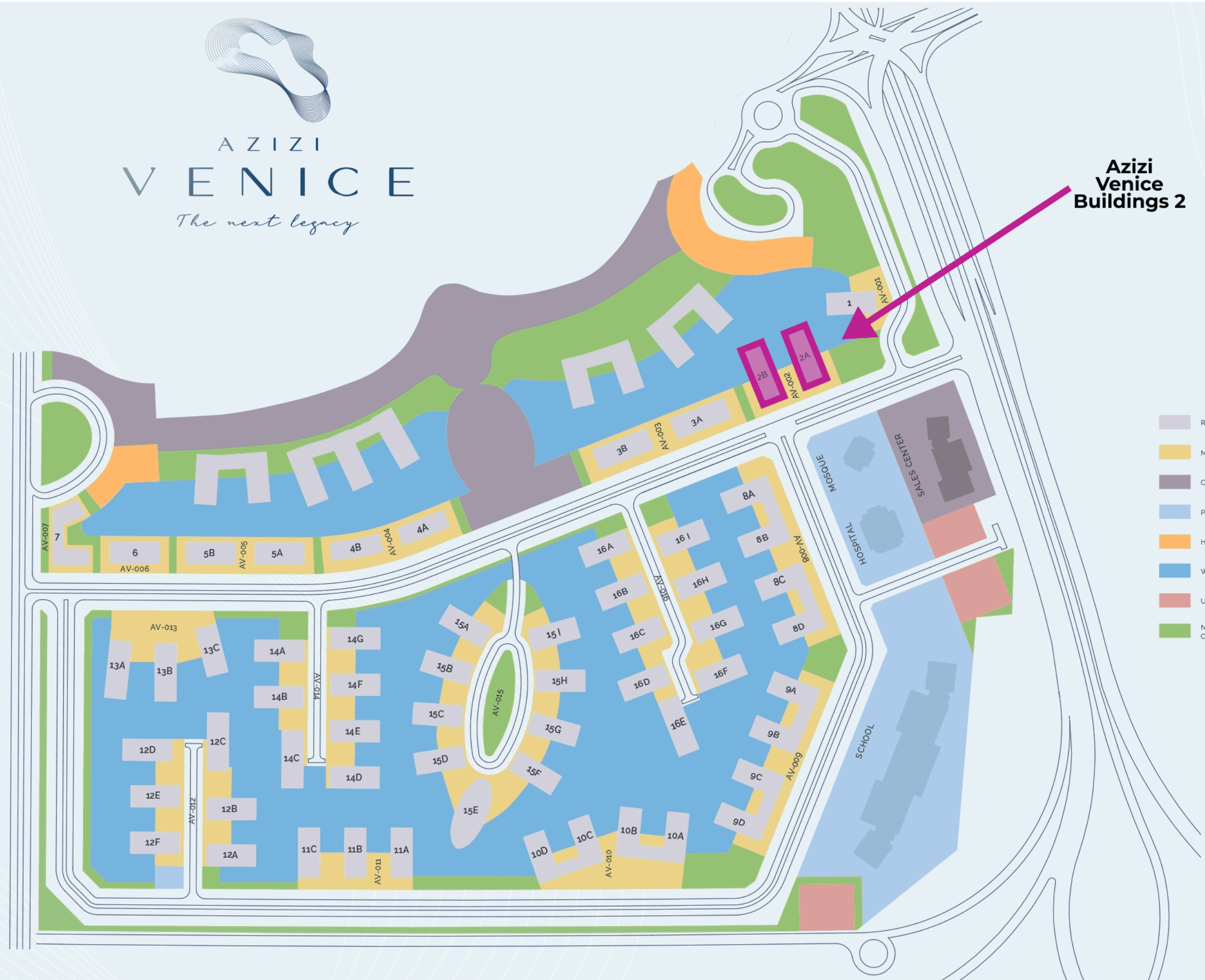
[Open location in Google Maps](#)



AZIZI VENICE

The next legacy

Azizi Venice Buildings 2



- RESIDENTIAL
- MIXED USE DEVELOPMENT
- COMMERCIAL
- PUBLIC FACILITIES
- HOSPITALITY
- WATER BODY
- UTILITIES
- NEIGHBOURHOOD / COMMUNITY OPEN SPACE



Facilities



Boulevard

Visualisation from developer



The Opera House

Visualisation from developer



State-of-the-art Workout

Visualisation from developer



Snow Room

Visualisation from developer



Restaurants

Visualisation from developer



Spa

Visualisation from developer



Opera House Musum

Visualisation from developer



Jogging and Bicycle Tracks

Visualisation from developer

Facilities



Waterpark

Visualisation from developer



International School

Visualisation from developer



Community Hospital

Visualisation from developer



Swimming Pool

Visualisation from developer



Kids Play Area

Visualisation from developer

Payment plan



Payment Plan

10% payment	On booking
40% payment	During construction
50% payment	Upon Handover

Condition for the unit resale

30+4%

Typical units and prices



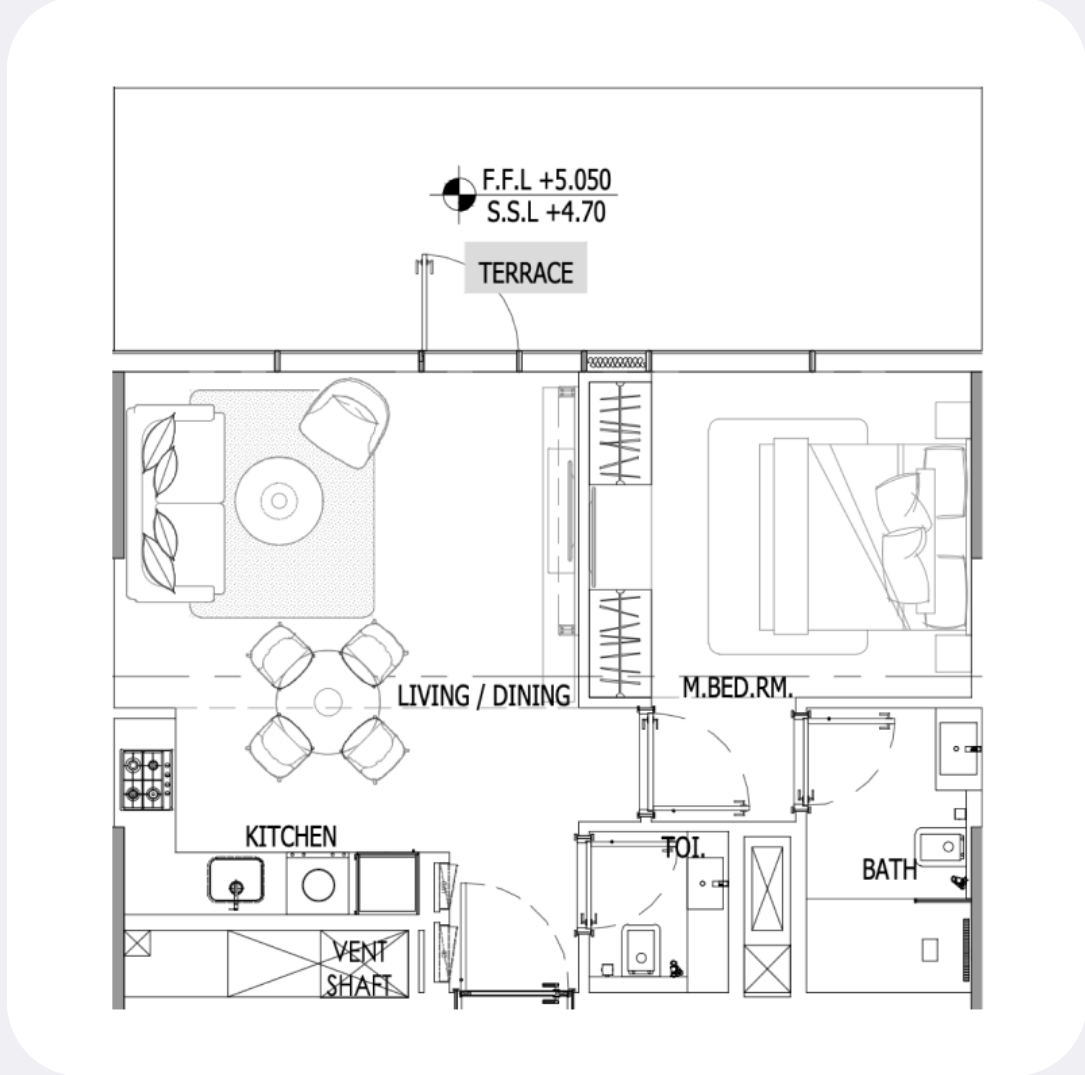
Apartments **Studio**

FROM
EUR 175,108

332 sqft / 31 m²

TO
EUR 230,471

747 sqft / 69 m²



Apartments **1 bedroom**

FROM
EUR 293,099

657 sqft / 61 m²

TO
EUR 345,707

1020 sqft / 95 m²



Apartments **2 bedroom**

FROM
EUR 575,927

1250 sqft / 116 m²

TO
EUR 576,178

1524 sqft / 142 m²

Do you have any questions? Contact me.



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