

AZIZI
MONACO
Mansions



A NEW ERA OF
MANSION LIVING
BY THE WATERS

Amidst the gilded embrace of Dubai's sands, in an enchanted land, a story unfolds, written with the ink of water, and imagined with vistas of paradise. A place where old-world charm blends with new-world luxury, and where the echoes of the lagoon resonate with the rhythm of heartbeats.

A kingdom of extravagance envelops you in abundance. An ecstatic new life, celebrating art, culture, and diaspora. This is your turn to play the main character, to step into your royal era of mansionesque living by the waters.



RELISH MAJESTY
ON WATER'S
EDGE



MONACO MANSIONS

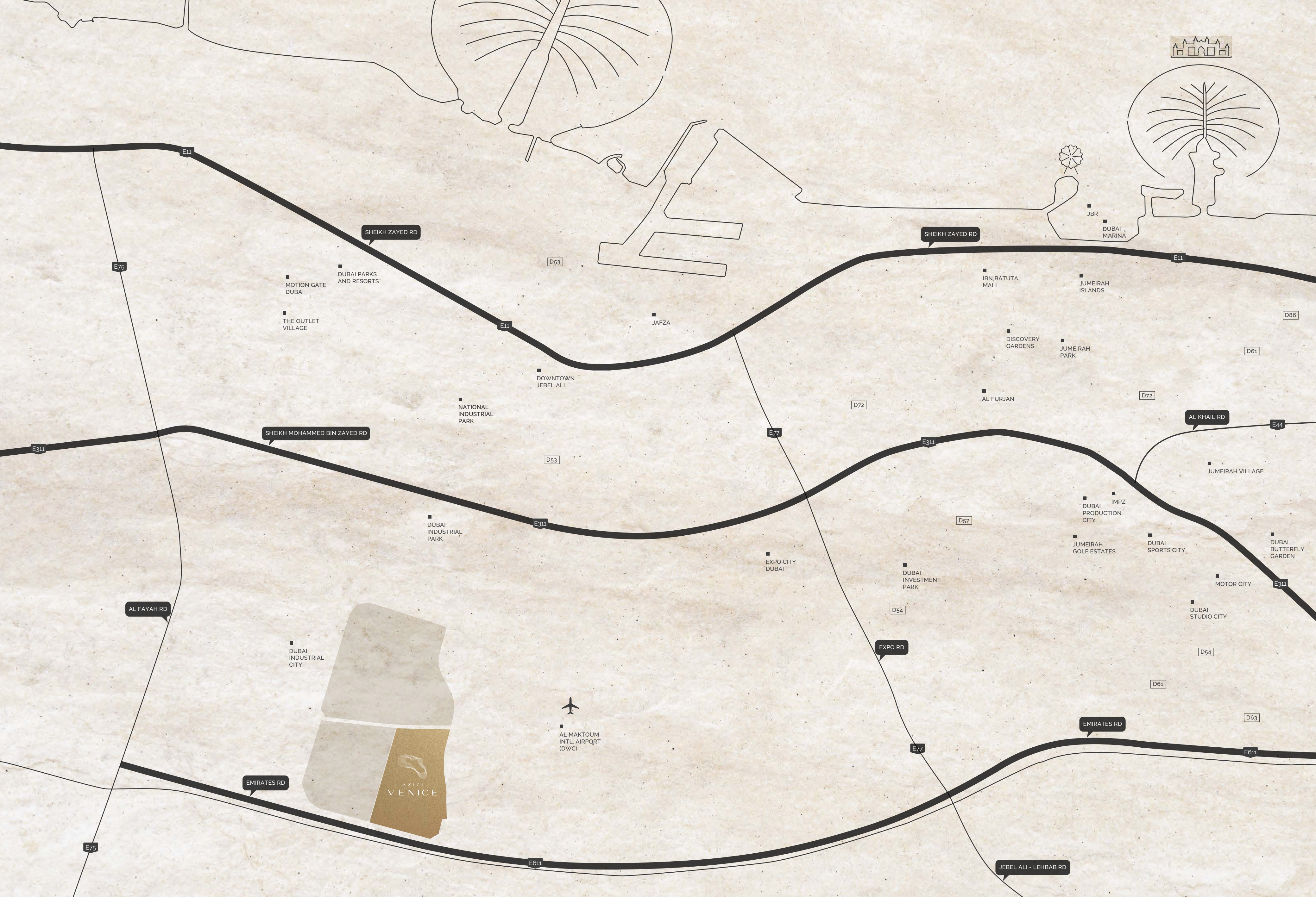
MONACO MANSIONS

A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

Within the expansive realms of Dubai South, Azizi Venice emerges as a pristine, water-inspired sanctuary. Surrounded by the endless allure of calming Venice-inspired waters and flourishing greenery, this awe-inspiring enclave is set against a rich Arabian backdrop, offering a life of striking luxury.

Spread across more than 13,600 hectares of land, and with exceptional connectivity, including proximity to Al Maktoum International Airport—set to be the largest in the world—your international journeys are just minutes away.

Featuring ultra-luxury mansions, mixed-use residential developments, and much more, each day here promises a life full of cherished moments.





Introducing Monaco Mansions, where the narrative of lavishness is not merely told; it is vibrantly lived. Here, architectural grandeur marries the tranquil waves of the lagoon, crafting an existence where every moment is celebrated in royal splendour.

This enclave stands as a beacon of ultra-luxury within the radiant expanse of Dubai South, designed for those who command elegance in its highest form.

Welcome to a legacy of distinction. Welcome to Monaco Mansions.

In your exquisite waterfront mansion, opulence flows seamlessly. With not one, but two lavish swimming pools, you are invited to indulge in unparalleled relaxation. Dive into the refreshing embrace of your pool, where the world fades away, leaving only you and the soothing rhythm of the waves.

TWOFOLD ESCAPE, INFINITE RELAXATION



MONACO MANIONS

MONACO MANIONS

Immerse yourself in a world where water becomes your ultimate sanctuary, a place where every moment is drenched in regality and tranquillity. Picture waking up to the serene views of a crystal-clear lagoon that stretches beyond the horizon.

YOUR MANSION AMIDST THE RIPPLES

THE ETERNAL BLISS OF WATER

With the water gently caressing your doorstep, the boundless waves of joy are never far from your reach. Let the tranquil azure depths cleanse your spirit and renew your very essence.



MONACO MANSIONS 3

—
A REMARKABLE
MANIFESTATION OF
PERMEANCE AND
SOLIDITY IN THE MOST
AESTHETIC FORM - THIS
MANSION IS TRULY A
SYMPHONY OF
SIMPLICITY.

PLOT SIZE: 20,000 sq. ft.
NO. OF BEDROOMS: 8

This sleek, minimalist mansion in Azizi Venice redefines luxury through simplicity. With seamless indoor-outdoor transitions, airy spaces, and an organic color palette, it offers a serene retreat by the lagoon, where natural elements balance modern art.

STATELY LIVING, REIMAGINED



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Savour the morning sun as you wander along your exclusive beachfront, or dive into the refreshing waters to start your day fully renewed. Feel the softness of the sand between your toes and the gentle rhythm of the waves. With the shore just steps away, each day is a chance to immerse yourself in nature's beauty and embrace a life of serenity and self-discovery.

A TRANQUIL ABODE

Blur the line between you and your surroundings as you dive deep into the rejuvenating pools in your mansion and the echoes of the world are muffled by the water's gentle hum. Each mansion boasts two state-of-the-art swimming pools – because one is never enough.

YOUR PRIVATE AQUATIC RETREAT



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Wake up to the ethereal lagoon views as sunlight filters through the mighty windows of your mansion. Envision a peaceful sanctuary where the calming waters and gentle breeze become part of your everyday life, creating a harmonious connection between pleasant living and vibrant surroundings.

The mansion spans four levels, featuring an open-plan ground floor with elegant bedrooms and spa-inspired bathrooms on the first floor. The basement flaunts a fantastic entertainment area, cinema, and other exceptional amenities, while the rooftop serves as a tranquil gathering space with an alluring garden and lounge area.



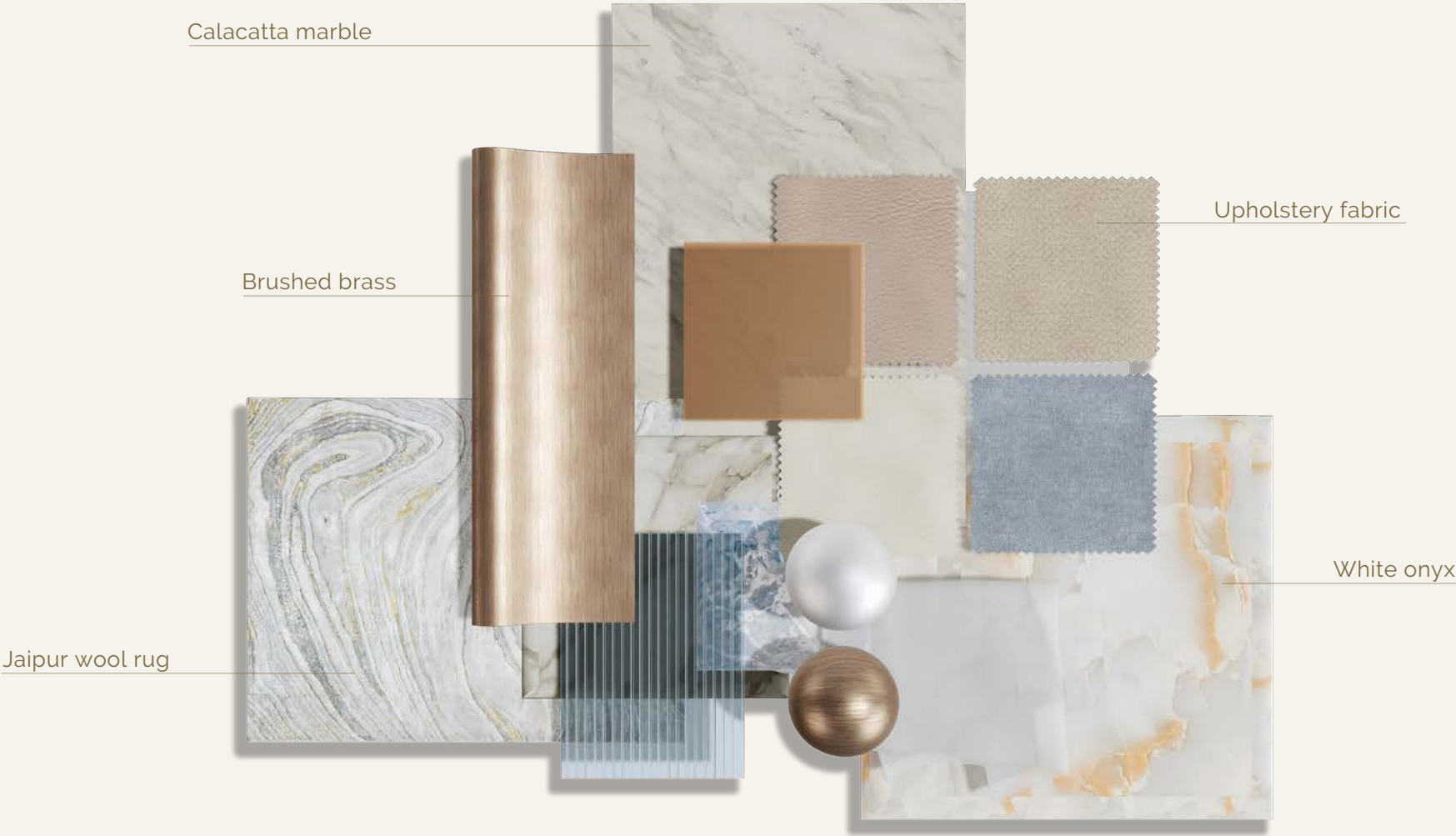
CARESSSED BY THE GLISTENING LAGOON

Live in the heart of the community, enjoying prime position surrounded by the crystalline lagoons and lush landscapes, providing ultimate privacy and exclusive waterfront views in an exceptionally biophilic environment.

Inspired by the juxtaposition of brushed brass's sleekness with fabric's fluidity, this design embodies a new-world charm with organic forms. Large windows welcome nature inside, while marbles in neutral tones and soft textures like Jaipur wool rug balance the space, offering simplicity, light, and calmness.



FINISHING MATERIALS



GROUND FLOOR

The ground floor features an entry foyer, living rooms, dining areas, and a well-appointed kitchen. It also includes a guest bedroom with an en-suite bathroom, a home office, powder rooms, storage rooms, and a garage. The layout provides a functional flow between social, private, and workspaces, ensuring comfort and elegance.



Breathing life into each moment of existence, this visual delight is where soft, cascading drapes blend seamlessly with the lush greenery beyond. Let the windows echo the foliage in the garden as you relax in an ambiance that is as exotic as it is luxurious.



THE PERFECT
HARMONY OF
SOOTHING NEUTRALS

A SUBTLE, ENDEARING CHARM

A beautiful amalgam of nature's precious elements – water, light and greenery, where textures and nature converge. A delicate cloud-like chandelier hovers above a polished stone table, complemented by the soothing flow of water down a conspicuous feature wall. The glass façades erase the barriers to the outdoors, keeping the freshness alive no matter where you are.

FORMAL LIVING

FORMAL DINING

Sink into the soft seating of the inviting family living room as sunlight floods the interiors. Cool marble floors contrast with the warmth of sleek accents, while the neutral tones envelop you in comfort, making this space perfect for intimate family moments and everyday relaxation.



INVITING NATURE HOME



Achieve greater goals in your home office, exuding sleek design and luxurious textures that fuel your focus. A sculptural chandelier of suspended crystals softly illuminates the space. Plush, sculpted leather seating enhances both comfort and elegance, and the marble backdrop adds refined opulence, seamlessly balancing functionality and sophistication.

WHERE NEW IDEAS TAKE SHAPE

An exquisite guest bedroom showcasing a sumptuous upholstered bed against a textured feature wall, complemented by sophisticated pendant lights. The room seamlessly integrates a cosy lounge area with sculptural seating, creating a tranquil and luxurious retreat rich in natural light.



A WHIMSICAL
HAVEN

BOLD, ELEMENTAL AND UNIQUE



The garage is more than just a space for cars—it's a stylish showroom of luxury. Polished floors reflect ambient lighting, and marble walls add an elevated touch. With ample space for high-end vehicles, the garage embodies sophistication and distinction, ensuring your prized collection is showcased in unparalleled grandeur.



FIRST FLOOR

The first floor comprises six spacious bedrooms, including the master bedroom. Each has an en-suite bathroom and wardrobe, providing privacy and comfort. It also includes private lounge areas, offering lavish relaxation spaces. The layout centers around an open central family living area that connects all rooms, ensuring a harmonious flow throughout the floor. The elevator inside ensures easy connectivity between different levels.



EVOKING A SENSE
OF BELONGING

The first-floor master suite is a serene haven where exquisite fabrics caress the senses while sunlight gleams through floor-to-ceiling glass, blurring the boundary between indoors and nature. The sculpted bed, a cloud of repose, rests beneath an ethereal light fixture. These rooms have been wisely tucked away for unperturbed privacy.

THE ROYAL RECLINE

An intimate retreat, this seating area exudes sophistication with plush tufted chairs, warm ambient lighting, and sleek display shelves adorned with curated décor. The illuminated feature wall creates a captivating focal point and the subtle metallic accents along with soft textures invite relaxation in an atmosphere of impeccable luxury.

WARM TACTILITY,
UNMATCHED SUBLIMITY



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MASTER BATHROOM

A symphonic blend of soothing tones inspired by nature's colour palette and raw textures imbue a profound meaning to your private retreat. The plush bedding and marble accent wall are here to exude a sense of timelessness, while the organic lighting fixtures bring a touch of fluidity and warmth to this cosy bedroom suite.

A COMMUNE
WITH SERENITY

CHARACTERFULLY
DESIGNED FOR YOU





FUSING FORM AND FUNCTION



ENSUITE BATHROOM

ROOFTOP FLOOR

The rooftop floor includes a vast terrace with seating areas, perfect for outdoor gatherings and relaxation. It further consists of a pool, jacuzzi, lounge space, a small kitchenette, sauna and steam rooms, along with an entertainment area and bedroom suite.



In the rooftop entertainment area, contemporary aesthetics blend with an awe-inspiring beauty. The starry ceiling deliberately casts a soft glow over the elegant bar and the expansive seating area, perfect for intimate gatherings. The modern layout and calm tones compose a refined ambiance, inviting relaxation and effortless socializing for endless hours.



Indulge in the serene elegance of this masterfully designed bedroom, where minimalist luxury meets nature. Awash in soft, natural light, the space features sumptuous textures, bespoke lighting fixtures, and a harmonious blend of neutral tones. A peaceful retreat, this room promises ultimate comfort and sophistication, embodying the essence of refined living.



SPACES BATHED IN GOLDEN GLOW



SKY SUITE



ENSUITE BATHROOM

A tasteful fusion of tradition and contemporary design, your bathroom suite, with its sleek marble finishes, soft lighting, and custom vanities, promotes infinite relaxation. The glass-enclosed shower offers a spa-like escape, forging a private oasis of indulgence.

REJUVENATE IN MAJESTIC WARMTH

STEAM ROOM

SAUNA ROOM

PERFECTION AT
THE INFINITY EDGE



Beneath an intriguing geometric canopy, the rooftop terrace beckons with cosy lounge seating and al fresco dining by the shimmering pool, bestowing generous vistas of the open sky. Sunlight filters through the lattice, casting playful shadows, while the freshness of greenery frames the space, inviting you to bask in comfort amidst the sky and water.



TERRACE

BASEMENT FLOOR

The basement floor features a top-notch cinema, a spa lounge with sauna, steam, massage, and ice shower rooms, and a Turkish Hammam, providing ample opportunities for relaxation and entertainment. It also includes a spacious entertainment area, a gym, storage rooms, and maids' and drivers' rooms. The layout ensures a seamless blend of leisure, wellness, and practicality.



IN THE LAP OF
INFINITY, BENEATH
LUSH GREENERY

Venture down into your basement entertainment area to be greeted by soft, circular seating surrounding a mood-enhancing indoor garden, a state-of-the-art pool table, and an oversized screen to cheer for your favourite team during an enthralling match. Contemporary lighting accents the space, creating a warm, intimate setting where modern design is induced with organic elements.



ENTERTAINMENT AREA



EPIC FILMS, EXCLUSIVE SPACE

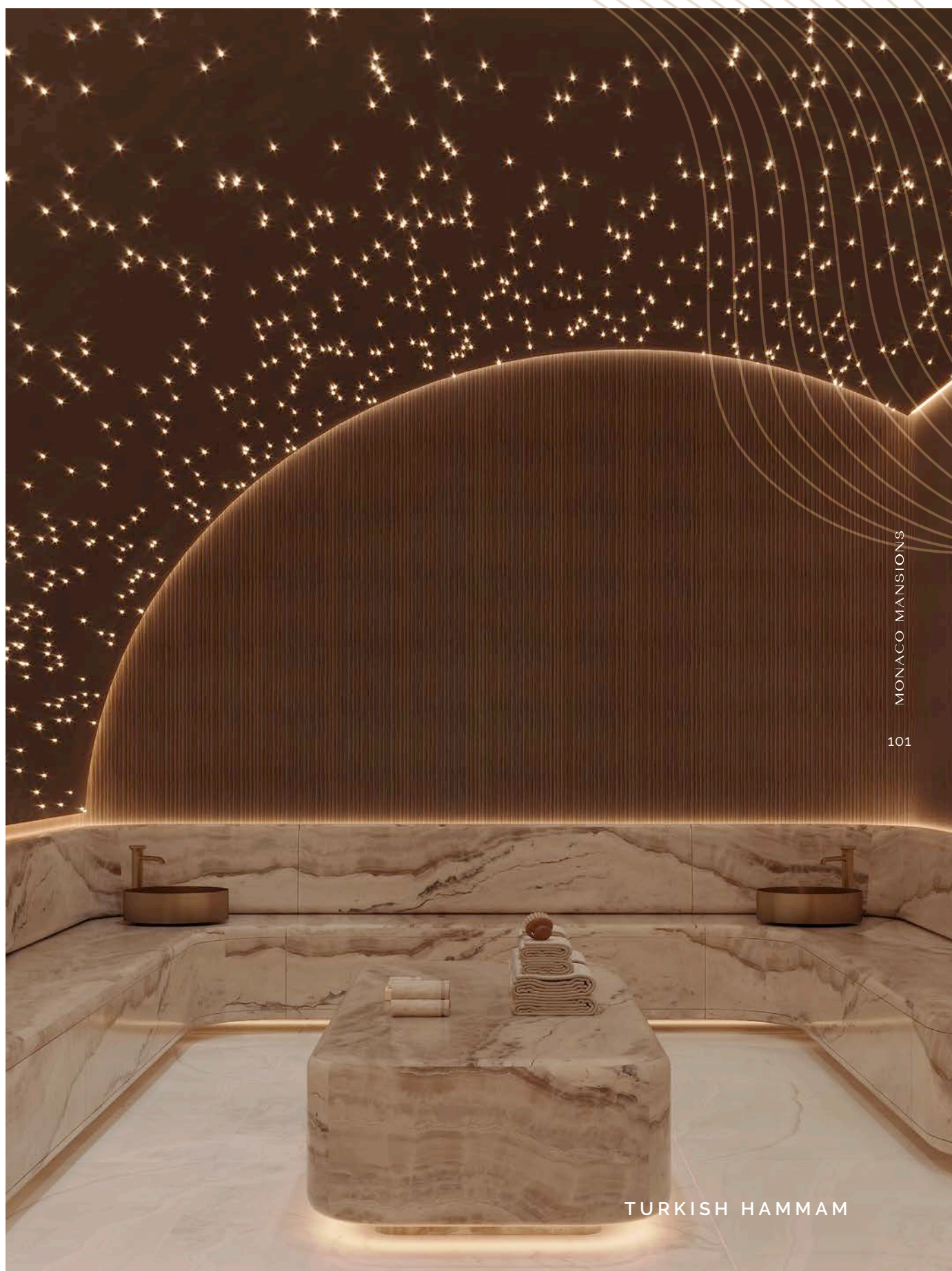
Imagine enjoying a cinema experience in the comfort of your own home. In this futuristic basement cinema, tiered recliners and state-of-the-art technology elevate every movie night. Surrounded by soft lighting and rich seating, the room's design transforms entertainment into a personal, immersive escape, making every viewing unforgettable.



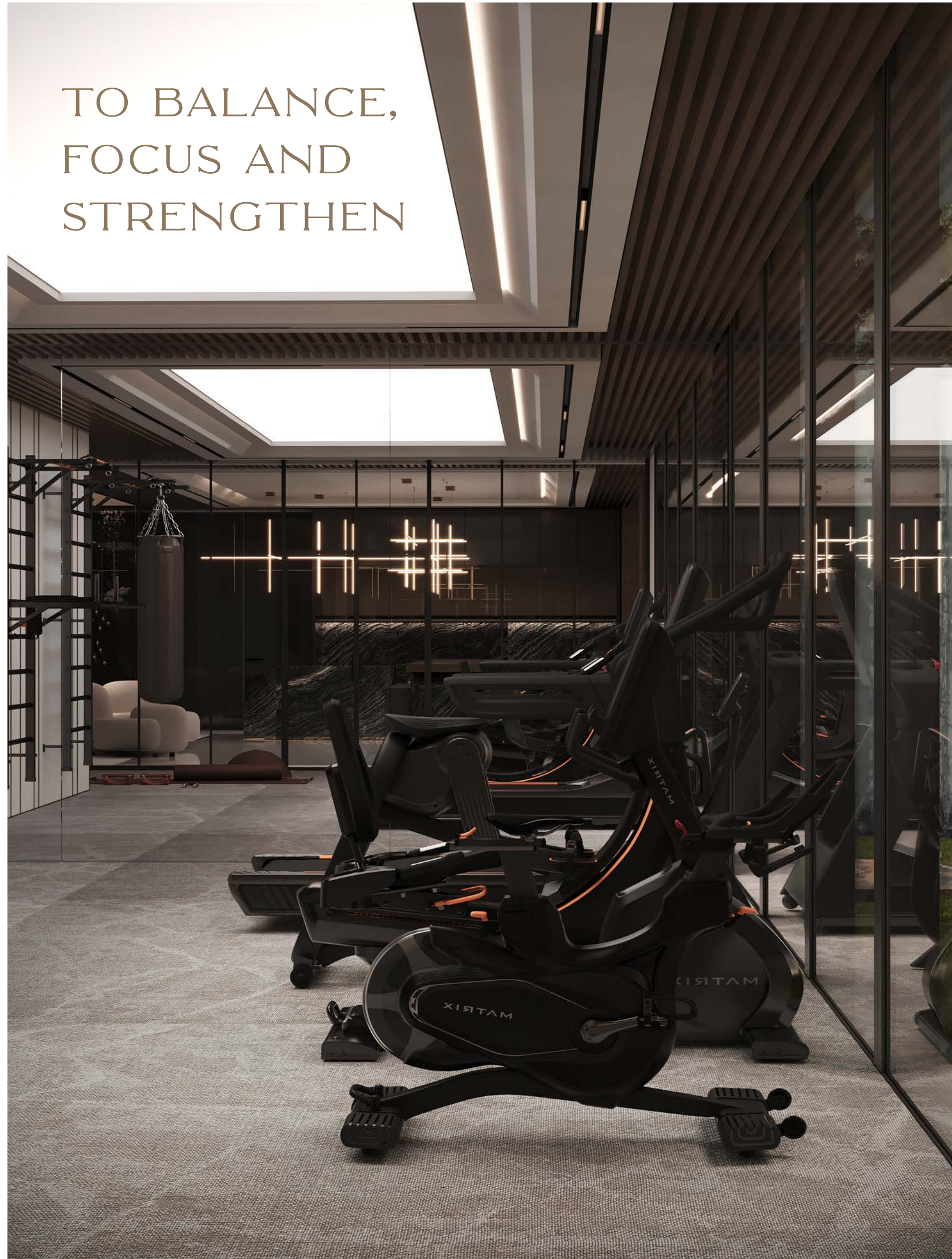
CINEMA

The spa lounge sets a deeply calming mood with a meditative quality. The soft glow of hidden lighting wraps the space in warmth, and the subtle sound of flowing water adds a rhythmic tranquillity. Sink in and escape the outside world here, into your peaceful solitude. Let time slow down and relaxation take over.

REVIVE YOURSELF
IN SURREAL SOLITUDE



TO BALANCE,
FOCUS AND
STRENGTHEN



The mansion's driver's and maid's rooms are thoughtfully designed for comfort and privacy, providing dedicated living spaces for staff. Each room is equipped with essential amenities, ensuring convenience and functionality while maintaining the overall elegance and sophistication of the home.

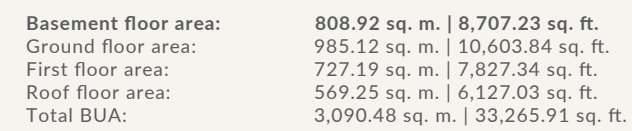




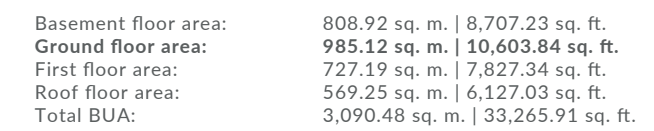
The service kitchen is a well-organized space designed for efficient meal prep and catering, while the laundry room provides modern appliances for seamless household maintenance. Both areas are crafted to provide practicality and ease, ensuring the home runs smoothly without compromising on luxury.



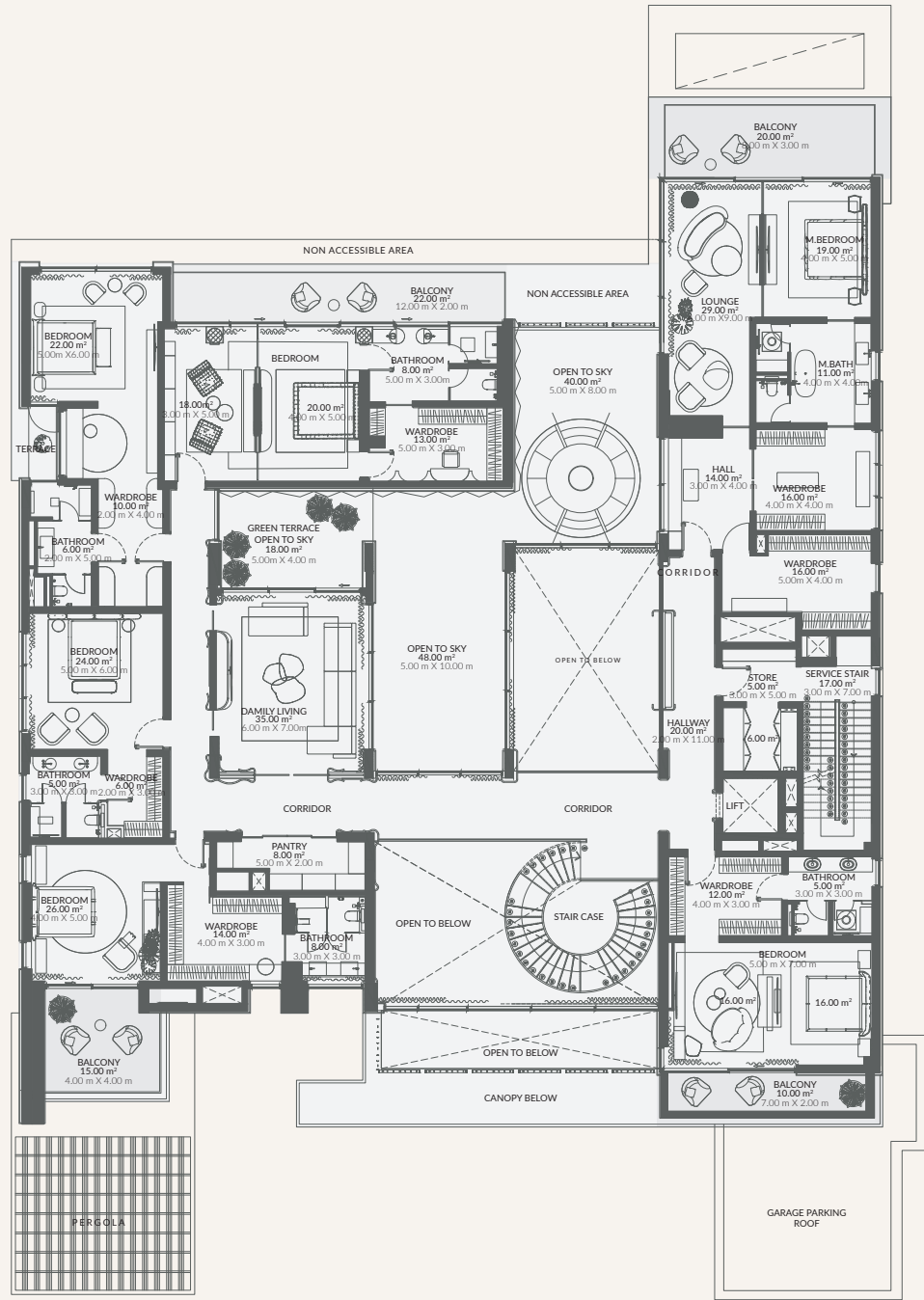
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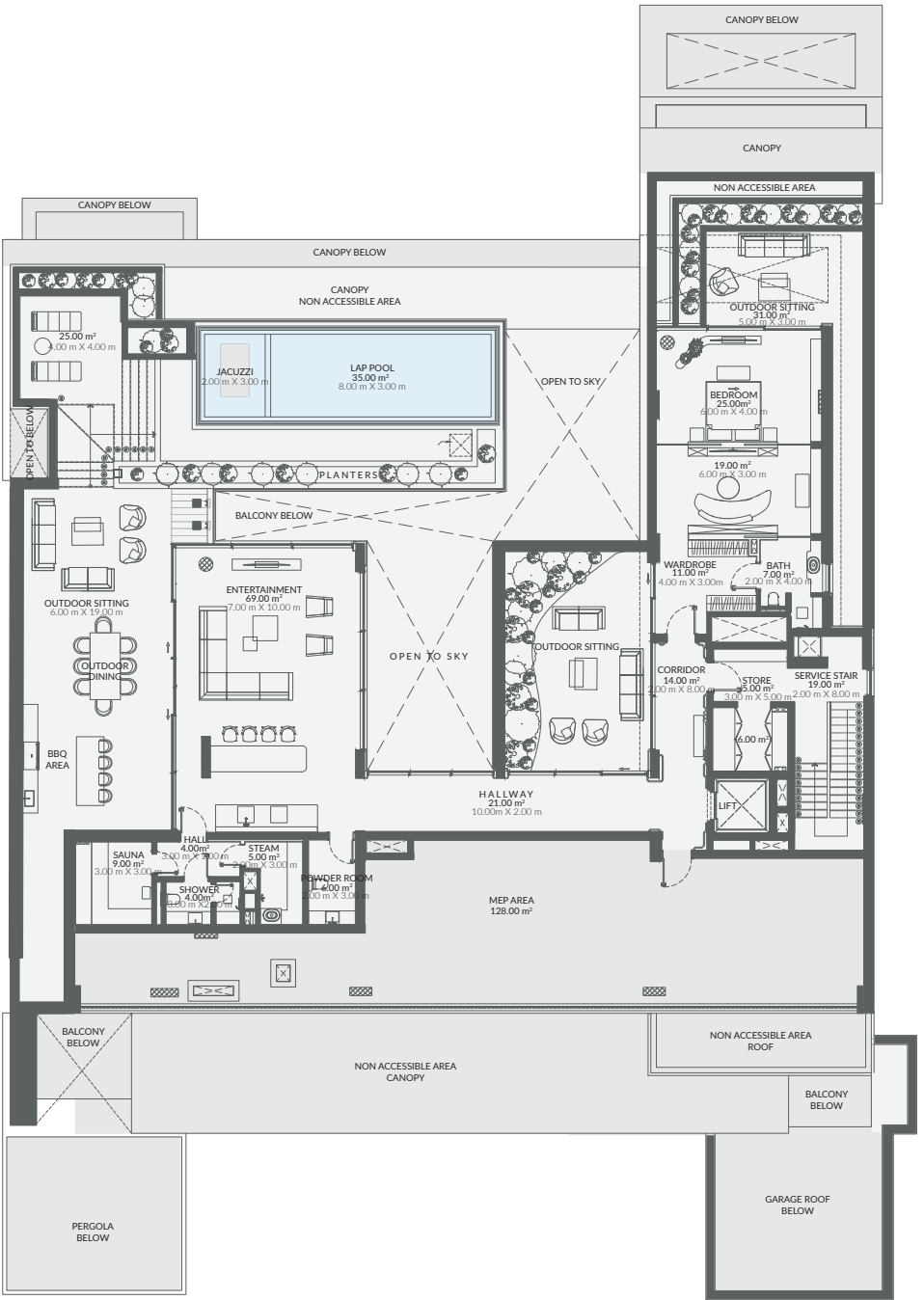


FLOOR PLAN - MONACO 3
FIRST FLOOR



Basement floor area: 808.92 sq. m. | 8,707.23 sq. ft.
Ground floor area: 985.12 sq. m. | 10,603.84 sq. ft.
First floor area: 727.19 sq. m. | 7,827.34 sq. ft.
Roof floor area: 569.25 sq. m. | 6,127.03 sq. ft.
Total BUA: 3,090.48 sq. m. | 33,265.91 sq. ft.

FLOOR PLAN - MONACO 3
ROOFTOP FLOOR



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THE BOULEVARD, THE PULSE OF THE CITY

Bask in the thrill of a zesty boulevard, seamlessly blending the elegance of the waterfront with the vibrant pulse of city life - a place that beckons you to stay.



Stroll through the lively walkways, immerse yourself in an exclusive collection of luxury brands, savour delicate cuisines, and revel in the sophisticated ambiance.

The boulevard promises a vibrant destination, where every moment is a celebration of the senses.





A GLOBAL CULTURAL DISTRICT

Living in Azizi Venice means being part of something bigger—where art, culture, and creativity flow seamlessly into your lifestyle.



Just moments away lies the Azizi Cultural District, a global cultural hub designed by the legendary Zaha Hadid Architects, offering a world of artistic and cultural wonders at your fingertips.

The district features a stunning 2,500-seat opera house, a versatile theater, a spacious exhibition hall, and a dedicated performing arts academy. Here, you're not just living affluently; you're immersed in a world where culture and innovation define your everyday.

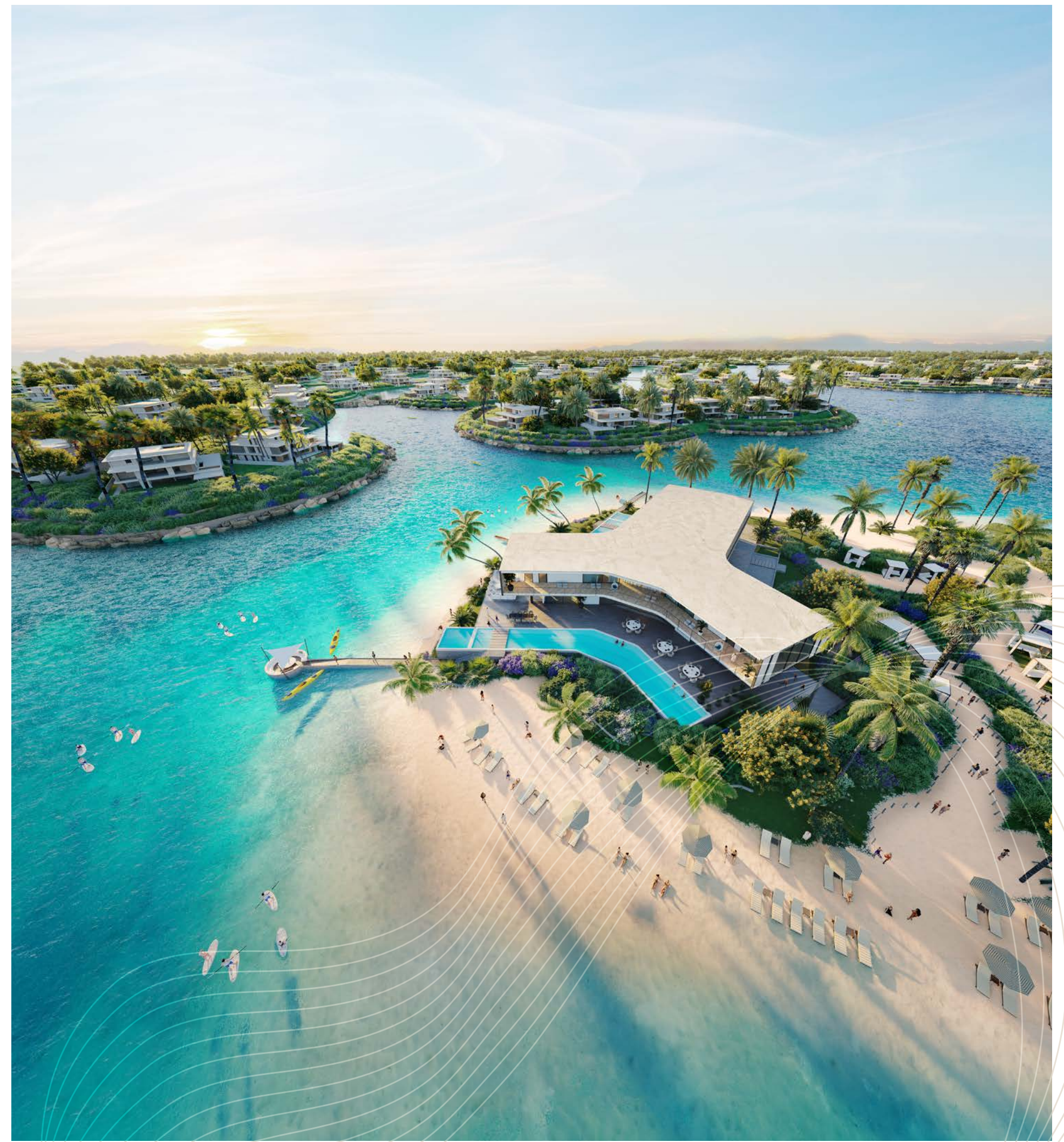




THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

Nestled within Monaco Mansions community, the clubhouse is an elite sanctuary offering a refined escape, blending bespoke amenities with impeccable design.

From lavish lounges to private dining and wellness facilities, every detail has been curated to enhance your lifestyle. Delight in unparalleled exclusivity, surrounded by individuals who share a passion for sophistication and indulgence.



In a world where well-being is paramount, every detail around your mansion is meticulously crafted to inspire both body and soul. The estate boasts invigorating pathways, state-of-the-art simulated sports fields for exhilarating play, and vibrant children's play areas where young imaginations can soar. Each feature is intentionally designed to enrich the rhythm of daily life, fostering an environment where health and happiness flourish together.

NURTURING BODY, ENRICHING SOUL





FIVE-STAR HOTELS

A WORLD COMPLETE WITHIN

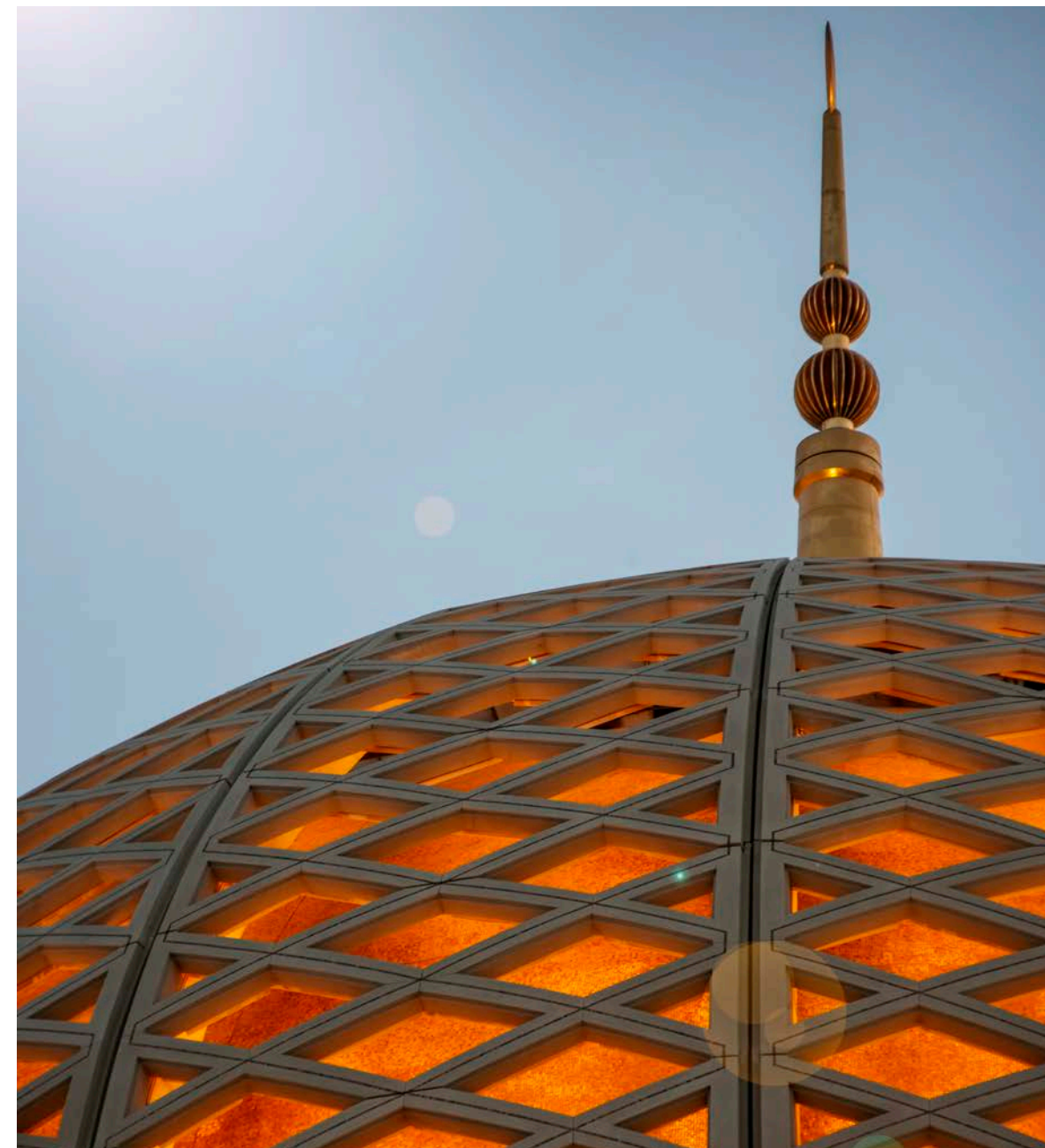
COMMUNITY HOSPITAL



INTERNATIONAL SCHOOLS

A realm where exclusivity meets convenience. The stunning five-star hotels offer world-class indulgence, while the International K12 school moulds the next generation of brilliance. The community hospital ensures health is always within reach, and the sacred call of the mosque resonates as a beacon of tranquillity. Seamlessly connected, the metro station opens doors to the world beyond. Azizi Venice is truly abundance at your doorstep.

DEDICATED MOSQUE



Azizi Developments is one of Dubai's leading, and most admired real estate and lifestyle development companies. Established in 2007, they have proven competencies in modern residential and mixed-use communities strategically located in some of Dubai's most sought-after neighbourhoods, and is now venturing to build the world's second-tallest tower in the heart of Dubai. They are committed to not just meeting, but exceeding the expectations of their clients and community, and enriching lives through state-of-the-art projects and real estate developments.





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