

A Z I Z I
M O N A C O
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



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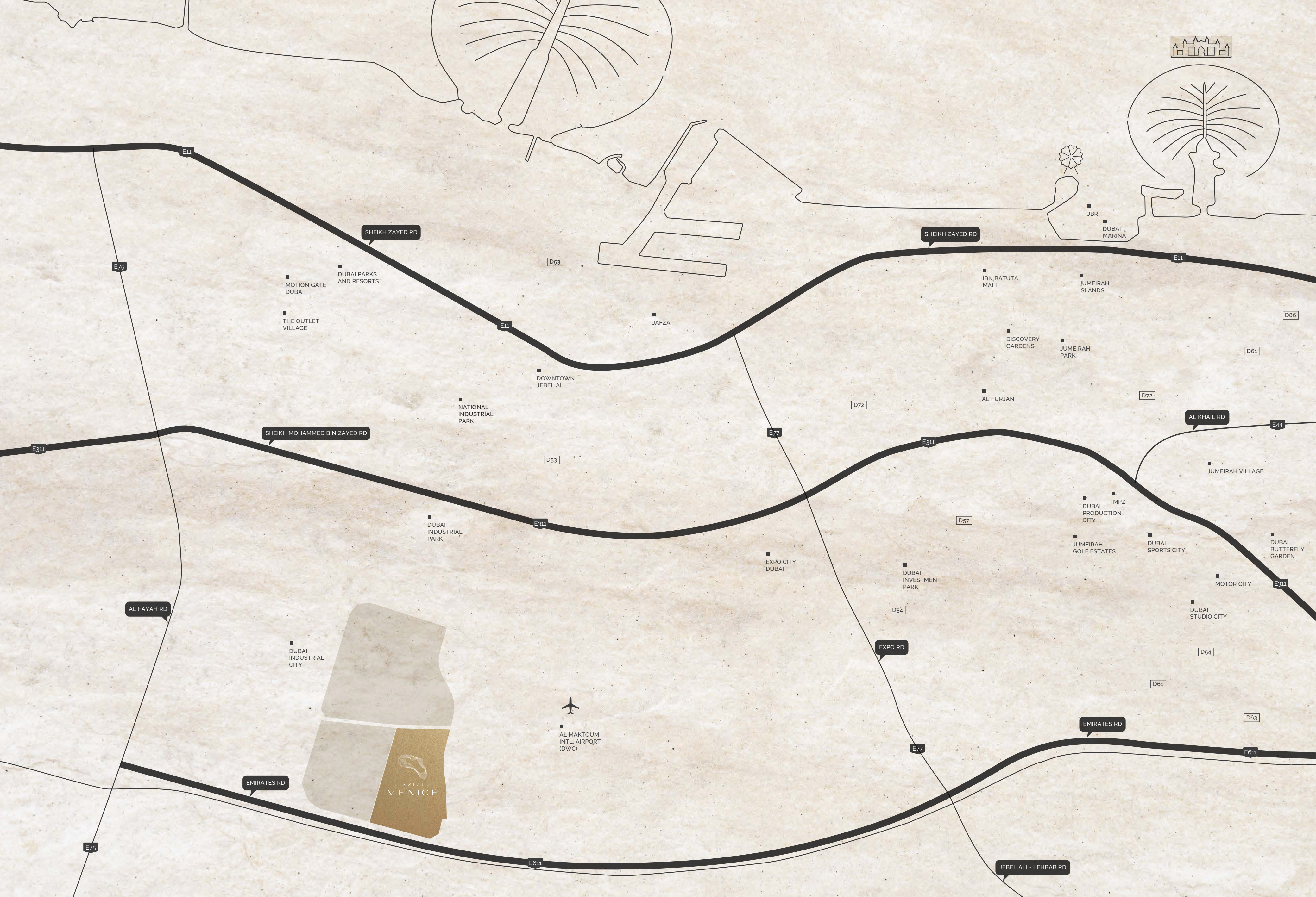
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A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

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



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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 4

—
A MANSION REMINISCENT
OF EUROPE'S RICH
ARTISTIC WEALTH, SO
MESMERISINGLY
ETHEREAL, YET SO
HOME-LIKE - TAKE IT BY
THE HEAVENLY VIEWS OR
THE PLAYFUL WAVES.

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

An alluringly grand mansion, inspired by European elegance, stands proud with its intricate stonework and commanding arches. The façade, adorned with grand columns and impeccable symmetry, evokes a breath of regal splendour, offering a majestic tribute to timeless architectural traditions.

THE ENTICING CLASSIC CHARM

ETHEREAL, EXPRESSIVE
AND EVOCATIVE



A sparkling swimming pool sits in the heart of the mansion's outdoors, surrounded by pleasant loungers and lush greenery, presenting an ultra-luxury escape for relaxation and convivial leisure at your very convenience.

DELIGHT BY THE POOLSIDE



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AWASH IN THE CRYSTALLINE BLISS

A place where life moves at your own pace. Where you count moments by the rhythm of the waves and not by the ticking of the clock. Let life's chaos take a backseat; this is where your exceptional waterfront lifestyle wraps you in otherworldly energy.

Spanning four lofty levels—basement, ground floor, first floor, and rooftop terrace—this modern mansion comprises rare amenities like a private cinema, a home office, spa lounge, two swimming pools, a Turkish Hammam and entertainment areas, furnishing an unparalleled lifestyle of opulence and comfort. A masterpiece of design, it blends exclusivity with unhindered indoor-outdoor living.



SET AFLOAT IN THE LAGOON

These mansions are precisely positioned along the central lagoon, bestowing direct water views and a soothing environment. They create an exclusive waterfront lifestyle with premier access to the heart of the community.

Echoing the design ethos of European palaces and stately homes, which exude timeless delicacy, the mansion's European grandeur is characterised by its classical elegance and grand scale. It focuses on luxurious materials, polished details, and a serene, opulent atmosphere. Artistic wall coverings, drapery, textured glass, brushed bronze, and marble mosaics are widely used throughout.



FINISHING MATERIALS



GROUND FLOOR

The ground floor promotes effortless indoor-outdoor living, featuring family and formal living spaces, dining areas, a guest suite, and a home office. Multiple kitchens, lounges, and outdoor seating areas by the pool, surround a grand entrance, promising a perfect blend of comfort and grandiosity.



Venture into a world of regal luxury reminiscent of Europe's rich artistic heritage. Inspired by the grandeur of exquisite patterns and intricate motifs, the entrance boasts grandiosity in every form, crafting a seamless fusion of tradition and modernity.

ENTER IN PRESTIGE

EVOKING EUROPEAN
GRANDEUR

Elevated with timeless sophistication, the formal living room features floor-to-ceiling windows framing stunning views and intricate wall detailing perfected with wall coverings and clear mirrors. Furnished with soft textures, refined pieces, and artistic lighting, it embodies the perfect ambiance for your dignified gatherings.

AIRY, EXPANSIVE AND TRANSCENDING

Adorned with a whimsical chandelier suspended from the silverleaf ceiling, the formal dining room is an artist's muse. The drapery and sheers in soft turquoise hues complement the natural light, yielding a refreshing and welcoming ambiance. With intricate wall detailing and recurring accents of brushed bronze, this space curates for you a perfect setting for celebratory dining experiences.

ENRICH EVERY DINING EXPERIENCE

Bringing home every essence of European artistic brilliance, the family living space in your mansion is soaked in soft, muted tones and delicate textures featuring chic marble floorings and tinted mirrors to amplify the light. The living area invites you to sink into its rich, velvety seating and enjoy the breathtaking views.





ELEVATED
WORKSPACE,
FAR-REACHING
GOALS

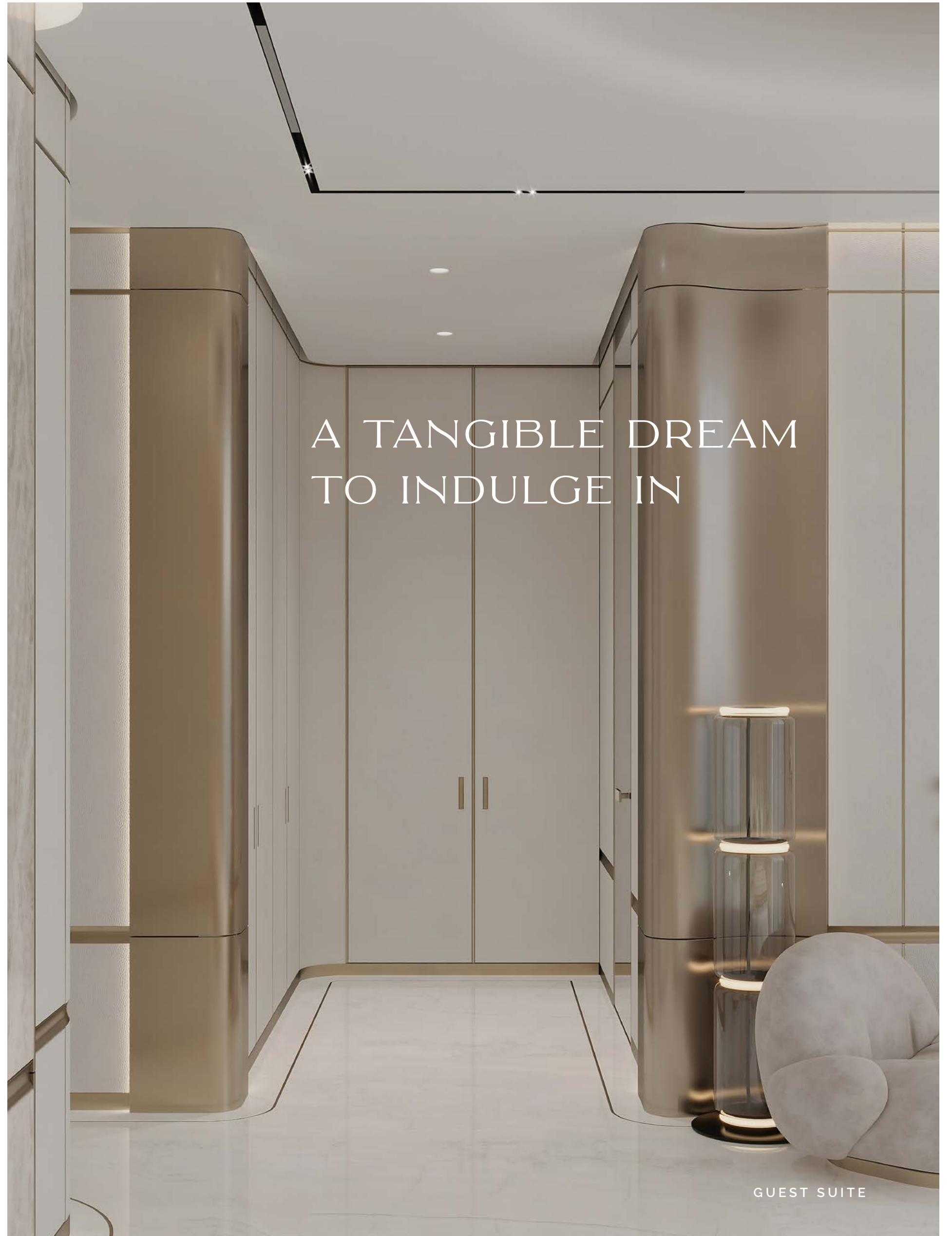
HOME OFFICE

Despite the majestic scale of the design, the spaces are welcoming and comfortable. Greet your guests with a ravishingly beautiful suite embellished with soft textures, warm lighting, and elegant furnishings, ensuring their ease and pleasure in your mansion.

MAJESTIC, YET SERENE



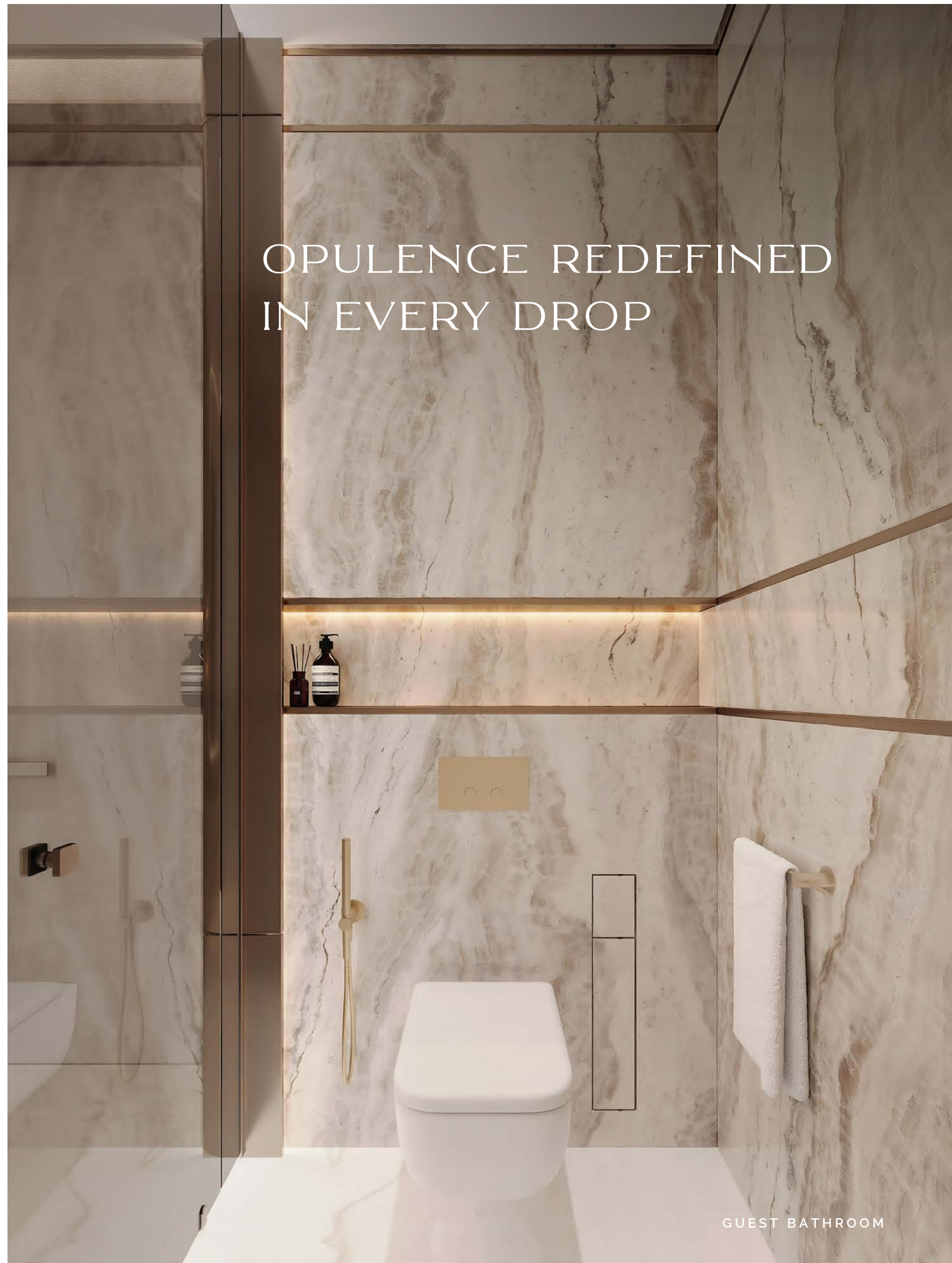
A TANGIBLE DREAM
TO INDULGE IN



GUEST SUITE



OPULENCE REDEFINED
IN EVERY DROP



GUEST BATHROOM

FIRST FLOOR

The first floor presents a brilliantly curated master suite with dual closets and a private balcony, five additional bedrooms with en-suites, a family living area with a coffee station, and multiple balconies. Central to the design is an open-to-below lounge, reassuring the flow of space and natural light.



The master bedroom suite is unapologetically luxurious, embellished in gold-tinted surreal motifs and clad in layers of extravagance. You only need to step in to transpose yourself into your artistic realm of opulence. Meanwhile, your lavish balcony opens up to picturesque vistas in abundance.

IN YOUR MAGNIFICENT ELEMENT

The master bathroom is characterised by a seamless blend of functionality and elegance, serving as a private oasis featuring exquisite finishes and thoughtful details, granting a harmonious extension of the bedroom's luxurious ambiance.

IMMACULATE,
IMMERSIVE,
IMPECCABLE

MASTER BATHROOM

This exquisite bedroom showcases rich textures and luxurious materials, featuring upholstered walls, marble accents, bronze detailing and a wall-to-wall carpet. The plush seating, intricate silverleaf ceiling design, and soft patterns enhance the sense of refinement, crafting you a masterpiece bedroom space.

SECLUDED IN EXCLUSIVITY

ROOFTOP FLOOR

The rooftop floor unveils a blend of relaxation and entertainment, featuring a lap pool, jacuzzi, steam and sauna rooms, and multiple seating areas. It also includes an entertainment lounge, a bedroom with en-suite, and an outdoor party area, creating your go-to space for leisure and hosting under the open sky.



Evoking timeless grandeur, the entertainment area blends bronze accents, opulent finishes, and classic furnishings. With vibrant tones and sophisticated design, it derives a refined space for gatherings, complete with a sleek bar, plush seating, and intricate ceiling details that enhance the ambiance.



ENTERTAINMENT AREA

CHIC AND COMFORT IN HARMONY



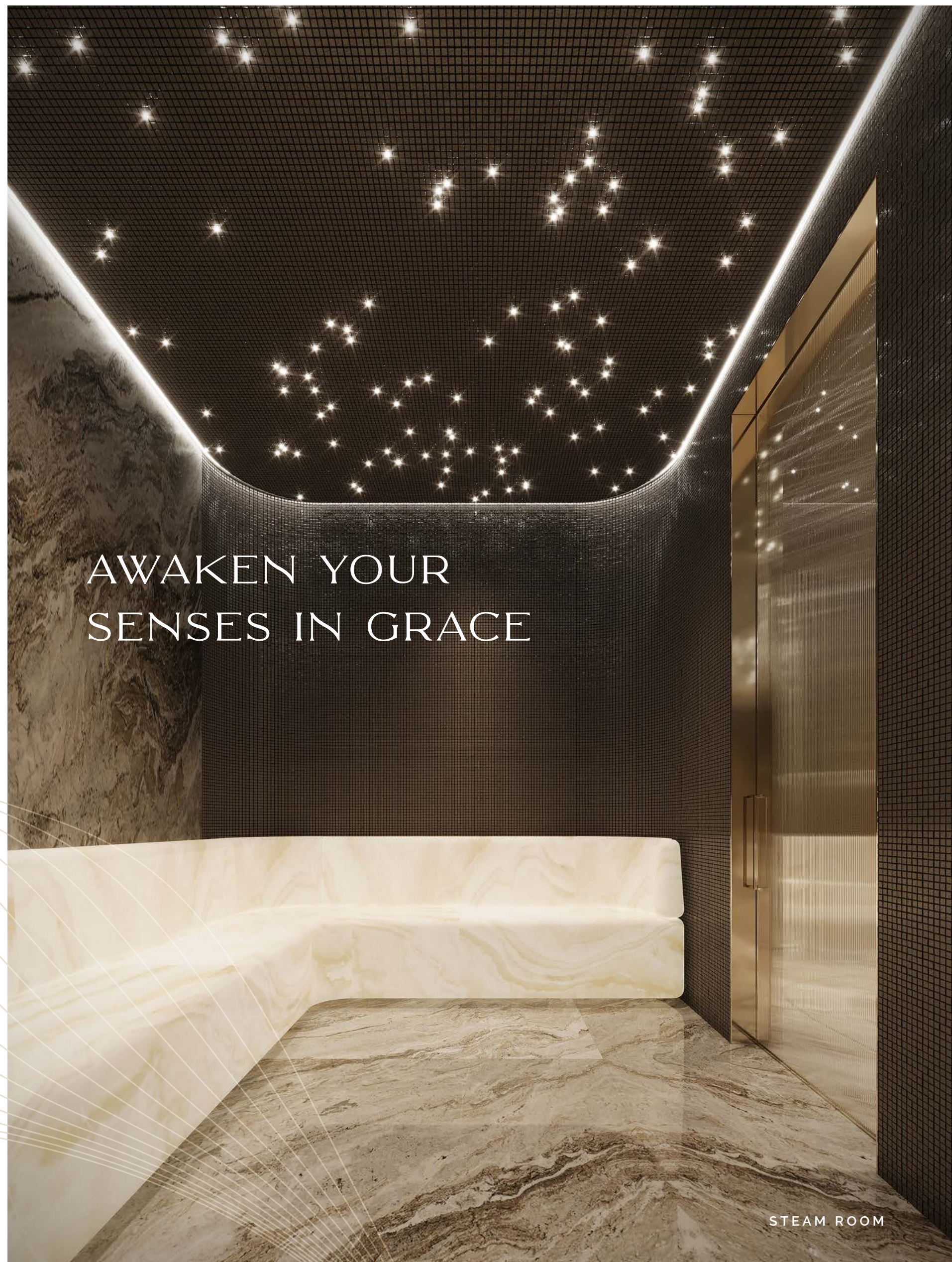
Step into a personal haven, where every detail is about extravagance. This vibrant bedroom boasts plush finishes and bespoke furnishings. With plenty of natural light flowing in, it features walk-in wardrobes and en-suite bathrooms, giving life to an indulgent retreat curated for lavishness and uninterrupted rest.

LUXURIOUS, LAVISH, AND LUMINOUS



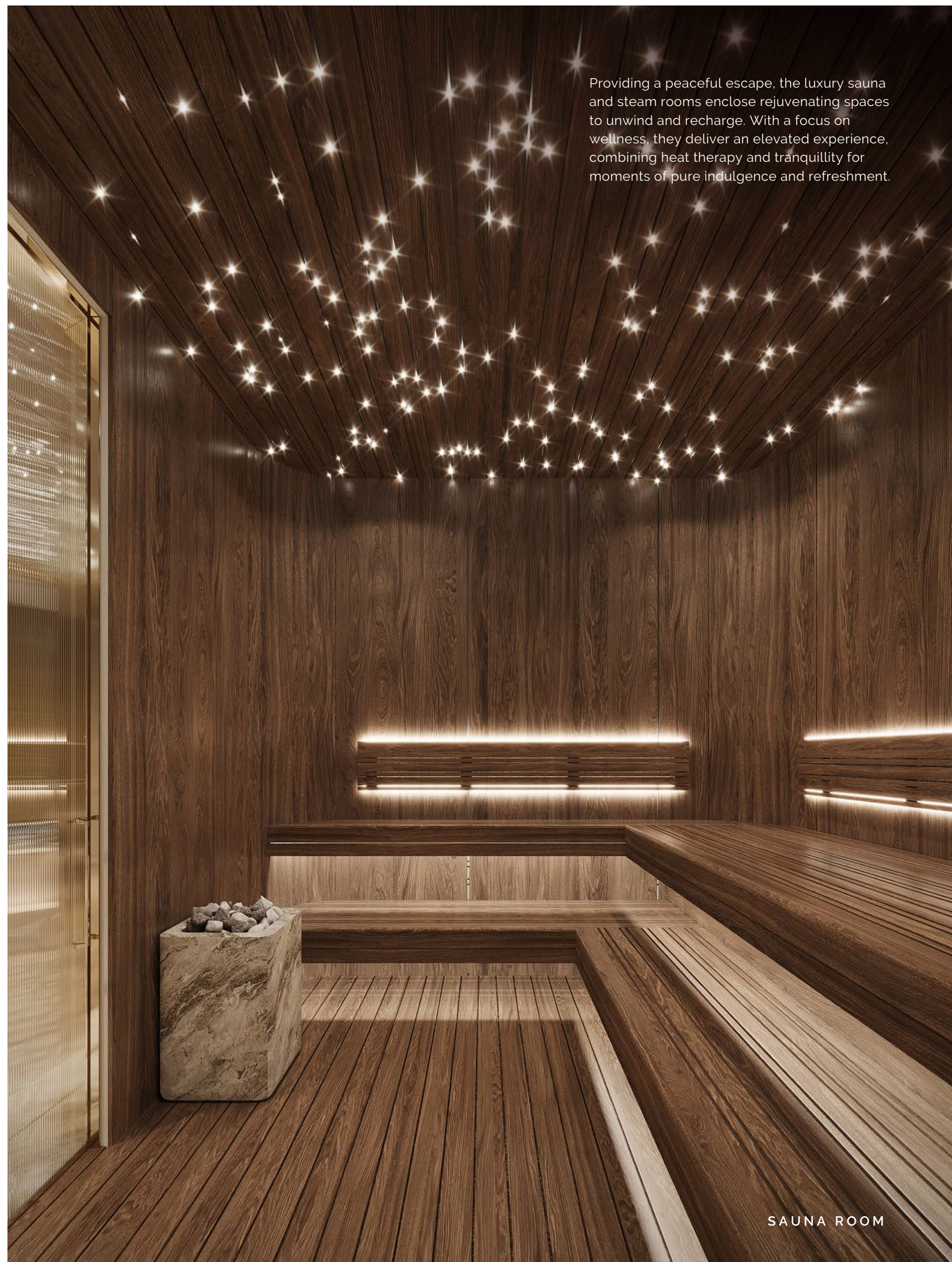
ENSUITE BATHROOM

Immerse in a bathroom that redefines splendour, where every surface radiates charm and meticulous craftsmanship. Swathed in lustrous marble and adorned with sculptural fixtures, this space captivates with its harmonious interplay of textures and light. A haven of unparalleled artistry, crafted to elevate the ordinary into the extraordinary.



AWAKEN YOUR
SENSES IN GRACE

STEAM ROOM



Providing a peaceful escape, the luxury sauna and steam rooms enclose rejuvenating spaces to unwind and recharge. With a focus on wellness, they deliver an elevated experience, combining heat therapy and tranquillity for moments of pure indulgence and refreshment.

SAUNA ROOM

PRIVATE, POSH
AND PRISTINE



It is a joyful, lively place to spend time in the open air, taking in all the freshness and scenic beauty. The terrace boasts comfortable seating areas and al fresco dining around the invigorating pool — this is where life gets better with every passing moment.

EXUBERANT OUTDOORS



TERRACE



Make a blissful splash in this stunning outdoor jacuzzi. Surrounded by vibrant greenery and open skies, it's the ultimate spot to soak, sip, and unwind. Let the bubbling warmth refresh your senses as you bask in style. Take a break, recharge, and revel in this open-air paradise.

OUTDOOR JACUZZI

BASEMENT FLOOR

The basement floor boasts a gym, cinema, entertainment room, a spa with a Turkish Hammam, sauna, and steam rooms, along with a massage room. It also includes a maid's room, kitchen, laundry, driver's room, and a large garage. An elevator connects all levels, ensuring convenient access throughout the mansion.





THE JOY OF
COMING TOGETHER

Immersing you in classy entertainment, this space proposes an exceptional blend of leisure and elegance. With a sleek pool table, plush seating, rich marble flooring, leather furniture and captivating lighting, every moment invites relaxation and enjoyment, whether savouring a quiet drink or engaging in lively conversations with friends.

WHERE THE MOVIES
COME HOME

In your stately mansion, you don't go to the movies; the movies come to you. Flaunt your impressive home cinema where you can snuggle up with your loved one for a movie night and enjoy the top-notch luxe features of this royal cinema experience, including exceptional carpets, upholstery, and brushed bronze arches and accents.

CINEMA

WHERE RELAXATION
MEETS REFINEMENT

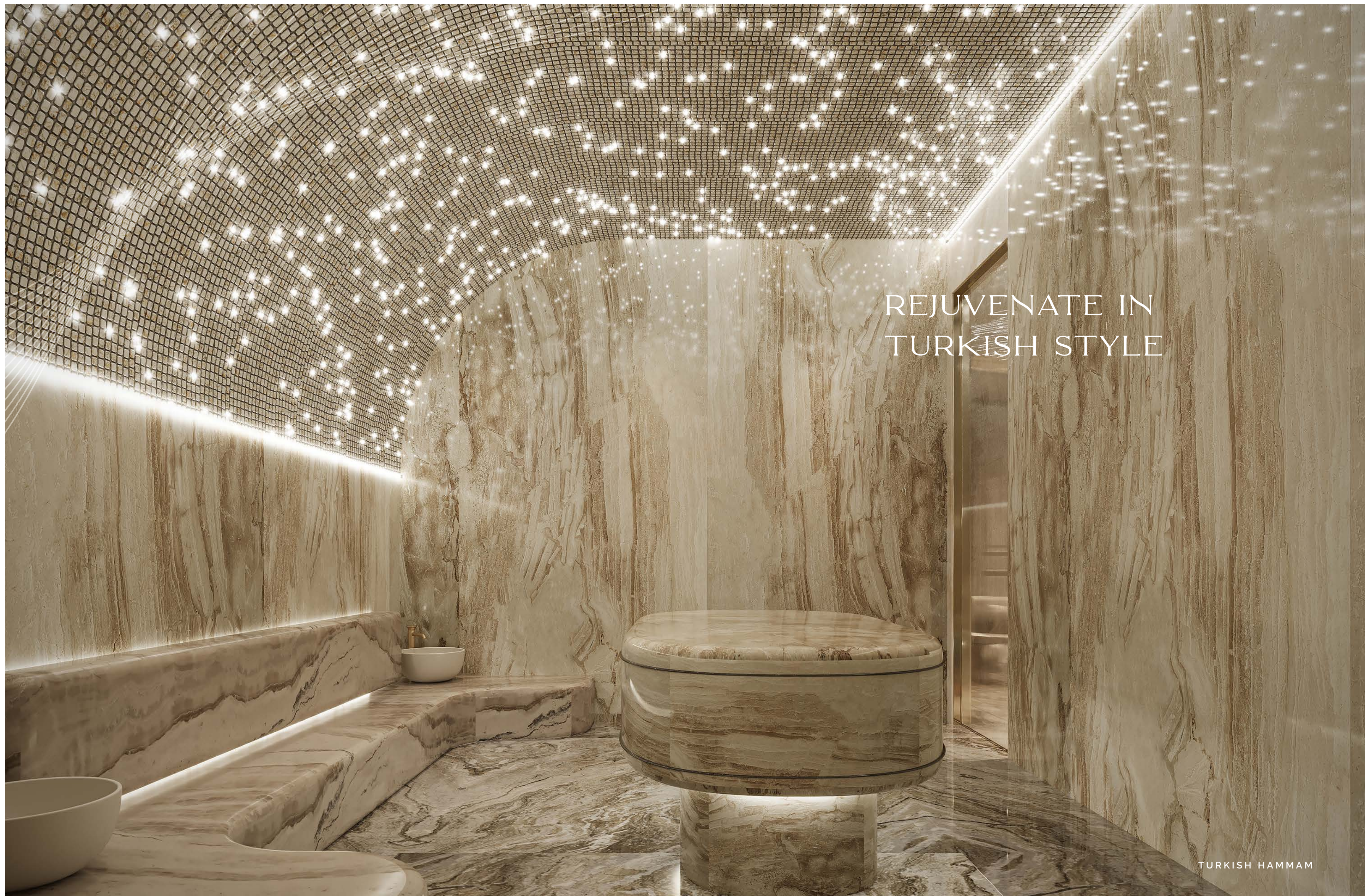
SPA LOUNGE

Transport yourself to pure tranquillity in the exotic spa room, where every detail invites relaxation. Unwind with soothing treatments, indulge in serene steam or sauna sessions, and feel rejuvenated in an atmosphere designed for ultimate well-being. A sanctuary where time slows, leaving you refreshed and restored.



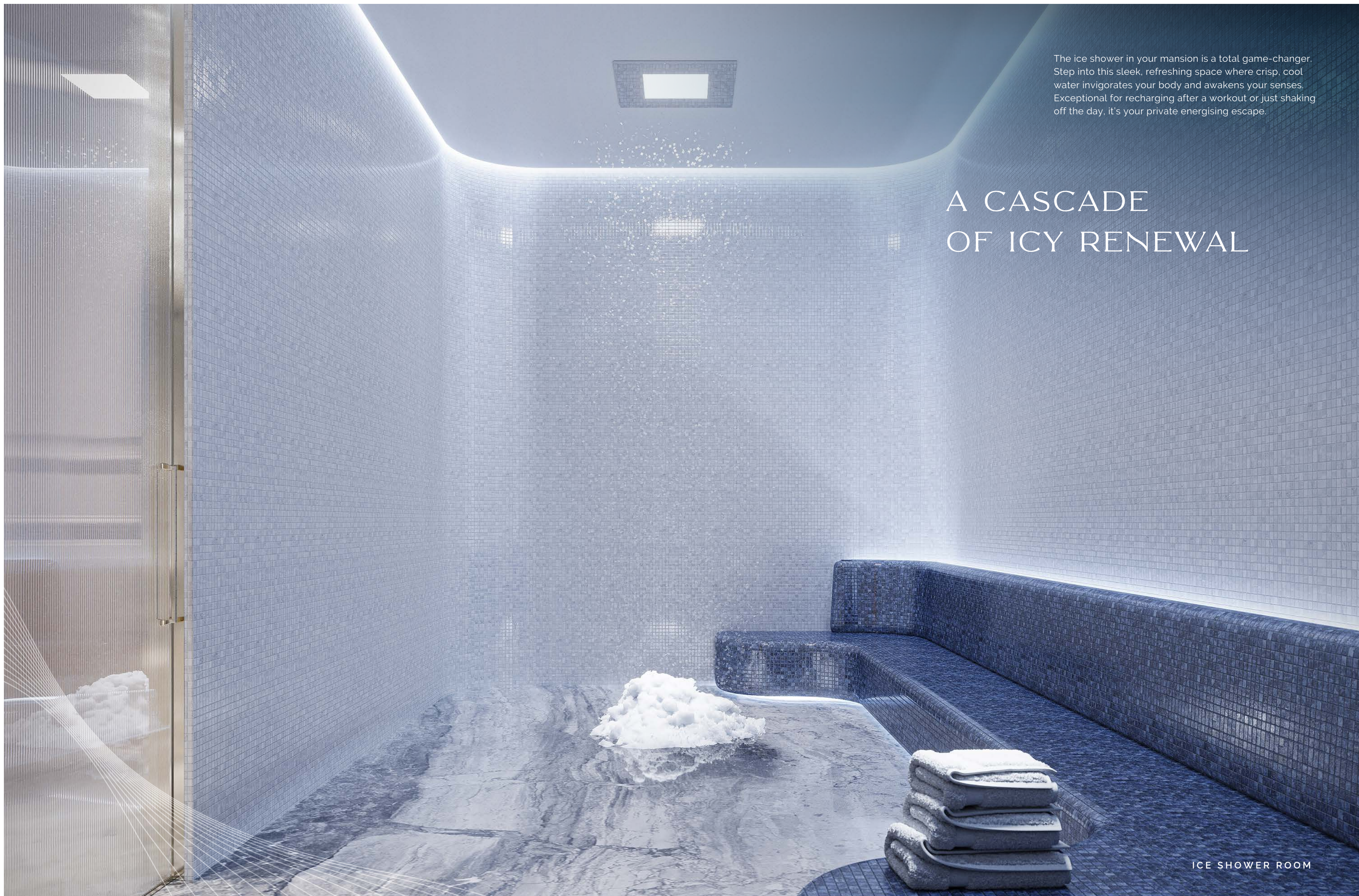
Welcome to your very own massage retreat. This cosy, elegant space is designed to help you unwind and rejuvenate. With soft lighting, a calming mood, and every detail made to ensure holistic healing, it is where you get to let go of stress and savour some well-deserved solitude.

MASSAGE ROOM



REJUVENATE IN
TURKISH STYLE

TURKISH HAMMAM



The ice shower in your mansion is a total game-changer. Step into this sleek, refreshing space where crisp, cool water invigorates your body and awakens your senses. Exceptional for recharging after a workout or just shaking off the day, it's your private energising escape.

A CASCADE OF ICY RENEWAL

ICE SHOWER ROOM

A state-of-the-art gym within the mansion ensures a high-end fitness experience, featuring cutting-edge equipment, personalized spaces, and a motivating atmosphere. Whether it's strength training or cardio, every workout feels seamless, blending luxury and performance for a lifestyle of wellness at your own distinct dwelling.



The maids' room and drivers' room offer comfortable and private spaces, thoughtfully designed to ensure convenience and functionality. With practical amenities and ample room, it provides a well-appointed environment to support day-to-day household needs efficiently.



DRIVERS' ROOM



MAIDS' ROOM

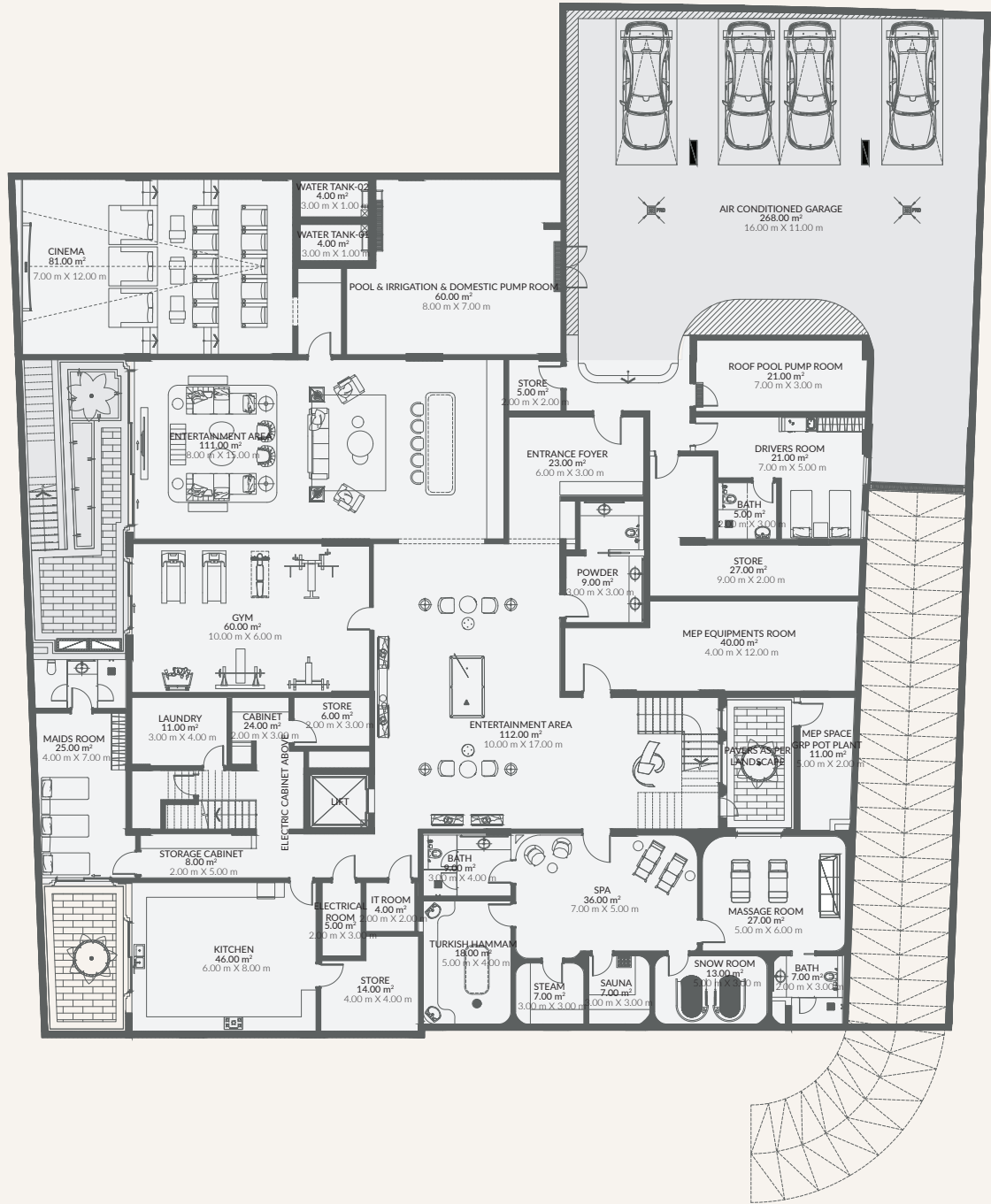


SLEEK, SOPHISTICATED,
AND SECURE

Envisioned for both utility and sophistication, the garage encompasses ample space for multiple vehicles, with modern storage solutions and secure access. More than just parking, it ensures your vehicles are maintained in pristine condition, reflecting the same elegance found throughout the mansion.

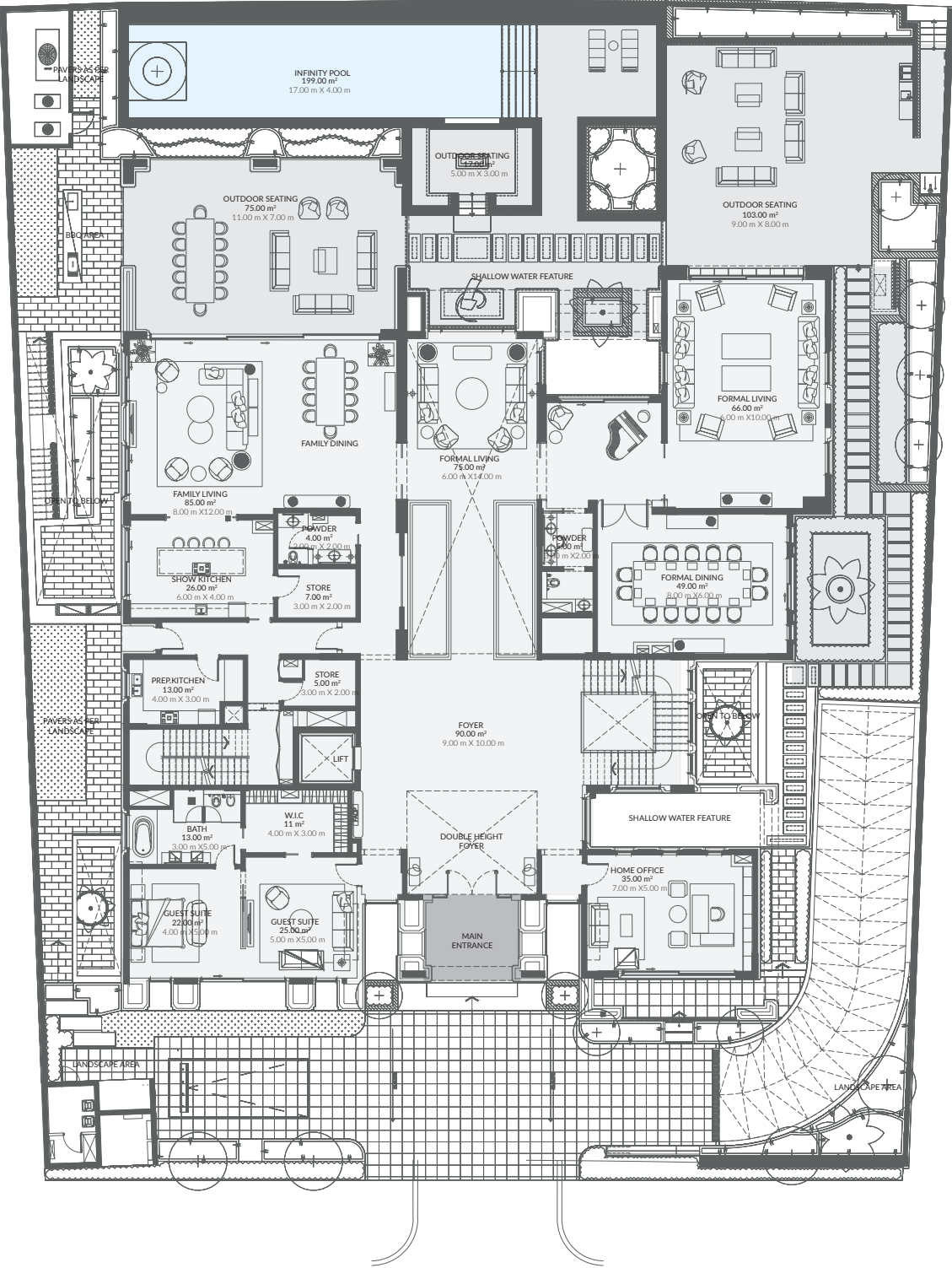
GARAGE

FLOOR PLAN - MONACO 4
BASEMENT FLOOR



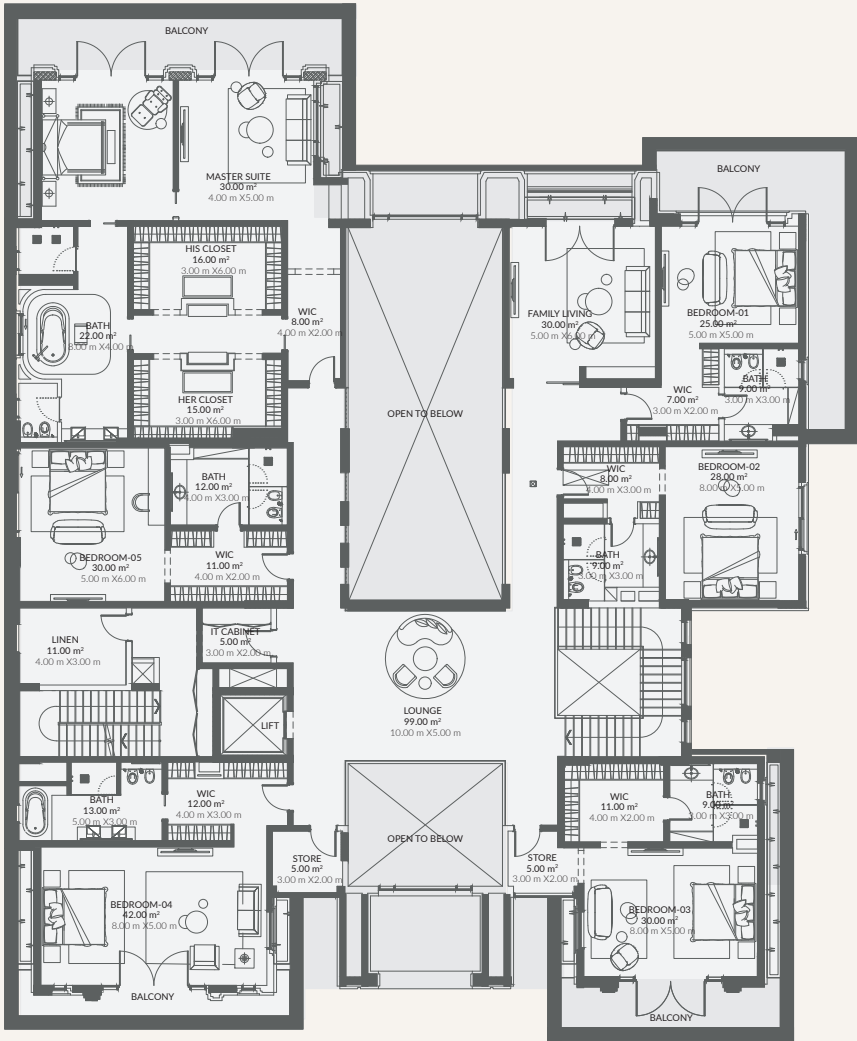
Basement floor area: 1,451.88 sq. m. | 15,627.89 sq. ft.
Ground floor area: 1,000.50 sq. m. | 10,769.28 sq. ft.
First floor area: 816.77 sq. m. | 8,791.63 sq. ft.
Roof floor area: 334.20 sq. m. | 3,597.30 sq. ft.
Total BUA: 3,603.35 sq. m. | 38,786.10 sq. ft.

FLOOR PLAN - MONACO 4
GROUND FLOOR



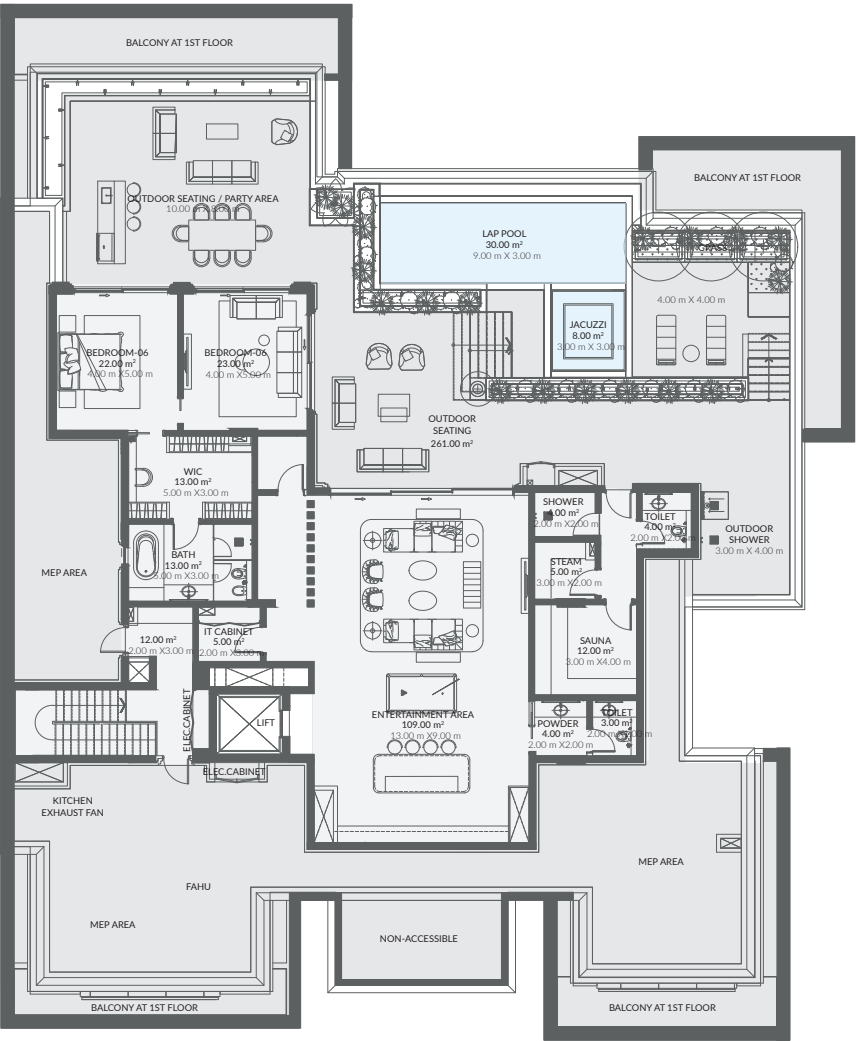
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FLOOR PLAN - MONACO 4
FIRST FLOOR



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FLOOR PLAN - MONACO 4
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.



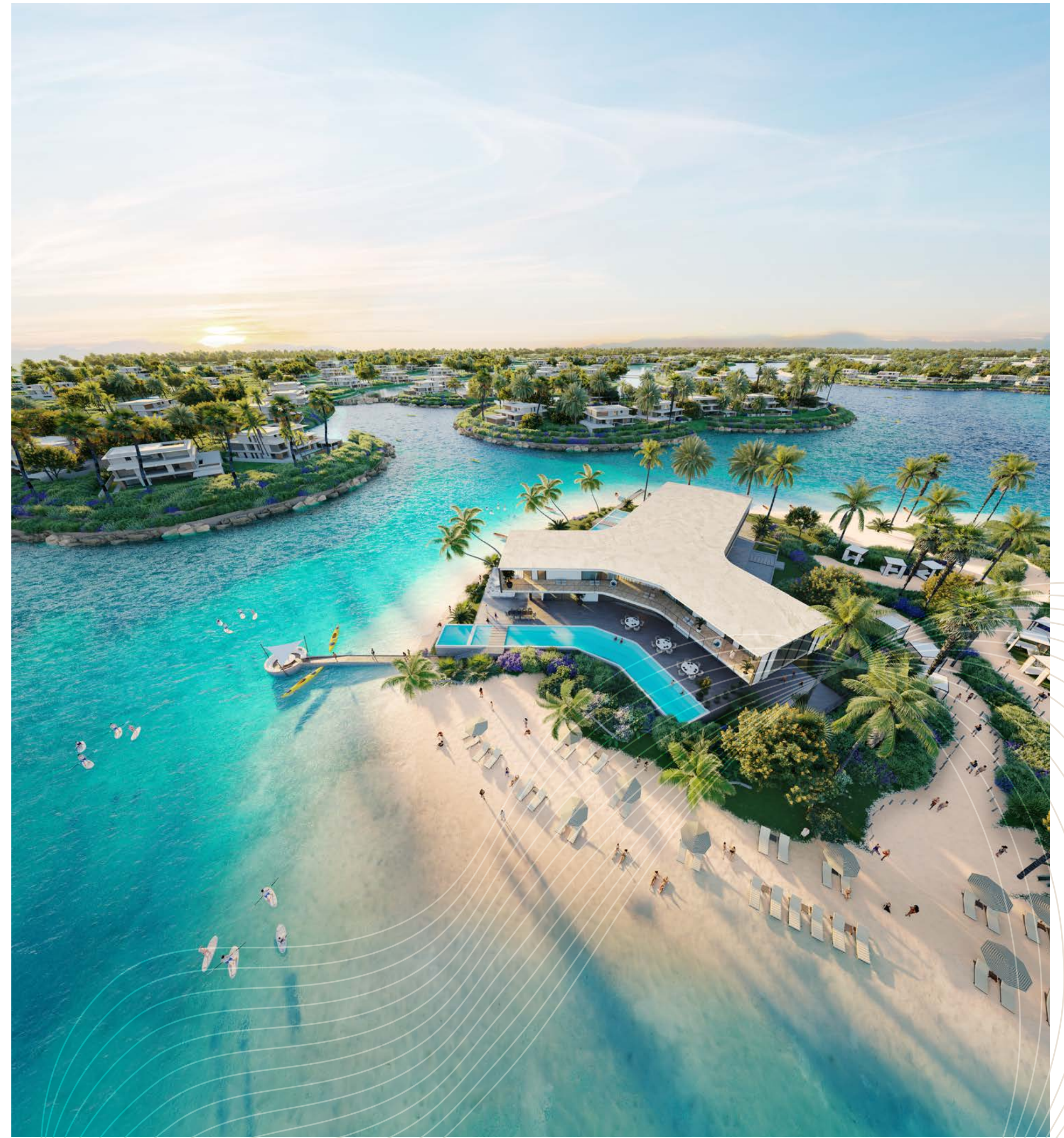


THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

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

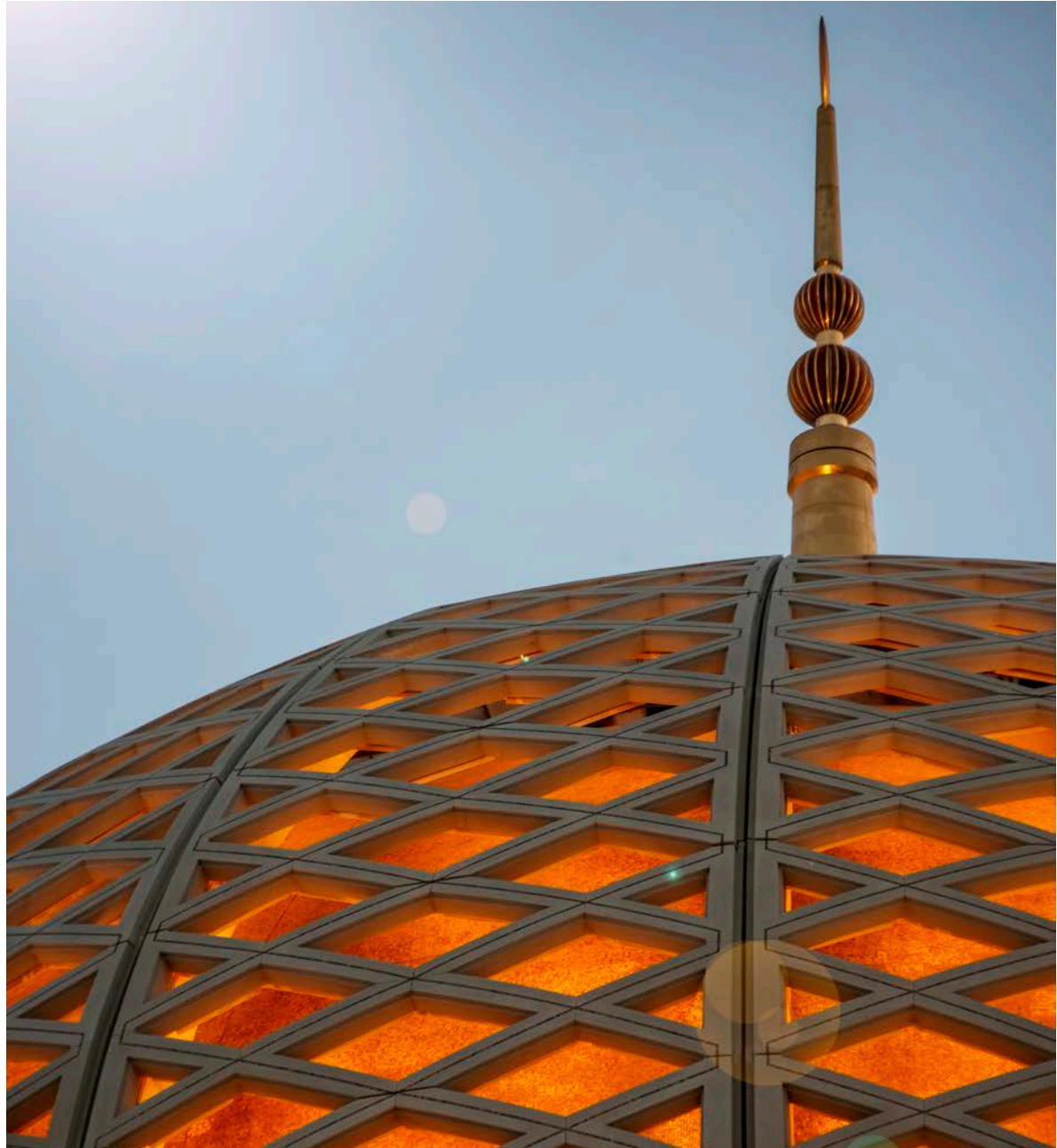
COMMUNITY HOSPITAL



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.





800 29494

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