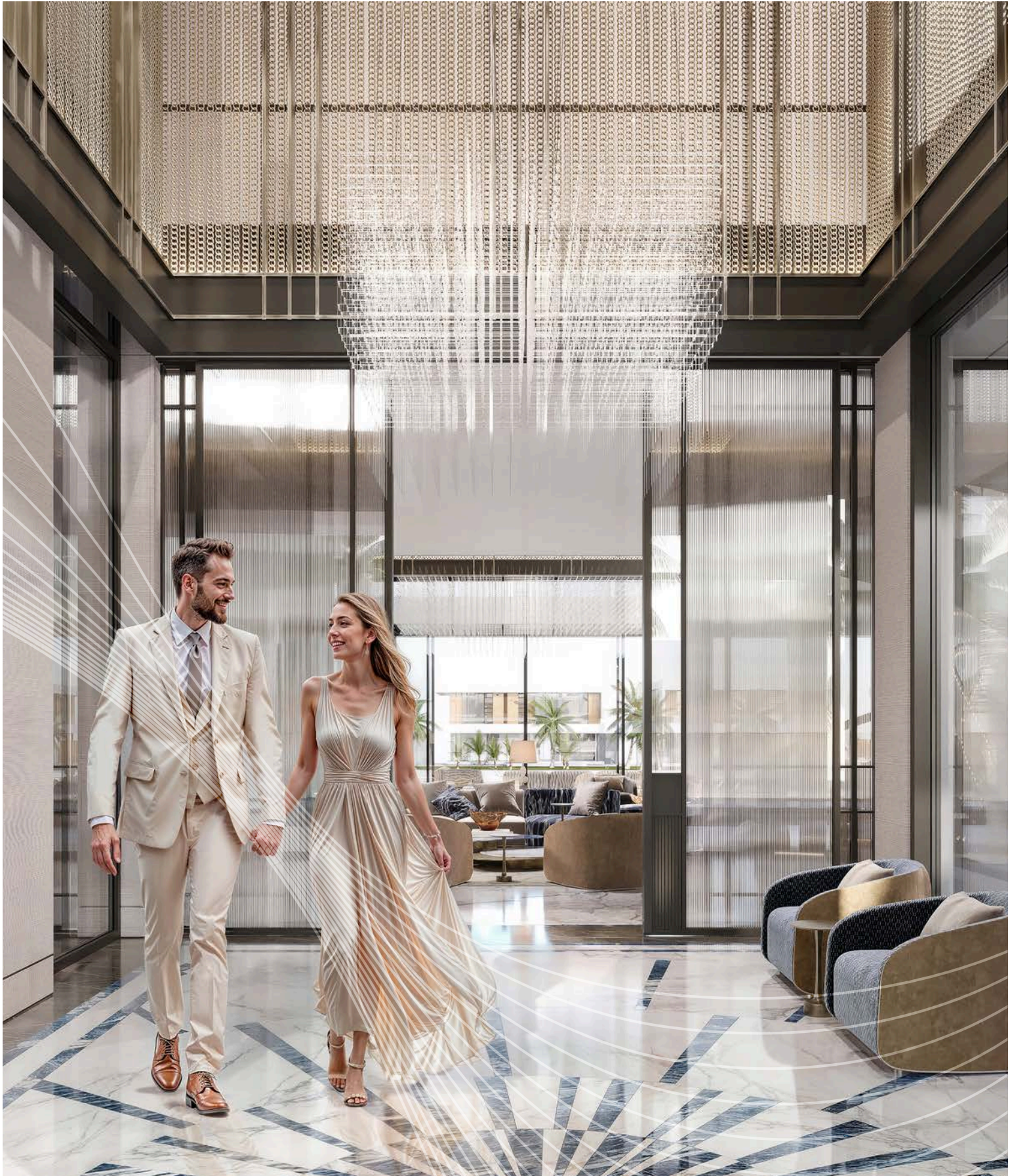


AZIZI
MONACO
Mansions



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



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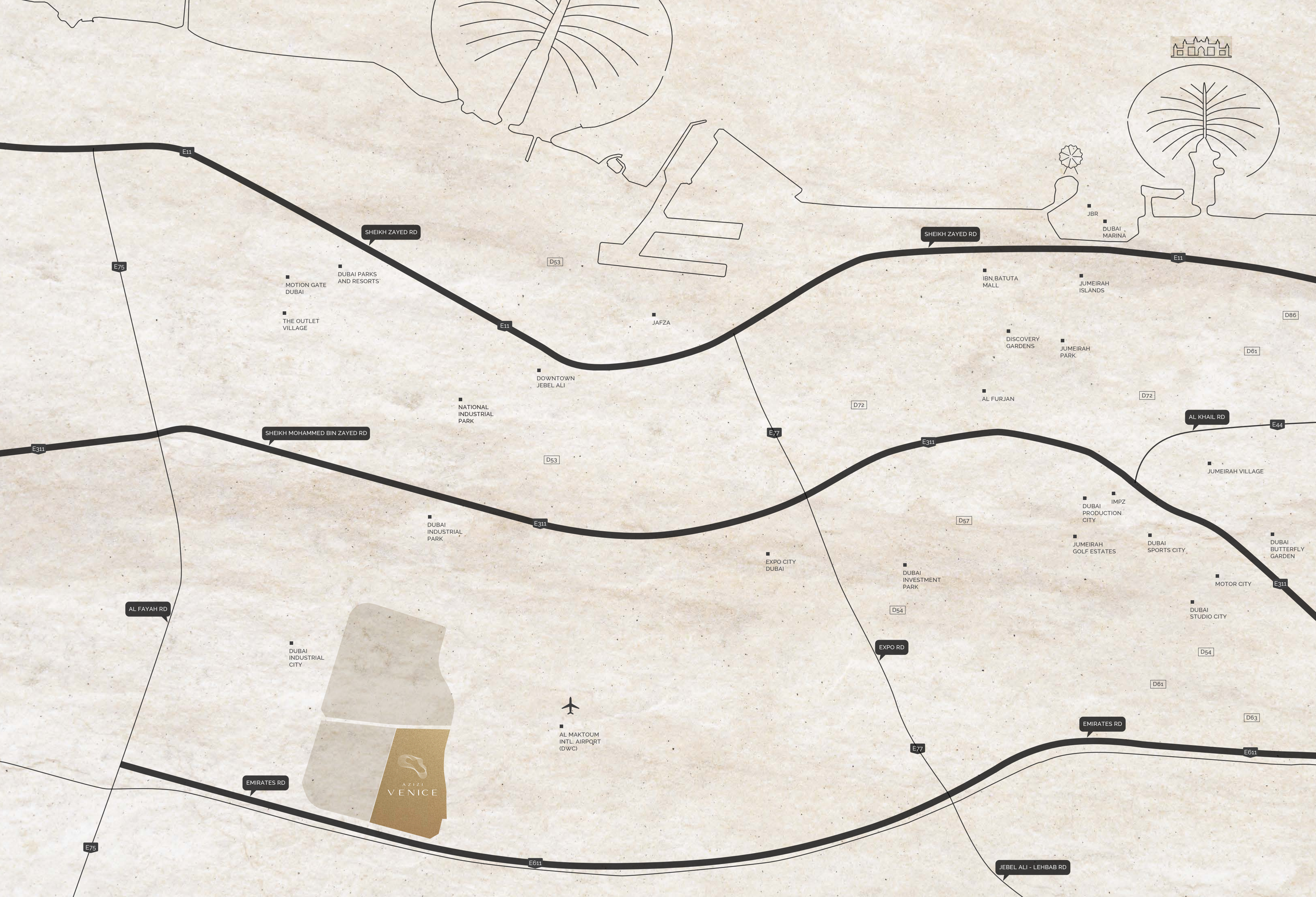
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A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

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



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 5

—
REPLICATING THE MAGIC
OF THE BRILLIANT
ARABIAN DESERTS AND
THE CELESTIAL
ELEMENTS, AN ETHEREAL
MANSION TAKES SHAPE
ALONG THE SHIMMIRING
CRYSTAL LAGOON.

PLOT SIZE: 15,000 sq. ft.
NO. OF BEDROOMS: 7

Step into a world of elevated living silhouetted by a grand architectural presence that captivates you the moment you arrive. Every detail is curated to impress, blending vast spaces with refined components inspired by nature, creating an immersive experience for those who seek extraordinary exclusivity in a prestigious setting.

STEEPED IN SOPHISTICATION

Bathed in the golden hues of the sun, your lagoon-facing mansion radiates an ecstatic energy. Floor-to-ceiling glasses mirror the serene waters, nullifying the distance between indoors and outdoors. The spacious terraces, sleek architecture and vibrant greenery knit together a biophilic sanctuary worth revelling in.



MONACO MANSIONS

MONACO MANSIONS

THE ULTIMATE AQUATIC EXPERIENCE



ABUNDANCE BY THE SHORE

The mansion's surroundings are designed to enhance the mood of your endless social soirees, with high-end arrangements that include shaded lounge areas and fancy waterfront seating. Bask in the sun, enjoy the views, indulge in deep conversations, and soak in the moment.

This four-level mansion exudes unparalleled luxury, featuring formal and family living areas, multiple suites, a home office, a spa, a cinema, and a multi-purpose game room. With dedicated entertainment areas, gyms, massage rooms, and a Turkish Hammam, every detail inside has been meticulously crafted to suit your discerning lifestyle.





Positioned centrally along the waterfront, overflowing with stunning views of the lagoon, the mansions' strategic location ensures easy access to both central amenities and serene surroundings, creating a balance of convenience and exclusivity.

With an alluring metamorphic azure, the design amalgamates natural elements, blending rich textures like deep blue quartzite and burnished brass that echo the hues of the night sky and the desert with fluid forms. A splendid mix of earthy tones, silk wallpapers, and honed marble evokes a sophisticated yet organic aesthetic inside this magnificent mansion.



FINISHING MATERIALS

Textured glass

Tobacco Open-Pore Stained Oak wood veneer

Painted MDF

Bronze glass

Duralee Whimsy Garden Haven Fabric

Velvet fabric

Cremo Delicato marble

Armani Grey marble

Brown leather

Fabric Misia Paris Inseparables Marina

Cast brass

Sahrai Armani Casa Croquis rug

Burnished brass

Patinated brass chain shutters

Fusion Blue quartzite

Wallpaper paneling Arte Le Sisal Frost White

GROUND FLOOR

The ground floor includes the entrance hall, living and dining areas, a guest suite, a home office, powder rooms, a technical kitchen, a drivers' room, a garage, and outdoor seating areas, offering a functional yet luxurious living space.



SERENE BLUE AND
WARM EARTHY TONES

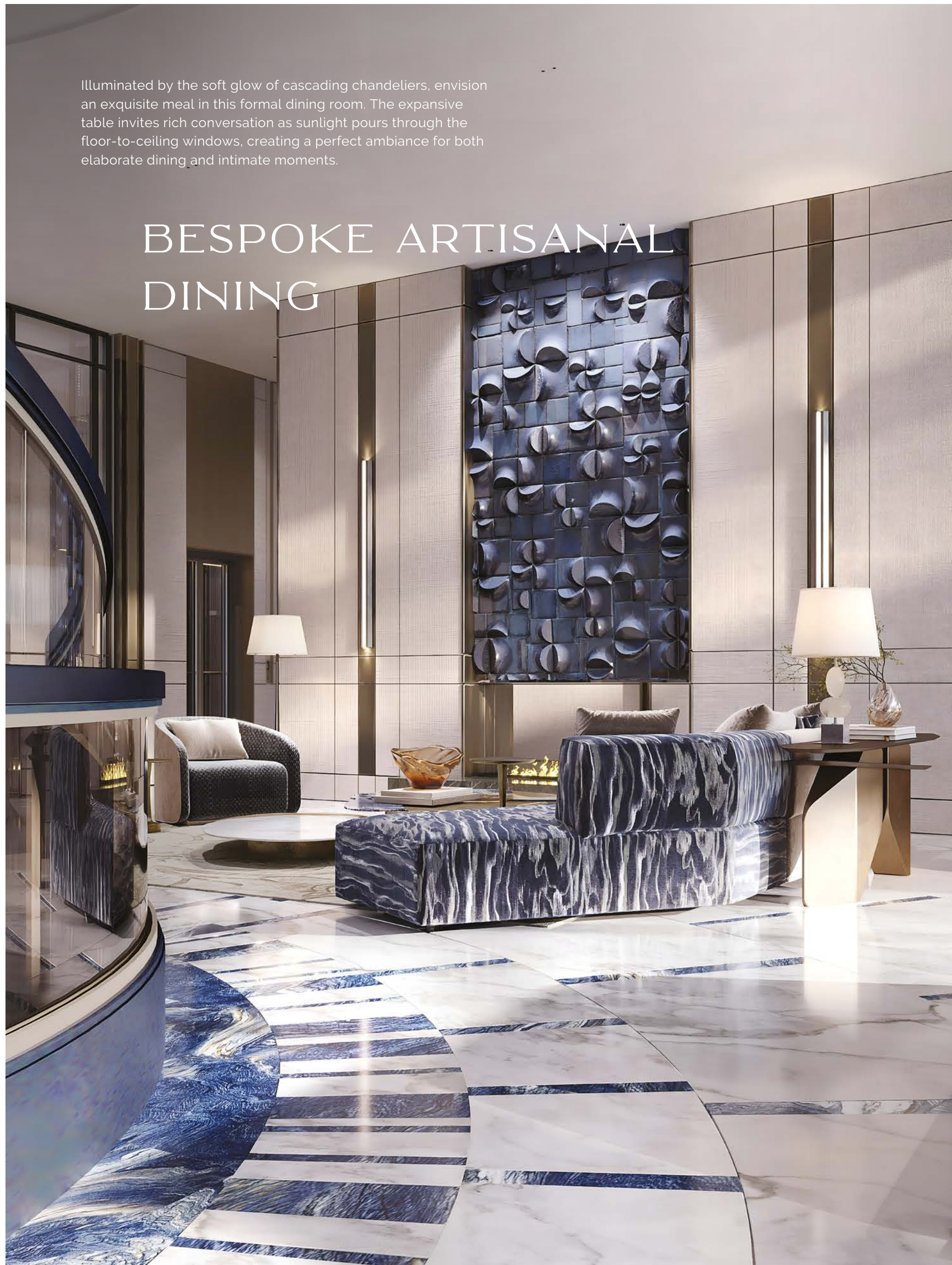




The formal living room is a breathtaking fusion of art and nature. Venture in and admire the central spiral staircase which creates a dynamic, fluid aesthetic. The soothing colour palette of deep blues and soft neutrals mirrors the water's calming effect, while the unique textures—from plush seating to intricate rugs—enhance the overall appeal.

Illuminated by the soft glow of cascading chandeliers, envision an exquisite meal in this formal dining room. The expansive table invites rich conversation as sunlight pours through the floor-to-ceiling windows, creating a perfect ambiance for both elaborate dining and intimate moments.

BESPOKE ARTISANAL DINING



FORMAL DINING

SAVOUR MOMENTS
IN MARBLE AND
BLUE SPLENDOUR

Soaring sheer curtains frame this family living room, echoing a calm design language with deep blue and soft beige seating arranged around a sleek coffee table. Elevated by minimalist decor, the space radiates modern sophistication, perfect for quiet moments or family gatherings.

LIVE ARTFULLY

A WEALTH
OF DESIRABLE
COMFORTS





Your mansion's home office exemplifies impeccable poise and focus, with its sleek desk anchored by bold blue marble pillars. Rich wood panelling ensures the warmth you seek, and sheer curtains allow soft, natural light to fill the space, deriving an atmosphere ideal for creativity and productivity.

A GARAGE
LIKE NO OTHER



FIRST FLOOR

The first floor takes you to a lavish family living area and five bedrooms, including a master suite with boundless closet space. The open-to-below design enhances the sense of spaciousness and connection with the ground floor.





A cosy living area perfect for family time, comprising a curved blue velvet sofa - the ideal spot to relax together. The beautiful marble accents and soft rug on the floor add a tinge of grace along with the warming luminance. If it is a coffee that is missing, just walk into the enclosed kitchenette and grab one.

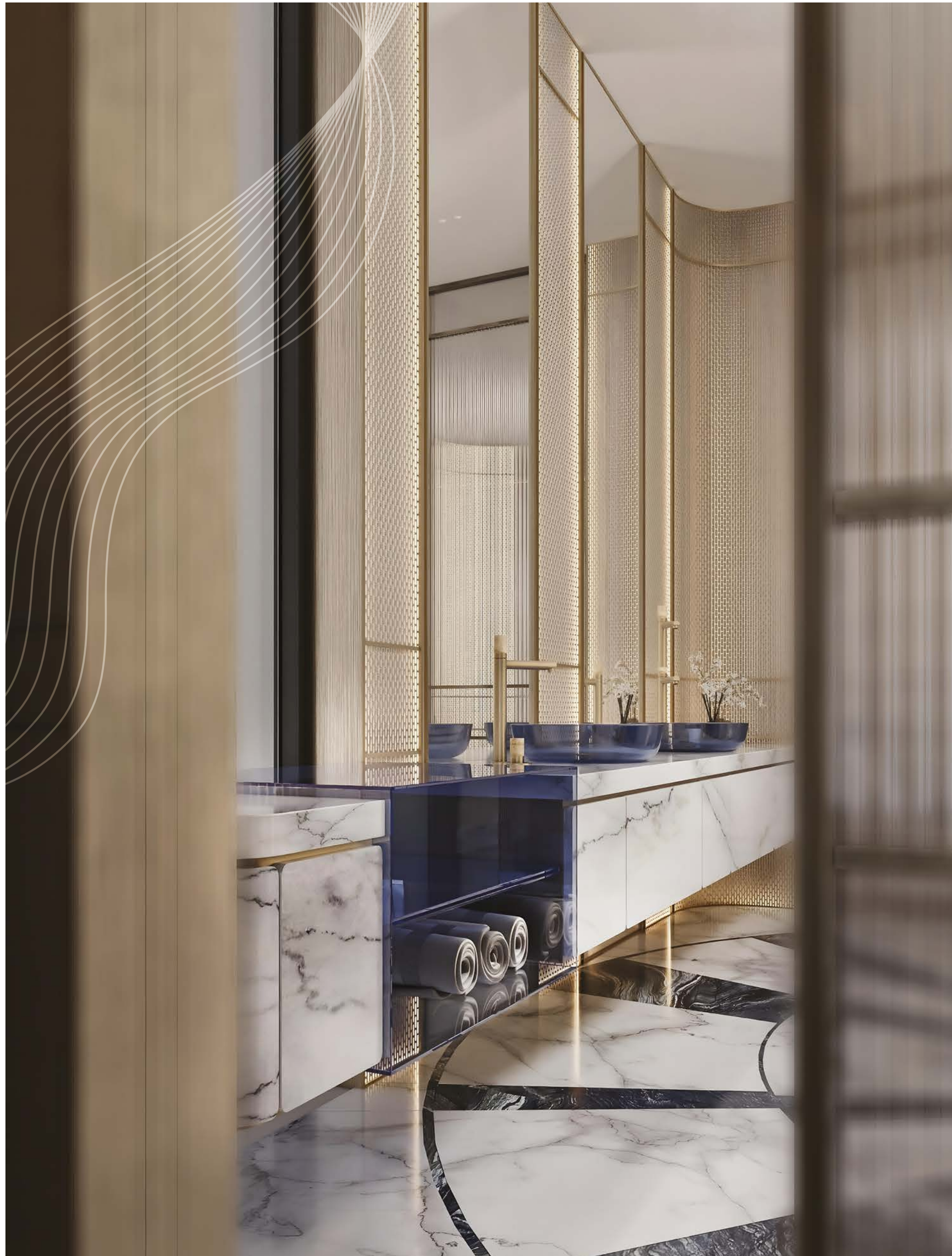
56 MONACO MANIONS

57 MONACO MANIONS

A TRANQUIL SANCTUM



Indulge in the refined comfort of your master suite's seating area - a harmonious fusion of opulent marble finishes, custom-crafted furniture, and soft lighting. With serene views as the backdrop, this space is designed for relaxation and effortless sophistication, forging a private retreat of class and style.



The master bath and suite area together add to the extravagant retreat where graceful marble meets artistic design. A deep blue tub sits like a work of art, surrounded by elegant gold accents, state-of-the-art fixtures and soft lighting. In the suite, every detail whispers tranquility, inviting you to sit back, relax and relieve yourself.



MASTER BATHROOM

EMBRACE THE
RELAXED LIFE



Unwind in your breezy suite, where a breath of fresh air embraces you. Abundant with soul-soothing views, neutral hues, and gentle lighting that cradles the space, it is a haven that beckons with limitless comfort. The seamless blend of textures and design invites quiet moments of relaxation and indulgence with all the privacy you need.



PAMPER
YOURSELF
IN SOOTHING
SOLITUDE



ENSUITE BATHROOM

ROOFTOP FLOOR

The rooftop floor features an entertainment room with a bar, a lounge area, a bedroom with an en-suite bathroom, a powder room, and a spacious outdoor terrace encompassing a pool, jacuzzi, and a seating area, forging an ideal space for relaxation and gatherings. Besides, your mansion's stylish elevator inside makes moving between different levels a cakewalk.



A STAGE SET FOR ENDLESS JOY

Drawing inspiration from a versatile array of design sources, the entertainment area is a montage of eclecticism steeped in modernity. The recurring jolts of azure continue to elate. At the same time, exceptional pieces of furniture add to the tastefulness you seek in your entertainment area.



WAKE UP TO BLOOMING FLORALS

Surpassing traditional boundaries, this elegant bedroom, with its ethereal floral backdrop, seamlessly weaves together rich textures with organic elements and contemporary architecture. Curl up in your luxury retreat to watch the unravelling of a breathing embodiment of grace while the balcony opens up to nature's infinite gorgeousness.





Evoking tranquillity, enhancing well-being, and immersing you in understated luxury, this serene haven blends sophisticated design with wellness-inspired elements, composing the perfect space to unwind and recharge in absolute comfort.



STEAM ROOM



JACUZZI



SAUNA ROOM

Set yourself adrift in pure relaxation with a steam room that melts away stress, a refreshing jacuzzi that rejuvenates with soothing bubbles, and a sauna that revitalises through deep healing. Each space is thoughtfully designed to elevate your well-being and provide the ultimate escape.

Soft blues and shades of the earth – a colour palette curated for repose and casual leisurely get-togethers. You could even choose to host a whole party up here on the rooftop, where guests can enjoy a replenishing swim, bask in the sun, relish a good meal, and even watch their favourite show on the screen.

TO CELEBRATE THE GOOD TIMES



You cannot say no to a heavenly dip in this rooftop pool mesmerizingly suspended between your mansion and the open sky. It is an alluring call of glistening water with nature's melody for the backdrop.



TERRACE

BASEMENT FLOOR

The basement houses a spa lounge with a Turkish Hammam, sauna, steam, ice, and massage rooms, a gym, an entertainment room, a cinema, a bar, laundry, production kitchen, storage, and the maids' room, providing a comprehensive wellness and entertainment space for lavish living.

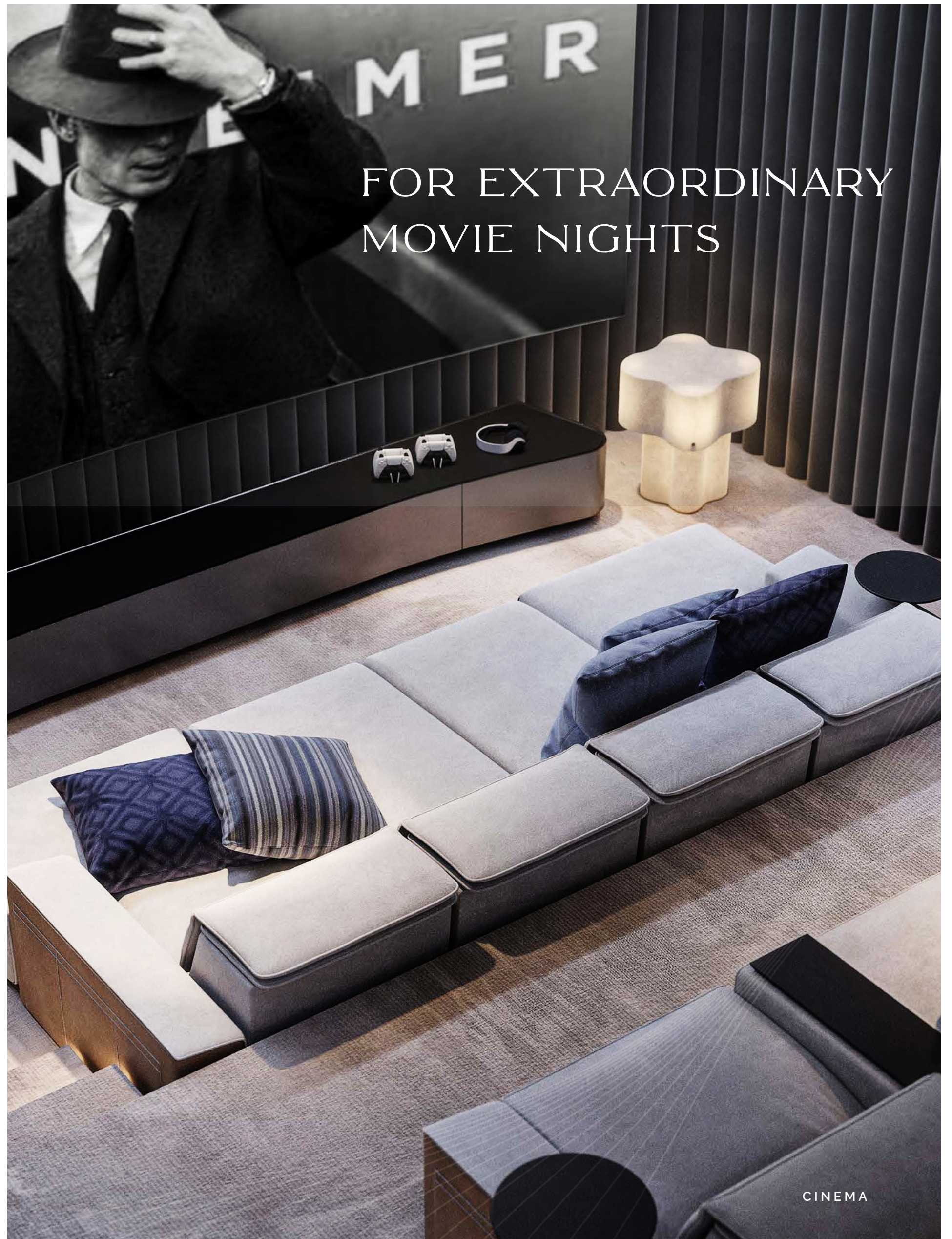


UP YOUR GAME,
IN A MAJESTIC
SETTING

Experience the pinnacle of leisurely living in your mansion's basement floor which overflows with entertainment choices in plenty. Tinted in gold with azure accents, this is not an everyday idea of fun but an elevated one – because you deserve more.



ENTERTAINMENT AREA



CINEMA

Unwind in your idyllic spa lounge, where modern design and cosy seating create a calming mood. With soothing tones, soft lighting, and elemental details, it embodies relaxation and composure, bestowing you an unperturbed quiet retreat within your home.



WHERE MAGICAL
MIST WHISPERS



MASSAGE ROOM



ICE SHOWER



TURKISH HAMMAM

In the ice shower room, a brisk cascade of chilled water cools the body, forging a refreshing escape. Meanwhile, the massage room is where soothing aromas, soft lighting, and expert hands melt away all your stress. The Turkish Hammam is a discerning rarity of your mansion, taking you back to the age-old methods of rejuvenation in a contemporary setting.

This state-of-the-art gym brings home a sleek, modern environment equipped with premium fitness machines and weights. With ample space for cardio, strength training, and yoga, it has been designed for your high-performance workouts in a tranquil, minimalist setting that inspires focus and well-being.



Making your life easier by another notch, the maids' room and drivers' room are designed to offer a private, well-appointed space for your staff. Complete with an en-suite bathroom and storage, it ensures your household runs smoothly while providing your staff with comfort and privacy, making daily management effortless.



DRIVERS' ROOM



MAIDS' ROOM



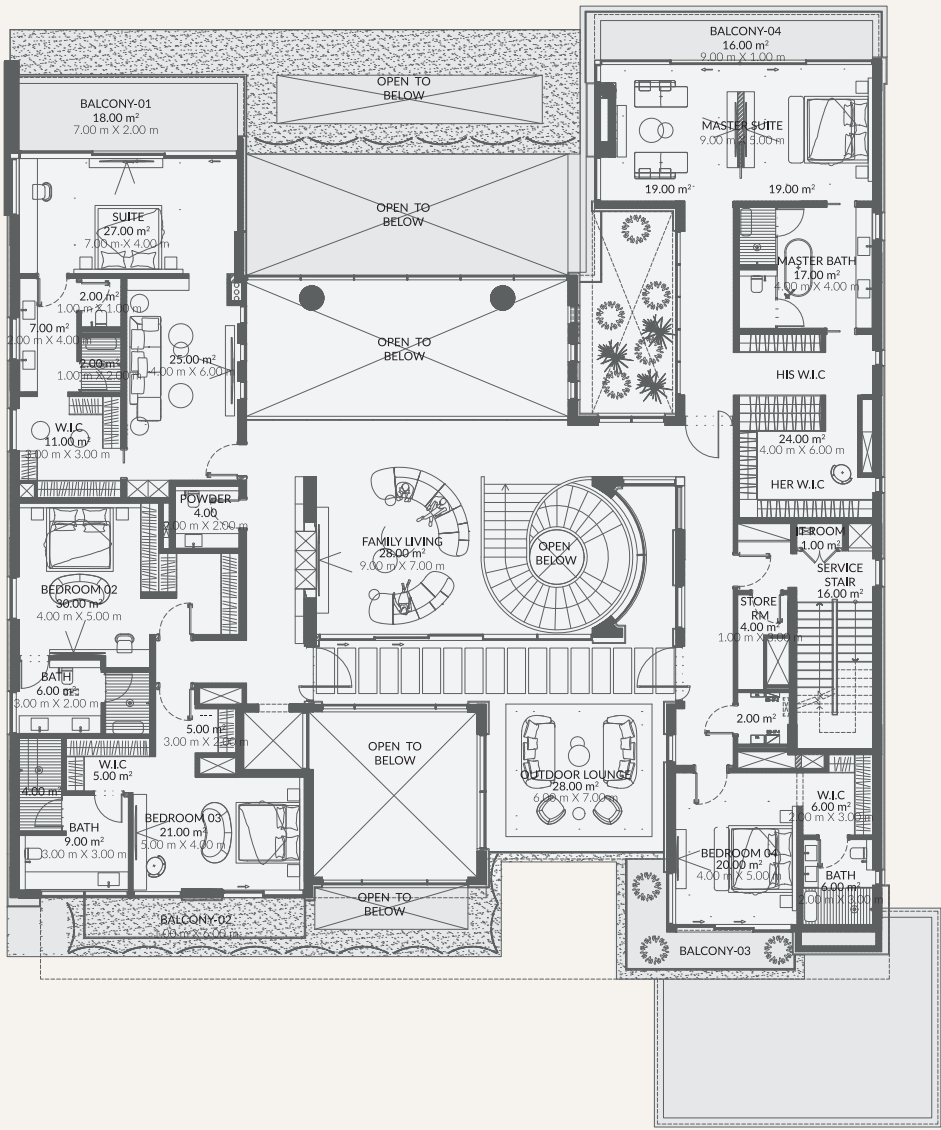
SERVICE KITCHEN



LAUNDRY ROOM

105

FLOOR PLAN - MONACO 5
FIRST FLOOR

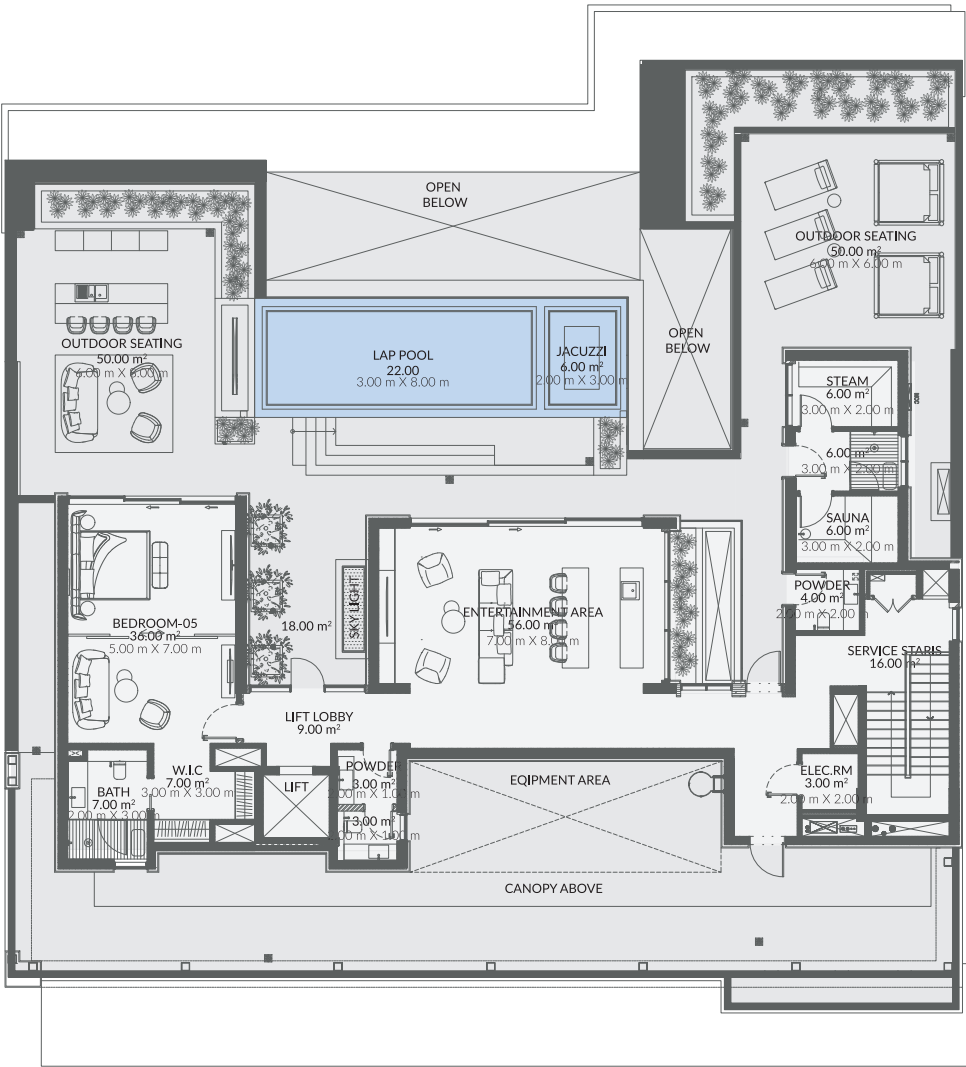


Basement floor area: 909.17 sq. m. | 9,786.21 sq. ft.
Ground floor area: 835.00 sq. m. | 8,987.86 sq. ft.
First floor area: 641.47 sq. m. | 6,904.72 sq. ft.
Roof floor area: 288.66 sq. m. | 3,107.11 sq. ft.
Total BUA: 2,674.30 sq. m. | 28,785.90 sq. ft.



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FLOOR PLAN - MONACO 5
ROOFTOP FLOOR





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.



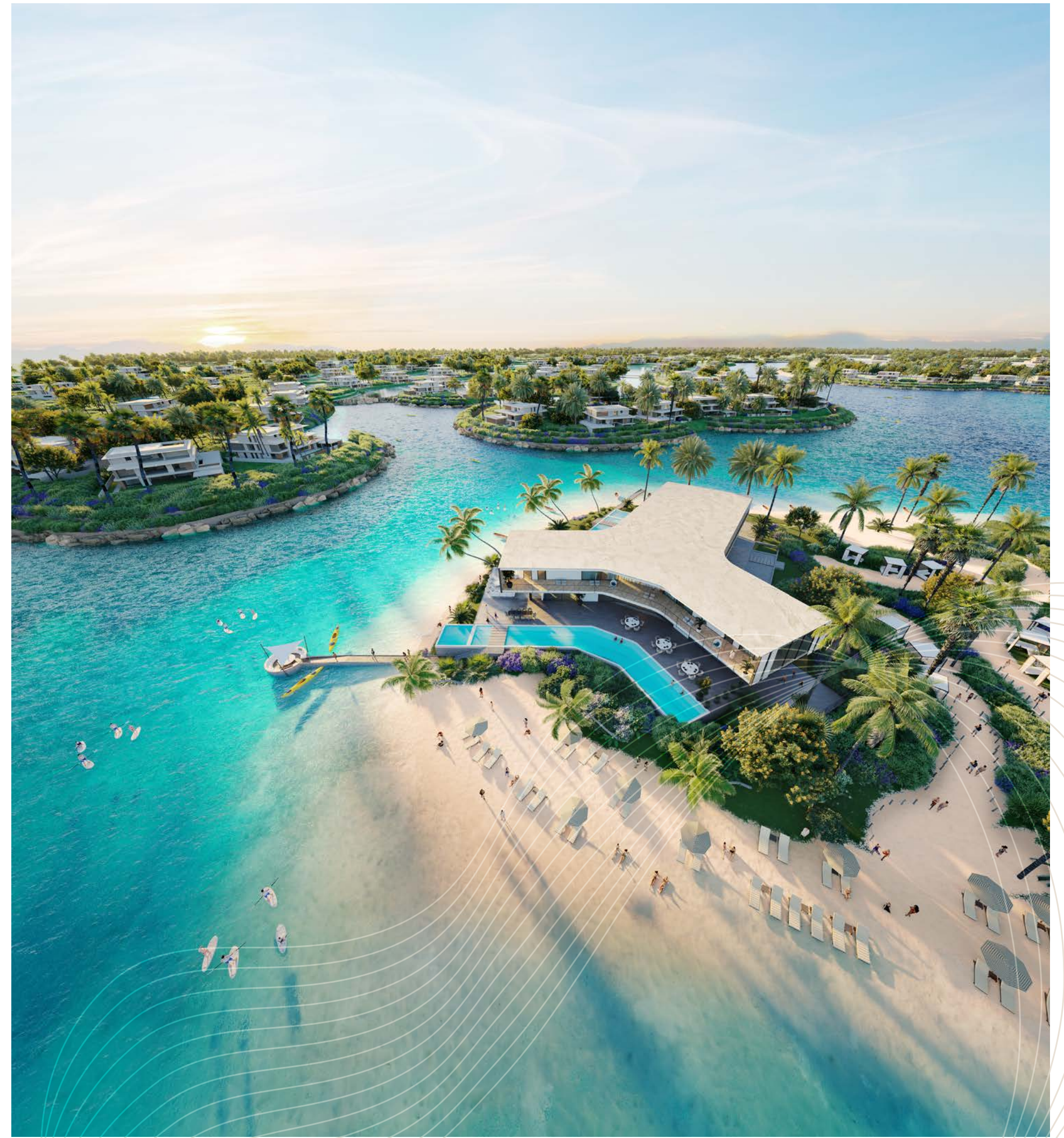


THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

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

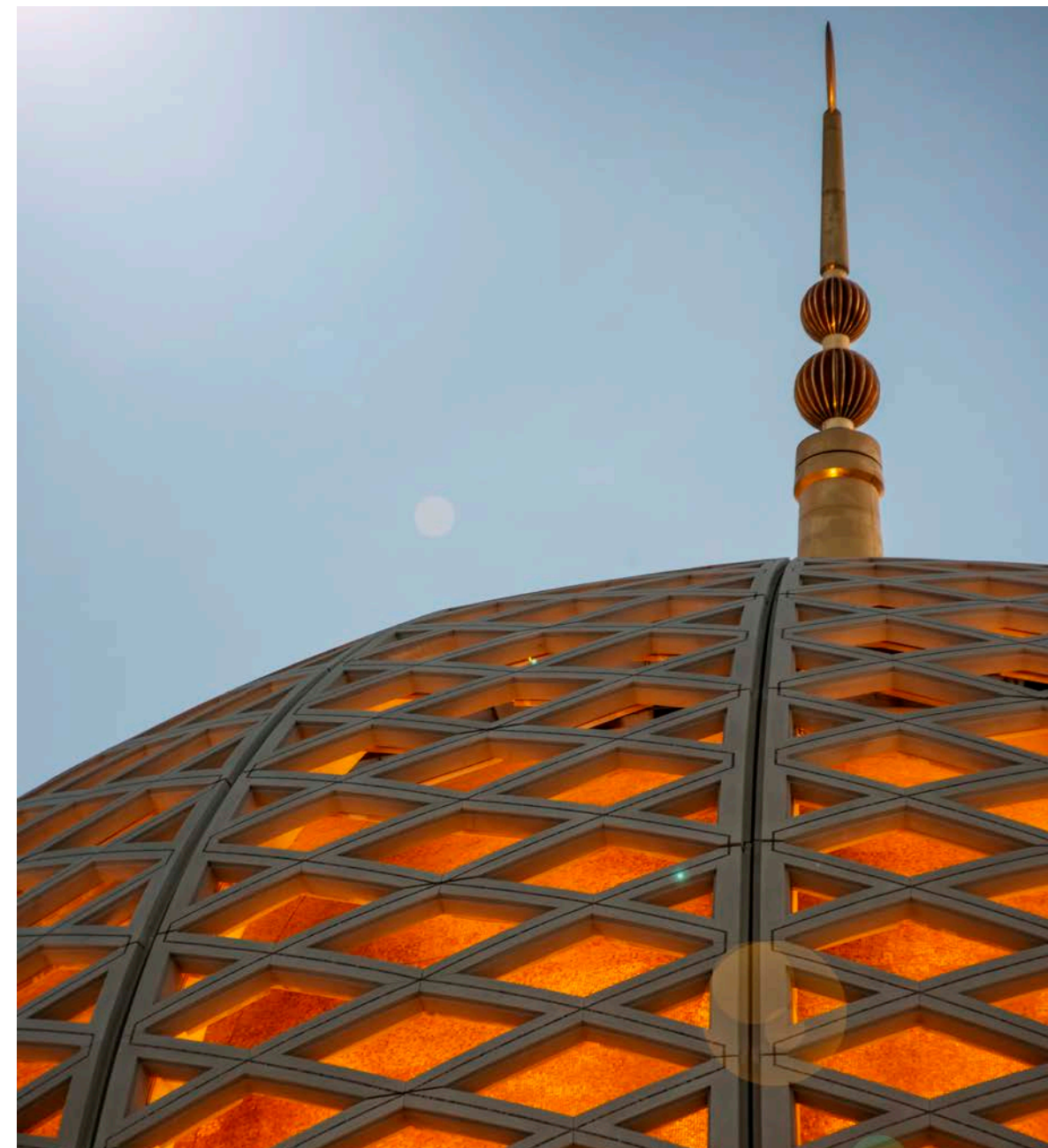
COMMUNITY HOSPITAL



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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