

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 MANIONS

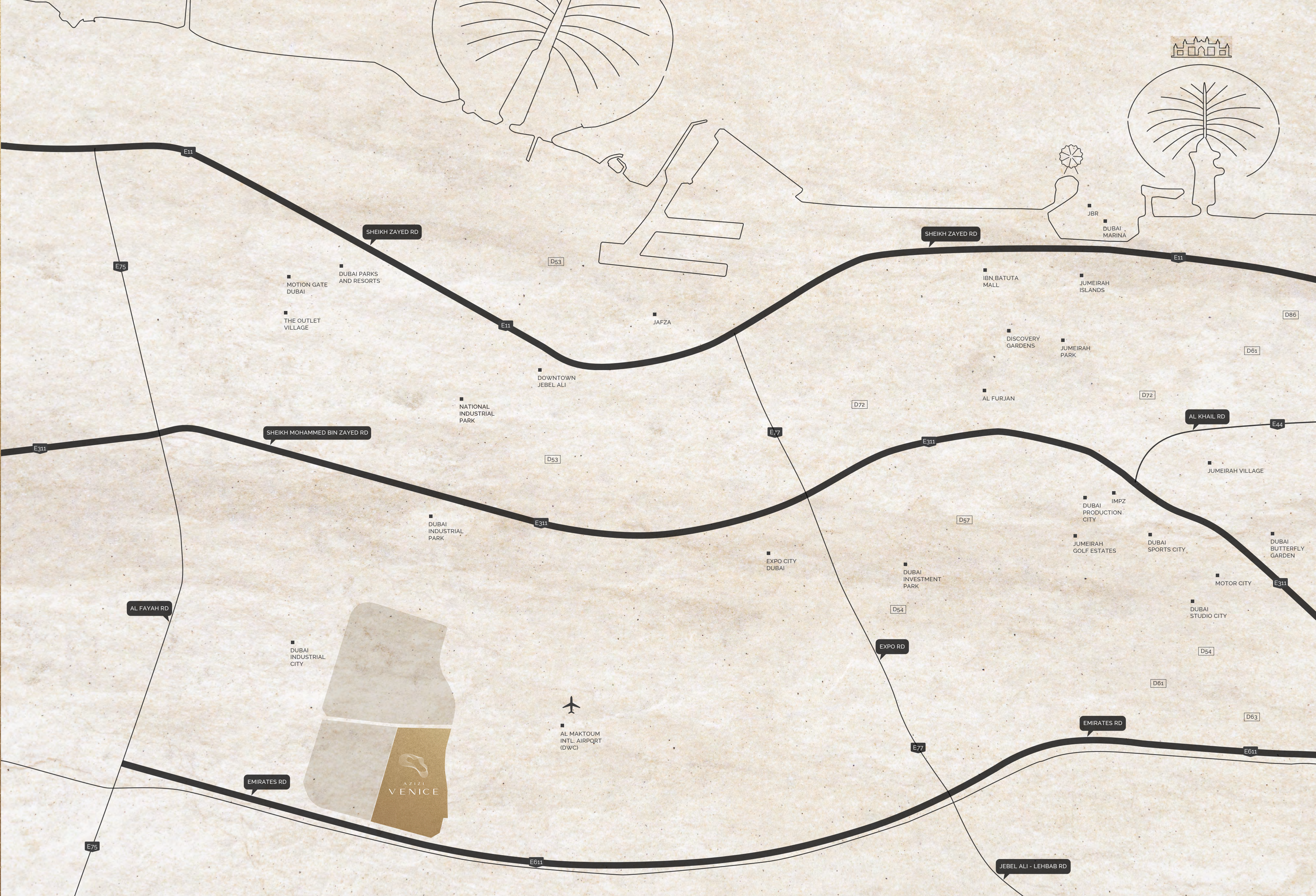
MONACO MANIONS

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 12

MONACO MANIONS 13

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 7

—
AS THE LAGOON EBBS
AWAY FROM YOUR FEET,
YOUR MANSION
EMBRACES YOU IN ITS
WARMTH. A PLACE THAT
IS HOME BUT FEELS LIKE
HEAVEN.

PLOT SIZE: 10,000 sq. ft.
NO. OF BEDROOMS: 6

A marvellous fusion of water, light, and gems – this mansion embodies grand living while inclining toward the architectural ethos and design language of the modern era. Beyond the boundaries of your paradisiacal setting lies a community like no other in Dubai, and inside awaits a place of infinite indulgence.

URBAN NIRVANA BY THE WATER



Imagine stepping out of your home and onto a secluded dock that stretches into a shimmering lagoon, just for you. It's your personal gateway to the water—a place where you can launch a boat, take a refreshing swim, or simply relax as the water gently laps beneath you.



TRANQUIL,
BREATHTAKING,
AND UNPARALLELED

AN OASIS
OF EXCLUSIVITY



Spanning four thoughtfully crafted floors, the mansion starts with the ground floor's open, inviting living spaces, seamlessly transitioning to the private en-suite bedrooms on the first floor. A rooftop terrace crowns the home with a pool and lounge area, while the basement presents an indulgent escape with an entertainment area, cinema, spa, and a Turkish Hammam.



MONACO MANSIONS

30

MONACO MANSIONS

31

CONTOURING THE SPECTACULAR LAGOON

These mansions are positioned in a continuous band along the outer perimeter, with the lagoon on one side, granting prime access to surrounding greenery and an abundance of privacy and scenic views.

The mansion's design layers unfurl an elegant fusion of natural materials like grey marble, brushed brass, oak wood, and rock, paired with dynamic visuals of flowing water, rough stone textures, crystalline glasses, artistic pieces that mimic natural forms and marble patterns, imbuing objects with profound meaning.



FINISHING MATERIALS



GROUND FLOOR

The ground floor features an entrance foyer, formal and family living areas, formal dining, a technical kitchen, a guest suite, a home office, a powder room, a drivers' room, and a garage providing a blend of luxury, functionality, and privacy for residents.



TAILORED FOR
THE ELITE

FORMAL LIVING



The formal living area echoes contemporary charm, crafting for you a space that is as soulful as it is stylish. Indulge in the golden hue as the luminance lights up each and every moment spent here. A textured wall panel complements the artwork, punctuated by ambient lighting and subtle metallic details.



FORMAL LIVING

EXUDING EVERY ESSENCE OF LUXURY

Stealing your attention with a stunning elongated table framed by modern seating, the formal dining is curated for grand dining experiences. Soft marble tones, sculptural lighting, and high ceilings lend an air of timeless sophistication while the exquisite chandelier above anchors the space with an opulent touch of splendour.

A versatile family living space is thoughtfully outlined with the masterful fusion of exceptional aesthetics and uncompromised comfort that knit together a lively yet exuberant ambiance for picture-perfect family moments. The adjacent kitchenette comprises sleek cabinetry and elegant finishes, ideal for quick grabs of drinks or coffee.

AN AESTHETIC BLEND





CLASSY AMBIANCE,
DISTINGUISHED
GATHERINGS



FAMILY LIVING



The guest suite radiates a welcoming impression, with a posh bed framed by elegant paneling and a soft, warm color palette. Unique lighting accents add charm, while the en-suite bathroom, adorned with veined marble and contemporary-designed mirrors, mimics a spa-like retreat for guests.

A SANCTUARY THAT ELATES



Revel in effortless elegance with this polished seating area, where plush, curved chairs, artistic accents, and soft natural light create the ideal ambiance for rest and meaningful conversations in the guest suite. The statement wall art quite easily steals the show, while the whimsical coffee table adds to the overall nuance.



GUEST SUITE



INDULGENCE
BEYOND THE
EXTRAORDINARY



GUEST BATHROOM

WORK, INNOVATE, SUCCEED IN STYLE

Your home office exemplifies a tranquil and inspiring workspace, where you can focus and thrive. Surrounded by calming tones and soft natural light, it becomes a personal haven for productivity, creativity, and meaningful work.

Your mansion's garage is an exclusive space for showcasing your prized vehicles, enhancing your lifestyle with convenience and style. With refined finishes and thoughtful lighting, it transforms a functional area into a luxurious extension of the home, celebrating your passion for automotive excellence.



FIRST FLOOR

The first floor is dedicated to the private living spaces of the family, with the family living, a master bedroom suite, complete with a walk-in wardrobe, an en-suite bathroom, and a private balcony. Additionally, there are four bedrooms, each with en-suite bathrooms and built-in wardrobes, located on this floor, ensuring comfort and privacy for all.



CHERISH AN
EXCEPTIONAL FAMILY TIME



FAMILY LIVING

Envisioned for cosy entertainment, this family living area comes with plush seating on marbled flooring oriented towards a large screen. Sunlight filters through elegant drapery, creating a serene ambiance, while artistic shelving and suspended lighting elements add a modern touch, making it ideal for rejoicing together.

The master suite is synonymous with tranquillity, embodying rich wood paneling, floor-to-ceiling windows, and stunning views. The cosy bed, complemented by striking artwork, invites alleviation -creating a coveted private retreat for rest and rejuvenation. For added pleasure, walk into the balcony and feel the breeze fondle you gently.

A BREEZY CANOPY

VERDANT BACKDROPS,
SPIRITED MORNINGS



Pamper yourself in your master bath, a true cocoon woven just for you. The elegant marble finishes, spacious vanity, and serene lighting fashion the perfect setting for winding down. Sink into the freestanding tub as natural light filters in, transforming everyday moments into luxurious escapes.

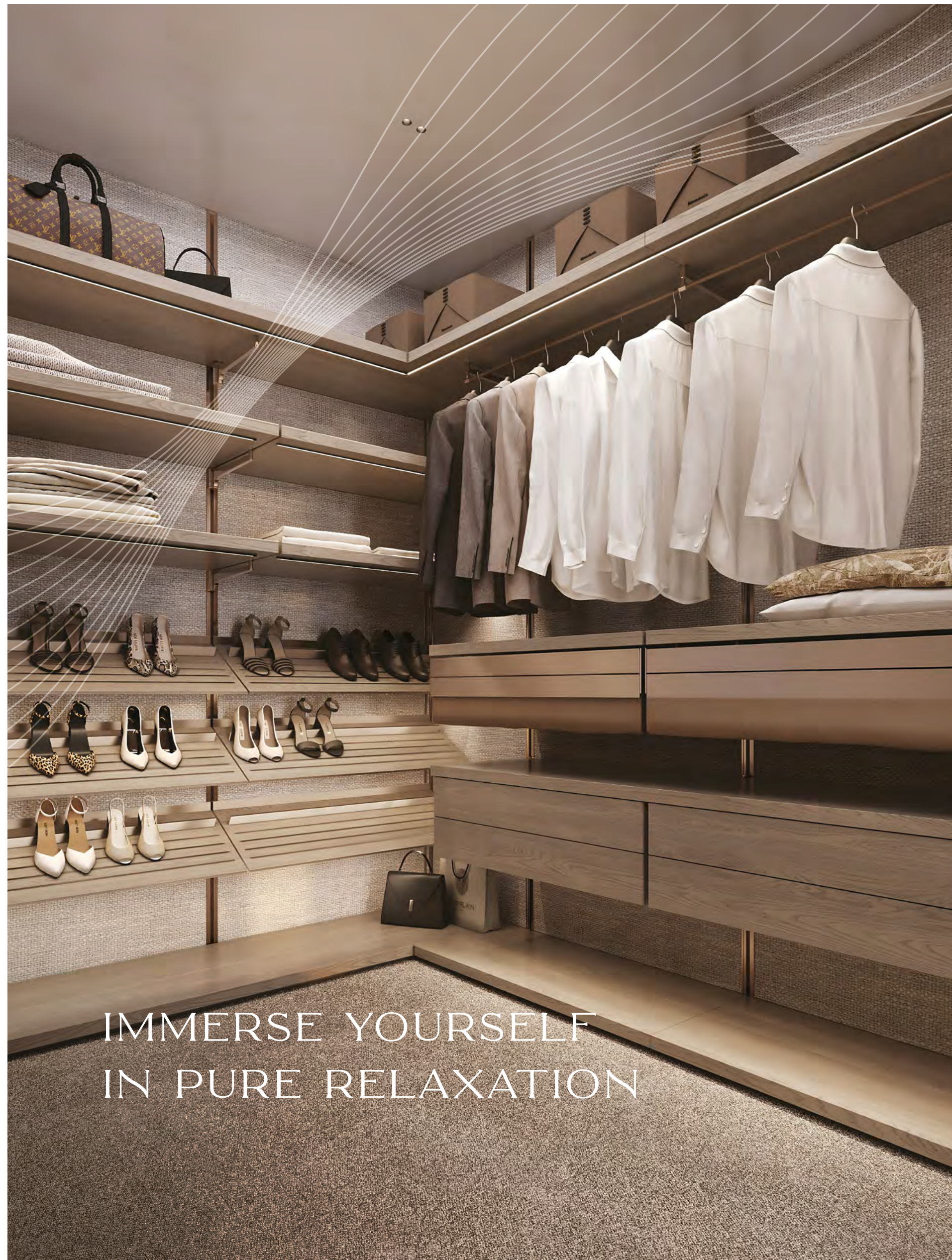


MASTER BATHROOM

A MEDLEY OF SERENE TONES

Nestled inside this tranquil mansion is a bedroom that holds you in a gentle breeze, assuring you the warmth and comfort you seek in your cosy and magnificent nest. Revel in the luxury even as you curl up in your bed and call it a day.

ENSUITE BEDROOM



IMMERSE YOURSELF
IN PURE RELAXATION



ENSUITE BATHROOM

ROOFTOP FLOOR

The rooftop floor is a signature feature, bestowing an ideal space for outdoor living and entertainment. It includes a pool, a jacuzzi, a lounge area, al fresco dining, and ample seating—perfect for hosting gatherings or enjoying quiet evenings under the stars. The rooftop also comprises a spa, and powder room, and is conveniently accessible by a private elevator, ensuring seamless movement between floors.





REDEFINING HOME ENTERTAINMENT



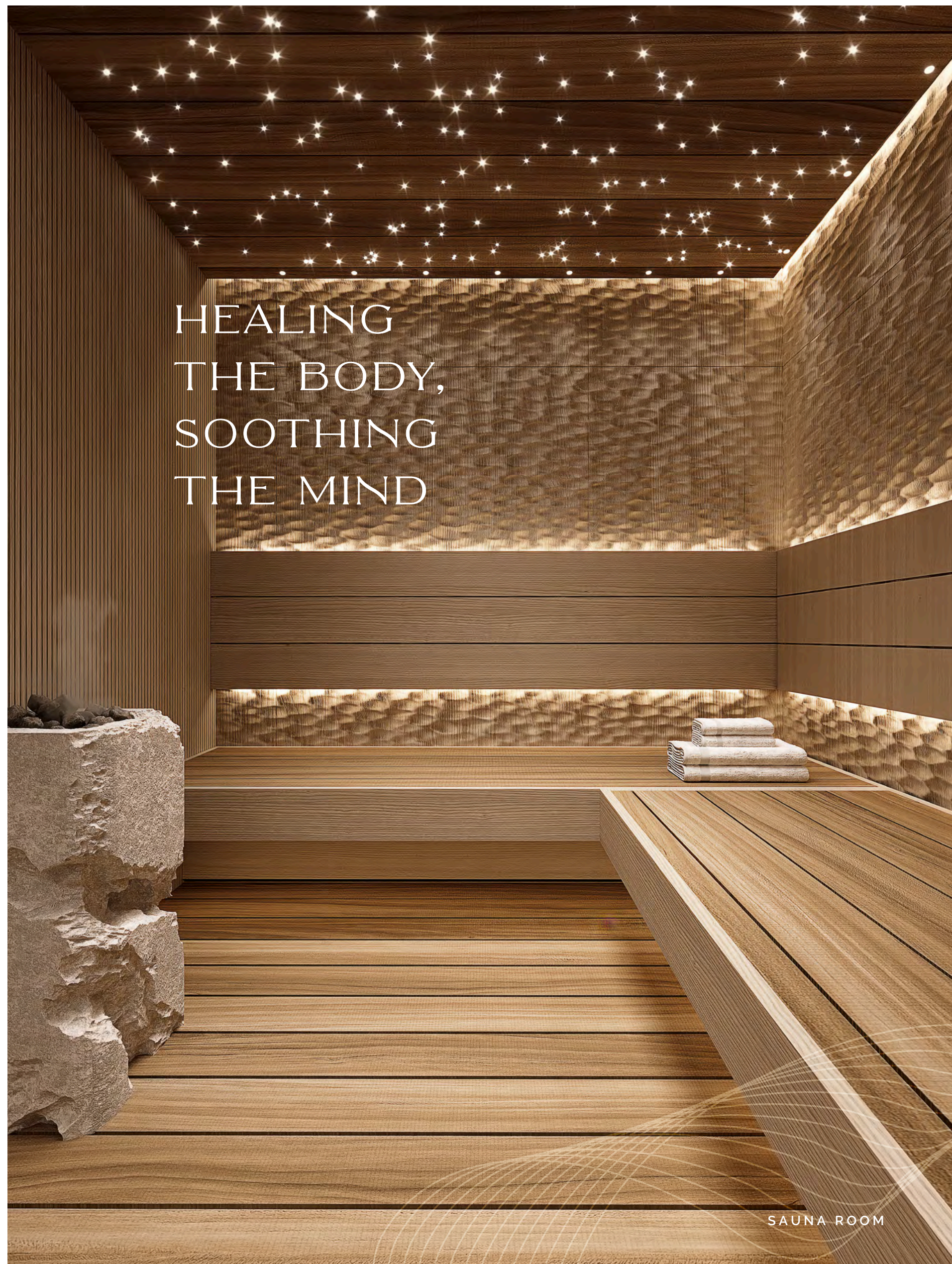
A masterfully crafted entertainment area that merges architectural precision with personal enjoyment. Every detail, from curated lighting to bespoke fixtures, invites a joyful experience. This space celebrates leisure with elegance, composing an immersive and interactive environment where pleasure and refined entertainment meet.

ENTERTAINMENT AREA

Step into the spa lounge, where every moment is about you. Feel the stress melt away as you sink into soft, calming spaces. Breathe deep, unwind, and let your mind drift. This is your time to relax, recharge, and simply be.



STEAM ROOM



HEALING
THE BODY,
SOOTHING
THE MIND

SAUNA ROOM

BASK IN THE
FRESHNESS
OF GREENERY

Embrace outdoor living with this greenery-shaded seating area, where comfy furnishings and natural textures forge an elegant open-air retreat. Perfect for recreation or entertaining, the space harmonises with its natural surroundings, promising a joyful ambiance that uplifts every moment under the sun.



A meticulously planned pool and jacuzzi area harmoniously blend architectural precision with personal relaxation. The clean lines and sleek materials evoke elegance, while lush greenery accentuates the sensory experience. Whether enjoying the refreshing pool or unwinding in the soothing jacuzzi, this space offers the right balance of tranquillity and joy.



TERRACE

BASEMENT FLOOR

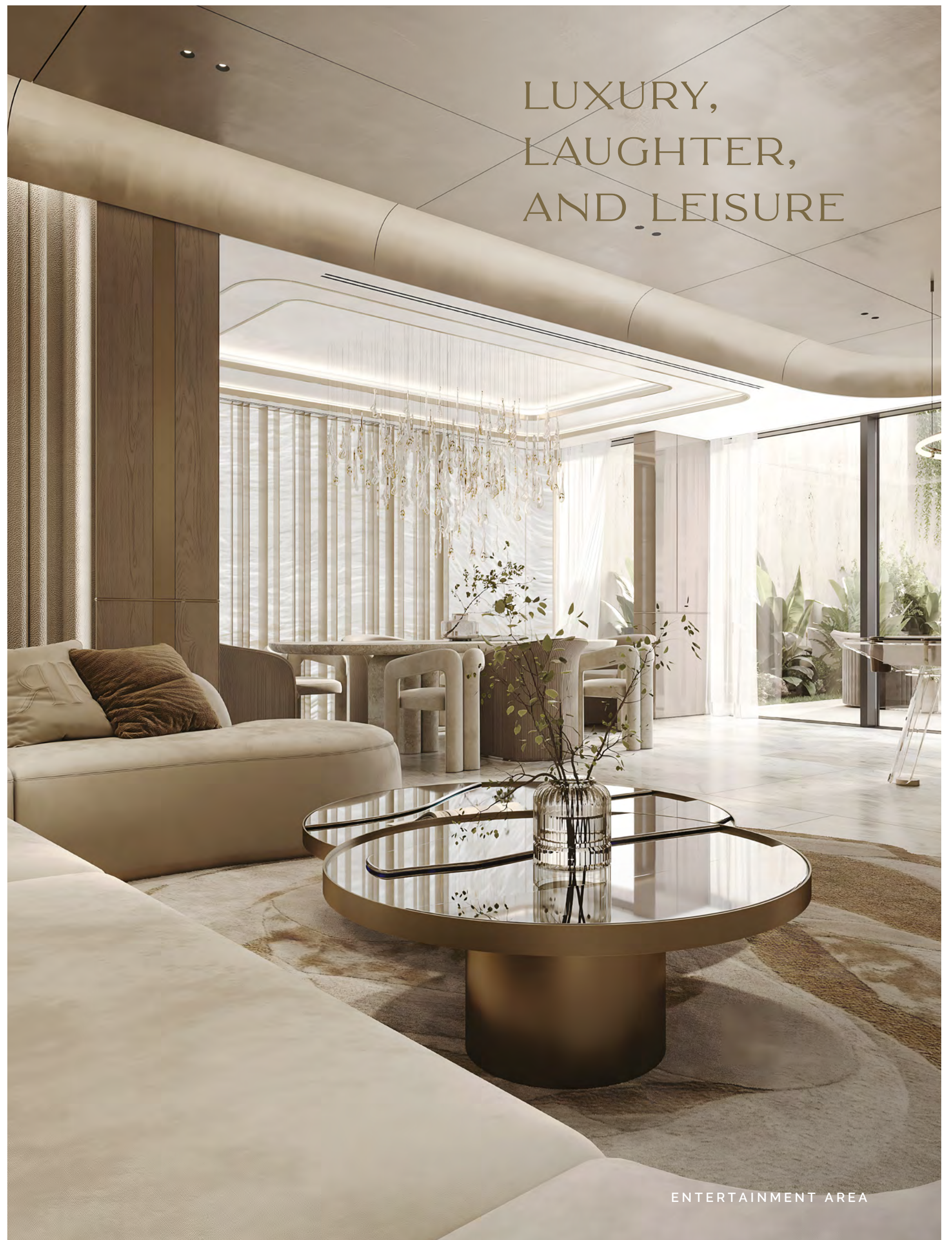
The basement floor opens with the striking presence of a sculptural tree centerpiece and extends to a complete lifestyle experience, featuring an entertainment area, cinema, gym, and wellness facilities, including an infrared sauna, Turkish Hammam, and massage room. Thoughtfully integrated functional areas such as a laundry room, and a maids' room ensure convenience and luxury co-exist flawlessly.



Unleash the fun in the entertainment area, where joy takes center stage. A sleek, modern pool table sets the tone for friendly competition, while sculptural lighting and nature-inspired decor create a lively yet glamorous ambiance. Perfect for spirited gatherings or casual moments, this space blends playfulness with sophistication for unforgettable experiences.



LUXURY,
LAUGHTER,
AND LEISURE



ENTERTAINMENT AREA

MOVIES IN MAJESTIC COMFORT



Indulge in cinematic bliss within this chic home theater. Plush reclining seats envelop you in comfort, as the starlit ceiling and ambient lighting set the perfect mood. Intended for immersive entertainment, this space blends elegance with amusement, ensuring every movie night in your mansion feels like a grand premiere.



MONACO MANSIONS 92

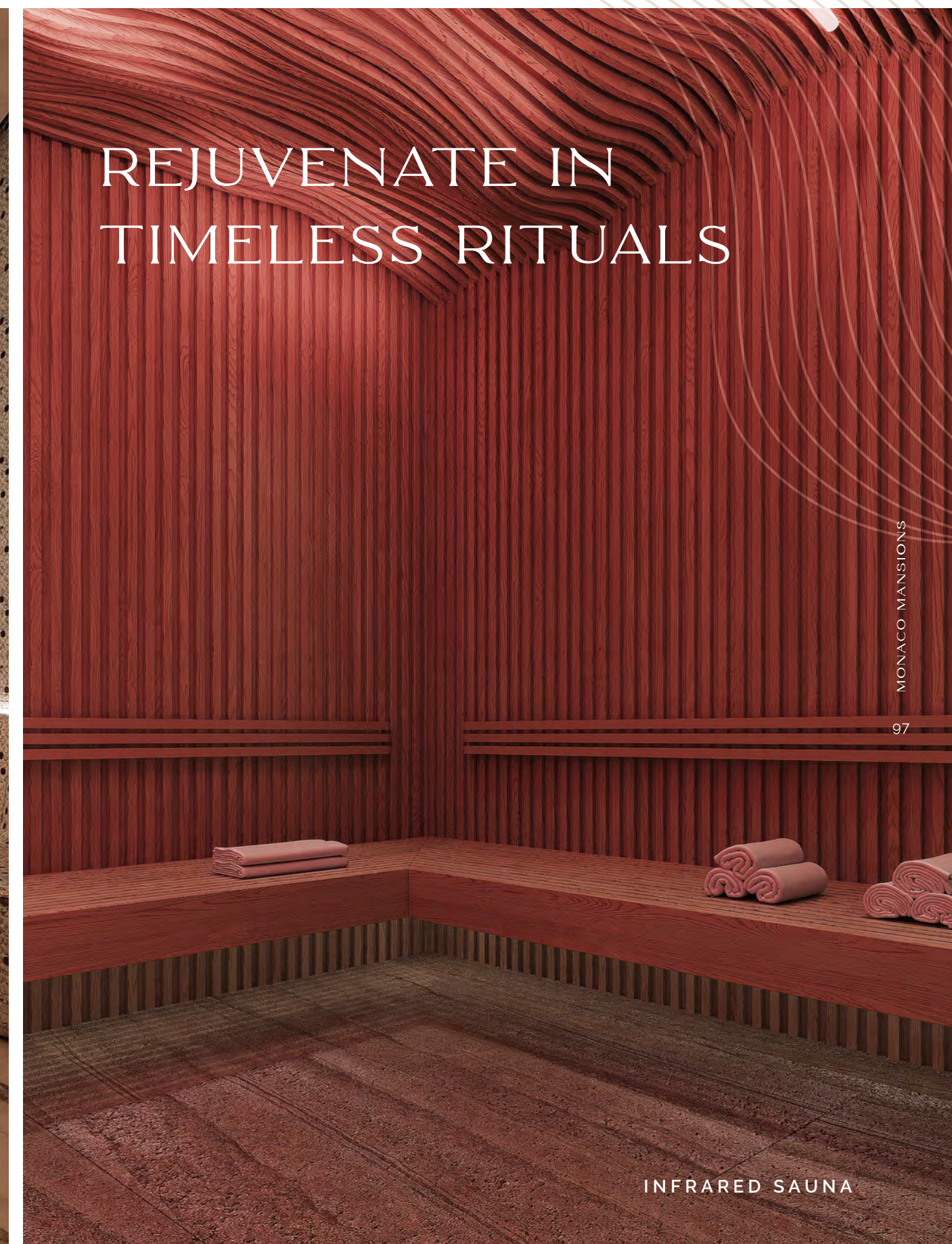
MONACO MANSIONS 93

FEEL THE
WARMTH OF
ELEGANCE

FAMILY LIVING

Envelop yourself in a world of warmth and tradition in the Turkish Hammam. Feel the gentle steam embrace you as you unwind in the soothing heat. Let the time-honoured rituals cleanse your body and refresh your spirit. It's more than relaxation—it's a transformative journey.

REINVENTING AGE-OLD TRADITIONS



Elevate your fitness journey in this state-of-the-art gym, where every detail inspires peak performance. With cutting-edge equipment, thoughtful aesthetics, and dynamic spaces, this gym motivates both mind and body. Whether pushing limits or finding your flow, it's a place where strength meets elegance and every workout feels empowering.

ELEVATE EVERY FITNESS MOMENT







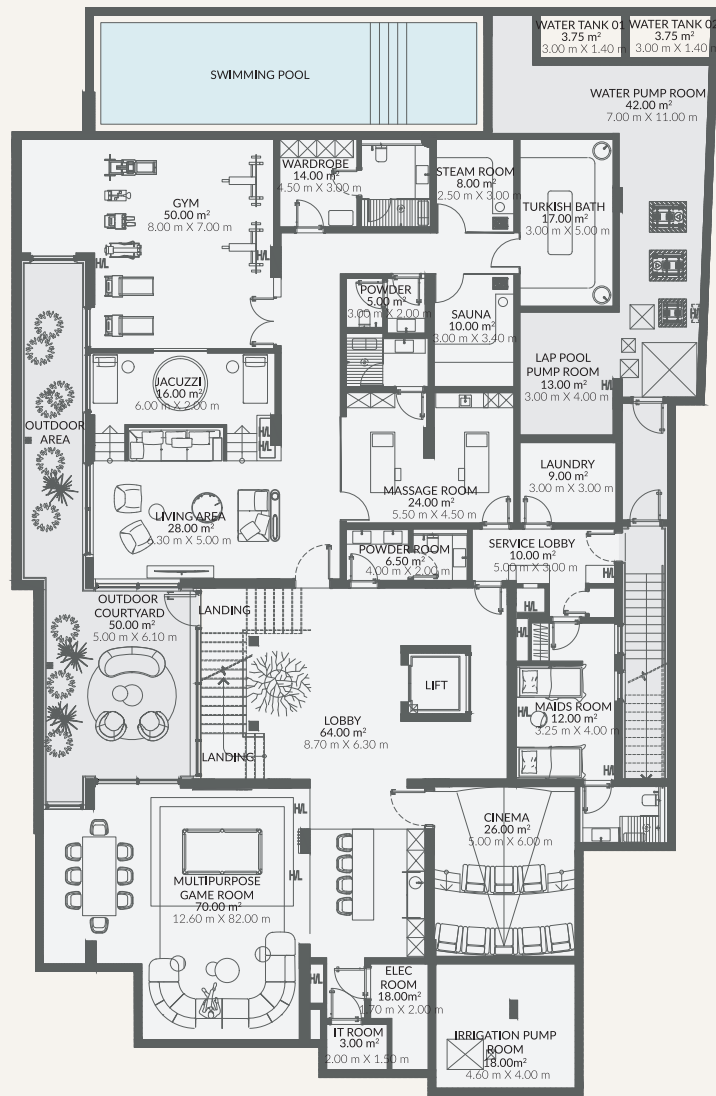
SERVICE KITCHEN



LAUNDRY ROOM

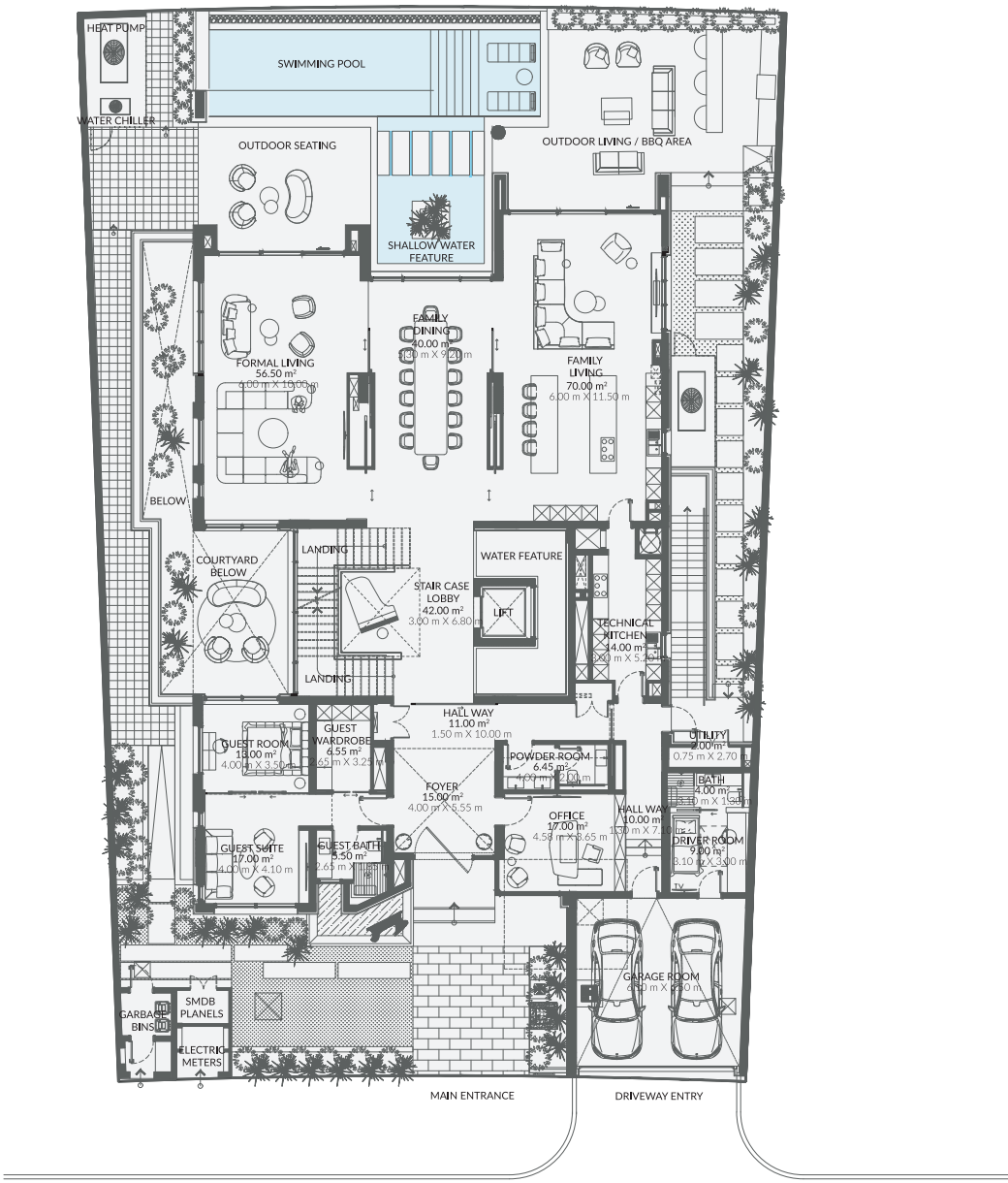
The laundry room and service kitchen balance practicality and style, with smart storage solutions and high-performance appliances. Adapted for ease and efficiency, it transforms daily routines and everyday meal preparation into effortless tasks, curating a streamlined space where functionality meets sophistication, ensuring everything is neatly cared for.

FLOOR PLAN - MONACO 7
BASEMENT FLOOR



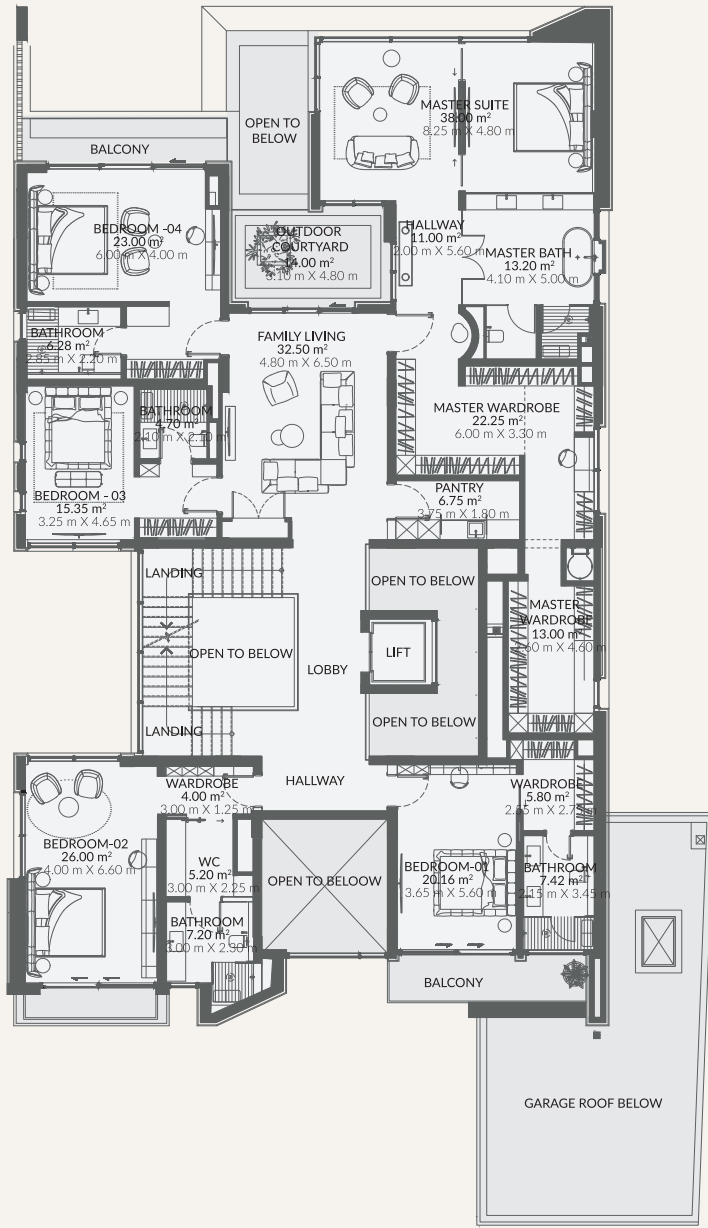
Basement floor area : 728.66 sq. m. | 7,843.26 sq. ft.
Ground floor area : 550.11 sq. m. | 5,920.81 sq. ft.
First floor area : 459.85 sq. m. | 4,949.33 sq. ft.
Roof floor area : 247.15 sq. m. | 2,660.06 sq. ft.
Total BUA : 1,985.5 sq. m. | 21,373. 5 sq.ft.

FLOOR PLAN - MONACO 7
GROUND FLOOR



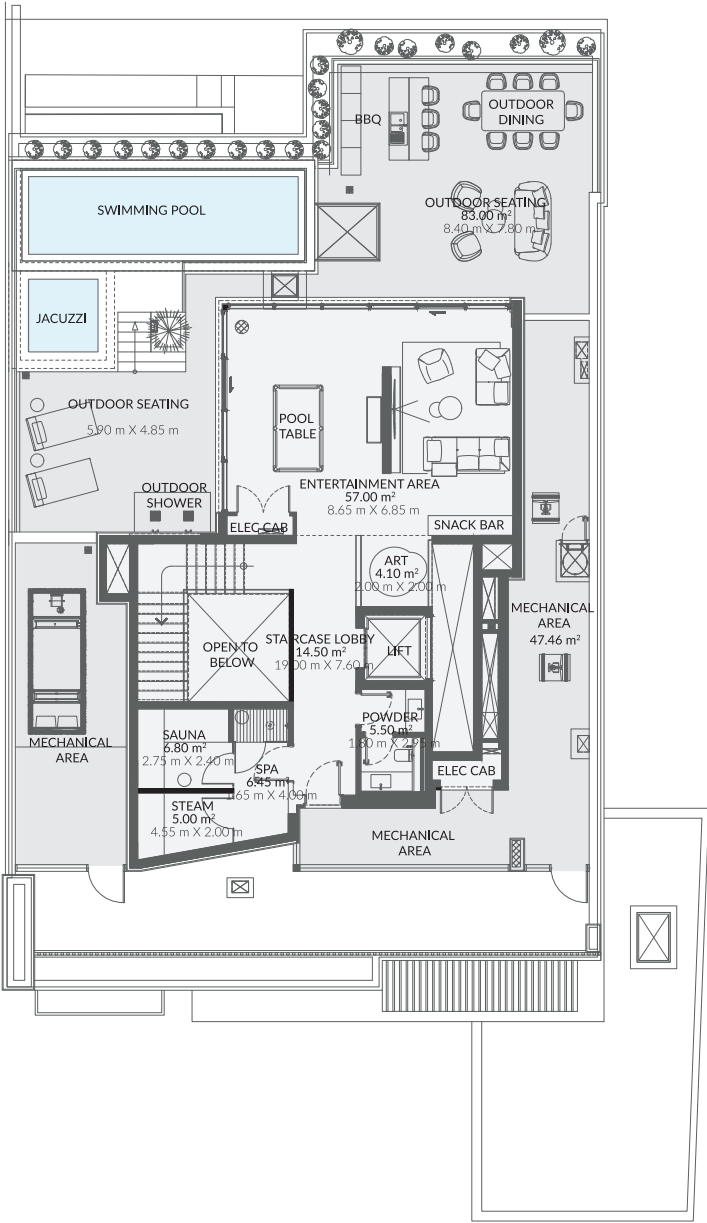
Basement floor area : 728.66 sq. m. | 7,843.26 sq. ft.
Ground floor area : 550.11 sq. m. | 5,920.81 sq. ft.
First floor area : 459.85 sq. m. | 4,949.33 sq. ft.
Roof floor area : 247.15 sq. m. | 2,660.06 sq. ft.
Total BUA : 1,985.5 sq. m. | 21,373. 5 sq.ft.

FLOOR PLAN - MONACO 7
FIRST FLOOR



Basement floor area : 728.66 sq. m. | 7,843.26 sq. ft.
Ground floor area : 550.11 sq. m. | 5,920.81 sq. ft.
First floor area : 459.85 sq. m. | 4,949.33 sq. ft.
Roof floor area : 247.15 sq. m. | 2,660.06 sq. ft.
Total BUA : 1,985.5 sq. m. | 21,373. 5 sq.ft.

FLOOR PLAN - MONACO 7
ROOFTOP FLOOR



Basement floor area : 728.66 sq. m. | 7,843.26 sq. ft.
Ground floor area : 550.11 sq. m. | 5,920.81 sq. ft.
First floor area : 459.85 sq. m. | 4,949.33 sq. ft.
Roof floor area : 247.15 sq. m. | 2,660.06 sq. ft.
Total BUA : 1,985.5 sq. m. | 21,373. 5 sq.ft.



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 a climate-controlled boulevard, immerse yourself in an exclusive collection of luxury brands, savour world-class cuisines, and revel in the sophisticated ambiance.

Azizi Venice Boulevard is your ultimate 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

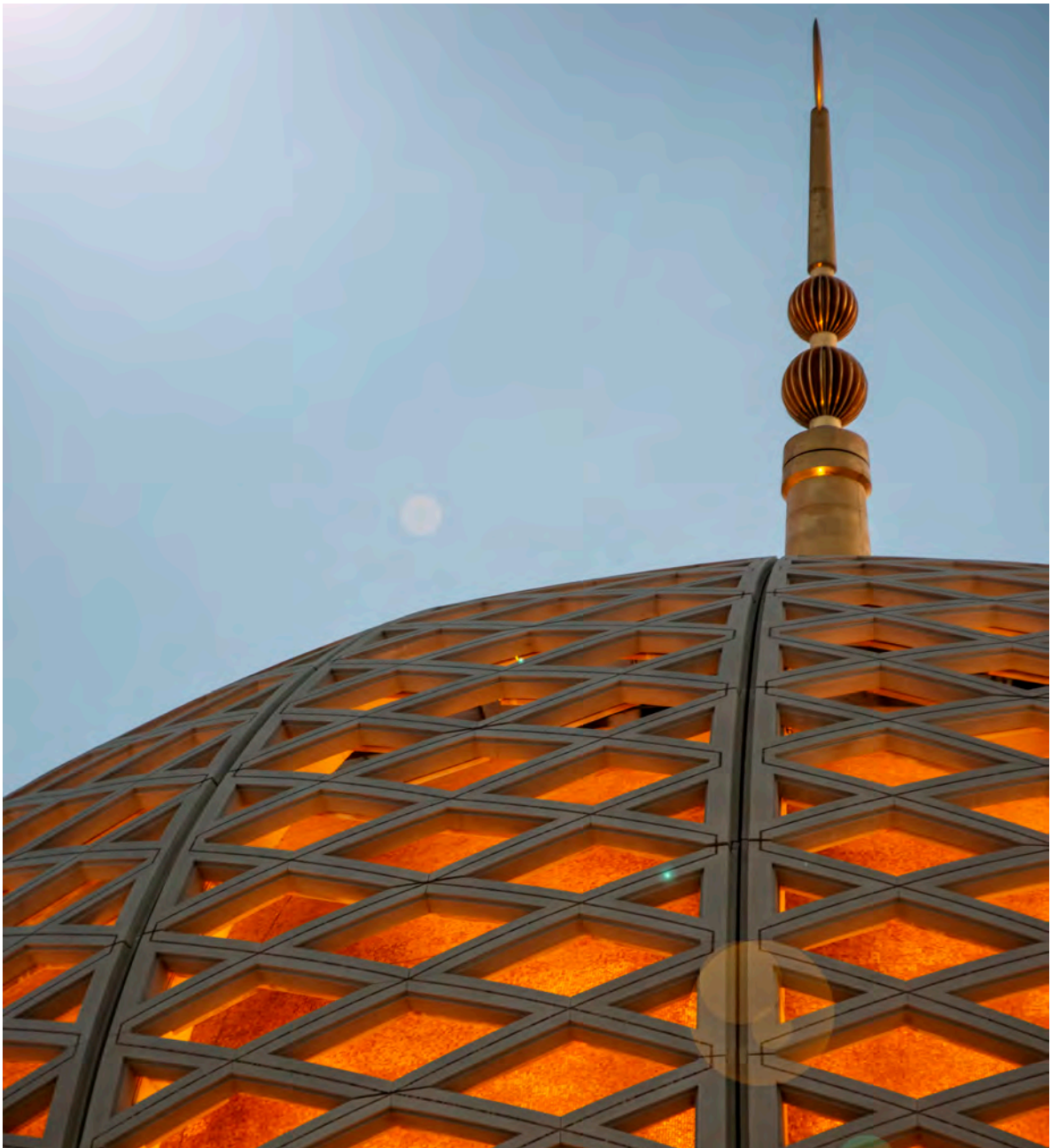
COMMUNITY HOSPITAL



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

AZIZIDEVELOPMENTS.COM