

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

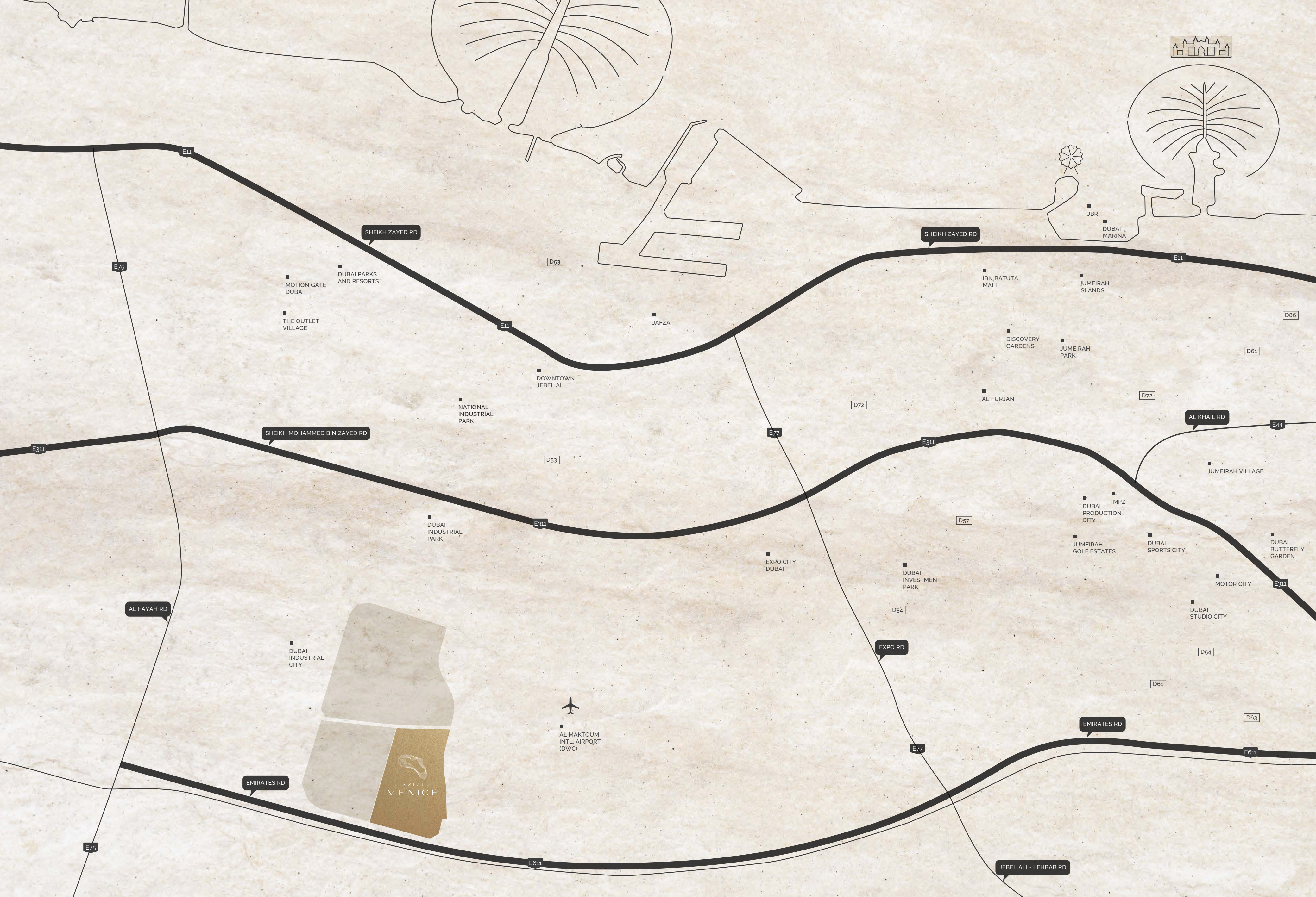


A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

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 MANSAIONS

12

MONACO MANSAIONS

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 8

—
A PLACE SO
ENCOMPASSING AND
INSPIRING - A MANSION
WAY AHEAD OF ITS
TIME, YET SO TRANQUIL,
WITH ITS RIPPLING
BRILLIANCE.

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

A bold statement of contemporary grandeur, this mansion's commanding structure is defined by its sharp lines and luminous exterior. The interplay of light and shadow highlights the architectural depth, while the sculptural accents and lush greenery infuse the façade with artistic sophistication and a spark of exalted sublimity.

SIGNATURE LIVING



In your iconic mansion, nature is not a luxury but an abundance. It is a place that redefines the waterfront lifestyle for you to revel in. The coolness of the breeze from the lagoons is what will wake you up to every new day in your mesmerising oasis.

WHERE NATURE BECKONS



INFINITY MEETS
YOUR INDULGENCE



MIRRORING THE CRYSTAL LAGOON

The lagoon-facing side of the mansion features expansive glass walls, providing uninterrupted views of the Venetian waters for you to immerse in. Whether it's a serene home or a dynamic outdoor space, this surely is a place that inspires the soul.



This opulent mansion offers unparalleled luxury, featuring a guest suite, elegant living spaces, and a stylish pool on the ground floor. The first floor showcases a master suite, four lavish bedrooms and a family lounge. The rooftop is ideal for entertainment with an open terrace and pool, while the basement indulges with a cinema, gym, spa, Turkish Hammam and more.



MONACO MANSIONS

30

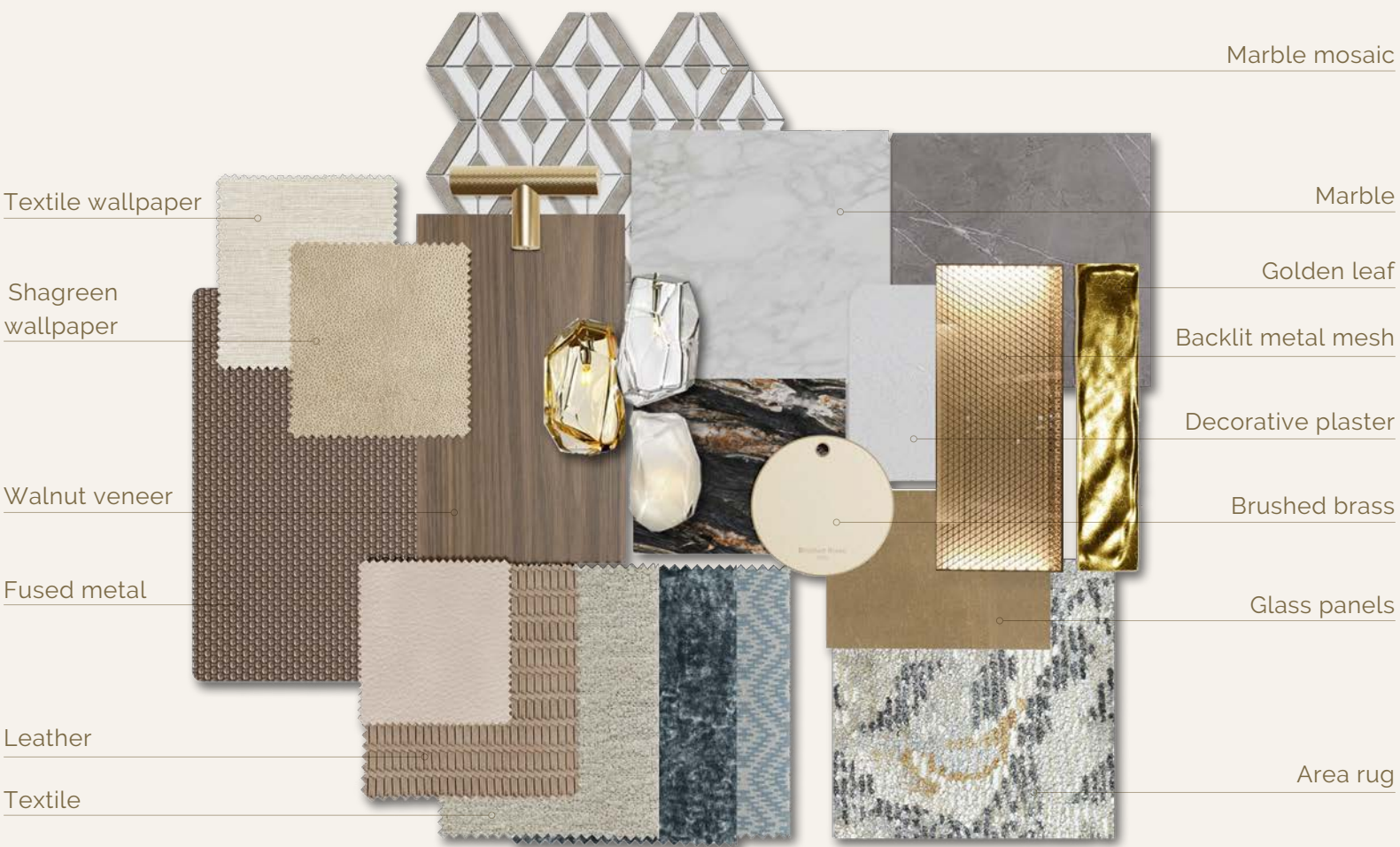
A LIFE ENRICHED BY WATER

These mansions are beautifully positioned along the outer edge of the masterplan, providing a sense of exclusivity and privacy. They enjoy prime views of both the splendid waterfront and the vibrant surrounding landscape, promising you the right balance of nature and modern living.

The design here emphasises modern magnificence, combining elements of majesty and elegance with a contemporary, sleek approach. The spaces are characterised by their sophisticated and meticulously crafted interiors, with the use of materials such as wallcoverings, bronze antique mirrors, perforated metal, marble, brushed bronze, solid wood, and the like.



FINISHING MATERIALS



GROUND FLOOR

The ground floor comprises an entry foyer, a guest suite, a home office, formal living and dining areas, a family living area, a show kitchen, a prep kitchen, and outdoor seating with a pool. Additional amenities include a powder room, driver's room, and a garage.



Reflecting a design ethos that emphasises dramatic lighting, and a combination of stone and wood finishes, the entry is a portal to ultra-luxury living. A soulful play of patterns, heavenly hues tinted with gold, and unique textures elevate the overall versatility.

STATELY, YET WELCOMING

The formal living spaces open doors to vibrant perspectives of upscale living, with an appealing interplay of golden hues and rich shades of blue that bring in the highly impressive contrast element. The final product is an enchanting space to host your elaborate events.

EMBELLISHED IN ETERNAL ELEGANCE

Evoking a fine experience, the family living area echoes an upscale setting that enhances every occasion. Designed to elevate every gathering, it offers a spacious, opulent setting apropos of family gatherings, creating an atmosphere where lavishness meets exceptional taste and impeccable ambiance.

REJOICE IN UNRIVALLED GRANDEUR

YOUR ELITE WORKSPACE,
REIMAGINED

HOME OFFICE

Embracing guests into a cosy and inviting retreat, the guest bedroom provides a flawless balance of comfort and privacy. Thoughtfully designed to make your guests feel at home, it assures a restful space where relaxation and hospitality come together in a serene, stylish setting.

WARM AND INVITING

WHERE LIFE MOVES AT YOUR PACE



GUEST SUITE

Whether your guests seek restful sleep or a quiet moment to unwind, this space complements the guest bedroom flawlessly. Featuring a cosy seating area bathed in natural light and a chic vanity for self-care, crafted for convenience, this haven is curated to cater to every need.

DELICATE DESIGN SYMPHONIES

Crafting a peaceful experience, the guest bathroom is designed to make your guests feel at ease. With its calming ambiance and thoughtful details, it provides a soothing space where practicality merges with exclusivity, ensuring guests enjoy a rejuvenating moment of privacy.



FIRST FLOOR

The first floor includes a master suite with his and her walk-in closets, four additional bedrooms, all with en-suite bathrooms and walk-in closets, and a family living room with balcony access. The floor also features open-to-below areas, adding a sense of openness and spatial fluidity.



Elegant wall panels paired with neutral furnishings complement the glacier effect of your bespoke bedroom suite. Lounge in ease or immerse yourself in the panoramic vistas with the full-height windows that blur the line between you and the equally stunning outdoors.

BRIGHT, BESPOKE AND BOLD

MONACO MANSIONS
52

MONACO MANSIONS
53

MASTER SUITE

PAMPERING IN
UNMATCHED GLAMOUR



Filled with warmth and charm, this bedroom invites relaxation with its pleasant upholstery seating area, soft lighting, and expansive floor-to-ceiling windows that open to beautiful views. The absolute blend of tranquillity and style, with a striking customised wall design artwork, composes an inviting atmosphere for restful nights and fresher mornings.

A QUAIN AND CALM HAVEN

ROOFTOP FLOOR

The rooftop floor encompasses an outdoor seating and party area, a pool, an entertainment area, and a sauna. Additional amenities are the two powder rooms and a steam room, making it a hub for rest and social gatherings while overflowing with panoramic views and luxurious serenity.



Bursting with energy and charm, this entertainment area is the ultimate place to celebrate lively moments with friends and family. From its stylish bar to the plush seating and vibrant décor glowing in bronze, it's designed to create an atmosphere of fun and recreation, with stunning views to match.

REGAL ENTERTAINMENT CHOICES

60 MONACO MANSIONS

MONACO MANSIONS 61



THE HEALING CLOUD OF WARMTH

SAUNA ROOM



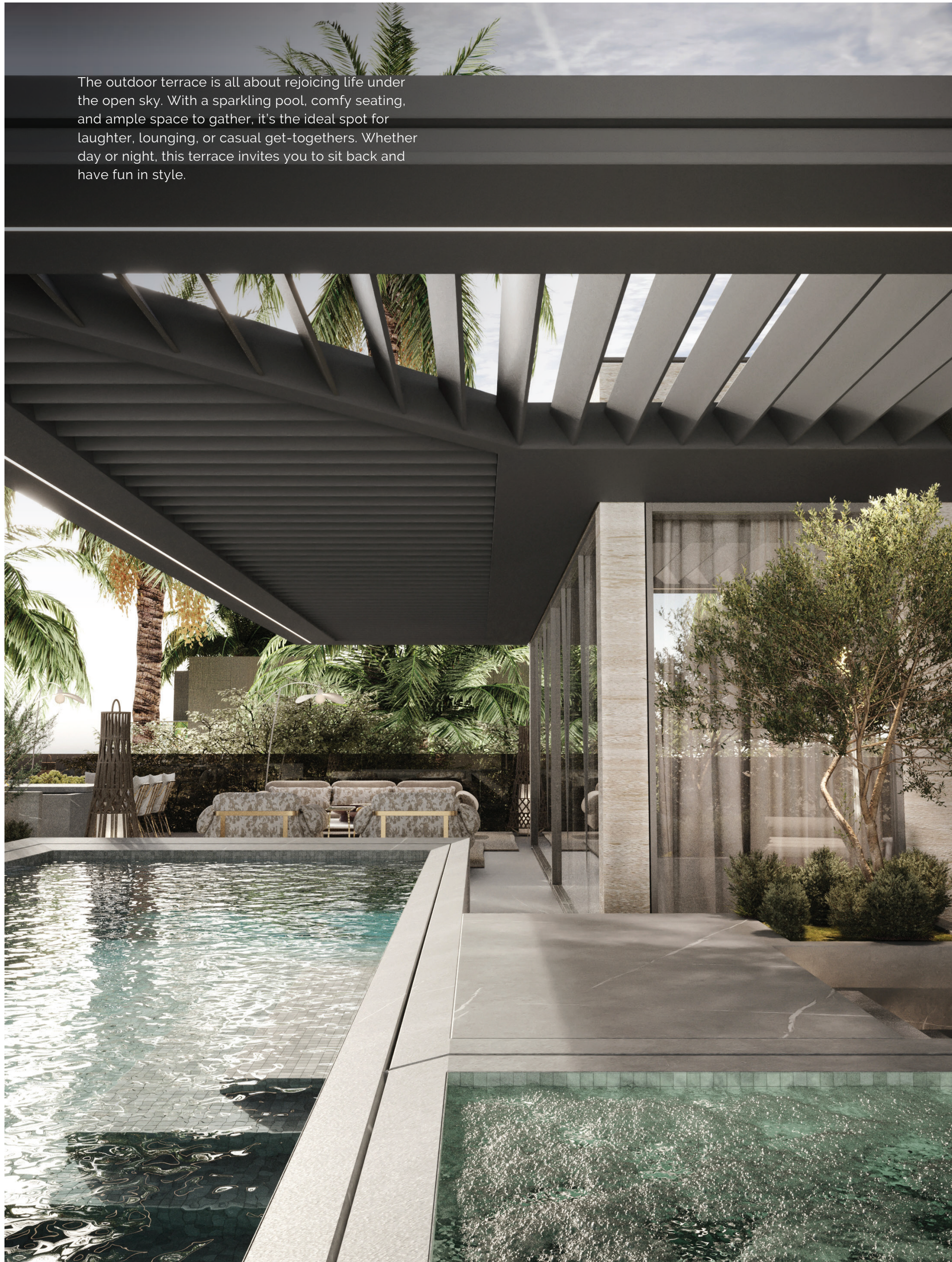
If you're seeking a vitalising escape in your mansion, the sauna offers an exquisite retreat. Balmy and soothing, it melts away stress and leaves you feeling refreshed. Pair this with the adjoining steam room, where gentle warmth promotes deep rejuvenation. It's the idyllic spot to unwind, recharge, and relish a little "me time" in pure comfort.

STEAM ROOM

PARTY UNDER THE SKY



TERRACE



BASEMENT FLOOR

The basement floor opens up with a breathtaking lobby with an elevator seamlessly linking every level, followed by the cinema, an entertainment area, a gym, and a luxurious spa with a jacuzzi, ice bath, steam room, sauna, and Turkish Hammam. It further includes a laundry room, maids' room with en-suite, and powder rooms for convenience.



EVOKING MODERN
MAGNIFICENCE

A PLACE OF UNLIMITED INDULGENCE

This entertainment area invites you to bask in a luxurious
ambiance, featuring plush seating and soft, textured
fabrics. The intricate chandelier adds a touch of
brilliance, while polished marble floors and elegant wood
finishes set the stage for an inviting space, fitting for
leisurely gatherings and memorable moments.

ENTERTAINMENT AREA

Step into the home cinema, where convenience meets sophistication. Sink into the plush seating while the sleek finishes and ambient lighting set the perfect mood for an immersive viewing experience. With every detail designed for leisure and entertainment, it's the ultimate spot to enjoy movies in a mood of timeless grace.

YOUR LUXE
MOVIE ESCAPE

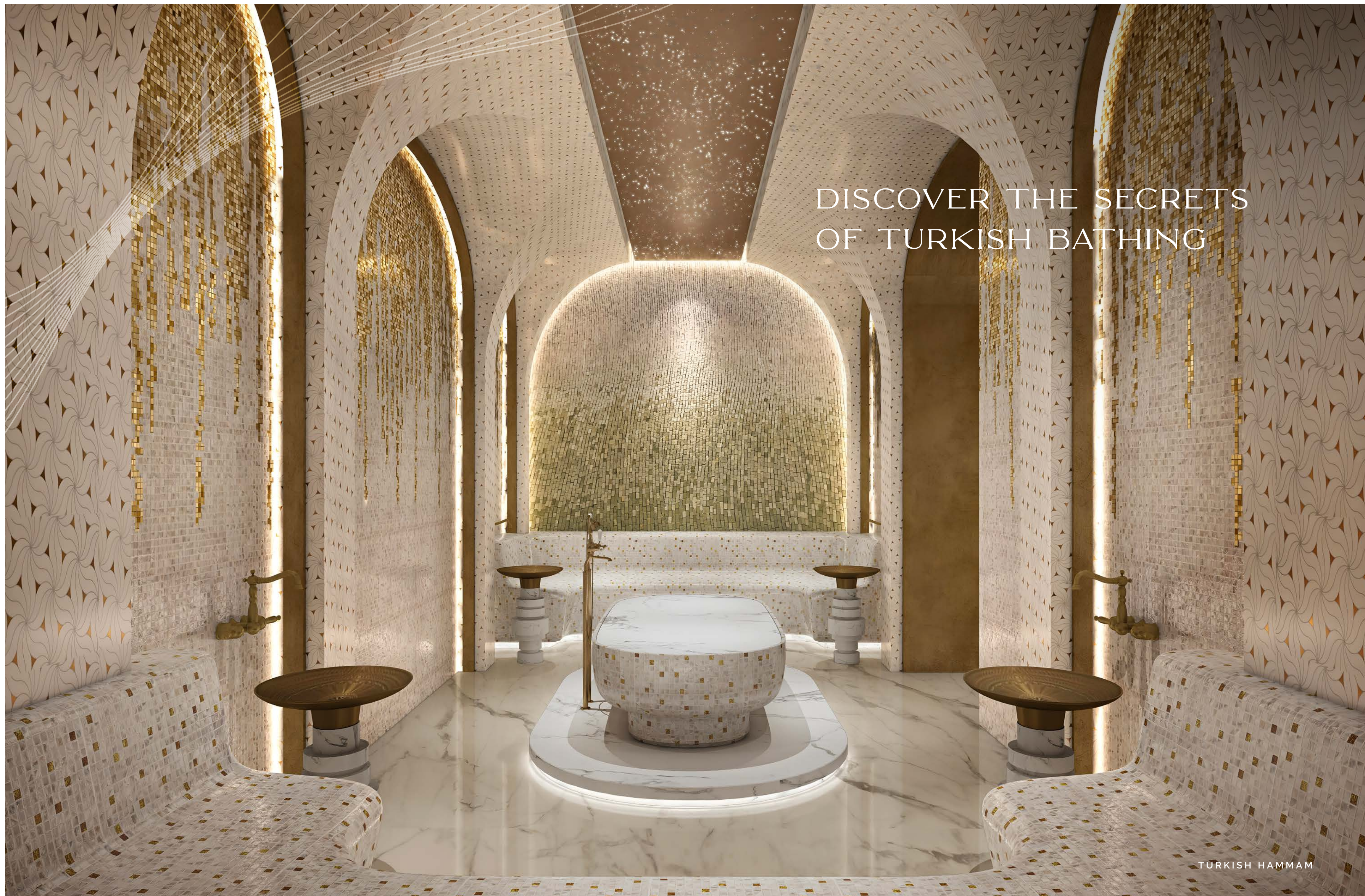
Indulge in a haven of relaxation within your own home. This serene spa is a private sanctuary for unwinding, complete with premium treatments, tranquil lounges, and more – your personal retreat for mind and body renewal.

AN ATMOSPHERE OF ALLURE



Escape into a sanctuary of relaxation in your luxurious massage room, where soothing tones, elegant textures, and soft lighting compose a whimsically soothing mood—it's like your personal majestic oasis, tailor-made for letting go of stress and feeling completely refreshed.

MESSAGE ROOM



DISCOVER THE SECRETS
OF TURKISH BATHING

TURKISH HAMMAM



What you need after a sauna or a workout session is an ice shower - the ultimate way to cool down and revitalise your body. Imagined to provide bursts of crisp, refreshing coolness, it blends functionality with artistic elegance. Perfect for resetting your senses and enhancing your wellness routine, it's an uninterrupted space of renewal and calm.

REFRESH YOUR SENSES

ICE SHOWER



REJUVENATE IN
THE WATERSCAPE
RETREATS





Step into the gym, where everything is set up for your ultimate workout. With top-notch equipment and a spacious layout, it's perfect for breaking a sweat or getting in some peaceful stretching. Whether you're into high-energy sessions or quiet fitness moments, your gym never fails to impress.

GYM





SERVICE KITCHEN



Designed for meal preparation, the service kitchen ensures seamless catering operations inside the mansion. The separate laundry room helps with an efficient, organized space for handling household laundry and upkeep, facilitating smooth and convenient household management.

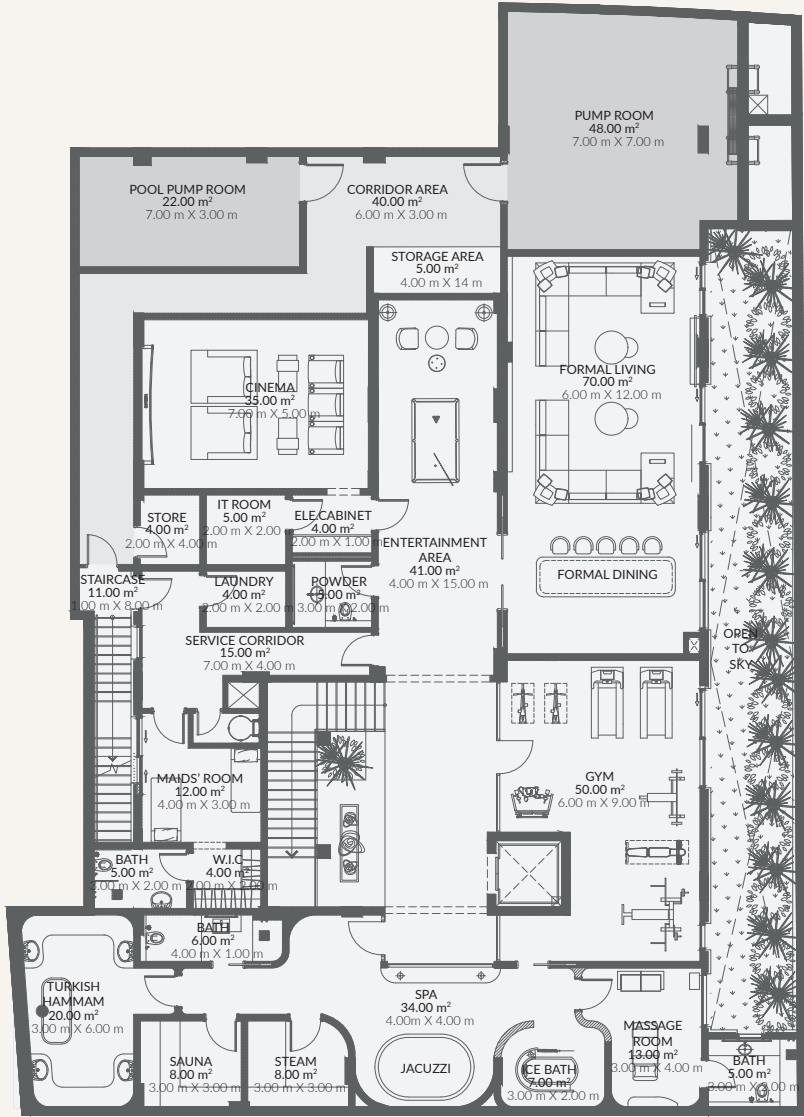
LAUNDRY ROOM



HONOURING YOUR
FINEST COLLECTION

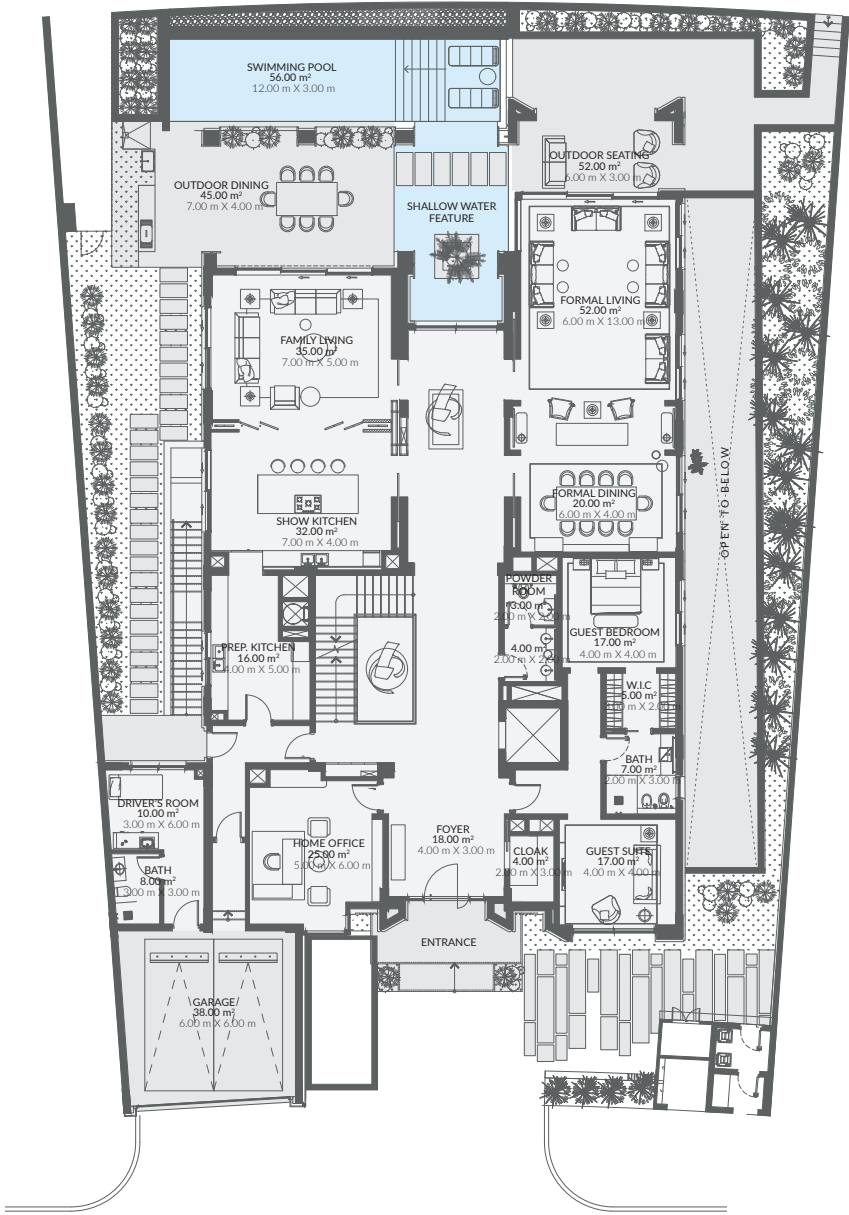
GARAGE

FLOOR PLAN - MONACO 8
BASEMENT FLOOR



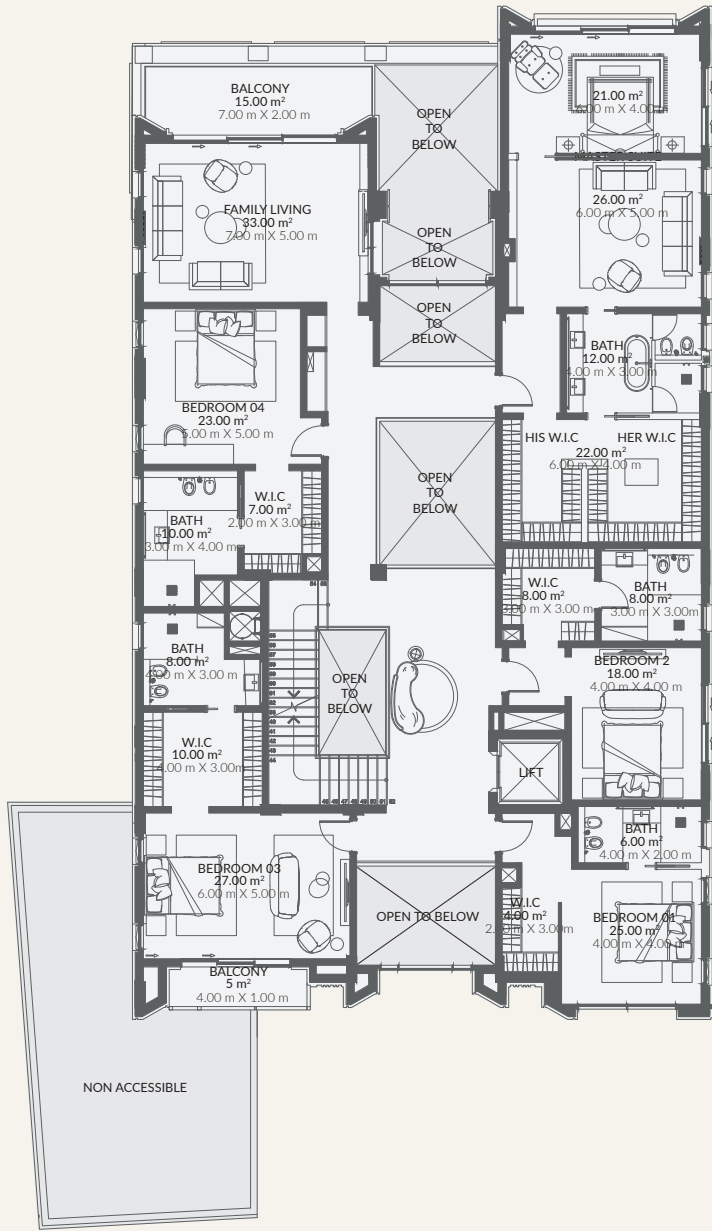
Basement floor area: 623.75 sq. m. | 6,713.99 sq. ft.
Ground floor area: 585.98 sq. m. | 6,306.92 sq. ft.
First floor area: 467.82 sq. m. | 5,035.09 sq. ft.
Roof floor area: 177.97 sq. m. | 1,915.48 sq. ft.
Total BUA: 1,855.50 sq.m. | 19,971.50 sq. ft.

FLOOR PLAN - MONACO 8
GROUND FLOOR



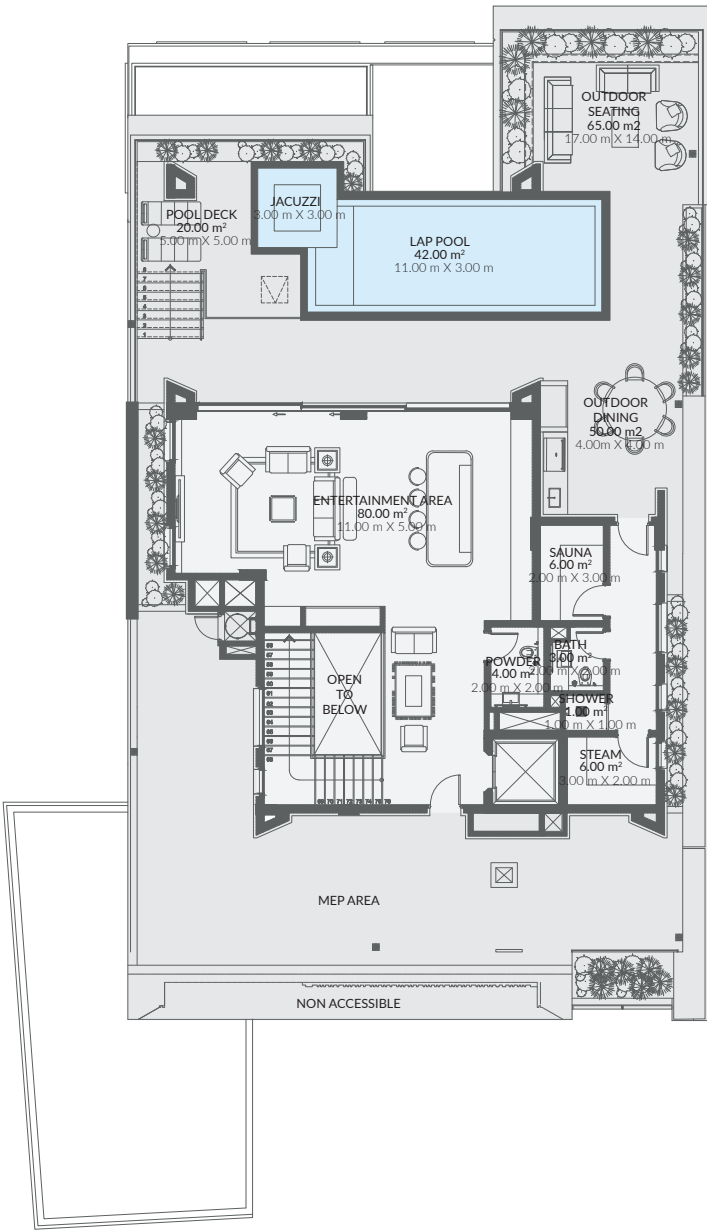
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FLOOR PLAN - MONACO 8
FIRST FLOOR



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FLOOR PLAN - MONACO 8
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.



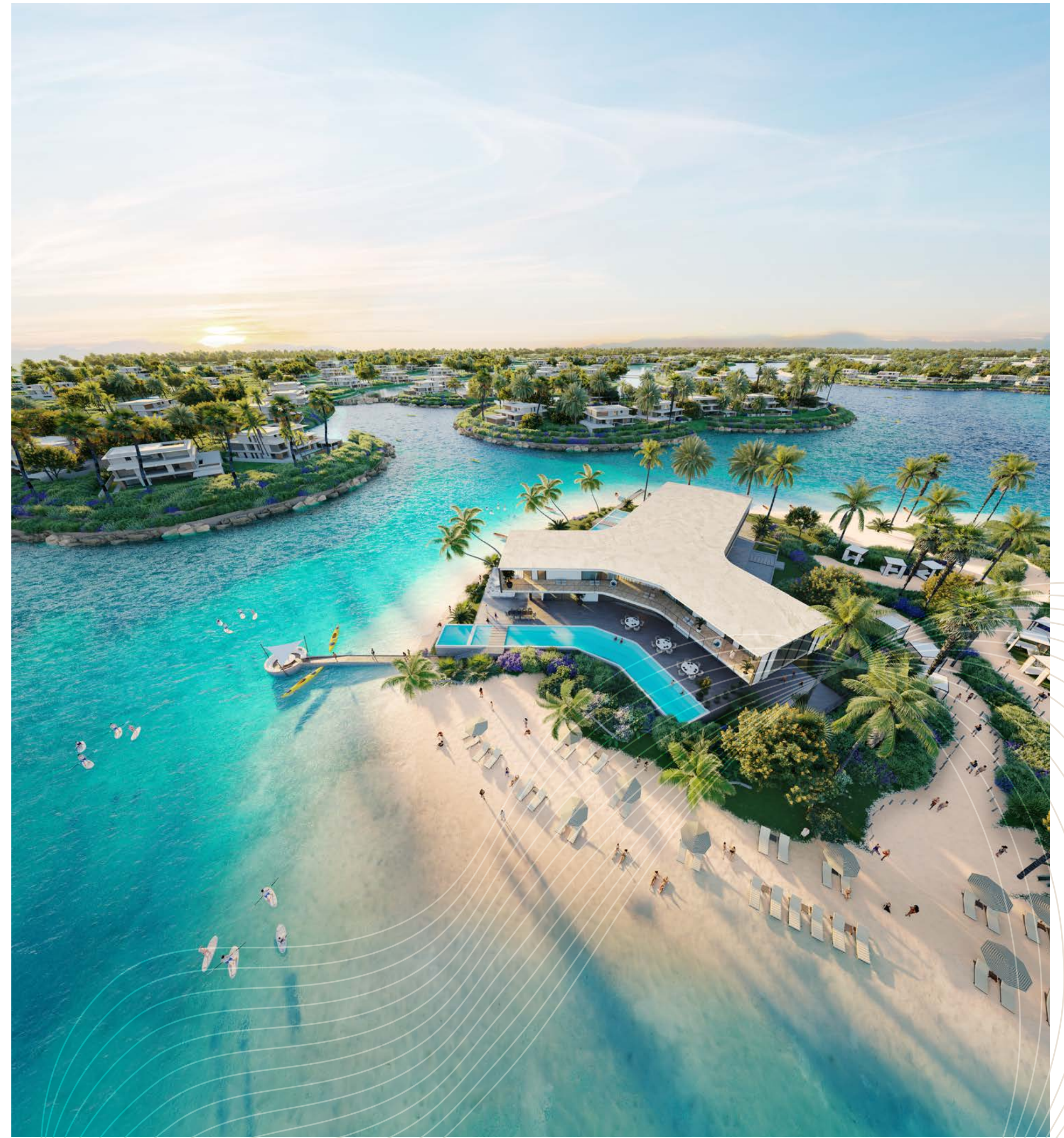


THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

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

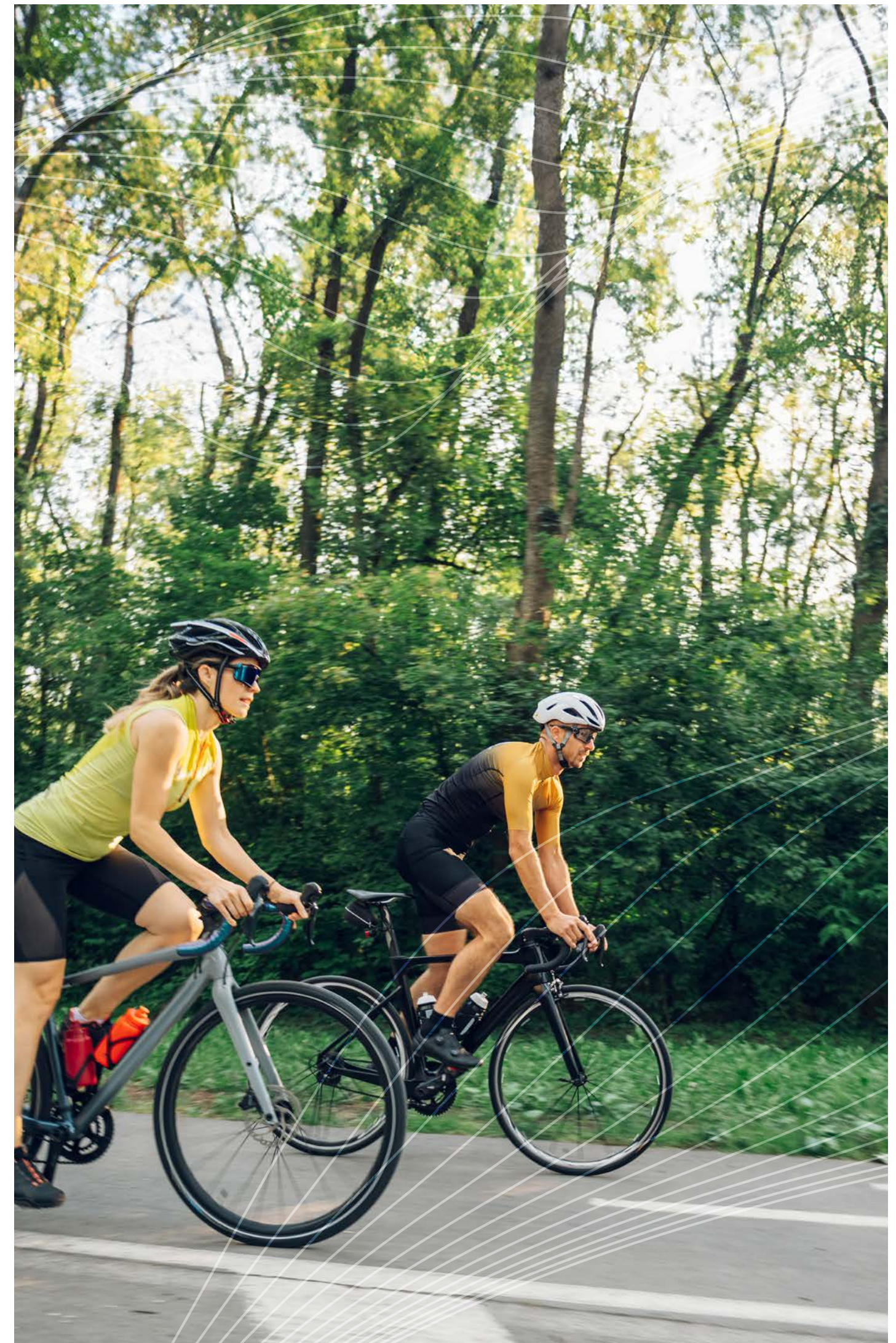


From lavish lounges to private dining and wellness facilities, every detail has been curated to enhance your lifestyle. Delight in unparalleled exclusivity, surrounded by individuals who share a passion for sophistication and indulgence.



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

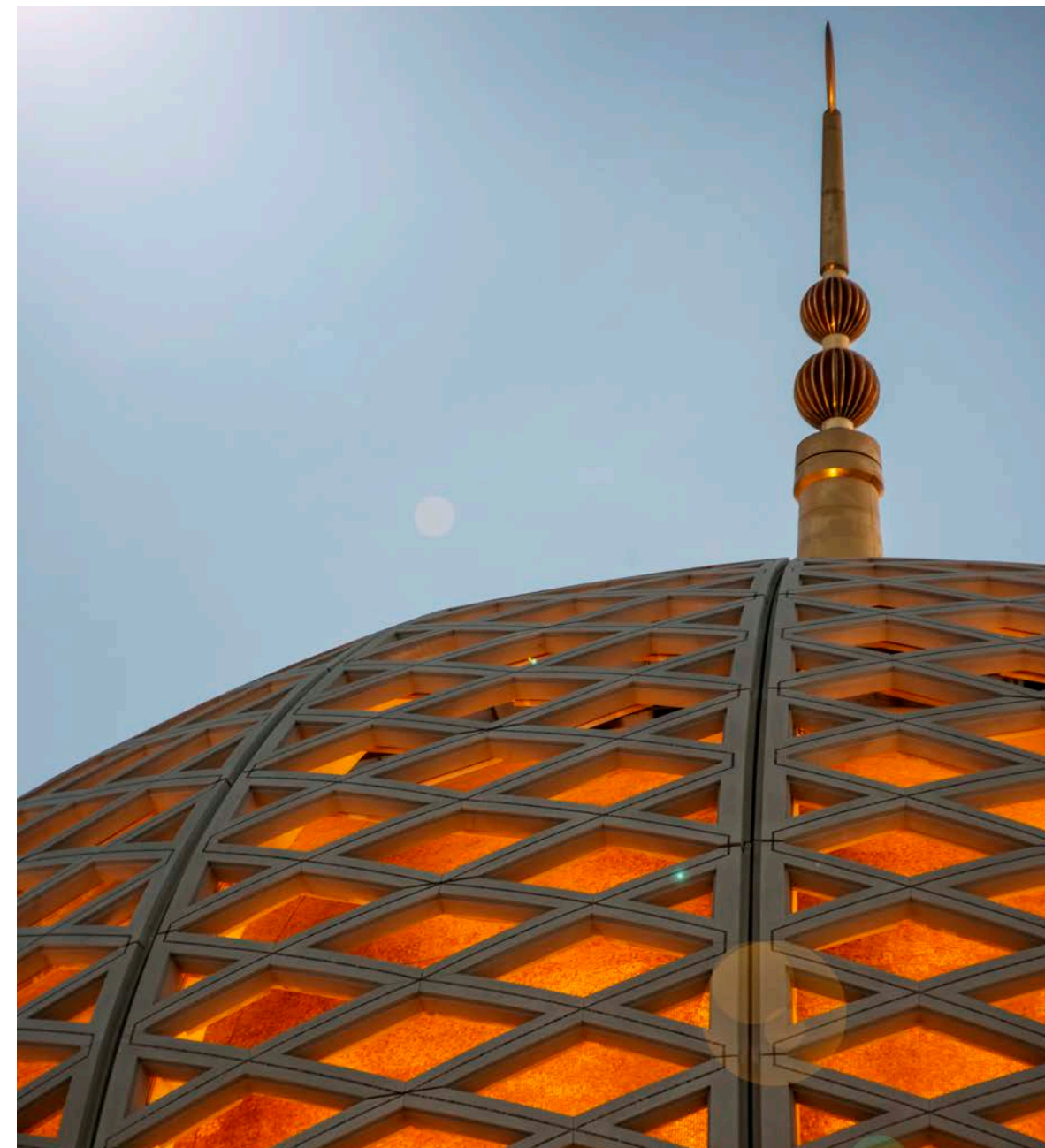
COMMUNITY HOSPITAL



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

AZIZIDEVELOPMENTS.COM