

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



MONACO MANSIONS

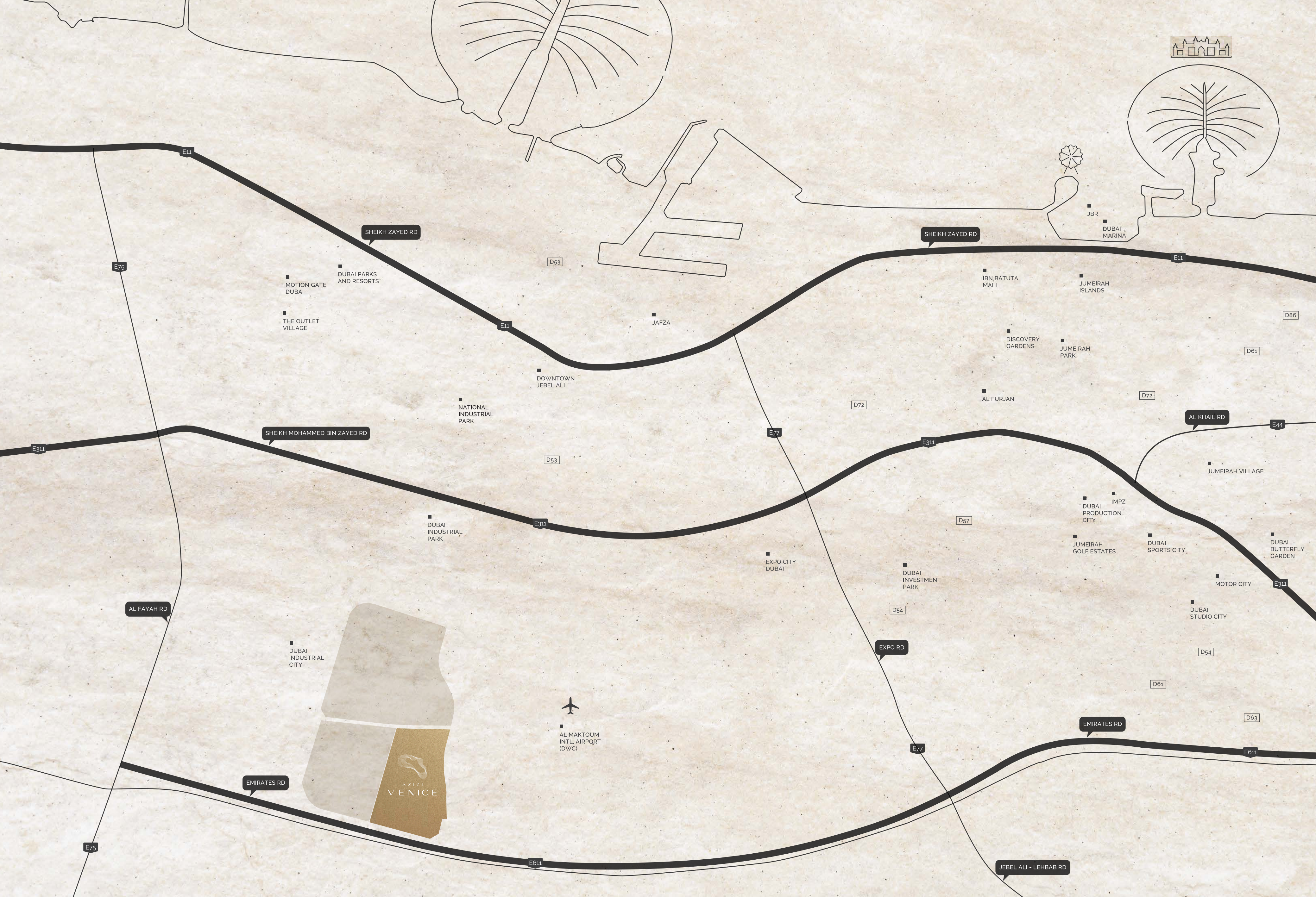
MONACO MANSIONS

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
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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 1

—
AN ENTICING DWELLING,
SET AGAINST THE
COOLNESS OF THE
LAGOON AND RICH
FOLIAGE, INFUSED WITH
TRADITIONAL CHARM,
YET IMAGINED FOR THE
FUTURE.

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

The mansion stands like an imposing feat of architecture, its ivory facade glowing as the graceful arches and soaring windows invite the sky in. When the lagoon reflects its magnificence, this sanctuary feels like a dream, serene and untouchable, where beauty whispers to those who pause to admire.

A PALACE OF CLASSIC ENCHANTMENT



NOVINO MANSIONS

NOVINO MANSIONS

The grand abode greets you with unprecedented majesty, where arched windows and sweeping lines meet the horizon. Awash in soft light, this architectural masterpiece stands as a placid symbol of palatial living, inviting you into a world of exquisite refinement.

RAVISHING RADIANCE

DIVE INTO THE
DEPTH OF UNSEEN
REALMS





AN IMPERIAL
VISION FRAMED BY
THE WAVES

This mansion spreads across four sweeping floors, presenting everything from private spas to entertainment lounges and rooftop terraces. Crafted to reimagine mansionesque living, every element is tailored for those who appreciate the finest in life.

A ROYAL ENDEAVOUR

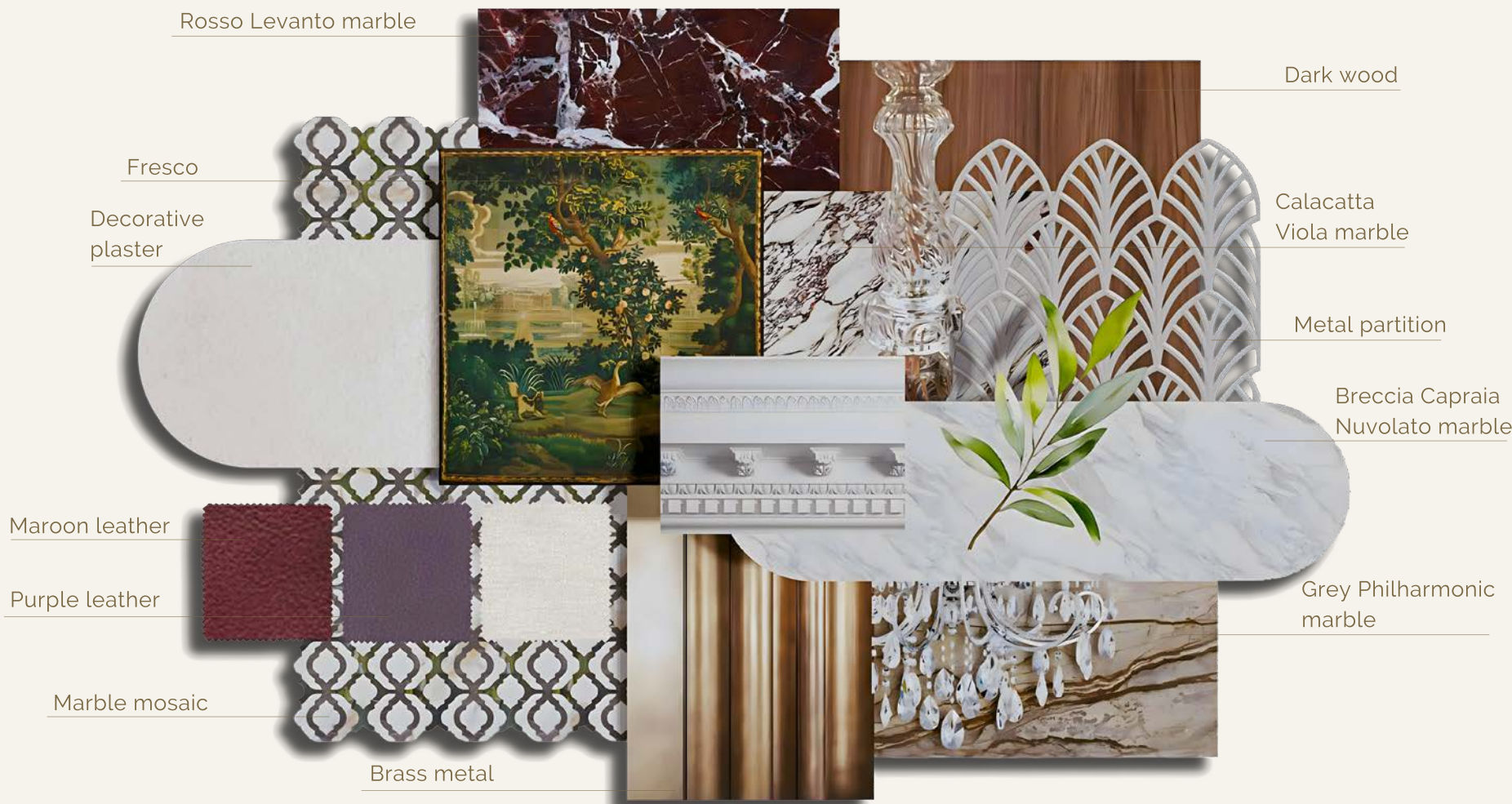


Nestled gracefully along the shimmering waterways of the lagoon, these mansions reign in splendour. Exquisitely cradled by the mesmerizing waves, they are thoughtfully arranged to ensure seclusion, yet open to panoramic vistas, where every turn reveals an embrace of nature's abounding brilliance.

Drawing inspiration from Baroque and Rococo styles, the design showcases marble floors, crystal chandeliers, a state-of-the-art elevator, and grand staircases accentuated by intelligent use of materials like Calacatta Viola marble, dark wood, leather, fresco, marble mosaic, and brass metal among others.



FINISHING MATERIALS



GROUND FLOOR

The ground floor features an expansive layout, including a majestic entrance hall, multiple living and dining areas, a home office, and a private guest suite. It also comprises a service kitchen, a powder, and ample storage areas. The design emphasises luxury and open connectivity, with central spaces seamlessly flowing towards outdoor terraces and garden areas.



A SYMPHONY OF
MARBLE, CRYSTAL
AND LIGHT



Double-height ceilings and arched windows flood the interiors with luminance, complemented by the intricate lattice walls and rich drapery adding warmth. The pianoforte creates a statement before an exquisite fresco serving as a stunning focal point, capturing the essence of aesthetic living.



THE FINEST
EXPRESSION OF
GRACE



FORMAL LIVING

REFINED GATHERINGS

This august men's majlis is characterised by plush seating along with dazzling chandeliers. Bathed in natural light from the arched window, the space is punctuated by elegant drapery and the recurring elements of marble and brass metal.

MEN'S MAJLIS

INDULGE
BENEATH
CASCADES OF
SHIMMERING
LIGHTS

MEN'S MAJLIS



FORMAL DINING



The family living space is framed by graceful arches, cushioned seating, and glistening glass pendants that cast a soft glow over the room, crafting a serene atmosphere for relaxation and connection. The scenic fresco on the wall adds to the dramatic ambience of the room.

SPACIOUS,
SOPHISTICATED,
AND STUNNING



INSPIRE
YOURSELF,
AT HOME

HOME OFFICE

A sanctum that inspires you towards greater productivity and creativity, nestled right inside your mansion. The home office is a rich executive space cloaked in royal hues, with a nature-inspired fresco at the centre and unique marble mosaic for the flooring.

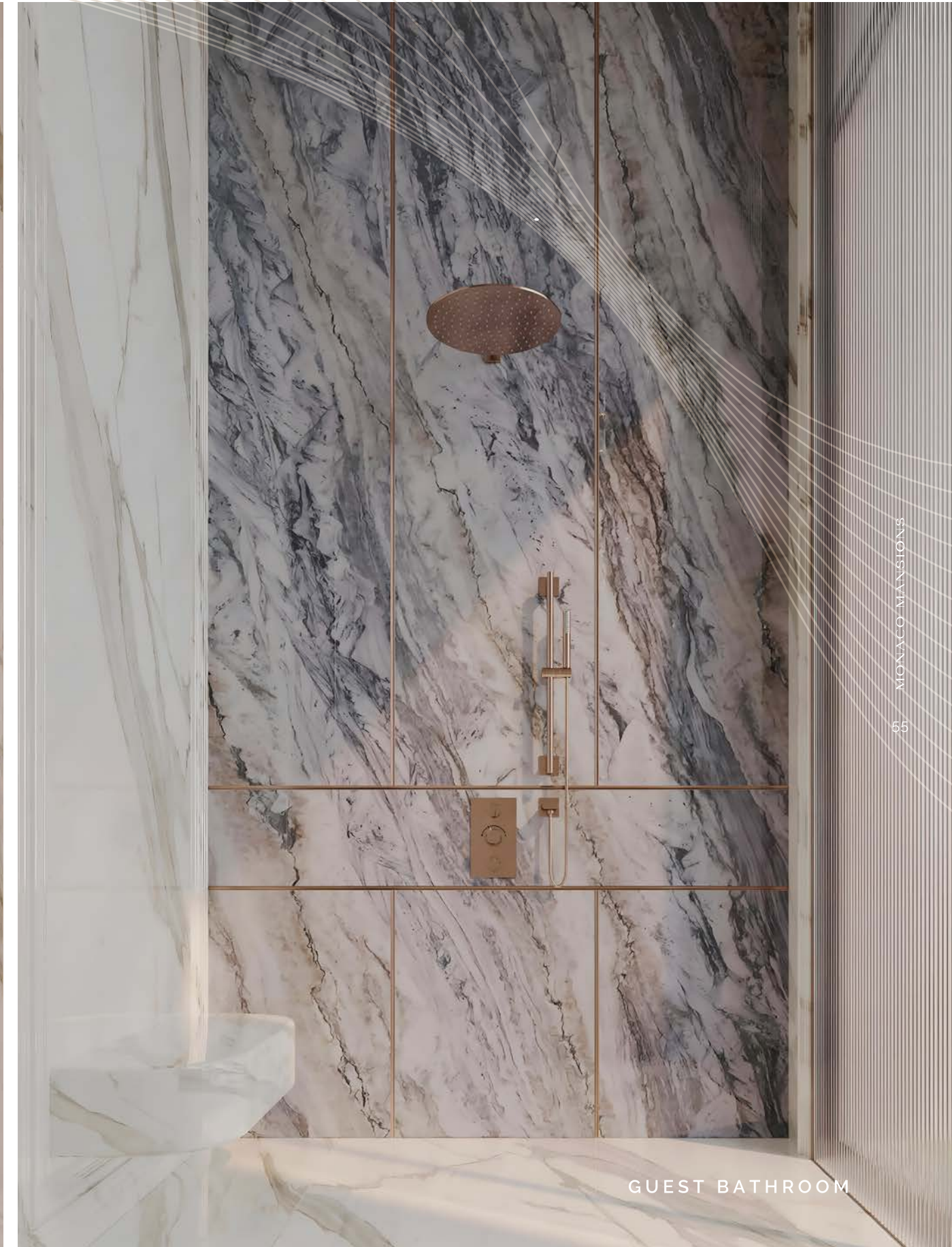


HOME OFFICE

LAYERED IN FLAIR

Step into your exquisitely designed bedroom, and you'll immediately feel a sense of calm and elation. The soft textures, warm lighting, and spacious layout compose a relaxing atmosphere that wraps you in comfort. It's a space where you can sit back and take a pause after a busy day.

CALM YET
CAPTIVATING



GUEST BATHROOM

FIRST FLOOR

The first floor includes six en-suite bedrooms, each with access to either a private balcony or adjacent lounge space. A central lounge provides a perfect setting for relaxation, linking both wings of the mansion and showcasing panoramic views.



Up on the first floor, the family living room exudes timeless charm with luxurious neutral tones, punctuated by intricate wall detailing, and an opulent chandelier. The refined decor, featuring cushioned seating and classical artwork, forges an inviting yet sophisticated ambiance to spend memorable family moments together.



FAMILY LIVING

WHERE REST
BECOMES AN ART

Your master bedroom suite on the first floor radiates refined poise, with its leather textures and variety of marbles used, encompassing a spacious sleeping area paired with an equally fancy lounge. With carefully considered design elements that ensure both privacy and intimacy, this truly is your ultimate sanctuary within the home.



This bedroom is a living piece of art, featuring an elegant tufted headboard, bespoke armchairs, and intricate wall detailing. The mural-style artwork in the backdrop adds a classical touch, while the statement chandelier enhances overall glamour.

RELAX, RECHARGE, AND RELISH



Connected to the aesthetic bedroom, this lavish dressing area and bathroom feature unique mirrored cabinetry, stylish lighting, and exceptional fixtures. The bathroom's large windows invite natural light, enhancing the rich materials and refined decor, creating an exquisite extension of the serene bedroom retreat.



ENSUITE BATHROOM

ROOFTOP FLOOR

The rooftop floor offers an expansive terrace, complete with various seating zones, a pool, a jacuzzi and an outdoor dining area. It further includes a powder room, sauna and steam rooms, a lounge with a bar and an additional private suite. Access to various levels of the mansion has been made convenient with an elevator.



WHERE THE
ENTERTAINMENT
BEGINS

ENTERTAINMENT AREA



Immerse yourself instantly in this refined bedroom suite, where a royal tufted headboard anchors the space. Soft glowing lamps highlight the intricate walls and delicate ocean-like backdrop. Settle down in the plush bedding resting atop the gleaming marble floors to experience an unprecedented feeling of blissfulness.

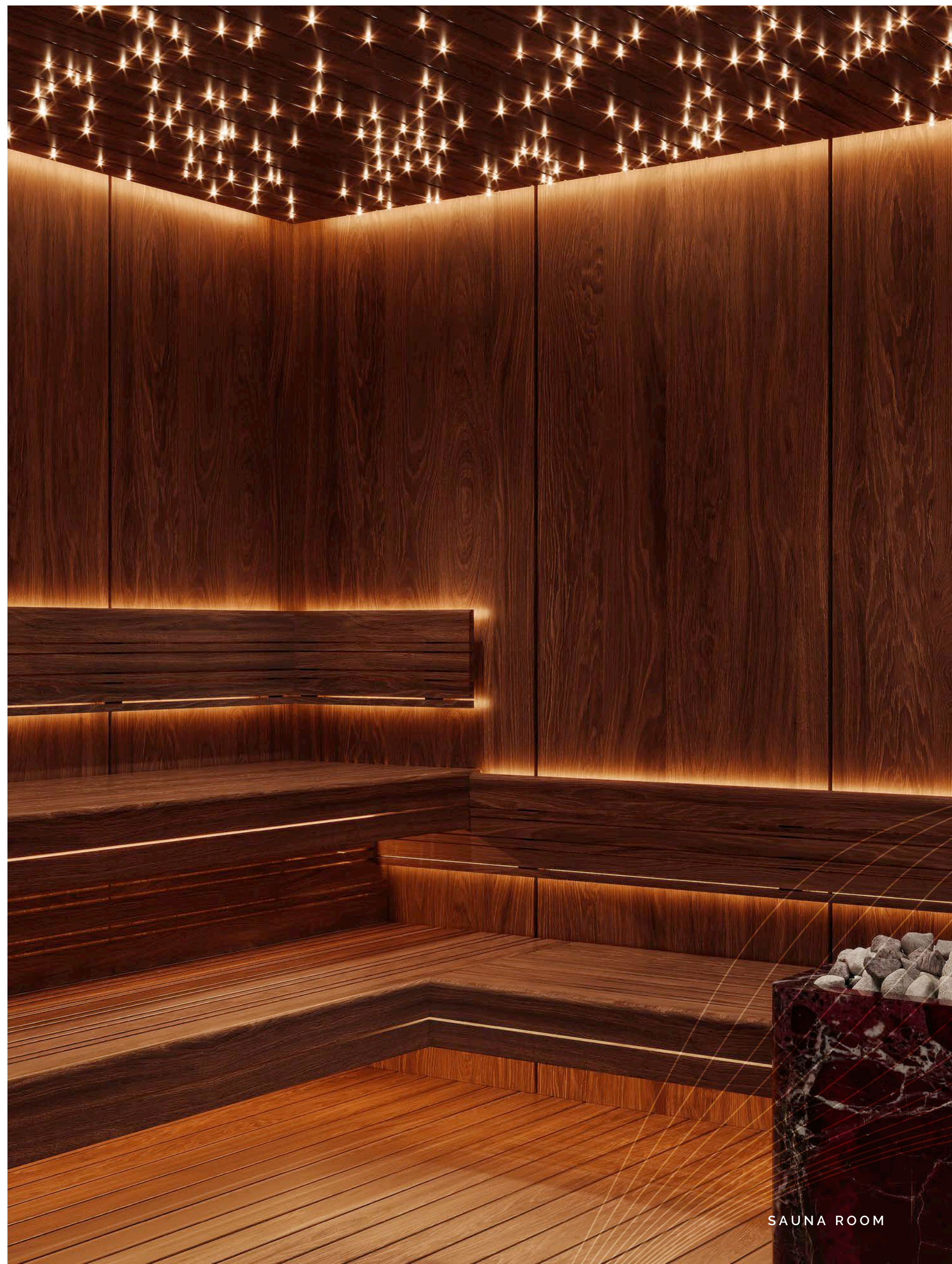
CURATED WITH
PRECISION,
EMBELLISHED
WITH GRANDEUR





IN YOUR
CALMING COCOON

STEAM ROOM



SAUNA ROOM



Up on the mesmerising rooftop is an open-air pool, a discerning rarity of your mansion, curated especially for you - a tranquil escape floating between the earth and heavens. Adjacent to it is positioned the enticing jacuzzi, calling for a warm embrace. The choice is yours.

A REPLENISHING DIP

TERRACE

ELEVATE YOUR EVENINGS



TERRACE

Catch the golden hours in the al fresco lounge on the rooftop, perfect for spending an afternoon reading your favourite novel or hosting a lively party. The marble flooring is here to add a touch of high-end design and the cosy sofas invite you to relax and unwind.

BASEMENT FLOOR

The basement is a hub of amenities with a game area, cinema, and spa area boasting a Turkish Hammam, a jacuzzi, sauna, steam and ice rooms, as well as a massage room adjacent to a lounge zone and a fitness gym. It also comprises a spacious garage, service kitchen, ample storage, laundry, maids' room and drivers' room, ensuring convenience, privacy, and richness throughout.



HIT PAUSE, UNWIND
AND ENTERTAIN



The entertainment area is truly jaw-dropping with its intricate coffered ceiling and reflective panels that amplify light. A lit-up bar with a glass wine display becomes the room's centrepiece, while rich, velvet drapes frame floor-to-ceiling windows. The billiard table, flanked by leather chairs, rests on a textured, marble-patterned floor, inviting indulgence and leisure.



ENTERTAINMENT AREA

The cinema room boasts tiered recliners with integrated lighting for comfort. Acoustically treated walls ensure top sound quality, while a coffered ceiling with fibre optic star lights creates a stellar ambiance. The deep-toned carpet enhances sound absorption and contrasts with dark wood-panelled walls – all together conjuring up an unmatched home cinema experience.

A ROYAL CINEMATIC SPECTACLE

A dreamy spa lounge exuding quietude, with muted tones and soft textures. Rich wood panelling, a circular chandelier's gentle glow, and a mural of serene trees complement the plush curved seating and marble floor, creating an intimate, calming retreat.

ANCIENT RITUALS,
MODERN ELEGANCE

94 MONACO MANSIONS



MASSAGE ROOM



ICE SHOWER

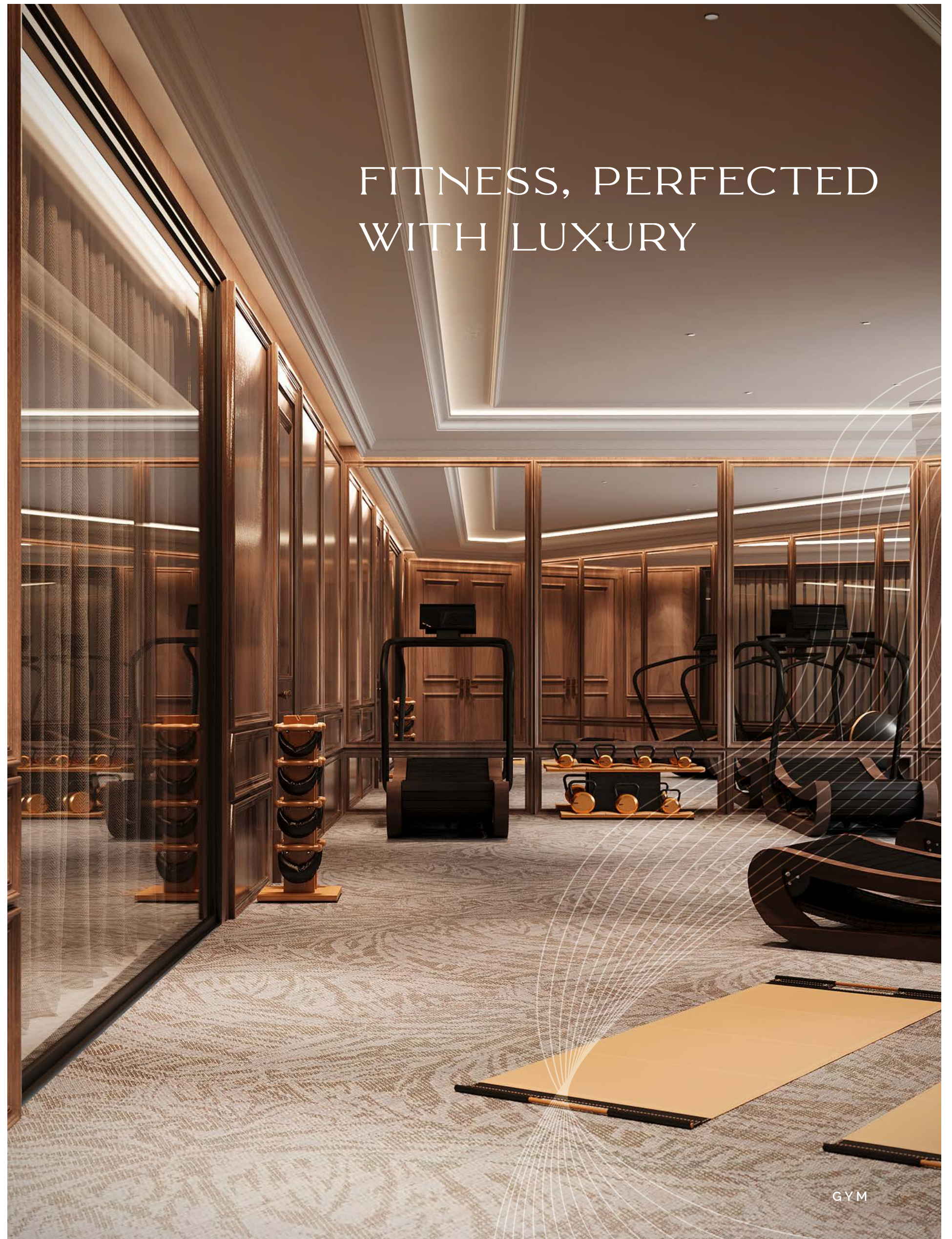


TURKISH HAMMAM

An exquisite sanctuary, the Turkish Hammam is a unique feature of the mansion that transports you to an ancient tradition of wellness, reimagined for the modern connoisseur. Alongside are the rejuvenating massage room and ice shower, bringing you exceptionally curated self-care experiences inside your mansion.



FITNESS, PERFECTED
WITH LUXURY



GYM

The drivers' and maids' rooms are practical amenities within the mansion, providing comfortable living spaces for household staff. These ensure convenience and privacy, making it easy for your staff to stay on-site and support the needs of the mansion effectively.

DRIVERS' ROOM

MAIDS' ROOM



SERVICE KITCHEN

The service kitchen and laundry room are amenities designed for convenient household management. The service kitchen caters to your daily meal preparations with professional-grade appliances, while the laundry room offers dedicated space for washing, drying, and storing essentials, ensuring smooth operations behind the scenes.

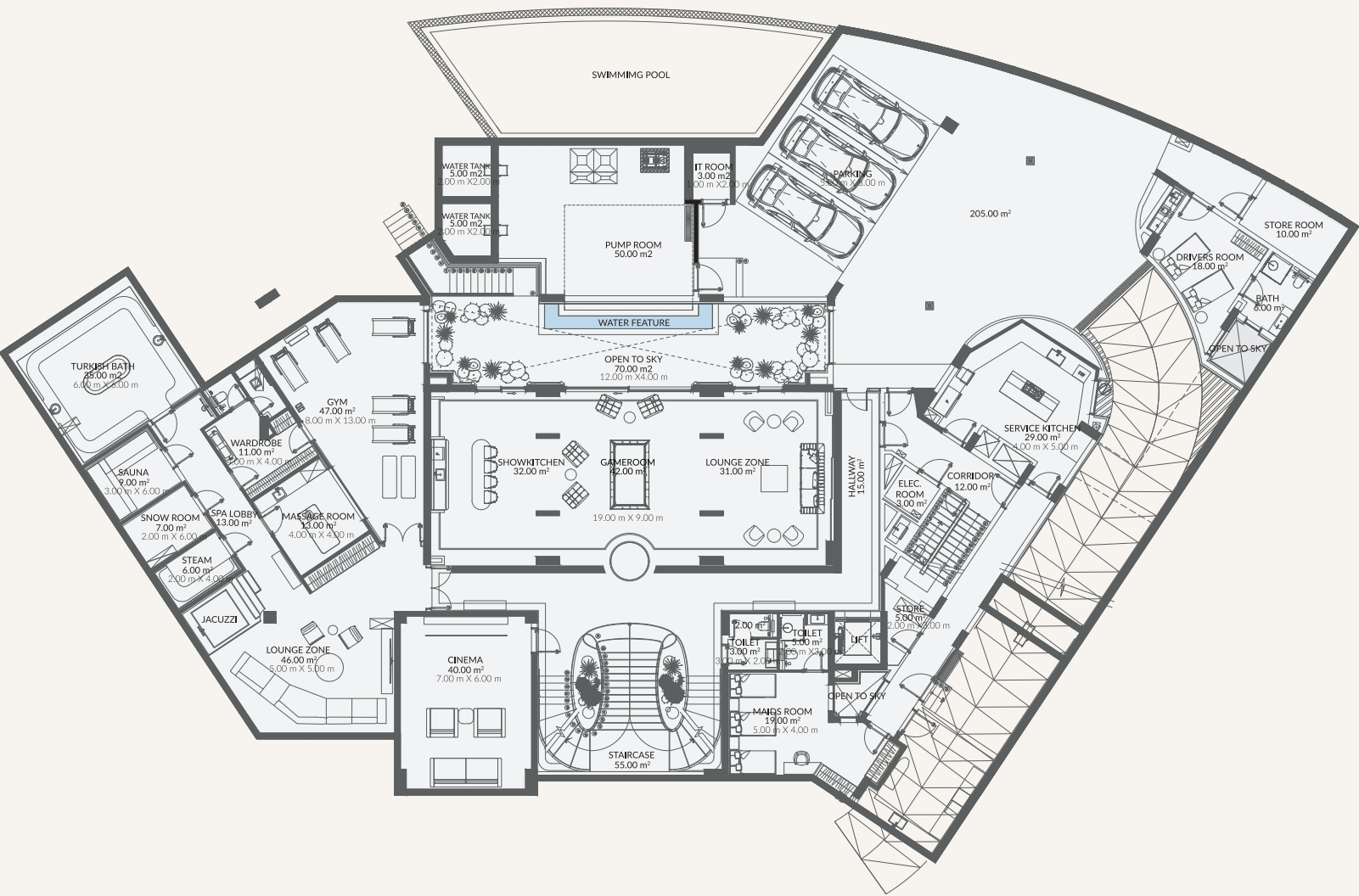


LAUNDRY ROOM

The garage is a masterpiece in itself, combining sleek design with functionality, where your museum-worthy collection of vehicles is showcased like works of art. With polished floors, ambient lighting, and ample greenery, it offers an unparalleled, modern aesthetic.

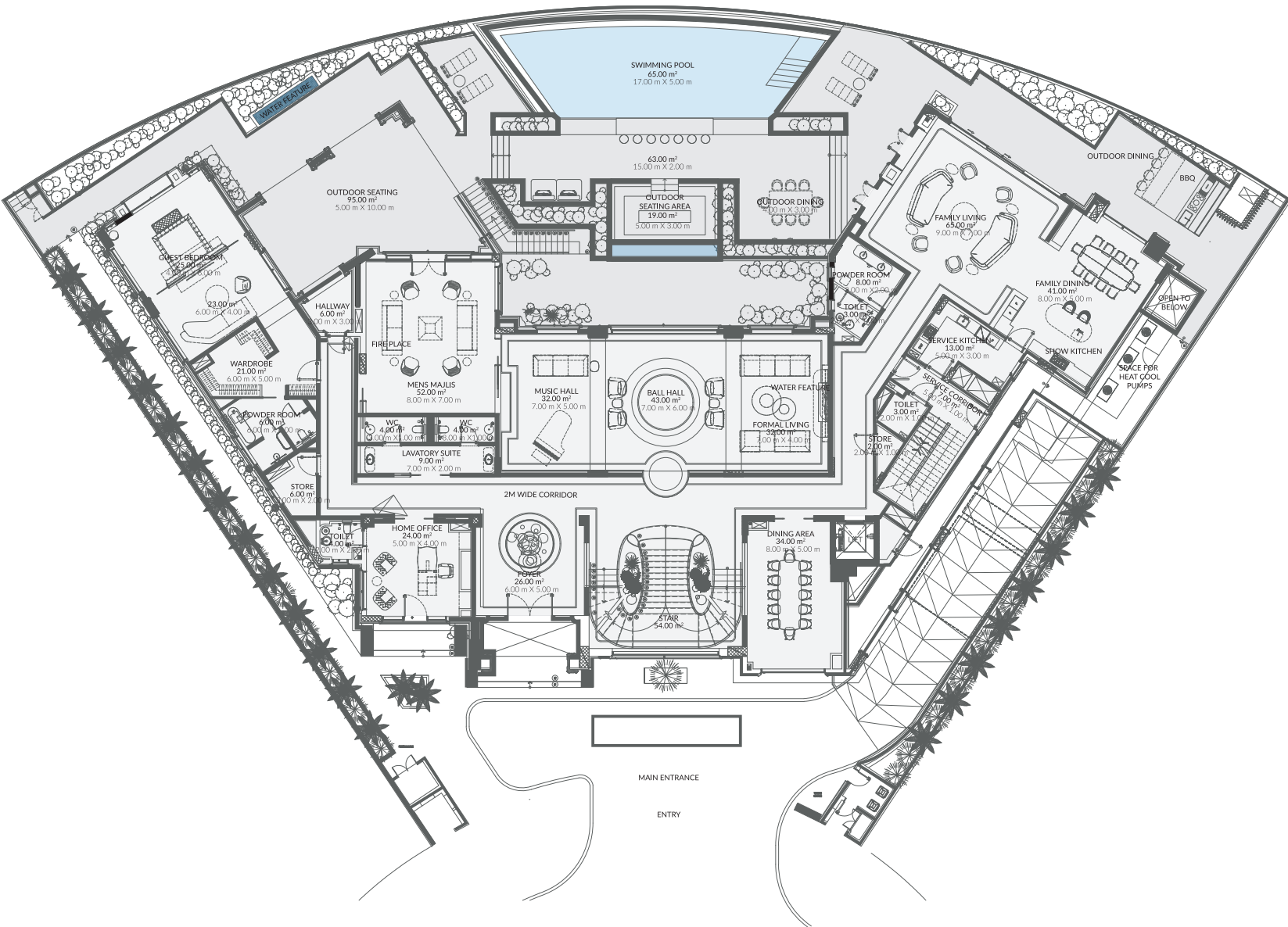


FLOOR PLAN - MONACO 1
BASEMENT FLOOR



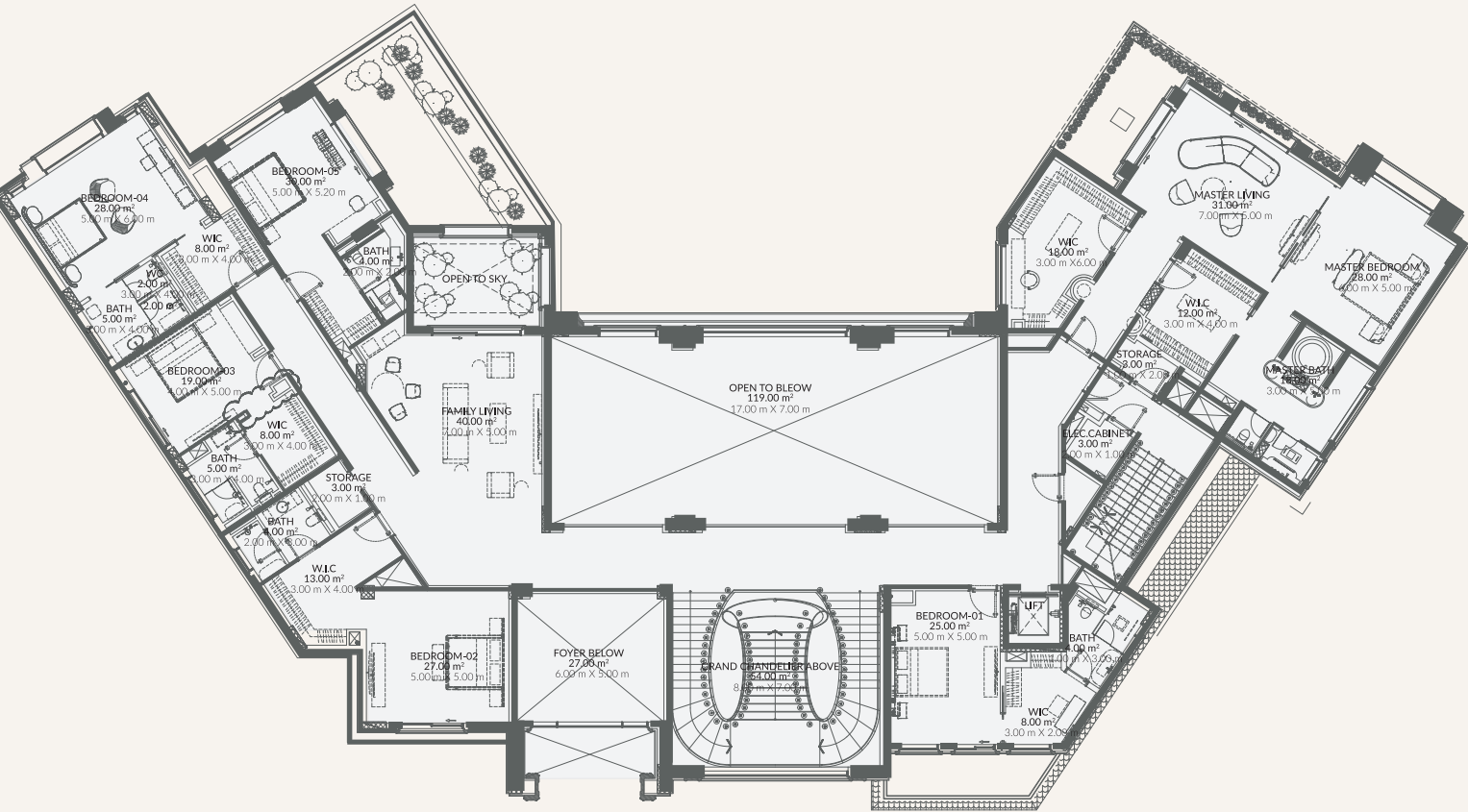
Basement floor area: 1,205.29 sq. m. | 12,973.66 sq. ft.
Ground floor area: 923.07 sq. m. | 9,934.99 sq. ft.
First floor area: 710.67 sq. m. | 7,648.93 sq. ft.
Roof floor area: 205.03 sq. m. | 2,206.69 sq. ft.
Total BUA: 3,044.10 sq. m. | 32,764.30 sq. ft.

FLOOR PLAN - MONACO 1
GROUND FLOOR



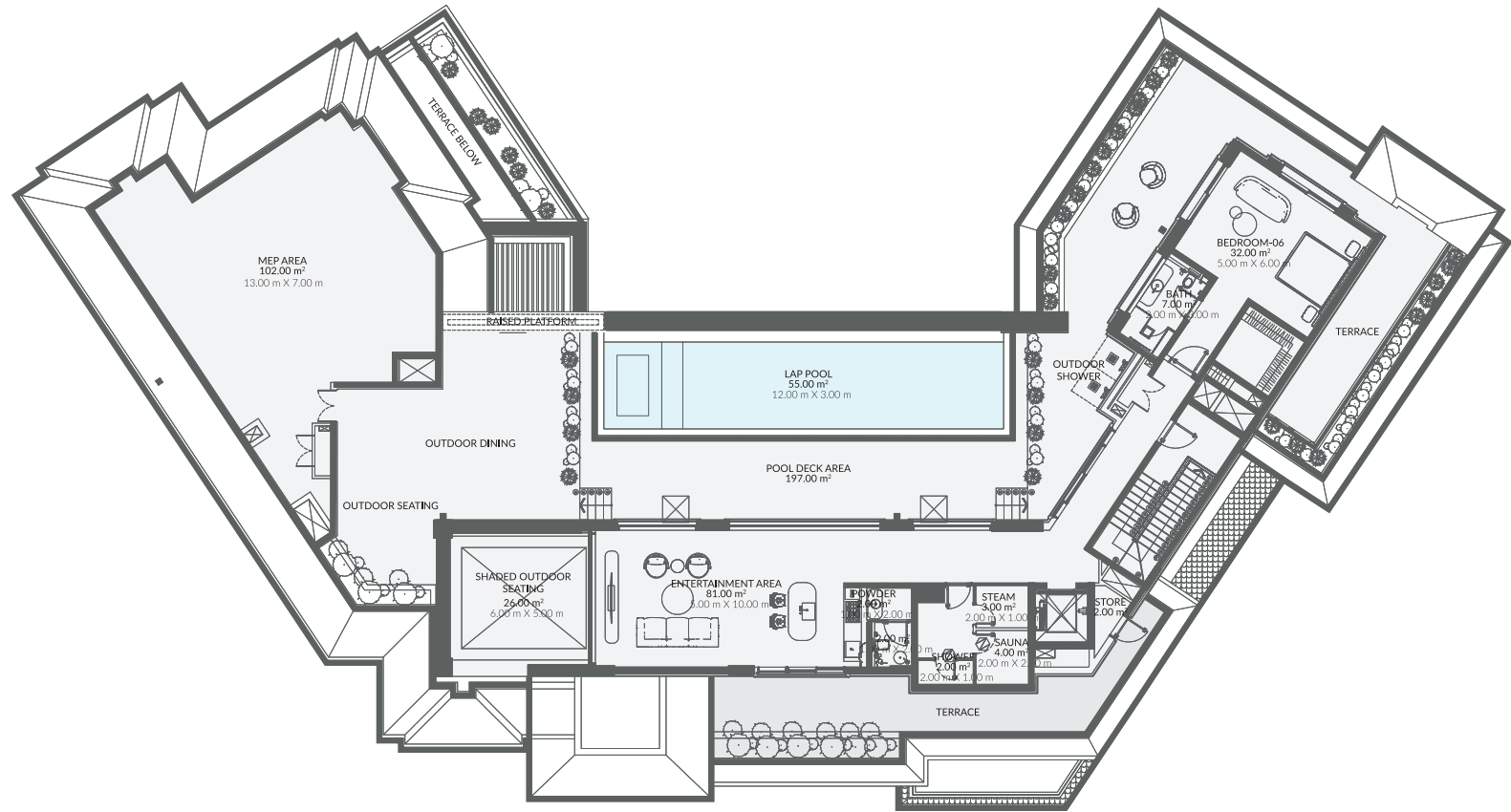
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FLOOR PLAN - MONACO 1
FIRST FLOOR



Basement floor area: 1,205.29 sq. m. | 12,973.66 sq. ft.
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FLOOR PLAN - MONACO 1
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.



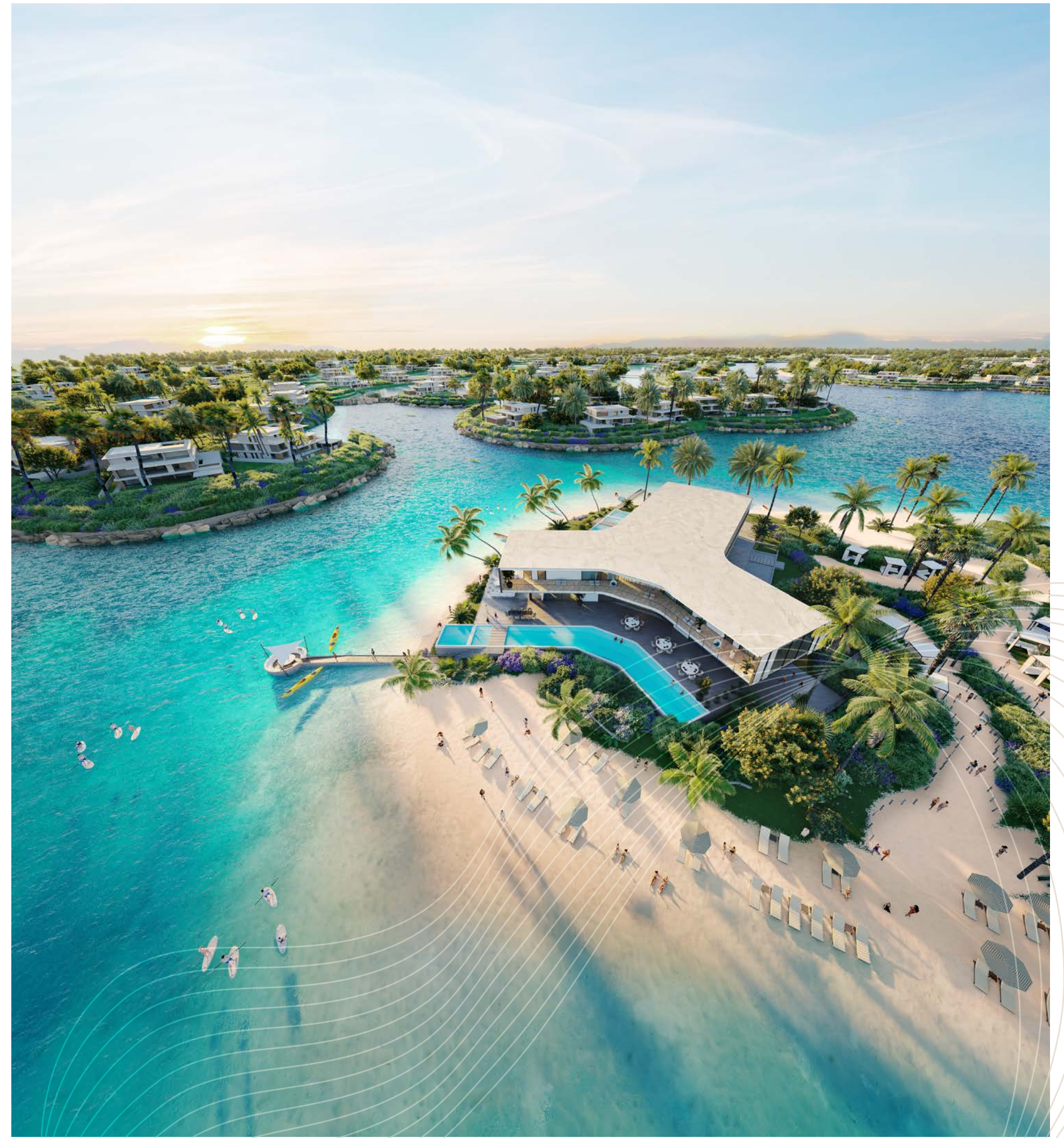


THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

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

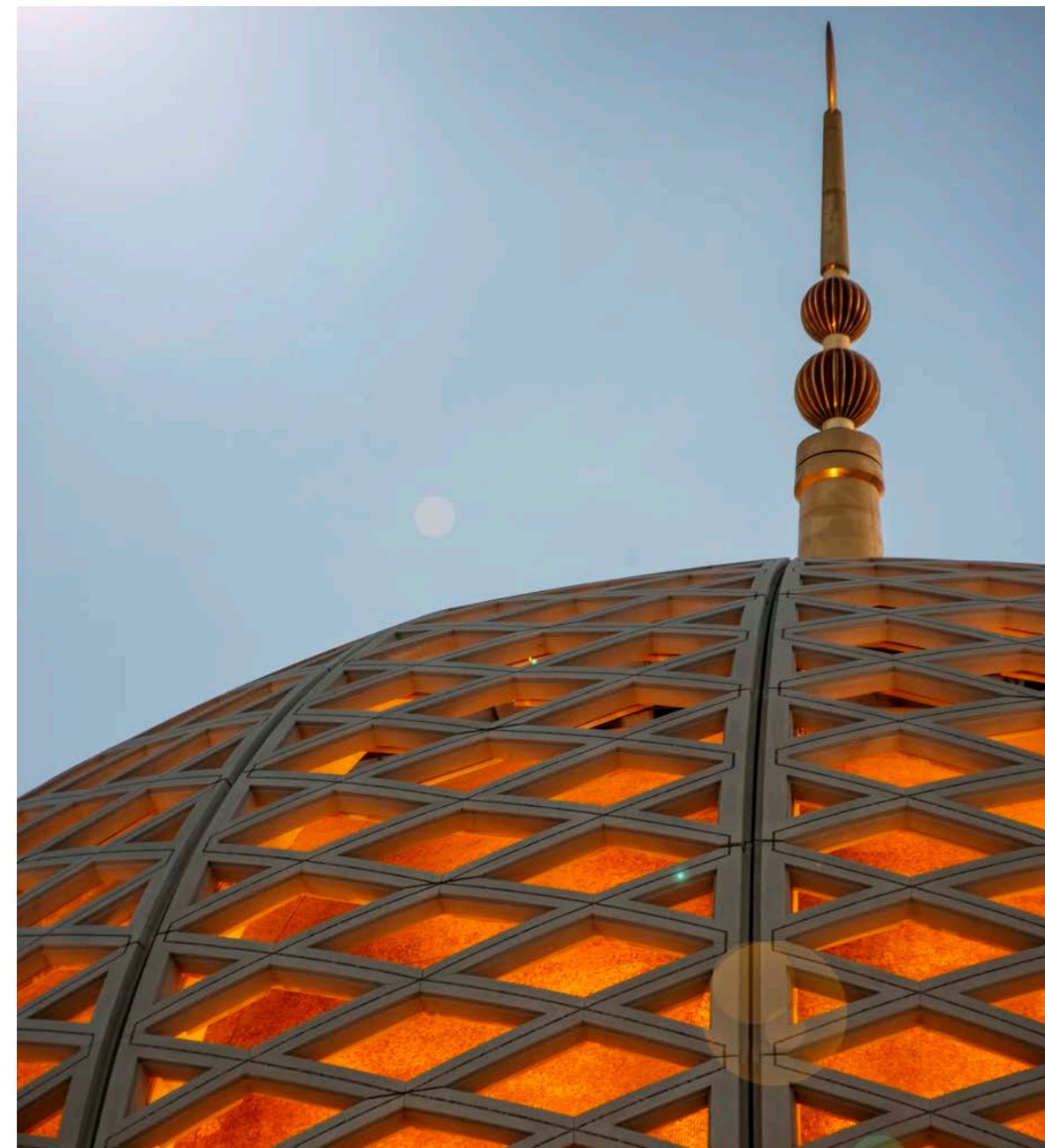
COMMUNITY HOSPITAL



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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