

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 MANIONS

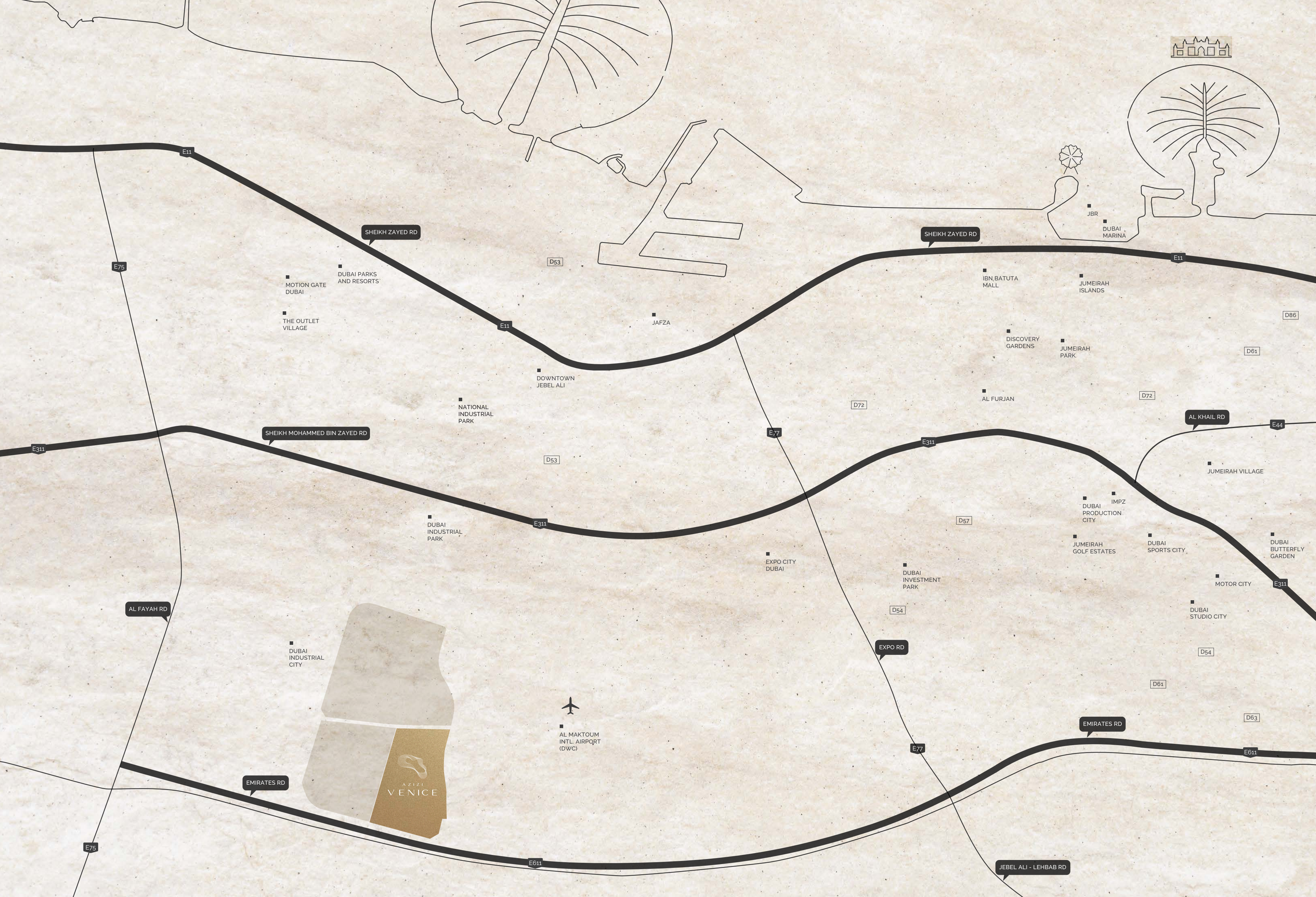
MONACO MANIONS

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



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 2

—
AN AQUA-THEMED
MANSION NESTLED
AMIDST THE BUSTLING
ENERGY OF DUBAI'S
UNIQUE WATER-INSPIRED
COMMUNITY.

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

A VISION IN BOLD BRILLIANCE

Discover a stately retreat where the sparkling lagoon meets timeless elegance. This mansion epitomises regality with its sharp, minimalist design featuring large, rectangular windows and elongated horizontal lines that create a bold, modern aesthetic blend.

The lagoon-facing façades of the mansion mirror the tranquility of the turquoise waters. The terrace has been positioned to subtly merge with the waterfront, providing you uninterrupted vistas of the calm lagoon. The verdant backdrop balances the hues of blues with ample green, ensuring picturesque perfection.

WHERE WAVES WHISPER LUXURY



Step into pure tranquillity with two exquisite pools—one on the ground level and a stunning infinity pool on the rooftop, offering sweeping vistas of the crystal-clear lagoon. Here, under the boundless sky, indulge in a sun-drenched oasis with cosy cabanas, plush daybeds, and chill-out music to set the mood. As the sun dips below the horizon, let the vibrant hues envelop you, composing an enchanting scene for endless summer relaxation.

TWO WAYS TO UNWIND, ONE TIMELESS RETREAT



YOUR WATERFRONT
MANSIONS AWAIT

Your mansion unfolds over four levels, offering everything you desire—from a private spa to unwind to an entertainment lounge perfect for gatherings and a spectacular rooftop terrace to take in the view. Every corner is thoughtfully crafted, bringing to life a dwelling that surprises you every single day.

AT WATER'S EDGE, LIVING REDEFINED





MONACO MANSIONS

MONACO MANSIONS

Positioned around the therapeutic lagoon, these mansions form a serene retreat, embodying elegance and exclusivity. Their placement reflects engagement with nature, providing you with peaceful waterfront views while always connecting to the community's lively energy.

This mansion, deemed one of the largest types, focuses on a theme of classic extravagance, drawing inspiration from timeless design principles while ensuring contemporary relevance through its scale, detailing, and rich materials such as gold leaf, marble flooring, antique mirrors, and brushed bronze, to name a few.



FINISHING MATERIALS



GROUND FLOOR

The ground floor welcomes you with a grand stair hall and further extends to formal and family living areas, two powder rooms, a guest suite, formal dining, display and prep kitchens, and a home office space, assuring well-connected indoor living.



The stunning chandeliers, the polished furnishings, and the grand piano by the window—all compose a sense of serene welcome to your marvellous abode. It's the kind of space that invites you to relish, savour the view, and appreciate the beauty in every carefully curated element.

BESPOKE LIVING EPITOMISED



GREAT HALL

In this elegant formal dining room, the striking contrast of dark wood furniture and plush ivory seating with jolts of royal blue complements the intricate wall detailing. The soaring windows bring in an abundance of natural light. Let your guests muse over the shimmering chandelier and gold accents, which add a regal ambiance during your elite gatherings.

A CHARISMATIC FEAST

Envision yourself in a space where every corner radiates sophistication and warmth. The plush décor paired with the meticulous design of the dining and living areas invite you to rejoice in moments of effortless magnificence. Natural light pours in through tall windows, while the cushioned seating and artistic pieces forge an atmosphere of timeless charm.

EMBELLISHED IN PALATIAL HUES



An exclusive private office space nestled inside your royal mansion featuring a rich wood bookshelf backdrop and striking marble flooring. A contemporary chandelier adds luxury, white plush seating surrounds your sleek desk. It is undoubtedly a place where new horizons of ambitions are aspired for.

HOME OFFICE



This guest bedroom presents a tasteful blend of charm and comfort, with distinctive design elements, warm tones, and soft lighting. Large windows allow abundant natural light, creating an elevating and inviting atmosphere that ensures guests feel relaxed and at ease.

GUEST SUITE



PEACEFUL,
PLUSH, AND
PERFECT

GUEST SUITE



FIRST FLOOR

The first floor features a master suite and five bedrooms with an en-suite bathroom and walk-in closet. The floor also includes a family living room. The master suite has a large bathroom, dressing area, and private balcony for added grandeur.



Bathed in natural light, the living area encompasses an expansive space that blends elegance with comfort. Designer furnishings and refined finishes invite moments of relaxation and sophisticated gatherings, establishing a warm, inviting heart within the mansion.

REIMAGINING YOUR LIVING EXPERIENCE

Indulge in the essence of exclusivity, where every detail is a chorus of soulful aesthetics. The serene bedroom, adorned with graceful drapery and intricate wood accents, offers a sanctuary of refined comfort. The room opens up to a picturesque private balcony and boasts dedicated his-and-her closets, ensuring a greater sense of personal luxury.

AWAKEN IN UNMATCHED COMFORT

Traverse into the master living area, a discerning haven with sumptuous blue seating, a beautifully crafted entertainment wall, and exquisite textures. The large windows fill the room with natural light, seamlessly connecting you to the scenic outdoors. This space quite effortlessly weaves together relaxation and style.

The master bath is marked by intricate floral mosaics, gold accents, and a sculpted marble soaking tub. The cascading chandelier crowns the space, reflecting light across the polished surfaces, creating an inviting, lavish escape.

SOAKED IN
SHEER GRANDEUR

A bedroom imagined to spark up a soothing effect with ethereal textures and patterns, bringing a nuance of subtlety and softness that sits well against the rigid muscular furniture. Accompanying this comfy space are the aesthetic walk-in closet and bath.

RELAX, REFRESH, RENEW



62 MONACO MANSIONS



ENSUITE BATHROOM

63 MONACO MANSIONS

ROOFTOP FLOOR

As you venture up the rooftop, you enter the sprawling entertainment area, followed by a lounge with a pool and a jacuzzi. There are also two powder rooms, a steam room, a sauna, and a private bedroom with an en-suite bathroom. A party area with outdoor seating and dining completes the rooftop, crafting a perfect space for entertaining and unwinding.



BOUNDLESS BLISS

The entertainment area on the rooftop floor features lavish gold accents, style-forward furniture, a sleek fireplace, and a stunning pool table. A statement chandelier adds to its aesthetic essence, while the stylish bar and warm, inviting tones create a perfect setting for sophisticated gatherings.

ENTERTAINMENT AREA



SERENE, SUMPTUOUS, SUBLIME



EMBRACING MINIMALISM



MONACO MANSIONS

70



MONACO MANSIONS

71

ENSUITE BATHROOM

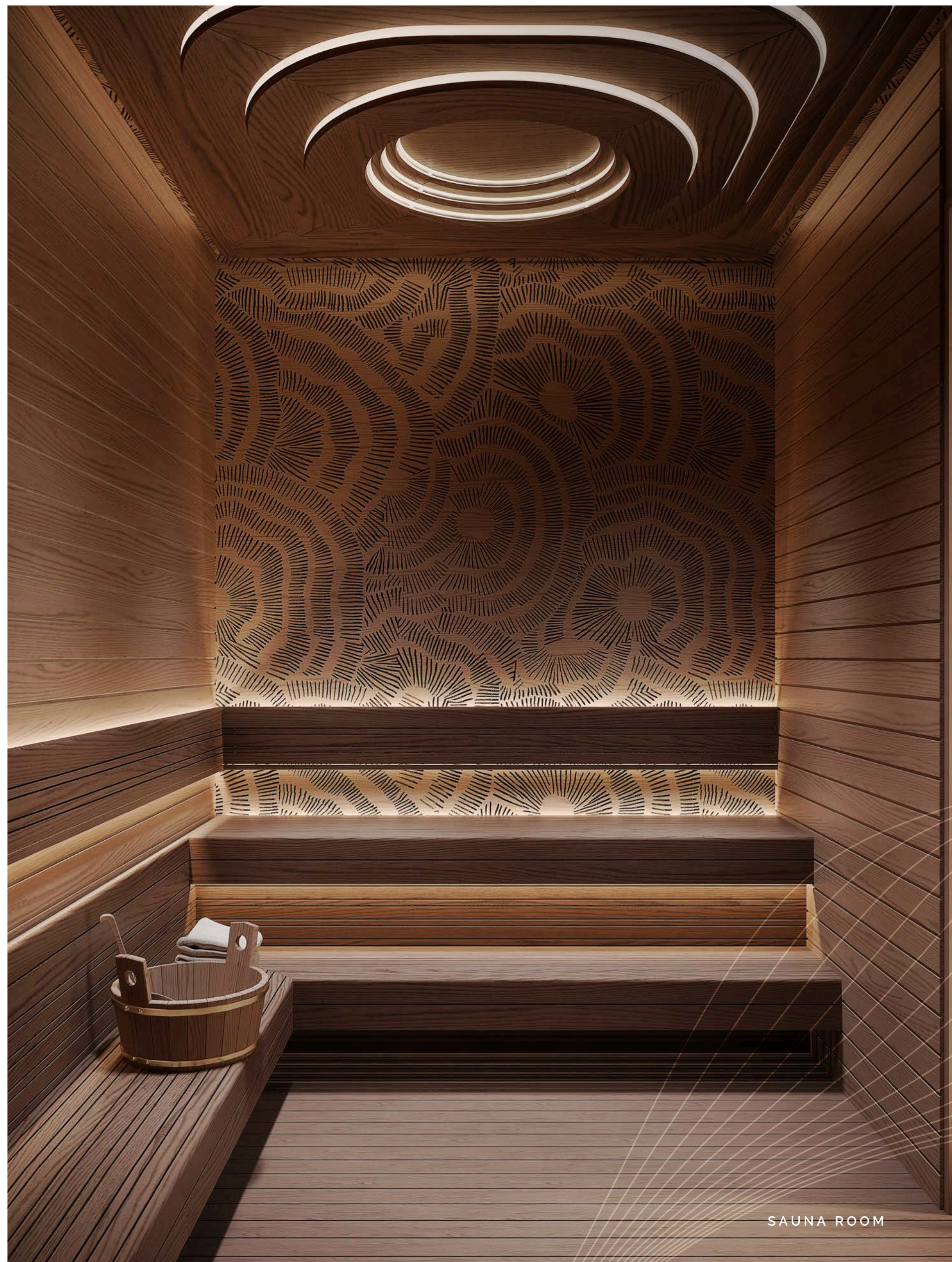
Immerse yourself in a haven of refined splendour, where every detail speaks of timeless brilliance. From the sleek marble finishes to the bespoke fixtures, this space reflects an extraordinary blend of functionality and opulence. Experience an unparalleled sanctuary imagined elevate daily rituals.

The sauna and steam rooms provide balmy, tranquil spaces where heat soothes your muscles and eases tension. The interiors promote a natural, calming environment, while the gentle warmth promotes relaxation and purification, composing a renewing experience that leaves both body and mind afloat in relaxation.

STEAM IT UP IN SPLENDOUR



STEAM ROOM



SAUNA ROOM

CELEBRATE LIFE'S
GREATEST MOMENTS



TERRACE

Your mansion's rooftop is bestowed with a mood-uplifting ambiance, where you or your fun-loving guests can take their ease, anchored by a beautiful pool, perfect for a few leisurely laps before the party begins in this spacious terrace boasting a lively al fresco dining as well.

BASEMENT FLOOR

The basement unveils an entertainment area, gym, cinema, and spa comprising the ice shower, massage room, sauna, steam, and Turkish Hammam. This floor also includes the service kitchen, maids' room, drivers' room, laundry, and storage areas, offering comprehensive luxury and convenience for residents. The mansion is conveniently equipped with an elevator for seamless access between different levels.



ENTERTAINMENT
FOR THE ELITE





BOULEVARD MONACO MANSIONS

BOULEVARD MONACO MANSIONS

Step into an extraordinarily brilliant entertainment room where a stunning chandelier casts an enhancing glow over luxe cushioned seating. Feel the elegance of marble walls and gold accents as it invites you to unwind in this undeniably welcoming space.

ENTERTAINMENT AREA

A THEATRICAL FANTASY

82 MONACO MANSIONS

83 MONACO MANSIONS

The home cinema offers an immersive entertainment experience with plush seating, state-of-the-art sound, and an enormous screen. The elevated design and ambient lighting create a private theatre atmosphere, allowing you to enjoy movies in ultimate comfort and style – right in your own mansion.

CINEMA

Dissolve in the charm of your spa where soft curves and textured walls embrace you in calm. Inside, the golden, dome-shaped light fixture envelops you in a warm glow over the marble floors. This peaceful oasis exudes tranquility, curating a sanctuary for rejuvenation and mindful escape.

SOOTHING AMBIANCE, CALMING SCENTS

DEDICATED TO
YOUR WELLNESS

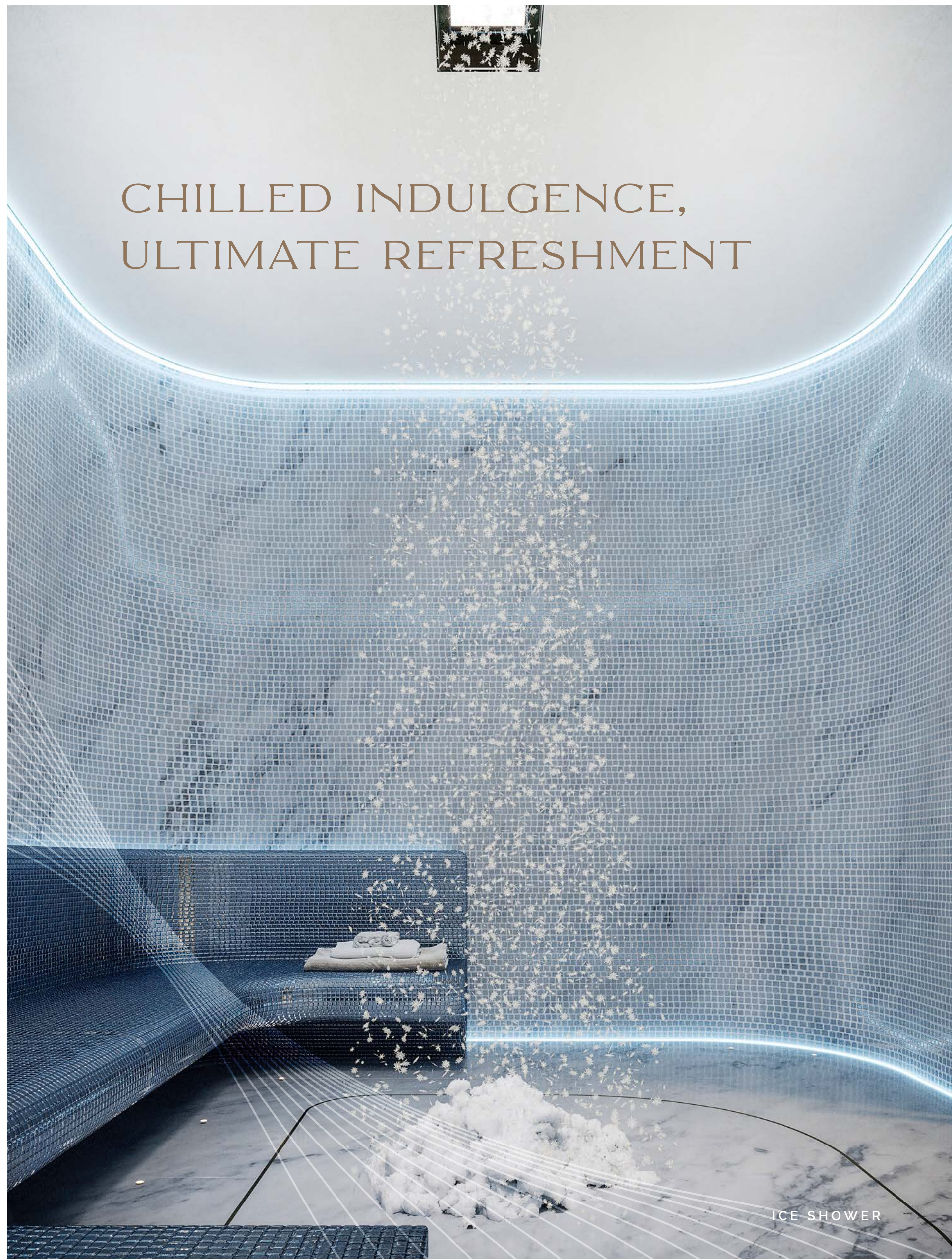




Rooted in centuries-old tradition, the Turkish Hammam boasts an immersive experience of rejuvenation and serenity. Surrounded by intricate marble and soft, ambient lighting, you are welcomed into a sanctuary where warm steam embraces the senses, and the ritual of cleansing brings an unparalleled sense of renewal and relaxation.

YOUR LUXURIOUS TURKISH SANCTUARY

TURKISH HAMMAM



CHILLED INDULGENCE, ULTIMATE REFRESHMENT

ICE SHOWER



Inside the ice shower room, the cool mist and chilled air invigorate the senses, evoking a refreshing contrast after a heated sauna or steam session, while the revitalising warmth of the jacuzzi awakens the body, promoting circulation and providing you with an exhilarating, rejuvenating experience.

JACUZZI



Here, the sleek equipment and spacious design create an atmosphere of focus and energy, giving you a new reason to hit the gym every day. The state-of-the-art machines and open layout draw a perfect balance of functionality and luxe features, encouraging an optimal fitness experience.

Your mansion includes separate, well-appointed maids' and drivers' rooms, offering comfortable and private living spaces for staff. These rooms are designed with practicality in mind, ensuring convenience and ease while maintaining the high-end standards of the mansion.

DRIVERS' ROOM

MAIDS' ROOM



SERVICE KITCHEN



The mansion's service kitchen is a functional space designed for meal preparation and catering, providing ample storage and high-quality appliances. The laundry room is equipped with modern amenities, ensuring efficient and discreet cleaning services, in order to maintain smooth operations.

LAUNDRY ROOM

YOUR EXCLUSIVE AUTOMOTIVE HAVEN

This splendid garage is more than just a parking space; it's a sleek automotive gallery. With polished floors, advanced lighting, and ample space, it exudes sophistication. Designed for both functionality and style, it's a space worth flaunting your prized vehicles.

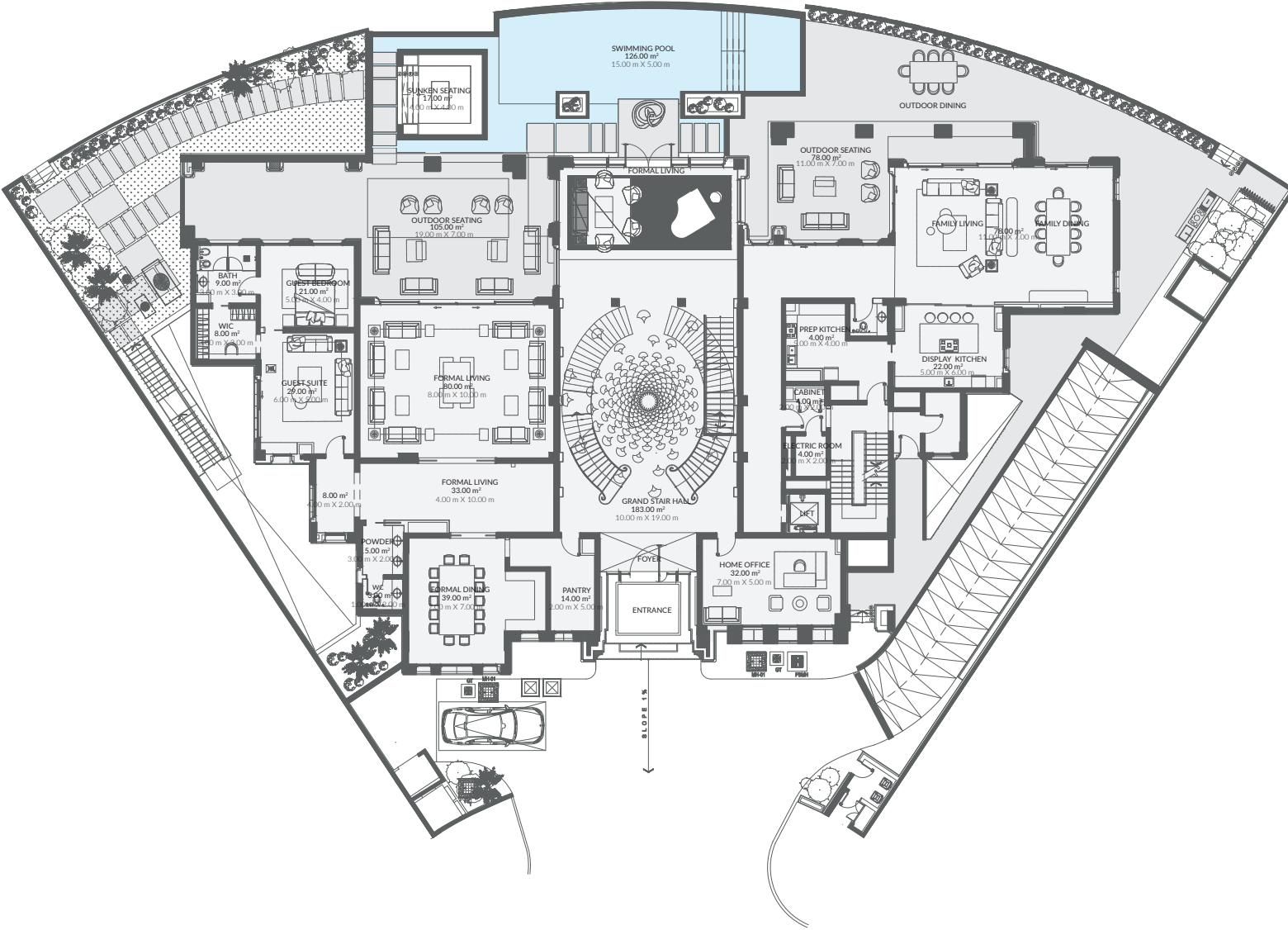
GARAGE

FLOOR PLAN - MONACO 2
BASEMENT FLOOR



Basement floor area: 1,409.75 sq. m. | 15,174.36 sq. ft.
Ground floor area: 951.07 sq. m. | 10,236.34 sq. ft.
First floor area: 683.99 sq. m. | 7,361.80 sq. ft.
Roof floor area: 285.54 sq. m. | 3,073.29 sq. ft.
Total BUA: 3,330.3 sq. m. | 35,845.80 sq. ft.

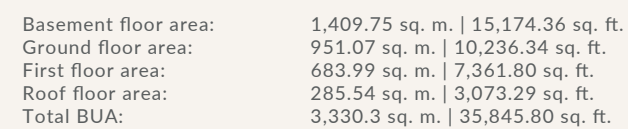
FLOOR PLAN - MONACO 2
GROUND FLOOR



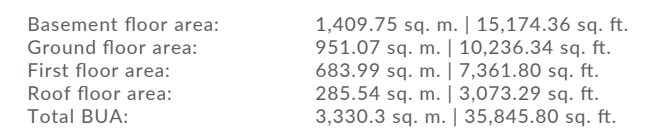
Basement floor area: 1,409.75 sq. m. | 15,174.36 sq. ft.
Ground floor area: 951.07 sq. m. | 10,236.34 sq. ft.
First floor area: 683.99 sq. m. | 7,361.80 sq. ft.
Roof floor area: 285.54 sq. m. | 3,073.29 sq. ft.
Total BUA: 3,330.3 sq. m. | 35,845.80 sq. ft.

SCALE

0 1 2 10m



SCALE





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.



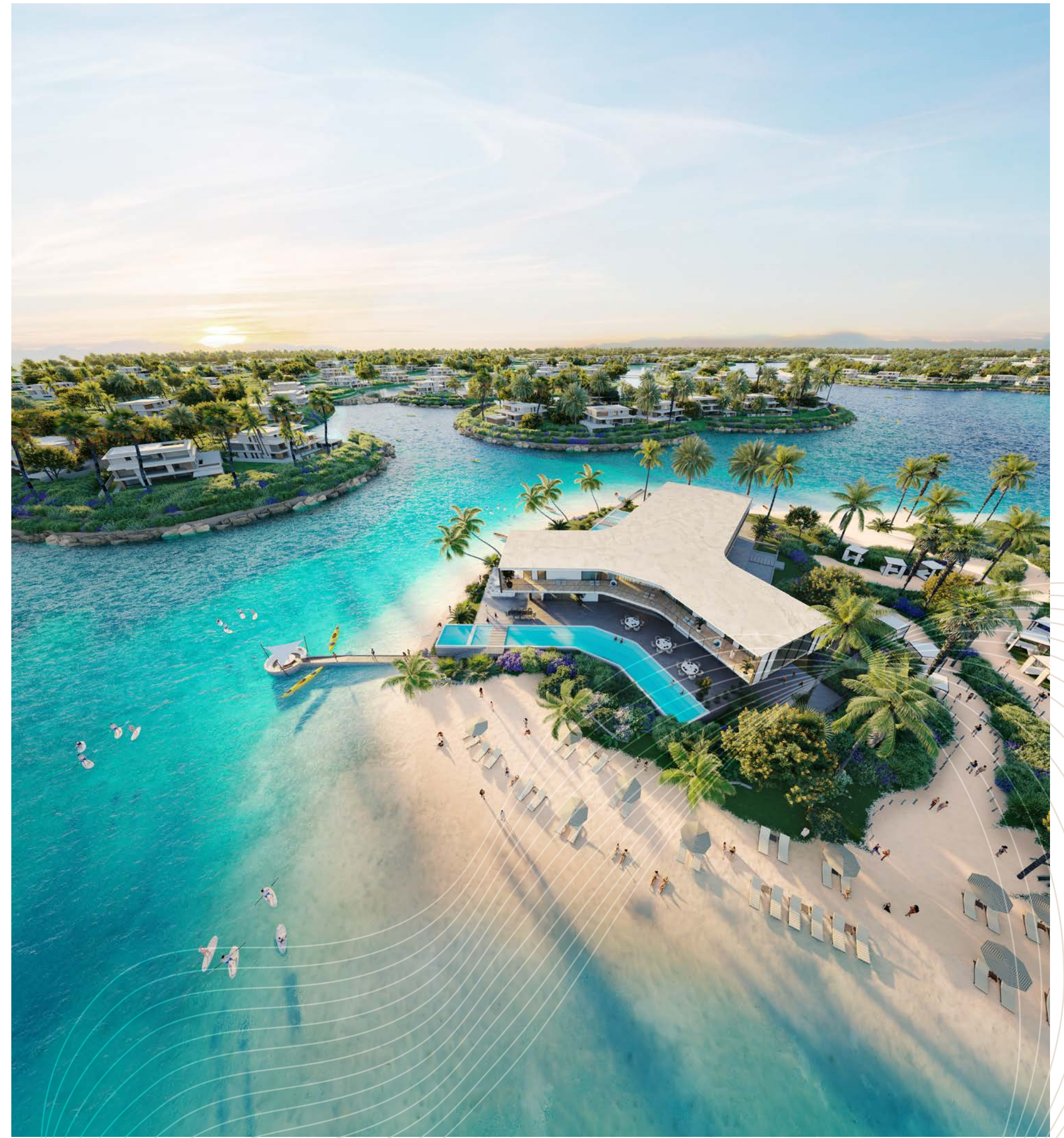


THE CLUBHOUSE, A DYNAMIC VENUE TO SOCIALISE

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

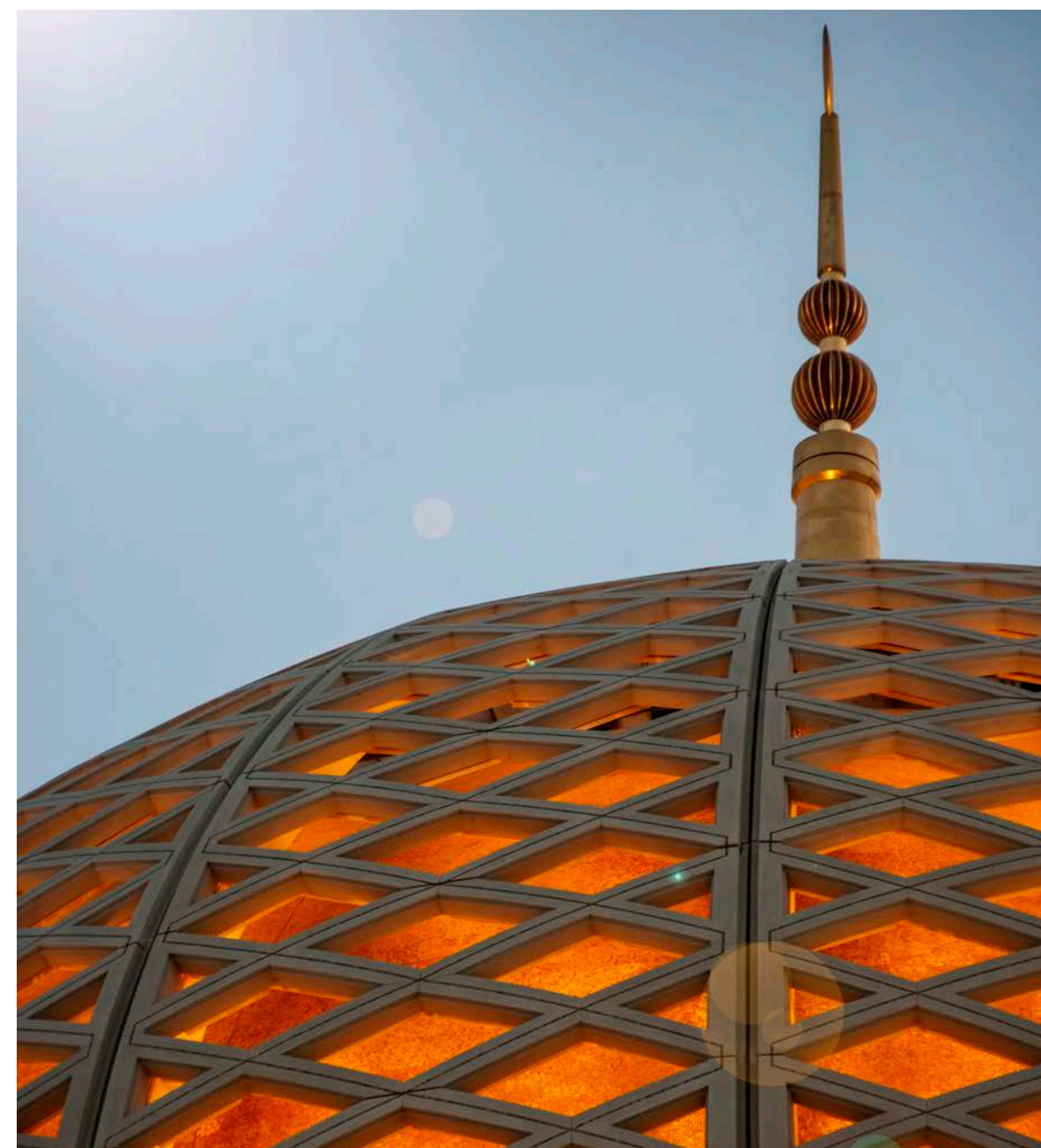
COMMUNITY HOSPITAL



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