

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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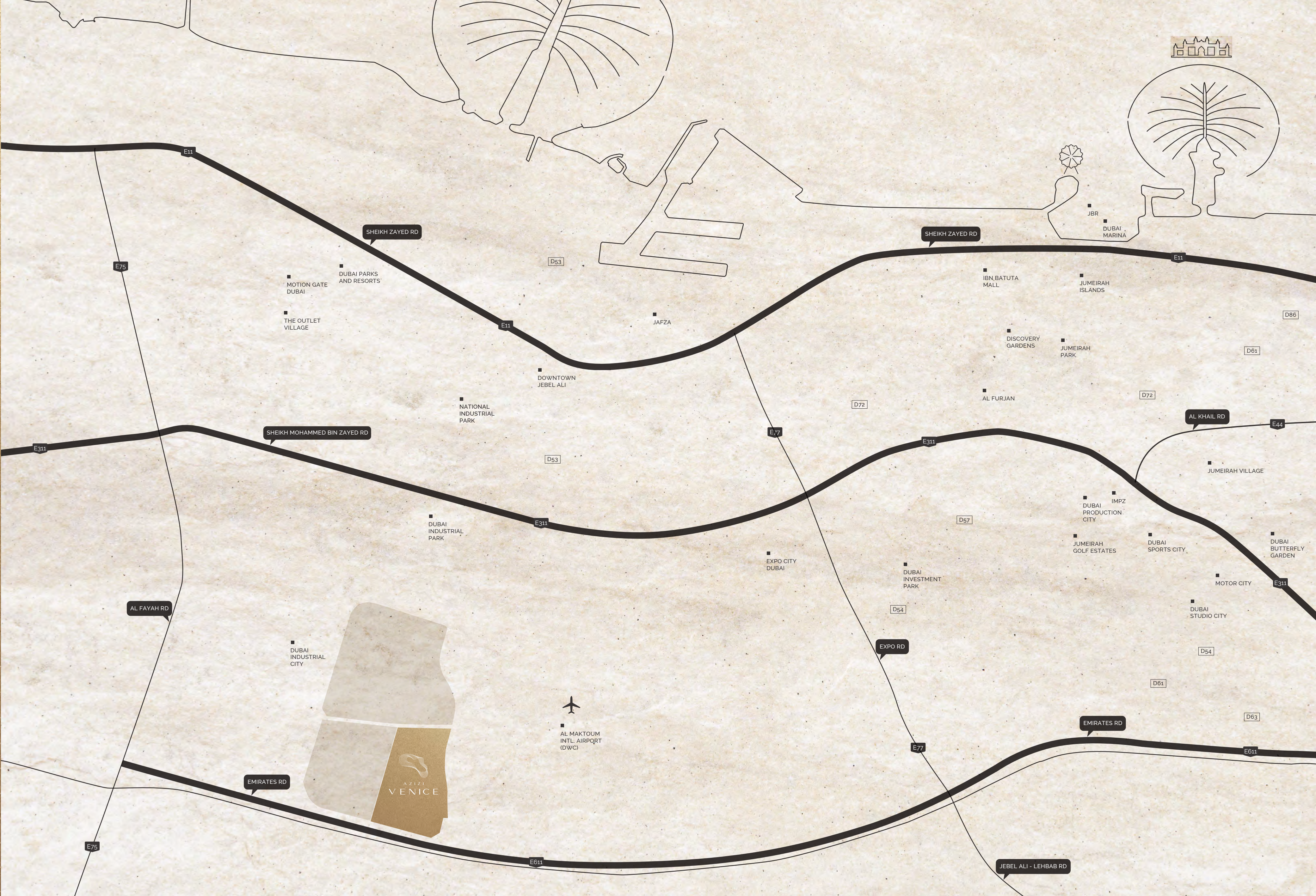


# A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

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 6

—  
A MANSION EMBODYING  
ALL THAT HAS BEEN  
COVETED FOR - INSPIRED  
BY ART, DESIGNED FOR  
YOU, AMID THE BLUEST  
WATERS OF DUBAI.

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







A vision of modern grandeur, this glass-fronted masterpiece reflects the calm composure of its surroundings. With clean lines and bold geometric shapes, the mansion effortlessly fuses nature, architecture, and art, offering a breathtaking view through its towering windows, while sleek finishes exude a sense of contemporary radiance.

# THE ESSENCE OF REFINED LIVING

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Settle down in the lap of nature, commune with your calm surroundings and transpose yourself into a land away from the hustle and bustle, as your artistic mansion gleams in the background. This is where life pauses to take a breather, and savour every moment ahead.

# A BIOPHILIC WONDERLAND



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PRIVACY AMIDST  
VIBRANCY

MONACO MANSIONS

MONACO MANSIONS



# CARESSING THE EDGE OF THE WAVES

Imagine living right by the shore of the lagoon – it's like having your own slice of paradise. Wake up to stunning water views, enjoy peaceful strolls along the beach, or just sit back and relax with the crystal lagoon breeze. It's the perfect blend of luxury and nature.



Sprawling four expansive levels — the ground floor welcomes you with elegant living spaces, a guest suite, and a private office. Upstairs, opulent bedrooms with balconies surround a regal master suite. The basement comprises a cinema, spa, gym, and Turkish Hammam, while the rooftop dazzles with a lap pool, outdoor lounge, and entertainment areas for unforgettable gatherings.





The mansions are strategically positioned along the waterfront, forging a ring around the central lagoon, ensuring exclusive access and scenic water views. Pathways and manicured green spaces are woven throughout, promising privacy while maintaining a connected flow to the community amenities.

# A HOLISTIC WATERFRONT LIFESTYLE



The aesthetic is a mixture of classical sophistication with the glamour and modernity of Art Deco. The spaces are ornate yet balanced, with transitional furniture, contrasting accents, and deep blue tones. The finishing materials include gold leaf, ripple glass, stainless steel, dark bronze and marble, among others, that amplify its unique visual appeal.



# FINISHING MATERIALS





# GROUND FLOOR

The ground floor boasts spacious family and formal living areas, a formal dining with a display kitchen, and a guest suite. It also features a private home office, powder rooms, a drivers' room, and a prep kitchen. Outdoor spaces include a swimming pool, lounge areas, and a garage, creating an immaculate fusion of luxury and functionality.





The ever-enduring appeal of this mansion has been achieved through an intelligent fusion of traditional elements with the bold, geometric lines characteristic of Art Deco. The magnificent entrance is just the threshold of an inspired living that awaits you here.

CRAFTED  
TO IMPRESS





An interplay of massive contrasts and extensive use of textures and visual intrigue is seen throughout the interiors. The flamboyant formal living has been crafted to contribute to an overall sense of spaciousness and splendour, making all your auspicious gatherings an everlasting memory.

# ORNATE DETAILS, VIBRANT TONES



This exquisite dining room exudes elegance, featuring a striking bronze-accented wall, marble flooring, and plush, patterned rugs. The statement chandelier evokes a sense of nature, floating above a veneer dining table set for grandeur. Floor-to-ceiling windows invite lush greenery inside, composing a mood-enhancing environment of splendour and serenity.

# WHERE TASTE MEETS SOPHISTICATION

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Sprinkling its charm to everyday moments, this family room combines textured bronze dividers, plush seating, and custom rugs. A backdrop of ripple glass and metallic accents adds sophistication while cascading chandeliers illuminate the space. The panoramic windows connect the room to lush greenery, composing an inviting ambiance perfect for your relaxation and entertaining.

LIVELY HUES THAT  
EXHILARATE



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YOUR SPACE  
FOR INSPIRED  
THINKING

HOME OFFICE

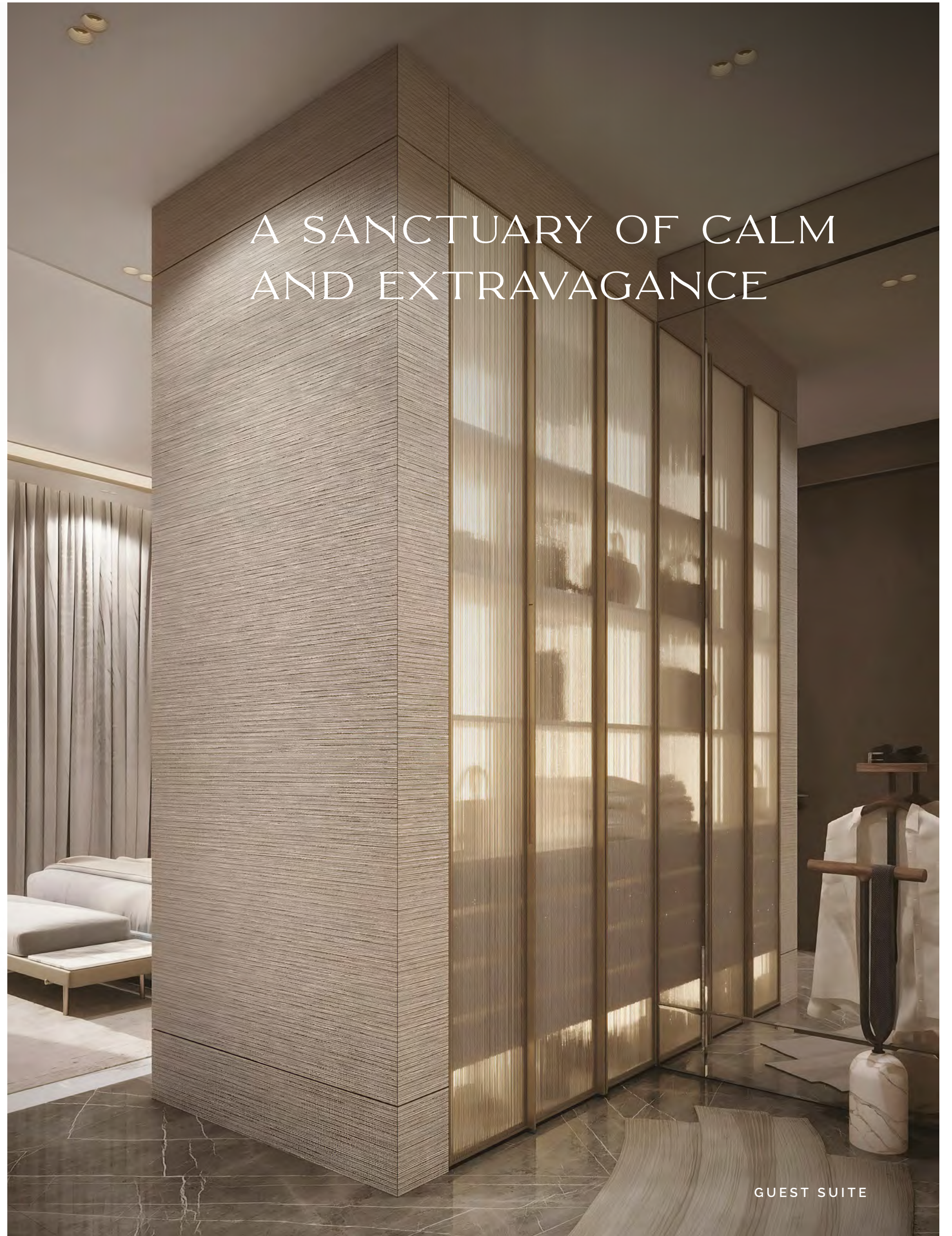


Adding layers of comfort and beauty, the bedroom becomes a personal haven. Soft textures, subtle metallic accents, and floor-to-ceiling windows invite natural light, while custom rugs and rich finishes craft a cosy yet refined atmosphere—ideal for unwinding or starting the day feeling refreshed and inspired.





A SANCTUARY OF CALM  
AND EXTRAVAGANCE



GUEST SUITE





Elevated with sleek marble surfaces and soft metallic accents, the bathroom exudes tranquillity. Gentle lighting and expansive mirrors enhance the sense of space, as fine finishes bring a touch of sophistication—creating a serene retreat for daily rituals and peaceful escapes.



GUEST BATHROOM



# FIRST FLOOR

The first floor presents a harmonious merge of privacy and elegance, featuring a grand master suite with his-and-her closets, a private balcony, and a luxurious bath. It also encompasses a living area and four additional bedrooms, each with en-suite baths and walk-in closets, ensuring comfort.





Step into the soothing embrace of your master bedroom suite characterised by ample natural light, and interconnected spaces that reflect the majestic appeal of living big while enveloping you in a breeze of serenity.

## A MASTERPIECE OF RESTFULNESS



SUBLIME ELEMENTS,  
FUNCTIONAL ELEGANCE





A FANCY RETREAT  
TO UNWIND





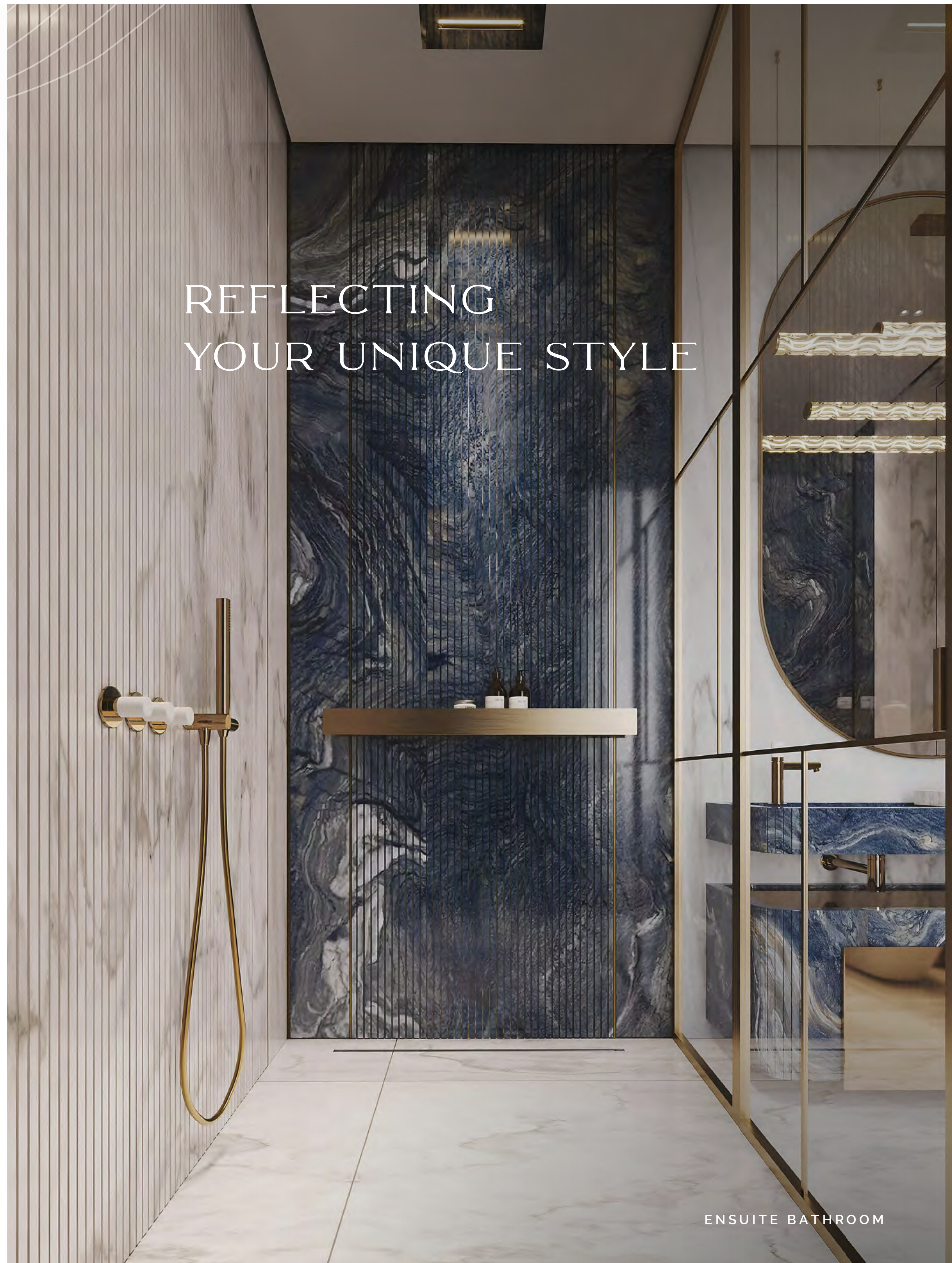
Elevated in design and exclusivity, the bedroom symbolises a luxurious chamber with its expansive layout, adorned with rich fabrics, bespoke furnishings, and floor-to-ceiling windows. Enhanced by spacious wardrobes and an opulent en-suite bathroom, every detail reflects finesse and unparalleled aesthetics.

ENSUITE BEDROOM





REFLECTING  
YOUR UNIQUE STYLE



ENSUITE BATHROOM



# ROOFTOP FLOOR

The rooftop floor offers a serene bedroom with an en-suite bath and walk-in closet, a sauna, steam room, and an inviting lap pool. Outdoor seating surrounds the open-to-sky area, while an indoor entertainment space and powder room provide exquisite amenities for hosting and relaxation.





Imagine spending weekends with friends in this chic entertainment space – it's got all the vibes you need. Comfy seating, a stylish bar ready for drinks, and a cosy, yet upscale feel that's ideal for hanging out or just kicking back in poshness. It's the ultimate spot for good times.

## EXULT IN EXTRAORDINARY ENTERTAINMENT



WEAVING A TAPESTRY  
OF REPOSE

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SKY SUITE





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 forge 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.



SKY SUITE



The ensuite bathroom exudes a rarefied ambiance, seamlessly blending opulent marble finishes with a striking custom vanity and soft ambient lighting. Every detail, from the sleek fixtures to the artisanal textures, breathes life into an inviting cocoon of refinement, where discerning design meets a secluded, intimate allure.



ENSUITE BATHROOM





Imagine yourself slipping into this sleek sauna room. Talk about the perfect way to unwind and here it is. Warm, soothing heat, a relaxing atmosphere, and all the luxe elements. Whether you're revitalising after a workout or just chilling out, it's your own personal retreat for some serious restoration.

SAUNA ROOM





HEAL YOURSELF  
INSIDE-OUT

STEAM ROOM



# CHILL IN STYLE, UNDER THE SKY



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TERRACE

Sit back and soak up the views on this stylish rooftop terrace. With comfy outdoor seating and a striking lap pool, it's the prime spot to relax, entertain, or just enjoy some fresh air in total regality. Your ultimate chill zone, right at the top of your mansion.



# BASEMENT FLOOR

The basement features a cinema room, production kitchen, and a stylish lounge. It includes an entertainment area, a full spa with a jacuzzi, sauna, steam, ice shower room, massage room and a Turkish Hammam, plus a gym. Conveniently, there's also a maids' room and laundry room for added functionality. The equally graceful elevator inside the mansion helps make movement between floors easier.





This living area reflects splendour with a deep sapphire seating arrangement encircling polished marble tables. A mesmerising sculptural chandelier flows above, casting a celestial aura, while intricate wall patterns and lush outdoor views create an ambiance of exclusivity, curated for unforgettable gatherings and cherished moments.



This entertainment area is all about fun and charm. A chic bar, cosy seating, and a pool table set the stage for an exciting gathering. Whether you're playing, sipping, or just chilling, this space is designed for good times and great memories in exceptional lavishness.

## LUXE SURROUNDINGS, ENDLESS ENTERTAINMENT



Step into your own private home cinema. With plush seating and ultra-luxury settings, it's crafted for movie nights or binge-watching in flair. Grab some popcorn, sit back, and enjoy the ultimate cinematic experience right from the convenience of your home.

# IMMERSED IN CINEMATIC GRANDEUR





The spa offers an indulgent retreat, with soothing lighting, serene water features, and custom treatments. Get ready to be enveloped in tranquility, enjoying the various rejuvenating experiences inside, all designed to provide a deeply restorative and personalized wellness experience.

SPA



REVIVE AND REFRESH  
IN PURE BLISS





Enter the Turkish Hammam for the ultimate refreshment with soothing treatments in a calm, secluded space. Treat yourself to an experience where warm steam and marble surroundings compose the pinnacle of a revitalising experience. It's all about renewing in total opulence.



A CHILLED OASIS  
TO REJUVENATE



ICE SHOWER



Experience pure relaxation in your luxurious massage room, crafted for regal rejuvenation. Soft, neutral tones and elegant furnishings compose a soothing atmosphere, while premium amenities enhance every detail. This sanctuary is more than a massage room—it's a retreat where serenity and comfort converge for a truly invigorating escape.



STAY FIT AND  
ENERGIZED

Your mansion's exceptional gym is all about getting your workout in style. Fully equipped and spacious, it's the ultimate spot to break a sweat and stay fit, all in the ease of your own home. Whether it's cardio or lifting, this gym's got you covered.

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The maids' room and drivers' room provide practical, restful spaces designed for live-in staff. With private areas for rest and storage, they provide convenience and privacy, ensuring your household runs smoothly while maintaining comfort for everyone.



DRIVERS' ROOM



MAIDS' ROOM







The garage offers ample space for parking your lavish cars with ease. Designed for ultimate convenience, it provides a secure, polished area to keep your prized vehicles safe and ready to roll at any time.



## BASEMENT FLOOR



|                       |                |                  |
|-----------------------|----------------|------------------|
| Basement floor area : | 684.11 sq. m.  | 7,363.69 sq. ft. |
| Ground floor area :   | 755.01 sq. m.  | 8,126.85 sq. ft. |
| First floor area :    | 588.84 sq. m.  | 6,338.21 sq. ft. |
| Roof floor area :     | 649.08 sq. m.  | 6,986.63 sq. ft. |
| Total BUA :           | 2677.04 sq. m. | 28815.39 sq.ft.  |

## GROUND FLOOR



|                       |                |                  |
|-----------------------|----------------|------------------|
| Basement floor area : | 684.11 sq. m.  | 7,363.69 sq. ft. |
| Ground floor area :   | 755.01 sq. m.  | 8,126.85 sq. ft. |
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FLOOR PLAN - MONACO 6

**FIRST FLOOR**



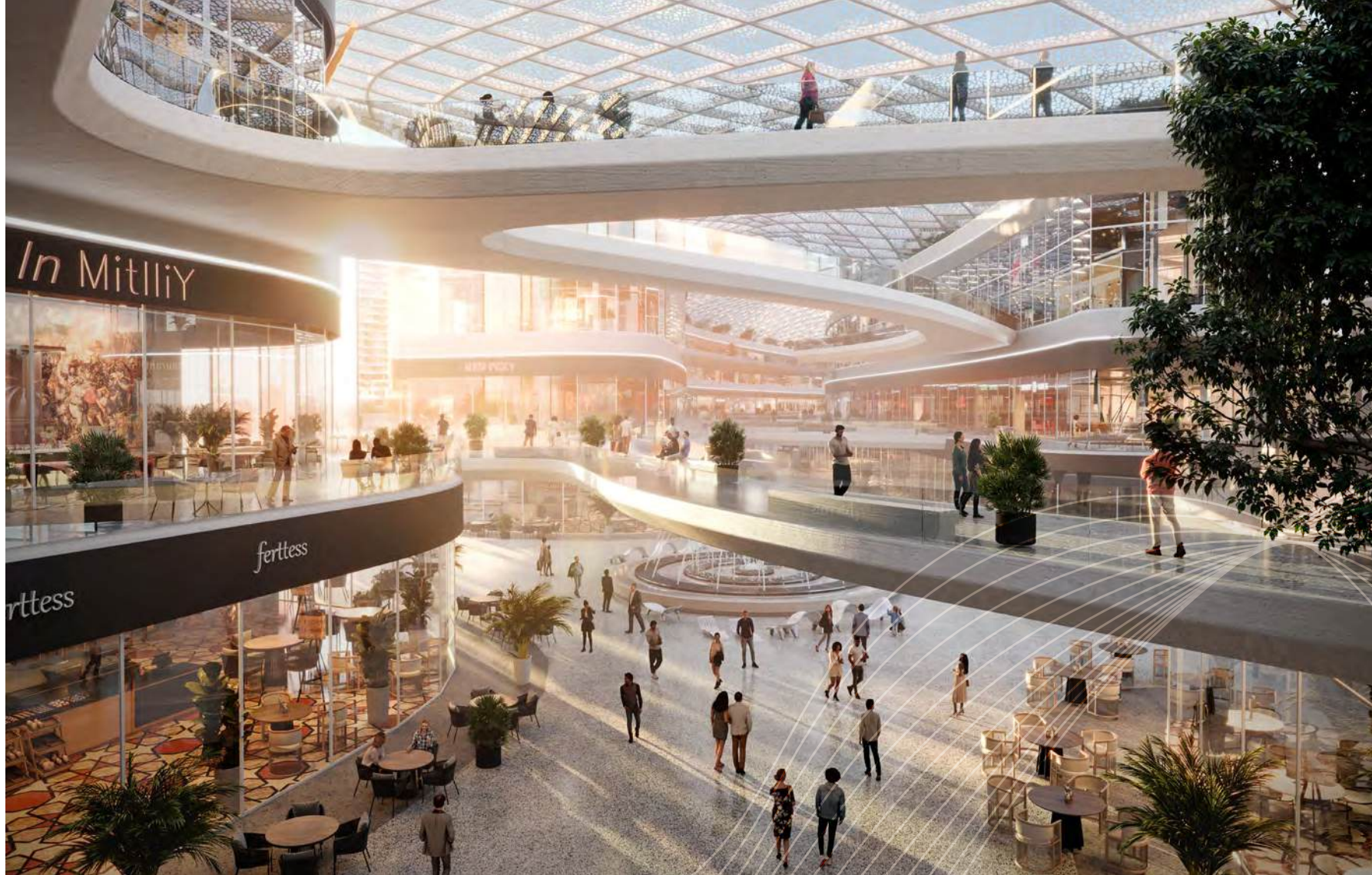
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FLOOR PLAN - MONACO 6  
ROOFTOP FLOOR



|                       |                |                  |
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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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