



RIVIERA

AZURE



A LIFE TO EMBRACE



YOUR DREAM HOME



REDEFINED

IMAGINE A LIFE FULL OF POSSIBILITIES. A PLACE NESTLED IN THE BEATING HEART OF DUBAI YET FAR ENOUGH FROM THE HUSTLE OF A METROPOLIS. IT'S AN EXCEPTIONAL RESIDENTIAL COMMUNITY THAT DRAWS IN THOSE SEEKING AN UNPARALLELED LIVING. THE LIFE OF YOUR DREAMS-NOW-IS ALL POSSIBLE.

Located in the heart of Meydan in MBR City, Azizi Riviera is a one-of-a-kind destination, featuring a mega-integrated retail district, a vibrant 5-star hotel, and an executive business center. Azizi Riviera evokes the classic Mediterranean Riviera lifestyle with a modern and contemporary touch. Long strolls on the French-inspired boulevard, beautiful sunsets at the crystal lagoon, endless shopping experiences, and fine-dining feasts are all that you need for the ultimate lifestyle.

## THE ART OF LIVING IN THE RIVIERA



Striking, exquisite and bespoke, Riviera Azure is a statement of high-end beachfront living. An outstanding crystal lagoon, a vibrant boulevard, and an endless array of recreational activities are just some of the amenities offered to you at Riviera Azure. Designed with solar panels and vertical greenery inspired by the water movement across the lagoon, this architectural masterpiece is the ultimate expression of luxury and comfort.

## AN OASIS OF LUXURY & AESTHETICS







## A SIGHT TO BEHOLD

Minimalist, fashionable, and sleek.  
Step into the panoramic all-glass elevator and  
immerse yourself in a spectacular view of the  
community and lush landscape





Cool off in the pristine infinity pool, dive in for a swim or lay back in the shallows as you sip on your favourite drink. When the sun slips below the horizon, the cabanas and sun loungers will be ideal to unwind and relax.

# UNWIND INFINITELY



Enjoy a walk along the boulevard as you shop, dine, and seek entertainment. Luxury fashion boutiques, homeware stores, fancy restaurants, premium cafes, and so much more.

## THE WORLD IS YOURS TO EXPLORE

Once you walk through your front door, you'll be impressed by the luxurious marble flooring, high-quality 2.3 meter veneered doors, wall sconces that are both stylish and functional and an innovative security system.

## AN ICON OF STYLE





At Riviera Azure, the interiors are finished to the highest standards. Designed for an opulent lifestyle, the open-plan living area features cutting-edge appliances and impeccable worktops. All apartments have floor-to-ceiling balcony windows, offering spectacular panoramic views of Dubai's skyline, the crystal lagoon, and the greenery.

## YOUR OWN PERSONAL REALM



Every detail of your modern living room has been carefully planned and crafted. The quartz countertops, natural wood elements, integrated pendant lighting, and built-in pantry combine to create a warm and welcoming ambiance.



Each bedroom is outfitted with velvety headboards, sophisticated chandelier lighting fixtures, bespoke walk-in curtains, and luxurious gold finishings - all masterfully crafted to create the perfect haven for you.

## A SENSE OF SERENITY



Let sunlight warm your soul and awaken you in the morning as you gaze out your floor-to-ceiling windows at the glittering crystal lagoon. The spaciousness of the master bedroom with an open floor plan creates an oasis of tranquility in the heart of a bustling metropolis.





Designed with the finest calacatta marbled walls, porcelain flooring, free-standing double basins, LED lighting, floating storage, and integrated vanity mirrors, you will enjoy a perfectly balanced and sophisticated space.

## TIMELESS OPULENCE



With fabulous views of the crystal lagoon, Riviera Azure's exclusive spacious terraces offer ultimate relaxation. Enjoy breakfast with a spectacular sunrise, spend some quality time with the family, or simply unwind on the balcony - the options are endless.

## PRIVILEGED & EXCLUSIVE





## STATE-OF-THE-ART AMENITIES

Riviera Azure offers the best in luxury living. Enjoy an infinity pool and all other amenities—outdoor dining on the French-Riviera-inspired boulevard, exclusive boutiques and retail outlets, indoor and outdoor playgrounds, premium laundry service, and automatic carwash service—that make for a truly resort-style life.



Ideal for both working and relaxing, the premium lounge is exclusively for residents and features high-speed internet, dedicated meeting areas, and cutting-edge business facilities.

## WORK IN COMFORT



Work out in a private, residents-only gym overlooking Dubai's iconic skyline and the infinity pool. The gym offers a combination of advanced cardio machinery, treadmills, spin bikes, and a therapeutic yoga room to help you stay fit and healthy.

# DISCOVER YOUR INNER ATHLETE





Fun never stops at Riviera Azure. Our exclusive 100 sqm indoor play areas are filled with activity tables, toys, books, and a library. Here, your kids can unleash their hidden talents all day long.

## ADVENTURE AT EVERY CORNER



These chic cabanas and loungers are flanked by comfortable chairs with a relaxing vibe. Whether you want to listen to soothing music or take refuge from the sun, the cosy cabanas are the right place for you.

## RELAXATION AT ITS FINEST



Alfresco dining is at its best in Riviera Azure. The outdoor area features spacious seating areas, premium grills, and lounge chairs. Dine on our rooftop terrace with Dubai's iconic skyline view and enjoy a delicious BBQ with friends and family.

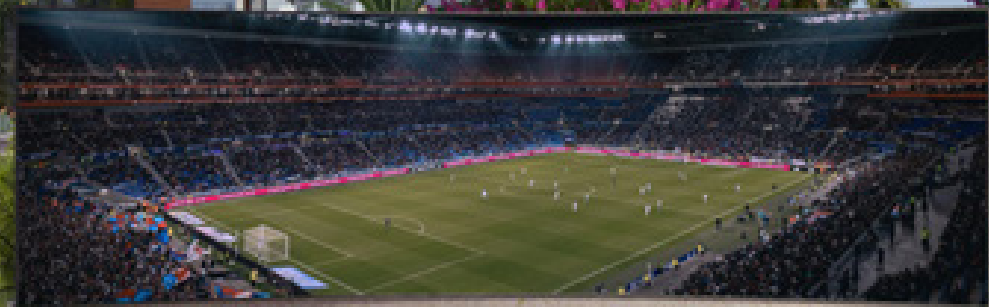
## ENJOY IT ALFRESCO



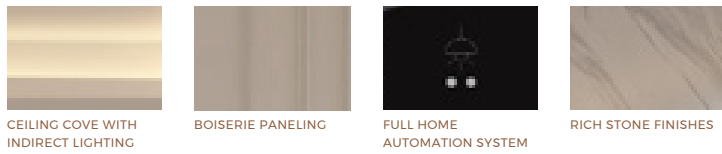




ENTERTAIN YOUR SENSES



Whether it's sports, blockbuster movies, or even live events, our outdoor cinema will draw you back from time to time. Enjoy your days in our clubhouse or book out our indoor home theatre for a movie night with your loved ones.



CEILING COVE WITH INDIRECT LIGHTING BOISERIE PANELING FULL HOME AUTOMATION SYSTEM RICH STONE FINISHES



LUXURY SANITARYWARE RICH STONE FINISHES OVER COUNTER WASH BASIN MIRROR WALL MOUNTED WC

# FINISHING MATERIALS

RIVIERA AZURE

RIVIERA AZURE



\* FULLY BUILT IN APPLIANCES (SIEMENS)  
 - FRIDGE  
 - OVEN  
 - MICROWAVE OVEN  
 - ELECTRIC HOB  
 - DISHWASHER

\* GERMAN KITCHEN MECHANISM & ACCESSORIES TO BE CONSIDERED (SPICE RACK/CORNER UNIT... ETC)



WOOD FINISH DOOR STONE FINISH FLOORING FREESTANDING KITCHEN ISLAND DECORATIVE ISLAND COOKER HOOD FROM FABER WOOD FINISH PANELLED CABINETS STONE FINISH COUNTERTOP



LACQUERED MATT CABINETS STATUARIO LINCOLN MARBLE MOSAIC TILE PIECES STONE FINISH WALLS FLOOR MOUNTED BASIN MIXER (GUN METAL FINISH) FREE-STANDING BASIN FULL-HEIGHT MIRROR WITH SHELF IN MARBLE

\* ALL SANITARY FITTINGS FOR MASTER BATH TO BE IN CHAMPAGNE GOLD FINISH

Lap up 2.7 km of pristine, turquoise waters and man-made beaches surrounded by lush greenery, open spaces, watersports and kids' play areas. A hub of activity and life, the crystal lagoon provides entertainment, fun and fitness for the whole family.

## AN OUTSTANDING CRYSTAL LAGOON



Brimming with boutique shops, fine dining restaurants, quaint cafes, recreational facilities and everyday amenities, the French-Riviera-inspired boulevard is a one-of-a-kind experience in the heart of Dubai. Enjoy a vibrant, dynamic lifestyle, just moments from your door.

## A VIBRANT BOULEVARD



# KEY LANDMARKS

**1** MEYDAN ONE MALL / MEYDAN ONE TOWER  
3 minutes from Riviera  
ميدان ون مول/برج ميدان ون  
3 دقائق من ريفيرا

**2** THE MEYDAN HOTEL  
2 minutes from Riviera  
فندق الميدان  
2 دقائق من ريفيرا

**3** SZR / AL KHAIL ROAD / MBZ ROAD  
10 minutes from Riviera  
شارع الشيخ زايد/شارع الخيل /  
شارع الشيخ محمد بن زايد  
10 دقيقة من ريفيرا

**4** DOWNTOWN DUBAI  
10 minutes from Riviera  
وسط مدينة دبي  
10 دقائق من ريفيرا

**5** DUBAI INTERNATIONAL AIRPORT  
15 minutes from Riviera  
مطار دبي الدولي  
15 دقيقة من ريفيرا

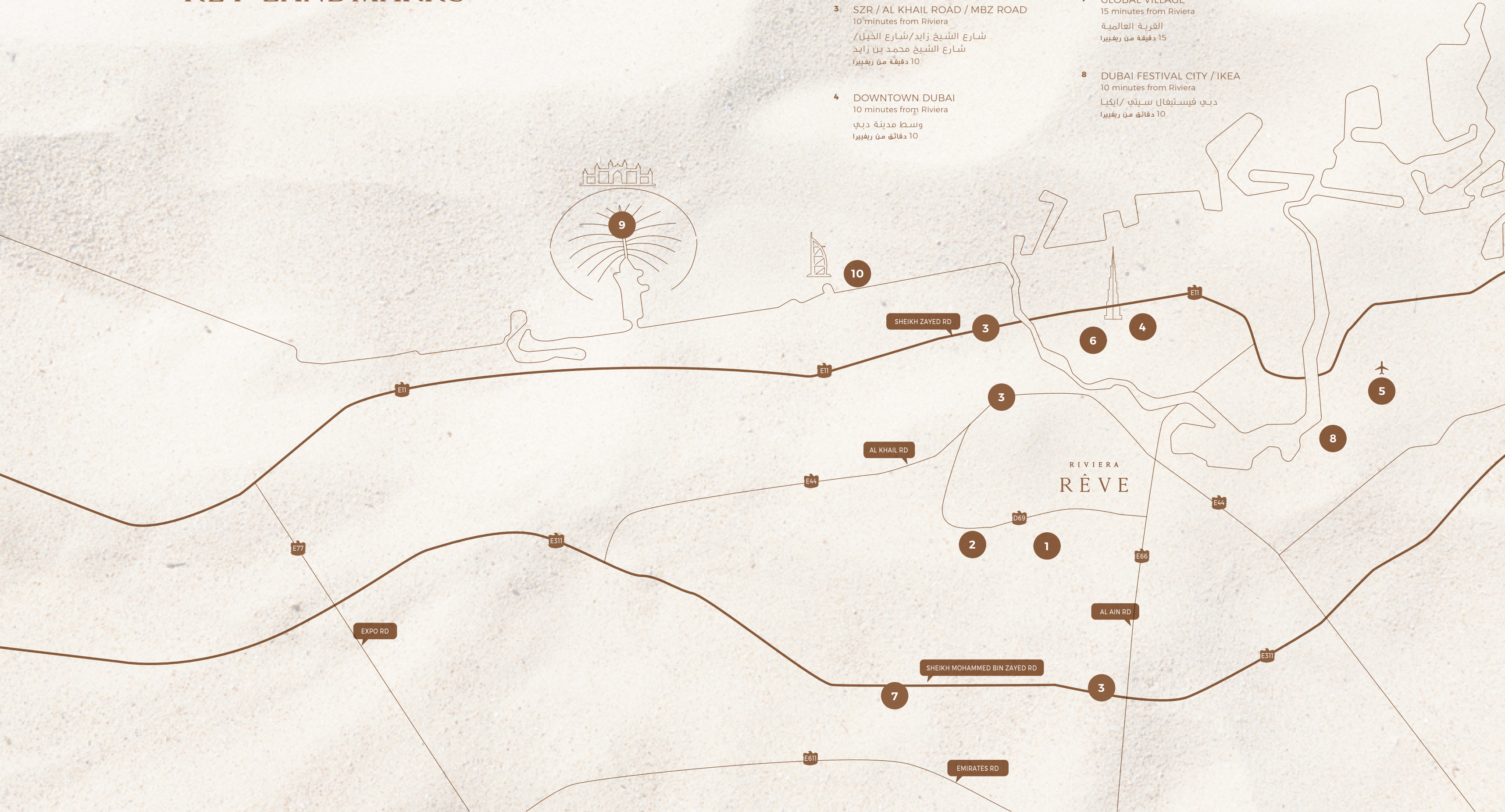
**6** DIFC / BUSINESS BAY  
10 minutes from Riviera  
مركز دبي المالي العالمي - الخليج التجاري  
10 دقائق من ريفيرا

**7** GLOBAL VILLAGE  
15 minutes from Riviera  
القرية العالمية  
15 دقيقة من ريفيرا

**8** DUBAI FESTIVAL CITY / IKEA  
10 minutes from Riviera  
دبي فيستيفال سيتي / ايكيا  
10 دقائق من ريفيرا

**9** PALM JUMEIRAH  
22 minutes from Riviera  
نخلة جميرا  
22 دقائق من ريفيرا

**10** JUMEIRAH BEACH  
12 minutes from Riviera  
شاطئ جميرا  
12 دقائق من ريفيرا





Experience the grandeur of Dubai from the 5-star hotel facing the crystal lagoon. This 8-storey resort-style hotel offers luxurious suites, an array of retail boutiques, restaurants, entertainment outlets, a luxury spa, as well as its own private beach - all within walking distance from your home.

AZIZI HOTEL.  
WELCOME TO HOSPITALITY LIKE NO OTHER





THE MEYDAN HOTEL



DUBAI RACING CLUB - MEYDAN RACECOURSE

MEYDAN ONE MALL

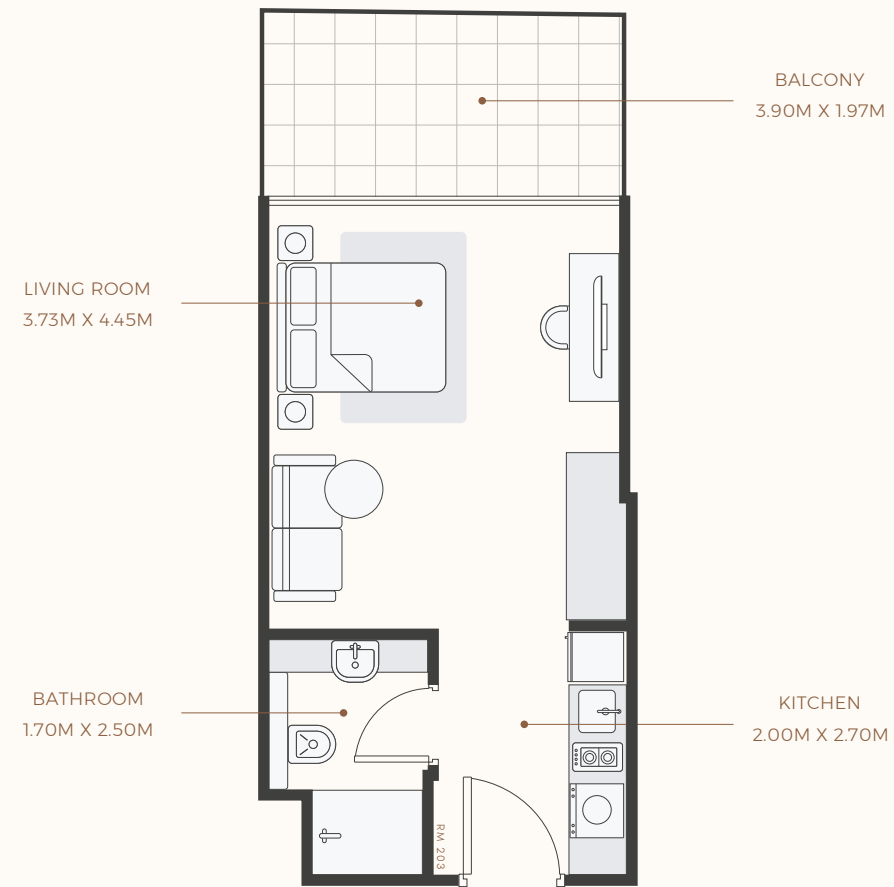


INTERNATIONAL SCHOOLS



An iconic location in the heart of Meydan, Riviera Rêve offers a visual connection to Burj Khalifa, Downtown Dubai, Business Bay & Sheikh Zayed Road. Surrounded by shopping malls, hotels, international schools, restaurants and Dubai's finest racing club, there is something for every family member.

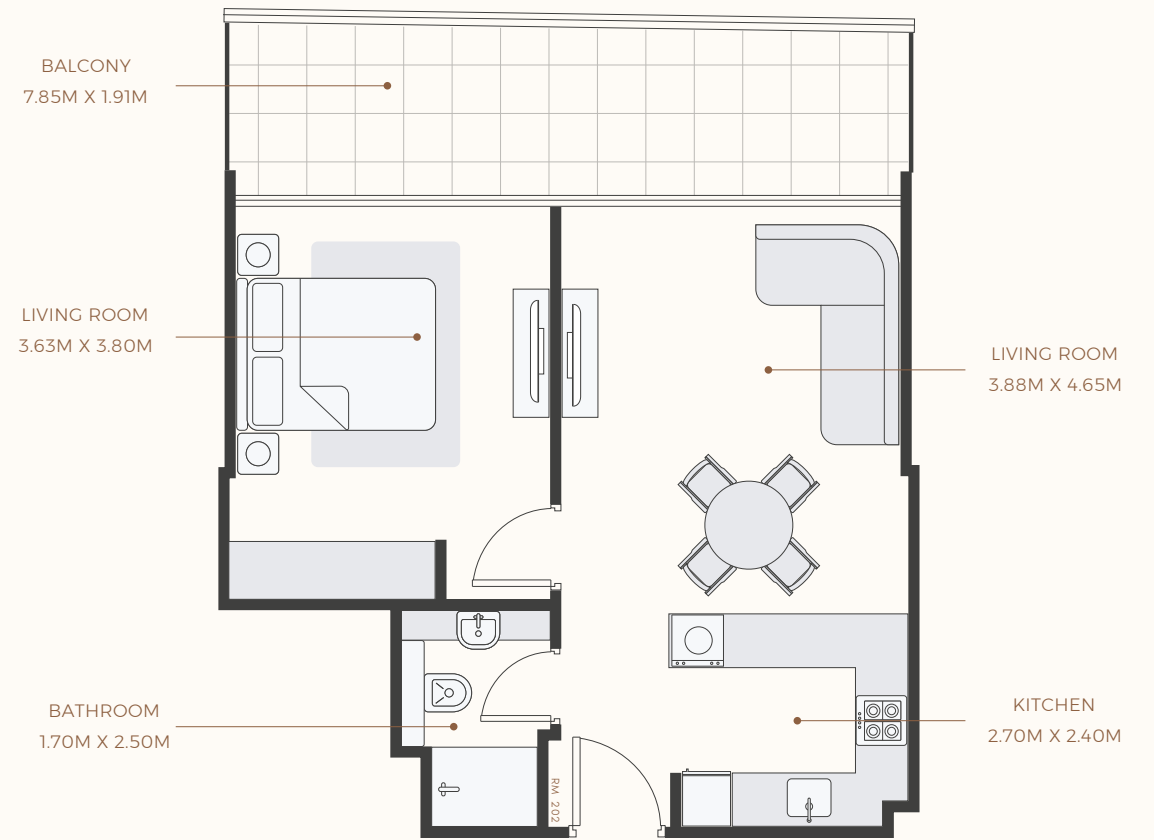
FLOOR PLAN  
**STUDIO TYPE 1**  
 1ST TO 7TH FLOOR



SUITE AREA : 305.16 SQ.FT  
 TOTAL AREA : 388.15 SQ.FT

TYPICAL UNITS

FLOOR PLAN  
**1 BEDROOM TYPE 1**  
 1ST TO 7TH FLOOR



SUITE AREA : 558.11 SQ.FT  
 TOTAL AREA : 715.38 SQ.FT

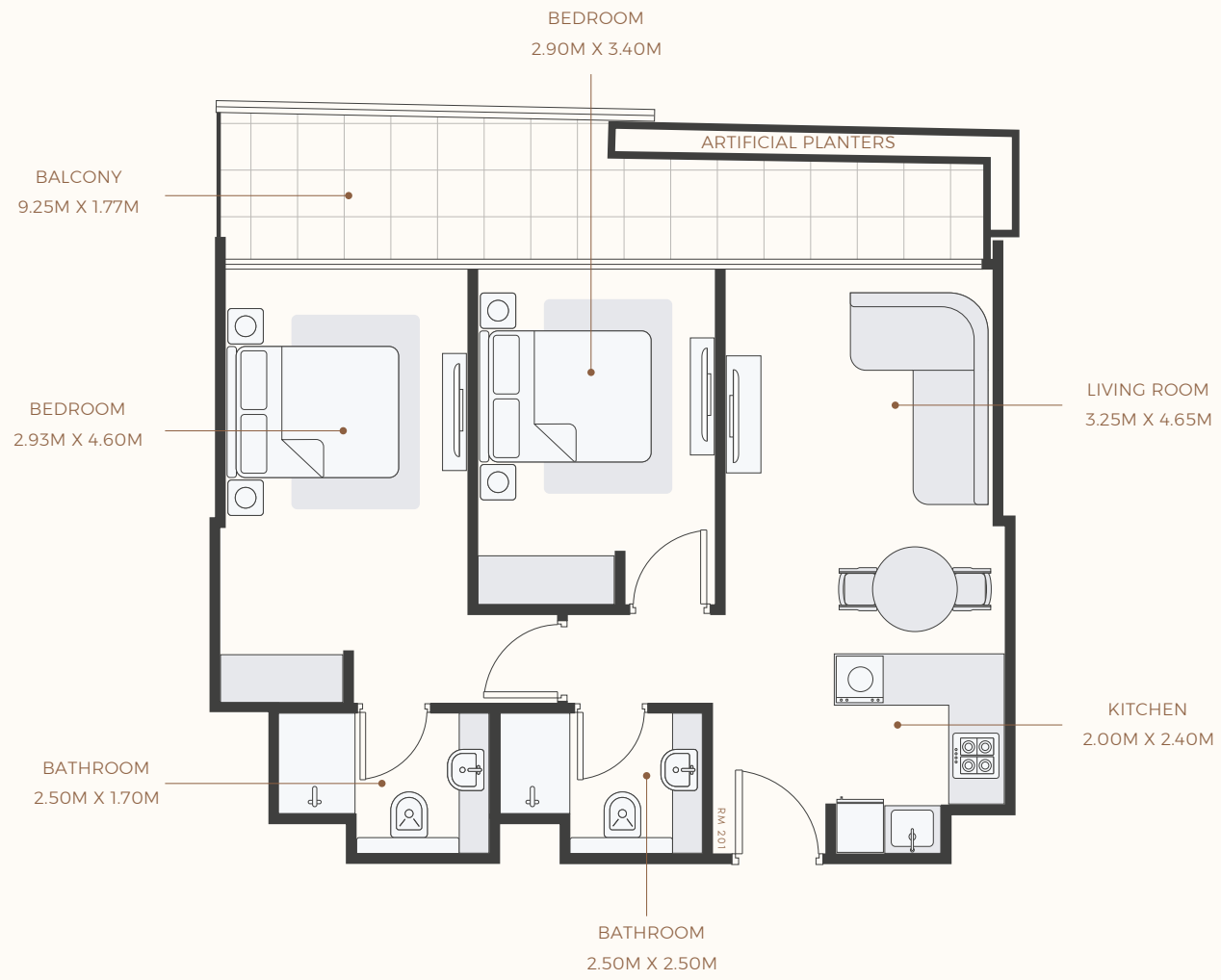
TYPICAL UNITS



FLOOR PLAN

**2 BEDROOM TYPE 1**

1ST TO 7TH FLOOR



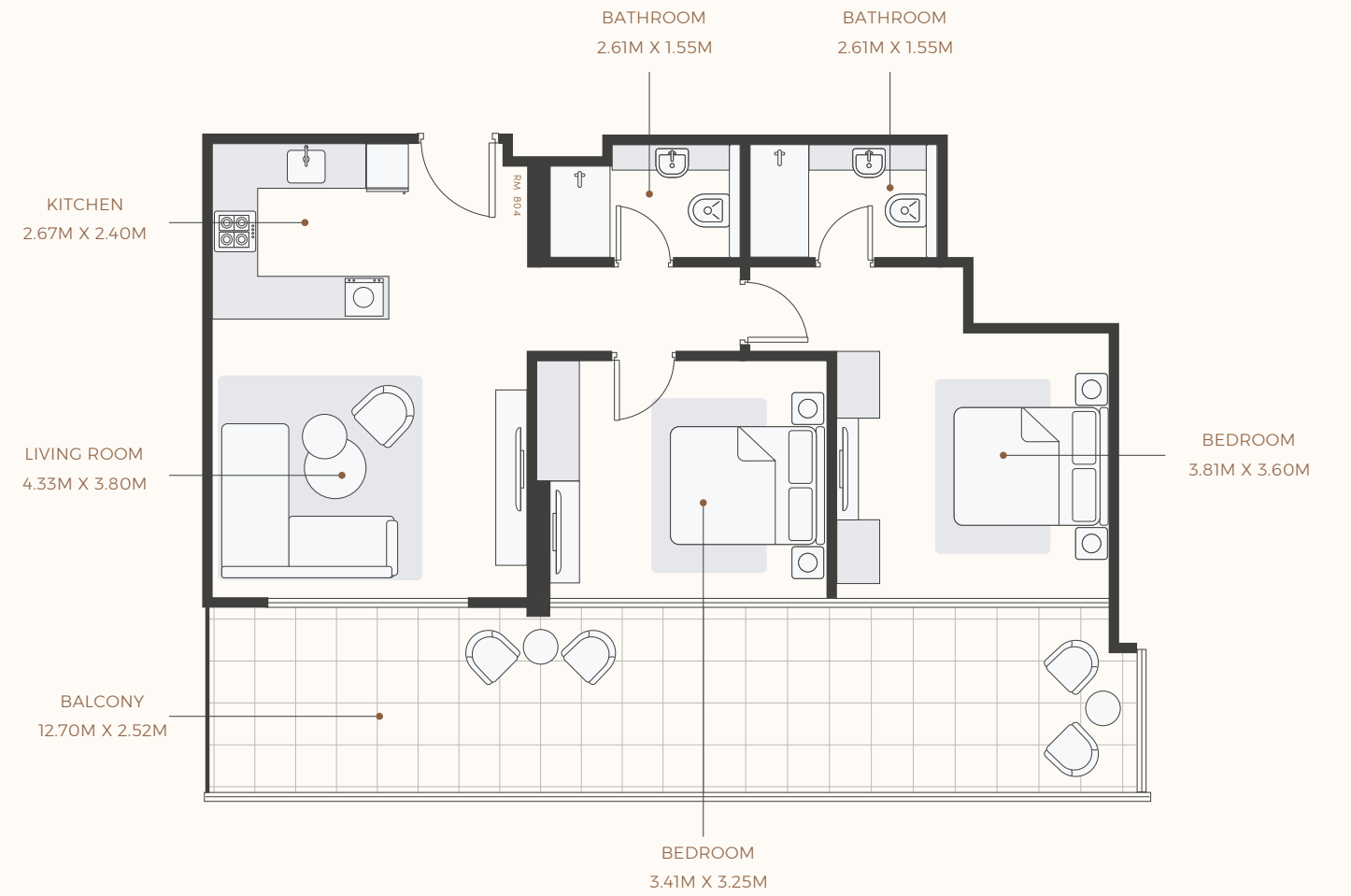
SUITE AREA : 723.56 SQ.FT  
TOTAL AREA : 874.68 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**2 BEDROOM TYPE 2**

8TH FLOOR



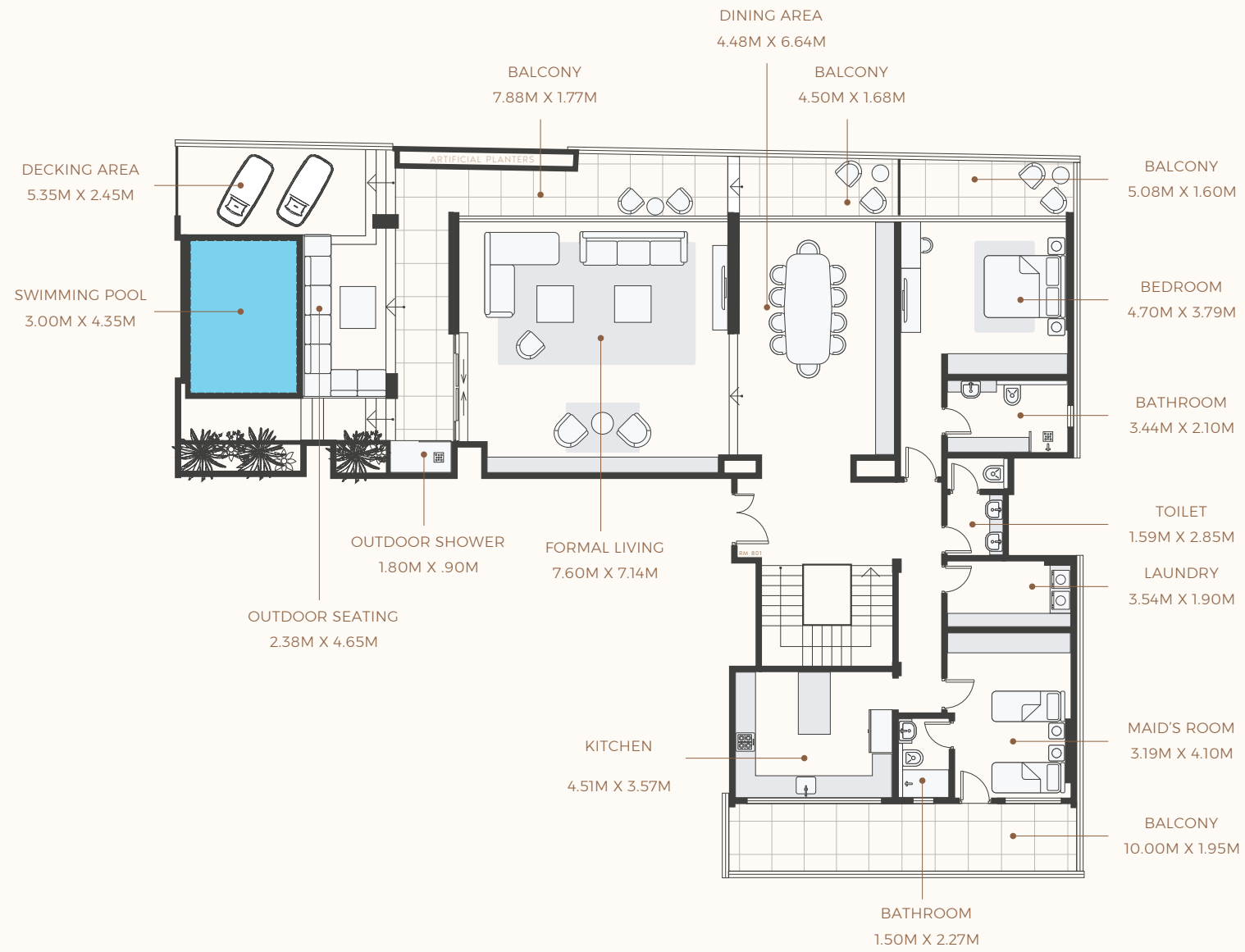
SUITE AREA : 795.78 SQ.FT  
TOTAL AREA : 1138.94 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 1 FLOOR 1**

8TH FLOOR



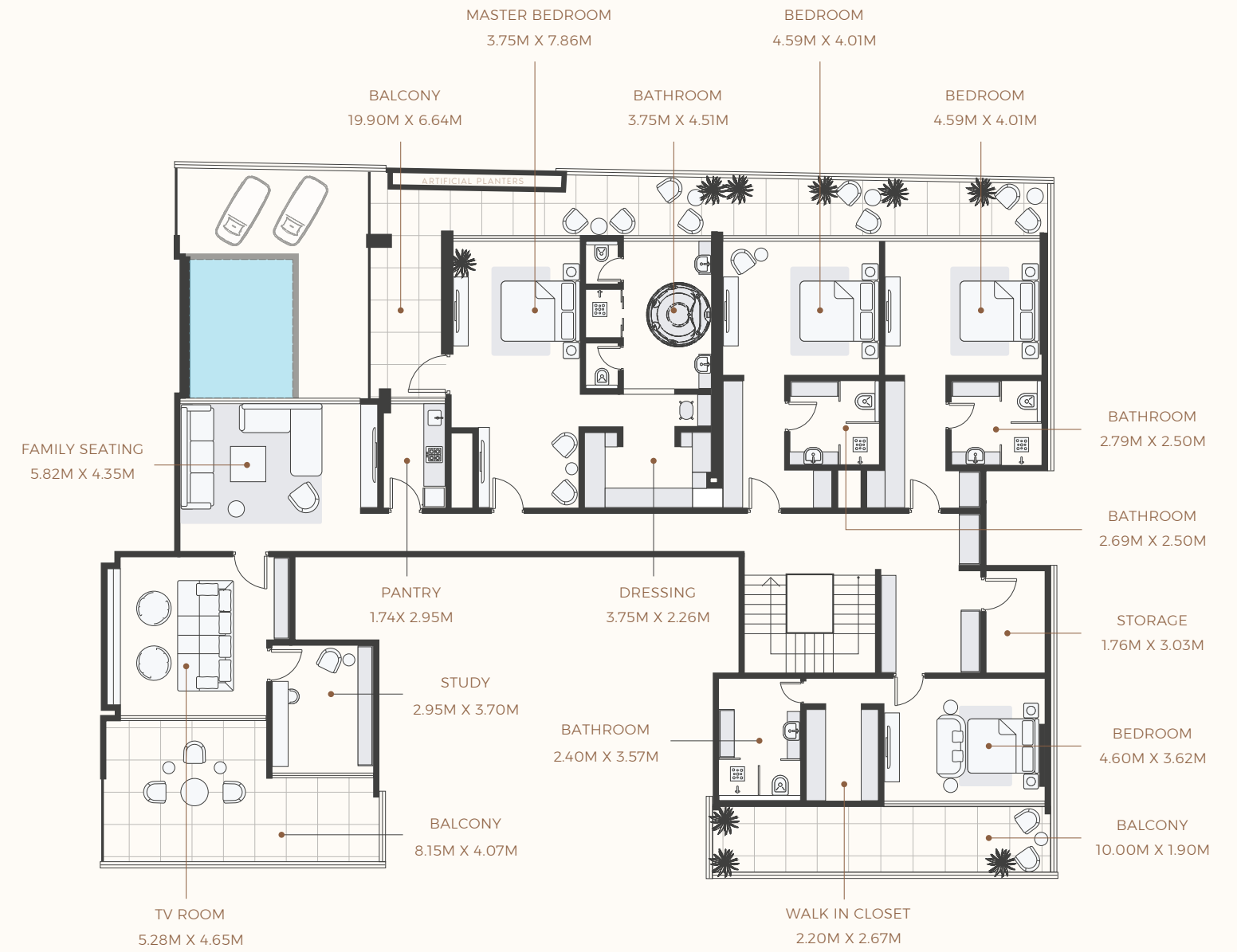
SUITE AREA : 2243.86 SQ.FT  
TOTAL AREA : 3527.69 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 1 FLOOR 2**

9TH FLOOR



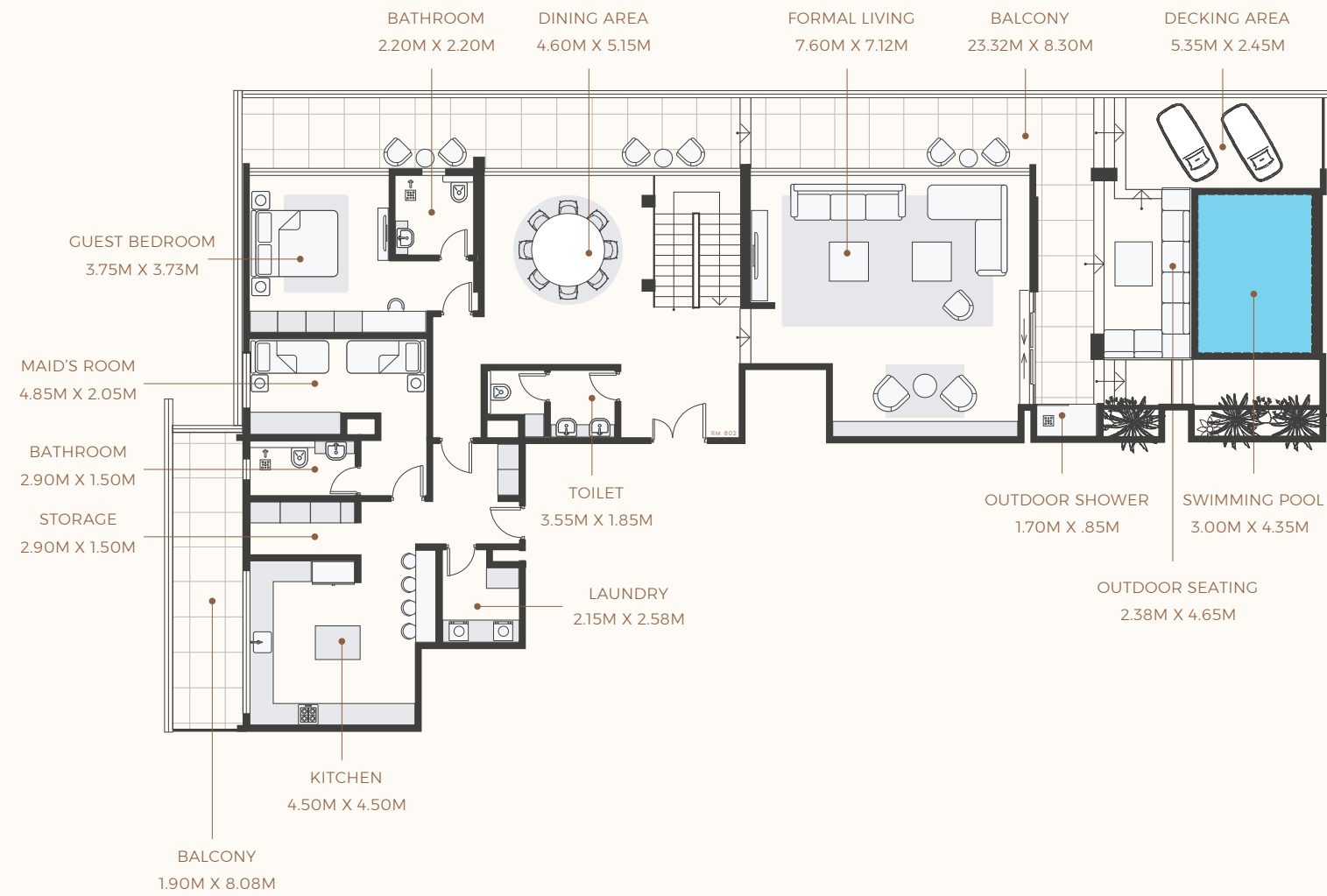
SUITE AREA : 3240.18 SQ.FT  
TOTAL AREA : 4204.53 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 2 FLOOR 1**

8TH FLOOR



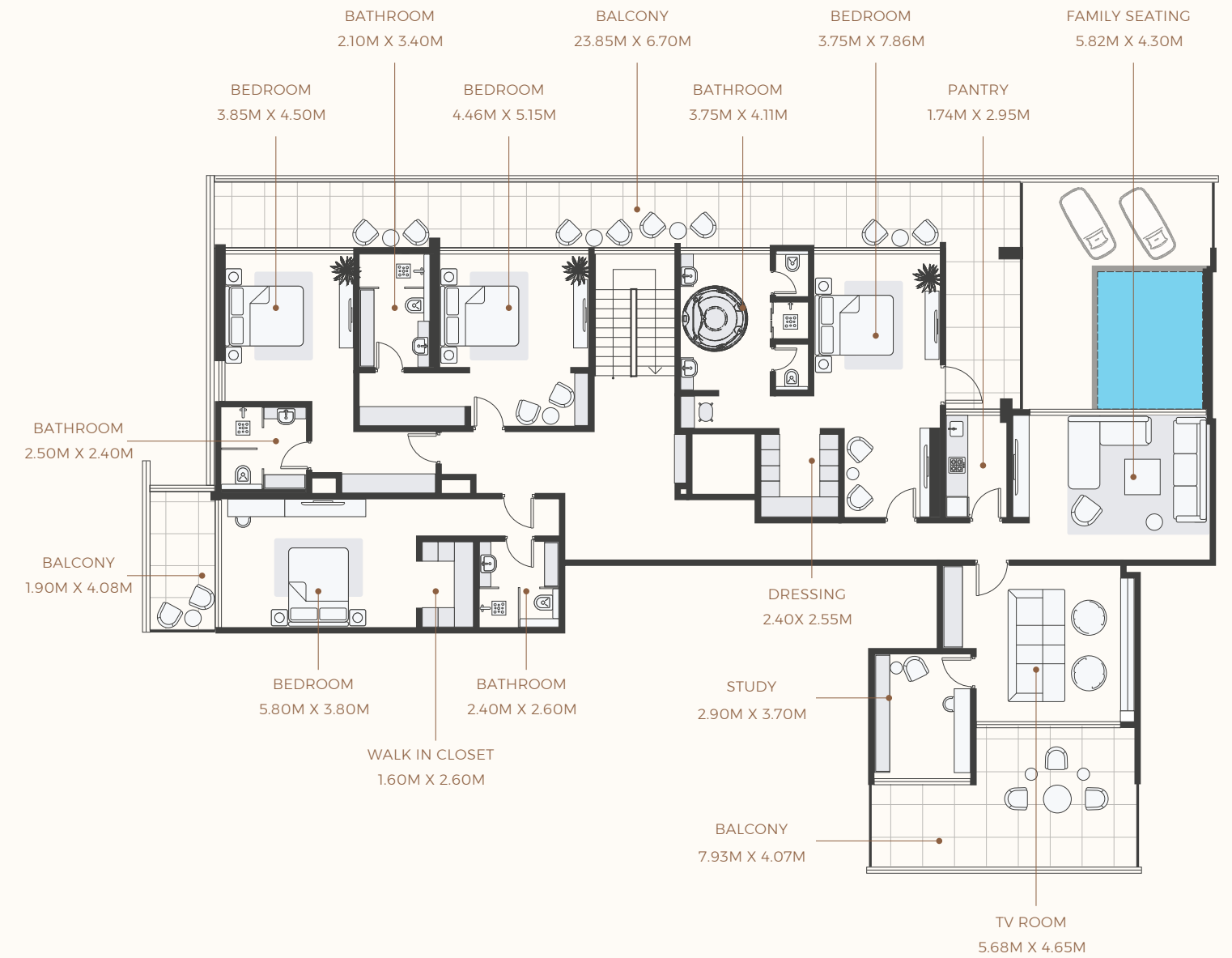
SUITE AREA : 2189.29 SQ.FT  
TOTAL AREA : 3598.41 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 2 FLOOR 2**

9TH FLOOR



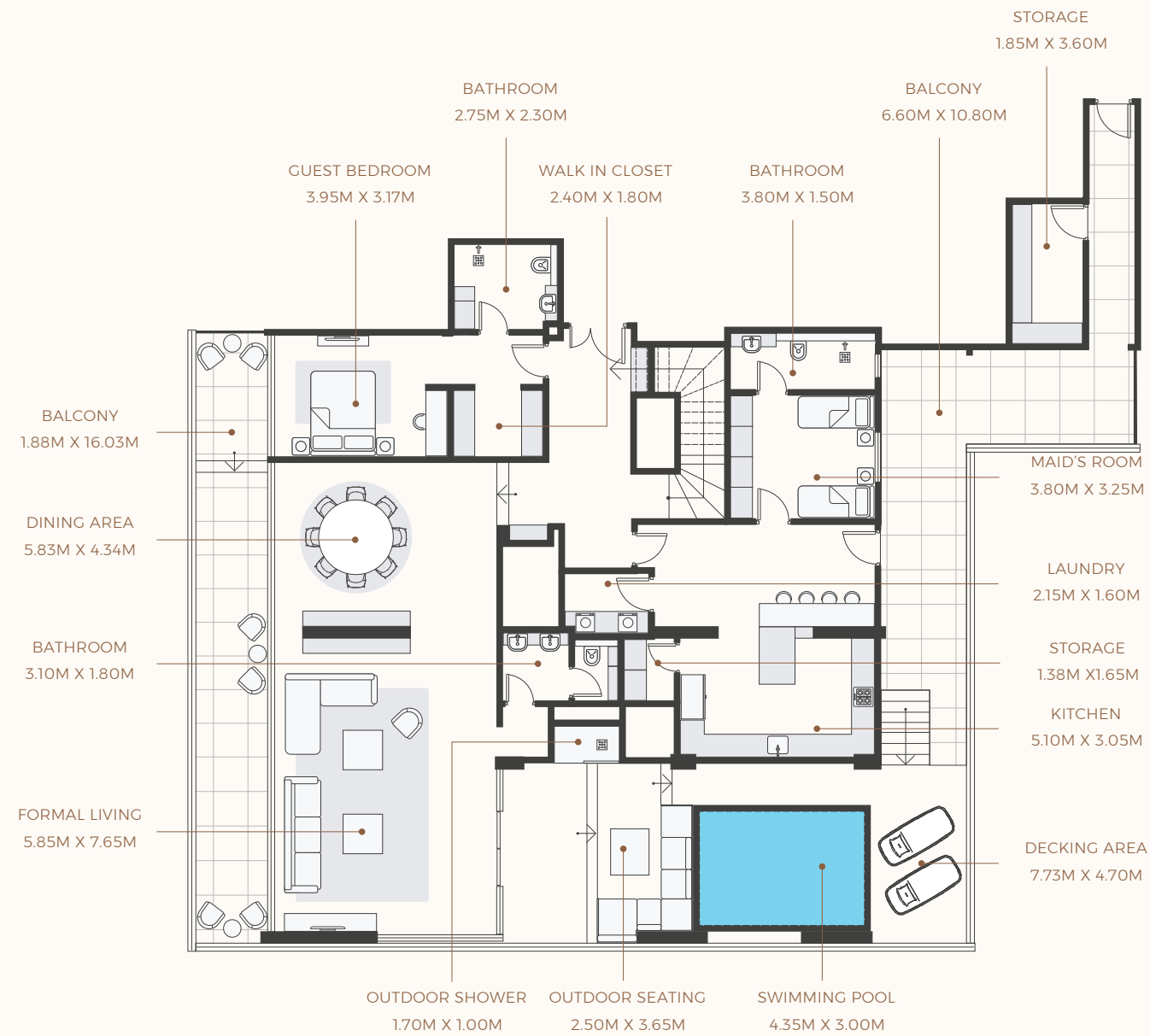
SUITE AREA : 3091.64 SQ.FT  
TOTAL AREA : 4083.32 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 3 FLOOR 1**

8TH FLOOR



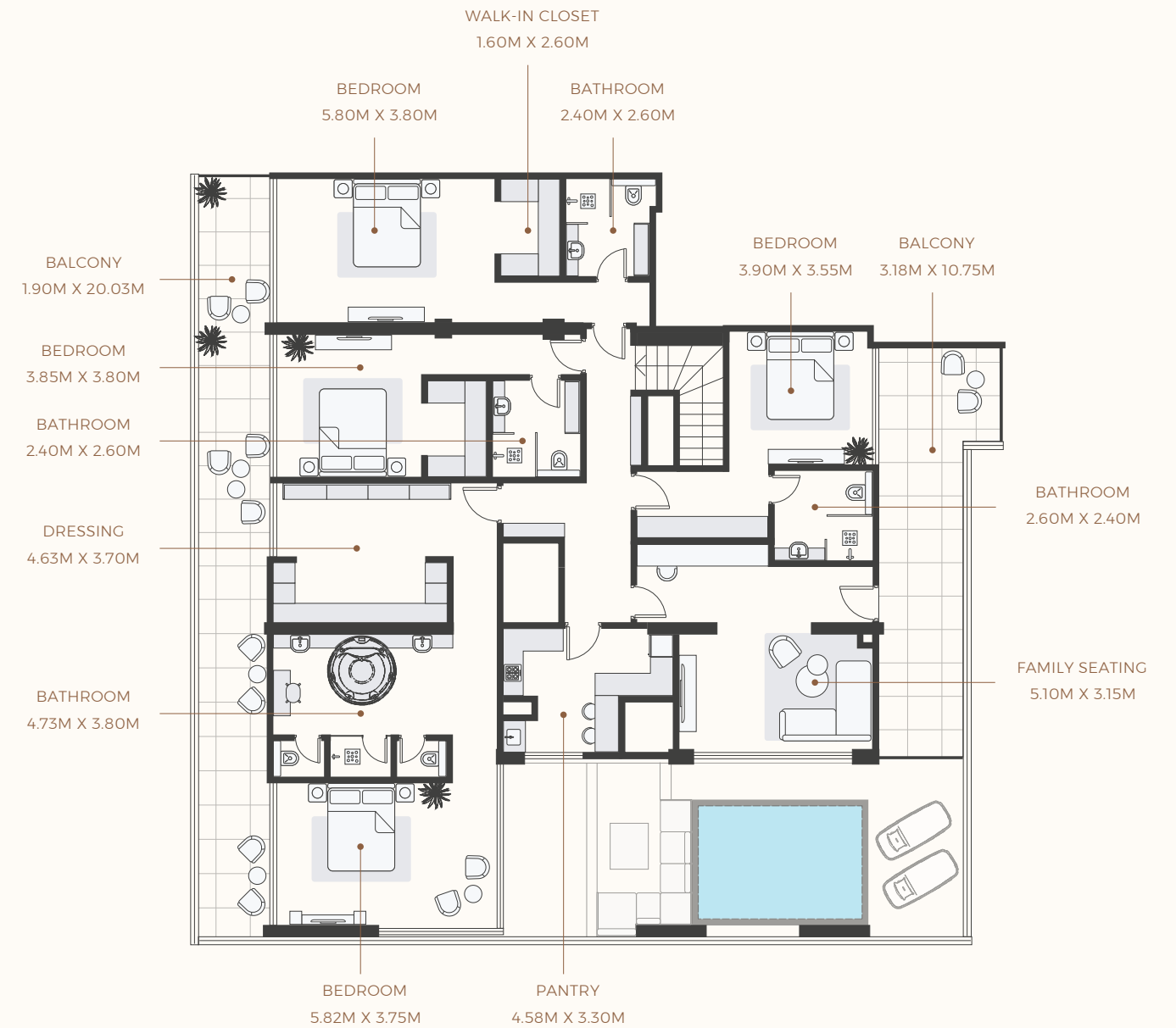
SUITE AREA : 2593.59 SQ.FT  
TOTAL AREA : 3302.07 SQ.FT

TYPICAL UNITS

FLOOR PLAN

**PENTHOUSE TYPE 3 FLOOR 2**

9TH FLOOR



SUITE AREA : 2593.59 SQ.FT  
TOTAL AREA : 3302.07 SQ.FT

TYPICAL UNITS

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. 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.



≡ AZIZI