



*Riviera* **AZIZI**  
*Azizi Corniche X*



WILL CHANGE THE WAY YOU LIVE



## CEO'S MESSAGE

Dubai's dynamic real estate market deserves a new community lifestyle paradigm. We are pleased to bring you our vision for the ultimate in luxury, contemporary community living inspired by the stunning and vibrant French Riviera.

As a premier real estate developer, our projects strive to embody the UAE's multicultural and diverse outlook on life. Driven by passion, vision and promise to deliver luxury standards, we are reshaping the meaning of community living in prestigious neighbourhoods of Dubai and demonstrating our capability to deliver unique projects.

Our vision for Azizi Riviera is to create new quality living spaces nestled in luxurious enclaves reminiscent of the beauty, serenity and luxury from St Tropez to Cannes. Peace and privacy indoors and vibrant promenades outdoors, Azizi Riviera is a perfect reflection of the Riviera community living with a contemporary twist.

The design, architecture and locale, with its gardens and waterfront boulevards will transport you to the heart of the Riviera lifestyle. With a multitude of possibilities from the highly anticipated EXPO 2020 and Vision 2021, we are confident that Azizi Riviera will prove to be a prized investment opportunity for years to come.

Farhad Azizi  
CEO, AZIZI Developments



# Riviera AZIZI

## EMBRACE THE NEW RIVIERA LIFESTYLE

Positioned in the prestigious Meydan One project, Azizi Riviera is set within a multiphase development of 71 buildings spread across four phases comprising 13 regions, a mega integrated retail district, luxury four- and five-star hotels and lush greenery.

The new Azizi Riviera is all about community living, evoking the classic Mediterranean Riviera lifestyle with a modern, contemporary outlook. Long walks on paved paths, beautiful sunsets and just a short distance from water transport, yachting facilities and a proposed marina, you will always feel safe and warm.

This is a place to embrace the good life and profiter, as the French say. Built to emulate the Riviera, Azizi Riviera brings the best of French Mediterranean contemporary living to Dubai to create a lasting sense of community. The open spaces and public areas offer several conveniences, while the clean lines and modern glass and wood facades add a touch of uniquely Dubai glitz and glamour.

Azizi Riviera is easily accessible via Business Bay, Sheikh Zayed Road, Al Khail Road and Meydan Road. It is also well-connected with a proposed metro line, malls, cinemas, retail, schools, hospitals and other modern necessities. The Meydan Hotel and Racecourse is a mere five minutes away, and so is the proposed One Mall and marina.

DUBAI



meydan



## NEW COMMUNITY LIVING FOR ALL

The first phase of Azizi Riviera is set within a multiphase development comprising of 18 mid-rise residential buildings comprising 2,273 units, a mega integrated retail district, waterfront views and lush greenery.

Keeping in line with contemporary community living, Azizi Riviera combines the best of French Mediterranean design perspective and modern architecture to create the ideal place for modern community living. Whether you are at work, play or simply relaxing, Azizi Riviera has it all and more. Here, you can feel at home and be a part of a diverse and multicultural community. Engage in family-friendly outdoor activities, leisure, dining and retail therapy. Live the highlife of the French Riviera without ever leaving Dubai! Azizi Riviera is creating a new paradigm for community living in Dubai and we welcome you to be a part of it.



AZIZI  
*Riviera*

## THE HEART OF THE RIVIERA

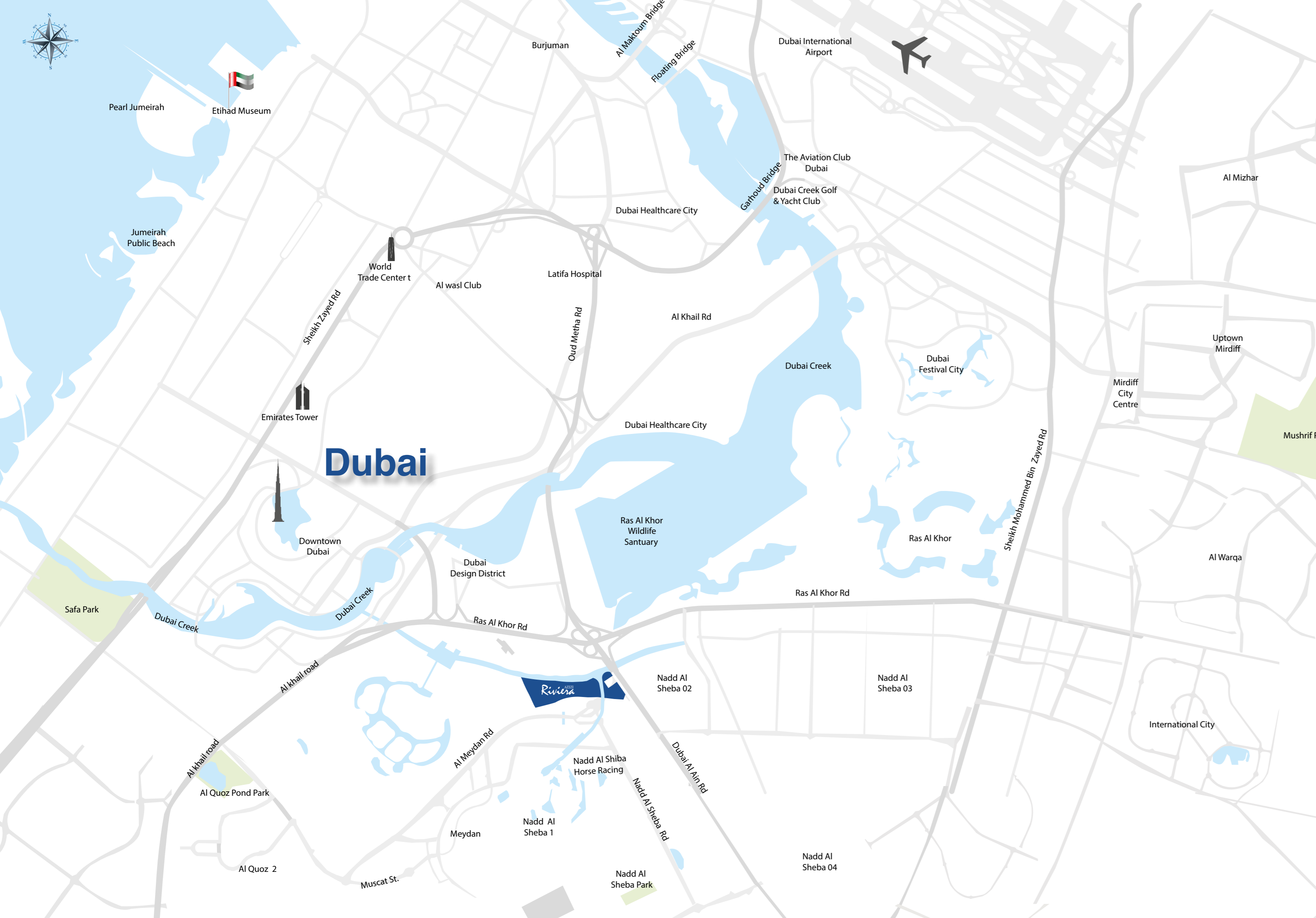
Named after the colour green, Corniche X is positioned right in the centre of Corniche VII and Corniche XI in phase 1 of the Azizi Riviera. The streets of Corniche are lined with vibrant and bustling retail, food and beverage outlets, making it the perfect place to catch up with friends, family and neighbours.

Just a short walk to the canal, with ample connections to public transport and water transportation, this is the ideal location to enjoy being a part of the Riviera community. Family activities, outdoor dining, cafes and bistros, cinemas and luxury retail will offer everything you need to live the good life of the Riviera.

Choose from studio, one- and two-bedroom apartments amongst seven mid-rise apartment buildings that enshrine the Riviera community lifestyle within modern contemporary design offering breath-taking views of the Dubai Canal, Meydan Hotel and Racecourse, Downtown Dubai and Dubai Creek.







*Riviera* AZIZI

Meydan One Mall 5 Minutes • Dubai Creek 13 Minutes, 13 km. • Dubai International Airport 15 Minutes, 17 km.  
 Dubai Mall 15 Minutes, 11 km. • Dubai Festival City 15 Minutes, 15 km.

## CLEAN AND CONTEMPORARY

Come home to a relaxing apartment at Corniche and feel at one with nature and the Riviera community.

Corniche is all about inviting open spaces, much like how the colour green invokes a sense of happiness and being one with nature. Corniche is designed to be one with nature, using simple, uncluttered spaces and subtle touches to make it feel modern and sophisticated, but still welcoming. Pleasing tones, stone cladding and framed curtain glass that merge into balconies give apartments stunning facades.



## GREEN LIVING

A contemporary lifestyle means we must also care for nature and the environment. We also understand that clean living means more natural materials, which is why we offer modern designs with wood and stone cladding. You can expect the best fittings and amenities at Corniche.

Framed curtain glass and beautiful floor to ceiling windows give you an eye into the world around, while there are many cosy and inviting floorplans that suit you best, to choose from. There is nothing like coming back to a cosy home after enjoying the Riviera community lifestyle, and at Corniche, you will find peace and serenity.



WARM, MINIMALIST  
DESIGNS CREATE  
A COCOON OF LUXURY

We reckoned that the people who would be accustomed to these privileges could be counted on our fingers – and created a limited edition of homes at Corniche.



## SPRAWLING LIVING AREA FOR THE WHOLE FAMILY

Create a beautiful, relaxing living space with the quality living room designs from Azizi Development. From Chesterfield sofas to accents chairs and modern coffee tables, explore more options while decorating your living area at the Corniche.



## AT THE END OF A LONG HARD DAY

there is nothing better than lying down on fresh bedding and crisp sheets, but how many of us have a conducive interior style in the bedroom? The bedroom were designed to look stylish yet functional and calming without making it look like a soulless showhome. We all know the importance of a good night's sleep but do we realise how much the great interior can impact this.



## CONTRAST LIGHT AND SHADOW

Dining area and Kitchen are undeniably the heart of today's homes so, understandably, you want your Dining room and Kitchen to look its best. At Corniche we designed the Kitchens and Dining area perfectly where the space is not an issue.





## CREATE A SIMPLISTIC AND CLEAN FEELING

Since bathrooms are spaces that we use every day, their importance is far greater than we give it credit for. From bright and cheery to sophisticated and imposing, our modern bathrooms have long gone beyond the limit of space. These modern details transform dull bathrooms into fantastic relaxation and refreshing spaces.







ESSENCE OF SERENITY

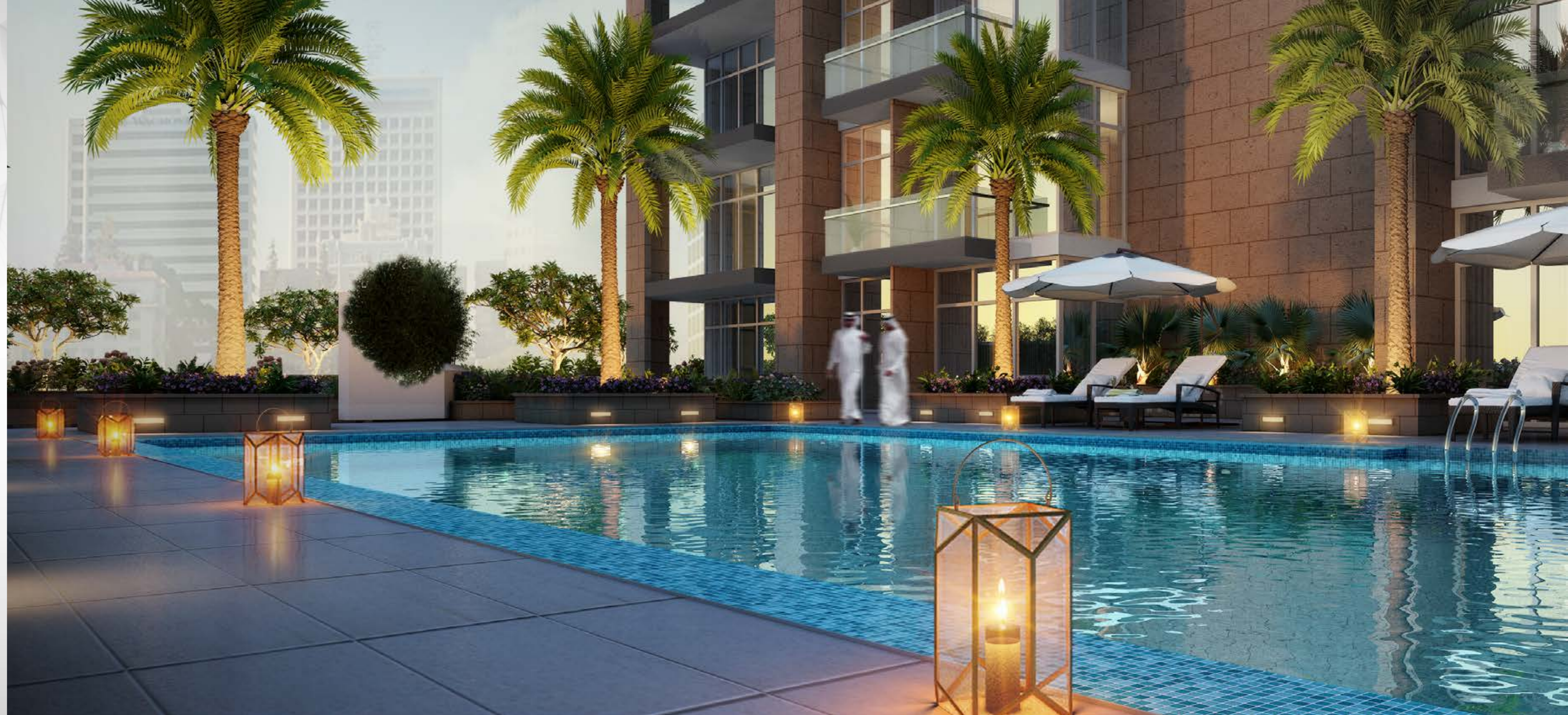


## READY WHEN YOU ARE

Large swimming pool to unwind with the whole family, plenty of space, an abundance of natural light and state of the art facility set the perfect stage for a tough workout, or an invigorating morning stretch.



Extracted from the concept design idea



## SWIMMING POOL WITH WATER FEATURE

Sitting lazily next to the beautiful pool and sipping away at your favourite beverage is one of the first images that comes to mind when one thinks about lovely holidays. Swimming pools have become synonymous with relaxation and rejuvenation. This is one of the obvious reasons why they are increasingly becoming an integral part of stylish modern homes. Corniche will take this amazing outdoor experience a notch higher with a stunning waterfall feature that promises to take your breath away.



Extracted from the concept design idea



## KIDS SWIMMING POOL

Just like anything else, swimming pools come in all different types, designs, sizes, shapes and are used for various purposes. Corniche has shaded swimming pool for keeping your kids engaged and entertained when the weather is hot and sun is shining. Splashing in the water is funny and remarkably joyful for children and once they got into the pool they will fall in love with it. Kids swimming pools come in different sizes.



Extracted from the concept design idea



## BBQ SEATING AREA

Nowhere do cinematic views quite like Azizi Riviera. High up on your own rooftop terrace, you're free to entertain guests or relax alone on a sun-lounger: it's the finest way to live in Dubai, and the ultimate lifestyle.



Extracted from the concept design idea

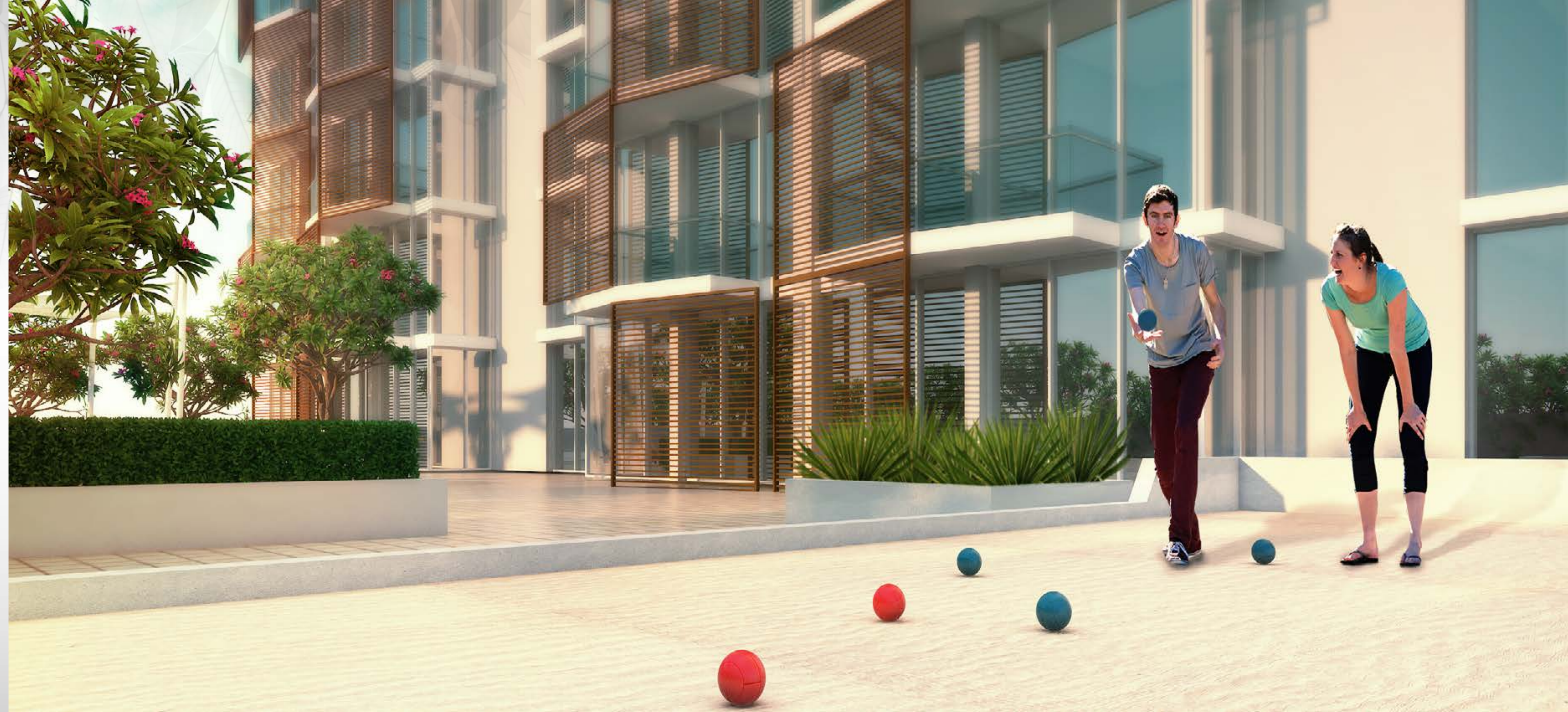


## BOCCE AREA

Bocce is loved by people of all ages. Competitors or teams lob a total of eight bocce balls as close as possible to a smaller white ball called the 'pallino.' It is estimated that the game originated in 5200 B.C. It is still played today all over the world — the second most played ball sport, behind soccer. Corniche is the best place to play bocce in the Meydan area.



Extracted from the concept design idea

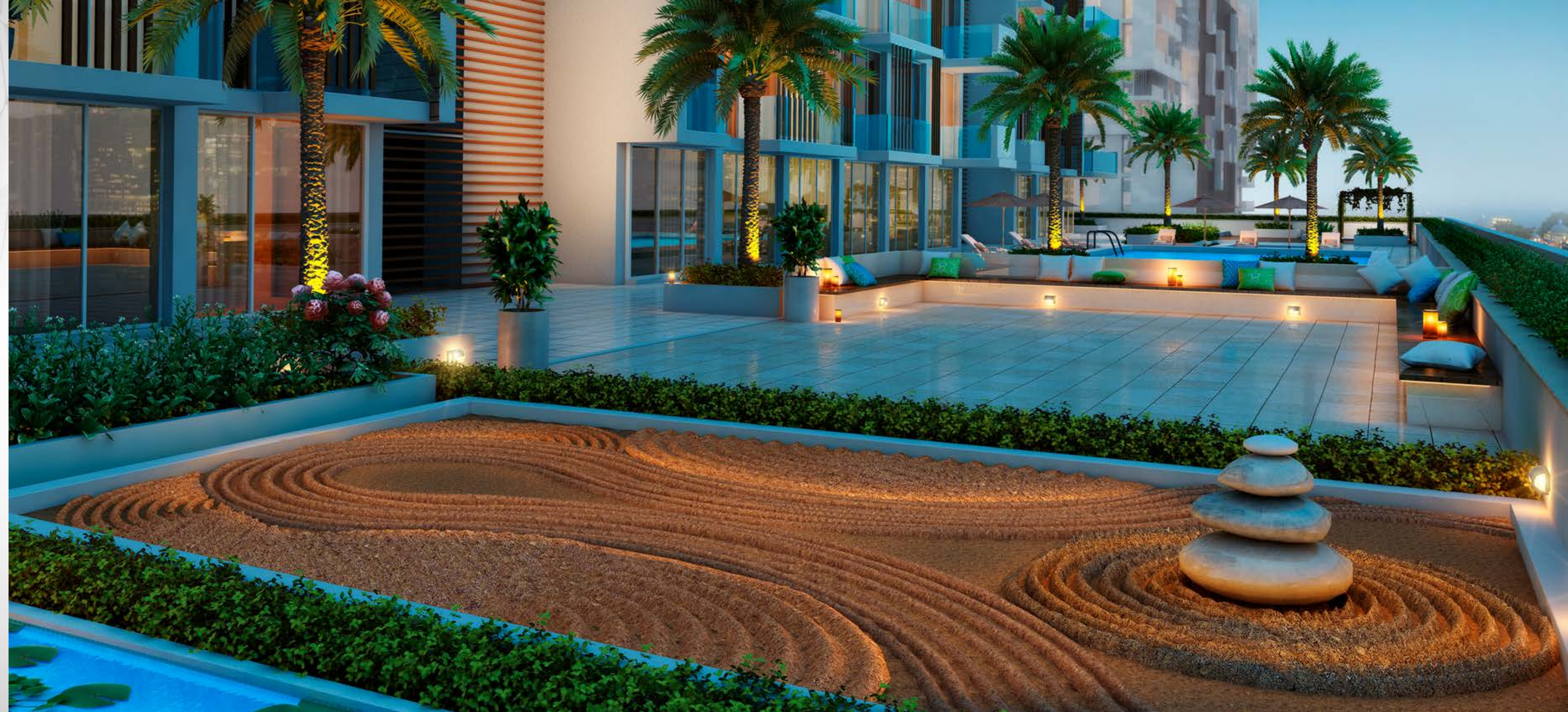


## ZEN GARDEN

The sand or gravel in a Zen garden represent the sea or ocean and is used instead of water. Corniche Zen garden is carefully raked by our designers to create the impression of waves on the surface of a body of water. The rocks themselves represent islands or rock formations jutting out from the water.



Extracted from the concept design idea

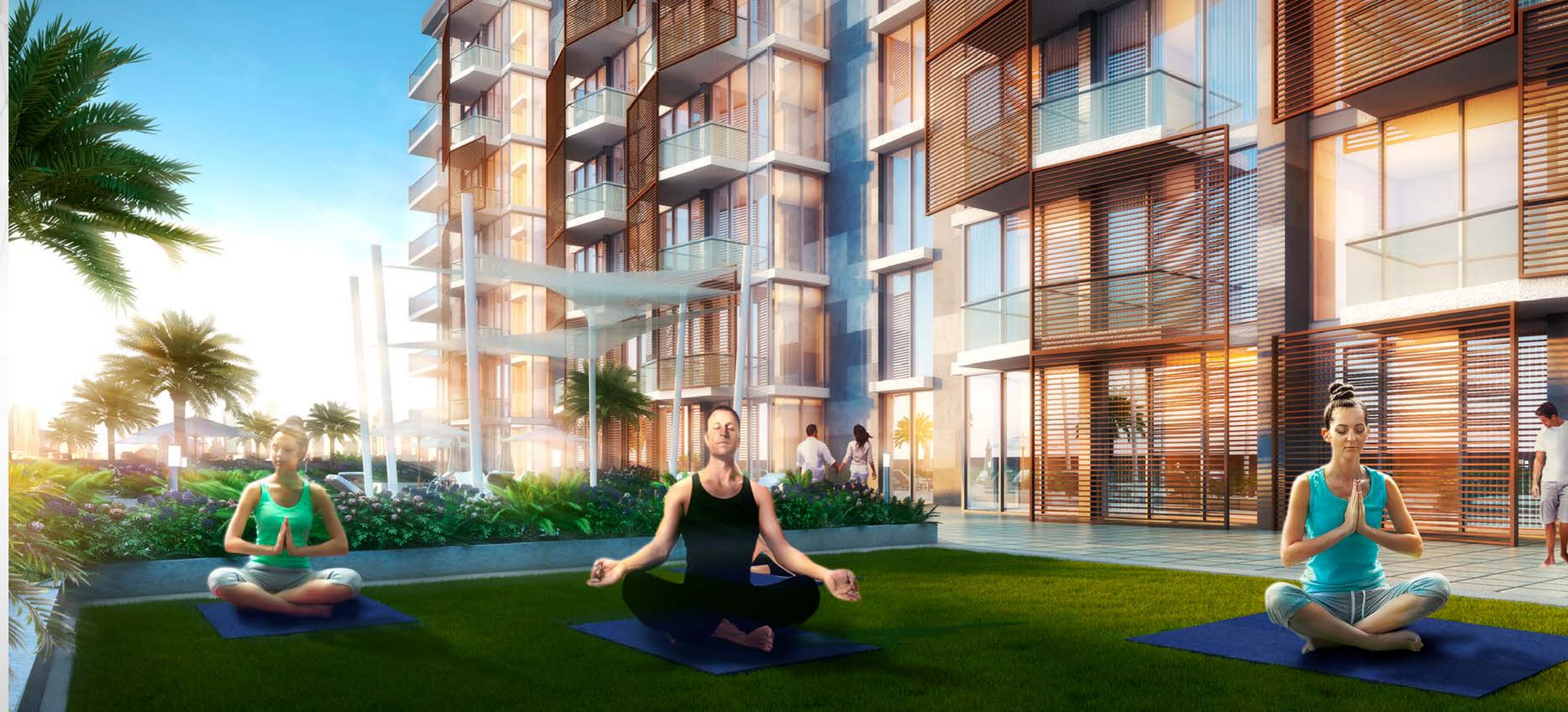


## YOGA ZONE

India may be the home of yoga, but right now Dubai is among the world's greatest hubs for this super-healthy practice. Of course, it's not surprising that you can find so many different styles of yoga in Dubai, but the city has a reputation for diversity to uphold. But there truly is something for everyone and anyone—even those who prefer to take outdoor fitness classes can try outdoor yoga at Corniche. It will change your life!



Extracted from the concept design idea





## PETS AGILITY AREA

As every good pet owner could tell you, being a good companion is a two-way street. Pets give people a lot of affection and fun, but they need to be taken care of, too. Since dogs need more than just food and sleep to stay healthy, finding ways to get them outside and active is so important. Our pet play area gives the animals the opportunities to exercise their growing minds and bodies outside.



Extracted from the concept design idea



## LOUNGE WITH MOVIE NIGHT

Hosting an outdoor movie night is not challenging any more (at least the first time you do so) than simply popping in a DVD for the kids and leaving them in the living room. At Corniche, all you need is USB with your favourite show to make it successful movie night with family and friends.



Extracted from the concept design idea



## OUTDOOR CHESS PLAY AREA

Magically draws people into the timeless game! Kids, teenagers, adults, and seniors love it! You don't need a backyard or large patios or resorts, the possibilities are endless Corniche!



Extracted from the concept design idea



MEYDAN ONE MALL



تأسست مجموعة عزیزی في عام ١٩٨٩. ومع سجلها الحافل بالتطوير العقاري العالمي، يكمن جوهر قوة الشركة في تفاني موظفيها، وقدراتها الإدارية، ونجاح التخطيط والتصميم. وبفضل حجم مبيعاتها السنوية الذي يتجاوز ١.٥ مليار دولار أمريكي، قامت مجموعة عزیزی بتنويع عملياتها في مجالات الأعمال المصرفية، والنفط والغاز، والسياحة، والضيافة، والعقارات، في الأسواق العالمية الرئيسية. وتبلغ القيمة الصافية للمجموعة أكثر من ١١ مليار دولار أمريكي.

شركة عزیزی للتطوير العقاري، الذراع الاستثمارية العقارية لمجموعة عزیزی، واحدة من أكبر شركات التطوير العقاري من حيث رأس المال في دولة الإمارات العربية المتحدة. في دبي، استثمرت المجموعة أكثر من مليار دولار أمريكي في منطقة الفرجان – واحدة من أكثر المناطق الواعدة والجديدة بالاهتمام في دبي الجنوب. و تعمل شركة عزیزی للتطوير العقاري أيضًا على تطوير مشروعات متميزة في جزيرة نخلة جميرا الشهيرة وفي مدينة دبي الطبية.

With an extensive network and relationship with strategic partners, Azizi Developments consistently locates properties in prime investment areas with significant potential, in order to increase the value for our customers. With strong investment capital, the group always focuses on quality and timely project delivery. All projects are planned and executed by experienced professionals and make use of high quality construction materials and collaborative interior decorators to ensure that projects deliver returns in the long-term.

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Developer ID : 1002  
Project Name : Azizi Corniche X

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#### إخلاء المسؤولية القانونية

المعلومات الواردة في هذا الكتيب سرية ومعدة للاستخدام المتلفي حصراً، ولا يجوز إعادة إنتاج هذا الكتيب أو توزيعه أو تسليمه أو تقديمه إلى أي شخص دون الحصول على موافقة خطية مسبقة من شركة عزیزی للتطوير العقاري. لا يقدم أي إقرار أو ضمان (صريح أو ضمني) بشأن دقة المعلومات الواردة في هذه الوثيقة أو اكتمالها أو بشأن توافق أي عرض مستقلقي للوحدات أو الشقق في المشروع مع الشروط الواردة فيها. لا يجوز تفسير أي مما ورد في هذا الكتيب على أنه مشورة مالية أو قانونية أو ضريبية أو تنظيمية. جميع الملحقات كالأجهزة الإلكترونية، والأثاث والسلع البيضاء، والعناصر الخشبية وغيرها، المتضمنة في هذا الكتيب ليست جزءاً من الوحدة القياسية وتستخدم لأغراض التوضيح فقط. وجميع الخطط والمخططات والصور والرسومات الهندسية والمعلومات والتفاصيل الواردة في هذا الكتيب إرشادية.

## Facts and Features

Building Height	112.69 ft.
No. of Studios	148
No. of 1 Bedroom units	60
Total No. of units	208
Furniture	Optional (50 AED/sq.ft.)
Cooling System	Air Cool Chillers

## التفاصيل و المميزات

112.69 قدم	ارتفاع البناء
148	عدد الاستديوهات
60	عدد الوحدات بغرفة نوم واحدة
208	العدد الكلي للوحدات
اختياري (50 درهم للقدم المربع)	فرش الشقة
شليبر تبريد بالهواء	نظام التبريد