

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

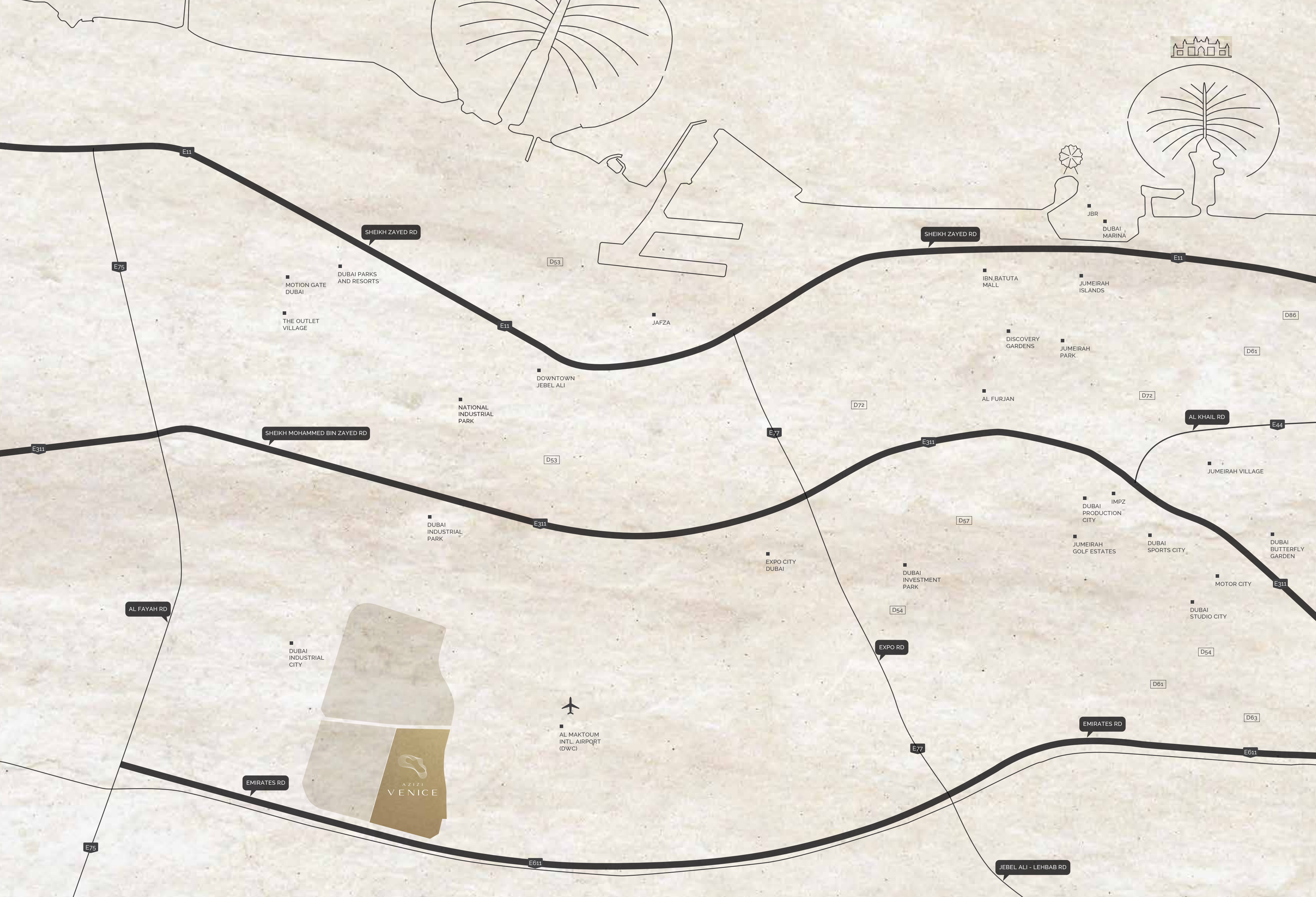


A VENETIAN OASIS AMIDST THE REALMS OF DUBAI SOUTH

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.





MONACO MANSIONS

MONACO MANSIONS

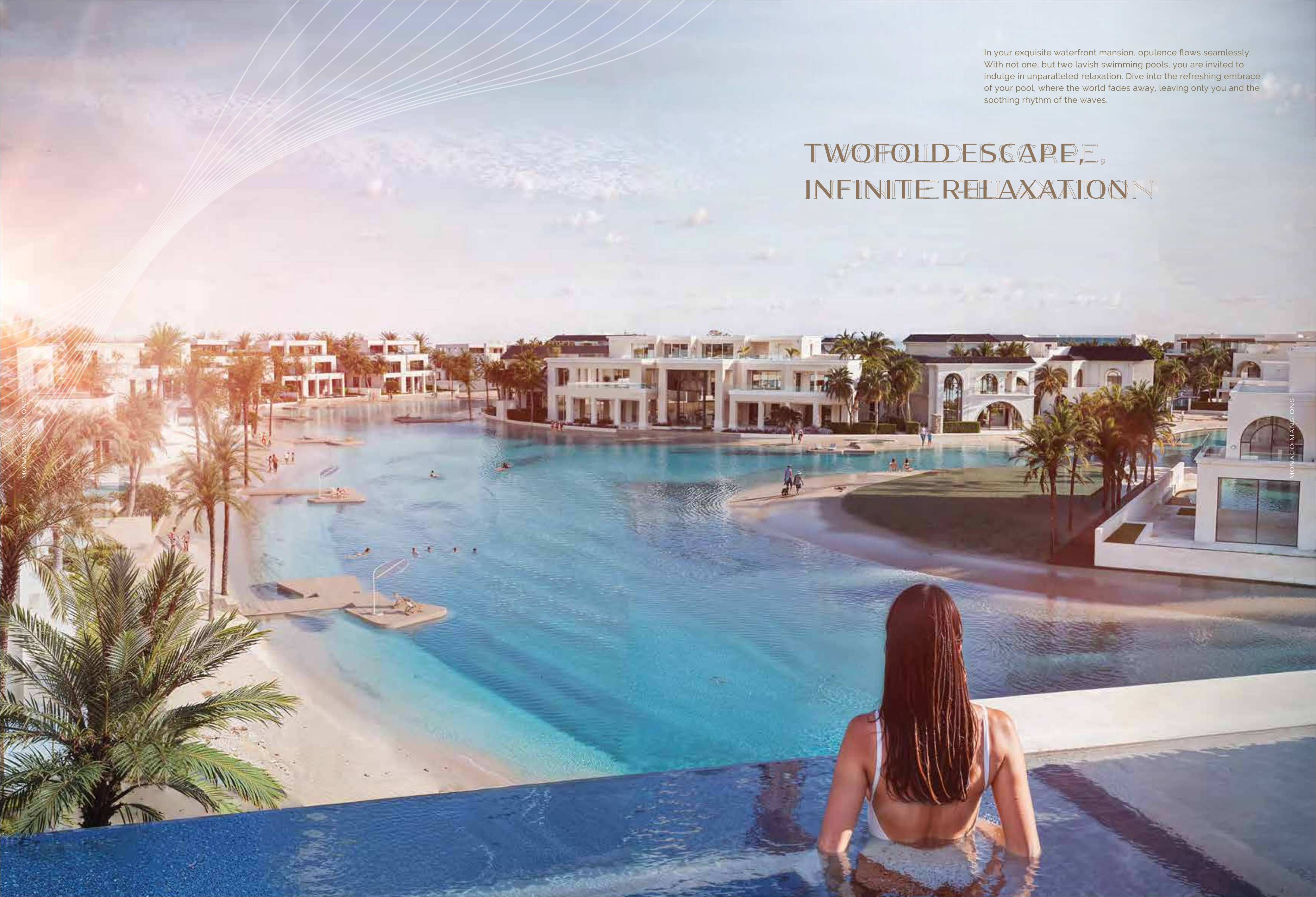
Introducing Monaco Mansions, where the narrative of lavishness is not merely told; it is vibrantly lived. Here, architectural grandeur marries the tranquil waves of the lagoon, crafting an existence where every moment is celebrated in royal splendour.

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.

TWOFOLDESCAPE,
INFINITE RELAXATION



MONACO MANSIONS

MONACO MANSIONS

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

MONACO MANSIONS

MONACO MANSIONS

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.

MAGNIFICENT MANSIONS

Monaco Mansions are the epitome of ultra-luxury, standing as the rarest jewels in Dubai. With over one hundred bespoke mansions, each a symbol of extravagance, offering eight exquisite types designed to fulfill your grandest aspirations. Whether you seek a personal sanctuary or a grand palace, the mansions can be custom-designed, ensuring your vision of luxury is brought to life.

A grand sanctuary 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.

A ROYAL ENDEAVOUR



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

RAVISHING RADIANCE

MONACO MANSIONS

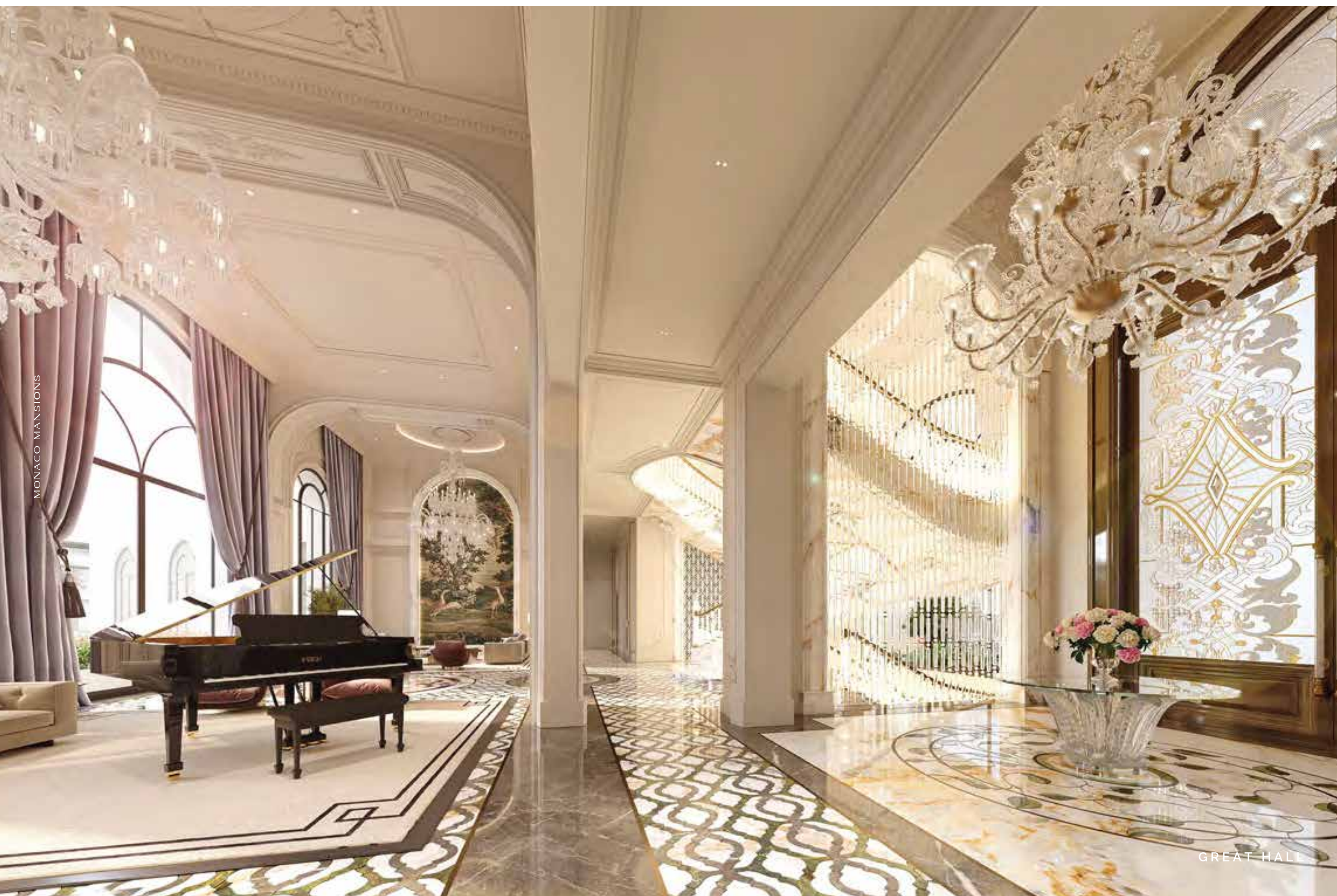
MONACO MANSIONS

DIVE INTO THE
DEPTH OF UNSEEN
REALMS



MONACO MANSIONS

MONACO MANSIONS



Walk in through the stately doors of your mansion into a world of timeless splendour, where light cascades from crystal chandeliers onto marble floors.

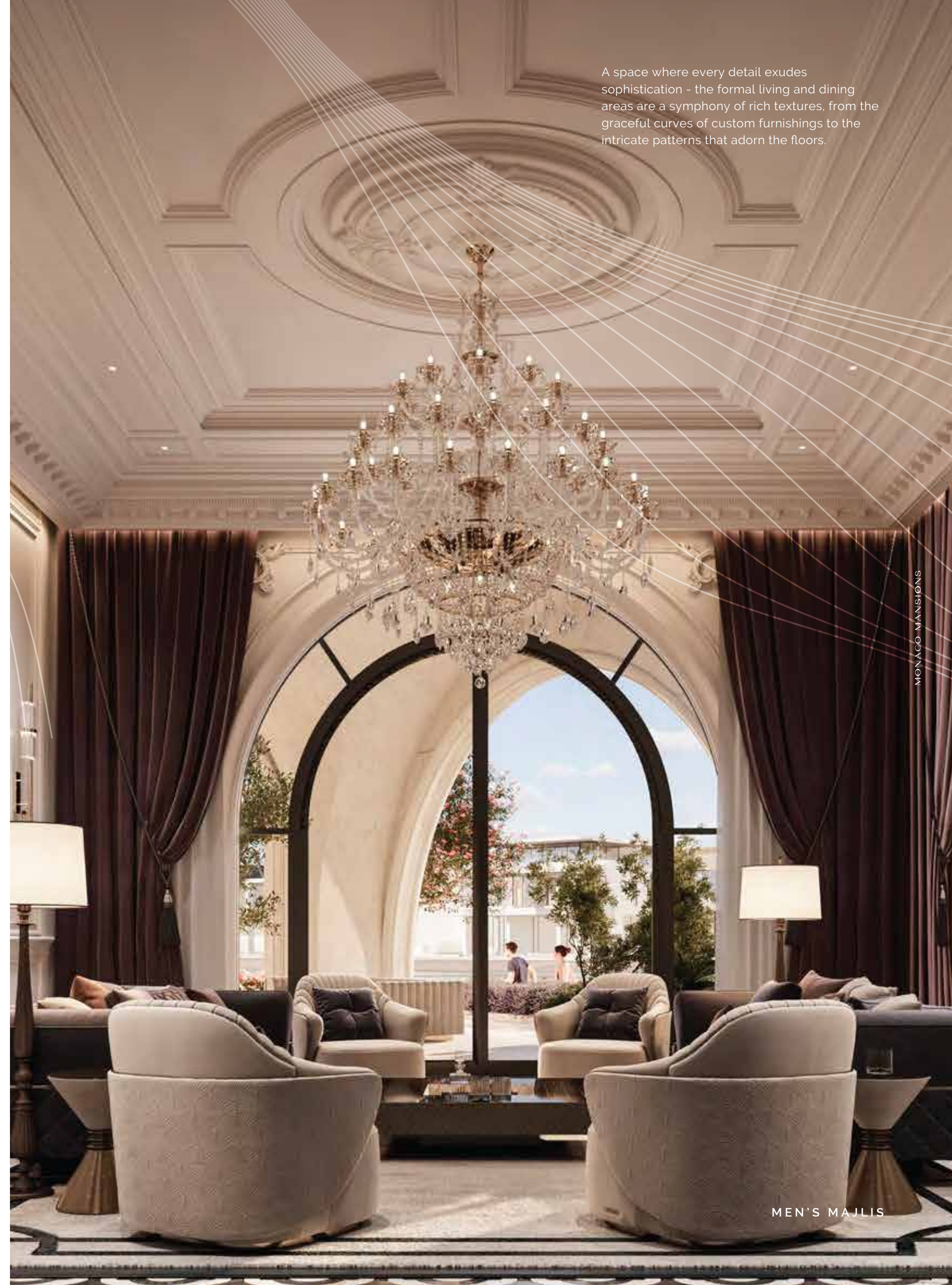
The curved staircase and opulent foyer lead to a ballroom that epitomizes refinement and exclusivity, offering a welcome worthy of royalty.

THE FINEST EXPRESSION OF GRACE



FORMAL DINING

MONACO MANSIONS



A space where every detail exudes sophistication - the formal living and dining areas are a symphony of rich textures, from the graceful curves of custom furnishings to the intricate patterns that adorn the floors.

MEN'S MAJLIS

MONACO MANSIONS



SPACIOUS,
SOPHISTICATED,
AND STUNNING

FAMILY LIVING



Through an artfully crafted archway, the family living and dining spaces come together in perfect harmony. The living area is synonymous to warmth and intimacy, while the dining salon invites cherished moments, with refined accents and sumptuous seating.

FAMILY DINING

LAYERED IN FLAIR



Recline in your stately haven of serenity, centred around a plush bed and a grand chandelier that is connected to a cosy sitting area, ideal for casual lounging. Both areas together create a heavenly harmonious space whispering quiet luxury while catering to your comfort and peace of mind.

A WORLD
OF ABUNDANCE



The mansion offers sprawling amenities, ranging from a majestically inspiring home office to magnificent entertainment rooms and a lavish home cinema that calls for unforgettable movie nights. Unwind in the pools, spa, jacuzzi, ice shower room, or your intimate Turkish Hammam, curated for ultimate relaxation. Even the sparkling, lit-up garage and high-end gym embody the grandeur of your exceptional residence.

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.

A VISION IN BOLD BRILLIANCE

MONACO MANSIONS

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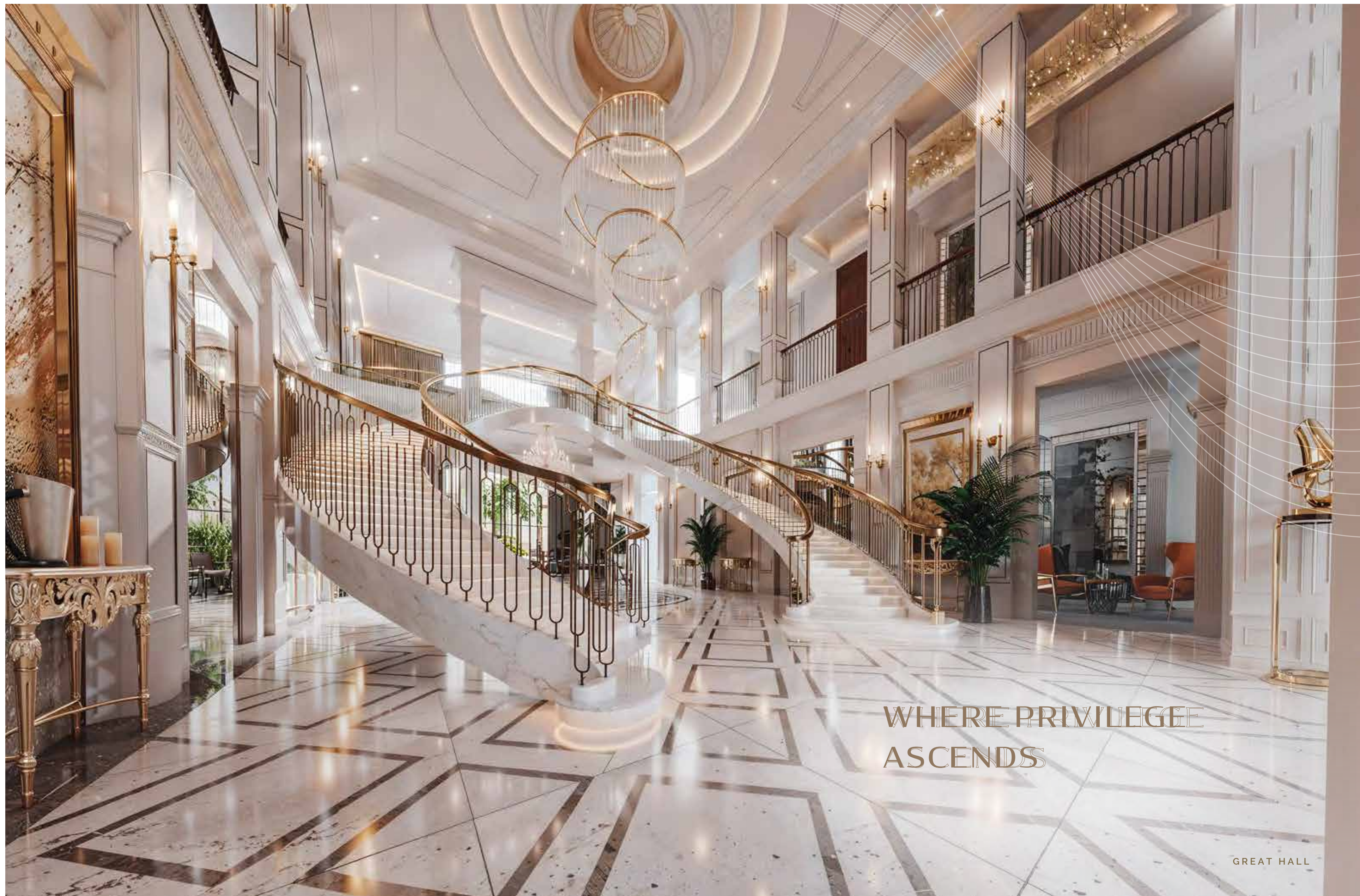
The lagoon-facing façades of the mansion mirror the tranquility of the turquoise waters. The terrace has been positioned to subtly merge with the waterfront, providing you uninterrupted vistas of the calm lagoon. The verdant backdrop balances the hues of blues with ample green, ensuring picturesque perfection.

IMPERIAL GRANDEUR



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



WHERE PRIVILEGE
ASCENDS

GREAT HALL

BESPOKE LIVING EPITOMIZED



GREAT HALL

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, enjoy the view, and appreciate the beauty in every carefully curated element.



FORMAL LIVING



MONACO MANSIONS

FORMAL DINING



MONACO MANSIONS

FAMILY LIVING

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.

AN ORNATE SANCTUARY OF REPOSE

MONACO MANSIONS

MASTER SUITE

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 bathroom features artful finishes and a bespoke soaking tub that blends perfectly with nature-inspired craftsmanship.

MONACO MANSIONS

MASTER BATHROOM

BOUNDLESS BLISS



Your mansion presents an abundance of recreational options to indulge your senses. Entertain at the stunning bar, work out in the stylish gym, or unwind in the serene lounge and pools. Each area is uniquely crafted, from the lavish home cinema to the elegantly appointed home office—all designed to exude characterful architecture.

This sleek, minimalist mansion redefines luxury through simplicity. With seamless indoor-outdoor transitions, airy spaces, and an organic colour palette, it offers a serene retreat by the lagoon, where natural elements balance the modern art.

STATELY LIVING, REIMAGINED

MONACO MANSIONS

MONACO MANSIONS



Savour the morning sun as you wander along your exclusive beachfront, or dive into the refreshing waters to start your day fully renewed. Feel the softness of the sand between your toes and the gentle rhythm of the waves. With the shore just steps away, each day is a chance to immerse yourself in nature's beauty and embrace a life of serenity and self-discovery.

YOUR PRIVATE AQUATIC RETREAT



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Blur the line between you and your surroundings as you dive deep into the rejuvenating pools in your mansion and the echoes of the world are muffled by the water's gentle hum. Each mansion boasts two state-of-the-art swimming pools, because one is never enough.



MONACO MANSIONS

MONACO MANSIONS

A FUSION OF FEELDDITY
AND AESTHETICS



GREAT HALL



FORMAL DINING

As you walk in, a majestic welcome awaits, defined by the sweeping spiral staircase standing as a sculptural marvel, along with the soaring ceilings and full-height windows that bring in a flood of natural light. The sleek piano, minimalist art pieces, and exquisite furnishing cast a magic spell that turns your mansion into an immersive experience.

INVITING NATURE HOMEE

Breathing life into each moment of existence, this visual delight is where soft, cascading drapes blend seamlessly with the lush greenery beyond. Let the windows echo the foliage in the garden as you relax in an ambiance that is as exotic as it is luxurious.

FAMILY LIVING



FAMILY DINING

A WHIMSICAL HAVEN

Immerse yourself in a harmonious blend of art and design, where organic forms and sleek lines unite to create a subtle yet sophisticated ambiance. The cloud-like chandeliers float above like ethereal sculptures, casting a gentle glow across the room as the flowing, abstract light fixtures evoke a trace of movement and grace.



FAMILY LIVING



MASTER SUITE



MASTER BATHROOM

A symphonic blend of soothing tones inspired from nature's colour palette and raw textures imbue a profound meaning to your private retreat. The plush bedding and marble accent wall are here to exude a sense of timelessness, while the organic lighting fixtures bring a touch of fluidity and warmth to this cosy bedroom suite.

IN THE LAR OF
INFINITY



The mansion features ultra-luxury amenities with exceptional details. The warm wooden sauna offers a quiet retreat and so do the Turkish Hammam and the ice shower room. The home office has been designed to spark productivity of the mind. Meanwhile, the sleek home gym energizes you with top-tier equipment, just as the entertainment area is ideal for effortless sophistication. Outside is the extraordinary garage that transforms into a striking display for your stunning cars.

THE ENTICING CLASSIC CHARM

An alluringly grand mansion, inspired by European elegance, stands proud with its intricate stonework and commanding arches. The façade, adorned with grand columns and impeccable symmetry, evokes a breath of regal splendour, offering a majestic tribute to timeless architectural traditions.

ETHEREAL, EXPRESSIVE
AND EVOCATIVE



MONACO MANSIONS

MONACO MANSIONS

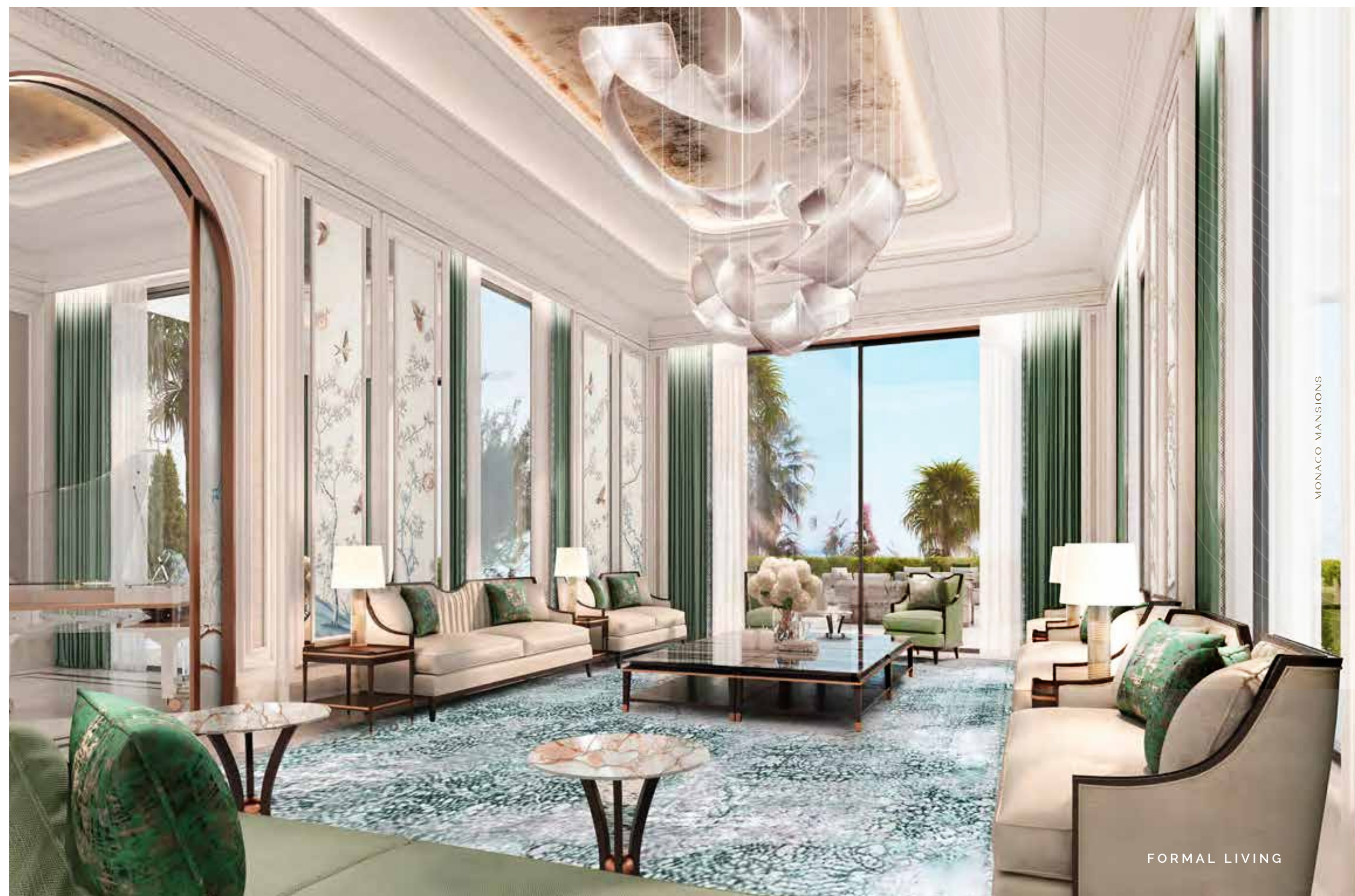
A sparkling swimming pool sits in the heart of the mansion's outdoors, surrounded by pleasant loungers and lush greenery, offering an ultra-luxury escape for relaxation and convivial leisure at your very convenience.

DELIGHT BY THE POOLSIDE

Venture into a world of regal luxury reminiscent of Europe's rich artistic heritage. Inspired by the grandeur of exquisite patterns and intricate motifs, the entrance boasts grandiosity in every form, crafting a seamless fusion of tradition and modernity.

ENTER IN PRESTIGE

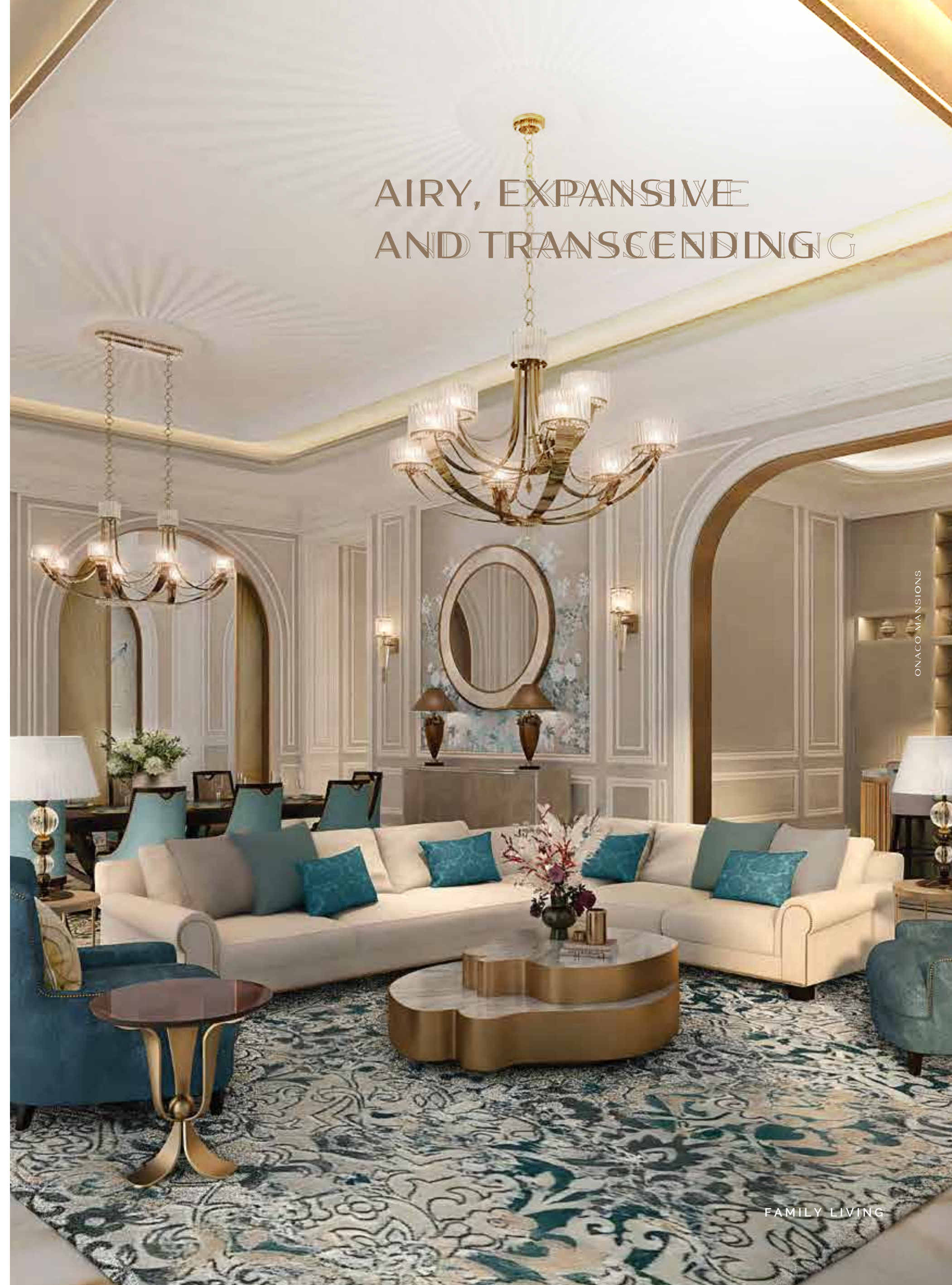
GREAT HALL



Bringing home every essence of European artistic brilliance, the living spaces in your mansion are soaked in soft, muted tones and delicate textures. The living area, bathed in natural light, invites you to sink into its velvety seating and take in the breathtaking views. In the dining room, under the delicate glow of sculptural chandeliers, every meal feels like an intimate gathering — forever cherished.



GREAT HALL



AIRY, EXPANSIVE
AND TRANSCENDING

FAMILY LIVING

The master bedroom suite is unapologetically luxurious, embellished in gold-tinted surreal motifs and clad in layers of extravagance. You only need to step in to transpose yourself into your artistic realm of opulence.

AWAKEN IN UNMATCHED COMFORT



ENTERTAINMENT AREA



CINEMA



GARAGE



FAMILY LIVING

Your mansion is not merely pleasing to the eye, but a multifaceted secluded sanctuary evoking all your senses with a plethora of leisure spaces. Be it your fitness center, executive home office, the intimate Turkish Hammam, the pools, the jacuzzi, the ice shower room, the impressive home cinema where you can snuggle up with your loved one for a movie night, or the very expansive entertainment area - get ready to be amused.

Step into a world of elevated living silhouetted by a grand architectural presence that captivates you the moment you arrive. Every detail is curated to impress, blending vast spaces with refined components inspired by nature, creating an immersive experience for those who seek extraordinary exclusivity in a prestigious setting.

STEEPED IN SOPHISTICATION

MONACO MANSIONS

MONACO MANSIONS

Bathed in the golden hues of the sun, your lagoon-facing mansion radiates an ecstatic energy. Floor-to-ceiling glasses mirror the tranquil waters, nullifying the distance between indoors and outdoors. The spacious terraces, sleek architecture and vibrant greenery together offer a biophilic sanctuary worth revelling in.

LUXURY ADORNED BY THE TIDES

THE ULTIMATE AQUATIC EXPERIENCE



With a tasteful play of luminance and translucence, the mansion welcomes you to further explore its geometrically inspired patterns and sleek architecture that impart to it a sense of airiness and expansiveness surpassing its physical dimensions.



FORMAL DINING

SERENE BLUE AND EARTHY TONES



FORMAL LIVING

Artistic brilliance peaks as you venture into the living spaces, washed in the alluring hues of the sky, ocean and desert. The tinge of azure is a recurring element in the overall design harmony. The lavish outlay of royal furnishings adds to the clean completion of this masterpiece.

LIVE ARTFULLY



MONACO MANSIONS

FAMILY LIVING



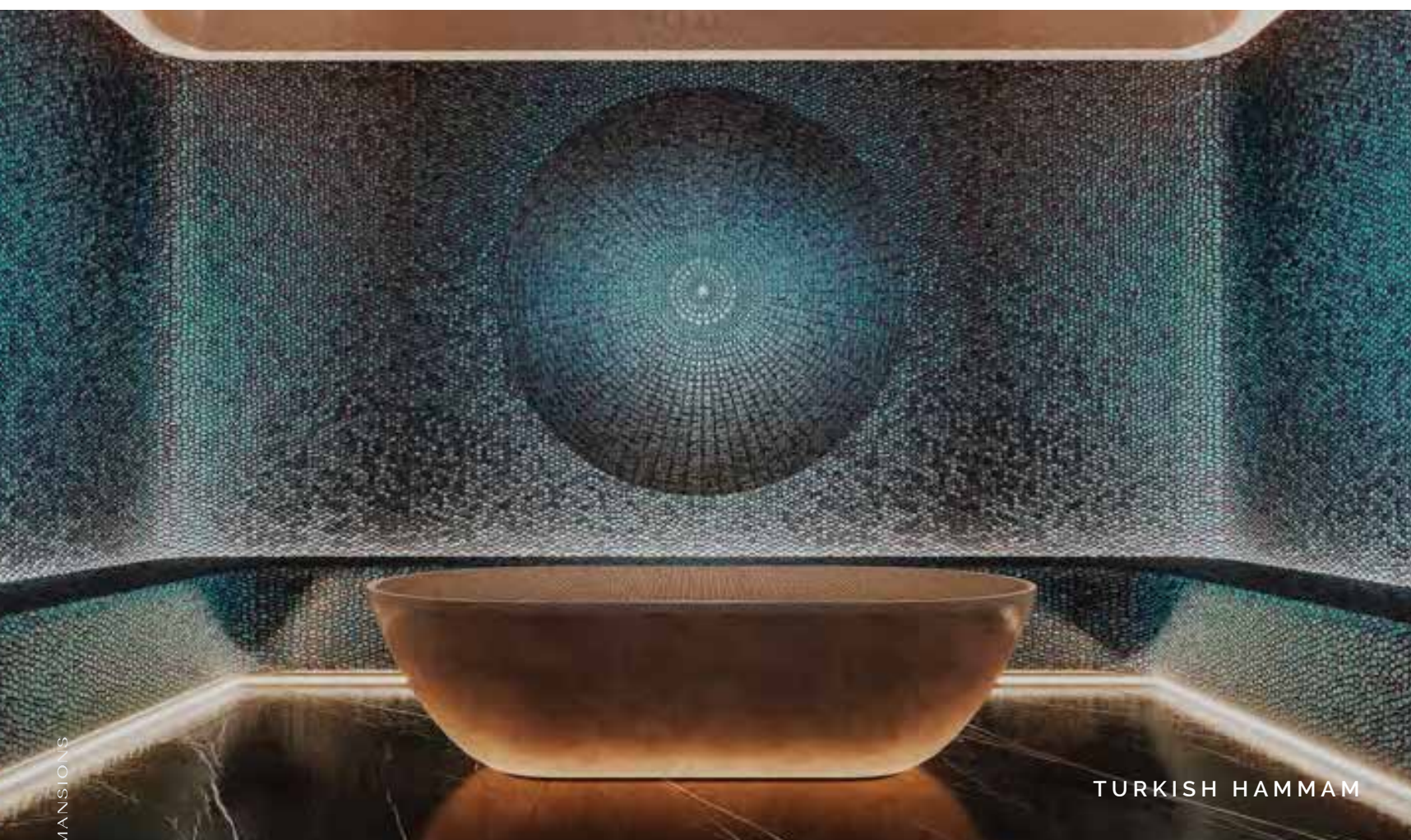
MONACO MANSIONS

FAMILY DINING

A TRANQUILL SANCTUM



The bedrooms in the mansion move beyond the traditional boundaries, seamlessly weaving together rich textures with organic elements and contemporary architecture. Curl up in your luxury retreat to watch the unravelling of a breathing embodiment of elegance.



TURKISH HAMMAM



MASSAGE ROOM



JACUZZI



TERRACE

The entertainment and meditative spaces define transcending dialogues within their vast expansiveness of possibilities. Carefully orchestrated to bring you an ecstatic feeling of exuberance, the mansion flaunts unmatched amenities ranging from a refreshing jacuzzi, spa, and Turkish Hammam to exceptional gym, home office, home cinema, entertainment area and a splendid garage.

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

MONACO MANSIONS

MONACO MANSIONS

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.

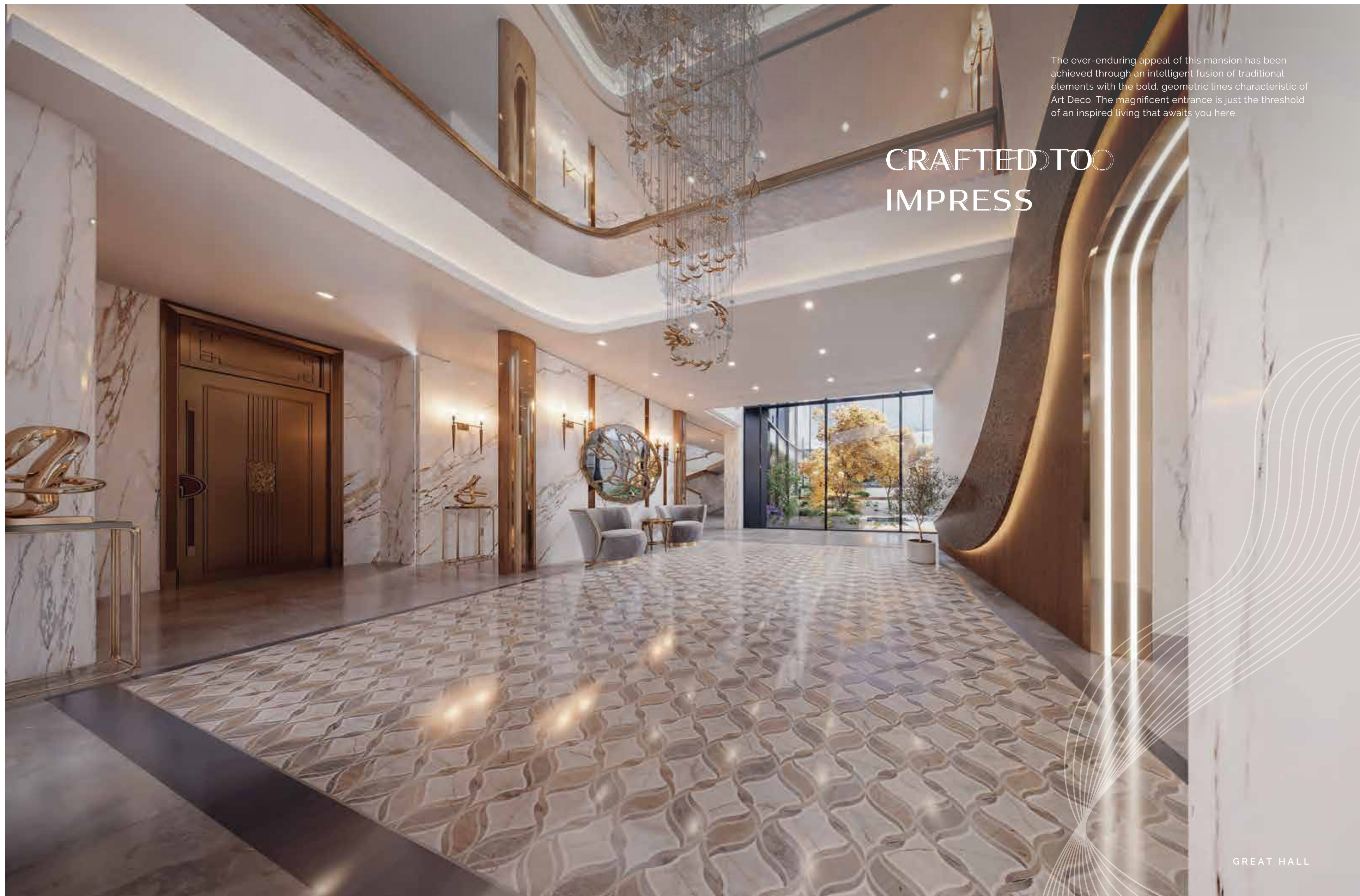
A BIOPHILIC WONDERLAND

Each mansion is crafted to ensure exceptional privacy, featuring two exclusive pools. The ground-level pool is a serene escape amid lush surroundings, while the rooftop infinity pool offers spectacular lagoon views. Whether basking in daylight warmth or embracing the soothing glow of twilight, every moment is yours to savour in complete seclusion.

PRIVACY AMIDST VIBRANCY

ONACO MANSIONS

ONACO MANSIONS



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

GREAT HALL

ORNATE DETAILS,
VIBRANT TONES



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

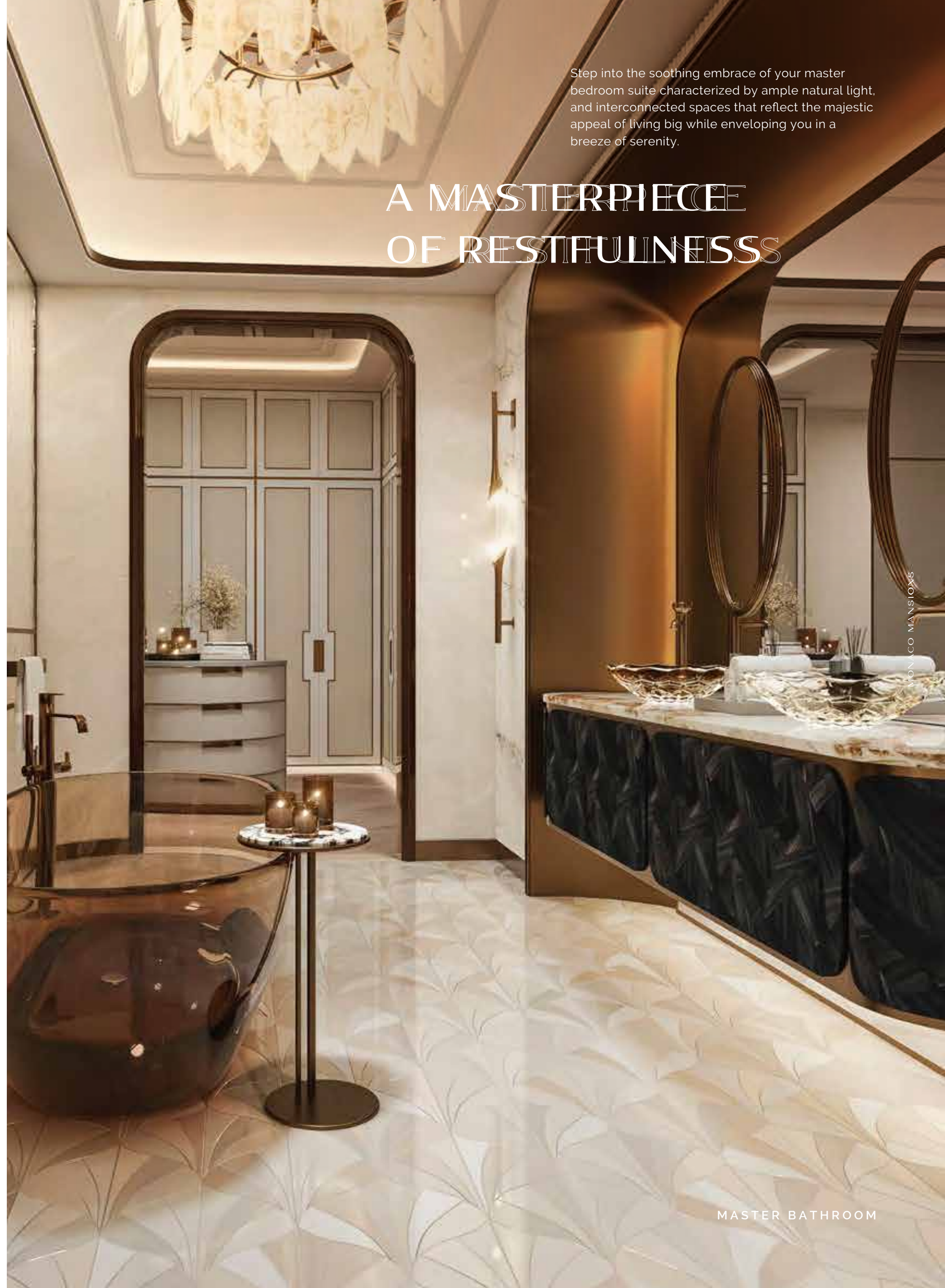
The family living area is envisioned to foster togetherness while honouring your individuality. Reflecting sumptuousness and intimacy, every corner of this unique mansion tells a story of grace, art and chic glamour.





MONACO MANSONS

MASTER SUITE



Step into the soothing embrace of your master bedroom suite characterized 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

MONACO MANSONS

MASTER BATHROOM

A MULTITUDE
OF AMUSEMENTS



Emerging as a symphony of entertainment and rejuvenation, the mansion's refined offerings of a splendid entertainment area alongside the casual lounge and the impressive home cinema form a paradise of leisure. Whereas the turquoise blue pools and the sensual Turkish Hammam accompanied by the spa, sauna and gym add to the meditative calmness of your inner self.

A marvellous fusion of water, light, and gems – this mansion embodies grand living while inclining toward the architectural ethos and design language of the modern era. Beyond the boundaries of your paradisiacal setting lies a community like no other in Dubai, and inside awaits a place of infinite indulgence.

URBAN NIRVANA BY THE WATER



Imagine stepping out of your home onto a secluded dock that stretches into a shimmering lagoon, just for you. It's your personal gateway to the water—a place where you can launch a boat, take a refreshing swim, or simply relax as the water gently laps beneath you.

AN OASIS OF
EXCLUSIVITY



MONACO MANSIONS

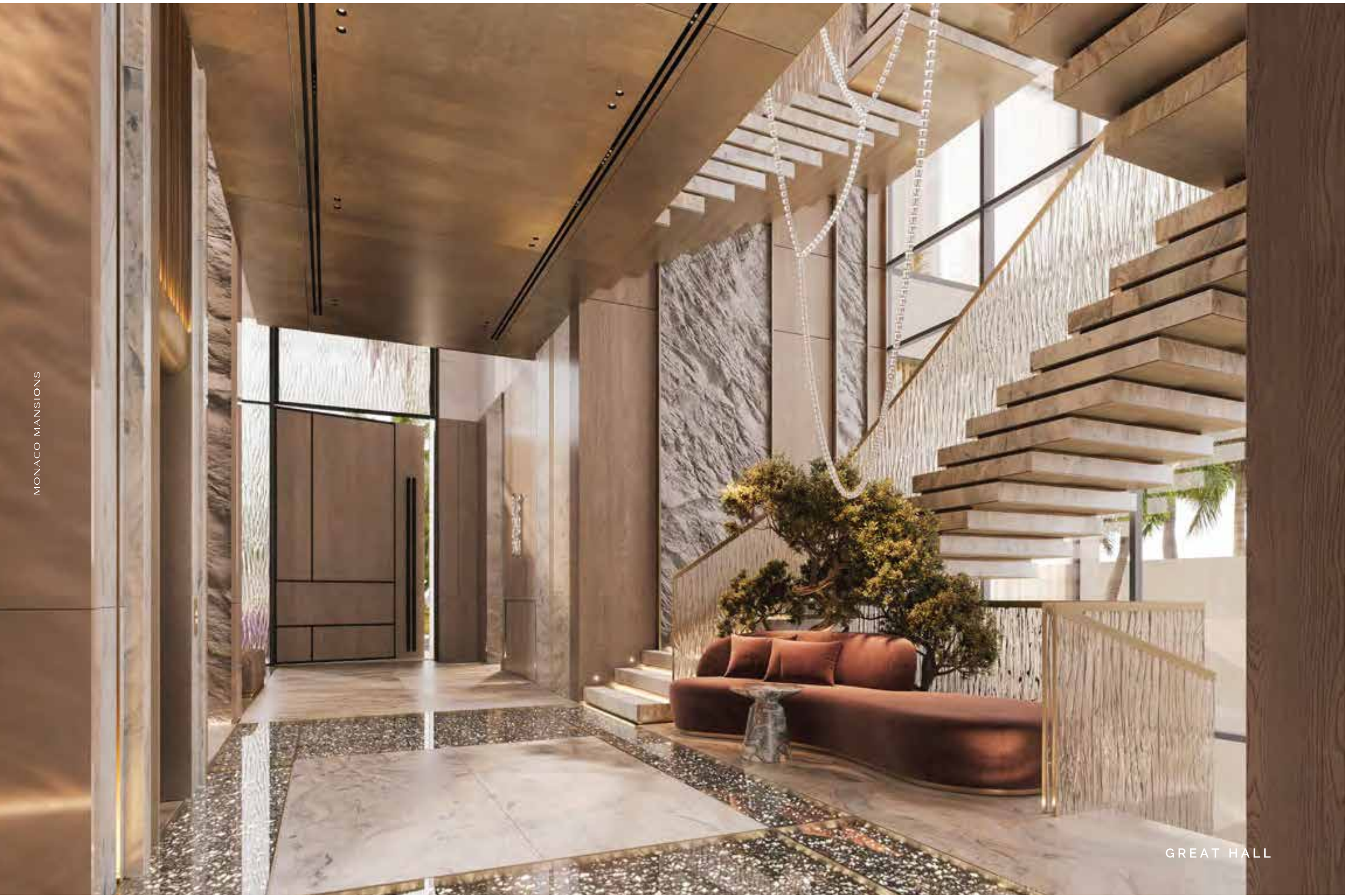
MONACO MANSIONS

TRANQUIL, BREATHTAKING,
AND UNPARALLELED

MONACO MANSIONS

MONACO MANSIONS

CELEBRATE
EVERY ARRIVAL



Walk into the realm where functionality meets outstanding design harmony, with luxe features soaked in contemporary art, as the necklace-like cascading chandeliers welcome you home to an infinitude of miscellaneous pleasures.



FORMAL DINING

The formal areas echo contemporary charm as form and function dance in perfect harmony, crafting for you a space that is as soulful as it is stylish. Indulge in the golden hue as the luminance lights up each and every moment spent in your mansion.

TAILORED FOR THE ELITE

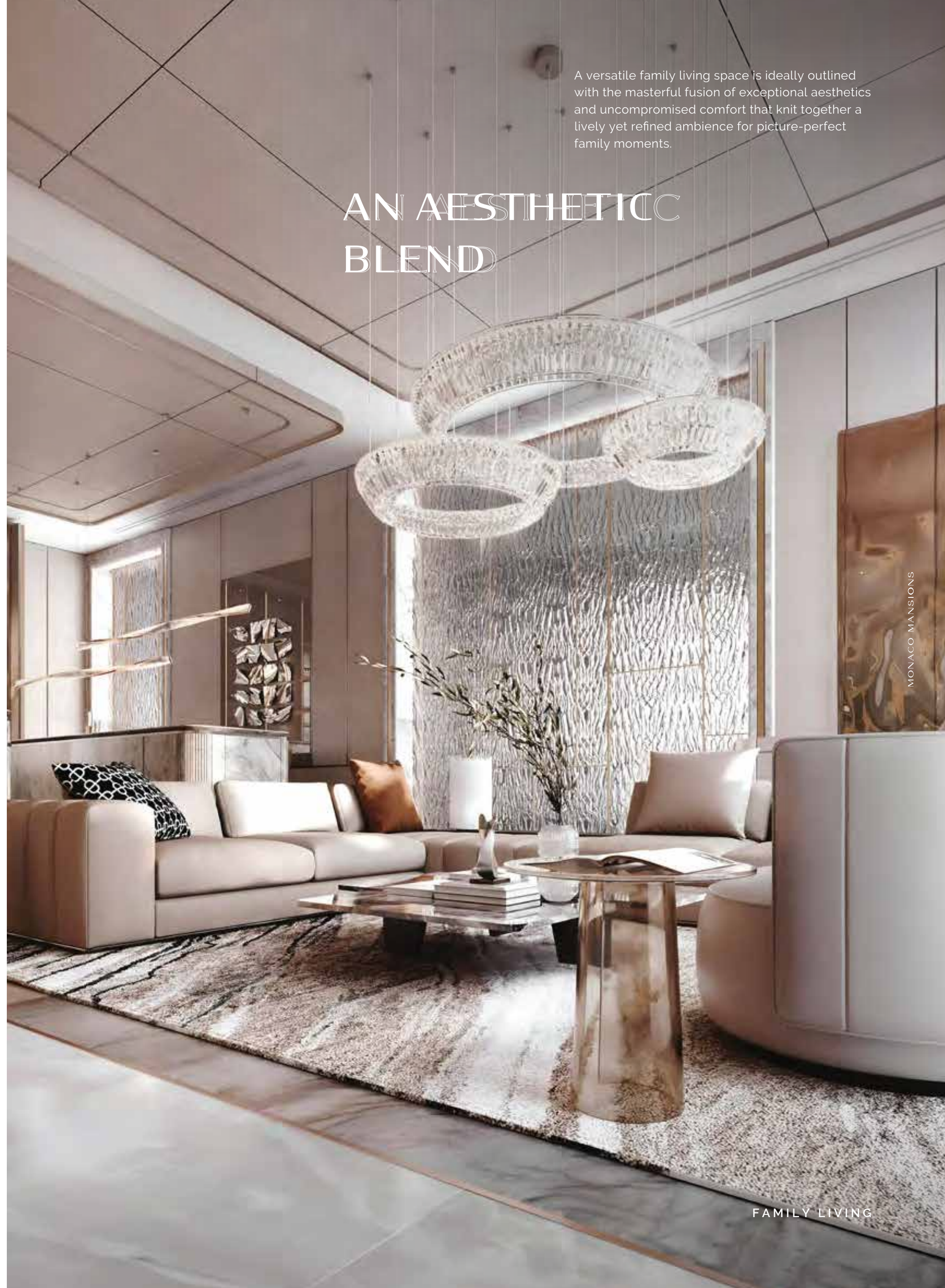


FORMAL LIVING



MONACO MANSIONS

FAMILY LIVING



A versatile family living space is ideally outlined with the masterful fusion of exceptional aesthetics and uncompromised comfort that knit together a lively yet refined ambience for picture-perfect family moments.

AN AESTHETIC BLEND

MONACO MANSIONS

FAMILY LIVING

A BREEZY
CANOPY



MASTER SUITE



MASTER BATHROOM

Nestled inside this tranquil mansion are the bedrooms that hold you in a gentle breeze, assuring you the warmth and comfort you seek in this cosy and magnificent nest. Revel in the luxury even as you curl up in your bed and call it a day.

AN AURA OF EUPHORIA



The mansion boasts an enticingly impressive array of spaces that elate the body and soul. From the royal home office, theatrical home cinema and entertainment rooms to the mood-enhancing pools, Turkish Hammam and state-of-the-art gym, every element has been meticulously planned to assure boundless elation.

The lagoon-facing side of the mansion features expansive glass walls, offering uninterrupted views of the Venetian waters for you to immerse in. Whether it's a serene home or a dynamic outdoor space, this surely is a place that inspires the soul.

WHERE NATURE BECKONS



INFINITY MEETS
YOUR INDULGENCE

MONACO MANSIONS

MONACO MANSIONS

Reflecting a design ethos that emphasizes dramatic lighting, and a combination of stone and wood finishes, the entry is a portal to ultra-luxury living. A soulful play of patterns, heavenly hues tinted with gold and unique textures elevate the overall versatility.

STATELY YET WELCOMING

GREAT HALL



GREAT HALL

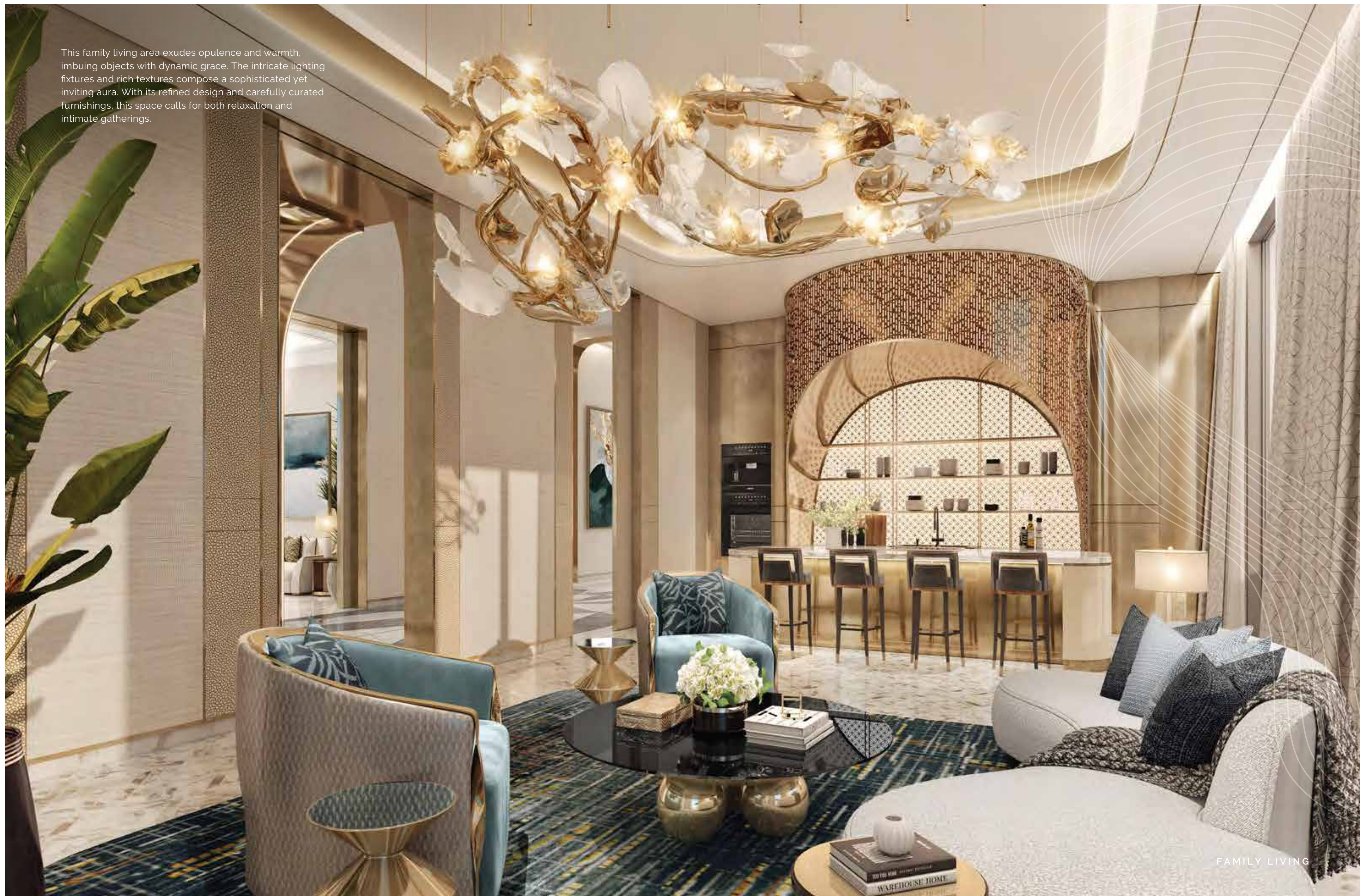
The formal living spaces open doors to vibrant perspectives of upscale living, with an appealing interplay of golden hues and rich shades of blue that bring in the highly impressive contrast element. The final product is an enchanting space to host your elaborate events.

EMBELLISHED IN ETERNAL ELEGANCE



FORMAL LIVING

This family living area exudes opulence and warmth, imbuing objects with dynamic grace. The intricate lighting fixtures and rich textures compose a sophisticated yet inviting aura. With its refined design and carefully curated furnishings, this space calls for both relaxation and intimate gatherings.



FAMILY LIVING



Elegant wall panels paired with neutral furnishings complement the glacier effect of your bespoke bedroom suite. Lounge in comfort or immerse yourself in the panoramic vistas with the full-height windows that blur the line between you and the equally stunning outdoors.

A PALACE OF
PURE INDULGENCE



The mansion boasts eclectic entertainment areas, complete with chic bars and stunning views, perfect for hosting, while the Turkish Hammam offers an exquisite sanctuary of relaxation with intricate design elements. Additional amenities include luxurious pools, a heavenly ice shower, spa, steam, sauna rooms, and an exclusive gym, creating a full spectrum of indulgent wellness and leisure experiences.



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.



For More Information



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