
AZIZI
VENICE
The next legacy
DUBAI SOUTH
A SALES TEAM PRESENTATION· 2026
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Today

01 **Dubai South**
The Location — A City Built for Tomorrow

02 **Why Dubai South?**
The UAE's New Growth Corridor

03 **Azizi Venice**
Dubai's Most Ambitious Waterfront Community

04 **Why Buy Now?**
The Investment Case for Azizi Venice

01 LOCATION

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Dubai South

Gateway to the World.

145 km²

Master-planned city

Spans ~145 km² around Al Maktoum Int'l Airport — roughly 2 × Manhattan.

8

Integrated districts

Aviation, Residential, Commercial, Logistics, Golf, Exhibition, Humanitarian & Business Park.

1M+

Target residents

Over 1 million people planned once the city is fully built out.

01 LOCATION

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The City of You.

Dubai South is not a neighbourhood — it is a fully master-planned city, developed by the government of Dubai, centred on Al Maktoum International Airport. One of the most strategically significant urban developments in the world.

"A vibrant and working community — prime catalyst contributing to the economy through excellence in aviation, logistics and real -estate."

— Dubai South Official Vision

Al Maktoum Airport

Planned capacity: 260M+ passengers/year — world's largest

8 Integrated Districts

Residential · Commercial · Logistics · Aviation · Golf · Exhibition & more

Metro Connected

Route 2020 Metro operational. Future Blue Line & Etihad Rail planned

Government-Backed

Aligns with D33 Economic Agenda & Dubai 2040 Urban Master Plan

01 LOCATION

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Eight Districts. One City.

Aviation
Al Maktoum Airport

Residential
Freehold homes

Commercial
Business & offices

Logistics
Global supply chain

Golf
Resort living

Exhibition
Expo City Dubai

Humanitarian
UN & NGOs

Business Park
SME Free Zone

02 WHY DUBAI SOUTH?

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AED 128B

Government investment to expand Al Maktoum International Airport.

260M

Passengers per year

World's largest hub; ~5× today's DXB.

750K

Jobs created

Across the airport-city economy.

1M+

Target residents

A new city around the airport.

Source: Dubai Media Office (28 Apr 2024). AED 128B (≈ US$35B) new terminal — Phase 1 (150M pax) by ~2032; full build-out (260M passengers) by ~2057.

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Four reasons the numbers work.

Rental Yield

7–9%

Gross yield on apartments — 2–3× what London or New York delivers. Tax-free income. No capital gains tax.

Capital Appreciation

15–20% over 24 months

Off-plan below future ready values today. Early investors capture the full appreciation wave as the airport matures.

Airport-Driven Demand

750K jobs

Every pilot, logistics worker, and aviation professional needs a home here. Built-in, structural rental demand.

Government Backing

D33 + 2040

D33 = Dubai's economic agenda (to 2033); 2040 = its urban master plan. Dubai South is central to both — government-backed, not speculation.

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Incheon South Korea

Songdo International Business District — the world's first purpose-built smart city anchored by Incheon International Airport.

Built 2001–2015
$35B government investment

The blueprint already exists.

When a government builds the world's best airport and surrounds it with a master-planned city, property values follow. Always.

80–120%	Songdo property appreciation over a decade
9.19%	Incheon luxury real estate CAGR to 2031 — fastest in South Korea
$32.7B	Foreign direct investment attracted to South Korea in 2023 alone
4,000+	Global companies in the Incheon Free Economic Zone

Dubai South is where Incheon was in 2001.

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Azizi Venice.

AED 30 billion. 136 hectares. The world's largest swimmable lagoon.

AED 30B	18 km	36K+	Q2 2027
Project value	Crystal lagoon	Homes	First handovers

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Water-inspired living like no other.

- **14.6M sqft** Waterfront community
- **18 km** Swimmable lagoon & boardwalks
- **1,500 Seats** Arts & cultural district
- **1.5M sqft** Boulevard retail & F&B
- **Studio–3BR** Wide apartment mix
- **25+** World-class amenities

Amenities & Lifestyle

- Crystal Lagoon
- Arts & Cultural District
- Family Hotels
- 40 Acres of Parks
- Infinity Pools
- Technogym Fitness
- School & Nursery
- Private Hospital
- Mosque

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Six reasons.

1 **First-Mover Pricing**

Studios from AED 755K. These are pre-growth prices. As airport operations scale and the community activates, entry prices will not stay here.

2 **Transforming Dubai South**

Azizi Venice is the community bringing Dubai South to life. Arts & cultural district, lagoon, and boulevard turn an emerging zone into a destination — lifting the entire corridor.

3 **Freehold + Golden Visa**

100% ownership. Qualifying purchases are eligible for the UAE Golden Visa. A home, an investment, and a residency — in one transaction.

4 **Staged Payment Plans**

10% booking, 40% during construction, 50% on handover. Low upfront commitment. You hold a growing asset while paying incrementally.

5 **Proven Developer**

Azizi Developments posted AED 16B in 2025 sales. As master developer, they are building roads, infrastructure, lagoon and all community facilities — not just towers. 39%+ complete, April 2026.

6 **Proven Appreciation**

Since the 2024 launch, prices are already up 26–116% across unit types — Studio +40%, 1 BR +31%, 2 BR +116%, 3 BR +26%. Early buyers are already in profit, well ahead of the next price uplift.

04 WHY BUY NOW?

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Something for every buyer.

Studio

from

AED 755,000

- √ High rental return
- √ Low entry barrier
- √ 10% to book

1 Bedroom

from

AED 1,230,000

- √ Lagoon or boulevard views
- √ Widest resale market
- √ Strong rental demand

2 Bedroom

from

AED 2,157,000

- √ Golden Visa eligible
- √ Family-sized layouts
- √ Premium finishes

3 Bedroom

from

AED 3,156,000

- √ Direct lagoon access
- √ Private pool & cinema
- √ Spacious family layout

Golden Visa eligibility subject to UAE government regulations and investment thresholds.

04 WHY BUY NOW?

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The story is just beginning.

2022	2024	2027 ★	2028+	2030+
Azizi acquires land	**Airport expansion approved**	**Handovers begin**	**Airport scales**	**Full maturity**
AED 30B commitment. 136 hectares from Dubai South.	AED 128B government investment greenlit.	First residents move in.	Phase 1 operations. 40–60M passengers	1M residents. 750K jobs. Value realised.

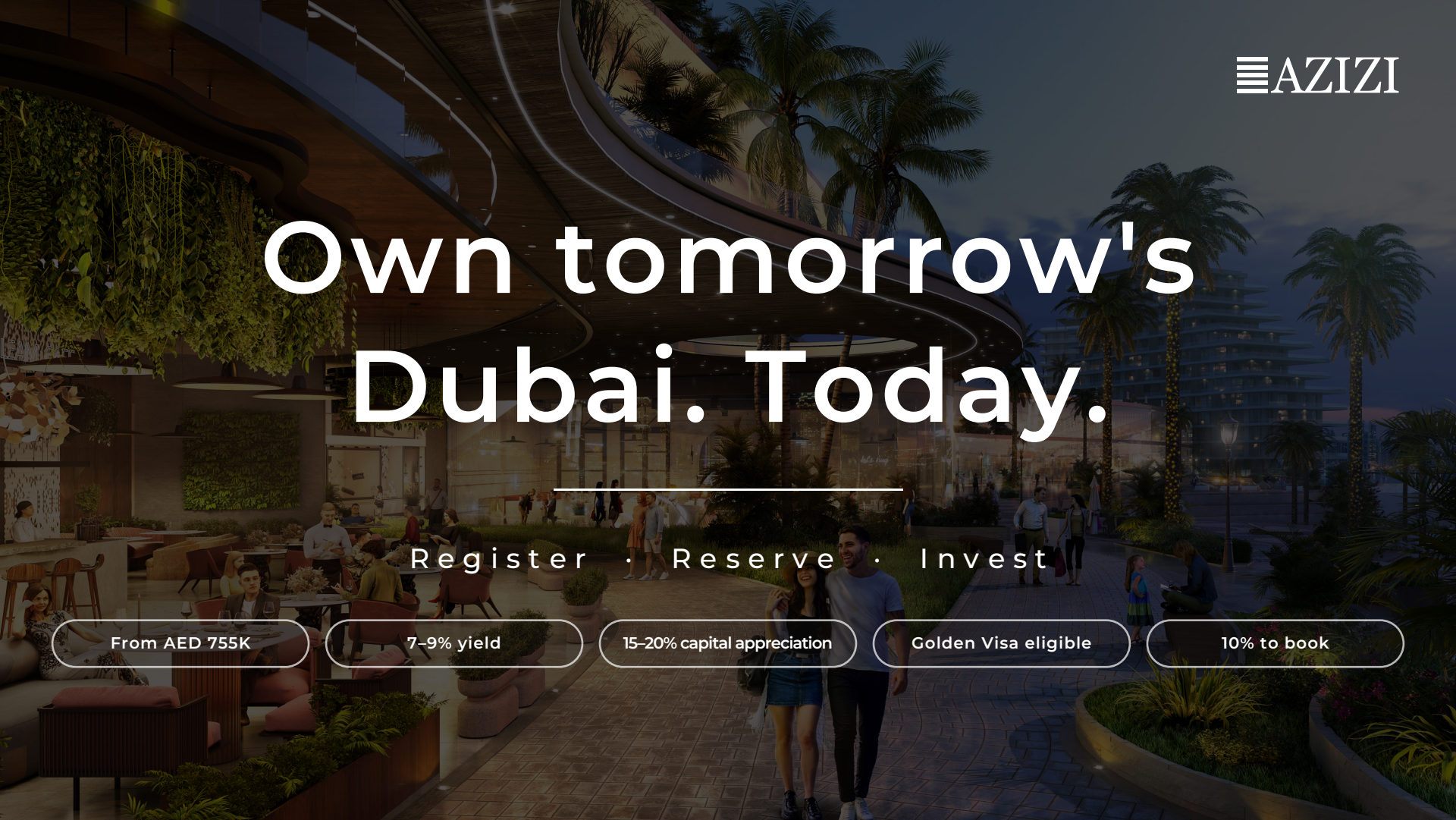
Construction is real, handovers have begun, prices still reflect early stage. The best entry window is now.

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Quality & Delivery, Built In-House

- Fully vertically integrated — Azizi designs, manufactures and builds in-house, keeping quality and delivery in its own hands rather than third parties'
- Core components made in-house — facades, aluminium, structural steel, HVAC, marble, GRC and modular PODs — stripping out supplier bottlenecks
- End-to-end control from factory to installation shields buyers from supply-chain disruption, cost inflation and the delays that stall other developers
- Proven at scale on Azizi Venice and Burj Azizi — KEZAD expansion lifts facade output from 10,000 to ~45,000 sqm/month, so large pipelines still deliver on time

Real construction, in-house quality control, delivery at scale — Azizi builds it, owns it, and hands it over on time.


AZIZI
Own tomorrow's Dubai. Today.
Register · Reserve · Invest
From AED 755K
7–9% yield
15–20% capital appreciation
Golden Visa eligible
10% to book