EAZIZI VENICE DUBAL SOUTH

Masterplan Presentation



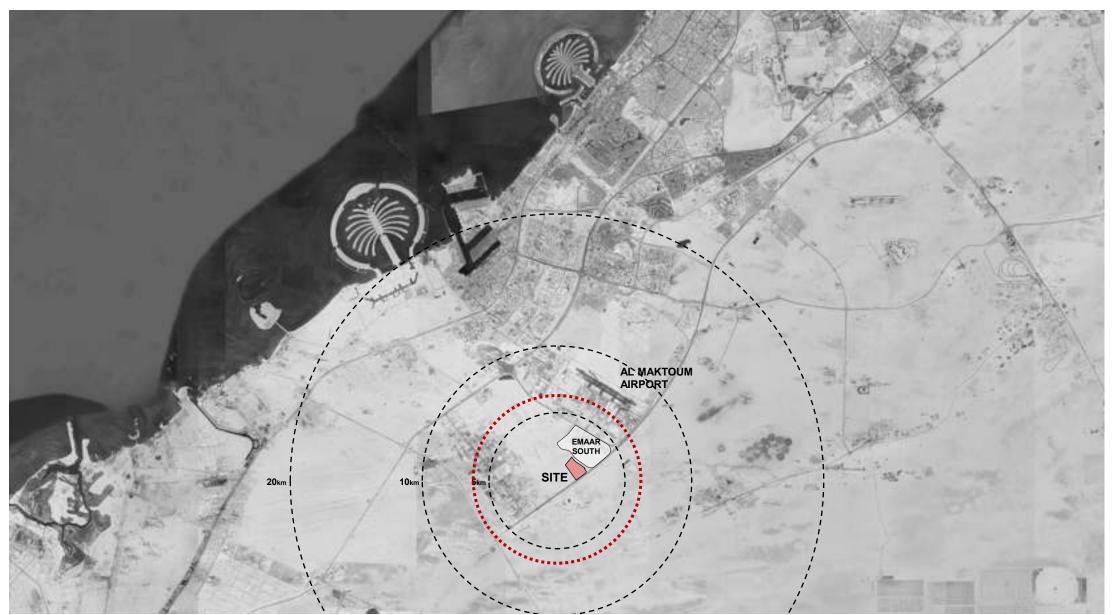
1

Site Location



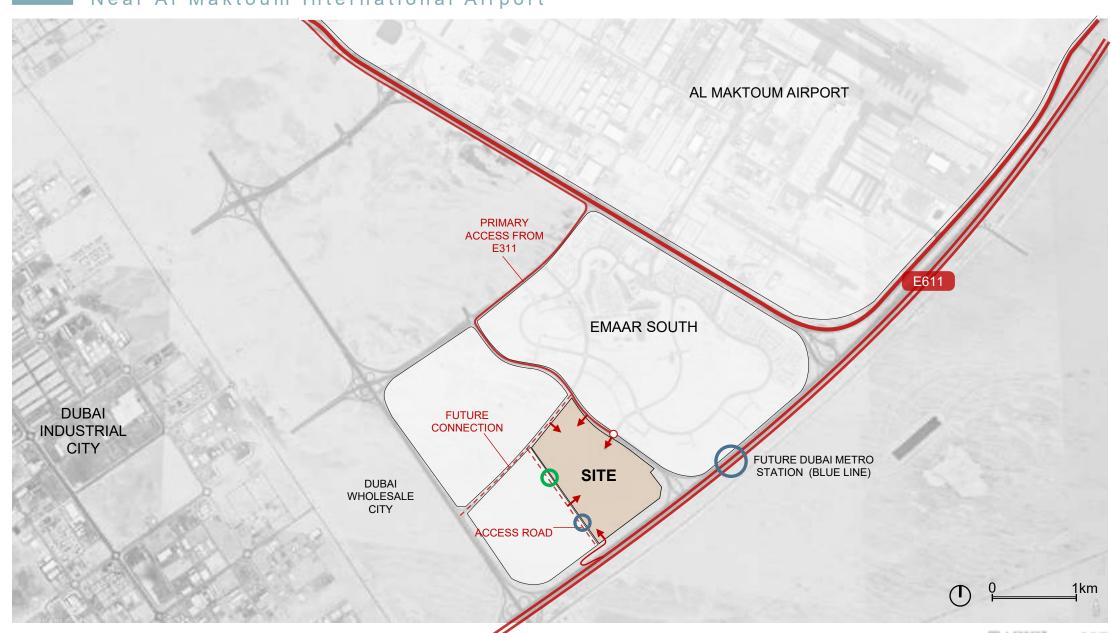
Location & Access

Near Al Maktoum International Airport



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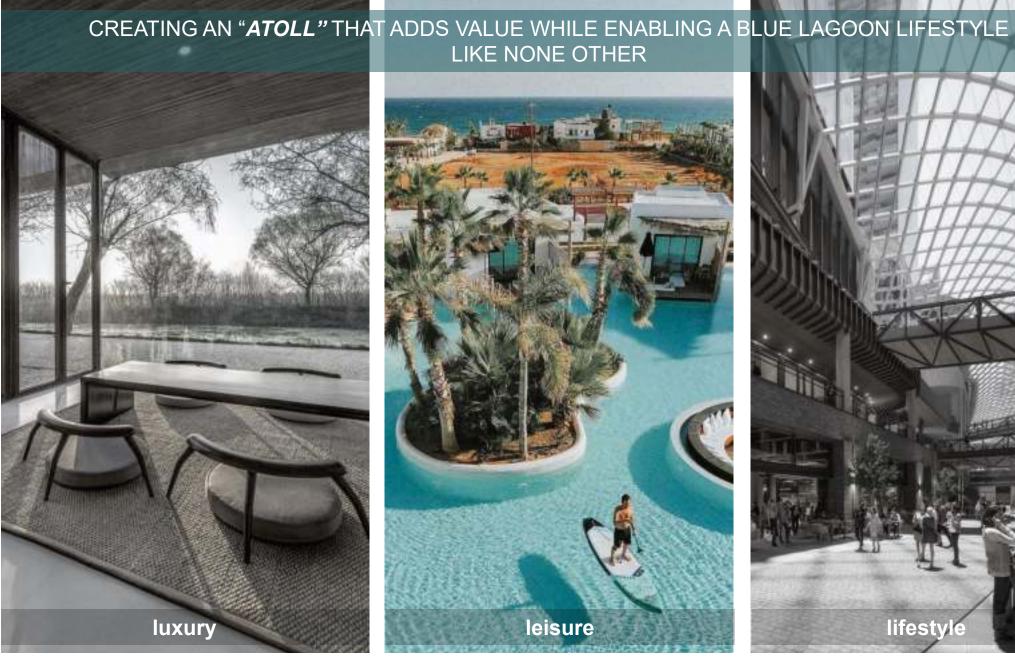


2

Vision



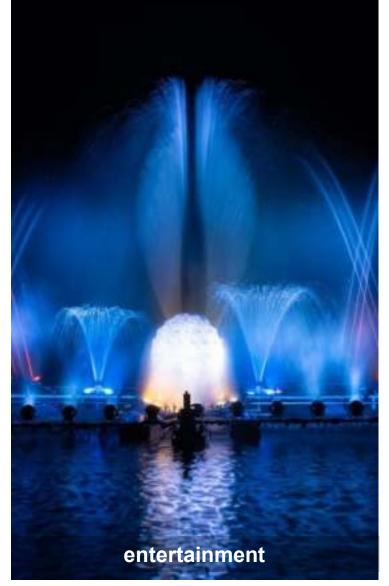






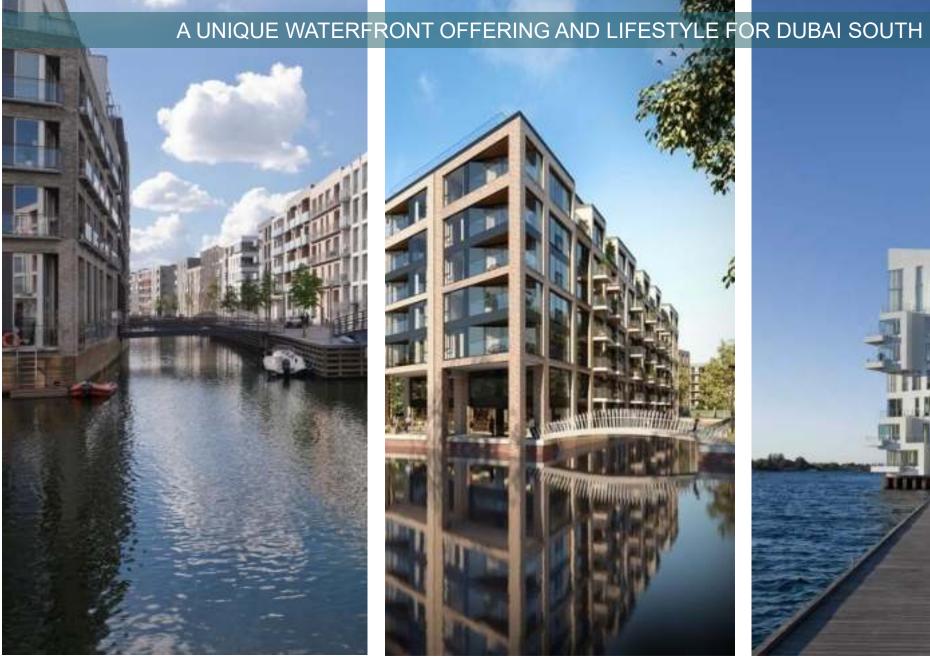


A NEW **DESTINATION** FOR DUBAI WITH ENTERTAINMENT, ARTS AND CULTURE FOR TOURISTS AND RESIDENTS ALIKE





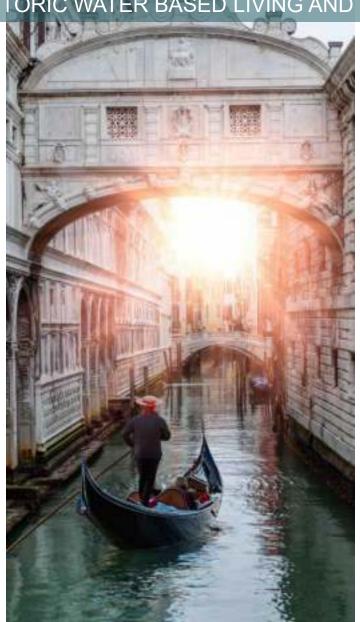




























Aim to attract 20-30K visitors a day Lagoon front venue Boardwalk experience

- Featuring unique F&B offerings from around the world
- Signature restaurants

Next Generation Retail shop

Entertainment

- Amphitheater and digital screen
- Events Plaza
- Cinema
- Comedy Clubs & Theatre restaurants

Sport District

- Running track and Fitness areas
- Simulated digital sport fields

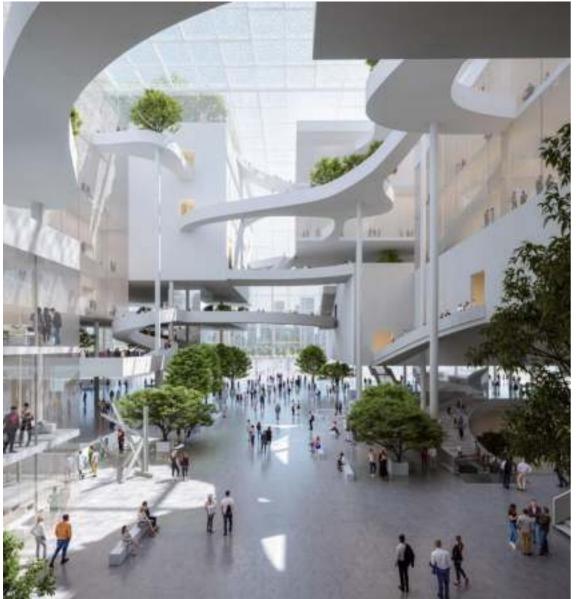
Children play areas

Water Park and Fountains





Boulevard Experience







Food and Beverage

















Culture and Art















Culture and Art

Opera House for the millennia – integrated experience

- Indoor / outdoor experience
- Floating stage .. in the round
- Opera house plaza
- Integrated within water feature .. dancing fountain
- Multi purpose event space

Curated Arts, Music and Events programs
Vibrant, Animated and Experiential Walking Street

Dubai South Opera House

Design Competition













Dubai South Opera House

Design Competition





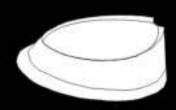
Palais Garnier, 1875



Sydney Opera House, 1973



Heydar Aliyev Center, 2012



Dubai South Opera House, 2028



















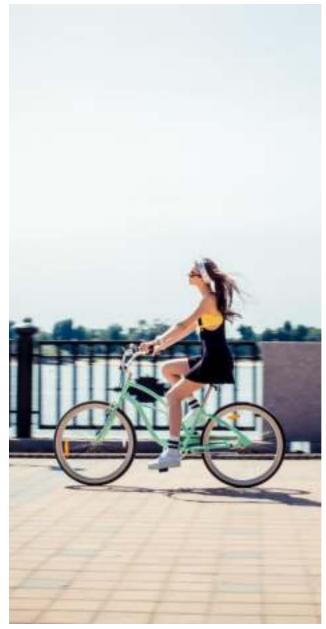
Boulevard Lagoon Residences







Mobility















Hospitality

Boutique, Family & Business Hotels

















Amenities

International School, Community Hospital, Friday Mosque















Key Development Figures



Plot Area
1.36M m²
14.6M ft²



GFA 2.17M m² 23.4M ft²



1.6



Villas & Mansions **305**



Apartments
90+ Buildings



Hospitality **575 Keys**



Mixed Use Boulevard GFA

140K m²

1.5M ft²



With Music Fountain



Water Area
400K m²
4.3M ft²



Hospital **270 Beds**





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