



A Z I Z I D A V I D



BEYOND
SHIMMERING CREEKS
AND THE GRACE OF
FLAMINGOS, AN
EXCEPTIONAL
LIFESTYLE AWAITS -
FRAMED BY VIEWS
THAT SEEM TO
SUSPEND TIME.



Al Jaddaf is Dubai's awe-inspiring creekside district, where tradition converges with modern elegance. Once renowned for its dhow-building legacy, it has become a vibrant nexus of culture, luxury living, and seamless connectivity.

WHERE HERITAGE SHAPES THE FUTURE

An aerial photograph of a massive highway interchange in Dubai, showing multiple levels of roads, ramps, and overpasses. A light blue metro train is visible on one of the elevated tracks. The surrounding area includes green lawns and some low-rise buildings. The lighting suggests it's either sunrise or sunset.

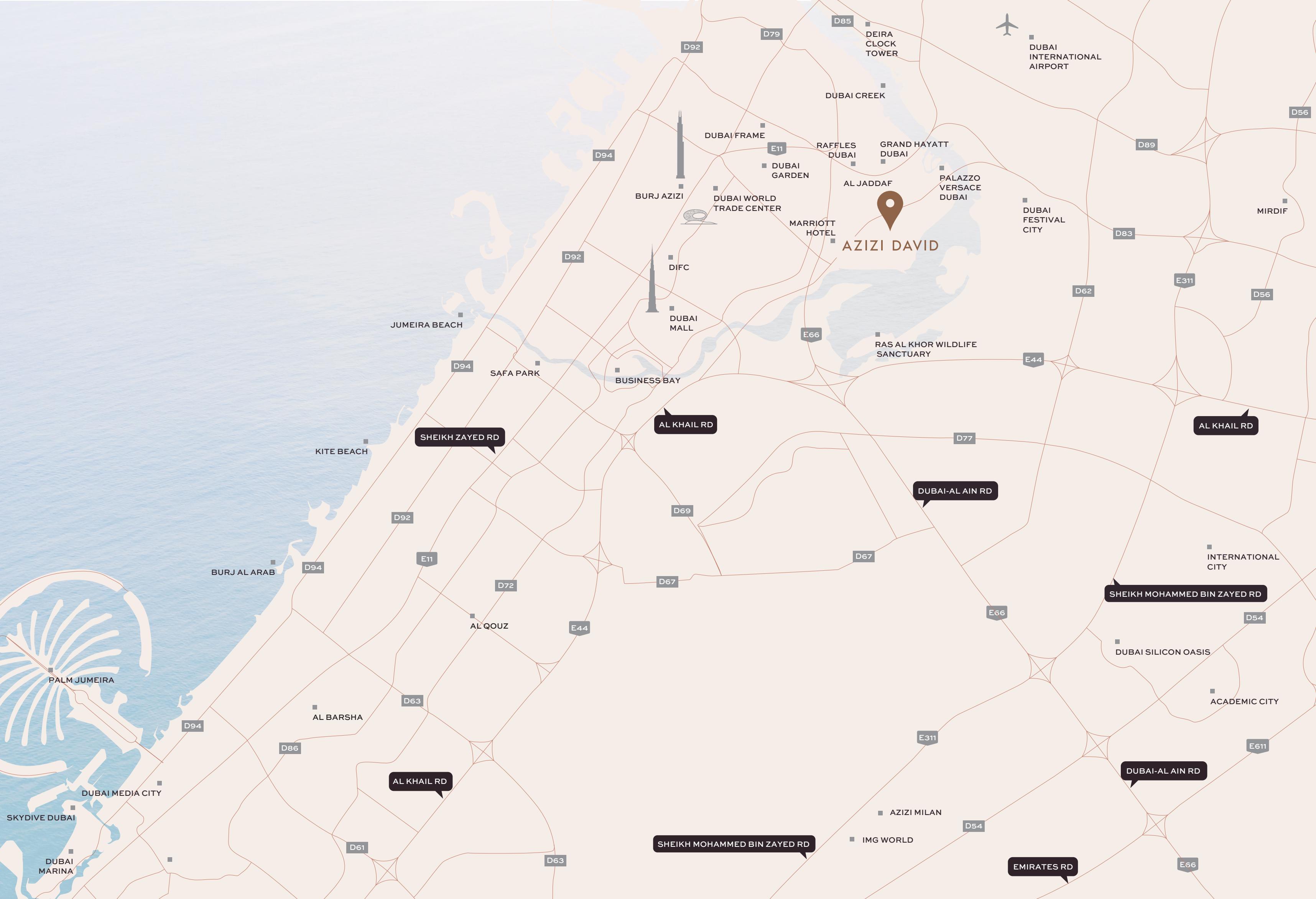
Accessible with ease, the Al Jaddaf area occupies a central position that links you effortlessly to the city's key destinations. Minutes from Downtown Dubai, Dubai Festival City, and Dubai International Airport, it's a neighborhood where convenience is woven into everyday life.

CONNECTIVITY, CULTURE

Al Jaddaf draws a diverse mix of professionals, families, and creatives, offering a seamless fusion of modern convenience and cultural richness. From tranquil residential streets to lively waterfront enclaves, the district pulses with a strong sense of community. Azizi David captures this very spirit, providing living spaces that radiate both the energy and elegance of the creekside.

THE EPICENTER OF DUBAI CREEKSIDE LIVING

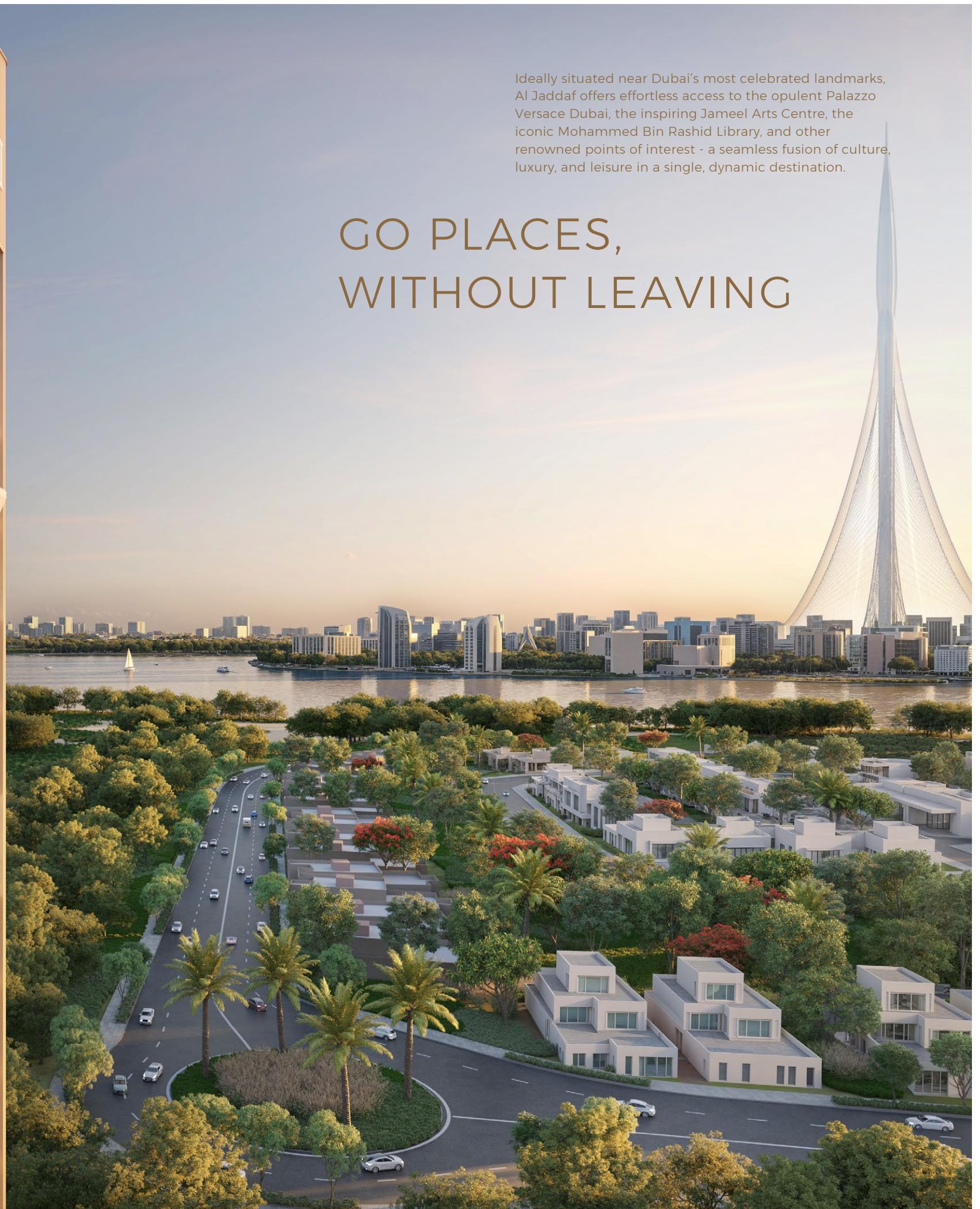




Rising gracefully on the shores of the Dubai Creek,
Azizi David presents premium residences designed to suit
diverse lifestyles - from sleek studios and spacious one- and
two-bedroom apartments to two exclusive penthouses
crowning the tower.

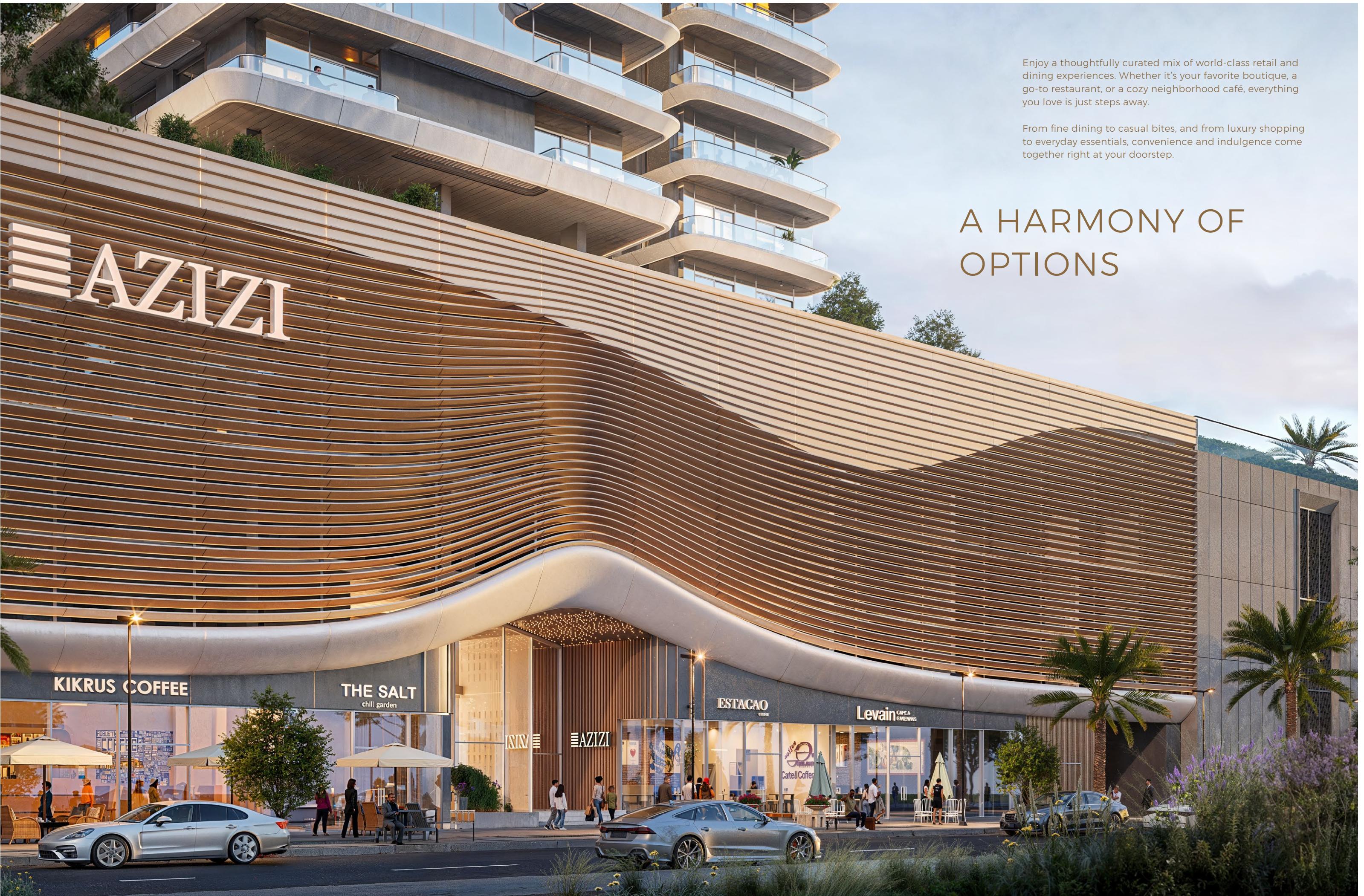
AN UPSCALE ADDRESS





Ideally situated near Dubai's most celebrated landmarks, Al Jaddaf offers effortless access to the opulent Palazzo Versace Dubai, the inspiring Jameel Arts Centre, the iconic Mohammed Bin Rashid Library, and other renowned points of interest - a seamless fusion of culture, luxury, and leisure in a single, dynamic destination.

GO PLACES,
WITHOUT LEAVING



A HARMONY OF OPTIONS

Enjoy a thoughtfully curated mix of world-class retail and dining experiences. Whether it's your favorite boutique, a go-to restaurant, or a cozy neighborhood café, everything you love is just steps away.

From fine dining to casual bites, and from luxury shopping to everyday essentials, convenience and indulgence come together right at your doorstep.



CURATED URBAN
RETAIL SPACES





DINING, REDEFINED



From the first sip of freshly brewed coffee to the last bite of a decadent dessert, every day here is a feast for the senses. Indulge in fine dining, linger over brunch in a sunny café, or grab a quick bite from a bustling eatery, every flavor you crave is just around the corner.

Start your day with a refreshing dip in the crystal-clear waters, the city skyline stretching endlessly before you. Whether you're swimming laps, soaking up the sun on a lounger, or simply unwinding with friends in the shade, this infinity pool is your perfect escape. Here, relaxation isn't an occasional indulgence, it's part of everyday life.

DESIGNED FOR TRANQUILITY, IMAGINED FOR COMFORT



Step into a lobby where sophistication meets composed precision. Warm lighting, tactile elegance, and meticulously refined finishes welcome you with quiet grandeur.

A MAGNIFICENT WELCOME



The reception exudes an air of elegance and warmth. Sleek marble finishes, soft ambient lighting, and artful design details create a welcoming space that leaves a lasting first impression. Whether you're returning home or greeting guests, this is a lobby that speaks the language of refinement.

SLEEK SOPHISTICATION.



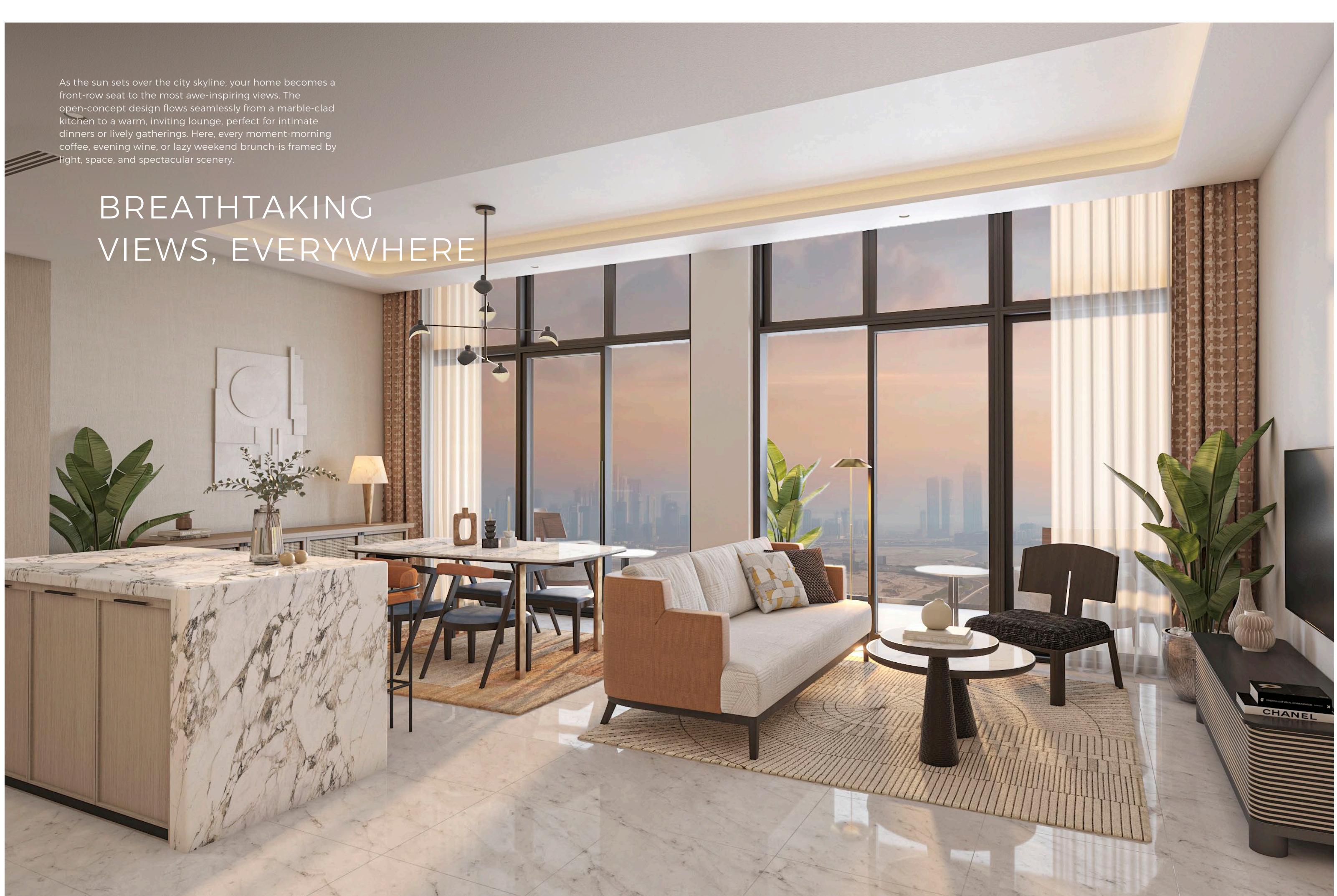
A space designed for both comfort and connection, your lounge invites you to relax, socialize, or simply enjoy a moment of quiet. Soft natural light filters through floor-to-ceiling windows, highlighting the elegant furnishings and warm tones.

MASTERFUL INTERIORS



As the sun sets over the city skyline, your home becomes a front-row seat to the most awe-inspiring views. The open-concept design flows seamlessly from a marble-clad kitchen to a warm, inviting lounge, perfect for intimate dinners or lively gatherings. Here, every moment—morning coffee, evening wine, or lazy weekend brunch—is framed by light, space, and spectacular scenery.

BREATHTAKING VIEWS, EVERYWHERE



Inside your private retreat, calm and warmth radiate through every detail, shaping the ideal haven. It uplifts your mornings and restores your energy at day's end.

SERENE, Refined LIVING SPACES



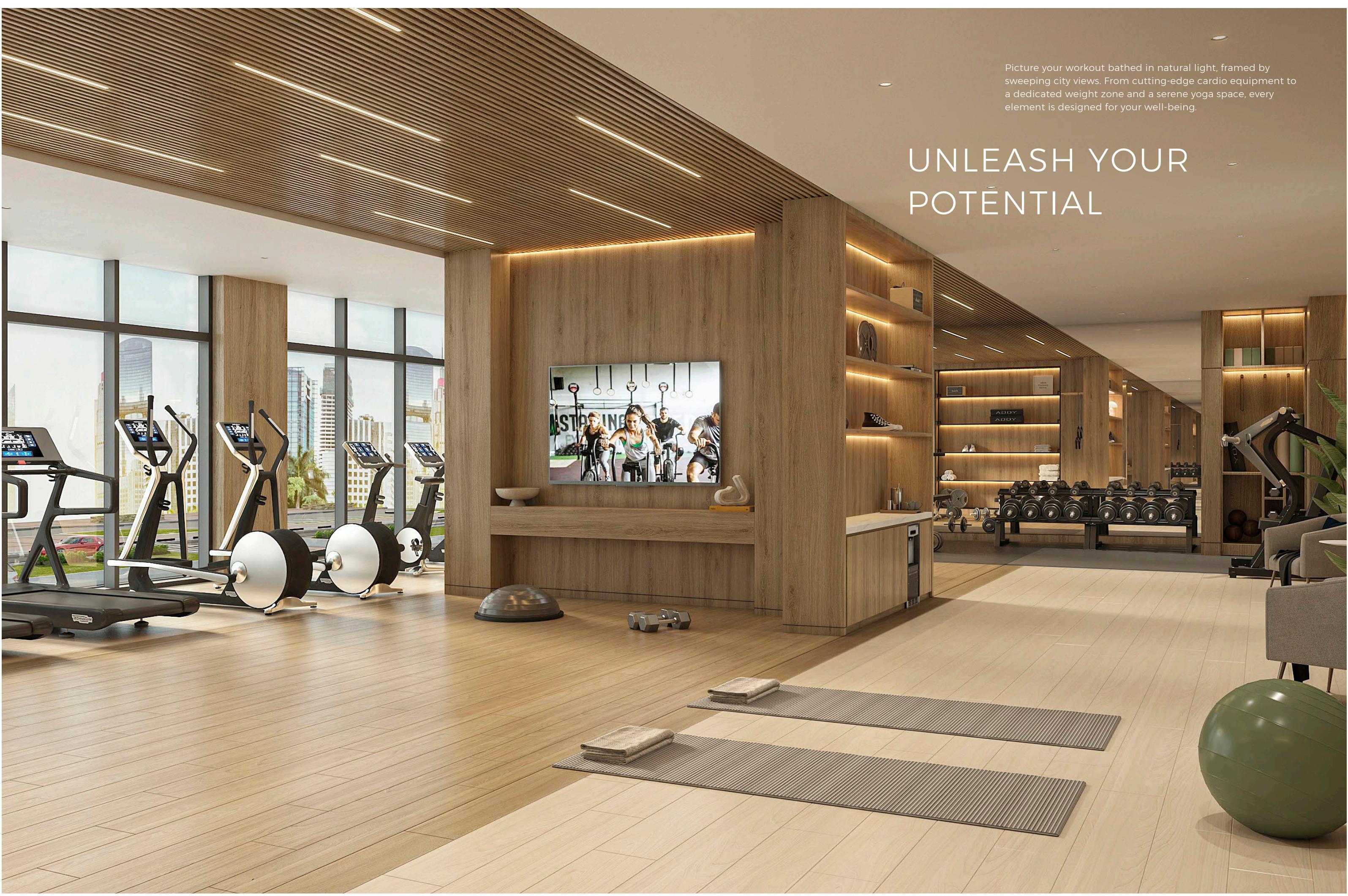
Escape to a spa-like retreat in the sophisticated bathroom. Featuring a walk-in glass shower, a stylish green countertop, and warm accent lighting, this space blends modern design with natural textures. Ample built-in storage keeps the serene atmosphere clean and clutter-free.

YOUR PERSONAL OASIS



Azizi David's restrooms transcend mere function - they serve as a private retreat. Unwind at the lavish vanity, with its expansive countertop, elegant backlit mirror, and meticulously designed lighting.





Picture your workout bathed in natural light, framed by sweeping city views. From cutting-edge cardio equipment to a dedicated weight zone and a serene yoga space, every element is designed for your well-being.

UNLEASH YOUR POTENTIAL



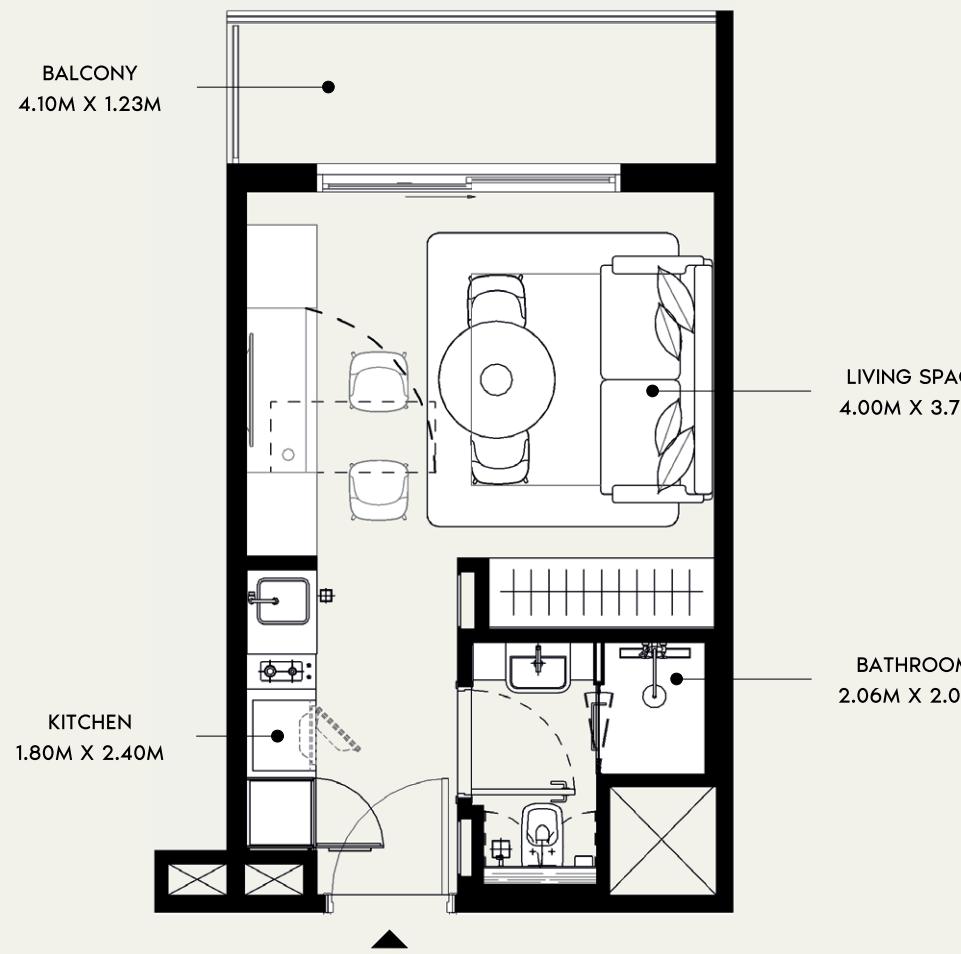
PLAY WILD, IMAGINE BIG

A vibrant world awaits your little ones. This thoughtfully designed playroom is a whimsical wonderland with soft, natural light and a variety of play zones. From child-sized tables for creative activities to a cozy teepee and reading nook, it's a secure and magical space for adventure and imagination.

AZIZI DAVID - FLOOR PLAN

STUDIO TYPE 1

11TH TO 13TH FLOORS



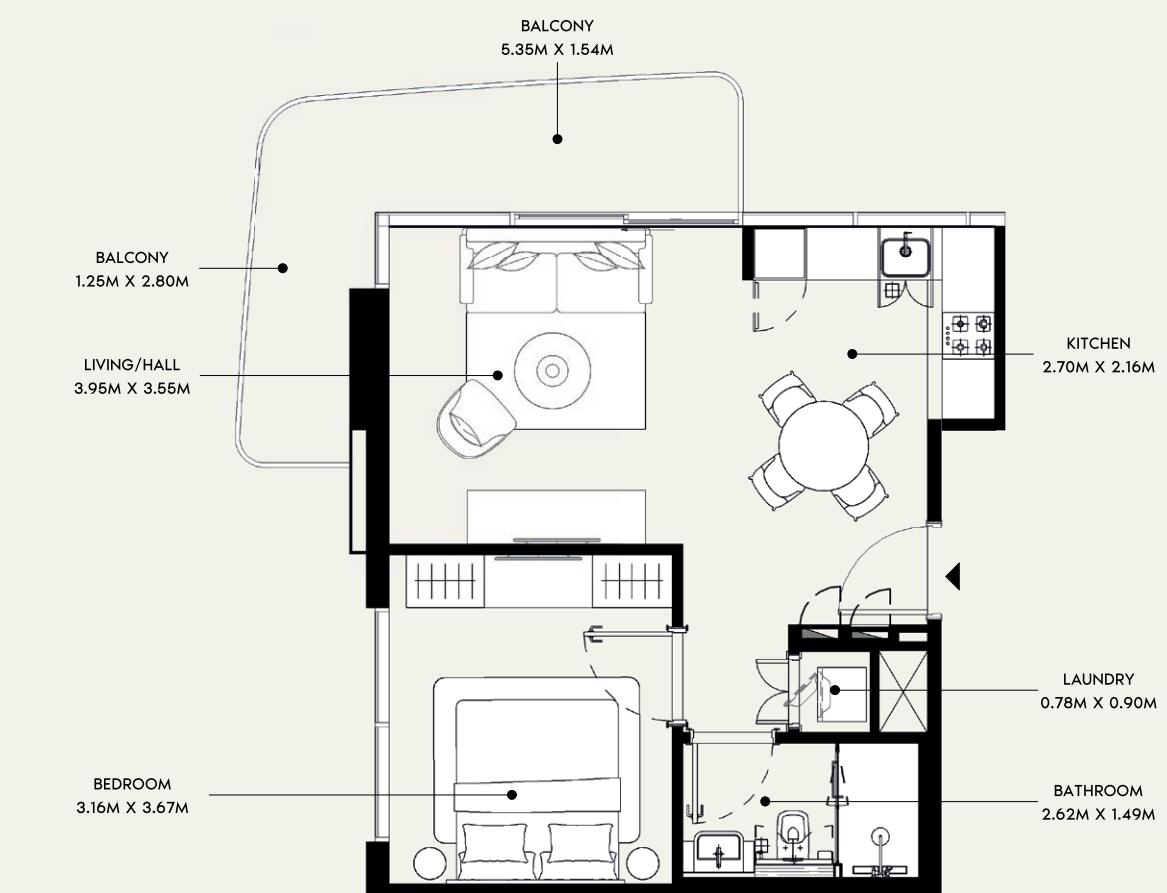
SUITE AREA : 262.96 SQ.FT.
TOTAL AREA : 326.26 SQ.FT.

TYPICAL UNITS

AZIZI DAVID - FLOOR PLAN

1 BEDROOM TYPE 1

2ND TO 10TH FLOORS



SUITE AREA : 523.67 SQ.FT.
TOTAL AREA : 650.36 SQ.FT.

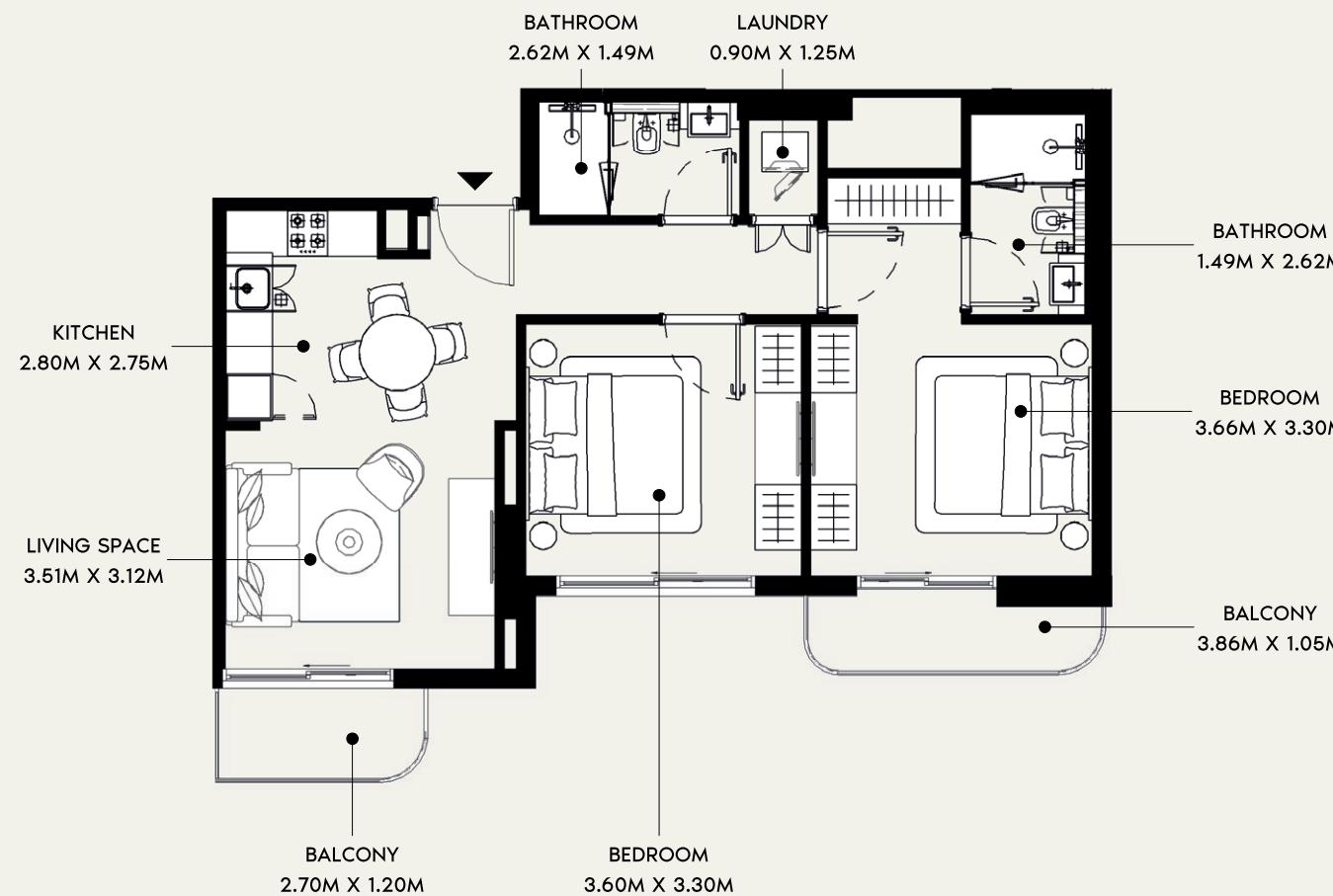
TYPICAL UNITS



AZIZI DAVID - FLOOR PLAN

2 BEDROOM TYPE 1

2ND TO 10TH FLOORS



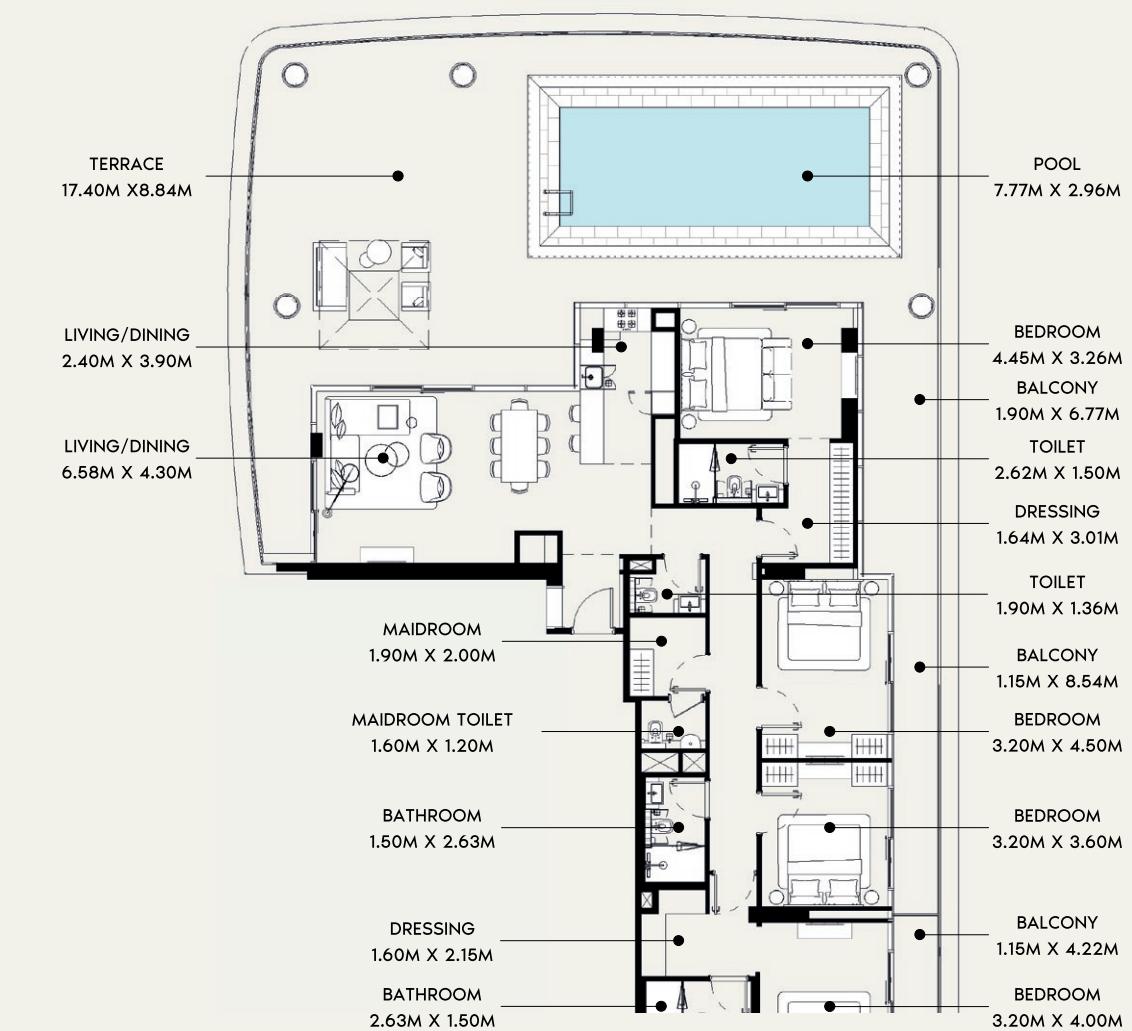
SUITE AREA : 757.79 SQ.FT.
TOTAL AREA : 843.04 SQ.FT.

TYPICAL UNITS

AZIZI DAVID - FLOOR PLAN

PENTHOUSE TYPE 1

ROOF FLOOR



SUITE AREA : 1,683.49 SQ.FT.
TOTAL AREA : 3,474.73 SQ.FT.

TYPICAL UNITS



Note: Plans and details are indicative and may change at the sole discretion of the Master Developer/Developer/Seller without prior notice or liability. All images - including features, finishes, furnishings, and scale - are illustrative only. Final area, dimensions, layout, and materials may differ from those shown, and layouts may be mirrored. The plot area depicted is illustrative; actual plot size may vary depending on the purchaser's selected location within the Master Community.



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