

AZIZI

FLORENCE

The eternal art of living

A HAVEN SHAPED BY NATURE



WHERE NATURE BLENDS IN BALANCE

SHARJAH

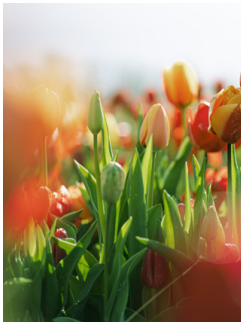
Sharjah, a proud Emirate shaped through generations. Recognised as the Cultural Capital of the Arab World, it stands as a guardian of family, faith and heritage. Here, art is a language, expressed along its shores and through the patient hands of its craftsmen. It is an Emirate that treasures knowledge, honours every story, and builds a bridge between the richness of its past and the promise of what is yet to come.

A place where knowledge is treasured and heritage endures, a place with soul, destined to inspire. A place to belong, to raise a family within the warmth of shared values.





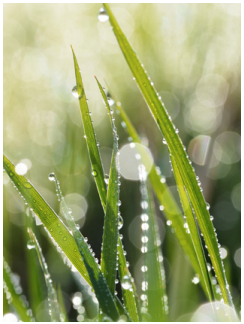
HOME



WHERE FAMILIES BELONG FOREVER

Tree-lined boulevards, thoughtfully designed spaces, and the joyful sounds of children at play create a setting where every day feels special. Here, home is more than a destination, it's a feeling of belonging that stays with you for a lifetime.

SERENITY



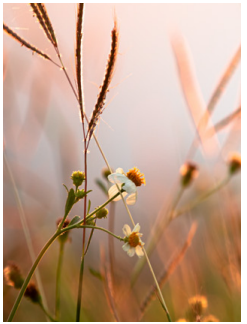
REVEL IN THE QUIET LUXURY OF YOUR PERSONAL SANCTUARY

Step into a world of your own, where life moves gently and every day gives you reason to stay. Here, time slows and every moment is life lived to the full.





COMPOSE



COMPOSE A LIFE IN PERFECT HARMONY

Every day is yours to compose a life that moves in perfect rhythm. Here, nature, life and community move as one, and every dream finds its note where living becomes a symphony.



WELCOME TO

AZIZI
FLORENCE
The eternal art of living

THE ETERNAL ART OF LIVING

Azizi Florence unfolds along Sheikh Mohammed Bin Zayed Road (E311) as the largest lifestyle community in the Emirate of Sharjah and one of its most connected addresses. Here, The Eternal Art of Living is expressed through spaces designed to endure, where nature, family, architecture and a sense of belonging come together to create a life of lasting meaning.

A WORLD OF ITS OWN

ROOTED IN NATURE. BUILT FOR GENERATIONS.

A place shaped by nature, inspired by community, and designed for generations to come.

Everything a city promises, brought together in one extraordinary destination. Aziziı Florence, Sharjah's largest master planned community, where the timeless art of living unfolds through thoughtful design, expansive green landscapes, and a lifestyle crafted for families to thrive.

Spanning 30 million sq. ft., the community features a 1.7 million sq. ft. Signature Central Park, over 100 world-class amenities, and a diverse collection of apartments, townhouses and villas, uniting every dimension of modern living into one iconic address.



A MASTERPLAN COMMUNITY DESIGNED AROUND LIFE

7,200+
VILLAS & TOWNHOUSES

3,000+
APARTMENTS

160,000+
TREES & PLANTS

700,000 SQ FT
COMMUNITY MALL

600,000 SQ FT
RETAIL SPACE

108
AMENITIES



A LIFESTYLE FOR EVERY GENERATION

Azizi Florence is created for a lifetime of living, growing and belonging. Every garden, every path, every gathering place is shaped with care, so that the young may grow in wonder, families may flourish and every generation may find its own place.

30
MILLION SQ. FT MASTERPLAN

6
RESIDENTIAL CLUSTERS

10,000+
HOMES ACROSS THE COMMUNITY

1.7
MILLION SQ. FT. CENTRAL PARK

25%
PARKS & GREEN OPEN SPACE

49,000
PLANNED RESIDENT POPULATION


0 MIN
MOHAMMED BIN ZAYED ROAD (E311)
10 MIN
SHARJAH INTERNATIONAL AIRPORT
10 MIN
SHARJAH UNIVERSITY
15 MIN
EMIRATES ROAD (E611)
20 MIN
DUBAI INTERNATIONAL AIRPORT
AJMAN MUSEUM
AJMAN BEACH
FREE ZONE
AJMAN
AL JERF 2
EMIRATES CITY
SHEIKH MAKTOUM BIN RASHID RD.
AL RAWDA 2
AL NAHDIYA
HELIO 2
AL MUAMIA
AL GHAYYA
AJMAN INDUSTRIAL 2
NAHDIYA PARK
AL YASMEEN
SHEIKH MOHAMMED BIN ZAYED RD
CITY UNIVERSITY AJMAN
SHARJAH MUSEUM OF ISLAMIC CIVILIZATION
BU TENA
SHARJAH
SHARJAH LIBRARY
SHARJAH GOLF AND SHOOTING CLUB
THE FLORENCE
KHORFAKKAN
NAY AL QASHWAH
BU SHAGHARA
SAIF ZONE
SHARJAH CRICKET STADIUM
SHARJAH INTERNATIONAL AIRPORT
AL WAHDA ST.
AL KHAN
MANZAR BEACH PARK
INDUSTRIAL AREA 6
SHEIKH MOHAMMED BIN ZAYED RD
MEZAIRAH
AMERICAN UNIVERSITY OF SHARJAH
MUWAILEH
SHARJAH NATIONAL PARK
DUBAI ISLANDS
AL MANZAR BEACH
AL NAHDA PARK
SAHARA CENTRE
UNIVERSITY CITY
PYGMY ZOO
SHARJAH EQUESTRIAN AND RACING CLUB
WATERFRONT MARKET
AL NAHDA PONT PARK
INDUSTRIAL AREA 15
UNIVERSITY OF SHARJAH
HAY BARASHI
PORT RASHID
DEIRA
AL QUSAIS
LULU VILLAGE
EMIRATES RD
DUBAI MARITIME CITY
SONAPUR
OLD AL MUTEENA
WAY AL BADEE
MINHASINAH
HAY HOSNI
TILAL
DEIRA CLOCK TOWER
DUBAI INTERNATIONAL AIRPORT
FUN POINT
DUBAI
DUBAI CREEK
QURAINE PARK
NAHMA CENTRAL PARK
DUBAI FRAME
ARABIAN CENTER
AL KHAWANEEJ
DUBAI GARDEN
GRAND HAYATT DUBAI
PALAZZO VERSACE DUBAI
SHEIKH MOHAMMED BIN ZAYED RD
MUSHRIF PARK
BURJ AZIZI
DUBAI WORLD TRADE CENTER
MIRDIF
MARRIOTT HOTEL
AL JADDAF
DUBAI FESTIVAL CITY
WADI ALAMARDI
CREEK VIEWS
DIFC
SHEIKH ZAYED RD
AL AWEER HEALTH CENTER
DUBAI MALL
JUMEIRA BEACH
RAS AL KHOR WILDLIFE SANCTUARY
EMIRATES RD
SAFA PARK
BUSINESS BAY
AL KHAIL RD
DUBAI SAFARI PARK
AL AWEER
DUBAI-AL AIN RD
KITE BEACH



THE SIX CLUSTERS

TWO DESIGNS, ONE COMMUNITY

Six clusters, two distinct souls. Clusters Azizi Lucardo, Bellarno and Soffiano speak in a contemporary voice; Clusters Azizi Versilia, Pienza and Siena draw on timeless Mediterranean charm. Each has its own clubhouse and parks, and all are connected through a grand central spine, separate in character, yet one in spirit. Move between them and the mood shifts gently, from clean modern lines to sun-warmed stone and shade. Yet a single thread runs through them all, the same greenery, the same unmistakable sense of home.



AZIZI VERSILIA

AZIZI LUCARDO



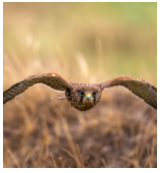


THE ARRIVAL EXPERIENCE

"A WING IN FLIGHT"

INSPIRED BY THE SPIRIT OF THE FALCON

Arrival is the first act of belonging. Inspired by a falcon in flight, a creature of precision, poise and effortless grace, the entry canopy rises not as a gate, but as its wing caught in flight. At its centre, it bows gently to the earth, giving life to the landscape below. Light moves across its form through the day, so that no arrival is ever quite the same.







AZIZI BARDINI PARK

NOT SIMPLY A PARK. A DESTINATION.

At the heart of Azizi Florence rises a park like no other, binding all six clusters into one and standing as the community's defining landmark.

Spread across 1.7 million sq.ft, it invites life to unfold, quiet mornings, open-air concerts, golden evenings, where every path leads and where the extraordinary becomes everyday. Within it, thirty-two zones give the day its rhythm, room to play, to gather, to pause, while sixteen places to dine turn an evening into an occasion. This is where the community comes to breathe, to celebrate and to belong.



AZIZI BARDINI PARK

THE HEART OF THE COMMUNITY

Central Park unfolds as six distinct worlds, each designed to enrich a different part of the day. An Arrival Garden welcomes visitors, a Cultural Zone brings people together, a Community Zone fosters connection, a Discovery Zone inspires exploration, a Recreation Zone energises, and a Wellness Zone restores and rejuvenates.



AZIZI BARDINI PARK

ENDLESS EXPERIENCES

Imagine mornings that begin with a run amid birdsong and blooming landscapes. Afternoons bring your favourite coffee from the café that knows your order by heart. As evening falls, gather with family and friends beneath open skies while musical fountains dance into the night. At the heart of the community, Central Park complements every moment, offering spaces to unwind, connect, and embrace whatever the day brings.



Immerse yourself in a world of experiences that answer every wish you, your family and your dreams could imagine. Every moment is designed to delight, connect and inspire. Mornings begin in comfort, days unfold with ease and evenings draw loved ones together, turning everyday living into something truly extraordinary.

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AZIZI BARDINI PARK AMENITIES

EXPERIENCE THE EXTRAORDINARY

- FLOWER GARDEN
- ZEN GARDEN
- RUNNING & WALKING TRACKS
- CYCLING TRACKS
- BASKETBALL COURTS
- TENNIS COURTS
- VOLLEYBALL COURTS
- DRY FOUNTAIN
- SKATING PARK
- KIDS PLAY AREA
- WATER PARK
- FOOD TRUCKS
- OUTDOOR THEATER
- DANCING FOUNTAINS
- WEEKEND MARKET
- PICNIC & BBQ AREAS
- OUTDOOR WELLNESS
- OUTDOOR FITNESS
- FAMILY GATHERINGS
- RESTAURANTS & CAFES
- SCULPTURE PARK
- GLOW GARDEN
- ART & CULTURAL PLAZA
- CHANGING & TOILET BLOCKS
- YOGA LAWN
- MINI GOLF
- SWIMMING POOLS
- PET PARK
- THEME PARK
- VISITOR PARKING
- EV CHARGING STATIONS
- OPEN GREEN SPACES

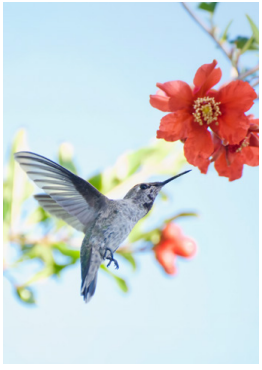


AZIZI BARDINI PARK

A green sanctuary at the heart of the community, the park invites residents to embrace a lifestyle shaped by nature. Verdant landscapes, open lawns, and meandering pathways provide the perfect backdrop for leisurely walks, family moments, and peaceful reflection. Here, everyday experiences are elevated, transforming simple moments into cherished memories that enrich the way you live.

AZIZI BARDINI PARK

WHERE NATURE RESTORES YOU



There is a peace the world forgets, and the garden remembers. Among blossoms and still water, you rediscover nature's way of soothing the mind and lifting the heart. Time loosens its hold, and for a while there is nothing to do but simply be.



FLOWER GARDEN



ZEN GARDEN





AZIZI BARDINI PARK

ACTIVE LIFE. ALWAYS IN MOTION



Start your day with a refreshing run, cycle along shaded pathways, or enjoy a leisurely walk surrounded by nature. Designed to inspire movement and well-being, this is a place where an active lifestyle begins the moment you step outside your door. Here, health, balance, and vitality are seamlessly woven into everyday living.

AZIZI BARDINI PARK

TRUE PASSION FINDS ITS PLAY



Whatever your game, Florence has a place for it. From tennis and basketball to beach volleyball, every passion finds its home here. Courts, sports facilities, and open green spaces are just moments from your doorstep, making every match a spontaneous choice rather than a planned event.






DRY FOUNTAIN


KIDS PLAY AREA

AZIZI BARDINI PARK

WHEN CHILDHOOD COMES ALIVE

Here, childhood is lived to the fullest, with discovery and adventure woven into every day. Around every corner, children are inspired to explore, dream, and create cherished memories. From vibrant play areas to interactive water features and exciting skating experiences, there is always something new to discover.


SKATING PARK


WATER PARK





AZIZI BARDINI PARK

THE COMMUNITY CONNECTS HERE

Everything you would cross the city for is already here. Food kiosks, dancing fountains, open theatre and weekend markets, all at your doorstep. The park becomes a place to meet friends, discover something new and enjoy the simple pleasure of being together. From a spontaneous evening out to a weekend gathering, community life finds its natural stage here.









AZIZI BARDINI PARK

OPEN SPACE. ENDLESS POSSIBILITIES

Open space is a rare luxury, and here, it unfolds in abundance. Picnic beneath shady trees, ease into a morning yoga session, or gather with loved ones under open skies. Every corner is designed to help you slow down, breathe deeply, and reconnect with what matters most. Because sometimes, the greatest luxury is simply having the space to pause, unwind, and be together.





AZIZI BARDINI PARK

RESTAURANTS & OUTDOOR CAFÉS



Immerse yourself in a world of flavours, where cafés and cuisines are never far, and every table is a place to gather, connect and make each meal personal. From homegrown favourites to tastes from across the world, there is something for every palate and every mood.





TWO JUMAA MOSQUES

Azizi Florence is designed around faith and togetherness, with two Jumma mosques anchoring the master plan and smaller mosques placed within each cluster so that a place of worship is always close to home.

The clubhouse of each cluster extends this care further, offering dedicated prayer rooms for both men and women within its walls.





THE COMMUNITY MALL

WHERE CONVENIENCE MEETS PRIVILEGE

SHOPPING
CAFÉS & RESTAURANTS
VIP LOUNGE
GYM
POOL
SAUNA
STEAM ROOM
MASSAGE ROOM
JACUZZI
GAME ROOM
ADVENTURE ZONE
ESCAPE ROOM
CINEMA
FOOD COURT
SUPERMARKET
MEDICAL CLINIC

Spanning 700,000 square feet, the Community Mall is your curated space, reserved for residents. From local names to world-class brands, it brings together everything for every need and every age. A private members' lounge welcomes VIP residents with preferential offers and priority access to all the Mall has to offer. This is retail reimagined as a resident's reward.

THE COMMUNITY MALL

SHOPPING



Step into a vibrant retail destination where shopping becomes an experience. From a sophisticated Fashion District and exclusive jewellery boutiques to everyday essentials within easy reach, every detail has been carefully considered. Wander through beautifully designed surroundings, explore at your leisure, and enjoy a lifestyle where the ordinary is effortlessly elevated into the extraordinary









THE COMMUNITY MALL

DINING



Discover a world of culinary experiences across five unique dining destinations, where thoughtfully crafted cuisine brings people together. Complementing the experience is a vibrant food court offering an ever-changing selection of flavours to explore. Whether enjoying a quiet morning coffee or gathering with friends at sunset, dining becomes an effortless expression of a life well lived.



INDOOR GYM



THE COMMUNITY MALL

WELLNESS WITHIN

The mall brings vitality within reach too, with a fully equipped gymnasium and dedicated male and female. Push your limits among state of the art equipment, glide through waters made for both exercise and ease.

INDOOR POOL


SAUNA & STEAM


JACUZZI

THE COMMUNITY MALL

TIME TO UNWIND

The Health Club at Azizi Florence is a sanctuary for the senses, where sauna, steam, and expert massage restore body and mind in equal measure. Slip into the warmth of the jacuzzi, unwind in serene treatment rooms, or gather for friendly competition in the indoor game room.


MASSAGE ROOMS


INDOOR GAME ROOM

THE COMMUNITY MALL

ENTERTAINMENT



CINEMA

Entertainment at Azizi Florence turns every visit into an occasion. Catch the latest release at the cinema, test your wits against the clock in the escape room, and let the kids run wild in a play area built just for them. From first show to final challenge, there's always a reason to come back. This is where the community comes alive.



ADVENTURE ZONE



ESCAPE ROOM



THE COMMUNITY MALL

FOOD COURT, MADE FOR GATHERING

Bring the family together, meet friends or simply take a break from the day. The food court offers a lively setting filled with flavours, familiar favourites and something new to discover, creating an easygoing destination for every appetite and every occasion.





THE COMMUNITY MALL

SUPERMARKET, SIMPLY ELEVATED

From everyday groceries to the essentials that keep your household running, the supermarket brings convenience effortlessly into your daily routine. Thoughtfully located within the Community Mall, it makes the simple errands of life easier, quicker and more enjoyable.





VIP LOUNGE

A WORLD OF ENDLESS PRIVILEGES

Step into a realm of elevated experiences at the VIP Lounge, where exclusive rewards and bespoke benefits await. From priority access to carefully curated privileges throughout the mall, every detail is designed to enrich your lifestyle and enhance every visit.

Here, membership is more than recognition; it is your gateway to experiencing Florence in its most refined and rewarding form.





THE COMMUNITY MALL

MEDICAL CLINIC



Located within the Community Mall, the medical clinic brings essential healthcare into the heart of everyday life. Conveniently integrated alongside the mall's retail, dining and lifestyle experiences, it gives residents easy access to care without having to travel far from home.

Another thoughtful layer of convenience, designed around the wellbeing of the Azizi Florence community.

STANDALONE VILLAS

THE PINNACLE OF PRIVATE LIVING

Azizi Florence presents three-storey 4-, 5- and 6-bedroom villas for families seeking space, privacy and distinction. Double-height living spaces, courtyards, master suites, dual rooftop terraces and an elevator create a home for grand gatherings, quiet retreats and generations of memories.





6 BEDROOM STANDALONE VILLA

TYPE - A

The 6-bedroom standalone villa is the pinnacle of the Florence collection, a statement of architectural confidence and refined family living. Expansive interiors flow seamlessly onto landscaped surrounds, where sunlight, foliage and open air shape the rhythm of the day.



6 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

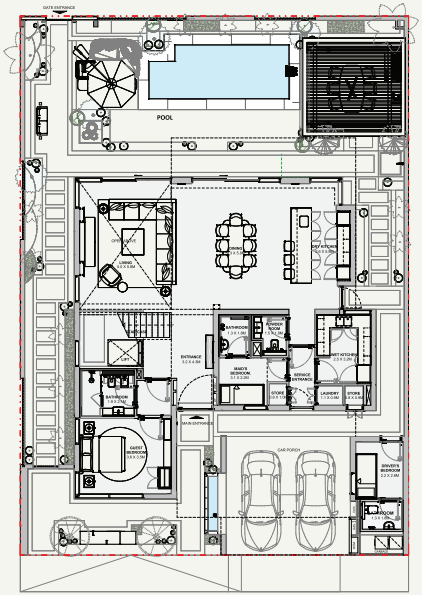


6 BEDROOM STANDALONE VILLA TYPE - A
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - A

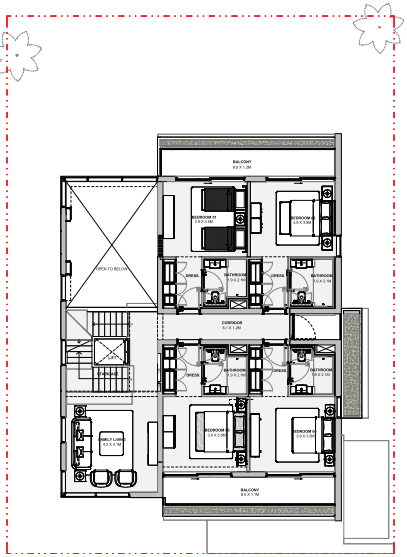
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - A

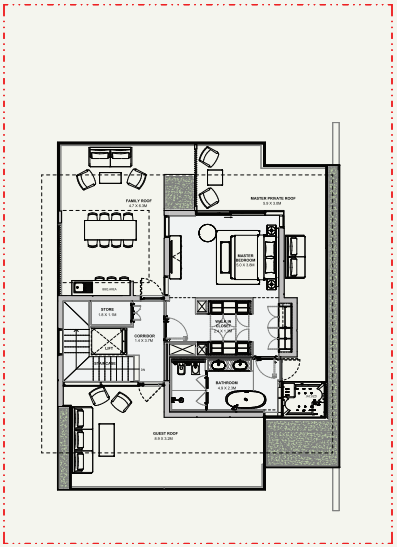
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

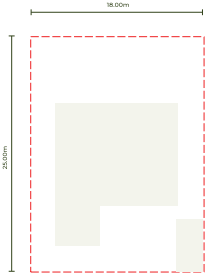
6 BEDROOM STANDALONE VILLA TYPE - A

ROOF FLOOR



RESIDENTIAL SUMMARY

6 BEDROOM STANDALONE VILLA TYPE - A



6 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 4,846
SELLABLE AREA	: 4,949



6 BEDROOM STANDALONE VILLA TYPE - B
STREET VIEW

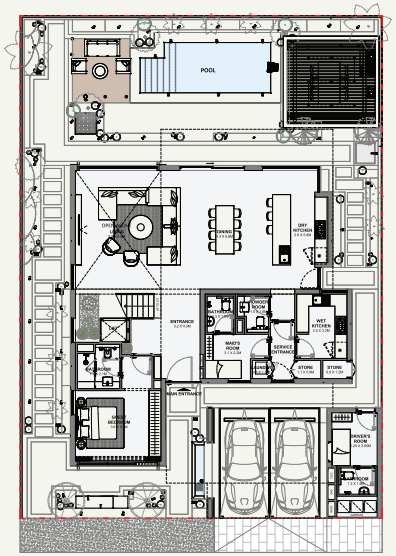


6 BEDROOM STANDALONE VILLA TYPE - B
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - B

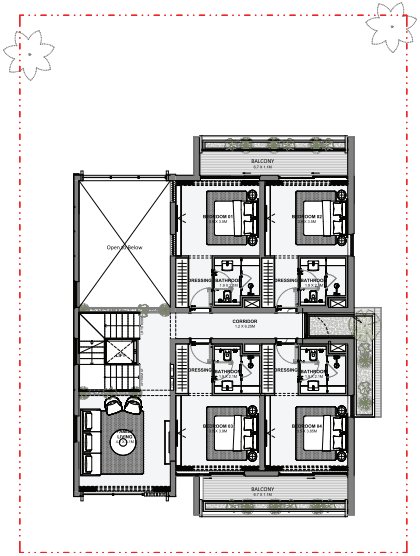
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

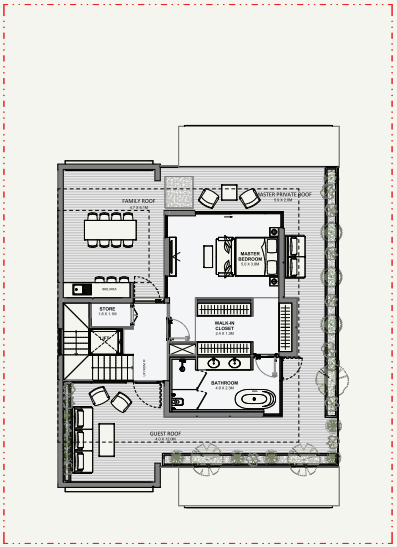
6 BEDROOM STANDALONE VILLA TYPE - B

FIRST FLOOR



6 BEDROOM STANDALONE VILLA TYPE - B

ROOF FLOOR



6 BEDROOM STANDALONE VILLA TYPE - B



6 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 4,846
SELLABLE AREA	: 4,980



6 BEDROOM STANDALONE VILLA TYPE - C
STREET VIEW

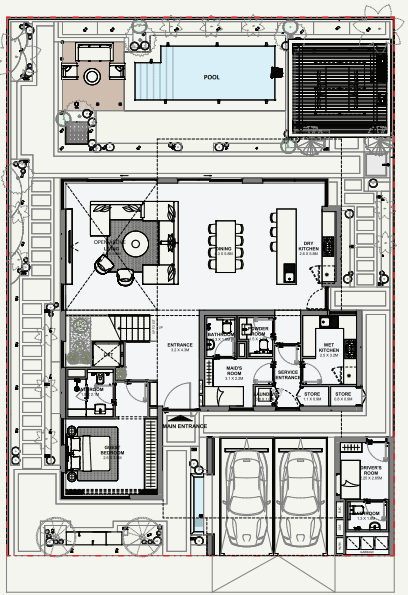


6 BEDROOM STANDALONE VILLA TYPE - C
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - C

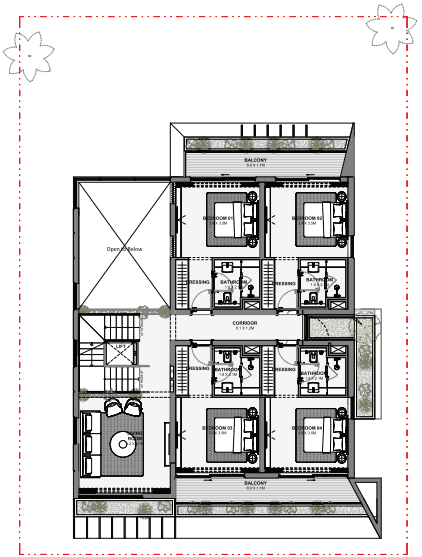
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - C

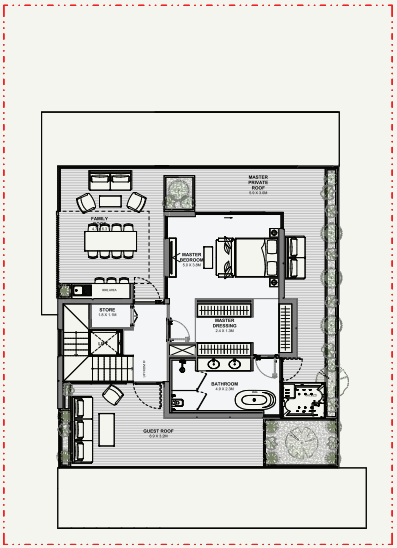
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

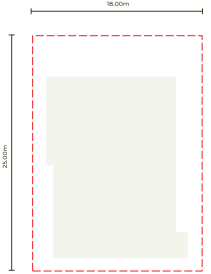
6 BEDROOM STANDALONE VILLA TYPE - C

ROOF FLOOR



RESIDENTIAL SUMMARY

6 BEDROOM STANDALONE VILLA TYPE - C



6 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 4.848
SELLABLE AREA	: 4.944





LANDSCAPED BACKYARD

6 BEDROOM VILLA

A private retreat all its own, with a shimmering pool, verdant lawns and intimate lounge settings invite you to slow down and savour. Gather around the pool as evening falls, dine beneath the open sky or simply unwind amid the greenery that surrounds you.







5 BEDROOM STANDALONE VILLA
TYPE - A

The 5-bedroom standalone villa, Type A is a study in contemporary architecture, its clean lines and glass façades framing a life lived in light.



5 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

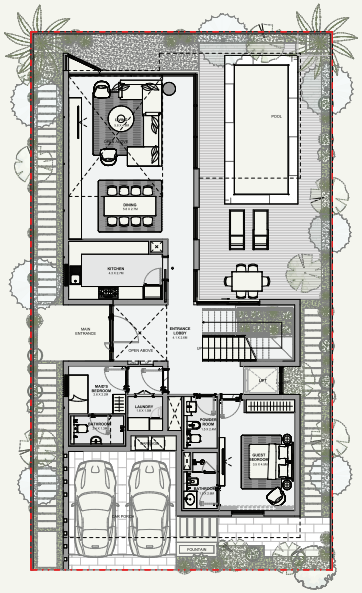


5 BEDROOM STANDALONE VILLA TYPE - A
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - A

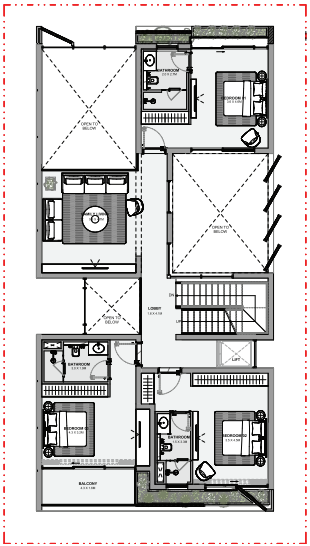
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - A

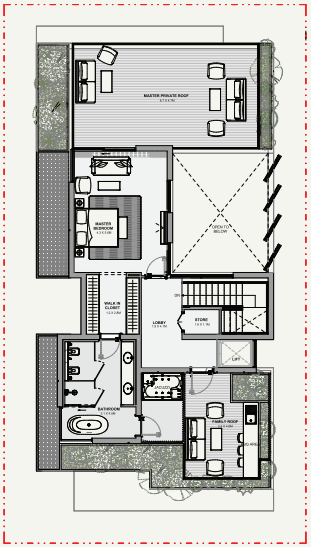
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

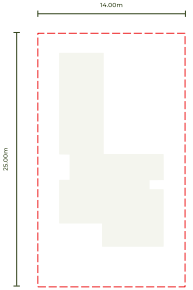
5 BEDROOM STANDALONE VILLA TYPE - A

ROOF FLOOR



RESIDENTIAL SUMMARY

5 BEDROOM STANDALONE VILLA TYPE - A



5 BEDROOM STANDALONE VILLA
AREA IN SQFT

PLOT SIZE	: 8,767
SELLABLE AREA	: 4,685



5 BEDROOM STANDALONE VILLA TYPE - B
STREET VIEW

The 5-bedroom standalone villa, Type B, brings a warmer character to the collection, its layered terraces and natural textures echoing the ease of living.

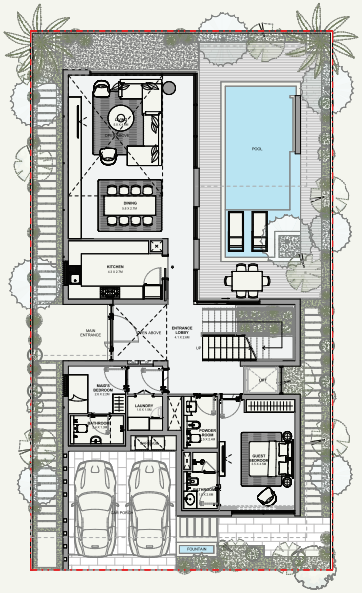


5 BEDROOM STANDALONE VILLA TYPE - B
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - B

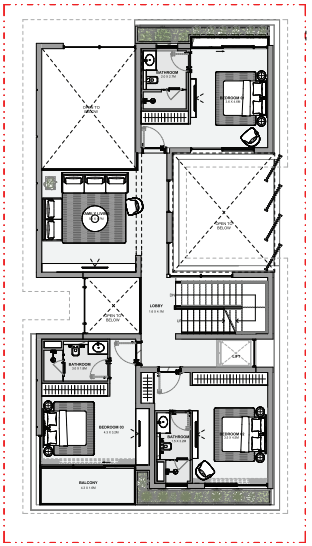
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - B

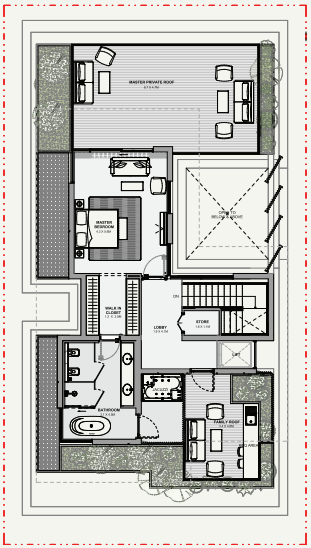
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

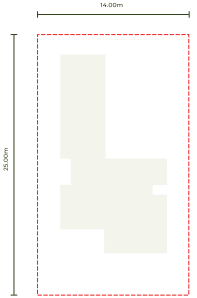
5 BEDROOM STANDALONE VILLA TYPE - B

ROOF FLOOR



RESIDENTIAL SUMMARY

5 BEDROOM STANDALONE VILLA TYPE - B



5 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 8,767
SELLABLE AREA	: 4,629



4 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

The 4-bedroom standalone villa, Type A, offers a perfect balance of intimacy and grandeur, its bold geometry and open frontage making a confident first impression.

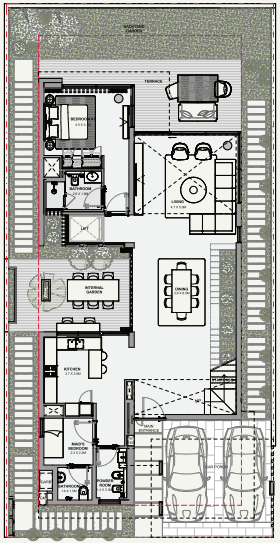


4 BEDROOM STANDALONE VILLA TYPE - A
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

4 BEDROOM STANDALONE VILLA TYPE - A

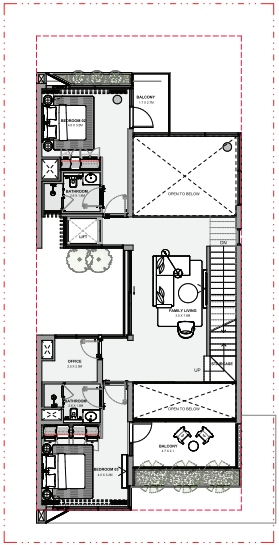
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

4 BEDROOM STANDALONE VILLA TYPE - A

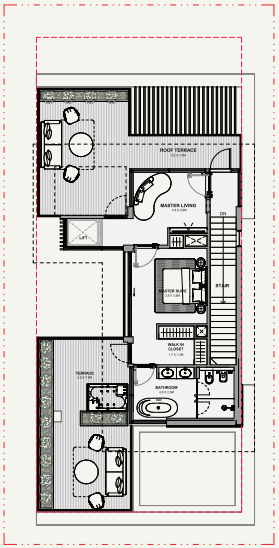
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

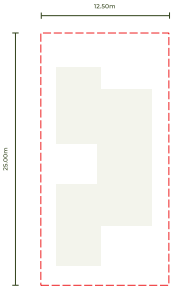
4 BEDROOM STANDALONE VILLA TYPE - A

ROOF FLOOR



RESIDENTIAL SUMMARY

4 BEDROOM STANDALONE VILLA TYPE - A



4 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 6,868
SELLABLE AREA	: 6,861



4 BEDROOM STANDALONE VILLA TYPE - B
STREET VIEW

The 4-bedroom standalone villa, Type B, embraces a refined sense of warmth, combining elegant proportions, natural textures and generous openings to create a home that feels both sophisticated and deeply inviting.

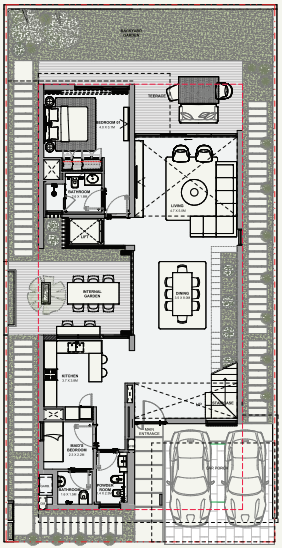


4 BEDROOM STANDALONE VILLA TYPE - B
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

4 BEDROOM STANDALONE VILLA TYPE - B

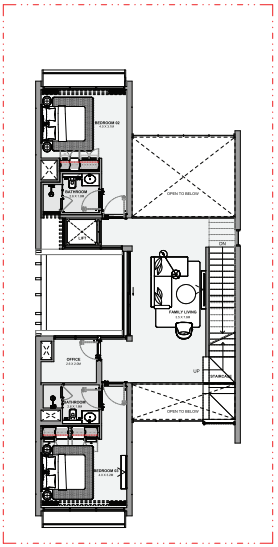
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

4 BEDROOM STANDALONE VILLA TYPE - B

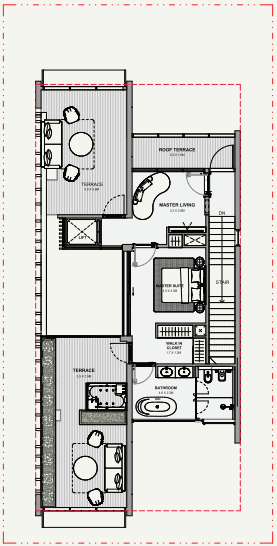
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

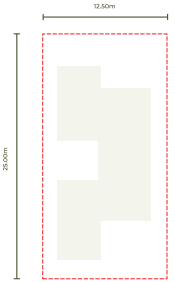
4 BEDROOM STANDALONE VILLA TYPE - B

ROOF FLOOR



RESIDENTIAL SUMMARY

4 BEDROOM STANDALONE VILLA TYPE - B



4 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 6,868
SELLABLE AREA	: 6,714



STANDALONE VILLA
DOUBLE-HEIGHT LIVING AREA

Crowned by a soaring ceiling and a sweeping sculptural staircase, this double-height living area is a statement of timeless elegance. Classical detailing, refined finishes and cascading natural light create a setting of effortless grandeur.



STANDALONE VILLA

DOUBLE-HEIGHT LIVING AREA

Flowing seamlessly from living to dining, this double-height space is designed for connection, its generous proportions and layered light bringing family and guests together with ease.



STANDALONE VILLA
DOUBLE-HEIGHT LIVING AREA

The double-height living area is the heart of the villa, a soaring volume where light, porcelain and craftsmanship come together. Floor-to-ceiling windows draw the outdoors in, filling the space with light and a sense of openness.



STANDALONE VILLA

MASTER BEDROOM

The master bedroom is a private retreat within the home, where soft light, rich textures, and refined detailing come together in effortless calm. Generous proportions and considered finishes create a space that feels both grand and deeply personal.

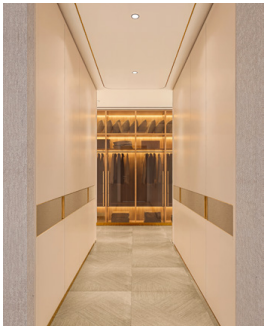
STANDALONE VILLA

MASTER WASHROOM



STANDALONE VILLA

MASTER WARDROBE



The master washroom and wardrobe together form a private retreat for daily rituals, where refined finishes and warm, considered detailing turn everyday routines into quiet luxuries. Stone-effect surfaces, soft ambient light, and elegant vanities lend the washroom a spa-like serenity.

The bespoke joinery of the wardrobe frames your finest pieces with care. Effortless and intuitive, this is a space designed to help you prepare, reflect and begin each day with intention.



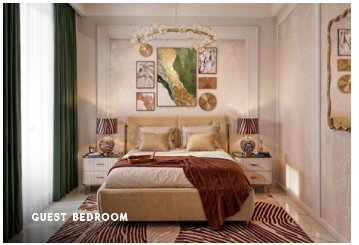
TYPICAL BEDROOM



TWIN BEDROOM

STANDALONE VILLA

BEDROOMS



GUEST BEDROOM

Beyond the master suite, every bedroom at Azizi Florence is designed with the same care and character from restful typical rooms to playful twin spaces and welcoming guest quarters.

Each is composed with its own personality, layered with texture, colour and natural light to suit the rhythms of family life. Comfort curated is universal, offering every member of the household a space that feels entirely their own.



TOWNHOUSE RESIDENCES

ELEGANCE IN EVERY PROPORTION

The townhouse residences at Azizi Florence are designed so that every home enjoys its own generous private space, a rare sense of room to breathe within a connected community.

Thoughtfully composed across indoor living, outdoor space and elevated balconies, each residence has been curated to make everyday life feel lavish, effortless and entirely your own.





4 PLEX (4.3.3.4)
TYPE - A (NOVOLI)
TOWNHOUSE RESIDENCES

The 4 Plex townhouse pairs two four-bedroom corner units with two three-bedroom residences at its centre, bringing architectural elegance and generous proportion together.



4 PLEX (4.3.3.4) TOWNHOUSE
TYPE - A (NOVOLI)
STREET VIEW



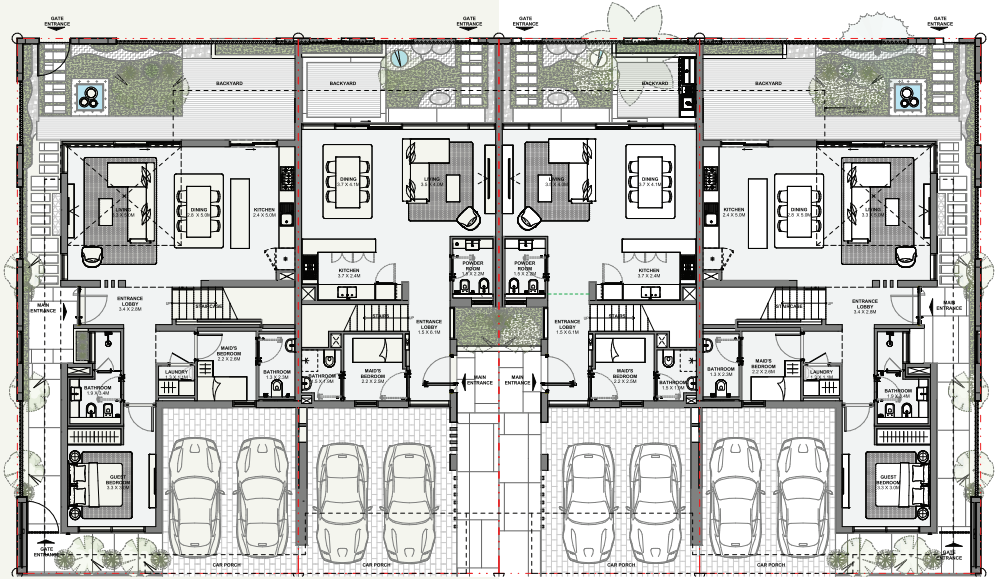
4 PLEX (4.3.3.4) TOWNHOUSE
TYPE - A (NOVOLI)
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.3.3.4)

TYPE - A (NOVOLI)

GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.3.3.4)

TYPE - A (NOVOLI)

GROUND FLOOR

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4,3,3,4)

TYPE - A (NOVOLI)

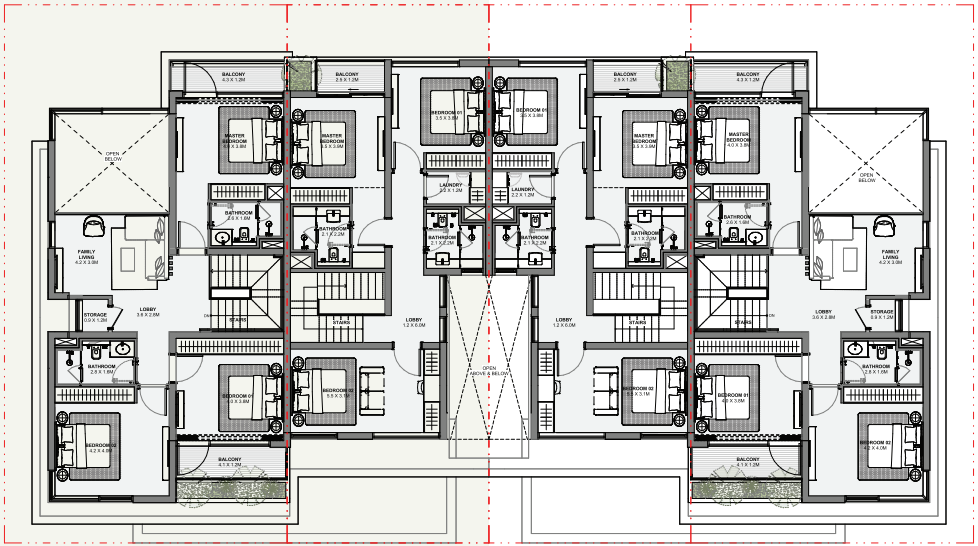
FIRST FLOOR

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4,3,3,4)

TYPE - A (NOVOLI)

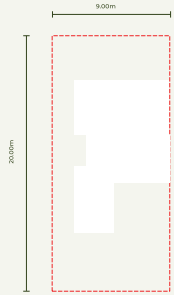
FIRST FLOOR



RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (4.3.3.4)

TYPE - A (NOVOLI)



4 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

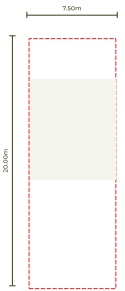
PLOT SIZE	: 2,260
SELLABLE AREA	: 2,711



RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (4.3.3.4)

TYPE - A (NOVOLI)



3 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	: 1,615
SELLABLE AREA	: 2,226





4 PLEX (3.3.3.3)
TYPE - B (TASSO)
TOWNHOUSE RESIDENCES

The 4 Plex townhouse is a study in balanced, contemporary living, bringing together four three-bedroom residences that each offer comfort, privacy, and considered detail.



4 PLEX (3.3.3.3) TOWNHOUSE
TYPE - B (TASSO)
STREET VIEW



4 PLEX (3.3.3.3) TOWNHOUSE
TYPE - B (TASSO)
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (3.3.3.3)

TYPE - B (TASSO)

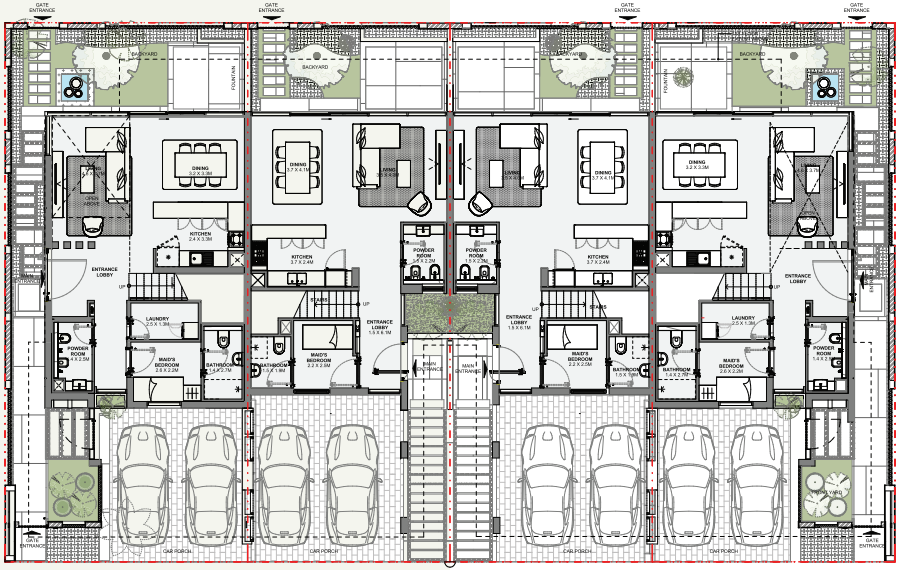
GROUND FLOOR

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (3.3.3.3)

TYPE - B (TASSO)

GROUND FLOOR

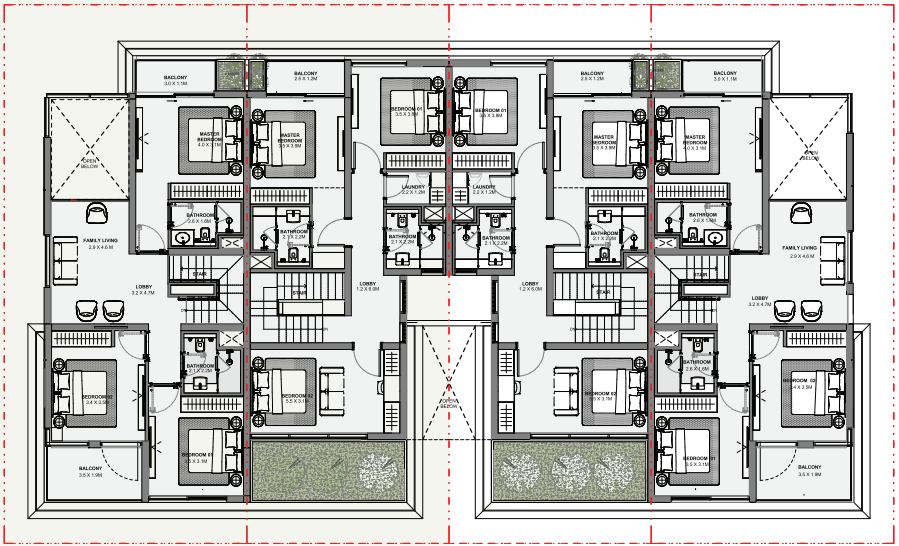


FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (3.3.3.3)

TYPE - B (TASSO)

FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (3.3.3.3)

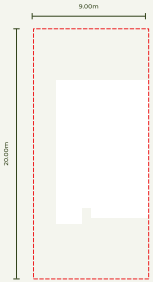
TYPE - B (TASSO)

FIRST FLOOR

RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (3.3.3.3)

TYPE - B (TASSO)



6 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

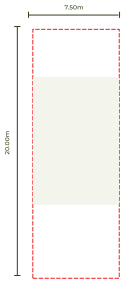
PLOT SIZE	: 1,988
SELLABLE AREA	: 2,864



RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (3.3.3.3)

TYPE - B (TASSO)



6 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	: 1,615
SELLABLE AREA	: 2,228





4 PLEX (4.4.4.4)
TYPE - C (SPADA)
TOWNHOUSE RESIDENCES

The 4 Plex townhouse, Type C, brings together four four-bedroom residences in a balanced architectural composition. Generous proportions, thoughtful layouts and a strong sense of privacy create homes designed for families.





4 PLEX (4.4.4.4) TOWNHOUSE
TYPE - C (SPADA)
STREET VIEW



4 PLEX (4.4.4.4) TOWNHOUSE
TYPE - C (SPADA)
GARDEN VIEW





LANDSCAPED BACKYARD

4 BEDROOM PLEX TOWNHOUSE

The private backyard is where each townhouse truly opens up, generous outdoor grounds designed for gathering, dining and unwinding beneath the open sky. Picture the gentle play of water, the calm of lush greenery, and shaded corners that invite you to pause through the warmth of the day.





FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)

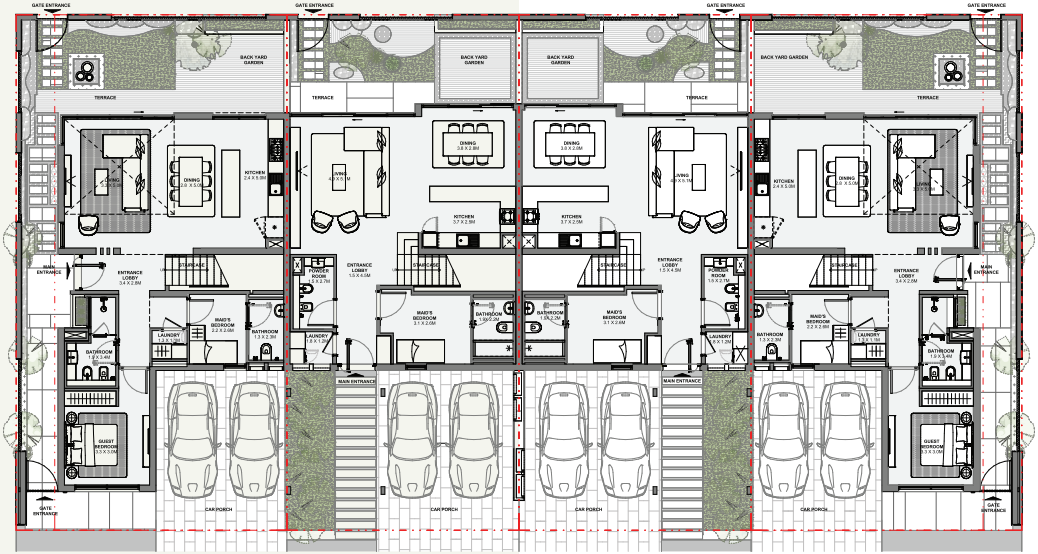
GROUND FLOOR

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)

GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)

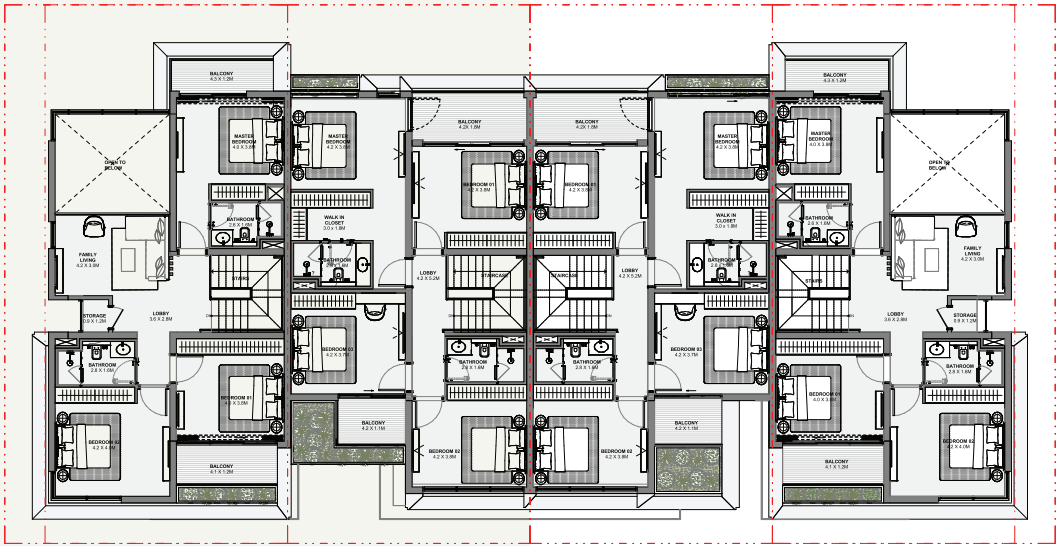
FIRST FLOOR

FLOOR PLAN - AZIZI FLORENCE

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)

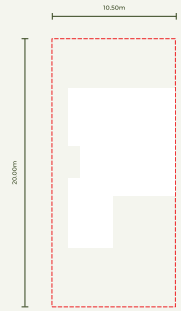
FIRST FLOOR



RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)



4 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

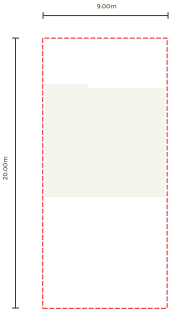
PLOT SIZE	: 2,260
SELLABLE AREA	: 2,709



RESIDENTIAL SUMMARY

4 PLEX TOWNHOUSE (4.4.4.4)

TYPE - C (SPADA)



4 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	: 1,988
SELLABLE AREA	: 2,660



4 BEDROOM TOWNHOUSE

LIVING AREA - PALETTE A

The living area comes to life from its neutral foundation warmed by deep tones and soft metallic detailing. Expansive glass draws natural light across the space, while open living and dining flow together with effortless grace.



4 BEDROOM TOWNHOUSE

MASTER BEDROOM - PALETTE A

The master bedroom is the fullest expression of warm neutrals, deep crimson and gold detailing come together in graceful harmony. Elegant proportions and layered textures create a retreat that feels both indulgent and serene.



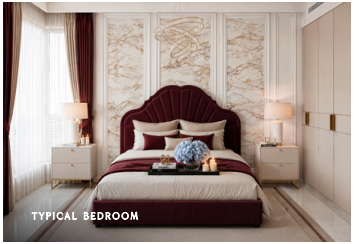
TYPICAL BEDROOM



TWIN BEDROOM

4 BEDROOM TOWNHOUSE
PALETTE A

BEDROOMS



TYPICAL BEDROOM

The bedrooms are composed with warmth and quiet confidence, layering soft creams with rich crimson accents and gentle touches of gold. Each room is designed as a restful escape, where refined detailing and considered lighting create a sense of calm and comfort.

From the master to the twin rooms, every space carries its own character while remaining part of one harmonious whole.



3 BEDROOM TOWNHOUSE
LIVING AREA - PALETTE A

The living area is defined by its sense of openness, where generous windows draw natural light deep into the room. Beautifully finished flooring flows underfoot, its subtle veining and warm tones anchoring the room.



3 BEDROOM TOWNHOUSE
LIVING AREA - PALETTE A

The interplay of materials takes centre stage, from the polished flow of the flooring to the crafted detailing that frames each wall and threshold. Floor-to-ceiling glazing opens the room to light and view, while considered proportions.



3 BEDROOM TOWNHOUSE

MASTER BEDROOM - PALETTE A

The master bedroom brings together texture, light and fine detail in effortless balance, its soft teal and gold notes woven through panelled walls and elegant finishes. Full-height windows and flowing drapery frame the space.



TYPICAL BEDROOM



TWIN BEDROOM

3 BEDROOM TOWNHOUSE
PALETTE A

BEDROOMS & KITCHEN



KITCHEN

The bedrooms and kitchen in Palette A are shaped by warm, considered detailing from soft teal and terracotta tones to the natural grain of timber underfoot. Refined flooring, panelled walls and carefully placed lighting bring depth and texture to each room, while generous windows draw in light and calm.

Every detail is deliberate, composing spaces that feel both grounded and immaculate.





6 PLEX (4.3.3.3.3.4)
TYPE - A (NOVOLI)
TOWNHOUSE RESIDENCES

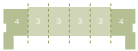
The 6 Plex townhouse, Type A, brings together four-bedroom corner residences and four three-bedroom homes in a composition designed for modern family living. Each residence balances privacy with a natural sense of connection.



4 3 3 3 4

6 PLEX (4.3.3.3.3.4) TOWNHOUSE
TYPE - A (NOVOLI)
STREET VIEW





6 PLEX (4.3.3.3.3.4) TOWNHOUSE
TYPE - A (NOVOLI)
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)

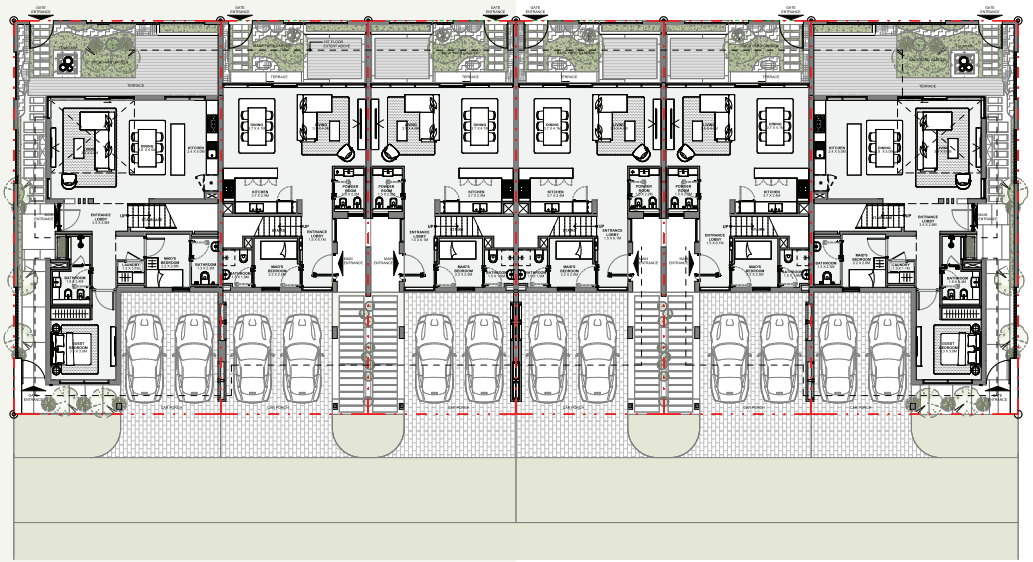
GROUND FLOOR

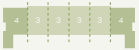
FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)

GROUND FLOOR





FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)

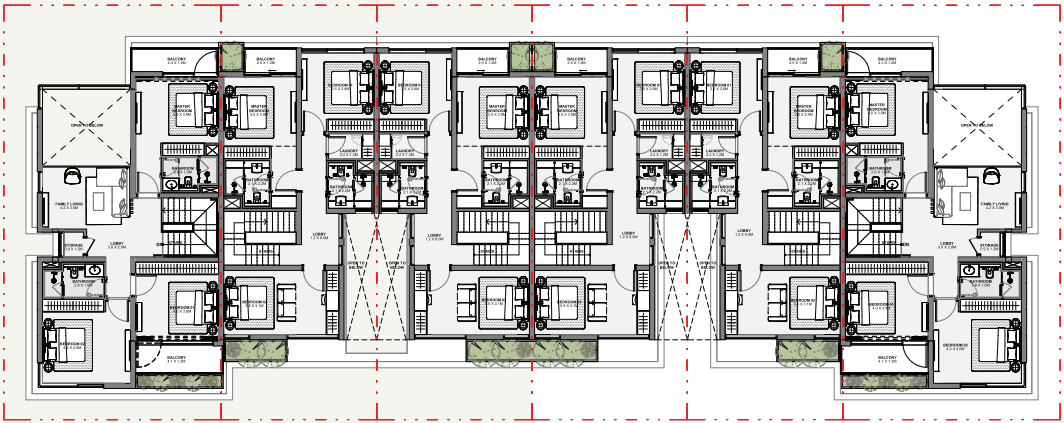
FIRST FLOOR

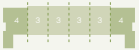
FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)

FIRST FLOOR

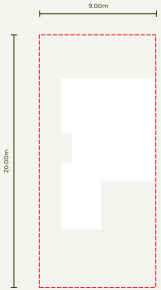




RESIDENTIAL SUMMARY

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)



4 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

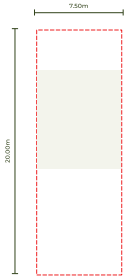
PLOT SIZE	: 2,260
SELLABLE AREA	: 2,709



RESIDENTIAL SUMMARY

6 PLEX TOWNHOUSE (4.3.3.3.3.4)

TYPE - A (NOVOLI)



8 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	: 1,615
SELLABLE AREA	: 2,224





6 PLEX (4.4.4.4.4.4)
TYPE - B (SPADA)
TOWNHOUSE RESIDENCES

The 6 Plex townhouse, Type B, offers six four-bedroom residences brought together in a harmonious architectural composition. Designed with a strong sense of balance and proportion, each home offers generous spaces and privacy.



6 PLEX (4.4.4.4.4.4) TOWNHOUSE
TYPE - B (SPADA)
STREET VIEW



6 PLEX (4.4.4.4.4.4) TOWNHOUSE
TYPE - B (SPADA)
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)

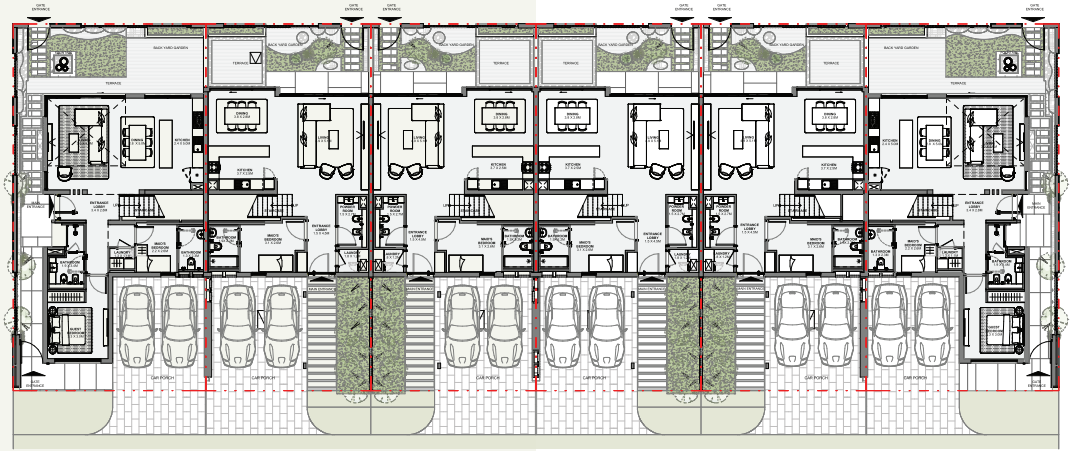
GROUND FLOOR

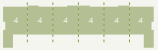
FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)

GROUND FLOOR





FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)

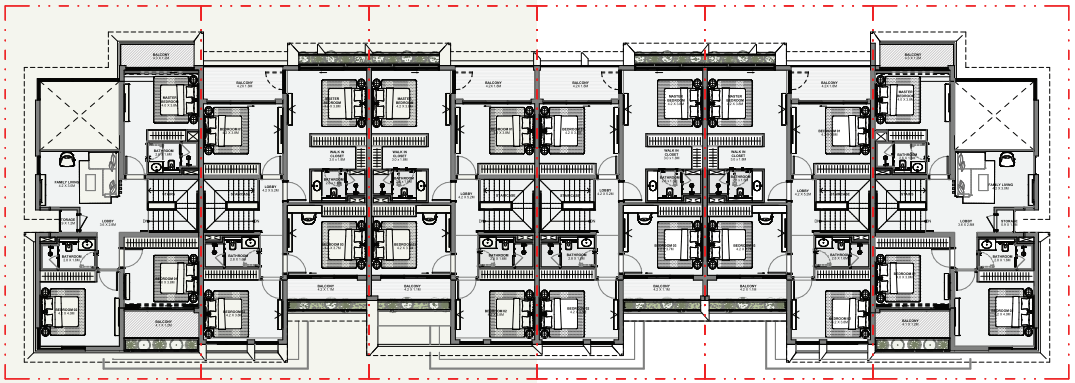
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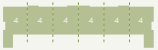
FLOOR PLAN - AZIZI FLORENCE

6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)

FIRST FLOOR

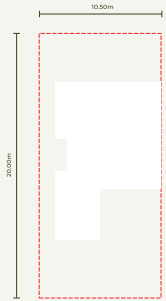




RESIDENTIAL SUMMARY

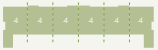
6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)



4 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

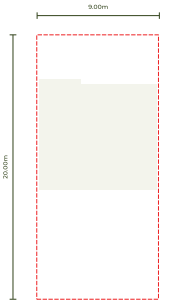
PLOT SIZE	± 2.260
SELLABLE AREA	± 2.717



RESIDENTIAL SUMMARY

6 PLEX TOWNHOUSE (4.4.4.4.4.4)

TYPE - B (SPADA)



4 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	± 1.988
SELLABLE AREA	± 2.668





8 PLEX (4.3.3.3.3.3.4)
TOWNHOUSE (SPADA)

The 8 Plex townhouse brings together a graceful arrangement of four-bedroom corner residences and six three-bedroom homes. Thoughtfully designed to balance individuality with community, each residence offers generous living spaces.



8 PLEX (4.3.3.3.3.3.3.4)
TOWNHOUSE (SPADA)
STREET VIEW



8 PLEX (4,3,3,3,3,3,3,4)
TOWNHOUSE (SPADA)
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

8 PLEX TOWNHOUSE - (4.3.3.3.3.3.3.4)

(SPADA)

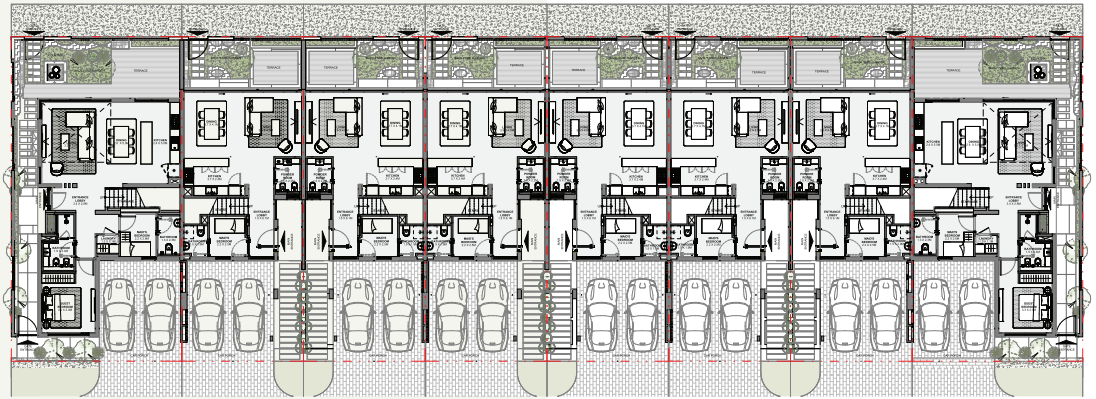
GROUND FLOOR

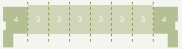
FLOOR PLAN - AZIZI FLORENCE

8 PLEX TOWNHOUSE - (4.3.3.3.3.3.3.4)

(SPADA)

GROUND FLOOR



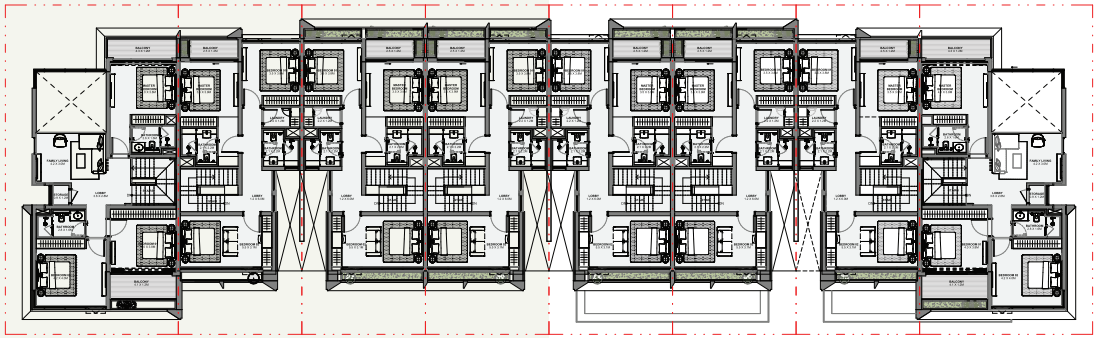


FLOOR PLAN - AZIZI FLORENCE

8 PLEX TOWNHOUSE - (4,3,3,3,3,3,3,4)

(SPADA)

FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

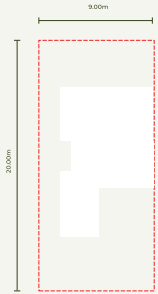
8 PLEX TOWNHOUSE - (4,3,3,3,3,3,3,4)

(SPADA)

FIRST FLOOR

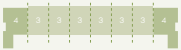
RESIDENTIAL SUMMARY

8 PLEX TOWNHOUSE - (4.3.3.3.3.3.3.4)
(SPADA)



4 BEDROOM TOWNHOUSE (CORNER)
AREA IN SQFT

PLOT SIZE	: 2,260
SELLABLE AREA	: 2,718



RESIDENTIAL SUMMARY

8 PLEX TOWNHOUSE - (4.3.3.3.3.3.3.4)
(SPADA)



8 BEDROOM TOWNHOUSE (MIDDLE)
AREA IN SQFT

PLOT SIZE	: 1,615
SELLABLE AREA	: 2,226



4 BEDROOM TOWNHOUSE
LIVING AREA - PALETTE B

A refined composition of soft neutrals and rich detailing gives the living area an understated sense of elegance. Generous glazing draws daylight across the room, while carefully layered furnishings create a setting that feels warm and welcoming.



4 BEDROOM TOWNHOUSE

MASTER BEDROOM - PALETTE B

The master bedroom is a quiet expression of refined comfort, where elegant detailing meets a softer, more intimate atmosphere. Layered textures, generous proportions and natural light create a private retreat designed for restful mornings and peaceful evenings.



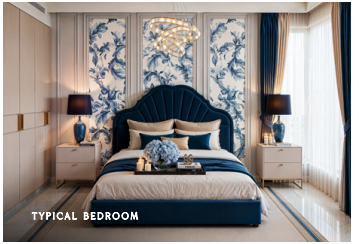
TYPICAL BEDROOM



TWIN BEDROOM

4 BEDROOM TOWNHOUSE
PALETTE B

BEDROOMS



TYPICAL BEDROOM

Each bedroom is designed as a personal retreat, with thoughtful detailing, soft textures and carefully framed natural light. From the welcoming typical bedrooms to the playful twin spaces, every room carries its own character while maintaining the calm elegance of the home.



3 BEDROOM TOWNHOUSE

LIVING AREA - PALETTE B

A richer expression of contemporary elegance, the living area brings together deep tones, intricate detailing and generous natural light. The carefully composed interiors create a setting that feels sophisticated yet welcoming.



3 BEDROOM TOWNHOUSE
LIVING AREA - PALETTE B

The dining and living spaces flow together with an effortless sense of occasion. Refined wall treatments, sculptural lighting and rich furnishings give the room its distinctive character, while expansive windows keep the connection to the outdoors ever present.



3 BEDROOM TOWNHOUSE

MASTER BEDROOM - PALETTE B

The master bedroom embraces a more expressive sense of luxury, with rich textures, elegant patterns and warm, layered detailing. Every element is composed to create a bedroom that feels deeply personal, indulgent and serene.

3 BEDROOM TOWNHOUSE

TYPICAL BEDROOM - PALETTE B



3 BEDROOM TOWNHOUSE

TWIN BEDROOM - PALETTE B



Across every bedroom, refined detailing meets a sense of warmth and individuality. Rich textures, considered furnishings and carefully framed artwork create inviting spaces for rest and retreat, while each room retains its own distinct personality.



CLUSTER AMENITIES

EVERYTHING YOU NEED, CLOSE TO HOME

Each cluster at Azizi Florence is designed as a complete neighbourhood, bringing the essentials of everyday life together within easy reach. From the clubhouse and pools to wellness, dining, worship and community services, every detail is shaped around convenience, connection and belonging. Here, the rhythm of daily life feels beautifully close.

- CLUSTER PARK
- COMMUNITY CLUBHOUSE
- INDOOR & OUTDOOR POOL
- GYM
- SAUNA
- STEAM ROOM
- JACUZZI
- MOSQUE
- COMMUNITY SERVICES
- CAFÉS & RESTAURANTS
- BBQ AREAS
- SITTING AREA
- EV CHARGING STATIONS
- JOGGING TRACKS
- KIDS PLAY AREA
- GAME ROOM

CLUSTER DIAGRAM





THE CLUSTER PARK

The Big Park brings nature into the heart of everyday life. Lush planting, open lawns and meandering paths create a peaceful setting for morning walks, family outings and quiet moments beneath the trees.

A place where the simplest pleasures become part of the way you live.



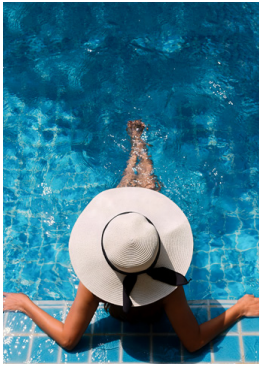
CLUSTER AMENITIES

THE CLUBHOUSE

The clubhouse is where the community comes together. Designed as an extension of home, it offers welcoming spaces to gather, unwind and connect, with elegant surroundings that make every occasion feel effortless.

CLUSTER AMENITIES

INDOOR & OUTDOOR POOLS
DEDICATED FOR MEN & WOMEN



Take a moment to slow down, swim, or simply enjoy the calm of the water. Indoor and outdoor pools create spaces for both everyday wellness and leisurely afternoons, surrounded by an atmosphere designed for relaxation.

Here, wellbeing flows naturally into everyday life.



POOL FOR MEN



POOL FOR WOMEN


MALE INDOOR GYM


MALE JACUZZI

CLUSTER WELLNESS

A SPACE TO RESTORE, FOR HIM
DEDICATED MEN'S CLUBHOUSE

Wellness becomes part of the everyday, in a clubhouse designed entirely for men. A fully equipped gym, sauna, steam room and jacuzzi offer a dedicated space to train, recover and reset, right within your cluster.

A more balanced way of living, close to home.


MALE SAUNA ROOM


MALE STEAM ROOM



FEMALE INDOOR GYM



FEMALE JACUZZI

CLUSTER WELLNESS

A SPACE TO RESTORE, FOR HER DEDICATED LADIES' CLUBHOUSE

Wellness becomes part of the everyday, in a clubhouse designed entirely for women. A fully equipped gym, sauna, steam room and jacuzzi offer a calm, private space to move, restore and unwind, moments from home.

A more balanced way of living, close to home.



FEMALE SAUNA ROOM



FEMALE STEAM ROOM

CLUSTER AMENITIES

MOSQUES & COMMUNITY SERVICES



CLUSTER AMENITIES

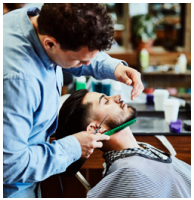
RETAIL SHOPS



PHARMACIES



SUPERMARKETS



BARBER SHOPS



LADIES SALOONS

Everyday life is made easier with essential services close to home. Six cluster mosques provide a place for prayer and reflection, while convenient community services bring everyday necessities within easy reach.

From retail shops and pharmacies to supermarkets, salons and barber shops, the things you need are never far away.

CLUSTER AMENITIES

CAFÉS, BAKERY & CASUAL RESTAURANTS



The pleasures of everyday dining are woven into the neighbourhood. Stop by for a morning coffee, pick up something fresh from the bakery, or gather with family and friends over a relaxed meal.

Familiar places, favourite flavours and spontaneous moments—all close to home.





CLUSTER AMENITIES

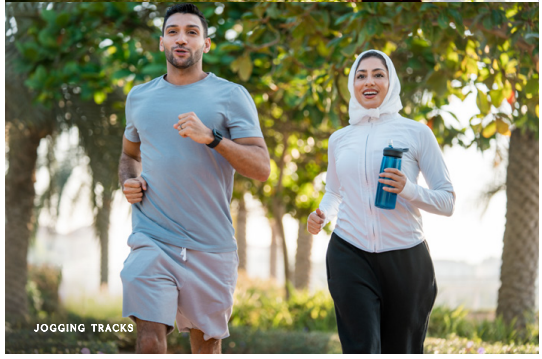
MOVE. PLAY. RECHARGE.



Everyday convenience and active living come together within the community. EV charging stations support a more effortless way to stay on the move, while kids' play areas create spaces for little ones to explore, play and make new friends. Jogging tracks invite residents to step outdoors, stay active and enjoy the landscape at their own pace.

Thoughtful amenities that make every day easier, healthier and more connected.





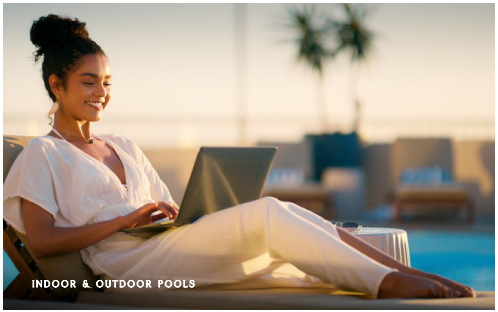

LUXURY ROOMS


FIVE-STAR RESTAURANTS

AZIZI BOUTIQUE 5-STAR HOTEL

WHERE HOSPITALITY FEELS AT HOME

Azizi Florence will feature a boutique five-star hotel with 120+ keys, bringing refined hospitality, dining and leisure experiences directly into the community. The hotel will include five-star restaurants, indoor and outdoor pools, a business centre and an impressive grand ballroom accommodating 1,000+ guests, making it an ideal venue for weddings, gala dinners, corporate events and large-scale celebrations.


INDOOR & OUTDOOR POOLS


WEDDING HALL

SCHOOL

A FOUNDATION FOR TOMORROW



Designed to nurture learning from the earliest years, the school at Azizi Florence will accommodate up to 1,000 students, including a dedicated nursery for younger children. Thoughtfully integrated within the community, it brings education closer to home while creating an inspiring environment where children can learn, discover and grow.

From their first steps in nursery to the years that follow, every stage of learning begins closer to home.





Azizi Developments is one of the UAE's leading and most admired real estate and lifestyle development companies. Established in 2007, the company has proven expertise in developing modern residential and mixed-use communities, strategically located across some of Dubai's most sought-after neighbourhoods. It is now building the world's second-tallest tower in the heart of Dubai. Azizi is committed not only to meeting but exceeding the expectations of its clients and communities, enriching lives through state-of-the-art projects and exceptional real estate developments.

AZIZI