

A L J A D D A F



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



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.

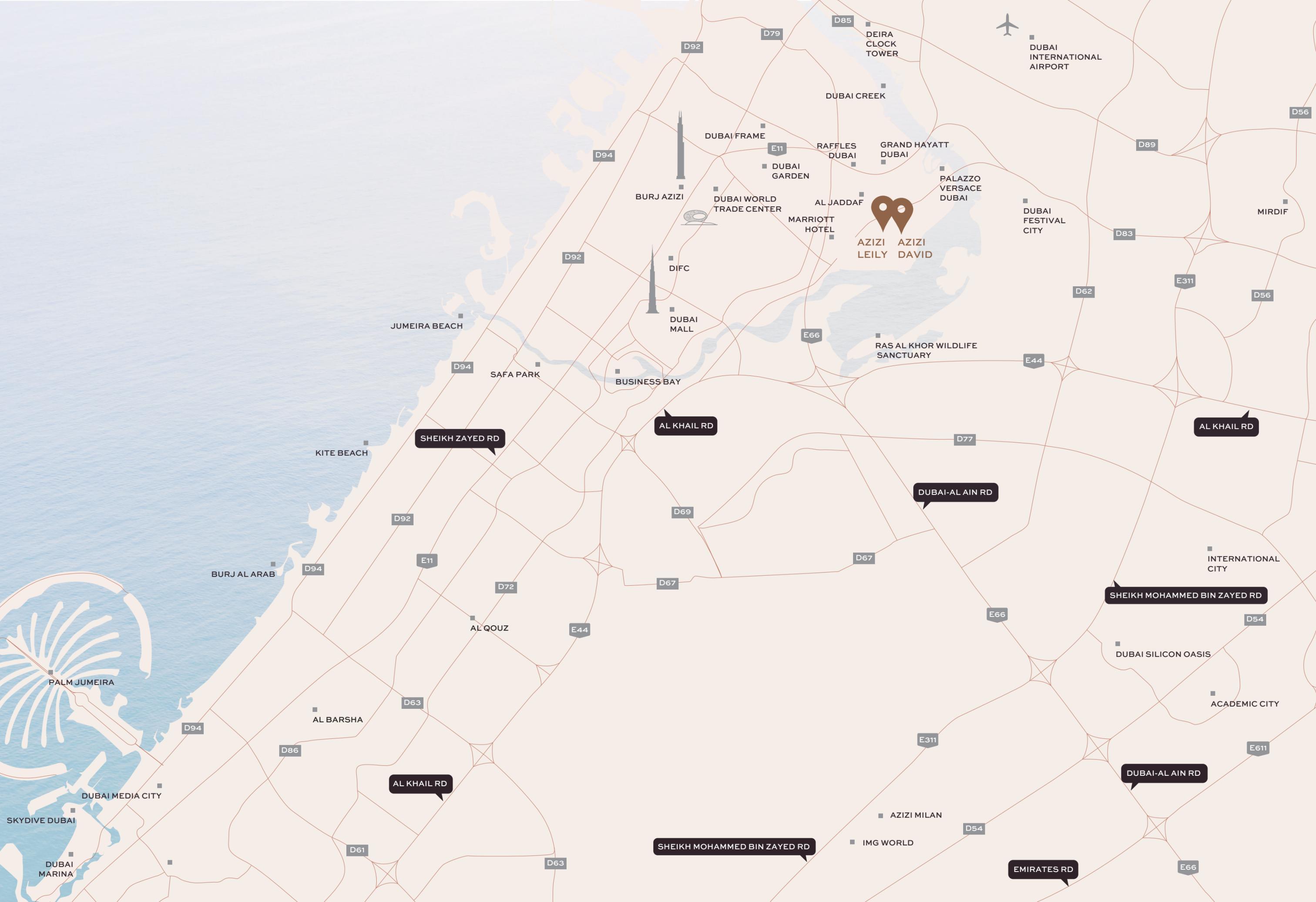
# CONNECTIVITY, CULTURE



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 Developments' projects here capture this very spirit, providing living spaces that radiate both the energy and elegance of the Dubai Creek.

## THE EPICENTER OF DUBAI CREEKSIDE LIVING





AZIZI  
LEILY DAVID

EMIRATES RD

SHEIKH MOHAMMED BIN ZAYED RD

AL KHAIL RD

DUBAI-AL AIN RD

DUBAI-AL AIN RD

AL KHAIL RD

SHEIKH ZAYED RD

AL KHAIL RD

SHEIKH MOHAMMED BIN ZAYED RD

IMG WORLD

AZIZI MILAN

ACADEMIC CITY

DUBAI SILICON OASIS

INTERNATIONAL CITY

RAS AL KHOR WILDLIFE SANCTUARY

BUSINESS BAY

SAFA PARK

JUMEIRA BEACH

DUBAI MALL

DIFC

DUBAI WORLD TRADE CENTER

MARRIOTT HOTEL

AL JADDAF

GRAND HAYATT DUBAI

RAFFLES DUBAI

DUBAI GARDEN

DUBAI FRAME

DUBAI CREEK

DEIRA CLOCK TOWER

DUBAI INTERNATIONAL AIRPORT

MIRDIF

DUBAI FESTIVAL CITY

BURJ AL ARAB

PALM JUMEIRA

DUBAI MEDIA CITY

SKYDIVE DUBAI

DUBAI MARINA

AL BARSHA

AL QOUZ

E611

D54

E66

D63

D61

D86

D94

D54

E66

D67

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D72

D92

D69

D77

D62

D56

D83

D89

D56

D79

D92

D94

D92

D94

D94

E11

E44

D63

E311

E11

E66

E44

E311

D56

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





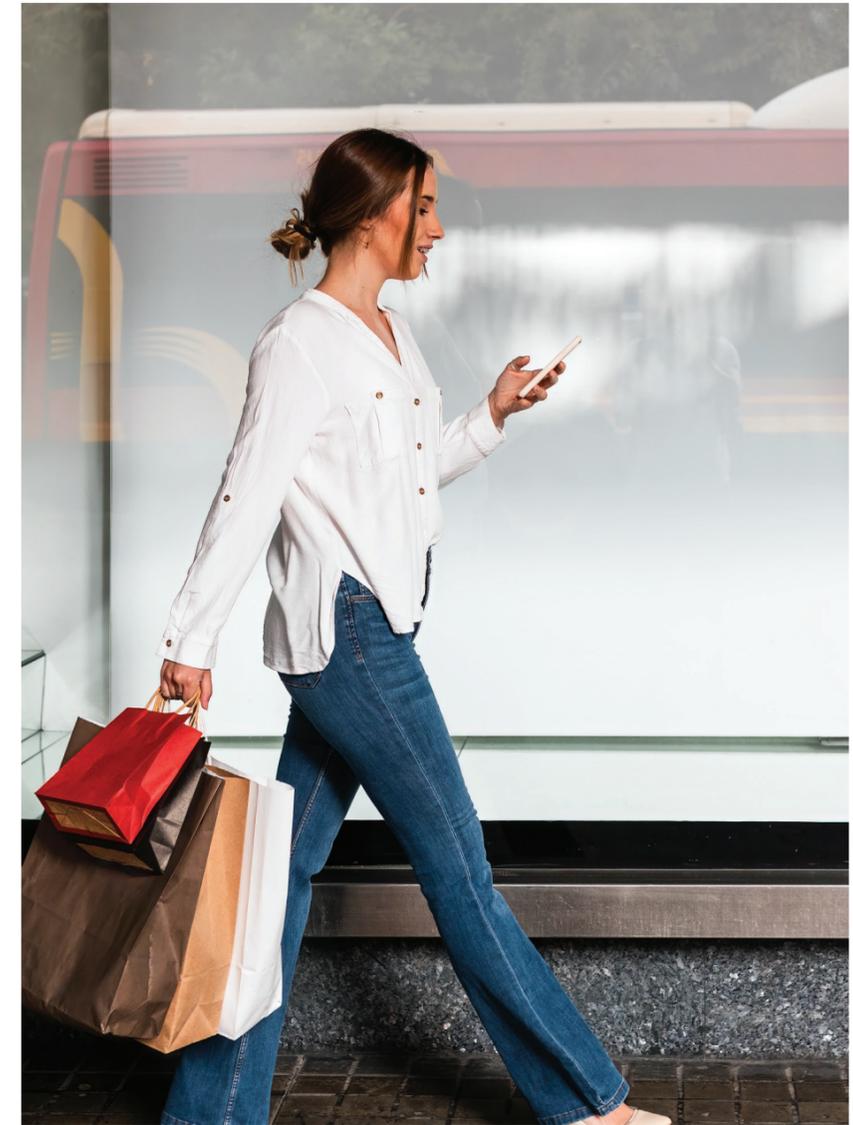
Enjoy a thoughtfully curated mix of world-class retail and dining experiences. Whether it's your favorite boutique, a go-to restaurant, or a cozy neighborhood café, everything you love is just steps away.

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

## A HARMONY OF OPTIONS

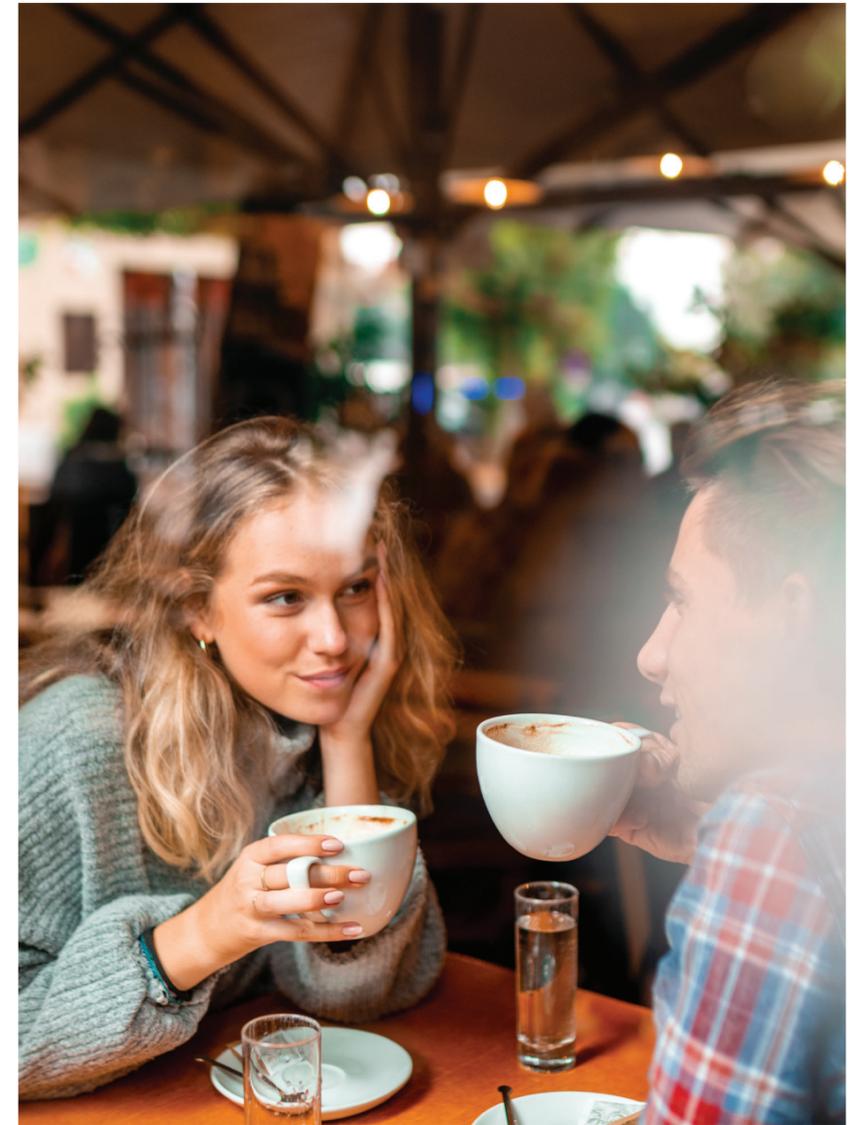


CURATED URBAN  
RETAIL SPACES





## 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 lounge, 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



Unleash your energy and power in this spacious gym, thoughtfully equipped with everything you need for a complete workout. From invigorating routines to mindful stretches, this fitness space perfectly balances strength, vitality, and refined luxury.

## YOUR PERSONAL FITNESS RETREAT





## GIGGLES, GAMES AND GROWTH

Let your children unleash their imaginations and play freely in a space designed to nurture creativity and independence. Safe, vibrant, and engaging, these areas offer endless opportunities for adventure and fun. From energetic play to quiet moments, every corner is thoughtfully crafted to foster growth, friendships, and cherished memories.

# AZIZI LEILY



Where the creekside symphony meets the striking skyline, a prestigious address rises - Azizi Leily. Featuring elegant studios, one- and two-bedroom residences, along with two distinguished penthouses, this development epitomizes modern sophistication.

Residents enjoy a wealth of lifestyle amenities, including retail spaces, sauna and steam rooms, a fully equipped gym, swimming pools, indoor and outdoor children's play areas, a private cinema, multipurpose hall, and a tranquil rooftop garden. With dedicated facilities for people of determination, every detail reflects comfort, inclusivity, and elevated living.



Every detail of your living space is crafted to balance beauty, comfort, and functionality. With thoughtfully curated interiors and panoramic views of the serene creek, your home becomes a haven where relaxation meets refined style, and everyday living feels effortlessly elevated.

## THE ART OF EVERYDAY ELEGANCE



Imagine a space that is entirely your own — a retreat from the commotion and noise. Your bedroom ensures that each day begins and ends in serenity and privacy. With warm, ambient lighting and floor-to-ceiling windows that bring the outdoors in, you can enjoy a sense of nature without ever stepping outside.

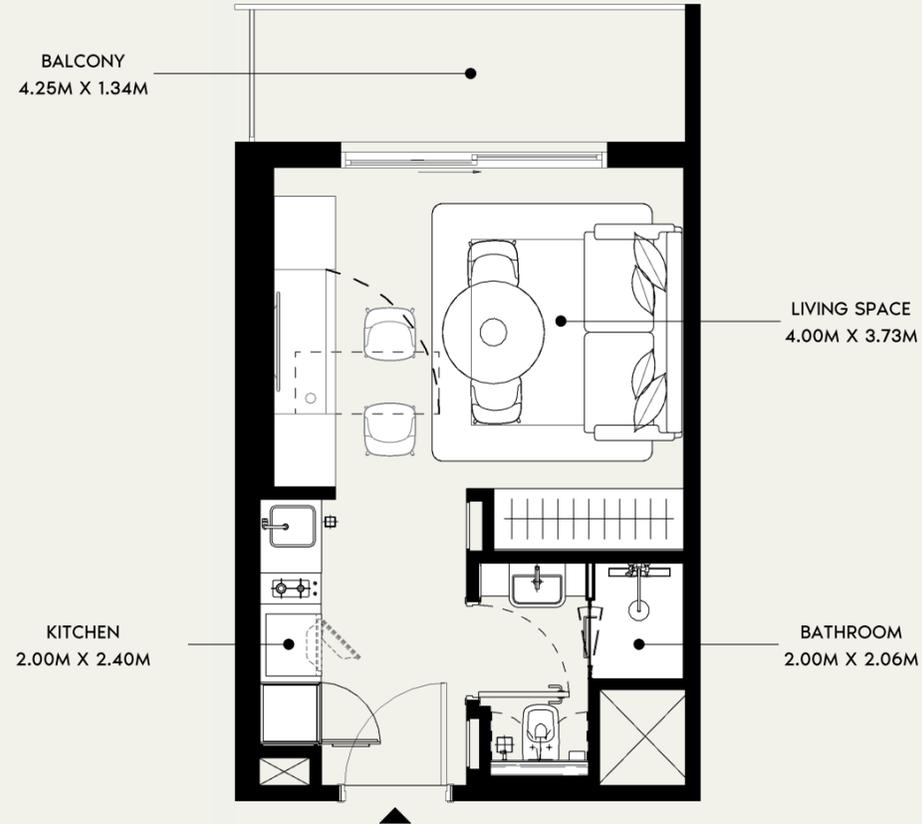
## YOUR SANCTUARY OF SERENITY



AZIZI LEILY - FLOOR PLAN

**STUDIO TYPE 1**

2ND TO 11TH FLOORS



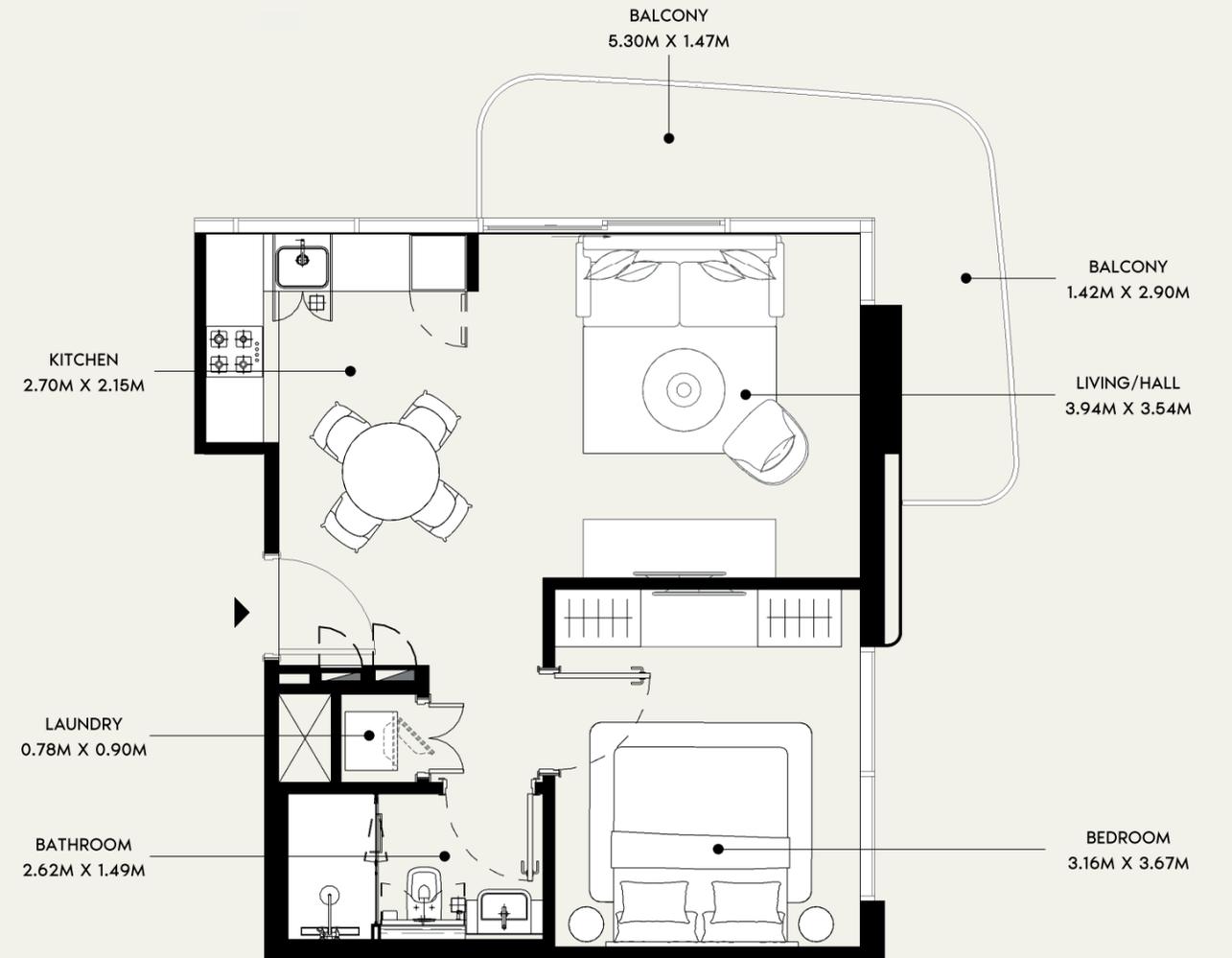
SUITE AREA : 278.25 SQ.FT.  
TOTAL AREA : 348.54 SQ.FT.

TYPICAL UNITS

AZIZI LEILY - FLOOR PLAN

**1 BEDROOM TYPE 1**

2ND TO 11TH FLOORS



SUITE AREA : 523.13 SQ.FT.  
TOTAL AREA : 641.96 SQ.FT.

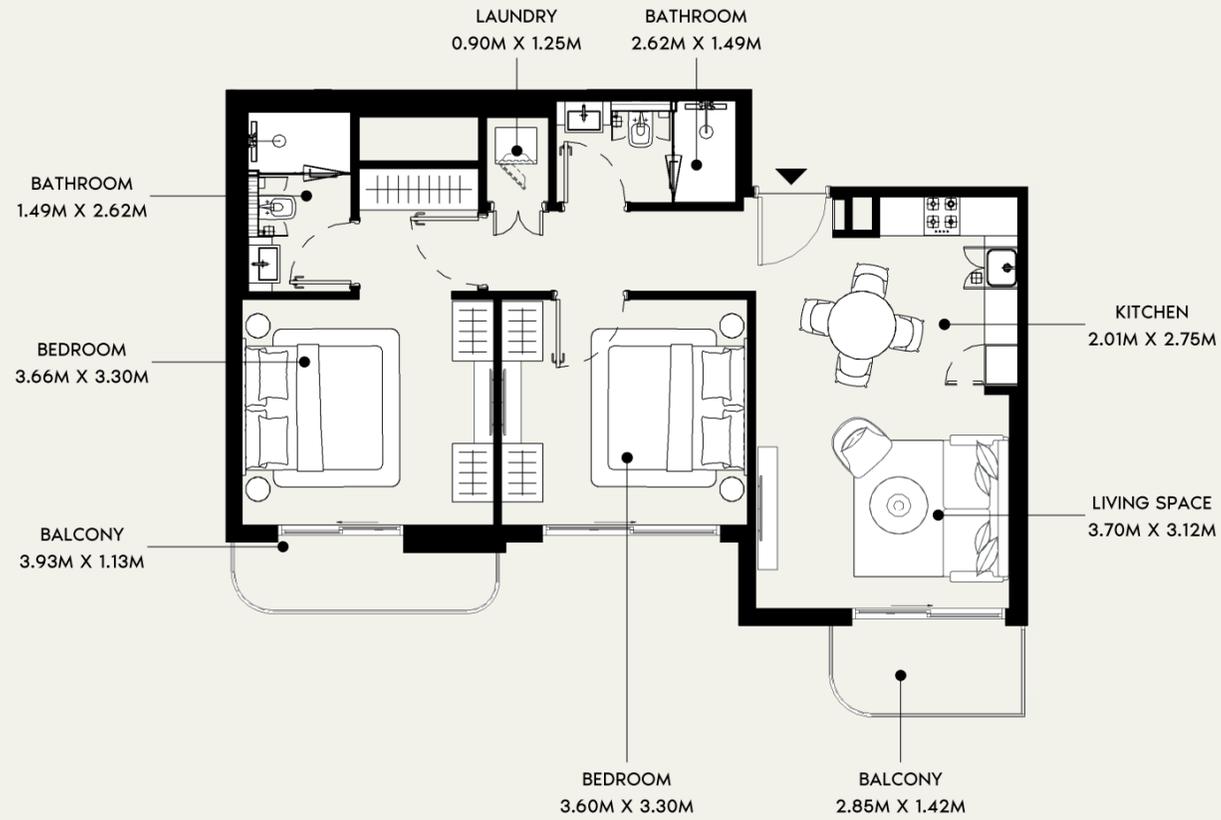
TYPICAL UNITS



AZIZI LEILY - FLOOR PLAN

**2 BEDROOM TYPE 1**

12TH TO 13TH FLOORS



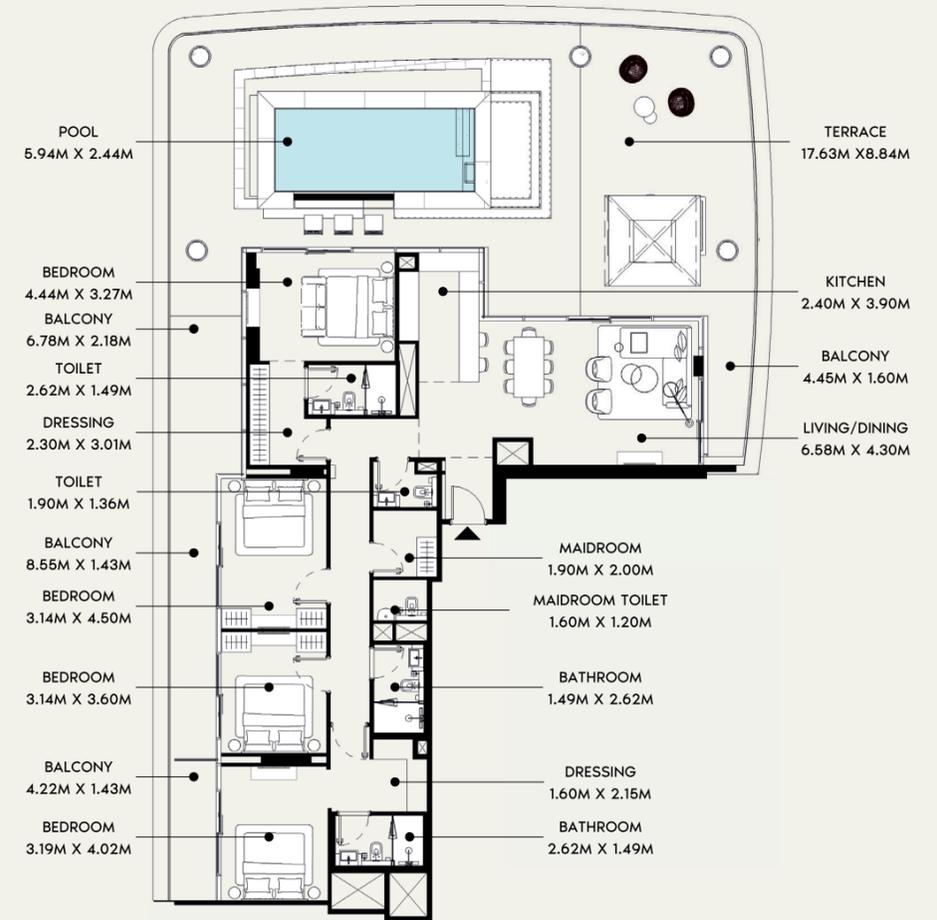
SUITE AREA : 757.57 SQ.FT.  
TOTAL AREA : 847.34 SQ.FT.

TYPICAL UNITS

AZIZI LEILY - FLOOR PLAN

**PENTHOUSE TYPE 1**

16TH FLOOR



SUITE AREA : 1,689.63 SQ.FT.  
TOTAL AREA : 3,481.51 SQ.FT.

TYPICAL UNITS

AZIZI DAVID



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.



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.

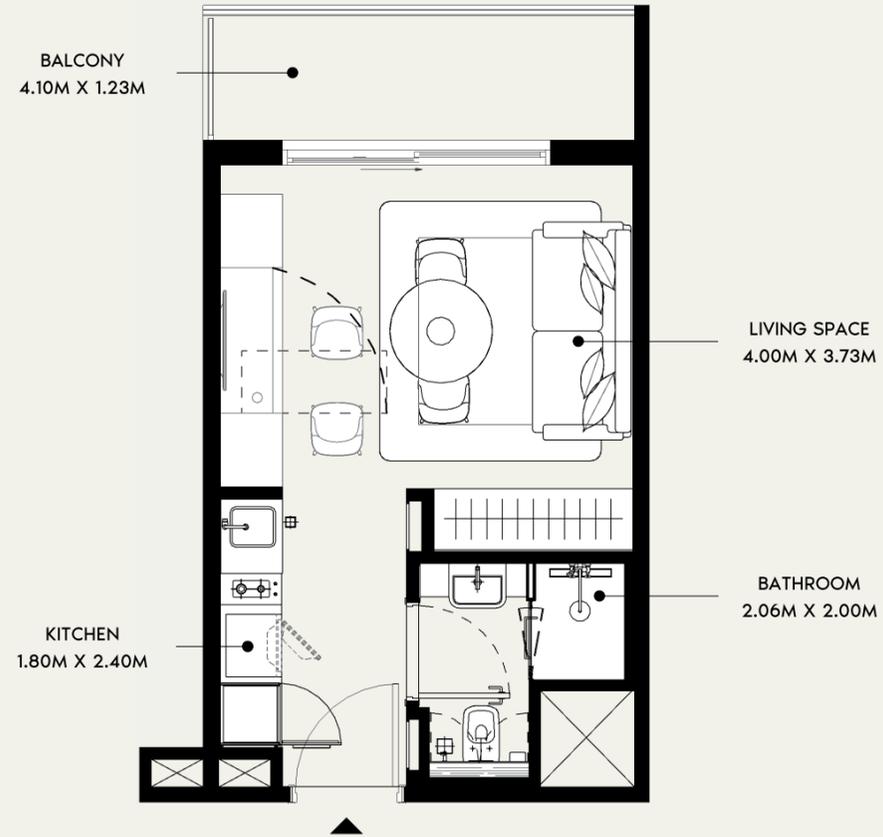
## SERENE, REFINED LIVING SPACES



AZIZI DAVID - FLOOR PLAN

**STUDIO TYPE 1**

11th to 13th Floors



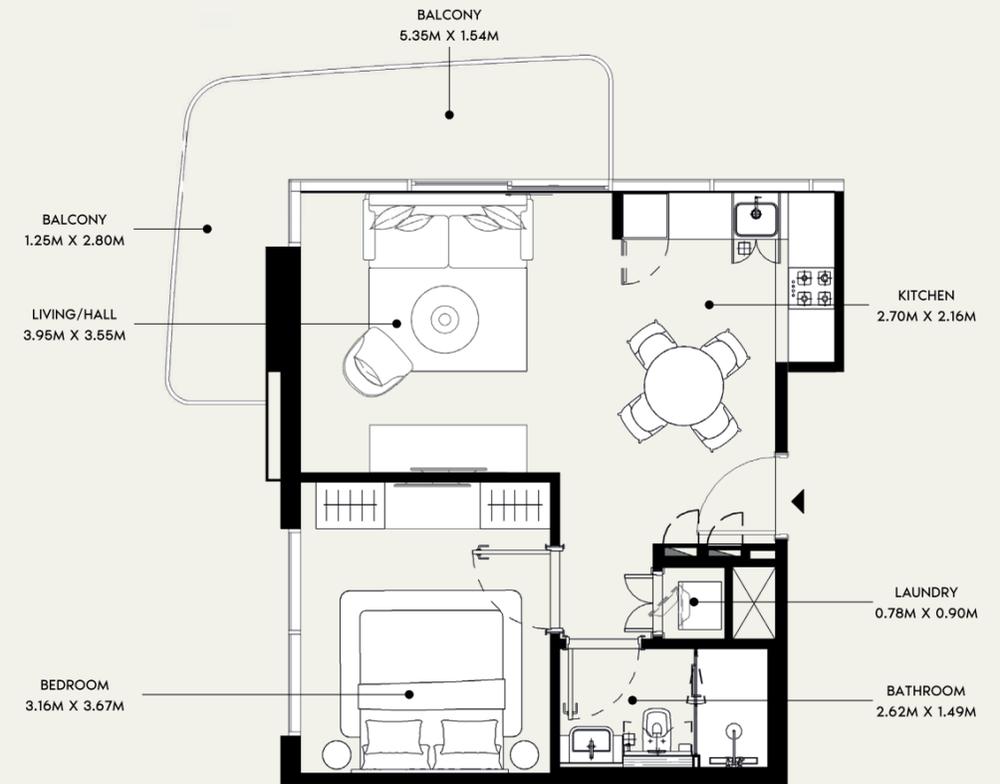
SUITE AREA : 262.96 SQ.FT.  
TOTAL AREA : 326.26 SQ.FT.

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.

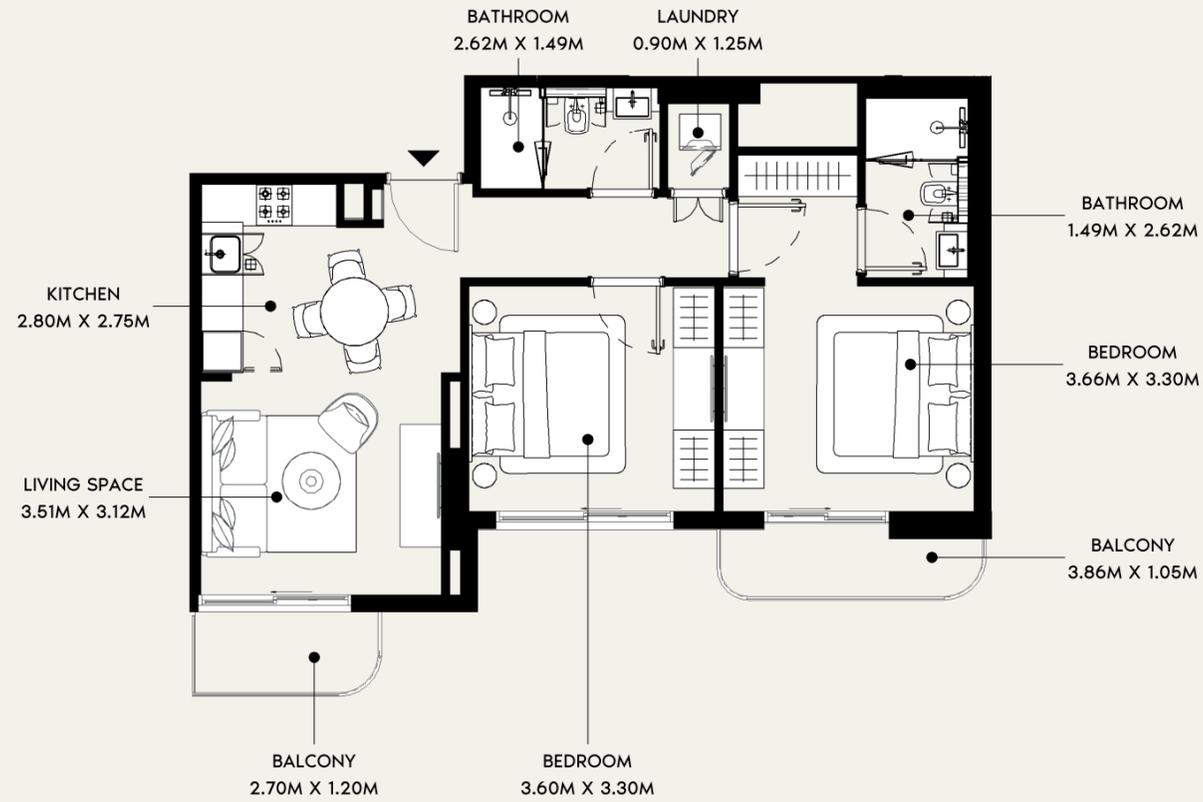
TYPICAL UNITS



AZIZI DAVID - FLOOR PLAN

**2 BEDROOM TYPE 1**

2nd to 10th Floors



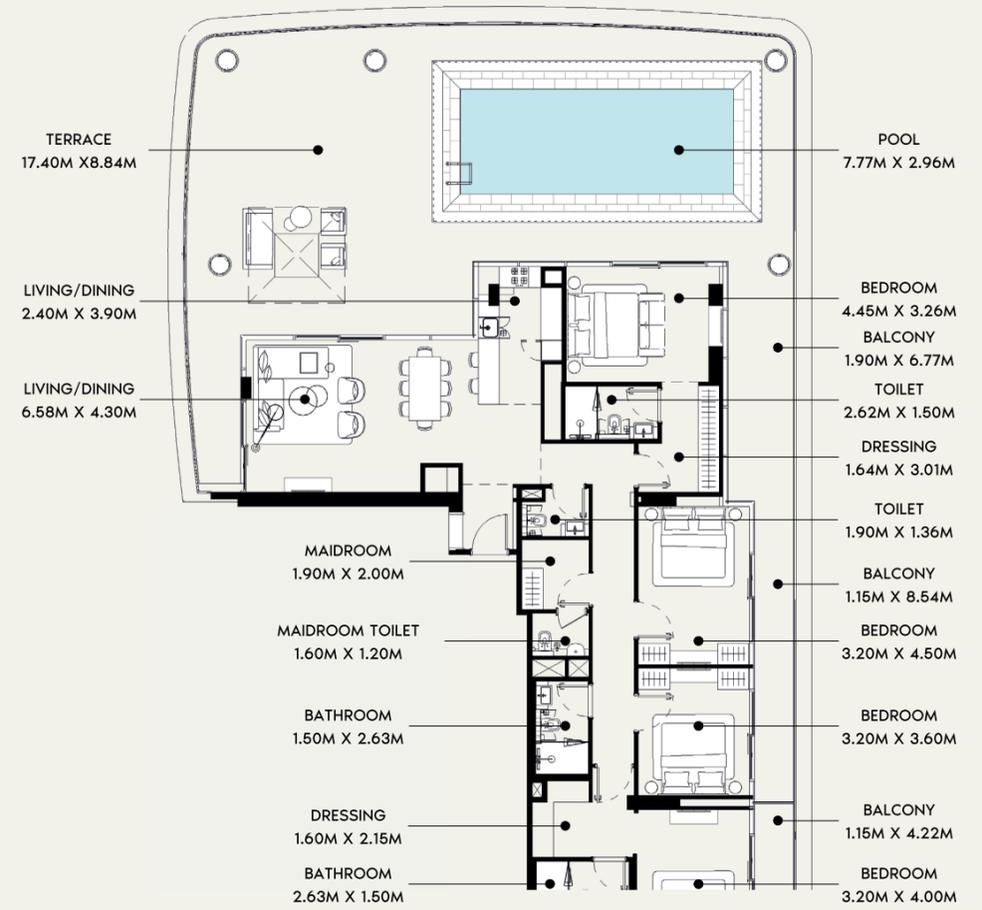
SUITE AREA : 757.79 SQ.FT.  
 TOTAL AREA : 843.04 SQ.FT.

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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AZIZIDEVELOPMENTS.COM