



AZIZI

Milan Heights

A STATEMENT OF STYLE



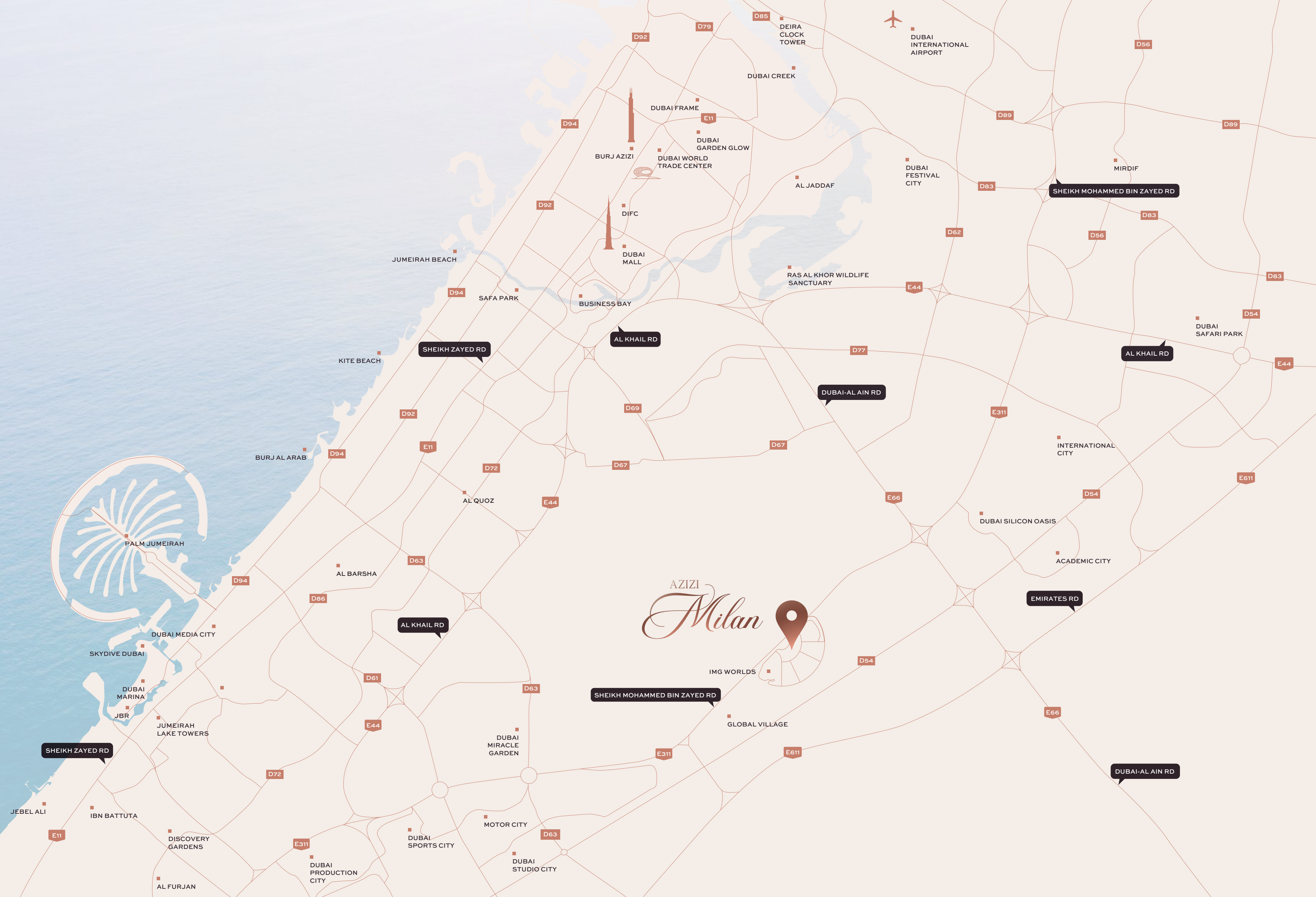
Not JUST A RESIDENCE,
BUT AN ITALIAN RHYTHM.
WHERE, NATURE
FLOURISHES, AND STYLE
LIVES IN EVERY DETAIL.



A NEW WORLD, WITHIN REACH

Perfectly positioned in one of Dubai's most dynamic districts, Azizi Milan offers strategic connectivity to key locations such as IMG Worlds of Adventure, Global Village, Dubai International Airport and Al Maktoum International Airport.

Located right on Sheikh Mohammed Bin Zayed Road and within easy reach of Sheikh Zayed Bin Hamdan Street, this prime location ensures seamless access right across Dubai.





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DESIGN MEETS AMBITION

A contemporary vision with an Italian soul, Azizi Milan is modern and timeless in its architectural choices. Sleek silhouettes and striking facades are softened by subtle nods to Milan's storied streets, all within one of Dubai's most exciting, upcoming districts.

More than a beautiful place to live, this community is a step towards a greener future. Built as a net-zero carbon city, it brings together smart design and sustainable thinking. From energy-efficient infrastructure, solar panels, locally sourced materials, to vertical gardens and green roofs on top of every building (a first for Dubai), everything has been considered to tread a little lighter on the planet.

SUSTAINABLE SKYLINES
NET-ZERO CARBON CITY



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AZIZI
Milan Heights



Embrace a podium lifestyle complemented by the enchanting blue lagoon. Experience vibrant living within the ideal community of Azizi Milan, thoughtfully designed to foster connection and well-being among residents. Enjoy a variety of exceptional amenities in a place where you can thrive and enrich your life.

A LIFE OF FLOURISHING AND ENRICHMENT



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This stunning destination boasts a convenient location, providing easy access to major roads and a variety of captivating attractions that promise exhilarating experiences, vibrant cultural festivities, and numerous opportunities for active engagement, making it an essential stop for both residents and visitors alike.

UNMATCHED CONNECTIVITY, EFFORTLESS CONVENIENCE



This unique enclave offers a collection of modern residences and facilities, complemented by exclusive amenities designed to provide residents with a remarkable living experience tailored to the needs of urban dwellers.

EXPERIENCE AN EXTRAORDINARY LIFESTYLE





Celebrate as the sun's rays reflect off the surface of a stunning blue lagoon. The soothing sound of water lapping at the shore complements the L'azurde rug, fostering a refreshing atmosphere that turns every moment into an unforgettable experience.

SHIMMERING BLUE LAGOON

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Our outdoor spaces are meticulously crafted to promote relaxation and rejuvenation. Each area is thoughtfully designed to enhance your experience. Listen to the cheerful laughter of your children in the playgrounds, creating lasting memories. Relish quality time with friends and family in a cozy and inviting atmosphere.

UNWIND OUTDOORS
WITH LOVED ONES

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Feel the soothing warmth of the sauna as it detoxifies your body and calms your mind. Let the Jacuzzis melt away your tension, while the steam room revitalizes your skin and refreshes your spirit.

YOUR DESIRES WITHIN REACH





Immerse yourself in the infinity pools, where the enchanting waters enrich your skin while your soul revels in the breathtaking city views. featuring multiple pools designed for both adults and children, every moment spent together transforms into a treasured memory.

UNLIMITED JOY WITH FABULOUS VIEWS

unlimited joy

unlimited joy



Boutiques, fashion shows, pop-ups, and industry events will make this a year-round calendar of inspiration, positioning Azizi Milan as the Fashion Capital of the Middle East. From discovering your signature scent to finding the perfect statement piece, every visit promises something new.

EVERY STORE TELLS A STORY





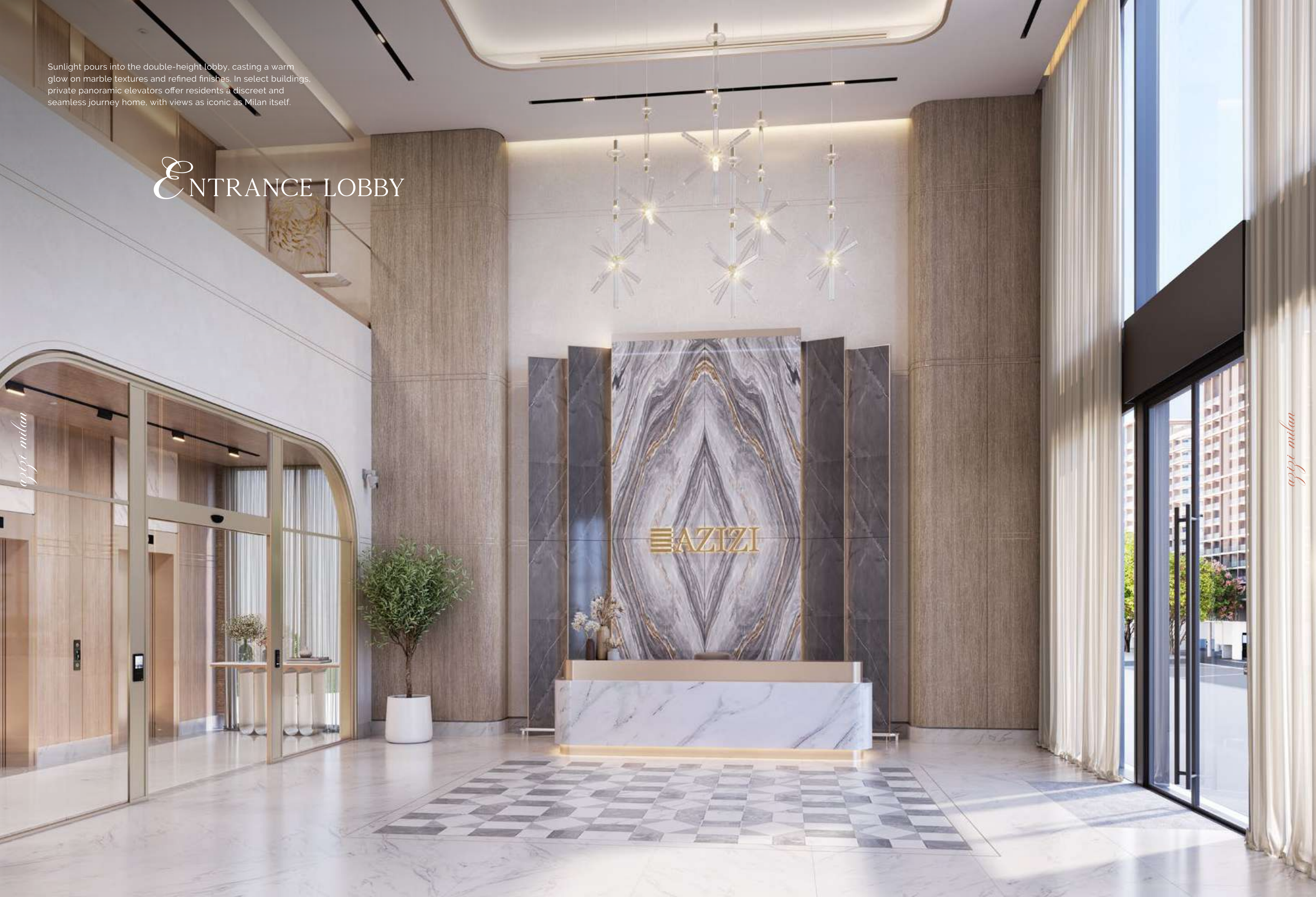
Experience the spirit of Milan's lively café and dining culture first-hand. Enjoy the quaintness of charming street-side cafés, the aroma of freshly brewed espresso, and the warmth of Italian hospitality.

RICH WITH CULINARY CULTURE



Sunlight pours into the double-height lobby, casting a warm glow on marble textures and refined finishes. In select buildings, private panoramic elevators offer residents a discreet and seamless journey home, with views as iconic as Milan itself.

ENTRANCE LOBBY



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You are captivated by the splendor of creativity, the precision of the details and the luxury of the design from the first step inside the lobby, as if it is a gateway to a distinctive world and a gentle prelude that tells you the elegance and unique beauty that you will experience the deeper you roam inside the building.



APARTMENTS YOUR EVERYDAY, ELEVATED

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Every Azizi Milan home is designed to blend modern living with organic elements, creating a sophisticated, calming atmosphere. Residents can choose from studios, 1, 2, and 3 bedroom apartments, available in both high and low-rise buildings, with stunning views of the lush community park or tranquil waterfront canal.

Smartly designed for modern city living, the studio apartments offer everything you need. With sleek finishes, integrated storage, and a compact kitchen that makes the most of every inch, it's the perfect space to work, rest, and live.

CLASSY STUDIO APARTMENTS



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With floor-to-ceiling windows and views that stretch out toward the city or community park, it's a space that feels expansive, uplifting, and deeply connected to its surroundings.

HARMONY OF CITY MODERNITY



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Every detail in the studio reflects a sense of refined Italian elegance, from the soft textures and muted tones to the gold-accented furnishings and curated lighting.

TIMELESS APPEAL INTERTWINED

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EXQUISITE FLAIR, OPULENT ARTISTRY

This is where design meets discretion, offering a calm, contemporary atmosphere reflecting Milan's signature style. Here, sophistication is not just an aesthetic but a way of life, inviting you to indulge in the art of refined living.



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INNOVATIVE SOLUTIONS

Clever touches like a fold-out sofa bed ensure every inch of the space works beautifully, whether you're relaxing, hosting, or simply making the most of home.

The air is filled with the delightful scent of blossoms as you relax on the balcony, enjoying a stunning view of the lush greenery below. This is not just a residence; it's an extraordinary experience, a modern paradise blended with urban living.

BREATHTAKING PARK VIEW



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Each element of your home at Azizi Milan is designed for living your best life. The open-plan layout of the 1 bedroom apartments effortlessly connects the living and dining spaces, creating a sense of flow and togetherness.

STYLISH 1 BEDROOM APARTMENTS





A GLIMMER OF SUNSHINE

Floor-to-ceiling windows invite in natural light, framing scenic views of the canal or community park, while soft, neutral tones set a warm, welcoming feeling the moment you step through your front door.

CONCORD OF
RELAXATION

The 1 bedroom apartments have been designed to be your own private retreat. Open-plan layouts create an airy feel as large windows flood the space with natural light.

Every detail has been thoughtfully curated, from the dresser nook and bespoke lighting to the bathroom wooden cabinetry, striking the perfect balance between style and comfort.

ALLURE & CREATIVITY



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Step into a world of elegance and ease with your 2 bedroom apartment at Azizi Milan. The spacious open-plan design fosters a dynamic environment where living and dining harmoniously coexist, perfect for hosting gatherings with family and friends.

CHIC 2 BEDROOM APARTMENTS



Sunlight pours through the expansive windows, illuminating the chic interiors and offering delightful views of the lush surroundings. The neutral colour scheme enhances the tranquil atmosphere, while the fashionably sleek design adds a touch of modern elegance, making it a soothing retreat from the bustling world outside.

A TOUCH OF SUNLIGHT



A modern bedroom interior featuring a large window with sheer curtains, a bed with a tufted headboard, and a modern chair. The room is decorated with a large circular rug, a modern chandelier, and a patterned wall. The overall aesthetic is contemporary and sophisticated.

HARMONY OF REFINEMENT

Designed for contemporary lifestyle. Each spacious bedroom provides an inviting retreat, perfect for relaxation and comfort. With soft tones and large windows that bring in natural light, these rooms create an ideal setting for unwinding and recharging.



BEAUTY & EFFICIENCY

Attention to detail shines through in every aspect, from the carefully selected decor to the smart storage solutions, ensuring your home is not only beautiful but also practical for everyday life.



Enjoy the luxury of space in your 3 bedroom apartment. In your expansive kitchen, sleek countertops, integrated pendant lighting, and natural wood finishes add depth and warmth, while built-in storage ensures a clutter-free environment.

SLEEK 3 BEDROOM APARTMENTS



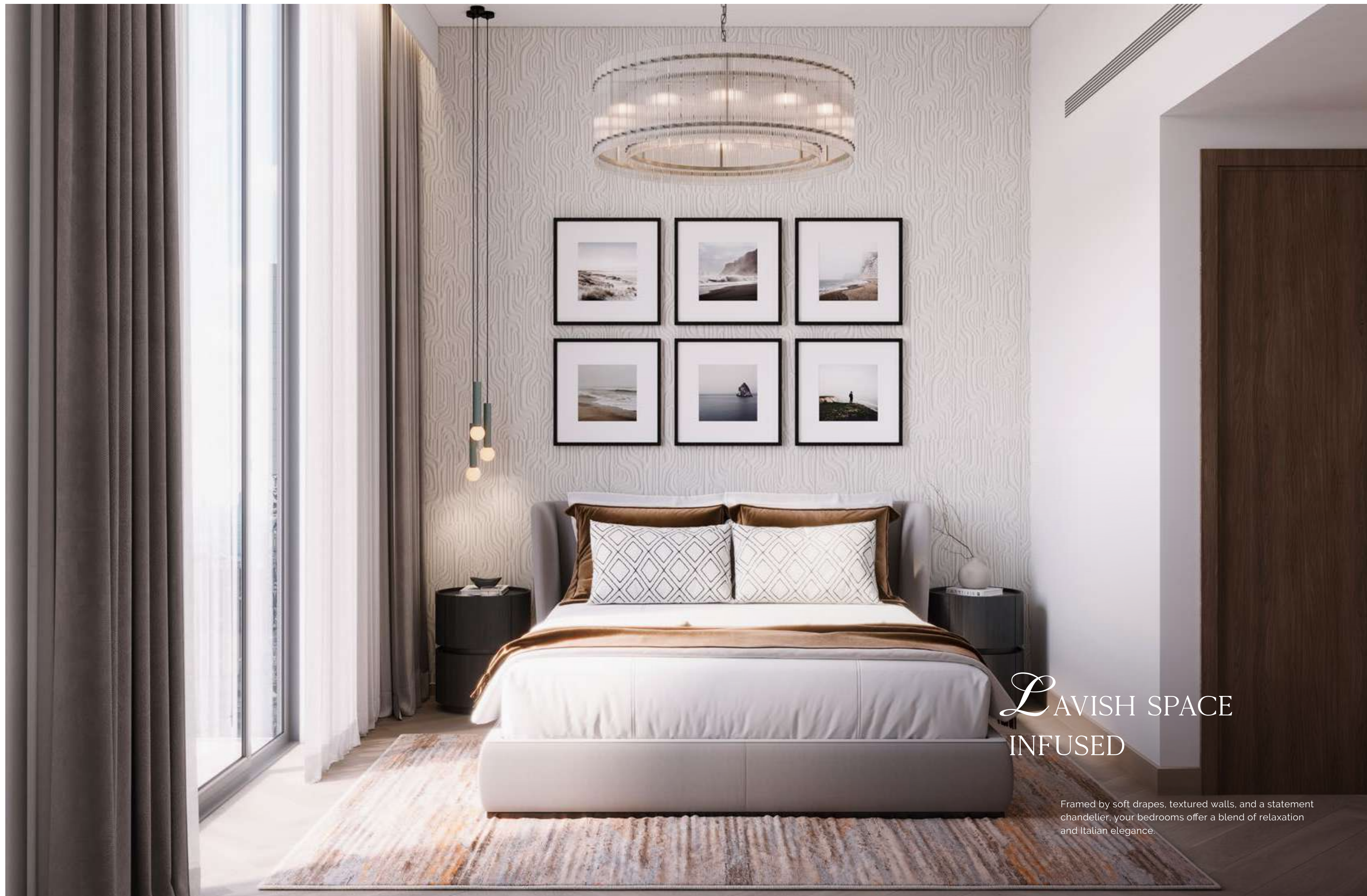
Whether it's a quick morning espresso on the balcony, a moment with a good book, or your favourite TV series, your 3 bedroom apartment living room is crafted for connection in a setting that's stylish and functional.

A SERENE ESCAPE OF
CITY STYLE



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LAVISH SPACE INFUSED

Framed by soft drapes, textured walls, and a statement chandelier, your bedrooms offer a blend of relaxation and Italian elegance.

Thoughtfully designed with built-in storage and a dedicated workspace, this space brings together function and finesse.

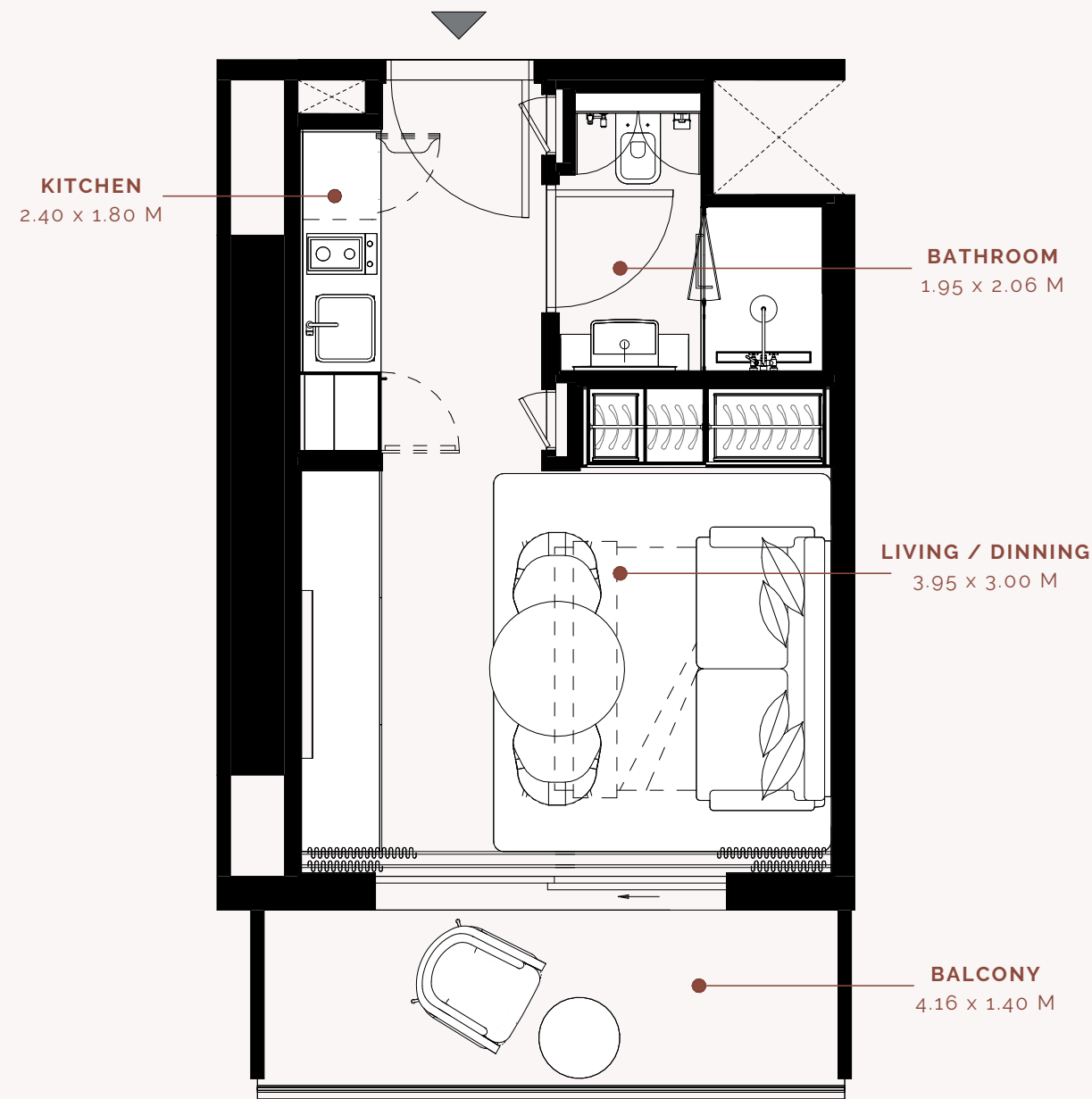
FORM MEETS FUNCTION



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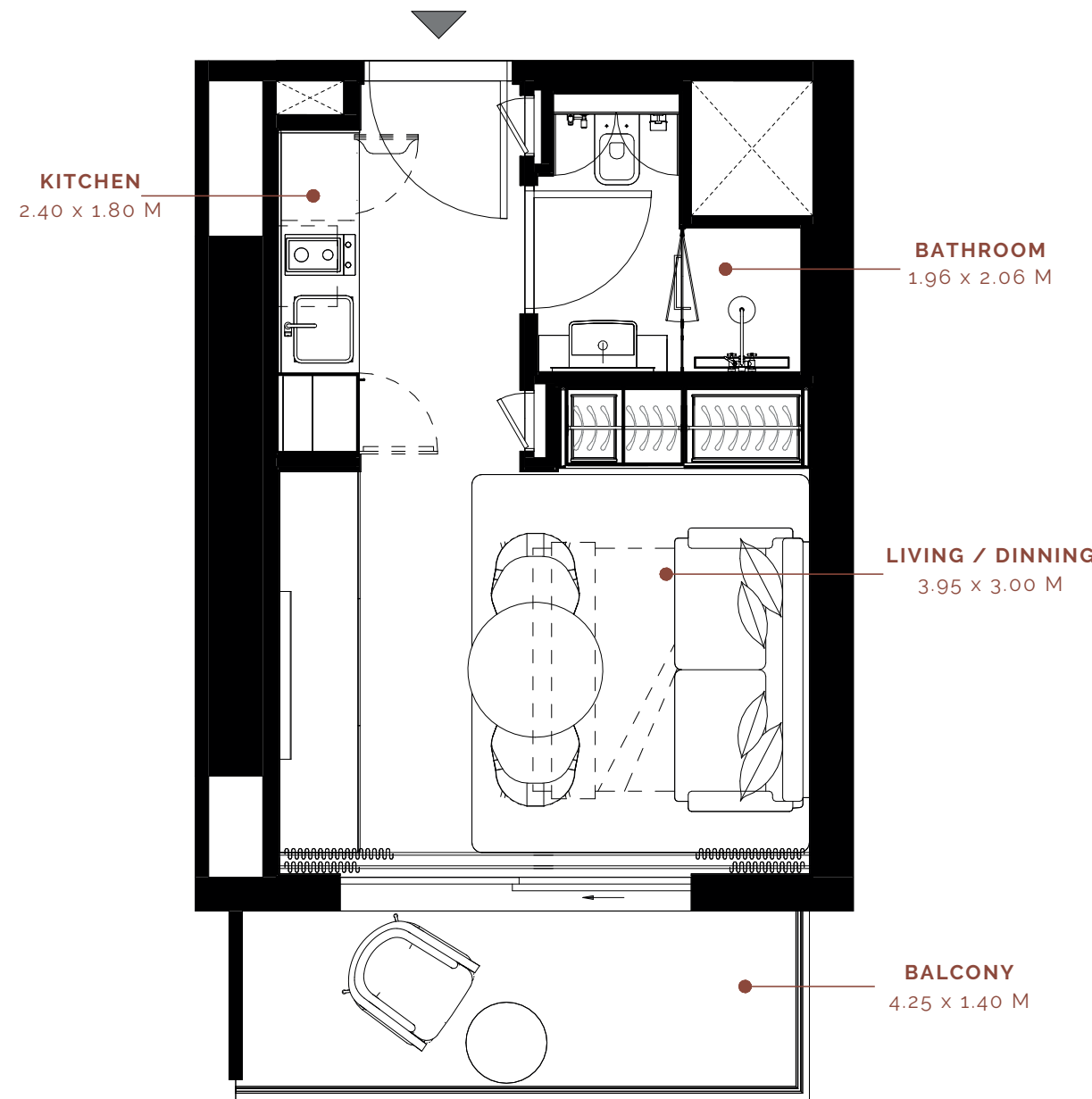
FLOOR PLAN
STUDIO TYPE 1
2nd Floor



SUITE AREA: 269.53 SQ.FT.
TOTAL AREA: 339.28 SQ.FT.

TYPICAL UNITS

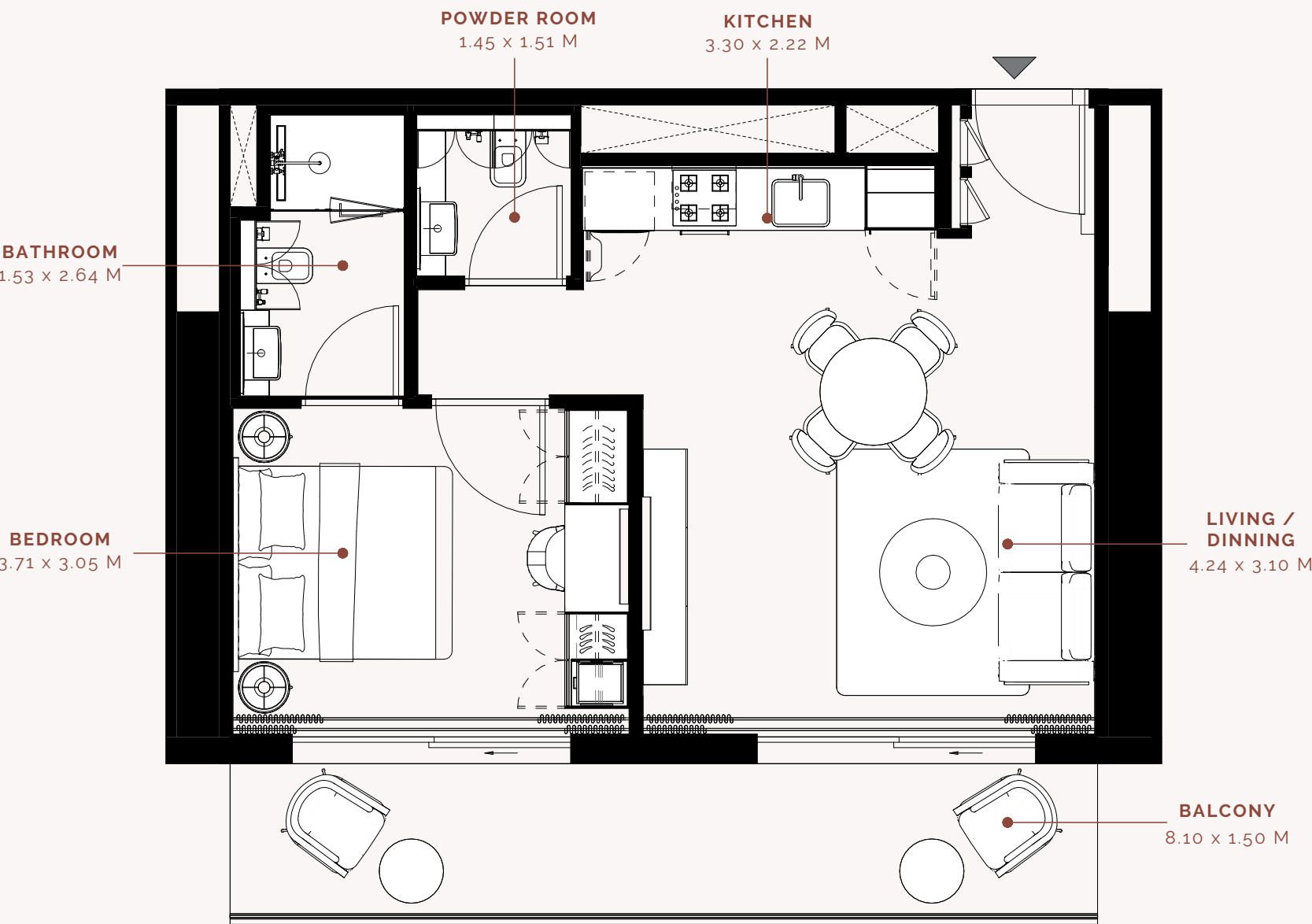
FLOOR PLAN
STUDIO TYPE 2
34th Floor



SUITE AREA: 271.79 SQ.FT.
TOTAL AREA: 339.39 SQ.FT.

TYPICAL UNITS

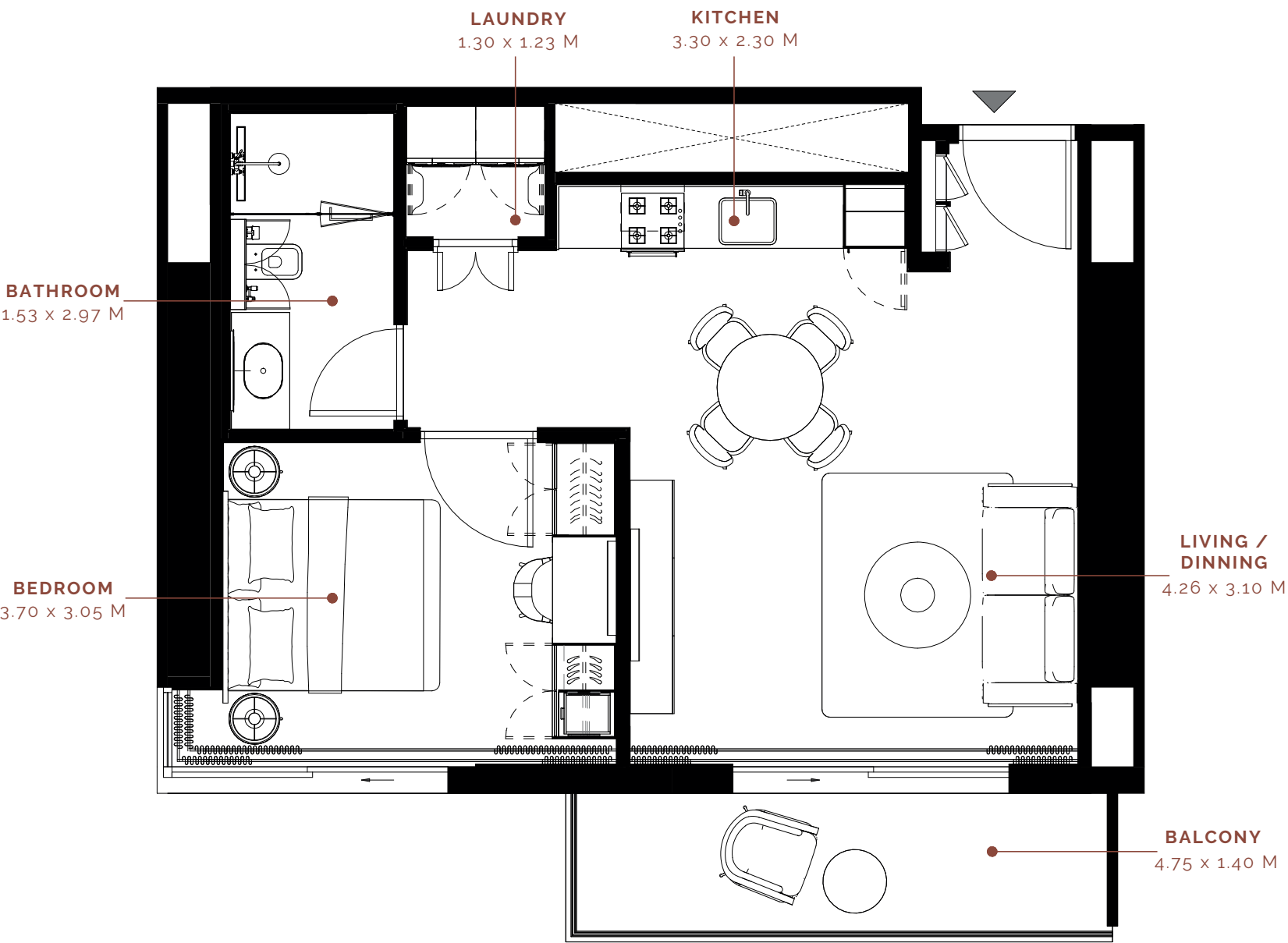
FLOOR PLAN
1 BEDROOM TYPE 1
2nd Floor



SUITE AREA: 538.52 SQ.FT.
TOTAL AREA: 678.99 SQ.FT.

TYPICAL UNITS

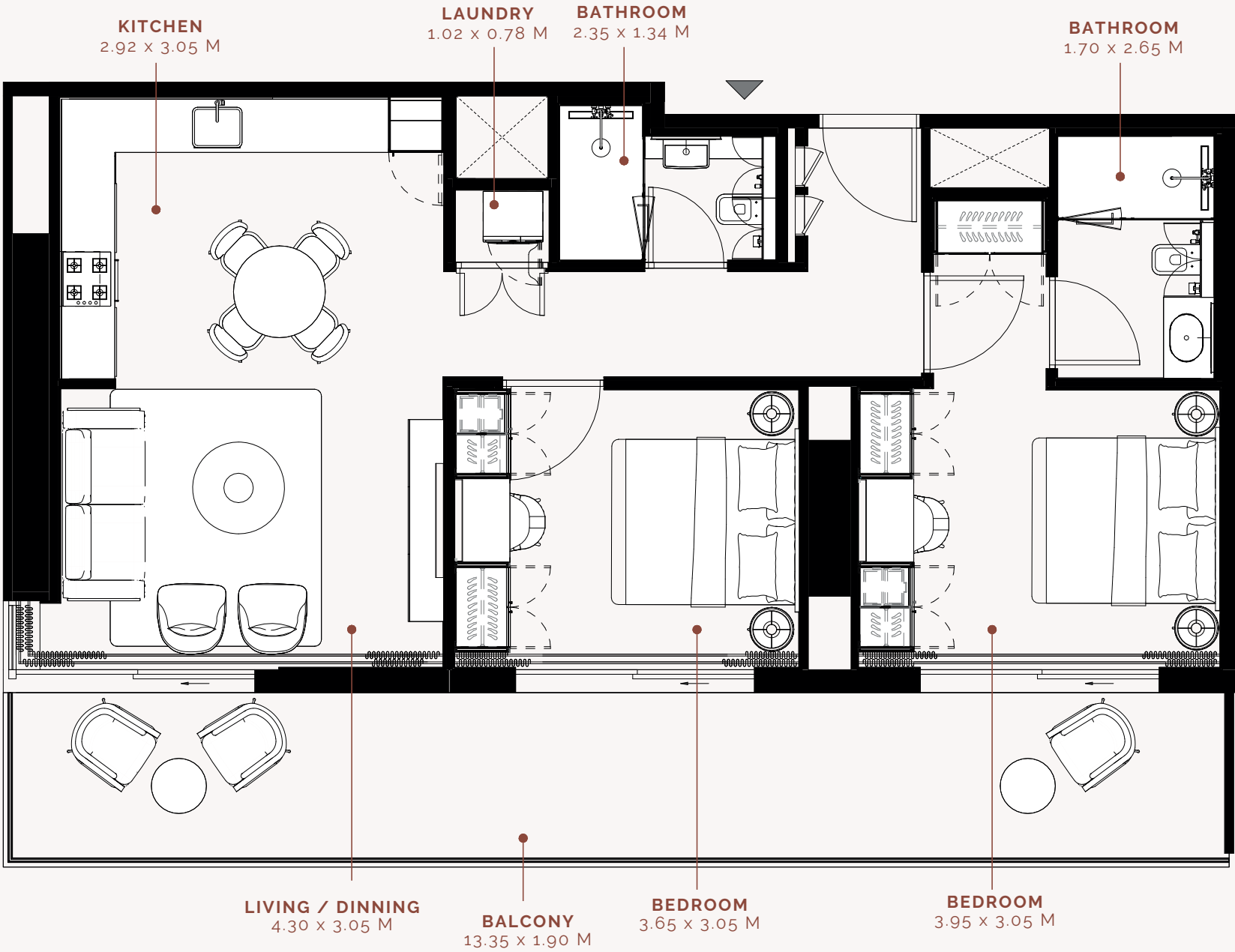
FLOOR PLAN
1 BEDROOM TYPE 2
2nd Floor



SUITE AREA: 574.22 SQ.FT.
TOTAL AREA: 649.29 SQ.FT.

TYPICAL UNITS

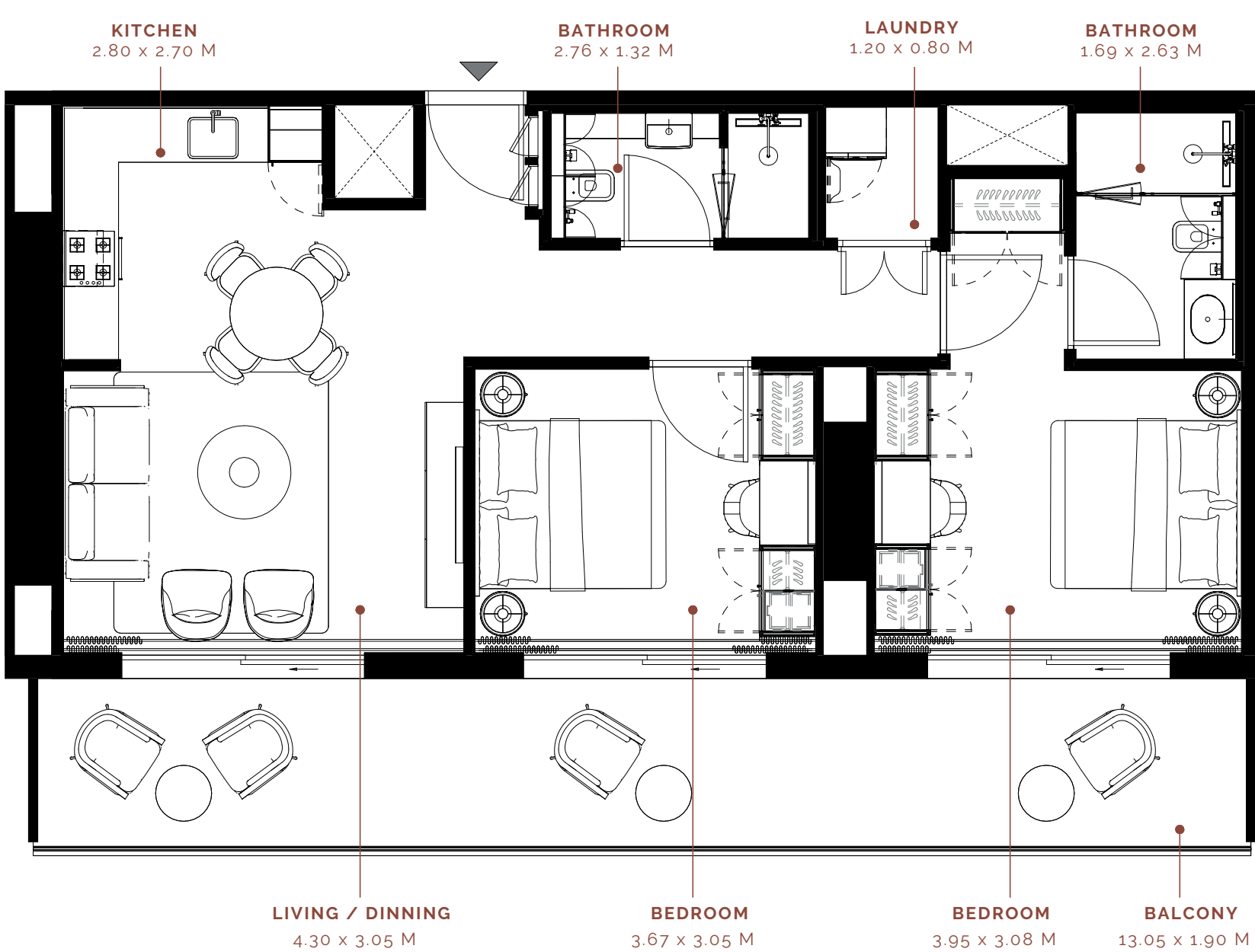
FLOOR PLAN
2 BEDROOM TYPE 1
34th Floor



SUITE AREA: 867.62 SQ.FT.
TOTAL AREA: 1,149.96 SQ.FT.

TYPICAL UNITS

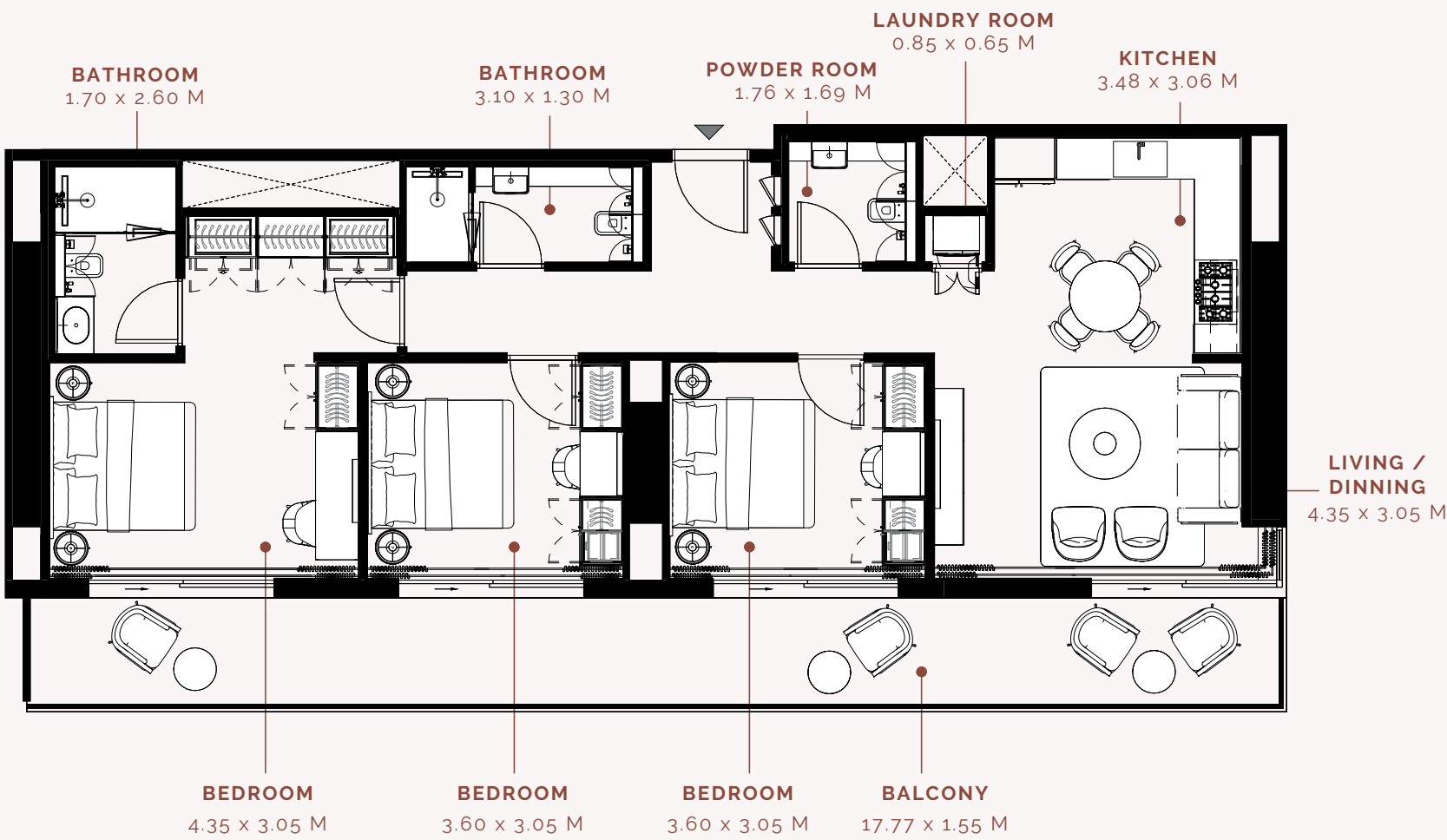
FLOOR PLAN
2 BEDROOM TYPE 2
34th Floor



SUITE AREA: 827.43 SQ.FT.
TOTAL AREA: 1,102.76 SQ.FT.

TYPICAL UNITS

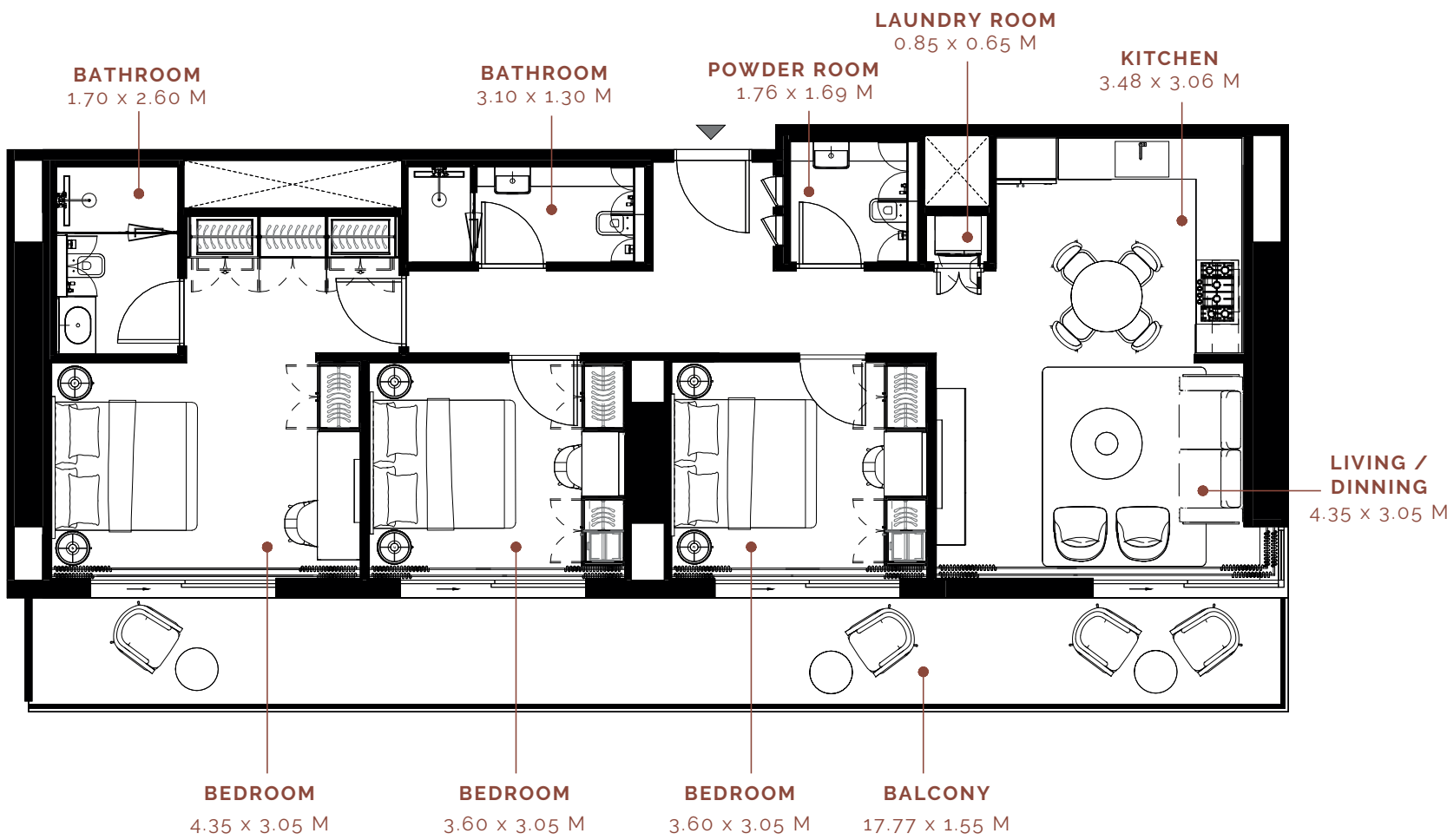
FLOOR PLAN
3 BEDROOM TYPE 1
34th Floor



SUITE AREA: 1,136.32 SQ.FT.
TOTAL AREA: 1148.87 SQ.FT.

TYPICAL UNITS

FLOOR PLAN
3 BEDROOM TYPE 2
34th Floor



SUITE AREA: 1,136.32 SQ.FT.
TOTAL AREA: 1148.87 SQ.FT.

TYPICAL UNITS



FLEXIBLE, INVITING MULTIPURPOSE ROOM



Whether it's game nights, birthday celebrations, weekend workshops, or simply catching up with neighbours, the multi-purpose room is your ideal space for uniting people. Warm and inviting, it's prepared for whatever you desire.

This space brings all your entertainment dreams to life, creating a vibrant and effortless lifestyle at your fingertips. Say goodbye to the hassle of searching for the ideal venue for your activities—this hall is thoughtfully designed to place your every wish just a heartbeat away from your doorstep. Embrace the joy of convenience and make every moment memorable!

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Cozy CINEMA ROOM

Sink into plush seating, grab some popcorn, and escape into your favourite film, all without leaving home. This plush private cinema brings big-screen magic straight to your doorstep.

PLEASANT KIDS' PLAYROOM



A space made just for little ones to play, imagine, and explore. With colourful seating, toys and games, playful corners, and plenty of room to run around, this room is where kids can be kids, and parents can have a well-deserved break.



STATE-OF-THE-ART GYM

Whether you're pushing your limits on the treadmill, powering through a high-intensity workout or winding down with a Hatha yoga class, this community gym is the perfect space to make health and wellbeing your everyday priority.



DELIGHTFUL GAMES ROOM

A space designed with teens in mind, where they can hang out, play billiards or foosball, or kick back with console games and movie nights. It's their own laid-back zone to relax, connect, and be themselves.



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VIBRANT TENNIS COURTS

Whether it's a friendly rally at sunset or a morning match to start the day, the tennis courts bring a little Italian passion right to your doorstep. Inspired by Italy's love for sport and style, it's a space to feel as energetic as the community itself.

Surrounded by running tracks, greenery and nature, every path invites you to reconnect with yourself, your loved ones, and the simple joy of being outdoors.

PICTURESQUE
NATURE'S PATHWAYS



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By day, enjoy a vibrant shopping experience at premium supermarkets, convenience stores, and gourmet grocers just steps from your home. Stock up on fresh produce, artisanal goods, and everyday essentials to keep your pantry well-equipped for any occasion.

DAILY DELIGHT
SUPERMARKETS



As the sun sets, Azizi Milan transforms into a captivating nightlife scene, sparkling against the Dubai skyline. Rooftop lounges and elegant bars offer signature cocktails and stunning views, while hidden nightspots invite you to explore the city's vibrant culture and entertainment. Experience unforgettable evenings in one of Dubai's most exciting destinations.

A DAZZLING
SOIREE NIGHTLIFE





FIVE-STAR HOTELS



INTERNATIONAL SCHOOLS

A realm where exclusivity meets convenience. The stunning five-star hotels offer world-class indulgence, while the International K12 school moulds the next generation of brilliance. The community hospital ensures health is always within reach, and the sacred call of the mosque resonates as a beacon of tranquillity. Seamlessly connected, the metro station opens doors to the world beyond. Azizi Milan is truly abundance at your doorstep.

A WORLD COMPLETE WITHIN

COMMUNITY HOSPITAL



DEDICATED MOSQUE



Azizi Developments is one of Dubai's leading, and most admired real estate and lifestyle development companies. Established in 2007, they have proven competencies in modern residential and mixed-use communities strategically located in some of Dubai's most sought-after neighbourhoods, and are now venturing to build the world's second-tallest tower in the heart of Dubai. They are committed to not just meeting, but exceeding the expectations of their clients and community, and enriching lives through state-of-the-art projects and real estate developments.





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