

AZIZI

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BEACH OASIS

NEW LAUNCH

PROJECTS DELIVERED IN 2020 & 2021

AURA



MINA



FARISHTA FURJAN



STAR FURJAN



PLAZA FURJAN



SHAISTA FURJAN



SAMIA FURJAN



PROJECTS BEING DELIVERED FROM 2022

RIVIERA PHASE 1



RIVIERA PHASE 2



RIVIERA PHASE 3



RIVIERA PHASE 4



BERTON FURJAN



PEARL FURJAN



PARK AVENUE MEYDAN



CREEK VIEWS I & II



FREEHOLD RETAIL OPPORTUNITIES EXCLUSIVELY BY AZIZI



STUDIO CITY IN A NUTSHELL

Launched in 2005, spread across 22 million sq.ft.

Production and broadcasting services such as:

- Telecine
- Makeup
- Dubbing
- Animation
- Set design
- Construction
- Casting

Dubai Studio City features:

- Sound stages
- Office spaces
- Backlots
- Stage areas
- Warehouses
- Workshops

Reasons for Investing in Dubai Studio City

- School - Jebel Ali Village Nursery
- Hospital - Prime Medical Centre
- Shopping malls - First Avenue Mall
- Close proximity to Motor city
- 12 mins to MOE
- 15 mins to SZR
- 1 min to E311
- 3 mins to Al Khail Rd

Nearby communities:

- Arjan
- Arabian Ranches
- Miracle Garden
- Safa International School
- Mediclinic Hospital
- Dubai Hills
- Damac Hills

1 EQUESTRIAN CLUB
2 minutes
نادي الفروسية
دقائق 2

2 MOHAMMED BIN
ZAYED ROAD
3 minutes
طريق محمد بن زايد
دقائق 3

3 MOTOR CITY &
DUBAI AUTODROME
3 minutes
موتور سيتي و الأوتودروم
دقائق 3

4 DUBAI SPORTS CITY
5 minutes
مدينة دبي الرياضية
دقيقة 5

5 AL KHAIL ROAD
8 minutes
طريق الخيل
دقيقة 8

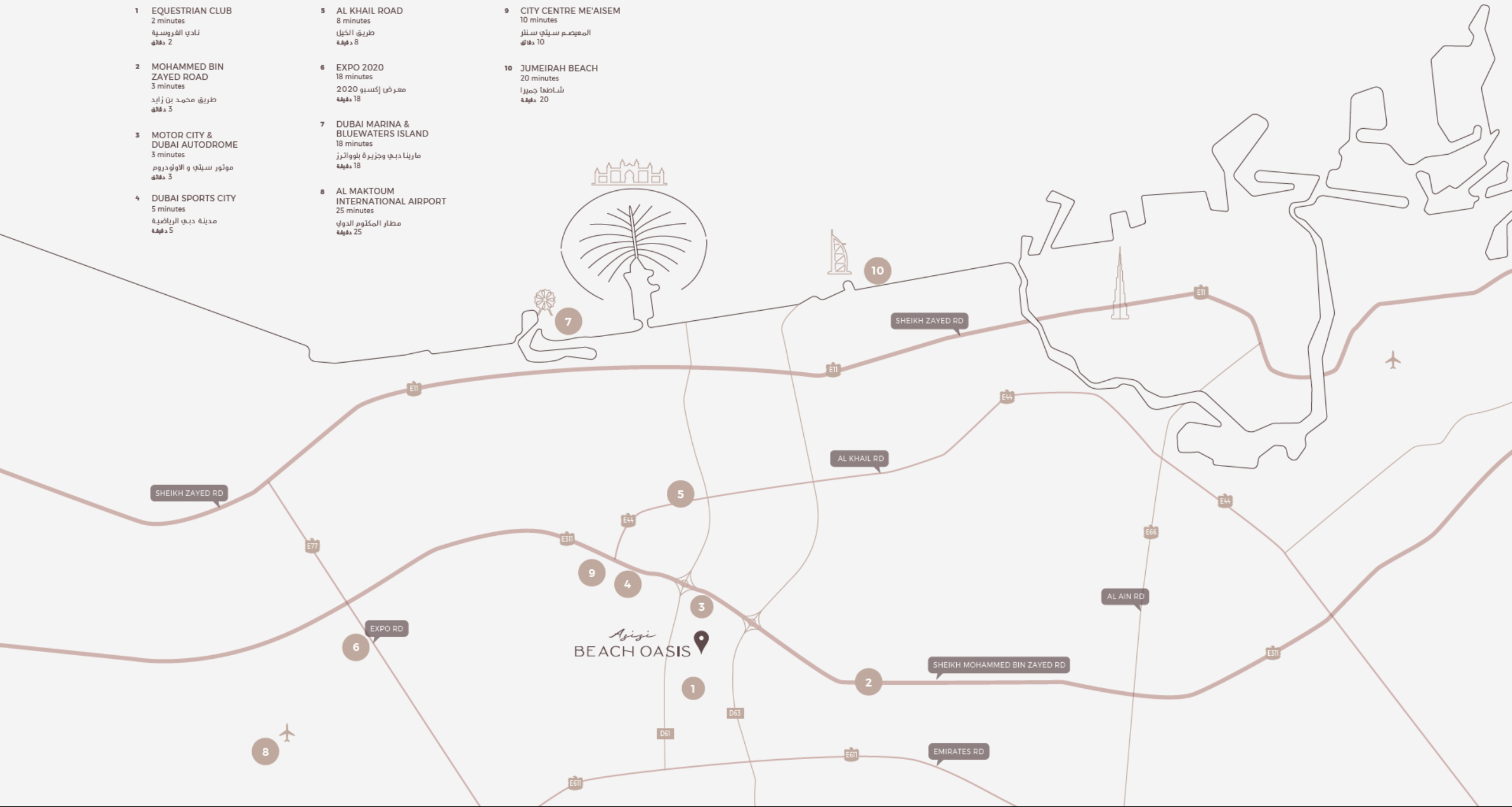
6 EXPO 2020
18 minutes
معرض إكسبو 2020
دقيقة 18

7 DUBAI MARINA &
BLUEWATERS ISLAND
18 minutes
مارينا دبي و جزيرة بلووترز
دقيقة 18

8 AL MAKTUUM
INTERNATIONAL AIRPORT
25 minutes
مطار المکتوم الدولي
دقيقة 25

9 CITY CENTRE ME'AISEM
10 minutes
المعصرم سيتي سنتر
دقائق 10

10 JUMEIRAH BEACH
20 minutes
شاطئ جميرا
دقيقة 20



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LOW-RISE

UPSCALE DEVELOPMENT

THE DEVELOPMENT CONSISTS OF

2 TOWERS

(BUILDING A & BUILDING B) + PODIUM + ROOF

2 BASEMENT + GROUND +

8 FLOORS

474 STUDIOS


204 1-BEDROOM
APARTMENTS

36 2-BEDROOM
APARTMENTS

TOTAL
714 UNITS

30+ RETAIL STORES





| | |
|--|--------------|
| Lagoon style swimming & Man-made Beach | 9000 sqft |
| 2 Gymnasium halls | 1910.72 sqft |
| 2 Changing areas with toilets | 1242.38 sqft |
| Kids play area | 312 sqft |
| Kids pool area | 700 sqft |
| Aqua zone for kids | 400 sqft |
| Yoga area | 597.74 sqft |
| Sitting area & Social zone | 710.41 sqft |
| BBQ area | 922.46 sqm |
| Outdoor kids shaded play area | 550.68 sqft |
| Games area (Tennis table etc.) | 878.33 sqft |

Landscape area with pools area are :- 38000 sqft (including kids play area , sitting area)

Lifts : For Each Tower (3 passenger lifts + 1 services lift)

Main Entrances : 4 Main Entrances – (2 Entrances for each Tower)

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AMENITIES



TYPES OF UNITS & SIZE RANGES

474 STUDIOS WITH A TOTAL AREA RANGING FROM 323.67 TO 367.05 SQ.FT.

204 1-BEDROOM APARTMENTS WITH A TOTAL AREA RANGING FROM 565.76 TO 674.15 SQ.FT.

36 2-BEDROOM APARTMENTS WITH A TOTAL AREA RANGING FROM 785.45 TO 1777.89 SQ.FT.

PAYMENT PLAN 40/60

| Description | Milestone Event | (%) Value |
|-----------------|------------------------------------|-----------|
| 1st installment | Immediate | 10% + 4% |
| 2nd installment | Within 2 months from booking date | 5% |
| 3rd installment | Within 4 months from booking date | 5% |
| 4th installment | Within 6 months from booking date | 5% |
| 5th installment | Within 8 months from booking date | 5% |
| 6th installment | Within 10 months from booking date | 5% |
| 7th installment | Within 12 months from booking date | 5% |
| 8th installment | On completion (June 2024) | 60% |

COMPLETION DATE - JUNE 2024

WHY BEACH OASIS

- In the heart of Dubai Studio City, adjacent to Motor City and Sports City.
- Direct access to a variety of sports & leisure attractions
- Excellent connectivity, close to Al Khail Road and Mohammed Bin Zayed Road.
- A lagoon-style swimming pool with a man-made beach
- A beautiful courtyard with cafes & restaurants
- Premium retail stores
- Landscaped gardens
- Kids' play areas
- BBQ areas
- A fully-equipped gymnasium









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Studios 457k

Prices starting from

1BR 719k

2BR 952k



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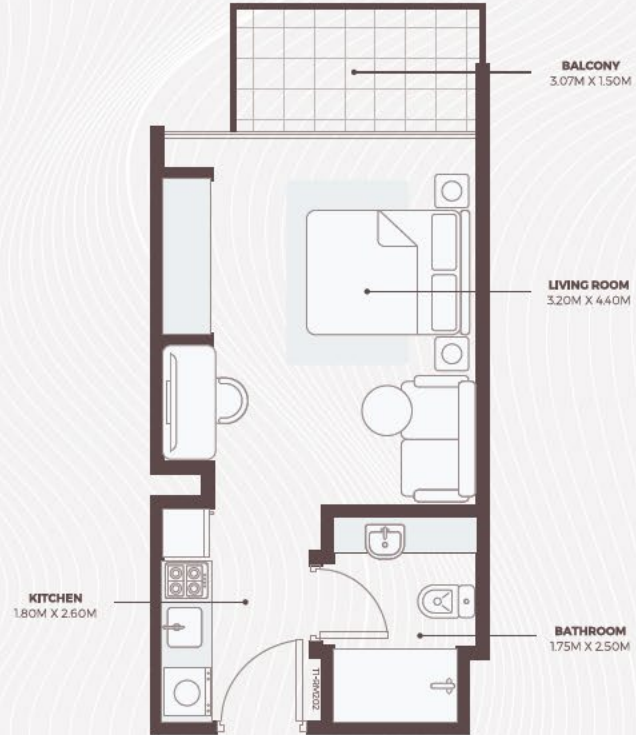


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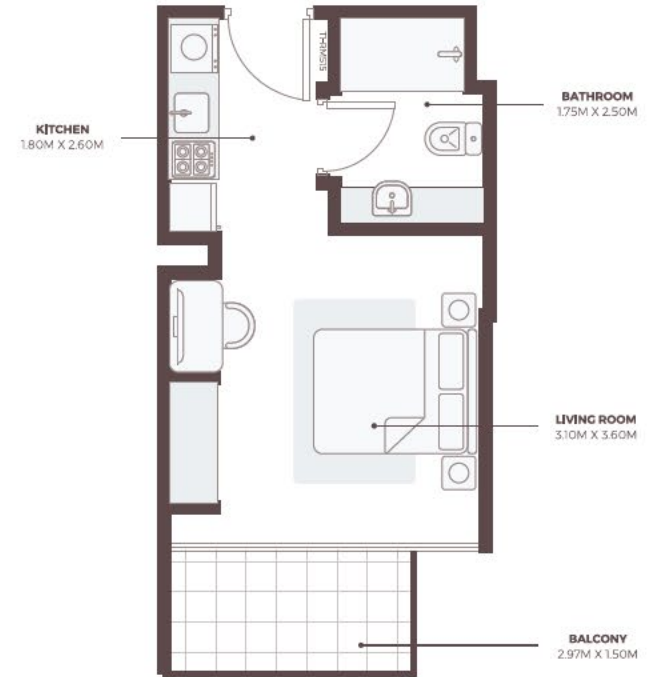


FLOOR PLAN
STUDIO TYPE 1
1ST TO 8TH FLOOR



SUITE AREA: 314.09 SQ.FT
TOTAL AREA: 365.98 SQ.FT

FLOOR PLAN
STUDIO TYPE 2
5TH TO 8TH FLOOR



SUITE AREA: 271.58 SQ.FT
TOTAL AREA: 323.67 SQ.FT

FLOOR PLAN

1 BEDROOM TYPE 1

1ST TO 8TH FLOOR

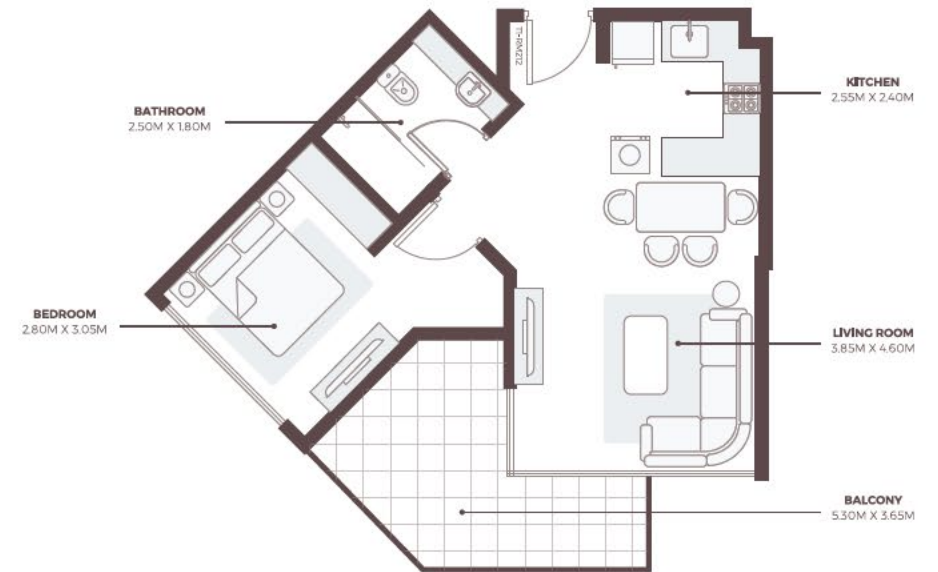


SUITE AREA: 530.56 SQ.FT
TOTAL AREA: 609.13 SQ.FT

FLOOR PLAN

1 BEDROOM TYPE 2

1ST TO 8TH FLOOR



SUITE AREA: 541.97 SQ.FT
TOTAL AREA: 673.61 SQ.FT

FLOOR PLAN

2 BEDROOM TYPE 1

1ST TO 6TH FLOOR

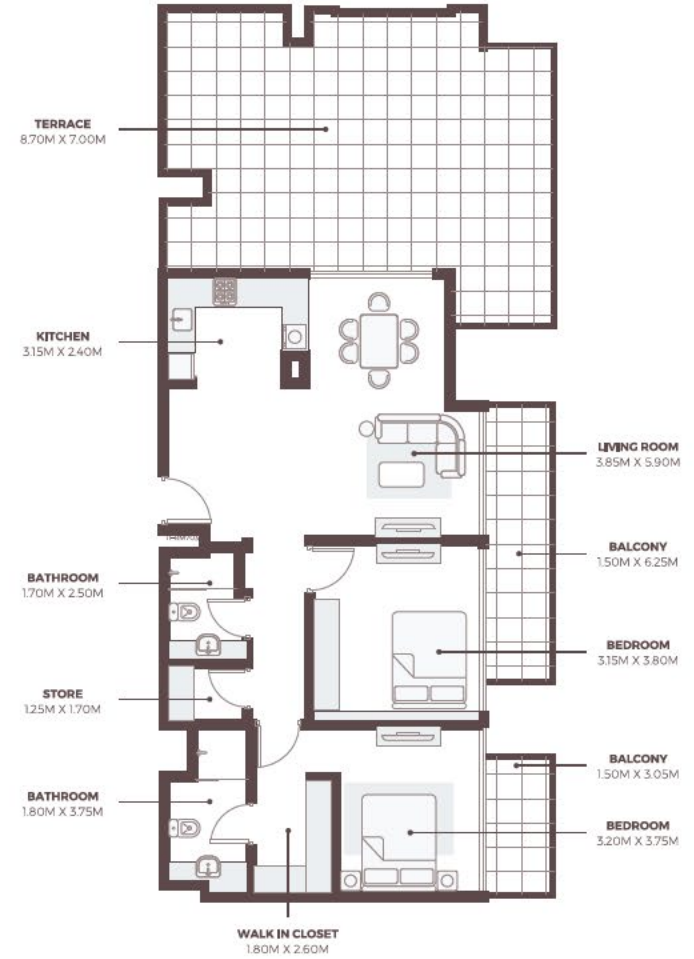


SUITE AREA: 737.23 SQ.FT
TOTAL AREA: 846.48 SQ.FT

FLOOR PLAN

2 BEDROOM TYPE 2

7TH & 8TH FLOOR



SUITE AREA: 1050.24 SQ.FT
TOTAL AREA: 1777.89 SQ.FT



800 29494

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