

AZIZI VERSILIA - MEDITERRANEAN DESIGN



AZIZI
FLORENCE
The Art of Living



WELCOME TO
A Z I Z I
FLORENCE
The eternal art of living

**THE ETERNAL ART
OF LIVING**

At Florence, where, along the historic neighbourhood of Sagor (near 911) is the largest lifestyle community in the Emirates of Dubai and one of its most connected addresses, the true eternal art of living is expressed through spaces designed to stimulate, enhance, family, well-being and a sense of belonging, giving together to create a life of living meaning.





A MASTERPLAN COMMUNITY DESIGNED AROUND LIFE

3,200+

VILLAS & TOWNHOUSES

3,000+

APARTMENTS

160,000+

POOLS & SPAS

700,000 SQ. FT.

COMMUNITY MALL

600,000 SQ. FT.

OFFICE SPACE

100

ACREAGES



A LIFESTYLE FOR EVERY GENERATION

Local features is essential for a lifestyle of living, growing, and belonging. Every garden, every path, every gathering place is thought with care so that the young may grow, the middle generation may flourish, and every generation may find its own place.

30
TOTAL PLANT

17
TOTAL PLANT

100
TOTAL PLANT

221
TOTAL PLANT

10,000
TOTAL PLANT

40,000
TOTAL PLANT

父 野
父 野
父 野
父 野





THE SIX CLUSTERS

TWO DESIGNS. ONE COMMUNITY

Six clusters form distinct social structures and community patterns and offerings around the contemporary urban lifestyle, each with its own individual character, yet all are connected through a green central valley separating the clusters, yet also inspiring flow between them and the street life beyond. From street modern flow to car control zones and shade, from a single street flow through them all, the entire greenery, the entire urban landscape of forms.



AZIZI VERBILIA

AZIZI LOCARNO





THE ARRIVAL EXPERIENCE

"A WING IN FLIGHT"

INSPIRED BY THE SPIRIT OF THE MOON

Arrival is the first act of belonging. Inspired by a falcon in flight, a creature of precision, grace and effortless power, the entry wayway rises not as a gate but as the wing caught in flight, not its barrier, it flows gently to the earth, giving life to the landscape below. Light flows within the form through the day, so that its arrival is seen quite the same.





AZIZI BARDINI PARK

NOT SIMPLY A PARK. A DESTINATION.

At the heart of Azizi Bardini lies a park like no other, blending all its elements into one vast, standing as the community's defining landmark.

Spreading across 17 million sq ft, it makes life so much easier: quiet mornings, open air concerts, golden sunrises where every path leads and where the extraordinary becomes everyday. It's not a park, it's a place. It's a place to play, to gather, to pause, to sit or stand, to stretch or unwind into an evening. This is where the community comes to breathe, to relax and to belong.



TWO JUMAA MOSQUES

Each mosque is designed around both uniting and separating, with two full-time mosques working the master plan and smaller mosques placed within each cluster so that a sense of welcome is always close to hand.

The clubhouse of each cluster extends this idea further, offering space to engage both after dark and during daylight hours.





Spanning 100,000 square feet, the community mall is your nearest space, reserved for residents. It can serve as a place to socialize, to study, to bring together everything that slowly build within you, to provide the most thought-out solution with residents with professional offices and priority access to within that has to offer. This is called being a resident as a resident in the world.

THE COMMUNITY MALL WHERE CONVENIENCE MEETS PRIVILEGE



STANDALONE VILLAS

THE PINNACLE OF PRIVATE LIVING

At the Pinnacle, you'll find the finest standalone villas in the Middle East, featuring spacious, private and sophisticated living spaces, swimming pools, landscaped gardens and an exclusive private club for your golfing, tennis and equestrian pursuits.





**1 BEDROOM VILLASALONE VILLA TYPE - A
STREET VIEW**



1 BEDROOM VILLABALONE VILLA TYPE - A
GARDEN VIEW

Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - A

GROUND FLOOR



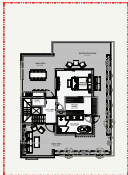
Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - A

FIRST FLOOR



PLAN PLAN - 4th FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



SECTION ELEVATION
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
4th FLOOR

ROOF FLOOR : 4.00
TERACE FLOOR : 4.00



1 BEDROOM VILLASALONE VILLA TYPE - B
STREET VIEW



1 BEDROOM HILLSALONE VILLA TYPE - B
GARDEN VIEW

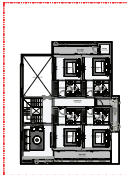
PLAN PLAN - 2ND FLOOR
4 BEDROOM DETACHED VILLA TYPE - B

SECOND FLOOR



PLAN PLAN - 2ND FLOOR
4 BEDROOM DETACHED VILLA TYPE - B

FIRST FLOOR



PLAN PAV - 2ND FLOOR
4 BEDROOM DETACHED VILLA TYPE - B

ROOF FLOOR



RENDERING VILLAGE
4 BEDROOM DETACHED VILLA TYPE - B



4 BEDROOM DETACHED VILLA
AREA IN SQM

ROOF FLOOR : 100
TERACE : 100



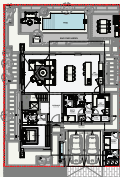
1 BEDROOM STANDBALONE VILLA TYPE - C
STREET VIEW



4 BEDROOM STANBALONE VILLA TYPE - C
GARDEN VIEW

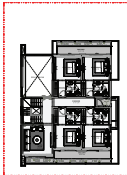
PLAN PLAN - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - C

GROUND FLOOR



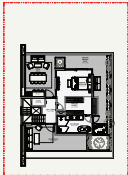
PLAN PLAN - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - C

FIRST FLOOR



PLAN PLAN - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - C

ROOF FLOOR



SECTION / CUT
4 BEDROOM DETACHED VILLA TYPE - C



4 BEDROOM DETACHED VILLA
4TH FLOOR

ROOF FLOOR : 100
TERACE : 100



3 BEDROOM VILLAS/ALONE VILLA TYPE - A
STREET VIEW



3 BEDROOM VILLASALONE VILLA TYPE - A
GARDEN VIEW

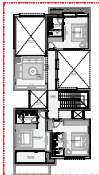
FLOOR PLAN - 3RD FLOOR
 3 BEDROOM BRANDBALONE VILLA TYPE - A

3RD FLOOR



FLOOR PLAN - 3RD FLOOR
 3 BEDROOM STEPPEDALONE VILLA TYPE - A

3RD FLOOR



PLAN PLAN - 3RD FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



ROOF FLOOR
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
AREA IN SQM

ROOF FLOOR : 0.00
GROUND FLOOR : 1.00



3 BEDROOM SEMI-DETACHED VILLA TYPE - E
STREET VIEW

The 3 bedroom semi-detached villa Type E brings a warmer character to the collection, its large outdoor areas and natural features reflecting the area's setting.

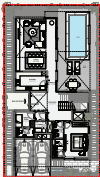




3 BEDROOM SEMI-DETACHED VILLA TYPE - B
GARDEN VIEW

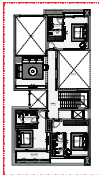
Floor plan - 3RD FLOOR
 4 BEDROOM STARRALONE VILLA TYPE - B

3RD FLOOR



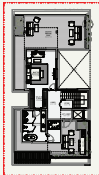
Floor plan - 3RD FLOOR
 4 BEDROOM STARRALONE VILLA TYPE - B

FIRST FLOOR



PLAN PAVIL - 2ND FLOOR
4 BEDROOM STAIRWALKS VILLA TYPE - B

2ND FLOOR



GENERAL VILLAGE
4 BEDROOM STAIRWALKS VILLA TYPE - B



4 BEDROOM STAIRWALKS VILLA
DATA AT RIGHT

FLOOR AREA : 2.00
COVERED AREA : 2.00



4 BEDROOM VILLASALONE VILLA TYPE - A
STREET VIEW

This 4 bedroom standalone villa, Type A, offers a perfect balance of luxury and greenery, its lush grounds and elegant facade making a confident first impression.

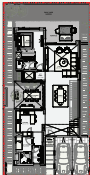




4 BEDROOM TERRACE VILLA TYPE - A
GARDEN VIEW

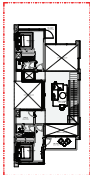
Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - A

GROUND FLOOR



Floor plan - 4th version
4 BEDROOM DETACHED VILLA TYPE - A

FIRST FLOOR



PLAN PLAN - 4TH FLOOR
4 BEDROOM DETACHED VILLA TYPE - A

ROOF FLOOR



ROOF FLOOR
4 BEDROOM DETACHED VILLA TYPE - A



4 BEDROOM DETACHED VILLA
4TH FLOOR

ROOF FLOOR : 1000
ROOF FLOOR : 1000



4 BEDROOM HILLSALONE VILLA TYPE - B
STREET VIEW

This is a two-story modern villa. Type B's architecture is defined by a series of vertical, overlapping elegant proportions, natural textures and lightness openings to create a home that feels both sophisticated and deeply inviting.





4 BEDROOM BEACHFRONT VILLA TYPE - B
GARDEN VIEW

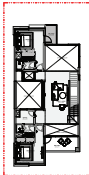
Floor plan - 4th version
4 bedrooms: STANALONE VILLA TYPE - B

GROUND FLOOR



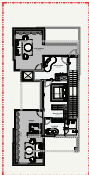
Floor plan - 4th version
4 bedrooms: STANALONE VILLA TYPE - B

FIRST FLOOR



PLAN PÅR - AND NIVÅEN
4 SØRØSTRETT UTVALGTE VILLA TYPE - B

ROOF FLOOR



RENDERTEGNING
4 SØRØSTRETT UTVALGTE VILLA TYPE - B



4 SØRØSTRETT UTVALGTE VILLA
DATA OG MÅL

ROOF FLOOR : 1.00
RENDERTEGNING : 1.00



**SEASIDE VILLA
DOUBLE-HEIGHT LIVING AREA**

Overseen by a soaring ceiling, with a sweeping structural staircase, this double-height living area is a statement of timeless elegance. Minimal detailing, refined finishes, and a soaring natural light create a setting of effortless grandeur.





**SEASIDE VILLA
MASTER BEDROOM**

The master bedroom is a private retreat within the home, where soft light, soft textures, and refined detailing come together to offer a calm, luxurious experience and comfortable retreat. It's a space that feels both grand and cozy, personal.



TOWNHOUSE RESIDENCES

ELEGANCE IN EVERY PROPORTION

The townhouse residences at Atria @ The Ritz-Carlton are designed so that every home enjoys its own generous private space, a rare sense of calm to be found within a connected community.

Thoughtfully designed active living, outdoor space and elevated amenities, each residence has been created to make everyday life feel fresh, effortless and entirely your own.





**4 FLEX (4.2.2.4) TOWNHOUSE
TYPE - A (18A00001)
STREET VIEW**





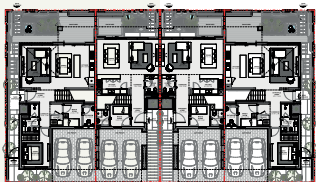
**4 FLEX (4.2.2.4) TOWNHOUSE
TYPE - A (1240000)
GARDEN VIEW**

PLAN 401 - 4TH FLOOR
4 FLEX TOWNHOMES (41.5-41)
TYPE - A (1840100)

GROUND FLOOR

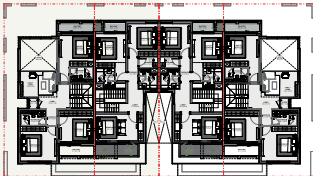
PLAN 401 - 4TH FLOOR
4 FLEX TOWNHOMES (41.5-41)
TYPE - A (1840100)

GROUND FLOOR



PLAN F40 - 400 TOWNHOMES
4 FLEX TOWNHOMES (M4.0-L4.0)
TYPE - A (3840000)

FIFTH FLOOR



PLAN F40 - 400 TOWNHOMES
4 FLEX TOWNHOMES (M4.0-L4.0)
TYPE - A (3840000)

FIFTH FLOOR

**modulární nábytek
4 FLEX TORQUEO (40,5-41)**

TYPE - 1 (84x110)



**4 samostatné vertikální skříně
40,5x 110 (cm)**

PLAT DÍL : 1,00
CELKOVÁ HŮRA : 4,00



**modulární nábytek
4 FLEX TORQUEO (40,5-41)**

TYPE - 2 (84x110)



**4 samostatné vertikální skříně
40,5x 110 (cm)**

PLAT DÍL : 1,00
CELKOVÁ HŮRA : 4,00



**4 FLEE (M.A.M.) TOWNHOUSE
TYPE - B (BOSHA)
STREET VIEW**



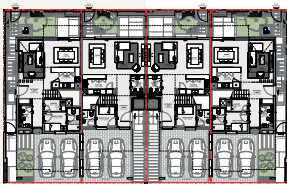
**4 FLEX (M.A.B.M) TOWNHOUSE
TYPE - B (BOSBA)
GARDEN VIEW**



ARABIAN GARDENS 1/2024

PLAN F4B - 4TH FLOOR
4 FLEX TOWNHOMES (34.5x51)
TYPE - B (200662)

GROUND FLOOR

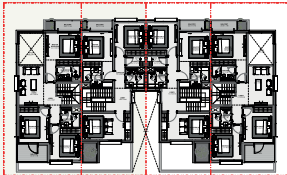


PLAN F4B - 4TH FLOOR
4 FLEX TOWNHOMES (34.5x51)
TYPE - B (200662)

GROUND FLOOR

PLAN 401 - 401 TOWNHOMES
4 FLEX TOWNHOMES (34.5-51)
TYPE - B (200000)

FIFTH FLOOR



PLAN 401 - 401 TOWNHOMES
4 FLEX TOWNHOMES (34.5-51)
TYPE - B (200000)

FIFTH FLOOR

moderna / modern
4 FLEX TOWERS (60x60)

TTS - 0 (60x60)



il numero verticale rosso
indica il tipo

MAXI 600 : 0,00
MINI 600 : 0,00



moderna / modern
4 FLEX TOWERS (60x60)

TTS - 0 (60x60)



il numero verticale rosso
indica il tipo

MAXI 600 : 0,00
MINI 600 : 0,00





4 FLEX (4.4.4.4) TOWNHOUSE
TYPE - G (CORNER)
STREET VIEW



4 FLEX (4.4.4.4) TOWNHOME
TYPE - G (CORNER)
GARDEN VIEW



PLAN NUMBER: 1001



LANDSCAPED BACKYARD 4 BEDROOM FLEX TOWNHOUSE

The private rear yard is where each townhome truly opens up, generating outdoor grounds designed for gathering, dining and relaxing beneath the open sky. From the gentle play of water, the rustle of greenery, and shade from the trees that filter your gaze through the warmth of the day.

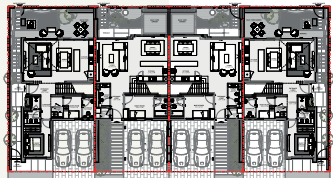


PLAN F4B - 4TH FLOOR
4 FLEX TOWNHOMES (4L-4L4)
TYPE - C (COMMON)

COMMON FLOOR

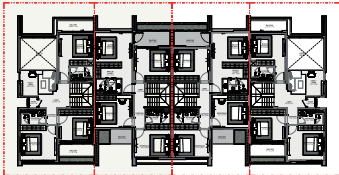
PLAN F4B - 4TH FLOOR
4 FLEX TOWNHOMES (4L-4L4)
TYPE - C (COMMON)

COMMON FLOOR



PLAN FILE - 2007-000000
4 FLEX TOWNSHIPS (4.4-4.4)
TYPE - 0 (000000)

FIRST FLOOR



modulární nábytek
4 PLEK TOHOREK (41,4x41)

TYPE - 0 (000000)



4 samostatné vertikální prvky
41,4x41,4x1000

PLATY DLE : 1,000
CELKOVÁ DLE : 2,000



modulární nábytek
4 PLEK TOHOREK (41,4x41)

TYPE - 0 (000000)



4 samostatné vertikální prvky
41,4x41,4x1000

PLATY DLE : 1,000
CELKOVÁ DLE : 2,000





**A BEDROOM TOWNHOUSE
LIVING AREA - PALETTE A**

The living area is defined by its sense of openness, where generous windows allow natural light deep into the room. Beautifully finished flooring flows unobstructed to outdoor seating and warm tones, anchoring the room.



**A BEDROOM TOWNHOUSE
MARTIN BEDROOM - PALETTE A**

The master bedroom brings together nature, light and fine detail in effortless elegance. Its soft neutral tones take shape through parallel walls and elegant finishes. Full-height windows and floor-to-ceiling doors frame the space.





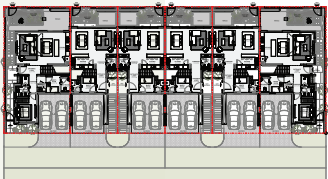
4 FLEX (CLASSIC) TOWNHOUSE
TYPE - 3 CLASSIC
GARDEN VIEW

PLAN PLAN - 2ND FLOOR
 4 FLEX TOWERHOUSE 14.5x4.5x4.0
 TYPE - A (CLASSIC)

SECOND FLOOR

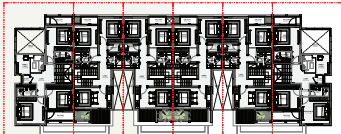
PLAN PLAN - 2ND FLOOR
 4 FLEX TOWERHOUSE 14.5x4.5x4.0
 TYPE - A (CLASSIC)

SECOND FLOOR



PLAN PLAN - 2025 VERSION
 4 FLEX TOWNHOMES 14.5.0.5.0.0.0
 TYPE - A (14.5.0.5.0.0.0)

FIRST FLOOR



PLAN PLAN - 2025 VERSION
 4 FLEX TOWNHOMES 14.5.0.5.0.0.0
 TYPE - A (14.5.0.5.0.0.0)

FIRST FLOOR



Standard / Standard
4 PLEX TOWER-4000 (4.5x5.5x.40)

TYPE - A (EAGLE)



4 Standard / Standard Standard
4000 (4.5x5.5x.40)

PLAT FORM : 4.5m
Standard 4000 : 5.5m



Standard / Standard
4 PLEX TOWER-4000 (4.5x5.5x.40)

TYPE - A (EAGLE)



4 Standard / Standard Standard
4000 (4.5x5.5x.40)

PLAT FORM : 4.5m
Standard 4000 : 5.5m



4 FLEX 44.4.4.4.4 TOWNHOMES
TYPE - B (NORMAL)
STREET VIEW



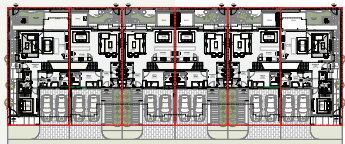
4 FLEX 44.4.4.4.4 TOWNHOMES
TYPE - B (GARDEN)
GARDEN VIEW

PLAN F416 - 4TH FLOOR
 4 FLDG TOWNHOMES (A-A-A-A-A)
 TYPE - B (200000)

GROUND FLOOR

PLAN F416 - 4TH FLOOR
 4 FLDG TOWNHOMES (A-A-A-A-A)
 TYPE - B (200000)

GROUND FLOOR

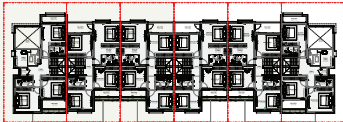


PLAN PAK - 2000 VERSION
4 FLDG TOWERHSE 04-4-4-4-4
TYPE - B 0300043

FIFTH FLOOR

PLAN PAK - 2000 VERSION
4 FLDG TOWERHSE 04-4-4-4-4
TYPE - B 0300043

FIFTH FLOOR



STANDARD TOWER
4 FLOOR TOWERSEE (A-A-A-A-A)

TYPE - B (2000x)



4 STANDARD TOWERSEE TOWERSEE
AREA (m²) TOWER

FLOOR AREA **= 1.000**
TOTAL AREA **= 4.000**



STANDARD TOWER
4 FLOOR TOWERSEE (A-A-A-A-A)

TYPE - B (2000x)



4 STANDARD TOWERSEE TOWERSEE
AREA (m²) TOWER

FLOOR AREA **= 1.000**
TOTAL AREA **= 4.000**



**8 FLEX (4,8,8,8,8,8,8,8)
TOWNHOMES (10-UNIT)
STREET VIEW**



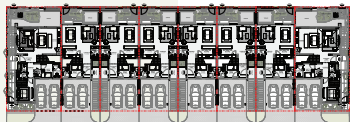
**2 FLYE (4,2,2,2,2,2,2,2)
TOWNHOME (GARDEN
GARDEN VIEW**



ARCHITECTURE **BY** **ARCHITECT**

PLAN FLEX - 2020 VERSION
 9 FLEX TOWNHOMES - 14.9.9.9.9.9.49
 COORDINATED

GROUND FLOOR



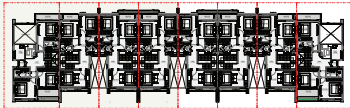
PLAN FLEX - 2020 VERSION
 9 FLEX TOWNHOMES - 14.9.9.9.9.9.49
 COORDINATED

GROUND FLOOR



PLAN FIVE - SEE SECTION
 9 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
 COORDINATED

FIFTH FLOOR



PLAN FIVE - SEE SECTION
 9 FLEX TOWNHOMES - 14.0.0.0.0.0.0.0
 COORDINATED

FIFTH FLOOR



standard white
9 FLEX TOWERS = 45.000.000.00
COORDIN



4 standard white tower
450.000.000.00

PLAN SIZE : 1.000
HEIGHT SIZE : 6.000



standard white
9 FLEX TOWERS = 45.000.000.00
COORDIN



4 standard white tower
450.000.000.00

PLAN SIZE : 1.000
HEIGHT SIZE : 6.000



**A MODERN TOWNHOUSE
LIVING AREA - PALATTE 2**

A modern expression of contemporary elegance, the living area brings together design, form, structure, detailing and generous natural light. The carefully composed materials create a setting that has sophisticated yet welcoming.





**A BEDROOM TOWNHOUSE
MARTIN BEDROOM - PALETTE 8**

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





CLUSTER AMENITIES

EVERYTHING YOU NEED, CLOSE TO HOME

Each cluster at Eden Forest is designed as a complete neighborhood, bringing the essentials of everyday life together within easy reach. From the clubhouse and pools to walking, dining, shopping and community services, every detail is thought around convenience, comfort and an extraordinary sense of place that makes Eden Forest truly yours.



CLUSTER DIAGRAM



Local governments in line off the water's leading and most vibrant role states and identify investment resources. In addition to this, the strategy highlights importance in developing local industrial and innovation ecosystems strategically located within some of India's most sought-after high-tech parks. It also includes the world's second largest cluster of high-tech parks. This is considered not only for making investments in the expansion of the cluster and infrastructure, but also for the state of the art projects and companies that create investments.

