



## OWN YOUR COMMERCIAL RETAIL SPACE IN AZIZI VENICE

Establish your retail or commercial space in Azizi Venice, Dubai's newest luxury water-inspired community in Dubai South. Azizi Venice is home to a crystal lagoon, vibrant boulevard, opera house, and world-class entertainment, making it a thriving community in Dubai South. Azizi Venice is conveniently located close to Al Maktoum International Airport, set to be the largest in the world. Offering endless benefits to retailers and business owners, Azizi Venice is where your retail ambitions are sure to flourish.

### KEY FEATURES

- Azizi Venice is in the heart of Dubai South and stretching across 336 acres
- Very close proximity to Al Maktoum International Airport, set to be the world's largest airport
- Retail space sizes range from 743 sq. ft. to 3747 sq. ft.
- Choose from a variety of units for F&B, shops, convenience stores, offices and much more
- Lagoon-facing retail & commercial spaces
- Part of a vibrant community
- Comprising around 34,975 apartments and 109 villas
- Five-star family and lifestyle hotels
- Modern infrastructure and well-maintained facilities
- Direct access to future dedicated Dubai Metro station
- Wide range of international restaurants & cafes
- Comprising an array of residential neighborhoods, educational institutions, healthcare & recreational spaces, and a mosque.

### LOCATION BENEFITS



**5 MINS**  
Emirates Road



**7 MINS**  
Al Maktoum  
Int'l Airport (DWC)



**15 MINS**  
Dubai Parks  
and Resorts



**35 MINS**  
The Palm Jebel Ali



**25 MINS**  
Dubai Marina





## GROW YOUR BUSINESS IN DUBAI SOUTH

- Home to the future world's largest airport, Al Maktoum International Airport
- Future pivotal economic and aviation hub
- High ROI and footfall assured with a diverse customer base
- High foot traffic from global events
- Strategic location promising excellent investment potential
- Rapidly developing economic zone
- Strong government support and initiatives
- Access to a growing residential and business community

Retail units suitable for F&B, convenience, health & beauty, offices and more.

