

An aerial night view of Milan, Italy, showing the illuminated Duomo di Milano and the Galleria Vittorio Emanuele II. The city lights create a warm, golden glow against the dark sky.

AZIZI

Milan

SITE CONTEXT

Located within the heart of the area that was originally called “City of Arabia”, directly facing the Majan district, this semicircular plot occupies a strategic position at the crossroads of dynamic growth and urban connectivity.

The site benefits from immediate visibility along Sheikh Mohammed Bin Zayed Road and is part of a larger vision that redefines urban living in this emerging area of Dubai.

This area is poised to become a vibrant urban hub, capitalizing on the ongoing expansion of surrounding communities and the increasing demand for innovative, lifestyle-driven developments in this part of the city.

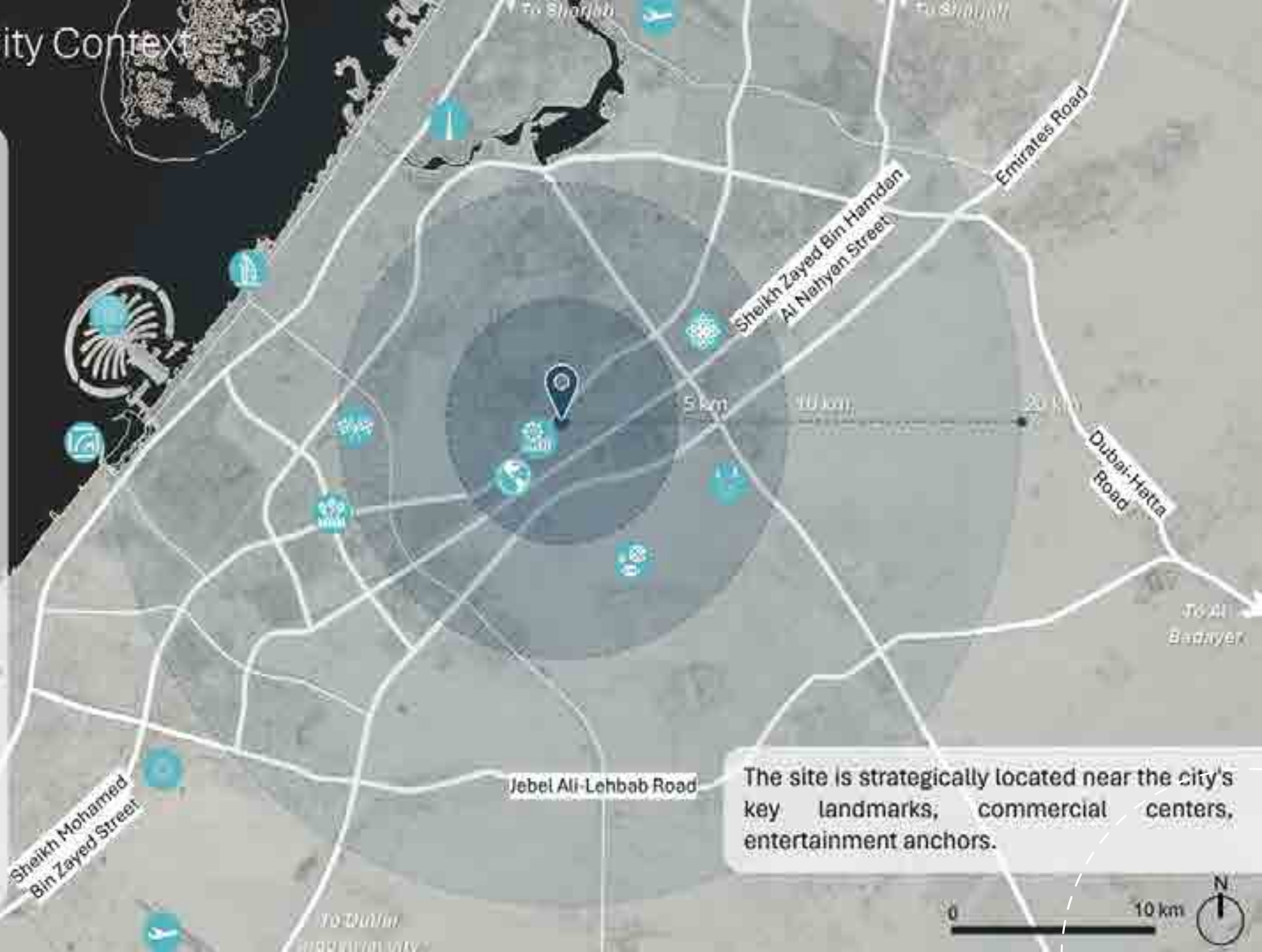


Site Understanding | City Context

Destinations

Duration from site to significant locations

- IMG World – 3 min.
- Silicon Central Mall – 15 min
- Dubai Miracle Garden – 15 min.
- Global Village – 15 min.
- Hamdan Sports Complex – 16 min.
- Dubai outlet mall – 18 min.
- Dubai Autodrome – 21 min.
- Expo city – 23 min.
- Dubai International Airport – 25 min.
- Downtown Dubai – 27 min.
- Blue Waters – 28 min.
- Palm Jumeriah – 29 min
- Burj Al-Arab – 31 min.
- Al Maktoum International Airport (DWC) - 38 min.



Site Understanding | City Context

Mobility in Dubai

The site's potential proximity to future and existing metro lines enhances accessibility and connectivity, making it a premium location.



Legend

-  Main Metro-station
-  Future metro stations
-  Existing metro lines
-  Future metro lines
-  Railway
-  Site location



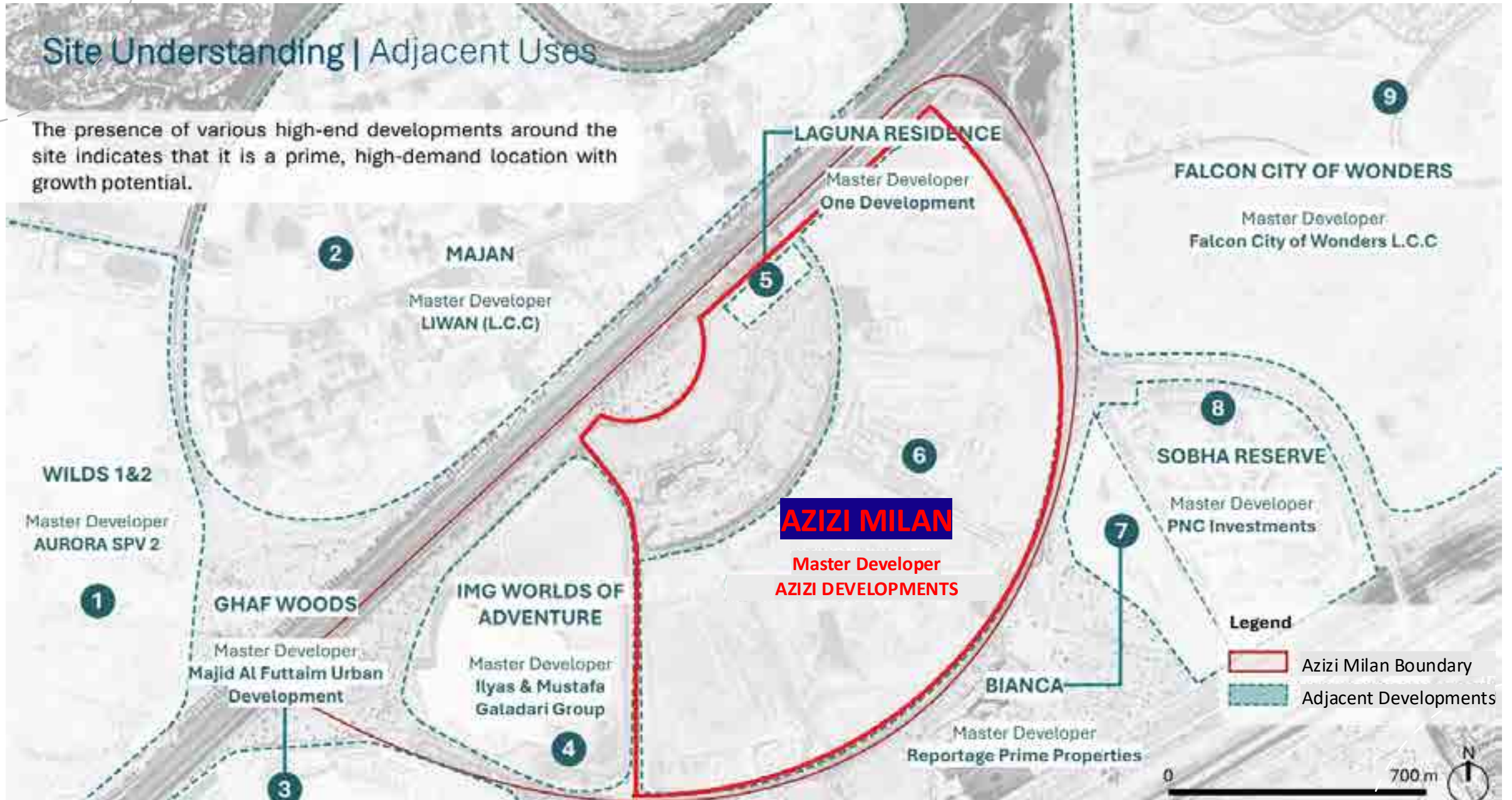
Site Understanding | Accessibility

The site is easily accessible via main roads such as Sheikh Mohamed Bin Zayed road & Sheikh Zayed Bin Hamdan street, hence enhancing its connectivity.



Site Understanding | Adjacent Uses

The presence of various high-end developments around the site indicates that it is a prime, high-demand location with growth potential.



Project Brief | Master Plan Plots and GFA Allocation -

Plot Z6-30

LA : 1,129,208 sqft (104,907 sqm)
Current GFA : 2,221,520 sqft (206,386 sqm) (G+5)
Proposed GFA : 5,650,000 sqft (525,000 sqm)

Plot Z2-02
Plot Excluded

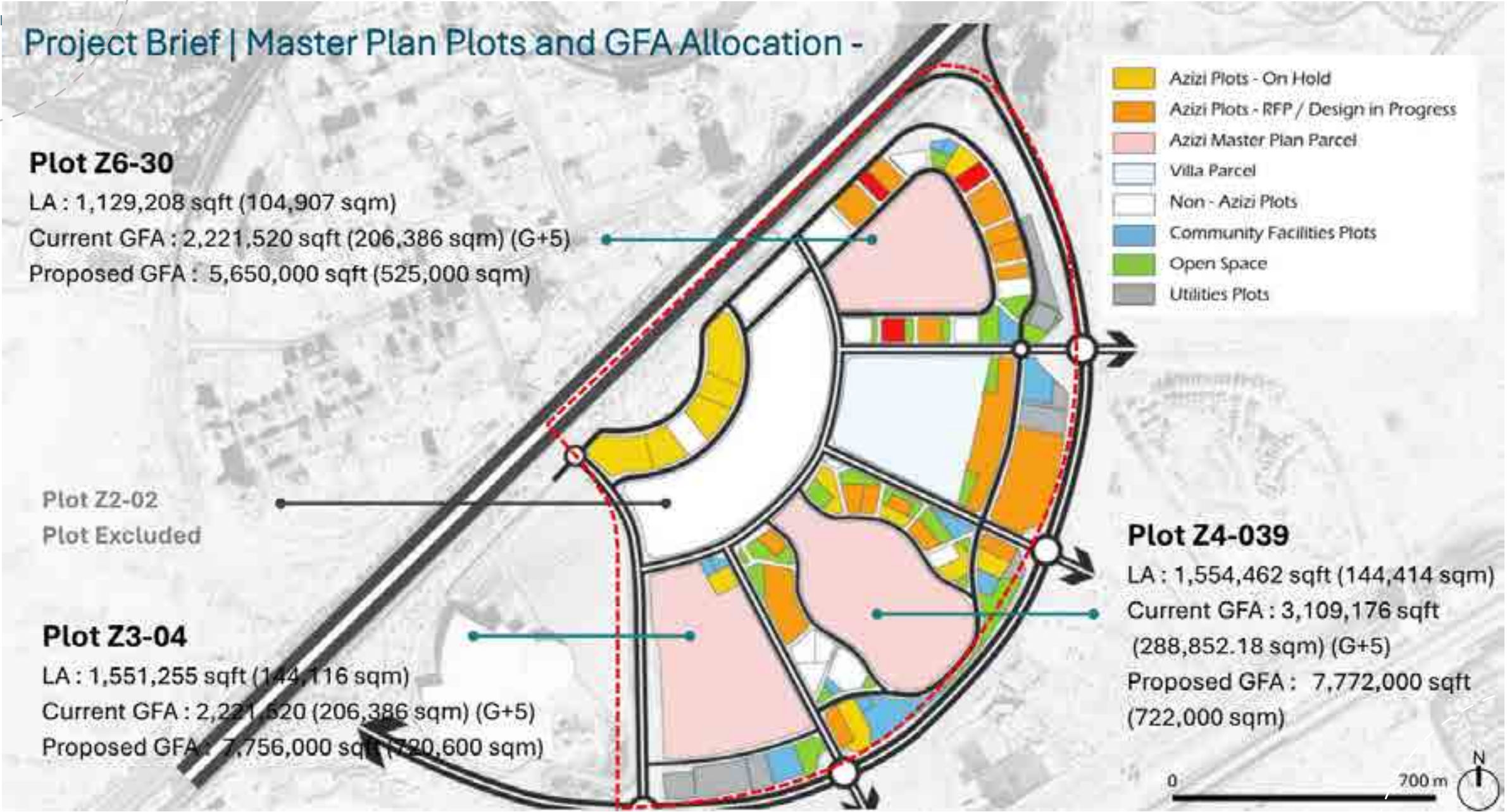
Plot Z3-04

LA : 1,551,255 sqft (144,116 sqm)
Current GFA : 2,221,520 (206,386 sqm) (G+5)
Proposed GFA : 7,756,000 sqft (720,600 sqm)

- Azizi Plots - On Hold
- Azizi Plots - RFP / Design in Progress
- Azizi Master Plan Parcel
- Villa Parcel
- Non - Azizi Plots
- Community Facilities Plots
- Open Space
- Utilities Plots

Plot Z4-039

LA : 1,554,462 sqft (144,414 sqm)
Current GFA : 3,109,176 sqft (288,852.18 sqm) (G+5)
Proposed GFA : 7,772,000 sqft (722,000 sqm)



Project Brief | Program Analysis



Land Use Plan & Development Potential

Land Use Legend

- Residential - Villas
 - Mixed Use Development
 - Commercial
 - Public facilities
 - Hospitality
 - Neighbourhood / Community Parks
 - Open Spaces, Recreation
 - Utilities
 - DEWA 132 KV Element
 - Roads & Parking
 - ROW Element within Plot Allocation Plan
 - Intensive Building Footprint
-
- Water Edge
-
- | | |
|--|--|
| <ul style="list-style-type: none"> Shopping Centre Juma Masjid Bakery Karampan K-12 School | <ul style="list-style-type: none"> Private Hospital Clinic Police Post Plot Office |
|--|--|



Plot Z6-30

Total Land Area : 104,907 m²
 Total GFA : 560,400 m²
 Average FAR : 5.3
 Residential GFA : 519,400 m²
 Retail GFA : 39,100 m²

Plot Z4-039

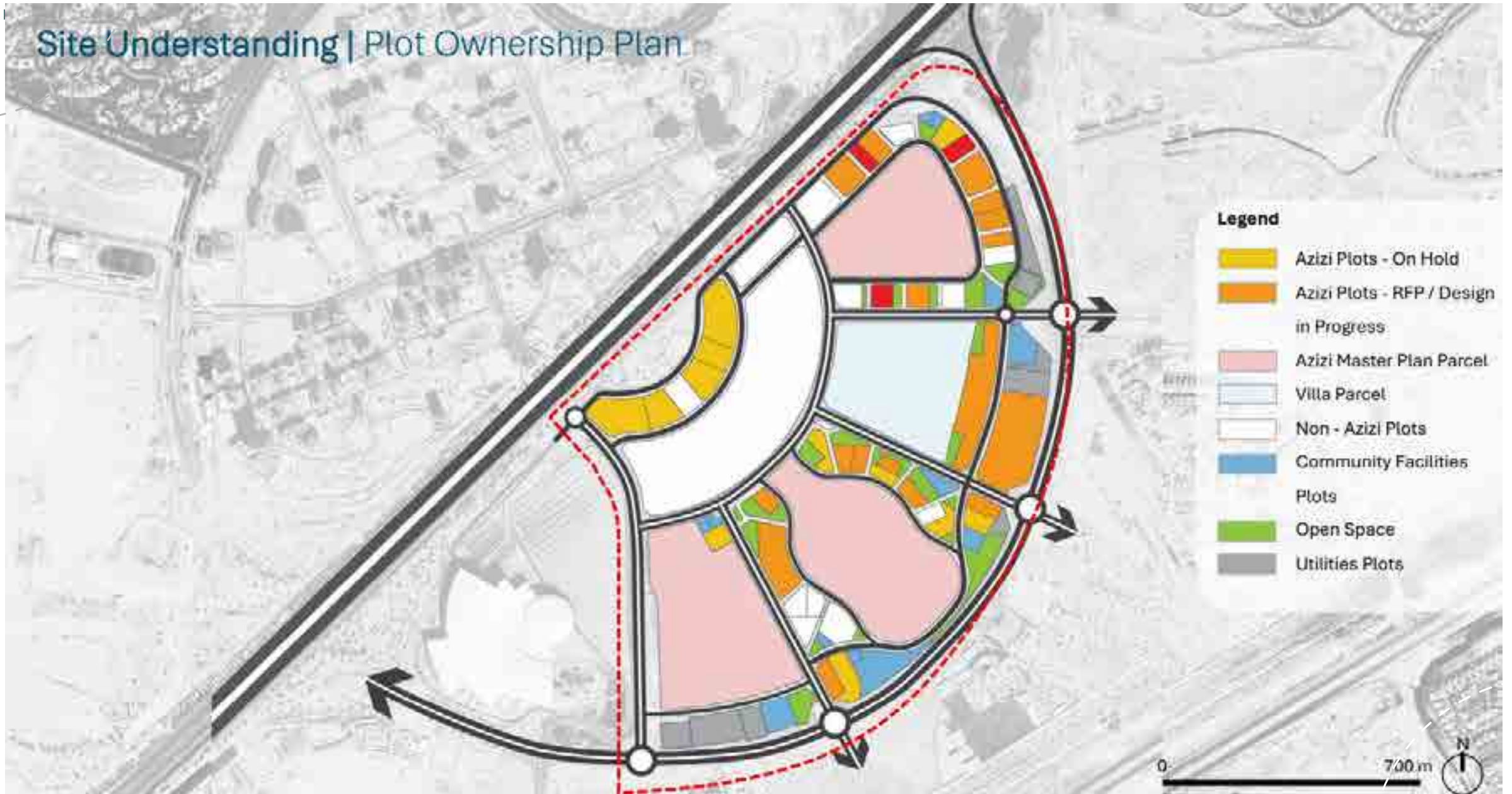
Total Land Area : 144,414m²
 Total GFA : 706,500 m²
 Average FAR : 4.9
 Residential GFA : 650,200 m²
 Retail GFA : 48,900 m²

Plot Z3-04

Total Land Area : 146,910 m²
 Total GFA : 623,900 m²
 Average FAR : 4.3
 Residential GFA : 430,400 m²
 Retail GFA : 101,200 m²
 Office GFA : 52,900 m²
 Hospitality GFA : 24,200 m²
 Entertainment/ Cultural GFA : 12,750 m²



Site Understanding | Plot Ownership Plan

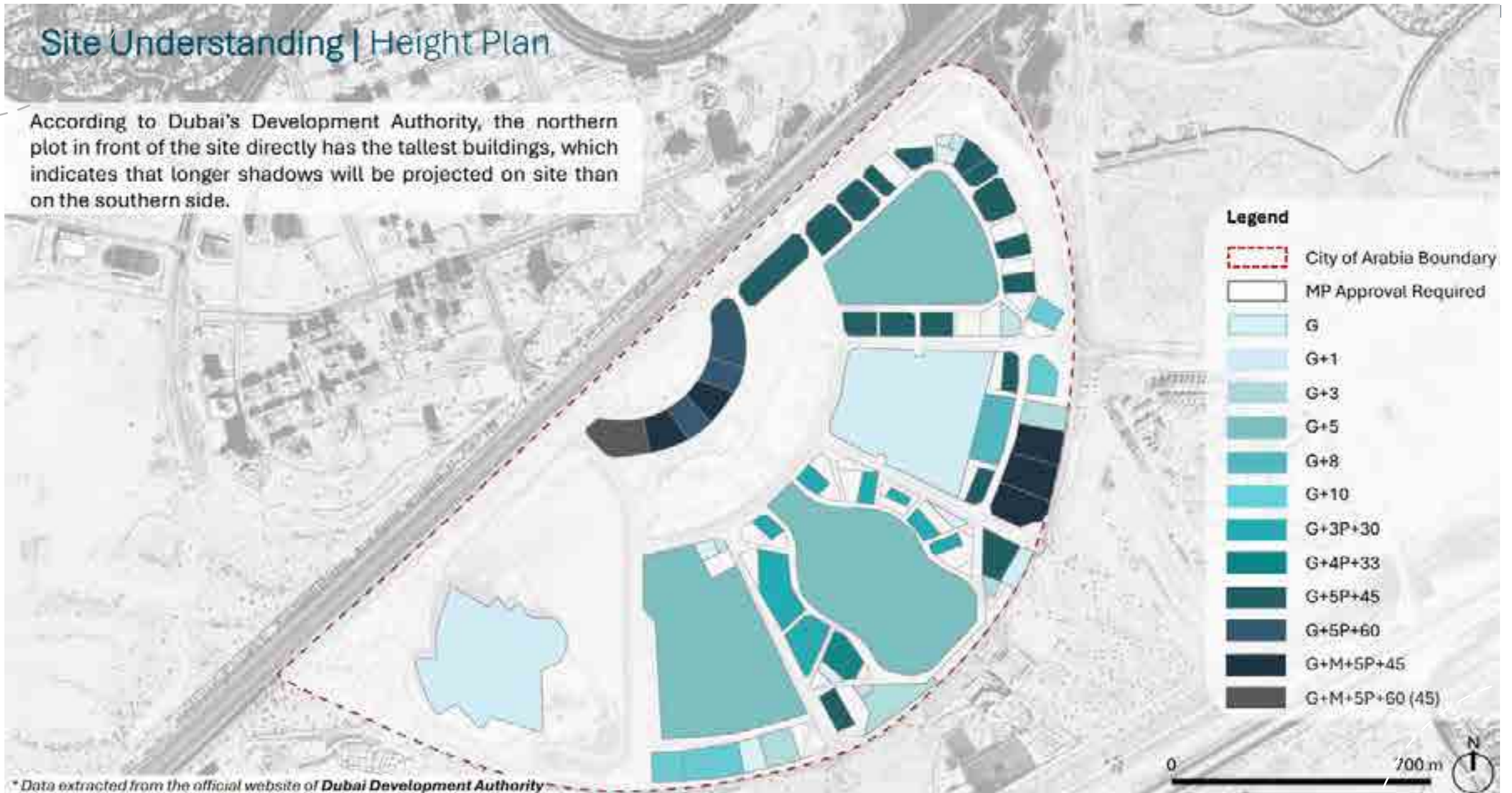


Height Strategy



Site Understanding | Height Plan

According to Dubai's Development Authority, the northern plot in front of the site directly has the tallest buildings, which indicates that longer shadows will be projected on site than on the southern side.



* Data extracted from the official website of Dubai Development Authority

Project Brief | GFA and Units Projections

| | |
|--------------------|-----------------------------------|
| Overall Target GFA | : 40,000,000 sqft |
| Mall GFA | : 700,000 sqft |
| Retail | : 2,000,000 sqft – 2,500,000 sqft |
| Hotels + Theatre | : 700,000 sqft |
| Office GFA | : 1,500,000 sqft |
| Clinic / Hospital | : 100,000 sqft |

Residential GFA : 34,500,000 sqft – 35,000,000 sqft

Current Azizi Owned GFA : 26,741,559 sqft
Target GFA : 40,000,000 sqft

Additional GFA required : 13,258,441 sqft

Assumed Apartment Sizes and Mix

| | | |
|-----------|---------------------|----------|
| Studio | 320 - 350 sqft | 68 - 70% |
| 1 Bedroom | 550 - 650 sqft | 25 - 26% |
| 2 Bedroom | 1,050 - 1,150 sqft | 3 - 4% |
| 3 Bedroom | 1,350 - 14,450 sqft | 2% |

Assumed Efficiency : 80%
Average t Unit Size : 440 sqft

Estimated Number of Units : **80,500**

Estimated Resident Population : **140,000**

Initial Development Potential

Total GFA

40,350,000 sqft

| | |
|-------------|-----------------|
| Residential | 35,100,000 sqft |
| Retail | 2,320,000 sqft |
| Mall | 700,000 sqft |
| Offices | 1,450,000 sqft |
| Hotel | 780,000 sqft |

Number of Hotel Keys

800

Number of Residential Units

81,200

| | |
|-----------------|---------------|
| Studio Units | 55,200 |
| 1 Bedroom Units | 21,100 |
| 2 Bedroom Units | 3,250 |
| 3 Bedroom Units | 1,650 |

Estimated Resident Population

144,000

| | |
|--------------------------|---------------|
| Studio Unit Residents | 83,000 |
| 1 Bedroom Unit Residents | 42,000 |
| 2 Bedroom Unit Residents | 11,050 |
| 3 Bedroom Unit Residents | 8,000 |

Milan stands as beacon of its ...



richness in culture & history



being a fashion & design hub

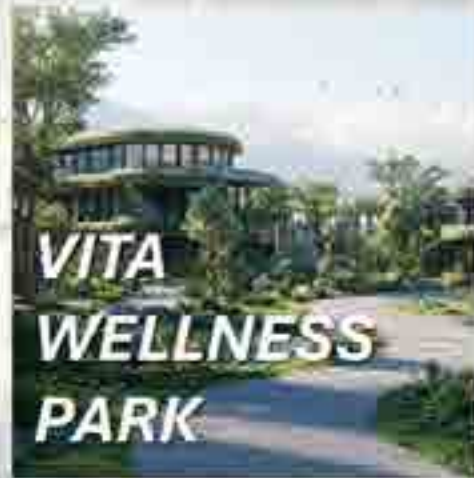
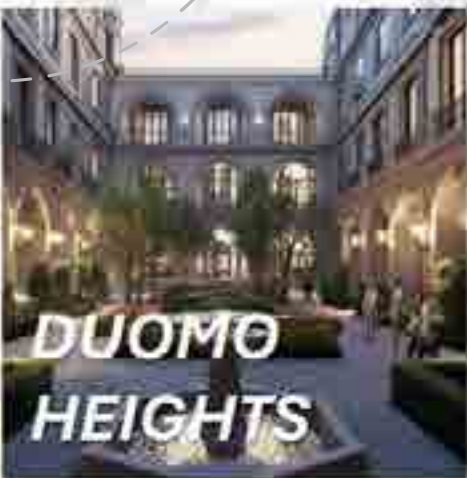


sustainability & innovation



vibrant interactive lifestyle

Using *Milan's* Pillars as Inspiration to create the community's **Character Zones**



richness in culture & history

being a fashion & design hub

sustainability & innovation

vibrant interactive lifestyle

Masterplan Ideation | Character Zones



Galleria Nuova

A vertical architectural rendering of a grand, classical-style shopping gallery. The building features ornate facades with arched windows and doorways. The ground floor is brightly lit, showing storefronts and people walking. A large glass skylight covers the upper part of the gallery.



Porta Milano

A vertical architectural rendering of a modern building facade. The building is characterized by its dark, metallic-looking panels and a series of horizontal, cantilevered balconies or terraces. The overall aesthetic is sleek and contemporary.



Breia District

A vertical architectural rendering of a street-level view in a historic district. The scene shows a narrow street with a building featuring a large, arched entrance. A person is visible near the entrance, and the architecture is classic and detailed.



Naviglio Residences

A vertical architectural rendering of a canal scene. A narrow canal flows through a city, with buildings lining the banks. A small boat is visible on the water, and the scene is set during a soft, hazy light, possibly dawn or dusk.



Duomo Heights

A vertical architectural rendering of a courtyard or plaza area. The scene features a central fountain or water feature, surrounded by lush greenery and classical-style buildings with arched windows. The lighting is soft and atmospheric.



La Dolce Vita

A vertical architectural rendering of an outdoor dining area. A woman is seated at a table with a white tablecloth, eating. The setting is a courtyard with classical architecture, trees, and a warm, golden light, suggesting a pleasant evening atmosphere.



Corso Business District

A vertical architectural rendering of a modern business district. The scene shows a tall, dark skyscraper with a glass facade, set against a dramatic, sunset-colored sky. The foreground shows a modern urban plaza.

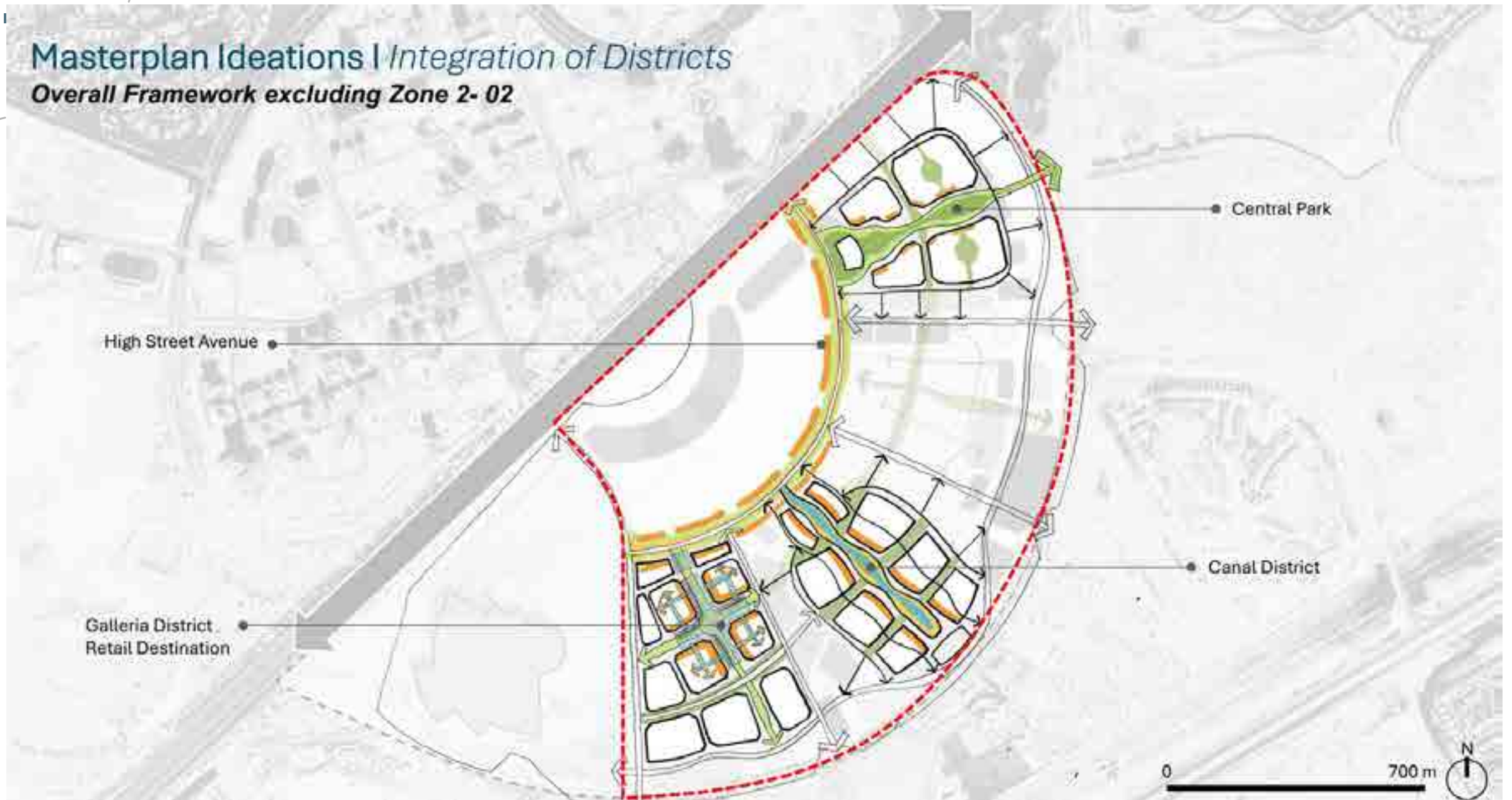


Vita Wellness Park

A vertical architectural rendering of a lush, green park area. The scene is filled with trees, plants, and modern architectural elements like a curved walkway. The overall atmosphere is serene and natural.

Masterplan Ideations | *Integration of Districts*

Overall Framework excluding Zone 2-02



Masterplan Ideations | District Identities

Reference Districts from Milan

Porto Milano
(The Vertical Forest)

Vita Wellness Park
(The Health & Wellbeing Retreat)

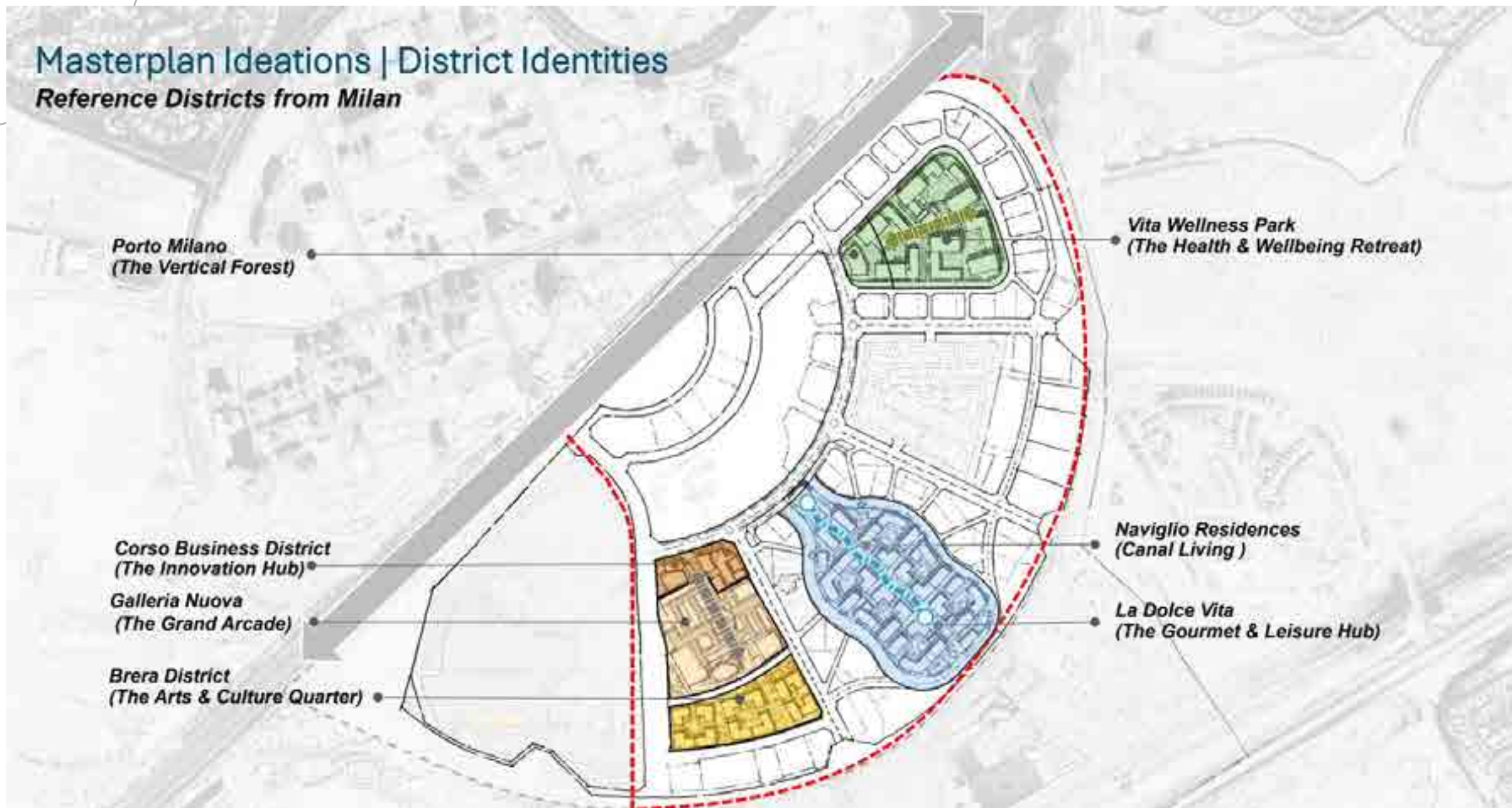
Corso Business District
(The Innovation Hub)

Naviglio Residences
(Canal Living)

Galleria Nuova
(The Grand Arcade)

La Dolce Vita
(The Gourmet & Leisure Hub)

Brera District
(The Arts & Culture Quarter)



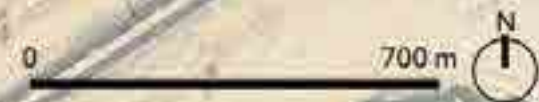
Illustrative Conceptual Masterplan | Urban quaterres

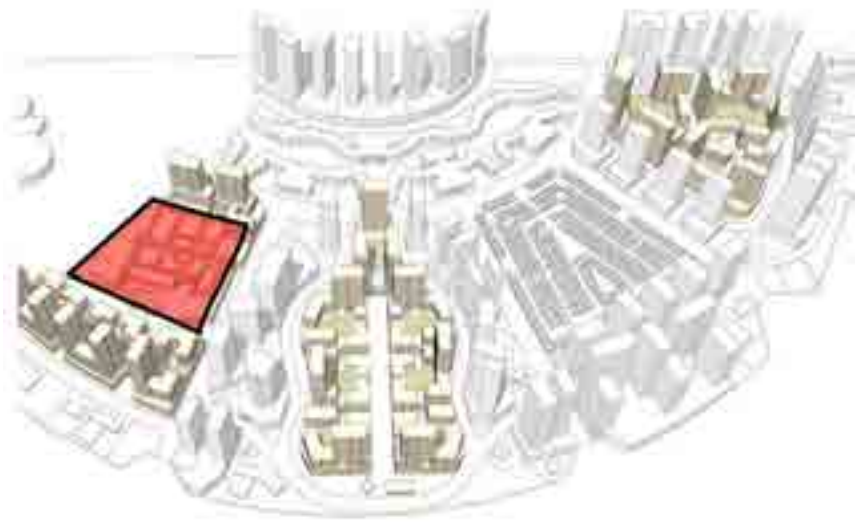
Overall Framework excluding Zone 2- 02



- High Street Avenue
- Business Hotel
- Innovation Business Park
- Retail Destination (Theme inspired from **Galleria Nuova**, Milan)
- Cultural Center
- Residential cultural quarters

- Park City Residences
- Central Park
- Studio Apartments
- Porto Milano Iconic Tower
- Linear Park
- Iconic Towers
- Luxury Residences
- Central Vista (canal district)
- Retail/ F & B Boulevard
- Amenity spaces





Character Zones | *Luxury Retail*

Galleria Nuova (The Grand Arcade)

inspired by **Galleria Vittorio Emanuele II** *A Luxury Retail & Lifestyle Hub*

Mall

It's an urban icon, seamlessly blending luxury retail, historic charm, cultural significance, and experiential design.

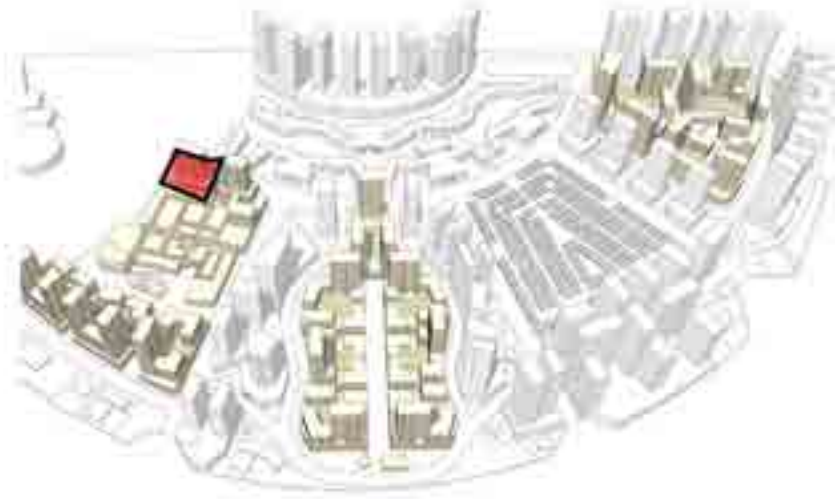
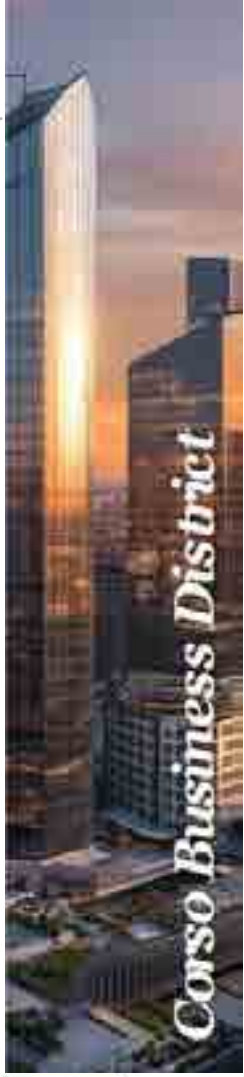
Characteristics

Architecture
Landmark

Luxury High end
retail

Social & Cultural
Hub





Benchmarks | Milan

Corso Business District (The Innovation Hub)

Inspired by **Corso Como & Milan's Financial Center** A New Business Core

Offices

A dynamic business core in Milan, designed to foster innovation and collaboration, featuring modern offices, vibrant public spaces, and sustainable urban design.

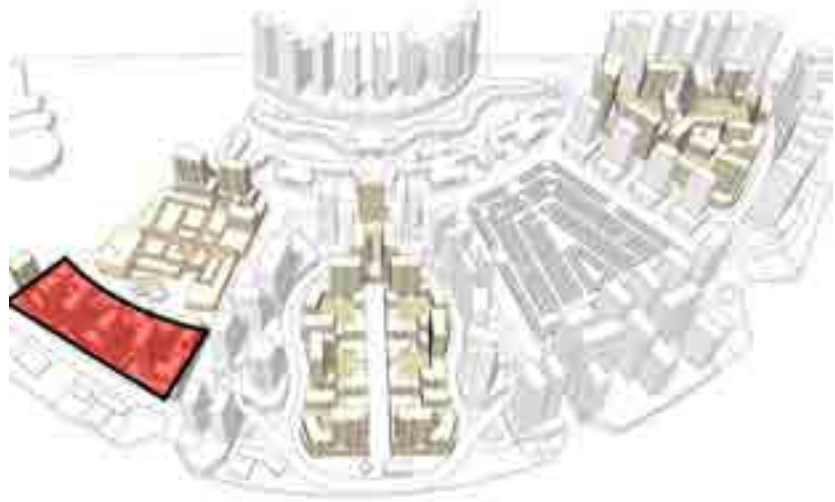
Characteristics

Luxury office towers

Boutique Conference Centers

Wellness-Focused Work-Life Integration





Character Zones | Residential

Brera District (The Arts & Culture Quarter)

Inspired by **Brera District** Milan's Creative & Intellectual Hub

Residential Art & Culture District

A vibrant cultural hub in Milan, renowned for its artistic heritage and creative atmosphere.

Characteristics

Boutique residences
artisan-style façades



Hidden courtyards with
cafés, bookstores & cultural
pop-ups



Art galleries



Galleria District | Development potential

Galleria Nuova, Brera District and Corso Business District

Plot Z3-04

Total Land Area : 146,910 m²
Total GFA : 623,900 m²
Average FAR : 4.3
Residential GFA : 430,400 m²
Retail GFA : 101,200 m²
Office GFA : 52,900 m²
Hospitality GFA : 24,200 m²
Entertainment/ Cultural GFA : 12,750 m²



Brera District

Residential GFA : 325,800 m²
Retail GFA : 24,500 m²
Basements : 3 no.s
Podium : G+5P
Max. Floors : 35 floors
No. of Apartments : 8350

Galleria Nuova

Mall GFA : 65,000 m²
Office GFA : 26,800 m²
Cultural GFA : 12,750 m²
Basements : 1 no.
Podium : NA
Max. Floors : 4 floors

Corso Business District (Tower 1)

Residential GFA : 57,600 m²
Office GFA : 26,100 m²
Retail GFA : 6,300 m²
Basements : 3 no.s
Podium : G+5P
Max. Floors : 35 floors
No. of Apartments : 1480

Corso Business District (Tower 2)

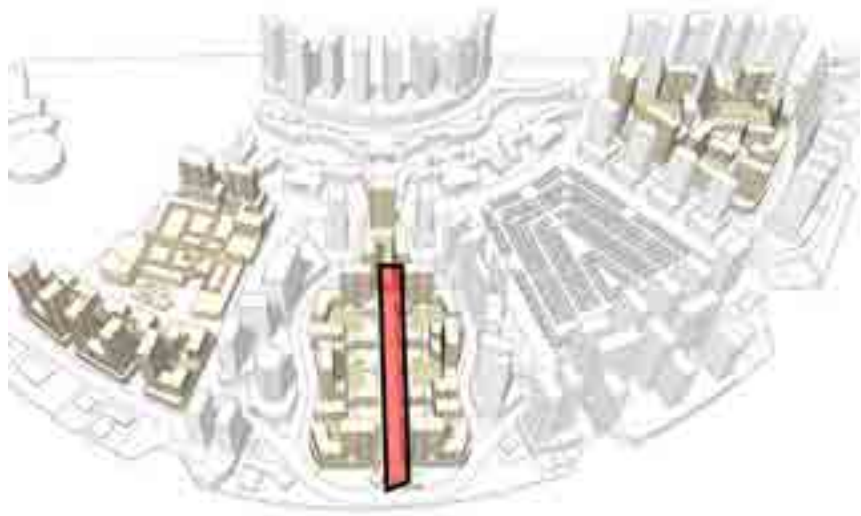
Residential GFA : 46,900 m²
Hotel GFA : 24,200 m²
Retail GFA : 5,400 m²
Basements : 3 no.s
Podium : G+5P
Max. Floors : 30 floors
No. of Apartments : 1200
No. of Hotel Keys : 270











Character Zones | Residential

Naviglio Residences (Canal Living)

Inspired by **Navigli Canals** Vibrant Social & Nightlife Scene

Residential Waterfront

A luxurious waterfront development that blends modern living with scenic views and vibrant public spaces.

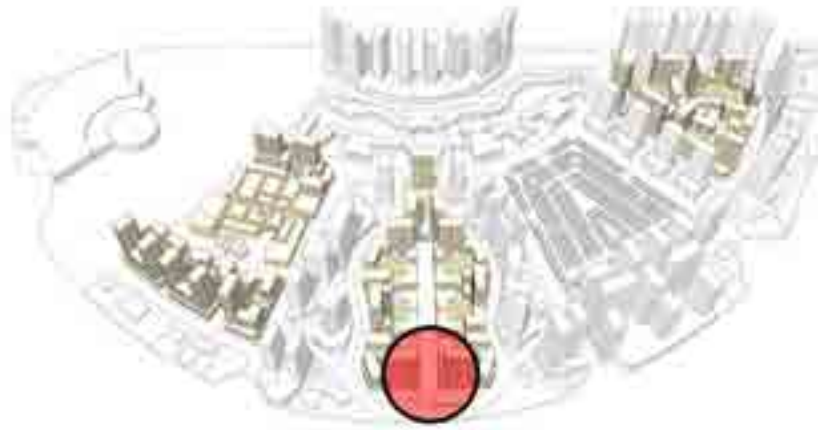
Characteristics

Waterfront Living

Floating restaurants

Live Performance Piazzas & Weekend Markets





Benchmarks| Milan

La Dolce Vita (The Gourmet & Leisure Hub)

inspired by **Milan's Culinary & Social Scene** A Destination for Food & Celebration

Leisure / F&B

A lively Gourmet & Leisure Hub offering upscale **dining, entertainment,** and **cultural experiences,** making it a key urban destination that strengthens Milan's reputation as a global center for fashion, design, and gastronomy.

Characteristics

Gourmet & F&B

Retail & Experiential
Spaces

Public Realm

Entertainment &
Leisure



Canal District | Development potential

3D Massing of Retail Boulevard, Naviglio Residences , and La Dolce Vita

Plot Z4-039

Total Land Area : 144,414m²

Total GFA : 706,500 m²

Average FAR : 4.9

Residential GFA : 650,200 m²

Retail GFA : 48,900 m²



Triad- Iconic Towers

Residential GFA : 126,400 m²

Retail GFA : 9,500 m²

Basements : 3 no.s

Podium : G+5P

Max. Floors : 35 floors

No. of Apartments : 3,240

Naviglio Residences

Residential GFA : 523,800 m²

Retail GFA : 39,400 m²

Basements : 3 no.s

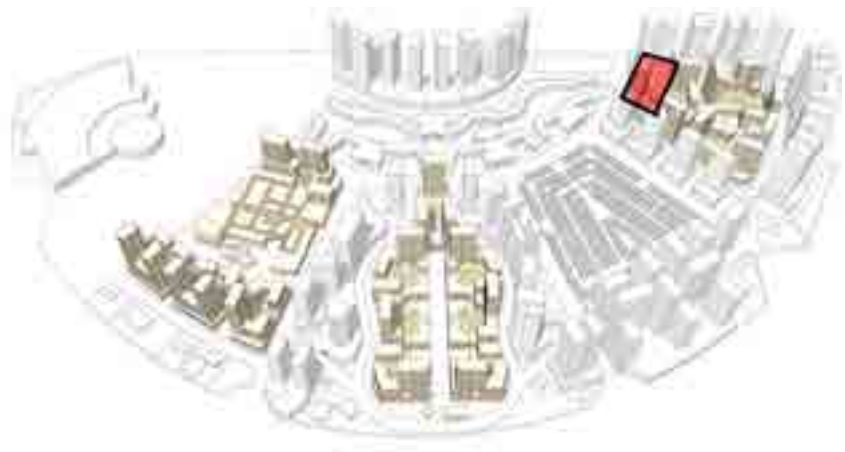
Podium : G+5P

Max. Floors : 28 floors

No. of Apartments : 13,420







Character Zones | *Mixed use*

Porta Milano (The Vertical Forest)

Inspired by **Porta Nuova & Bosco Verticale** A Fusion of Nature & Innovation

Mixed use

A cutting-edge urban development concept that redefines city living with a focus on verticality and integrated lifestyle.

Characteristics

Vertical Mixed-Use Towers



Sky lounges & Rooftop Amenities



Co-working spaces





MASTERPLAN 3D
AREA



Character Zones | Residential

Duomo Heights (The Classical Quarter)

Inspired by Milan's Historic Core A Timeless Residential Haven

Classical Residential

A prestigious district that blends timeless classical architecture with modern luxury living.

Characteristics

Neoclassical apartment blocks

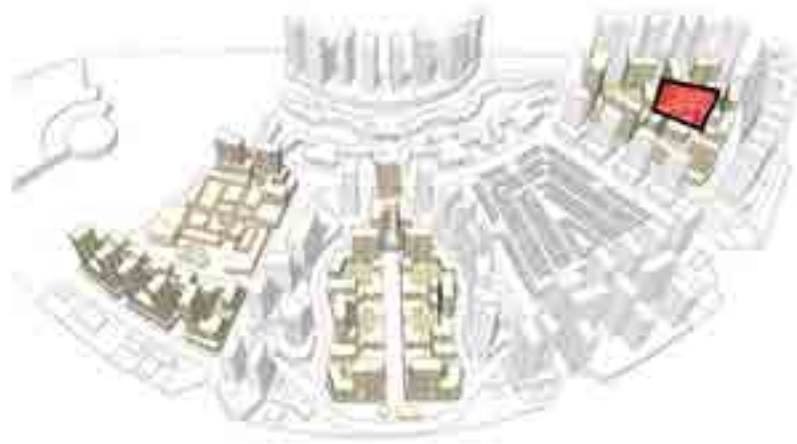


Elegant townhouses with rooftop terraces



Fountains, sculptures, and Italianate gardens





Character Zones | *Facilities*

Vita Wellness Park (The Health & Wellbeing Retreat)

Inspired by **Milan's Healthcare Excellence** A Center for Wellness & Innovation

Health Retreat

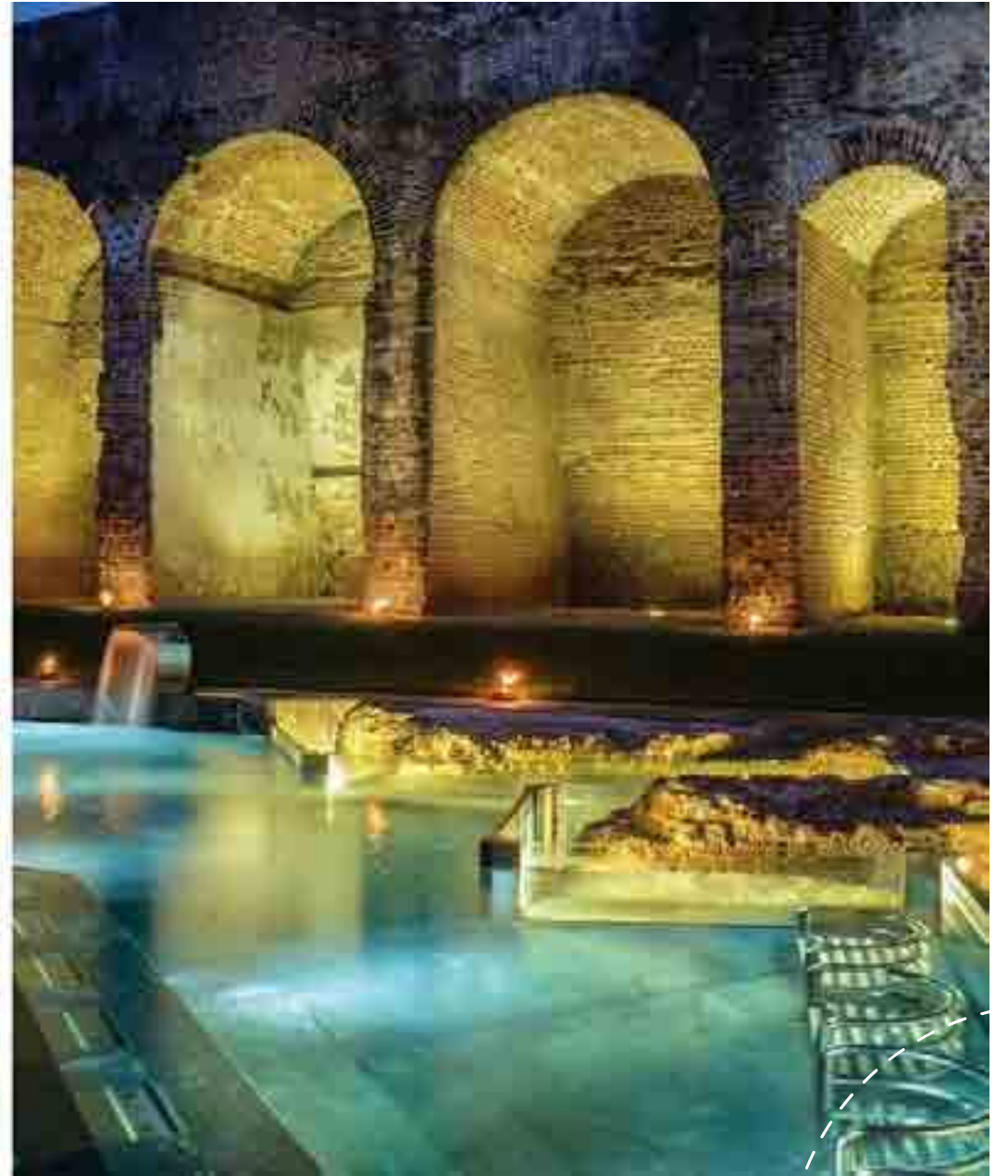
A serene, nature-centric destination focused on health, wellness, and rejuvenation.

Characteristics

Wellness Spa/ Holistic Health Centers

Botanical Gardens/Outdoor Fitness Trails

Health-focused Facilities



Central Park | Development potential

Porto Milano (The Vertical Forest) and Vita Wellness Park

Plot Z6-30

Total Land Area : 104,907 m²

Total GFA : 560,400 m²

Average FAR : 5.3

Residential GFA : 519,400 m²

Retail GFA : 39,100 m²



Vita Wellenses Park

Residential GFA : 406,800 m²

Retail GFA : 30,600 m²

Basements : 3 no.s

Podium : G+5P

Max. Floors : 26 floors

No. of Apartments : 10,430

Porto Milano (Urban Forest)

Residential GFA : 112,500 m²

Retail GFA : 8,500 m²

Basements : 3 no.s

Podium : G+5P

Max. Floors : 35 floors

No. of Apartments : 2,880







Z4 – 08 plot

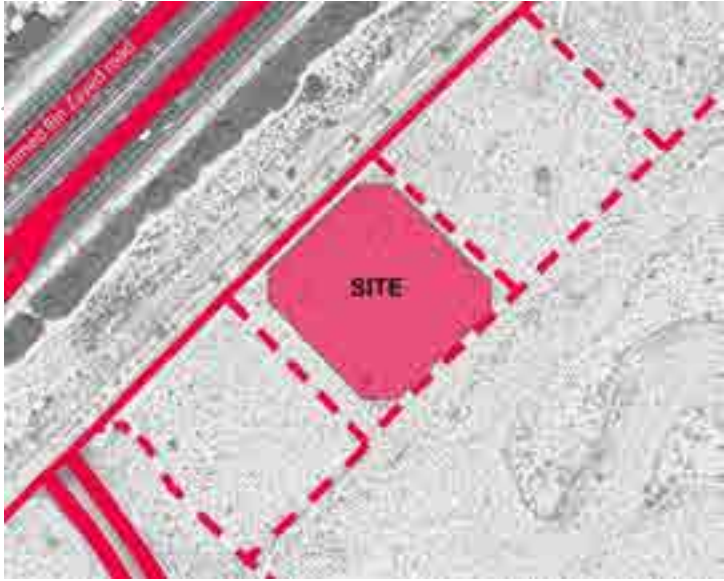
**Consultants
INK**











Z6 – 02 plot

**Consultants
INK**















Z6 – 11 plot

**Consultants
RECS**











Z4 – 06 plot

**Consultants
RECS**













Z4 – 12 plot

**Consultants
RECS**













PLOT AREA

Z6 – 14 plot

**Consultants
STUDIO 360**









PLOT AREA

Z6 – 25 plot

**Consultants
STUDIO 360**





PLOT AREA

Z6 – 27 plot

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STUDIO 360**





PLOT AREA

Z4 – 17 plot

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ACE**



PLOT AREA

Z4 – 26 plot

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ACE**







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