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OFF PLAN

Burj Azizi

Location: Sheikh Zayed Road, Dubai

Starting From: AED 7,500,000

Permit No: 2

Burj Azizi

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q4 2029**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Burj Azizi is an extraordinary ultra-luxury mixed-use skyscraper by Azizi Developments, rising prominently on **Sheikh Zayed Road in Dubai**. Conceived as a new global landmark, the tower is designed to reach approximately **725 metres**, positioning it among the tallest buildings ever constructed and establishing a dramatic new presence on Dubai's internationally recognised skyline.

Rising across **131 floors**, Burj Azizi combines private residences, an ultra-luxury hotel, retail, dining, entertainment and observation experiences within a single vertical destination. Its scale and positioning distinguish it from conventional residential developments, creating a landmark address intended to appeal to buyers seeking rarity, prestige and a globally recognisable Dubai property.

The residential collection includes sophisticated **1, 2 and 3-bedroom apartments**, together with exceptionally spacious **penthouse residences extending up to five bedrooms**. Residential sizes start from approximately **786 sq. ft.**, while the largest signature homes extend to approximately **15,925 sq. ft.**, giving the tower a wide range of layouts from premium city apartments to expansive trophy residences.

The architecture has been conceived around vertical elegance, with a slender silhouette, contemporary façade treatment and extensive glazing emphasising the exceptional height of the structure. As the tower rises above Sheikh Zayed Road, residences at higher elevations are positioned to capture extraordinary panoramic perspectives across Dubai, including views towards **Downtown Dubai, the Arabian Gulf and the wider city skyline**.

Interiors are designed to complement the tower's ultra-luxury positioning, combining refined materials, sophisticated detailing and generous living spaces. Large windows maximise natural light and capitalise on the tower's elevation, while premium residences are designed around expansive entertainment areas, private spaces and uninterrupted city views.

Burj Azizi is planned as much more than a residential tower. Its vertical masterplan incorporates a comprehensive collection of hospitality, retail and lifestyle destinations, creating an environment where residents can access world-class experiences without leaving the building.

A major component of the development is an **all-suite seven-star hotel**, which will occupy part of the tower and introduce a highly exclusive hospitality offering to Sheikh Zayed Road. The wider development is also planned to include luxury retail boutiques, fine-dining restaurants, wellness facilities, lounges and entertainment destinations.

One of Burj Azizi's defining attractions is its planned **observation deck on Level 130**, positioned approximately 649 metres above ground. The development is also designed to feature exceptionally elevated hospitality and leisure experiences, including a restaurant at approximately 544 metres and a hotel room at approximately 534 metres. These elements are intended to establish new records while strengthening the tower's identity as an international destination rather than solely a residential address.

Residents are expected to benefit from an extensive suite of premium amenities, including **swimming pools, state-of-the-art fitness and wellness facilities, spa environments, residents' lounges, private entertainment areas, children's facilities, landscaped spaces, concierge services and dedicated residential amenities**.

The project's **Sheikh Zayed Road location** is fundamental to its appeal. Positioned within Dubai's central urban corridor, Burj Azizi offers convenient connectivity to **DIFC, Downtown Dubai, Business Bay, Dubai World Trade Centre, City Walk and Jumeirah**, while direct access to Sheikh Zayed Road connects residents with Dubai Marina, Palm Jumeirah and other major destinations.

For international investors, the location combines global recognition with proximity to Dubai's principal financial, commercial, hospitality and tourism districts. Sheikh Zayed Road remains one of the city's most established premium addresses, and a landmark tower of Burj Azizi's scale introduces a particularly distinctive proposition within this corridor.

Burj Azizi's investment appeal is closely connected to its scarcity and international profile. At approximately **725 metres**, the tower is designed to become the **world's second-tallest building**, giving residences an identity that extends beyond the conventional Dubai luxury property market. This landmark status may be particularly attractive to international buyers seeking collectible real estate and trophy properties in globally recognised buildings.

The project's combination of ultra-high elevation, limited premium residences, luxury hospitality and prime Sheikh Zayed Road positioning may also create significant differentiation between individual units. Floor level, orientation, view, exact square footage and residence type are therefore particularly important considerations when evaluating opportunities within the tower.

For end-users, Burj Azizi offers a highly serviced urban lifestyle within one of Dubai's most ambitious architectural projects. For investors, it represents exposure to a globally significant skyscraper in a central freehold location, supported by Dubai's continued growth as an international destination for luxury property, tourism and investment.

Why Buy Burj Azizi Through A1 Properties?
Buying at **Burj Azizi through A1 Properties** gives clients access to experienced Dubai property advisors who can help compare residences according to exact square footage, elevation, orientation, view, floor plan, price per square foot and payment structure. In a tower of this scale, understanding the premium attached to different floors and views can be particularly important when selecting a property.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties combines extensive knowledge of Dubai's luxury and ultra-prime property market with personalised guidance for both local and international buyers.

For investors, our advisors can assess entry pricing, elevation premiums, residence scarcity, long-term rental positioning and potential resale demand. End-users can receive tailored guidance based on layout, living space, views, privacy and access to the tower's hospitality and lifestyle facilities.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10% Down Payment	**40%** During Construction	**50%** On Handover