

An aerial night view of Milan, Italy. The Duomo di Milano is the central focus, its intricate Gothic architecture illuminated. Below it, the glass and iron dome of the Galleria Vittorio Emanuele II is visible. The surrounding city is a dense grid of buildings with warm lights glowing from windows and streets. The overall color palette is a mix of deep blues, purples, and warm yellows from the city lights.

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.

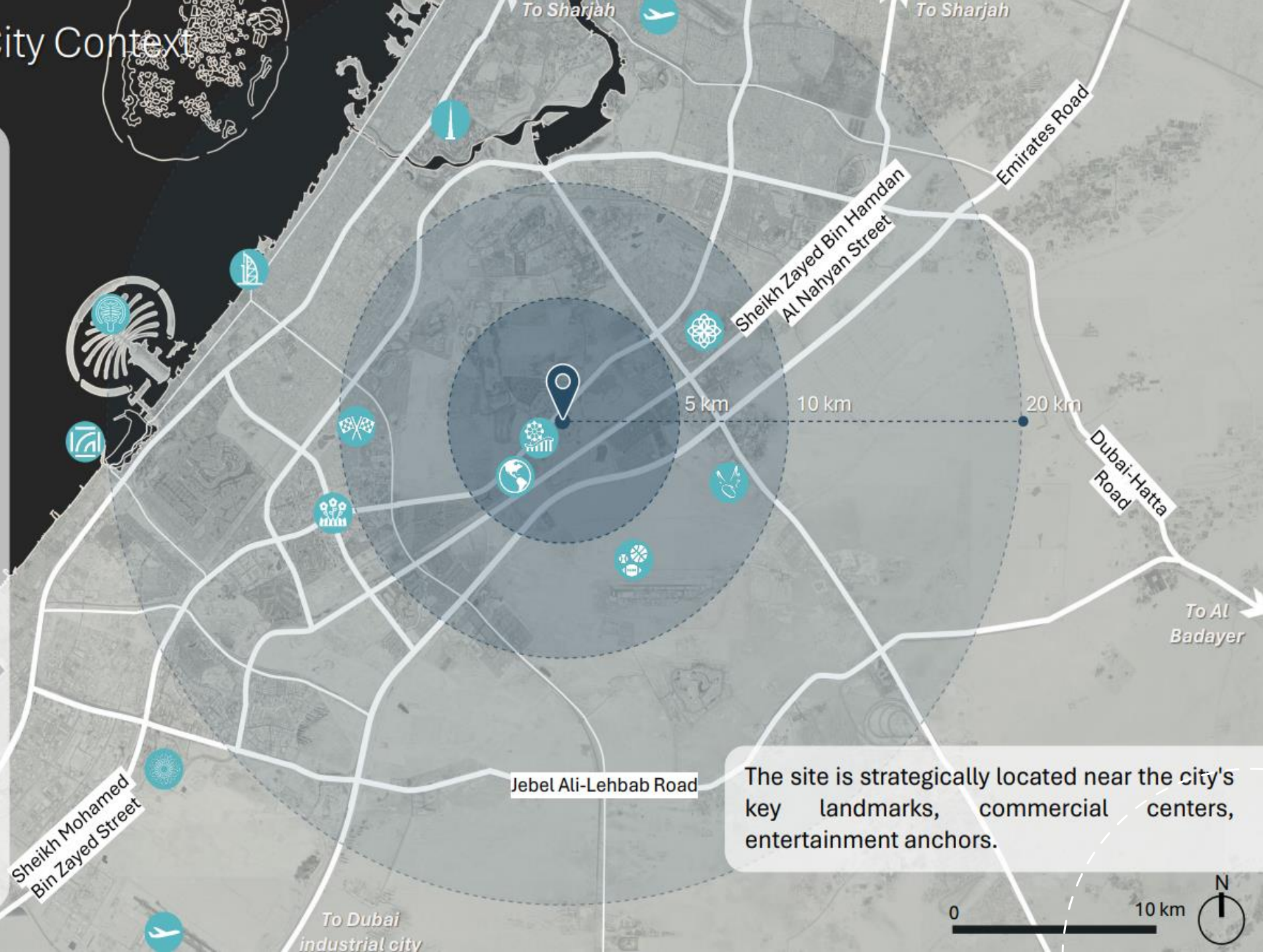


Site Understanding | City Context

Destinations

Duration from site to significant locations

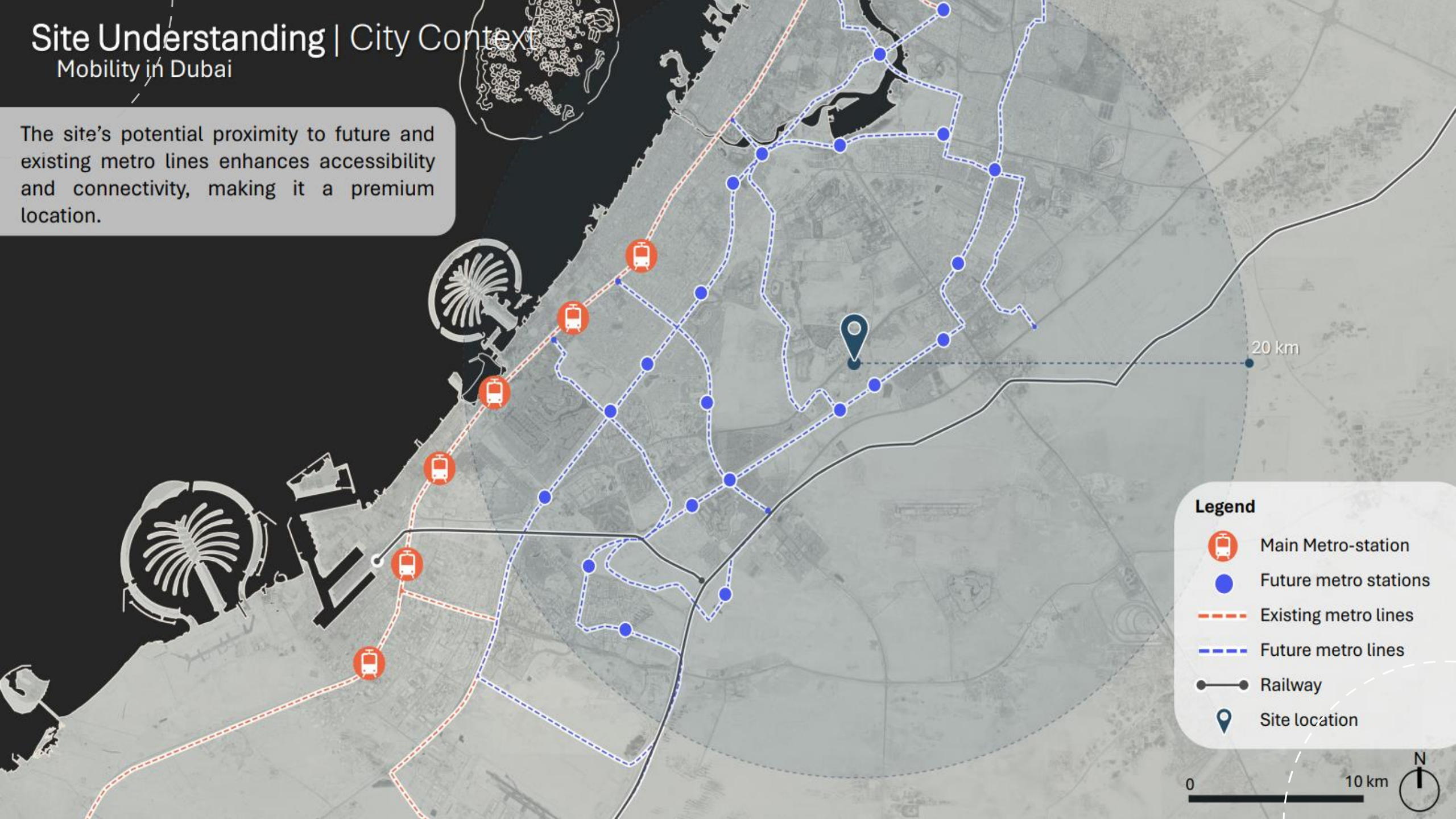
-  IMG World – 3 min.
-  Silicon Central Mall – 15 min
-  Dubai Miracle Garden – 15 min.
-  Global Village – 15 min.
-  Hamdan Sports Complex – 16 min.
-  Dubai outlet mall – 18 min.
-  Dubai Autodrome – 21 min.
-  Expo city – 23 min.
-  Dubai International Airport – 25 min.
-  Downtown Dubai – 27 min.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



Site Understanding | City Context

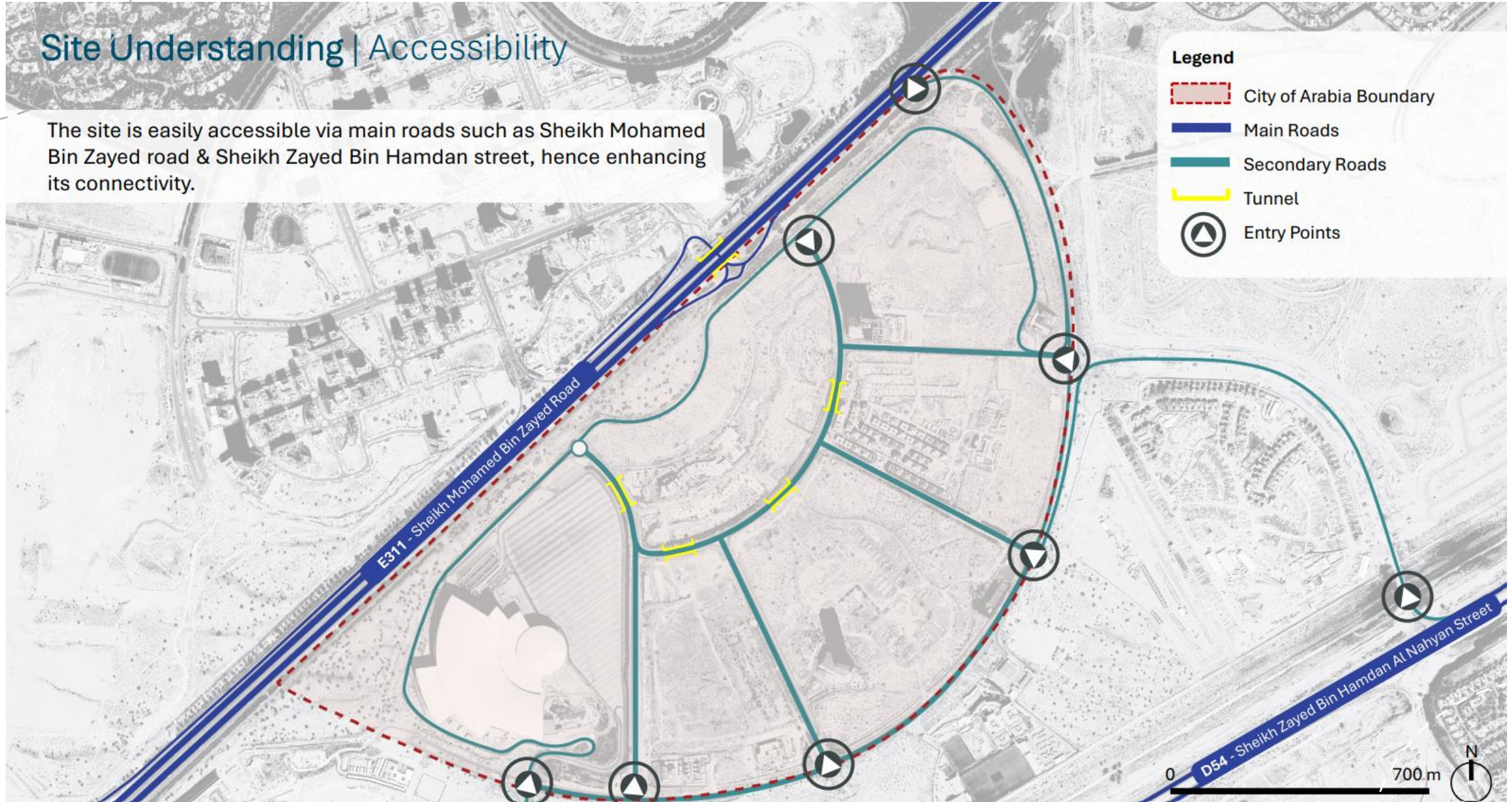
Mobility in Dubai

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



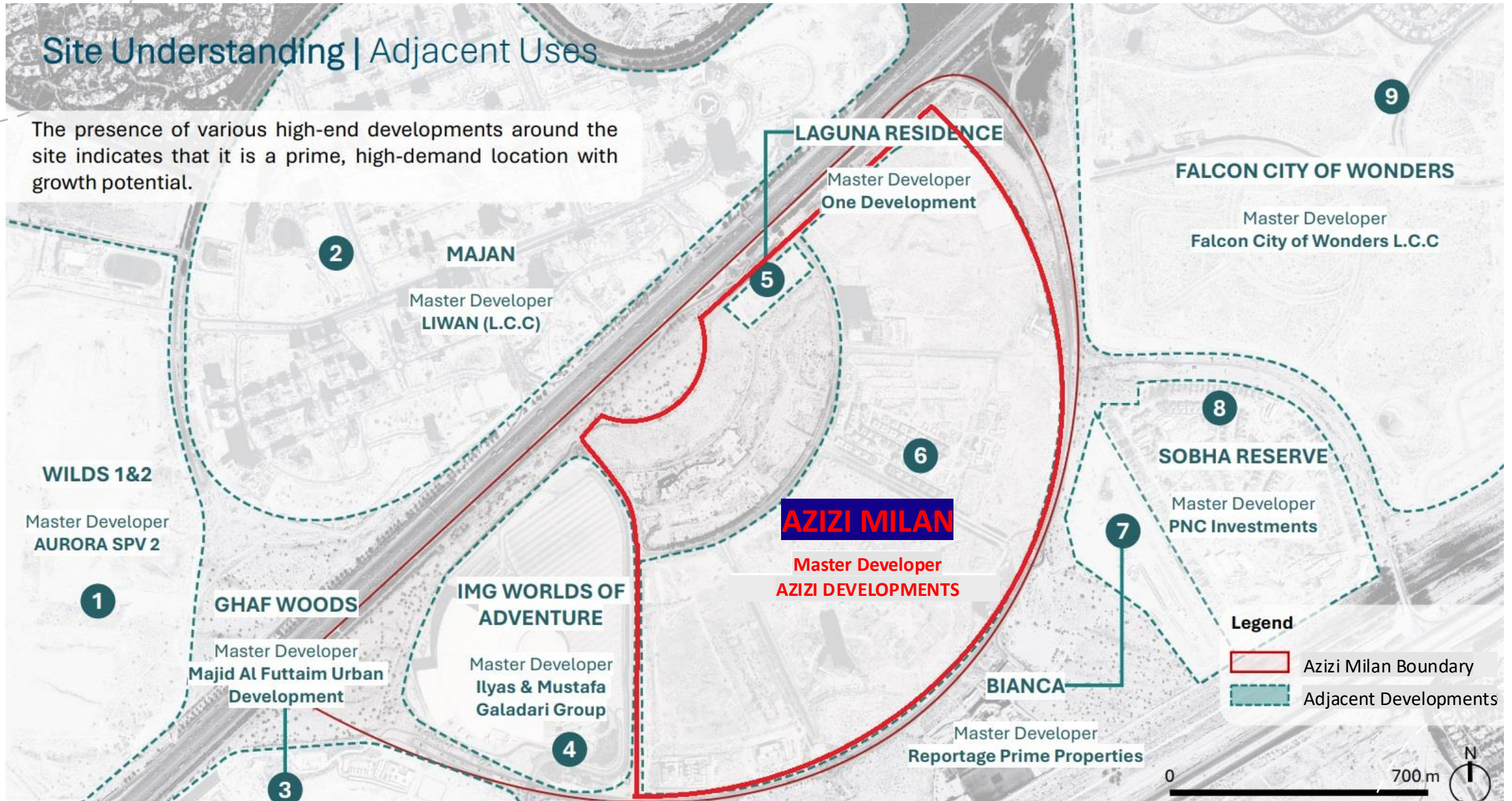
Site Understanding | Accessibility

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)



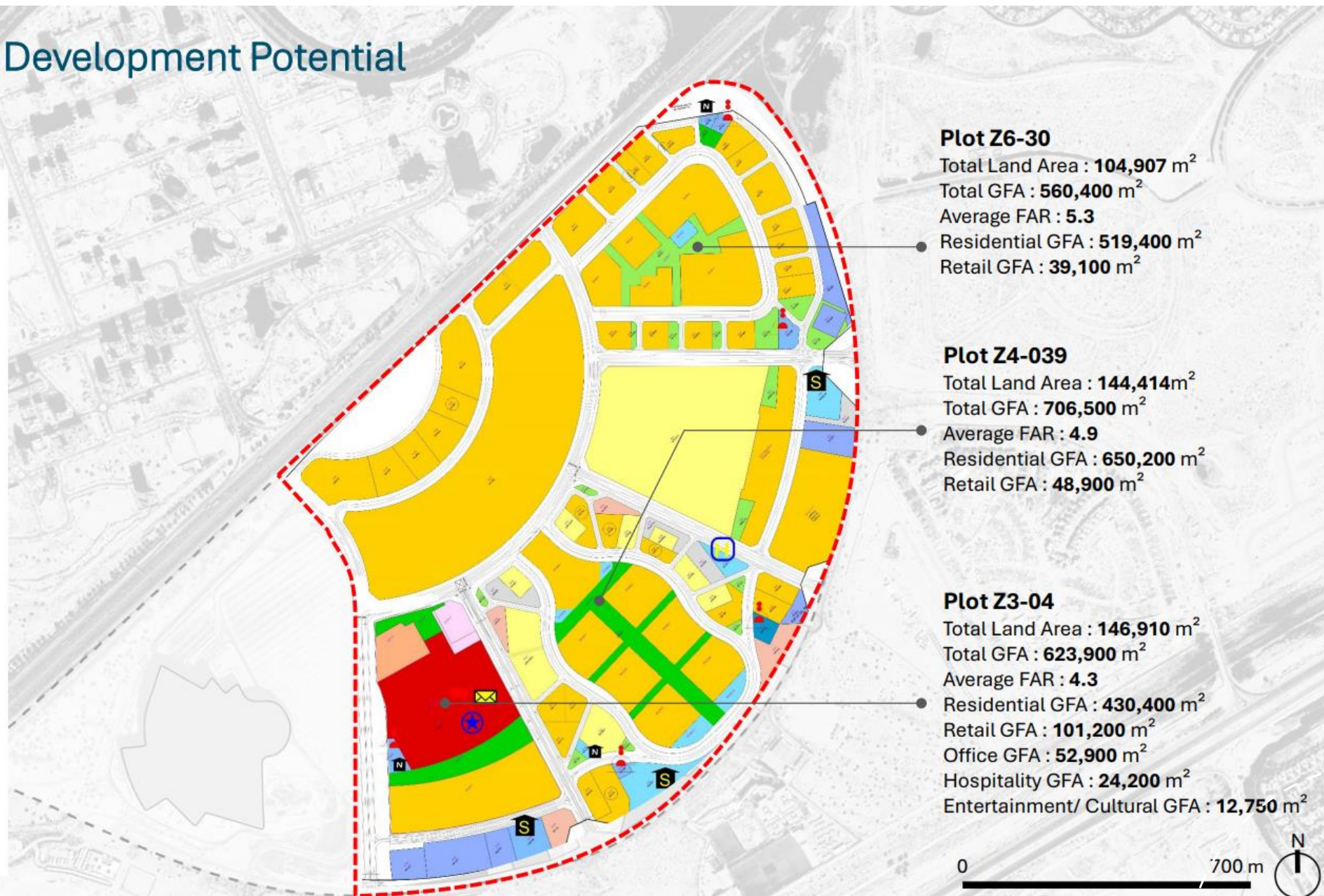
Project Brief | Program Analysis



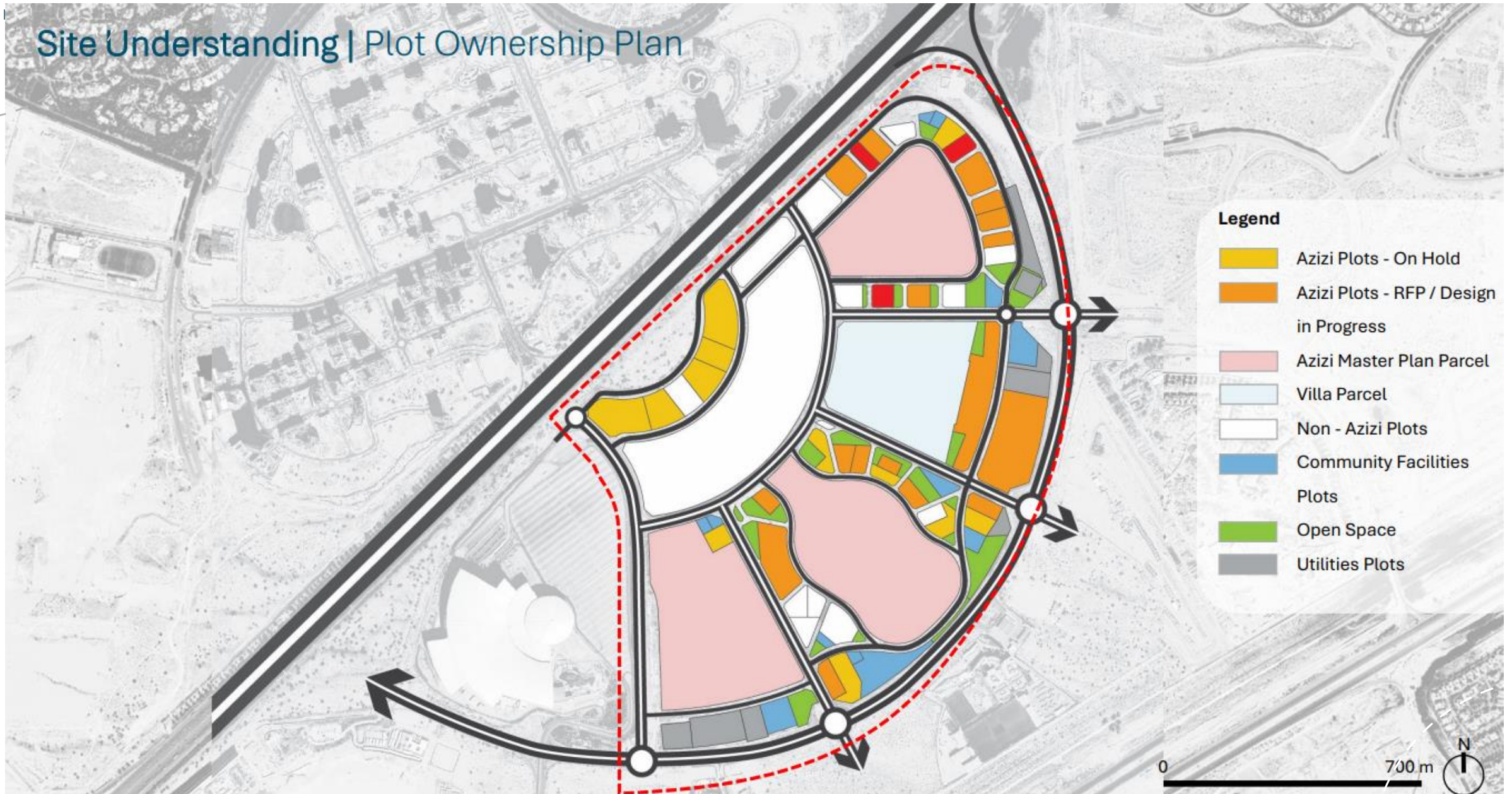
Land Use Plan & Development Potential

Land Use Legend

- Residential - Villas
- Mixed Use Development
- Commercial
- Public facilities
- Hospitality
- Neighbourhood / Community Parks
- Open Spaces, Recreation
- Utilities
- DEWA 132 KV Easement
- Roads & Parking
- ROW Easement within Plot Affection Plan
- Indicative Building Footprint
- Water Edge
- Shopping Centre
- Private Hospital
- Juma Masjid
- Clinic
- N Nursery
- Police Point
- K Kindergarten
- Post Office
- S K-12 School



Site Understanding | Plot Ownership Plan

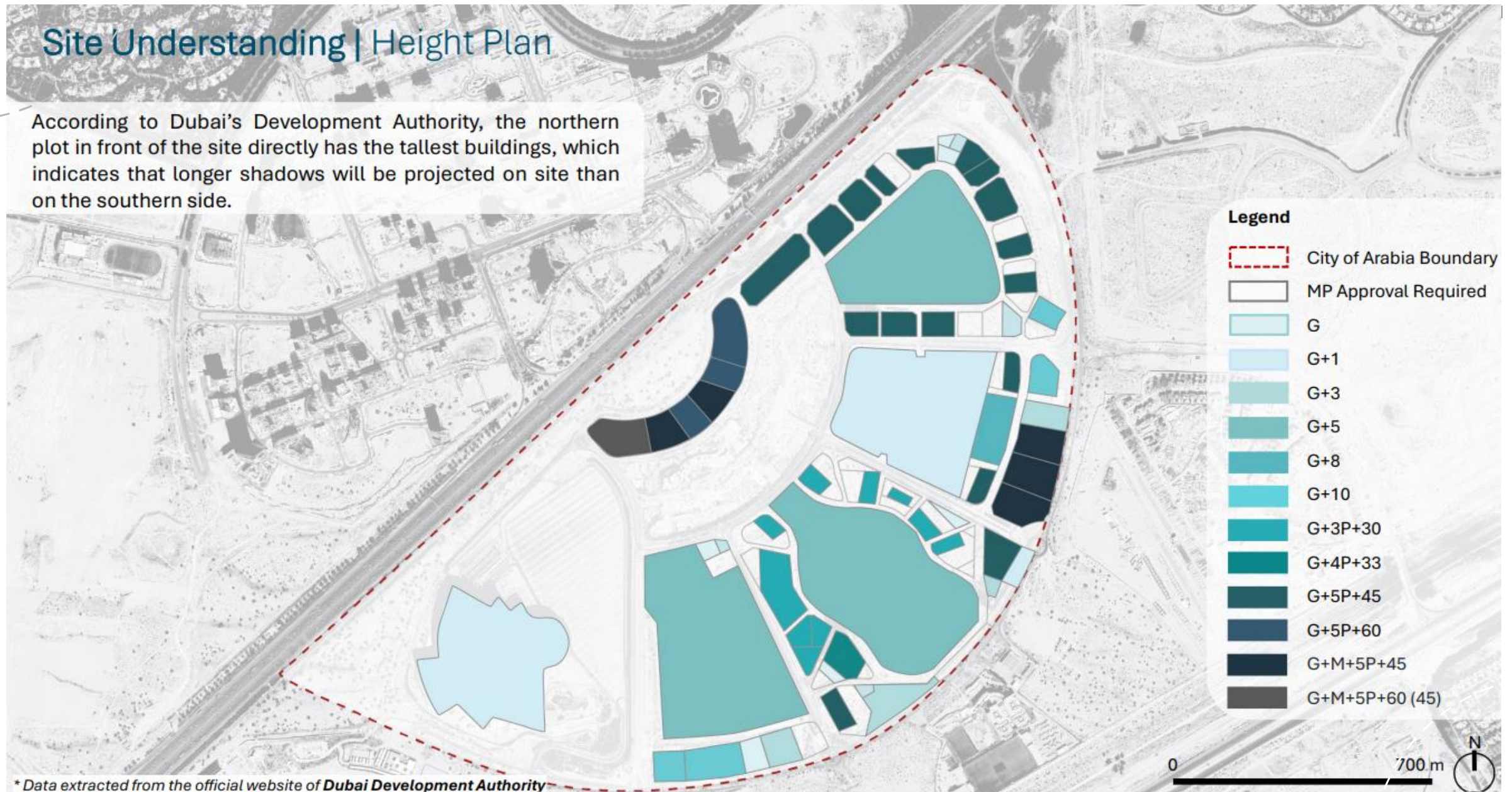


Height Strategy



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 – 2,5000,000 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***

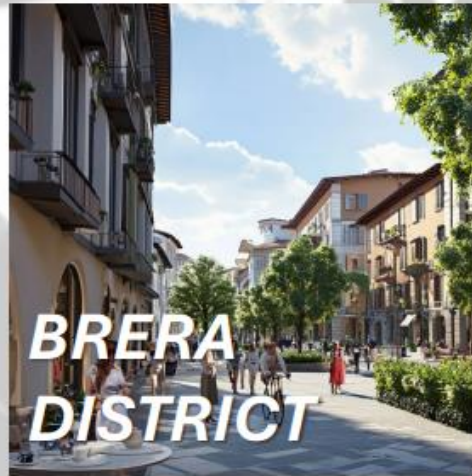
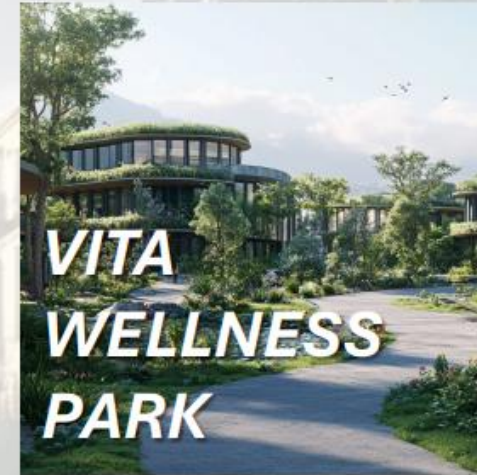
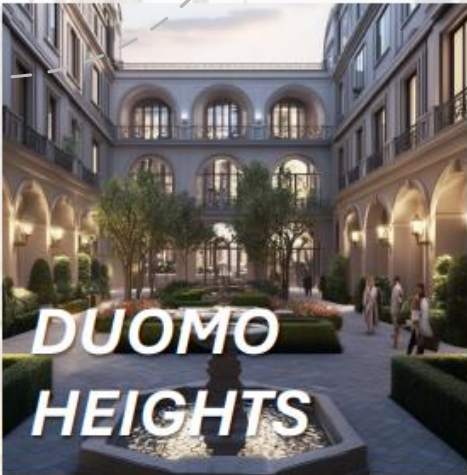


*sustainability & **innovation***



*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

Porta Milano

Brena District

Naviglio Residences

Duomo Heights

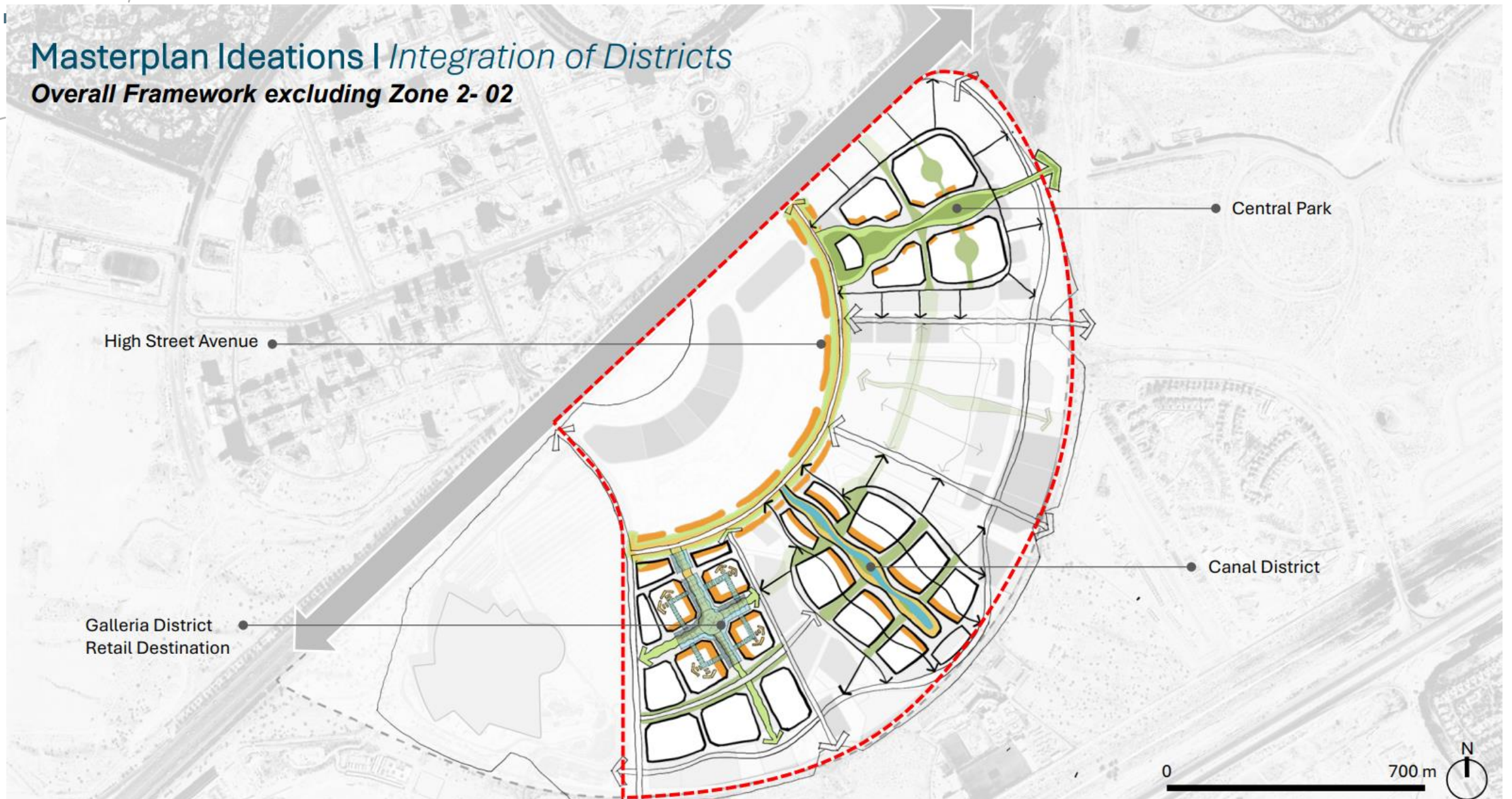
La Dolce Vita

Corso Business District

Vita Wellness Park

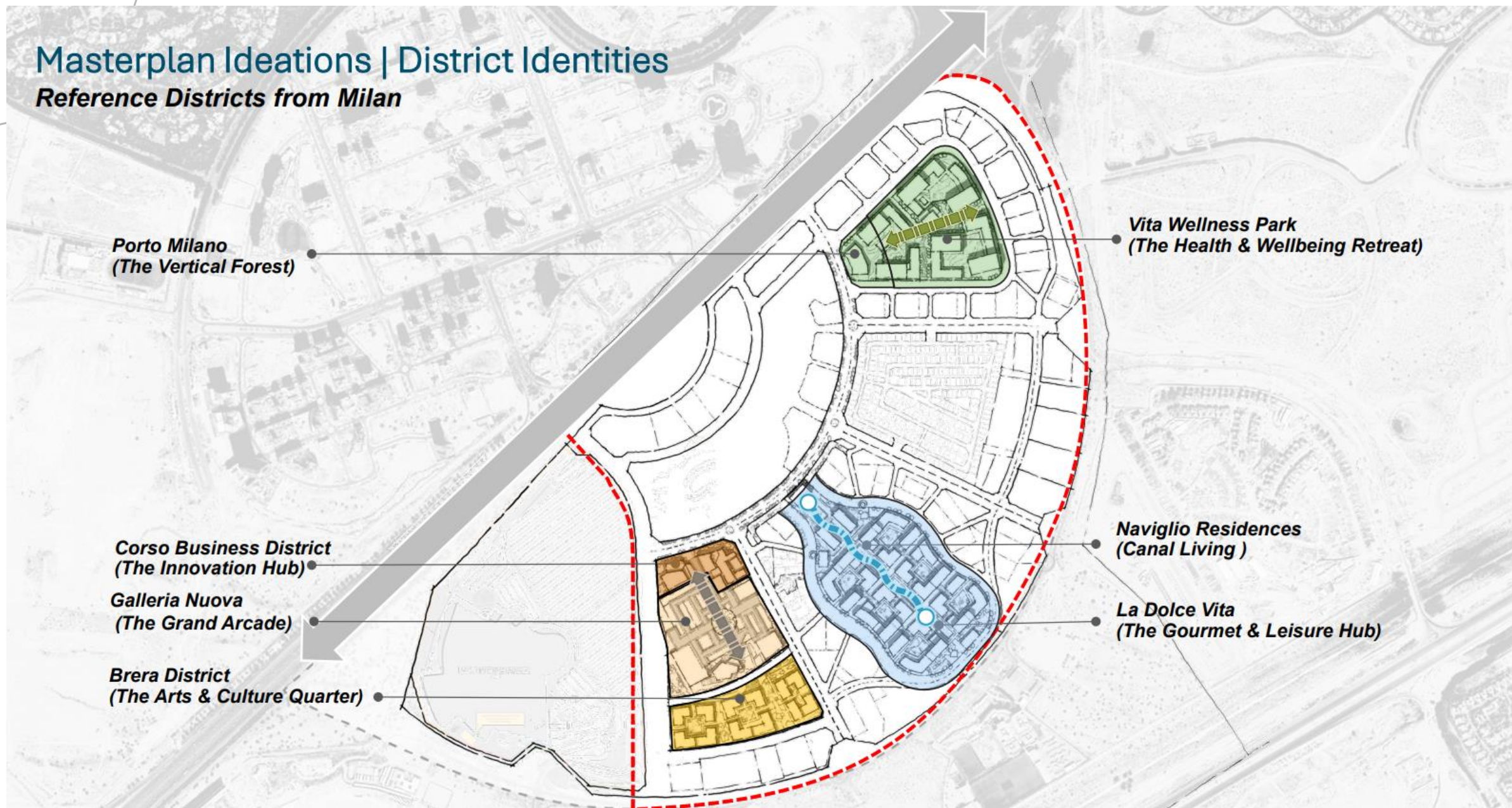
Masterplan Ideations | *Integration of Districts*

Overall Framework excluding Zone 2- 02



Masterplan Ideations | District Identities

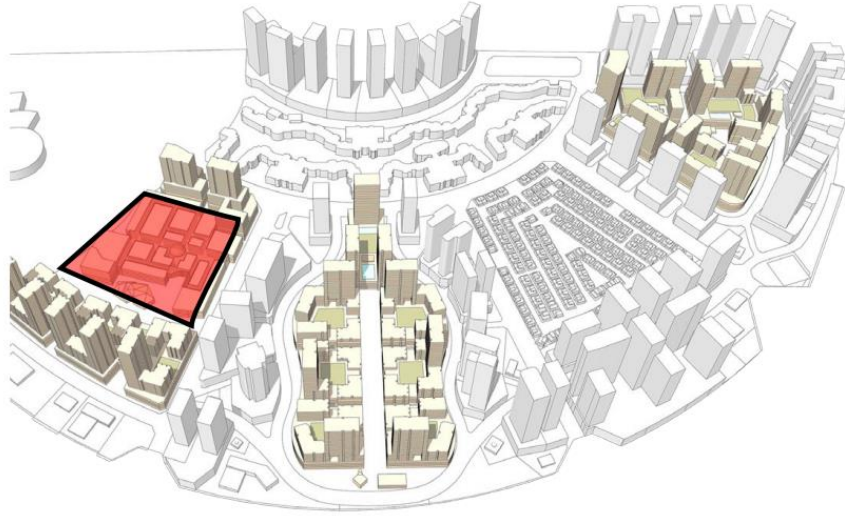
Reference Districts from Milan



Illustrative Conceptual Masterplan | Urban quateres

Overall Framework excluding Zone 2- 02





Character Zones | *Luxury Retail*

Galleria Nuova (The Grand Arcade)

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

Mall

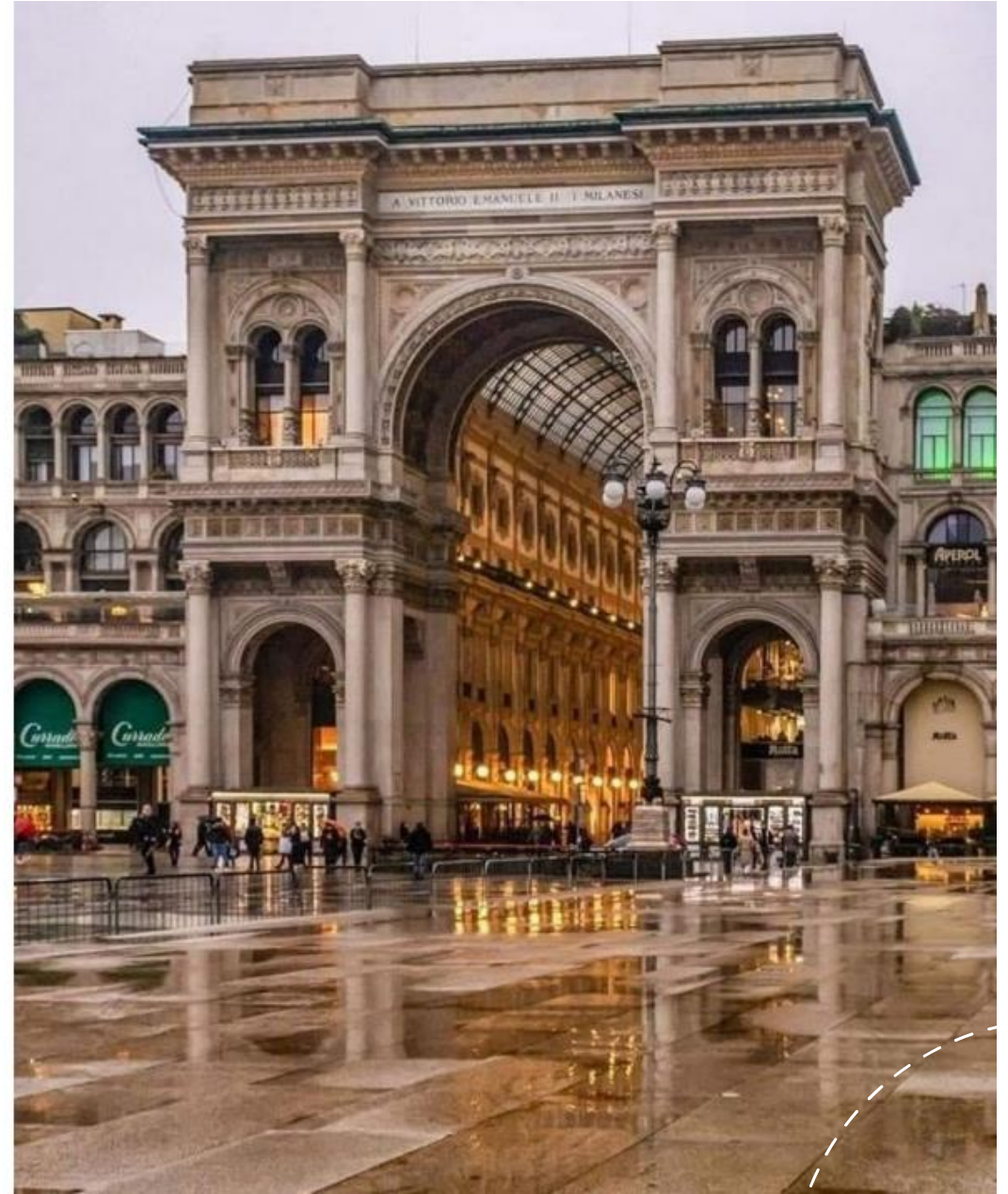
it's an urban icon, seamlessly blending luxury retail, historic charm, cultural significance, and experiential design.

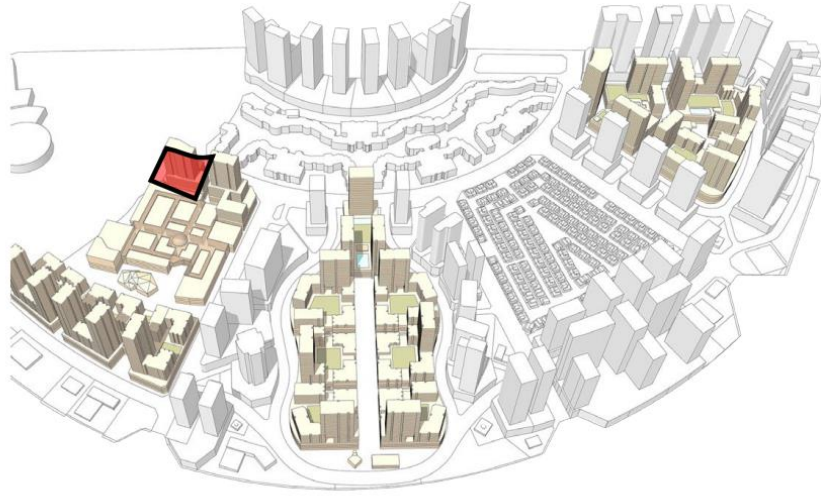
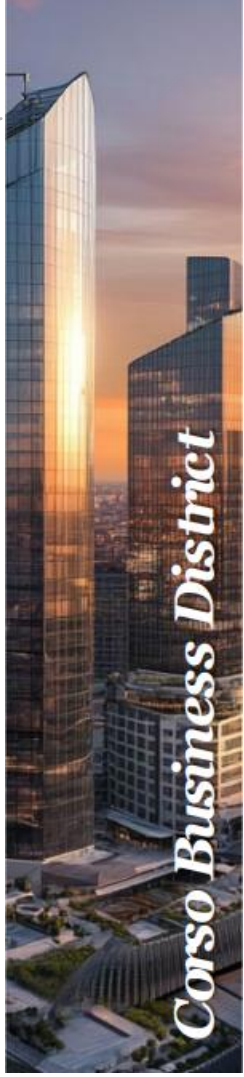
Characteristics

Architecture
Landmark

Luxury High end
retail

Social & Cultural
Hub





Benchmarks I 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.

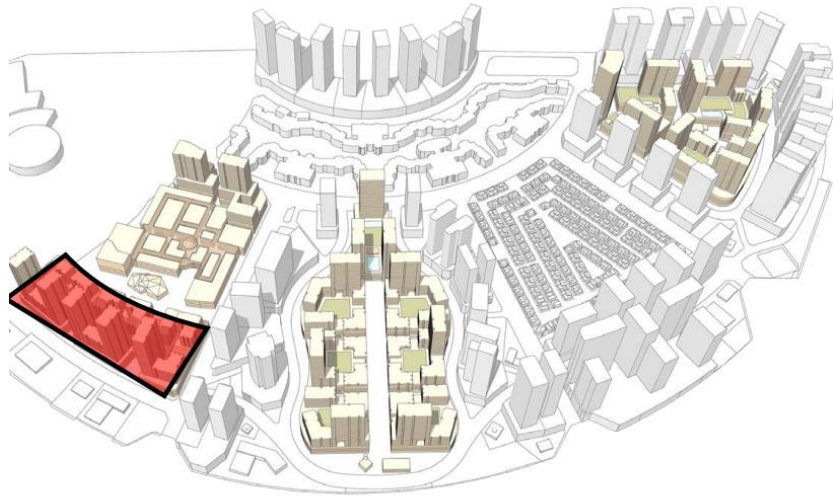
Characteristics

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)

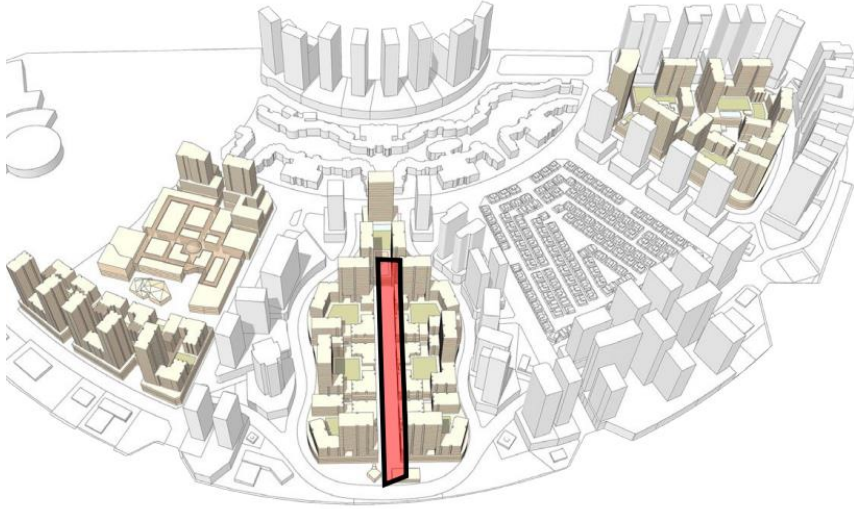
Residential GFA : **46,900 m²**
Hotel GFA : **24,200 m²**
Retail GFA : **5,400 m²**
Basements : **3 no.s**
Podium : **G+5P**
Max. Floors : **30 floors**
No. of Apartments : **1200**
No. of Hotel Keys : **270**











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

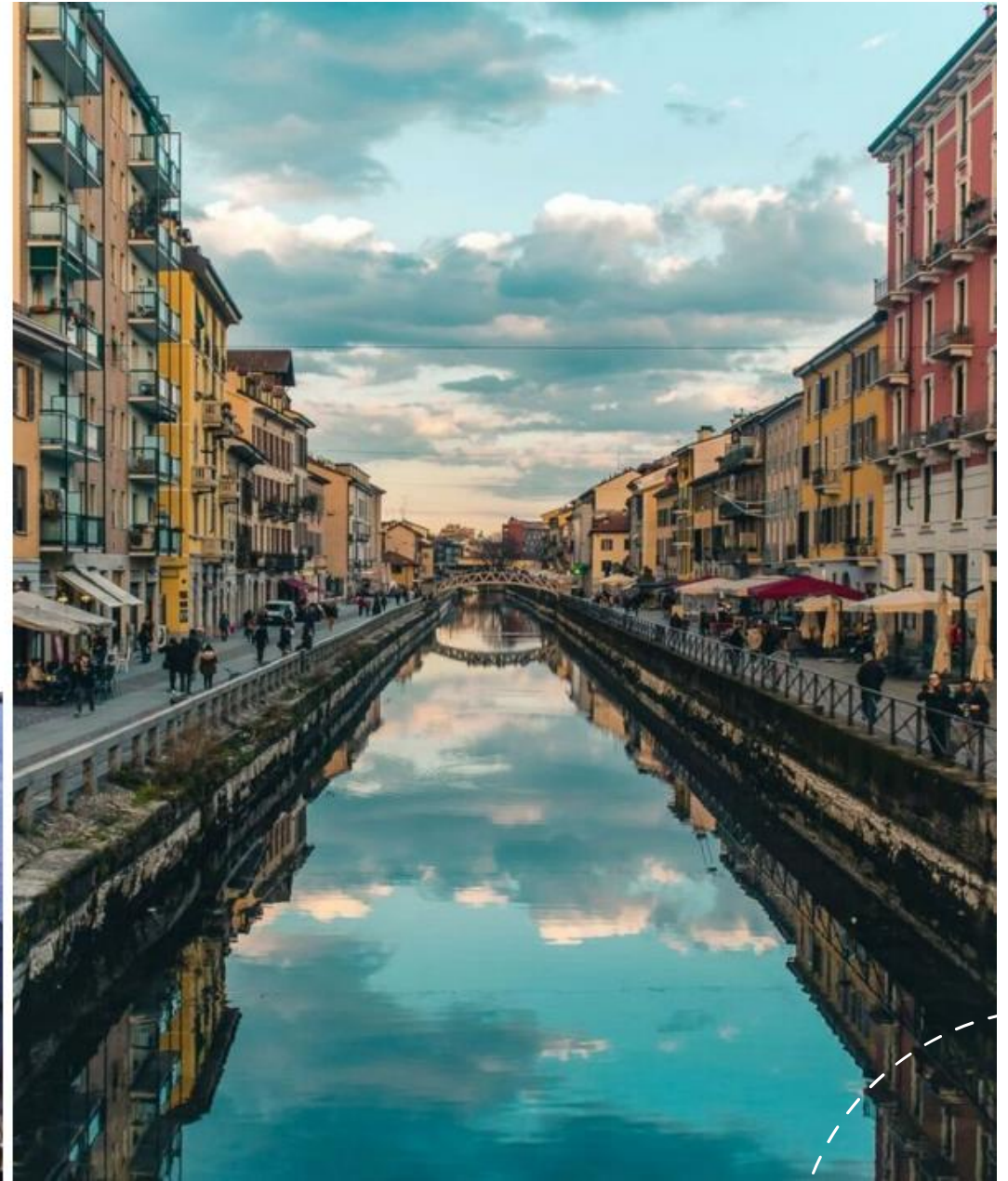
Waterfront Living

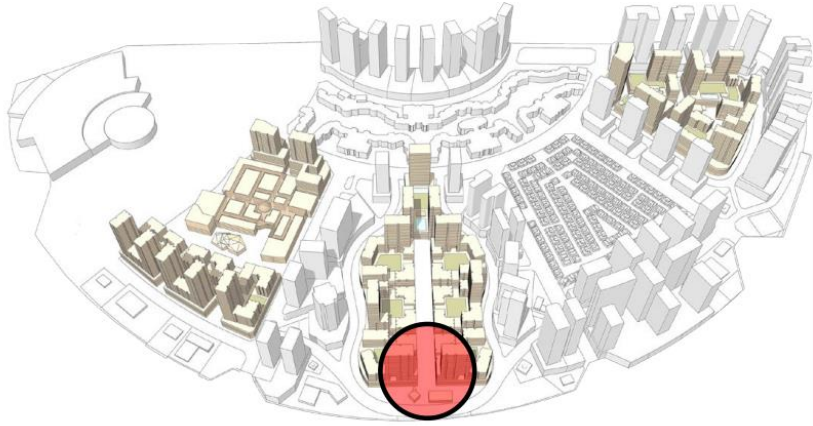


Floating restaurants



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



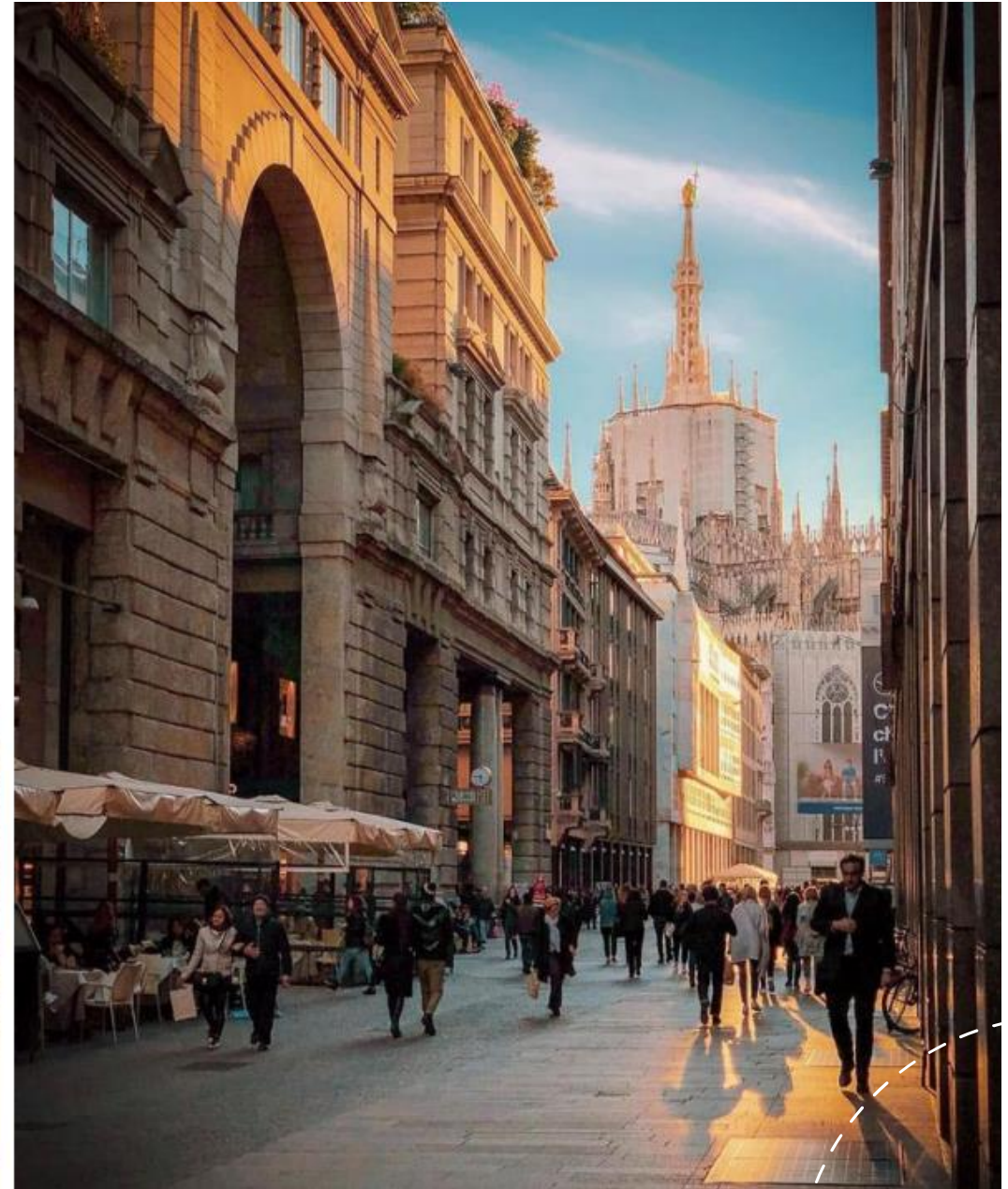
Retail & Experiential Spaces



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**

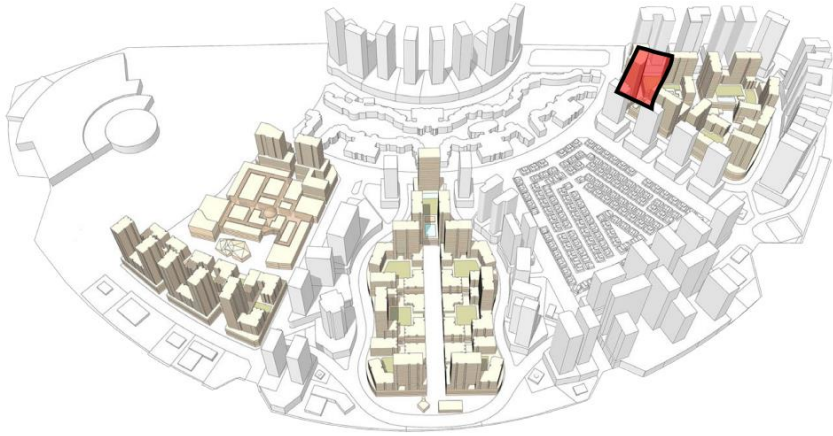
No. of Apartments : **13,420**







Porta Milano



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

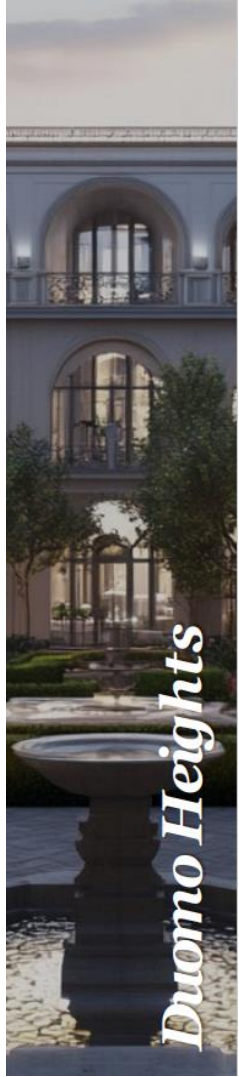


Sky lounges & Rooftop Amenities



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

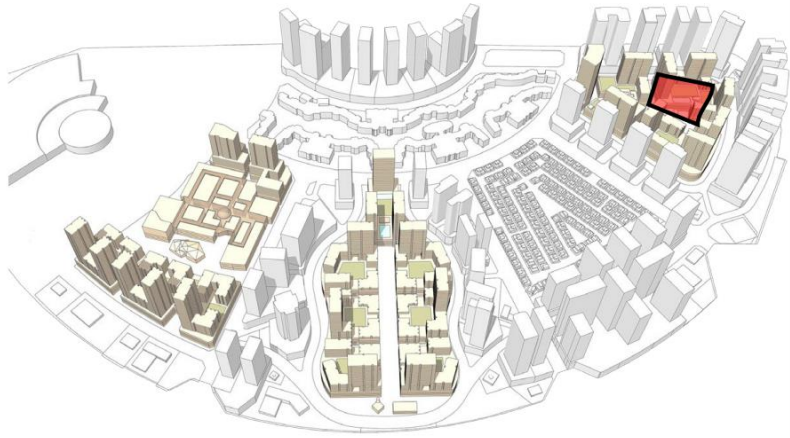


Elegant townhouses with rooftop terraces



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

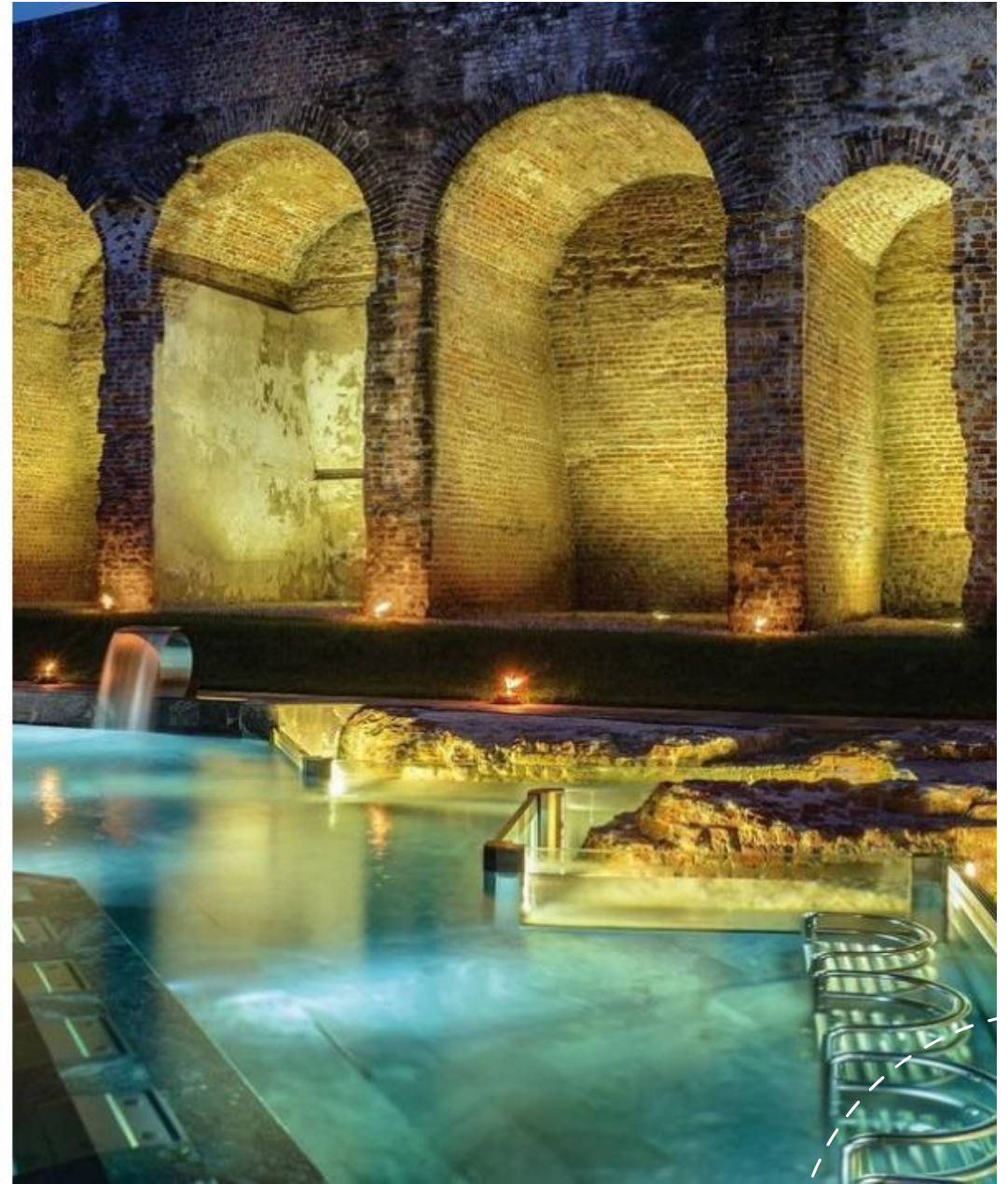
A serene, nature-centric destination focused on health, wellness, and rejuvenation.

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**

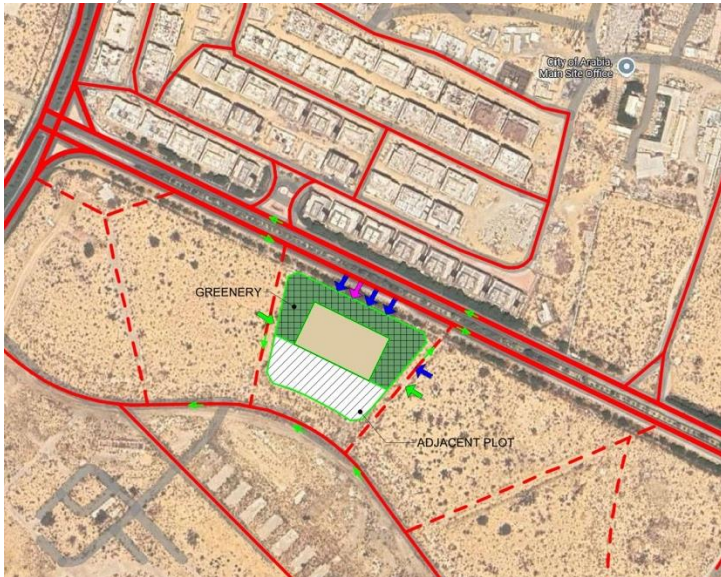
Podium : **G+5P**

Max. Floors : **35 floors**

No. of Apartments : **2,880**







Z4 – 08 plot

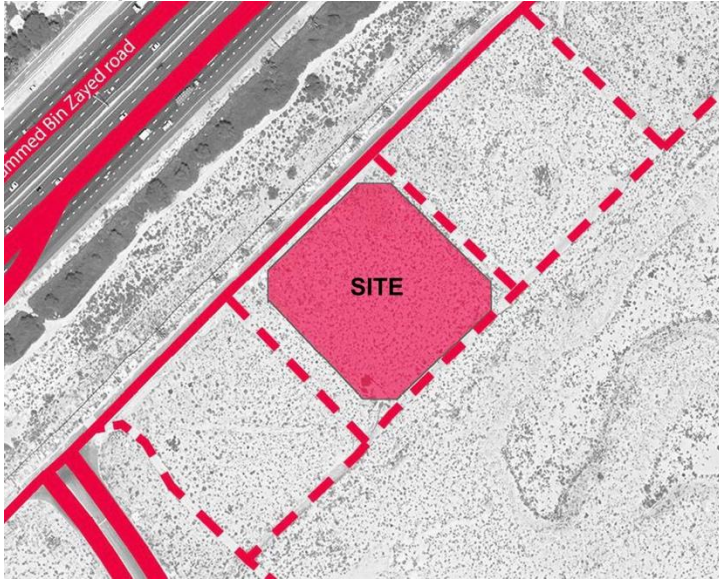
Consultants
INK











Z6 – 02 plot

**Consultants
INK**















Z6 – 11 plot

**Consultants
RECS**











Z4 – 06 plot

**Consultants
RECS**









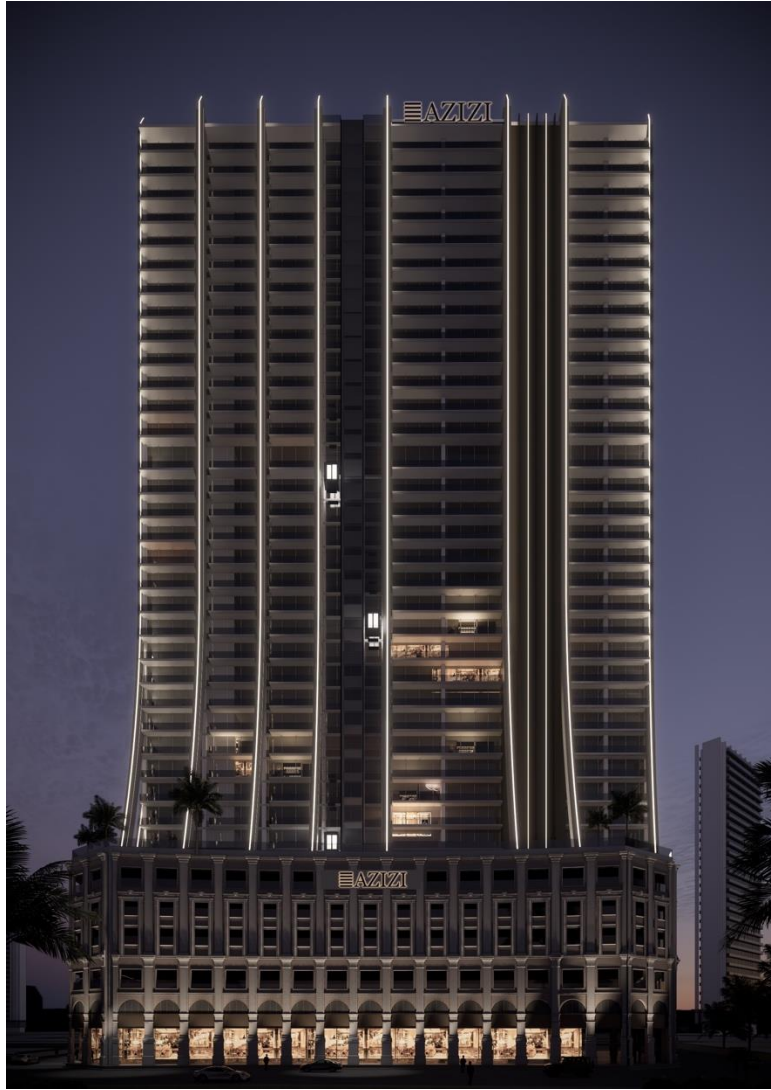




Z4 – 12 plot

**Consultants
RECS**











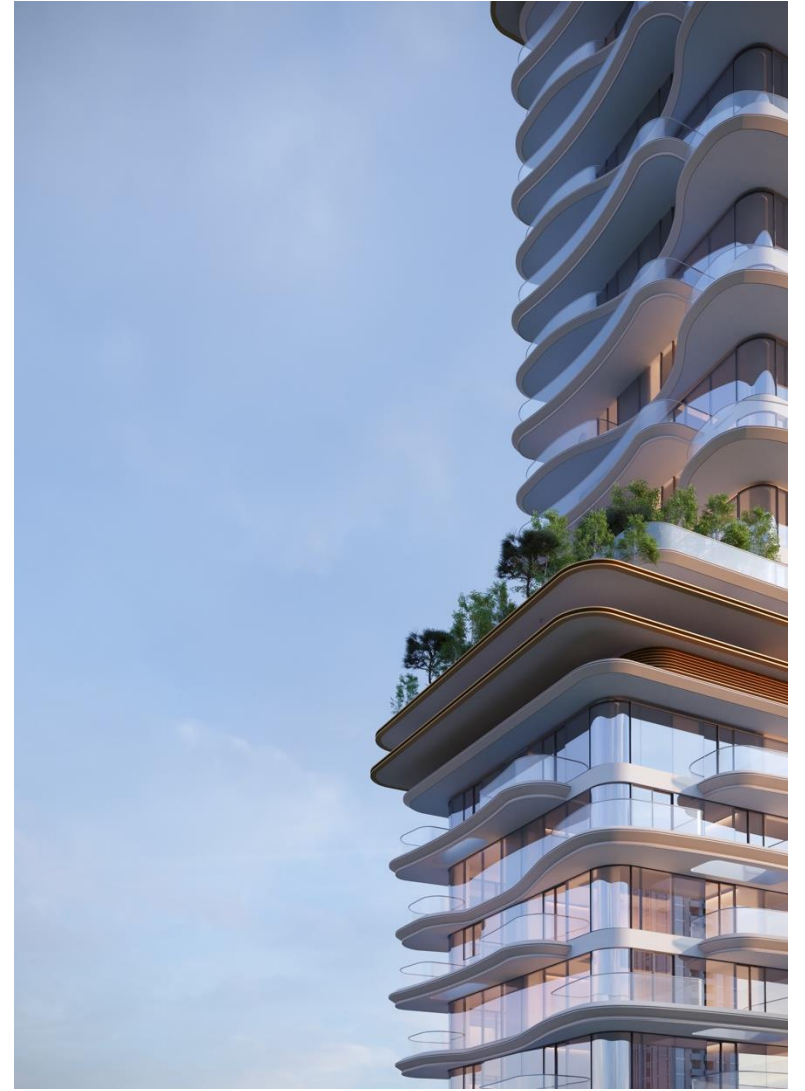


PLOT AREA

Z6 – 14 plot

**Consultants
STUDIO 360**







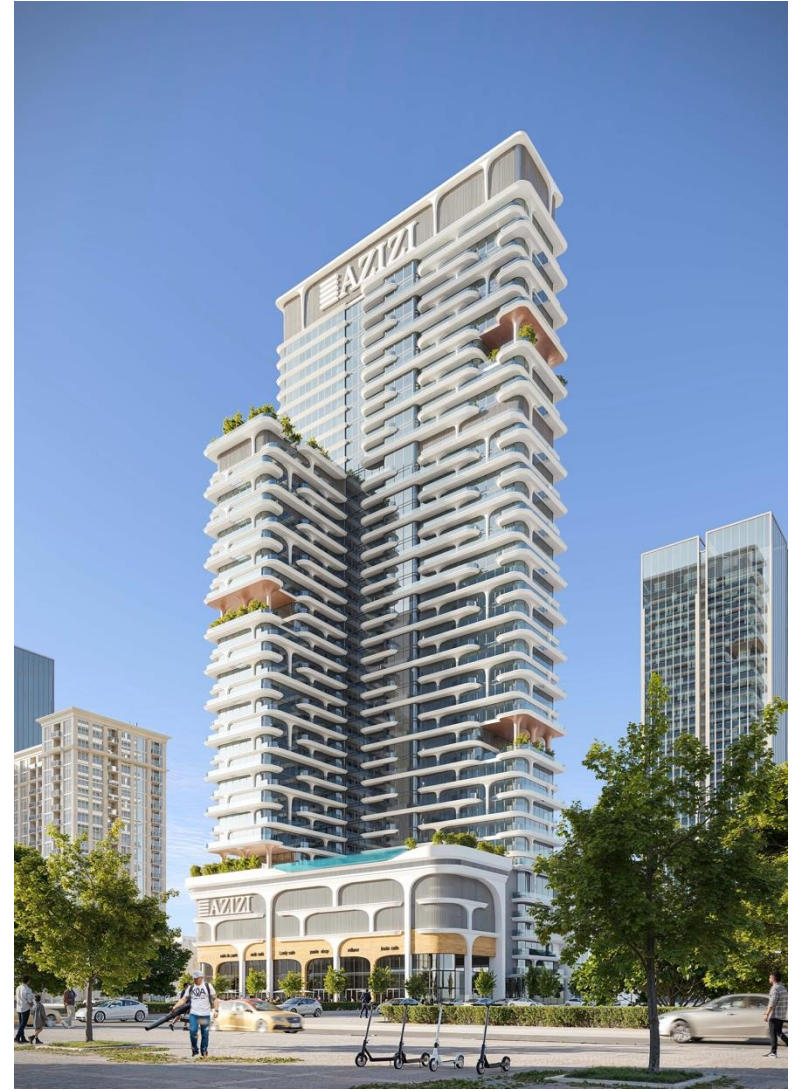
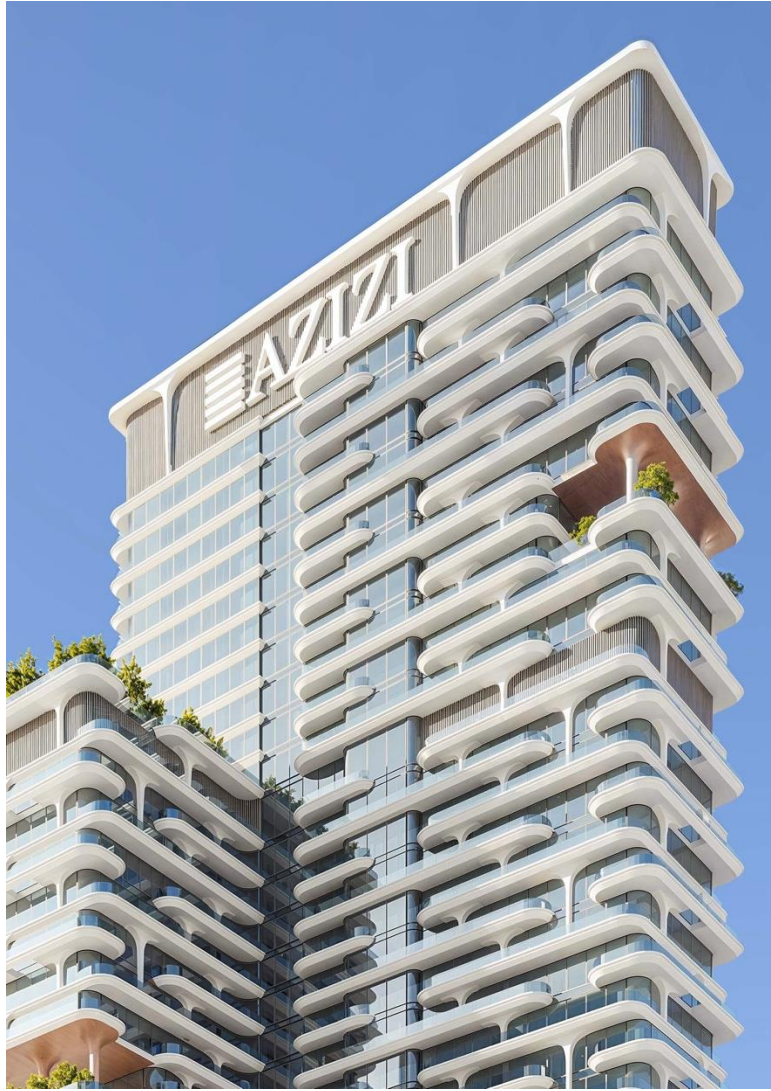


PLOT AREA

Z6 – 25 plot

**Consultants
STUDIO 360**



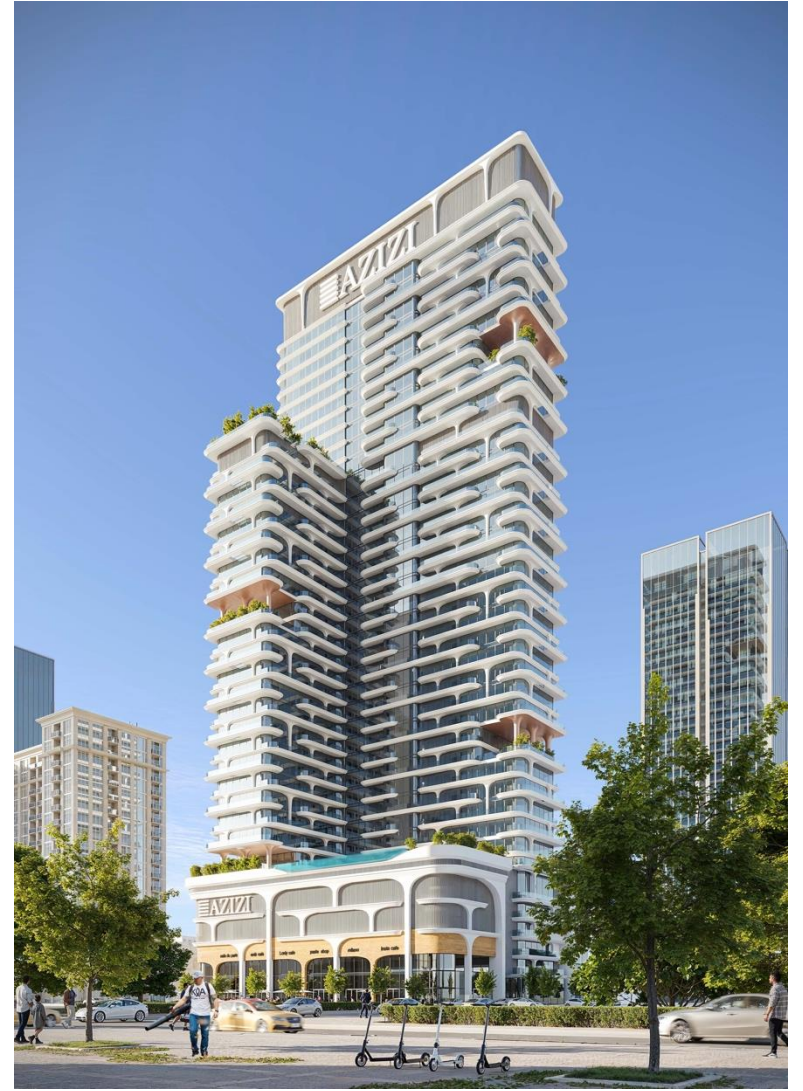


PLOT AREA

Z6 – 27 plot

**Consultants
STUDIO 360**





PLOT AREA

Z4 – 17 plot

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ACE**



PLOT AREA

Z4 – 26 plot

**Consultants
ACE**

