

I'm Home



SHAISTA
RESIDENCES



Shaista Residences



Chairman's Message

2016 has been a significant year for Azizi Developments. While two of our projects at Al Furjan – Azizi Yasamine and Feirouz – are ready to be handed over, two new luxury residential projects have been launched in Palm Jumeirah and one in Dubai Healthcare City.

We are happy to announce Azizi Shaista, our new development in the emerging neighborhood of Al Furjan. Our vision of delivering quality living spaces in the most sought-after master developments achieves another milestone with this project.

As we approach the EXPO 2020, property market in Dubai is poised to enjoy further demand and appreciation. Located close to the venue of the prestigious event itself, Al Furjan is primed for growth, which makes Azizi Shaista not only a desirable home but also a practical investment.

We thank you for your continued trust and support. I am certain that Azizi Shaista will soon prove to be a reason for your pride, and immense value for your investment.

Dr. Mirwais Azizi

Chairman



6.57 Million international guests in 2016

5th Largest metropolitan economy in the world

0% Tax rate for property ownership

45 Million guest nights per year

86% Average Dubai hotel occupancy

Dubai. Home to a happening world.

**A dynamic city as distinguished
as its skyline, As vibrant as its
multicultural community.**

**As robust as its progressive
economy, And as inspiring as
its vision itself.**

For the millions who choose Dubai to live, work and invest, it is the land of opportunity and possibilities. A city that embraces a multitude of cultures, and a business hub that drives the dreams of those who seek their fortune here.

Having left an impression on the world with iconic projects, architectural marvels and breathtaking accomplishments, Dubai offers investment opportunities in different sectors of the economy, and is rated among the best places to live in the region.

Dubai EXPO 2020 Hosting the world

\$ 23 Billion in revenue

24.4% Overall GDP growth

25 Million visitors forecasted

277,000 Job opportunities

The chosen venue for the most prestigious EXPO 2020, Dubai is preparing to welcome the whole world with development of concepts and infrastructure.

The EXPO will be the meeting point for ideas and technology, and a platform for social, economic and sustainable development. As the world streams into Dubai, the interest and influx will boost the city's economy to the tune of 23 billion USD.

Spread across 438 hectares, the new Dubai Trade Center will be the official venue for the EXPO 2020 Pavilion. Located in Jebel Ali within Dubai South District, the venue is adjacent to Al Maktoum International Airport.



Shaista Apartments

The airport of the future



15 minutes from Al Furjan Residential Community is Dubai World Central, designed to be the world's largest airport.

With 70% of all visitors to the EXPO expected to come from outside, the close position of Dubai World Central to the venue is strategically convenient.

With a capacity of more than 160 million passengers a year, Dubai World Central is designed to be Dubai's airport of the future. In the heart of new Dubai, the Airport is a prestigious advantage for the Al Furjan community.





Expo
2020

Metro
Line

Al Furjan

Dubai Land
←

Discovery
Garden

Jumeirah
Islands

Emirates
Hills

Shamsa B. Al-Jaberi

Al Furjan

**A different community.
Connected and Self-sufficient.**



In the approach to the next decade, Al Furjan is the in-demand residential community that is attracting investors from all over. Strategically located between the Sheikh Zayed Road and Mohammed bin Zayed Road, Al Furjan has easy access to the nerve-centre of Dubai through the main arteries like Al Khail Road, and Emirates Road. Al Furjan is prestigiously close

to the Expo 2020 pavilion and is surrounded by iconic developments in hospitality and entertainment.

As a comprehensive development involving several landmark projects for residence as well as commercial use, Al Furjan will be ready to play its part when Dubai welcomes 25 million new visitors during Expo 2020.



The bustling heart of New Dubai

Shaista Apartments

Al Furjan is in the heart of new Dubai, rising within a multi-phase development that consists of the EXPO 2020 Pavilion, Dubai World Central Airport and six clustered zones. Adjacent to Al Furjan is the Discovery Gardens community while much of New Dubai is a short drive away.

Underlining its location of convenience, Al Furjan is well connected with the proposed metro line, international airport and everything a thriving community needs. A world of indoor and outdoor facilities for retail and relaxation cater to the Al Furjan community.



Shakia Apartments

Community Amenities

- Mixed (Residential + Retail + Commercial)
- Hotels
- Outdoor sports facilities
- Community retail centre
- Common areas / landscaped gardens
- Schools
- Convenient access to public transportation



SHAISTA RESIDENCES

Shaista Apartments

GALAXY COFFEE

AZIZI Shaista. For a complete lifestyle

Perched at a conveniently connected spot in the prestigious development, Azizi Shaista is well integrated into the Al Furjan community. Azizi Shaista offers 137 studios, 124 one bedroom apartments and 23 two bedroom apartments in the building rising 15 floors above the ground. A retail space of 7100 sq. ft. means a place for relaxed shopping, a place for everyday essentials or a place to enjoy leisure with your dear ones - it is all right here.

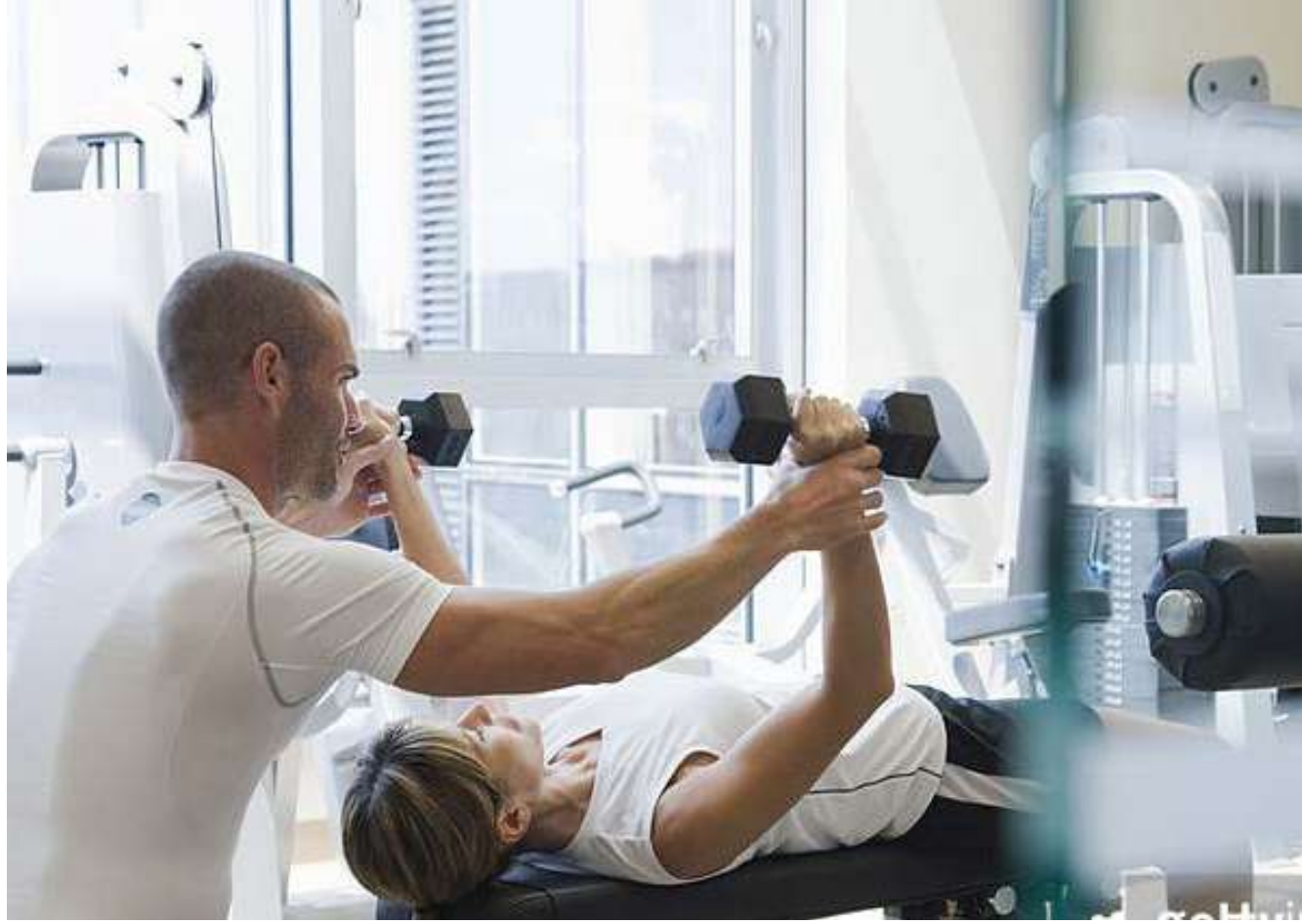


Shaista Apartments

Time to refresh,
and a time with
oneself.



Outdoor swimming pool
Spa
Kid's play area



State of the art gymnasium
Health club
Ample lighting
Ventilated design



Round the clock reception and concierge

24 hrs valet parking service

Podium level open Cafe & Restaurant

Retail outlets

Ample car parking

Essential urban spaces

137 studios

Shaista Residences

Features

Fully-furnished
State-of-the-art fittings
Superlative amenities
Modern equipment

Furniture & Furnishings

Contemporary furniture
Exquisite furnishings

Suite of services

Housekeeping
Maintenance
IT & Entertainment

Fashionable living spaces

124 one-bedroom
apartments



Modern urban luxury

23 Two-bedroom apartments

Features

Fully-furnished
State-of-the-art fittings
Superlative amenities
Modern equipment

Furniture & Furnishings

Contemporary furniture
Exquisite furnishings

Suite of services

Housekeeping
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