



# Meydan Avenue Projects

meydan AVENUE

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# In the Heart of The City



15 min

- Downtown Dubai Dubai
- Open Beach (La Mer)
- Dubai Inter. Airport

# In the Heart of The City



15 min

- Downtown Dubai Dubai
- Open Beach (La Mer)
- Dubai Inter. Airport

  
AZIZI  
**VICTORIA**  
GREAT LIVING

**meydan**

# The Center of Meydan

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5 min

- Meydan One Mall
- Meydan Grandstand
- Meydan Hotel
- Azizi Riveria Canal

Park Avenue

Gardens

Greenfield

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# Facts About Maydan Avenue

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- In Heart of Dubai, The Hub of MBC (37 Building)
- 1,811 residential units (one to three-bedroom apartments) 189,979 square meters of retail space housed on the ground floors of the 37 buildings.
- Meydan Hotel and tourist entertainment attraction
- Next to Meydan Grandstand ,Home to the world's richest horse race
- Prime investment opportunity for commercial, residential, entertainment, and mixed-use development
- The 500m boardwalk, with its myriad entertainment and leisure offerings, will make Meydan Avenue a destination in its own right



**Park Avenue** AZIZI

# Park Avenue <sup>AZIZI</sup>



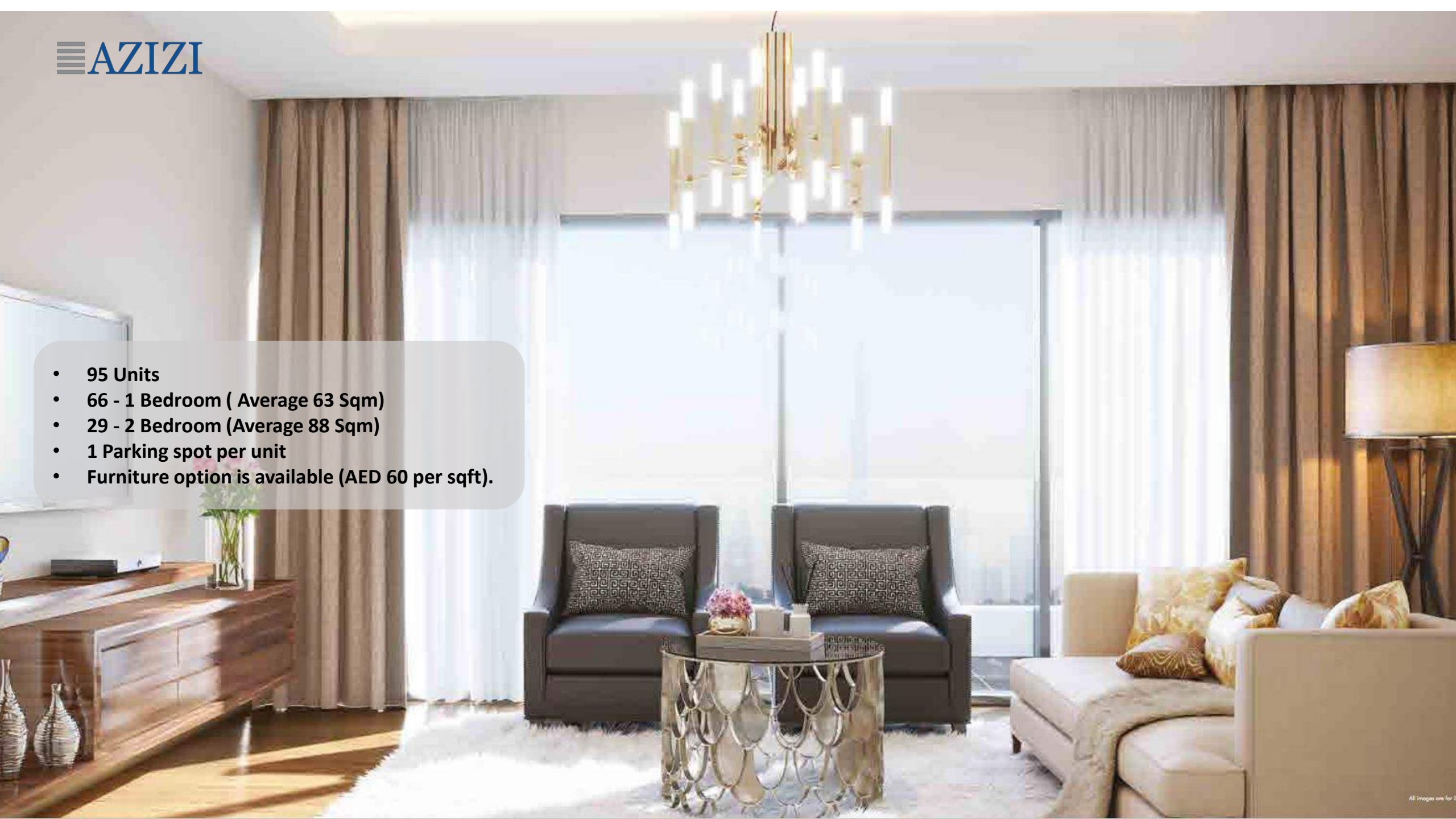
- The Meydan Hotel and Racecourse - 5 minutes walk/3 minutes cycling
  - Ras Al Khor Wildlife Sanctuary - 10 minutes drive
  - Downtown Dubai - 15 minutes drive
  - Burj Al Arab - 20 minutes Drive
  - Dubai Airport - 15 minutes Drive
  - Jumeirah Beach - 15 minutes drive
  - Dubai Creek Harbour - 15 minutes drive
- approximate distance



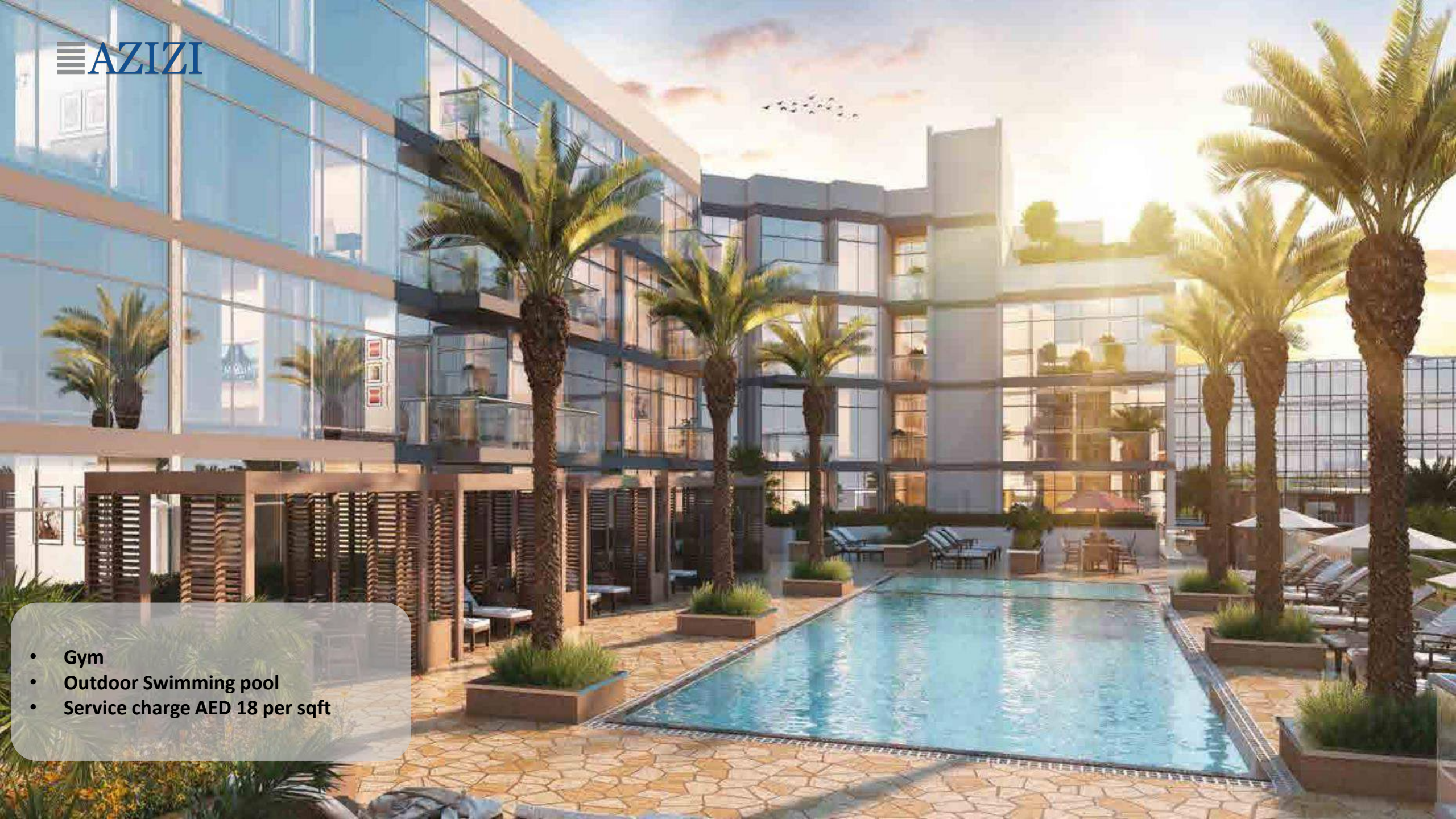
- **Low-rise B+G+4 (34.15m)**
- **Residential**
- **Retail 9,220 Sqft**
- **Standalone on 3 main roads**
- **Overlooking Large park**
- **Large glass windows and balconies (More Sunlight)**



- 95 Units
- 66 - 1 Bedroom ( Average 63 Sqm)
- 29 - 2 Bedroom (Average 88 Sqm)
- 1 Parking spot per unit
- Furniture option is available (AED 60 per sqft).

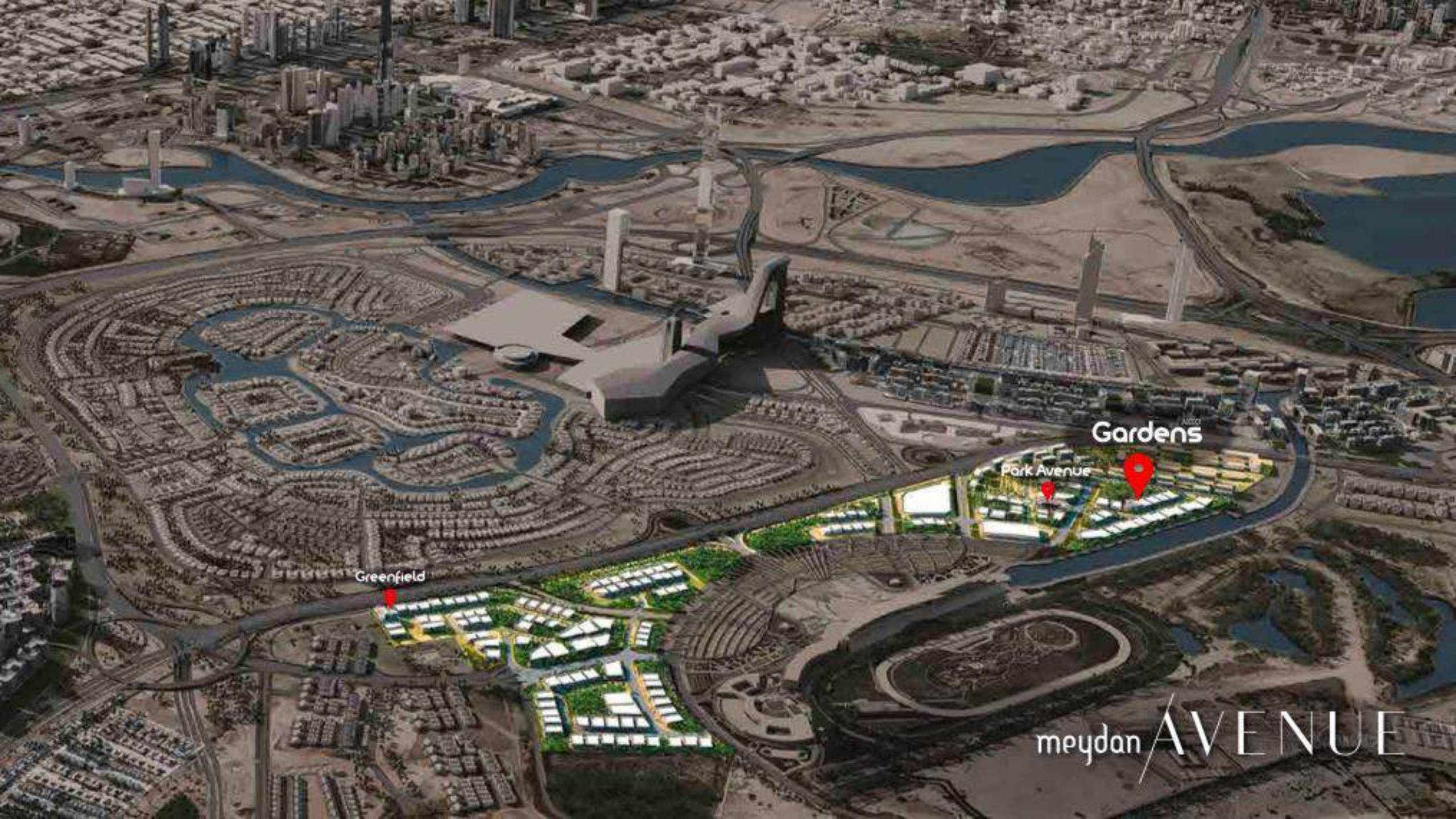


- Gym
- Outdoor Swimming pool
- Service charge AED 18 per sqft



The background features a repeating pattern of stylized green leaves. The leaves are rendered in a light green color with a fine, linear texture. They vary in size and orientation, scattered across the white background. The central text is positioned in the middle of the frame.

**Gardens** AZIZI

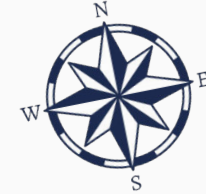
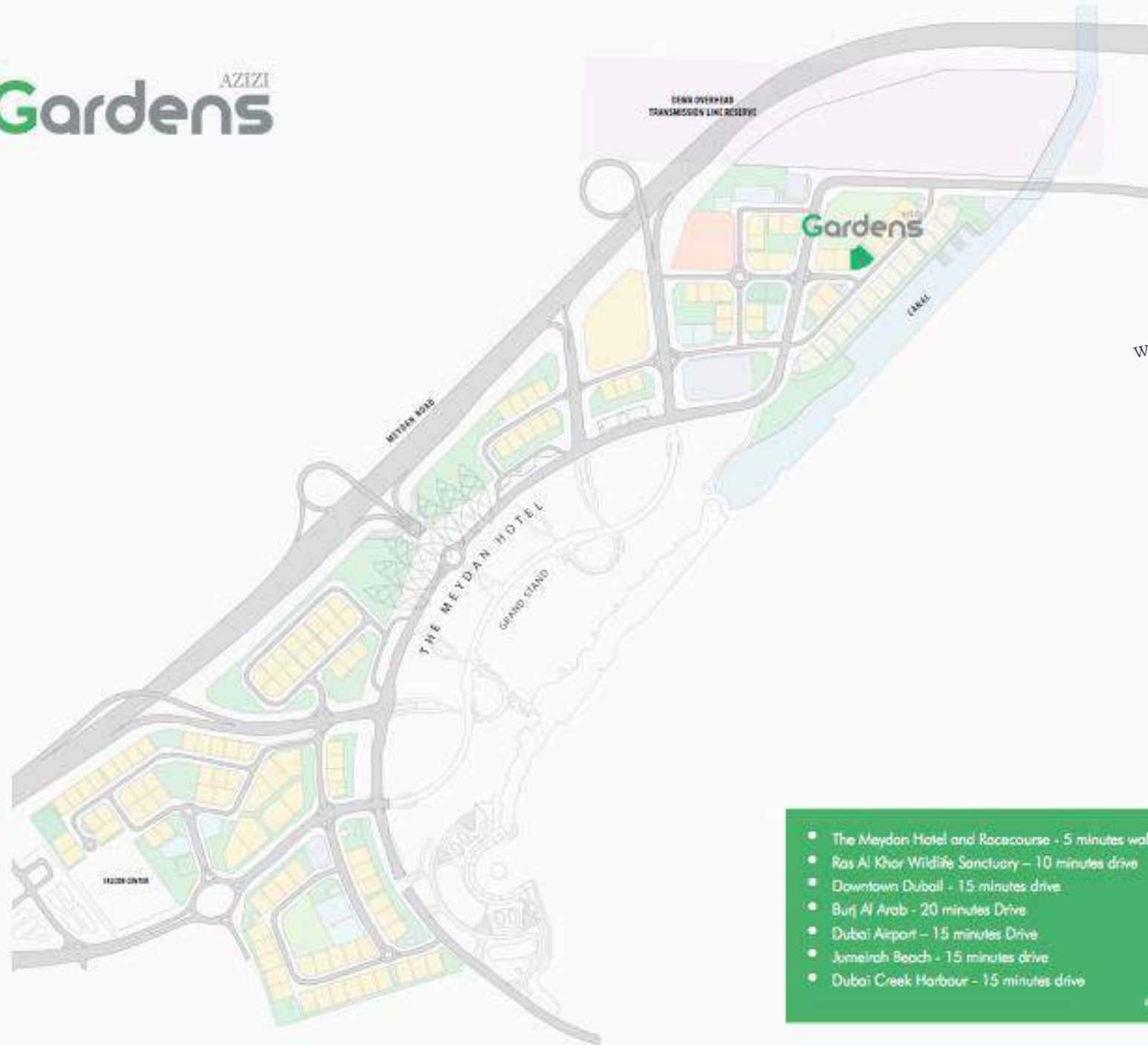


Greenfield

Park Avenue

Gardens

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- The Meydan Hotel and Racecourse - 5 minutes walk/3 minutes cycling
  - Ras Al Khayr Wildlife Sanctuary - 10 minutes drive
  - Downtown Dubai - 15 minutes drive
  - Burj Al Arab - 20 minutes Drive
  - Dubai Airport - 15 minutes Drive
  - Jumeirah Beach - 15 minutes drive
  - Dubai Creek Harbour - 15 minutes drive
- approximate distance

- **Low-rise B+G+4 (20.3 m)**
- **Residential**
- **Retail 2,562 Sqft**
- **Standalone on 2 main roads**
- **Overlooking 2 parks**
- **Large glass windows and balconies (More Sunlight)**



- 51 Units
- 40 - 1 Bedroom (Average 59 Sqm)
- 11 - 2 Bedroom (Average 94 Sqm)
- 1 Parking spot per unit
- Furniture option is available (AED 60 per sqft).





- Gym
- Outdoor Swimming pool
- Service charge AED 10 per sqft



The logo features the word "Greenfield" in a bold, sans-serif font, with the letter "G" in a vibrant green and the remaining letters in a dark grey. Above the "field" portion of "Greenfield", the word "AZIZI" is written in a smaller, all-caps, dark grey sans-serif font. The background is a light green color with a repeating pattern of stylized, three-lobed leaf icons in various shades of green and grey.

**Greenfield**  
AZIZI

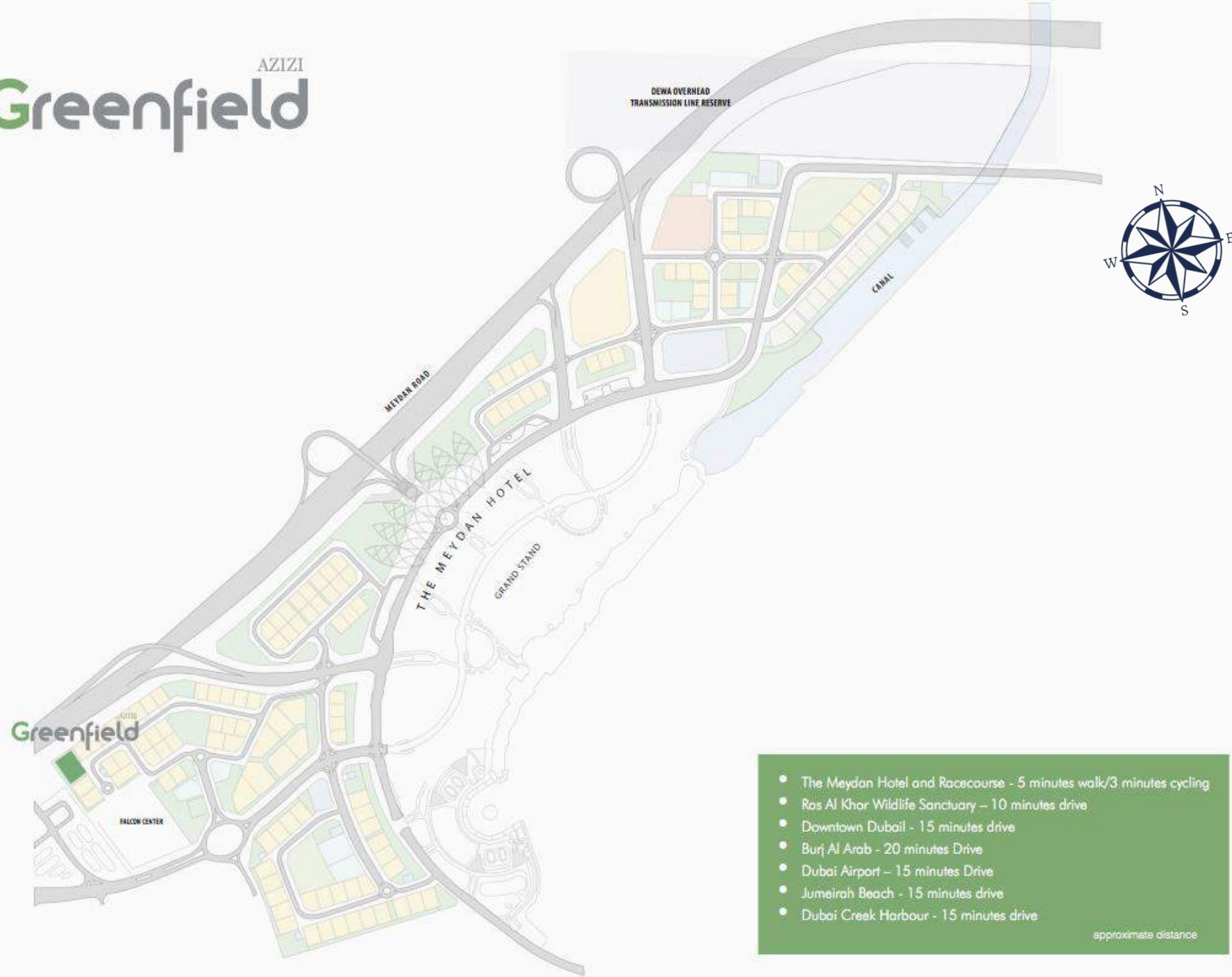


Greenfield

Park Avenue Gardens

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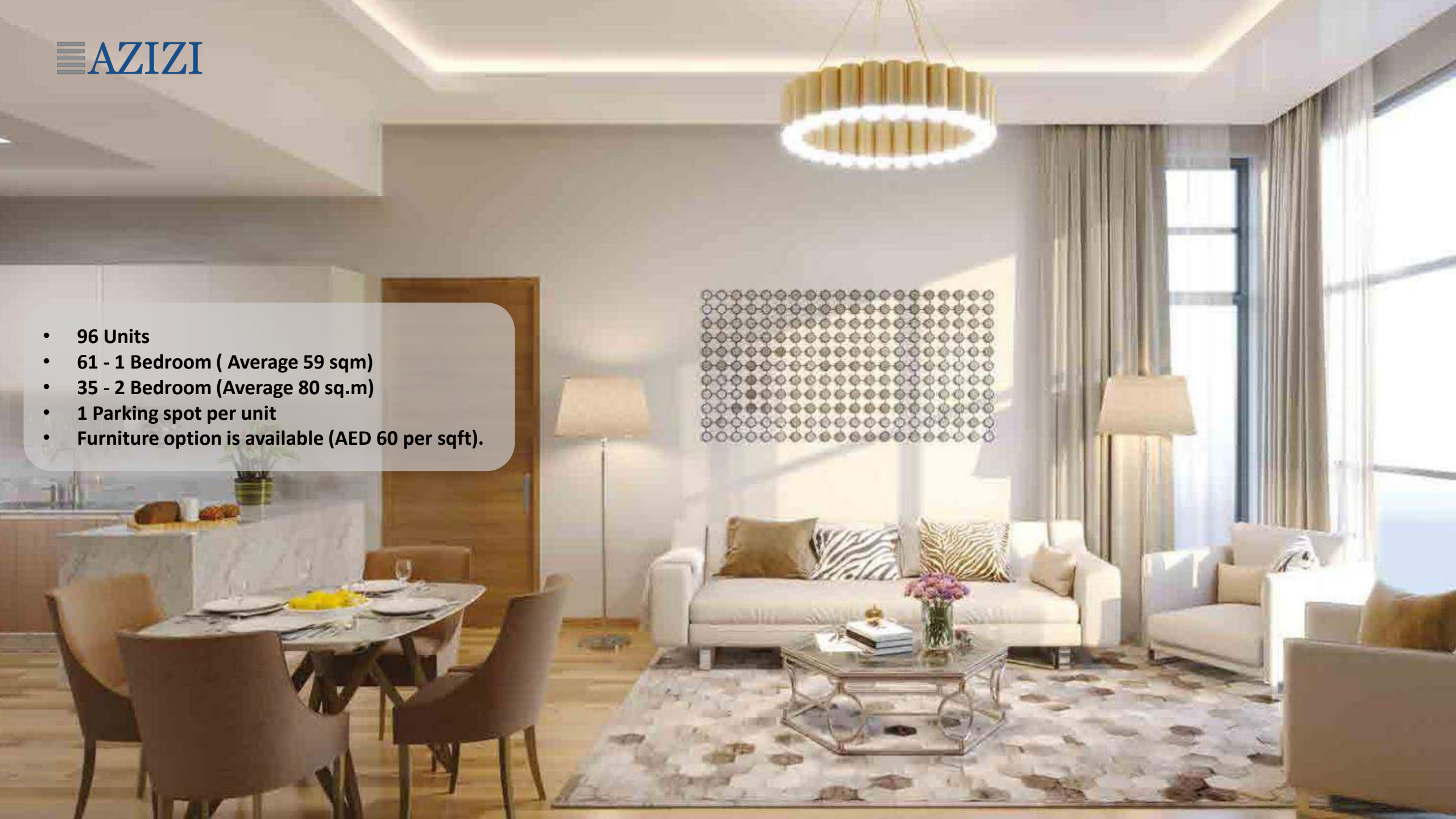
# AZIZI Greenfield



- The Meydan Hotel and Racecourse - 5 minutes walk/3 minutes cycling
  - Ras Al Khor Wildlife Sanctuary - 10 minutes drive
  - Downtown Dubai - 15 minutes drive
  - Burj Al Arab - 20 minutes Drive
  - Dubai Airport - 15 minutes Drive
  - Jumeirah Beach - 15 minutes drive
  - Dubai Creek Harbour - 15 minutes drive
- approximate distance

- **L-Shape, low-rise B+G+6 (29.9m)**
- **Residential**
- **Retail 2,766 Sqft**
- **Standalone on 2 main roads**
- **Overlooking 2 parks**
- **Large glass windows and balconies (More Sunlight)**

- 96 Units
- 61 - 1 Bedroom ( Average 59 sqm)
- 35 - 2 Bedroom (Average 80 sq.m)
- 1 Parking spot per unit
- Furniture option is available (AED 60 per sqft).



- Gym
- Outdoor Swimming pool
- Service charge AED 18 per sqft



# Payment Plan and Construction

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- 50% During construction 50% On handover
- Average price AED 1,400 per Sqft
- Expected completion date Q1 2019



# Potential Buyers

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- Investors
- Workforce at DIFC, Dubai Design District, Business Bay and Down Town

## Similar Products

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- Polo Residence (One Bedroom 828 Sqft AED 910, 000)
- Prime Views (One Bedroom 815 Sqft AED 950,000)
- Bright Corner (One Bedroom 800 Sqft AED 916,000)