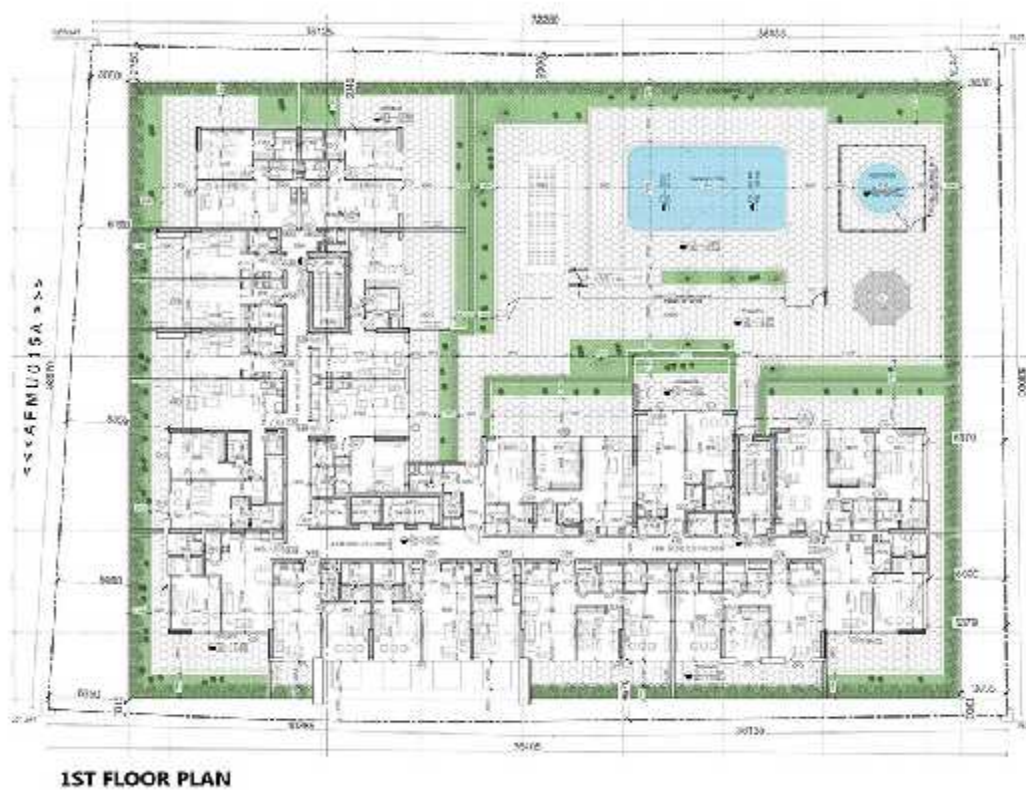
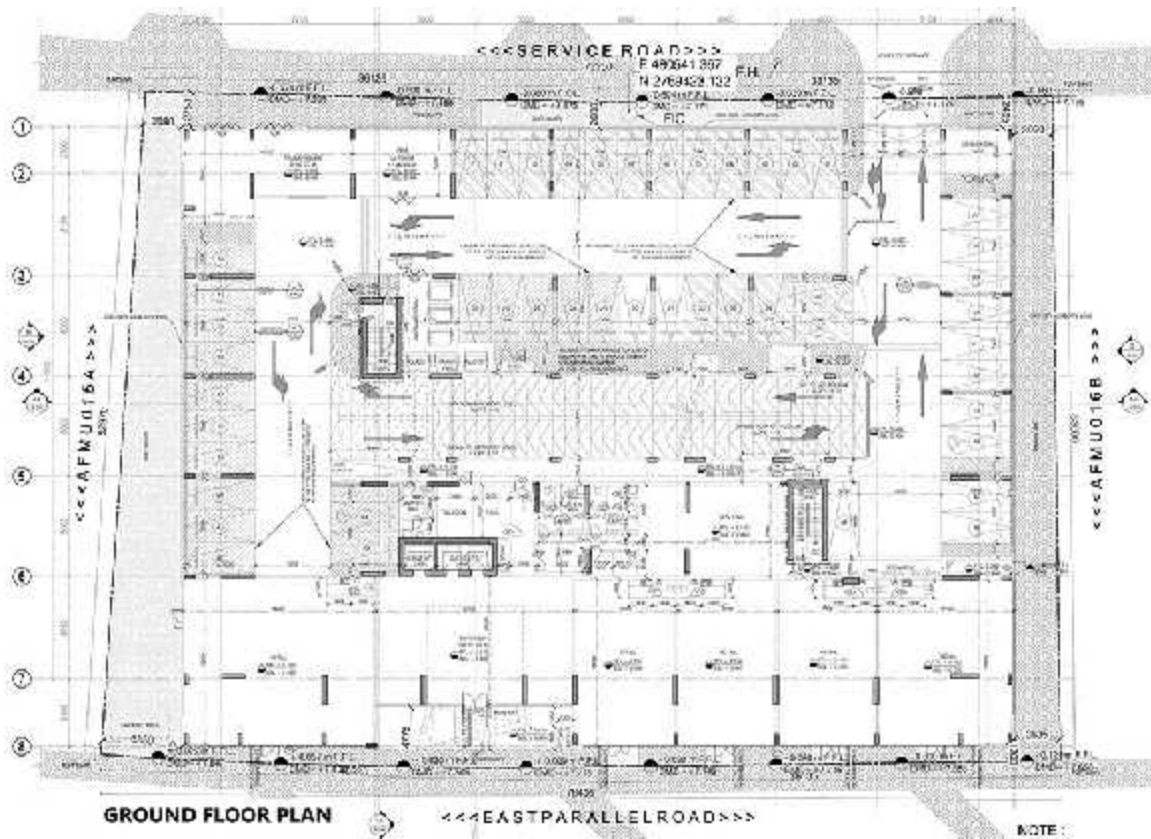
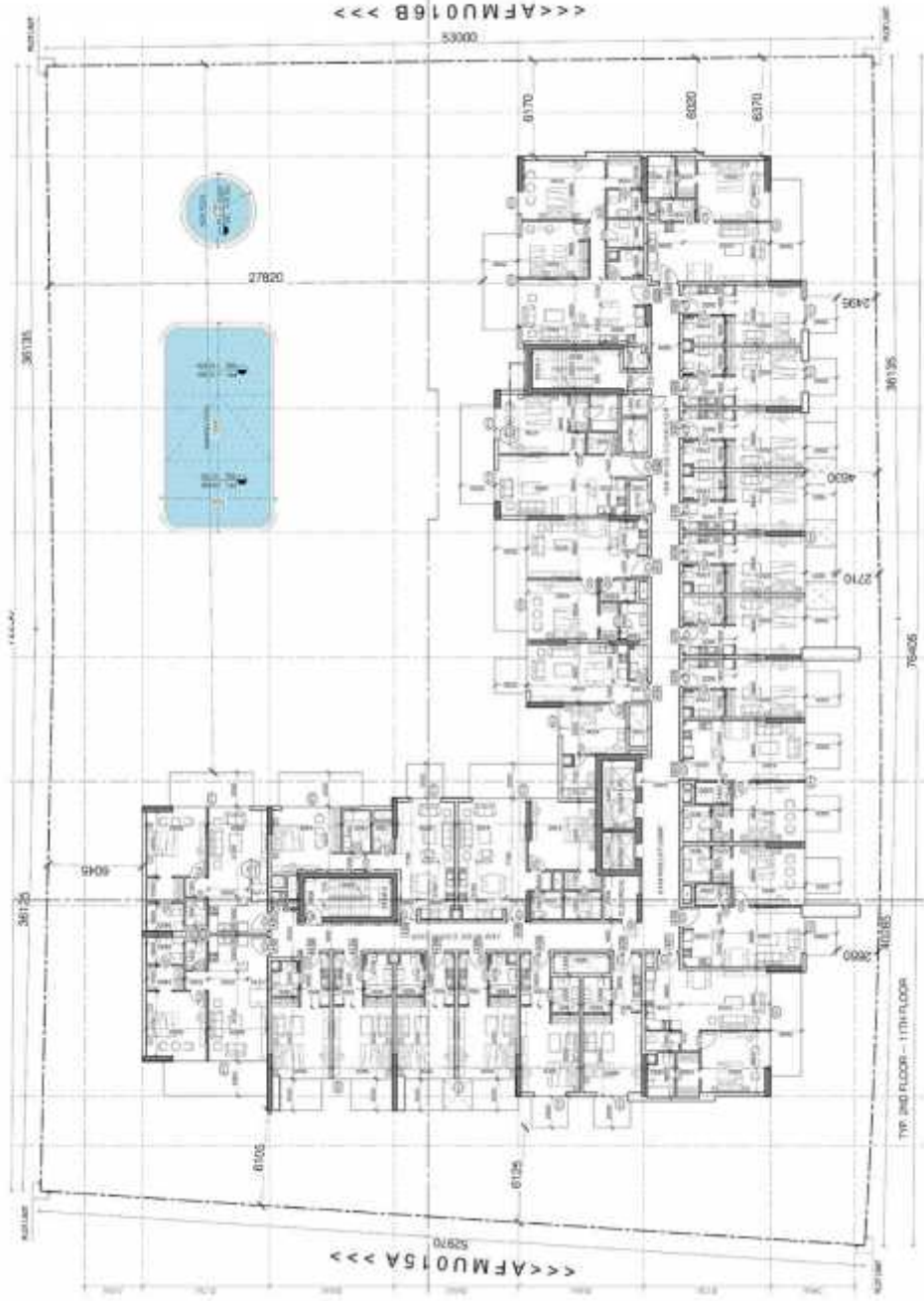


Azizi Shaista Residence FACT SHEET

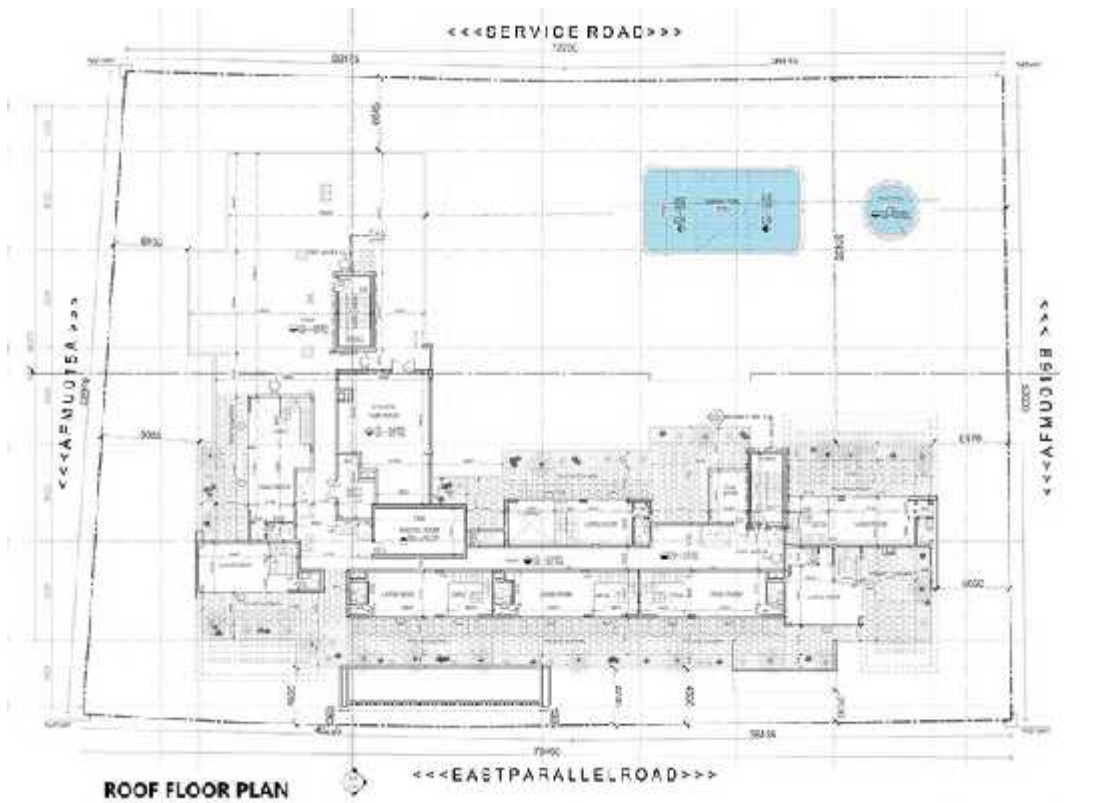
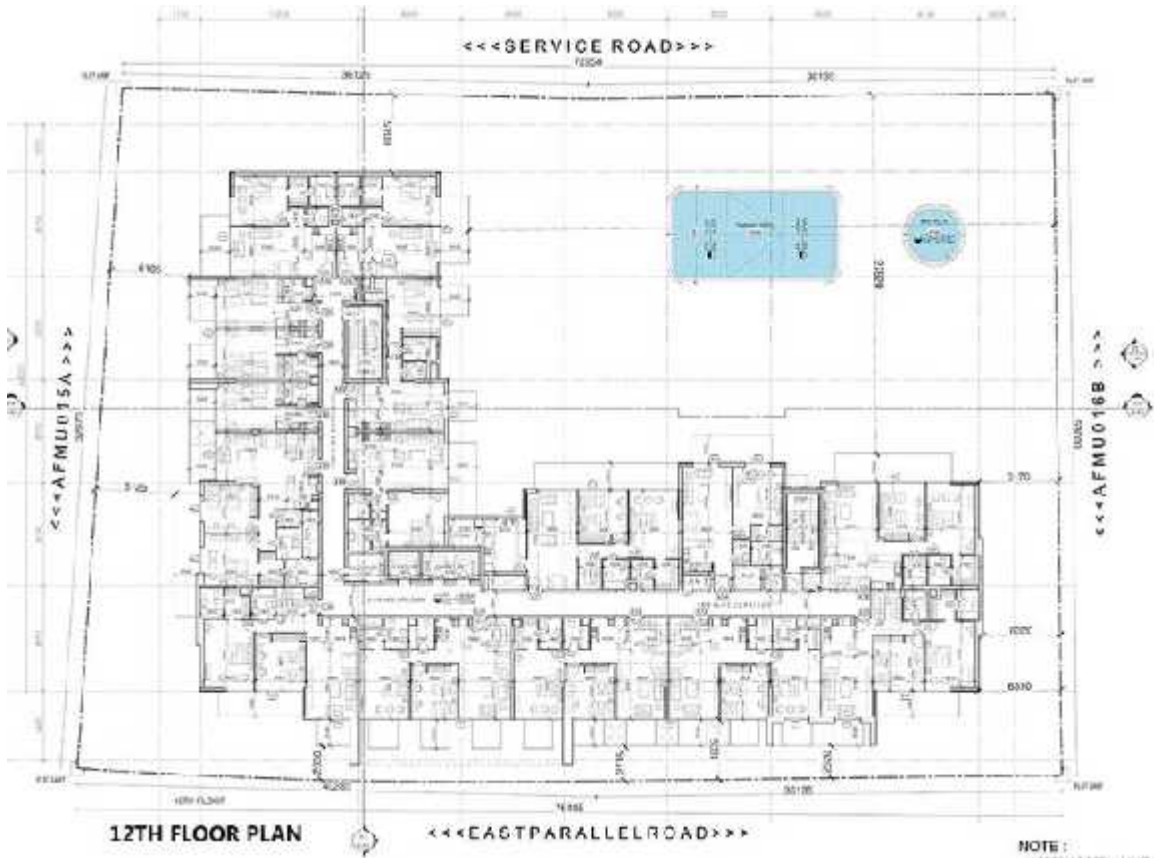








TYPICAL FLOOR PLAN



Project Summary

AZIZI DEVELOPMENTS is proud to introduce Azizi Shaista Residence, a high-end residential apartment building with facilities in Al- Furjan district of Dubai. The building features a unique design that creates a unique look that is unsurpassed in Al Furjan.

Azizi Shaista Residence features 284 luxurious apartments that offer an unparalleled level of convenience and amenities. Each apartment is furnished and delivered with a modern and fresh interior design.

Location:

Located in Al Furjan District

Fantastic views of Dubai Marina & JLT

Nearby Dubai expo 2020

New metro line with several stations on the same road.

Convenient access to the Sheikh Zayed Road and Skh Mohamed Bin Zayed Road

10 minutes drive from AlMaktoum airport, dubai south,

5 minutes drive from Ibn batutta Mall and the upcoming Dubai expo 2020

Construction & Project Details:

Construction by DERBY

Construction Cost: 77,968,596

Completion Date: Q1 2018

Building Height: b+G+2P+12

Plot Area: 42,501 sq.ft

Plot number: afmu 15b,16a

Total Construction Area: 361,000 sq.ft

Total Height: 62 M

Levels: B + G + 2P + 12

Retail Area: 7,100 sq

Total Sealable Area: 213166

BUA: 195,505

Total Number of Units:284

Total parking:325

Chiller by Courier

Lifts by Otis

Type

Residential Building with Facilities

Unit Mix

Studio Apartment: 137 No. "average area 440 sq.ft."

1 Bedroom Apartment: 124 No. "average area 940 sq.ft."

2 Bedrooms Apartment: 23 No. "average area 1380 sq.ft."

Amenities & Services

Landscaped gardens, gymnasium, swimming pool, kids pool, retail areas, covered parking.

Furniture

Full furniture package included

STUDIO:

The added value is a studio with lots of light and storage. It will feel large and comfortable.

Furnitures	Quality	App. Size (cm)	Description
Double Bed	1	140x180	with storage compartment / reading lights
Nightstands	2	50x40	customized with floating shelves
Table Lamp	1	TBC	with shade
Floor Lamp	1	TCB	TBC
TV Cabinet	1	200x55	for TV and storage
TV	1	42"	table top w/ remote control
Wardrobes	1	130x45x200	i
Armchairs	2	60x75	fully upholstered

Coffee table	1	60 diam	wooden round / white lacquer
Rug	1	220x150	hand tufted / 70% wool; 30% viscose
Dining Chairs	2	45x50	wood
Dining Table	1	50x60	will double as desk
Coffee Bar	1	65x40x 180	a nice feature complete with sink and storage
Refrigerator/ Freezer	1	32 gallon	2 compartments / white
Gas Range	1	60x60	3 burner stainless steel gas hob
Washing Machine	1	60x44x85	6kg capacity / front load / white with pull out storage

1 BEDROOM UNITS:

With all the amenities and luxury for a comfortable stay.

Furnitures	Quality	App. Size (cm)	Description
Queen Bed	1	160x200	with reading lights
Nightstands	2	55x40	may differ in size
Table Lamp	3	TBC	with shade
Floor Lamp	2	TCB	TBC
Rug	2	220x150	hand tufted / 70% wool; 30% viscose
Desk	1	120x55	wooden / color TBC
TV Cabinet	1	customized	for TV and storage in living room
TV	1	42"	wall mount w/ remote control
Wardrobes	1	4 doors	4 doors / white lacquer / built-in
Armchairs	2	60x75	fully upholstered
Sofa-Bed	1	140x65	folds out to become extra bed
Side tables	1	55x55	1 round + 1 squared
Coffee table	1	100x55	wooden / color TBC
Dining Chairs	4	40x45	wood + upholstery
Dining Table	1	120x90	sits 4
Refrigerator/ Freezer	1	32 gallon	2 compartments / white
Gas Range	1	60x60	3 burner stainless steel gas hob
Washing Machine	1	60x44x85	6kg capacity / front load

2 BEDROOM UNITS:

With all the amenities and luxury for a comfortable stay.

Furnitures	Quality	App. Size (cm)	Description
Queen Bed	1	160x200	with reading lights
Twin bed	2	180x90	with reading lights
Nightstands	3	TBC	with differ in size
Table Lamp	2	TCB	with shade
Floor Lamp	2	TBC	TBC
Area Rug	2	220x150	Hand tufted/70% wool; 30% vicose
Bedroom rugs	2	50x120	for twin beds
Desk	2	120x55	Wooden/color TBC
TV cabinet	1	customized	for TV and storage in living room
TV	2	42"	wall mount w/ remote control
Wardrobes	2	customized	white lacquer / built-in
Armchairs	4	60x75	fully upholstered
Sofa w/ Chaise Lounge	1	customized	L shape
Side tables	2	55x55	1 round + 1 squared
Coffee table	1	100x55	wooden / color TBC
Dining Chairs	4	40x45	wood + upholstery
Dining Table	1	135x90	sits up to 6
Refrigerator/ Freezer	1	32 gallon	2 compartments / white
Gas Range	1	60x60	4 burner stainless steel gas hob
Washing Machine	1	60x44x85	6kg capacity / front load

Unit Features:

- Kitchen cabinets and countertops with refrigerator, washing machine & cooker.
- Balconies as per unit plan.
- Wardrobes in bedrooms.
- Fully tiled bathrooms, en-suites and guest toilets, wherever applicable
- Shower or bath tub with handle and shower in each bathroom.
- Vanity Units and mirrors
- Centrally air conditioned
- Double glazed windows
- DU television and telephone connections
- Satellite master antenna “SMATV connection “
- Provision for High speed internet access “Fiber optic connection “
- Ceramic floor tiling

Lounge:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)

TV Sockets

Electric sockets

Light fittings

Patio doors to Terrace

Kitchen:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)

Cooker

Washing Machine,

Refrigerator/Freezer

Socket
Kitchen Sink made by Roca
Fire Detector
Stove made by Hisense
Coffee Table
Dishware
Silverware
Dining Chairs/Tables
Built in shelves
Basic cooking utensils

Master Bedroom:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)
Switches
Socket
Night Stand with Light
Wooden Cabinets
Built in shelves
Desk

2nd bedroom:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)
Switches
Socket
Night Stand with Light
Wooden Cabinets
Built in shelves
Desk

Master Bathroom:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)

Sink makes by Roca

Mirror

Bathtub

Shower

Lamp

Cabinet

Sockets

Dryer

2nd Bathroom:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)

Sink makes by Roca

Toilet sink

Mirror

Bathtub

Shower

Lamp

Cabinet

Sockets

Dryer

Guest Toilet:

Floor Tiles make of Travertine marble effect porcelain ceramic (Portobello-Brazil)

Sink makes by Roca

Toilet sink

Mirror

Bathtub

Shower
Lamp
Cabinet
Sockets
Dryer

COMPLETION DATE: Q1 2018

PAYMENT PLAN: FOR CITY SCAPE

BOOKING FEE: 1%

1ST DEPOSIT 4% + 4% OQOOD 14 DAYS

10 MONTHLY PAYMENTS OF 2.5%