

WORLD'S SECOND TALLEST TOWER



BURJ | AZIZI  
DUBAI

LIVE ABOVE IT ALL



## BURJ AZIZI – AN ICON IN THE MAKING

Access refinement and exclusivity in a one-of-a-kind architectural marvel – a worthy sanctuary for members of the global elite.

A visionary architectural masterpiece that boldly answers the lifestyle needs of the most discerning individuals. Burj Azizi offers a rare opportunity to own, invest, and experience life in a next-generation supertall tower that combines ultra-luxury

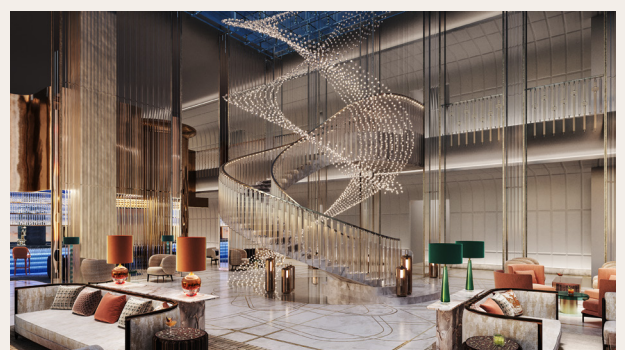
residences, world-class hospitality, and destination retail. Crafted to proudly stand among the world’s most celebrated skyscrapers.

Rising as one of Dubai’s most iconic vertical landmarks, Burj Azizi is designed for sophisticated investors who seek exclusivity, prestige, and long-term value at the very top. Reserved for those who demand nothing less than extraordinary.

## ULTRA-LUXURY HAS A NEW ADDRESS – TOWER FEATURES

A vertical full-service community unlike any other. From base to dazzling pinnacle, this iconic skyscraper is a stunning expression of design, dedication and daring.

- Penthouses and freehold apartments – exuding refinement and serviced by separate high-speed elevators for the epitome of privacy and convenience



- Exclusive separate amenities reserved for each type of residence
- 7-star hotel celebrating global cultures with incomparable facilities and white-glove service
- High-end boutique retail stores by the most prestigious luxury brands
- Fine dining, diverse entertainment and adventure zones
- Observation decks – including the highest one in the world
- World-class materials and finishes throughout
- Cutting-edge systems managing security and parking

## BACKED BY AZIZI DEVELOPMENTS

We believe in crafting beautiful homes that enrich the lives of people. Since 2007, we have successfully delivered over 45,000+ homes across prime residential and commercial destinations. We have around 150,000 units under construction, valued at several tens of billions of US dollars.

The record-breaking Burj Azizi, is among various world-class projects we are developing in Dubai. Our global expansion is well underway, with landmark projects already completed across Germany, France, London, the USA, Australia, Canada, and beyond.

## LOCATION BENEFITS



2 MINS  
Trade Centre



3 MINS  
Museum of the Future



15 MINS  
Dubai Mall



15 MINS  
Business Bay



15 MINS  
Dubai International  
Airport (DXB)



30 MINS  
Jumeirah Beach

## KEY FACTS

- 725 metres – the second tallest tower in the world
- 130+ floors
- 16 ultra-high floors for penthouses
- 20 high floors for freehold apartments
- 7-star hotel
- Multiple observation decks
- Boutique retail by the most exclusive luxury brands
- World-class restaurants

## EXCLUSIVE COMMUNAL AMENITIES FOR RESIDENTS



Steam  
Room



Massage  
Room



Sauna



Swimming  
Pool



Gymnasium



Restaurant  
& Bar



Chess  
Area



Billiards  
Room



Private  
Cinema



Kids' Play  
Area



Yoga  
Studio



Pool Bar



Convenience  
stores



Business  
Centre



Table Tennis  
Room

## RECORD-BREAKING FEATURES

- Highest hotel lobby in the world – 498 metres
- Highest occupied hotel room in the world – 534 metres
- Highest cinema in the world – 310 metres
- Highest nightclub in the world - 577 metres
- Highest observation deck in the world - 649 metres
- Highest spa in the world - 416 metres
- Highest supermarket in the world - 310 metres
- Highest restaurant in Dubai at - 554 metres

## THE INVESTMENT OPPORTUNITY A LANDMARK ASSET. A GLOBAL RETURN.

Burj Azizi represents a rare, trophy-grade investment opportunity in one of the world's most resilient and high-performing real estate markets.

It is positioned to deliver capital appreciation, strong rental demand, and long-term asset prestige.

## WHY INVEST IN BURJ AZIZI?

**Icon Premium:** Landmark towers consistently outperform others in value retention and resale demand.

**High-Yield Potential:** Strong demand for luxury residences and serviced living in Dubai's prime locations supports attractive rental returns.

**Developer Credibility:** Delivered by Azizi Developments, a trusted name with a proven delivery record and market depth.

**Global Buyer Appeal:** Designed to attract international tenants, buyers, and hospitality partners, ensuring diversified demand among the global elite.

**Future-Proof Demand:** Limited supply of ultra-luxury, supertall residences ensure scarcity-driven value growth.



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