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OFF PLAN

Azizi Wares

Location: Downtown Jebel Ali, Dubai

Starting From: AED 555,000

Permit No: 2

Azizi Wares

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q1 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Azizi Wares is a contemporary residential development by Azizi Developments in **Downtown Jebel Ali**, within Jabal Ali Industrial Second. The project combines apartments with ground-level commercial space and is positioned close to one of Dubai's most important employment, logistics and industrial corridors.

The residential collection is primarily composed of **studios, 1-bedroom and 2-bedroom apartments**. Studios provide the most accessible entry point at approximately 327–345 sq. ft., while one-bedroom residences extend to approximately 667 sq. ft. and two-bedroom layouts reach approximately 1,085 sq. ft.

DLD-derived records show a substantially larger registered inventory than some early marketing materials: the official register currently records **336 units**. The registered building description is **G + 3 podium levels + 6 floors + roof**.

Architecturally, Azizi Wares follows a contemporary urban design with extensive glazing and practical apartment layouts. The project is aimed particularly at professionals, couples and investors seeking relatively compact residences close to Jebel Ali's major employment centres.

Amenities include **adult and children's swimming pools, fitness centres, a private cinema, gaming lounge, children's play areas and landscaped communal spaces**. Retail space within the development adds further everyday convenience for residents.

The location is a major component of the project's investment proposition. Downtown Jebel Ali provides convenient access to **JAFZA and Sheikh Zayed Road**, while the wider corridor connects residents with

Expo City Dubai, Dubai Marina, Dubai South and Al Maktoum International Airport.

JAFZA proximity is particularly relevant for rental demand. Rather than relying primarily on tourism, the project is positioned near one of Dubai's largest commercial, logistics and employment hubs, potentially creating demand from professionals seeking accommodation close to their workplace.

Current developer-linked pricing starts at approximately **AED 598,000**, although Property Finder shows selected inventory from approximately **AED 555,000**. Recent registered sales include a 330 sq. ft. studio at **AED 548,800**, demonstrating why current transaction evidence should be considered alongside advertised starting prices.

The standard published payment structure is **50/50**, comprising **10% at booking, 40% during construction and 50% on handover**.

Current DLD-derived information records the project at approximately **2% construction progress**, with a planned completion date of **4 March 2028**.

From an investment perspective, Azizi Wares combines **accessible entry pricing, proximity to JAFZA, connectivity to Dubai's southern growth corridor and a relatively large 50% payment deferred until handover**. Investors should nevertheless compare it carefully with the growing pipeline of new Azizi developments across Downtown Jebel Ali.

Individual units should be evaluated according to **floor, exact square footage, orientation, balcony configuration, acquisition price, price per square foot and proximity to transport connections**. Recent registered transactions provide useful evidence for assessing whether current asking prices carry a reasonable premium over primary sales.

Why Buy Azizi Wares Through A1 Properties?

Purchasing **Azizi Wares at Downtown Jebel Ali** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available studios, 1 and 2-bedroom apartments according to floor, square footage, layout, orientation, price per square foot and payment status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers compare Azizi Wares with the expanding pipeline of residential projects throughout Downtown Jebel Ali.

For investors, our advisors can benchmark Azizi Wares against **Azizi Gabriel, Azizi Lina, Azizi Rose and other Downtown Jebel Ali projects**, considering DLD transaction prices, JAFZA proximity, unit efficiency, future supply and handover timing. For end-users, the selection process can focus on connectivity, usable space and proximity to major employment districts.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10% Down Payment	**40%** During Construction	**50%** On Handover