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OFF PLAN

Azizi Rose

Location: Downtown Jebel Ali, Dubai

Starting From: AED 607,000

Permit No: 2

Azizi Rose

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q3 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Azizi Rose is a contemporary residential development by Azizi Developments in **Downtown Jebel Ali**, positioned within the Jabal Ali Industrial Second area. The project combines compact apartments, ground-floor retail and lifestyle facilities in a location closely connected to **JAFZA, Sheikh Zayed Road and Dubai Metro**.

The residential collection consists of **studios and 1-bedroom apartments**, making Rose primarily suited to individual buyers, professionals, couples and investors rather than larger families. The compact unit mix also creates a comparatively accessible entry point into the emerging Downtown Jebel Ali residential market.

Current DLD-derived project records show **226 registered units** and classify the development as active. The registered building configuration is **four basement levels, ground floor, three podium levels, eight upper floors and roof**, with commercial and residential components.

Architecturally, Azizi Rose uses a contemporary design language with horizontal lines, curved elements and integrated greenery. Landscaped balconies and communal spaces contribute to a more residential character despite the project's highly connected urban location.

The project's amenities include **adult and children's swimming pools, separate gyms, a private cinema, gaming lounge, indoor children's play area and multipurpose facilities**. Ground-level retail adds further convenience for residents.

Location is arguably Azizi Rose's strongest selling point. The development sits close to **Sheikh Zayed Road and JAFZA**, providing convenient access toward Jebel Ali's major employment and logistics districts. The surrounding corridor also offers connectivity toward **Expo City Dubai, Dubai Marina, JBR and Ibn Battuta Mall**.

This proximity to **Jebel Ali Free Zone** is particularly relevant from an investment perspective. Rather than relying solely on tourism-led demand, Rose may appeal to professionals working throughout the Jebel Ali commercial, industrial and logistics corridor.

Launch-price sources vary slightly, with current records showing approximately **AED 607,000–619,000** as the original project entry point. Recent registered transaction data provides additional evidence, including an approximately **338 sq. ft. studio sold for AED 624,000 on 21 August 2026**.

The standard payment structure is **50/50**, with project marketing showing instalments through construction and a substantial **50% balance at handover**. Buyers acquiring assignments should verify the seller's paid percentage and outstanding developer balance individually.

From an investment perspective, Azizi Rose combines **accessible pricing, Metro and Sheikh Zayed Road connectivity, proximity to JAFZA and relatively compact apartment inventory**. These characteristics may make studios and one-bedroom residences particularly relevant for investors targeting professionals working in Dubai's southern employment corridor.

Individual apartments should be compared according to **floor, exact square footage, orientation, balcony configuration, Metro proximity, acquisition price and price per square foot**. Recent registered transactions are especially useful for determining whether asking prices represent a meaningful premium over current project-level sales.

Why Buy Azizi Rose Through A1 Properties?
Purchasing **Azizi Rose at Downtown Jebel Ali** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available studios and 1-bedroom apartments according to square footage, floor, 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 Rose with other new developments throughout the rapidly expanding Downtown Jebel Ali corridor.

For investors, our advisors can benchmark Azizi Rose against **Azizi Gabriel, Azizi Lina, Azizi Aryan, Azizi Wares and other Downtown Jebel Ali developments**, considering entry price, Metro access, JAFZA proximity, unit efficiency and future supply. 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%	40%	50%
Down Payment	During Construction	On Handover

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