

AZIZI

FLORENCE

The eternal art of living

A HAVEN SHAPED BY NATURE



WHERE NATURE BLENDS IN BALANCE

SHARJAH

Sharjah, a proud Emirate shaped through generations. Recognised as the Cultural Capital of the Arab World, it stands as a guardian of family, faith and heritage. Here, art is a language, expressed along its shores and through the patient hands of its craftsmen. It is an Emirate that treasures knowledge, honours every story, and builds a bridge between the richness of its past and the promise of what is yet to come.

A place where knowledge is treasured and heritage endures, a place with soul, destined to inspire. A place to belong, to raise a family within the warmth of shared values.





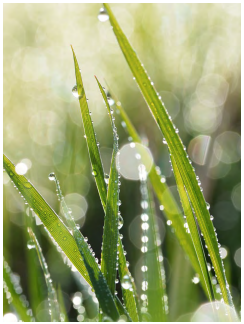
HOME



WHERE FAMILIES BELONG FOREVER

Tree-lined boulevards, thoughtfully designed spaces, and the joyful sounds of children at play create a setting where every day feels special. Here, home is more than a destination, it's a feeling of belonging that stays with you for a lifetime.

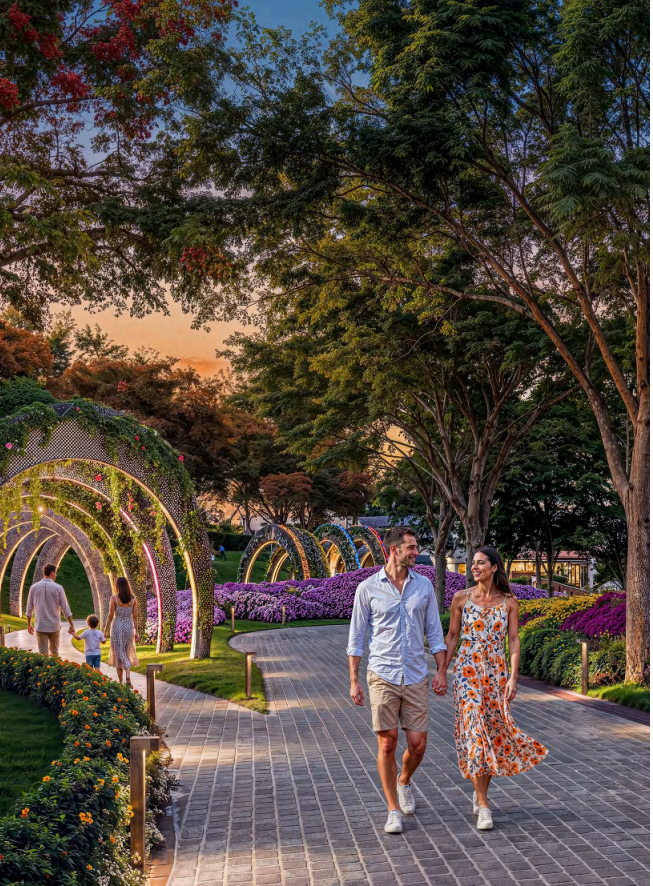
SERENITY



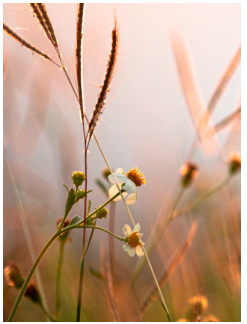
REVEL IN THE QUIET LUXURY OF YOUR PERSONAL SANCTUARY

Step into a world of your own, where life moves gently and every day gives you reason to stay. Here, time slows and every moment is life lived to the full.





COMPOSE



COMPOSE A LIFE IN PERFECT HARMONY

Every day is yours to compose a life that moves in perfect rhythm. Here, nature, life and community move as one, and every dream finds its note where living becomes a symphony.



WELCOME TO

AZIZI
FLORENCE
The eternal art of living

THE ETERNAL ART OF LIVING

Azizi Florence unfolds along Sheikh Mohammed Bin Zayed Road (E311) as the largest lifestyle community in the Emirate of Sharjah and one of its most connected addresses. Here, The Eternal Art of Living is expressed through spaces designed to endure, where nature, family, architecture and a sense of belonging come together to create a life of lasting meaning.

A WORLD OF ITS OWN

ROOTED IN NATURE. BUILT FOR GENERATIONS.

A place shaped by nature, inspired by community, and designed for generations to come.

Everything a city promises, brought together in one extraordinary destination. Azizi Florence, Sharjah's largest master planned community, where the timeless art of living unfolds through thoughtful design, expansive green landscapes, and a lifestyle crafted for families to thrive.

Spanning 30 million sq. ft., the community features a 1.7 million sq. ft. Signature Central Park, over 100 world-class amenities, and a diverse collection of apartments, townhouses and villas, uniting every dimension of modern living into one iconic address.



A MASTERPLAN COMMUNITY DESIGNED AROUND LIFE

7,200+
VILLAS & TOWNHOUSES

3,000+
APARTMENTS

160,000+
TREES & PLANTS

700,000 SQ FT
COMMUNITY MALL

600,000 SQ FT
RETAIL SPACE

108
AMENITIES



A LIFESTYLE FOR EVERY GENERATION

Azizi Florence is created for a lifetime of living, growing and belonging. Every garden, every path, every gathering place is shaped with care, so that the young may grow in wonder, families may flourish and every generation may find its own place.

30
MILLION SQ. FT MASTERPLAN

6
RESIDENTIAL CLUSTERS

10,000+
HOMES ACROSS THE COMMUNITY

1.7
MILLION SQ. FT. CENTRAL PARK

25%
PARKS & GREEN OPEN SPACE

49,000
PLANNED RESIDENT POPULATION


0 MIN
MOHAMMED BIN ZAYED ROAD (E311)
10 MIN
SHARJAH INTERNATIONAL AIRPORT
10 MIN
SHARJAH UNIVERSITY
15 MIN
EMIRATES ROAD (E611)
20 MIN
DUBAI INTERNATIONAL AIRPORT
AJMAN MUSEUM
AJMAN BEACH
FREE ZONE
AJMAN
AL JERF 2
EMIRATES CITY
SHEIKH MAKTOUM BIN RASHID RD.
AL RAWDA 2
AL NAHDIYA
HELIO 2
AL MUAMIA
AL GHAYYA
AJMAN INDUSTRIAL 2
NAHDIYA PARK
AL YASMEEN
SHEIKH MOHAMMED BIN ZAYED RD
SHARJAH MUSEUM OF ISLAMIC CIVILIZATION
BU TENA
CITY UNIVERSITY AJMAN
SHARJAH
SHARJAH LIBRARY
SHARJAH GOLF AND SHOOTING CLUB
THE FLORENCE
KISHWA PARK
NAY AL QASHWAH
SAIF ZONE
BU SHAGHARA
SHARJAH CRICKET STADIUM
SHARJAH INTERNATIONAL AIRPORT
AL WAHDA ST.
AL KHAN
MANZAR BEACH PARK
INDUSTRIAL AREA 6
SHEIKH MOHAMMED BIN ZAYED RD
MEZAIRAH
AMERICAN UNIVERSITY OF SHARJAH
MUWAILEH
SHARJAH NATIONAL PARK
PYGMY ZOO
DUBAI ISLANDS
AL MANZAR BEACH
AL NAHDA PARK
SAHARA CENTRE
UNIVERSITY CITY
SHARJAH EQUESTRIAN AND RACING CLUB
WATERFRONT MARKET
AL NAHDA PONT PARK
INDUSTRIAL AREA 15
UNIVERSITY OF SHARJAH
HAY BARASHI
POST BASHID
DEIRA
AL QUSAIS
LULU VILLAGE
EMIRATES RD
DUBAI MARITIME CITY
SONAPUR
OLD AL MUTEENA
HAY AL BADEE
MINHASINAH
HAY HOSNI
TILAL
DEIRA CLOCK TOWER
DUBAI INTERNATIONAL AIRPORT
FUN POINT
DUBAI
DUBAI CREEK
QURAYNE PARK
NAHMA CENTRAL PARK
DUBAI FRAME
ARABIAN CENTER
AL KHAWANEEJ
DUBAI GARDEN
GRAND HAYATT DUBAI
PALAZZO VERSACE DUBAI
SHEIKH MOHAMMED BIN ZAYED RD
BURJ AZIZI
DUBAI WORLD TRADE CENTER
MUSHRIF PARK
MIRDIF
DUBAI FESTIVAL CITY
MARRIOTT HOTEL
AL JADDAF
CREEK VIEWS
WADI ALAMARDI
DIFC
SHEIKH ZAYED RD
DUBAI MALL
AL AWEER HEALTH CENTER
JUMEIRA BEACH
RAS AL KHOR WILDLIFE SANCTUARY
EMIRATES RD
SAFA PARK
BUSINESS BAY
AL KHAIL RD
DUBAI SAFARI PARK
AL AWEER
DUBAI-AL AIN RD
KITE BEACH



THE SIX CLUSTERS

TWO DESIGNS, ONE COMMUNITY

Six clusters, two distinct souls. Clusters Azizi Lucardo, Bellarno and Soffiano speak in a contemporary voice; Clusters Azizi Versilia, Pienza and Siena draw on timeless Mediterranean charm. Each has its own clubhouse and parks, and all are connected through a grand central spine, separate in character, yet one in spirit. Move between them and the mood shifts gently, from clean modern lines to sun-warmed stone and shade. Yet a single thread runs through them all, the same greenery, the same unmistakable sense of home.



AZIZI VERSILIA

AZIZI LUCARDO



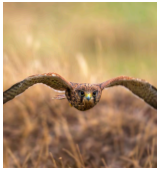


THE ARRIVAL EXPERIENCE

"A WING IN FLIGHT"

INSPIRED BY THE SPIRIT OF THE FALCON

Arrival is the first act of belonging. Inspired by a falcon in flight, a creature of precision, poise and effortless grace, the entry canopy rises not as a gate, but as its wing caught in flight. At its centre, it bows gently to the earth, giving life to the landscape below. Light moves across its form through the day, so that no arrival is ever quite the same.







AZIZI BARDINI PARK

NOT SIMPLY A PARK. A DESTINATION.

At the heart of Azizi Florence rises a park like no other, binding all six clusters into one and standing as the community's defining landmark.

Spread across 1.7 million sq.ft, it invites life to unfold, quiet mornings, open-air concerts, golden evenings, where every path leads and where the extraordinary becomes everyday. Within it, thirty-two zones give the day its rhythm, room to play, to gather, to pause, while sixteen places to dine turn an evening into an occasion. This is where the community comes to breathe, to celebrate and to belong.



AZIZI BARDINI PARK

THE HEART OF THE COMMUNITY

Central Park unfolds as six distinct worlds, each designed to enrich a different part of the day. An Arrival Garden welcomes visitors, a Cultural Zone brings people together, a Community Zone fosters connection, a Discovery Zone inspires exploration, a Recreation Zone energises, and a Wellness Zone restores and rejuvenates.



AZIZI BARDINI PARK

ENDLESS EXPERIENCES

Imagine mornings that begin with a run amid birdsong and blooming landscapes. Afternoons bring your favourite coffee from the café that knows your order by heart. As evening falls, gather with family and friends beneath open skies while musical fountains dance into the night. At the heart of the community, Central Park complements every moment, offering spaces to unwind, connect, and embrace whatever the day brings.



Immerse yourself in a world of experiences that answer every wish you, your family and your dreams could imagine. Every moment is designed to delight, connect and inspire. Mornings begin in comfort, days unfold with ease and evenings draw loved ones together, turning everyday living into something truly extraordinary.

32

AZIZI BARDINI PARK AMENITIES

EXPERIENCE THE EXTRAORDINARY

- FLOWER GARDEN
- ZEN GARDEN
- RUNNING & WALKING TRACKS
- CYCLING TRACKS
- BASKETBALL COURTS
- TENNIS COURTS
- VOLLEYBALL COURTS
- DRY FOUNTAIN
- SKATING PARK
- KIDS PLAY AREA
- WATER PARK
- FOOD TRUCKS
- OUTDOOR THEATER
- DANCING FOUNTAINS
- WEEKEND MARKET
- PICNIC & BBQ AREAS
- OUTDOOR WELLNESS
- OUTDOOR FITNESS
- FAMILY GATHERINGS
- RESTAURANTS & CAFES
- SCULPTURE PARK
- GLOW GARDEN
- ART & CULTURAL PLAZA
- CHANGING & TOILET BLOCKS
- YOGA LAWN
- MINI GOLF
- SWIMMING POOLS
- PET PARK
- THEME PARK
- VISITOR PARKING
- EV CHARGING STATIONS
- OPEN GREEN SPACES

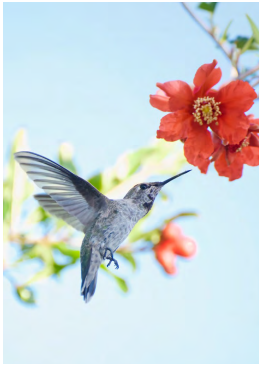


AZIZI BARDINI PARK

A green sanctuary at the heart of the community, the park invites residents to embrace a lifestyle shaped by nature. Verdant landscapes, open lawns, and meandering pathways provide the perfect backdrop for leisurely walks, family moments, and peaceful reflection. Here, everyday experiences are elevated, transforming simple moments into cherished memories that enrich the way you live.

AZIZI BARDINI PARK

WHERE NATURE RESTORES YOU



There is a peace the world forgets, and the garden remembers. Among blossoms and still water, you rediscover nature's way of soothing the mind and lifting the heart. Time loosens its hold, and for a while there is nothing to do but simply be.



FLOWER GARDEN



ZEN GARDEN





AZIZI BARDINI PARK

ACTIVE LIFE. ALWAYS IN MOTION



Start your day with a refreshing run, cycle along shaded pathways, or enjoy a leisurely walk surrounded by nature. Designed to inspire movement and well-being, this is a place where an active lifestyle begins the moment you step outside your door. Here, health, balance, and vitality are seamlessly woven into everyday living.

AZIZI BARDINI PARK

TRUE PASSION FINDS ITS PLAY



Whatever your game, Florence has a place for it. From tennis and basketball to beach volleyball, every passion finds its home here. Courts, sports facilities, and open green spaces are just moments from your doorstep, making every match a spontaneous choice rather than a planned event.






DRY FOUNTAIN


KIDS PLAY AREA

AZIZI BARDINI PARK

WHEN CHILDHOOD COMES ALIVE

Here, childhood is lived to the fullest, with discovery and adventure woven into every day. Around every corner, children are inspired to explore, dream, and create cherished memories. From vibrant play areas to interactive water features and exciting skating experiences, there is always something new to discover.


SKATING PARK


WATER PARK





AZIZI BARDINI PARK

THE COMMUNITY CONNECTS HERE

Everything you would cross the city for is already here. Food kiosks, dancing fountains, open theatre and weekend markets, all at your doorstep. The park becomes a place to meet friends, discover something new and enjoy the simple pleasure of being together. From a spontaneous evening out to a weekend gathering, community life finds its natural stage here.









AZIZI BARDINI PARK

OPEN SPACE. ENDLESS POSSIBILITIES

Open space is a rare luxury, and here, it unfolds in abundance. Picnic beneath shady trees, ease into a morning yoga session, or gather with loved ones under open skies. Every corner is designed to help you slow down, breathe deeply, and reconnect with what matters most. Because sometimes, the greatest luxury is simply having the space to pause, unwind, and be together.



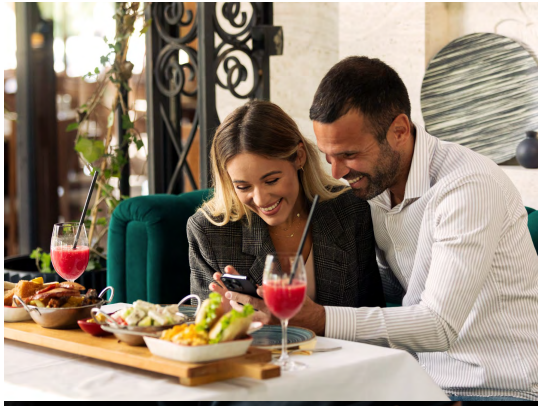


AZIZI BARDINI PARK

RESTAURANTS & OUTDOOR CAFÉS



Immerse yourself in a world of flavours, where cafés and cuisines are never far, and every table is a place to gather, connect and make each meal personal. From homegrown favourites to tastes from across the world, there is something for every palate and every mood.





TWO JUMAA MOSQUES

Azizi Florence is designed around faith and togetherness, with two Jumma mosques anchoring the master plan and smaller mosques placed within each cluster so that a place of worship is always close to home.

The clubhouse of each cluster extends this care further, offering dedicated prayer rooms for both men and women within its walls.





THE COMMUNITY MALL

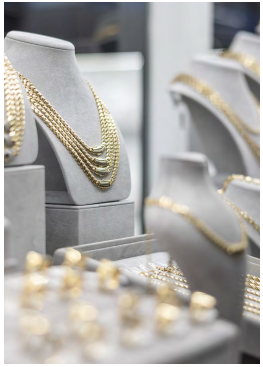
WHERE CONVENIENCE MEETS PRIVILEGE

SHOPPING
CAFÉS & RESTAURANTS
VIP LOUNGE
GYM
POOL
SAUNA
STEAM ROOM
MASSAGE ROOM
JACUZZI
GAME ROOM
ADVENTURE ZONE
ESCAPE ROOM
CINEMA
FOOD COURT
SUPERMARKET
MEDICAL CLINIC

Spanning 700,000 square feet, the Community Mall is your curated space, reserved for residents. From local names to world-class brands, it brings together everything for every need and every age. A private members' lounge welcomes VIP residents with preferential offers and priority access to all the Mall has to offer. This is retail reimagined as a resident's reward.

THE COMMUNITY MALL

SHOPPING



Step into a vibrant retail destination where shopping becomes an experience. From a sophisticated Fashion District and exclusive jewellery boutiques to everyday essentials within easy reach, every detail has been carefully considered. Wander through beautifully designed surroundings, explore at your leisure, and enjoy a lifestyle where the ordinary is effortlessly elevated into the extraordinary









THE COMMUNITY MALL

DINING



Discover a world of culinary experiences across five unique dining destinations, where thoughtfully crafted cuisine brings people together. Complementing the experience is a vibrant food court offering an ever-changing selection of flavours to explore. Whether enjoying a quiet morning coffee or gathering with friends at sunset, dining becomes an effortless expression of a life well lived.



INDOOR GYM



THE COMMUNITY MALL

WELLNESS WITHIN

The mall brings vitality within reach too, with a fully equipped gymnasium and dedicated male and female. Push your limits among state of the art equipment, glide through waters made for both exercise and ease.

INDOOR POOL


SAUNA & STEAM


JACUZZI

THE COMMUNITY MALL

TIME TO UNWIND

The Health Club at Azizi Florence is a sanctuary for the senses, where sauna, steam, and expert massage restore body and mind in equal measure. Slip into the warmth of the jacuzzi, unwind in serene treatment rooms, or gather for friendly competition in the indoor game room.


MASSAGE ROOMS


INDOOR GAME ROOM

THE COMMUNITY MALL

ENTERTAINMENT



CINEMA

Entertainment at Azizi Florence turns every visit into an occasion. Catch the latest release at the cinema, test your wits against the clock in the escape room, and let the kids run wild in a play area built just for them. From first show to final challenge, there's always a reason to come back. This is where the community comes alive.



ADVENTURE ZONE



ESCAPE ROOM



THE COMMUNITY MALL

FOOD COURT, MADE FOR GATHERING

Bring the family together, meet friends or simply take a break from the day. The food court offers a lively setting filled with flavours, familiar favourites and something new to discover, creating an easygoing destination for every appetite and every occasion.



THE COMMUNITY MALL

SUPERMARKET, SIMPLY ELEVATED

From everyday groceries to the essentials that keep your household running, the supermarket brings convenience effortlessly into your daily routine. Thoughtfully located within the Community Mall, it makes the simple errands of life easier, quicker and more enjoyable.







VIP LOUNGE

A WORLD OF ENDLESS PRIVILEGES

Step into a realm of elevated experiences at the VIP Lounge, where exclusive rewards and bespoke benefits await. From priority access to carefully curated privileges throughout the mall, every detail is designed to enrich your lifestyle and enhance every visit.

Here, membership is more than recognition; it is your gateway to experiencing Florence in its most refined and rewarding form.





THE COMMUNITY MALL

MEDICAL CLINIC



Located within the Community Mall, the medical clinic brings essential healthcare into the heart of everyday life. Conveniently integrated alongside the mall's retail, dining and lifestyle experiences, it gives residents easy access to care without having to travel far from home.

Another thoughtful layer of convenience, designed around the wellbeing of the Azizi Florence community.

STANDALONE VILLAS

THE PINNACLE OF PRIVATE LIVING

Azizi Florence presents three-storey 4-, 5- and 6-bedroom villas for families seeking space, privacy and distinction. Double-height living spaces, courtyards, master suites, dual rooftop terraces and an elevator create a home for grand gatherings, quiet retreats and generations of memories.





6 BEDROOM STANDALONE VILLA
TYPE - A

The 6-bedroom standalone villa is the pinnacle of the Florence collection, a statement of architectural confidence and refined family living. Expansive interiors flow seamlessly onto landscaped surrounds, where sunlight, foliage and open air shape the rhythm of the day.



6 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

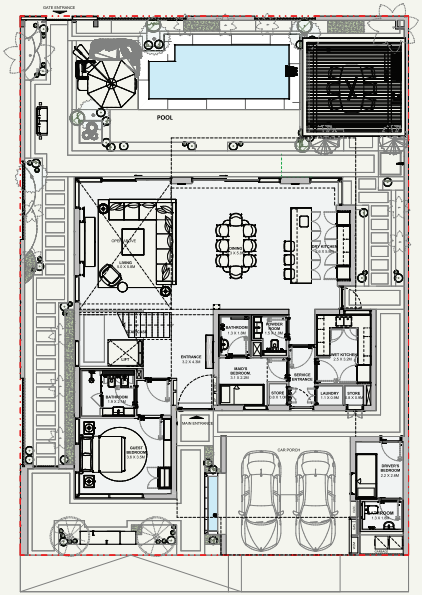


6 BEDROOM STANDALONE VILLA TYPE - A
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - A

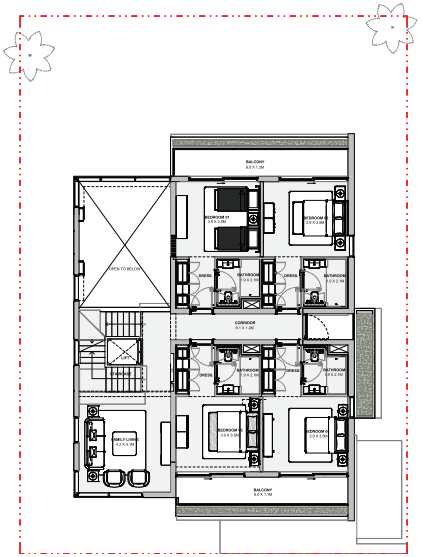
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - A

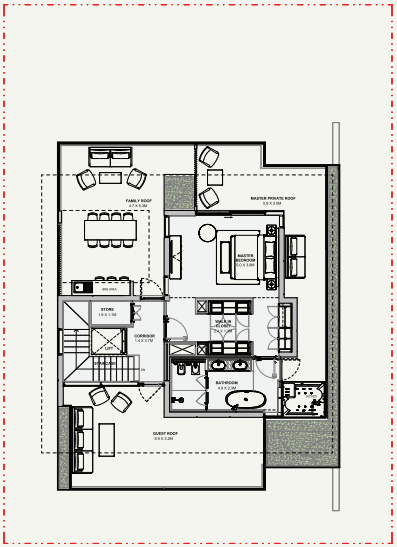
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

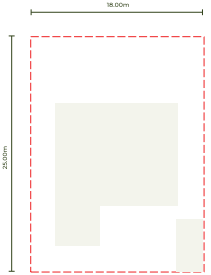
6 BEDROOM STANDALONE VILLA TYPE - A

ROOF FLOOR



RESIDENTIAL SUMMARY

6 BEDROOM STANDALONE VILLA TYPE - A



6 BEDROOM STANDALONE VILLA
AREA IN SQFT

PLOT SIZE	: 4,846
SELLABLE AREA	: 4,949



6 BEDROOM STANDALONE VILLA TYPE - B
STREET VIEW

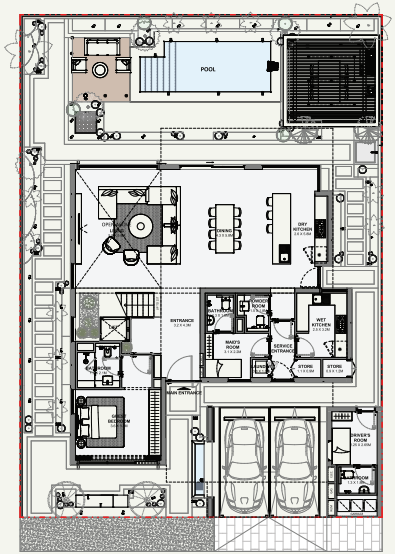


6 BEDROOM STANDALONE VILLA TYPE - B
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - B

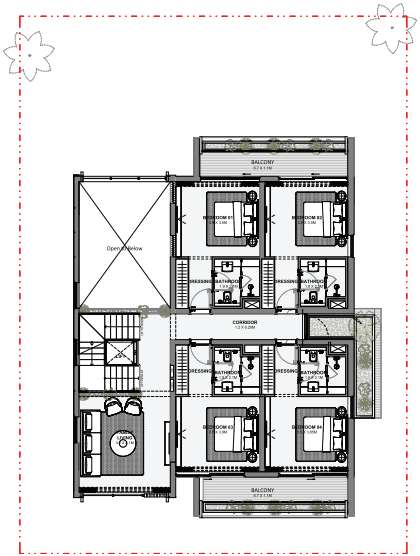
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - B

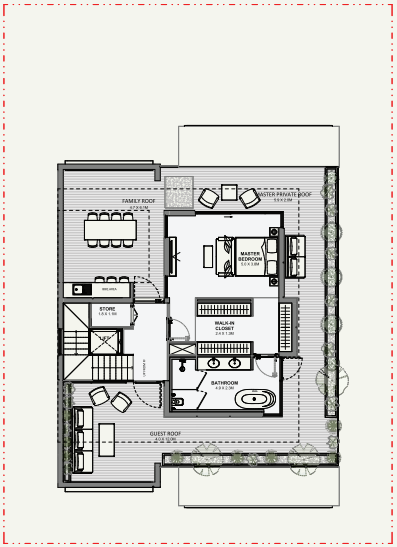
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

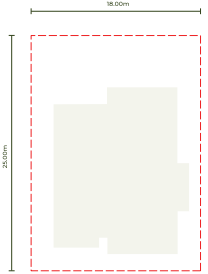
6 BEDROOM STANDALONE VILLA TYPE - B

ROOF FLOOR



RESIDENTIAL SUMMARY

6 BEDROOM STANDALONE VILLA TYPE - B



6 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 4,846
SELLABLE AREA	: 4,980



6 BEDROOM STANDALONE VILLA TYPE - C
STREET VIEW

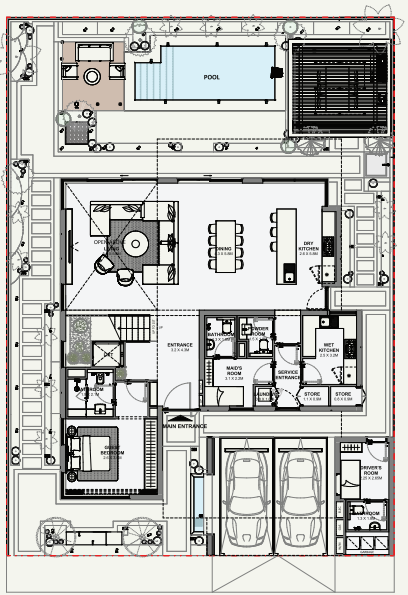


6 BEDROOM STANDALONE VILLA TYPE - C
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - C

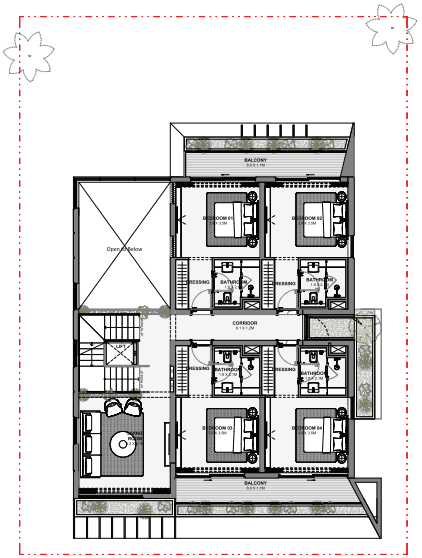
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

6 BEDROOM STANDALONE VILLA TYPE - C

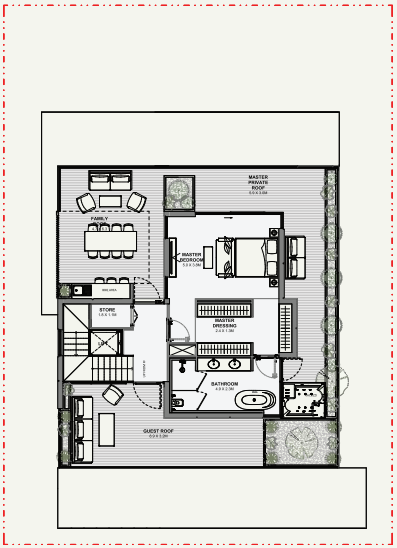
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

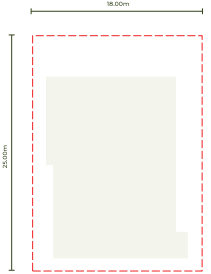
6 BEDROOM STANDALONE VILLA TYPE - C

ROOF FLOOR



RESIDENTIAL SUMMARY

6 BEDROOM STANDALONE VILLA TYPE - C



6 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 4,846
SELLABLE AREA	: 4,944





LANDSCAPED BACKYARD

6 BEDROOM VILLA

A private retreat all its own, with a shimmering pool, verdant lawns and intimate lounge settings invite you to slow down and savour. Gather around the pool as evening falls, dine beneath the open sky or simply unwind amid the greenery that surrounds you.







5 BEDROOM STANDALONE VILLA
TYPE - A

The 5-bedroom standalone villa, Type A is a study in contemporary architecture, its clean lines and glass façades framing a life lived in light.



5 BEDROOM STANDALONE VILLA TYPE - A
STREET VIEW

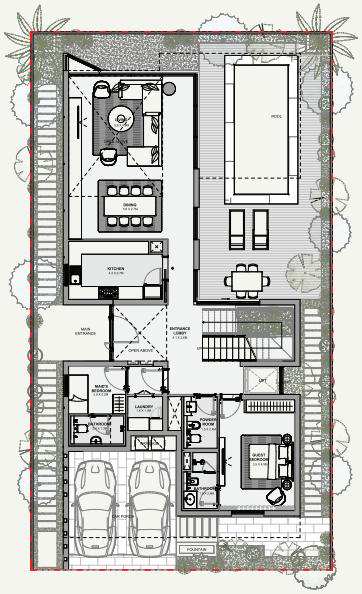


5 BEDROOM STANDALONE VILLA TYPE - A
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - A

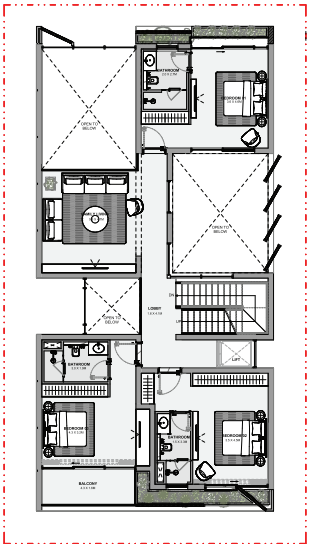
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - A

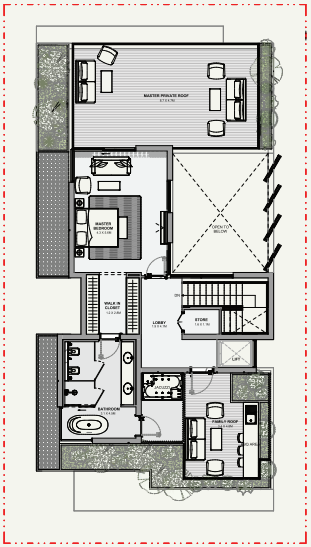
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

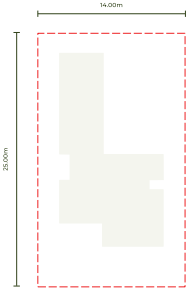
5 BEDROOM STANDALONE VILLA TYPE - A

ROOF FLOOR



RESIDENTIAL SUMMARY

5 BEDROOM STANDALONE VILLA TYPE - A



5 BEDROOM STANDALONE VILLA
AREA IN SQFT

PLOT SIZE	: 8,767
SELLABLE AREA	: 4,685



5 BEDROOM STANDALONE VILLA TYPE - B
STREET VIEW

The 5-bedroom standalone villa, Type B, brings a warmer character to the collection, its layered terraces and natural textures echoing the ease of living.

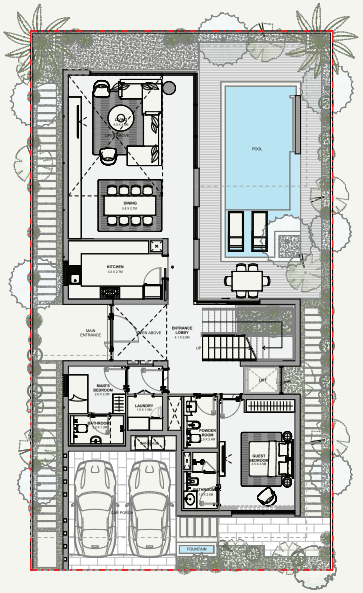


5 BEDROOM STANDALONE VILLA TYPE - B
GARDEN VIEW

FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - B

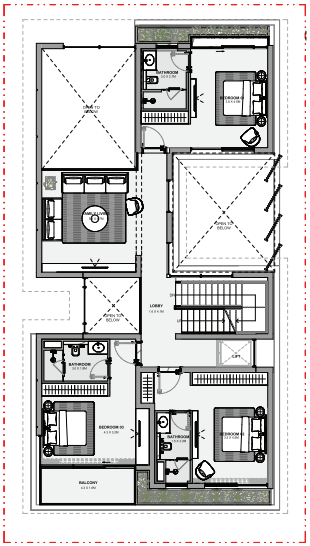
GROUND FLOOR



FLOOR PLAN - AZIZI FLORENCE

5 BEDROOM STANDALONE VILLA TYPE - B

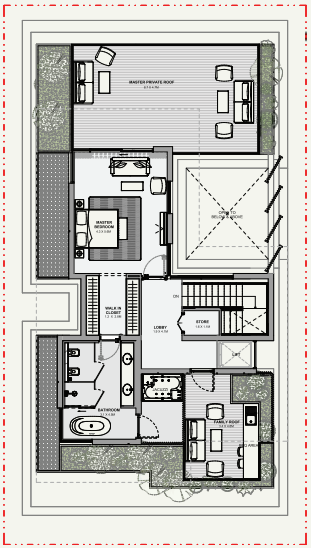
FIRST FLOOR



FLOOR PLAN - AZIZI FLORENCE

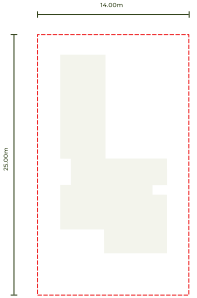
5 BEDROOM STANDALONE VILLA TYPE - B

ROOF FLOOR



RESIDENTIAL SUMMARY

5 BEDROOM STANDALONE VILLA TYPE - B



5 BEDROOM STANDALONE VILLA AREA IN SQFT

PLOT SIZE	: 8,767
SELLABLE AREA	: 4,629