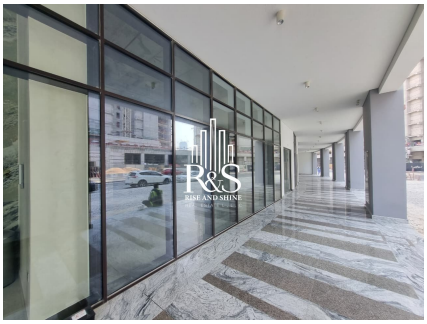
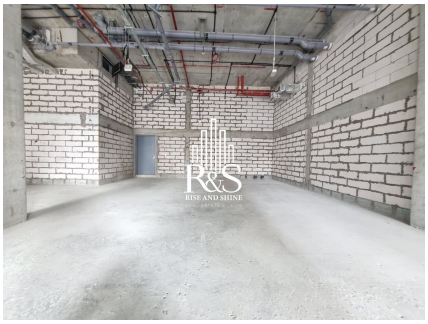
Huge Layout / Spacious / Comercial

bold8vision@gmail.com

Dubai, Meydan
25.174710, 55.314478


Azizi Riviera 59

Welcome to a prime leasing opportunity in the heart of **Azizi Riviera**, a vibrant, waterfront-inspired mixed-use community in **Mohammed Bin Rashid City** (**MBR City**). Nestled along the promenade and surrounded by lush landscaping, this retail unit offers not just space, but presence ideal for brands looking to tap into a high-footfall, upscale residential area.

Key Highlights:

Flexible Shell & Core Layout: The space is delivered in a shell-and-core condition, giving you full creative freedom to design the layout, interiors, and finish.

Highly Visible Location: Ground-floor units with direct street or promenade access, offering excellent visibility and exposure.

High Traffic Residential Community: Situated in a densely populated, modern neighborhood with thousands of residents and strong potential for steady customer flow.

Strong Community Appeal: Azizi Riviera features landscaped boulevards, canal-front views, and a relaxed Mediterranean feel.

Strategic Connectivity: Close to major road links like Al Khail Road, and just minutes from Meydan Racecourse, Meydan One Mall, and other key destinations.

Amenities & Infrastructure: 24/7 security, parking, and good accessibility make it ideal for F&B, boutiques, salons,

License Flexibility: Many of these units support a **Meydan Freezone License**, which could be attractive for business owners.

Ideal For:

Cafs / small F&B

Fashion boutiques

Beauty salons or wellness services

Specialty retail or lifestyle concepts

Service-based businesses (e.g., training, design studio)

Overview

Purpose Rent	Sale Price AED 359,900	Size 1051 sqft
Bathrooms 1		

Contact Details

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RISE AND SHINE