



RIVIERA (MBR)

AED 634 000 - 1 576 000

PARAMETERS

City	Dubai
Type	Development
To sea	4000 m
Completion date	III quarter, 2021



RIVIERA (MBR)

Riviera (MBR) is being built by Azizi Developments. This is a flagship residential project on the coast of the Dubai Canal. It has 71 properties with different number of floors. It is called French Riviera. Besides, it is positioned as a comfortable place to live, which is equipped with all the necessary infrastructure. The price is spectacular, as it is more than USD 3,200,000,000. Metropolis is proud of this real estate, since it is being successfully built and in great demand among buyers.

ABOUT RIVIERA (MBR)

Riviera, which is located in the MBR City community, is also called as «city within a city». The development is supposed to be multi-phase and it will include not only the construction process, but also the territory improvement. As a result, residents should get a sea view, lots of green areas for walking and rest, as well as large shopping malls. All in all, the residential property has more than 16,000 real estate units of different sizes.

TO BUY AN APARTMENT IN RIVIERA

It is a profitable investment or a great option for permanent residence in Dubai. At the construction stage, you can buy a flat or an apartment at an affordable price. As the commissioning proceeds, the price will rise. The purchase of real estate in Riviera is formalized in full ownership, since the resident project is located in a freehold zone.

Types of apartments in Riviera

For investors we can offer the following options:

- Studio apartments
- One-, two- or three-bedroom apartments

The number of floors does not allow to buy penthouses in Riviera, but other proposals look no less attractive.

Prices for apartments in Riviera

The apartment price starts from USD 110,000. These are compact studio apartments that are in demand on the rental market. A one-bedroom apartment can cost from USD 245,000. It depends on the number of floors and area. A three-bedroom apartment costs about USD 300,000.

USEFUL INFORMATION ABOUT RIVIERA (MBR) FOR INVESTORS

The area will have a developed infrastructure, so it is a valuable active property in Dubai for investment. The project should be commissioned at the end of 2021. If you choose to invest in Riviera real estate, you will get its ROI, as well as an attractive payment system. It is not necessary to pay the full amount at once, it is enough to follow the payment schedule that provides:

- Down payment of 10%.
- 20% of the property cost during off-plan.
- Final payment to the developer's account after the project commission.

There are no commission fees during the purchase.

ROI in Riviera

It is difficult to predict the exact ROI in Riviera at the off-plan stage, but there is no doubt that the residential project will be in great demand. It is known that real estate in the center of Dubai has from 5 to 7% of ROI per year. Due to the prices in the subcommunity, different analysts say that a studio apartment can be rented for about USD 12,000 a year. If an average value is about USD 185,000, the property will pay off in about 14 years.

USEFUL INFORMATION ABOUT RIVIERA

The complex is located just a few minutes away from the canal. It is close to public transport stops. The outdoor territory is being actively improved.

Architecture

The design combines tendencies, which are typical for French Riviera, with modern development trends. The feature is landscape gardening. Even the most compact apartments are air-conditioned with panoramic windows.

Design and interior

The developer uses modern materials. The apartments are equipped with panoramic windows that fill the room with light. The air conditioning system is included in the price. If the buyer wishes, it is possible to furnish the kitchen and bathroom for an extra charge.

INFRASTRUCTURE IN RIVIERA

The residential project has a convenient transport location. It takes 10-15 minutes to get to the central areas of Dubai, including the popular buildings and Downtown Dubai area. The developer offers the following benefits:

- Lounge area, which includes gardens, playgrounds and a barbecue area.
- Gyms and yoga studios.
- Swimming pools and saunas.
- Outdoor cinema that allows you to watch your favorite movies and new movies.

There will be dancing fountains, an artificial ski slope and special zones for your pets.

Shopping malls

The community is located in the metropolis center. Therefore, the largest shopping center, the Dubai Mall, is just over 10 minutes away. Medan Mall will be opened in the community. It is planned to have about 600 retail outlets and more than 100 cafes and restaurants.

Hotels

The popular and largest hotel in this area is Meydan Hotel. It has a unique wave shape, a glass facade and a racetrack view. In this five-star hotel you can find rooms for every taste.

Transport

You can use public transport, taxi or a rental car in Riviera. A similar service is provided by many companies in the city. All you need to rent a car is an International Driving Permit (IDP). The airport and center of Dubai are only a 15-minute drive away. Besides, there are two underground stations nearby.

Restaurants, bars and cafes

When the project development is completed, there will be a huge number of restaurants. While next to MBR, you can try dishes of various cuisines in the Dubai Mall, such as Cheesecake Factory and P.F. Changs. There is At. Mosphere restaurant in Burj Khalifa. There are many other cafes in the metropolis center.

Beaches near Riviera

The area has no direct access to the coastline, but its residents can enjoy walking along the Dubai Canal. The nearest beaches are about a 25-minute drive away. It is located in Palm Jumeirah community. A seven km long man-made beach is being created on the shore of an artificial lagoon.

Religious buildings

There are no temples in the community, but in the neighboring areas there are several mosques, such as Al-Farouk Omar Bin Al-Khattab, which is located about 11 minutes away and Juma Mosque of Ramadan, that is 13 minutes away. Christian community is represented by the Church of Jesus Christ of Latter-day Saints.

Educational institutions and kindergartens

You can choose North London Collegiate School Dubai with a typical British education system or Heartland International School for your children.

Leisure

Azizi Riviera Residence is located near the Meydan Racetrack. The metropolis center with various attractions is a 10-minute drive away. The same time you need to get to the Safa Park Natural Park.

Health care

There are no healthcare sites in the community, but there are several clinics in the neighboring subcommunities within a 15-minute drive away, such as Emirates Hospital Dubai, American Hospital Dubai, Aster Hospital and Mediclinic Welfare Hospital.

WE WILL HELP YOU BUY REAL ESTATE FOR INVESTMENT IN RIVIERA

In our catalog, you can see current proposals from the developer that help to invest in Riviera real estate. Hurry up to choose the appropriate option. The most favorable proposals quickly find its owners.

PROPERTY FEATURES

LOCATION

- Close to the bus stop
- Close to shopping malls
- Close to a river or promenade
- City view
- Street view
- River view

FEATURES

- Balcony
- Terrace
- Dressing room
- Built-in closet
- Sauna
- Hot tub

INDOOR FACILITIES

- Restaurant
- Cafe
- Healthcare facilities
- Cinema
- SPA centre
- Fitness room
- Pilates and yoga room
- Covered parking
- Marina

OUTDOOR FEATURES

- Doctor
- Barbecue area
- CCTV
- Security
- Children's playground
- Children's pool
- School
- Landscaped garden
- Pets allowed
- Dog walking areas
- Car park
- Concierge

- Promenade with amenities
- Park
- Garden
- Swimming pool
- Common area with pool
- Shop
- Supermarket

PHOTO GALLERY

