

# CANDACE

SERVICED RESIDENCES





PROUDLY  
DEVELOPED  
BY AZIZI





# CANDACE

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A PREMIUM DEVELOPMENT  
COMES TO LIFE IN ONE OF  
DUBAI'S ONE OF THE MOST  
EXCITING COMMUNITIES. THIS  
IS YOUR SERVICED LIFESTYLE IN  
THE CENTRE OF TOMORROW.

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CANDACE  
SERVICED RESIDENCES

ESCAPE THE  
EVERYDAY



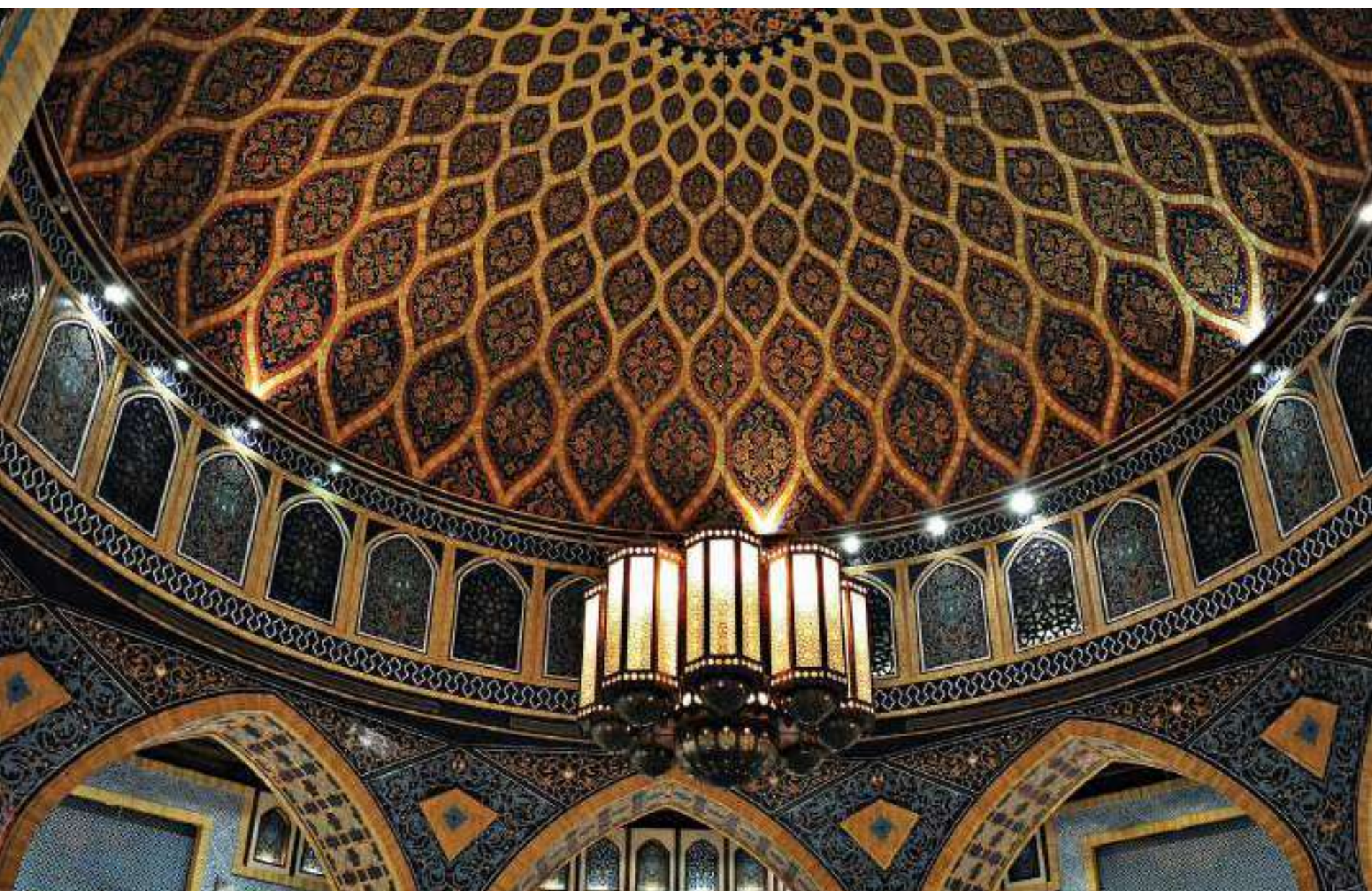


“  
THE WORLD'S  
MOST LUXURIOUS  
METROPOLIS  
”

# ALL ABOUT DUBAI

One of the world's most exciting destinations, Dubai is the Middle East's gateway for tourism, business and hospitality. A 21st century metropolis, Dubai straddles the world's trade routes, with 4.7 billion people within reach of an 8-hour flight.

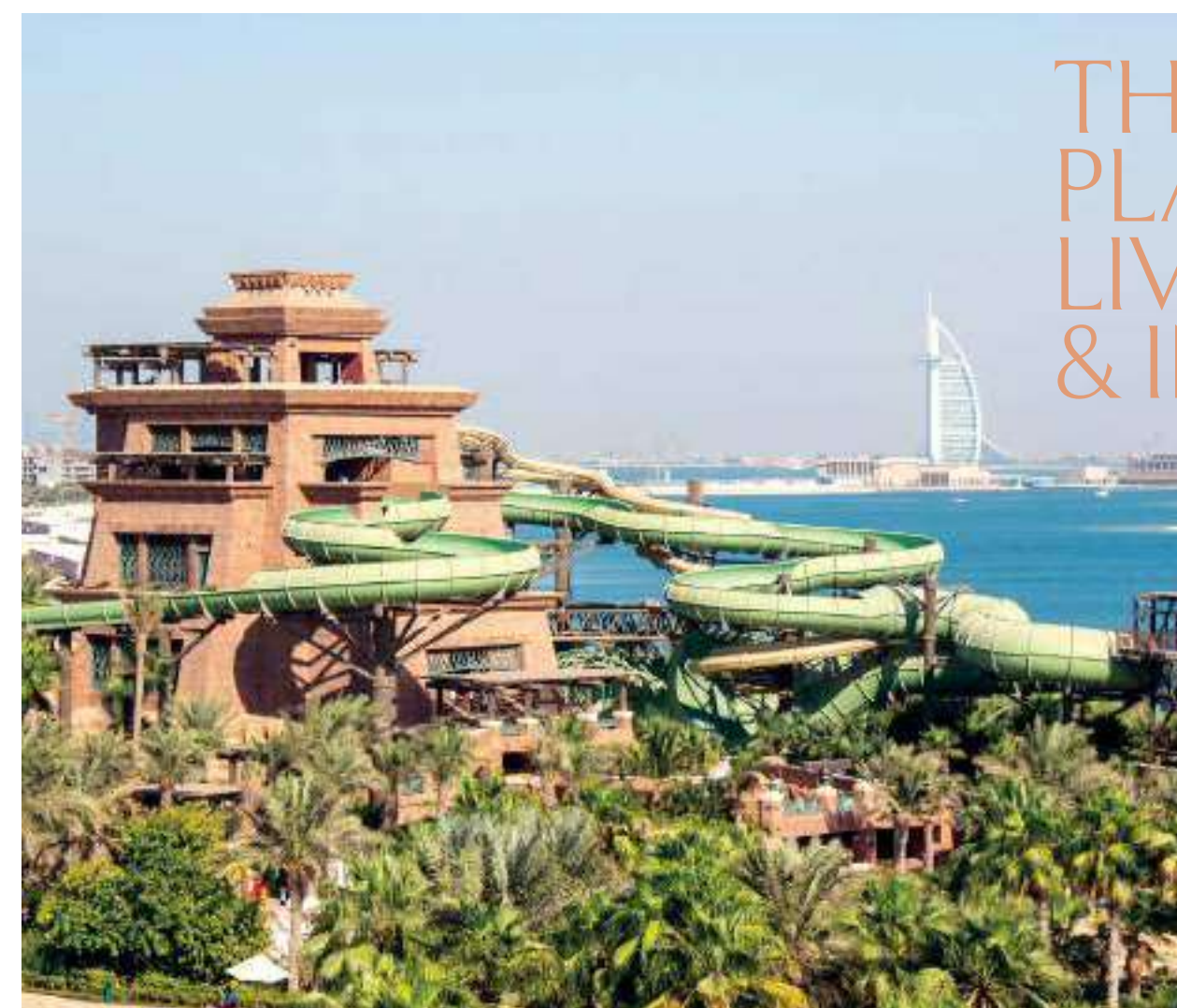




A diverse environment, superb service standards, amazing hospitality and immense business opportunities make Dubai the ideal place to live, work and invest in.



DUBAI IS THE WORLD'S PREFERRED  
DESTINATION FOR LEISURE,  
HOSPITALITY AND LIFE



THE IDEAL  
PLACE TO  
LIVE, WORK  
& INVEST





# ALL ABOUT AL FURJAN

One of new Dubai's most exciting communities comes into its own. 240,000 residents and a range of amenities create immensely vibrant life at street level.





The new Expo2020 extension of the Dubai Metro offers unparalleled accessibility. With green spaces built into the urban fabric and some of the city’s best schools opening in the community, Al Furjan offers all the essentials for quality living.

Al Furjan is adjacent to iconic hospitality options, theme parks, industrial freezones and the Dubai World Central Airport. As a central hub for residential and commercial life, Al Furjan will play a key role in welcoming 25 million new visitors to Dubai during Expo2020.

A VIBRANT  
COMMUNITY



AL FURJAN IS ONE OF NEW DUBAI'S  
MOST VIBRANT COMMUNITIES



A NEW  
STANDARD  
OF SERVICED  
LIVING COMES  
TO AL FURJAN

## SOPHISTICATION & CONVENIENCE

Candace delivers a serviced lifestyle with services and amenities at your disposal around the clock. Sophisticated living has never been as convenient.





# AN ICON OF STYLE

A sophisticated statement of style lifts the entire neighbourhood. Candace is visually pleasing, beautifully engineered and designed for life.





A LIVELY  
RESTAURANT &  
CAFE SCENE



Candace by Azizi brings the community to life at street level. Outdoor seating creates the right ambience for a fantastic cup of coffee. Candace's in-house restaurant adds options to the community. With neighbourhood attractions an easy walk away, you live in the beating heart of a lively café and restaurant scene.





# A GRAND ARRIVAL

Disembark in style whenever you come home with a valet parking service standing by. The lobby with reception and concierge services make you welcome immediately, and always.

“  
WHERE VALET  
PARKING IS JUST  
THE START OF  
YOUR WELCOME  
”



— THE LOBBY —





# A PREMIUM SPACE

Candace by Azizi combines premium materials with beautiful architecture to create light, airy spaces for relaxed living.

“  
CAREFUL  
ATTENTION TO  
THE SMALLEST  
DETAILS CREATES  
REFINED INTERIORS  
”



— THE BEDROOM —



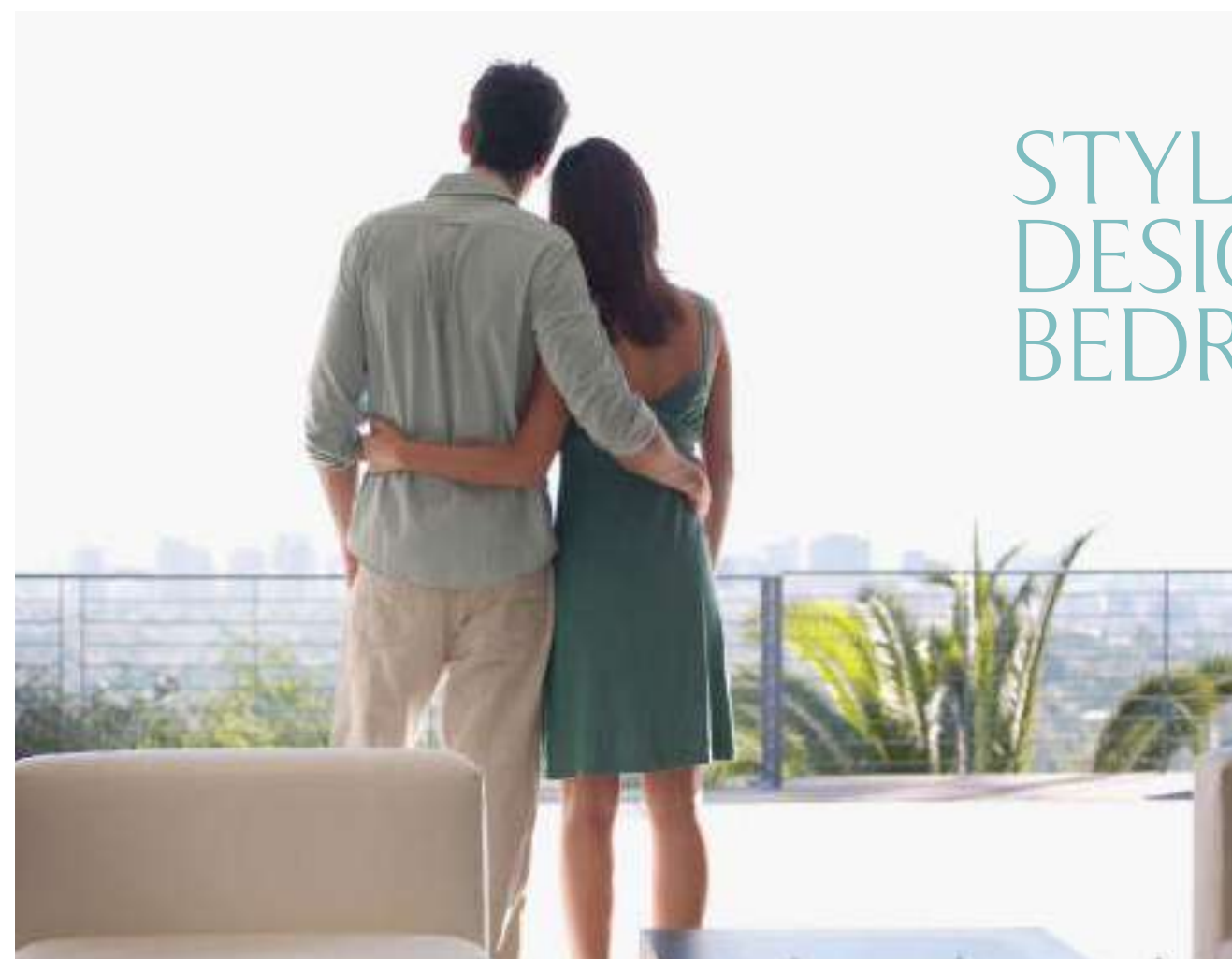




Premium materials are carefully crafted to deliver a design that is urban yet timeless. Careful use of light brings to life airy and spacious living spaces for the sophisticated resident.



REFINED INTERIORS CREATE  
SPACE FOR LIFE



STYLISHLY  
DESIGNED  
BEDROOMS



European fittings from the world's best suppliers craft a space finished to the highest standards. Extensive use of marble and contemporary materials create living spaces to be proud of.



## IMPECCABLY FINISHED BATHROOMS

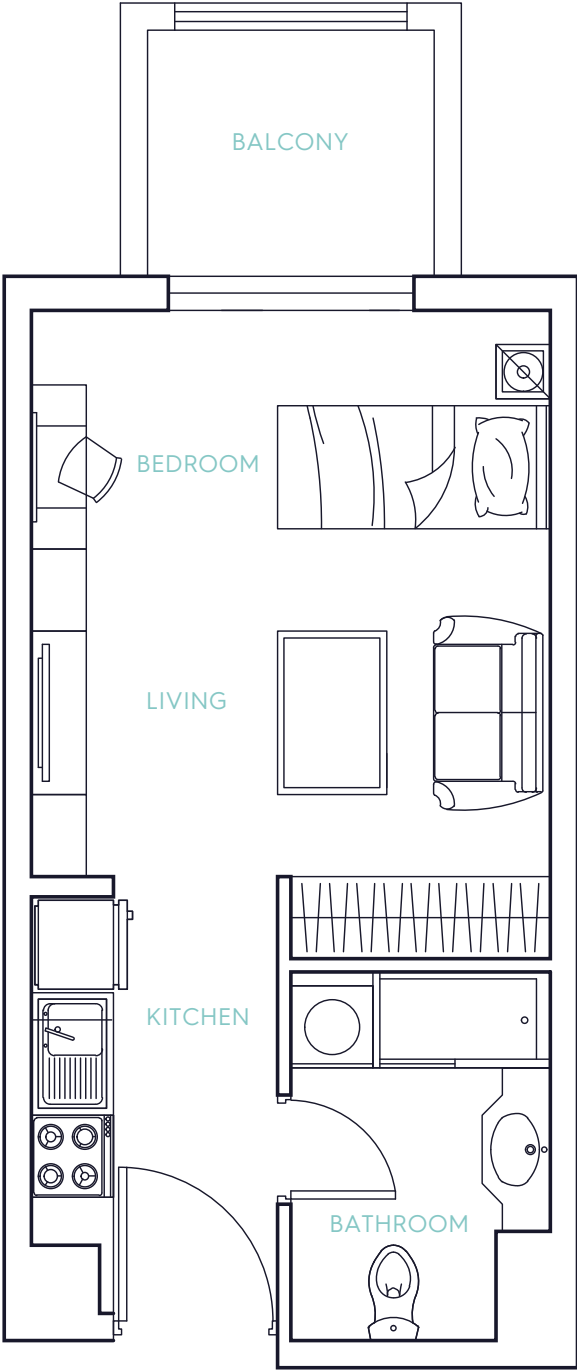




— THE LIVING ROOM —

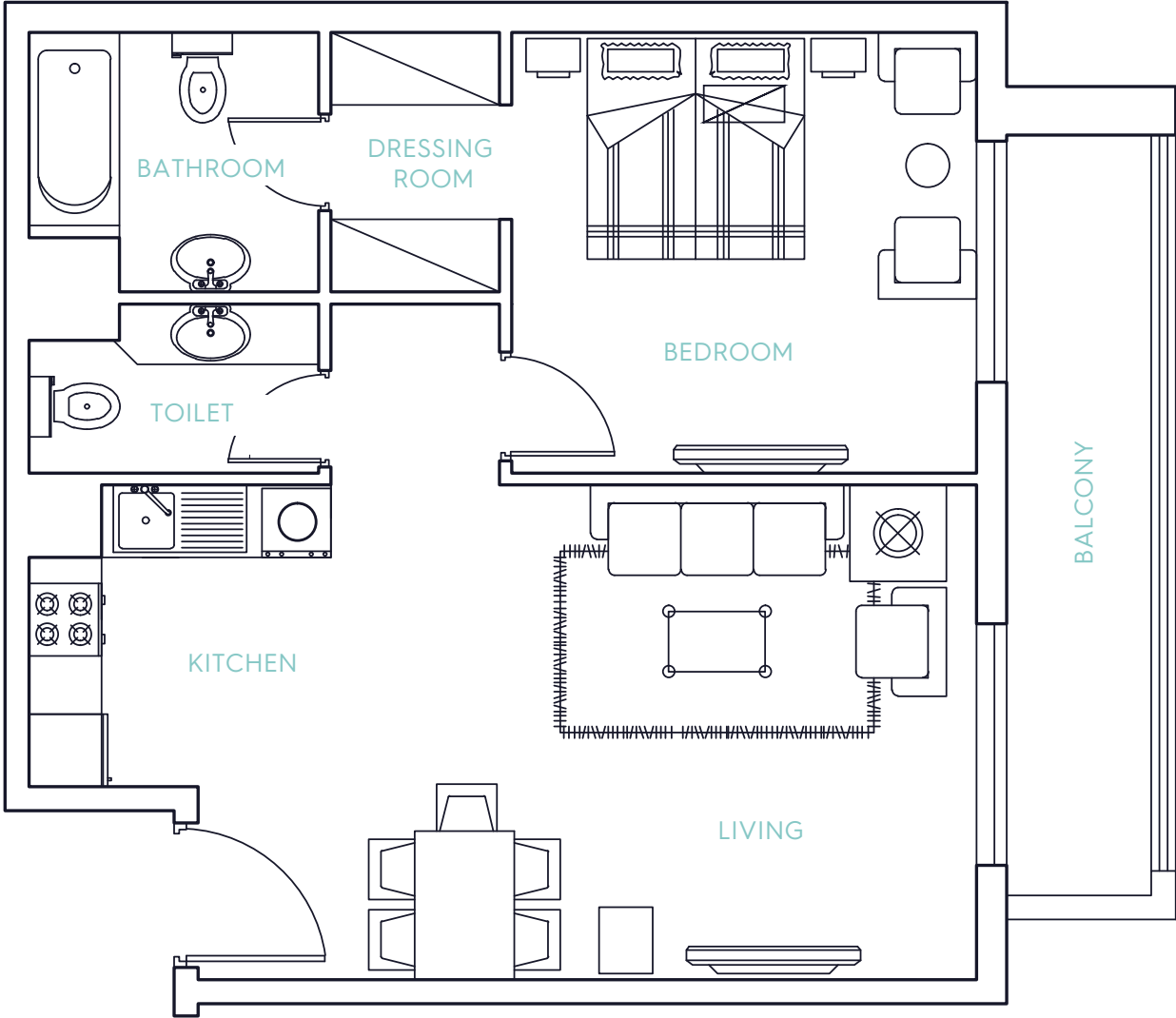






STUDIO APARTMENT

Generous studio apartments come fully equipped with contemporary fittings and appliances.

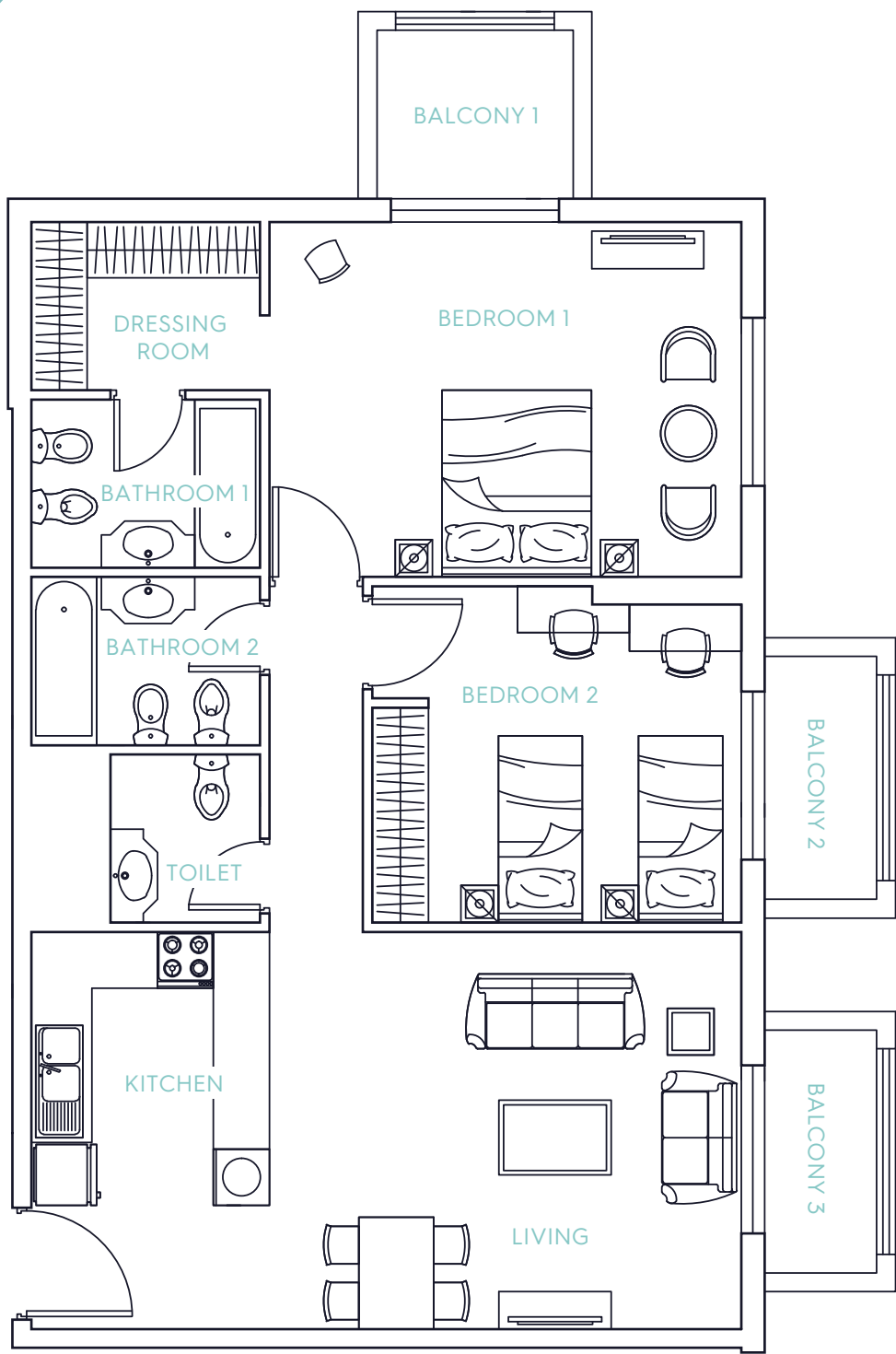


1 BEDROOM APARTMENT

Carefully designed one-bedroom units maximise living space through intelligent layouts. Ideal for self-contained serviced living.



FLOOR  
PLANS



2 BEDROOM APARTMENT

Premium two-bedroom units offer expansive spaces with  
luxurious finishings.







# AT YOUR SERVICE

Staff at the Candace are always at your service. Help is now a part of home.

“  
WE HANDLE THE  
HOUSEKEEPING AND  
LAUNDRY SO YOU  
JUST FOCUS ON  
YOU  
”





## CONVENIENT LIVING

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A full suite of services are at your constant disposal so you can focus on the business of life.

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### CANDACE SERVICES

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CONCIERGE

ROOM SERVICE

HOUSEKEEPING

LAUNDRY

VALET PARKING

BABY SITTING

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Candace offers an onsite children's play area and baby sitting service so you can relax while your little ones are having fun.

24 HOUR GOURMET ROOM SERVICE  
AT YOUR BECK AND CALL

CANDACE BY  
AZIZI ENABLES  
CONVENIENCE &  
CONNECTIVITY





A woman with dark hair tied back is relaxing in a hot tub at night. She is looking upwards with a serene expression. The background is filled with out-of-focus city lights, creating a bokeh effect. The water in the hot tub is dark blue with some white foam. A teal diagonal shape is on the left side of the image.

# RELAX AND REFRESH

Leave your day behind and rejuvenate with Candace's many amenities. An outdoor pool and open air Jacuzzi are the ideal way of washing off the day and looking forward to tomorrow.

“  
AN OPEN AIR  
JACUZZI UNDER  
THE STARS GETS  
YOU READY FOR  
TOMORROW  
”



— THE POOL —





# EVERYDAY LUXURY

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Everything is always to hand for a relaxed, refreshing lifestyle at Candace by Azizi. It's where everything is taken care of.

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## PREMIUM AMENITIES

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RECEPTION

SWIMMING POOL

GYMNASIUM

SPA

LOBBY CAFE

RESTAURANT

UNIVERSAL INTERNET & WI-FI

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# WELL-BEING BY THE WATER



Your rooftop pool is carefully landscaped to immerse you in Arabian hospitality with a hint of European chic. Lie back in luxury cabanas and let the day wash over you. Or go for a dip in the temperature controlled pool. Poolside service pampers you with gourmet food and delicious drinks as you unwind.





“  
FEEL CENTRED,  
WELL-BALANCED AND  
CAPABLE EVERY DAY WITH  
STATE OF THE ART GYM  
AND SPA FACILITIES  
”

# REVIVE AND INSPIRE

Become a new you every single evening. Health beckons in a well-equipped gym while the in-house spa is a place for relaxation and inspiration.





INDULGENCE BECOMES A PART  
OF DAILY LIFE

Your sanctuary of rest,  
recuperation and well-being  
awaits at the end of a long day.  
Immerse yourself in soothing  
therapies or take advantage of  
a relaxing massage delivered by  
trained therapists. The Candace  
spa has you feeling your best  
day after day.



A WORLD  
OF BEAUTY &  
RELAXATION





Balance work and life while staying in shape. A fully equipped gymnasium lets you work out at your convenience, with the latest exercise machines at your disposal. Never has fitting exercise into your day been as easy, or rewarding.

YOUR  
FITNESS  
JOURNEY  
BEGINS  
HERE



A STATE OF THE ART  
GYMNASIUM MAKES A HEALTHY  
LIFESTYLE EASY





# ENJOY FINE FOOD

A lobby café and all-day restaurant serve up the delicacies you want. It's good knowing that satisfying your craving is as simple as walking downstairs.

“  
WHERE CASUAL  
DINING IS  
EXCEPTIONALLY  
REFINED  
”





GOURMET FOOD  
ON THE MENU  
ALL THE TIME



Exceptional food is now  
available round the clock so you  
never have to order in. Discover  
a wide variety of cuisines in the  
comfort of your home.





CAFÉ CULTURE IS EVEN MORE  
ENJOYABLE WHEN A REFINED  
EXPERIENCE IS RIGHT IN YOUR LOBBY



A lobby café with outdoor and indoor seating becomes a hub of activity. From meetings to long chats with friends, your social life starts right at home. Eat, meet and greet with a sumptuous selection of bites on offer.

A PLACE TO  
EAT, MEET &  
SOCIALISE





# AZIZI MAKES INVESTING IN REAL ESTATE SIMPLE

**AZIZI**

Azizi was incorporated in 1993 and has since established a superb track record of global real estate development. The Group has delivered over 6,000 units and 5,500 plots in destinations worldwide, including Moscow, Frankfurt, Central Asia, and Dubai.

With an annual turnover exceeding USD 1.5 billion, Azizi has diversified operations in banking, oil and gas and real estate across key international markets. The Group's net worth stands in excess of USD 11 billion, making it one of the UAE's most financially sound developers.

In Dubai, the Group has invested over USD 1 billion in Al Furjan, one of the city's most exciting up and coming areas in the south. Azizi is also developing exciting projects on the iconic Palm Island, and in Dubai Healthcare City.

Azizi's financial resources mean the Group always has ready finances to speed construction along. In fact, Azizi never launches or sells a project where construction hasn't already started.

The Group has ready capital to invest in creating beautiful high-quality projects that will continue delivering returns in the long-term. All materials used are sourced from the world's finest suppliers and easily exceed regulatory codes. All interior finishings come from some of the world's most exceptional brands. That's why Azizi's properties offer consistently high returns, peace of mind and exceptional resale value.



**PROJECT:**  
Candace Aster Hotel Apartments

**PROJECT NUMBER:**  
1738

**DEVELOPER NUMBER:**  
1002

**AREA NAME:**  
Jabal Ali First

**ESCROW ACCOUNT:**  
10174999159022

**BANK:**  
ADCB

**DISCLAIMER**

Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to the Sales and Purchase Agreement.

Sketches, renderings, or photographs depicting lifestyle, amenities, food services, resort services, unit finishes, designs, materials, furnishings, plans, specifications, or art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Also, locations and layouts of windows, doors, closets, plumbing fixtures, and structural and architectural design elements may vary from concept to actual construction. All depictions of appliances, plumbing fixtures, counters, countertops, cabinets, soffits, floor coverings and other matters of design and décor detail are conceptual and are not necessarily included in each Unit and such drawings, images, and depictions shown should not be relied upon as representations, express or implied, of the final detail of the project. All improvements, designs and construction are subject to first obtaining the appropriate permits and approvals for same which may require the Developer to alter any design, floor plan, or layout depicted.

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