



**Prop971**



# Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

**Visit Us:** [www.prop971.com](http://www.prop971.com)

\*Prop971 is a curated data platform for UAE off plan properties.\*

# Azizi Emerald,

Dubai Health Care City (DHCC)

Commercial Building (Off plan)

Only for Internal Use, Reference & Training Purposes.  
Not to be sent outside the organization

By Training & Development Department (L&D)





Sign in

Creek Park  
حدائق الخور  
Recreational space  
with a cable car

Dubai D  
ض الدافق  
اية الامسوج

Hyatt Regency  
Dubai Creek Heights  
فندق حياة ريجنسي  
كريك هايتس  
4.4 (10461)  
5-star hotel

Emirates Islamic -  
Healthcare City Branch  
الإمارات الإسلامي

Novotel Bur Dubai  
توفوتيل -  
مدينة دبي الطبية  
4.7 (5397)  
4-star hotel

Dr. Sulaiman Al Habib  
مستشفى دبي - Hospital

Dubai Healthcare  
City Center

ULTRALASIK EYE  
CENTER FZ LLC

Dubai Healthcare  
City Metro Station  
محطة مترو مدينة  
دبي الطبية

Bauerfeind Middle East  
FZ LLC Head Office  
Bauerfeind

ميديكليتك مستشفى المدينة  
Empowering  
Women's Health

Wafi Residence  
Google

Wafi City  
مدينة وافي  
Shopping mall

Sofitel Dubai The Obelisk  
فندق سوفيتل ذا  
أوبيليسك غود ميخام  
4.9 (14909)  
5-star hotel

Khaliji club |  
omni | خليجية |  
omni nightclub  
ديسكو خليجي -

DESCO Copy & Print  
Center - Photo Studio  
Photo Restoration

Emirates  
Specialty Hospital  
مستشفى الإمارات  
الخاصة

ProWash - 91

CellSave Arabia

Emirates Integra  
Medical & Surgery Centre  
Emirates  
Specialty Hospital

Kara Express: Transport  
& Logistic services |...

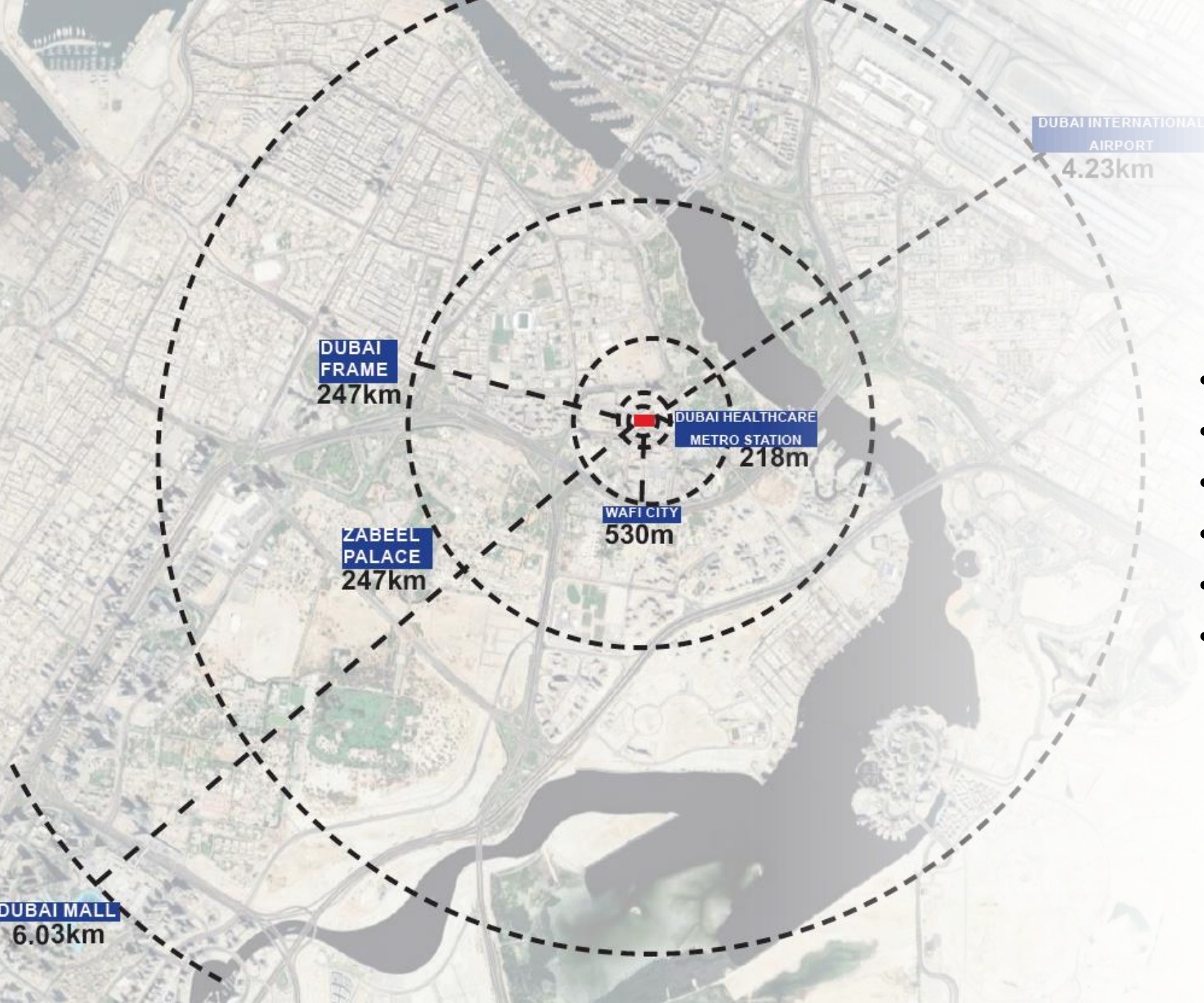
Gulf Towers

KM TRADING  
SHOPPING CENTRE  
Shopping mall

Glendale  
International School

ve Healthcare  
y - Bur Dubai  
فندق روف المدينة  
ال (9421)  
tar hotel

Layers



# Project Location

- DHCC Metro – 5 min (Walk)
- Wafi Mall – 2 min
- Zaabeel Palace – 5 min
- Dubai Frame – 7 min
- Dubai Mall – 12 min
- Dubai Airport – 10 min



- Structure: 3 Basement + Ground + 5 Podium + 11 floors + Roof
- Plot Area: 21,258 sq.ft
- Total units: 96
- Office Sizes: 1211 sq.ft to 2679 sq.ft
- Prices: 5.2M onwards
- Amenities:  
Car lift (3) for car parking  
4 lifts + 1 Service Lift  
3 Retails + 2 F&B + 1 Café
- Parking:  
1 car park = <1500 sq.ft  
2 car park = >1500 sq.ft
- Payment plan: 50/50 & 40/60
- Completion: Jun 2027

Note:

Floor to ceiling height = 3.4m (3.8m)  
Shell & core finish  
District cooling  
5% VAT is waived off