OFF PLAN

Azizi Sikander

Location: Al Furjan, Dubai

Starting From: AED 550,000

Permit No: 2

Azizi Sikander

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Azizi	**Apartments**	**Q2 2027**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Azizi Sikander is a contemporary development by Azizi Developments in **Al Furjan**, within the DLD zone of Jabal Ali First. The project combines compact residences with a small commercial component and is particularly positioned toward buyers seeking relatively accessible entry pricing in an established Dubai residential district.

The residential collection consists of **studios, 1-bedroom and 2-bedroom units**. Studios dominate the inventory, accounting for 191 of the project's registered units. One and two-bedroom residences are considerably more limited, potentially creating a different supply profile for buyers seeking larger layouts.

Studios range from approximately **308 to 483 sq. ft.**, while one-bedroom residences extend from approximately **644 to 943 sq. ft.** Two-bedroom layouts are substantially larger at approximately **1,104 to 1,113 sq. ft.**

The building comprises **three basement levels, a ground floor, two podium levels, 11 residential floors and a rooftop**. Apartments are delivered with fitted kitchens, while the overall design focuses on contemporary urban living.

Residents are planned to have access to a **swimming pool, modern gym, indoor and outdoor children's play areas, cinema, multipurpose hall, steam room and sauna**, providing a relatively comprehensive amenity package for a single-building development.

The project's **Al Furjan location** is an important advantage. Unlike entirely new master communities, Al Furjan already contains established residential neighbourhoods, schools, parks, retail facilities and Metro connectivity. This can be particularly relevant for investors evaluating future rental demand.

Azizi Sikander launched from approximately **AED 550,000** for studios. One-bedroom apartments launched around AED 1 million, while two-bedroom residences started around AED 1.7 million.

Recent DLD transactions provide more current pricing evidence. For example, a **326 sq. ft. studio sold for AED 526,890 on 20 August 2026**, while other recent studio transactions have generally ranged through the AED 500,000–600,000+ bracket depending on size and position.

The standard published payment plan is **50/50**, structured as **10% at booking, 40% during construction and 50% at handover**. Alternative booking structures have also appeared in the market, so buyers should ultimately follow the schedule attached to the selected unit and SPA.

From an investment perspective, Azizi Sikander combines **Al Furjan positioning, accessible studio pricing, a relatively near-term 2027 handover and a large final payment at completion**. Its high concentration of studios should, however, be considered when assessing future internal competition for tenants and resale buyers.

Individual properties should be compared according to **unit type, floor, exact square footage, layout, orientation, acquisition price and price per square foot**. DLD-derived data currently places the project around **AED 1,745 per sq. ft.** on registered sales, although individual transactions vary materially.

Why Buy Azizi Sikander Through A1 Properties?
Purchasing **Azizi Sikander at Al Furjan** through **A1 Properties** gives buyers access to experienced Dubai real estate advisors who can compare available studios, 1 and 2-bedroom residences according to floor, square footage, layout, price per square foot and payment status. With **{YEARS_IN_MARKET} years in the market**, A1 Properties can also help buyers benchmark Sikander against other new and established projects throughout Al Furjan.

For investors, our advisors can assess **DLD transaction pricing, unit efficiency, competing supply, handover timing and potential rental and resale positioning**. For end-users, the selection process can focus on usable space, community amenities and connectivity.

From property selection and negotiation through documentation, financing, ownership transfer, leasing and future resale, A1 Properties provides comprehensive support throughout the property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

PAYMENT PLAN

10% Down Payment	**40%** During Construction	**50%** On Handover