



AIZEL TOWER

SMART. STYLISH. SUSTAINABLE.

A New Landmark Warsan 4,
Your Future Begins at Aizel.





ABOUT THE DEVELOPER

**A joint venture between Nexus Prime and
Maak Dream Properties.**

Nexus Prime Developers is a Dubai-based real estate development firm known for its design-driven approach, efficient delivery, and future-ready buildings. With a commitment to quality, sustainability, and cutting-edge technology, Nexus Prime crafts spaces that elevate everyday living.

Nexus prime also is the engineering and financial partner in this venture, brings deep expertise in construction finance and technical project delivery. Backed by years of industry experience,

Together, Nexus Prime and Maak Dream Properties combine visionary development with operational excellence, ensuring a project that is both aspirational and reliable.

INTRODUCING AIZEL TOWER



Where Modern Life Rises Higher.

Welcome to Aizel Tower — an iconic new address in Warsan 4.

Here, sleek architectural design meets smart-home technology and eco-conscious construction. From contemporary interiors to vibrant community spaces, Aizel offers a new way of living — elegant, effortless, elevated.

Whether you're a homeowner seeking your sanctuary or an investor looking for long-term value, Aizel Tower is where your future takes shape.



LOCATION ADVANTAGE



Connected to Everything. Designed for You.

Aizel Tower is ideally located in International City Phase 2, **offering unmatched convenience and connectivity:**

- ✓ **10 mins** to Dubai International Airport
- ✓ **5 mins** to Mirdif City Centre & upcoming Nakheel Mall
- ✓ **Easy access** to Sheikh Mohammed Bin Zayed Road & Emirates Road
- ✓ **Close** to major academic & business hubs
- ✓ **Future-proof** location with the upcoming Dubai Metro Blue Line

Location

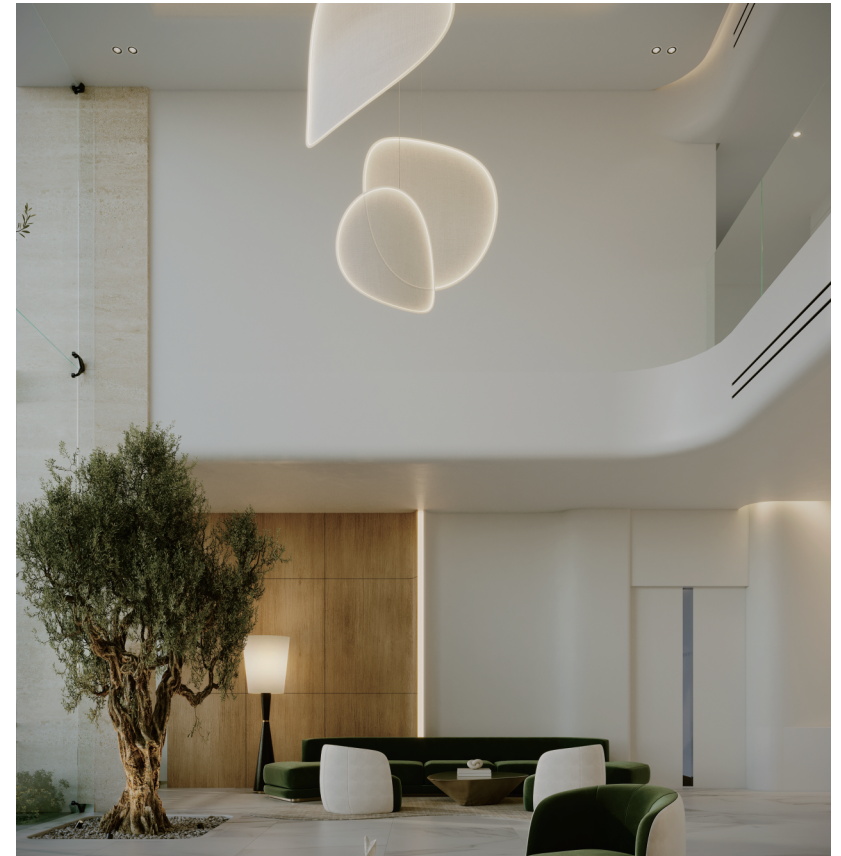
DUBAI

A Global Destination for Growth.

Positioned at the crossroads of innovation and tradition, Dubai offers a powerful blend of cutting-edge infrastructure, cultural richness, and global connectivity. From its iconic skyline and luxury lifestyle to its investor-friendly policies and sustained economic growth, the city stands as a premier destination for both living and investing. With consistent development and high demand across sectors, Dubai continues to deliver exceptional long-term value for residents and property investors alike.



THE RESIDENCES



Curated Living Spaces at Aizel Tower

Choose from a collection of beautifully crafted apartments designed to inspire:

Studio Apartments

Efficient, elegant spaces ideal for professionals or first-time buyers.

One-Bedroom Apartments

Spacious, light-filled, and designed for modern lifestyles.

Two-Bedroom Apartments

Perfect for families or those seeking refined comfort and flexibility.

FLOOR PLANS



FIRST FLOOR PLAN

FLOOR PLANS



2nd FLOOR PLAN



4th FLOOR PLAN



3rd FLOOR PLAN



5th FLOOR PLAN

STUDIO
403 SQFT
onwards

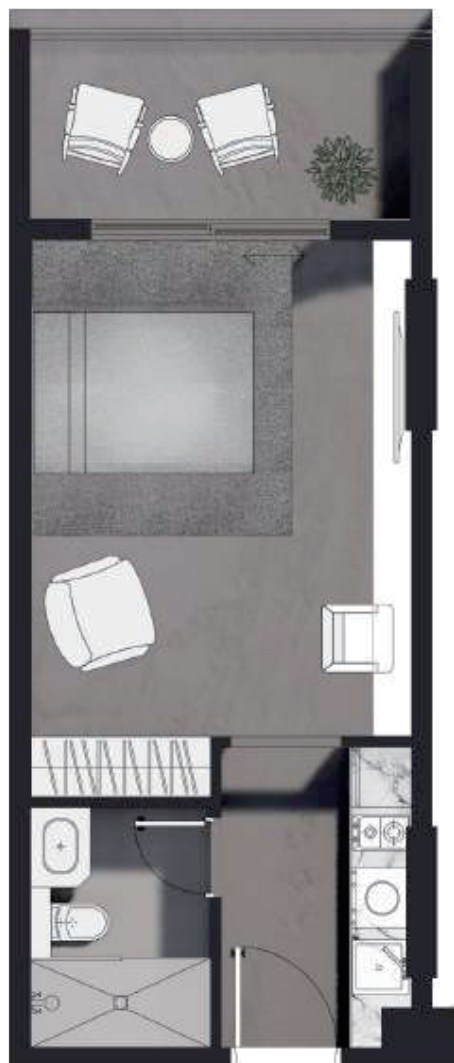


01 BEDROOM
768 SQFT
onwards



02 BEDROOM
1391 SQFT
onwards





Apartment Types

STUDIO

403-463 SQFT

A compact yet beautifully designed studio ideal for singles or young professionals. With a smart layout, integrated storage, and ample natural light, it combines comfort and efficiency in an elegant urban setting.

Bedroom	0
Bathroom	1
Parking	1
Facing	Pool View, Exterior View
Size	403 SQFT onwards

Apartment Types
STUDIO

	Bedroom	0		Facing	Pool View, Exterior View 403 SQFT onwards
	Bathroom	1		Size	
	Parking	1			



Bright, Open, and Effortlessly Elegant



The apartment features a modern open-plan layout that unites the living, dining, and kitchen areas into one spacious, flowing environment—perfect for both relaxing and entertaining. Expansive windows flood the space with natural light, while high-quality finishes and contemporary detailing add a refined, sophisticated touch throughout.



Apartment Types

01 BEDROOM

768-992 SQFT

Thoughtfully designed for modern living, this one-bedroom apartment features an open-plan kitchen, a spacious living area, and a restful bedroom ideal for individuals or couples seeking balance, functionality, and style.

Bedroom	1
Bathroom	2
Parking	1
Facing	Pool View, Exterior View
Size	768 SQFT onwards



Apartment Types

01 BEDROOM

 Bedroom
 Bathroom
 Parking

1
2
1

 Facing
 Size

Pool View, Exterior View
768 SQFT onwards



Modern Elegance Meets Everyday Comfort

Step into a space where design meets functionality. This beautifully styled living and dining area is flooded with natural light, framed by floor-to-ceiling windows and elegant curtains. The seamless layout encourages effortless flow between relaxing, dining, and entertaining. Soft neutral tones, plush seating, and a sleek marble dining table create an atmosphere of understated luxury—perfect for both quiet evenings and hosting guests. Whether you're investing or settling in, this space offers the ideal blend of sophistication and practicality in a home that feels truly elevated.



Apartment Types

02 BEDROOM

1391-2104 SQFT

Thoughtfully designed for modern living, this one-bedroom apartment features an open-plan kitchen, a spacious living area, and a restful bedroom ideal for individuals or couples seeking balance, functionality, and style.

Bedroom	2
Bathroom	3
Parking	2
Facing	Pool View, Exterior View
Size	1391 SQFT onwards



Apartment Types

02 BEDROOM

 **Bedroom**
 **Bathroom**
 **Parking**

2
3
2

 **Facing**
 **Size**

Pool View, Exterior View
1391 SQFT onwards

Both the bedrooms and bathrooms are thoughtfully crafted with luxurious finishes that combine sophistication and practicality. The bathrooms offer a spa-inspired experience, featuring sleek marble surfaces, contemporary fixtures, and ambient lighting—creating a space that feels indulgent, yet effortlessly functional.

High-quality ceramic or porcelain tiles enhance durability and aesthetics, while sophisticated vanities add a touch of refinement.



Peaceful. Refined. Effortlessly Elegant.

Thoughtfully designed with neutral tones and clean lines, this bedroom offers a perfect balance of elegance and comfort. The upholstered bed, paired with plush bedding and soft accent lighting, creates an inviting space to relax and recharge. Floor-to-ceiling curtains frame the natural light, while curated artwork and modern furnishings add a refined, contemporary touch. Whether it's a restful night or a quiet morning, this space delivers serenity and style in equal measure.





Amenities & Lifestyle

Designed Around You

At Aizel Tower, life extends beyond your front door. Discover amenities curated for every mood and moment:

INTERIOR FEATURES



Where Design Meets Daily Life

Step into spaces crafted with care and vision:



Open-plan layouts for fluid living



Sustainable materials for lasting beauty and comfort



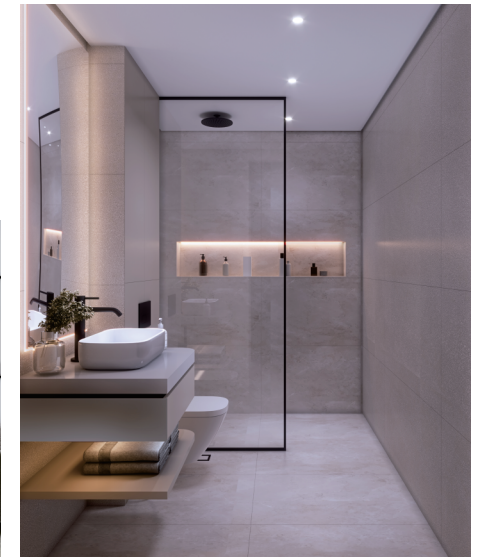
Minimalist bedroom with TV and desk



Modern luxury living with elegant design



Sleek, cozy bedroom with stylish comfort



Spa-inspired bathrooms with modern finishes



Contemporary kitchens with premium appliances

Amenities Designed for Every Lifestyle



Children Play Area

A safe, vibrant space for kids to play, explore, and make memories—right at your doorstep.



24 Hours Security

Constant surveillance and security ensure resident safety.



Swimming Pool

Take a refreshing dip or unwind by the pool in a serene setting that elevates everyday relaxation.



Barbeque Area

Outdoor BBQ zone ideal for relaxed evenings and social weekends.



Walk Track

Lush, landscaped paths designed for peaceful strolls, morning jogs, or sunset walks.



GYM

Gym equipped for every workout, from cardio to strength.



Smart Homes

Integrated smart tech keeps you connected and in control.



Pet Friendly

Designed to welcome your pets and family alike.



COMMUNITY SPACES

Outdoor Living & Active Wellness, Redefined

At Aizel Tower, every space is designed to elevate your lifestyle—from peaceful landscaped gardens for quiet mornings to scenic paths perfect for sunset strolls. These open-air environments offer more than beauty—they foster connection, relaxation, and community. For those who value an active routine, the fully equipped gym and inviting swimming pool provide the ideal settings for energizing workouts and refreshing swims. Whether you're spending time with family, meeting neighbors, or focusing on your well-being, Aizel Tower delivers a perfect blend of nature, fitness, and everyday comfort.





Your New Chapter Begins at Aizel Tower

Aizel Tower isn't just a place to live — it's a place to grow, thrive, and feel inspired every day. Whether you are starting your journey in Dubai, investing in a future-proof property, or finding the perfect home for your family — we invite you to explore Aizel Tower today.

Contact us for private tours, floor plans, and exclusive pre-launch offers.

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