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RMJM Unveils Concept Design for Azizi Venice 4-Star Hotel in Dubai South.

Dubai, UAE - RMJM has completed the Concept Design for the Azizi Venice 4-Star Hotel, a contemporary hospitality destination within the Azizi Venice masterplan in Dubai South, combining experiential waterfront living with climate-responsive architectural design.

Positioned along the lagoon and oriented to maximise primary views toward water, landscape, and cultural landmarks, the hotel is conceived as a destination in its own right—blending hospitality, leisure, and public life within a highly activated urban setting.

A defining feature of the project is its fluid architectural massing, which responds directly to site geometry, view corridors, and solar orientation. The building's form steps and curves to reduce visual bulk while enhancing guest privacy and maximising balcony exposure to prevailing breezes and shaded outdoor spaces. Continuous balconies and generous terraces are not aesthetic gestures alone, but functional elements that support passive cooling and outdoor living throughout much of the year.

Sustainability is embedded in the project's architectural logic rather than treated as an overlay. The façade system integrates horizontal fins, recessed glazing, and textured light-toned materials to reduce solar heat gain while maintaining high levels of daylight penetration. The building's orientation, façade modulation, and balcony depth collectively contribute to improved thermal performance and reduced reliance on mechanical cooling.

Landscape design plays an active environmental role, with extensive planting, shaded promenades, and podium-level greenery contributing to microclimate cooling and enhanced pedestrian comfort. Rooftop amenities and terraces are designed to balance leisure functions with shading strategies and wind mitigation, reinforcing outdoor usability while limiting heat accumulation.

At podium level, the hotel seamlessly connects to the wider Azizi Venice public realm, integrating retail, dining, and leisure functions with waterfront walkways and landscaped open spaces. This permeability supports walkability, reduces internalised circulation demand, and strengthens the hotel's role as a social and urban anchor within the masterplan.

The project includes a carefully planned mix of hotel rooms and serviced apartments, supported by a full suite of hospitality amenities including dining venues, wellness facilities, rooftop lounges, and leisure decks. Interior public spaces are conceived as extensions of the landscape and waterfront, reinforcing visual continuity between inside and outside.

The Azizi Venice 4-Star Hotel exemplifies RMJM's approach to contemporary hospitality design in the Middle East—where architectural identity, environmental responsiveness, and commercial performance are developed as a single, integrated design strategy.

About RMJM

Founded in 1956 by Sir Robert Matthew and Stirrat Johnson-Marshall, RMJM has evolved into one of the most globally connected and culturally diverse architecture practices in the world. With studios across five continents, RMJM unites a collective of thinkers, designers and specialists driven by a shared purpose: to shape environments that empower vision and unlock human potential.

As Architects of Ambition, we work with clarity and intention – balancing global perspective with local insight, and precision with imagination. Our networked approach enables us to respond faster, think deeper and design with a level of refinement that has defined RMJM for more than 69 years.

Today, RMJM continues to build on its legacy with an architectural language rooted in intelligence and timeless design principles.

For further information, please contact:

Kateryna Novoselova
Group Marketing and Development Director
E: k.novoselova@rmjmd3.com

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