



We are NABNI, an Emirati real estate developer, where visionary design converges with unwavering integrity, innovation, and meticulous attention to detail. We reshape the luxury real estate experience by crafting living spaces that not only redefine standards but also resonate with the essence of customer-centric excellence. Our commitment to integrity becomes the cornerstone for crafting innovative excellence that seamlessly aligns with the unique aspirations of our valued customers.

“AVENUE RESIDENCE 8 BY NABNI”

Avenue Residence 8 by NABNI is a modern architectural marvel that embodies sophistication and contemporary design. Perfectly integrated into the vibrant Al Furjan community, the building's sleek and dynamic form reflects a seamless fusion of style and functionality. With clean lines, expansive windows, and thoughtfully designed interiors, Avenue Residence 8 by NABNI creates an atmosphere of refined elegance. Its contemporary aesthetic is enhanced by cutting-edge features that elevate everyday living, offering residents both comfort and convenience. Standing as a landmark of modernity, Avenue Residence 8 by NABNI redefines urban living, delivering a lifestyle that is as practical as it is luxurious.

AL FURJAN NEIGHBORHOOD

Avenue Residence 8 by NABNI is a testament to modern living, seamlessly blending elegance with exceptional connectivity in the vibrant Al Furjan community. Located just steps from the Al Furjan Metro Station, it offers effortless access to Dubai's key attractions, business hubs, and everyday conveniences. Designed with sophistication and practicality in mind, Avenue Residence 8 by NABNI ensures residents experience a lifestyle where comfort meets accessibility, setting a new standard for refined urban living.



0

Minute from Discovery Garden Metro Station

5

Minutes from Ibn Battuta Mall

10

Minutes from Dubai Marina & Bluewaters

15

Minutes from Palm Jumeirah

15

Minutes from Palm Jebel Ali

20

Minutes from Burj Al-Arab

20

Minutes from Al Maktoum International Airport (DWC)

20

Minutes from Mall of the Emirates

20

Minutes from Dubai Hills Mall

30

Minutes from City Walk

30

Minutes from Dubai Mall and Downtown Dubai

PROJECT OVERVIEW

13

Storey luxury apartments building located at the heart of Al Furjan area G + 1P + 11 floors. It includes 3 elevators for easy access.



1 BHK

813 sq.ft. - 1,583 sq.ft.
No. of units - 33

2 BHK

1,233 sq.ft - 2,233 sq.ft.
No. of units - 60

3 BHK

1,867 s.qft - 4,174 sq.ft.
No. of units - 11

AMENITIES & FACILITIES



24/7 Security



Adult & Kids
Swimming Pool



Parking Facility



Fully Equipped Kitchen
with Built-in Appliances



Outdoor Kids
Play Area



Smart Home
Automation



Indoor Gym



No Chiller Service
Required



EXCLUSIVE FEATURES

- Stunning City and Dubai Skyline view
- Modern Contemporary Design
- Designed with Italian fixtures and fittings
- Floor-to-ceiling height for apartments - 3m
- Floor-to-ceiling height for reception - 9m
- Built-in kitchen appliances.
- Copper Bronze finish accessories
- Secure G + 1 Podium parking + 11 Residential floors
- Latest gym equipment
- 24/7 security
- Smart home automation
- Dedicated Concierge service
- No chiller service required

PAYMENT PLAN

40%

During Construction

60%

On Completion

15%

+4% DLD
+Admin Fees

25%

During
Construction

60%

On
Completion

Expected completion date **Q4 2026** | RERA Project No. **3551**

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NABNI
TOGETHER WE BUILD

All dimensions are in the imperial and metric systems, measured to structural elements, excluding wall finishes and construction tolerances. The materials feature high-end Italian design, adding significant value to the property. All images are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, or furnishings. The developer reserves the right to make quality revisions or alterations at its absolute discretion, without liability.

"Avenue Residence 8 by NABNI" has been developed with expert care by NABNI Almustaqbal Properties Development L.L.C

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