



# AVANA

R E S I D E N C E S

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FACT SHEET





*FLUIDITY HAS A  
New Address*



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# AVANA

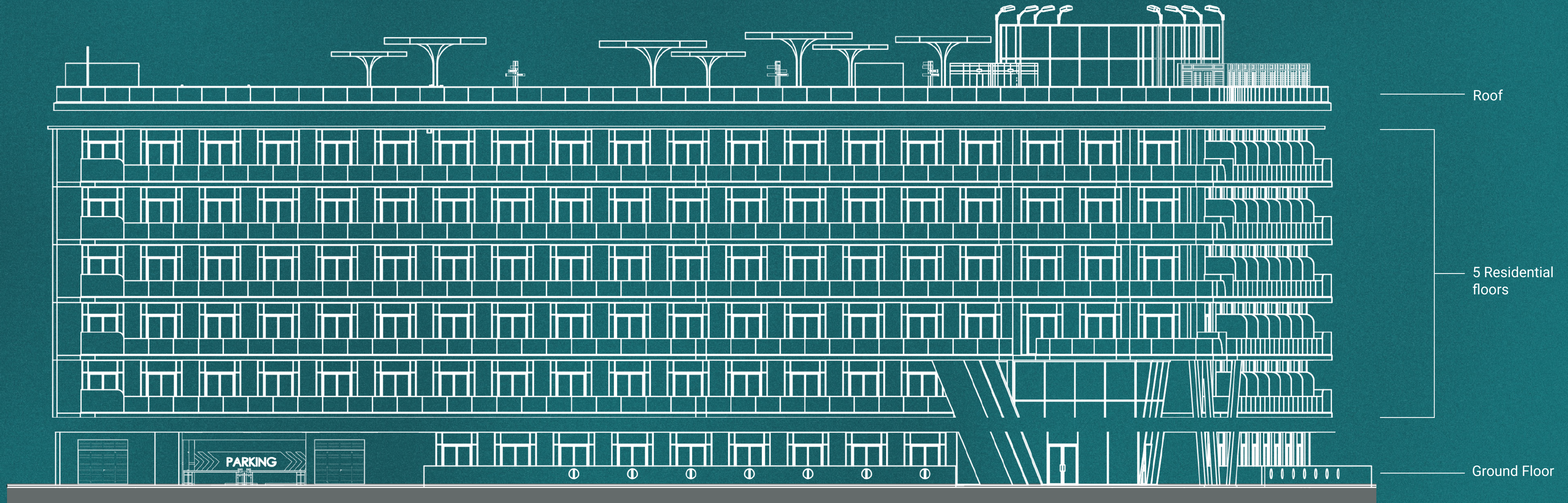
R E S I D E N C E S





# AVANA

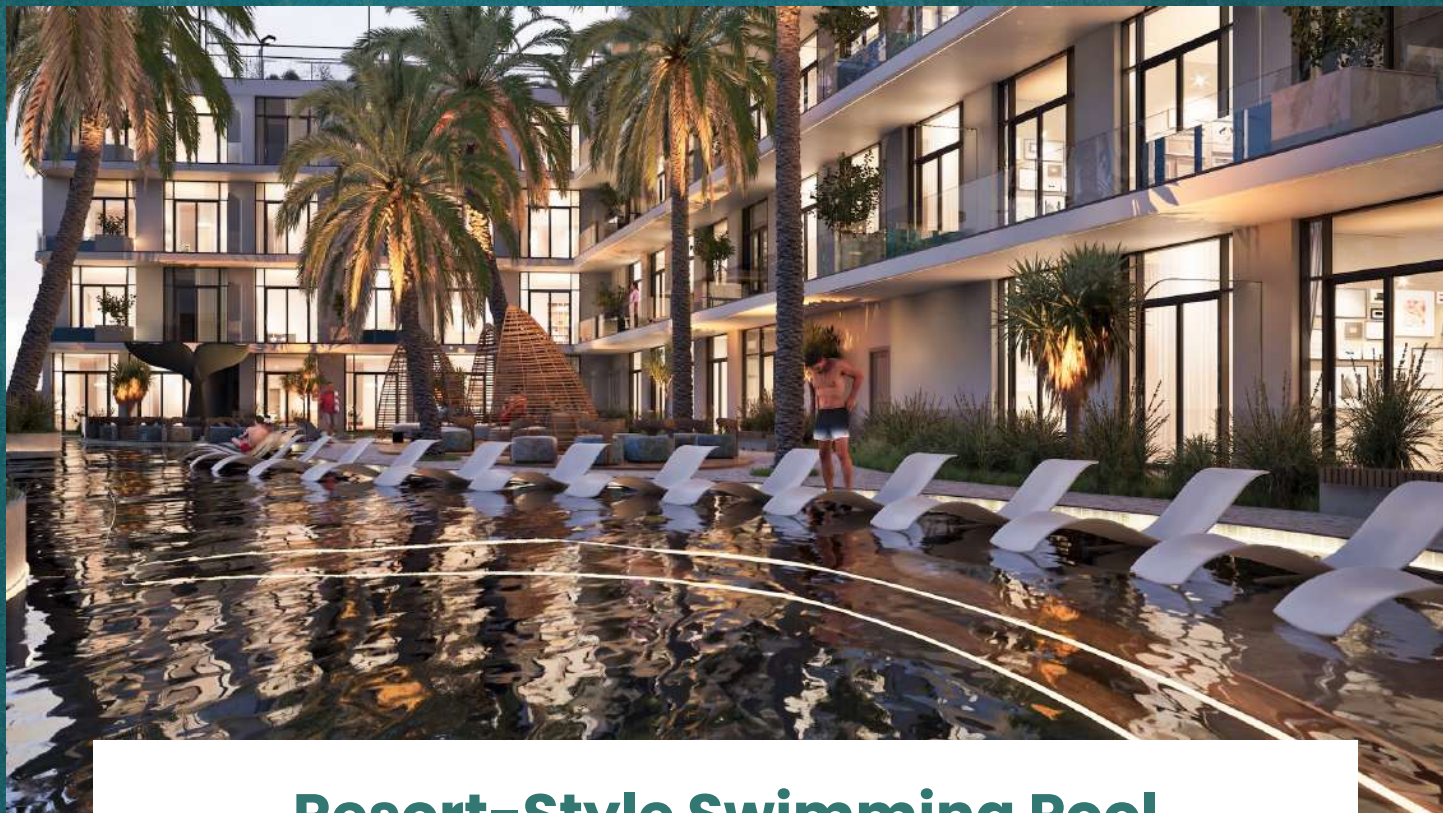
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# AMENITIES WITHIN THE PROJECT



**Resort-Style Swimming Pool**



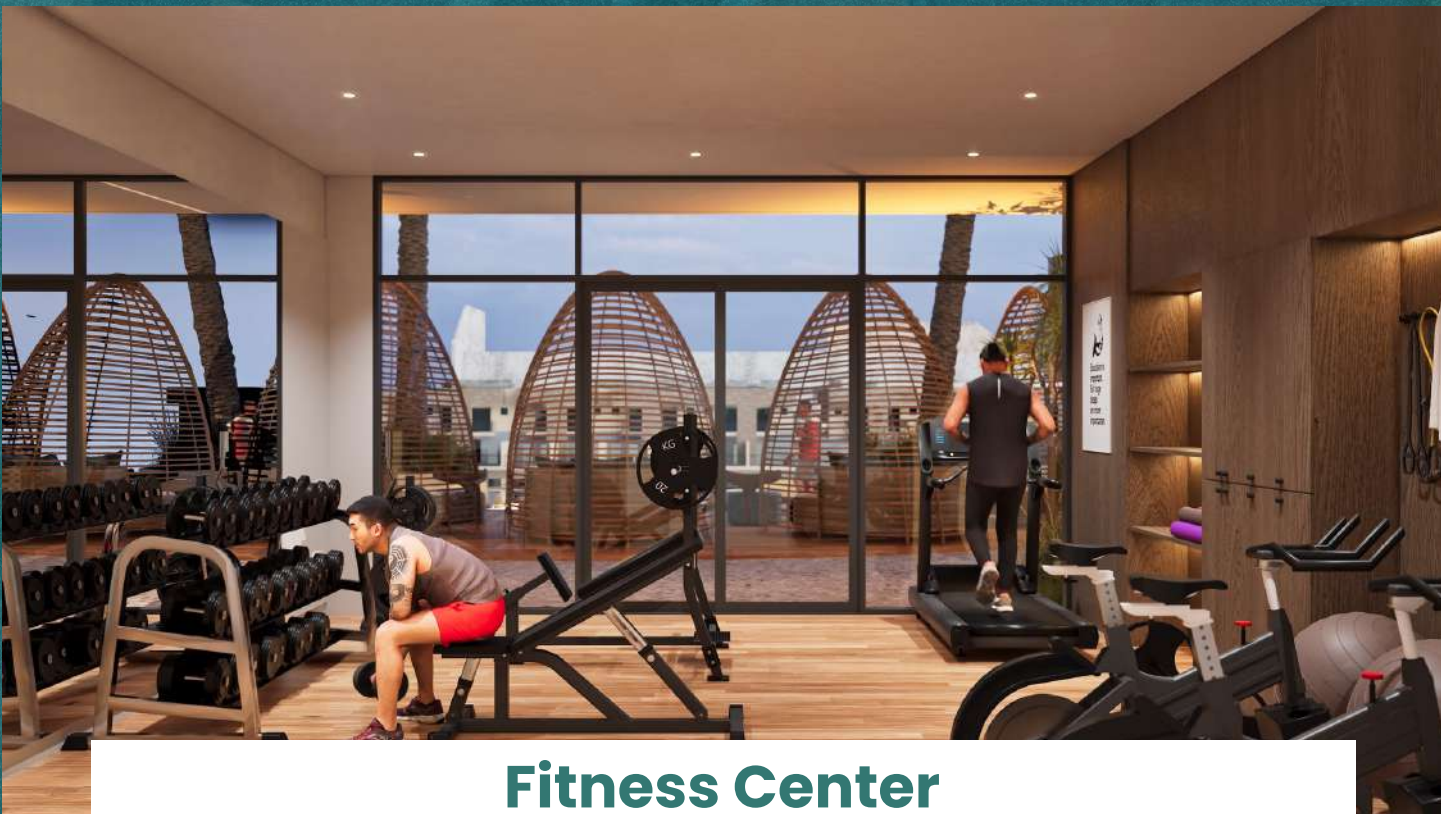
**Kid's Swimming Pool**



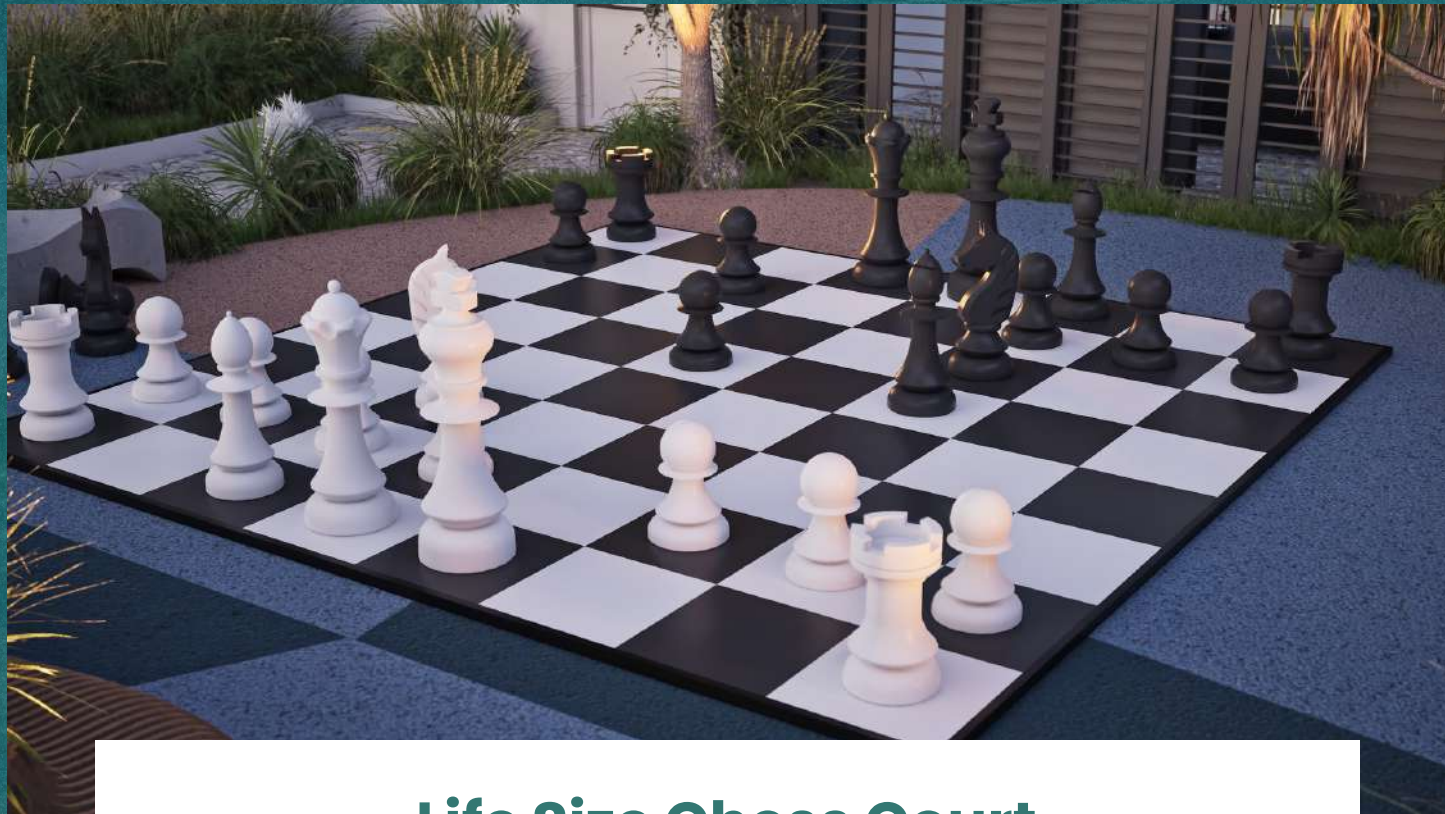
**Padle Tennis Court**



**Outdoor Children's Play Area**



**Fitness Center With Premium Equipment**

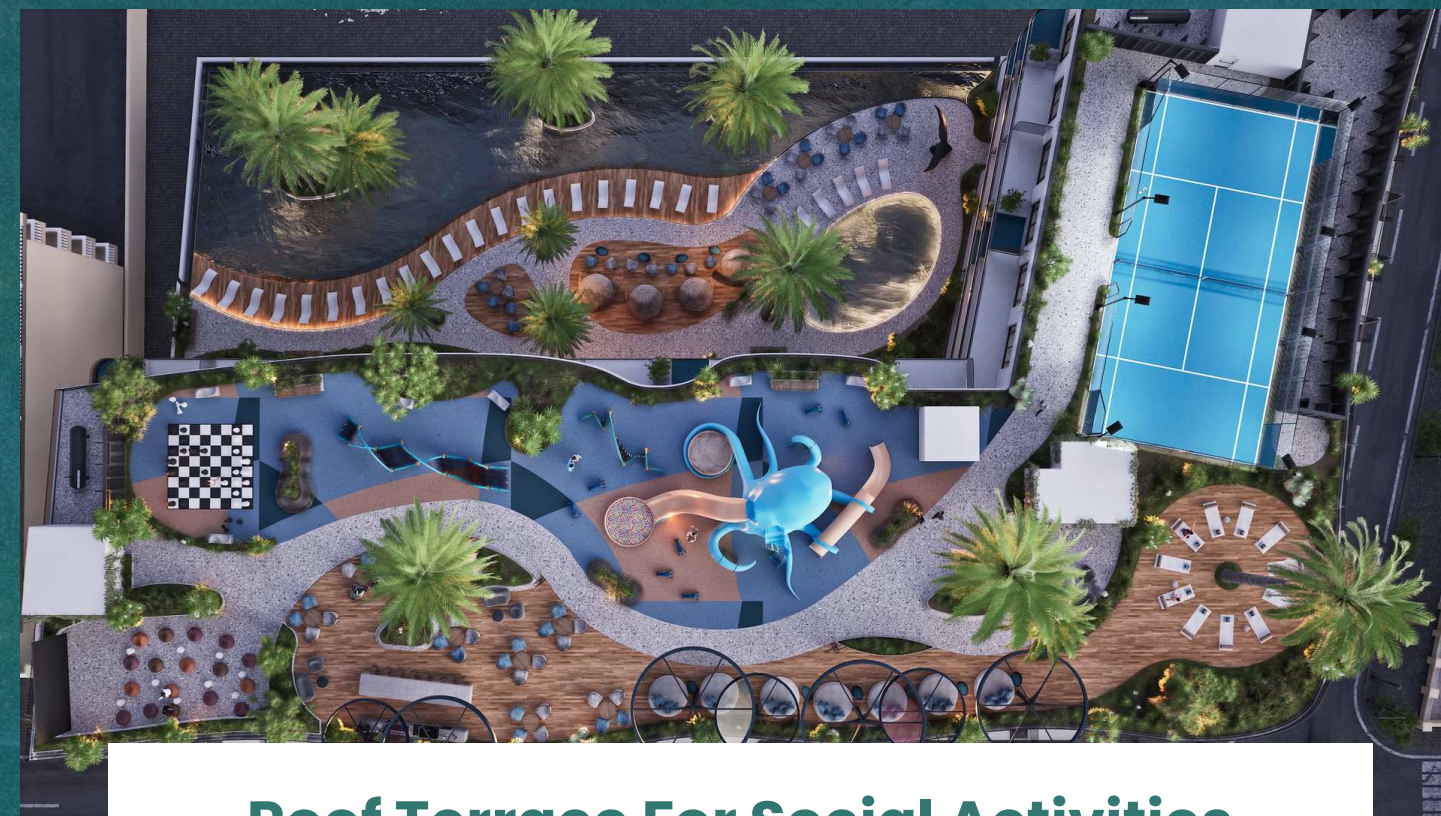


**Life Size Chess Court**





**Landscaped Gardens  
With Walking Paths**



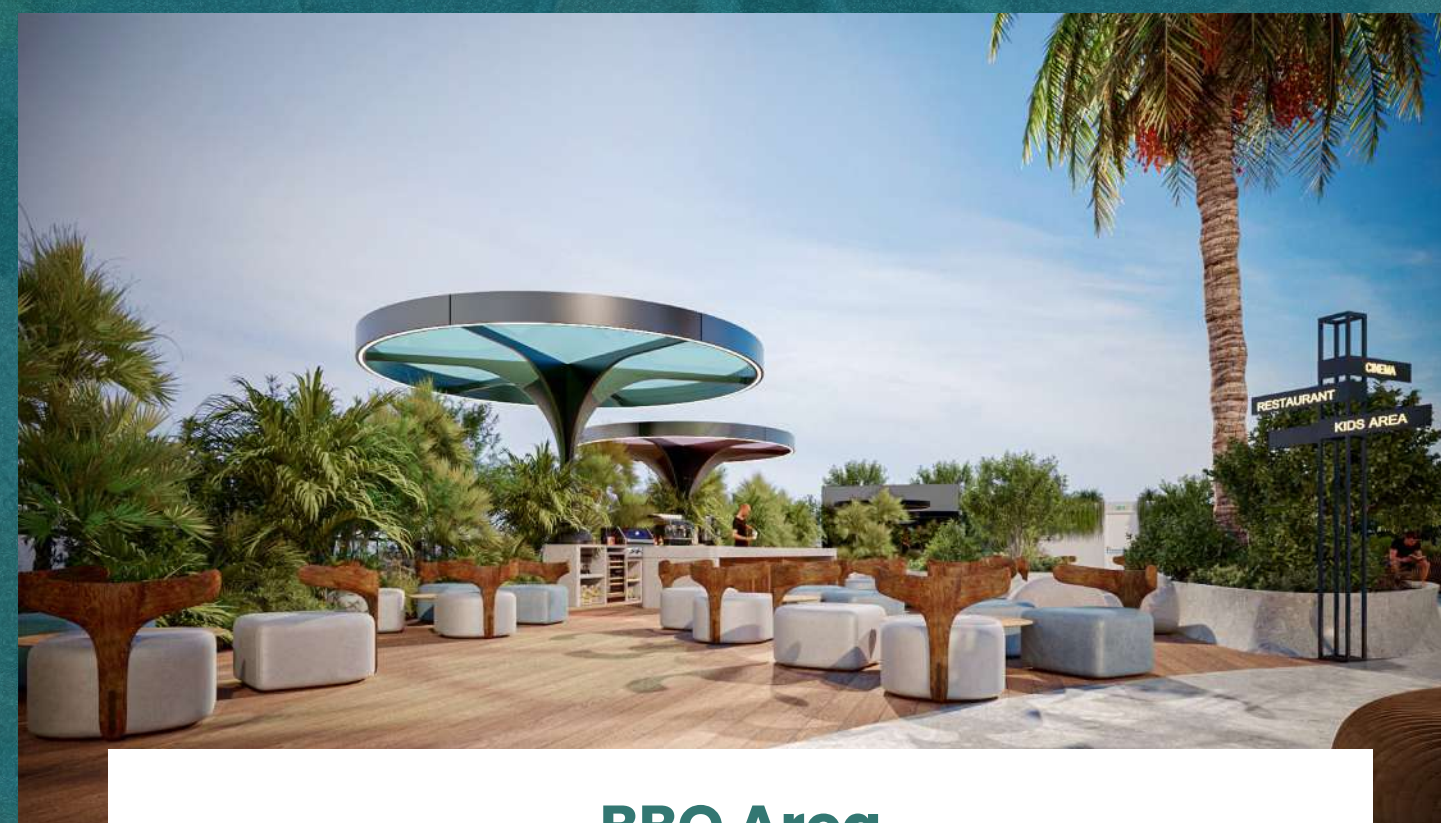
**Roof Terrace For Social Activities**



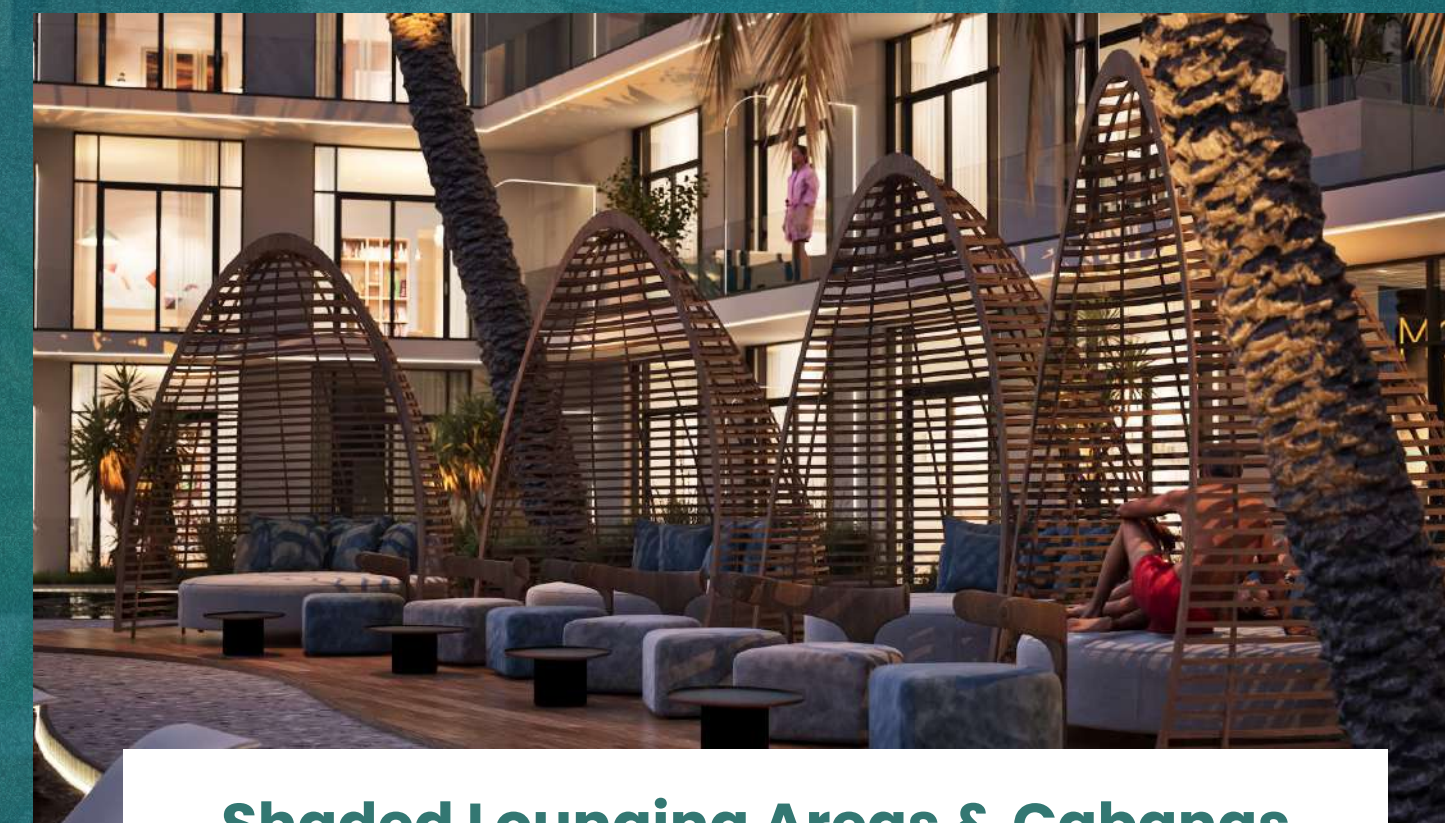
**Outdoor Cinema**



**Outdoor Yoga & Meditation Deck**



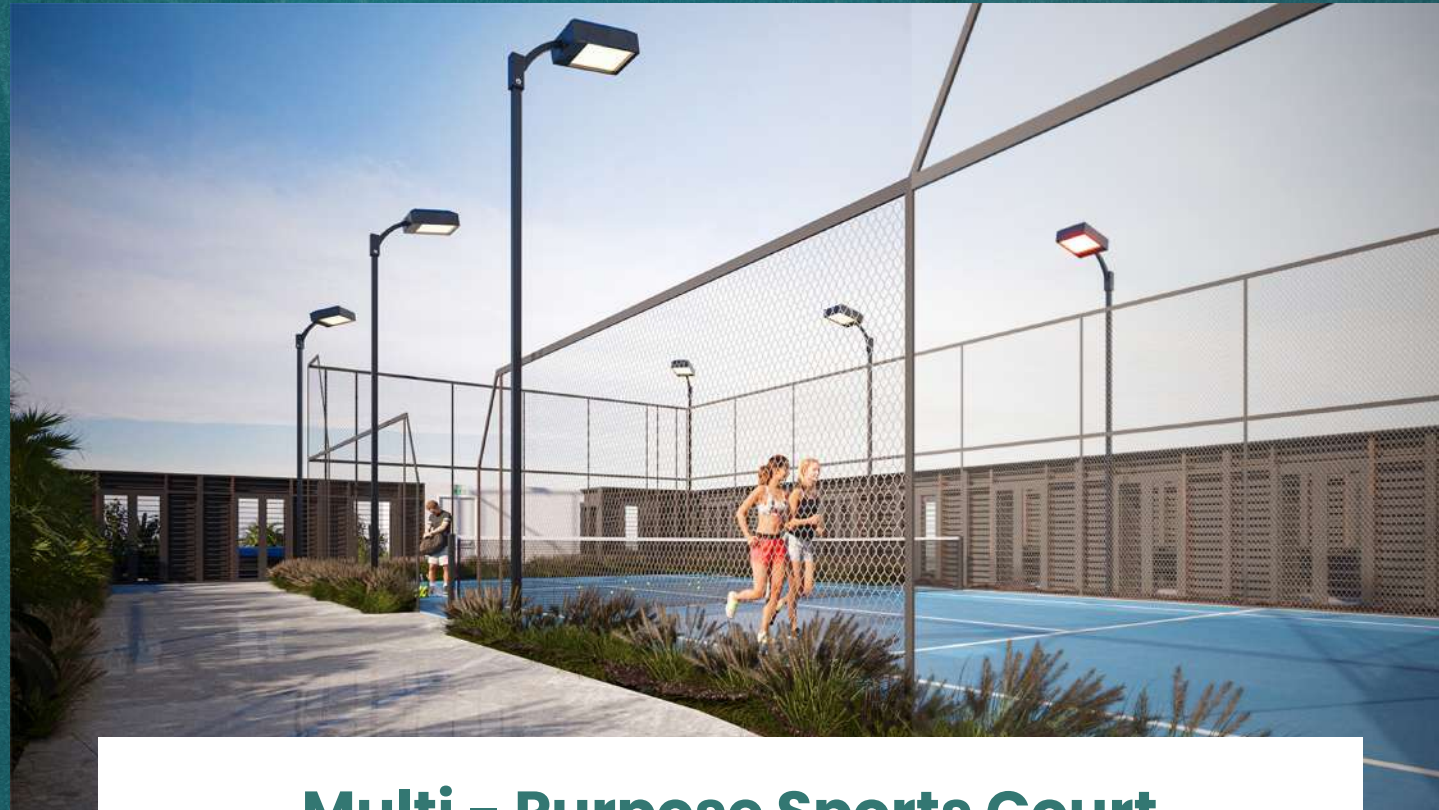
**BBQ Area**



**Shaded Lounging Areas & Cabanas**

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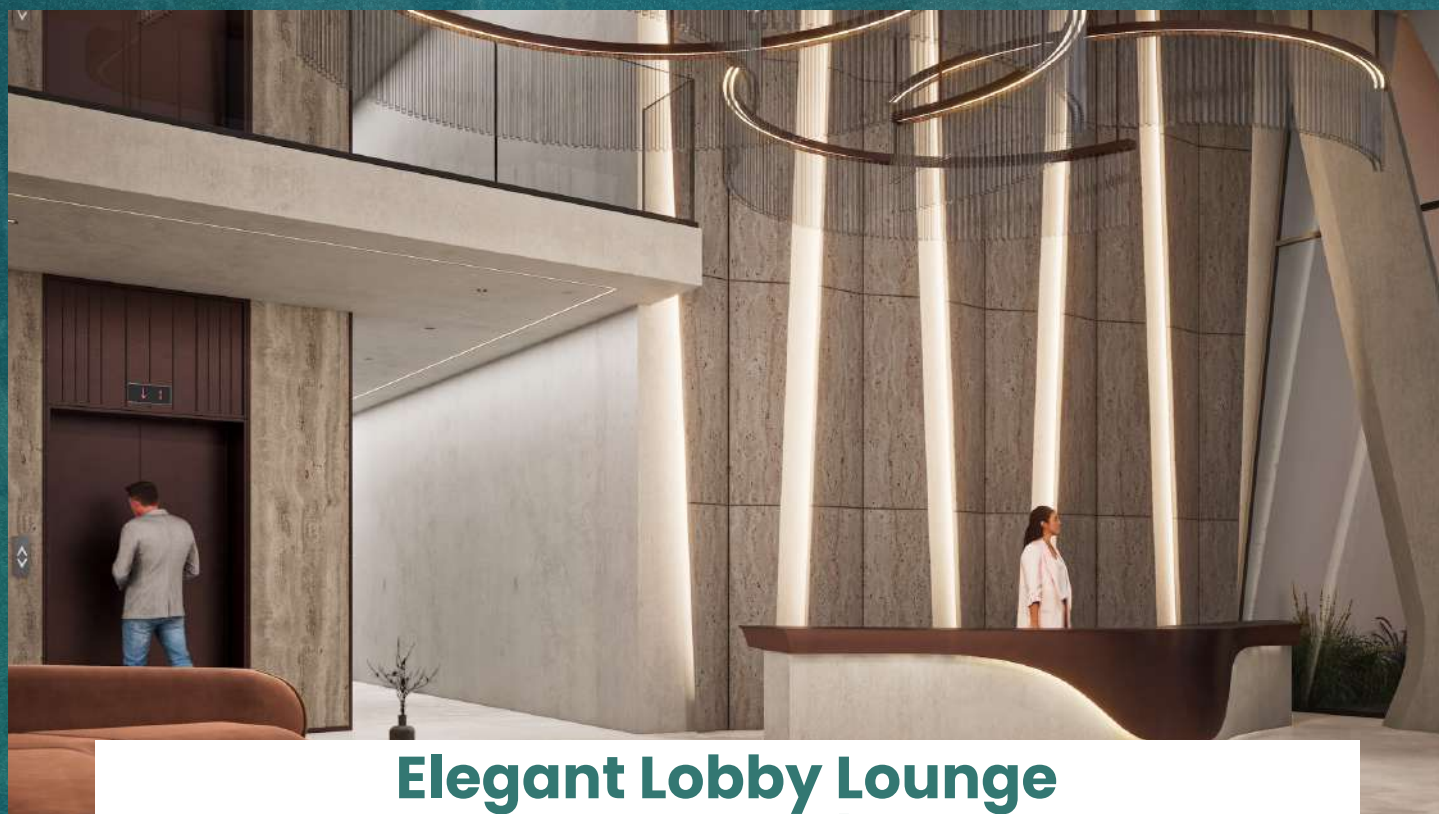
**Multi – Purpose Sports Court**



**Smart Building Management System**



**Electric Vehicle Charging Provisions**



**Elegant Lobby Lounge  
With Concierge / Security**

D I S C O V E R

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## OWNERSHIP

Freehold

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## EXPECTED COMPLETION DATE

Q4 2027

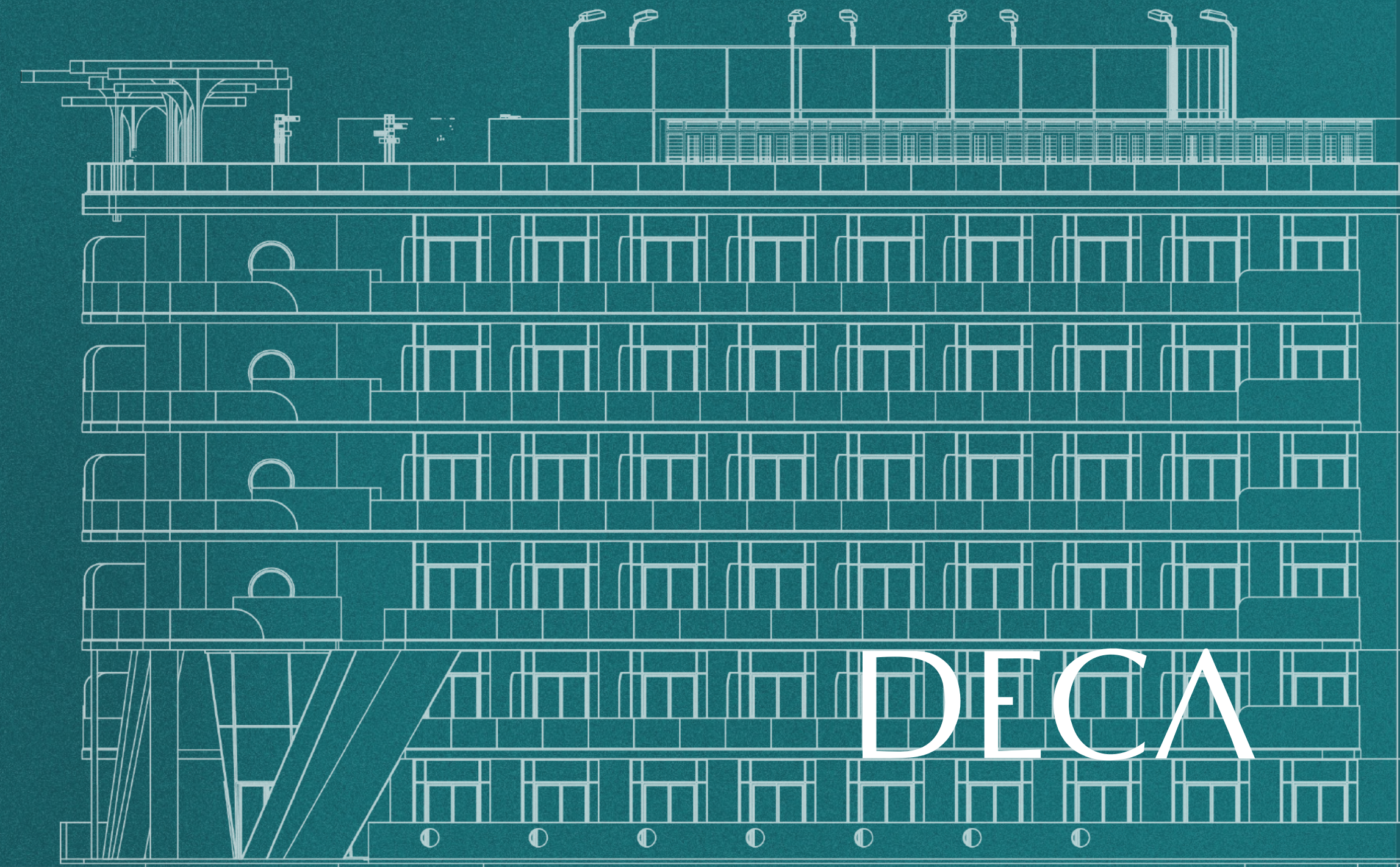
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## SIZE RANGE PER UNIT TYPE

- Studio: Ranges From 373 sq.ft. to 496 sq.ft.
  - 1 Bedroom: Ranges From 635 sq.ft. to 788 sq.ft.
  - 2 Bedroom: Ranges From 1,066 sq.ft. to 1,324 sq.ft.
- 

## PARKING

1 Parking Space For A Studio, 1 Bedroom, 2 Bedroom.



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# LOCATION MAP



Al Khail Road  
Al Khail Road

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# PAYMENT PLAN – 60/40

AVANA  
RESIDENCES

MILESTONE	TIMELINE	PAYMENT %
DURING CONSTRUCTION		
BOOKING	IMMEDIATE	10%
AFTER 1 MONTH	30 DAYS FROM BOOKING	10%
MONTHLY PAYMENTS	1% PER MONTH FOR 25 MONTHS	25%
INTERIM PAYMENTS	MONTH 12	5%
	MONTH 18	5%
	MONTH 24	5%
AFTER CONSTRUCTION		
COMPLETION	UPON COMPLETION CERTIFICATE	10%
POST-HANDOVER	1.25% MONTHLY FOR 24 MONTHS	30%

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## LOCATION



**1 Min** To JVC Community Park.

**7 Min** From Dubai Hills Mall.



**10 Min** From Mall Of The Emirates.

**10 Min** From Palm Jumeirah.



**20 Min** From Burj Khalifa  
And Downtown Dubai.

## NUMBER OF UNITS PER TYPE

- Studios – 114 Units
- 1 Bedroom – 43 Units
- 2 Bedroom – 10 Units



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# WHY JVC ?



## STRATEGIC LOCATION

Enjoy Convenient Access  
To Dubai's Major Business  
And Leisure Districts.



## FAMILY AMENITIES

Lush Parks, Schools And  
Recreational Facilities  
For The Whole Family.



## VIBRANT LIFESTYLE

Diverse Dining Options, Retail  
Malls And Community Events  
Year-Round.



## STRONG INVESTMENT

Attractive Price-To-Space  
Ratio With High Rental Yields  
And Capital Growth.

Dubai's Premier Residential Destination Combines The Best Of Convenience, Community And Value.

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# WHY INVEST WITH DECA DEVELOPMENT ?

We Partner With Top-Tier Consultants And Specialists While Implementing Rigorous Project Management And Quality Control. Our Investor-Friendly Payment Plans And Financing Options Make Premium Real Estate Accessible, All Delivered With Meticulous Attention To Every Detail.



## LEADERSHIP WITH DECADES OF MARKET INSIGHT

Our Experienced Team Brings Deep Market Knowledge To Every Project, Ensuring Investments That Stand The Test Of Time.



## TRANSPARENT PROCESS & DEDICATED SUPPORT

Enjoy A Streamlined Purchase Journey With Comprehensive Support Throughout Your Ownership Experience.



## ARCHITECTURAL EXCELLENCE & STRATEGIC LOCATIONS

We Combine Innovative Design With Premium Materials And Strategic Site Selection To Maximize Capital Growth Potential.



## SUSTAINABLE, VALUE DRIVEN DEVELOPMENT

Our Data-Driven Approach Incorporates Sustainable Practices And Smart Technologies, Creating Distinctive Living Spaces That Maintain Their Value.

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# WHY INVEST IN DUBAI ?

Dubai continues to strengthen its position as a global investment hub, offering a unique combination of economic stability, tax advantages, and quality of life. The city's strategic vision and continuous development create a fertile ground for real estate investment with strong potential for capital appreciation and rental returns.

The emirate's pro-business policies, world-class infrastructure, and cosmopolitan lifestyle make it an attractive destination for both living and investing. These factors contribute to a robust real estate market with sustained demand from both end-users and investors



## HIGH RENTAL RETURNS

Dubai Consistently Offers Some Of The Highest Rental Yields Globally, Making It Attractive For Income-Seeking Investors.



## 0% TAX ON RESIDENTIAL REAL ESTATE

No Property Tax, Income Tax Or Capital Gains Tax, Maximizing Your Investment Returns.



## RESIDENCE VISA

Property Investment Can Qualify You For Residence Visas, Providing Additional Value Beyond The Property Itself.



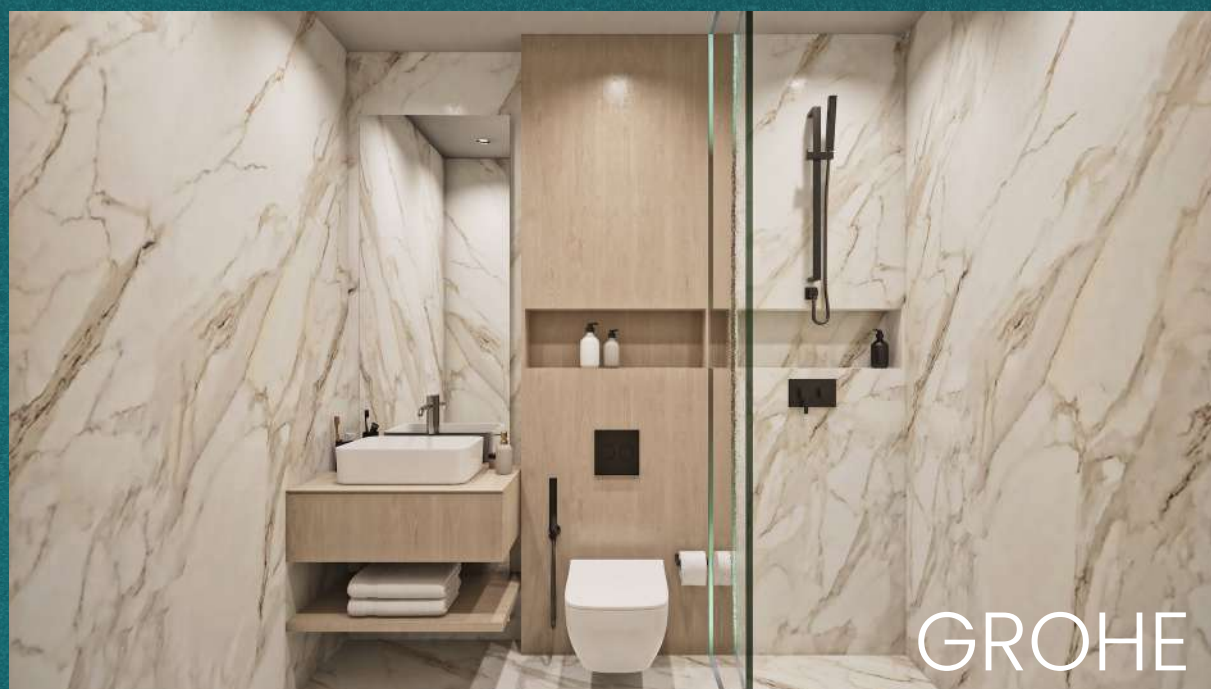
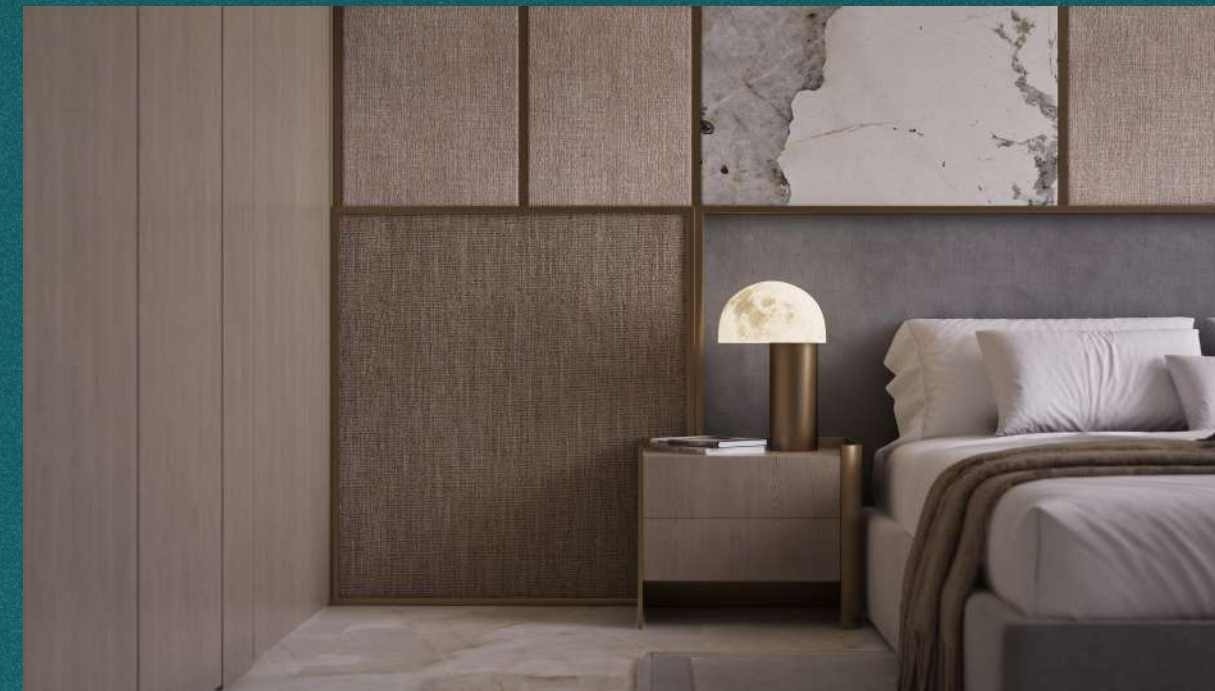
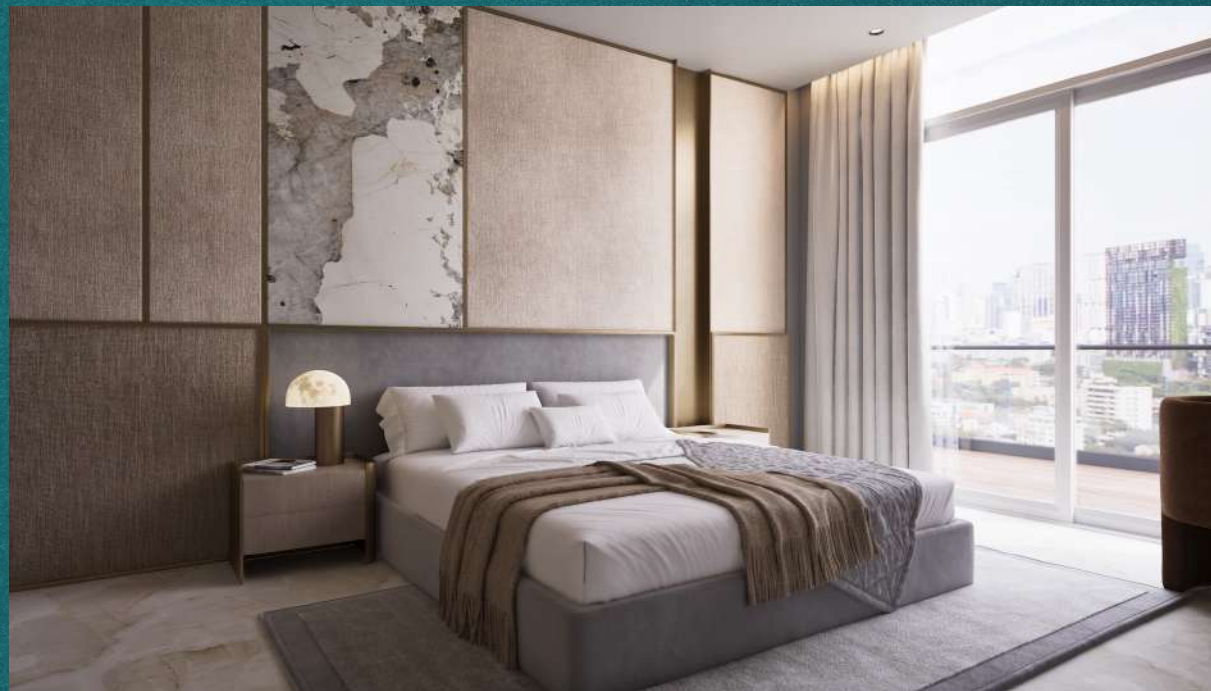
## SAFE INVESTMENT ENVIRONMENT

Strong Regulatory Framework And Economic Stability Create A Secure Investment Landscape.



## UNIT FEATURES

- Featuring BOSCH Kitchen Appliances
- The Bathroom Fittings By:  
GROHE, Villeroy & Boch
- Floor-To-Ceiling Windows
- Providing Abundant Natural Light
- Private Balconies
- Extending Living Spaces
- Contemporary Bathroom
- Fixtures With Glass Enclosures
- Layouts With Appliance Provisions
- Built-In Wardrobes In All Bedrooms
- Select 1BR & 2BR Units Feature
- Select 1 & 2 Bedroom Units Feature Private Pool
- Marine-Inspired Design Elements Throughout
- High-Speed Internet Connectivity Provisions





# DOCUMENTS NEEDED TO BOOK A UNIT

- Buyer Passport Copy
- Emirates ID (For UAE Residents)
- Residential Address And Contact Details
- Initial Reservation Payment Confirmation



## BOOKING STEPS

01.

Customer Pays  
Booking Amount  
And Submits  
Required  
Documents

02.

Customer  
Receives  
Booking  
Receipt

03.

Client Receives  
Unit Reservation  
Contract To Sign

04.

Balance Payment  
Transferred Per  
Payment Plan

05.

Client Receives  
Sales & Purchase  
Agreement Within  
30 Days

06.

Signed  
Documents  
Returned For  
Registration With  
Dubai Land  
Department



# EXPERIENCE AVANA

## Sales Gallery Location

### **DECA DOWN TOWN OFFICE**

UTC – B14 Sheikh Zayed Rd, Al Wasl, Dubai

### **DECA BAY SQUARE**

Showroom #G03 Bldg-4 Business Bay

### **DECA UMM SUQEIM ROAD**

Al Barsha 2 – Dubai

## Contact Information

Call : 600 55 55 66, +971 56 86 86786

[info@deca-properties.com](mailto:info@deca-properties.com)

## Opening Hours

Monday-Saturday : 10am-7pm

Sunday : By Appointment only

[www.avanaresidences.ae](http://www.avanaresidences.ae)



# DECA

DEVELOPMENTS

[www.decaproperties.ae](http://www.decaproperties.ae)