



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 7 by NABNI”

Avenue Residence 7 by NABNI redefines architectural excellence with a design that goes beyond extraordinary. The building's contemporary form blends effortlessly with the dynamic Al Furjan environment, showcasing a seamless fusion of style and functionality. Elegant lines and sophisticated structures frame panoramic city views, while cutting-edge features enhance every moment. This architectural gem embodies a commitment to both innovation and timeless elegance, crafting an extraordinary living experience.

## AL Furjan Neighborhood

Avenue Residence 7 by NABNI is a vibrant enclave where beyond extraordinary living comes to life. Set in Al Furjan, it unites an exclusive community in a setting that blends sophistication and warmth. Here, luxury and comfort create an exceptional lifestyle, setting a new standard for refined living.

**2**

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

# 12

Storey luxury apartments building located at the heart of Al Furjan area G + 1P + 10 floors. It includes 5 elevators for easy access.

## 1 BHK

886 sqft - 1,024 sqft  
No. of units - 63

## 2 BHK

1,229 sqft - 1,506 sqft  
No. of units - 51

All contains closed kitchen

## 2 BHK + Maid

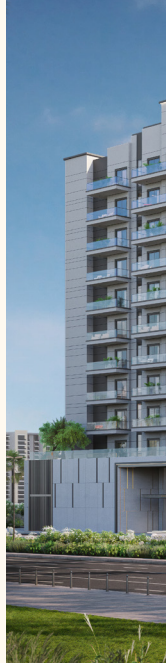
1,318 sqft - 1,518 sqft  
No. of units - 33

All contains closed kitchen

## 3 BHK + Maid

2,018 sqft - 2,037 sqft  
No. of units - 19

All contains closed kitchen



1<sup>st</sup> to 10<sup>th</sup>  
Floors

Ground  
+  
1 Podium

# Exclusive Features

- Stunning City and Dubai Skyline view
- Minimalist luxury Art Deco design inspired by the UAE.
- Designed with Italian fixtures and fittings
- Floor-to-ceiling height for apartments - 3.2m
- Floor-to-ceiling height for reception - 7.2m
- Built-in Siemens or equivalent kitchen appliances.
- Branded Chandeliers
- Copper Bronze finish accessories
- Secure G + 1 Podium parking + 10 Residential floors
- Latest gym equipment from Technogym
- 24/7 security
- Smart home automation
- Dedicated Concierge service
- No chiller service required



# Amenities & Facilities



24/7 Security



Adult & Kids  
Swimming Pool



World-Class  
Health-Care



Fully Equipped Kitchen  
with Built-in Appliances



Parking Facility



Italian Fit-Out



Outdoor  
Play Ground



Barbecue Area



Smart Home  
Automation



Resident's  
Lounge



Indoor Gym



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 **Q1 2027** | RERA Project No. **3300**