







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

15

20

City Walk

Minutes from

Palm Jumeirah

5

Minutes from Ibn Battuta Mall

15 Minutes from Palm Jebel Ali

20

Minutes from Mall of the Emirates

30 Minutes from

Minutes from Al Maktoum

International Airport (DWC)

30 and Downtown Dubai

10 Minutes from Dubai Marina & Bluewaters

20Minutes from Burj Al-Arab

20

Minutes from Dubai Hills Mall

Minutes from Dubai Mall

Project Overview



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



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

All contains closed kitchen Amenities & Facilities

24/7 Security



World-Class Health-Care



Parking Facility



Outdoor Play Ground











No Chiller Service Required

Resident's

Lounge

Adult & Kids

Swimming Pool

Italian Fit-Out

Barbecue Area

Fully Equipped Kitchen

with Built-in Appliances



- 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

1st to 10th Floors

Ground + 1 Podium

- Smart home automation
- Dedicated Concierge service
- No chiller service required



Payment Plan









Expected completion date Q1 2027 | RERA Project No. 3300



All dimensions are in imperial metric, measured to structural elements, excluding wall finishes and construction tolerances. Most of the materials are sourced from high-end Italian brands, adding high value to the property. All images are used only for illustrative purposes and do not represent the size, features, specifications, fittings, and furnishings. The developer reserves the right to make high-level changes that reflect quality revisions/alterations at its absolute discretion, without liability.

Avenue Residence 7 by NABNI" has been developed with expert care by NABNI Real Estate Development LLC.

NABNI SALES GALLERY: Oaks Ibn Battuta Gate Hotel, Sheikh Zayed Road, Dubai, United Arab Emirates. NABNI HO: Office No. 407, Business Avenue Building, Al Khabaisi, P.O. Box 13071, Dubai, United Arab Emirates Landline +971 4 256 6409 | Toll-Free 800-NABNI (62264) info@nabnidevelopments.com | www.nabnidevelopments.com