



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.



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

“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.

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

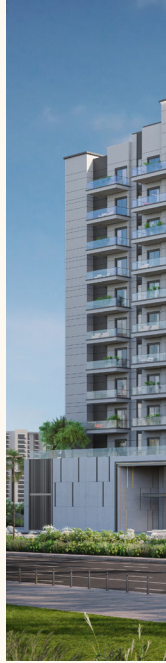
1,318 sqft - 1,518 sqft
No. of units - 33

All contains closed kitchen

3 BHK + Maid

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

All contains closed kitchen



1st to 10th 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**

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NABNI

TOGETHER WE BUILD

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.

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