

نابني
NABNI

TOGETHER WE BUILD

AV7NUE

RESIDENCE

Avenue Residence 7 by NABNI
Developed By NABNI Real Estate Development L.L.C



Table of Contents

Introduction	02	Project Overview	17
NABNI Developments	03	Material Moodboard	19
Our Projects	05	Views	20
Al Furjan Community	06	Residences	22
Avenue Residence 7 by NABNI	08	Amenities Floor Plan	40
Arrival Experience	09	Amenities	41
Location	13	Building Site Plan	49
Attraction and Facilities	14	Unit Layouts	50
Connectivity	15	Floor Layouts	70

Beyond Extraordinary

Avenue Residence 7 by NABNI, nestled in Dubai's prestigious Al Furjan community, embodies a perfect harmony of elegance and aspiration. Masterfully designed, the 1, 2, and 3-bedroom residences blend luxury with modern sophistication, reflecting the Emirati essence in every detail. This distinguished address is more than just a home—it's a sanctuary of timeless beauty and refined comfort, celebrating the rich cultural heritage of the region. At Avenue Residence 7 by NABNI, every detail is a testament to extraordinary living, setting new standards in luxury and embodying the essence of Emirati elegance.



نابني
NABNI

Together We Build

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.



Sculpting Timeless Legacies

As guardians of our heritage, we remain dedicated to shaping Dubai urban environment. Our commitment is evident in our creation of enduring spaces, exemplified by landmarks such as Business Avenue, the largest commercial building upon its completion in 2002, and the world's largest Lamborghini showroom on Sheikh Zayed Road in Dubai. These projects redefine standards of quality, showcase innovative design, and epitomize prime locations.



Our Projects



AV1NUE
RESIDENCE



AV2NUE
RESIDENCE



AV3NUE
RESIDENCE



AV4NUE
RESIDENCE



AV5NUE
RESIDENCE



AV6NUE
RESIDENCE

الفرجان
AL FURJAN

A Community That Represents Beyond Extraordinary

Avenue Residence 7 by NABNI brings to life a vibrant enclave where beyond extraordinary living thrives. Situated in the Al Furjan community, it merges exclusive living with a setting that balances sophistication and warmth. Here, luxury and comfort forge an exceptional lifestyle, setting a new benchmark for refined living.



Strategic
Location



Proximity to
Key Amenities



World-Class
Healthcare



Community
Living



Investment
Potential



Access to Public
Transportation



Peaceful
Environment



Easy access to the Main
Highways.





AV7NUE

RESIDENCE

Avenue Residence 7 by NABNI redefines architectural excellence with a design that transcends the ordinary. The building's contemporary form integrates seamlessly with the dynamic Al Furjan community, showcasing a fusion of style and functionality while capturing the essence of Emirati design. Elegant lines and sophisticated structures frame panoramic city views, with cutting-edge features enhancing every moment. This architectural gem stands as a beacon of innovation and timeless elegance, reflecting the rich cultural heritage and modern sophistication of Emirati aesthetics.

RERA Project No. **3300**





Arrival Experience

From the moment you arrive at Avenue Residence 7 by NABNI, you are greeted with an unparalleled sense of grandeur and sophistication. The arrival experience is meticulously crafted to captivate and delight, setting the tone for the luxury that awaits. A dedicated concierge ensures a seamless welcome, providing a warm and refined introduction to the exceptional living experience that awaits inside.







Esteemed and Distinguished Location

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



Attractions & Facilities



- Chubby Cheeks Nursery
- The Arbor School
- Nibras Int. School
- Arcadia Global School
- Bright Riders School
- DPS School
- Dubai British School
- Emirates International School-Meadows
- Dubai International Academy
- Dove Green
- Durham School Dubai



- The Pavilion
- Ibn Battuta Mall
- Xpo Mall
- Grand Mini Mall, Jebel Ali
- Shoppers Mall
- Jebel Ali Mall
- Festival Plaza
- Centrepont Store

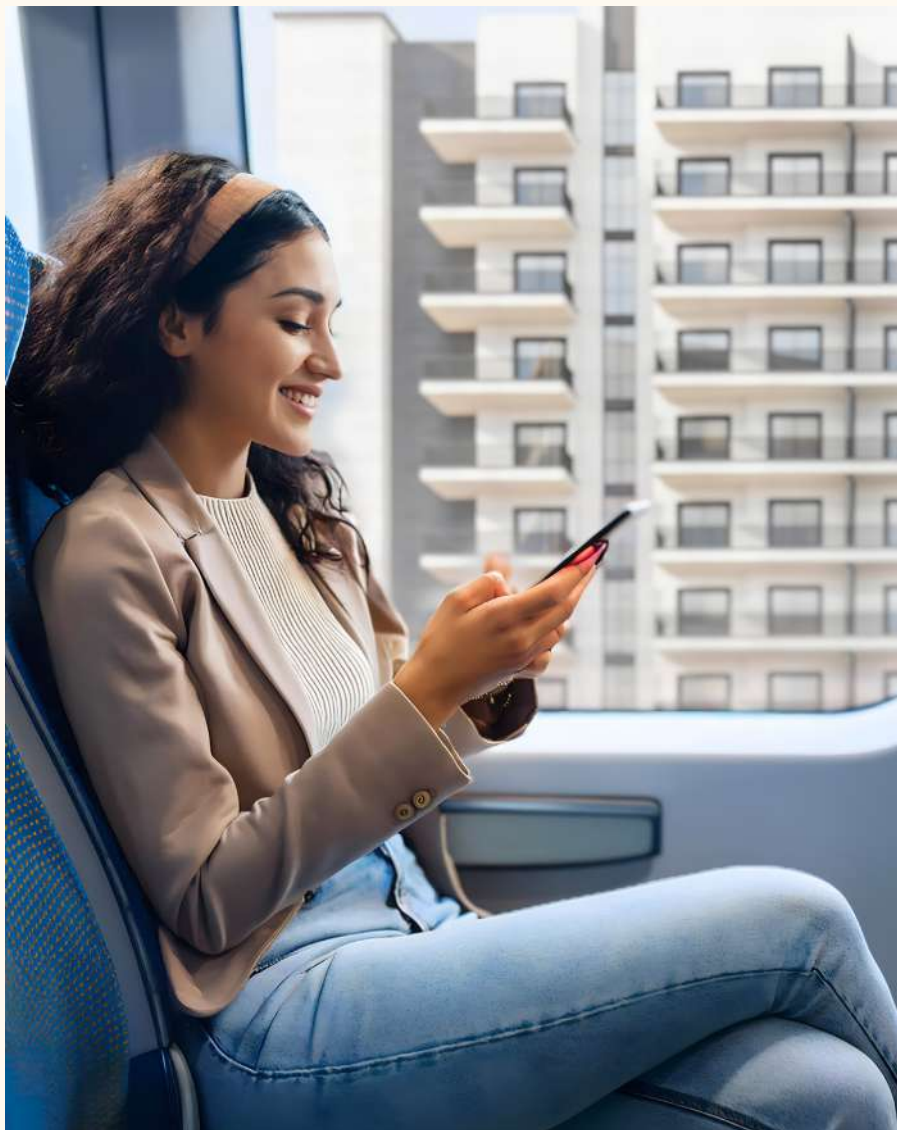


- Advanced Care Oncology
- NMC Speciality Hospital
- Life Medical Centre
- Aster Clinic
- Medcare Medical Centre
- Mediclinic Meadows



- Carrefour
- Spinneys
- West Zone
- Central Hypermarket
- Emerald Minimart
- Zabeel Oasis Supermarket





Seamless Connectivity Beyond Extraordinary

Al Furjan community offers unparalleled connectivity to Dubai's finest, with direct access to Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road. Convenient metro stations, Al Furjan and Discovery Gardens 2, are right at your doorstep. Just 20 minutes from Al Maktoum International Airport, 35 minutes from Dubai World Central, and 10 minutes from the vibrant Dubai Marina, Al Furjan blends refined sophistication with modern accessibility, perfectly balancing work and leisure in an elevated lifestyle.



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



Exclusive Features

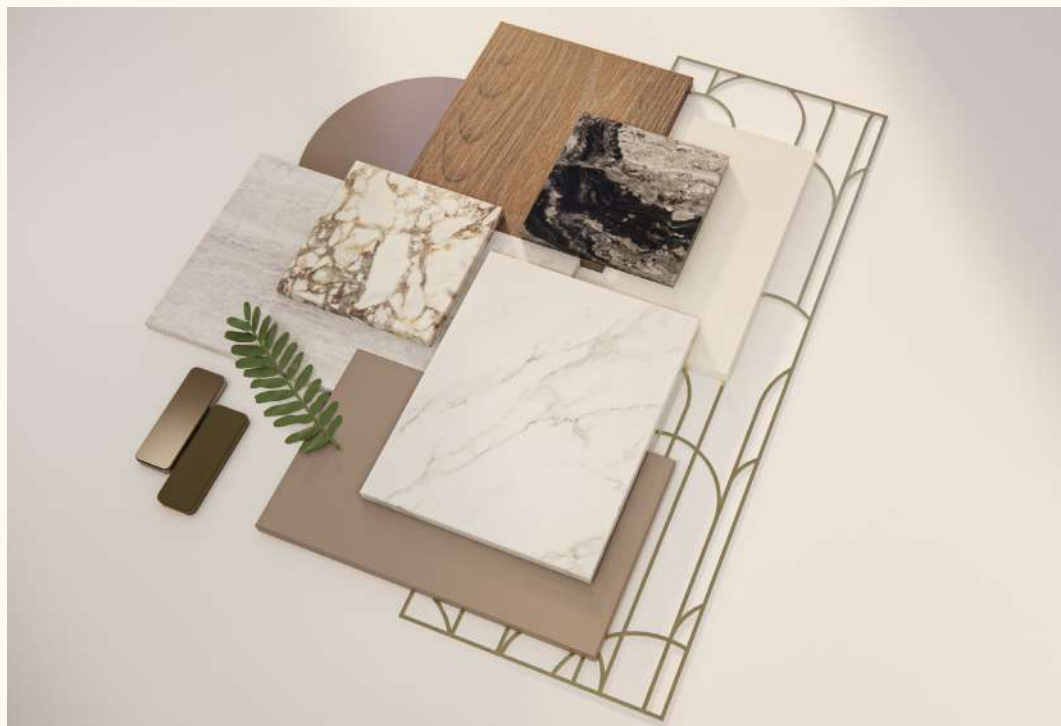
- Stunning City and Dubai Skyline view
- Minimalist luxury Art Deco design inspired by the UAE.
- Designed with Italian fixtures and fittings
- Floor-to-ceiling height for apartments - 3.2m
- Floor-to-ceiling height for reception - 7.2m
- Built-in Siemens or equivalent kitchen appliances.
- Branded Chandeliers
- 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





Design That Goes Beyond Extraordinary

Every residence at Avenue Residence 7 by NABNI is a masterpiece of design, featuring the highest-quality finishes for an exceptional living experience. Enjoy stunning, panoramic views of the Dubai skyline from luxurious 1, 2, and 3-bedroom homes. Each residence is crafted to the highest standards, where Emirati-inspired design sets a new benchmark for luxury living.



Views Beyond Extraordinary

Experience residences artfully designed to offer breathtaking panoramic views of Dubai's vibrant skyline. Each home provides an expansive vista that blends luxury with limitless possibilities, allowing you to fully immerse in the dynamic energy and beauty of the city.







Radiant Living Space

Celebrate natural light in the living room, where floor-to-ceiling windows invite sunshine to dance across elegant surfaces. This light-filled space fosters an unmatched sense of openness, making it perfect for serene relaxation and lively gatherings, all enveloped in the warmth of the sun.







Elevated Culinary Excellence

At Avenue Residence 7 by NABNI, Italian design brilliance meets contemporary flair in the closed kitchen, transforming daily cooking into an art form. With sleek modern finishes and seamlessly integrated Siemens or equivalent appliances, the kitchen exemplifies sophistication and efficiency. The combination of elegant cabinetry and advanced technology turns every meal into a delight and every gathering into a celebration of refined taste.









Calm and Comfort

The bedroom at Avenue Residence 7 by NABNI seamlessly blends luxury with comfort. Sophisticated finishes, abundant natural light, and high-quality materials create a tranquil retreat where every detail enhances relaxation. Enjoy a restful escape and start each day refreshed in this elegantly designed sanctuary.











Tranquil Master En-Suite

The master en-suite at Avenue Residence 7 by NABNI elevates daily routines to moments of indulgence. Featuring a spacious walk-in shower, a freestanding bathtub, and sleek Italian copper bronze fixtures, this bathroom combines high-end finishes with serene lighting to create a tranquil retreat. Every detail is crafted to provide luxury and relaxation, making it your perfect personal sanctuary.



Creative Space for Growing Minds

The kids' bedroom at Avenue Residence 7 by NABNI is designed with imagination and comfort in mind. Featuring elegant colors and playful designs, this space combines fun and functionality to create an inviting environment for rest and play. Thoughtful touches, such as ample storage and adaptable layout, ensure the room grows with your child. Every detail, from cozy bedding to interactive decor, inspires creativity and provides a joyful retreat.







Playful Kids' Bathroom

The kids' bathroom in Avenue Residence 7 by NABNI offers a refined retreat with its subtle color palette and elegant design. Crafted with attention to detail and high-quality materials, this space ensures both style and functionality. It provides a tranquil environment for children, transforming routine moments into serene experiences.



Amenities Floor Plan

GARDENS
METRO STATION
(5 Minutes)



GARDENS BOULVERAD / METRO VIEW



DISCOVERY GARDEN
METRO STATION
(2 Minutes)

- 1 Swimming Pool
- 2 Kids' Swimming Pool
- 3 Shower Area
- 4 Gym
- 5 Male Changing Room
- 6 Female Changing Room
- 7 Resident's Lounge
- 8 Ghaf Garden
- 9 Kids' Play Area
- 10 Washroom For People of Determination
- 11 Jogging Path (300 Mts)
- 12 Barbecue Area



SUNRISE



AL ASAYEL STREET



SUNSET

FURJAN VIEW



Beyond Extraordinary Amenities

An array of exquisitely designed amenities enriches every facet of life. With serene retreats and vibrant social spaces, each element seamlessly blends luxury with functionality, crafting a sophisticated environment for relaxation, connection, and well-being. This new standard of comfort and elegance reflects refined living and inspirational style, where every moment celebrates exceptional quality.

The Fitness Studio

In Avenue Residence 7 by NABNI, The Fitness Studio stands as a testament to refined wellness and modern elegance. Adorned with the latest Technogym equipment, this distinguished space combines aesthetic grace with high-performance functionality. The studio's sophisticated atmosphere invites a seamless fusion of luxury and fitness, where every moment spent is a celebration of both achievement and comfort.







The Resident's Lounge /Majlis

The Resident's Lounge at Avenue Residence 7 by NABNI is a vibrant social hub bursting with style. Engage in a game of snooker, challenge friends to a chess match, or simply unwind in the chic lounge area. This dynamic space, with its plush seating and modern design, is crafted to be the center of social interaction and fun, offering a sophisticated backdrop for relaxation and lively gatherings.







Swimming Pool



Ghaf Serenity Deck

One standout feature is the Ghaf Garden, a serene podium retreat inspired by the UAE's national tree, the Ghaf. This elegantly designed deck offers a lush, tranquil escape, seamlessly blending natural beauty with cultural significance. The resilient Ghaf tree imparts a sense of heritage and calm, making it an ideal setting for relaxation and reflection amidst vibrant greenery.

Beyond its aesthetic appeal, the Ghaf tree offers numerous benefits. Its leaves possess medicinal properties, providing anti-inflammatory and digestive support, while the edible pods serve as a nutritious food source for both wildlife and humans. This blend of beauty and utility enriches the garden's significance as a space for enjoyment and ecological education.



Kids Swimming Pool



Kids Play Area



Barbecue Area

Building Site Plan

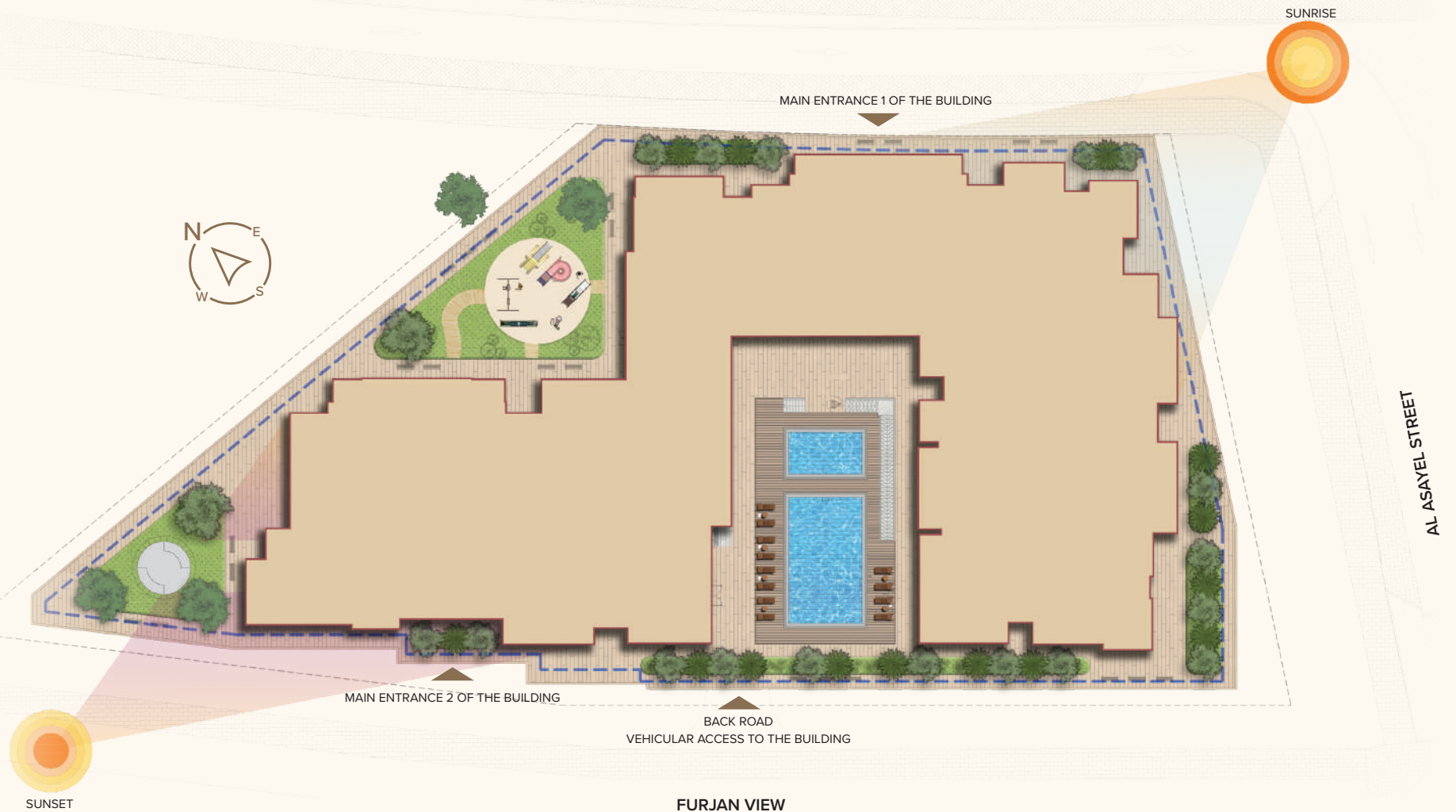
GARDENS
METRO STATION
(5 Minutes)



GARDENS BOULVERAD / METRO VIEW



DISCOVERY GARDEN
METRO STATION
(2 Minutes)



Unit Layout

AVENUE RESIDENCE 7 BY NABNI

1 BEDROOM (TYPE A)

UNIT - 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004

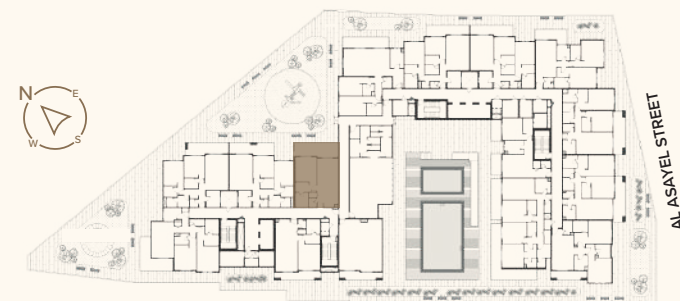
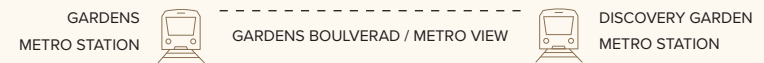
Legend (Meters)

1. Entrance	1.20 x 2.40
2. Living & Dining	3.85 x 8.90
3. Kitchen	2.5 5 x 2.40
4. Master Bedroom	3.85 x 4.50
5. Master Dress	1.80 x 2.55
6. Master Bath	2.40 x 2.70
7. Guest Wash	1.35 x 1.70
8. Laundry	1.35 x 0.90
9. Balcony	8.00 x 2.70



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
104	1 BR	1st	73.84	794.81	20.25	217.97	94.09	1,012.78
204		2nd	73.83	794.70	20.25	217.97	94.08	1,012.67
304		3rd	73.83	794.70	20.25	217.97	94.08	1,012.67
404		4th	73.83	794.70	20.25	217.97	94.08	1,012.67
504		5th	73.83	794.70	20.25	217.97	94.08	1,012.67
604		6th	73.83	794.70	20.25	217.97	94.08	1,012.67
704		7th	73.83	794.70	20.25	217.97	94.08	1,012.67
804		8th	73.83	794.70	20.25	217.97	94.08	1,012.67
904		9th	73.83	794.70	20.25	217.97	94.08	1,012.67
1004		10th	73.83	794.70	20.25	217.97	94.08	1,012.67

KEY PLAN



FURJAN VIEW

1 BEDROOM (TYPE B)

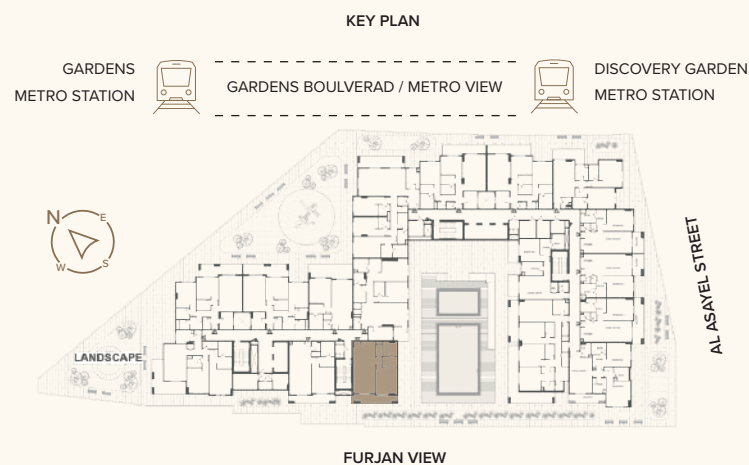
UNIT - 206, 306, 406, 506, 606, 706, 806, 906, 1006

Legend (Meters)

1. Entrance	1.20 x 2.60
2. Living & Dining	3.85 x 6.60
3. Kitchen	2.65 x 2.60
4. Master Bedroom	3.85 x 4.80
5. Master Dress	2.65 x 1.80
6. Master Bath	2.50 x 2.70
7. Guest Wash	1.25 x 2.10
8. Balcony	8.00 x 1.75



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
206	1 BR	2nd	76.52	823.65	12.11	130.35	88.63	954.01
306		3rd	76.54	823.87	12.10	130.24	88.64	954.11
406		4th	76.54	823.87	12.10	130.24	88.64	954.11
506		5th	76.54	823.87	12.10	130.24	88.64	954.11
606		6th	76.54	823.87	12.10	130.24	88.64	954.11
706		7th	76.54	823.87	12.10	130.24	88.64	954.11
806		8th	76.54	823.87	12.10	130.24	88.64	954.11
906		9th	76.54	823.87	12.10	130.24	88.64	954.11
1006		10th	76.54	823.87	12.10	130.24	88.64	954.11



1 BEDROOM (TYPE C)

UNIT - 105, 207, 307, 407, 507, 607, 707, 807, 907, 1007

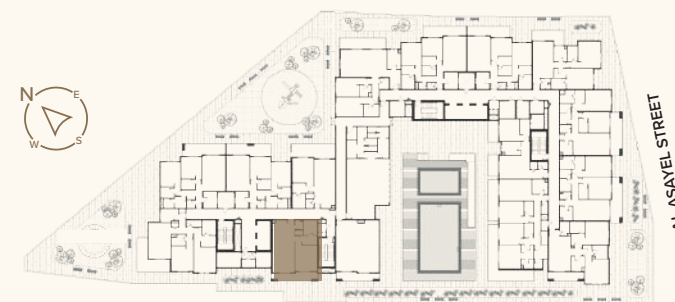
Legend (Meters)

1. Entrance	1.20 x 2.40
2. Living & Dining	4.00 x 7.10
3. Kitchen	2.80 x 2.40
4. Master Bedroom	4.00 x 4.55
5. Master Dress	2.70 x 1.75
6. Master Bath	2.40 x 2.70
7. Guest Wash	1.50 x 1.70
8. Laundry	1.50 x 0.90
9. Balcony	8.50 x 1.75



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
105	1 BR	1st	79.50	855.73	13.02	140.15	92.52	995.88
207		2nd	79.53	856.05	13.02	140.15	92.55	996.20
307		3rd	79.50	855.73	13.02	140.15	92.52	995.88
407		4th	79.50	855.73	13.02	140.15	92.52	995.88
507		5th	79.50	855.73	13.02	140.15	92.52	995.88
607		6th	79.50	855.73	13.02	140.15	92.52	995.88
707		7th	79.50	855.73	13.02	140.15	92.52	995.88
807		8th	79.50	855.73	13.02	140.15	92.52	995.88
907		9th	79.50	855.73	13.02	140.15	92.52	995.88
1007		10th	79.50	855.73	13.02	140.15	92.52	995.88

KEY PLAN



FURJAN VIEW

1 BEDROOM (TYPE D)

UNIT - 114, 216, 317, 417, 517, 617, 717, 817, 917, 1017

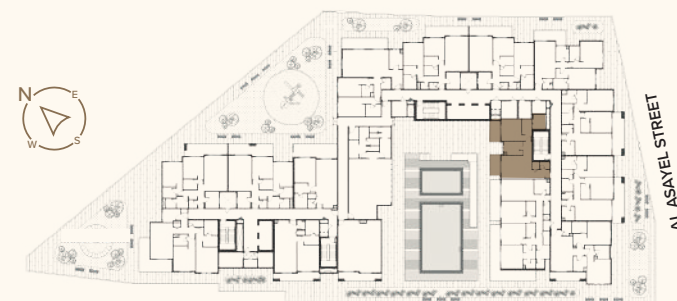
Legend (Meters)

1. Entrance	3.30 x 1.50
2. Living & Dining	5.60 x 4.20
3. Kitchen	3.50 x 2.40
4. Master Bedroom	3.70 x 4.00
5. Master Dress	1.80 x 2.70
6. Master Bath	2.40 x 2.70
7. Guest Wash	1.80 x 1.40
8. Laundry	1.30 x 1.40
9. Balcony 1	1.80 x 4.01
10. Balcony 2	1.80 x 3.90

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
114	1 BR	1st	81.01	871.98	14.14	152.20	95.15	1,024.19
216		2nd	81.01	871.98	14.14	152.20	95.15	1,024.19
317		3rd	81.01	871.98	14.14	152.20	95.15	1,024.19
417		4th	81.01	871.98	14.14	152.20	95.15	1,024.19
517		5th	81.01	871.98	14.14	152.20	95.15	1,024.19
617		6th	81.01	871.98	14.14	152.20	95.15	1,024.19
717		7th	81.01	871.98	14.14	152.20	95.15	1,024.19
817		8th	81.01	871.98	14.14	152.20	95.15	1,024.19
917		9th	81.01	871.98	14.14	152.20	95.15	1,024.19
1017		10th	81.01	871.98	14.14	152.20	95.15	1,024.19



KEY PLAN



FURJAN VIEW

1 BEDROOM (TYPE E1)

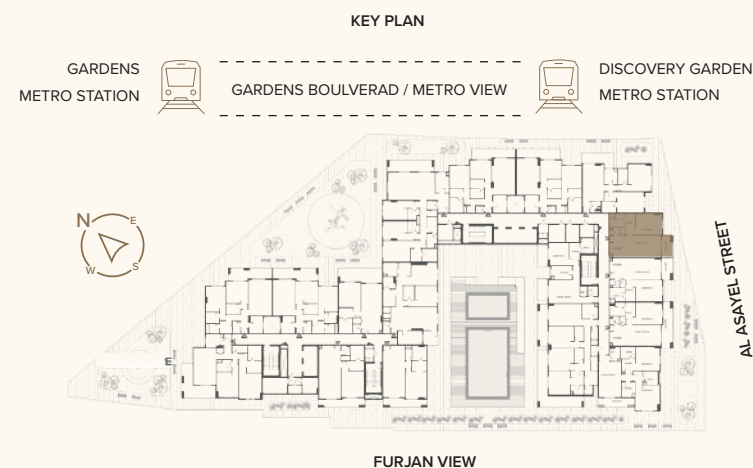
UNIT - 312, 412, 512, 612, 712, 812, 912, 1012

Legend (Meters)

1. Entrance	1.20 x 2.40
2. Living & Dining	6.70 x 3.85
3. Kitchen	2.40 x 2.65
4. Master Bedroom	4.70 x 3.85
5. Master Dress	1.80 x 2.55
6. Master Bath	2.70 x 2.40
7. Guest Wash	1.70 x 1.35
8. Laundry	0.90 x 1.35
9. Balcony	2.10 x 3.85



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALCONY/ TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
312	1 BR	3rd	74.34	800.19	7.93	85.36	82.27	885.55
412		4th	74.34	800.19	7.93	85.36	82.27	885.55
512		5th	74.34	800.19	7.93	85.36	82.27	885.55
612		6th	74.34	800.19	7.93	85.36	82.27	885.55
712		7th	74.34	800.19	7.93	85.36	82.27	885.55
812		8th	74.34	800.19	7.93	85.36	82.27	885.55
912		9th	74.34	800.19	7.93	85.36	82.27	885.55
1012		10th	74.34	800.19	7.93	85.36	82.27	885.55



1 BEDROOM (TYPE E2)

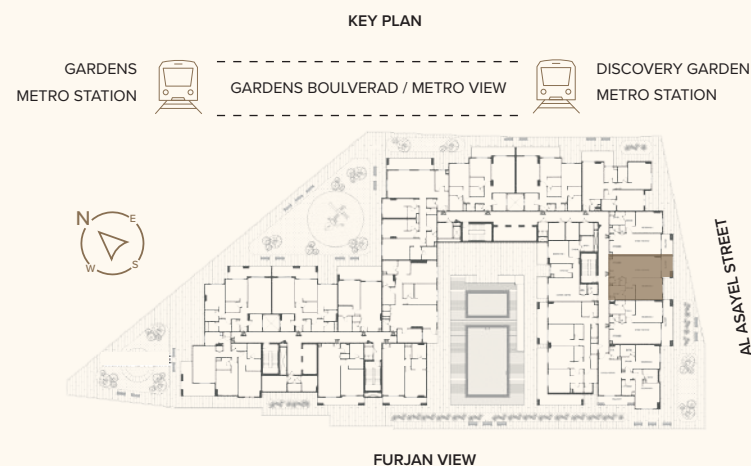
UNIT - 313, 413, 513, 613, 713, 813, 913, 1013

Legend (Meters)

1. Entrance	1.20 x 2.40
2. Living & Dining	6.70 x 3.85
3. Kitchen	2.40 x 2.65
4. Master Bedroom	4.70 x 3.85
5. Master Dress	1.80 x 2.55
6. Master Bath	2.70 x 2.40
7. Guest Wash	1.70 x 1.35
8. Laundry	0.90 x 1.35
9. Balcony	2.10 x 3.95



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALCONY/ TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
313	1 BR	3rd	74.51	802.02	8.15	87.73	82.66	889.74
413		4th	74.51	802.02	8.15	87.73	82.66	889.74
513		5th	74.51	802.02	8.15	87.73	82.66	889.74
613		6th	74.51	802.02	8.15	87.73	82.66	889.74
713		7th	74.51	802.02	8.15	87.73	82.66	889.74
813		8th	74.51	802.02	8.15	87.73	82.66	889.74
913		9th	74.51	802.02	8.15	87.73	82.66	889.74
1013		10th	74.51	802.02	8.15	87.73	82.66	889.74



1 BEDROOM (TYPE F)

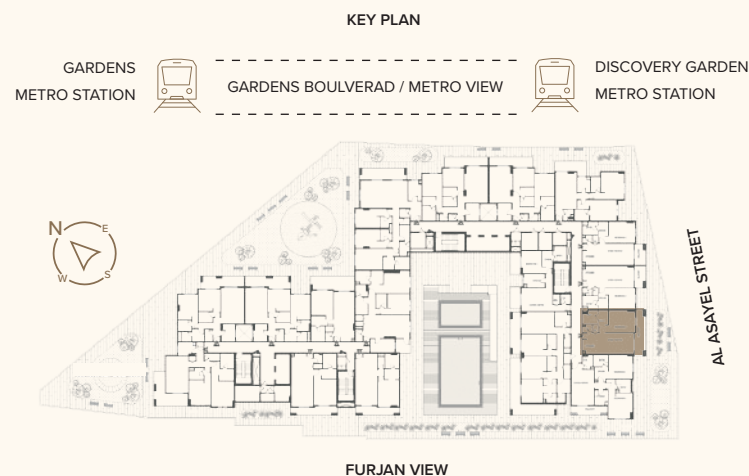
UNIT - 314, 414, 514, 614 , 714, 814, 914, 1014

Legend (Meters)

1. Entrance	1.20 x 2.40
2. Living & Dining	6.70 x 3.85
3. Kitchen	2.40 x 2.65
4. Master Bedroom	4.70 x 3.85
5. Master Dress	1.80 x 2.55
6. Master Bath	2.70 x 2.40
7. Guest Wash	1.70 x 1.35
8. Laundry	0.90 x 1.35
9. Balcony	1.80 x 8.50



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALCONY/ TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
314	1 BR	3rd	74.72	804.28	15.86	170.72	90.58	975.00
414		4th	74.72	804.28	15.86	170.72	90.58	975.00
514		5th	74.72	804.28	15.86	170.72	90.58	975.00
614		6th	74.72	804.28	15.86	170.72	90.58	975.00
714		7th	74.72	804.28	15.86	170.72	90.58	975.00
814		8th	74.72	804.28	15.86	170.72	90.58	975.00
914		9th	74.72	804.28	15.86	170.72	90.58	975.00
1014		10th	74.72	804.28	15.86	170.72	90.58	975.00



2 BEDROOM (TYPE A)

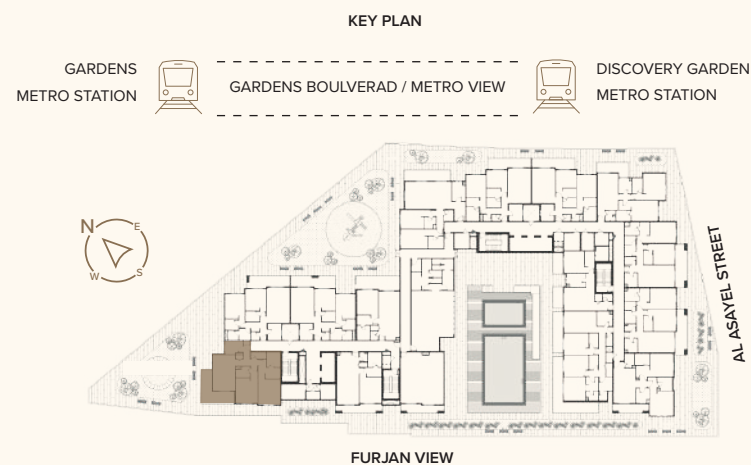
UNIT - 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001

Legend (Meters)

1. Entrance	1.20 x 3.35
2. Living & Dining	4.00 x 6.50
3. Kitchen	2.40 x 3.20
4. Master Bedroom	4.00 x 4.50
5. Master Dress	2.70 x 2.10
6. Master Bath	2.40 x 2.70
7. Bedroom	4.00 x 4.45
8. Bathroom	2.70 x 2.10
9. Guest Wash	2.60 x 1.25
10. Laundry	1.30 x 0.75
11. Balcony	6.10 x 6.27



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
101	2 BR	1st	117.29	1,262.50	21.04	226.47	138.33	1,488.97
201		2nd	117.29	1,262.50	21.04	226.47	138.33	1,488.97
301		3rd	117.29	1,262.50	21.04	226.47	138.33	1,488.97
401		4th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
501		5th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
601		6th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
701		7th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
801		8th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
901		9th	117.29	1,262.50	21.04	226.47	138.33	1,488.97
1001		10th	117.29	1,262.50	21.04	226.47	138.33	1,488.97



2 BEDROOM + MAID (TYPE B1)

UNIT - 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002

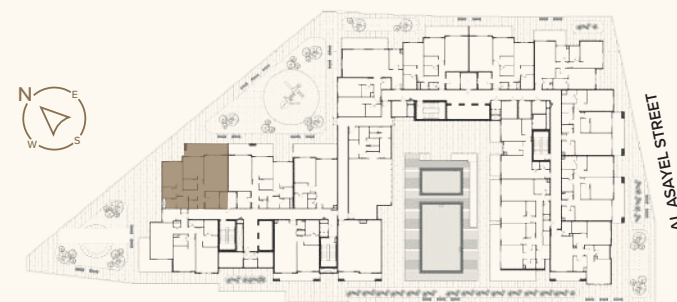
Legend (Meters)

1. Entrance	1.20 x 2.20
2. Living & Dining	4.25 x 6.45
3. Kitchen	2.40 x 3.10
4. Master Bedroom	3.75 x 3.95
5. Master Bath	2.55 x 1.90
6. Bedroom	3.60 x 4.50
7. Bathroom	2.40 x 1.90
8. Maid's room	2.15 x 2.10
9. Maid's Bath	1.80 x 1.80
10. Guest Wash	1.50 x 1.50
11. Balcony	7.90 x 1.95

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
102	2 BR + MAID	1st	106.29	1,144.10	16.16	173.94	122.45	1,318.04
202		2nd	106.29	1,144.10	16.16	173.94	122.45	1,318.04
302		3rd	106.29	1,144.10	16.16	173.94	122.45	1,318.04
402		4th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
502		5th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
602		6th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
702		7th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
802		8th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
902		9th	106.29	1,144.10	16.16	173.94	122.45	1,318.04
1002		10th	106.29	1,144.10	16.16	173.94	122.45	1,318.04



KEY PLAN



FURJAN VIEW

2 BEDROOM + MAID (TYPE B2)

UNIT - 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003

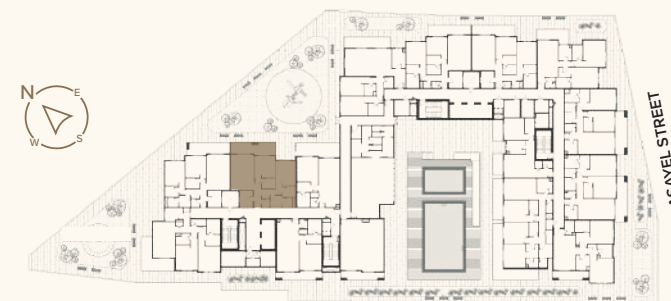
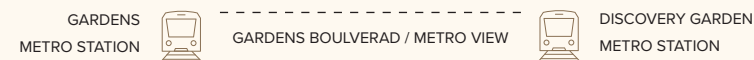
Legend (Meters)

1. Entrance	1.20 x 2.20
2. Living & Dining	4.25 x 6.45
3. Kitchen	2.40 x 3.10
4. Master Bedroom	3.75 x 3.95
5. Master Bath	2.55 x 1.90
6. Bedroom	3.60 x 4.50
7. Bathroom	2.40 x 1.90
8. Maid's room	2.15 x 2.10
9. Maid's Bath	1.80 x 1.80
10. Guest Wash	1.50 x 1.60
11. Balcony	8.30 x 2.25

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
103	2 BR + MAID	1st	106.29	1,144.10	17.07	183.74	123.36	1,327.84
203		2nd	106.29	1,144.10	17.07	183.74	123.36	1,327.84
303		3rd	106.29	1,144.10	17.07	183.74	123.36	1,327.84
403		4th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
503		5th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
603		6th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
703		7th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
803		8th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
903		9th	106.29	1,144.10	17.07	183.74	123.36	1,327.84
1003		10th	106.29	1,144.10	17.07	183.74	123.36	1,327.84



KEY PLAN



FURJAN VIEW

2 BEDROOM + MAID (TYPE C)

UNIT - 205, 305, 405, 505, 605, 705, 805, 905, 1005

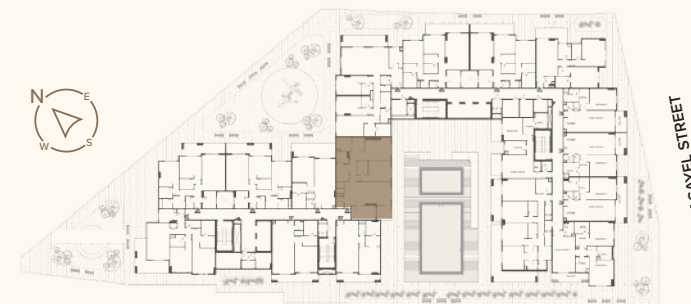
Legend (Meters)

1. Entrance	1.20 x 0.60	11. Store	1.20 x 0.95
2. Living & Dining	8.40 x 4.05	12. Laundry	1.20 x 0.90
3. Kitchen	4.30 x 2.40	13. Guest Wash	1.20 x 2.10
4. Master Bedroom	4.60 x 4.00	14. Balcony	2.70 x 2.60
5. Master Dress	2.20 x 2.40		
6. Master Bath	2.70 x 2.40		
7. Bedroom	4.00 x 3.80		
8. Bathroom	2.00 x 2.50		
9. Maid's Room	2.20 x 3.20		
10. Maid's Bath	2.20 x 2.10		



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALCONY/ TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
205	2 BR + MAID	2nd	133.90	1,441.29	7.13	76.75	141.03	1,518.03
305		3rd	133.90	1,441.29	7.13	76.75	141.03	1,518.03
405		4th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
505		5th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
605		6th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
705		7th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
805		8th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
905		9th	133.90	1,441.29	7.13	76.75	141.03	1,518.03
1005		10th	133.90	1,441.29	7.13	76.75	141.03	1,518.03

KEY PLAN



FURJAN VIEW

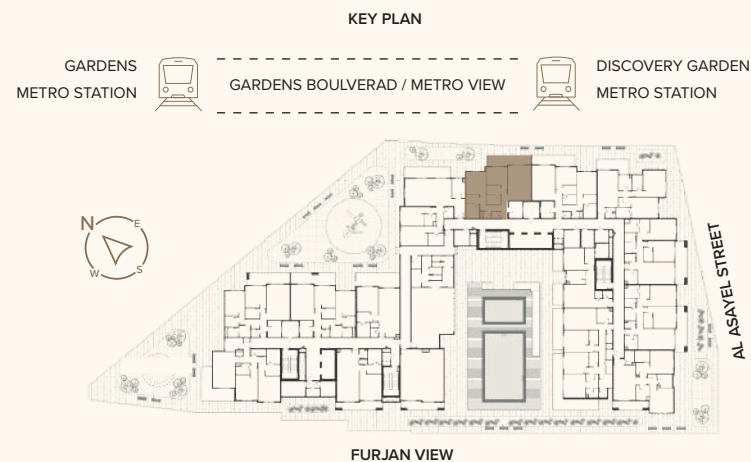
2 BEDROOM (TYPE D1)

UNIT - 107, 209, 309, 409, 509, 609, 709, 809, 909, 1009

Legend (Meters)

1. Entrance	1.20 x 1.30
2. Living & Dining	4.25 x 6.45
3. Kitchen	2.40 x 3.10
4. Master Bedroom	3.60 x 4.00
5. Master Dress	2.40 x 1.60
6. Master Bath	2.40 x 2.60
7. Bedroom	3.75 x 3.25
8. Dress	2.55 x 1.60
9. Bathroom	2.55 x 1.80
10. Guest Wash	1.55 x 1.20
11. Laundry	1.50 x 1.20
12. Balcony	7.90 x 1.95

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
107	2 BR	1st	106.69	1,148.40	14.21	152.96	120.90	1,301.36
209		2nd	106.71	1,148.62	14.19	152.74	120.90	1,301.36
309		3rd	106.71	1,148.62	14.19	152.74	120.90	1,301.36
409		4th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
509		5th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
609		6th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
709		7th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
809		8th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
909		9th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
1009		10th	106.71	1,148.62	14.19	152.74	120.90	1,301.36



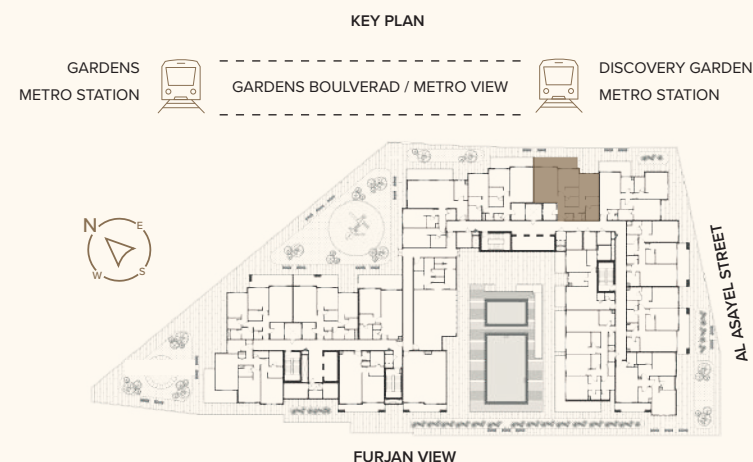
2 BEDROOM (TYPE D2)

UNIT - 108, 210, 310, 410, 510, 610, 710, 810, 910, 1010

Legend (Meters)

1. Entrance	1.20 x 3.20
2. Living & Dining	4.25 x 6.45
3. Kitchen	2.40 x 3.10
4. Master Bedroom	3.60 x 4.00
5. Master Dress	2.40 x 1.60
6. Master Bath	2.40 x 2.60
7. Bedroom	3.75 x 3.25
8. Dress	2.55 x 1.60
9. Bathroom	2.55 x 1.80
10. Guest Wash	1.55 x 1.20
11. Laundry	1.50 x 1.20
12. Balcony	7.90 x 1.95

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
108	2 BR	1st	106.69	1,148.40	14.21	152.96	120.90	1,301.36
210		2nd	106.71	1,148.62	14.19	152.74	120.90	1,301.36
310		3rd	106.71	1,148.62	14.19	152.74	120.90	1,301.36
410		4th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
510		5th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
610		6th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
710		7th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
810		8th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
910		9th	106.71	1,148.62	14.19	152.74	120.90	1,301.36
1010		10th	106.71	1,148.62	14.19	152.74	120.90	1,301.36



2 BEDROOM (TYPE E)

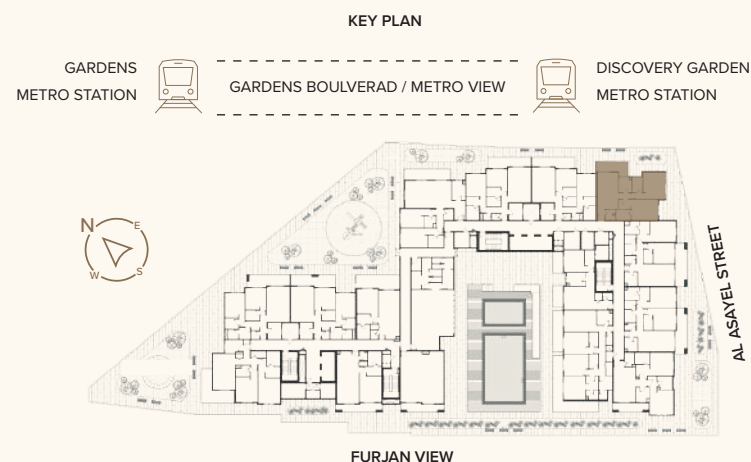
UNIT - 109, 211, 311, 411, 511, 611, 711, 811, 911, 1011

Legend (Meters)

1. Entrance	1.20 x 2.10
2. Living & Dining	3.75 x 6.61
3. Kitchen	2.40 x 2.70
4. Master Bedroom	4.90 x 3.70
5. Master Dress	2.20 x 1.60
6. Master Bath	2.00 x 2.70
7. Bedroom	4.05 x 4.91
8. Bathroom	1.80 x 2.70
9. Guest Wash	1.95 x 2.00
10. Balcony	5.85 x 2.71



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
109	2 BR	1st	102.11	1,099.10	12.04	129.60	114.15	1,228.70
211		2nd	102.11	1,099.10	12.04	129.60	114.15	1,228.70
311		3rd	102.11	1,099.10	12.04	129.60	114.15	1,228.70
411		4th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
511		5th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
611		6th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
711		7th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
811		8th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
911		9th	102.11	1,099.10	12.04	129.60	114.15	1,228.70
1011		10th	102.11	1,099.10	12.04	129.60	114.15	1,228.70



2 BEDROOM (TYPE F)

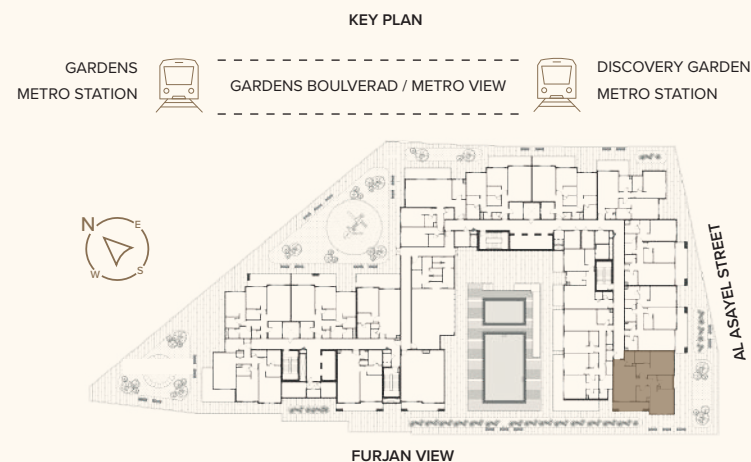
UNIT - 112, 214, 315, 415, 515, 615, 715, 815, 915, 1015

Legend (Meters)

1. Entrance	1.90 x 1.14
2. Living & Dining	4.00 x 6.30
3. Kitchen	2.40 x 2.70
4. Master Bedroom	4.30 x 4.50
5. Master Dress	1.70 x 1.82
6. Master Bath	2.70 x 2.40
7. Bedroom	4.25 x 4.22
8. Dress	2.45 x 2.20
9. Bathroom	2.70 x 2.00
10. Guest Wash	1.75 x 2.25
11. Balcony	6.60 x 1.75



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
112	2 BR	1st	107.89	1,161.32	11.24	120.99	119.13	1,282.30
214		2nd	107.73	1,159.60	11.24	120.99	118.97	1,280.58
315		3rd	107.78	1,160.13	11.24	120.99	119.02	1,281.12
415		4th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
515		5th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
615		6th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
715		7th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
815		8th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
915		9th	107.78	1,160.13	11.24	120.99	119.02	1,281.12
1015		10th	107.78	1,160.13	11.24	120.99	119.02	1,281.12



2 BEDROOM + MAID (TYPE G1)

UNIT - 110, 212

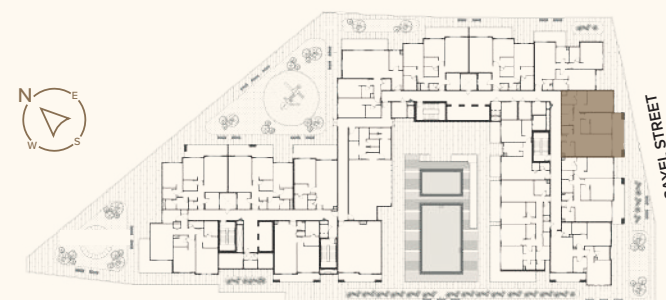
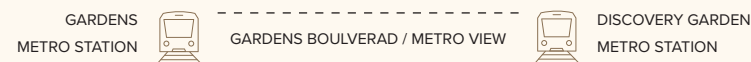
Legend (Meters)

1. Entrance	2.50 x 1.35
2. Living & Dining	6.60 x 4.00
3. Kitchen	2.40 x 2.55
4. Master Bedroom	4.70 x 3.85
5. Master Dress	1.80 x 2.40
6. Master Bath	2.70 x 2.40
7. Bedroom	3.80 x 3.75
8. Bathroom	1.80 x 2.55
9. Maid's Room	2.10 x 2.15
10. Maid's Bath	2.10 x 1.50
11. Guest Wash	2.10 x 1.35
12. Balcony	2.10 x 8.00

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
110	2 BR	1st	111.90	1,204.48	16.14	173.73	128.04	1,378.21
212	+ MAID	2nd	111.90	1,204.48	16.14	173.73	128.04	1,378.21



KEY PLAN



FURJAN VIEW

2 BEDROOM + MAID (TYPE G2)

UNIT - 111, 213

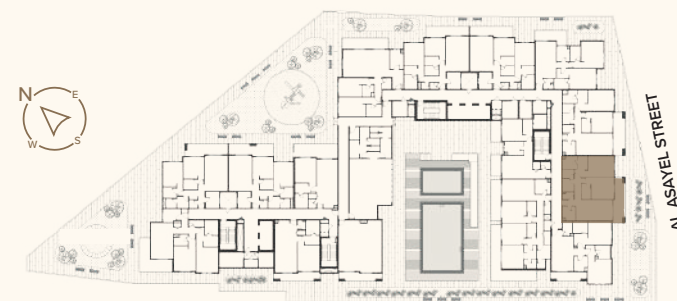
Legend (Meters)

1. Entrance	2.50 x 1.20
2. Living & Dining	6.60 x 3.85
3. Kitchen	2.40 x 2.55
4. Master Bedroom	4.70 x 3.85
5. Master Dress	1.80 x 2.55
6. Master Bath	2.70 x 2.40
7. Bedroom	4.10 x 3.90
8. Bathroom	2.70 x 1.80
9. Maid's Room	2.10 x 2.30
10. Maid's Bath	2.10 x 1.50
11. Guest Wash	2.10 x 1.35
12. Balcony	2.10 x 8.50

UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
111	2 BR +	1st	113.37	1,220.30	15.85	170.61	129.22	1,390.91
213	MAID	2nd	113.37	1,220.30	15.85	170.61	129.22	1,390.91



KEY PLAN



FURJAN VIEW

2 BEDROOM (TYPE H)

UNIT - 106

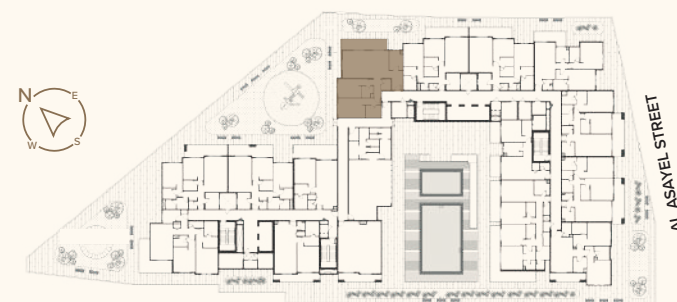
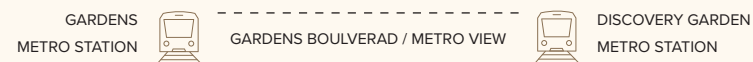
Legend (Meters)

1. Entrance	1.90 x 3.46
2. Living & Dining	8.40 x 4.90
3. Kitchen	2.40 x 3.60
4. Master Bedroom	5.00 x 3.50
5. Master Bath	2.70 x 2.20
6. Bedroom	4.30 x 3.40
7. Bathroom	2.10 x 2.10
8. Guest Wash	1.80 x 2.06
9. Balcony	8.50 x 2.05



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
106	2 BR	1st	123.11	1,325.15	16.77	180.51	139.88	1,505.66

KEY PLAN



FURJAN VIEW

3 BEDROOM + MAID (TYPE A)

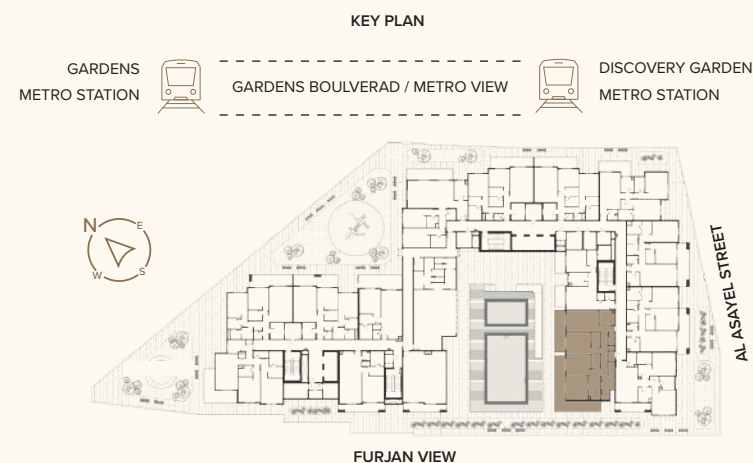
UNIT - 113, 215, 316, 416, 516, 616, 716, 816, 916, 1016

Legend (Meters)

1. Entrance	1.30 x 1.20	11. Maid's Room	2.40 x 2.43
2. Living & Dining	6.00 x 3.89	12. Maid's Bath	1.40 x 1.80
3. Kitchen	2.80 x 2.59	13. Laundry	1.20 x 2.50
4. Master Bedroom	3.90 x 4.33	14. Guest Wash	1.20 x 2.30
5. Master Dress	2.40 x 2.43	15. Balcony 1	8.50 x 10.33
6. Master Bath	2.40 x 1.80	16. Balcony 2	1.80 x 7.60
7. Bedroom 1	4.50 x 3.90		
8. Bathroom 1	1.80 x 2.60		
9. Bedroom 2	4.50 x 3.90		
10. Bathroom 2	1.80 x 2.60		



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
113	3 BR + MAID	1st	114.50	1,555.39	44.72	481.36	189.22	2,036.75
215		2nd	114.50	1,555.39	44.72	481.36	189.22	2,036.75
316		3rd	114.50	1,555.39	44.72	481.36	189.22	2,036.75
416		4th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
516		5th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
616		6th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
716		7th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
816		8th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
916		9th	114.50	1,555.39	44.72	481.36	189.22	2,036.75
1016		10th	114.50	1,555.39	44.72	481.36	189.22	2,036.75



3 BEDROOM + MAID (TYPE B)

UNIT - 208, 308, 408, 508, 608, 708, 808, 908, 1008

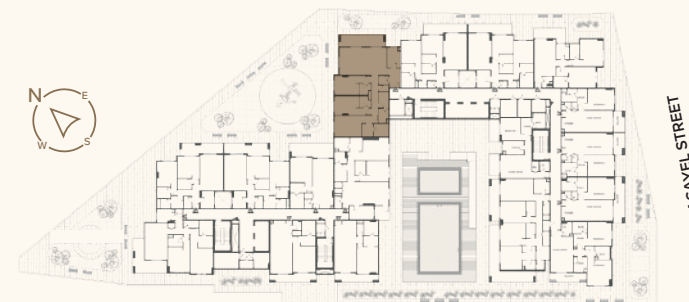
Legend (Meters)

1. Entrance	1.90 x 3.46	11. Laundry	1.80 x 1.20
2. Living & Dining	8.46 x 4.90	12. Guest Wash	1.50 x 1.90
3. Kitchen	2.40 x 3.60	13. Maid's Room	1.80 x 2.90
4. Master Bedroom	4.80 x 3.85	14. Maid's Bath	1.80 x 2.55
5. Master Dress	2.00 x 2.40	15. Balcony 1	8.50 x 2.05
6. Master Bath	2.70 x 2.40		
7. Bedroom 1	4.30 x 3.40		
8. Bathroom 1	2.10 x 2.10		
9. Bedroom 2	4.30 x 3.40		
10. Bathroom 2	2.10 x 2.10		



UNIT	TYPE	FLOOR LEVEL	SUITE AREA		BALC/TERRACE		TOTAL AREA	
			SQ. M.	SQ. FT.	SQ. M.	SQ. FT.	SQ. M.	SQ. FT.
208	3 BR + MAID	2nd	170.68	1,837.18	16.77	180.51	187.45	2,017.70
308		3rd	170.74	1,837.83	16.77	180.51	187.51	2,018.34
408		4th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
508		5th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
608		6th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
708		7th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
808		8th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
908		9th	170.74	1,837.83	16.77	180.51	187.51	2,018.34
1008		10th	170.74	1,837.83	16.77	180.51	187.51	2,018.34

KEY PLAN



FURJAN VIEW

Floor Layout

GARDENS
METRO STATION
(5 Minutes)



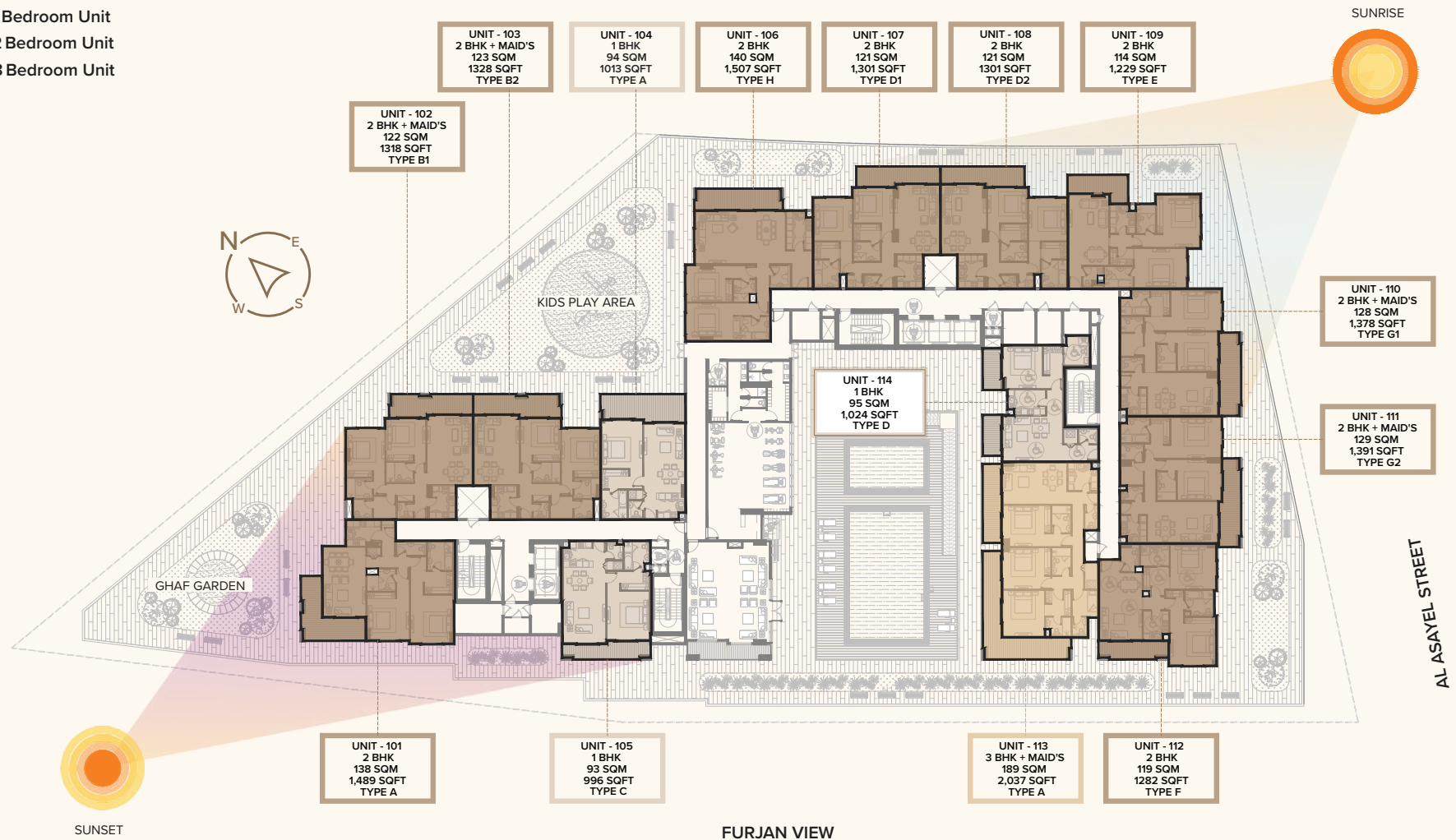
GARDENS BOULVERAD / METRO VIEW



DISCOVERY GARDEN
METRO STATION
(2 Minutes)

1st FLOOR

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit



GARDENS
METRO STATION
(5 Minutes)



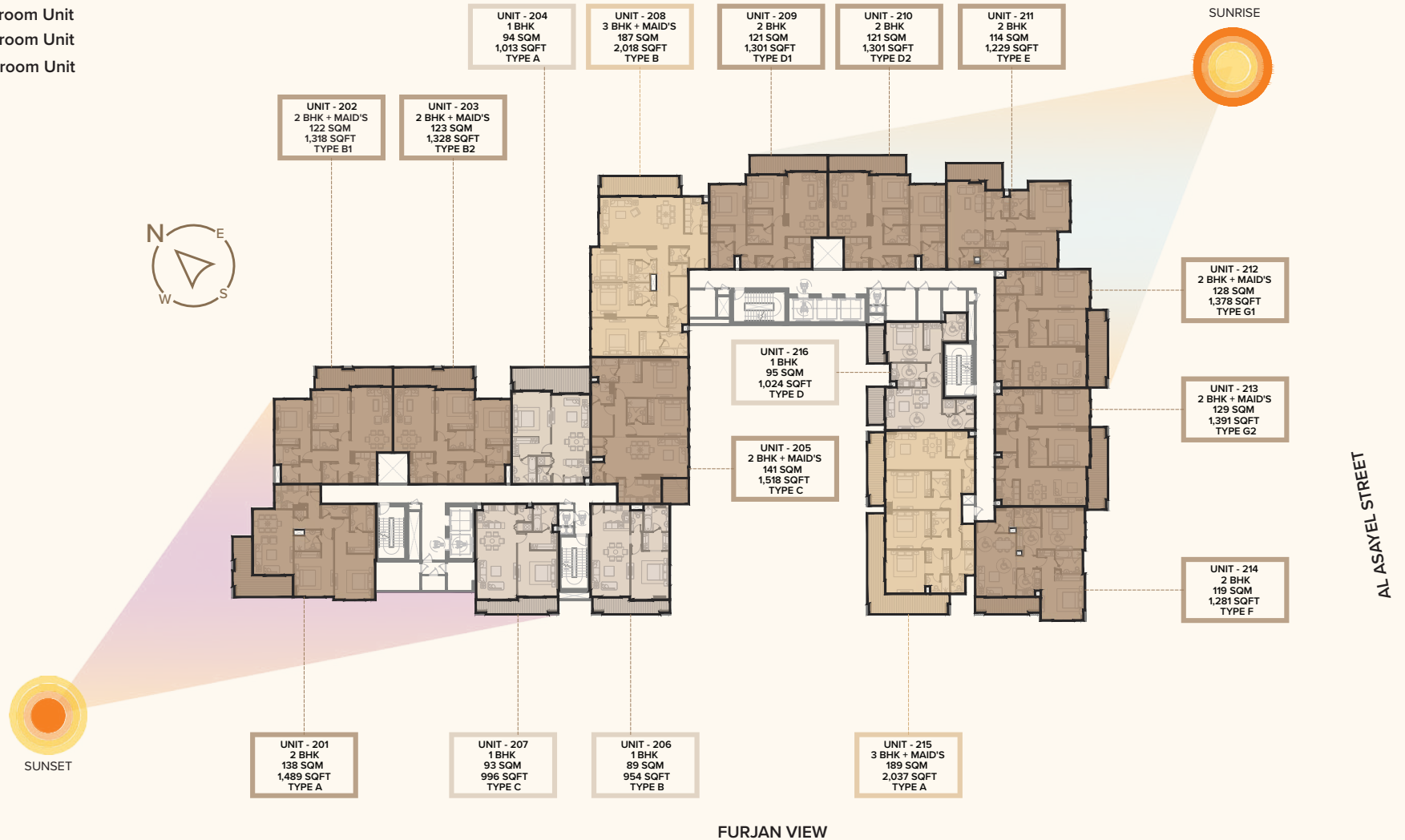
GARDENS BOULVERAD / METRO VIEW



DISCOVERY GARDEN
METRO STATION
(2 Minutes)

2nd FLOOR

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit



GARDENS
METRO STATION
(5 Minutes)



GARDENS BOULVERAD / METRO VIEW



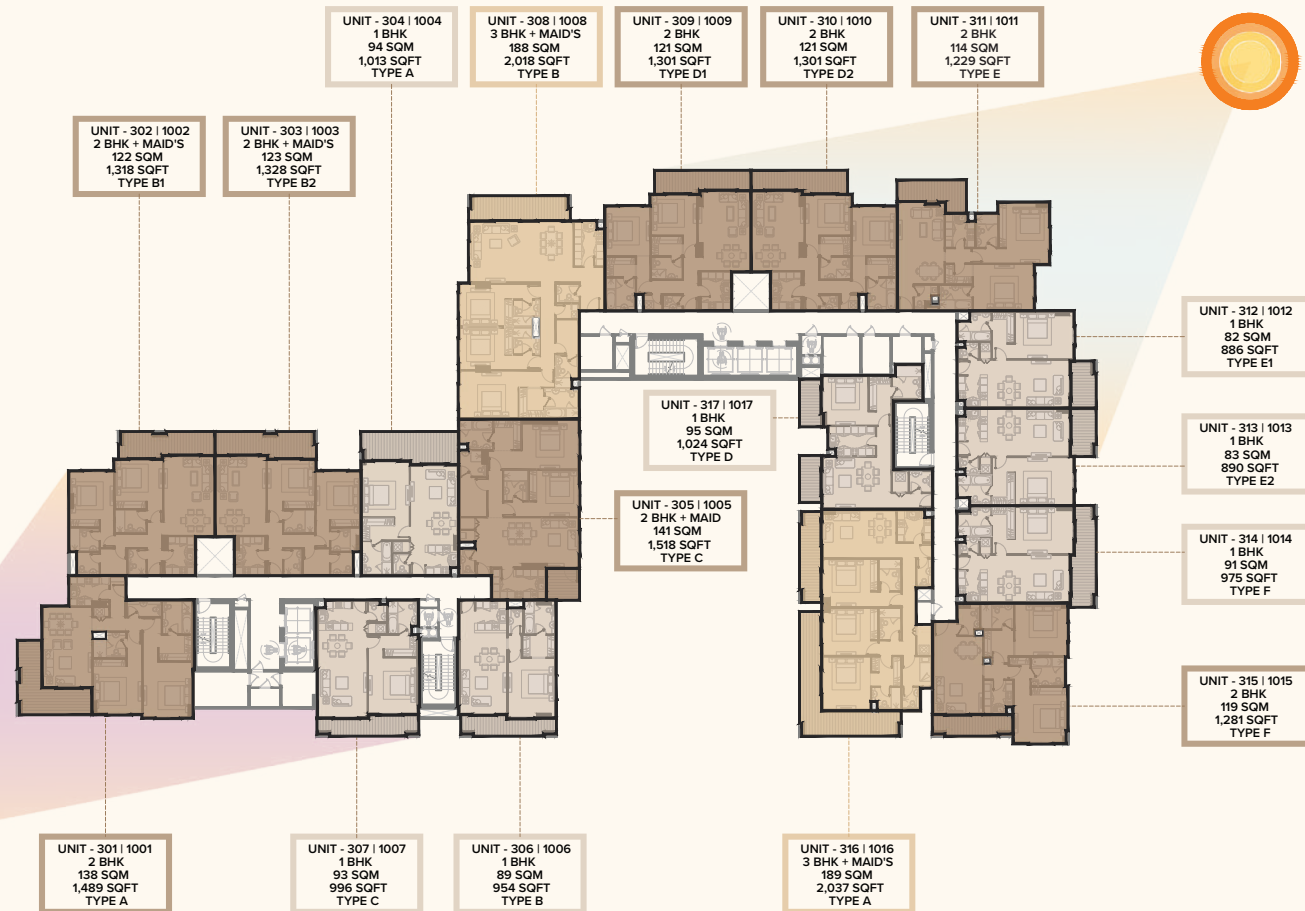
DISCOVERY GARDEN
METRO STATION
(2 Minutes)

3rd to 10th FLOOR

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit



SUNSET



SUNRISE



AL ASAYEL STREET

FURJAN VIEW





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 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



[/nabnidevelopments](https://www.facebook.com/nabnidevelopments)