

نابني
NABNI

TOGETHER WE BUILD

AV7NUE

RESIDENCE

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

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

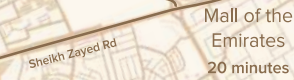
Minutes from Dubai Hills Mall

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

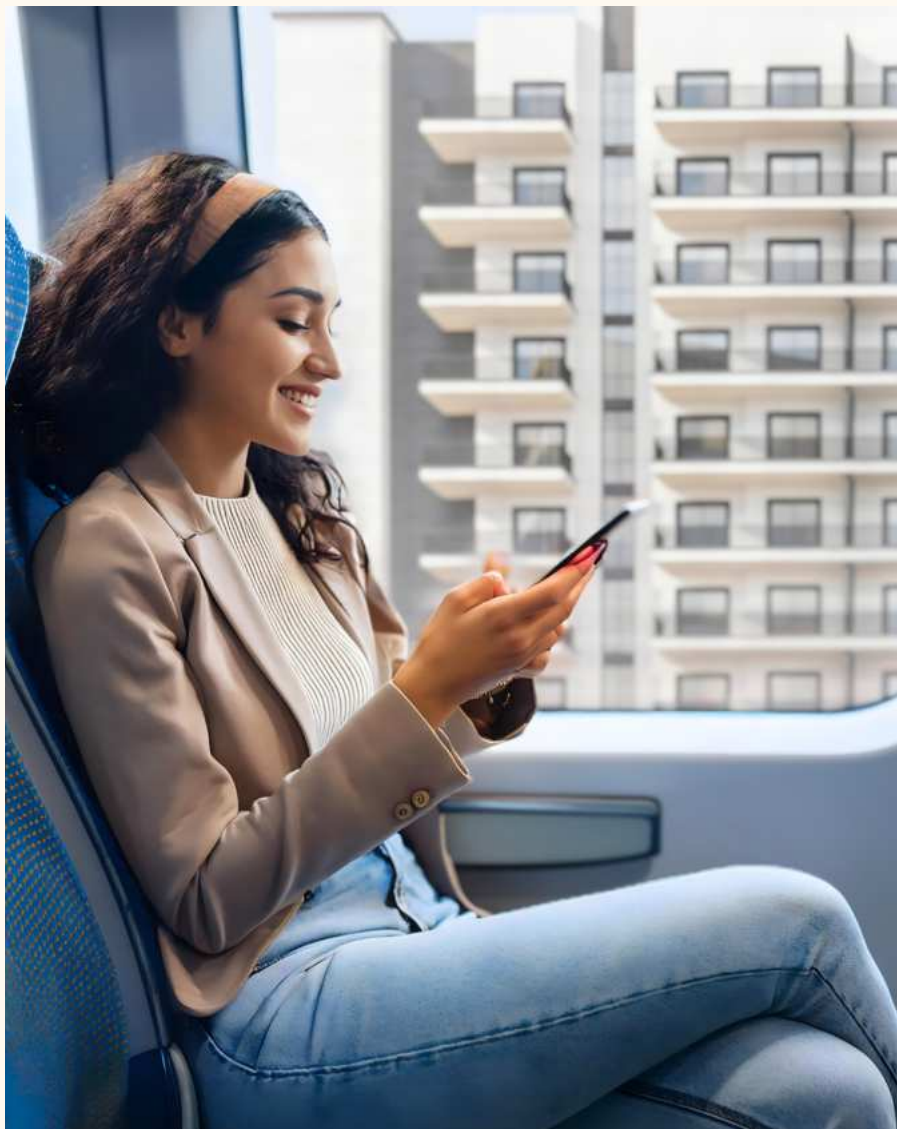


- Advanced Care Oncology
- NMC Speciality Hospital
- Life Medical Centre
- Aster Clinic
- Medcare Medical Centre
- Mediclinic Meadows



- 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.





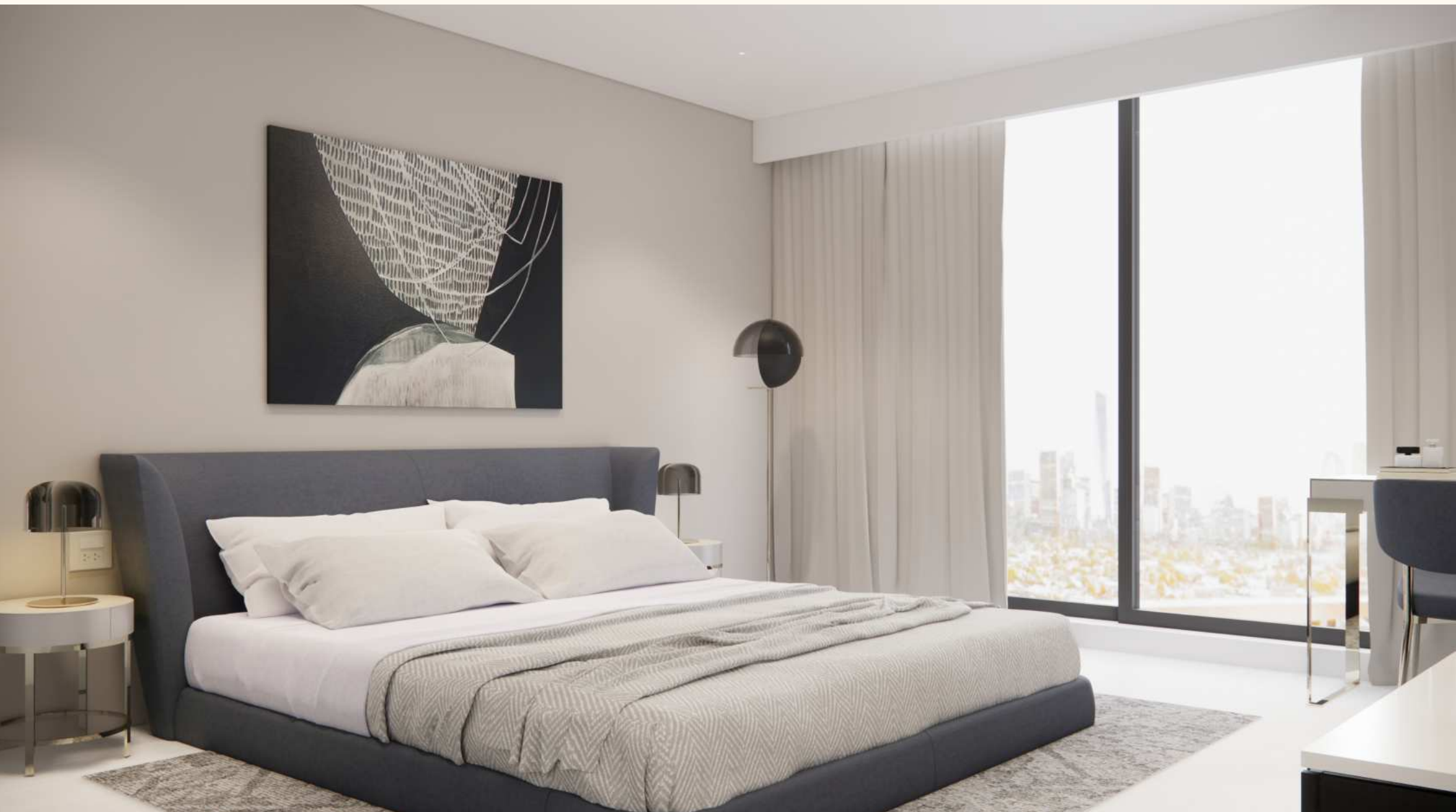




Calm and Comfort

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.





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

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

