

نابني  
NÄBNI

# AV5NUE

RESIDENCE

**Avenue Residence 5**

Developed By Nabni Real Estate Development L.L.C



# Unique Sense of Freedom



Alvar Aalto



# Paradise Embodied

Avenue Residence 5, by Nabni development, offering a limited collection of 85 unique residences, designed for those with a discerning eye, a taste for the extraordinary, and a habit of acquiring only the best. Experience a bespoke lifestyle, Effortlessly captivating presented through amenities and offerings curated for those seeking the luxurious alternative. Savour daily experiences in bespoke hospitality, fine dining, and unique residences. Experience refined & elegance like no other.





# Endless Skyline

Beautifully designed skyline apartments with magnificent views and infinite possibilities overlooking captivating Dubai skyline.



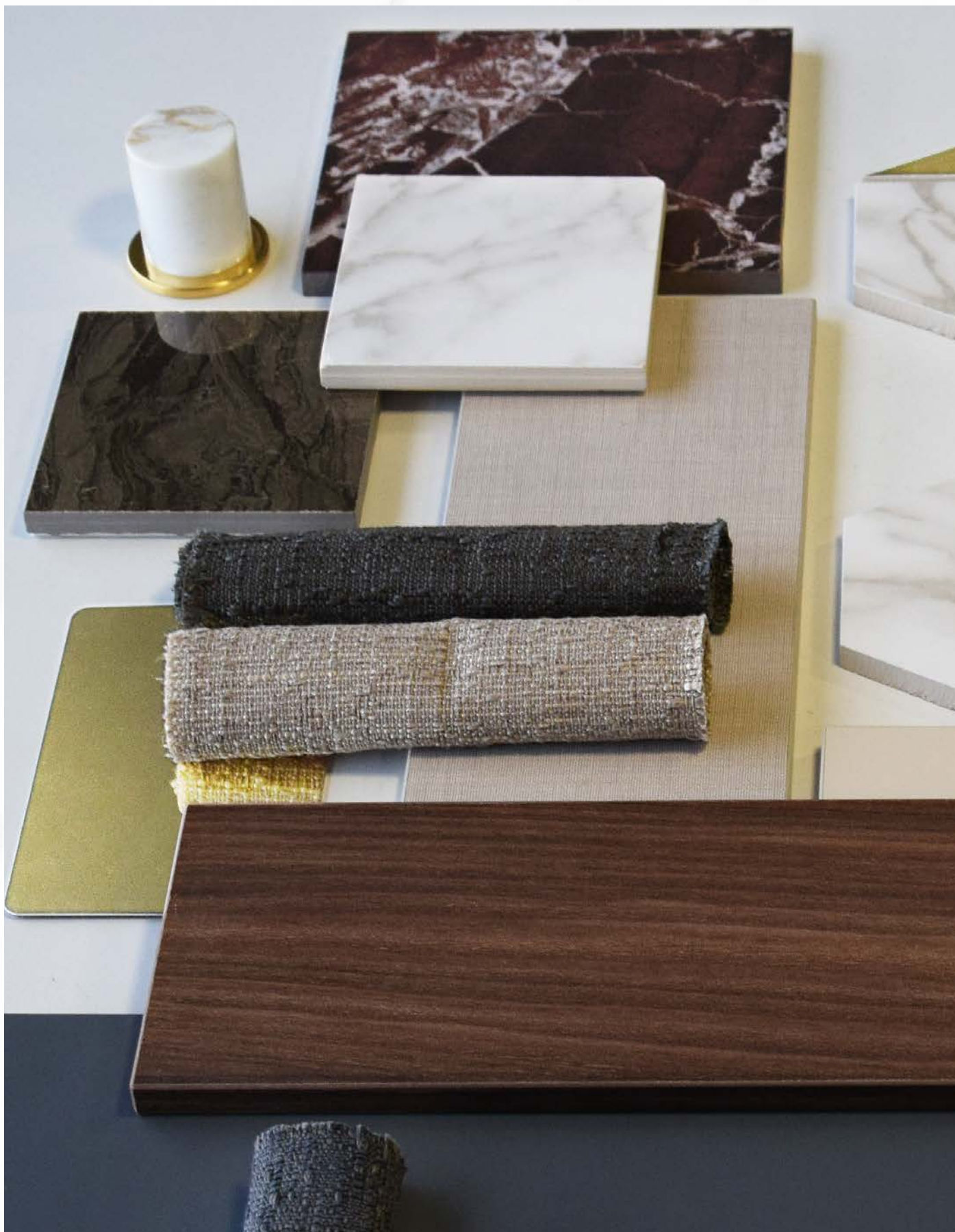
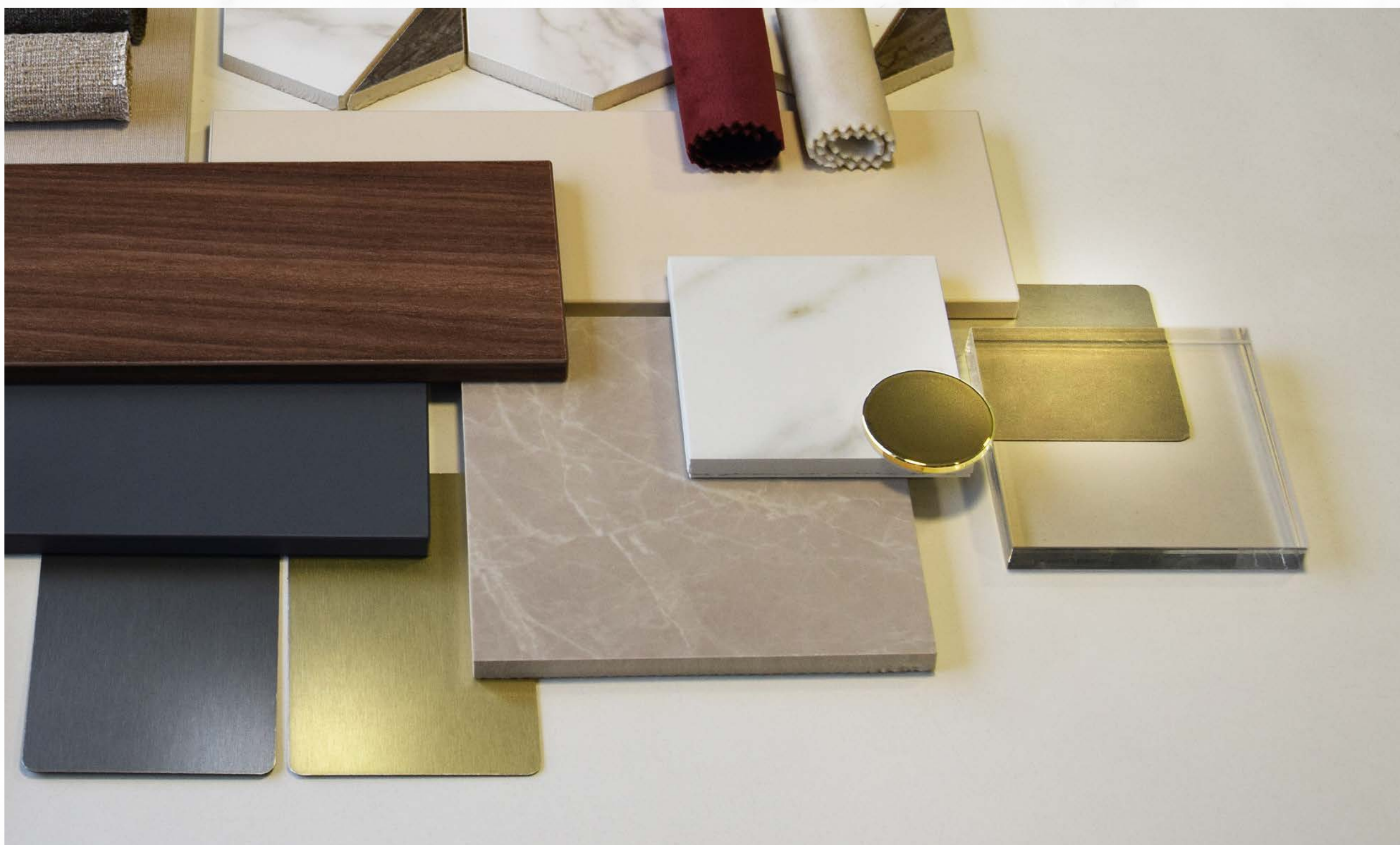


# Memories in Motion





# As Se C





# Perfectly Serene







Beautiful design for those with discerning eye and a taste of the extraordinary



# The Penthouse

Presenting an unprecedented offering in Al Furjan Area, “The Pent House”  
A distinctive residences for families seeking expansive living.







Masterfully designed and positioned to capture the heart-taking skyline view while illuminating the apartment with a majestic radiance of Dubai.



# Esteemed and Distinguished Location

- 1 Min to Al Furjan Metro Station
- 5 Mins to Ibn Battuta Mall
- 10 Mins to The Beach, Dubai Marina& Bluewaters
- 15 Mins to Palm Jumeirah
- 20 Mins to Al Maktoum International Airport (DWC)
- 20 Mins to Burj Al-Arab
- 20 Mins to Dubai Hills Mall
- 20 Mins to Mall of the Emirates
- 20 Mins to Expo Dubai
- 30 Mins to Dubai Mall and Downtown Dubai
- 30 Mins to Dubai International Airport (DXB)







## Malls

- Ibn Battuta
- Festival Plaza
- Discoverey Garden Pavilion
- Al Furjan Pavilion
- Mall of the Emirates
- Dubai Marina Mall



## Schools

- 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



## Hospitals / Clinics

- Chubby cheeks nursery
- NMC Speciality Hospital
- Life Medical Centre
- Aster Clinic
- Medcare Medical Centre
- Mediclinic Meadows



## Supermarkets

- Carrefour
- Spinneys
- West Zone
- Central Hypermarket





# Urban Elegance

Perfectly positioned at the heart of a vibrant community connecting exciting and innovative living experience.

Avenue Residence 5 is surrounded by some of the most iconic destinations in Dubai, As well as hotels and shopping malls that indulge, entertain, and inspire.





# Unlimited Connectivity





# Harmony

Embodying ancient discipline of  
harmonizing body and mind.





# Wellness



Break down the boundaries and turn a practical space into a statement. Using premium fittings including gold-finish, tapware and marble look surfaces. With a few design elements we are creating a restorative, rejuvenating space away from the modern-day life demands.









A regal spa experience that gleams with the essence of gold.



# Aesthetic Simplicity



Fresh ingredients and balanced recipe results in a delightful meal.







# Refreshing Profound Connection

Avenue Residences 5 amenities, such as the temperature controlled pool, and the landscaped gardens, are created to enhance the connection to the beauty and richness of nature



# The Height of Sophisticated Living

The arrival experience at Avenue residences 5, by Nabni states elegance and style, with contrasts of geometric pattern and colour. From the moment you arrive you feel separated from the noise of the city. The pure lines, simple shapes and natural colours create a calming environment, where order and balance are restored. Your private and tranquil sanctuary, where true happiness resides.

**AV5NUE**  
by Nabni









# Project Features



12 storey luxury apartments building  
located at the heart of Al Furjan area  
**G + 1P + 10 floors**

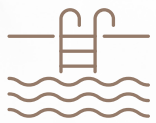
- Stunning City and Dubai Skyline view
- Fitted out with Italian manufactured brands
- Floor-to-ceiling 3.2 meter and double height reception
- Built-in Siemens kitchen appliances
- Branded Tooy chandeliers
- Golden finish accessories
- Chiller free
- Secure G + 1 Podium parking + 10 residential floors
- Contemporary classic design
- Latest gym equipment from Technogym
- Temperature controlled swimming pool + Kids swimming pool
- Barbecue area
- Kids playground
- 24/7 security



Unit Type	Size Range Sq. Ft.	No. of units
1 BHK	657 sq. ft. – 1,104 sq. ft.	35
2 BHK Some Includes maid room; All contains closed kitchen	1,139 sq.ft.0 – 1,629 sq. ft.	41
Suite (3BHK+ Maid) From 2 <sup>nd</sup> to 6 <sup>th</sup> Floor All contain closed kitchen	2,286 sq. ft.	5
Pent House (3BHK+ Maid) From 7 <sup>th</sup> to 10 <sup>th</sup> Floor All contains closed kitchen	2,286 sq. ft.	4



# Amenities & Facilities



## KIDS & ADULT POOL

Temperature control outdoor swimming pool for kids and adults



## OUTDOOR PLAY GROUND

Experience joy and activity on our expansive, engaging playground for children



## FITNESS CENTER

State of the art TECHNOGYM<sup>™</sup> with expert guidance



## CHILLER FREE

Save Money on your cooling bills



## ITALIAN FITOUT

Immerse in elegance and craftsmanship with our authentic Italian-designed and manufacture fittings



## GOLDEN FINISHES

Elevate elegance with our exquisite and luxurious Golden Finish Accessories



## BARBECUE

Elevate outdoor living with our picturesque, modern barbecue and relaxation haven



## APPLIANCES

Multiple SIEMENS<sup>™</sup> built in appliances



## HOTELS

Indulge in comfort and luxury at nearby exceptional hotel destinations



## RESTAURANTS

Savor delightful moments at nearby diverse and inviting dining establishments

## TOOY TOOY<sup>™</sup> CHANDELIERS

Stylish and well positioned chandeliers



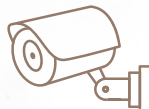
## CAR PARKING

Effortless G + 1 parking solutions for your convenience and peace of mind.



## HIGH CEILING

3.2 meters floor to ceiling height



## 24/7 SECURITY

Your safety, our priority – constant protection for peace of mind





## Nabni

Nabni development has an impressive track record as a developer and impeccable reputation for extraordinary quality design and material used, as well as superb attention to details that elevate your life through artistic design elements that capture the height of sophistication and grandeur.

Over the past 20 years, formerly known as Al Jaziri Developments, Nabni Real Estate, was founded with the goal of providing selective buyers with unique and unprecedented properties.

## Avenue Residence 5

Avenue Residence 5 is ideally situated in the midst of the well-known Al Furjan neighbourhood, which has excellent vast, open landscapes, road and metro connections to every part of Dubai, a wealth of neighbourhood facilities including mosques, schools and shops. It's the perfect house for modern families who appreciate quality & design.



## AL Furjan Neighbourhood:

One of Dubai's Most popular residential districts, Al Furjan is a vibrant neighbourhood that celebrates the true spirit of community. Excellent Connectivity, Proximity to Dubai attractions and community services.

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