

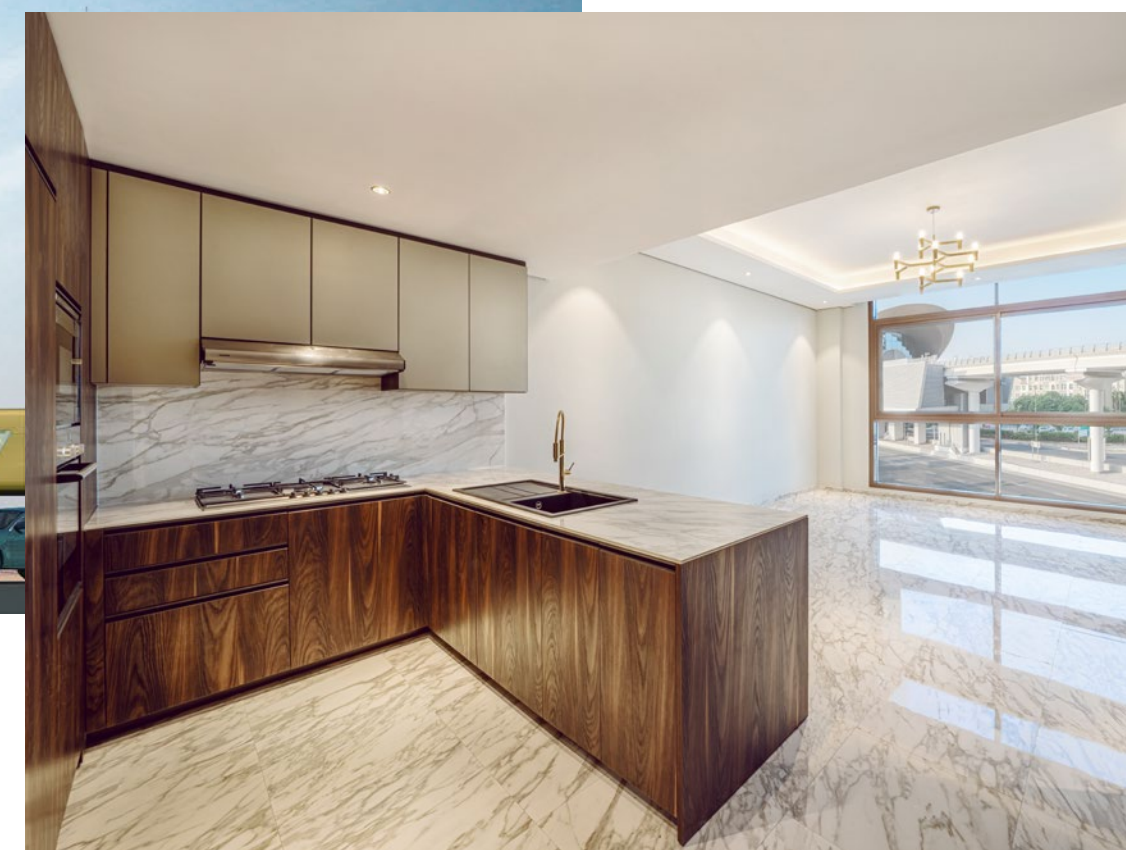
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NABNI

AV4NUE

RESIDENCE

DEVELOPED BY **NABNI** REAL ESTATE DEVELOPMENT L.L.C





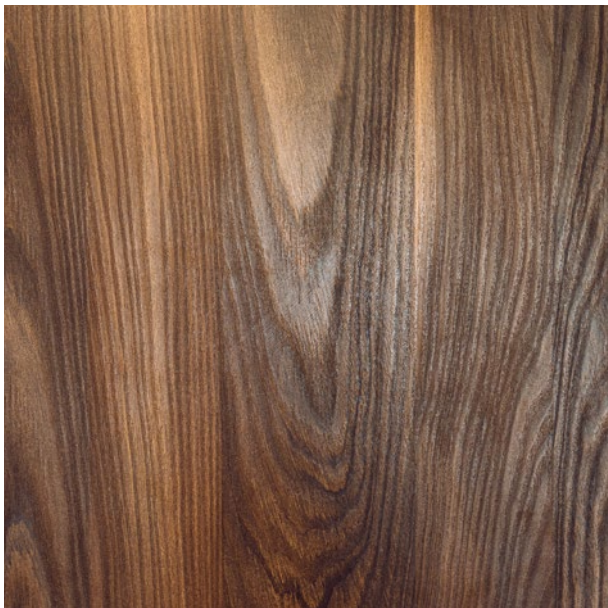
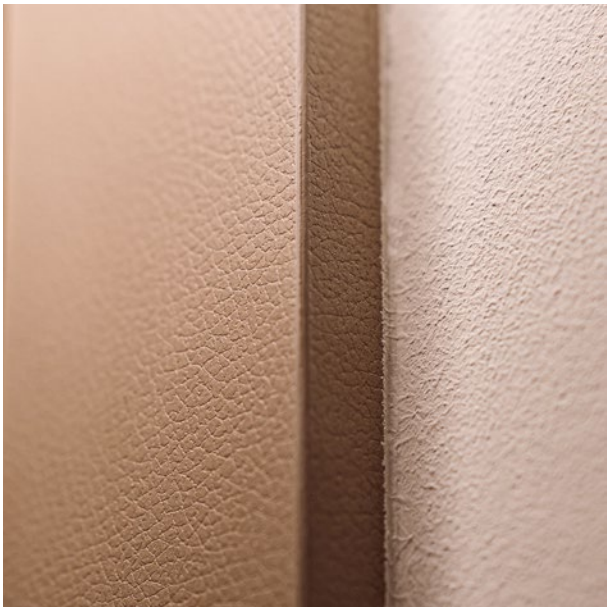
Explore a thriving family-focused community at the heart of one of Dubai's most popular neighbourhoods. Come home to Avenue Residence 4.

AV4NUE RESIDENCE



AV4NUE RESIDENCE

Premium fitments, including gold-finish tapware and marble surfaces



Building on the proven success of our previous Avenue developments, Avenue Residence 4 brings affordable luxury to Al Furjan. Sited just moments from local schools, mosque, metro and Ibn Battuta Mall, Avenue Residence 4 is the pinnacle of comfortable, convenient modern family living.

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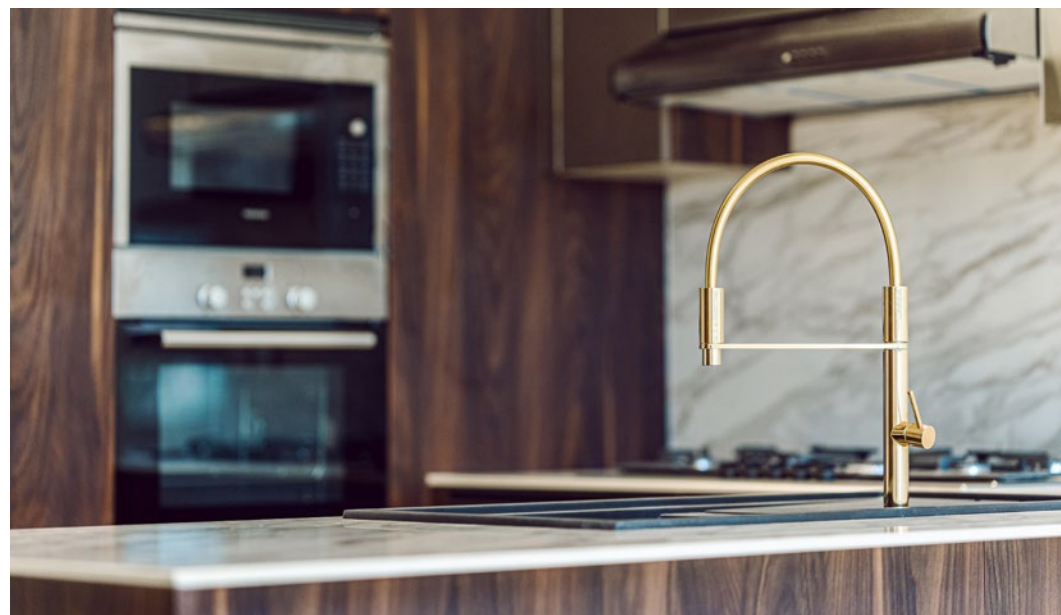
Branded kitchen cabinets and five
integrated Siemens' appliances



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Avenue Residence 4 features 135 light and spacious one, two and three-bedroom apartments. All feature generously proportioned living areas and balcony, with large terraces to the first floor apartments. An impressive open-plan kitchen is equipped with premium Siemens appliances, including built-in refrigerator, cooking range, oven, microwave and integrated washing machine.

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Spacious full-height fitted wardrobes

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Branded WC and bidet, with Italian marble porcelain





Restful, neutrally-toned bedrooms feature built-in wardrobes, with some apartments offering a dedicated dressing room and separate maid's room.

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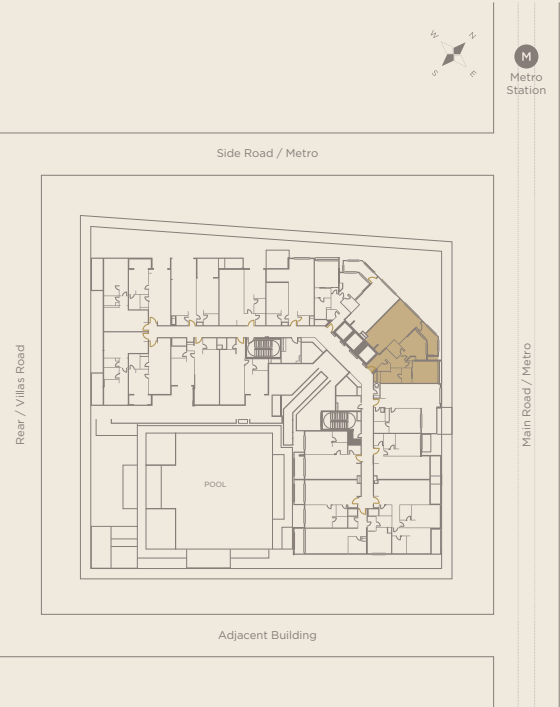


AV4NUE RESIDENCE

3 Bedrooms
Floor 1 to 8



- 1 Living & Dining (4.95m x 5.8m)
- 2 Kitchen (2.7m x 2.84m)
- 3 Toilet (2.0m x 1.75m)
- 4 Bedroom (3.26m x 3.5m)
- 5 Bathroom (2.4m x 1.80m)
- 6 Bedroom (4.0m x 3.7m)
- 7 Bathroom (1.8m x 2.4m)
- 8 Master Bedroom (5.0m x 3.60m)
- 9 Dressing Room (2.05m x 1.80m)
- 10 Bathroom (3.6m x 1.80m)
- 11 Maid Room (2.6m x 1.8m)
- 12 Maid Bathroom (2.0m x 1.35m)
- 13 Terrace / Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-107	3 BR+Maid	1st Floor	156.74	1,687	22.10	238	178.84	1,925
F-208	3 BR+Maid	2nd Floor	156.74	1,687	11.12	120	167.86	1,807
F-308	3 BR+Maid	3rd Floor	156.74	1,687	11.12	120	167.86	1,807
F-408	3 BR+Maid	4th Floor	156.74	1,687	11.12	120	167.86	1,807
F-508	3 BR+Maid	5th Floor	156.74	1,687	11.12	120	167.86	1,807
F-608	3 BR+Maid	6th Floor	156.74	1,687	11.12	120	167.86	1,807
F-708	3 BR+Maid	7th Floor	156.74	1,687	11.12	120	167.86	1,807
F-808	3 BR+Maid	8th Floor	156.74	1,687	11.12	120	167.86	1,807



Contemporary designer chandeliers

Avenue Residence 4 at a glance

- Ten storey luxury apartment building at the heart of Al Furjan
- Convenient transport links – within minutes of Sheikh Zayed Road, Mohammed Bin Zayed Road and Emirates Road, and easy walking distance of Dubai Metro
- Genuine, branded Italian designer fit out
- Italian branded kitchen cabinets and fine integrated Siemens appliances
- Spacious full-height fitted wardrobes
- Branded WC and bidet, with Italian marble porcelain
- High specification one, two and three bedroom apartments
- Extensive first-floor terrace for outdoor entertaining
- Private gym and swimming pool
- Ground + two podium allocated covered parking areas
- Three high speed elevators
- Solar water heating (SWH) and satellite provision

All dimensions are in imperial, metric, measured to structural elements and exclude wall finishes and construction tolerances. All of the materials are of high end Italian branded which will add high value to the property. All images are used for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer deserves the right to make high changes which reflects quality revisions/alterations, at its absolute discretion, without liability whatsoever.