

NABNI

NABNI Developments has an impressive track record as a developer and an impeccable reputation for extraordinary quality in 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 Properties, NABNI Developments was founded with the goal of providing selective buyers with unique and unprecedented properties.

Avenue Residence 6

Avenue Residence 6 is ideally situated in the heart of the well-known Al Furjan neighborhood. It boasts excellent access to 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 Neighborhood:

One of Dubai's Most popular residential districts, Al Furjan is a vibrant neighbourhood that celebrates the true spirit of community, It offers excellent connectivity, proximity to Dubai attractions, and community services, including:

- 1 min. to The Discovery Garden Metro Station
- 5 mins. to Ibn Battuta Mall
- 10 mins. to The Beach, Dubai Marina & Bluewaters
- 15 mins. to Palm Jumeirah
- 15 mins. to Dubai Expo City
- 20 mins. to Al Maktoum International Airport (DWC)
- 30 mins. to Dubai Mall and Downtown Dubai

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 Toyo chandeliers
- Golden-finish accessories
- Chiller-free
- Secure G + 1 podium parking + 10 residential floors
- Contemporary classic design
- The latest gym equipment from Technogym
- Temperature-controlled swimming pool + Kids' swimming pool
- Barbecue area
- Kid's playground
- 24/7 security
- Smart home automation
- Introducing Solar-Powered Zen Garden





Amenities & Facilities

 CHILLER FREE	 KIDS & ADULT TEMPERATURE CONTROLLED POOL	 CAR PARKING
 24/7 SECURITY	 APPLIANCES WITH FULLY EQUIPPED KITCHEN	 OUTDOOR PLAY GROUND
 WORLD-CLASS HEALTH-CARE	 SOLAR POWERED ZEN GARDEN	 SMART HOME AUTOMATION

UNIT - Type	Size Range Sq. Ft.	No. of units
1 BHK	945.29 sqft to 1953.86 sqft	30
2 BHK + MAID	1236.77 sqft to 2160.85 sqft	56
3 BHK + MAID	1978.84 sqft to 2827.03 sqft	10

Payment plan ————— 50% | 50%
 During Construction | On Completion

15% +4% DLD + Admin Fees

35% During Construction

50% On Completion

T&C Apply!

Expected completion date **Q3 2025** | DLD Project NO. 2744

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NABNI
 TOGETHER WE BUILD

All dimensions are in imperial metric, measured to structural elements, excluding wall finishes and construction tolerances. All materials are of 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 6 has been developed with expert care by NABNI Real Estate Development

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