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NABNI

# AV6NUE

RESIDENCE

**Avenue Residence 6**

Developed By NABNI Real Estate Development L.L.C





# NABNI Developments

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.



# Our Projects





# Why Furjan?



Strategic Location



Proximity to Key Amenities



World-Class Healthcare



Community Living



Investment Potential



Access to Public Transportation



Peaceful Environment





# AV6NUE

RESIDENCE

Avenue Residence 6, by NABNI Developments, offers a limited collection of 96 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 refinement & elegance like no other.





# Esteemed and Distinguished Location

- Discovery Garden Metro Station 1 min.
- Ibn Battuta Mall 5 mins.
- Dubai Marina & Bluewaters 10 mins.
- Dubai Mall and Downtown Dubai 30 mins.
- Palm Jumeirah 15 mins.
- Al Maktoum International Airport (DWC) 20 mins.
- Burj Al-Arab 20 mins.
- Dubai Hills Mall 20 mins.
- Mall of the Emirates 20 mins.
- City Walk 30 mins.





# Elevated Connectivity





# Attractions & Facilities



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



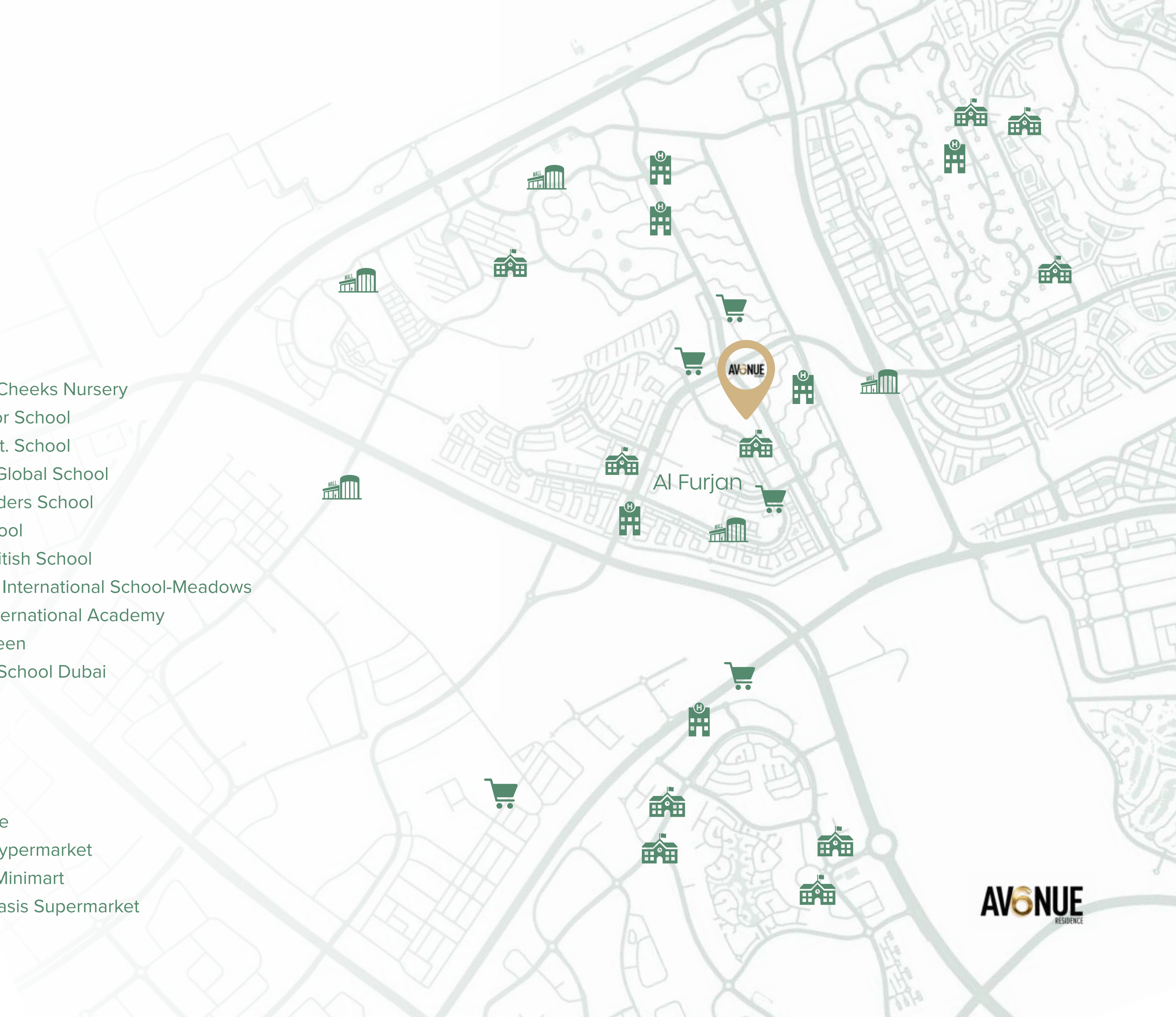
- Chubby Cheeks Nursery
- The Arbor School
- Nibras Int. School
- Arcadia Global School
- Bright Riders School
- DPS School
- Dubai British School
- Emirates International School-Meadows
- Dubai International Academy
- Dove Green
- Durham School Dubai



- 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





# Project Features



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

| UNIT - Type  | Size Range Sq. Ft.     | No. of units |
|--------------|------------------------|--------------|
| 1 BHK        | 818 sqft to 1954 sqft  | 30           |
| 2 BHK + MAID | 1237 sqft to 2161 sqft | 56           |
| 3 BHK + MAID | 1979 sqft to 2827 sqft | 10           |

- 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
- 24/7 security
- Smart home automation



# Smart Home Automation



Chiller Free



# Elegant Textures

At Avenue Residence 6 by NABNI, we merge architectural genius with the finest materials, creating masterpieces you call home.









# Arrival Experience

Step into a world of unparalleled luxury and elegance; every detail is meticulously crafted to perfection at Avenue Residence 6 by NABNI.







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# Limitless Panorama

Artfully constructed residences with panoramic skyline views, presenting limitless prospects in Dubai's vibrant landscape.

**AVONUE**  
RESIDENCE







# Urban Expansion

A symphony of urban planning: Al Furjan area's unparalleled residential offering.



# Refined Living

Embodying luxury with every detail, NABNI transforms mere spaces into timeless pieces of art, elevating the standards of real estate craftsmanship.





# Cozy Ambience





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# Modern Simplicity

Infusing elegance into simplicity, this bedroom stands as a testament to modern luxury, offering a serene, sophisticated retreat.





# Kids Dreamy Haven

Featuring a harmonious blend of soft pastel tones and natural wood textures, this modern twin bedroom creates a tranquil oasis for kids, accented with sophisticated wall art and a statement chandelier that adds a touch of luxury.









# Culinary Chic

Elevate your living experience with the timeless elegance of Avenue Residence 6 by NABNI.





# Refined Dining

Discover the art of cooking in a kitchen designed for elegance, fully equipped with cutting-edge Siemens appliances for unparalleled culinary experiences.









# Golden Serenity

Experience the intersection of porcelain tiles with a marble finish and magnificence. In this sanctuary, every morning transformation becomes a journey, where each detail is meticulously curated to evoke a sense of luxury and tranquility.



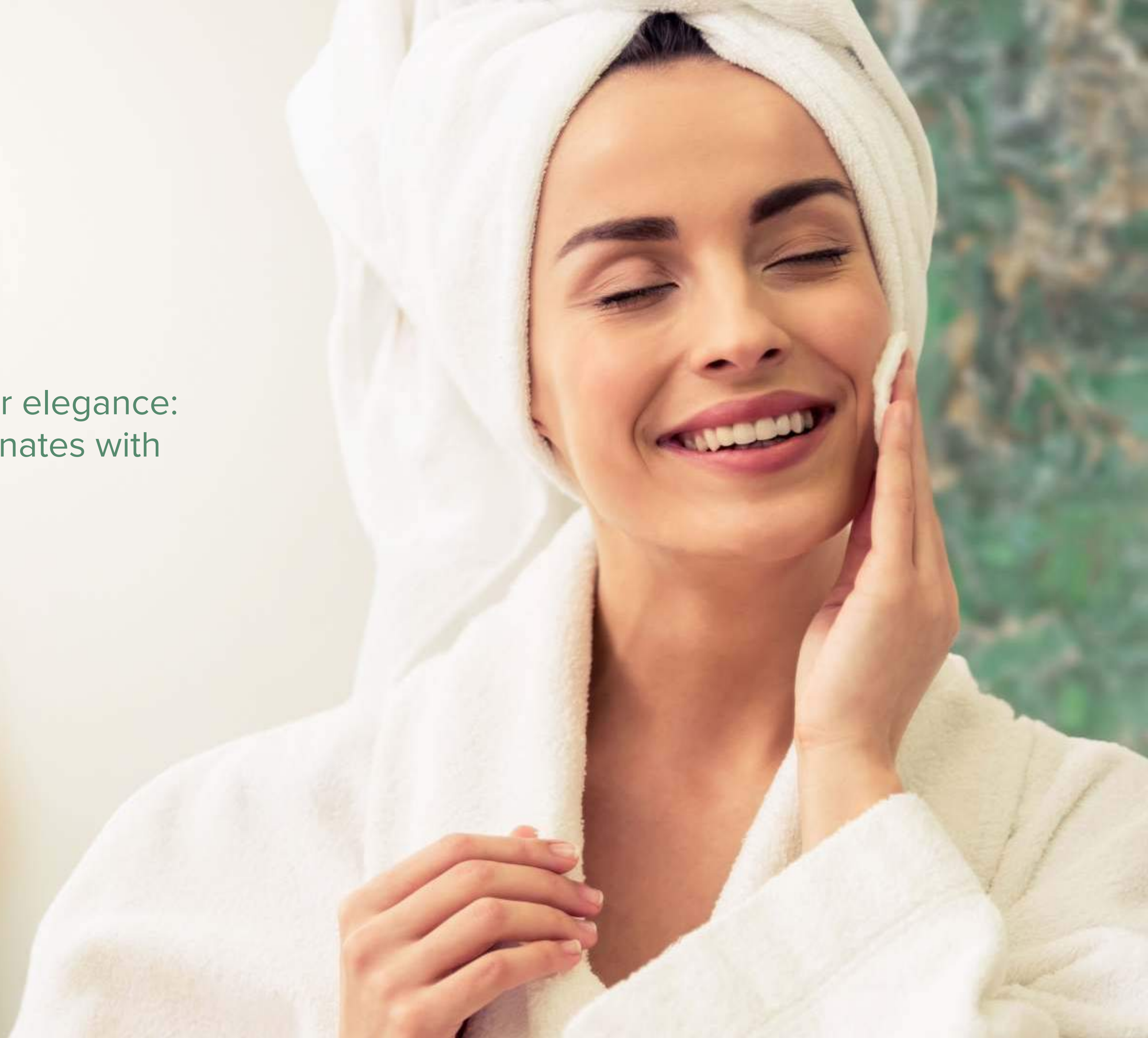






# Opulent Relaxation

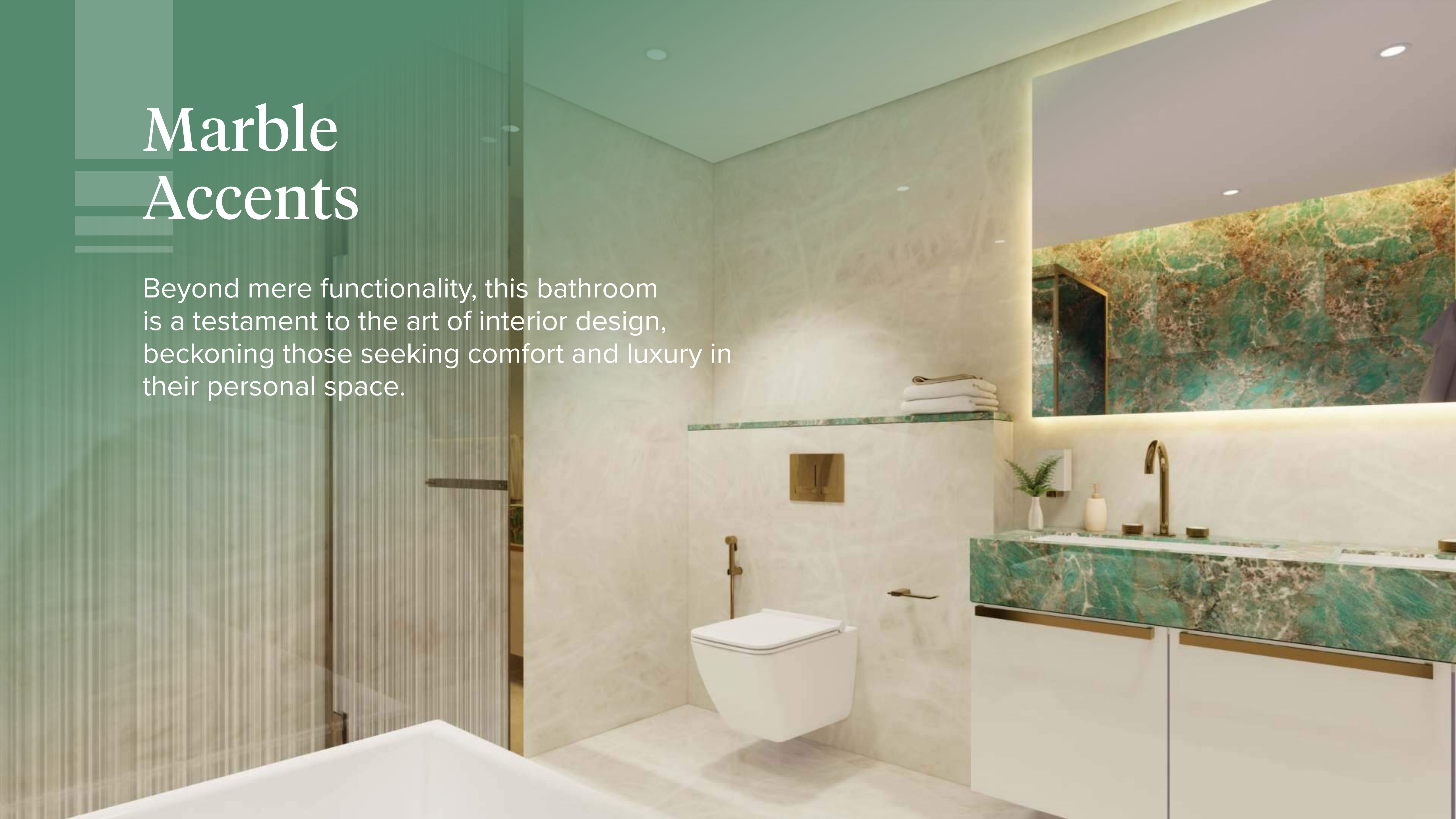
Rediscover yourself amidst sheer elegance:  
A space where every detail resonates with  
wellness and rejuvenation.





# Marble Accents

Beyond mere functionality, this bathroom is a testament to the art of interior design, beckoning those seeking comfort and luxury in their personal space.









# Stone Symphony

Exquisite marble with captivating veining and a polished finish, creating a luxurious and sophisticated focal point in the elegant bathroom design.









# Urban Oasis

Luxury Awaits: Dive into the serene oasis of Avenue Residence 6 by NABNI. Experience peak tranquility.



Swimming Pool



# Fitness Center



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# Kids Swimming Pool





BBQ  
Area

Kids  
Play Area



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