

AV5NUE

RESIDENCE



Avenue Residence 5

Developed By Nabni Real Estate Development L.L.C



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



Malls

- Ibn Battuta
- Festival Plaza
- Discovey 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



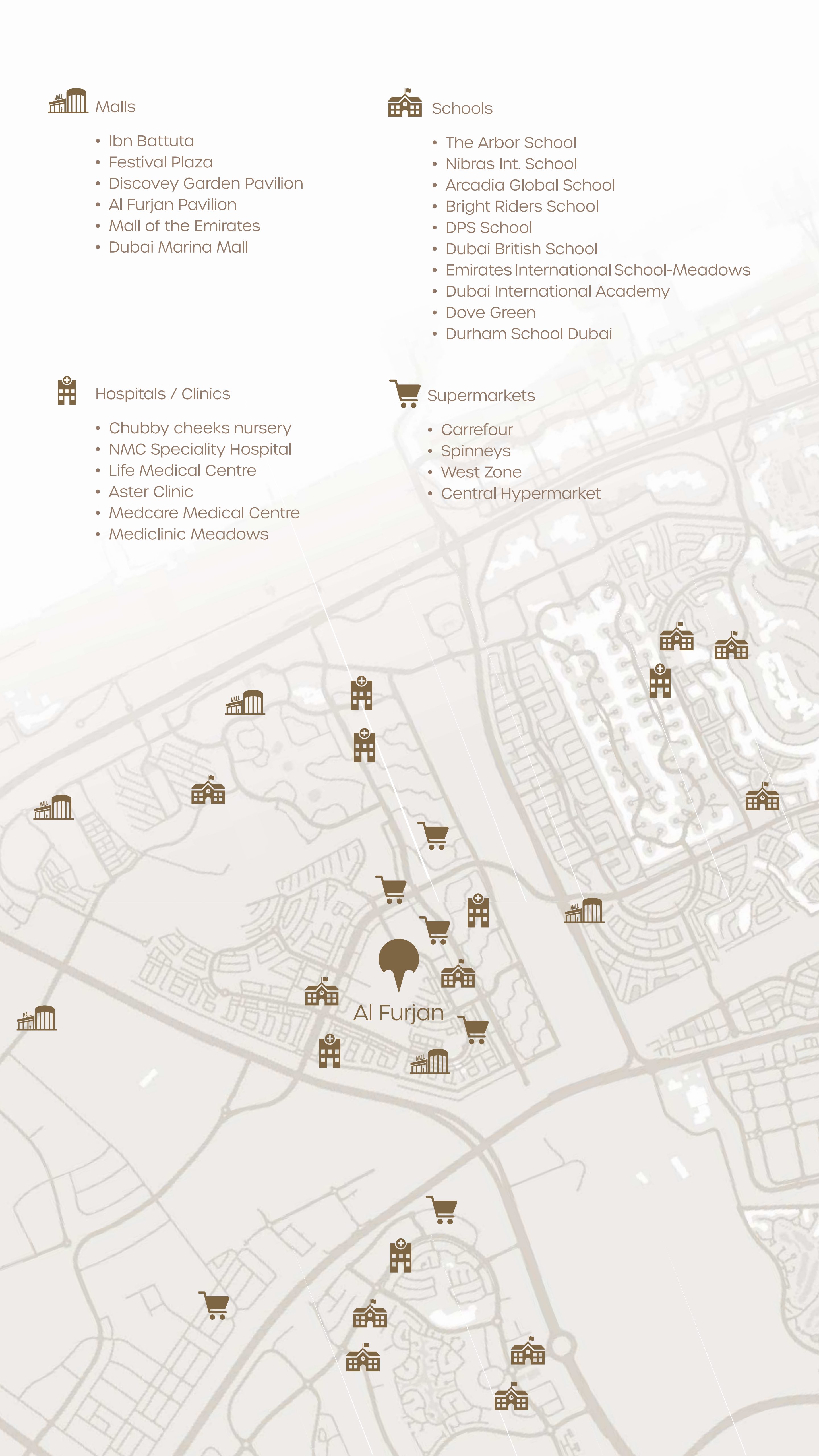
Hospitals / Clinics

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



Supermarkets

- Carrefour
- Spinneys
- West Zone
- Central Hypermarket



Al Furjan



1 BEDROOM | UNIT - 105/205/305/405/505



Legend (Meters)

1. Entrance

2. Living Room
Dining

3. Kitchen

4. Master Bedroom

5. Master Bath

6. Guest Wash

7. Balcony
- 2.10 x 1.20

4.40 x 4.00

2.10 x 2.70

5.30 x 3.70

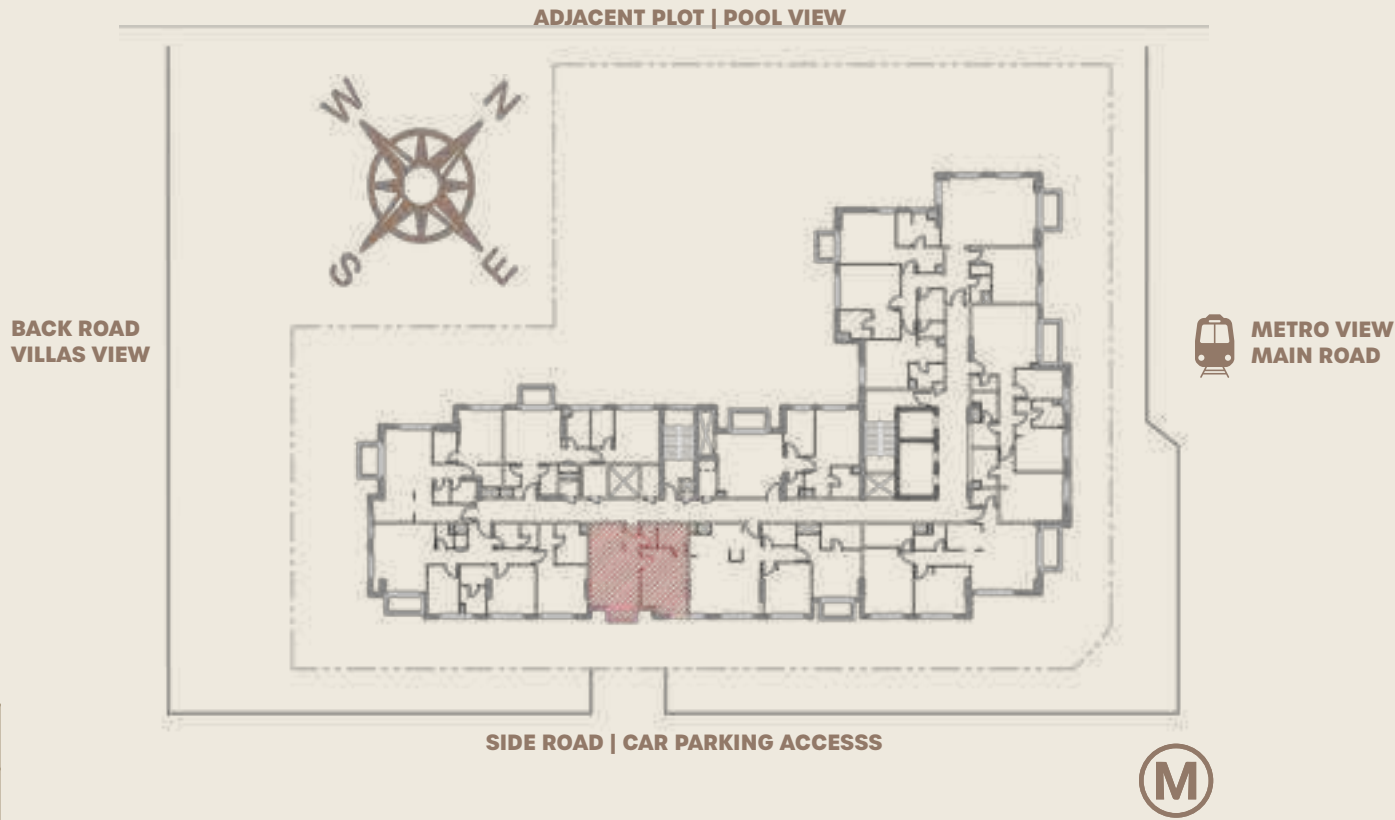
2.40 x 2.35

1.80 x 1.25

1.00 x 2.40

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
105	1BR	1st Floor	58.64	631.19	19.76	212.69	78.40	843.88
205	1BR	2nd Floor	58.64	631.19	2.40	25.83	61.04	657.02
305	1BR	3rd Floor	58.64	631.19	2.40	25.83	61.04	657.02
405	1BR	4th Floor	58.64	631.19	2.40	25.83	61.04	657.02
505	1BR	5th Floor	58.64	631.19	2.40	25.83	61.04	657.02

Key Plan

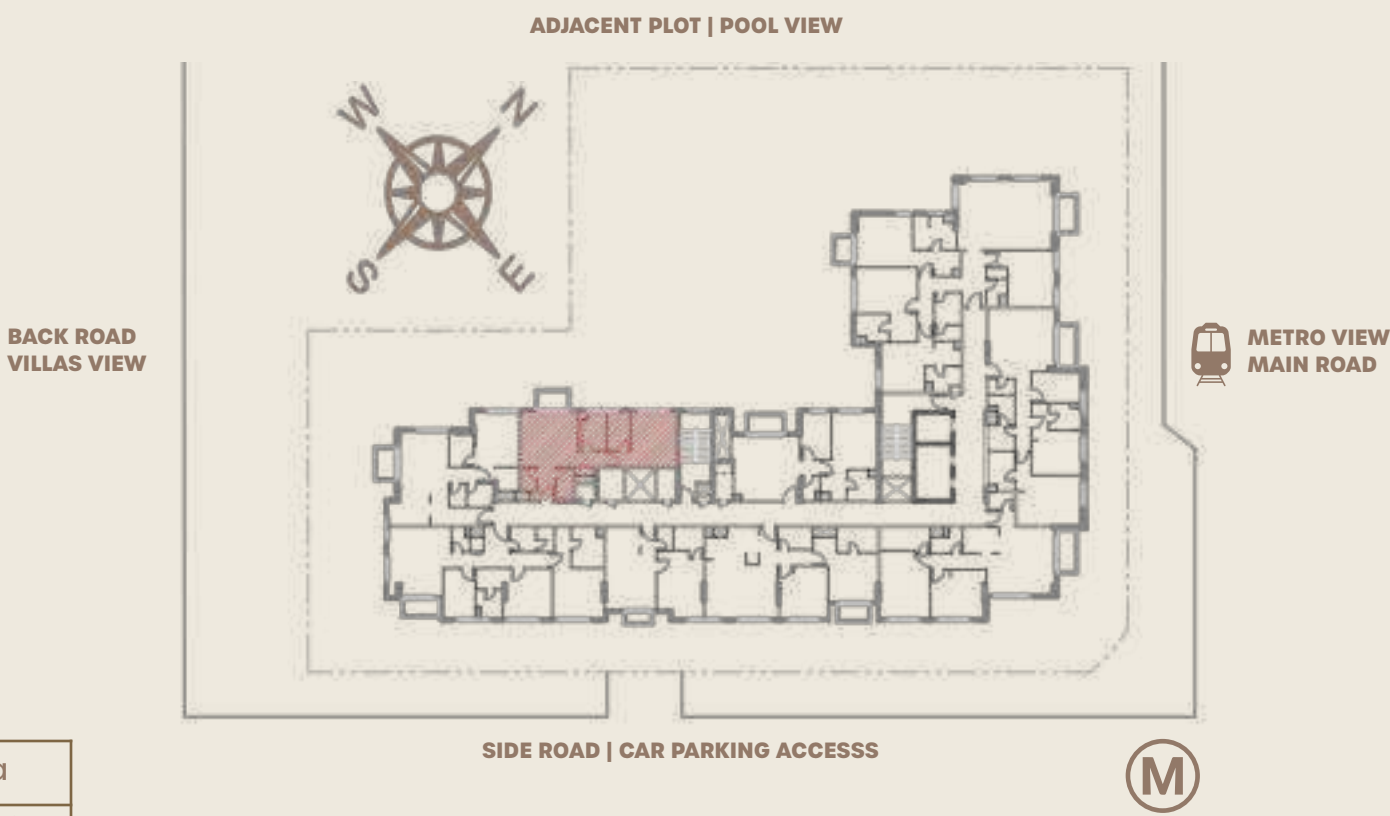




Legend (Meters)

1. Entrance	1.40 x 2.70
2. Living Room Dining	4.30 x 3.65
3. Kitchen	2.20 x 3.00
4. Master Bedroom	4.30 x 3.60
5. Master Bath	1.80 x 3.00
6. Guest Wash	2.50 x 1.40
7. Store	1.80 x 1.25
8. Laundry	0.60 x 1.55
9. Balcony	1.60 x 2.80

Key Plan



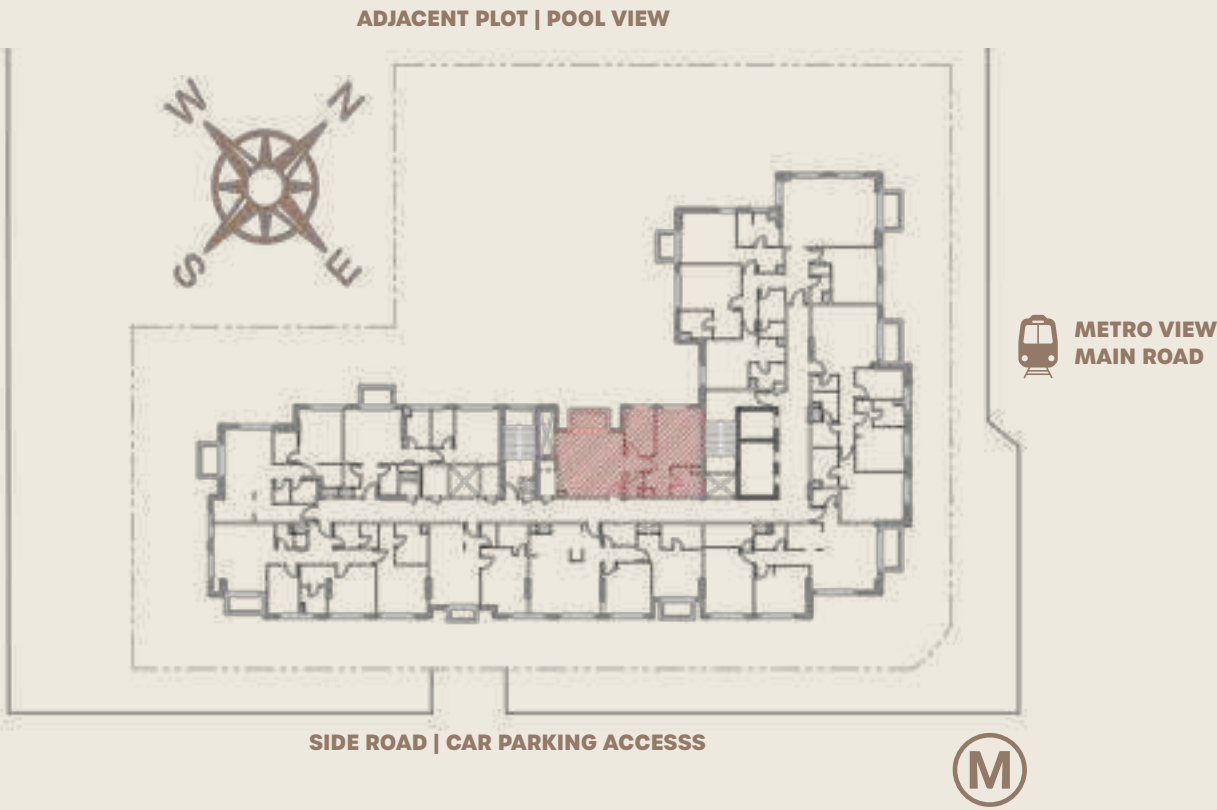
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
108	1BR	1st Floor	72.94	785.11	37.18	400.20	110.12	1185.12
208	1BR	2nd Floor	72.94	785.11	4.48	48.22	77.42	833.33
308	1BR	3rd Floor	72.94	785.11	4.48	48.22	77.42	833.33
408	1BR	4th Floor	72.94	785.11	4.48	48.22	77.42	833.33
508	1BR	5th Floor	72.94	785.11	4.48	48.22	77.42	833.33
607	1BR	6th Floor	72.94	785.11	4.48	48.22	77.42	833.33
707	1BR	7th Floor	72.94	785.11	4.48	48.22	77.42	833.33
807	1BR	8th Floor	72.94	785.11	4.48	48.22	77.42	833.33
907	1BR	9th Floor	72.94	785.11	4.48	48.22	77.42	833.33
1007	1BR	10th Floor	72.94	785.11	4.48	48.22	77.42	833.33



Legend (Meters)

- | | |
|--------------------------|-------------|
| 1. Entrance | 1.90 x 1.40 |
| 2. Living Room
Dining | 5.10 x 5.40 |
| 3. Kitchen | 3.70 x 2.40 |
| 4. Master Bedroom | 4.50 x 3.65 |
| 5. Master Dress | 1.90 x 2.00 |
| 6. Master Bath | 2.40 x 2.40 |
| 7. Guest Wash | 1.90 x 1.40 |
| 8. Balcony | 1.60 x 3.20 |

Key Plan



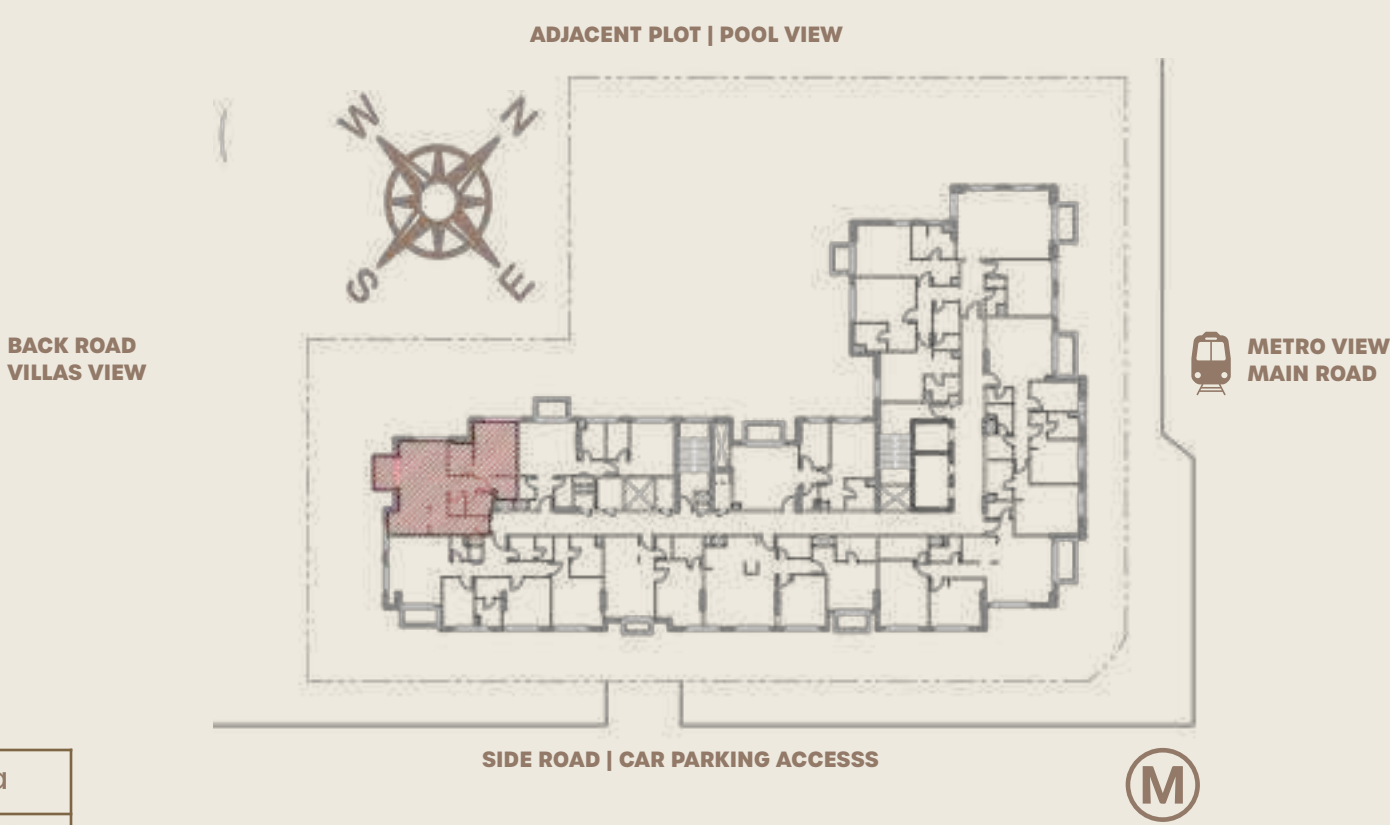
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
109	1BR	1st Floor	77.56	834.84	48.18	518.60	125.74	1353.44
209	1BR	2nd Floor	77.56	834.84	5.12	55.11	82.68	889.95
309	1BR	3rd Floor	77.56	834.84	5.12	55.11	82.68	889.95
409	1BR	4th Floor	77.56	834.84	5.12	55.11	82.68	889.95
509	1BR	5th Floor	77.56	834.84	5.12	55.11	82.68	889.95
608	1BR	6th Floor	77.56	834.84	5.12	55.11	82.68	889.95
708	1BR	7th Floor	77.56	834.84	5.12	55.11	82.68	889.95
808	1BR	8th Floor	77.56	834.84	5.12	55.11	82.68	889.95
908	1BR	9th Floor	77.56	834.84	5.12	55.11	82.68	889.95
1008	1BR	10th Floor	77.56	834.84	5.12	55.11	82.68	889.95



Legend (Meters)

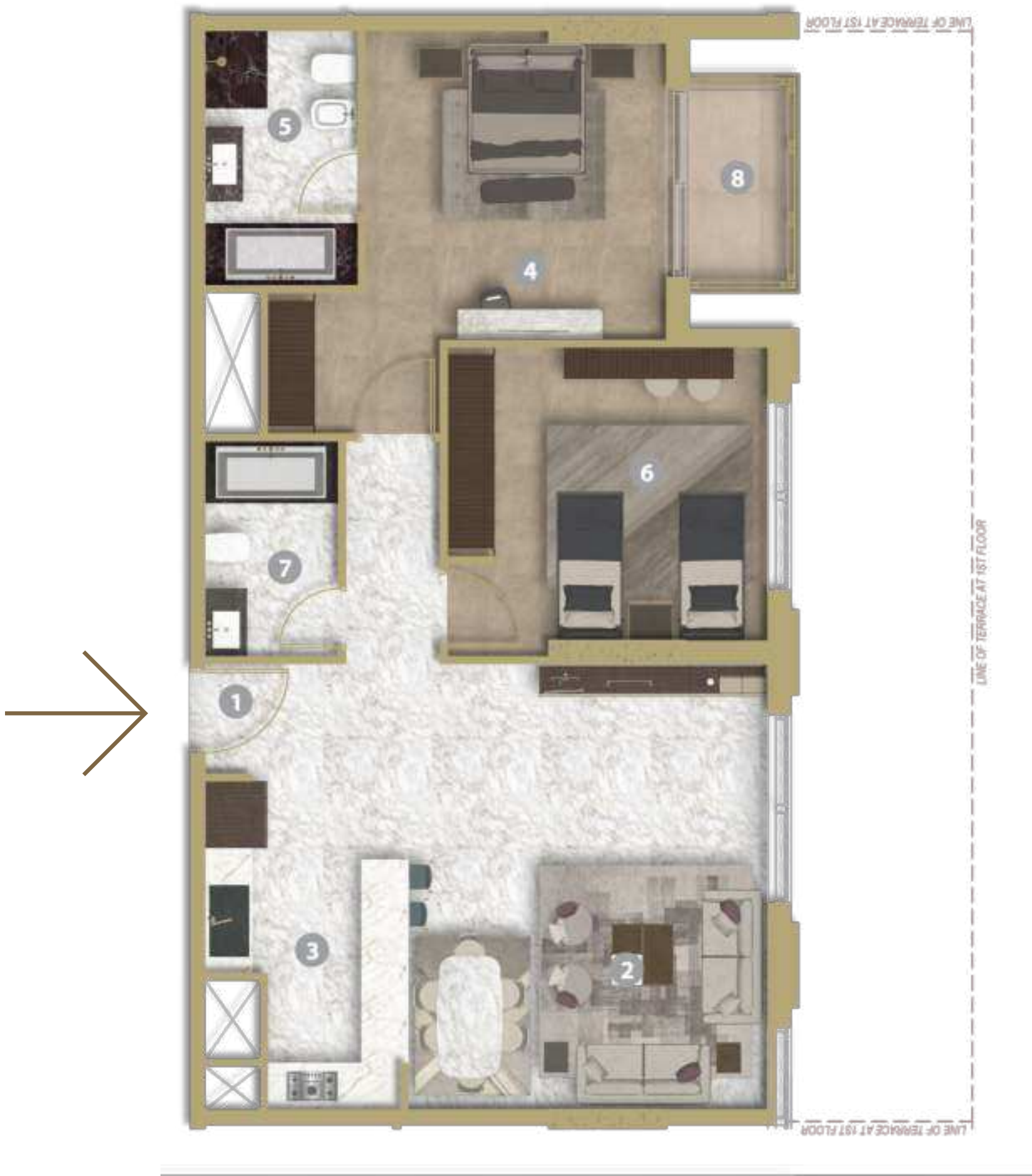
1. Entrance	1.40 x 4.80
2. Living Room Dining	5.05 x 3.85
3. Kitchen	2.40 x 3.25
4. Master Bedroom	4.30 x 3.50
5. Master Dress	1.80 x 1.65
6. Master Bath	2.60 x 1.90
7. Guest Wash	1.35 x 1.80
8. Store Room	1.80 x 2.15
9. Balcony	1.70 x 2.80

Key Plan



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
107	1BR	1st Floor	81.33	875.42	85.04	915.36	166.37	1790.78
207	1BR	2nd Floor	81.32	875.32	4.76	51.23	86.08	926.55
307	1BR	3rd Floor	81.32	875.32	4.76	51.23	86.08	926.55
407	1BR	4th Floor	81.32	875.32	4.76	51.23	86.08	926.55
507	1BR	5th Floor	81.32	875.32	4.76	51.23	86.08	926.55
606	1BR	6th Floor	81.32	875.32	4.76	51.23	86.08	926.55
706	1BR	7th Floor	81.32	875.32	4.76	51.23	86.08	926.55
806	1BR	8th Floor	81.32	875.32	4.76	51.23	86.08	926.55
906	1BR	9th Floor	81.32	875.32	4.76	51.23	86.08	926.55
1006	1BR	10th Floor	81.32	875.32	4.76	51.23	86.08	926.55

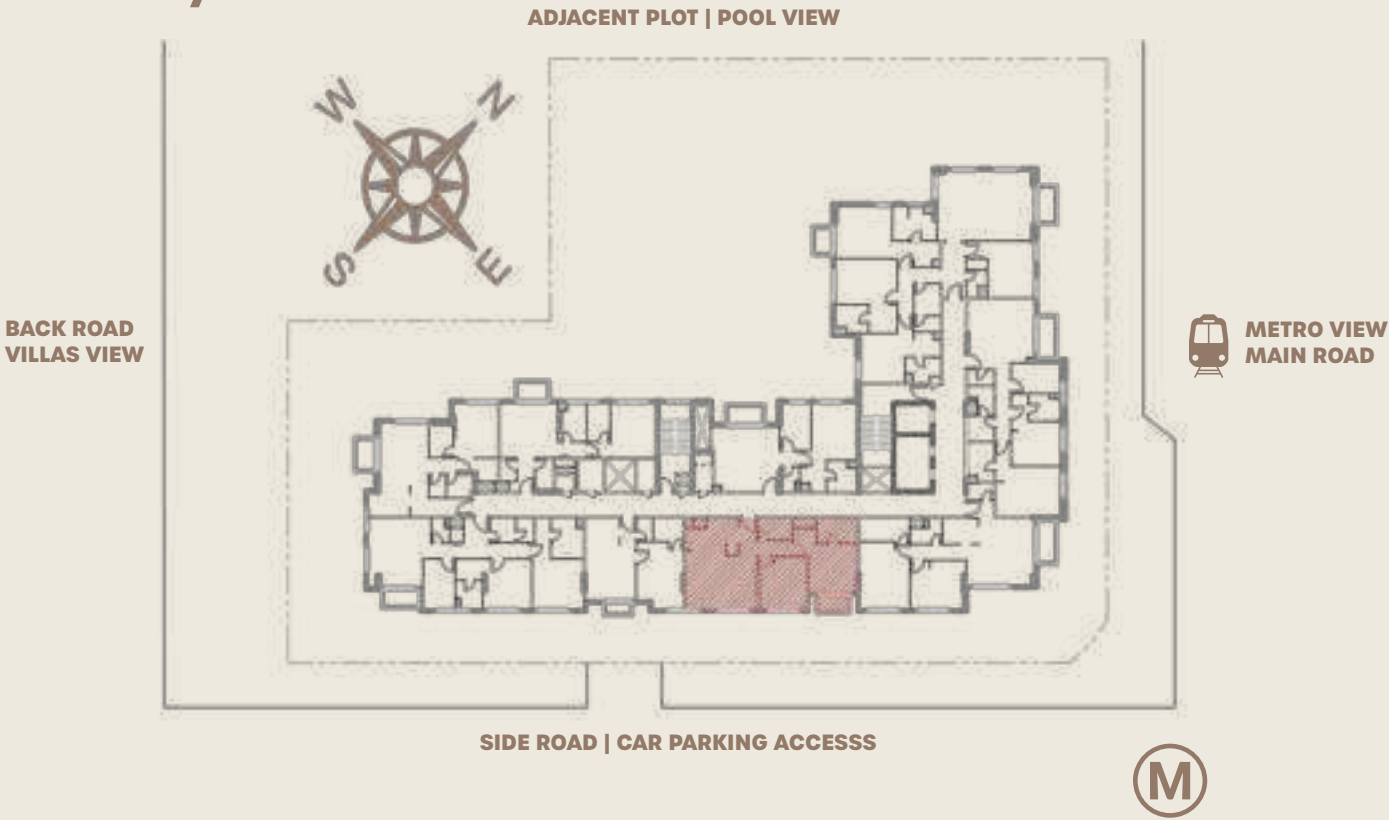
2 BEDROOM | UNIT - 104/204/304/404/504



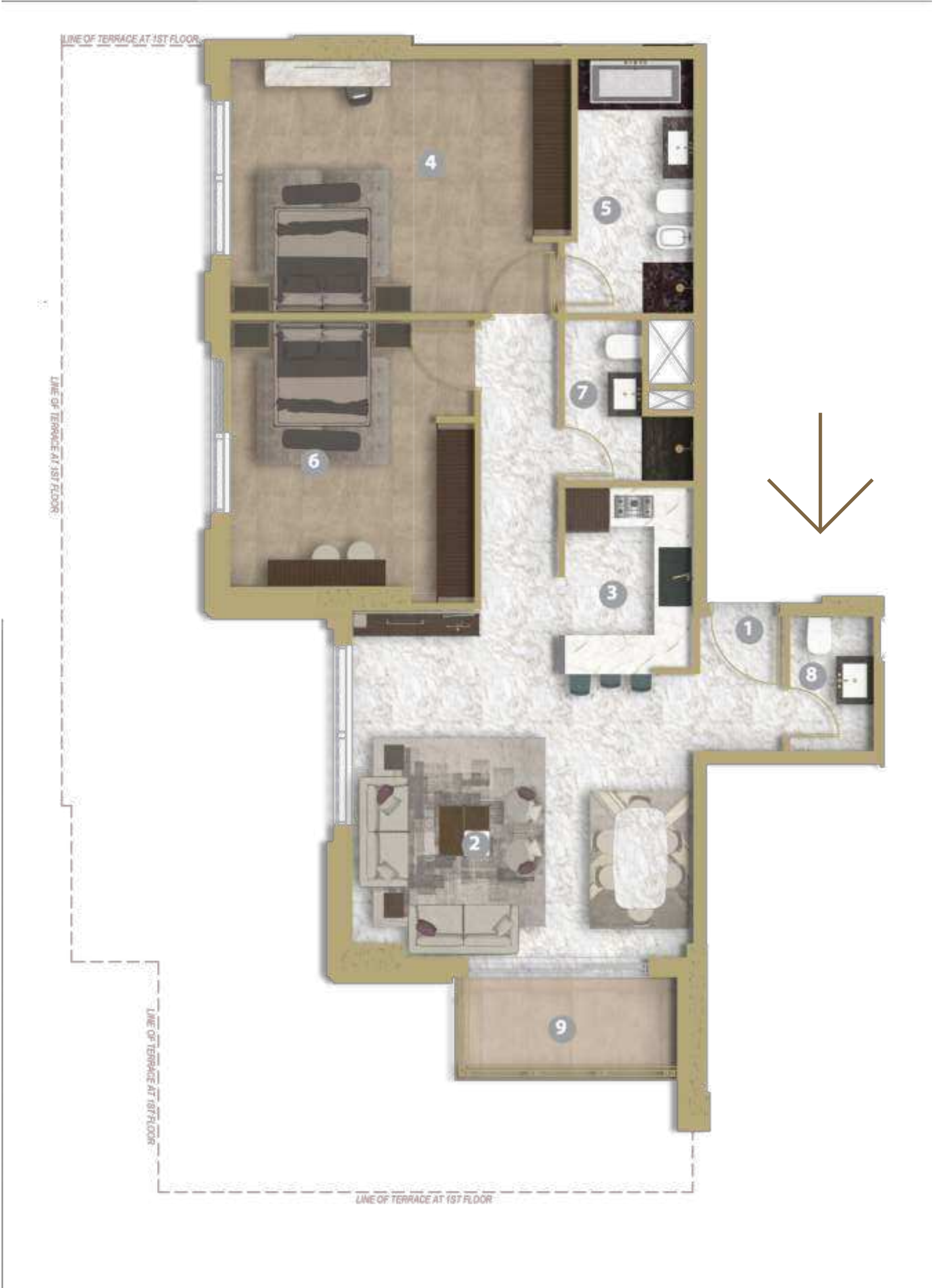
Legend (Meters)

1. Entrance	3.00 x 1.40
2. Living Room Dining	4.60 x 5.70
3. Kitchen	2.50 x 4.20
4. Master Bedroom	3.85 x 3.80
5. Master Bath	1.80 x 3.95
6. Bedroom	4.10 x 3.75
7. Bath	1.70 x 2.75
8. Balcony	1.40 x 2.80

Key Plan



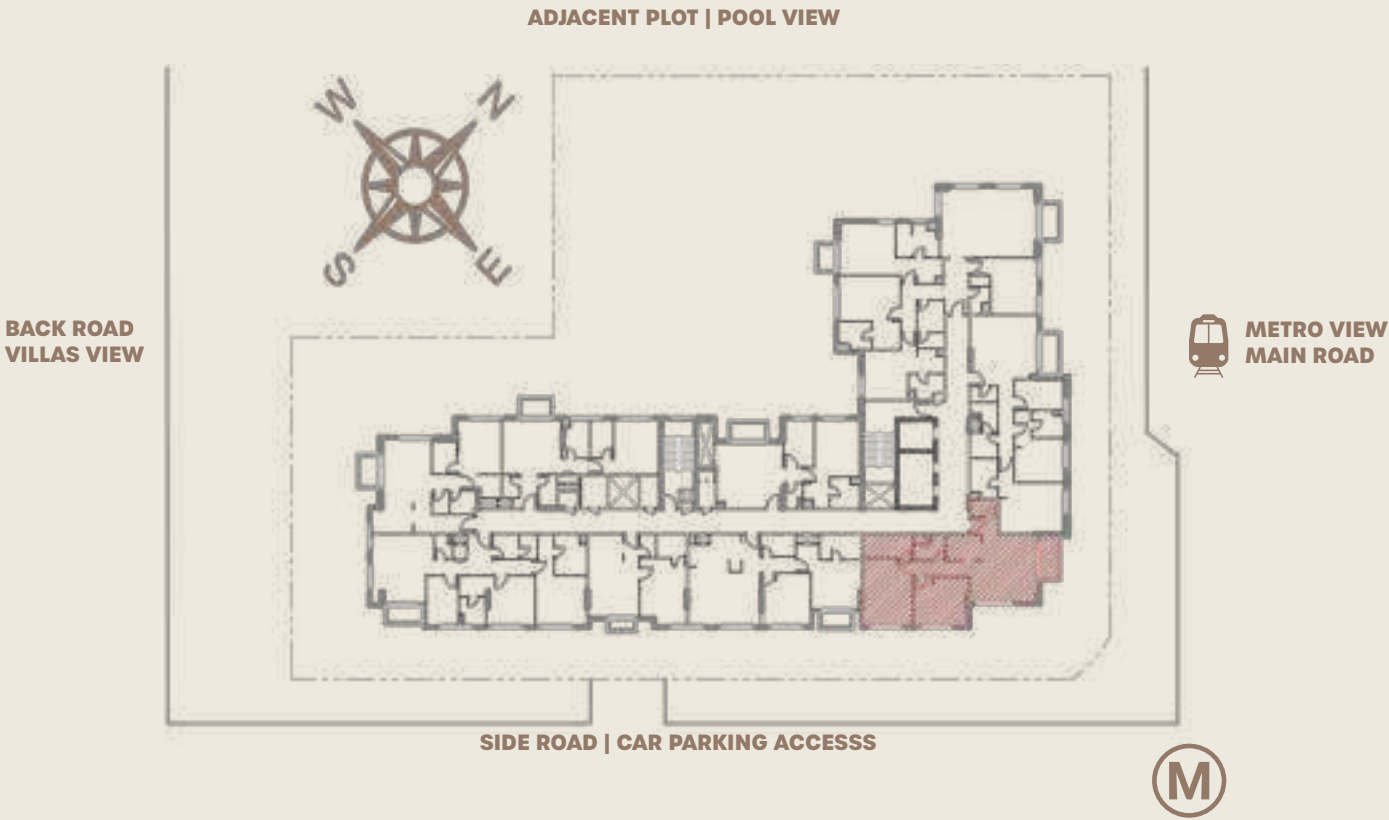
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
104	2BR	1st Floor	100.93	1083.71	32.41	348.85	133.09	1432.56
204	2BR	2nd Floor	101.93	1097.16	3.92	42.19	105.85	1139.35
304	2BR	3rd Floor	101.93	1097.16	3.92	42.19	105.85	1139.35
404	2BR	4th Floor	101.93	1097.16	3.92	42.19	105.85	1139.35
504	2BR	5th Floor	101.93	1097.16	3.92	42.19	105.85	1139.35



Legend (Meters)

- | | |
|--------------------------|-------------|
| 1. Entrance | 1.30 x 2.10 |
| 2. Living Room
Dining | 5.30 x 4.40 |
| 3. Kitchen | 2.00 x 2.80 |
| 4. Master Bedroom | 5.30 x 3.95 |
| 5. Master Bath | 1.80 x 3.95 |
| 6. Bedroom | 3.80 x 4.15 |
| 7. Bath | 2.00 x 2.50 |
| 8. Guest Wash | 1.30 x 2.10 |
| 9. Balcony | 3.45 x 1.6 |

Key Plan



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
103	2BR	1st Floor	106.27	1143.88	61.75	664.67	168.02	1808.55
203	2BR	2nd Floor	106.27	1143.88	5.52	59.42	111.79	1203.30
303	2BR	3rd Floor	106.27	1143.88	5.52	59.42	111.79	1203.30
403	2BR	4th Floor	106.27	1143.88	5.52	59.42	111.79	1203.30
503	2BR	5th Floor	106.27	1143.88	5.52	59.42	111.79	1203.30

2 BEDROOM | UNIT - 101

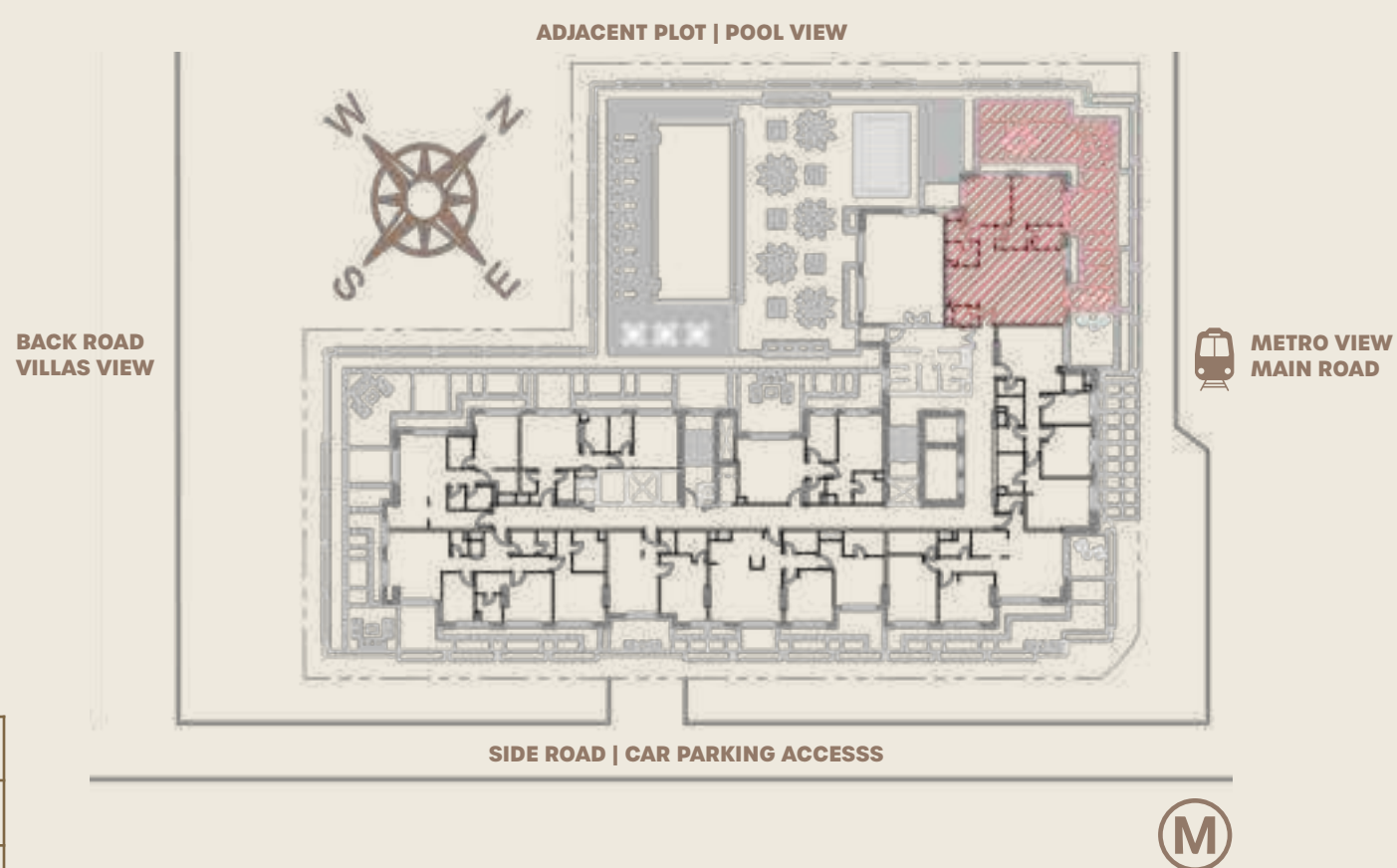


Legend (Meters)

- | | |
|-----------------------------------|---------------|
| 1. Entrance | 1.90 x 1.40 |
| 2. Living Room
Dining | 5.80 x 6.70 |
| 3. Kitchen | 3.00 x 2.60 |
| 4. Master Bedroom | 3.68 x 4.10 |
| 5. Master Dress | 1.80 x 2.40 |
| 6. Master Bath | 1.80 x 2.90 |
| 7. Bedroom | 3.68 x 3.55 |
| 8. Dress | 1.65 x 2.50 |
| 9. Bath | 1.80 x 2.50 |
| 10. Guest Wash | 1.40 x 1.90 |
| 11. Private Garde
(Only On 1f) | 14.80 x 10.85 |

			Unit Area		Balcony/Terrace		Total Area	
Unit	Type	Floor	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
101	2 BR	1st Floor	111.69	1202.22	112.80	1214.17	224.49	2416.39

Key Plan





Legend (Meters)

1. Entrance

2. Living Room
Dining

3. Kitchen

4. Master Bedroom

5. Master Bath

6. Bedroom

7. Bath

8. Maid’s Room

9. Maid’s Bath

10. Guest Wash

11. Balcony
- 1.40 x 2.10

5.00 x 5.30

2.40 x 3.90

3.95 x 5.10

3.10 x 2.10

3.50 x 3.90

2.10 x 3.50

2.00 x 2.10

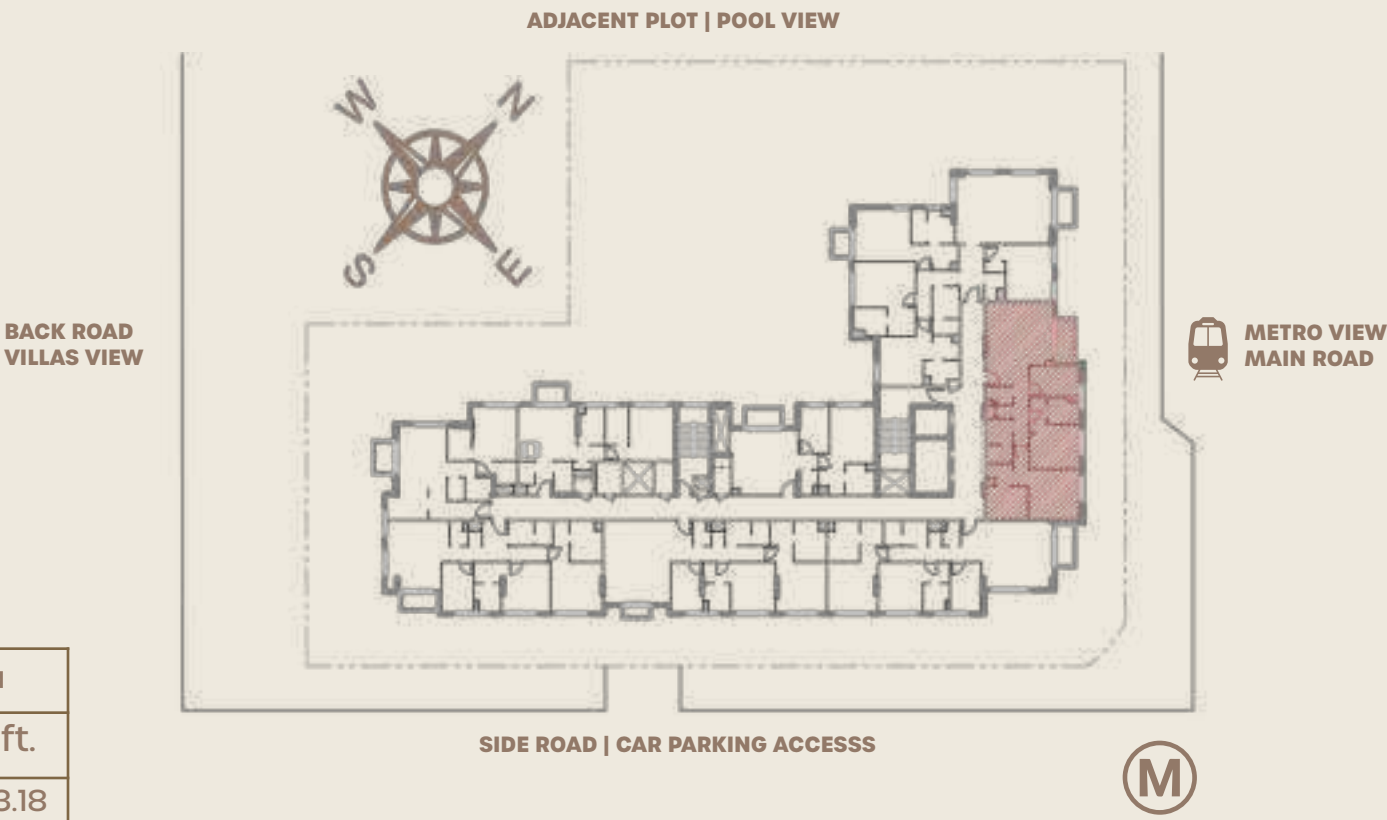
2.30 x 2.10

1.20 x 2.10

3.45 x 1.60

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
202	2BR+M	2nd Floor	124.84	1343.76	5.52	59.42	130.36	1403.18
302	2BR+M	3rd Floor	124.84	1343.76	5.52	59.42	130.36	1403.18
402	2BR+M	4th Floor	124.84	1343.76	5.52	59.42	130.36	1403.18
502	2BR+M	5th Floor	124.84	1343.76	5.52	59.42	130.36	1403.18

Key Plan



2 BEDROOM + MAID’S | UNIT - 106/206/306/406/506/605/705/805/905/1005

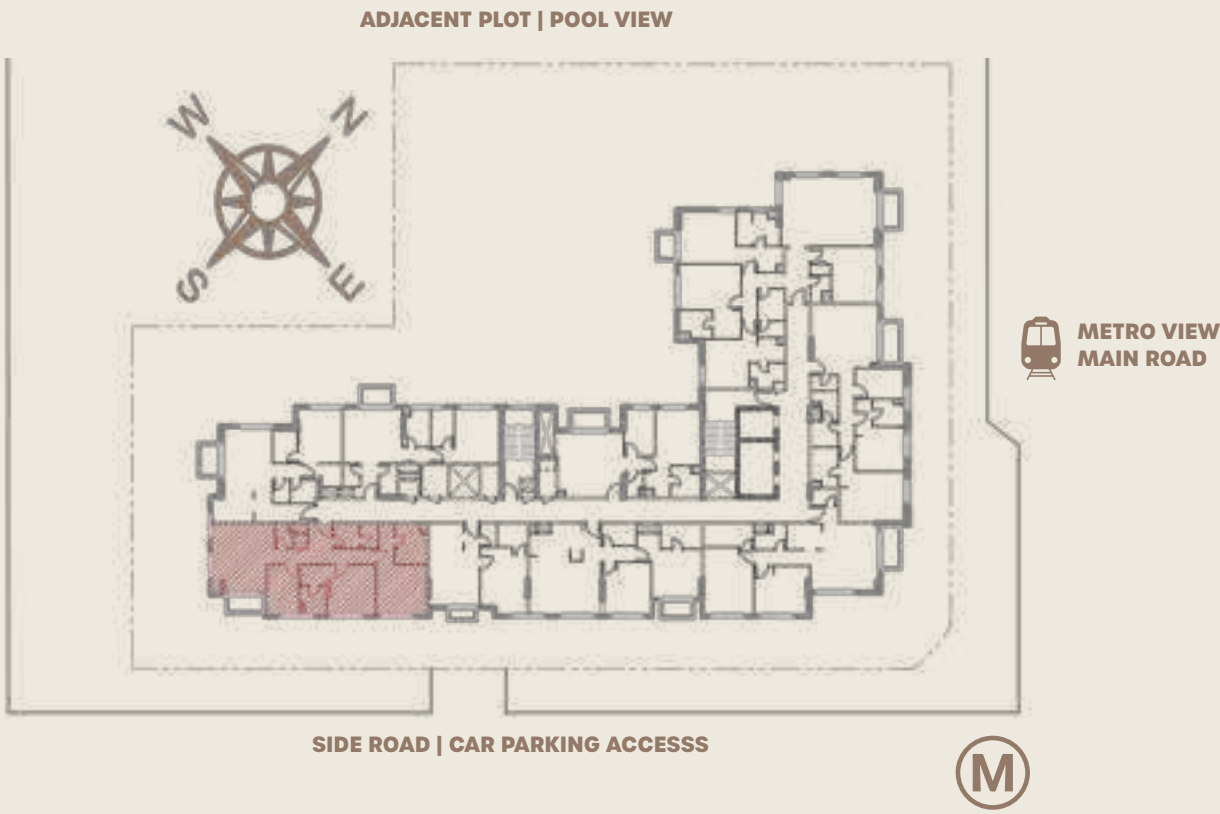


Legend (Meters)

1. Entrance	3.20 x 2.00
2. Living Room Dining	5.45 x 4.30
3. Kitchen	3.90 x 2.50
4. Master Bedroom	3.90 x 4.05
5. Master Dress	2.00 x 1.20
6. Master Bath	3.20 x 2.55
7. Bedroom	3.90 x 3.85
8. Dress	1.60 x 2.10
9. Bath	2.20 x 2.10
10. Maid’s Room	1.90 x 2.00
11. Maid’s Bath	1.90 x 1.40
12. Guest Wash	1.90 x 1.40
13. Laundry	1.10 x 1.00
14. Balcony	1.45 x 3.00

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
106	2BR+M	1st Floor	126.67	1363.46	74.87	805.89	201.54	2169.35
206	2BR+M	2nd Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
306	2BR+M	3rd Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
406	2BR+M	4th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
506	2BR+M	5th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
605	2BR+M	6th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
705	2BR+M	7th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
805	2BR+M	8th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
905	2BR+M	9th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28
1005	2BR+M	10th Floor	126.67	1363.46	4.35	46.82	131.02	1410.28

Key Plan





Legend (Meters)

1. Entrance

2. Living Room
Dining

3. Kitchen

4. Master Bedroom

5. Master Dress

6. Master Bath

7. Bedroom

8. Dress

9. Bath

10. Maid’s Room

11. Maid’s Bath

12. Laundry

13. Guest Wash

14. Balcony
- 2.00 x 1.55

5.30 x 5.65

3.90 x 2.40

3.90 x 3.95

1.90 x 1.80

3.20 x 2.50

3.90 x 3.50

1.60 x 2.20

2.20 x 2.10

1.90 x 2.00

1.90 x 1.40

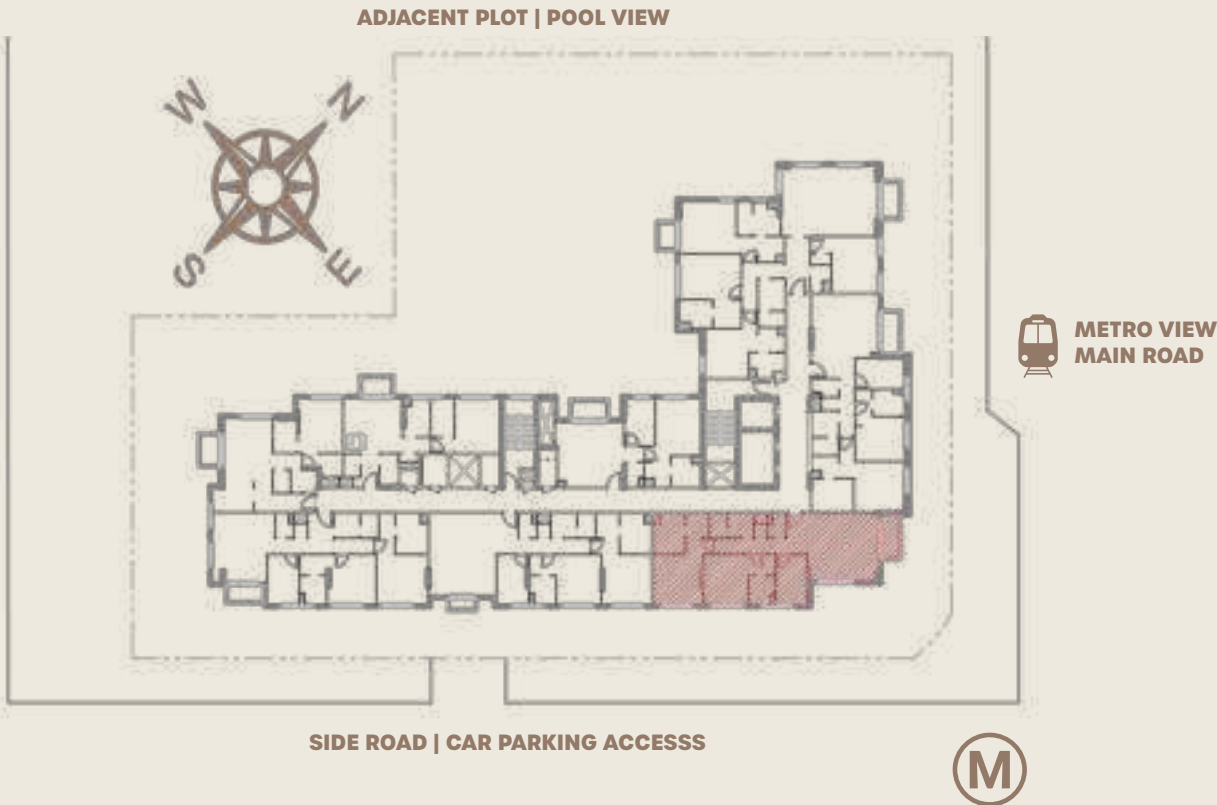
1.10 x 1.00

1.90 x 1.40

3.45 x 1.60

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
603	2BR+M	6th Floor	129.89	1398.12	5.52	59.42	135.41	1457.54
703	2BR+M	7th Floor	129.89	1398.12	5.52	59.42	135.41	1457.54
803	2BR+M	8th Floor	129.89	1398.12	5.52	59.42	135.41	1457.54
903	2BR+M	9th Floor	129.89	1398.12	5.52	59.42	135.41	1457.54
1003	2BR+M	10th Floor	129.89	1398.12	5.52	59.42	135.41	1457.54

Key Plan



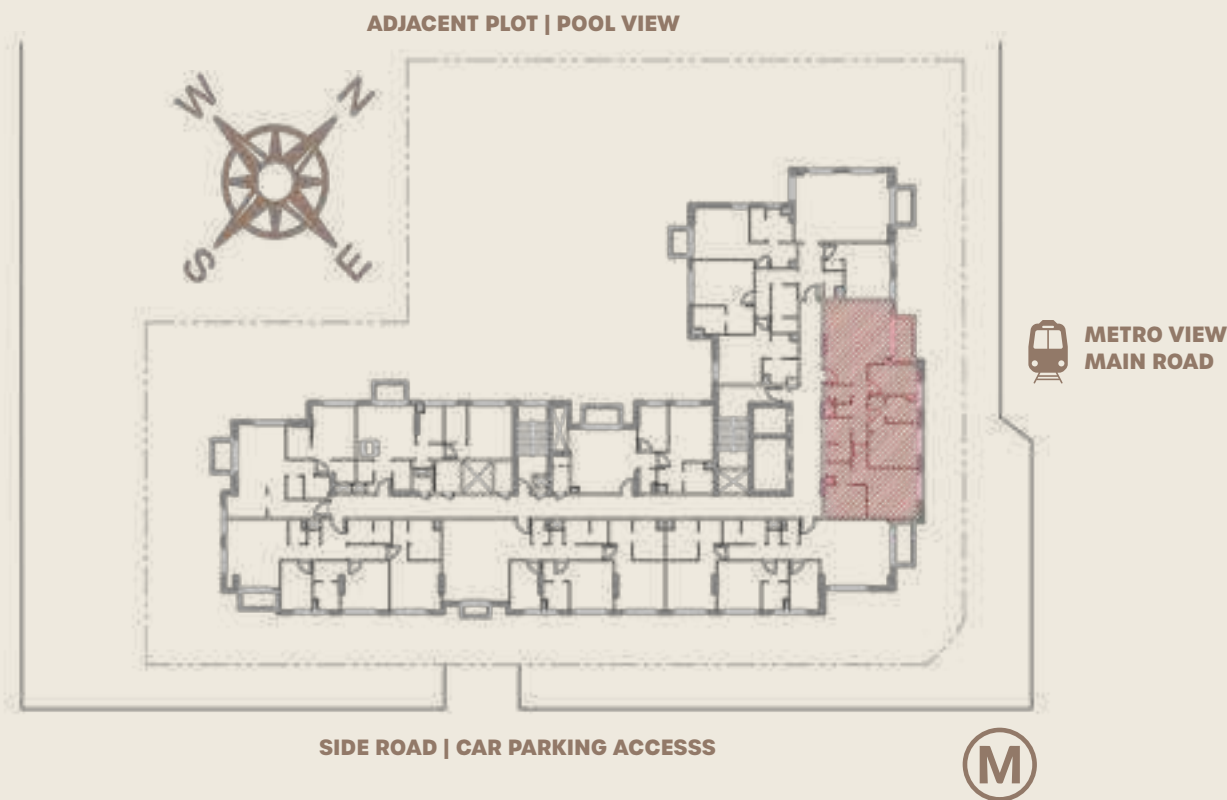


Legend (Meters)

- | | |
|--------------------------|-------------|
| 1. Entrance | 1.60 x 3.40 |
| 2. Living Room
Dining | 5.00 x 5.30 |
| 3. Kitchen | 2.40 x 3.90 |
| 4. Master Bedroom | 3.95 x 4.00 |
| 5. Master Dress | 1.70 x 2.10 |
| 6. Master Bath | 2.60 x 3.30 |
| 7. Bedroom | 3.50 x 3.90 |
| 8. Dress | 2.20 x 1.30 |
| 9. Bath | 2.10 x 2.50 |
| 10. Maid’s Room | 2.00 x 2.10 |
| 11. Maid’s Bath | 1.40 x 2.10 |
| 12. Laundry | 1.00 x 3.00 |
| 13. Guest Wash | 1.40 x 3.10 |
| 14. Balcony | 3.45 x 1.60 |

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
602	2BR+M	6th Floor	131.65	1417.06	5.52	59.42	137.17	1476.48
702	2BR+M	7th Floor	131.65	1417.06	5.52	59.42	137.17	1476.48
802	2BR+M	8th Floor	131.65	1417.06	5.52	59.42	137.17	1476.48
902	2BR+M	9th Floor	129.74	1396.50	5.52	59.42	135.26	1455.92
1002	2BR+M	10th Floor	129.74	1396.50	5.52	59.42	135.26	1455.92

Key Plan





Legend (Meters)

1. Entrance

2. Living Room
Dining

3. Kitchen

4. Master Bedroom

5. Master Dress

6. Master Bath

7. Bedroom

8. Dress

9. Bath

10. Maid’s Room

11. Maid’s Bath

12. Laundry

13. Guest Wash

14. Balcony
- 2.00 x 1.55

6.50 x 5.30

3.90 x 2.50

3.90 x 3.95

1.90 x 1.80

3.20 x 2.50

3.90 x 3.50

1.60 x 2.20

2.20 x 2.10

1.90 x 2.00

1.90 x 1.40

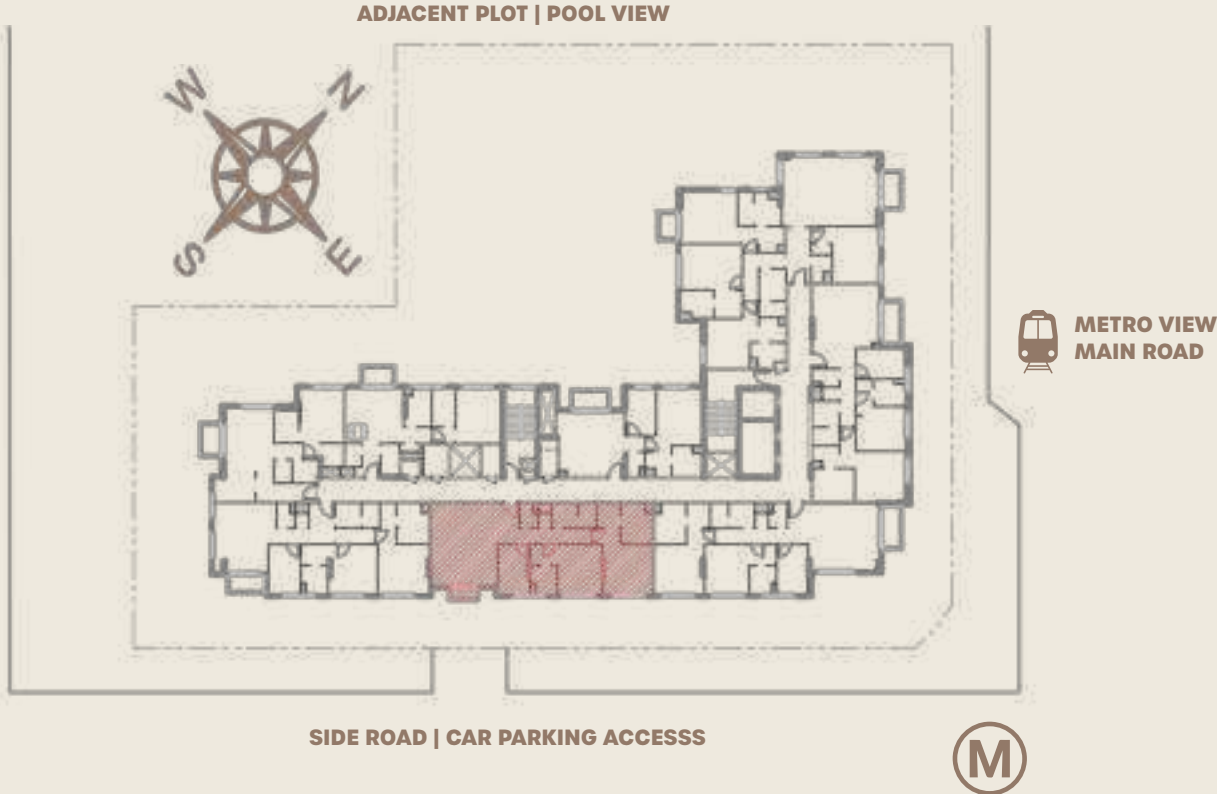
1.10 x 1.00

1.90 x 1.40

1.00 x 2.40

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
604	2BR+M	6th Floor	134.03	1442.68	2.40	25.83	136.43	1468.51
704	2BR+M	7th Floor	134.03	1442.68	2.40	25.83	136.43	1468.51
804	2BR+M	8th Floor	134.03	1442.68	2.40	25.83	136.43	1468.51
904	2BR+M	9th Floor	134.03	1442.68	2.40	25.83	136.43	1468.51
1004	2BR+M	10th Floor	134.03	1442.68	2.40	25.83	136.43	1468.51

Key Plan



2 BEDROOM + MAID’S | UNIT - 102

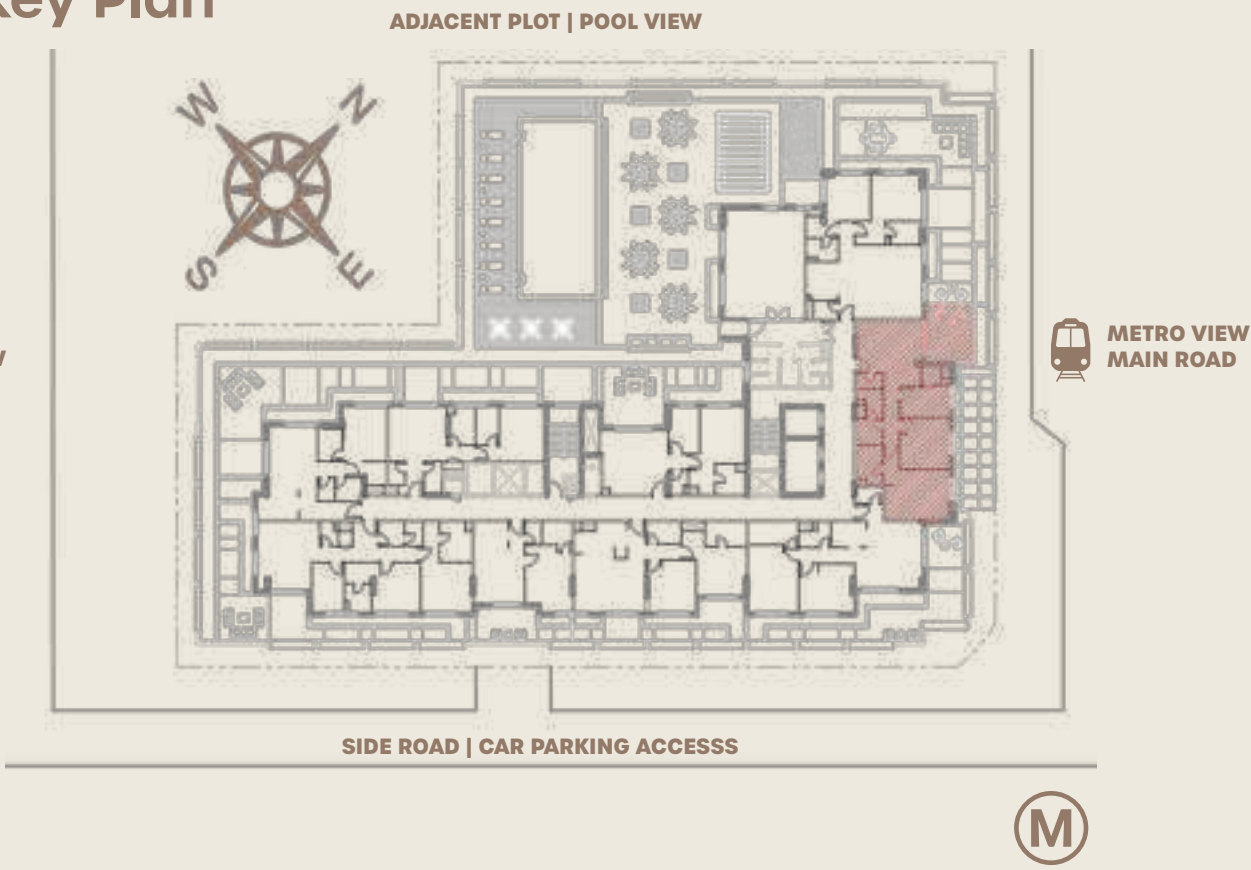


Legend (Meters)

- | | |
|-----------------------------------|-------------|
| 1. Entrance | 1.40 x 2.10 |
| 2. Living Room
Dining | 5.00 x 5.30 |
| 3. Kitchen | 2.40 x 3.90 |
| 4. Master Bedroom | 3.95 x 5.10 |
| 5. Master Bath | 3.10 x 2.10 |
| 6. Bedroom | 3.50 x 3.90 |
| 7. Bath | 2.10 x 3.50 |
| 8. Maid’s Room | 2.00 x 2.10 |
| 9. Maid’s Bath | 2.30 x 2.10 |
| 10. Guest Wash | 1.20 x 2.10 |
| 11. Private Garde
(Only On 1f) | 4.40 x 3.75 |

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
102	2BR+M	1st Floor	116.22	1250.98	23.57	253.70	139.79	1504.68

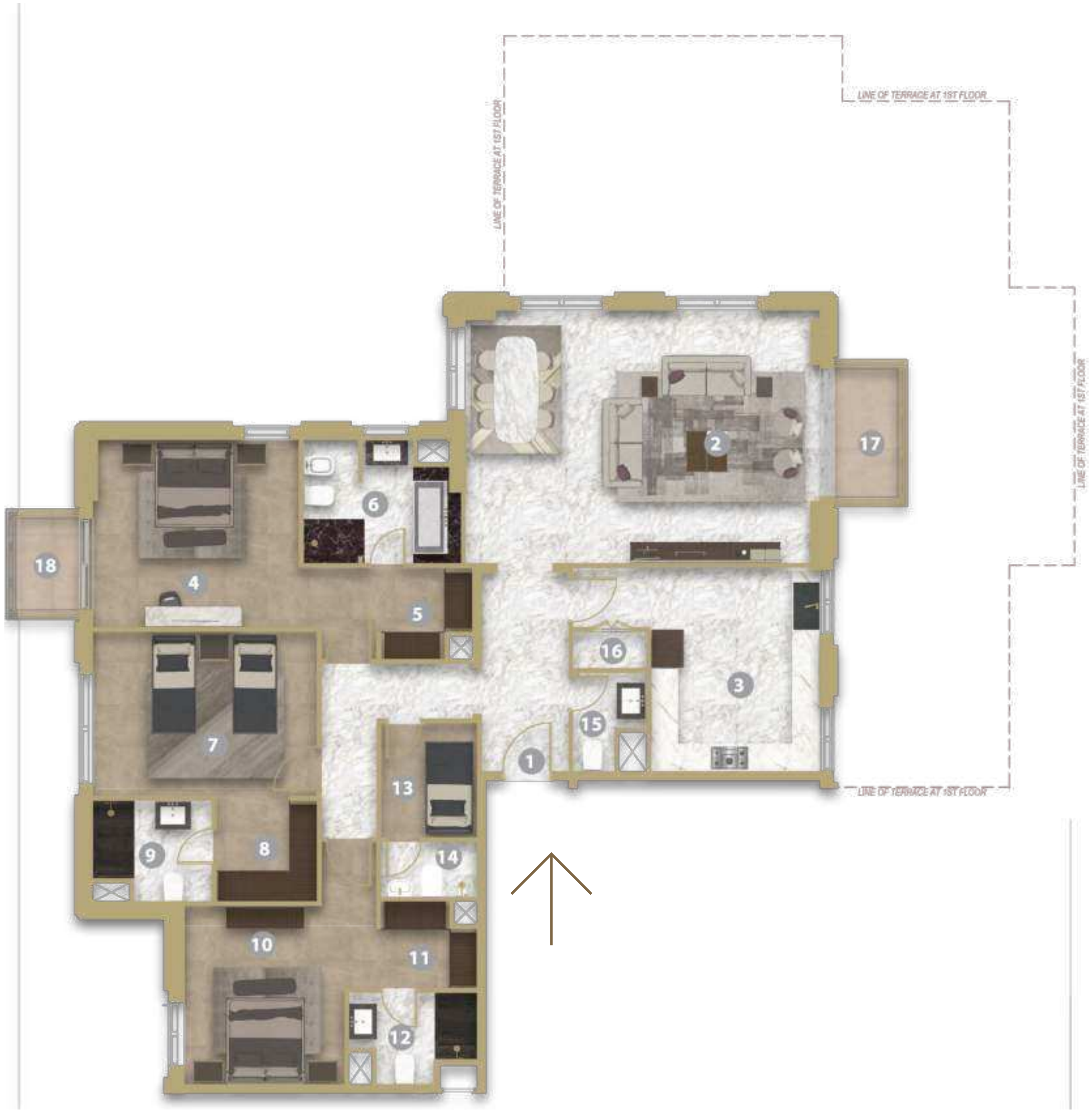
Key Plan



Suite | Pent House

| UNIT - 201/301/401/501/601/701/801/901/1001

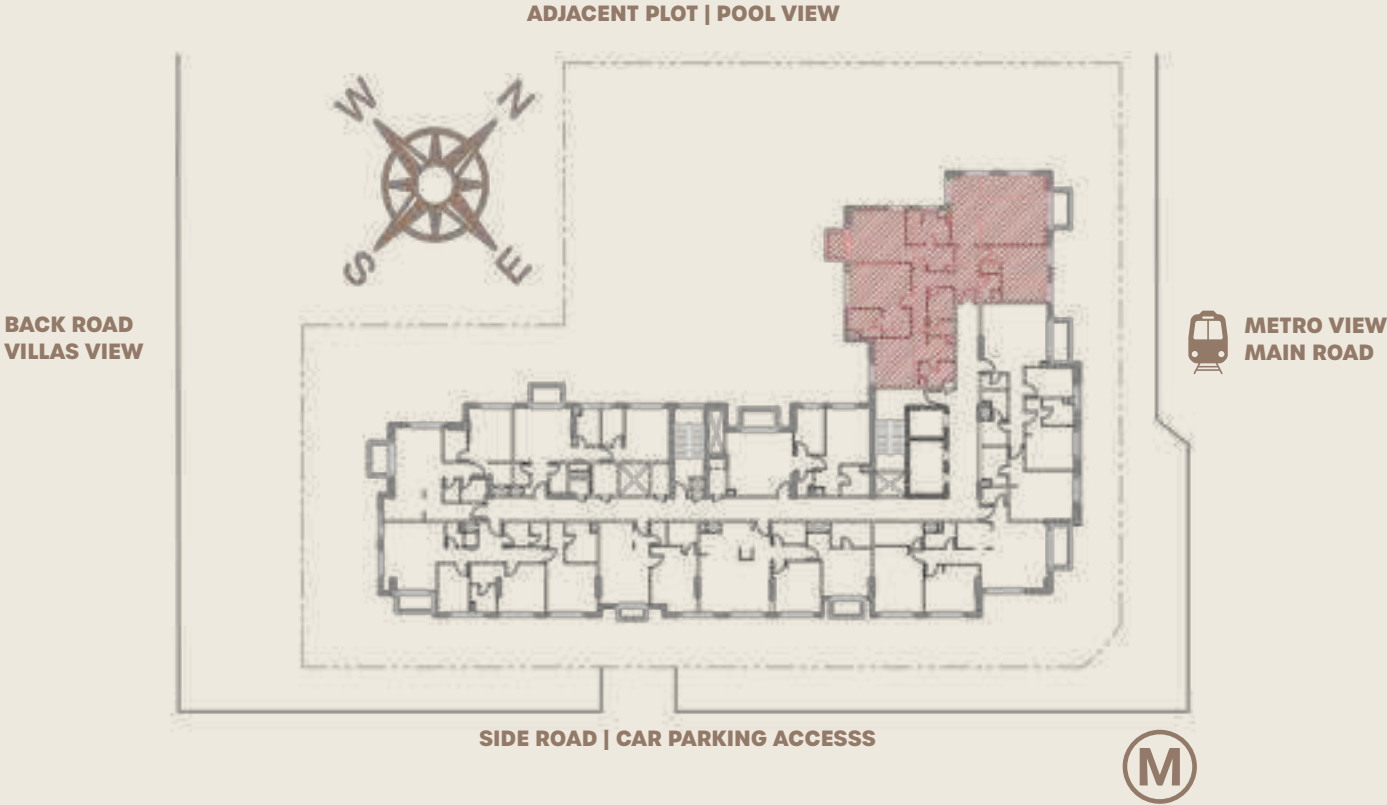
(3 BEDROOM + MAID’S)



Legend (Meters)

1. Entrance	4.35 x 1.90
2. Living Room Dining	5.53 x 7.75
3. Kitchen	4.45 x 3.70
4. Master Bedroom	4.10 x 4.50
5. Master Dress	2.00 x 2.00
6. Master Bath	2.70 x 3.20
7. Bedroom 1	3.60 x 4.90
8. Dress 1	2.20 x 2.20
9. Bath 1	2.20 x 2.60
10. Bedroom 2	3.90 x 3.50
11. Dress 2	1.90 x 2.10
12. Bath 2	2.00 x 2.80
13. Maid's Room	2.50 x 2.10
14. Maid's Bath	1.20 x 2.10
15. Guest Wash	2.15 x 1.60
16. Laundry	0.85 x 1.60
17. Balcony 1	3.20 x 1.60
18. Balcony 2	2.40 x 1.60

Key Plan



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Aera	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
201	Suite	2nd Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
301	Suite	3rd Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
401	Suite	4th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
501	Suite	5th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
601	Suite	6th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
701	Pent House	7th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
801	Pent House	8th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
901	Pent House	9th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92
1001	Pent House	10th Floor	203.41	2189.48	8.96	96.44	212.37	2285.92

