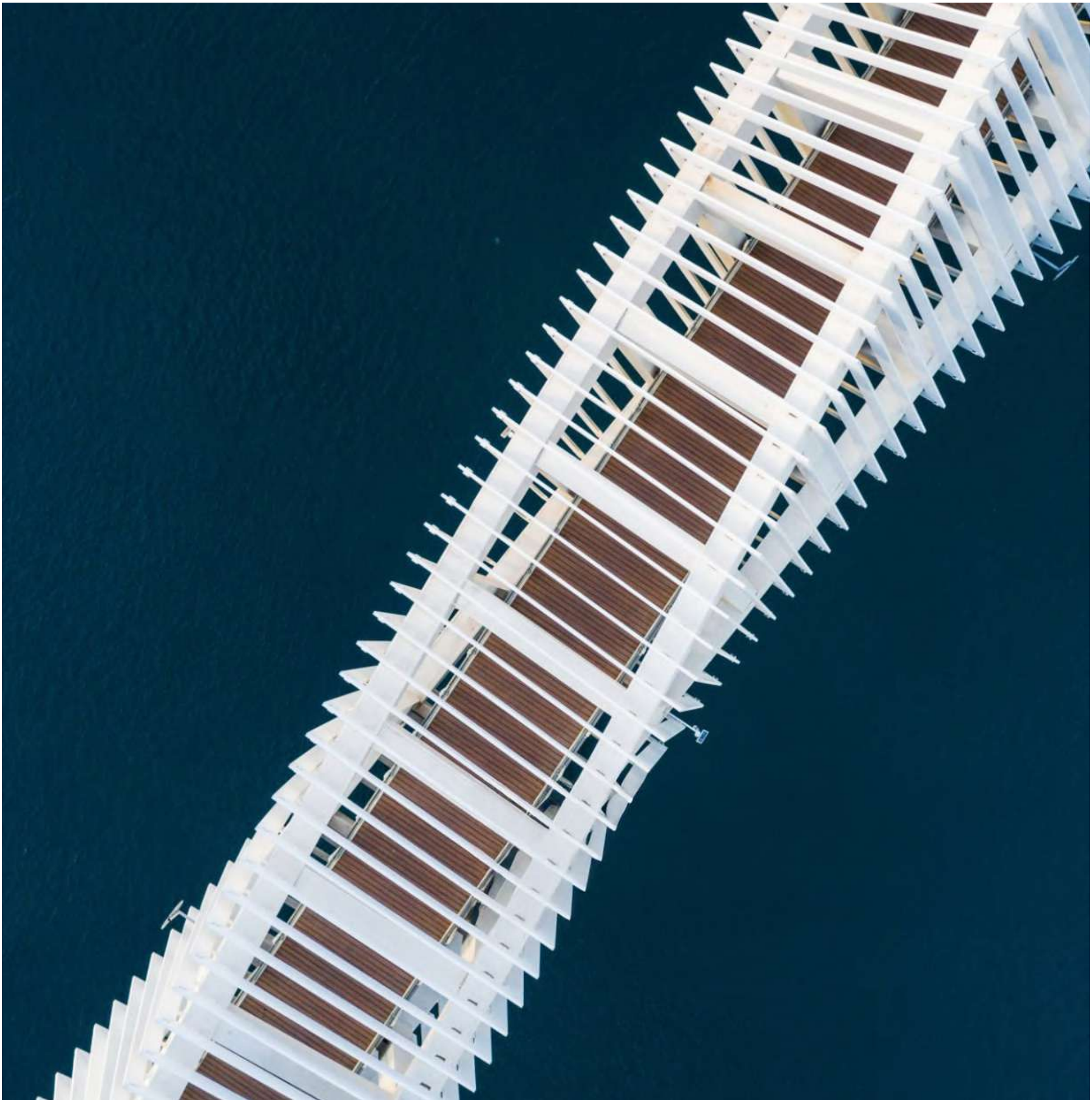


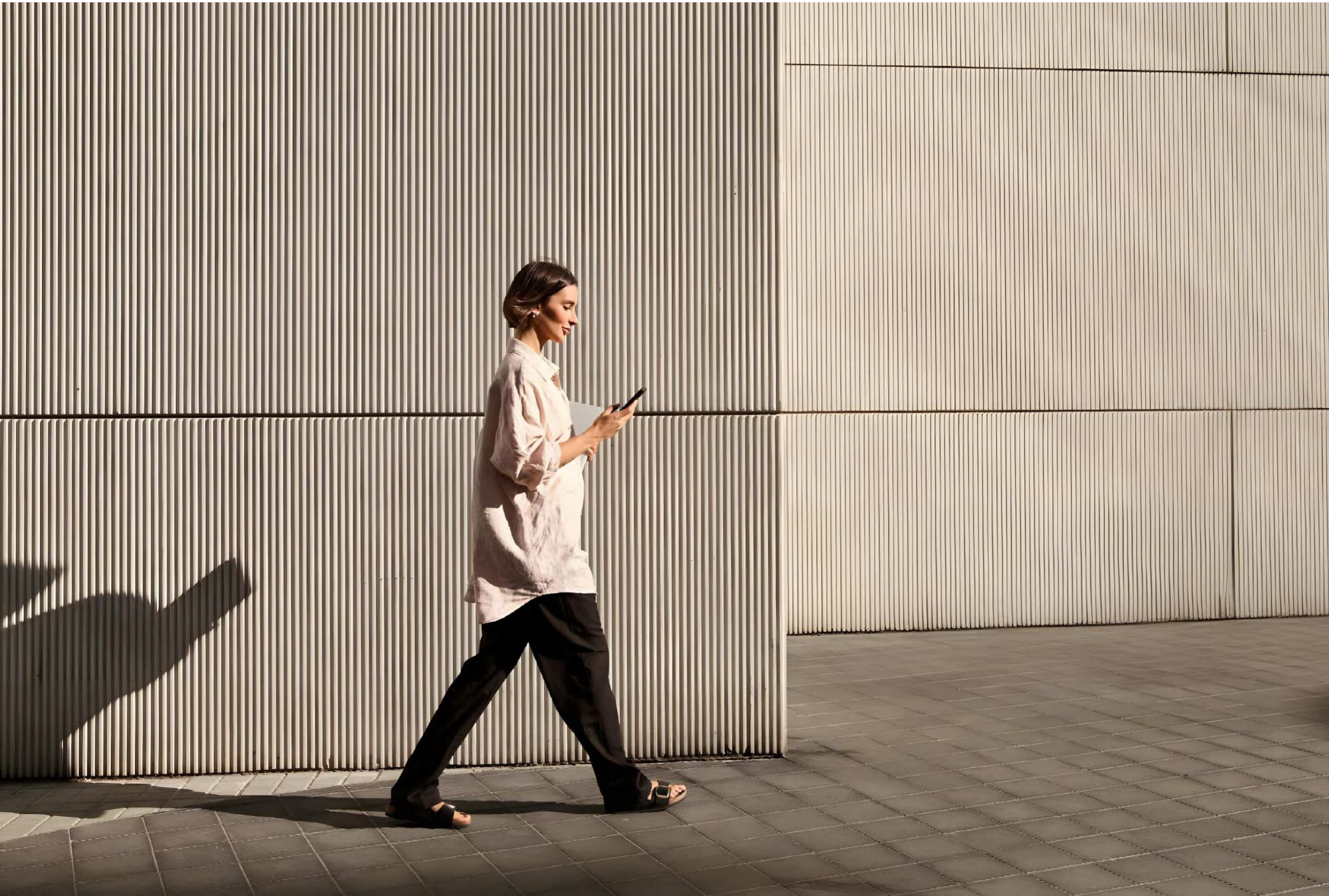


Avenue Residence 8 by NABNI
Developed By NABNI Almustaqbal Properties Development L.L.C

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THE CONNECTED LIFESTYLE

Avenue Residence 8 by NABNI, nestled in Dubai’s vibrant Al Furjan community, embodies the essence of modern living with seamless mobility and exceptional connectivity. Thoughtfully designed, these 1, 2, and 3-bedroom residences offer a harmonious blend of elegance, practicality, and sophistication, ensuring effortless access to the city’s major attractions and essential destinations.

More than just a home, this prestigious address is a gateway to a lifestyle defined by convenience, where every journey begins with ease and every moment is elevated by timeless design. Rooted in the rich cultural heritage of the region, Avenue Residence 8 by NABNI sets a new standard for contemporary living, celebrating the beauty of movement and the comfort of staying connected.

نابني
NABNI

TOGETHER WE BUILD

We are NABNI, an Emirati real estate developer, where visionary design converges with unwavering integrity, innovation, and meticulous attention to detail. We reshape the luxury real estate experience by crafting living spaces that not only redefine standards but also resonate with the essence of customer-centric excellence. Our commitment to integrity becomes the cornerstone for crafting innovative excellence that seamlessly aligns with the unique aspirations of our valued customers.





SCULPTING TIMELESS LEGACIES

As guardians of our heritage, we remain dedicated to shaping Dubai urban environment. Our commitment is evident in our creation of enduring spaces, exemplified by landmarks such as Business Avenue, the largest commercial building upon its completion in 2002, and the world's largest Lamborghini showroom on Sheikh Zayed Road in Dubai. These projects redefine standards of quality, showcase innovative design, and epitomize prime locations.



OUR PROJECTS



AV1NUE
RESIDENCE



AV2NUE
RESIDENCE



AV3NUE
RESIDENCE



AV4NUE
RESIDENCE



AV5NUE
RESIDENCE



AV6NUE
RESIDENCE



AV7NUE
RESIDENCE

الفرجان
AL FURJAN

A COMMUNITY
CONNECTED TO LIFE'S
ESSENTIALS

Avenue Residence 8 by NABNI is a testament to modern living, seamlessly blending elegance with exceptional connectivity in the vibrant Al Furjan community. Located just steps from the Al Furjan Metro Station, it offers effortless access to Dubai's key attractions, business hubs, and everyday conveniences. Designed with sophistication and practicality in mind, Avenue Residence 8 by NABNI ensures residents experience a lifestyle where comfort meets accessibility, setting a new standard for refined urban living.



Strategic
Location



Proximity to
Key Amenities



World-Class
Healthcare



Community
Living



Investment
Potential



Access to Public
Transportation



Peaceful
Environment



Easy access to
the Main Highways.



AV8NUE

RESIDENCE

Avenue Residence 8 by NABNI is a modern architectural marvel that embodies sophistication and contemporary design. Perfectly integrated into the vibrant Al Furjan community, the building's sleek and dynamic form reflects a seamless fusion of style and functionality.

With clean lines, expansive windows, and thoughtfully designed interiors, Avenue Residence 8 by NABNI creates an atmosphere of refined elegance. Its contemporary aesthetic is enhanced by cutting-edge features that elevate everyday living, offering residents both comfort and convenience.

Standing as a landmark of modernity, Avenue Residence 8 by NABNI redefines urban living, delivering a lifestyle that is as practical as it is luxurious.

RERA Project No. **3551**

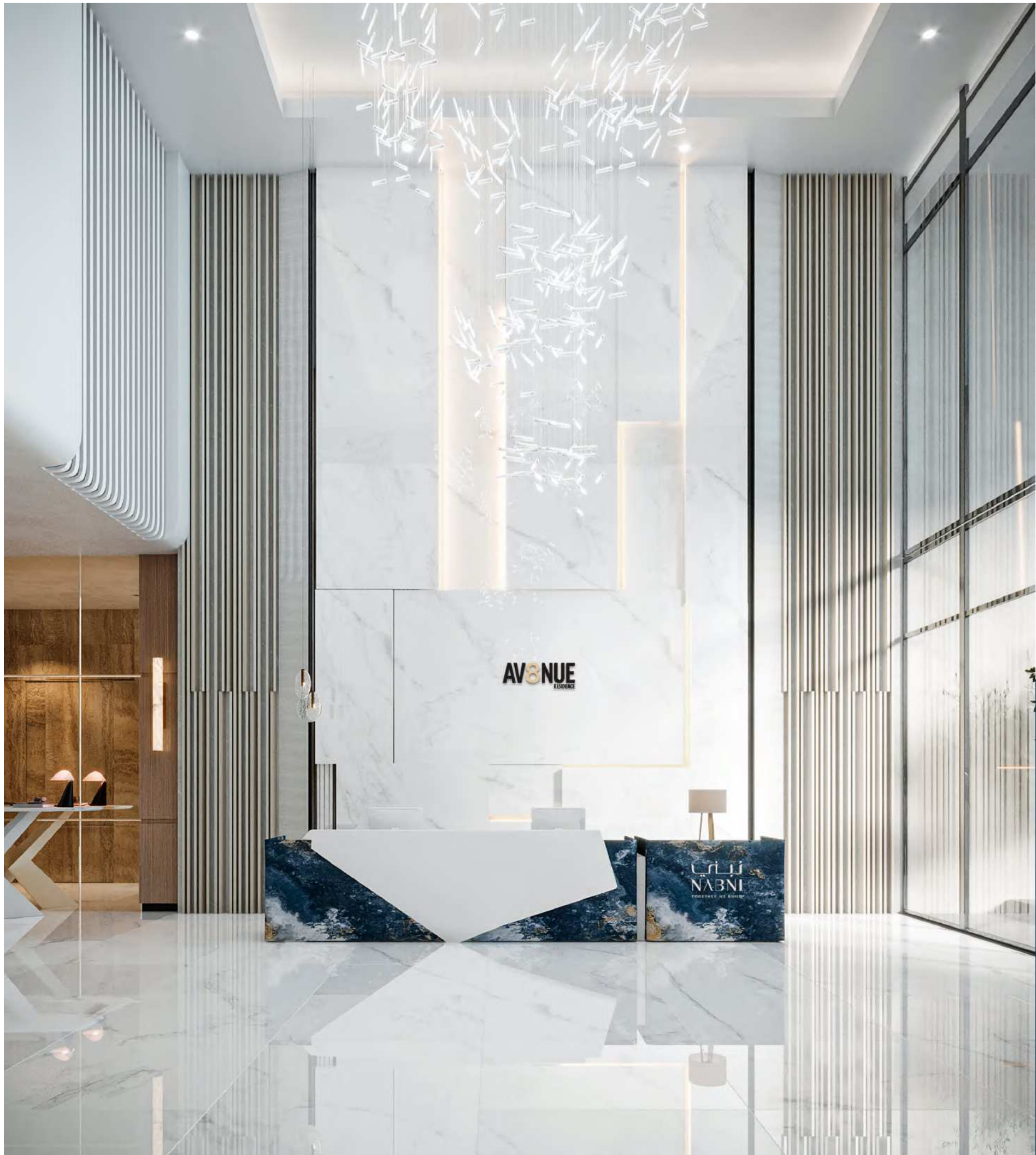




A GRAND WELCOME AWAITS

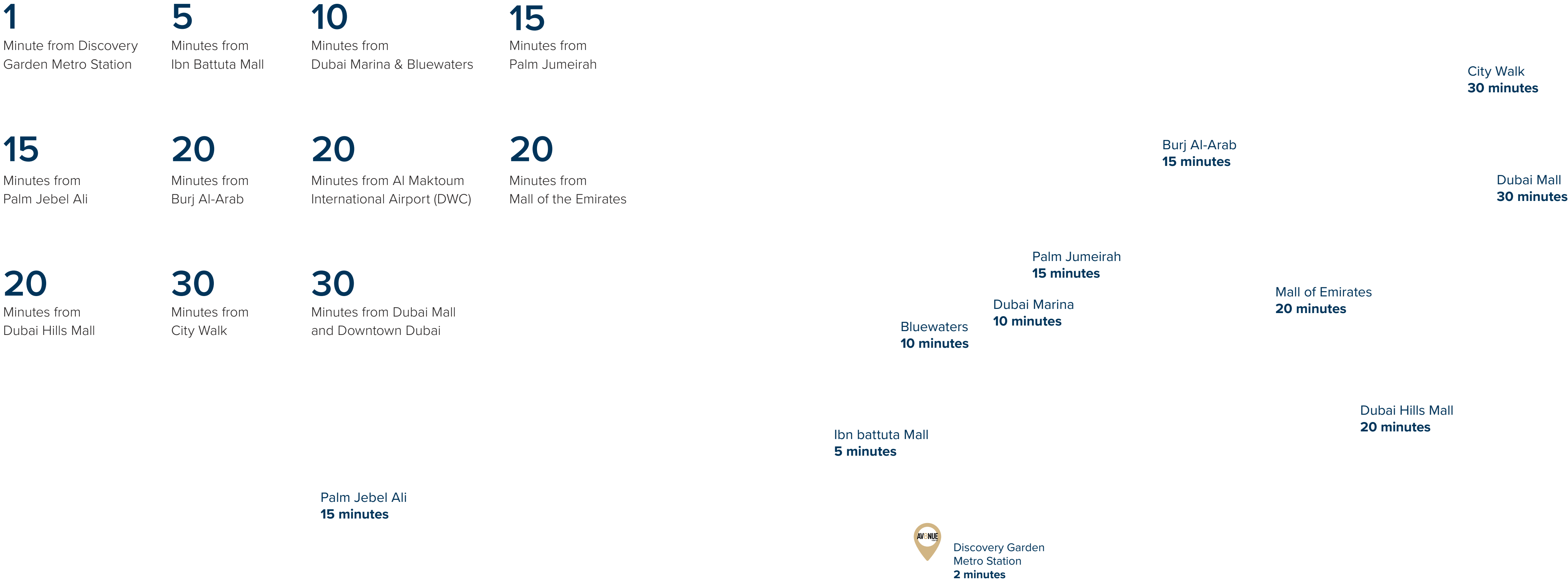
From the moment you arrive at Avenue Residence 8 by NABNI, you are embraced by an atmosphere of modern elegance and thoughtful design. The arrival experience is carefully curated to exude sophistication, seamlessly blending warmth and functionality.

A dedicated concierge is at hand to ensure a smooth and welcoming introduction, reflecting the commitment to a connected and elevated lifestyle. Every detail, from the stylish entrance to the personalized service, sets the stage for the contemporary luxury that defines Avenue Residence 8 by NABNI.





THE HEART OF CONNECTIVITY



ATTRACTIONS & FACILITIES



- 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



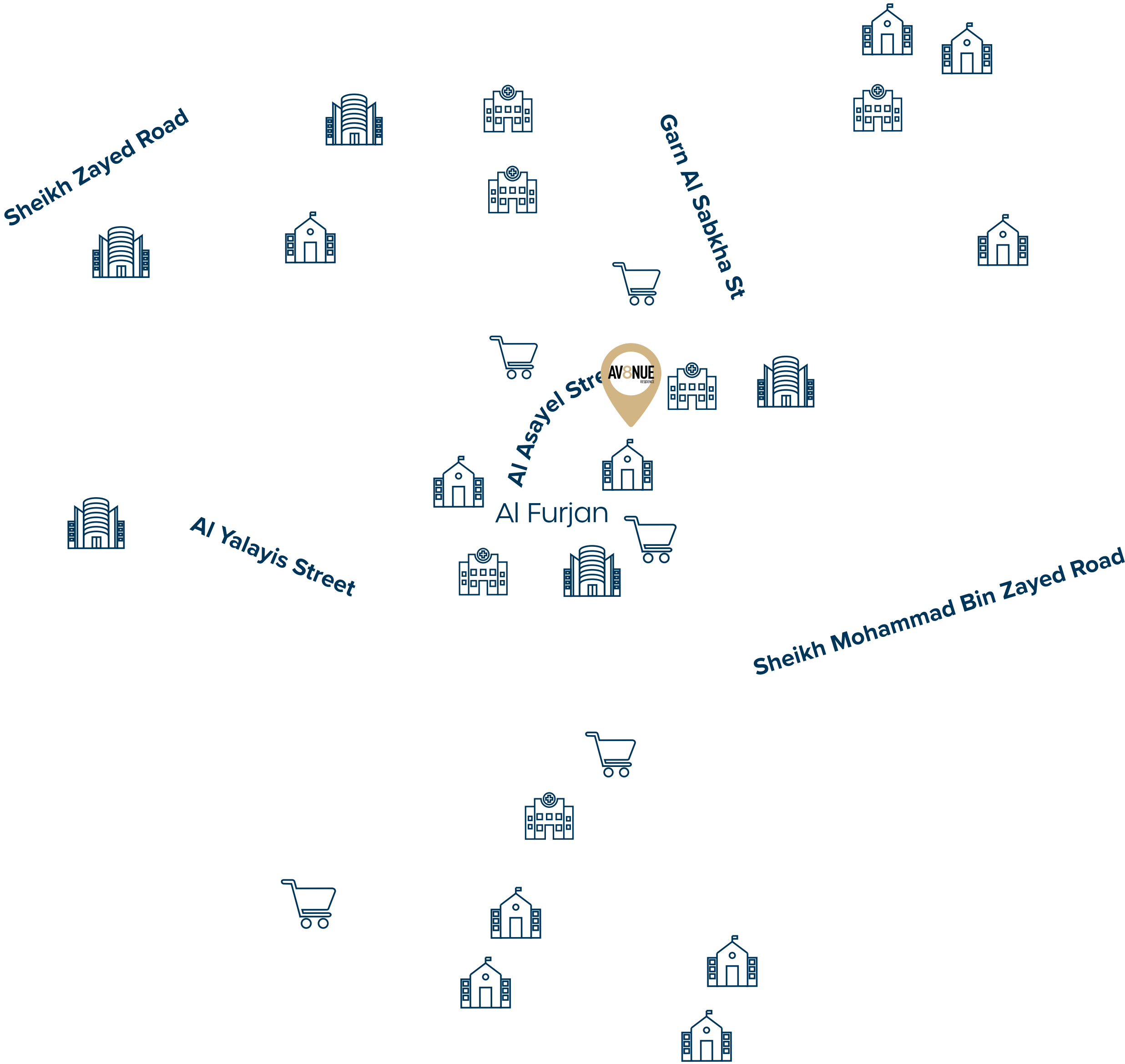
- The Pavilion
- Ibn Battuta Mall
- Xpo Mall
- Grand Mini Mall, Jebel Ali
- Shoppers Mall
- Jebel Ali Mall
- Festival Plaza
- Centrepont Store

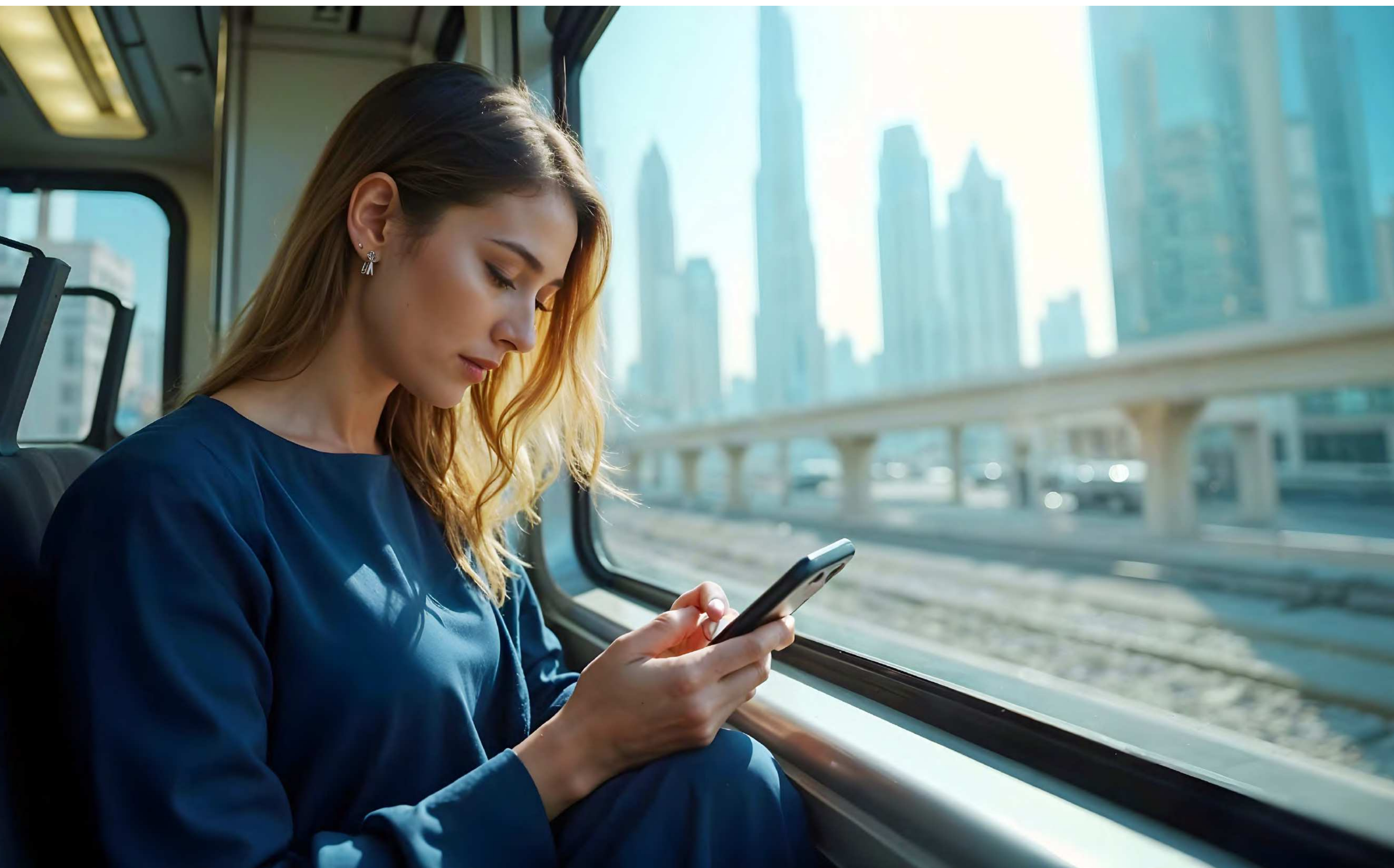


- Advanced Care Oncology
- NMC Speciality Hospital
- Life Medical Centre
- Aster Clinic
- Medcare Medical Centre
- Mediclinic Meadows



- Carrefour
- Spinneys
- West Zone
- Central Hypermarket
- Emerald Minimart
- Zabeel Oasis Supermarket





WHERE CONVENIENCE MEETS CONNECTIVITY

Avenue Residence 8 by NABNI offers an unmatched level of connectivity, placing you at the crossroads of convenience and luxury. Located in the heart of the Al Furjan community, it provides easy access to Dubai's most prominent destinations. With direct connections to Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road, residents can effortlessly navigate the city. The Al Furjan and Discovery Gardens metro stations are just moments away, while key locations such as Al Maktoum International Airport (20 minutes), Dubai World Central (35 minutes), and the lively Dubai Marina (10 minutes) are all within easy reach. Avenue Residence 8 by NABNI perfectly combines contemporary living with exceptional accessibility, ensuring that both work and leisure are always within your grasp.



PROJECT OVERVIEW

13 Storey luxury apartments building
located at the heart of Al Furjan area
G + 2P + 11 floors. It includes 3 elevators for easy access.

1 BHK

813 sq.ft. - 1,583 sq.ft.
No. of units - 33

2 BHK

1,233 sq.ft - 2,233 sq.ft.
No. of units - 60

3 BHK

1,867 s.qft - 4,174 sq.ft.
No. of units - 11





EXCLUSIVE FEATURES



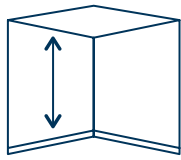
Stunning City and Dubai Skyline view



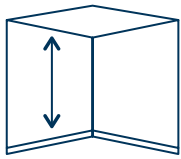
Contemporary Luxury design



Designed with Italian fixtures and fittings



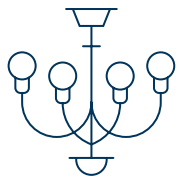
Floor-to-ceiling height for apartments - 3 m



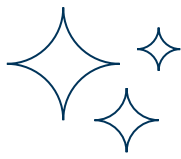
Floor-to-ceiling height for reception - 9 m



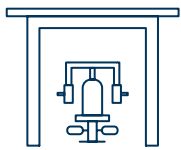
Built-in Siemens or equivalent kitchen appliances.



Branded Chandeliers



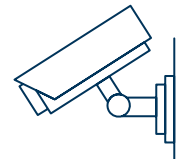
Copper Bronze finish accessories



Latest gym equipment



Secure G + 2 Podium parking + 11 Residential floors



27/4 security



Smart home automation



Dedicated Concierge service



No Chiller Service Required



VIEWS THAT CONNECT YOU TO THE CITY

At Avenue Residence 8 by NABNI, every residence is designed to offer stunning panoramic views that seamlessly connect you to the vibrant energy of Dubai. From the expansive windows, residents can enjoy unobstructed vistas of the city's skyline, where the dynamic blend of urban life and natural beauty unfolds before you.

These residences go beyond mere luxury—they offer a living experience where connectivity and mobility are at the heart of the design, allowing you to fully embrace the city's endless possibilities, right from your home.



THE HEART OF CONNECTED LIVING

Celebrate natural light in the living room, where floor-to-ceiling windows invite sunshine to dance across elegant surfaces. This light-filled space fosters an unmatched sense of openness, making it perfect for serene relaxation and lively gatherings, all enveloped in the warmth of the sun.









SEAMLESS KITCHENS FOR SOPHISTICATED LIVING

At Avenue Residence 8 by NABNI, the kitchen is a masterpiece of modern design and functionality. Italian-inspired craftsmanship blends seamlessly with contemporary aesthetics, creating a closed kitchen where cooking becomes a refined experience. Outfitted with sleek finishes and state-of-the-art Siemens or equivalent appliances, this space epitomizes sophistication and efficiency. Elegant cabinetry and advanced technology come together to elevate every meal, making daily cooking a pleasure and every gathering a celebration of taste and style.





SERENE SPACES FOR UNWINDING

At Avenue Residence 8 by NABNI, the bedrooms are more than just spaces to rest—they are retreats for rejuvenation. With thoughtfully selected materials, serene color schemes, and a focus on natural light, these rooms provide the perfect balance of tranquility and sophistication. Every element is curated to create an environment that invites relaxation and enhances well-being.











THE CONNECTED SANCTUARY

The master en-suite at Avenue Residence 8 by NABNI transforms daily routines into moments of pure indulgence. Designed with a spacious walk-in shower, a freestanding bathtub, and sleek Italian copper bronze fixtures, this serene space exudes sophistication. High-end finishes are paired with soft, tranquil lighting to create a personal retreat that blends luxury with relaxation, offering a sanctuary that redefines comfort and elegance.





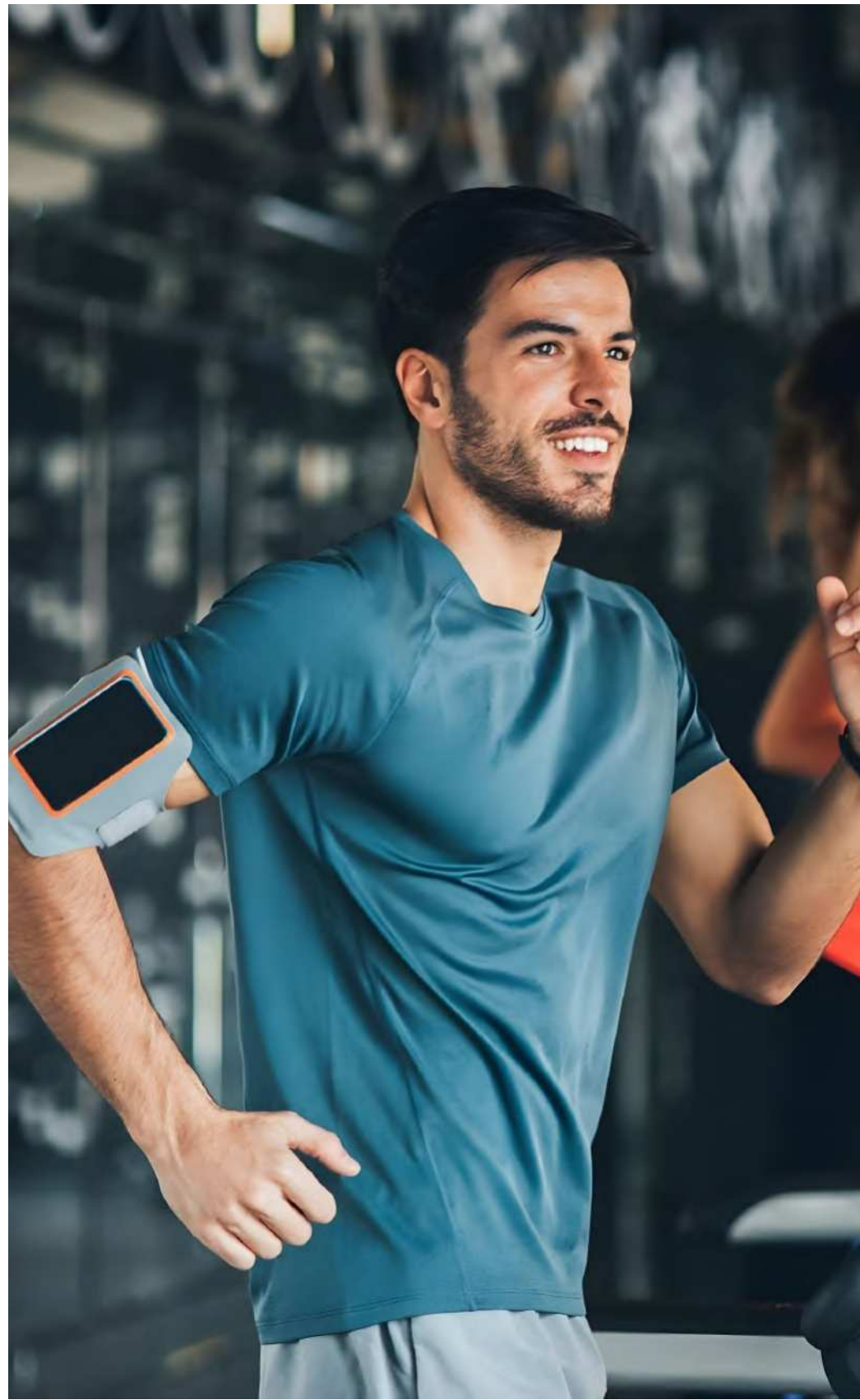
A CONNECTED SPACE FOR YOUNG MINDS

The kids' bedroom at Avenue Residence 8 by NABNI is thoughtfully crafted to nurture imagination and provide comfort. With a harmonious blend of playful designs and elegant colors, this space strikes the perfect balance between fun and functionality. Ample storage, adaptable layouts, and interactive decor ensure the room evolves with your child, creating an inviting haven for both rest and play. Every detail, from cozy bedding to cheerful accents, fosters creativity and transforms the bedroom into a joyful retreat for growing minds.









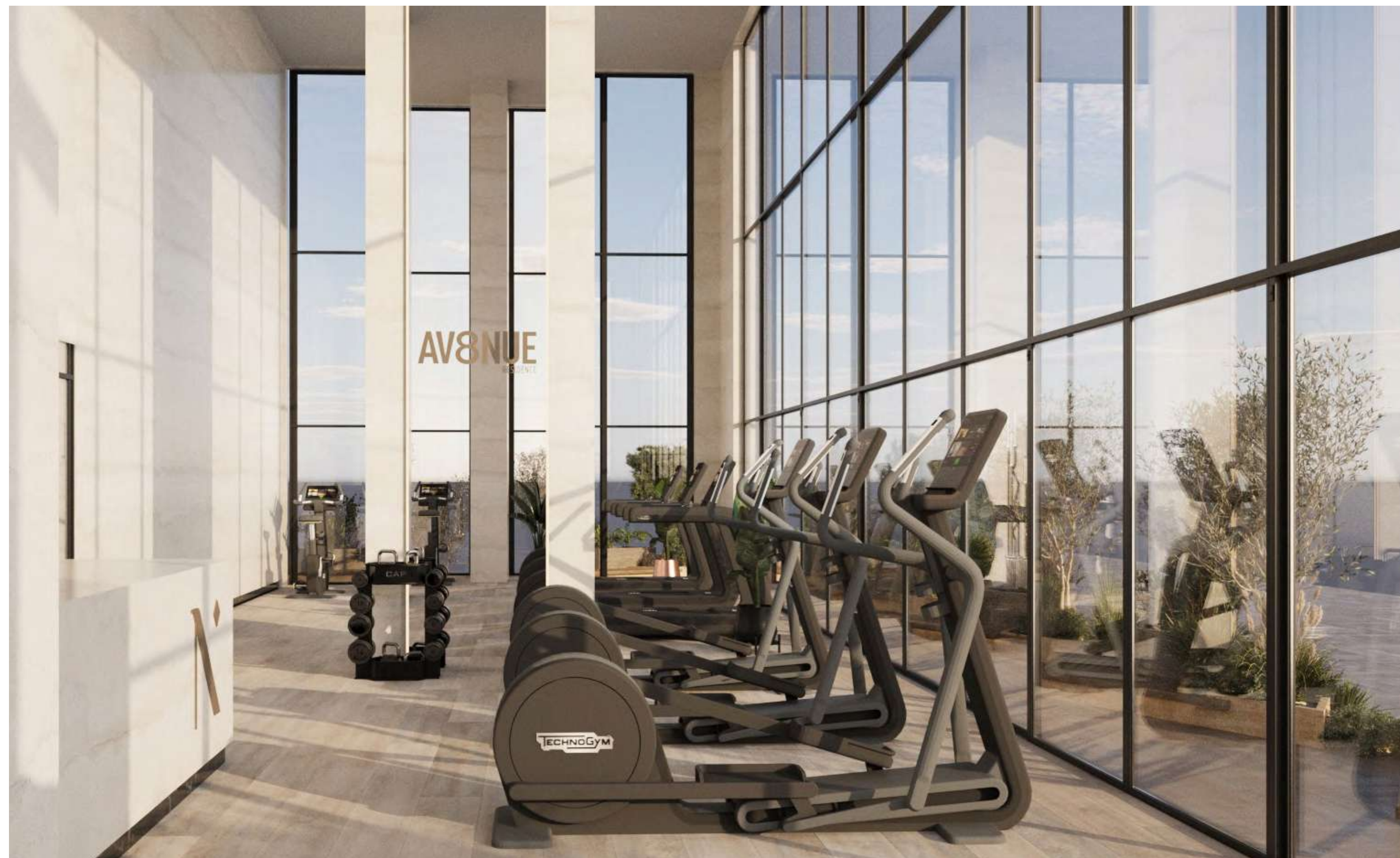
AMENITIES THAT CONNECT LIFE AND LUXURY

At Avenue Residence 8 by NABNI, every amenity is thoughtfully designed to embody The Connected Lifestyle. From serene relaxation areas to vibrant communal spaces, these features enhance your daily life by blending luxury, functionality, and convenience. Whether it's unwinding in tranquil retreats or engaging in social interactions, each amenity reflects a seamless connection to comfort and sophistication. Avenue Residence 8 creates an environment where well-being and community thrive, offering a lifestyle that's as connected as it is exceptional.



A SPACE FOR INSPIRED WELLNESS

At Avenue Residence 8 by NABNI, The Fitness Studio exemplifies modern wellness with an air of refined sophistication. Equipped with state-of-the-art Technogym equipment, this elegant space seamlessly blends style and functionality. Designed to inspire comfort and motivation, the studio's sophisticated ambiance transforms every workout into a luxurious experience, celebrating the harmony between achievement and well-being.







A POOL OF SERENITY AND ELEGANCE

The swimming pool at Avenue Residence 8 by NABNI is a tranquil oasis that blends luxury and relaxation. Surrounded by sophisticated design and serene ambiance, this sparkling retreat offers the perfect escape from the everyday. Whether enjoying a refreshing swim, lounging by the water, or taking in the beautifully landscaped surroundings, every moment here is a celebration of leisure and refinement. Designed to complement your lifestyle, the pool area provides an inviting space to unwind, connect, and rejuvenate.



A PLAYGROUND FOR GROWING MINDS

The kids' play area at Avenue Residence 8 by NABNI is designed to spark joy and creativity in young minds. Thoughtfully crafted with vibrant colors, engaging designs, and safe, high-quality materials, this dedicated space offers endless play, learning, and exploration opportunities. From interactive features to comfortable seating for parents, every detail has been carefully considered to create an environment that fosters connection, laughter, and unforgettable memories. It's more than just a play area—it's a place where imagination takes center stage, and childhood comes to life.



