

An architectural rendering of a modern, multi-story residential building at dusk. The building features a mix of white and grey facades, large glass windows, and balconies with glass railings. Some balconies have wooden decking. The interior lights are on, and the balconies are illuminated. In the foreground, there is a paved area with a few people walking, a blue car parked, and some palm trees. The sky is a deep blue with some clouds. The overall atmosphere is modern and sophisticated.

BLING
DEVELOPMENT

Bling Avenue - 1

A Future Designed For You

Why Invest In *Dubai South*

- Parks And Green Spaces.
- Shopping And Dining Outlets.
- World Class Education – School Is Ready.
- International Airport And Many Future Projects..

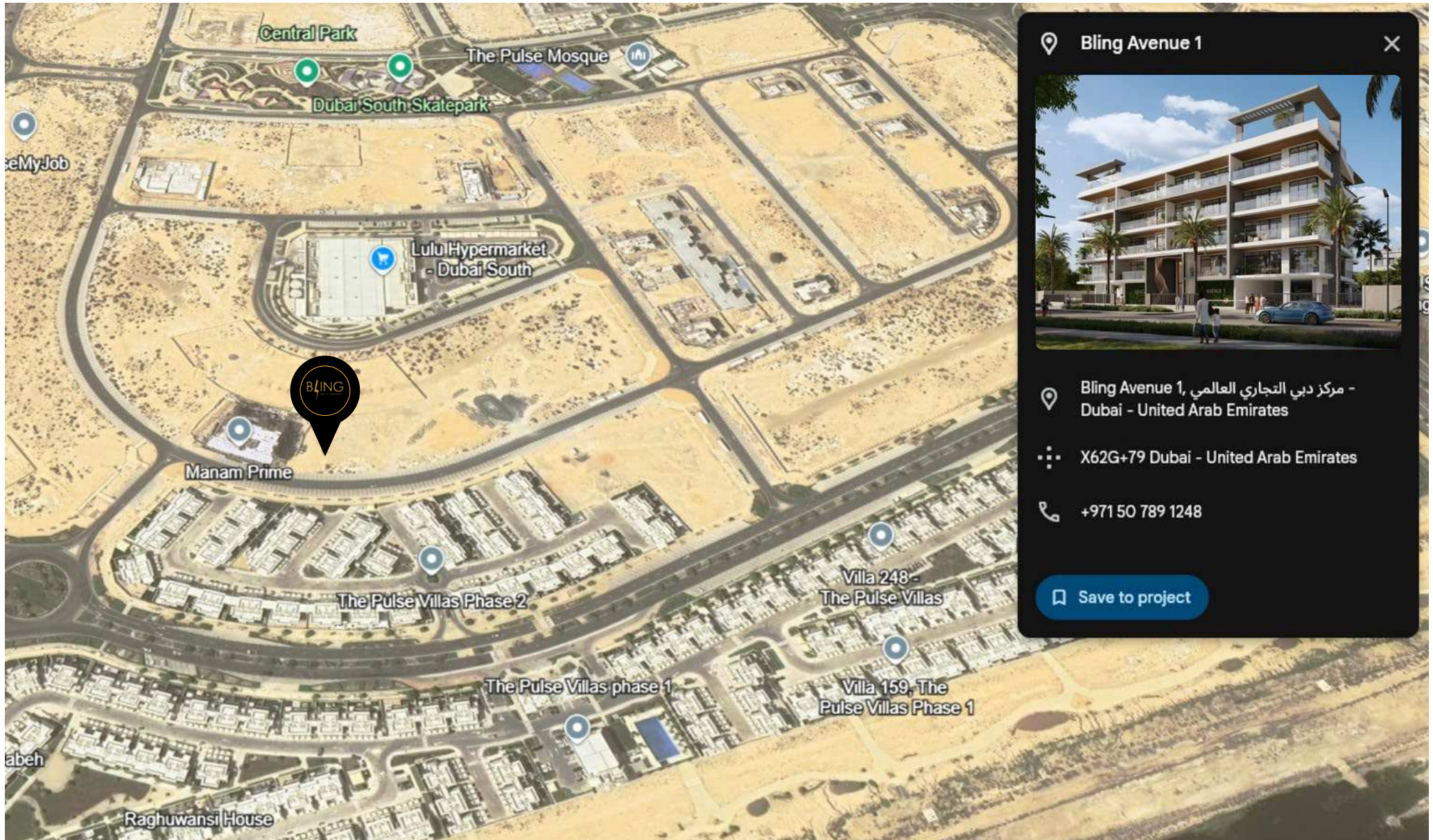


Dubai South Is Ideal *Location for Modern Living*

- Al Maktoum Airport - **16 Mins**
- Expo City - **21 Mins**
- Dubai Marina - **34 Mins**
- The Outlets Village - **27 Mins**
- Dubai Parks & Resorts - **30mins**
- Downtown - **30 Mins**



Project *Location*



Project name

Bling Avenue 1

Total units

40 units

Project type

Residential apartments

Unit Mix

18 - 1 Bed

22 - 2 Bed

Location

Dubai South, Dubai

Ownership

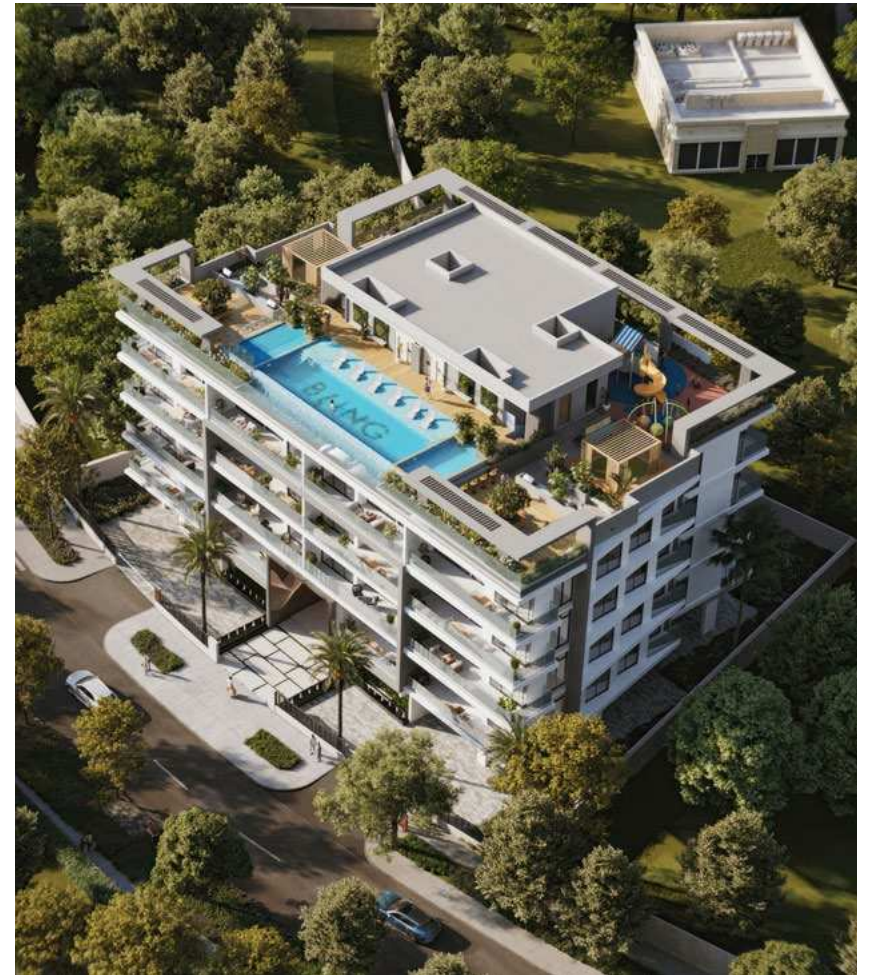
Freehold



Design Strategy

Exclusive amenities designed on the rooftop to provide an environment where residents of the building can come together to interact with each other.

TOTAL AMENITIES AREA - 14,000 SQ FT



Welcome To
Bling Avenue 1

BLING
DEVELOPMENT



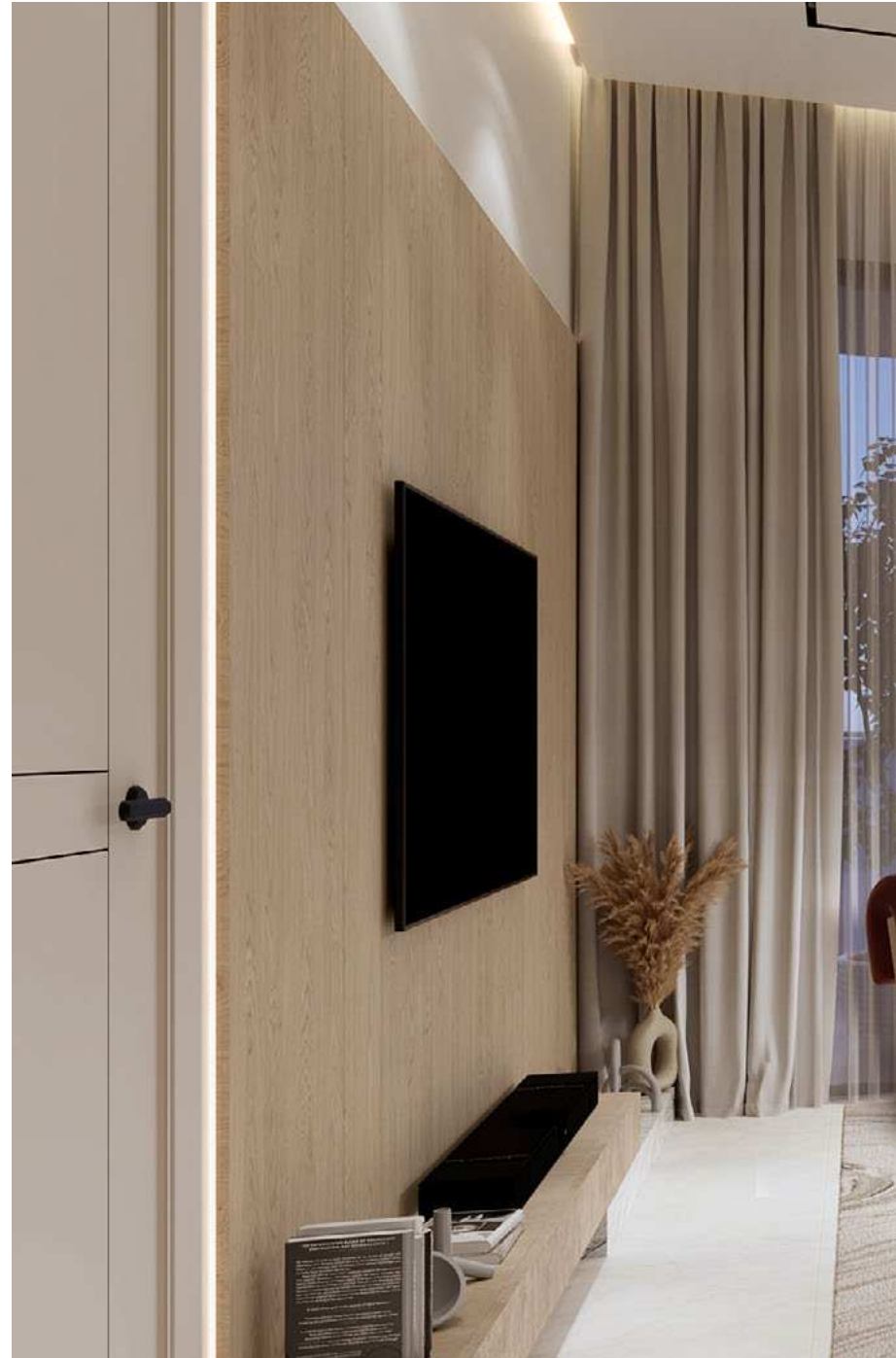


Where Happiness *Finds a Home*

Step into a future filled with joy and comfort. Here, every detail will be designed to create a space where cherished memories will grow, laughter will echo, and your dreams will take root. Imagine a home where happiness will truly belong.











Amenities

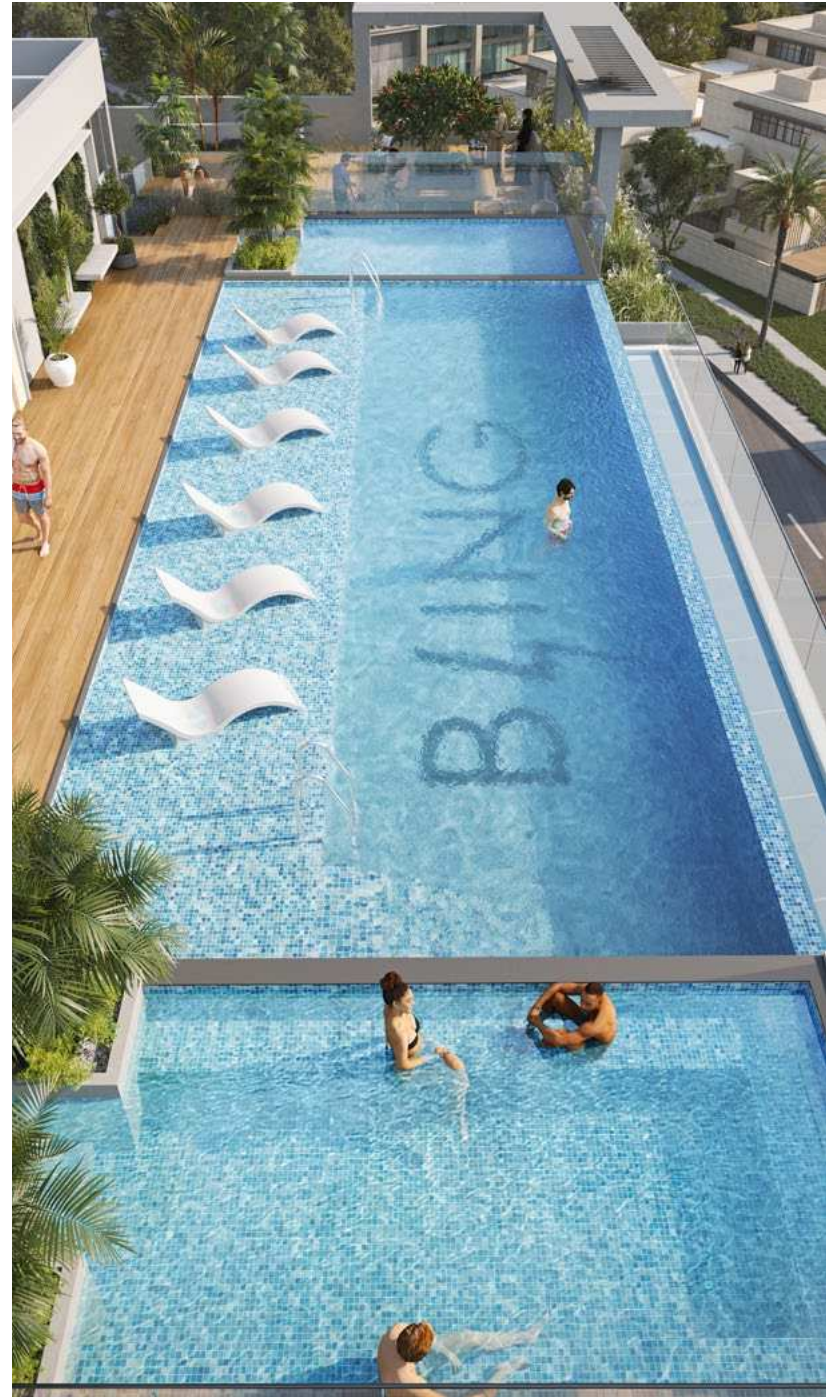
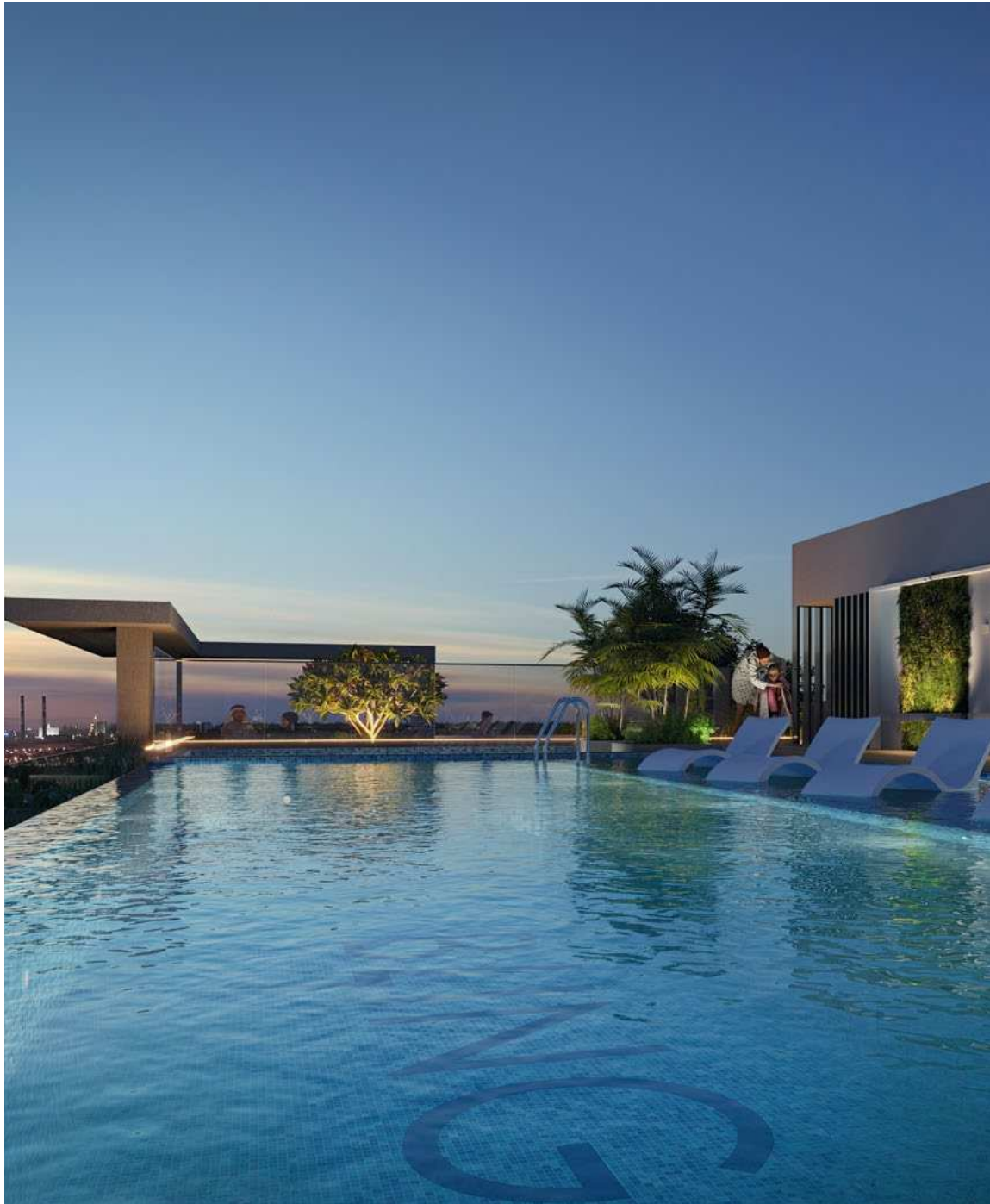
Our thoughtfully designed amenities will elevate your living experience. Picture yourself enjoying lush gardens, modern recreational spaces, and facilities that promise relaxation, wellness, and entertainment. Every amenity will be created with your happiness and convenience in mind.



Something For *Everyone*

Experience amenities that cater to every lifestyle and passion. Stay active in our state-of-the-art gym, unwind in beautifully landscaped gardens, and let kids explore the dedicated play area. For moments of ultimate relaxation, take a dip in the stunning infinity pool. Here, there's truly something for everyone.





Elevate Your *Lifestyle*

- B.B.Q AREA.
- ROOF GARDEN.
- KIDS PLAY AREA.
- ZEN GARDEN.
- INFINITY SWIMMING POOL.
- STATE OF THE ART GYM.
- WELLNESS FEATURE IN SWIMMING POOL.

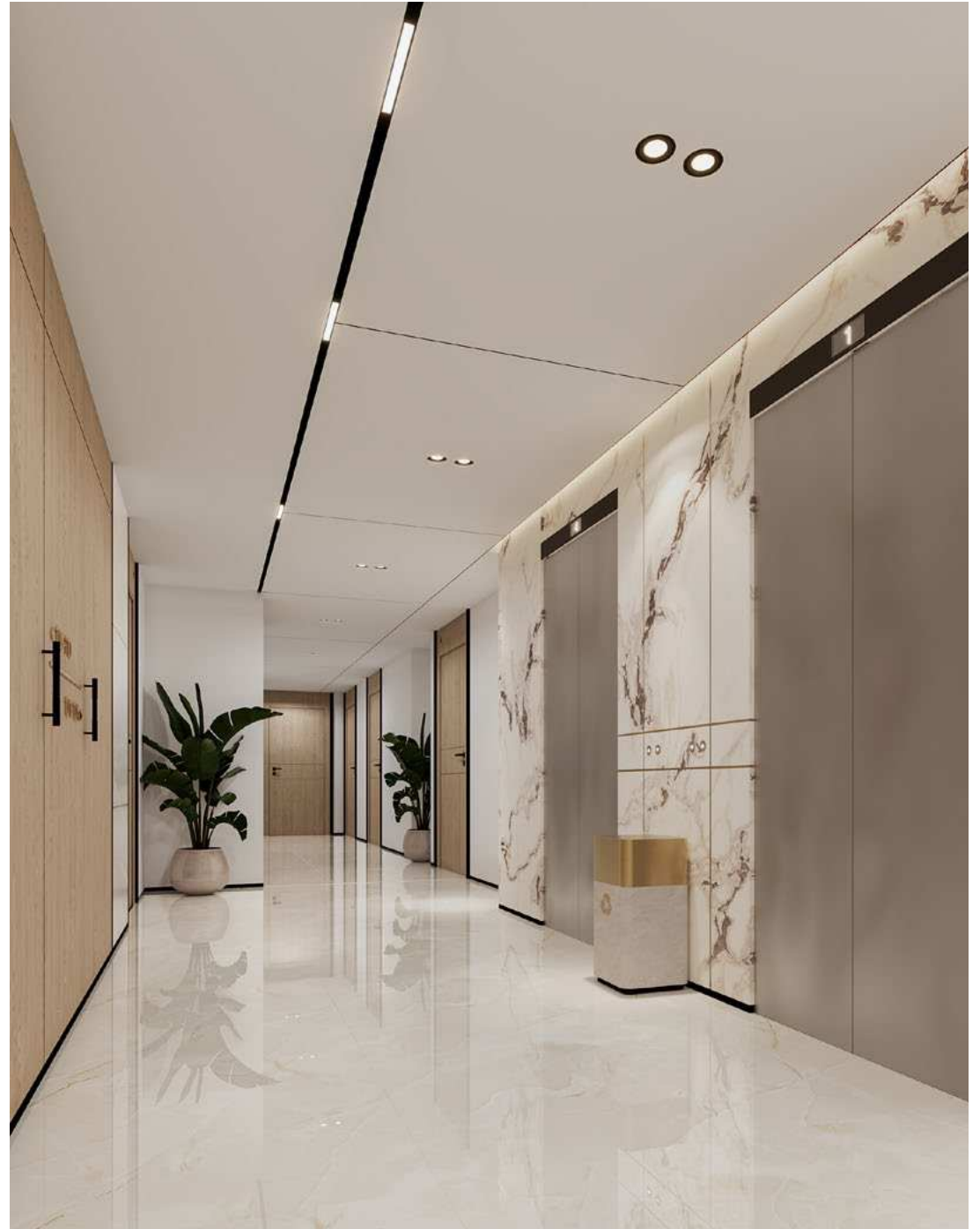


Floor *Plans*

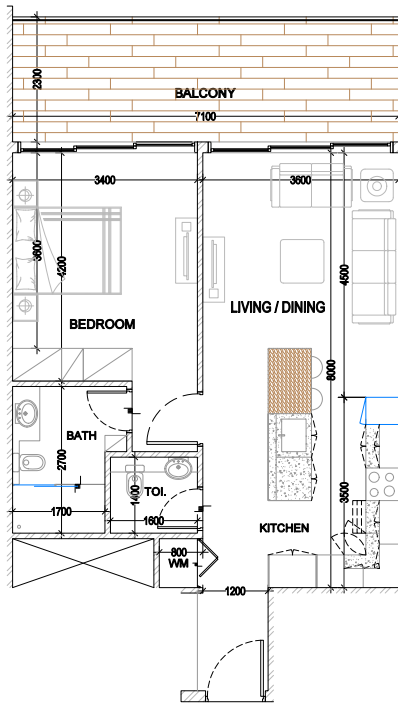
The background features a series of elegant, flowing golden lines that sweep across the frame from the bottom left towards the top right. These lines are composed of many fine, parallel strands, giving them a sense of depth and movement. Scattered throughout these golden ribbons are numerous small, bright golden particles, some appearing as solid dots and others as soft, glowing halos, which enhance the overall ethereal and sophisticated aesthetic of the image.

Thoughtful Design *for Your Comfort*

Our building's layout has been meticulously crafted with your convenience in mind. Every room and facility is designed to maximize functionality and comfort, ensuring that your apartment truly feels like home. From spacious living areas to well-planned amenities, each detail has been carefully considered to enhance your daily living experience.



1 Bedroom *Apartments*



1 BHK Type A

APT. 1,10

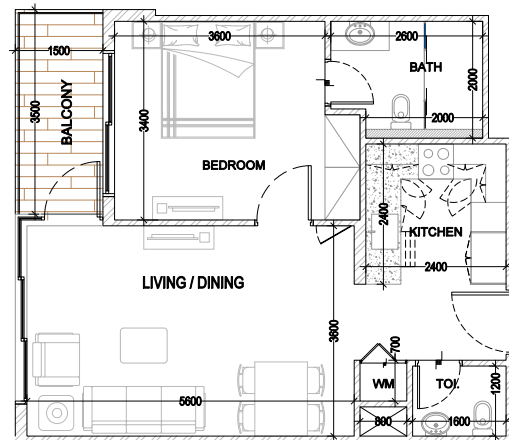
Net Area = 60.173 m² = 647.697 ft²

Balcony = 17.079 m² = 183.837 ft²

Total SA = 77.252 m² = 831.534 ft²



1 Bedroom *Apartments*



1 BHK Type B

APT. 3,8

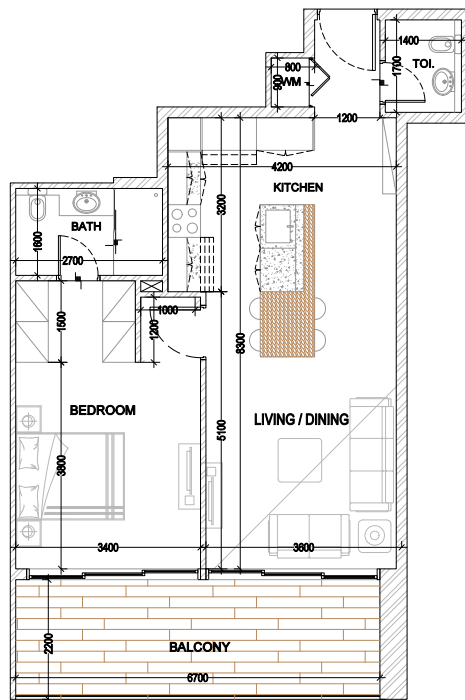
Net Area = $54.559 \text{ m}^2 = 587.268 \text{ ft}^2$

Balcony = $5.413 \text{ m}^2 = 58.265 \text{ ft}^2$

Total SA = $59.972 \text{ m}^2 = 645.533 \text{ ft}^2$



1 Bedroom *Apartments*



1 BHK Type C

APT. 5,6 @FF

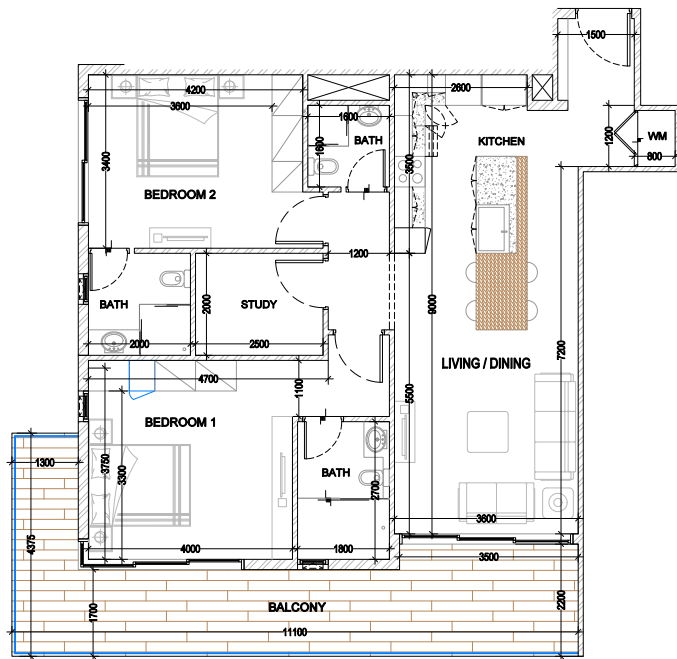
Net Area = $63.588 \text{ m}^2 = 684.456 \text{ ft}^2$

Balcony = $15.760 \text{ m}^2 = 169.639 \text{ ft}^2$

Total SA = $79.348 \text{ m}^2 = 854.095 \text{ ft}^2$



2.5 Bedroom *Apartments*



2.5 BHK Type A

APT. 4,7

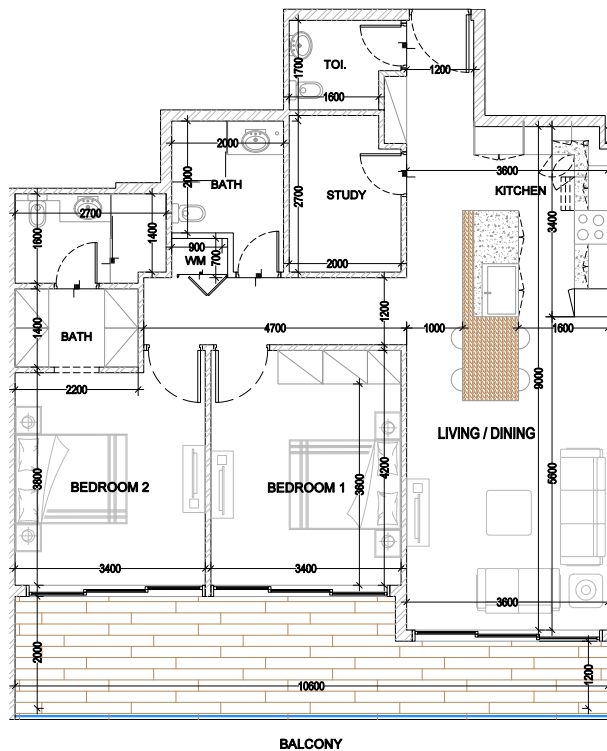
Net Area = 96.611 m² = 1039.912 ft²

Balcony = 24.767 m² = 266.590 ft²

Total SA = 121.378 m² = 1306.502 ft²



2.5 Bedroom *Apartments*



2.5 BHK Type B

APT. 5,6

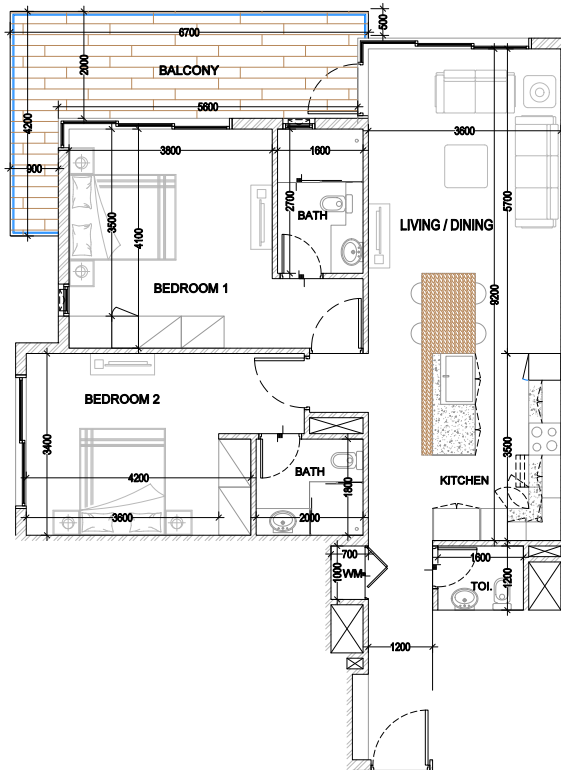
Net Area = $97.156 \text{ m}^2 = 1045.778 \text{ ft}^2$

Balcony = $21.089 \text{ m}^2 = 227.000 \text{ ft}^2$

Total SA = $118.245 \text{ m}^2 = 1272.779 \text{ ft}^2$



2 Bedroom *Apartments*



2 BHK Type A

APT. 2,9

Net Area = $90.921 \text{ m}^2 = 978.665 \text{ ft}^2$

Balcony = $15.343 \text{ m}^2 = 165.151 \text{ ft}^2$

Total SA = $106.264 \text{ m}^2 = 1143.816 \text{ ft}^2$



