

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:

- 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.

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 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





Amenities & Facilities

 Chiller Free	 Kids & Adult temperature-controlled pool	 Car Parking
 24/7 Security	 Fully equipped kitchen with built-in Siemens appliances	 Outdoor Play Area
 Fitness Center	 BBQ Area	 Smart Home Automation

UNIT - Type	Size Range Sq. Ft.	No. of units
1 BHK	818.38 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 ————— **40%** | **60%**
 During Construction | On Completion

15%
 +4% DLD
 +Admin Fees

25%
 During Construction

60%
 On Completion

Expected completion date **Q4 2025**

T&C Apply!

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Avenue Residence 6 has been developed with expert care by NABNI Real Estate Development

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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.