

نابني  
NABNI

# AV4NUUE

RESIDENCE

DEVELOPED BY **NABNI** REAL ESTATE DEVELOPMENT L.L.C











Explore a thriving family-focused community at the heart of one of Dubai's most popular neighbourhoods. Come home to Avenue Residence 4.

# AV4NUE RESIDENCE





AL FURJAN 04





AV4NUE RESIDENCE

Premium fitments, including gold-finish tapware and marble surfaces







Building on the proven success of our previous Avenue developments, Avenue Residence 4 brings affordable luxury to Al Furjan. Sited just moments from local schools, mosque, metro and Ibn Battuta Mall, Avenue Residence 4 is the pinnacle of comfortable, convenient modern family living.

**AV4NUE RESIDENCE**







AV4NUE RESIDENCE





Branded kitchen cabinets and five integrated Siemens' appliances



AV4NUE RESIDENCE







AV4NUE RESIDENCE









Avenue Residence 4 features 135 light and spacious one, two and three-bedroom apartments. All feature generously proportioned living areas and balcony, with large terraces to the first floor apartments. An impressive open-plan kitchen is equipped with premium Siemens appliances, including built-in refrigerator, cooking range, oven, microwave and integrated washing machine.

**AV4NUE RESIDENCE**





Spacious full-height fitted wardrobes

AV4NUE RESIDENCE



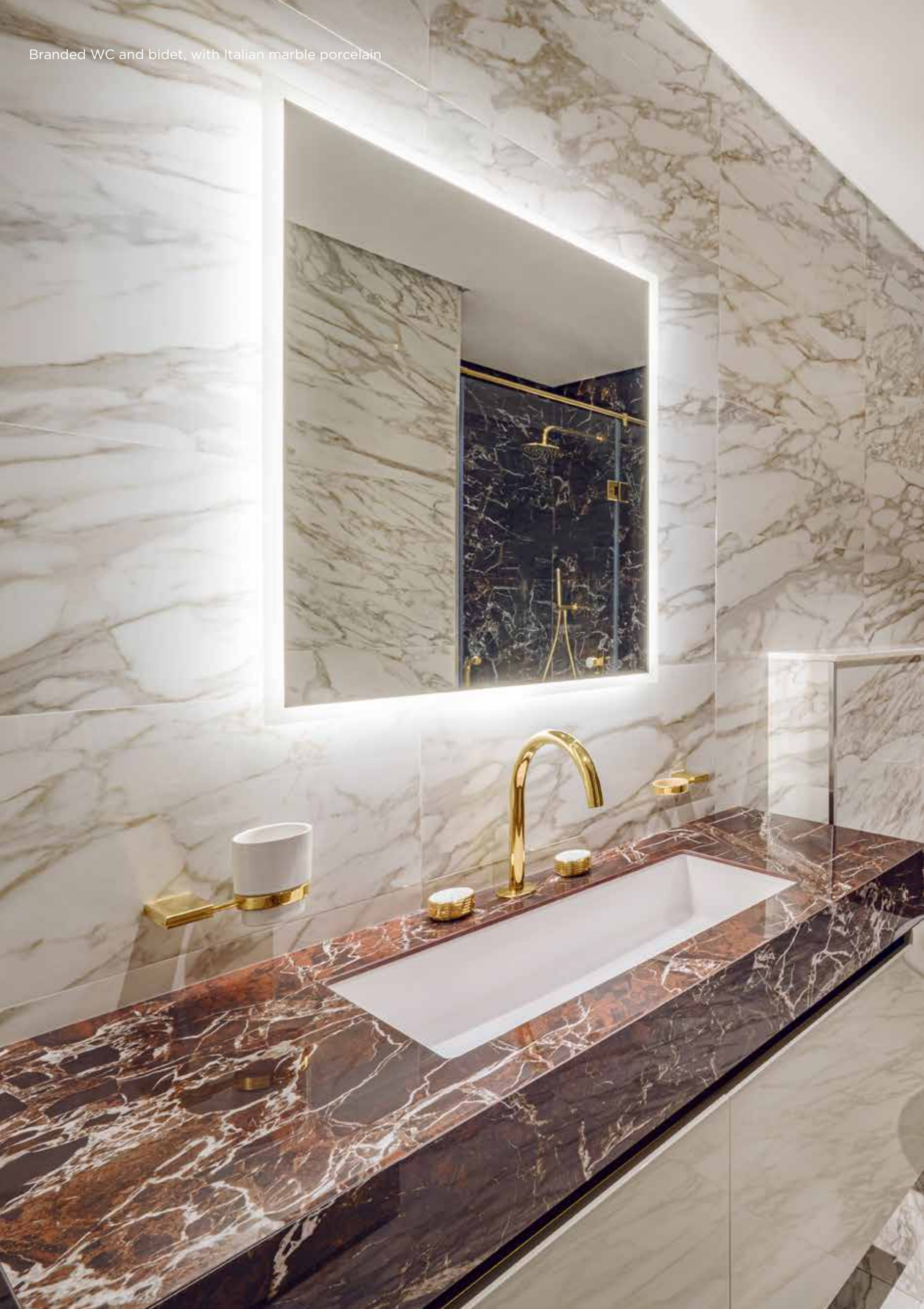




AV4NUE RESIDENCE



Branded WC and bidet, with Italian marble porcelain







AV4NUE RESIDENCE









Break down the boundaries and turn a practical space into a statement. Using a premium fitments including gold-finish, tapware and marble surfaces. With a few design elements we are creating a restorative, rejuvenating and modern-day life.

**AV4NUE RESIDENCE**









AV4NUE RESIDENCE







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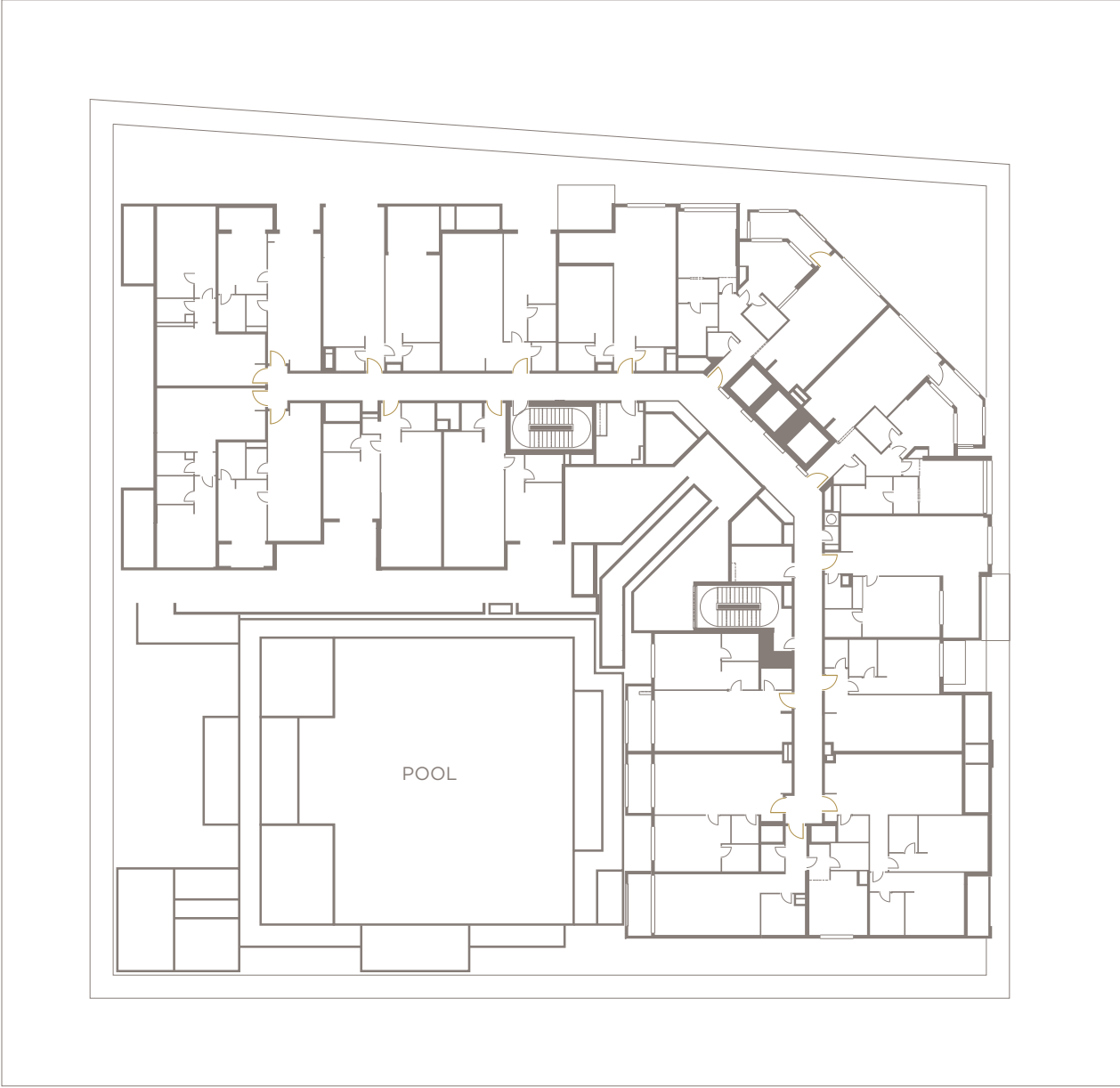
# Building Floor Plan



Metro Station

Side Road / Metro

Rear / Villas Road



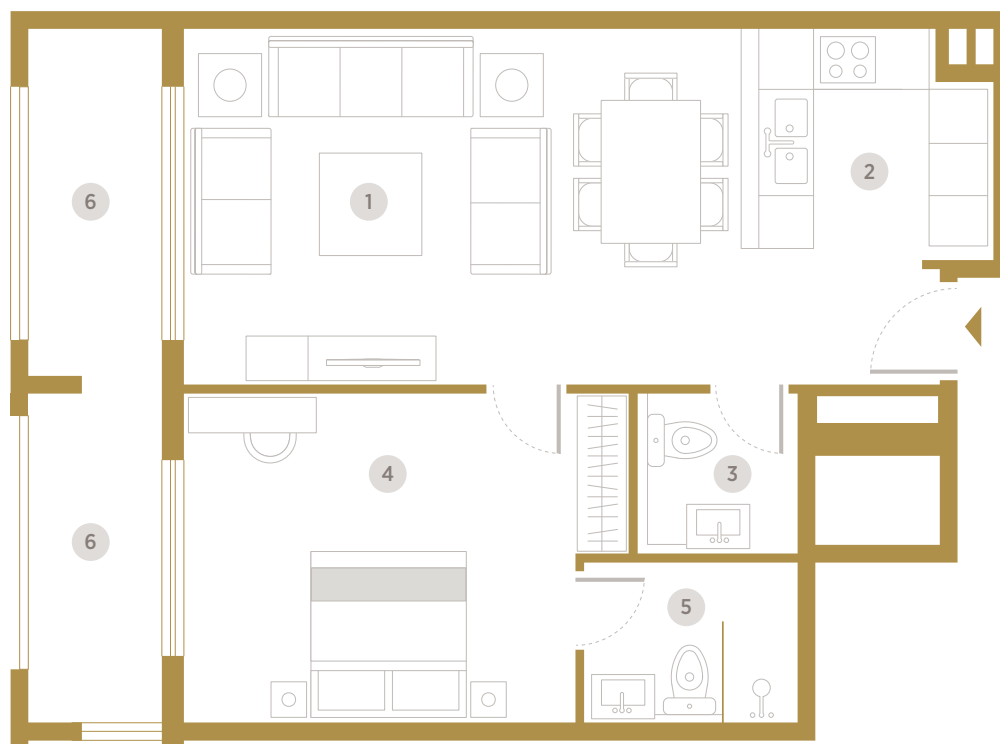
Main Road / Metro

Adjacent Building

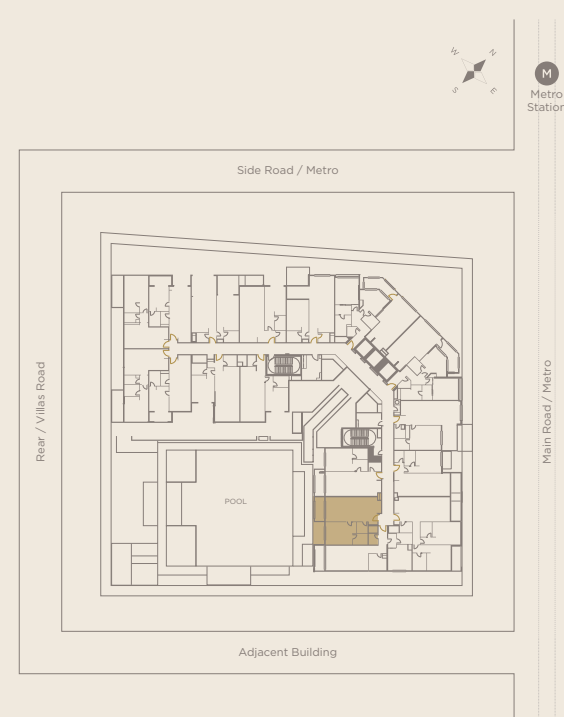


# 1 Bedroom

## Floor 1 to 10



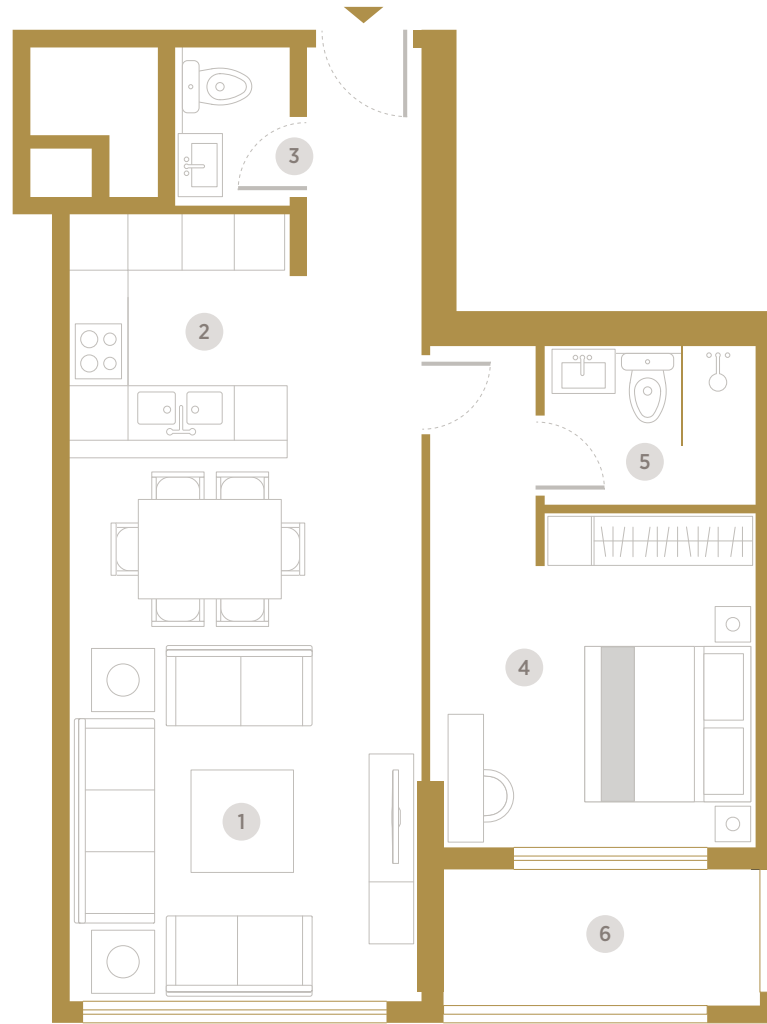
- 1 Living & Dining (6.26m x 4.0m)
- 2 Kitchen (2.84m x 2.70m)
- 3 Toilet (1.8m x 1.8m)
- 4 Master Bedroom (4.4m x 3.7m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Terrace



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-110	1 BR	1st Floor	67.31	725	13.26	143	80.57	867
F-212	1 BR	2nd Floor	67.31	725	6.96	75	74.27	800
F-312	1 BR	3rd Floor	67.31	725	6.96	75	74.27	800
F-412	1 BR	4th Floor	67.31	725	6.96	75	74.27	800
F-512	1 BR	5th Floor	67.31	725	6.96	75	74.27	800
F-612	1 BR	6th Floor	67.31	725	6.96	75	74.27	800
F-712	1 BR	7th Floor	67.31	725	6.96	75	74.27	800
F-812	1 BR	8th Floor	67.31	725	6.96	75	74.27	800
F-916	1 BR	9th Floor	67.31	725	6.96	75	74.27	800
F-1016	1 BR	10th Floor	67.31	725	6.96	75	74.27	800

# 1 Bedroom

Floor 2 to 10



- 1 Living & Dining (4.0m x 6.1m)
- 2 Kitchen (2.7m x 2.77m)
- 3 Toilet (1.3m x 1.8m)
- 4 Master Bedroom (3.70m x 3.8m)
- 5 Bathroom (2.4m x 1.80m)
- 6 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-201	1 BR	2nd Floor	69.95	753	6.65	72	76.60	825
F-301	1 BR	3rd Floor	69.95	753	6.65	72	76.60	825
F-401	1 BR	4th Floor	69.95	753	6.65	72	76.60	825
F-501	1 BR	5th Floor	69.95	753	6.65	72	76.60	825
F-601	1 BR	6th Floor	69.95	753	6.65	72	76.60	825
F-701	1 BR	7th Floor	69.95	753	6.65	72	76.60	825
F-801	1 BR	8th Floor	69.95	753	6.65	72	76.60	825
F-901	1 BR	9th Floor	69.95	753	6.65	72	76.60	825
F-1001	1 BR	10th Floor	69.95	753	6.65	72	76.60	825

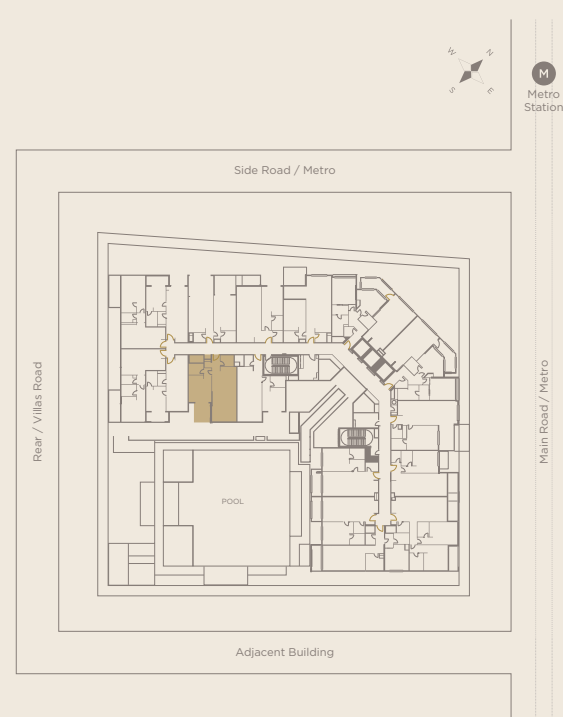


# 1 Bedroom

## Floor 2 to 10



- 1 Living & Dining (4.0m x 6.8m)
- 2 Kitchen (2.7m x 2.77m)
- 3 Toilet (2.5m x 1.8m)
- 4 Master Bedroom (4.40m x 3.70m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Store (1.0m x 1.0m)
- 7 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-202	1 BR	2nd Floor	73.60	792	9.12	98	82.72	890
F-302	1 BR	3rd Floor	73.60	792	9.12	98	82.72	890
F-402	1 BR	4th Floor	73.60	792	9.12	98	82.72	890
F-502	1 BR	5th Floor	73.60	792	9.12	98	82.72	890
F-602	1 BR	6th Floor	73.60	792	9.12	98	82.72	890
F-702	1 BR	7th Floor	73.60	792	9.12	98	82.72	890
F-802	1 BR	8th Floor	73.60	792	9.12	98	82.72	890
F-902	1 BR	9th Floor	73.60	792	9.12	98	82.72	890
F-1002	1 BR	10th Floor	73.60	792	9.12	98	82.72	890

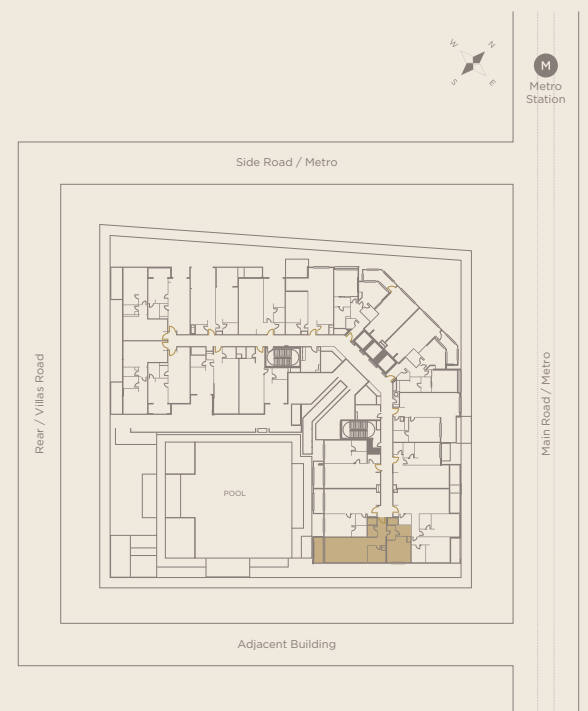
# 1 Bedroom

Floor 2 to 10



- 1 Living & Dining (7.0m x 4.0m)
- 2 Kitchen (2.9m x 2.7m)
- 3 Toilet (1.5m x 1.8m)
- 4 Master Bedroom (3.8m x 4.2m)
- 5 Bathroom (2.5m x 1.8m)
- 6 Balcony

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-211	1 BR	2nd Floor	79.02	851	7.56	81	86.58	932
F-311	1 BR	3rd Floor	79.02	851	7.56	81	86.58	932
F-411	1 BR	4th Floor	79.02	851	7.56	81	86.58	932
F-511	1 BR	5th Floor	79.02	851	7.56	81	86.58	932
F-611	1 BR	6th Floor	79.02	851	7.56	81	86.58	932
F-711	1 BR	7th Floor	79.02	851	7.56	81	86.58	932
F-811	1 BR	8th Floor	79.02	851	7.56	81	86.58	932
F-915	1 BR	9th Floor	79.02	851	7.56	81	86.58	932
F-1015	1 BR	10th Floor	69.95	753	6.65	72	76.60	825



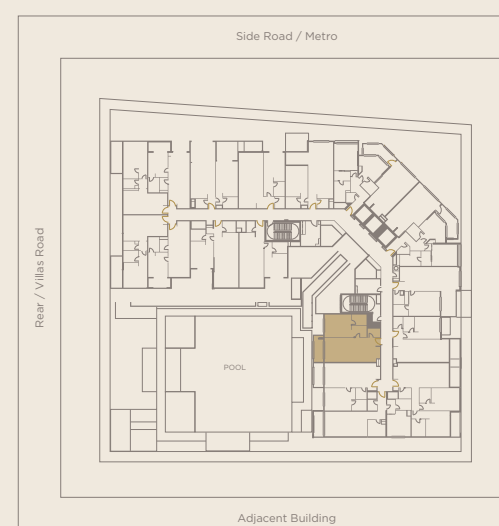


# 1 Bedroom

## Floor 2 to 10



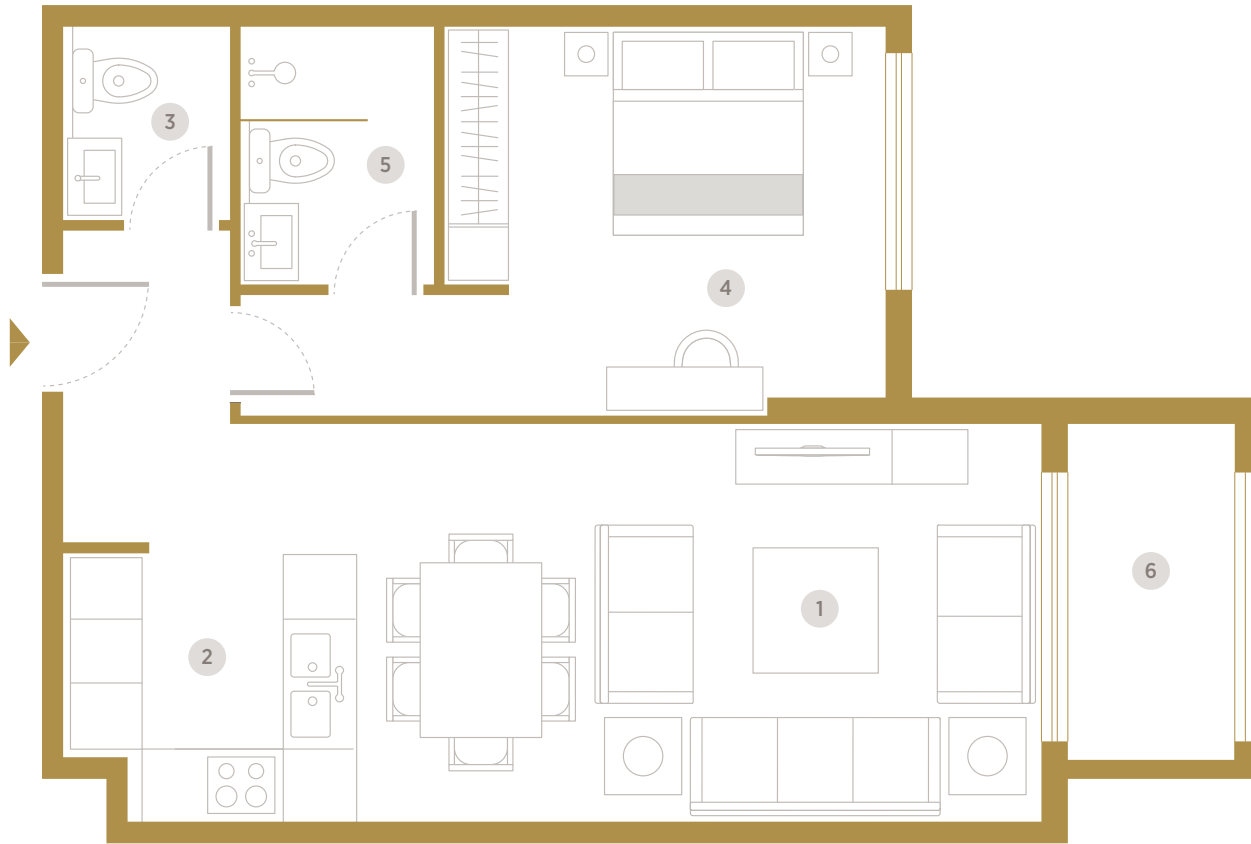
- 1 Living & Dining (6.26m x 4.0m)
- 2 Kitchen (2.84m x 2.7m)
- 3 Toilet (2.0m x 1.4m)
- 4 Dressing Room (2.5m x 1.8m)
- 5 Master Bedroom (4.4m x 3.7m)
- 6 Bathroom (2.4m x 1.8m)
- 7 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-213	1 BR	2nd Floor	71.53	770	6.71	72	78.24	842
F-313	1 BR	3rd Floor	71.53	770	6.71	72	78.24	842
F-413	1 BR	4th Floor	71.53	770	6.71	72	78.24	842
F-513	1 BR	5th Floor	71.53	770	6.71	72	78.24	842
F-613	1 BR	6th Floor	71.53	770	6.71	72	78.24	842
F-713	1 BR	7th Floor	71.53	770	6.71	72	78.24	842
F-813	1 BR	8th Floor	71.53	770	6.71	72	78.24	842
F-917	1 BR	9th Floor	71.53	770	6.71	72	78.24	842
F-1017	1 BR	10th Floor	71.53	770	6.71	72	78.24	842

# 1 Bedroom

Floor 9 to 10



- 1 Living & Dining (6.23m x 4.0m)
- 2 Kitchen (2.87m x 2.60m)
- 3 Toilet (1.55m x 1.80m)
- 4 Master Bedroom (4.10m x 3.60)
- 5 Bathroom (1.80m x 2.4m)
- 6 Balcony

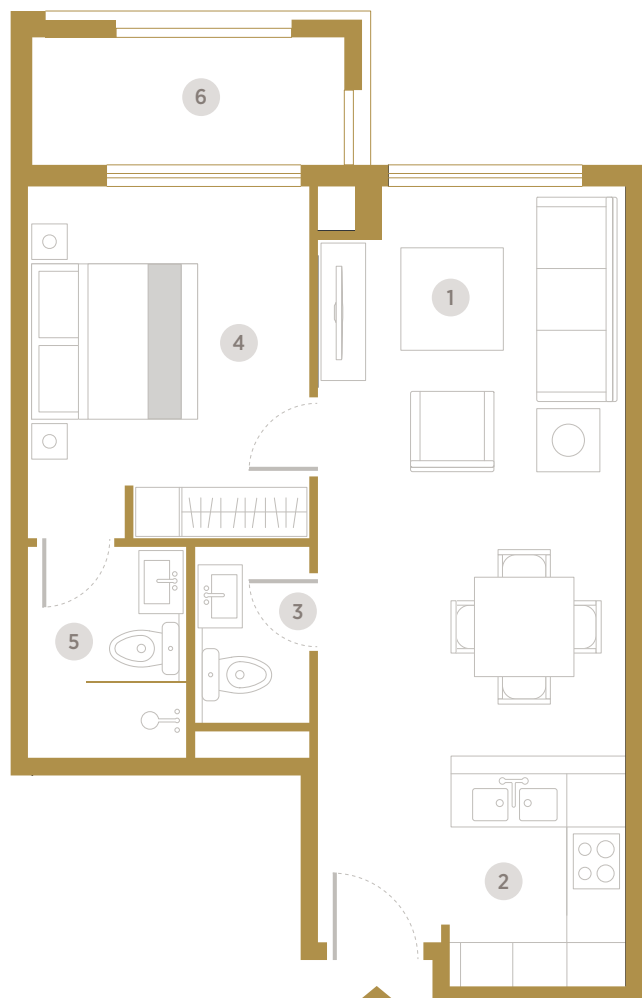


Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-913	1 BR	9th Floor	66.42	715	6.21	67	72.63	782
F-1013	1 BR	10th Floor	66.42	715	6.21	67	72.63	782



# 1 Bedroom

## Floor 9 to 10



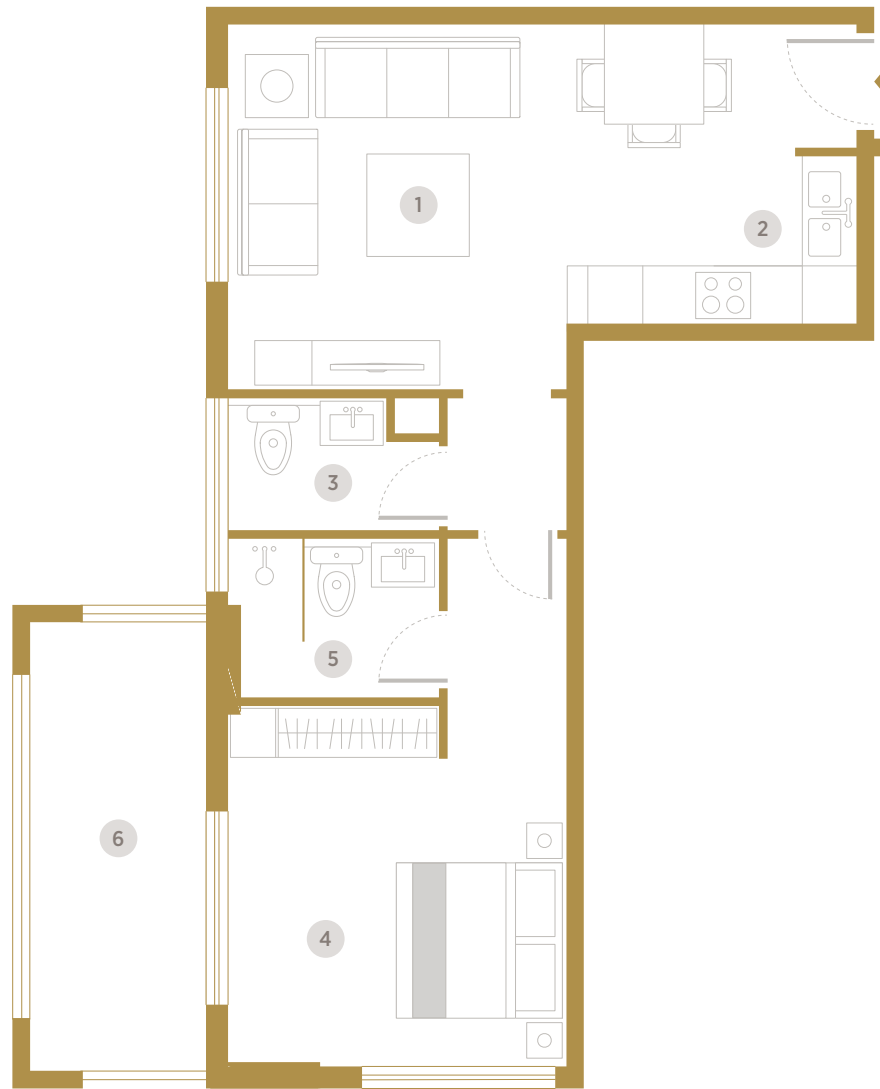
- 1 Living & Dining (6.40m x 3.50m)
- 2 Kitchen (2.10m x 2.72m)
- 3 Toilet (1.3m x 2.0m)
- 4 Master Bedroom (3.2m x 4.0m)
- 5 Bathroom (1.8m x 2.4m)
- 6 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-903	1 BR	9th Floor	56.51	608	6.73	72	63.24	681
F-906	1 BR	9th Floor	56.51	608	6.73	72	63.24	681
F-1003	1 BR	10th Floor	56.51	608	6.73	72	63.24	681
F-1006	1 BR	10th Floor	56.51	608	6.73	72	63.24	681

# 1 Bedroom

Floor 9 to 10



- 1 Living & Dining (3.85m x 4.85m)
- 2 Kitchen & Dining (3.30m x 3.40m)
- 3 Toilet (2.40m x 1.5m)
- 4 Master Bedroom (3.85m x 4.10m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-904	1 BR	9th Floor	63.18	680	12.1	130	75.28	810
F-1004	1 BR	10th Floor	63.18	680	12.1	130	75.28	810



# 1 Bedroom

## Floor 9 to 10



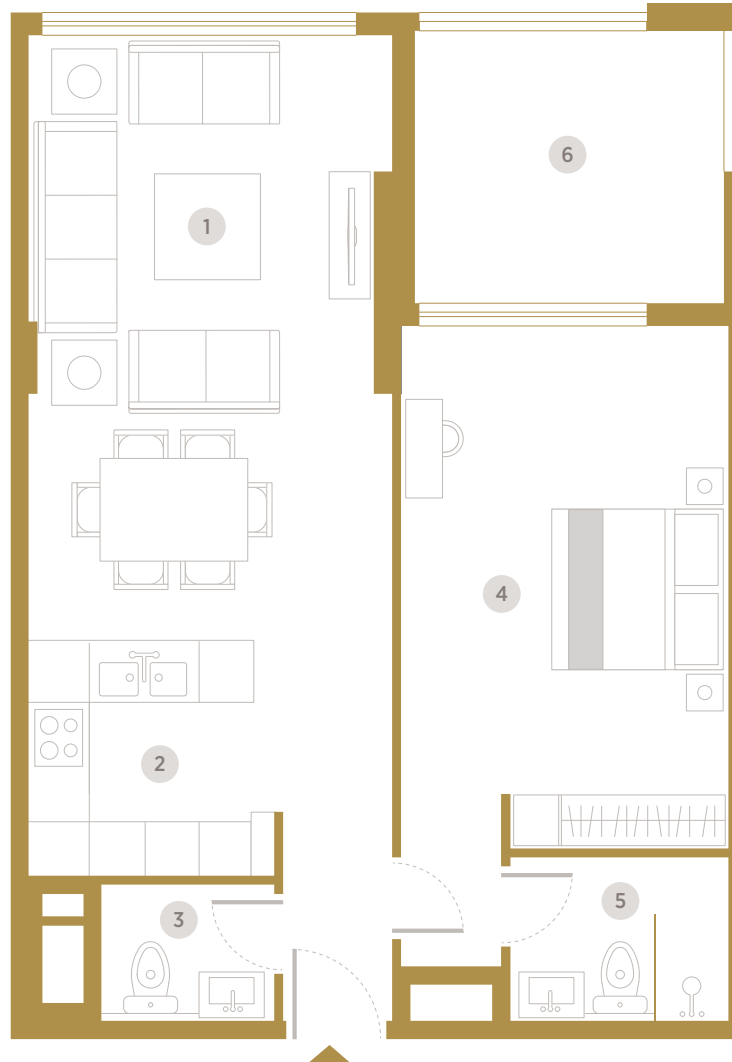
- 1 Living & Dining (6.40m x 3.50m)
- 2 Kitchen (2.10m x 2.72m)
- 3 Toilet (1.3m x 2.0m)
- 4 Master Bedroom (3.2m x 4.0m)
- 5 Bathroom (1.8m x 2.4m)
- 6 Balcony



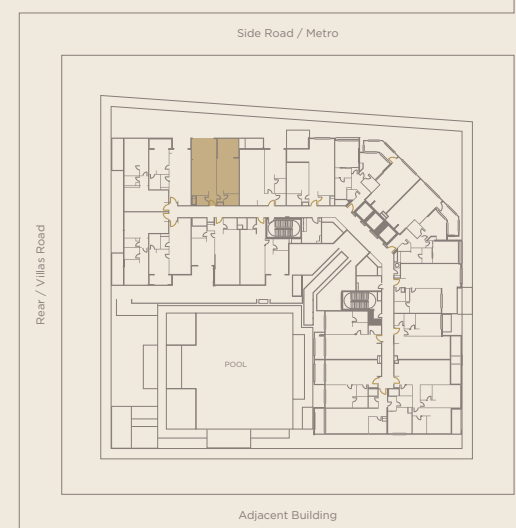
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-905	1 BR	9th Floor	63.18	680	12.1	130	75.28	810
F-1005	1 BR	10th Floor	63.18	680	12.1	130	75.28	810

# 1 Bedroom

Floor 9 to 10



- 1 Living & Dining (4.0m x 6.53m)
- 2 Kitchen (2.8m x 2.72m)
- 3 Toilet (1.9m x 1.4m)
- 4 Master Bedroom (3.6m x 5.75m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-907	1 BR	9th Floor	75.88	817	11.18	120	87.06	937
F-1007	1 BR	10th Floor	75.88	817	8.96	96	84.84	913

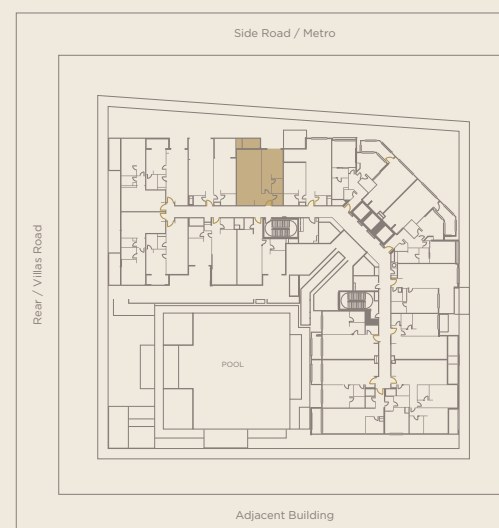


# 1 Bedroom

Floor 9 to 10



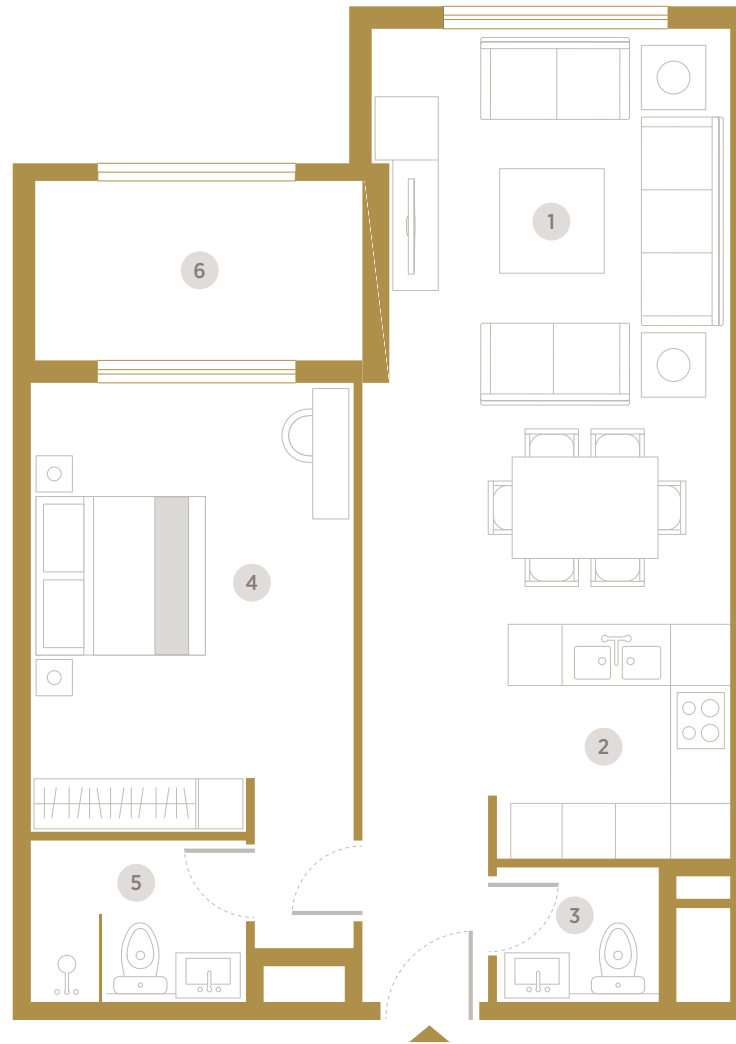
- 1 Living & Dining (4.0m x 6.3m)
- 2 Kitchen (2.8m x 2.7m)
- 3 Toilet (1.55m x 1.85m)
- 4 Master Bedroom (3.4m x 4.65m)
- 5 Bathroom (1.8m x 2.4m)
- 6 Balcony



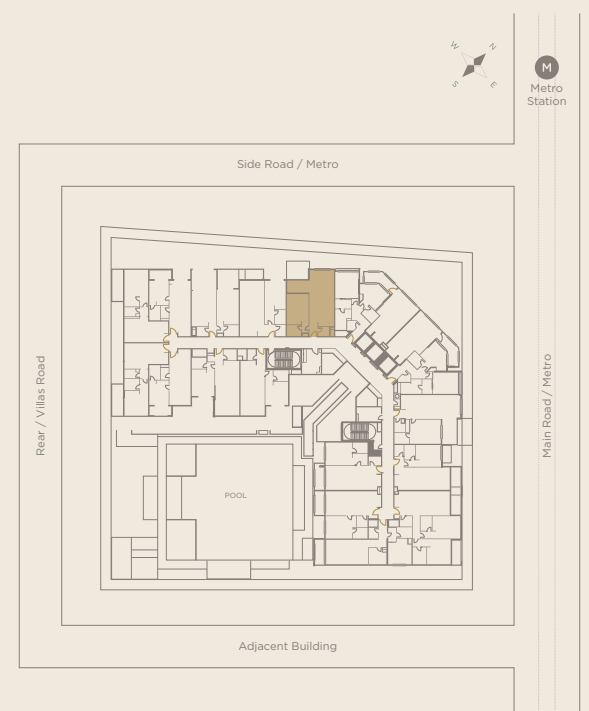
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-908	1 BR	9th Floor	73.20	788	5.64	61	78.84	849
F-1008	1 BR	10th Floor	73.20	788	5.64	61	78.84	849

# 1 Bedroom

Floor 9 to 10



- 1 Living & Dining (4.1m x 6.50m)
- 2 Kitchen (2.7m x 2.75m)
- 3 Toilet (1.80m x 1.50m)
- 4 Master Bedroom (3.6m x 5.0m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Balcony

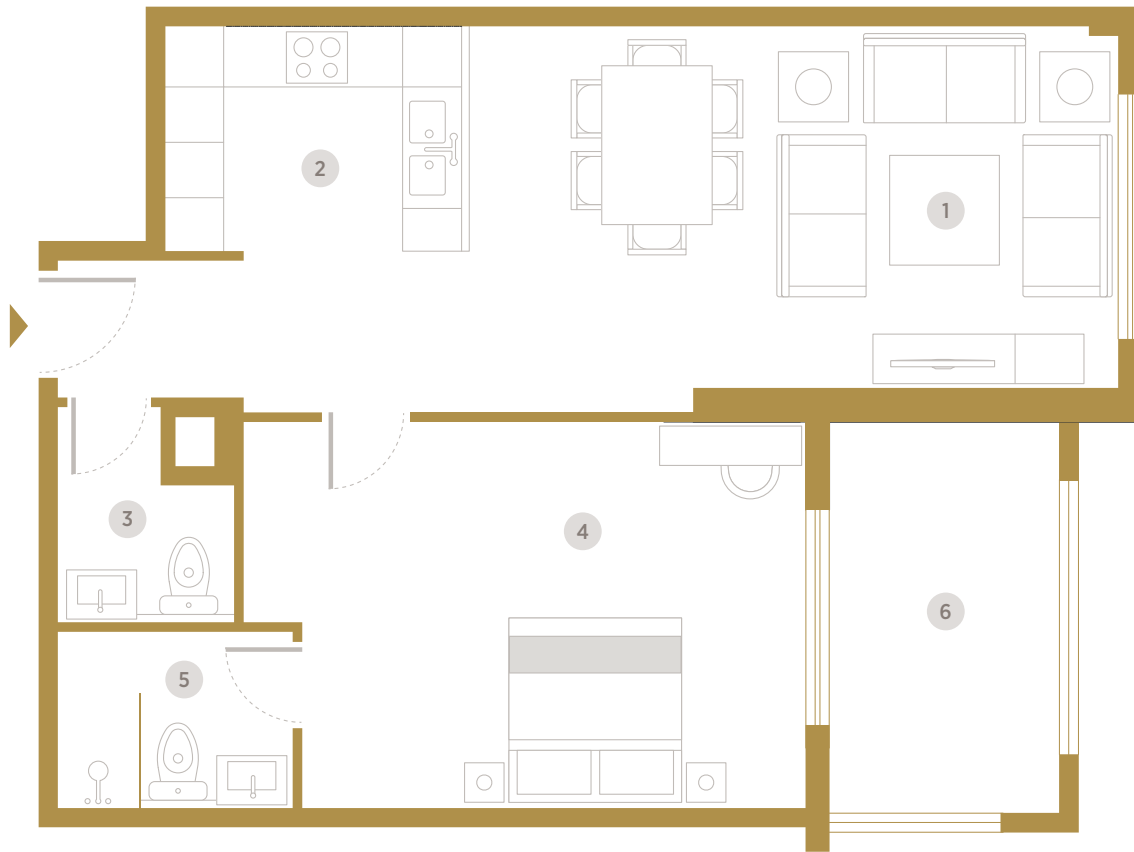


Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-909	1 BR	9th Floor	73.35	790	8.14	88	81.49	877
F-1009	1 BR	10th Floor	73.35	790	5.49	59	78.84	849



# 1 Bedroom

## Floor 9 to 10



- 1 Living & Dining (3.7m x 6.5m)
- 2 Kitchen (3.25m x 2.4m)
- 3 Toilet (1.8m x 2.2m)
- 4 Master Bedroom (5.15m x 4.0m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Balcony



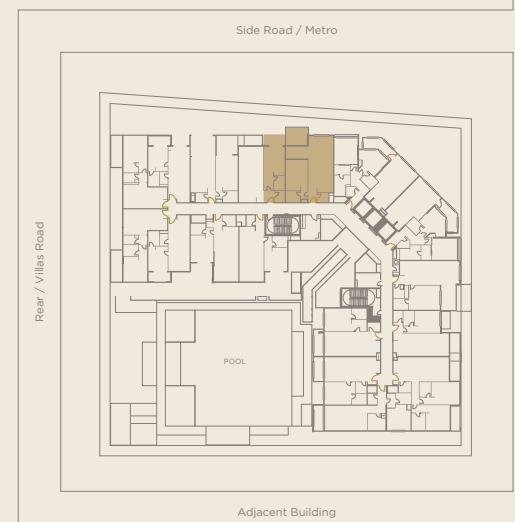
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-912	1 BR	9th Floor	74.13	798	10.71	115	84.84	913
F-1012	1 BR	10th Floor	74.13	798	10.71	115	84.84	913

# 2 Bedrooms

Floor 1 to 8



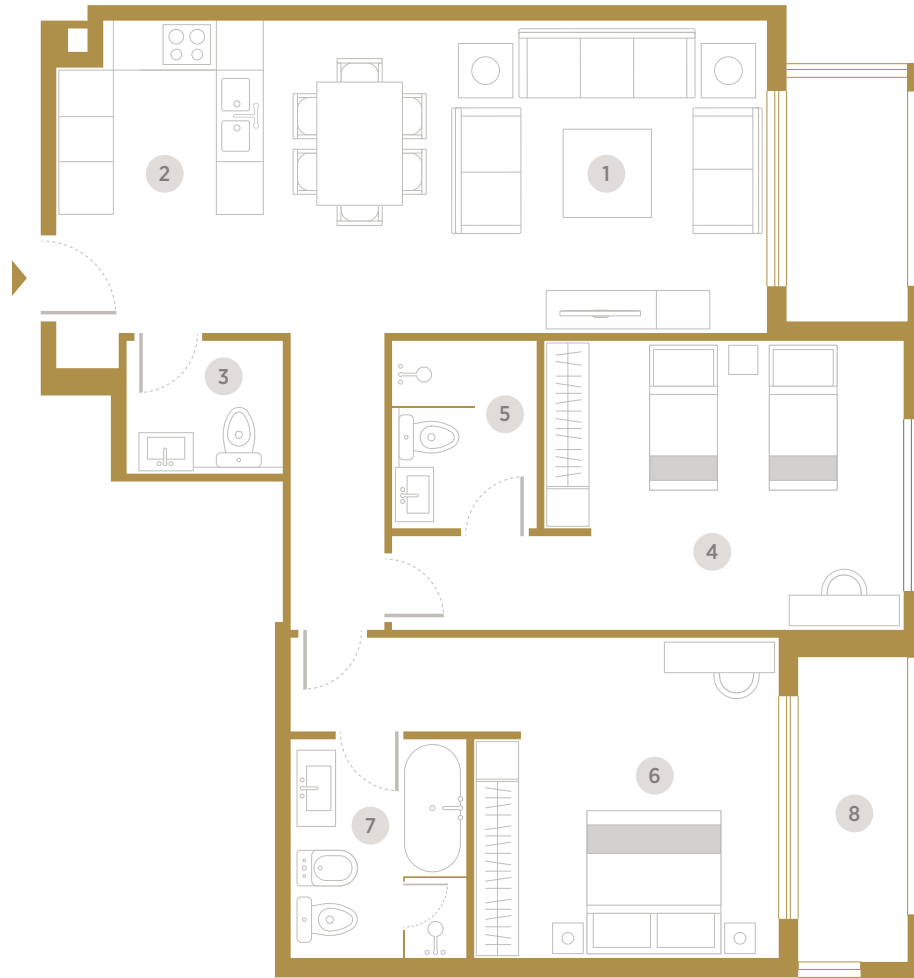
- 1 Living & Dining (4.0m x 6.5m)
- 2 Kitchen (2.7m x 2.6m)
- 3 Toilet (1.80m x 1.50m)
- 4 Bedroom (3.7m x 4.9m)
- 5 Bathroom (2.4m x 2.8m)
- 6 Master Bedroom (3.7m x 4.3m)
- 7 Dressing Room (2.4m x 1.8m)
- 8 Bathroom (2.4m x 2.8m)
- 9 Terrace / Balcony



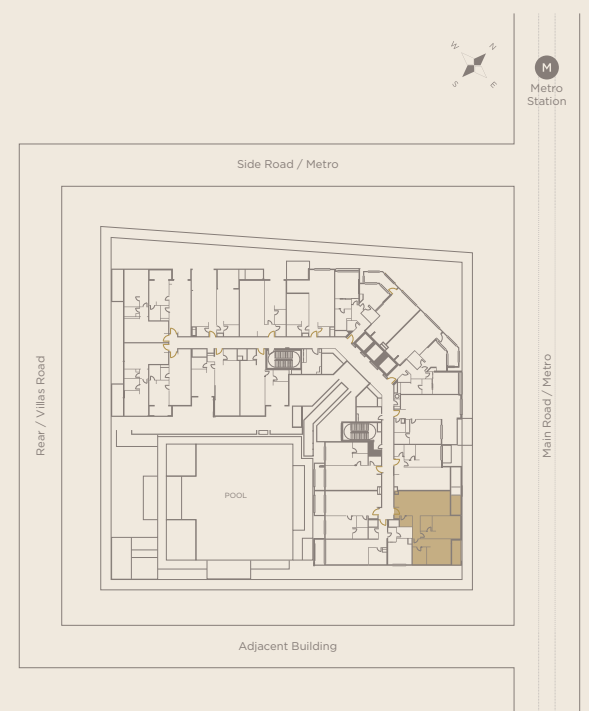
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-105	2 BR	1st Floor	112.64	1,212	44.41	478	157.05	1690
F-206	2 BR	2nd Floor	117.57	1,266	10.86	117	128.43	1,382
F-306	2 BR	3rd Floor	117.57	1,266	10.86	117	128.43	1,382
F-406	2 BR	4th Floor	117.57	1,266	10.86	117	128.43	1,382
F-506	2 BR	5th Floor	117.57	1,266	10.86	117	128.43	1,382
F-606	2 BR	6th Floor	117.57	1,266	10.86	117	128.43	1,382
F-706	2 BR	7th Floor	117.57	1,266	10.86	117	128.43	1,382
F-806	2 BR	8th Floor	117.57	1,266	10.86	117	128.43	1,382

## 2 Bedrooms

Floor 2 to 10



- 1 Living & Dining (6.23m x 4.0m)
- 2 Kitchen (2.87m x 2.7m)
- 3 Toilet (2.0m x 1.6m)
- 4 Bedroom (4.6m x 3.7m)
- 5 Bath (1.85m x 2.4m)
- 6 Master Bedroom (3.90m x 4.10m)
- 7 Bathroom (2.25m x 2.80m)
- 8 Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-210	2 BR	2nd Floor	105.9	1,140	12.33	133	118.23	1,273
F-310	2 BR	3rd Floor	105.9	1,140	12.33	133	118.23	1,273
F-410	2 BR	4th Floor	105.9	1,140	12.33	133	118.23	1,273
F-510	2 BR	5th Floor	105.9	1,140	12.33	133	118.23	1,273
F-610	2 BR	6th Floor	105.9	1,140	12.33	133	118.23	1,273
F-710	2 BR	7th Floor	105.9	1,140	12.33	133	118.23	1,273
F-810	2 BR	8th Floor	105.9	1,140	12.33	133	118.23	1,273
F-914	2 BR	9th Floor	105.01	1,130	12.33	133	117.34	1,263
F-1014	2 BR	10th Floor	105.01	1,130	12.33	133	117.34	1,263



# 2 Bedrooms

## Floor 1 to 8



- 1 Living & Dining (4.0m x 7.3m)
- 2 Kitchen (2.75m x 4.20m)
- 3 Toilet (1.55m x 1.70m)
- 4 Master Bedroom (3.85m x 3.95m)
- 5 Dressing Room (2.3m x 1.20m)
- 6 Bathroom (2.55m x 2.75m)
- 7 Bedroom (3.95m x 3.60m)
- 8 Bathroom (1.65m x 2.70m)
- 9 Maid Bathroom (1.35m x 2.70m)
- 10 Maid Room (2.0m x 2.20m)
- 11 Terrace / Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-102	2 BR+Maid	1st Floor	122.44	1,318	73.95	796	196.39	2,114
F-203	2 BR+Maid	2nd Floor	122.44	1,318	18.83	203	141.27	1,521
F-303	2 BR+Maid	3rd Floor	122.44	1,318	18.83	203	141.27	1,521
F-403	2 BR+Maid	4th Floor	122.44	1,318	18.83	203	141.27	1,521
F-503	2 BR+Maid	5th Floor	122.44	1,318	18.83	203	141.27	1,521
F-603	2 BR+Maid	6th Floor	122.44	1,318	18.83	203	141.27	1,521
F-703	2 BR+Maid	7th Floor	122.44	1,318	18.83	203	141.27	1,521
F-803	2 BR+Maid	8th Floor	122.44	1,318	18.83	203	141.27	1,521

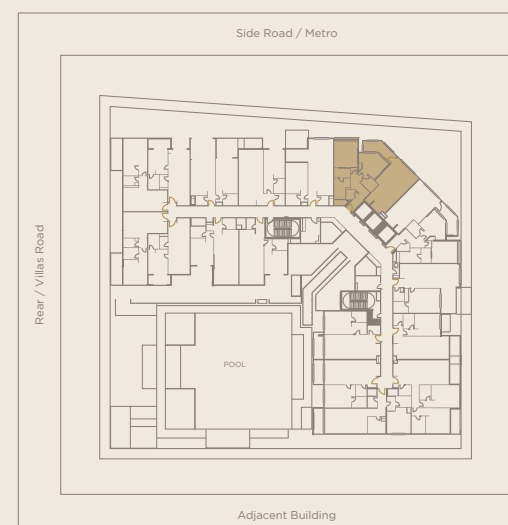
# 2 Bedrooms

Floor 1 to 10



- 1 Living & Dining (4.95m x 5.8m)
- 2 Kitchen (2.70m x 2.84m)
- 3 Toilet (1.85m x 1.6m)
- 4 Bedroom (4.0m x 3.5m)
- 5 Bathroom (2.4m x 1.80m)
- 6 Master Bedroom (3.8m x 4.35m)
- 7 Dressing Room (2.6m x 1.6m)
- 8 Bathroom (2.6m x 3.4m)
- 9 Terrace / Balcony

Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-106	2 BR	1st Floor	115.23	1,240	28.75	309	143.98	1,550
F-207	2 BR	2nd Floor	115.23	1,240	11.13	120	126.36	1,360
F-307	2 BR	3rd Floor	115.23	1,240	11.13	120	126.36	1,360
F-407	2 BR	4th Floor	115.23	1,240	11.13	120	126.36	1,360
F-507	2 BR	5th Floor	115.23	1,240	11.13	120	126.36	1,360
F-607	2 BR	6th Floor	115.23	1,240	11.13	120	126.36	1,360
F-707	2 BR	7th Floor	115.23	1,240	11.13	120	126.36	1,360
F-807	2 BR	8th Floor	115.23	1,240	11.13	120	126.36	1,360
F-910	2 BR	9th Floor	113.50	1,222	11.13	120	124.63	1,342
F-1010	2 BR	10th Floor	113.50	1,222	11.13	120	124.63	1,342

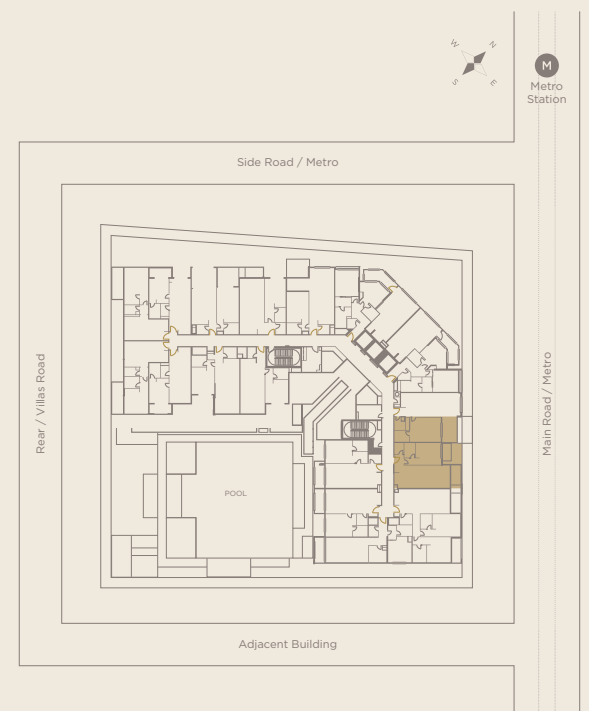


# 2 Bedrooms

Floor 1 to 8



- 1 Living & Dining (5.8m x 4.0m)
- 2 Kitchen (2.8m x 2.7m)
- 3 Toilet (1.5m x 1.8m)
- 4 Bedroom (4.4m x 3.7m)
- 5 Bathroom (4.4m x 3.7m)
- 6 Master Bedroom (4.3m x 3.70m)
- 7 Dressing Room (1.80m x 2.4m)
- 8 Bathroom (2.8m x 2.4m)
- 9 Terrace / Balcony

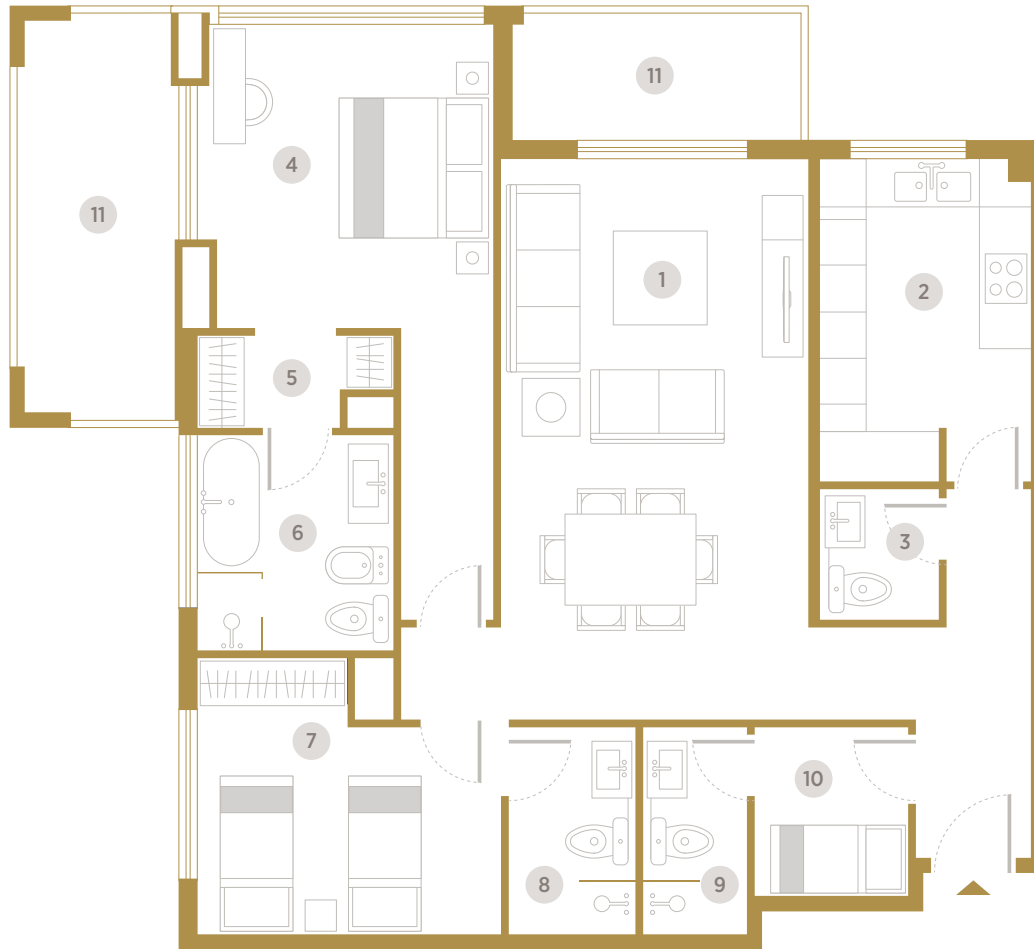


Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-108	2 BR	1st Floor	109.92	1,183	35.18	379	145.10	1,562
F-209	2 BR	2nd Floor	109.92	1,183	18.42	198	128.34	1,381
F-309	2 BR	3rd Floor	109.92	1,183	18.42	198	128.34	1,381
F-409	2 BR	4th Floor	109.92	1,183	18.42	198	128.34	1,381
F-509	2 BR	5th Floor	109.92	1,183	18.42	198	128.34	1,381
F-609	2 BR	6th Floor	109.92	1,183	18.42	198	128.34	1,381
F-709	2 BR	7th Floor	109.92	1,183	18.42	198	128.34	1,381
F-809	2 BR	8th Floor	109.92	1,183	18.42	198	128.34	1,381

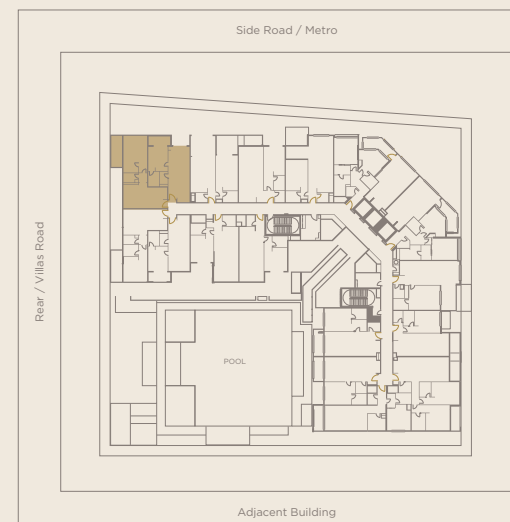


# 2 Bedrooms

Floor 1 to 8



- 1 Living & Dining (4.0m x 7.3m)
- 2 Kitchen (2.75m x 4.20m)
- 3 Toilet (1.55m x 1.70m)
- 4 Master Bedroom (3.85m x 3.95m)
- 5 Dressing Room (2.55m x 1.20m)
- 6 Bathroom (2.50m x 2.80m)
- 7 Bedroom (3.95m x 3.60m)
- 8 Bath (1.60m x 2.70m)
- 9 Maid Bathroom (1.35m x 2.70m)
- 10 Maid Room (2.0m x 2.20m)
- 11 Terrace / Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-103	2 BR+Maid	1st Floor	122.28	1,316	89.77	966	212.05	2,283
F-204	2 BR+Maid	2nd Floor	122.28	1,316	18.83	203	141.11	1,519
F-304	2 BR+Maid	3rd Floor	122.28	1,316	18.83	203	141.11	1,519
F-404	2 BR+Maid	4th Floor	122.28	1,316	18.83	203	141.11	1,519
F-504	2 BR+Maid	5th Floor	122.28	1,316	18.83	203	141.11	1,519
F-604	2 BR+Maid	6th Floor	122.28	1,316	18.83	203	141.11	1,519
F-704	2 BR+Maid	7th Floor	122.28	1,316	18.83	203	141.11	1,519
F-804	2 BR+Maid	8th Floor	122.28	1,316	18.83	203	141.11	1,519

# 2 Bedrooms

Floor 1 to 8



- 1 Living & Dining (4.0m x 6.53m)
- 2 Kitchen (2.8m x 2.72m)
- 3 Toilett (1.90m x 1.50m)
- 4 Bedroom (3.7m x 4.4m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Master Bedroom (3.7m x 4.3m)
- 7 Dressing Room (2.4m x 1.8m)
- 8 Bathroom (2.4m x 2.8m)
- 9 Terrace / Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-104	2 BR	1st Floor	112.9	1,215	48.79	525	161.69	1,740
F-205	2 BR	2nd Floor	112.9	1,215	17.0	183	129.9	1,398
F-305	2 BR	3rd Floor	112.9	1,215	17.0	183	129.9	1,398
F-405	2 BR	4th Floor	112.9	1,215	17.0	183	129.9	1,398
F-505	2 BR	5th Floor	112.9	1,215	17.0	183	129.9	1,398
F-605	2 BR	6th Floor	112.9	1,215	17.0	183	129.9	1,398
F-705	2 BR	7th Floor	112.9	1,215	17.0	183	129.9	1,398
F-805	2 BR	8th Floor	112.9	1,215	17.0	183	129.9	1,398

# 2 Bedrooms

Floor 9 to 10



- 1 Living & Dining (4.95m x 5.8m)
- 2 Kitchen (2.7m x 3.0m)
- 3 Toilet (1.8m x 2.05m)
- 4 Bedroom (4.0m x 3.50m)
- 5 Bathroom (2.4m x 1.8m)
- 6 Master Bedroom (3.5m x 4.25m)
- 7 Dressing Room (1.6m x 2.4m)
- 8 Bathroom (3.4m x 2.4m)
- 9 Balcony

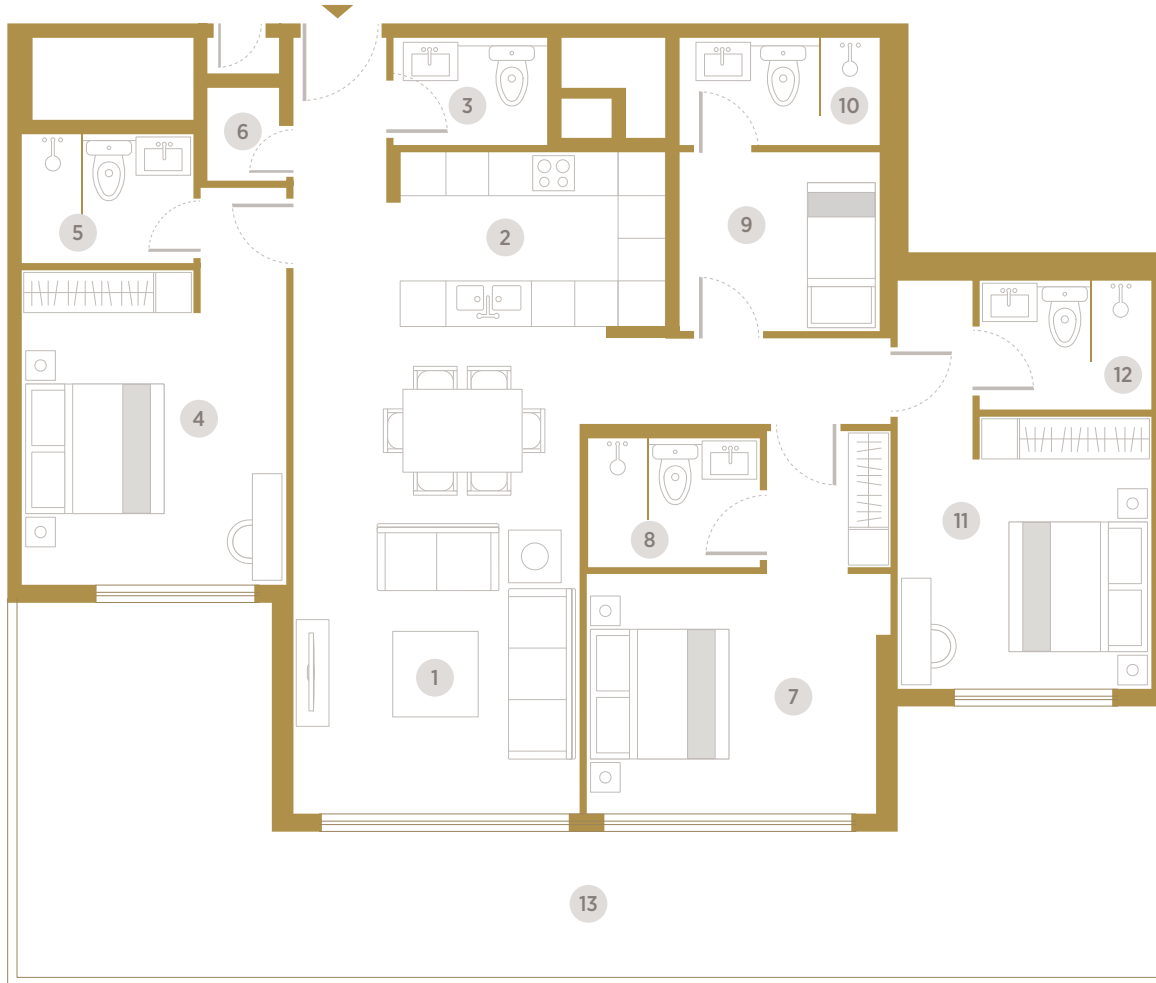


Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-911	2 BR	9th Floor	116.89	1,258	11.13	120	128.02	1,378
F-1011	2 BR	10th Floor	116.89	1,258	11.13	120	128.02	1,378

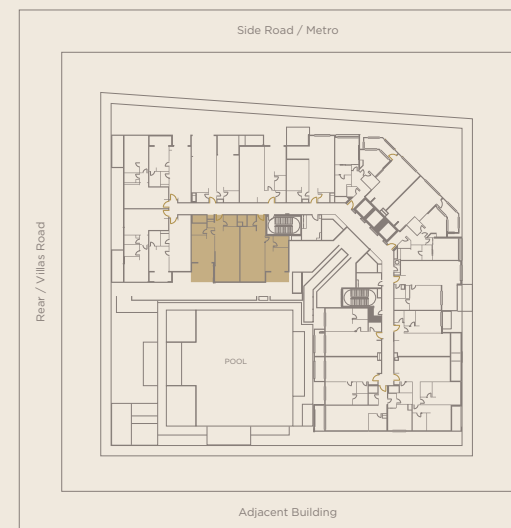


# 3 Bedrooms

## 1st Floor



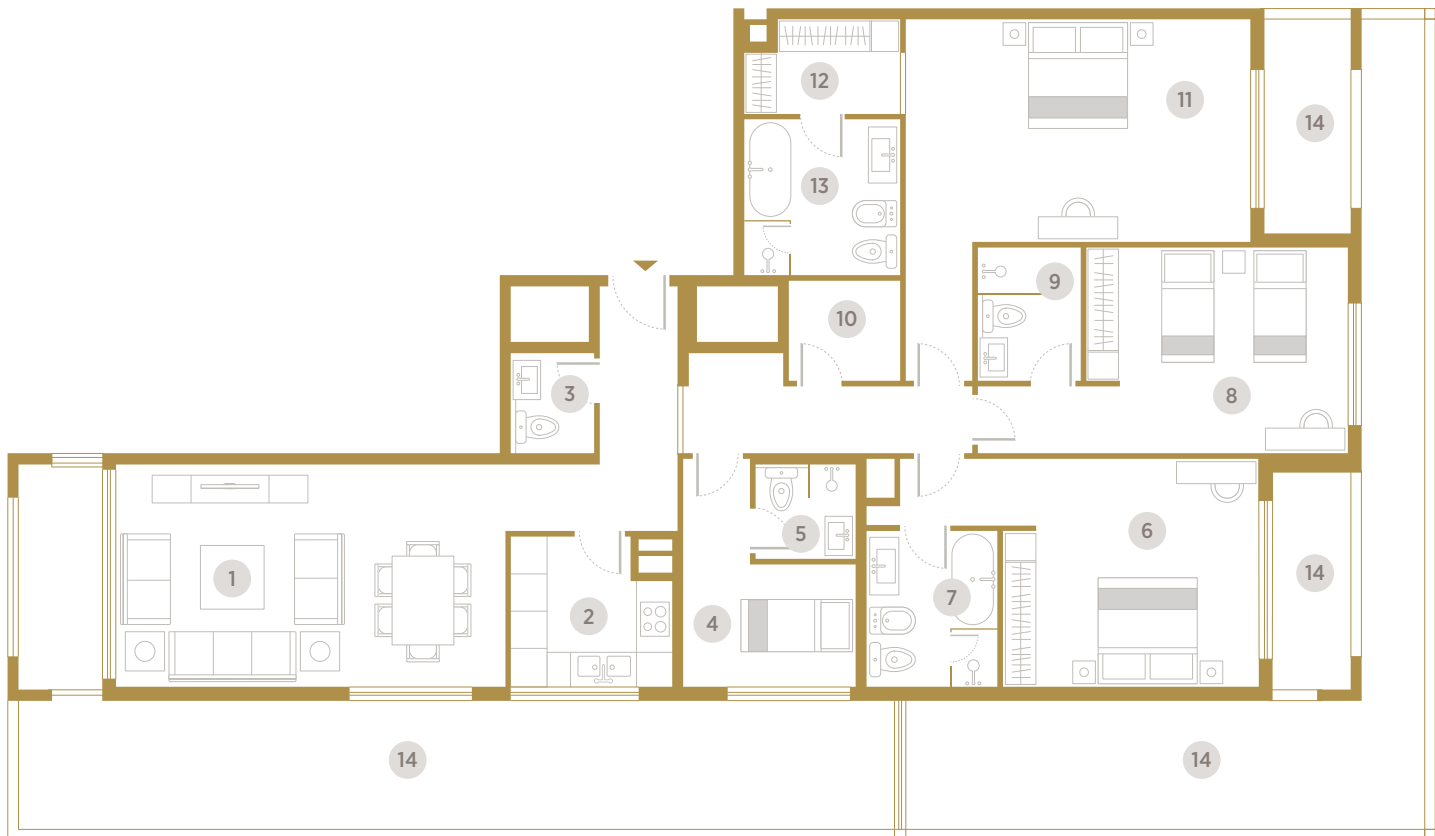
- 1 Living & Dining (4.0m x 6.65m)
- 2 Kitchen (3.7m x 2.60m)
- 3 Toilet (2.5m x 1.50m)
- 4 Bedroom (3.7m x 4.40m)
- 5 Bathroom (2.4m x 1.80m)
- 6 Store (1.0m x 1.30)
- 7 Bedroom (4.25m x 3.35m)
- 8 Bathroom (2.4m x 1.80m)
- 9 Maid Room (2.8m x 2.5m)
- 10 Maid Bathroom (2.8m x 1.5m)
- 11 Master Bedroom (3.55m x 3.80m)
- 12 Bathroom (2.4m x 1.8m)
- 13 Terrace



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-101	3 BR+Maid	1st Floor	143.98	1,550	52.48	565	196.46	2,115

# 3 Bedrooms

## 1st Floor



- 1 Living & Dining (7.0m x 4.0m)
- 2 Kitchen (2.9m x 2.70m)
- 3 Toilet (1.5m x 1.8m)
- 4 Maid Room (3.0m x 2.2m)
- 5 Maid Bathroom (1.8m x 1.7m)
- 6 Bedroom (4.6m x 4.1m)
- 7 Bathroom 2.35m x 2.8m
- 8 Bedroom (4.7m x 3.7m)
- 9 Bathroom (1.85m x 2.4m)
- 10 Store (2.0m x 1.80m)
- 11 Master Bedroom (6.20m x 4.0m)
- 12 Dressing Room (2.8m x 1.7m)
- 13 Bathroom (2.8m x 2.8m)
- 14. Terrace / Balcony



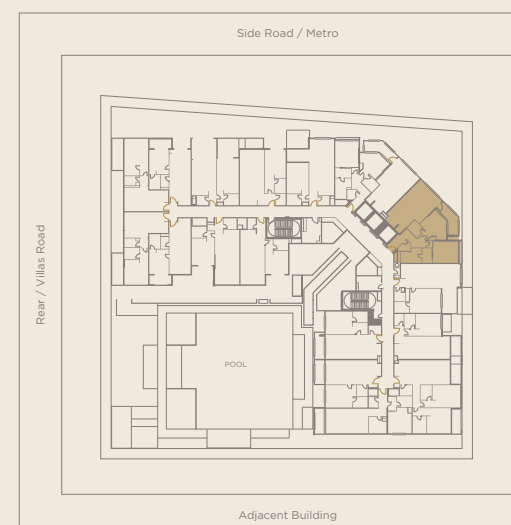
Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-109	3 BR+Maid	1st Floor	184.24	1,983	102.02	1098	286.26	3,081

# 3 Bedrooms

Floor 1 to 8



- 1 Living & Dining (4.95m x 5.8m)
- 2 Kitchen (2.7m x 2.84m)
- 3 Toilet (2.0m x 1.75m)
- 4 Bedroom (3.26m x 3.5m)
- 5 Bathroom (2.4m x 1.80m)
- 6 Bedroom (4.0m x 3.7m)
- 7 Bathroom (1.8m x 2.4m)
- 8 Master Bedroom (5.0m x 3.60m)
- 9 Dressing Room (2.05m x 1.80m)
- 10 Bathroom (3.6m x 1.80m)
- 11 Maid Room (2.6m x 1.8m)
- 12 Maid Bathroom (2.0m x 1.35m)
- 13 Terrace / Balcony



Unit	Type	Floor	Unit Area		Balcony/Terrace		Total Area	
			Sq. m.	Sq. ft.	Sq. m.	Sq. ft.	Sq. m.	Sq. ft.
F-107	3 BR+Maid	1st Floor	156.74	1,687	22.10	238	178.84	1,925
F-208	3 BR+Maid	2nd Floor	156.74	1,687	11.12	120	167.86	1,807
F-308	3 BR+Maid	3rd Floor	156.74	1,687	11.12	120	167.86	1,807
F-408	3 BR+Maid	4th Floor	156.74	1,687	11.12	120	167.86	1,807
F-508	3 BR+Maid	5th Floor	156.74	1,687	11.12	120	167.86	1,807
F-608	3 BR+Maid	6th Floor	156.74	1,687	11.12	120	167.86	1,807
F-708	3 BR+Maid	7th Floor	156.74	1,687	11.12	120	167.86	1,807
F-808	3 BR+Maid	8th Floor	156.74	1,687	11.12	120	167.86	1,807





Contemporary designer chandeliers

## Avenue Residence 4 at a glance

- Thirteen storey luxury apartments
- Located at the heart Al Furjan Area
- Stunning city views
- Convenient transport links – within minutes of Sheikh Zayed Road, Mohammed Bin Zayed Road and Emirates Road, and easy walking distance of Dubai Metro
- Five minutes' drive to Ibn Battuta mall
- Fitted out with Italian brands
- Golden finish
- Built-in 5 Siemens™ appliances
- Italian kitchens & wardrobes
- Branded Nemo™ chandeliers
- The latest gym equipment from Technogym™
- Temperature controlled swimming pool
- Kids playground
- 24-Hour security
- Secure G+2 podium parking
- Chiller free



All dimensions are in imperial, metric, measured to structural elements and exclude wall finishes and construction tolerances. All of the materials are of high end Italian branded which will add high value to the property. All images are used for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer deserves the right to make high changes which reflects quality revisions/alterations, at its absolute discretion, without liability whatsoever.





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