



AV3NUE

RESIDENCE





Discover affordable luxury living in a family-focused community at the heart of New Dubai. Welcome home to Avenue Residence 3.

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Avenue Residence 3 is bringing uncompromised luxury and achievable affordability to one of Dubai's most well-connected communities. Centrally situated in the popular Al Furjan neighbourhood, Avenue Residence 3 is a ten-storey tower comprising spacious one, two and three-bedroom freehold apartments, complimented by high-end facilities.

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Avenue Residence 3 apartments feature spacious kitchens that have been thoughtfully designed and generously equipped. All are fitted with branded appliances from a leading European manufacturer, including built-in refrigerator, microwave, cooking range, oven and integrated washing machine.

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Located close to the popular Ibn Battuta Mall, and with superb transportation links to all areas of Dubai, Al Furjan combines the benefits of urban living with spacious, open landscapes and a multitude of convenient local amenities. Thoughtfully master-planned, Al Furjan provides the perfect environment in which families can live, grow and thrive.

The new Al Furjan Dubai Metro Station
is only 1 minute away.

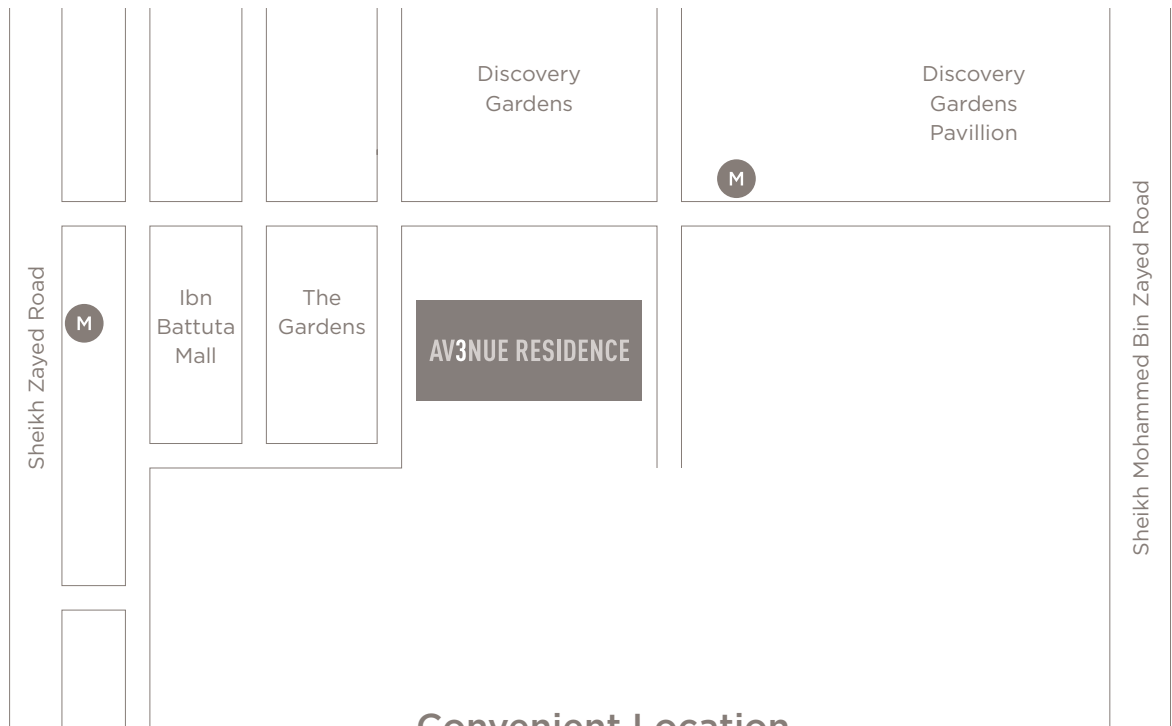




Avenue 3 provides all of the amenities that your busy family lifestyle demands. A fully-equipped health and fitness club, with separate child and adult facilities, along with lagoon-themed swimming pools, lush landscaped gardens, community BBQ and kids' play areas, deliver on the promise of a healthy and convivial way of life. While dedicated building security and on-call butler and nanny services ensure round-the-clock convenience and peace-of-mind.




Fully equipped gym and community swimming pool for kids and adults.



Convenient Location

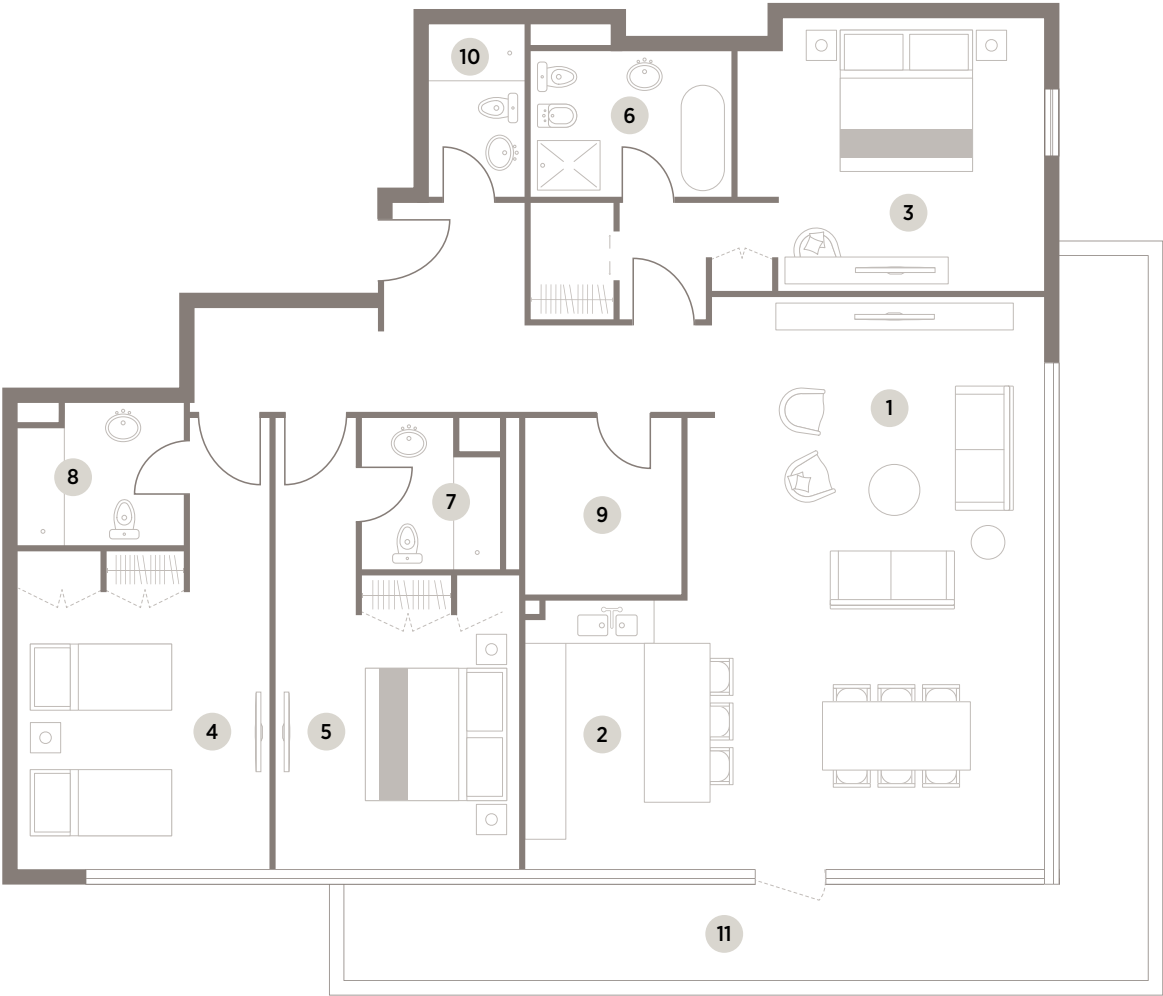
Avenue 3 is strategically sited within easy access of Dubai's key locations:

Dubai Metro (new Al Furjan station)	1 minute
Sheikh Mohammed Bin Zayed Road	3 minutes
Sheikh Zayed Road	3 minutes
Ibn Battuta Mall and Metro station	5 minutes
Dubai Marina and Marina Mall	10 minutes
Al Maktoum Airport (DWC)	10 minutes
Mall of the Emirates	15 minutes
Burj Khalifa and Dubai Mall	20 minutes
Dubai International Airport	25 minutes
 Metro Station	

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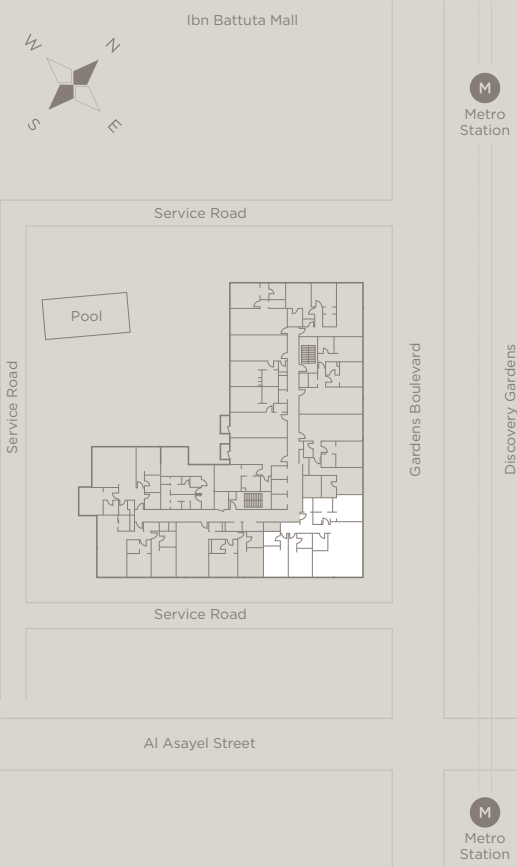
Building Floor Plan

3 Bedrooms
Floors 1 to 10



- 1 Living & Dining 4.9m x 8.4m
- 2 Kitchen 2.8m x 3.8m
- 3 Bedroom 3.90m x 4.10
- 4 Bedroom 3.80m x 3.90m
- 5 Bedroom 3.70m x 3.60m
- 6 Bath 3.00m x 2.20m
- 7 Bath 2.10m x 2.15m
- 8 Bath 2.50m x 2.25m
- 9 Maidroom 2.30m x 2.60m
- 10 Toilet 1.35m x 2.5m
- 11 Balcony

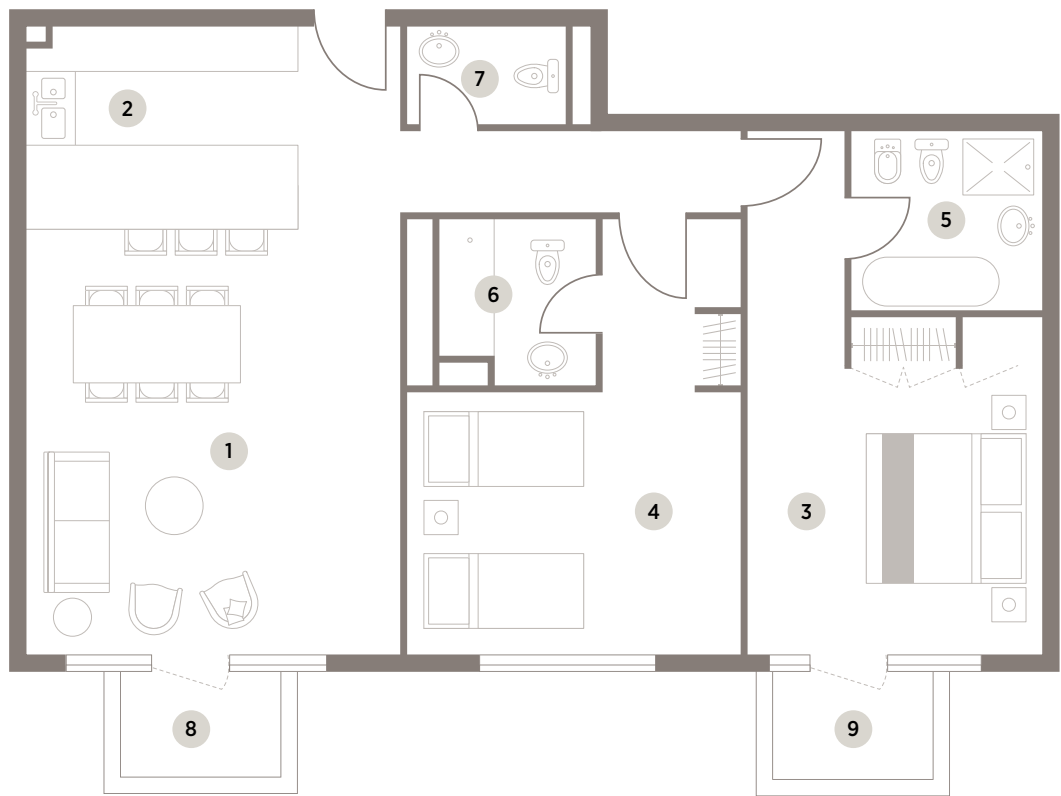
Unit	Type	Floor	Area	Balcony	Terrace	Total
101	3BR+Maid	1st floor	1,903.77		1,699.49	3,603.26
201	3BR+Maid	2nd floor	1,898.95	402.46		2,301.41
301	3BR+Maid	3rd floor	1,898.95	402.46		2,301.41
401	3BR+Maid	4th floor	1,898.95	402.46		2,301.41
501	3BR+Maid	5th floor	1,898.95	402.46		2,301.41
601	3BR+Maid	6th floor	1,898.95	402.46		2,301.41
701	3BR+Maid	7th floor	1,898.95	402.46		2,301.41
801	3BR+Maid	8th floor	1,898.95	402.46		2,301.41
901	3BR+Maid	9th floor	1,898.95	402.46		2,301.41
1001	3BR+Maid	10th floor	1,898.95	402.46		2,301.41



All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions and drawings are approximate only. Information is subject to change without notice, at the developer's absolute discretion. Actual area may vary from stated area. Drawings not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

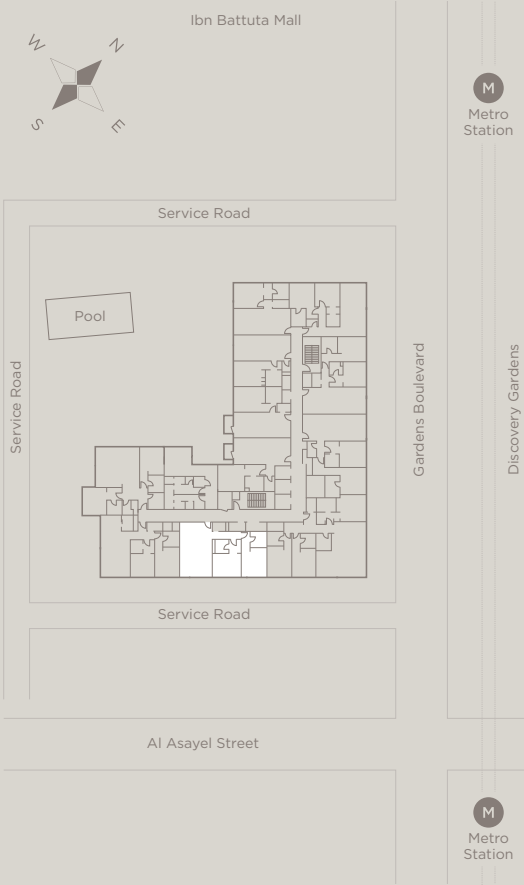
2 Bedrooms

Floors 1 to 10



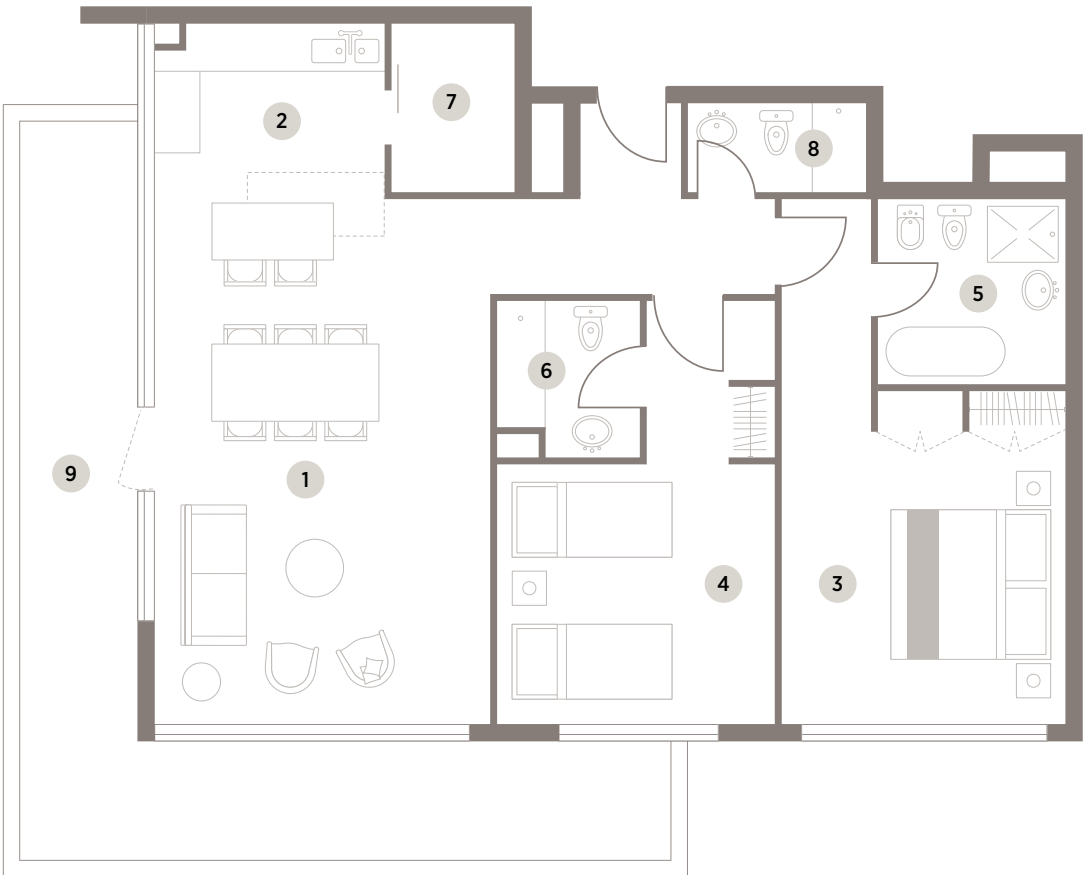
- 1 Dining & Living 4.95m x 5.90m
- 2 Kitchen 4.95m x 2.40m
- 3 Bedroom 3.9m x 3.70m
- 4 Bedroom 4.55m x 3.40m
- 5 Bath 2.5m x 2.5m
- 6 Bath 2.1m x 2.1m
- 7 Toilet 2.15m x 1.3m
- 8 Balcony
- 9 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
102	2BR	1st floor	1,219.18		537.89	1,793.07
202	2BR	2nd floor	1,209.53	97.50		1,307.03
302	2BR	3rd floor	1,209.53	97.50		1,307.03
402	2BR	4th floor	1,209.53	97.50		1,307.03
502	2BR	5th floor	1,209.53	97.50		1,307.03
602	2BR	6th floor	1,209.53	97.50		1,307.03
702	2BR	7th floor	1,217.41	97.50		1,314.91
802	2BR	8th floor	1,217.41	97.50		1,314.91
902	2BR	9th floor	1,217.41	97.50		1,314.91
1002	2BR	10th floor	1,208.36	97.50		1,305.86



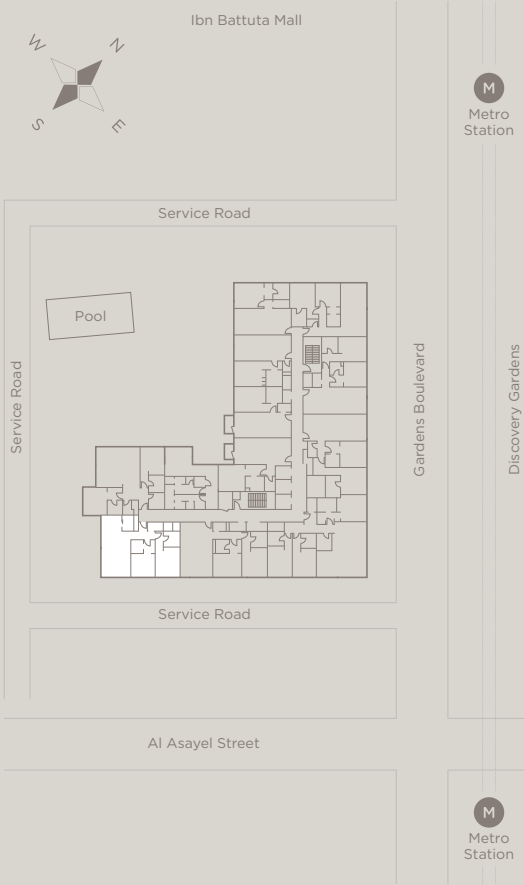
2 Bedrooms

Floors 1 to 10



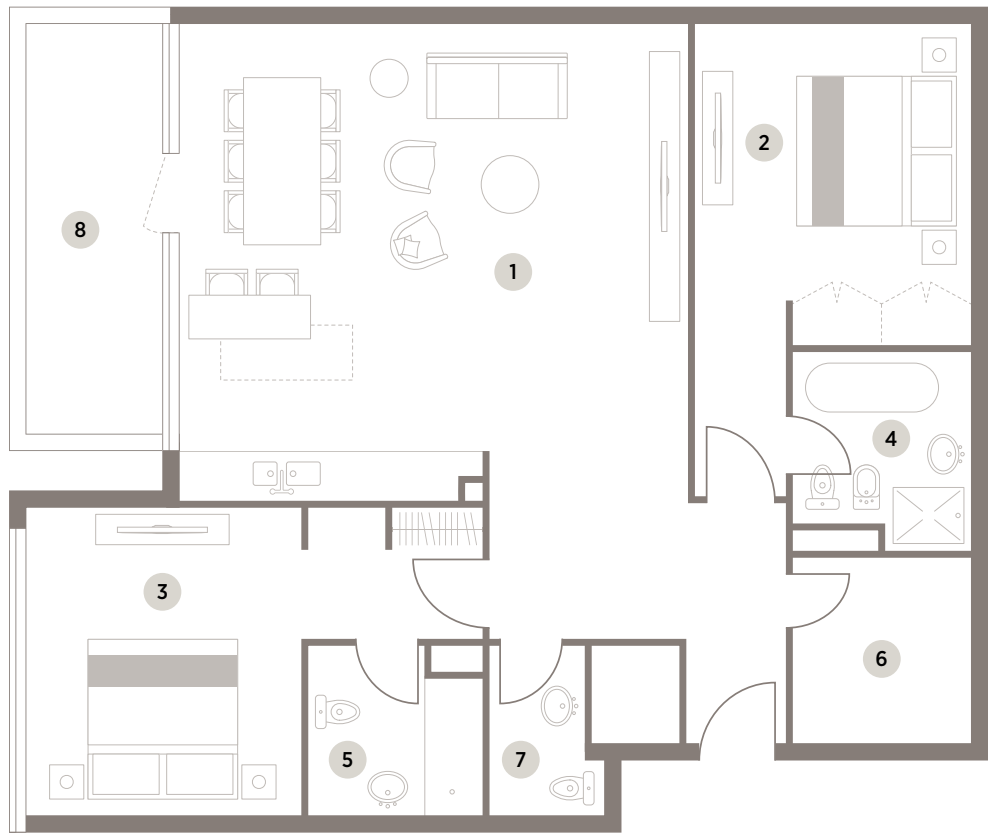
- 1 Dining & Living 4.35m x 6.90m
- 2 Kitchen 2.95m x 2.40m
- 3 Bedroom 3.80m x 3.80m
- 4 Bedroom 3.75m x 3.40m
- 5 Bath 2.5m x 2.45m
- 6 Bath 1.9m x 2.1m
- 7 Maidroom 1.70m x 2.2m
- 8 Toilet 2.4m x 1.3m
- 9 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
103	2BR+Maid	1st floor	1,205.72		1,019.27	2,224.99
203	2BR+Maid	2nd floor	1,206.19	318.74		1,524.93
303	2BR+Maid	3rd floor	1,206.19	318.74		1,524.93
403	2BR+Maid	4th floor	1,206.19	318.74		1,524.93
503	2BR+Maid	5th floor	1,206.19	318.74		1,524.93
603	2BR+Maid	6th floor	1,206.20	318.74		1,524.94
703	2BR+Maid	7th floor	1,206.20	318.74		1,524.94
803	2BR+Maid	8th floor	1,206.20	318.74		1,524.94
903	2BR+Maid	9th floor	1,206.20	318.74		1,524.94
1003	2BR+Maid	10th floor	1,206.20	318.74		1,524.94



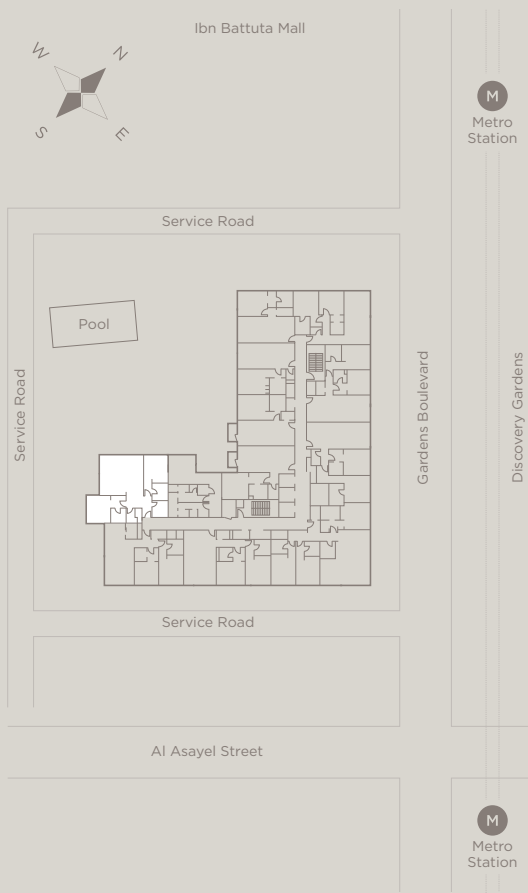
2 Bedrooms

Floors 1 to 10



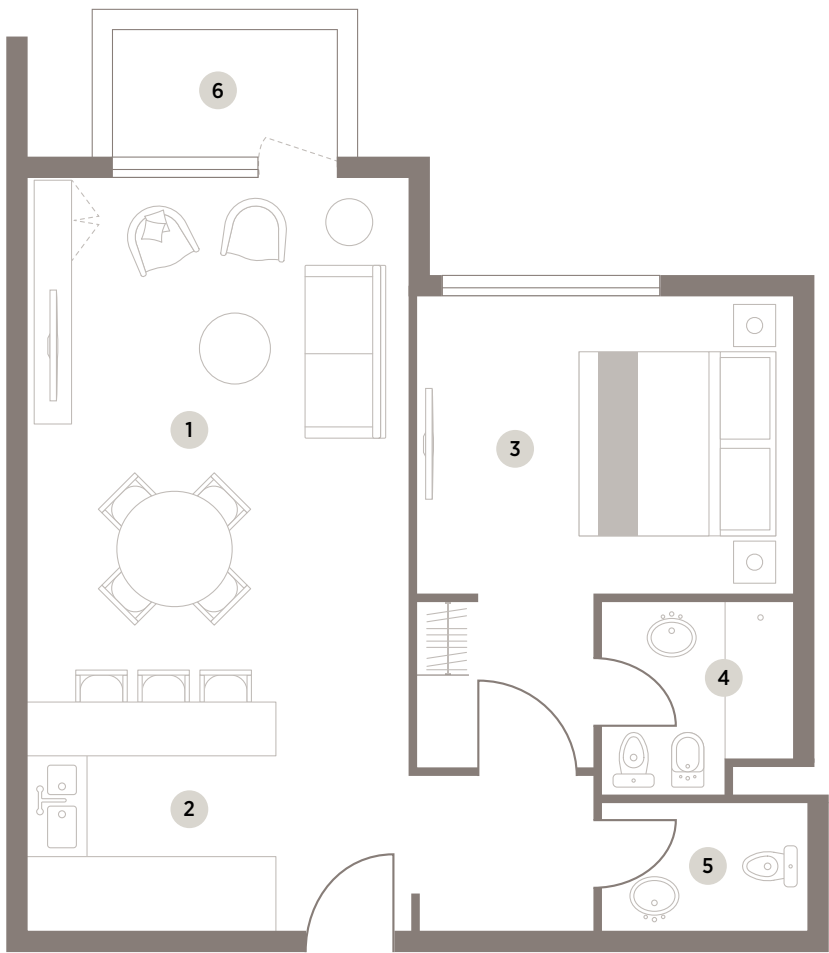
- 1 Dining & Living & Kitchen 6.7m x 5.6m
- 2 Bedroom 3.80m x 3.55m
- 3 Bedroom 3.6m x 4.05m
- 4 Bath 2.5m x 2.6m
- 5 Bath 2.3m x 2.2m
- 6 Maidroom 2.5m x 2.15m
- 7 Toilet 1.6m x 2.4m
- 8 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
104	2BR+Maid	1st floor	1,349.01		745.87	2,094.88
204	2BR+Maid	2nd floor	1,341.57	136.75		1,478.32
304	2BR+Maid	3rd floor	1,341.57	136.75		1,478.32
404	2BR+Maid	4th floor	1,341.57	136.75		1,478.32
504	2BR+Maid	5th floor	1,341.57	136.75		1,478.32
604	2BR+Maid	6th floor	1,344.38	136.70		1,481.08
704	2BR+Maid	7th floor	1,334.57	136.73		1,471.30
804	2BR+Maid	8th floor	1,334.57	136.73		1,471.30
904	2BR+Maid	9th floor	1,334.57	136.73		1,471.30
1004	2BR+Maid	10th floor	1,339.51	136.73		1,476.24



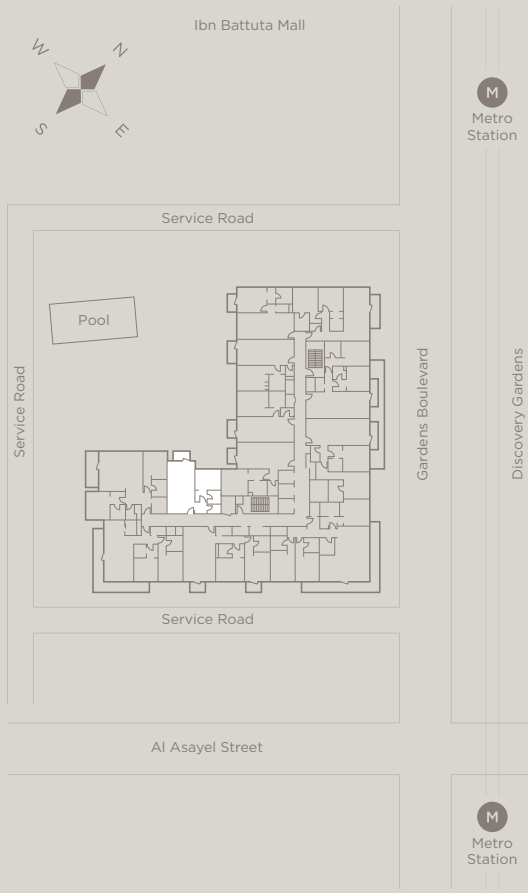
1 Bedroom

Floors 2 to 10

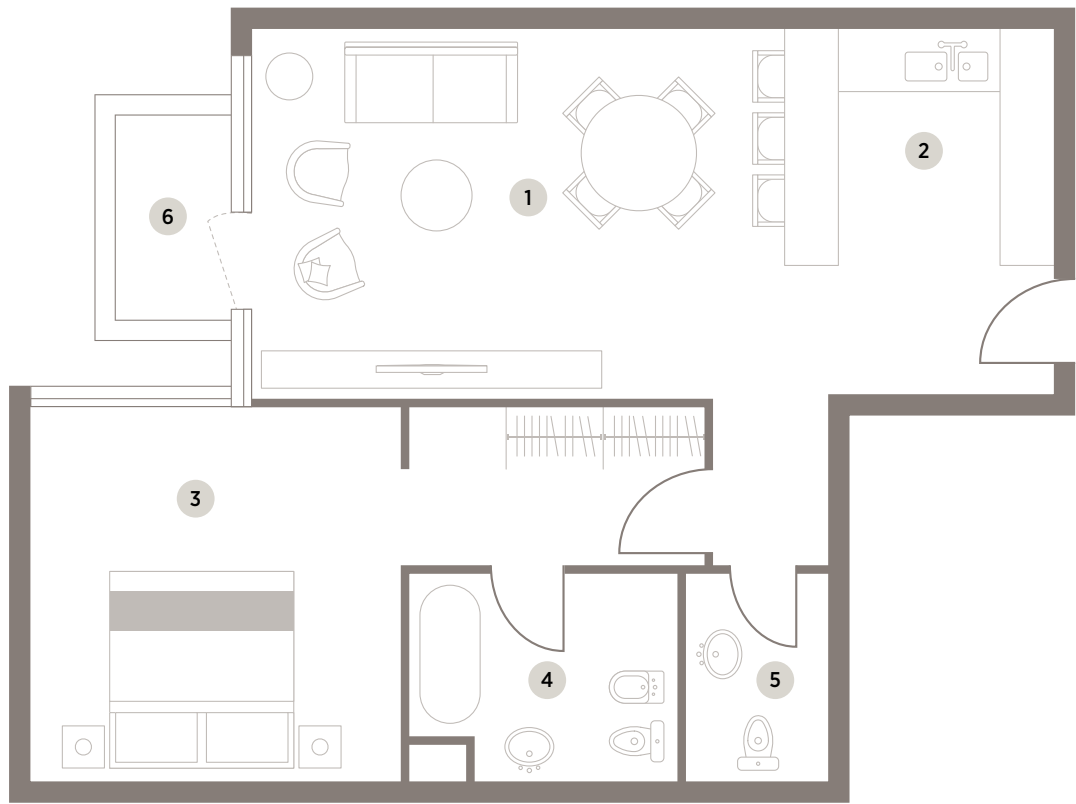


- 1 Dining & Living: 4.00m x 5.5m
- 2 Kitchen 4.00m x 2.40m
- 3 Bedroom 4.1m x 3.1m
- 4 Bath 2.1m x 2.15m
- 5 Toilet 2.3m x 1.35m
- 6 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
205	1BR	2nd floor	723.91	53.73		777.64
305	1BR	3rd floor	723.91	53.73		777.64
405	1BR	4th floor	723.91	53.73		777.64
505	1BR	5th floor	723.91	53.73		777.64
605	1BR	6th floor	723.91	53.73		777.64
705	1BR	7th floor	726.77	53.69		780.46
805	1BR	8th floor	726.77	53.69		780.46
905	1BR	9th floor	726.77	53.69		780.46
1005	1BR	10th floor	726.77	53.69		780.46

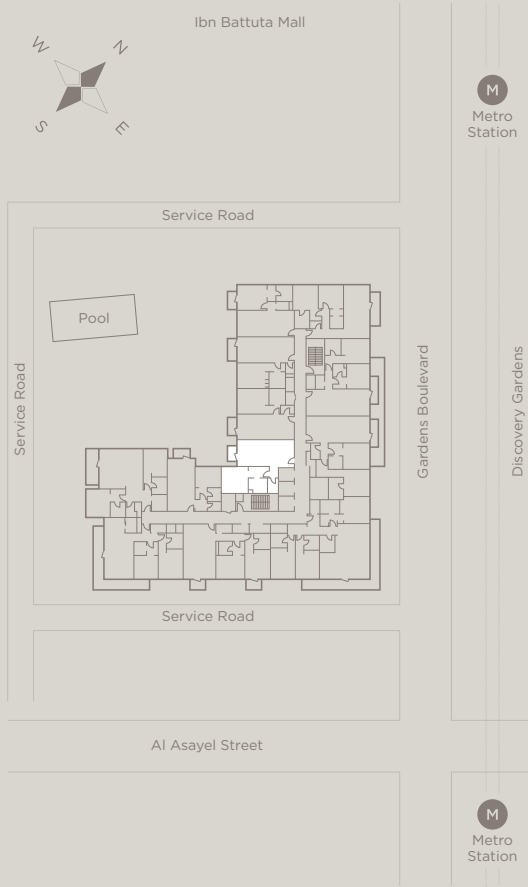


1 Bedroom
Floors 1 to 5

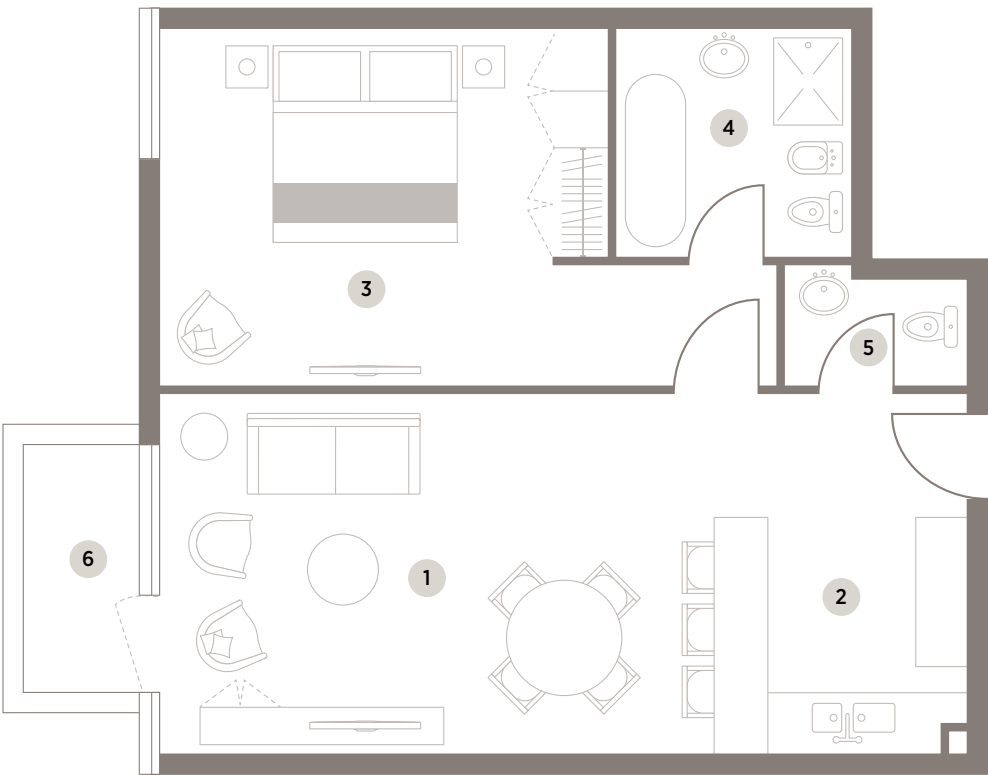


- 1 Dining & Living 6.30m x 4.00m
- 2 Kitchen 2.4m x 4.00m
- 3 Bedroom 4.10m x 3.90m
- 4 Bath 2.95m x 2.15m
- 5 Toilet 1.4m x 2.15 m
- 6 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
105	1BR	1st floor	859.38		95.89	955.27
206	1BR	2nd floor	855.02	48.84		903.86
306	1BR	3rd floor	855.02	48.84		903.86
406	1BR	4th floor	855.02	48.84		903.86
506	1BR	5th floor	855.02	48.84		903.86

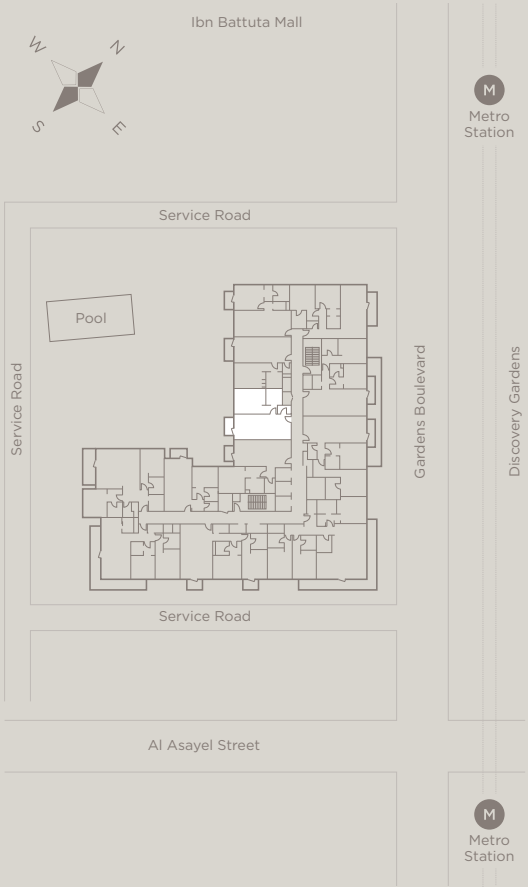


1 Bedroom
Floors 1 to 5

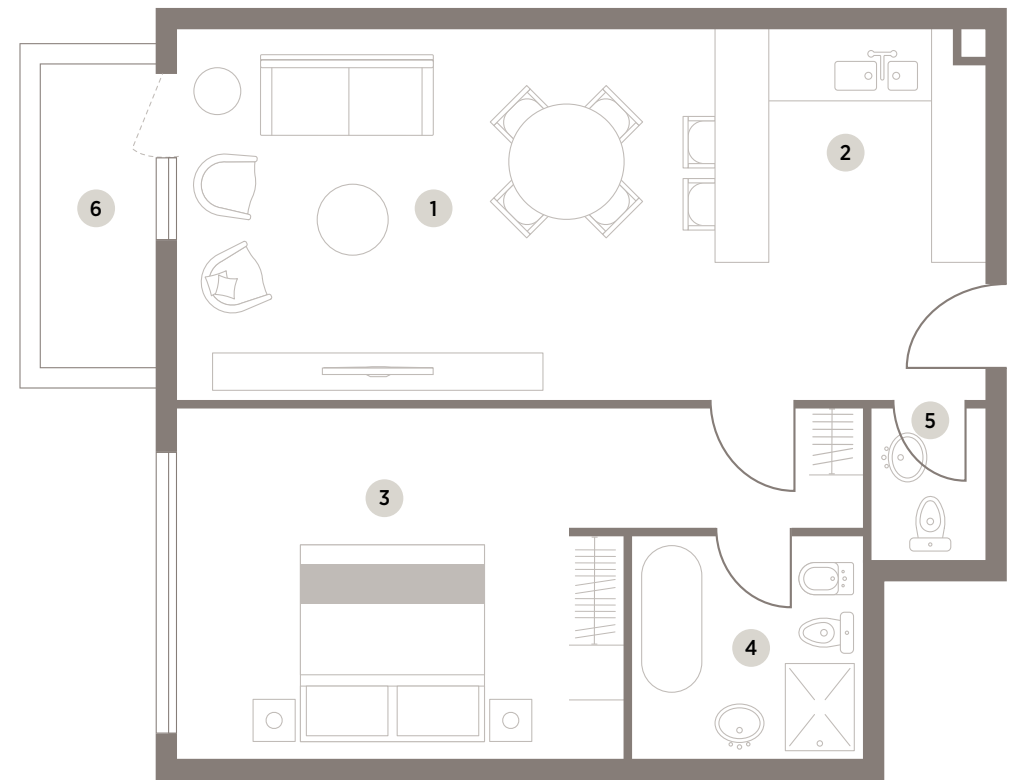


- 1 Dining & Living 6.30m x 3.85m
- 2 Kitchen 2.40m x 3.85m
- 3 Bedroom 4.15m x 3.85m
- 4 Bath 2.65m x 2.50m
- 5 Toilet 2m x 1.10m
- 6 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
106	1BR	1st floor	770.47		221.48	991.95
207	1BR	2nd floor	766.60	58.26		824.86
307	1BR	3rd floor	766.60	58.26		824.86
407	1BR	4th floor	766.60	58.26		824.86
507	1BR	5th floor	766.60	58.26		824.86

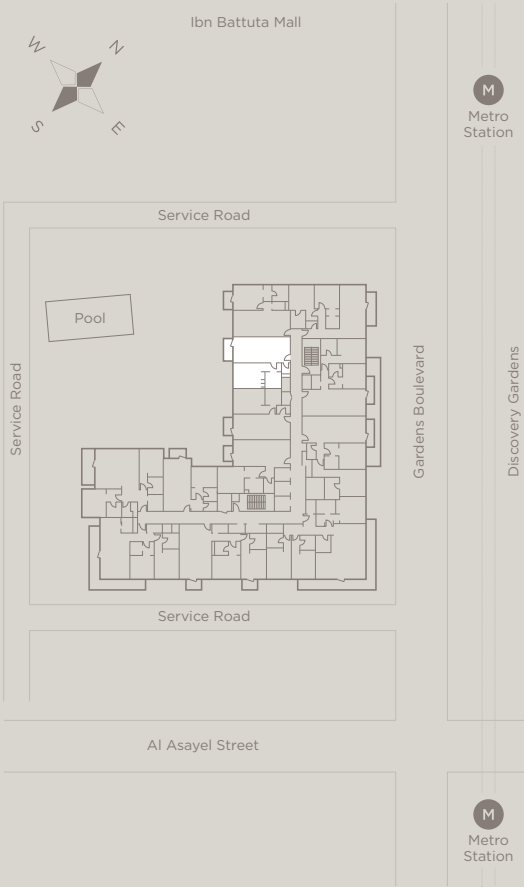


1 Bedroom
Floors 1 to 5

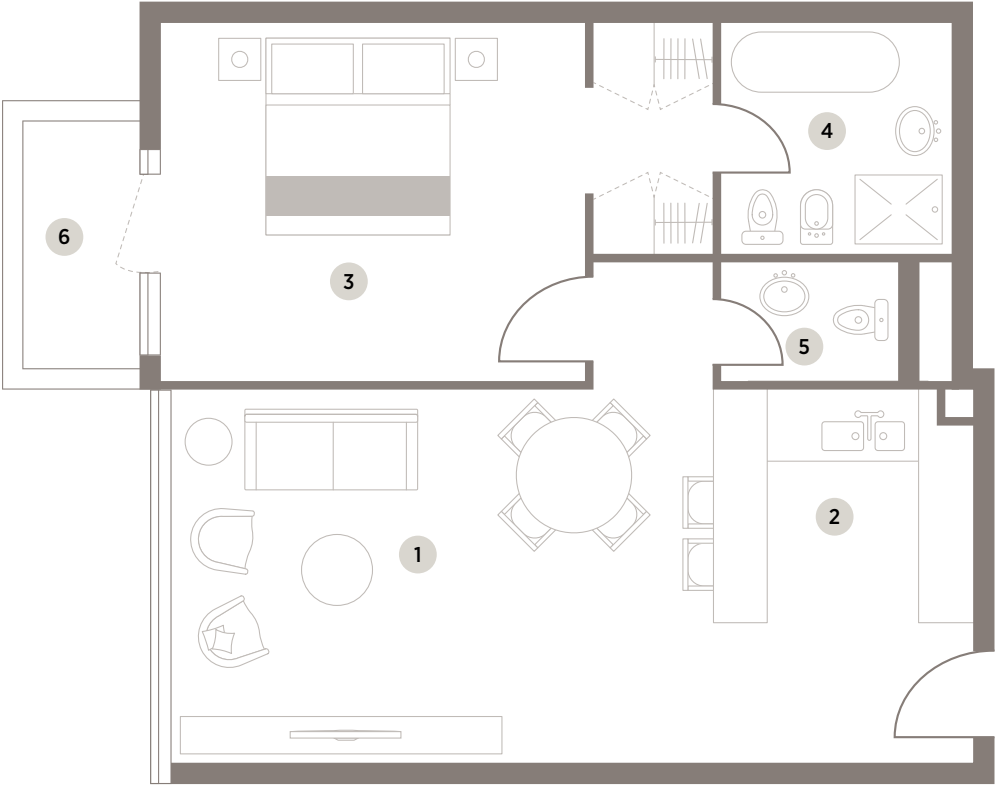


- 1 Dining & Living 6.30m x 3.95m
- 2 Kitchen 2.40m x 3.95m
- 3 Bedroom 4.15m x 3.85m
- 4 Bath 2.5m x 2.5m
- 5 Toilet 1.2m x 1.65m
- 6 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
107	1BR	1st floor	788.89		294.13	1,083.02
208	1BR	2nd floor	789.10	70.91		860.01
308	1BR	3rd floor	789.10	70.91		860.01
408	1BR	4th floor	789.10	70.91		860.01
508	1BR	5th floor	789.10	70.91		860.01

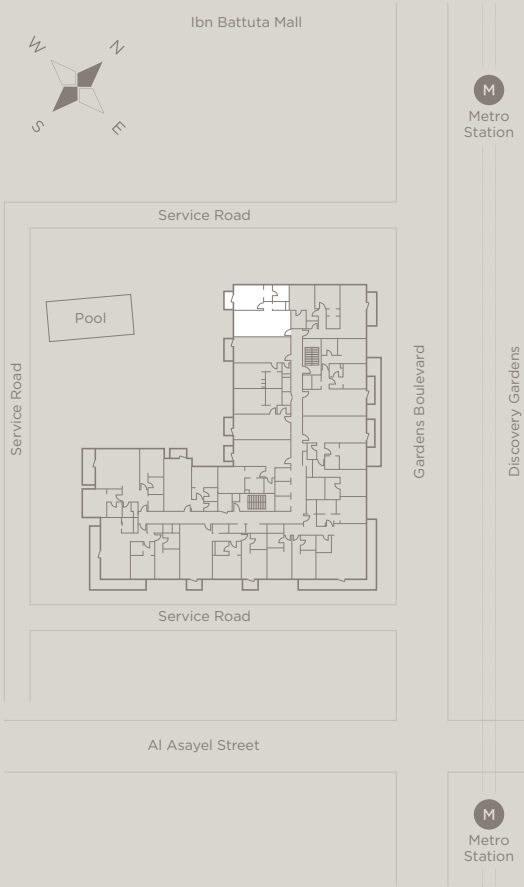


1 Bedroom
Floors 1 to 6

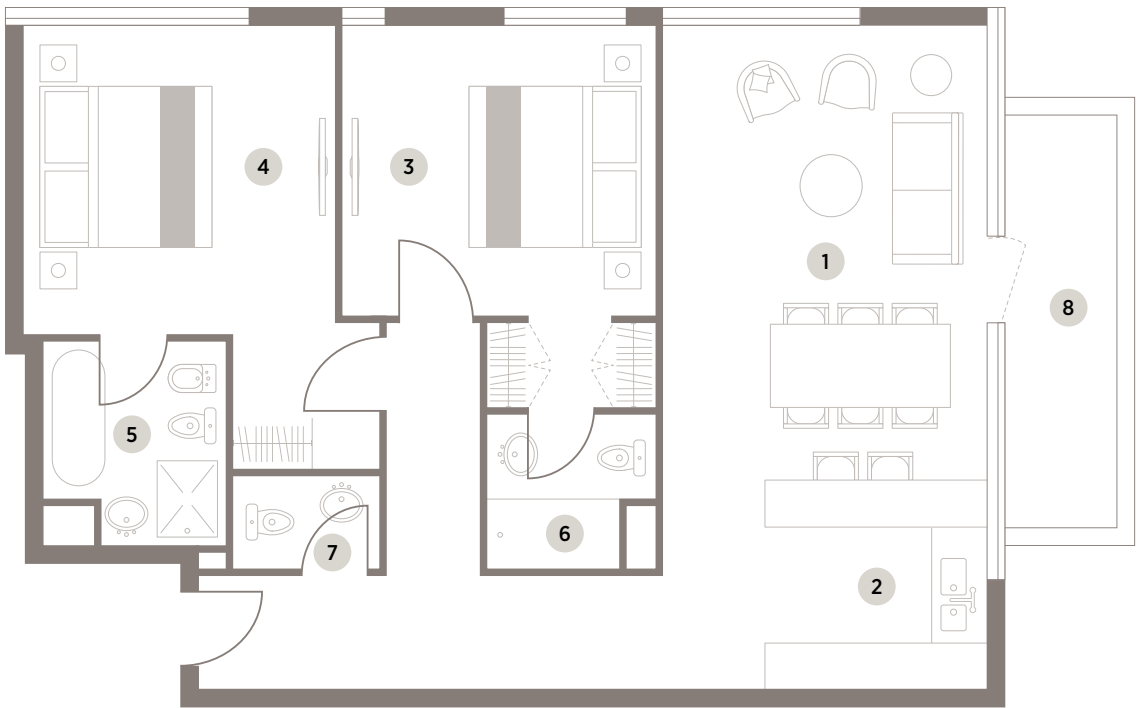


- 1 Dining & Living 6.30m x 4.05m
- 2 Kitchen 2.40m x 4.05m
- 3 Bedroom 4.50m x 3.75m
- 4 Bath 2.5m x 2.4m
- 5 Toilet 2m x 1.25m
- 6 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
108	1BR	1st floor	810.55		949.47	1,760.01
209	1BR	2nd floor	807.36	54.23		861.59
309	1BR	3rd floor	807.36	54.23		861.59
409	1BR	4th floor	807.36	54.23		861.59
509	1BR	5th floor	807.36	54.23		861.59
608	1BR	6th floor	802.84	54.23		857.07

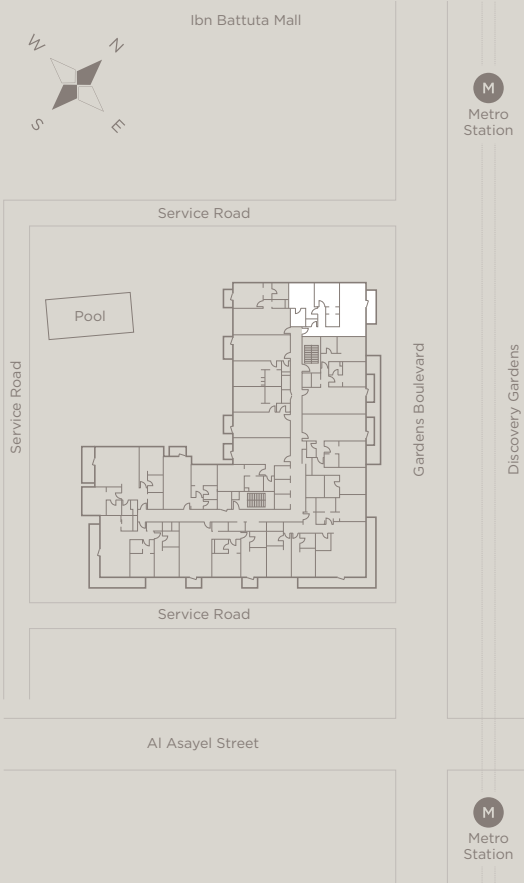


2 Bedrooms
Floors 1 to 6

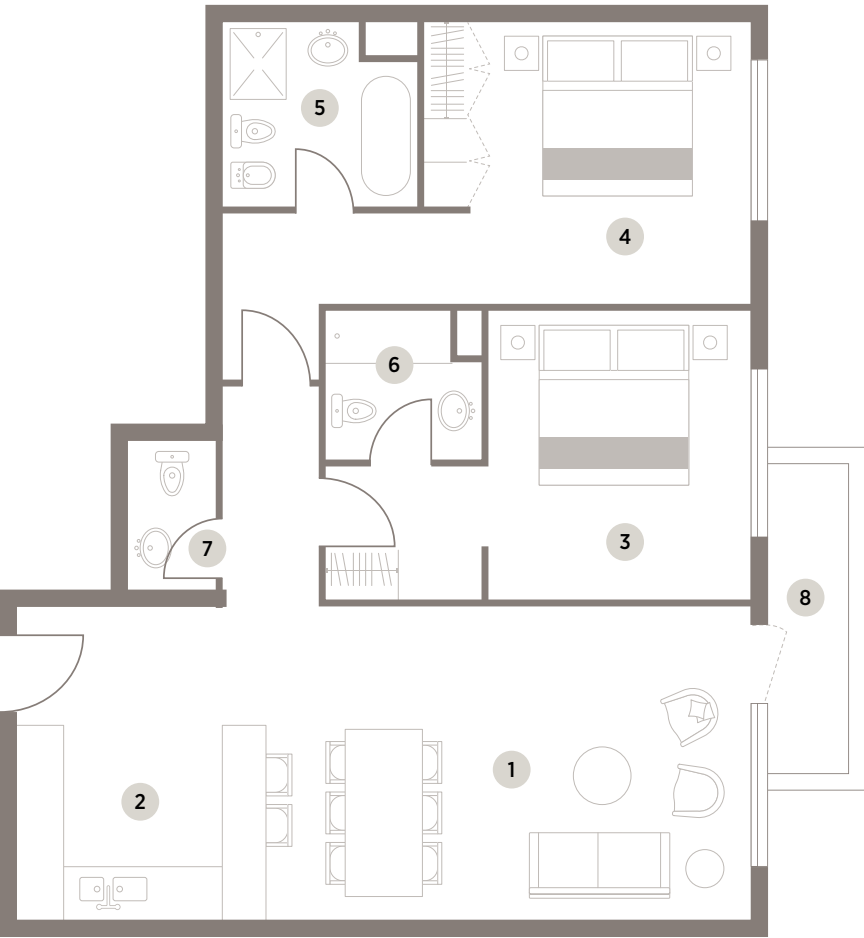


- 1 Dining & Living 3.90m x 5.70m
- 2 Kitchen 3.90 m x 2.40m
- 3 Bedroom 3.90m x 3.60m
- 4 Bedroom 3.90m x 3.80m
- 5 Bath 2.35m x 2.5m
- 6 Bath 2.1m x 1.8m
- 7 Toilet 1.8m x 1.15m
- 8 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
109	2BR	1st floor	1,106.23		1426.56	2,532.79
210	2BR	2nd floor	1,109.80	102.13		1,211.93
310	2BR	3rd floor	1,109.80	102.13		1,211.93
410	2BR	4th floor	1,109.80	102.13		1,211.92
510	2BR	5th floor	1,109.80	102.13		1,211.92
609	2BR	6th floor	1,114.32	102.13		1,216.45

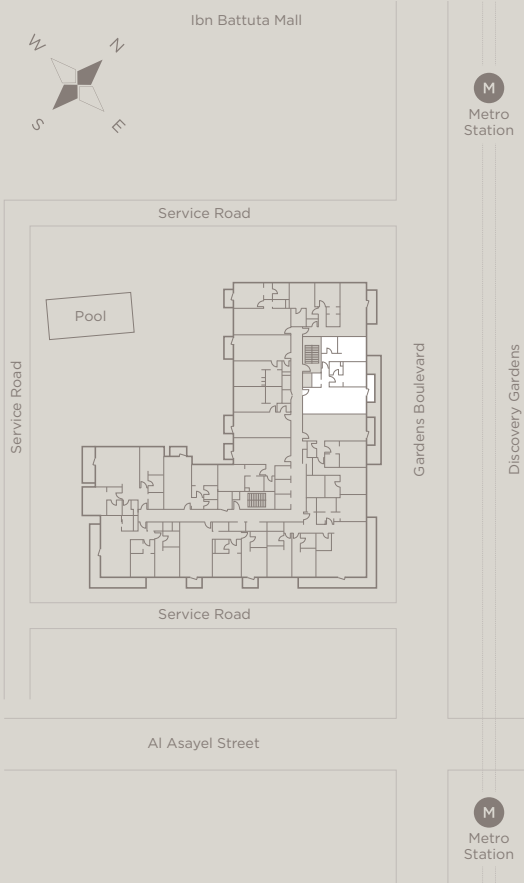


2 Bedrooms
Floors 1 to 10

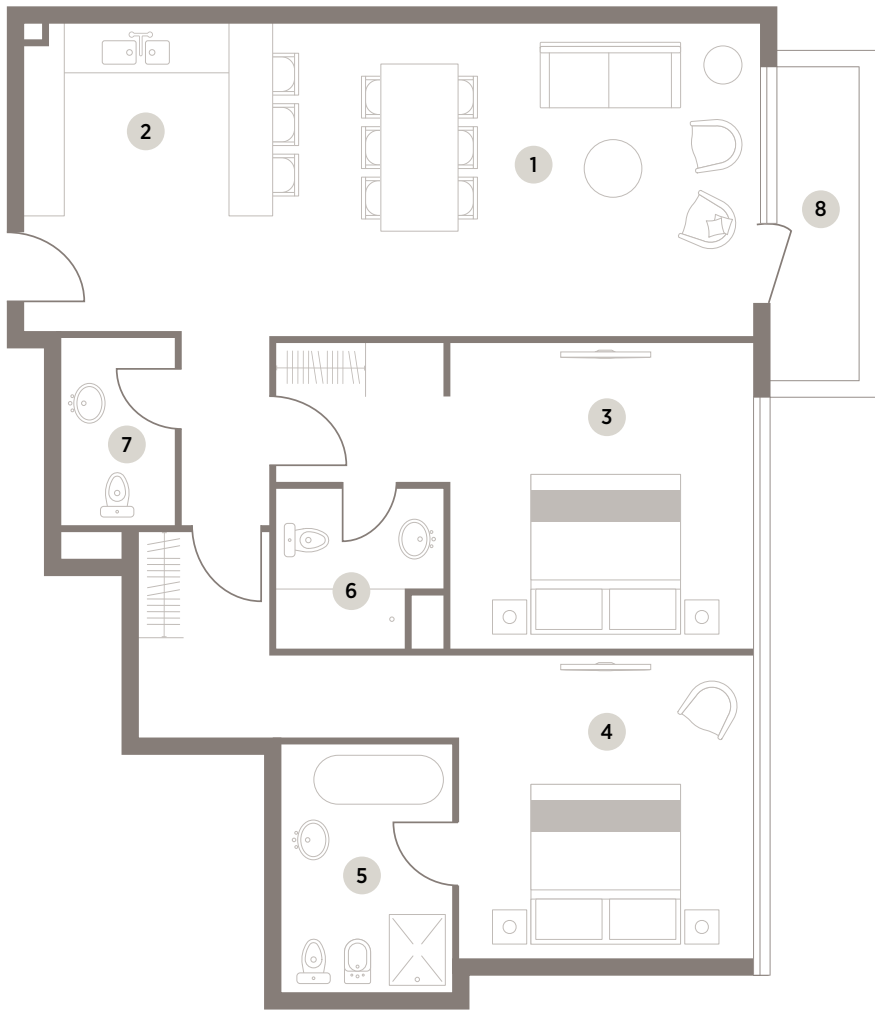


- 1 Dining & Living 7.30m x 4.10m
- 2 Kitchen 2.40m x 4.10m
- 3 Bedroom 3.45m x 3.70m
- 4 Bedroom 3.70m x 3.75m
- 5 Bath 2.50m x 2.45m
- 6 Bath 2.05m x 2m
- 7 Toilet 1.3m x 1.95m
- 8 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
110	2BR	1st floor	1,153.38		799.77	1,953.15
211	2BR	2nd floor	1,153.60	86.45		1,240.05
311	2BR	3rd floor	1,153.60	86.45		1,240.05
411	2BR	4th floor	1,153.60	86.45		1,240.05
511	2BR	5th floor	1,153.60	86.45		1,240.05
610	2BR	6th floor	1,155.86	86.45		1,242.31
709	2BR	7th floor	1,153.60	86.45		1,240.05
809	2BR	8th floor	1,153.60	86.45		1,240.05
909	2BR	9th floor	1,153.60	86.45		1,240.05
1009	2BR	10th floor	1,153.60	176.86		1,330.46

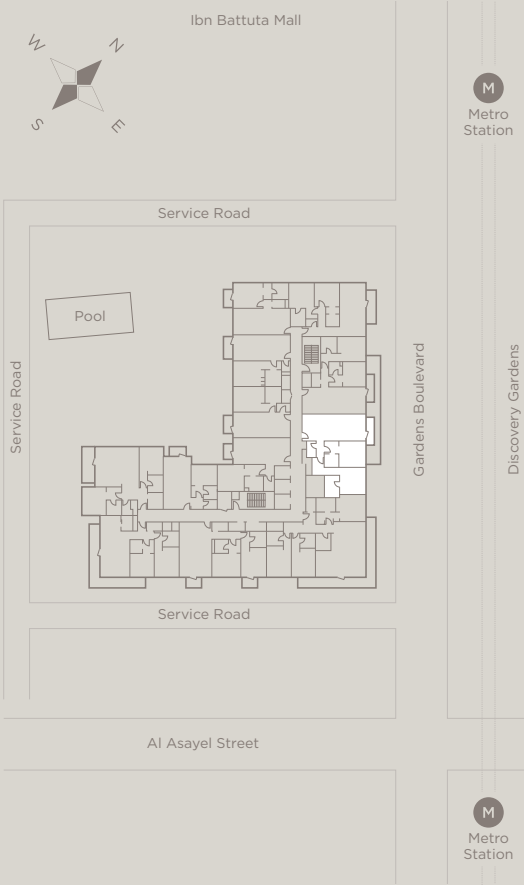


2 Bedrooms
Floors 1 to 10

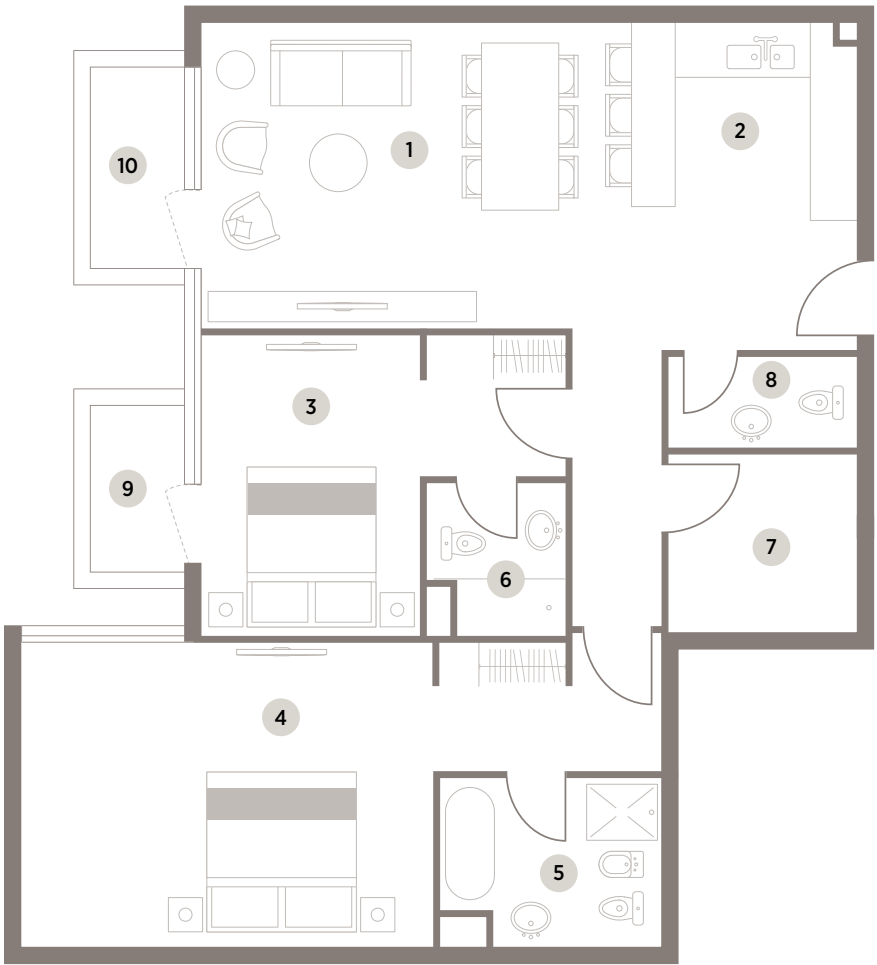


- 1 Dining & Living 7.30m x 4.15m
- 2 Kitchen 2.40m x 4.15m
- 3 Bedroom 4.00m x 3.95m
- 4 Bedroom 3.90m x 4.15m
- 5 Bath 2.2m x 3.3m
- 6 Bath 2.25m x 2.1m
- 7 Toilet 1.5m x 2.2m
- 8 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
111	2BR	1st floor	1,247.85		550.33	1,798.18
212	2BR	2nd floor	1,248.65	86.45		1,335.10
312	2BR	3rd floor	1,248.65	86.45		1,335.10
412	2BR	4th floor	1,248.65	86.45		1,335.10
512	2BR	5th floor	1,248.65	86.45		1,335.10
611	2BR	6th floor	1,248.65	86.45		1,335.10
710	2BR	7th floor	1,248.65	86.45		1,335.10
810	2BR	8th floor	1,248.65	86.45		1,335.10
910	2BR	9th floor	1,248.65	86.45		1,335.10
1010	2BR	10th floor	1,248.65	152.57		1,401.22

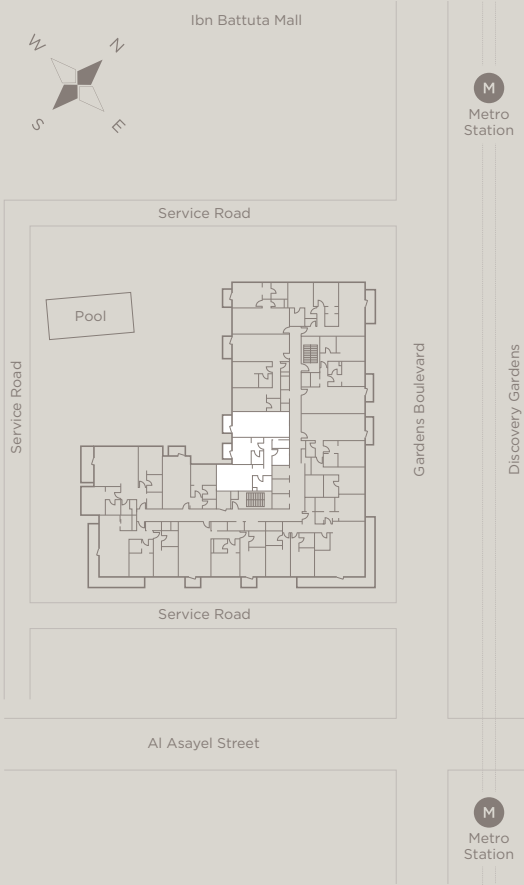


2 Bedrooms
Floor 6

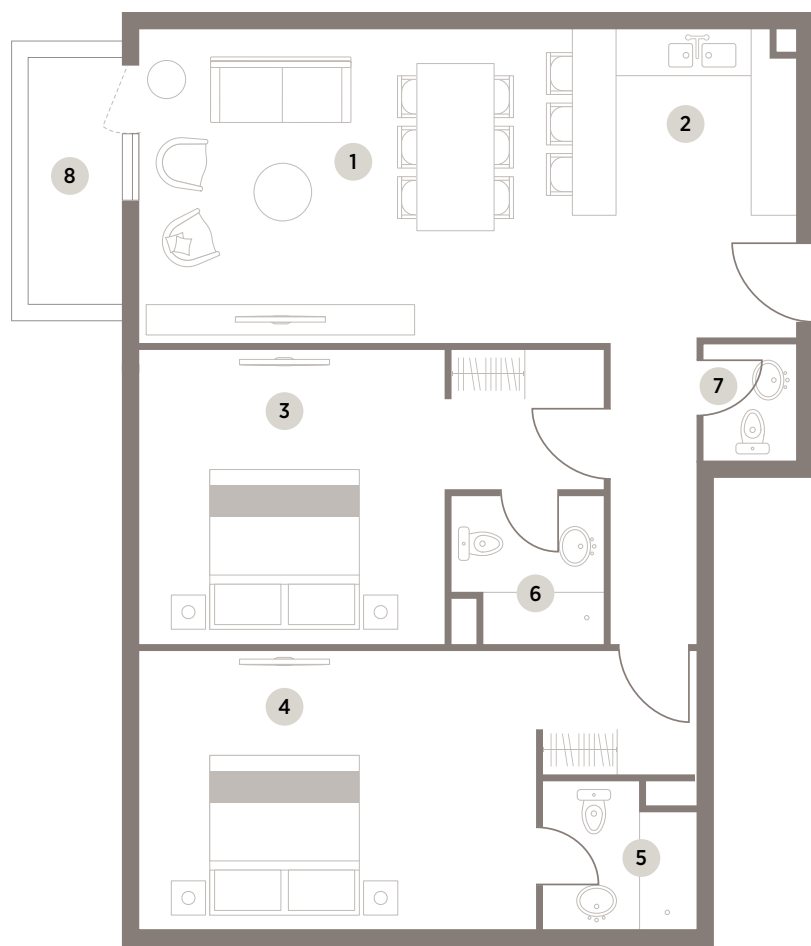


- 1 Dining & Living 6.30m x 4.00m
- 2 Kitchen 2.40m x 4.00m
- 3 Bedroom 2.85m x 3.95m
- 4 Bedroom 5.5m x 3.90m
- 5 Bath 3m x 2.15m
- 6 Bath 1.85m x 2m
- 7 Maidroom 2.5m x 2.3m
- 8 Toilet 2.5m x 1.2m
- 9 Balcony
- 10 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
606	2BR+Maid	6th floor	1,255.08	107.10		1,362.18

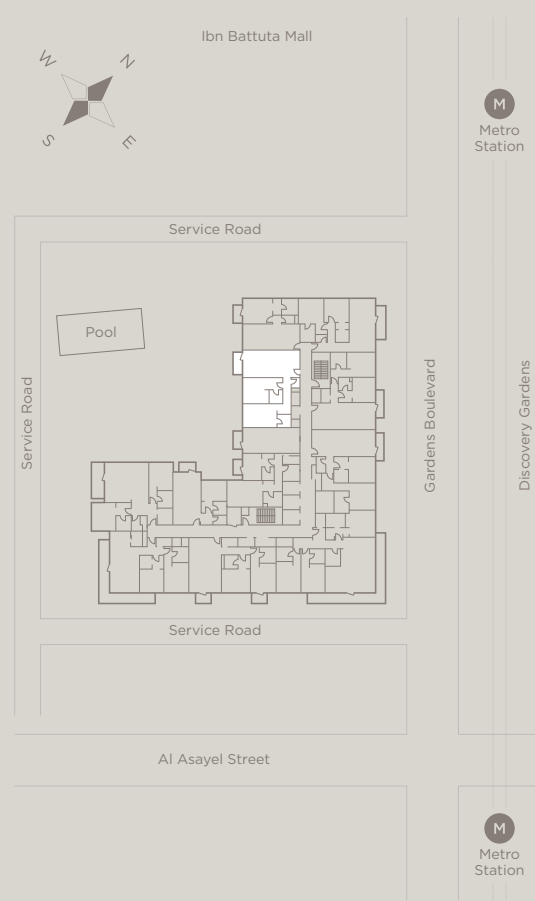


2 Bedrooms
Floor 6

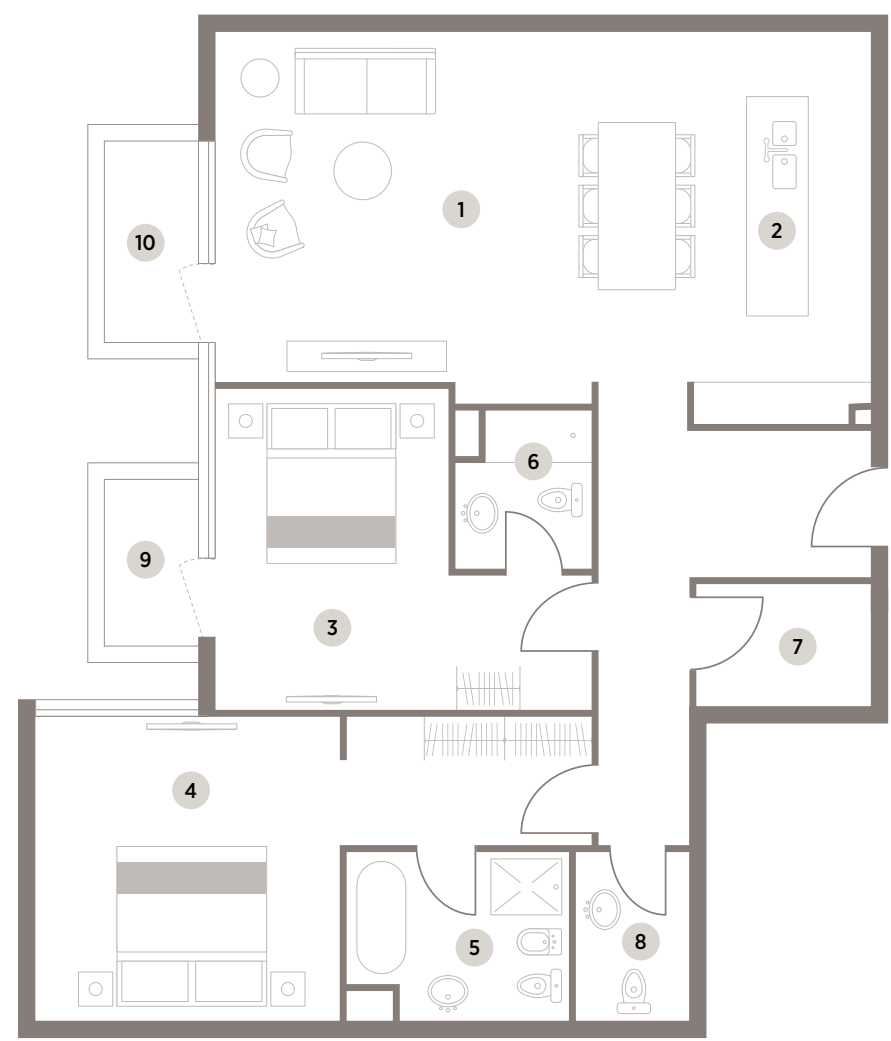


- 1 Dining & Living 6.30m x 4.15m
- 2 Kitchen 2.40m x 4.15m
- 3 Bedroom 4.00m x 3.90m
- 4 Bedroom 5.20m x 3.75m
- 5 Bath 2.1 x 2m
- 6 Bath 2m x 2m
- 7 Toilet 1.2m x 1.65m
- 8 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
607	2BR	6th floor	1,136.97	70.91		1,207.88

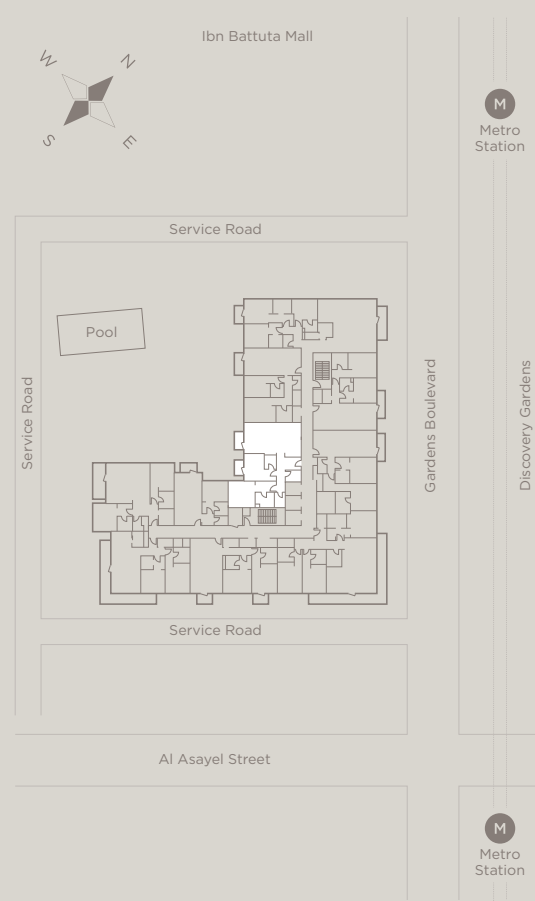


2 Bedrooms
Floors 7 to 10

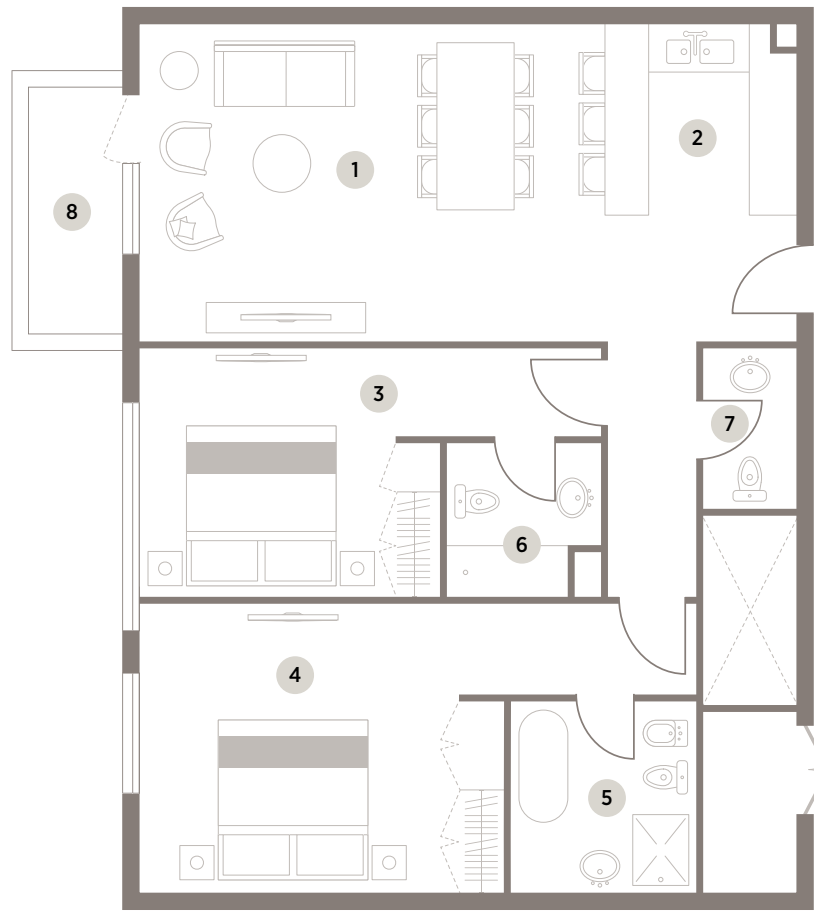


- 1 Dining & Living 6.20m x 4.65m
- 2 Kitchen 2.50m x 4.65m
- 3 Bedroom 3.00m x 4.25m
- 4 Bedroom 4.10m x 3.90m
- 5 Bath 3m x 2.15m
- 6 Bath 1.8 x 2.1m
- 7 Laundry 2.4m x 1.55m
- 8 Toilet 1.4m x 2.15m
- 9 Balcony
- 10 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
706	2BR+Store	7th floor	1,339.65	107.10		1,446.75
806	2BR+Store	8th floor	1,339.65	107.10		1,446.75
906	2BR+Store	9th floor	1,339.65	107.10		1,446.75
1006	2BR+Store	10th floor	1,339.65	107.10		1,446.75

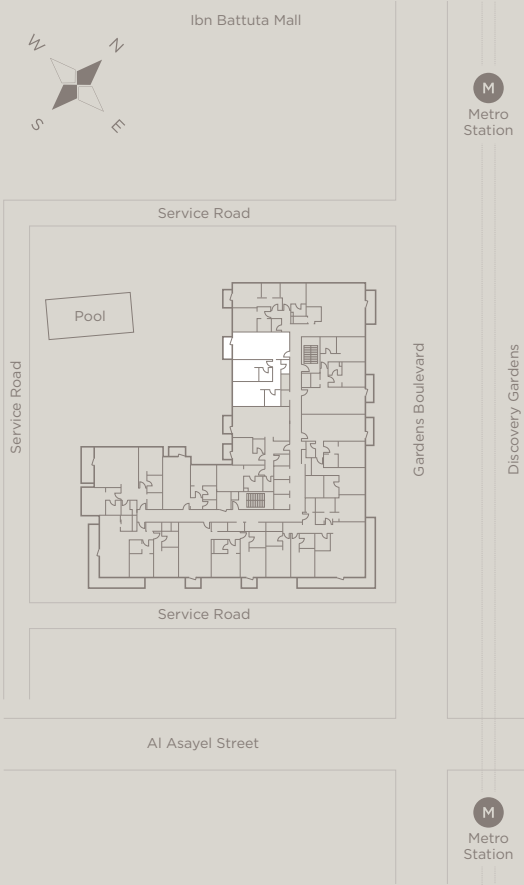


2 Bedrooms
Floors 7 to 10

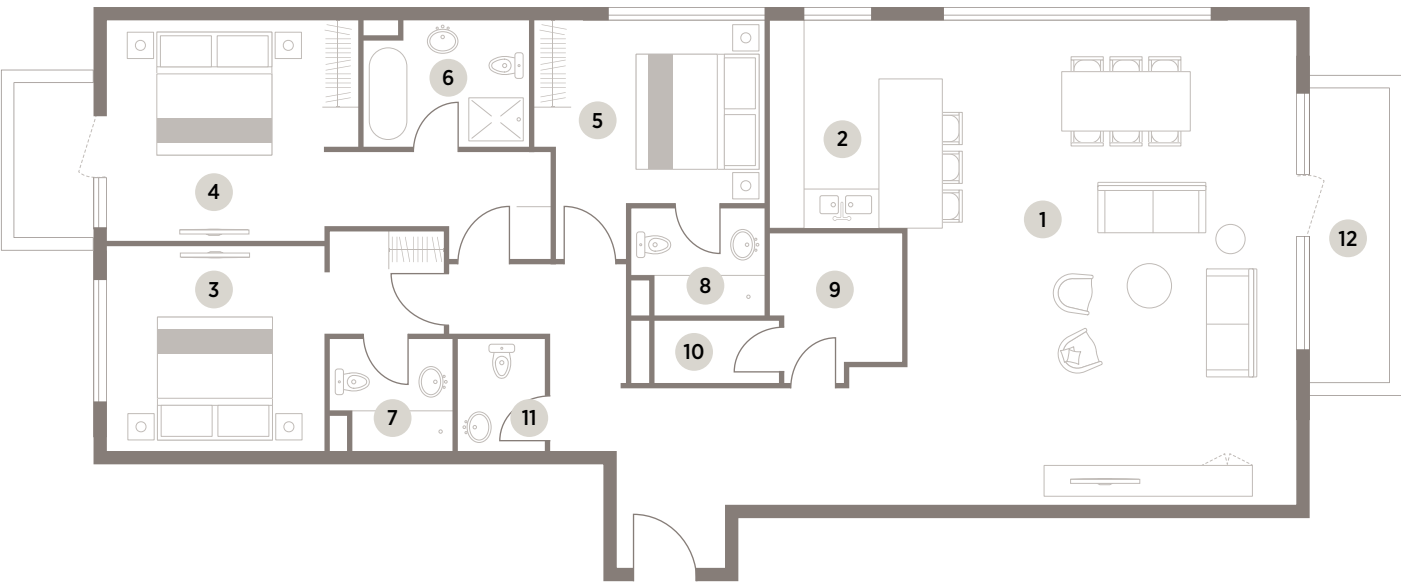


- 1 Dining & Living 6.30m x 4.20m
- 2 Kitchen 2.40m x 4.20m
- 3 Bedroom 3.30m x 3.30m
- 4 Bedroom 4.20m x 3.85m
- 5 Bath 2.5m x 2.5m
- 6 Bath 2m x 2.1m
- 7 Toilet 1.2m x 2.2m
- 8 Balcony
- 9 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
707	2BR	7th floor	1,105.06	70.91		1,175.97
807	2BR	8th floor	1,105.06	70.91		1,175.97
907	2BR	9th floor	1,105.06	70.91		1,175.97
1007	2BR	10th floor	1,105.06	70.91		1,175.97

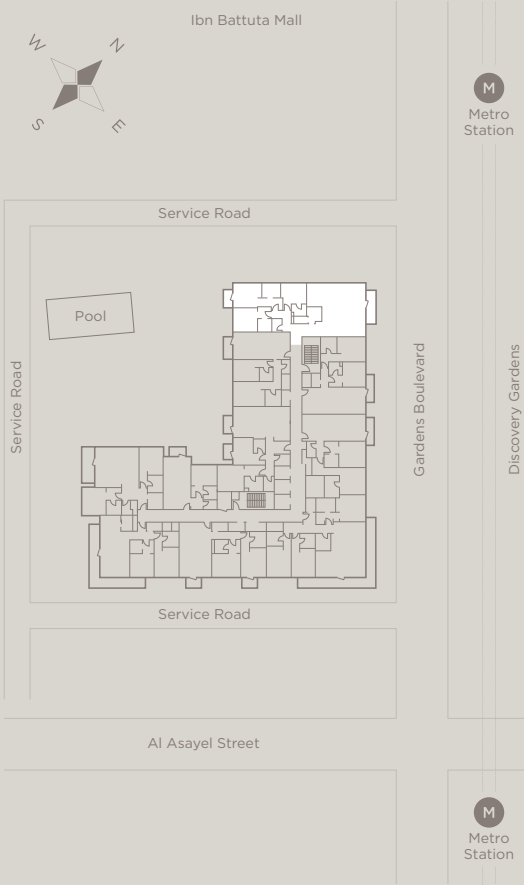


3 Bedrooms
Floors 7 to 10



- 1 Living & Dining 6.70m x 8.15m
- 2 Kitchen 2.40m x 3.50m
- 3 Bedroom 3.70m x 3.60
- 4 Bedroom 3.70m x 3.70m
- 5 Bedroom 3.6m x 3.05m
- 6 Bath 2.9m x 2.2m
- 7 Bath 2.15m x 1.95m
- 8 Bath 2.3m x 1.9m
- 9 Maidroom 2.3m x 2.25m
- 10 Store 2.2m x1m
- 11 Toilet 1.5m x 1.95m
- 12 Balcony

Unit	Type	Floor	Area	Balcony	Terrace	Total
708	3BR+Maid	7th floor	1,930.20	156.35		2,086.55
808	3BR+Maid	8th floor	1,930.20	156.35		2,086.55
908	3BR+Maid	9th floor	1,930.20	156.35		2,086.55
1008	3BR+Maid	10th floor	1,930.20	156.35		2,086.55



Avenue Residence 3 at a glance

- Ten storey luxury apartment building at the heart of Al Furjan
- Convenient transport links – within minutes of Sheikh Zayed Road, Mohammed Bin Zayed Road and Emirates Road, and easy walking distance of Dubai Metro
- High specification one, two, and three bedroom freehold apartments
- Allocated covered parking
- Genuine branded Italian designer furnishing options
- Fully equipped gym and community swimming pool for kids and adults
- Flexible home financing plans with bank





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