

# AVANA

## RESIDENCES

### THE ART OF

# Aquatic Elegance



A NEW ICON OF ELEGANT LIVING IN

# JVC

Avana Residences stands as a contemporary landmark in Jumeirah Village Circle, where architectural innovation meets timeless sophistication. Drawing inspiration from the fluid forms of marine life, the residence presents an extraordinary living experience with distinctive design elements that create a unique lifestyle destination.

This carefully crafted development offers more than just aesthetic appeal—it delivers thoughtfully designed living spaces complemented by quality amenities that transform everyday living into an exceptional experience. Every curve, every line, and every space has been considered to create homes that are as functional as they are beautiful.



## WHERE CURVES CREATE CHARACTER



Welcome to  
**AVANA**



## A BEACON OF REFINED LIVING



## THE ESSENCE OF AVANA DESIGN PHILOSOPHY



**Fluid Architecture**  
The Poetry of Movement

Avana's elegant silhouette transforms residential architecture with its graceful lines and natural curves. The building's flowing balconies and terraces create a dynamic façade that shifts with the light. Inspired by nature's forms, such as ocean waves and marine life, this design merges innovation with a timeless bond to the environment. It enhances aesthetics while maximizing views, natural light, and private outdoor areas. Our architects have analyzed Dubai's sunlight patterns to create features that offer shade in summer and warmth in winter, resulting in a stunning structure that blends seamlessly with its surroundings.



**Refined Design**  
The art of Detail

At Avana, excellence is in the details—from the elegant exterior curves to the seamless indoor-outdoor integration. Every design element is harmoniously connected, ensuring a smooth visual flow. Premium materials are selected for their beauty and durability, ensuring Avana's timeless sophistication. Each residence features curated finishes that reflect your style while embodying the refined Avana lifestyle.



**Elevated Experience**  
Life Beyond Ordinary

Experience elevated living at Avana, where luxurious design and amenities foster connection and wellness. The marine-inspired aesthetic creates a harmonious atmosphere from the start. The stunning lobby, with contemporary elements reflecting underwater light, offers an inviting ambiance. Thoughtfully selected furnishings blend modern elegance with comfort, while cutting-edge conveniences ensure homes meet today's sophisticated lifestyles.



## ARCHITECTURE INSPIRED BY

# Nature



# ARCHITECTURAL APPROACH



## Form & Function in Harmony

Avana's distinctive form is not merely an aesthetic choice—it's a thoughtful approach to residential architecture that delivers tangible benefits to residents.



## Enhanced Natural Light

The building's flowing curve and orientation maximize daylight penetration throughout the year, with residences receiving abundant natural light. Living spaces are designed to make the most of available sunlight.



## Energy Consideration

The building's flowing curve and orientation maximize daylight penetration throughout the year, with residences receiving abundant natural light. Living spaces are designed to make the most of available sunlight.



## Water Efficiency

Landscaping design and irrigation systems are planned to minimize water consumption while maintaining attractive green spaces.



## Thoughtful Materials

Construction utilizes regionally available materials where practical, reducing transportation impact while supporting local industries.

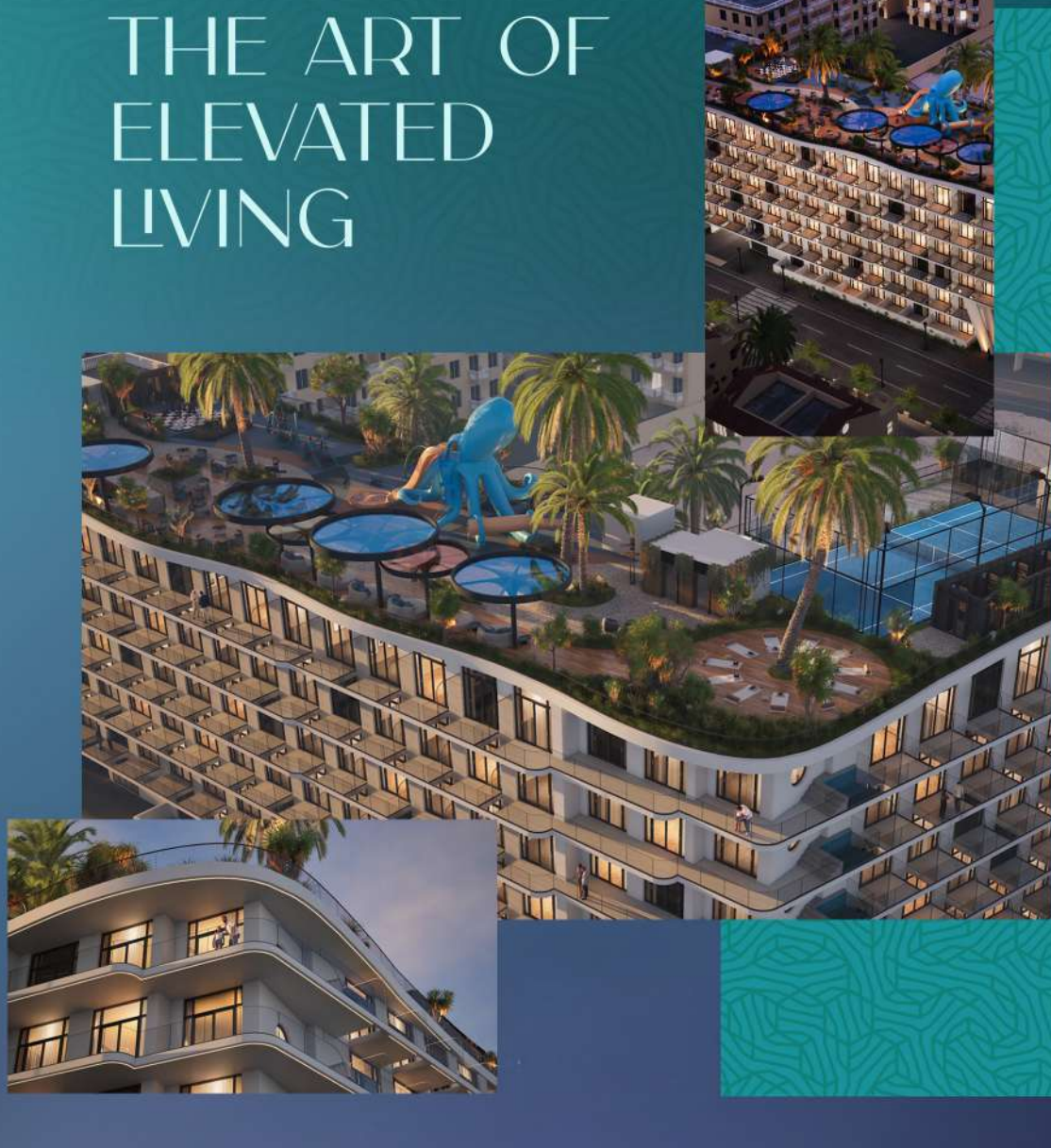


## Forward - Looking Infrastructure

Provisions for electric vehicle charging and adaptable systems infrastructure ensure Avana can accommodate evolving technologies over time.



# THE ART OF ELEVATED LIVING



## THE STRUCTURE BUILT FOR

# *Balance & Beauty*



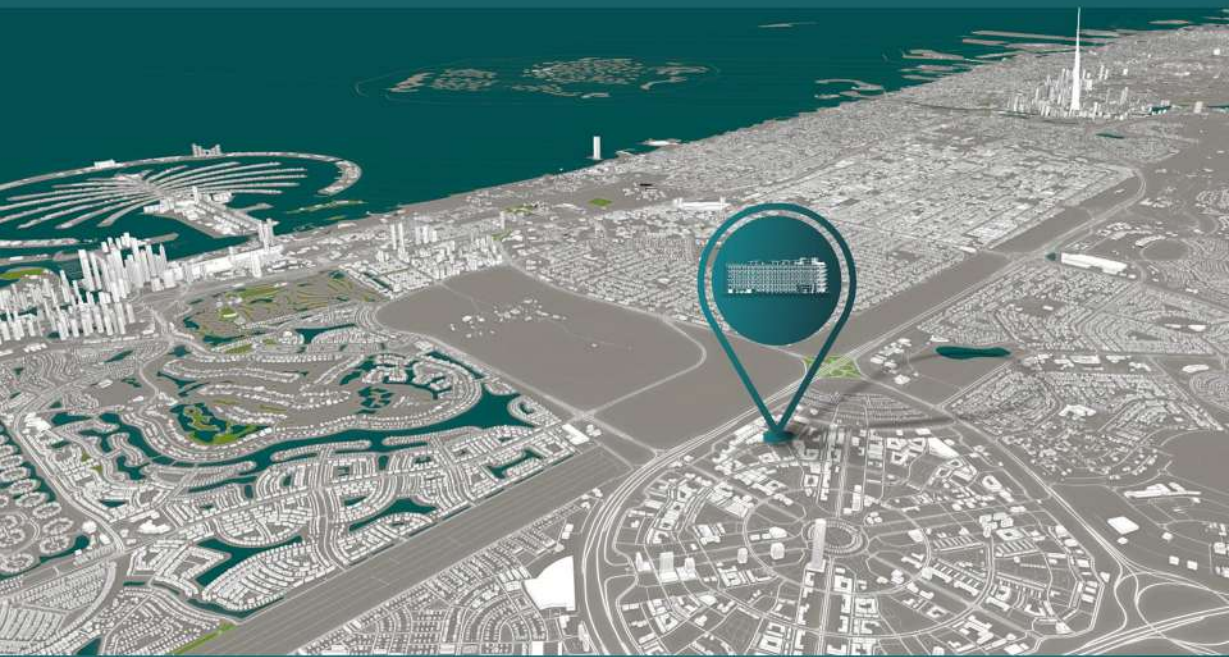
## WHERE DESIGN FLOWS WITH PURPOSE



## LOUNGE IN STYLE BENEATH SUN-KISSED CABANA

# JUMEIRAH VILLAGE CIRCLE CENTRAL, CONNECTED, COMPLETE

Avana Residences occupies a premium position in JVC, one of Dubai's most established and well-planned residential communities. This strategic location combines neighborhood charm with exceptional connectivity, offering residents the perfect balance between peaceful living and urban accessibility.



**1 MIN**  
Circle Mall &  
JVC Community Park

**7 MINS**  
Dubai Hills Mall

**10 MINS**  
Mall of Emirates

**10 MINS**  
Palm Jumeirah

**20 MINS**  
Downtown Dubai &  
Burj Khalifa

**20 MINS**  
Dubai International  
Airport

## TRANSPORTATION ACCESS

- Seamlessly connected to Dubai's major arterial highways for effortless city-wide access
- Multiple access routes ensure smooth and convenient daily journey
- Future Dubai Metro line slated to serve JVC
- Convenient taxi pickup zones and ride-share points



## A COMPLETE *Community*



EDUCATIONAL  
OPTIONS



HEALTHCARE  
SERVICES



DINING  
DESTINATION



RETAIL  
CONVENIENCE



FITNESS &  
RECREATION

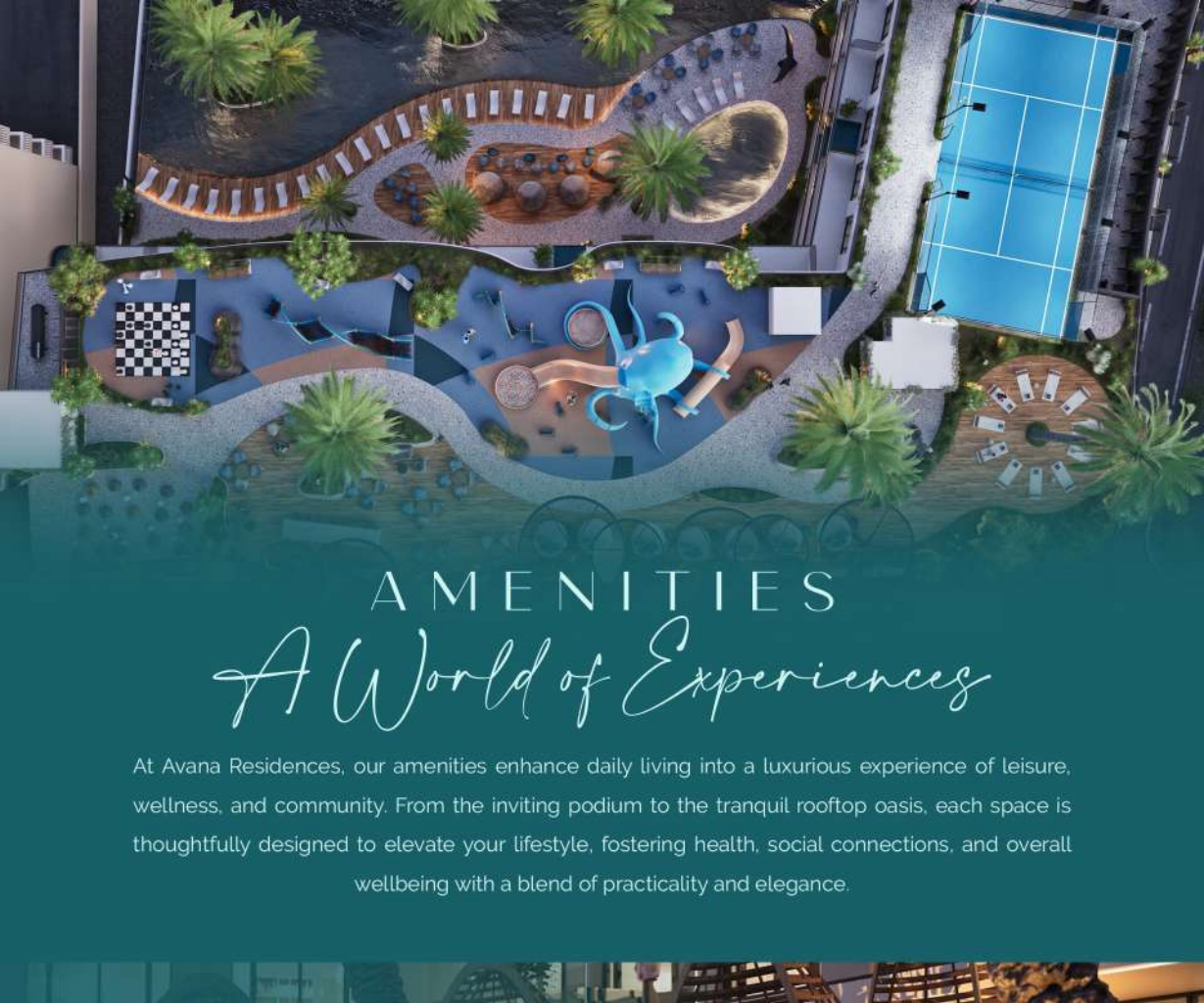


GREEN  
SPACES



## DESIGNED FOR LIVING

Each Avana Residence combines intelligent space planning with quality materials to create homes that are both beautiful and functional. Our designers have maximized usable space while ensuring proper proportions, optimal flow, and thoughtful storage solutions—creating residences that feel simultaneously open and intimate, comfortable yet refined.



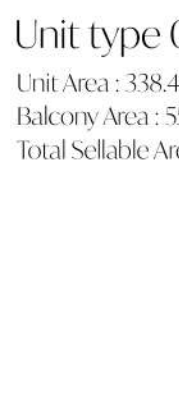
At Avana Residences, our amenities enhance daily living into a luxurious experience of leisure, wellness, and community. From the inviting podium to the tranquil rooftop oasis, each space is thoughtfully designed to elevate your lifestyle, fostering health, social connections, and overall wellbeing with a blend of practicality and elegance.



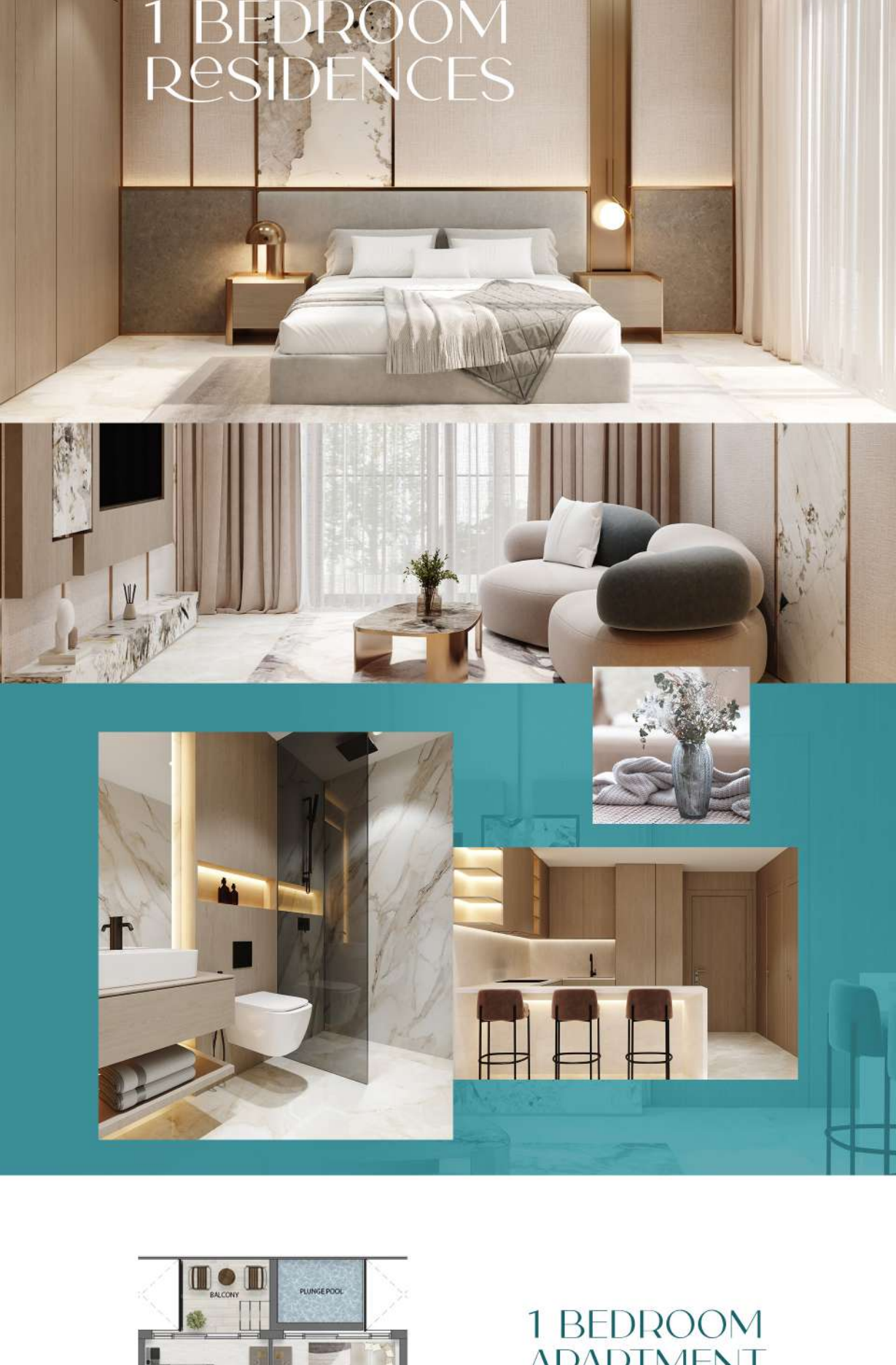


## STUDIO APARTMENT

Unit type 01  
Unit Area : 338.42 Sq. Ft  
Balcony Area : 55.65 Sq. Ft  
Total Sellable Area : 394.07 Sq. Ft



Unit type 02  
Unit Area : 338.42 Sq. Ft  
Balcony Area : 55.65 Sq. Ft  
Total Sellable Area : 394.07 Sq. Ft



## 1 BEDROOM RESIDENCES

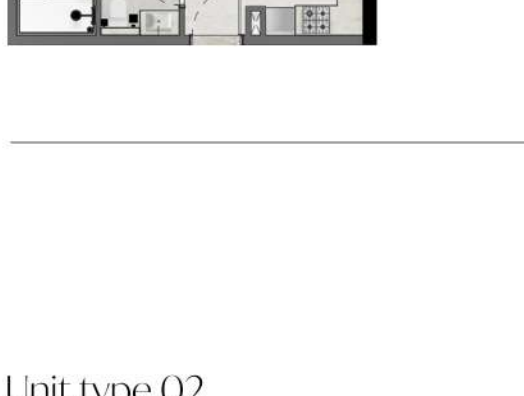


## 1 BEDROOM APARTMENT

Unit type 01  
Unit Area : 584.80 Sq. Ft  
Balcony Area : 120.77 Sq. Ft  
Total Sellable Area : 705.57 Sq. Ft



## 2 BEDROOM RESIDENCES



## 2 BEDROOM APARTMENT

Unit type 01  
Unit Area : 913.32 Sq. Ft  
Balcony Area : 410.21 Sq. Ft  
Total Sellable Area : 1323.53 Sq. Ft



## 2 BEDROOM RESIDENCES



## 2 BEDROOM APARTMENT

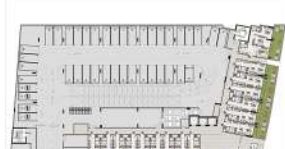
Unit type 01  
Unit Area : 867.03 Sq. Ft  
Balcony Area : 201.72 Sq. Ft  
Total Sellable Area : 1068.75 Sq. Ft



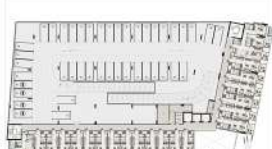
## KEY SECTION



## KEY PLAN



GROUND FLOOR



PODIUM FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

# EXPERIENCE AVANA

Visit our sales gallery to experience AVANA RESIDENCES firsthand through detailed models, material displays, and presentations of residence layouts and amenities.

## SALES CENTER EXPERIENCE

Architectural scale model highlighting building design  
Material displays showcasing available finishes  
Interactive displays allowing exploration of floor plans and features  
Private consultation areas for detailed discussions

## SALES CENTER HOURS

Monday-Saturday: 10am-7pm  
Sunday - By appointment only

## VIRTUAL EXPERIENCE OPTIONS

Virtual tours available through our website  
Scheduled guided virtual walkthroughs with our sales team  
Digital brochures and floor plans available for download  
Online support for immediate questions

# DECA

## CONTACT

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[sales@avana-residence.ae](mailto:sales@avana-residence.ae)  
[www.avana-residence.ae](http://www.avana-residence.ae)

## LOCATION



DECA DOWN  
TOWN OFFICE  
U T C - B 1 4  
SHEIKH ZAYED RD -  
AL WASL - DUBAI



DECA BAY  
SQUARE OFFICE  
BUILDING B804  
GROUND FLOOR G03,  
DUBAI



DECA UMM  
SUQEIM OFFICE  
MAIN UMM SUQEIM ROAD, AL BARSHA 2,  
DUBAI ( COMING MID JUNE 2025 )