



LIA

WHERE SEA FEELS LIKE HOME

GUIDEBOOK

AVENUE
DEVELOPMENT



LiA

PROJECT SPECIFICATIONS

81 UNITS
G+8 BUILDING



NUMBER OF UNITS PER FLOOR

Level	No. Total
Ground	1 Retail
2	13 units
3	13 units
4	13 units
5	13 units
6	13 units
7	13 units
8	3 units



WORLD CLASS AMENITIES

- 
GYM
- 
INFINITY POOL
- 
POOL BAR
- 
LOUNGE DECK
- 
BBQ ZONE
- 
KIDS PLAYING AREA

SCULPTED BY NATURE, SHAPED FOR LIVING

From every perspective, the setting reveals a dual soul: infinite seascapes on one side, a lively waterfront on the other. This rare balance offers both spectacle and intimacy, connecting the residence to the energy of the city while preserving its atmosphere of retreat.

SPACES SHAPED FOR EVERY LIFESTYLE

- 81 exclusive residences with spacious layouts designed to capture light and views, creating a seamless connection with the skyline.
- 3 signature penthouses with private terraces and refined interiors elevate the 360° living experience.
- Tiered balconies & green spaces designed for relaxation, blending nature and architecture.
- Exclusive amenities from the elegant, design-led lobby to the podium-level pool and bar, every detail promotes wellbeing, perfect for moments of leisure and connection.

RESIDENCE TYPES AND SIZES

Unit Type	Unit Size	No. Total
1BR	From 825 sqft - 903 sqft.	36
2BR	From 1317 sqft - 4707 sqft.	38
3BR	From 2158 sqft - 5610 sqft.	7

FINANCING FRAMEWORK Anticipated Completion Q1 2028

10% DOWNPAYMENT 4% DLD Fees + AED 3,500.00 On Booking	10% 1 st INSTALLMENT After 1 Month from Booking Date	10% 2 nd INSTALLMENT June 2026
5% 3 rd INSTALLMENT December 2026	10% 4 th INSTALLMENT June 2027	5% 5 th INSTALLMENT December 2027
	50% Final Payment on Completion	

AVENEW DEVELOPMENT

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. We, at AVENEW Development, believe a home is more than just a space—it's where life's finest moments unfold. That's why we design with intention, creating refined, high-end communities where every detail enhances the way people live, connect, and unwind. At AVENEW Development, we shape more than residences; we create experiences. Our developments are a seamless blend of sophistication and warmth, ensuring that every home isn't just lived in—it's cherished. With a deep commitment to redefining modern comfort, AVENEW Development is setting new standards for inspired living in Dubai—one exceptional home at a time.