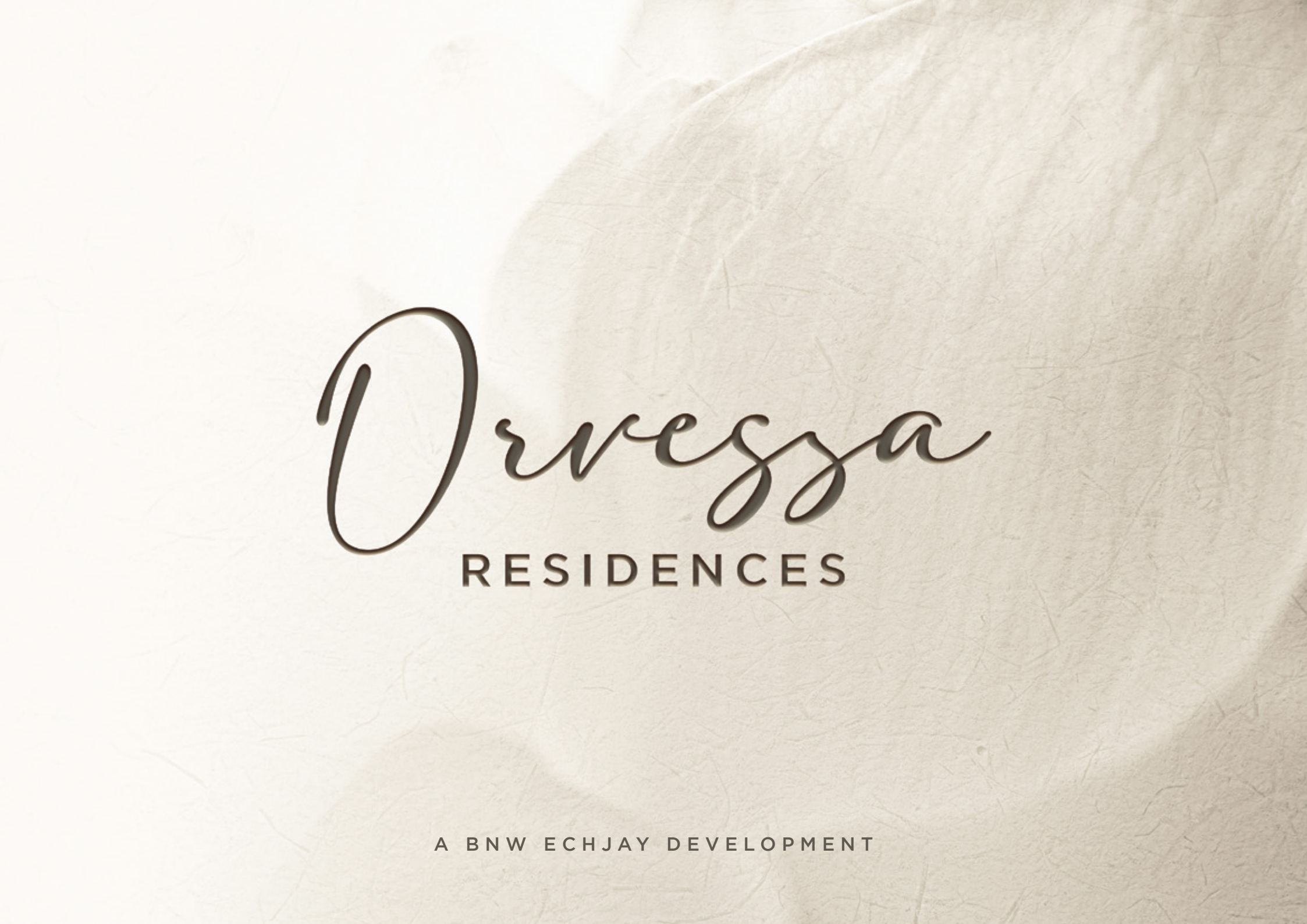




Orvessa

RESIDENCES

A BNW ECHJAY DEVELOPMENT







The background of the entire page is a soft, hazy image. The upper portion shows a Dubai skyline with several prominent skyscrapers, including the Burj Khalifa, rendered in a light, almost ethereal tone. The lower portion of the image shows a vast, flat desert landscape with sparse, low-lying vegetation and a few small trees in the distance. The overall color palette is warm and muted, consisting of light beige, cream, and soft tan hues, creating a serene and sophisticated atmosphere.

Your gateway to inspired living in Al Furjan

Gracefully balancing Dubai's vibrant energy with a calm, thoughtfully curated living experience, Al Furjan offers a peaceful retreat nestled within one of the city's most dynamic landscapes. Surrounded by lush green spaces and tranquil settings, it provides an ideal escape from the city's bustle.

The parks invite leisurely walks and quiet reflection, creating a soothing rhythm that contrasts with the city's lively energy. Every corner radiates a sense of balance, where natural beauty and simplicity merge seamlessly.

A short stroll leads to charming boutique shops and cafés, fostering a welcoming and engaging atmosphere. Renowned schools and excellent healthcare facilities are conveniently nearby, ensuring essentials are always within reach.

Al Furjan is more than just a place to live—it nurtures a lifestyle where modernity and serenity coexist, cultivating quiet sophistication close to the heart of the city.

Design philosophy

Elegancia redefines modern living through its architectural brilliance, inspired by the graceful movement of ocean waves. Its fluid façade presents a striking visual against the city skyline, embodying a deep commitment to elegance and refinement.

The development features two stylish podium levels, dual basements, 12 floors with luxury residences and a sophisticated rooftop. Residences within Elegancia feature spacious, thoughtfully designed layouts that harmoniously combine functionality with aesthetic appeal. Meticulous craftsmanship ensures every detail is flawlessly executed.

Elegancia masterfully integrates contemporary design with natural beauty, delivering an unparalleled living experience. Its emphasis on elegance and practicality makes it the ideal choice for those seeking an exceptional standard of living.







A sanctuary of
Luxury & Sophistication

Embrace extraordinary everyday

Elegancia elevates lifestyle by seamlessly blending tranquility with vibrant social spaces. Every detail is thoughtfully crafted to enhance daily living, fostering an environment where beautiful moments and quality time flourish. Here, the balance between peaceful havens and lively interactions offers a refined backdrop for both serene relaxation and meaningful family moments, transforming each day into a celebration of life's most cherished experiences.















The background of the image is a light-colored, possibly white or cream, surface with a marbled pattern. The pattern consists of thin, irregular veins of a darker color, likely grey or brown, running diagonally across the frame. The overall effect is reminiscent of natural stone or a high-quality paper texture.

A masterpiece of
Modern Living



Excellence in every detail

Elegancia sets a new standard in luxury and comfort with its meticulously crafted residences, including one, two, and three-bedroom layouts, complemented by an expansive retail space. This architectural masterpiece features two stylish podium levels and a sophisticated rooftop, with a design that harmoniously integrates wave-like balconies and lush greenery. The building's aesthetic elegantly captures the essence of refined living in a tranquil and sophisticated setting.











Luxuries beyond compare

With an exceptional array of amenities, Elegancia is designed to enhance and fulfil every aspect of the residential experience. Residents have access to a state-of-the-art fitness centre, a serene rooftop swimming pool with panoramic city views, and beautifully landscaped gardens for relaxation and leisure along with other outdoor and indoor features. The stylish podium levels feature exclusive retail outlets and gourmet dining options, providing convenience while 24/7 security guarantees peace of mind. Every detail has been thoughtfully curated to create a seamless blend of luxury and practicality, ensuring a truly elevated living experience.















Unmatched urban living

Elegancia epitomizes urban elegance with its seamless integration of contemporary sophistication and practical convenience. Expansive balconies frame stunning cityscape views, offering a harmonious blend of refined grace and vibrant city energy. This development presents a distinctive living experience where unparalleled comfort meets the dynamic pulse of urban life, creating an exquisite setting for modern living.





Indulge in a new level of
*S*ophistication

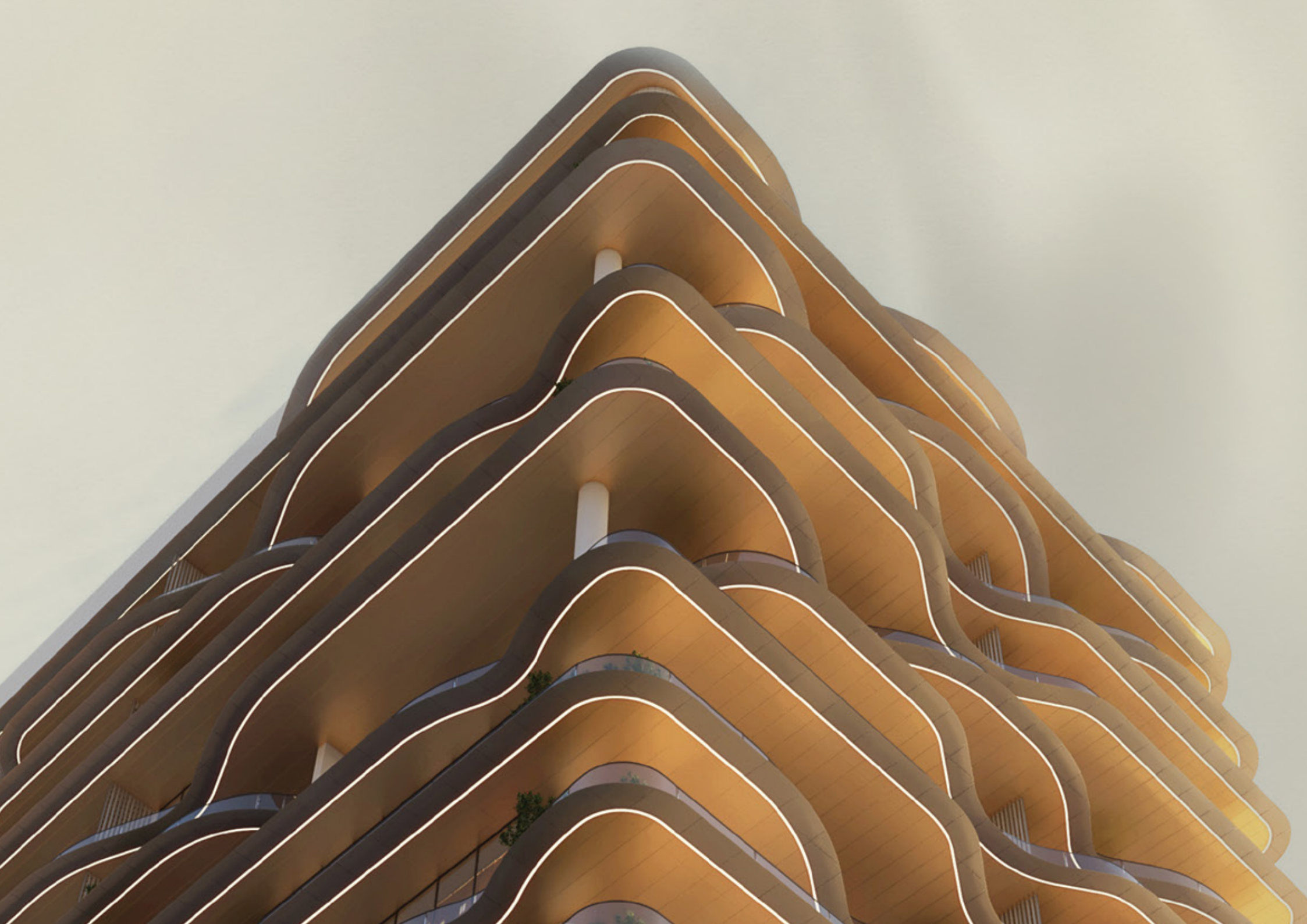
Contemporary elegance redefined

Refined sophistication comes to life in Elegancia through masterful interior design. Expansive floor-to-ceiling windows flood the space with natural light, highlighting sleek lines and minimalist aesthetics. Luxurious materials and meticulous craftsmanship elevate every detail, embodying modern elegance. The design thoughtfully balances comfort with beauty, creating a serene retreat where tranquility and style exist in perfect harmony.











Experience a true sense of calm

At Elegancia, tranquility is an art form. The serene ambiance of this sanctuary is designed to envelop you in a true sense of calm, where every element contributes to a peaceful and rejuvenating experience. Whether it's the soft natural light that fills your living area or the refined design touches that enhance every corner, Elegancia offers a retreat from the bustling world, creating a haven of relaxation and serenity.



Luxury that embraces
*L*ife's sweetest moments





Live in luxury
*B*reathe in nature

Convenience and beyond

Blending refined elegance with practical luxury, Elegancia offers a seamless fusion of grace and convenience through its exceptional amenities. Thoughtfully designed to enhance everyday living, these features provide residents with both comfort and sophistication, ensuring an unparalleled lifestyle experience.



Elite Family Seating



Pool Deck



Indoor and Outdoor Gym



Library



Swimming Pool



Chess Board



Landscaped Gardens



Lazy Lounge



Multi-Purpose Hall



Kids Play Area



Open Air Yoga Platform



Health Club



Kids Swimming Pool



Steam & Sauna



Relaxation Zone



Co-Working Space



Meditation Zone



BBQ Area



Game Room



Chess board





07 Mins
Al Furjan Metro Station



16 Mins
Palm Jumeirah



07 Mins
Discovery Gardens



16 Mins
Dubai Autodrome



09 Mins
Expo City Dubai



20 Mins
IMG Worlds of Adventure



12 Mins
Miracle Garden



20 Mins
Global Village



14 Mins
Dubai Marina



24 Mins
Jumeirah Beach



15 Mins
Bluewaters Island



24 Mins
Al Maktoum International
Airport

Al Furjan

Al Furjan
Metro Station

Elegancia
BY BNW DEVELOPMENTS



Ankur Aggarwal

Chairman & Founder

Ankur Aggarwal, a chartered accountant and the visionary founder of BNW Developments, has swiftly established the company as a leader in luxury real estate with its prestigious mixed-use projects in prime locations such as Dubai and Al Marjan Island in Ras Al Khaimah. With AUM exceeding AED 15 billion, these projects highlight Ankur's commitment to excellence and innovation. Each development combines cutting-edge design and unparalleled luxury, setting new benchmarks in the industry.



Vivek Anand Oberoi

Managing Director & Co-Founder

Vivek Anand Oberoi, Managing Director and Co-Founder at BNW Developments, is celebrated for his multifaceted career in Indian cinema, entrepreneurship, and philanthropy. He has starred in 47 films spanning seven languages, earning an Emmy nomination for "Inside Edge." Recognized by Forbes as one of the Top 40 global philanthropists, Vivek integrates altruism into his business strategies. Through his family office, he oversees multiple companies, ensuring alignment with ethical and sustainable principles.

Unit Plans



1BHK - TYPE A

1	Kitchen	2.5m x 2.5m
2	Living & Dining	6.7m x 3.4m
3	PWD Room	1.2m x 1.9m
4	Bedroom	3.3m x 3.3m
5	Bath	2.1m x 2.2m
6	Dressing Room	1.5m x 1.1m
7	Balcony	11.5m x 7.7m

	From	To
Suite Area	64.74 sq.m	64.74 sq.m
Balcony Area	104.1 sq.m	106.32 sq.m
Total Area	103.87 sq.m	105.84 sq.m

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice, at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are 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 the absolute discretion without any liability whatsoever.



1BHK - TYPE B

1	Kitchen	3.1m x 2.3m
2	Living & Dining	5.5m x 3.6m
3	PWD Room	1.3m x 1.7m
4	Bedroom	3.5m x 3.6m
5	Bath	3m x 1.8m
6	Dressing Room	1m x 1.1m
7	Balcony	2m x 7.1m

	From	To
Suite Area	57.41 sq.m	57.73 sq.m
Balcony Area	10.62 sq.m	10.79 sq.m
Total Area	67 sq.m	68.77 sq.m

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1BHK - TYPE C

1	Kitchen	2.6m x 2.3m
2	Living & Dining	5.8m x 3.6m
3	PWD Room	1.7m x 1.6m
4	Bedroom	6.1m x 3.5m
5	Bath	2.7m x 2.3m
6	Dressing Room	1m x 1.7m
7	Balcony	1.8m x 7.3m

	From	To
Suite Area	65.4 sq.m	65.4 sq.m
Balcony Area	9.42 sq.m	9.6 sq.m
Total Area	74.75 sq.m	74.77 sq.m

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1BHK - TYPE D

1	Kitchen	2.6m x 2.4m
2	Living & Dining	5.8m x 3.7m
3	PWD Room	1.7m x 1.5m
4	Bedroom	6.1m x 3.4m
5	Bath	2.7m x 2.2m
6	Dressing Room	1m x 1.6m
7	Balcony 1	1.4m x 3.6m
8	Balcony 2	0.7m x 2.8m

	From	To
Suite Area	65.18 sq.m	65.18 sq.m
Balcony Area	6.49 sq.m	10.28 sq.m
Total Area	73.56 sq.m	76.6 sq.m

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2BHK - TYPE A

1	Kitchen	2.6m x 3.5m
2	Living & Dining	6m x 3.6m
3	PWD Room	1.2m x 1.9m
4	Bedroom1	3.4m x 3.9m
5	Bath1	1.8m x 2.3m
6	Dressing Room	1.8m x 1m
7	Bedroom 2	3.6m x 3.8m
8	Bath 2	2.4m x 2m
9	Iron	2.5m x 2.1m
10	Laundry	1.3m x 1.8m
11	Balcony	7.4m x 8.2m

	From	To
Suite Area	96.9 sq.m	96.9 sq.m
Balcony Area	29.69 sq.m	33.32 sq.m
Total Area	130.33 sq.m	133.93 sq.m

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2BHK - TYPE B

1	Kitchen	4m x 2.4m
2	Living & Dining	7m x 3.8m
3	PWD Room	1.7m x 1.2m
4	Bedroom 1	5.2m x 4m
5	Bath 1	1.8m x 2.5m
6	Bedroom 2	3.6m x 4m
7	Bath 2	1.8m x 2.5m
8	Maidroom	3.6m x 2.7m
9	Bath 3	2.2m x 1.5m
10	Balcony 1	2m x 10.7m
11	Balcony 2	2m x 7m

	From	To
Suite Area	109.21 sq.m	109.27 sq.m
Balcony Area	30.6 sq.m	33.91 sq.m
Total Area	140.27 sq.m	143.33 sq.m

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2BHK - Type C

1	Kitchen	3.6m x 2.8m
2	Living & Dinning	3.7m x 7.2m
3	PWD Room	1.2m x 2.1m
4	Bedroom 1	3.6m x 5.8m
5	Bath 1	1.8m x 2.5m
6	Store	1.3m x 1m
7	Bedroom 2	3.6m x 3.5m
8	Bath 2	2.4m x 1.8m
9	Iron	2m x 2.1m
10	Luand.	1.2m x 2.1m
11	Balcony	13.7m x 11.4m

	From	To
Suite Area	103.46 sq.m	103.5 sq.m
Balcony Area	24.87 sq.m	43.87 sq.m
Total Area	123.99 sq.m	143.62 sq.m

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3BHK - TYPE A

1	Kitchen	2.4m x 6m
2	Living & Dining	3.7m x 7.2m
3	PWD Room	1.3m x 2m
4	Bedroom 1	3.7m x 5.1m
5	Bath 1	2.6m x 1.8m
6	Bedroom 2	4.4m x 3.5m
7	Bath 2	2.7m x 2.1m
8	Bedroom 3	3.4m x 6m
9	Bath 3	2.2m x 2.1m
10	Iron	2.3m x 2.1m
11	Laundry	1.2m x 2.1m
12	Balcony	13.7m x 2m

	From	To
Suite Area	126.49 sq.m	126.49 sq.m
Balcony Area	21.96 sq.m	22.66 sq.m
Total Area	146.8 sq.m	147.09 sq.m

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Floor Plans

Ground floor plan

- 1 MAIN ENTRANCE
- 2 LOUNGE
- 3 RECEPTION
- 4 LIFT LOBBY
- 5 WC
- 6 SHOWROOM 1
- 7 PEDESTRIAN PATHWAY
- 8 PARKING
- 9 ACCESS TO PARKING ENTRANCE
- 10 ACCESS TO UPPER PARKING
- 11 ACCESS TO LOWER PARKING
- 12 CO-WORKONG SPACE



First floor plan

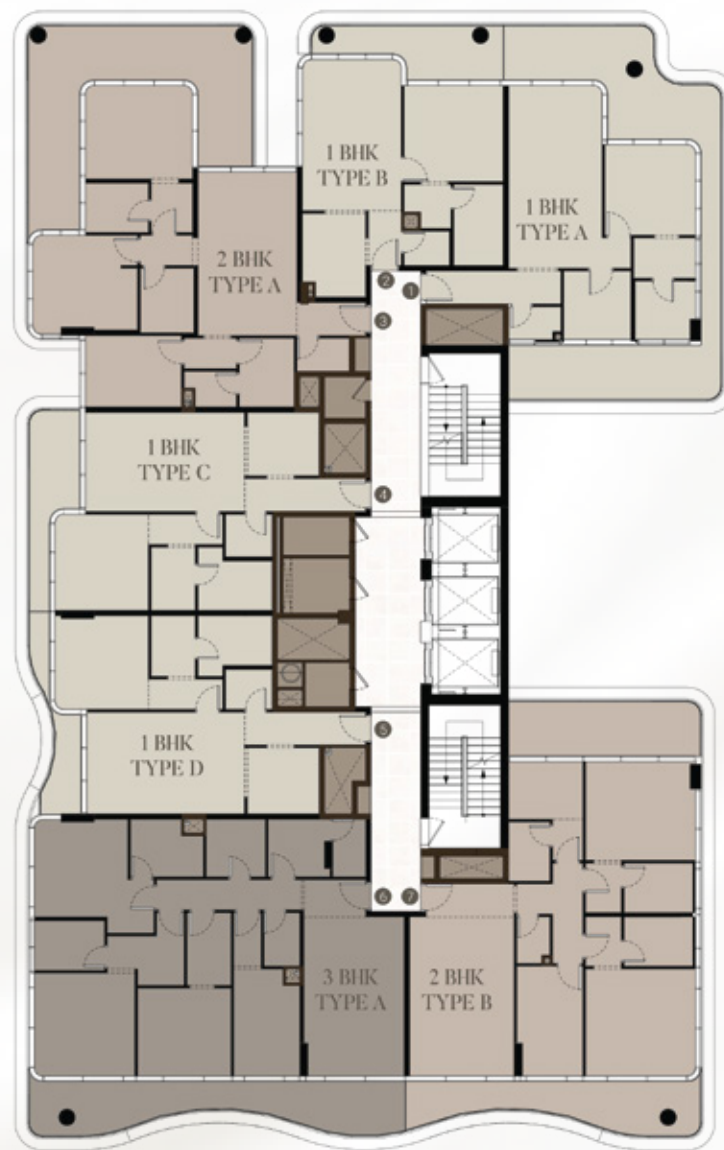
- 1 GYM
- 2 TOILETS
- 3 LOCKERS
- 4 LIFT LOBBY
- 5 POOL
- 6 POOL DECK
- 7 TERRACE





Second floor plan

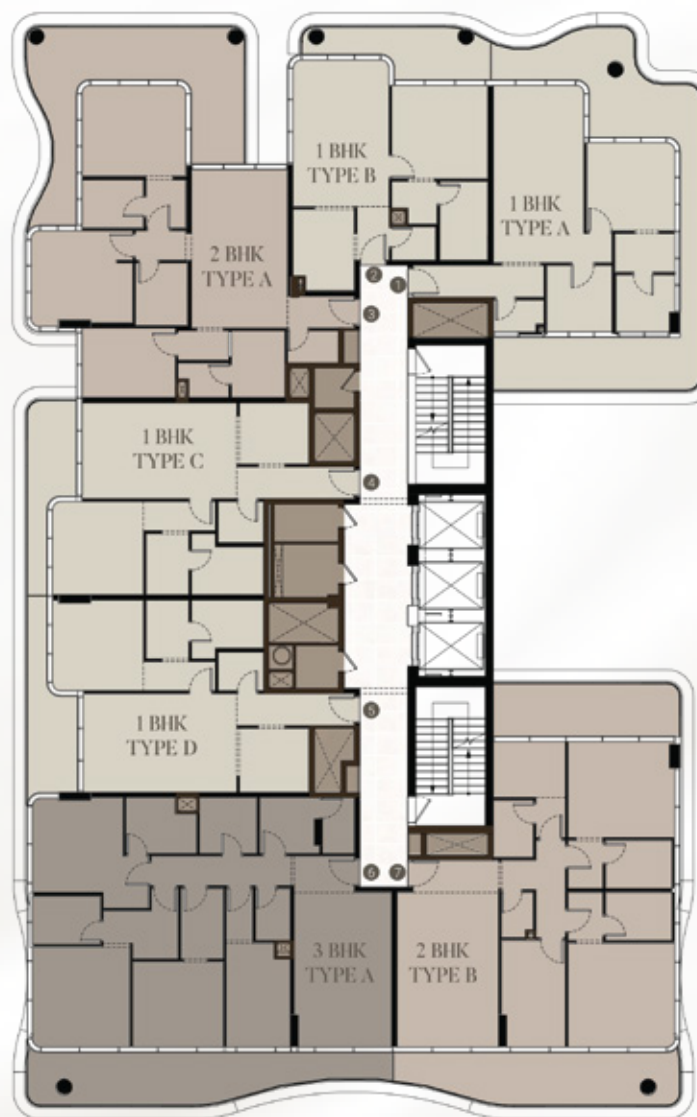
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Third floor plan

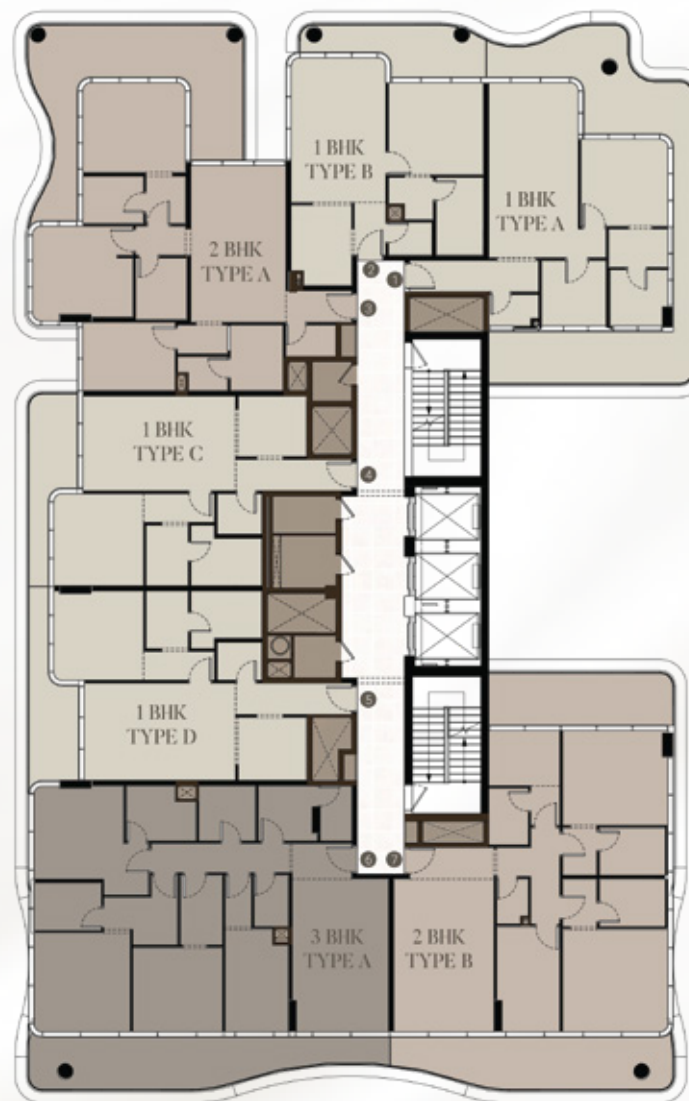
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Fourth floor plan

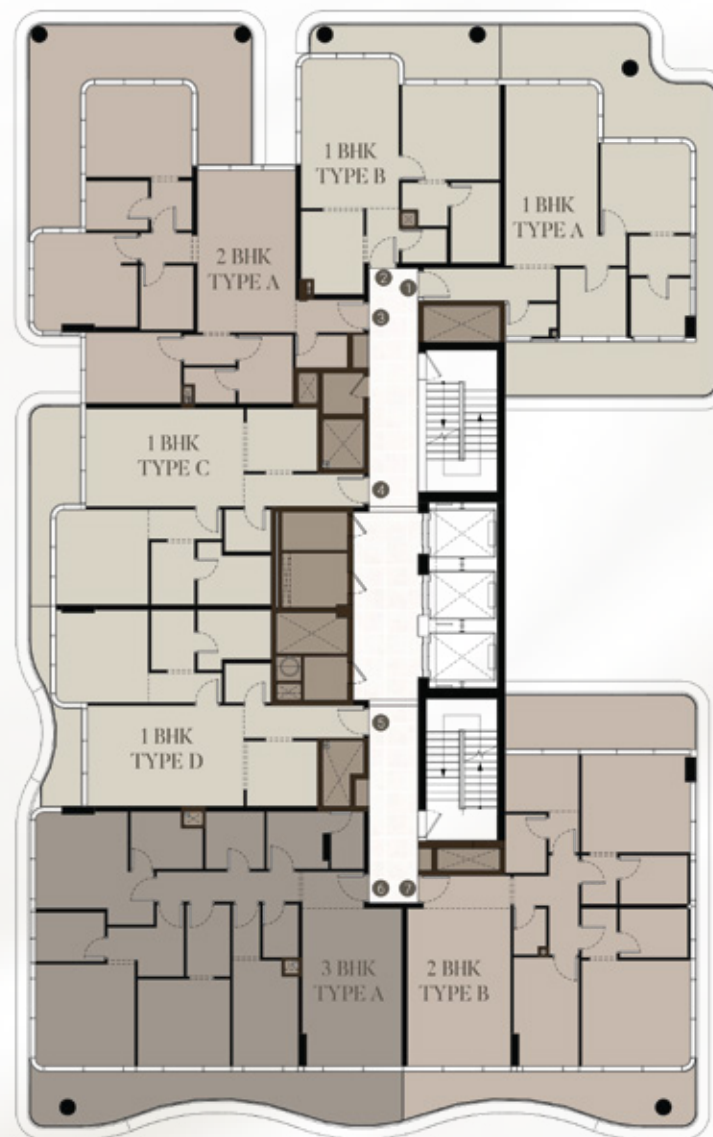
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Fifth floor plan

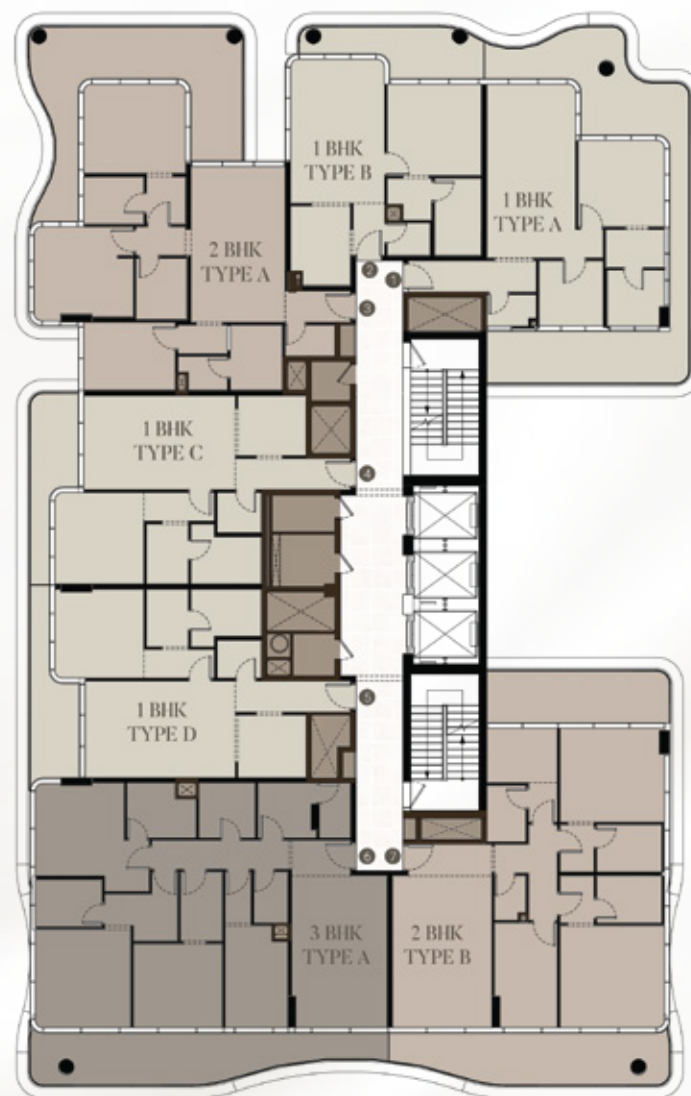
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- 3 BEDROOM





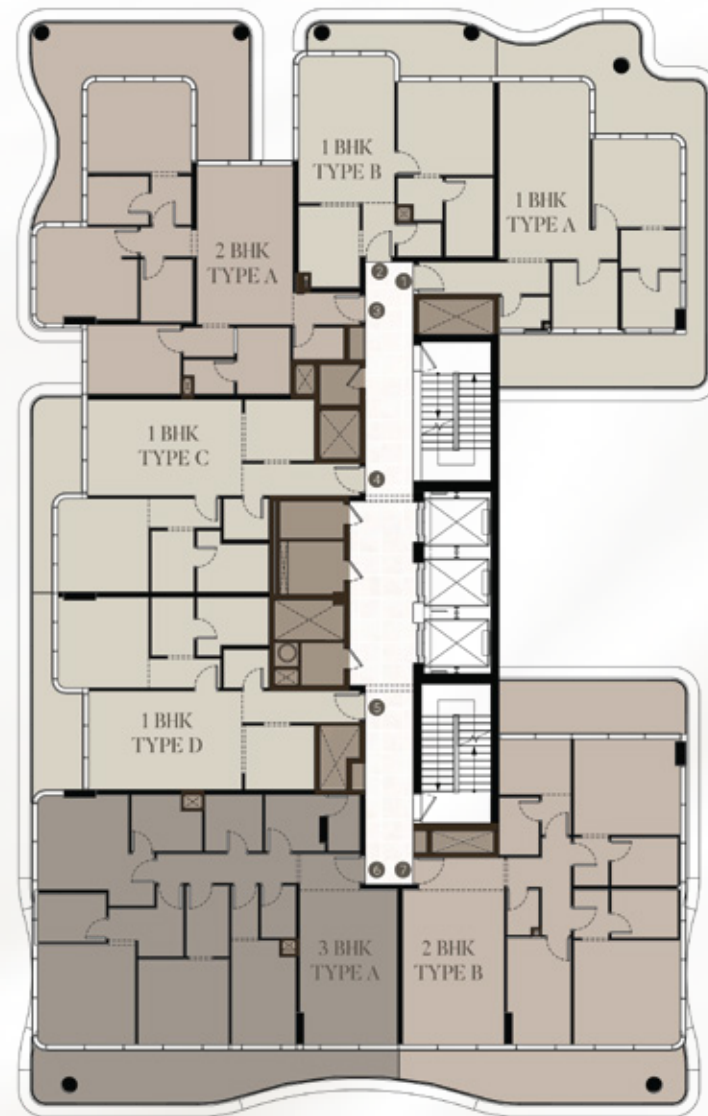
Sixth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Seventh floor plan

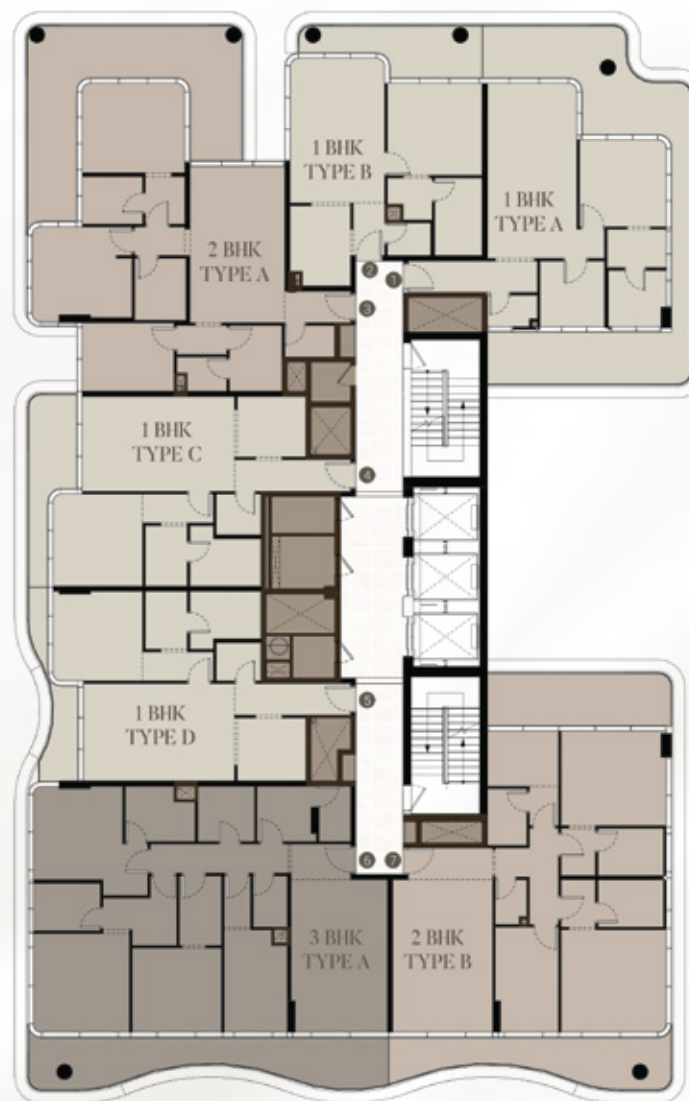
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- 2 BEDROOM
- 3 BEDROOM





Eighth floor plan

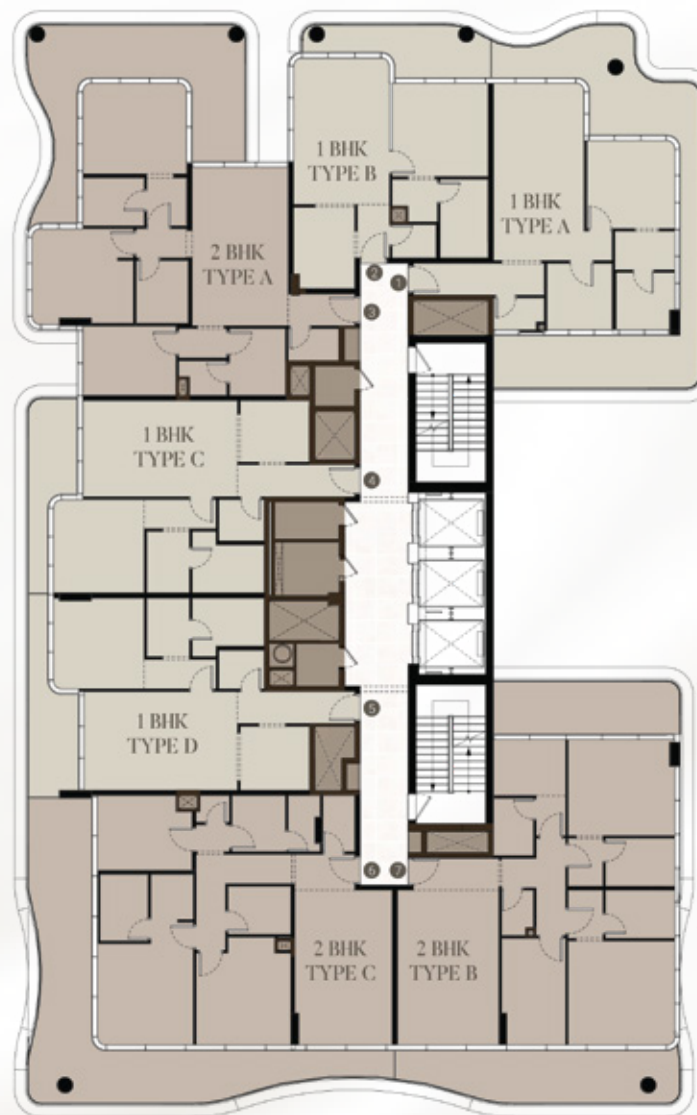
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Ninth floor plan

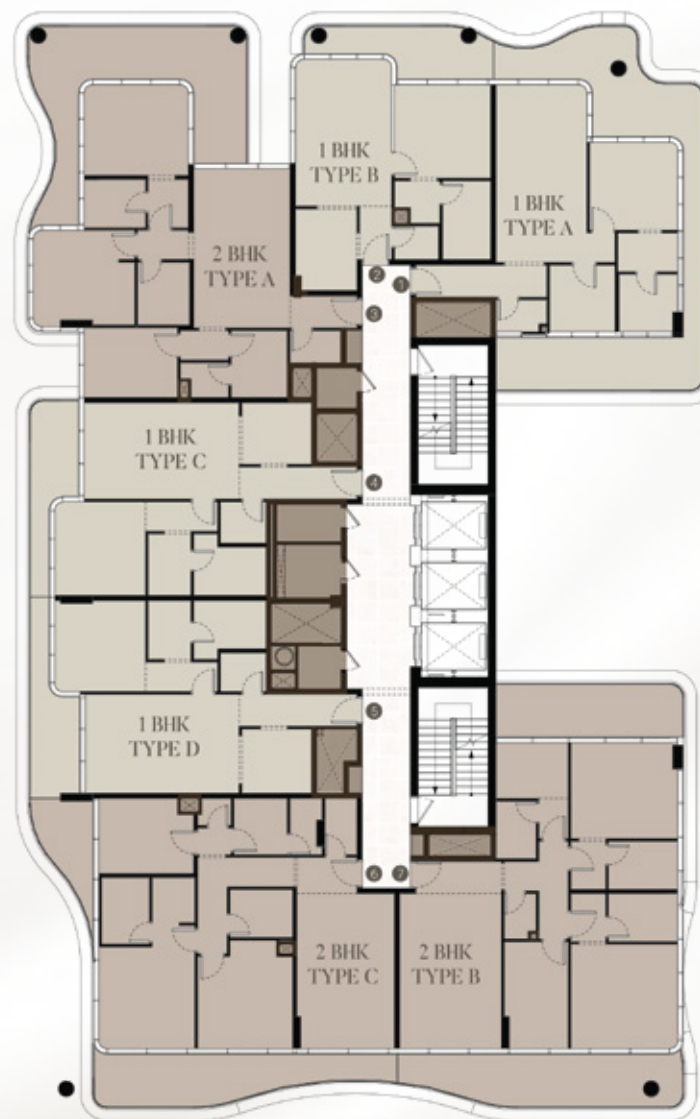
- 1 BEDROOM
- 2 BEDROOM





Tenth floor plan

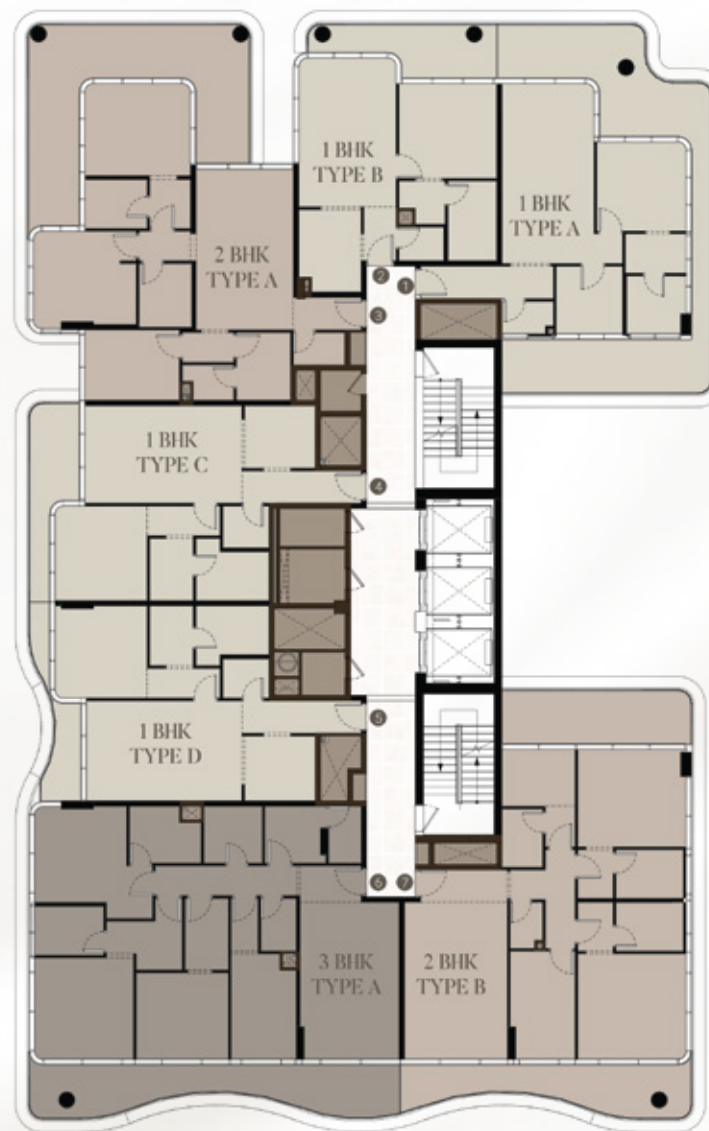
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- 2 BEDROOM





Eleventh floor plan

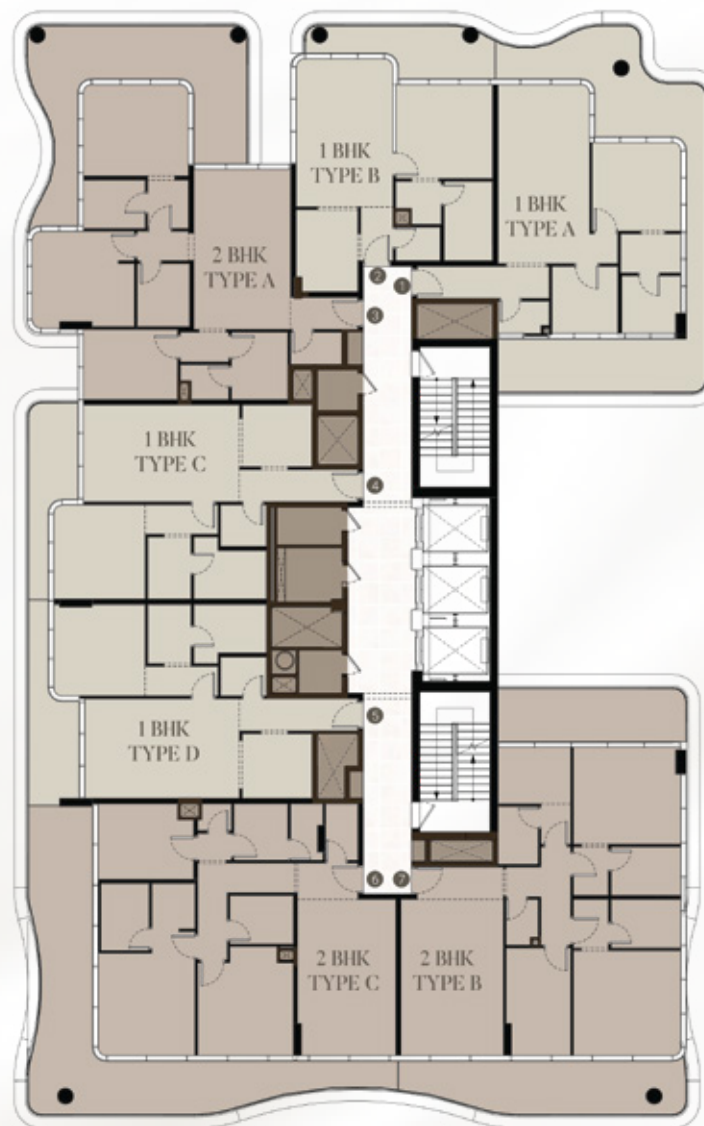
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Twelfth floor plan

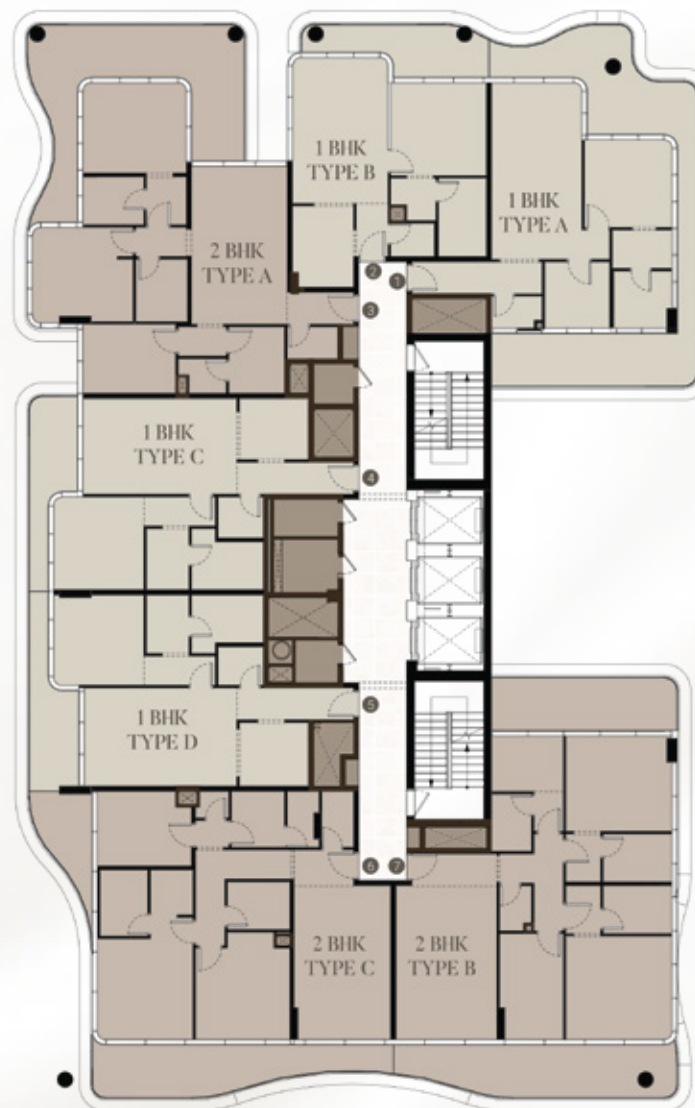
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- 2 BEDROOM





Thirteenth floor plan

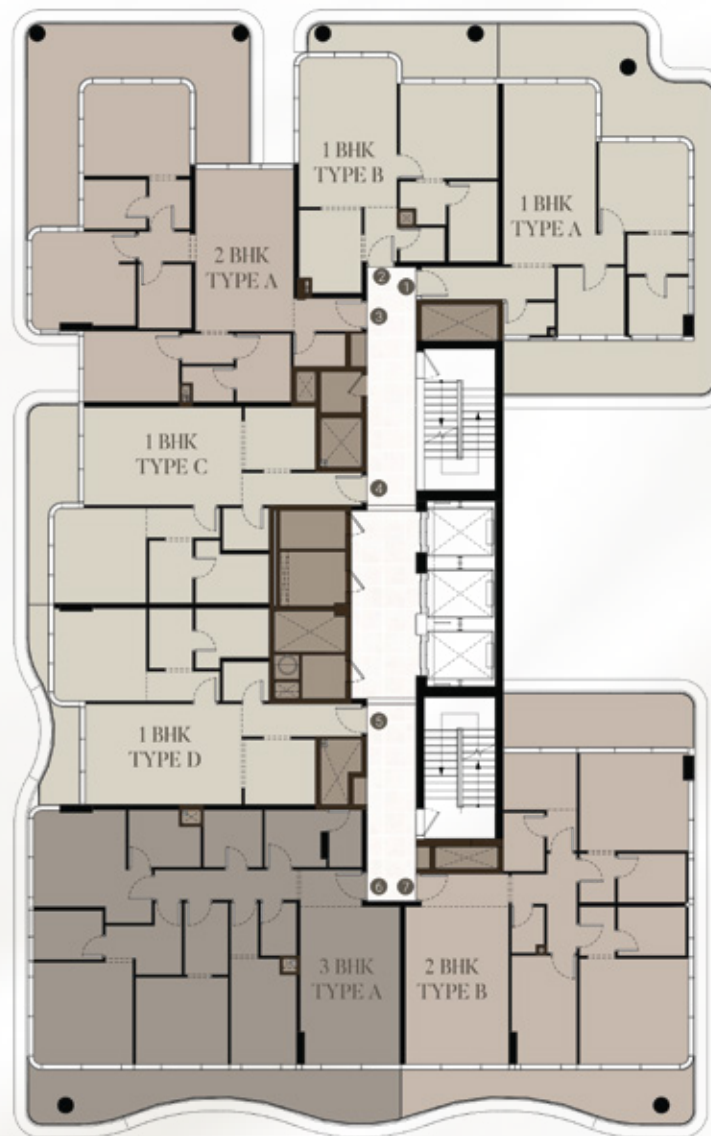
- 1 BEDROOM
- 2 BEDROOM





Fourteenth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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