



CHEVAL  
RESIDENCES  
DUBAI ISLANDS

THE GUIDEBOOK

AVENUE  
DEVELOPMENT

x

WADEEN  
DEVELOPERS



## CHEVAL COLLECTION

Cheval Collection is an international luxury hospitality brand redefining contemporary urban living through an elevated portfolio of serviced residences. Blending the intimacy of a private home with the sophistication of five-star hospitality, it delivers a seamless and refined experience across the world’s most prestigious destinations. An expression of understated luxury, where discretion, timeless elegance, and impeccable service shape a new paradigm of “home away from home.”

## A PROMISE, SHAPED THROUGH DESIGN

Cheval Residences Dubai Islands is a collection of refined serviced hotel residences that welcomes you from the very first moment. A precision that carries warmth, where every surface, every detail becomes distinctive and effortlessly sophisticated. A collection

of exclusive residences where architecture is articulated through layered horizontal planes, defined by clarity, proportion and rhythm. Each line is drawn with precision, each volume carefully balanced to create a sense of openness and continuity.

## CRAFTED FOR A LIFE OF BALANCE



- Greenery is integrated into the architecture, extending across terraces and pathways, softening the structure and bringing a natural presence into everyday living.
- Spaces are designed to offer both privacy and connection, allowing residents to move effortlessly between activity and calm.
- 99 exclusive units, each with elevated panoramic views.

## RESIDENCE TYPES AND SIZES

| UNIT TYPE | UNIT SIZE             | NO. TOTAL |
|-----------|-----------------------|-----------|
| 1BD       | 763 sqft - 1205 sqft  | 60        |
| 2BD       | 1156 sqft - 1890 sqft | 31        |
| 3BD       | 1874 sqft - 4322 sqft | 8         |

## FINANCING FRAMEWORK

Anticipated Completion Q1 2029

|                                                                |                                                                         |                                                    |                                              |
|----------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------|
| 10%<br>DOWNPAYMENT<br>4% DLD Fees<br>+ AED 3,500.00 on Booking | 10%<br>1 <sup>st</sup> INSTALMENT<br>After 1 month from<br>Booking Date | 5%<br>2 <sup>nd</sup> INSTALMENT<br>November 2026  | 5%<br>3 <sup>rd</sup> INSTALMENT<br>May 2027 |
| 5%<br>4 <sup>th</sup> INSTALMENT<br>November 2027              | 5%<br>5 <sup>th</sup> INSTALMENT<br>May 2028                            | 10%<br>6 <sup>th</sup> INSTALMENT<br>November 2028 | 50%<br>FINAL PAYMENT<br>on Completion        |

## AVENEW DEVELOPMENT

Founded and born in Dubai in 2024, AVENEW Development is dedicated to crafting homes that elevate everyday living. With a focus on thoughtful design and refined communities, each development enhances the way people live, connect and unwind. Blending sophistication with warmth, AVENEW is committed to redefining modern comfort while contributing to Dubai’s evolving urban landscape.

## WADEEN DEVELOPERS

Wadeen Developers is a premier real estate developer with a strong presence in Qatar and a growing footprint in Dubai. The company specializes in bespoke residential, commercial, and hospitality projects that combine innovative design, sustainability, and modern living. With a diverse portfolio of luxury residences and mixed-use developments, Wadeen is committed to delivering high quality projects that elevate lifestyles and foster vibrant communities.

## PROJECT SPECIFICATION

99 UNITS G+7 BUILDING



## NUMBER OF UNITS PER FLOOR

| LEVEL | NO. TOTAL |
|-------|-----------|
| GF    | 8 units   |
| 1     | 13 units  |
| 2     | 13 units  |
| 3     | 13 units  |
| 4     | 13 units  |
| 5     | 13 units  |
| 6     | 13 units  |
| 7     | 13 units  |

## WORLD CLASS AMENITIES



GYM



INFINITY POOL



POOL BAR



LOBBY  
RECEPTION



BEACH ACCESS



ROOFTOP  
TERRACE