

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 facade 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 ambience. 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

Awaris' 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.

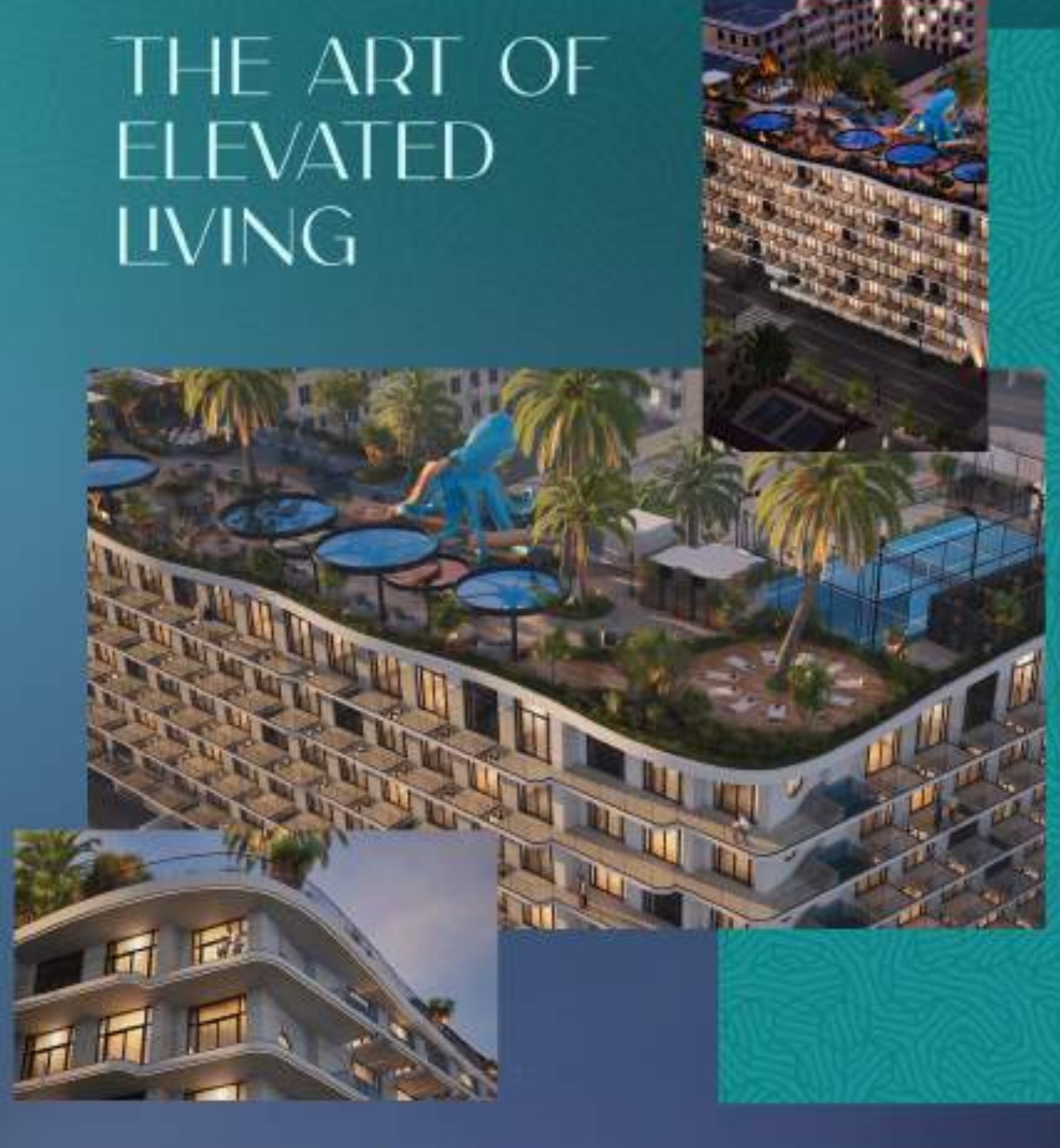


Forward - Looking Infrastructure

Provisions for electric vehicle charging and adaptable systems infrastructure ensure Awaris 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.



AMENITIES

A World of Experiences

At Avania 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.



SHADED LOUNGING AREAS
AND CABANAS



OUTDOOR
CHILDRENS
PLAY AREA



LANDSCAPE GARDENS
WITH WALKING PATHS



LIFE SIZE
CHESS COURT



ROOF TERRACE FOR
SOCIAL ACTIVITIES



RESORT STYLE
SWIMMING POOL



FITNESS CENTER
WITH PREMIUM
EQUIPMENT



ELEGANT LOBBY LOUNGE
WITH CONCIERGE/SECURITY



YOGA AND
MEDITATION DECK



PADEL COURT



CINEMA
UNDER THE STARS



KIDS POOL



BBQ AREA



SMART BUILDING
MANAGEMENT SYSTEMS



MULTY PUPOSE
SPORTS COURT



ELECTRIC VEHICLE
CHARGING PROVISIONS



STUDIO RESIDENCE



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.

Unit type 02

Unit Area : 540.47 Sq. Ft.
Balcony Area : 148.76 Sq. Ft.
Total Sellable Area : 689.22 Sq. Ft.



2 BEDROOM RESIDENCES



2 BEDROOM APARTMENT

Unit type 01

Unit Area : 913.32 Sq. Ft.
Balcony Area : 40.21 Sq. Ft.
Total Sellable Area : 1323.53 Sq. Ft.

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
www.avana-residence.ae

LOCATION



DECA DOWNTOWN OFFICE
U.T.C. B1-4
SHEIKH ZAYED ROAD
AL WAKEL - DUBAI



DECA BAY SQUARE OFFICE
BUILDING 8808
GROUND FLOOR 001
DUBAI



DECA UMM SUQEIM OFFICE
MAIN UMM SUQEIM ROAD AL DAMPERA 2
DUBAI (OPENING MID JUNE 2025)