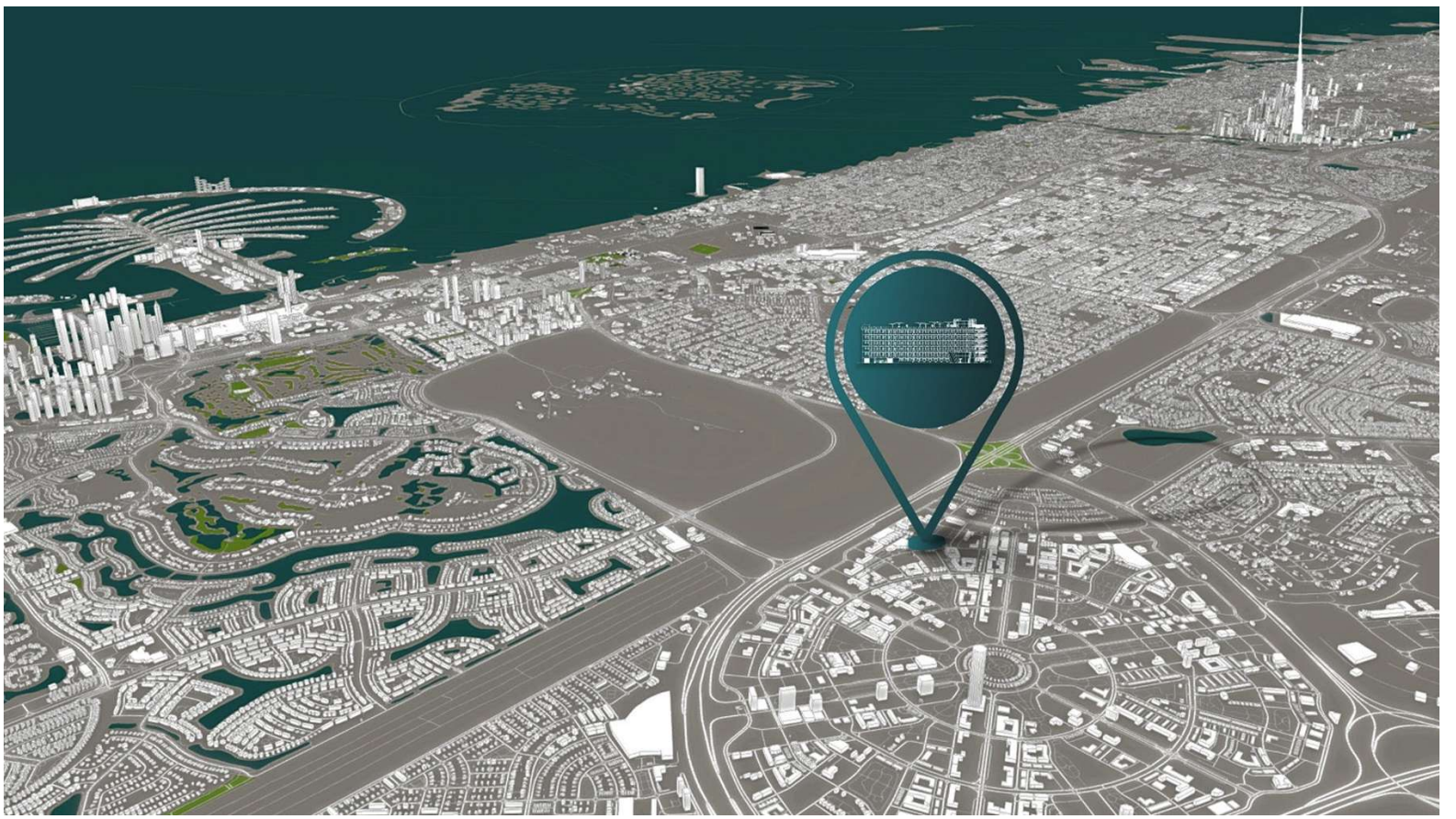
DECA
DEVELOPMENTS

AVANA
RESIDENCES

Jumeirah Village Circle

Avana Residences stands as a contemporary landmark in Jumeirah Village Circle, where architetural 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.



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 To JVC Community Park.

10 Min From Mall Of The Emirates.

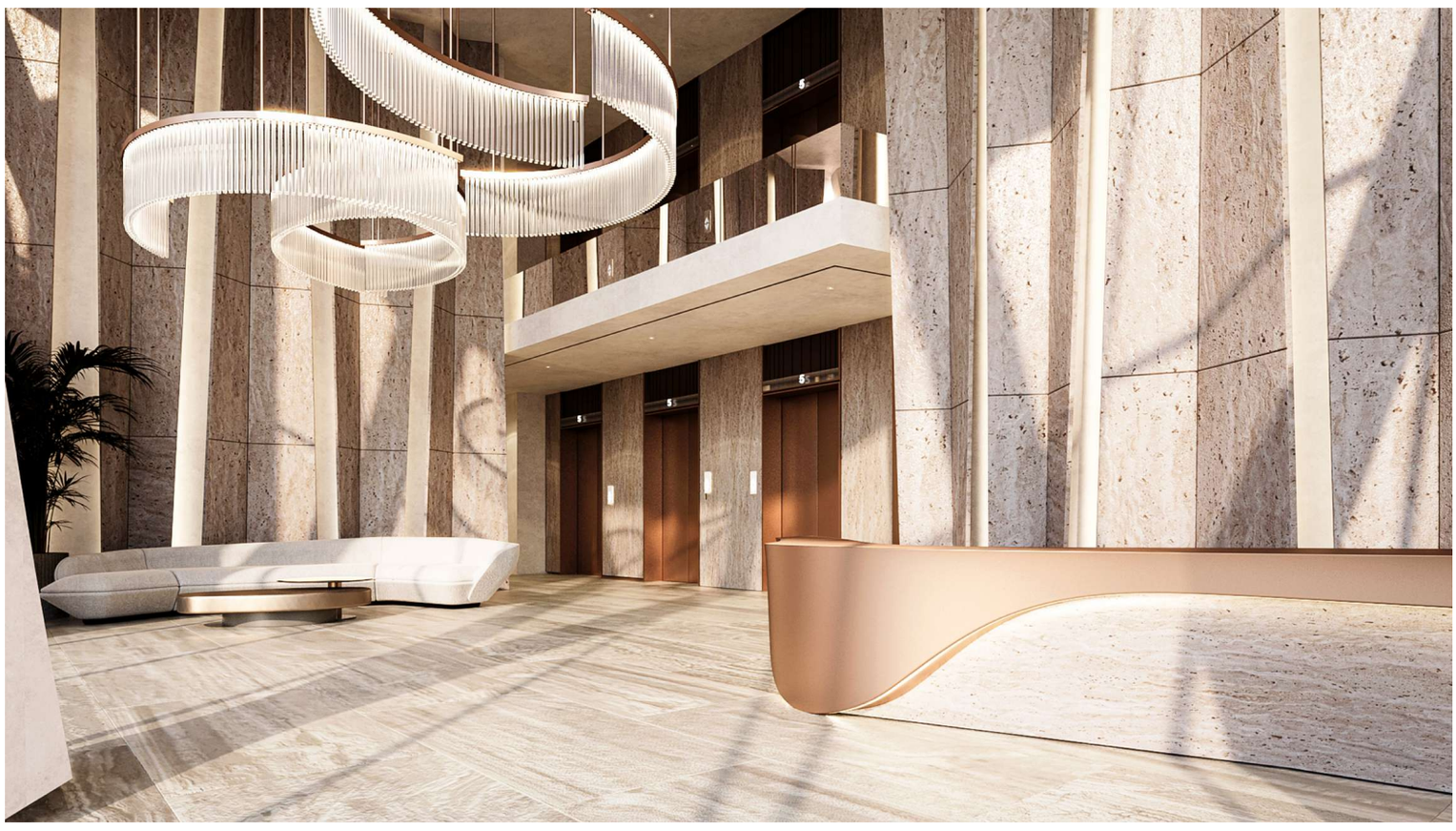
20 Min Downtown Dubai & Burj Khalifa.

7 Min From Dubai Hills Mall.

10 Min Palm Jumeirah.

20 Min Dubai International Airport.

Where Curves Create Character



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.

Residential Units

Bedroom	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED)
Studio	114	373	496	740K AED
1-Bedroom	43	635	788	1.1M AED
2-Bedroom	10	1,066	1,324	1.64M AED

Payment Plan

60 / 40

60% - Before Completion *40% - After Completion*

10% On Booking

10% After 30 Days

1% For 25 Months

5% Month 12, 18, 24

10% On Completion

1.25% Post For 24 Months

Floor Plans

TYPICAL LAYOUT

Studio

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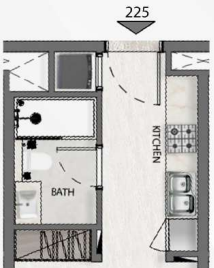
Unit type - S 01

Studio Apartments



Unit Area

338.42 sq.ft

Balcony Area
55.65 sq.ft

Total Sellable Area
394.07 sq.ft

Key Plan

TYPICAL FLOOR PLAN

Unit type - S 02
Studio Apartments

Unit Area
338.42 sq.ft

Balcony Area
55.65 sq.ft

Total Sellable Area
394.07 sq.ft

Key Plan

TYPICAL FLOOR PLAN

1 Bedroom

Unit type - B 01

One Bedroom Apartments

Unit Area
584.80 sq.ft

Balcony Area
120.77 sq.ft

Total Sellable Area
705.57 sq.ft

Key Plan

TYPICAL FLOOR PLAN

Unit type - B 01

One Bedroom Apartments

Unit Area
550.47 sq.ft

Balcony Area
148.76 sq.ft

Total Sellable Area
699.22 sq.ft

Key Plan

TYPICAL FLOOR PLAN

2 Bedroom

Unit type - A 01

Two Bedroom Apartments

Unit Area
913.32 sq.ft

Balcony Area
410.21 sq.ft

Total Sellable Area
1323.53 sq.ft

Key Plan

TYPICAL FLOOR PLAN

Unit type - A 02

Two Bedroom Apartments

Unit Area
867.03 sq.ft

Balcony Area
201.72 sq.ft

Total Sellable Area
1068.75 sq.ft

Key Plan

TYPICAL FLOOR PLAN

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