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OFF PLAN

Avana Residences

Location: Jumeirah Village Circle (JVC), Dubai

Starting From: AED 761,000

Permit No: 2

Avana Residences

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
DECA Properties	**Apartments**	**Q4 2027**	**60/10**	**Off Plan**

ABOUT THE PROJECT

Avana Residences is a contemporary residential development by **DECA Developments** in Jumeirah Village Circle, offering a boutique collection of studios and one- and two-bedroom apartments designed around modern urban living. With distinctive marine-inspired architecture, rooftop leisure facilities and a family-friendly environment, the project provides an attractive option for buyers seeking an off-plan property in one of Dubai's most established residential communities.

Located in **JVC District 10**, Avana Residences comprises just 167 homes, giving the development a more intimate character than many of Dubai's larger apartment projects. Its architectural concept draws inspiration from the fluid forms of marine life, creating a distinctive exterior complemented by thoughtfully designed interiors and landscaped communal spaces.

The residential collection caters to several buyer profiles. Studios provide an efficient entry point for professionals and investors, while one-bedroom apartments offer additional living space for individuals and couples. Two-bedroom residences extend to approximately 1,324 sq. ft., creating larger homes suitable for couples, smaller families and buyers requiring additional space.

Interiors are designed around intelligent space planning, natural light and contemporary finishes. The layouts prioritize practical everyday living while maintaining a sophisticated aesthetic, helping Avana appeal equally to residents seeking a new Dubai home and investors targeting the JVC rental market.

One of the project's strongest features is its emphasis on rooftop living. Residents can enjoy an **infinity-edge swimming pool**, landscaped rooftop deck and shaded cabanas, creating an elevated environment for relaxation. High-speed connectivity within selected outdoor spaces also supports residents who want the flexibility to work away from their apartments.

Fitness and recreation are integrated throughout the development. A modern gymnasium is complemented by a **padel court**, while yoga and outdoor wellness spaces encourage an active lifestyle. The rooftop cinema provides an alternative entertainment experience, allowing residents to enjoy movie evenings in an open-air setting.

Families are particularly well catered for through the project's distinctive **Octopus Adventure Zone**, a dedicated children's environment designed around imaginative play. Additional outdoor spaces, landscaped areas and signature shade structures create comfortable environments for residents of different ages. DECA's official project materials also highlight the infinity pool, rooftop facilities, gym and family-oriented leisure areas as central elements of the Avana lifestyle.

The **Jumeirah Village Circle** location strengthens Avana's appeal for both end-users and investors. JVC has developed into one of Dubai's largest established freehold residential communities, offering supermarkets, schools, nurseries, parks, restaurants and everyday services alongside a growing selection of new residential projects.

Circle Mall provides nearby shopping, dining and entertainment, while the community's road connections offer access towards Al Khail Road and Sheikh Mohammed Bin Zayed Road. Mall of the Emirates is approximately 12 minutes from the development according to DECA, while Downtown Dubai and the Burj Khalifa district are around 20 minutes away, subject to traffic.

For end-users, **Avana Residences by DECA** combines contemporary apartments with recreational amenities and the convenience of an established community. Studios and one-bedroom apartments suit individual professionals and couples, while two-bedroom homes provide additional flexibility for residents requiring more space.

For investors searching for **apartments for sale in JVC**, Avana Residences offers a relatively accessible entry point alongside a post-handover payment structure. Its boutique inventory, distinctive amenity offering and range of compact apartment types can appeal to the broad professional and residential tenant base already established within Jumeirah Village Circle.

Overall, **Avana Residences Dubai** combines distinctive architecture, practical contemporary homes and lifestyle-focused amenities within a well-connected JVC location, creating an appealing opportunity for both investment and personal use.

Why Buy Avana Residences Through A1 Properties?
Selecting the right apartment at Avana Residences involves comparing individual properties beyond bedroom count alone. A1 Properties can help buyers assess available residences according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and end-users navigating Dubai's property market. Investors can compare acquisition prices, unit positioning, rental considerations and future resale potential, while end-users can focus on usable living space, natural light, floor level, privacy and long-term suitability.

Our advisors can provide end-to-end assistance covering property selection, negotiation, reservation, documentation, financing support and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**40%**	**10%**	**30%**
Down Payment	During Construction	On Handover	Post Handover

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