

## A sanctuary of Luxury & Sophistication

Orvessa's architecture takes cues from the fluid motion of ocean waves, translated into a bold, sculptural façade that stands out in Al Furjan's skyline. Designed across two basements, a ground floor, two podium levels, 14 residential floors, and a rooftop, the building's form is both intentional and efficient. The layout of each residence is tailored for real, functional living. Generous proportions, clean lines, and spatial logic guide the design more than ornamentation.

## Experience Inspired Living in Al Furjan

Gracefully harmonising Dubai's dynamic character with a refined and intelligently curated lifestyle, Al Furjan emerges as a serene enclave within one of the city's most well-connected growth corridors. Nestled between Sheikh Zayed Road and Mohammed Bin Zayed Road, this master-planned neighbourhood is designed for contemporary living with deep-rooted cultural sensibilities. Lush landscapes and community parks bring a sense of calm, encouraging mindful strolls, open-air gatherings, and a strong connection to nature.



### Exclusive Payment Plan

| On Booking      | 10% | Immediate              |
|-----------------|-----|------------------------|
| 1st Installment | 5%  | 1 month from booking   |
| 2nd Installment | 5%  | 2 months from booking  |
| 3rd Installment | 5%  | 5 months from booking  |
| 4th Installment | 5%  | 8 months from booking  |
| 5th Installment | 5%  | 11 months from booking |
| 6th Installment | 5%  | 14 months from booking |
| 7th Installment | 5%  | 17 months from booking |
| 8th Installment | 5%  | 20 months from booking |
| 9th Installment | 50% | On Completion          |

\*Admin and Registration fees applicable. This exclusive plan is valid for the first 100 units.

| Available Units | Area (sq. ft.) |         | Starting Price<br>(in AED million) |
|-----------------|----------------|---------|------------------------------------|
|                 | Min.           | Max.    |                                    |
| 1 Bedroom       | 727.32         | 1145.6  | 1.27                               |
| 2 Bedrooms      | 1357.33        | 1581.97 | 2.28                               |
| 3 Bedrooms      | 1600.48        | 1608.02 | 2.82                               |
| Retail          | 2012.96        | -       | 7.64                               |

## Facts

- 92 Units : Total
- 52 Units : 1-Bedroom Apartments
- 30 Units : 2-Bedroom Apartments
- 9 Units : 3-Bedroom Apartments
- 1 Unit : Retail
- ACD : Q3 2028



## Amenities



- Modern Gym
- Rooftop Pool
- BBQ Area
- Family Seating Area
- Outdoor Lounge
- Co-working Space
- Steam & Sauna
- Kids Play Area

## BNW Developments

BNW Developments is an award-winning Dubai based developer renowned for its prestigious collection of ultra-luxury properties across the UAE, consistently setting new standards in innovation, luxury and real estate development.

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