

AVANA
RESIDENCES

DECA

FACT SHEET





FLUIDITY HAS A

New Address

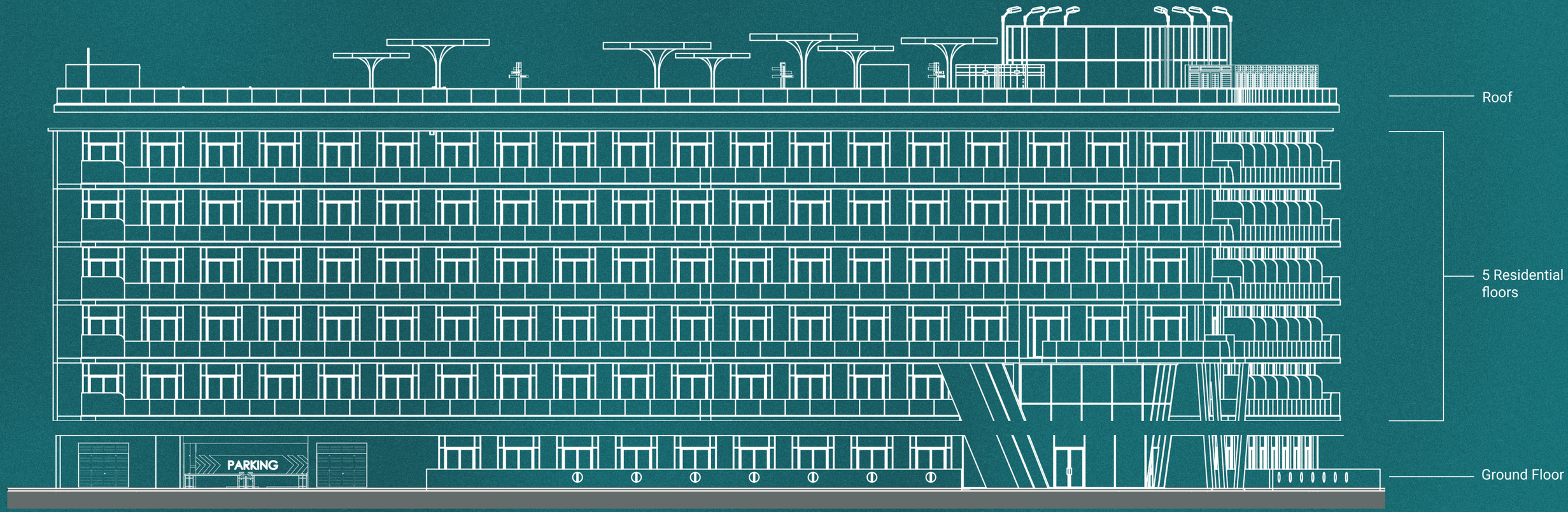
DECA

AVANA

RESIDENCES

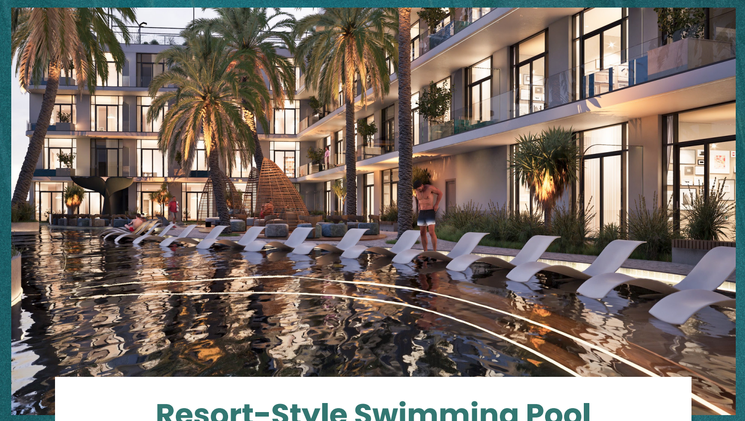


AVANA
RESIDENCES



DECA

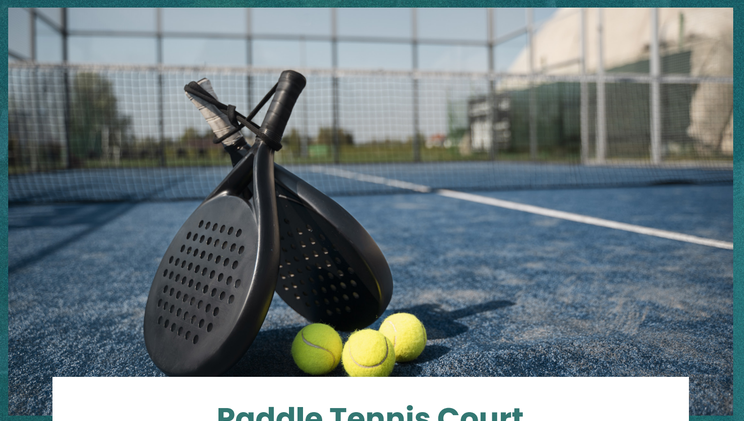
AMENITIES WITHIN THE PROJECT



Resort-Style Swimming Pool



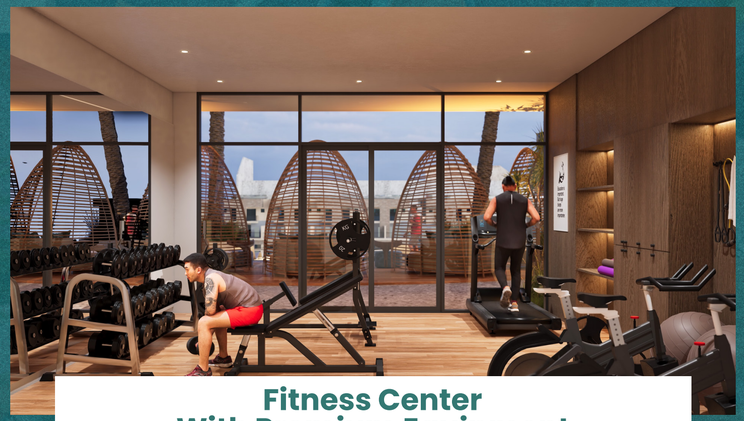
Kid’s Swimming Pool



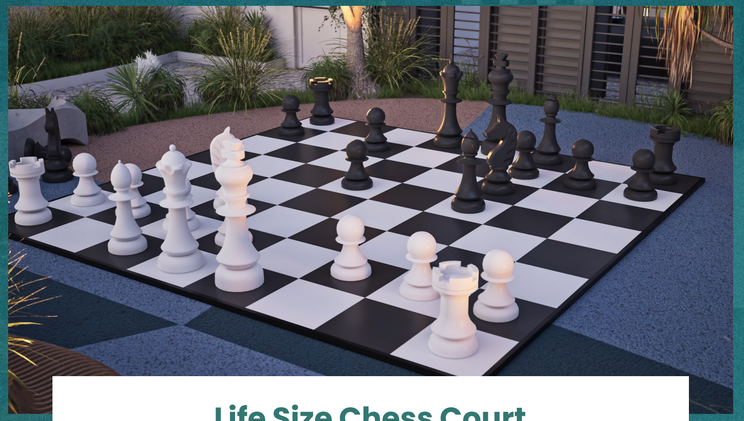
Paddle Tennis Court



Outdoor Children’s Play Area

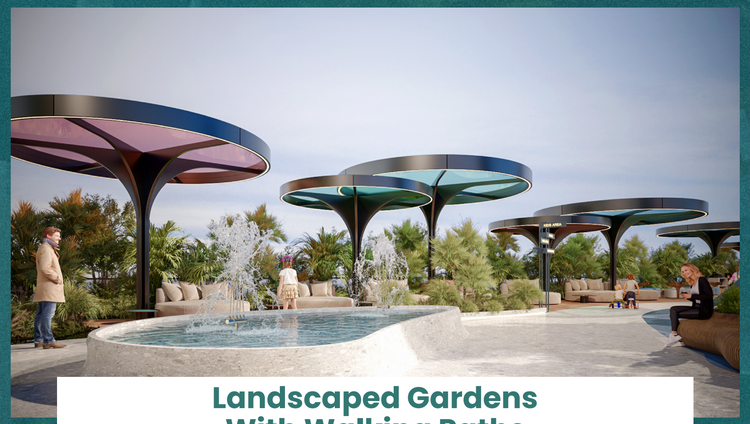


Fitness Center
With Premium Equipment

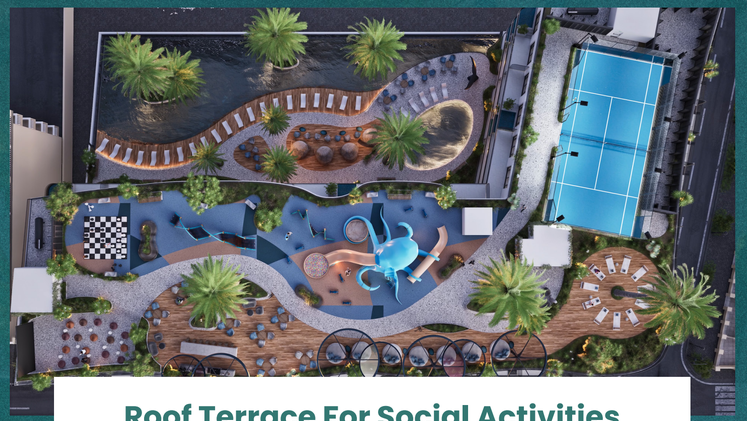


Life Size Chess Court

DECA



Landscaped Gardens
With Walking Paths



Roof Terrace For Social Activities



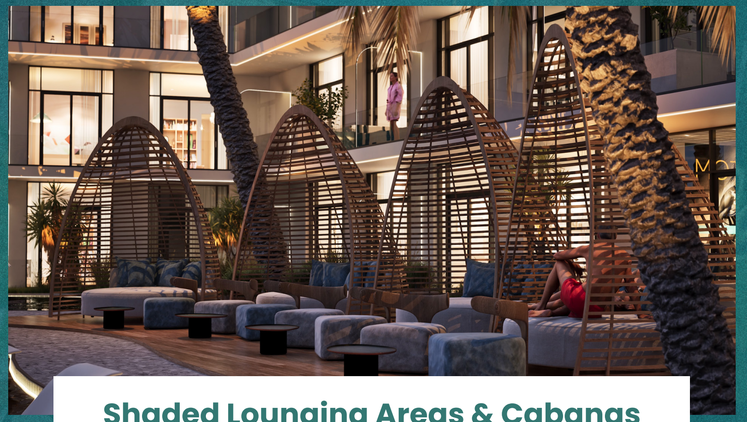
Outdoor Cinema



Outdoor Yoga & Meditation Deck



BBQ Area



Shaded Lounging Areas & Cabanas

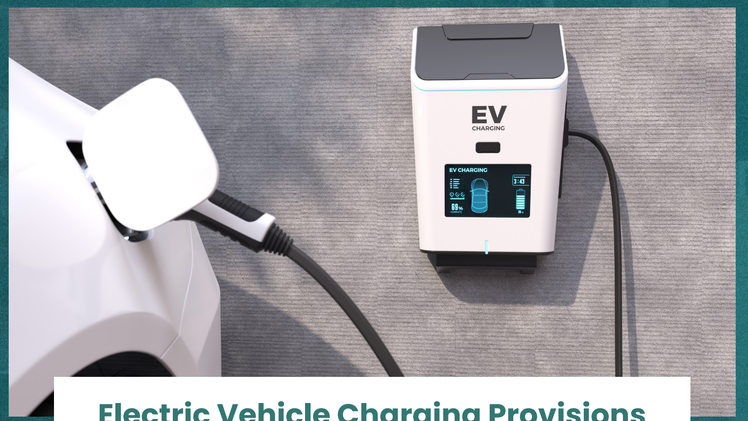
DECA



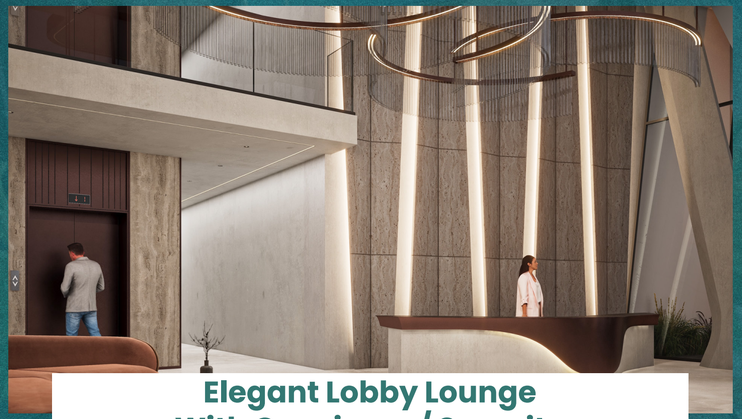
Multi - Purpose Sports Court



Smart Building Management System



Electric Vehicle Charging Provisions



Elegant Lobby Lounge
With Concierge / Security

DISCOVER AVANA DECA

AVANA
RESIDENCES

OWNERSHIP

Freehold

EXPECTED COMPLETION DATE

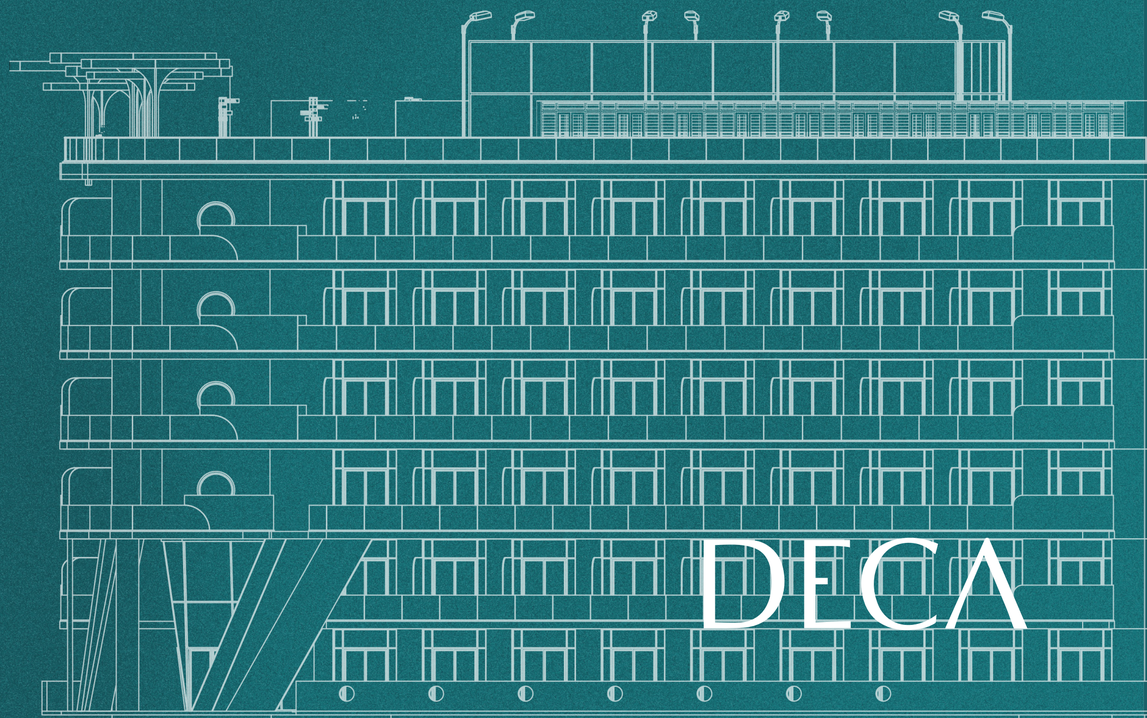
Q4 2027

SIZE RANGE PER UNIT TYPE

- Studio: Ranges From 373 sq.ft. to 496 sq.ft.
- 1 Bedroom: Ranges From 635 sq.ft. to 788 sq.ft.
- 2 Bedroom: Ranges From 1,066 sq.ft. to 1,324 sq.ft

PARKING

1 Parking Space For A Studio, 1 Bedroom, 2 Bedroom.



LOCATION MAP



PAYMENT PLAN - 60/40

AVANA
RESIDENCES

MILESTONE	TIMELINE	PAYMENT %
DURING CONSTRUCTION		
BOOKING	IMMEDIATE	**10%**
AFTER 1 MONTH	30 DAYS FROM BOOKING	**10%**
MONTHLY PAYMENTS	1% PER MONTH FOR 25 MONTHS	**25%**
INTERIM PAYMENTS	MONTH 12	**5%**
	MONTH 18	**5%**
	MONTH 24	**5%**
AFTER CONSTRUCTION		
COMPLETION	UPON COMPLETION CERTIFICATE	**10%**
POST-HANDOVER	1.25% MONTHLY FOR 24 MONTHS	**30%**

DECA

LOCATION



1 Min To JVC Community Park.

7 Min From Dubai Hills Mall.





10 Min From Mall Of The Emirates.

10 Min From Palm Jumeirah.





20 Min From Burj Khalifa
And Downtown Dubai.

NUMBER OF UNITS PER TYPE

- Studios - 114 Units
- 1 Bedroom - 43 Units
- 2 Bedroom - 10 Units



DECA

WHY JVC ?



STRATEGIC LOCATION

Enjoy Convenient Access To Dubai's Major Business And Leisure Districts.



VIBRANT LIFESTYLE

Attractive Price-To-Space Ratio With High Rental Yields And Capital Growth.



FAMILY AMENITIES

Lush Parks, Schools And Recreational Facilities For The Whole Family.



STRONG INVESTMENT

Diverse Dining Options, Retail Malls And Community Events Year-Round.

Dubai's Premier Residential Destination Combines The Best Of Convenience, Community And Value.

DECA

WHY INVEST WITH DECA DEVELOPMENT ?

We Partner With Top-Tier Consultants And Specialists While Implementing Rigorous Project Management And Quality Control. Our Investor-Friendly Payment Plans And Financing Options Make Premium Real Estate Accessible, All Delivered With Meticulous Attention To Every Detail.

LEADERSHIP WITH DECADES OF MARKET INSIGHT

Our Experienced Team Brings Deep Market Knowledge To Every Project, Ensuring Investments That Stand The Test Of Time.

TRANSPARENT PROCESS & DEDICATED SUPPORT

Enjoy A Streamlined Purchase Journey With Comprehensive Support Throughout Your Ownership Experience.

ARCHITECTURAL EXCELLENCE & STRATEGIC LOCATIONS

We Combine Innovative Design With Premium Materials And Strategic Site Selection To Maximize Capital Growth Potential.

SUSTAINABLE, VALUE DRIVEN DEVELOPMENT

Our Data-Driven Approach Incorporates Sustainable Practices And Smart Technologies, Creating Distinctive Living Spaces That Maintain Their Value.

DECA

WHY INVEST IN DUBAI ?

Dubai continues to strengthen its position as a global investment hub, offering a unique combination of economic stability, tax advantages, and quality of life. The city's strategic vision and continuous development create a fertile ground for real estate investment with strong potential for capital appreciation and rental returns.

The emirate's pro-business policies, world-class infrastructure, and cosmopolitan lifestyle make it an attractive destination for both living and investing. These factors contribute to a robust real estate market with sustained demand from both end-users and investors



HIGH RENTAL RETURNS

Dubai Consistently Offers Some Of The Highest Rental Yields Globally, Making It Attractive For Income-Seeking Investors.



RESIDENCE VISA

Property Investment Can Qualify You For Residence Visas, Providing Additional Value Beyond The Property Itself.



0% TAX ON RESIDENTIAL REAL ESTATE

No Property Tax, Income Tax Or Capital Gains Tax, Maximizing Your Investment Returns.



SAFE INVESTMENT ENVIRONMENT

Strong Regulatory Framework And Economic Stability Create A Secure Investment Landscape.













UNIT FEATURES

- Featuring BOSCH Kitchen Appliances
- The Bathroom Fittings By:

  GROHE, Villeroy & Boch
- Floor-To-Ceiling Windows
- Providing Abundant Natural Light
- Private Balconies
- Extending Living Spaces
- Contemporary Bathroom
- Fixtures With Glass Enclosures
- Layouts With Appliance Provisions
- Built-In Wardrobes In All Bedrooms
- Select 1BR & 2BR Units Feature
- Select 1 & 2 Bedroom Units Feature Private Pool
- Marine-Inspired Design Elements Throughout
- High-Speed Internet Connectivity Provisions

DOCUMENTS NEEDED TO BOOK A UNIT

Buyer Passport Copy

Emirates ID (For UAE Residents)

Residential Address And Contact Details

Initial Reservation Payment Confirmation



BOOKING STEPS

01.

Customer Pays Booking Amount And Submits Required Documents

02.

Customer Receives Booking Receipt

03.

Client Receives Unit Reservation Contract To Sign

04.

Balance Payment Transferred Per Payment Plan

05.

Client Receives Sales & Purchase Agreement Within 30 Days

06.

Signed Documents Returned For Registration With Dubai Land Department

EXPERIENCE AVANA

Sales Gallery Location

DECA DOWN TOWN OFFICE
UTC - B14 Sheikh Zayed Rd, Al Wasl, Dubai

DECA BAY SQUARE
Showroom #G03 Bldg-4 Business Bay

DECA UMM SUQEIM ROAD
Al Barsha 2 - Dubai

Contact Information

Call : 600 55 55 66, +971 56 86 86786
info@deca-properties.com

Opening Hours

Monday-Saturday : 10am-7pm
Sunday : By Appointment only

www.avanaresidences.ae

DECA

DEVELOPMENTS

www.decaproperties.ae