



S I L E N A

THE GUIDEBOOK

AVENUE
DEVELOPMENT



SILENA



ECHOES OF THE TIDES

A name whispered by the moon — carries the mystery of the unseen. A powerful symbol of femininity and grace, Silena is the tide caressing the sea, the elegance of nature's movement made dwelling. Rooted in harmony and destined for those who seek rare distinction, it offers the discreet privilege of seafront living — a home that breathes with you.

BATHED IN MOONLIGHT, SHAPED BY SILENCE



- 137 exclusive units, each with elevated panoramic sea views
- 12 townhouses and villas connected to private beach
- 2 Penthouses with exclusive social areas to elevate the living experience
- Tiered balconies and lush green areas to embrace relaxation
- Elevated island living

RESIDENCE TYPES AND SIZES

UNIT TYPE	UNIT SIZE	NO. TOTAL
1BR	From 730 sqft – 1,076 sqft	66 units
2BR	From 1,274 sqft – 1,862 sqft	42 units
3BR	From 2,384 sqft – 2,832 sqft	15 units
TH + Villas	From 3,642 sqft – 7,421 sqft	12 units
PH	From 4,632 sqft – 12,517 sqft	2 units

FINANCING FRAMEWORK Anticipated Completion Q2 2028

10% Downpayment	+	4% + AED 3,500.00 On Booking	10% 1ST INSTALMENT After 1 Month from Booking Date	10% 2ND INSTALMENT February 2026
5% 3RD INSTALLMENT August 2026		10% 4TH INSTALLMENT February 2027	5% 5TH INSTALLMENT August 2027	50% Final Payment on Completion

AVENEW DEVELOPMENT

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. We, at AVENEW Development, believe a home is more than just a space—it's where life's finest moments unfold. That's why we design with intention, creating refined, high-end communities where every detail enhances the way people live, connect, and unwind. At AVENEW Development, we shape more than residences; we create experiences. Our developments are a seamless blend of sophistication and warmth, ensuring that every home isn't just lived in—it's cherished. With a deep commitment to redefining modern comfort, AVENEW Development is setting new standards for inspired living in Dubai—one exceptional home at a time.

PROJECT SPECIFICATIONS

92	45	137
UNITS BUILDING A	UNITS BUILDING B	TOTAL UNITS



NUMBER OF UNITS PER FLOOR

LEVEL	NO. TOTAL
7	17 units
6	20 units
5	22 units
4	22 units
3	22 units
2	25 units
G+1	9 units



WORLD CLASS AMENITIES

Beach access	Gym (Rooftop)	Infinity Pool
Wellness Garden	Lounge Deck	Water Bar (Rooftop)

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