

Orvessa

RESIDENCES

BY

MICHEL ADAM

AL FURJAN, DUBAI









Your gateway to inspired living in Al Furjan

Gracefully harmonizing Dubai's vivacious spirit with a refined and thoughtfully composed living experience, Al Furjan stands as a serene sanctuary within one of the city's most spirited locales. Embraced by verdant landscapes and tranquil environs, it offers an idyllic respite from the city's vibrant pulse. The parks invite leisurely walks and quiet reflection, creating a soothing rhythm that contrasts with the city's lively energy. Every corner radiates a sense of balance, where natural beauty and simplicity merge seamlessly.

A short stroll leads to charming boutique shops and cafés, fostering a welcoming and engaging atmosphere. Renowned schools and excellent healthcare facilities are conveniently nearby, ensuring essentials are always within reach. Al Furjan is more than just a place to live—it nurtures a lifestyle where modernity and serenity coexist, cultivating quiet sophistication close to the heart of the city.

Design philosophy

Orvessa redefines modern living through architectural brilliance, inspired by the graceful movement of ocean waves. Its fluid façade creates a striking silhouette against the city skyline, embodying a profound commitment to elegance and refinement.

The development features two stylish podium levels, dual basements, 12 floors of luxury residences, and a sophisticated rooftop. Residences within Orvessa offer spacious, thoughtfully designed layouts that seamlessly blend functionality with aesthetic appeal. Meticulous craftsmanship ensures every detail is impeccably executed.

Orvessa masterfully fuses contemporary design with natural beauty, delivering a truly elevated living experience. Its focus on elegance and practicality makes it the ideal choice for those seeking an exceptional standard of living.









A sanctuary of
Luxury & Sophistication

Embrace the extraordinary

Orvessa elevates lifestyle by seamlessly blending tranquility with vibrant social spaces. Every detail is thoughtfully crafted to enhance daily living, fostering an environment where beautiful moments and quality time flourish. Here, the balance between peaceful havens and lively interactions offers a refined backdrop for both serene relaxation and meaningful family moments, transforming each day into a celebration of life's most cherished experiences.





Residences by MICHELE ADAM

Bar













A masterpiece of
Modern Living



Excellence in every detail

Orvessa sets a new benchmark in luxury and comfort through its meticulously designed residences, offering one, two, and three-bedroom layouts alongside an expansive retail space. This architectural gem features two refined podium levels and a sophisticated rooftop, with a design that seamlessly fuses wave-inspired balconies and verdant greenery.











Luxuries beyond compare

With an exceptional array of amenities, Orvessa is designed to enhance and fulfil every aspect of the residential experience. Residents have access to a state-of-the-art fitness centre, a serene rooftop swimming pool with panoramic city views, and beautifully landscaped gardens for relaxation and leisure along with other outdoor and indoor features. The stylish podium levels feature exclusive retail outlets and gourmet dining options.















Unmatched urban living

Orvessa reimagines city living through a polished blend of architectural finesse and intuitive design. Sweeping balconies unveil panoramic views of Dubai's dynamic skyline, balancing poised elegance with metropolitan vibrance. This development offers a uniquely immersive lifestyle, where tailored comfort aligns with the rhythm of the city—crafting an address that's as sophisticated as it is alive.



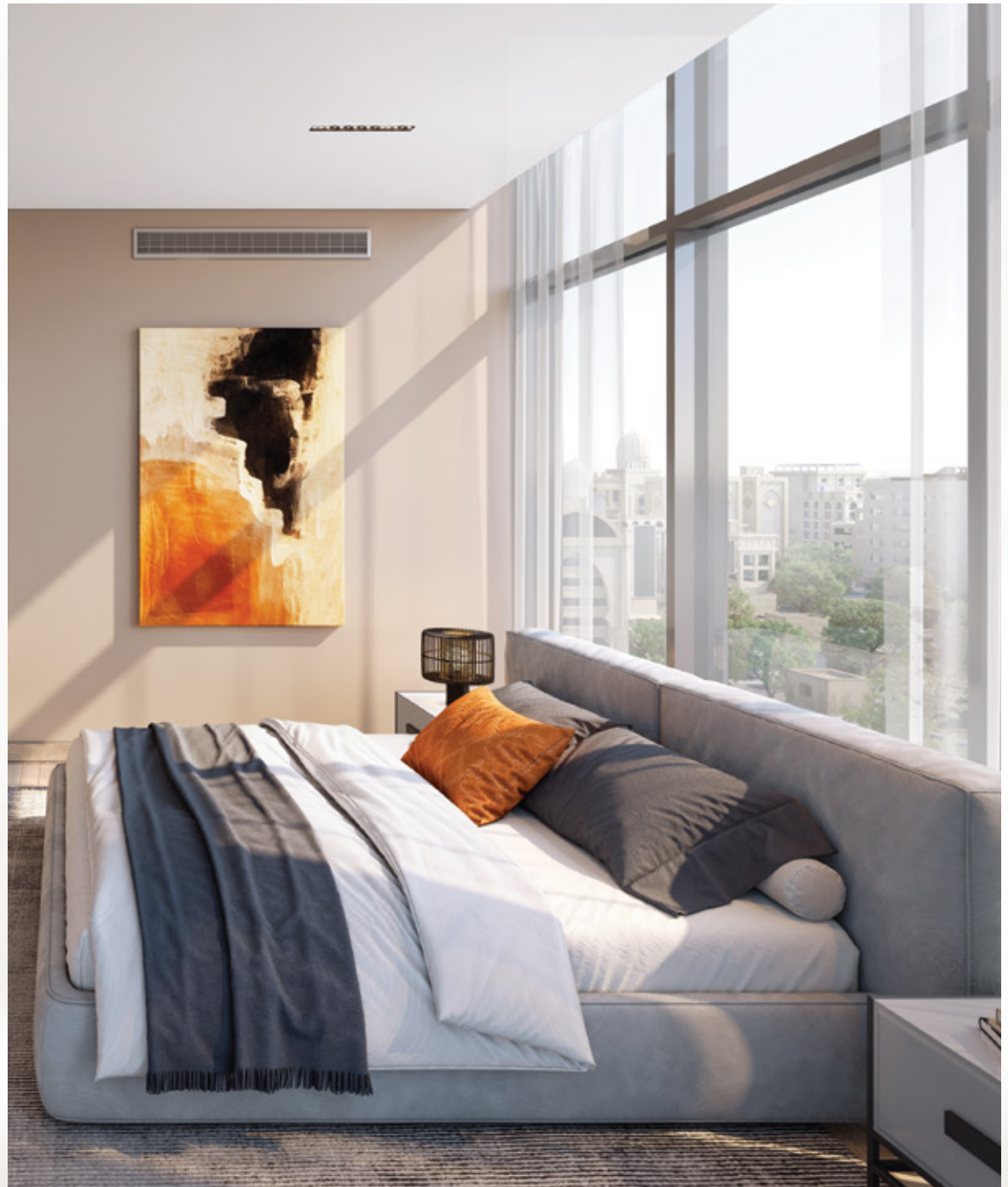




Indulge in a new level of
Finesse

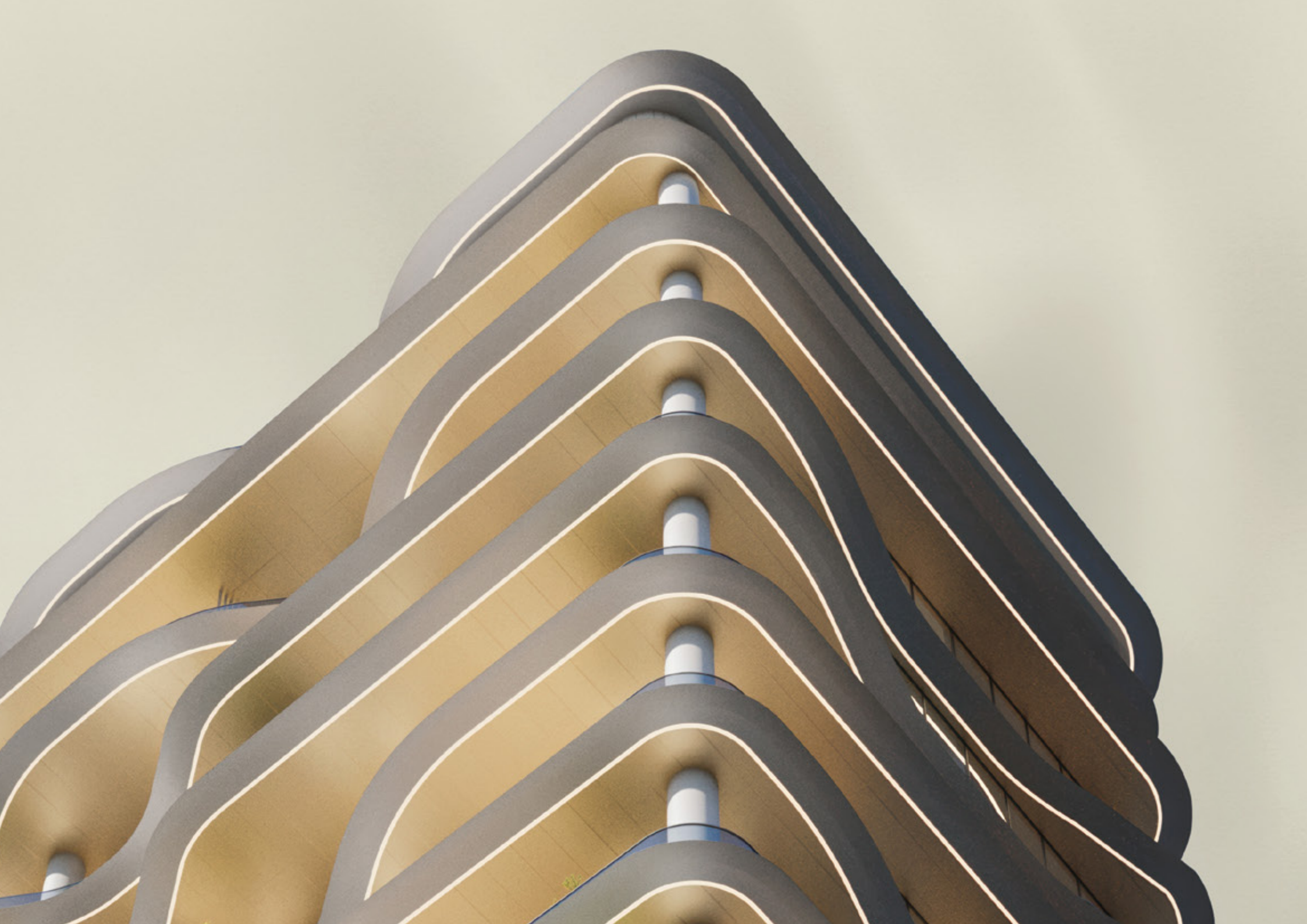
New-age elegance redefined

Curated modernity takes form in Orvessa through intentional, design-led interiors. Expansive floor-to-ceiling windows bathe the spaces in daylight, accentuating clean silhouettes and purposeful minimalism. Premium finishes and artisanal detailing heighten every touchpoint, reflecting a contemporary sense of grace. The interiors are crafted to seamlessly balance tactile comfort with visual serenity.











A true sense of calm

At Orvessa, tranquility is an art form. The serene ambiance of this sanctuary is designed to envelop you in a true sense of calm, where every element contributes to a peaceful and rejuvenating experience. Whether it's the soft natural light that fills your living area or the refined design touches that enhance every corner, Orvessa offers a retreat from the bustling world, creating a haven of relaxation and serenity.



Luxury that embraces
Life's sweetest moments



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Live in luxury
*B*reathe in nature

Convenience and beyond

Blending refined elegance with practical luxury, Orvessa offers a seamless fusion of grace and convenience through its exceptional amenities. Thoughtfully designed to enhance everyday living, these features provide residents with both comfort and sophistication, ensuring an unparalleled lifestyle experience.



Elite Family Seating



Pool Deck



Indoor and Outdoor Gym



Library



Swimming Pool



Game Room



Landscaped Gardens



Lazy Lounge



Multi-Purpose Hall



Kids Play Area



Open Air Yoga Platform



Health Club



Kids Swimming Pool



Steam & Sauna



Relaxation Zone



Co-Working Space



Meditation Zone



BBQ Area





07 Mins
Al Furjan Metro Station



07 Mins
Discovery Gardens



09 Mins
Expo City Dubai



12 Mins
Miracle Garden



14 Mins
Dubai Marina



15 Mins
Bluewaters Island



16 Mins
Palm Jumeirah



16 Mins
Dubai Autodrome



20 Mins
IMG Worlds of Adventure



20 Mins
Global Village



24 Mins
Jumeirah Beach



24 Mins
Al Maktoum International
Airport

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Unit Plans



1BHK - TYPE A

1	Kitchen	2.5m x 2.5m
2	Living & Dining	6.7m x 3.4m
3	PWD Room	1.2m x 1.9m
4	Bedroom	3.3m x 3.3m
5	Bath	2.1m x 2.2m
6	Dressing Room	1.5m x 1.1m
7	Balcony	11.5m x 7.7m

	From	To
Suite Area	64.74 sq.m	64.74 sq.m
Balcony Area	104.1 sq.m	106.32 sq.m
Total Area	103.87 sq.m	105.84 sq.m

Disclaimer: All dimensions, materials and drawings are approximate. Information is subject to change without notice, at the developer's absolute discretion. The actual area may vary from the stated area. Drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions/alterations, at the absolute discretion without any liability whatsoever.



1BHK - TYPE B

1	Kitchen	3.1m x 2.3m
2	Living & Dining	5.5m x 3.6m
3	PWD Room	1.3m x 1.7m
4	Bedroom	3.5m x 3.6m
5	Bath	3m x 1.8m
6	Dressing Room	1m x 1.1m
7	Balcony	2m x 7.1m

	From	To
Suite Area	57.41 sq.m	57.73 sq.m
Balcony Area	10.62 sq.m	10.79 sq.m
Total Area	67 sq.m	68.77 sq.m

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1BHK - TYPE C

1	Kitchen	2.6m x 2.3m
2	Living & Dining	5.8m x 3.6m
3	PWD Room	1.7m x 1.6m
4	Bedroom	6.1m x 3.5m
5	Bath	2.7m x 2.3m
6	Dressing Room	1m x 1.7m
7	Balcony	1.8m x 7.3m

	From	To
Suite Area	65.4 sq.m	65.4 sq.m
Balcony Area	9.42 sq.m	9.6 sq.m
Total Area	74.75 sq.m	74.77 sq.m

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1BHK - TYPE D

1	Kitchen	2.6m x 2.4m
2	Living & Dining	5.8m x 3.7m
3	PWD Room	1.7m x 1.5m
4	Bedroom	6.1m x 3.4m
5	Bath	2.7m x 2.2m
6	Dressing Room	1m x 1.6m
7	Balcony 1	1.4m x 3.6m
8	Balcony 2	0.7m x 2.8m

	From	To
Suite Area	65.18 sq.m	65.18 sq.m
Balcony Area	6.49 sq.m	10.28 sq.m
Total Area	73.56 sq.m	76.6 sq.m

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2BHK - TYPE A

1	Kitchen	2.6m x 3.5m
2	Living & Dining	6m x 3.6m
3	PWD Room	1.2m x 1.9m
4	Bedroom1	3.4m x 3.9m
5	Bath1	1.8m x 2.3m
6	Dressing Room	1.8m x 1m
7	Bedroom 2	3.6m x 3.8m
8	Bath 2	2.4m x 2m
9	Iron	2.5m x 2.1m
10	Laundry	1.3m x 1.8m
11	Balcony	7.4m x 8.2m

	From	To
Suite Area	96.9 sq.m	96.9 sq.m
Balcony Area	29.69 sq.m	33.32 sq.m
Total Area	130.33 sq.m	133.93 sq.m

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2BHK - TYPE B

1	Kitchen	4m x 2.4m
2	Living & Dining	7m x 3.8m
3	PWD Room	1.7m x 1.2m
4	Bedroom 1	5.2m x 4m
5	Bath 1	1.8m x 2.5m
6	Bedroom 2	3.6m x 4m
7	Bath 2	1.8m x 2.5m
8	Maidroom	3.6m x 2.7m
9	Bath 3	2.2m x 1.5m
10	Balcony 1	2m x 10.7m
11	Balcony 2	2m x 7m

	From	To
Suite Area	109.21 sq.m	109.27 sq.m
Balcony Area	30.6 sq.m	33.91 sq.m
Total Area	140.27 sq.m	143.33 sq.m

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2BHK - TYPE C

1	Kitchen	3.6m x 2.8m
2	Living & Dining	3.7m x 7.2m
3	PWD Room	1.2m x 2.1m
4	Bedroom 1	3.6m x 5.8m
5	Bath 1	1.8m x 2.5m
6	Store	1.3m x 1m
7	Bedroom 2	3.6m x 3.5m
8	Bath 2	2.4m x 1.8m
9	Iron	2m x 2.1m
10	Laundry	1.2m x 2.1m
11	Balcony	13.7m x 11.4m

	From	To
Suite Area	103.46 sq.m	103.5 sq.m
Balcony Area	24.87 sq.m	43.87 sq.m
Total Area	123.99 sq.m	143.62 sq.m

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3BHK - TYPE A

1	Kitchen	2.4m x 6m
2	Living & Dining	3.7m x 7.2m
3	PWD Room	1.3m x 2m
4	Bedroom 1	3.7m x 5.1m
5	Bath 1	2.6m x 1.8m
6	Bedroom 2	4.4m x 3.5m
7	Bath 2	2.7m x 2.1m
8	Bedroom 3	3.4m x 6m
9	Bath 3	2.2m x 2.1m
10	Iron	2.3m x 2.1m
11	Laundry	1.2m x 2.1m
12	Balcony	13.7m x 2m

	From	To
Suite Area	126.49 sq.m	126.49 sq.m
Balcony Area	21.96 sq.m	22.66 sq.m
Total Area	146.8 sq.m	147.09 sq.m

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Floor Plans

Ground floor plan

- 1 MAIN ENTRANCE
- 2 LOUNGE
- 3 RECEPTION
- 4 LIFT LOBBY
- 5 WC
- 6 SHOWROOM 1
- 7 PEDESTRIAN PATHWAY
- 8 PARKING
- 9 ACCESS TO PARKING ENTRANCE
- 10 ACCESS TO UPPER PARKING
- 11 ACCESS TO LOWER PARKING
- 12 CO-WORKING SPACE



First floor plan

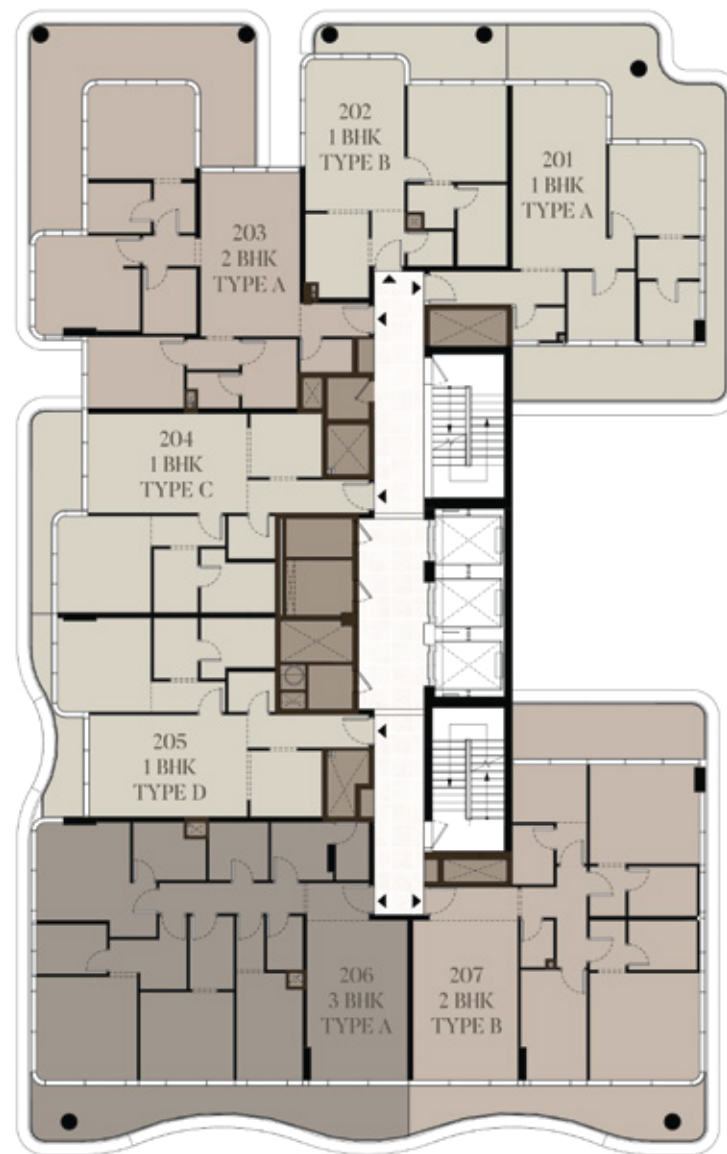
- 1 GYM
- 2 TOILETS
- 3 LOCKERS
- 4 LIFT LOBBY
- 5 POOL
- 6 POOL DECK
- 7 TERRACE





Second floor plan

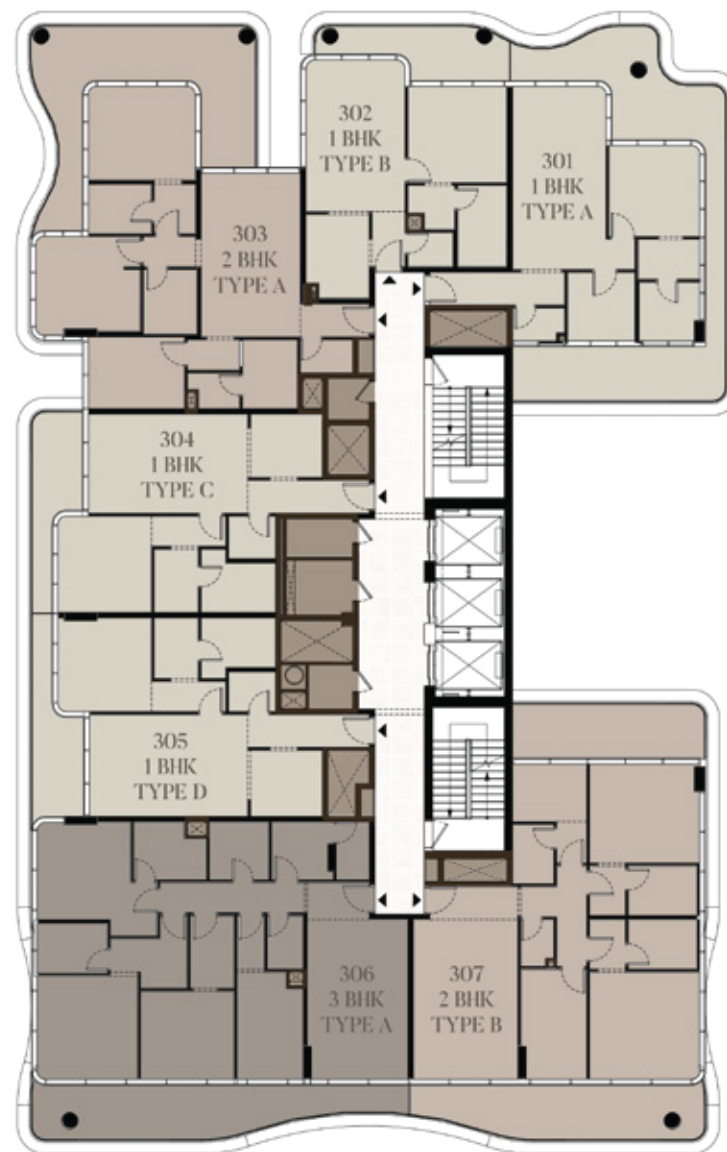
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Third floor plan

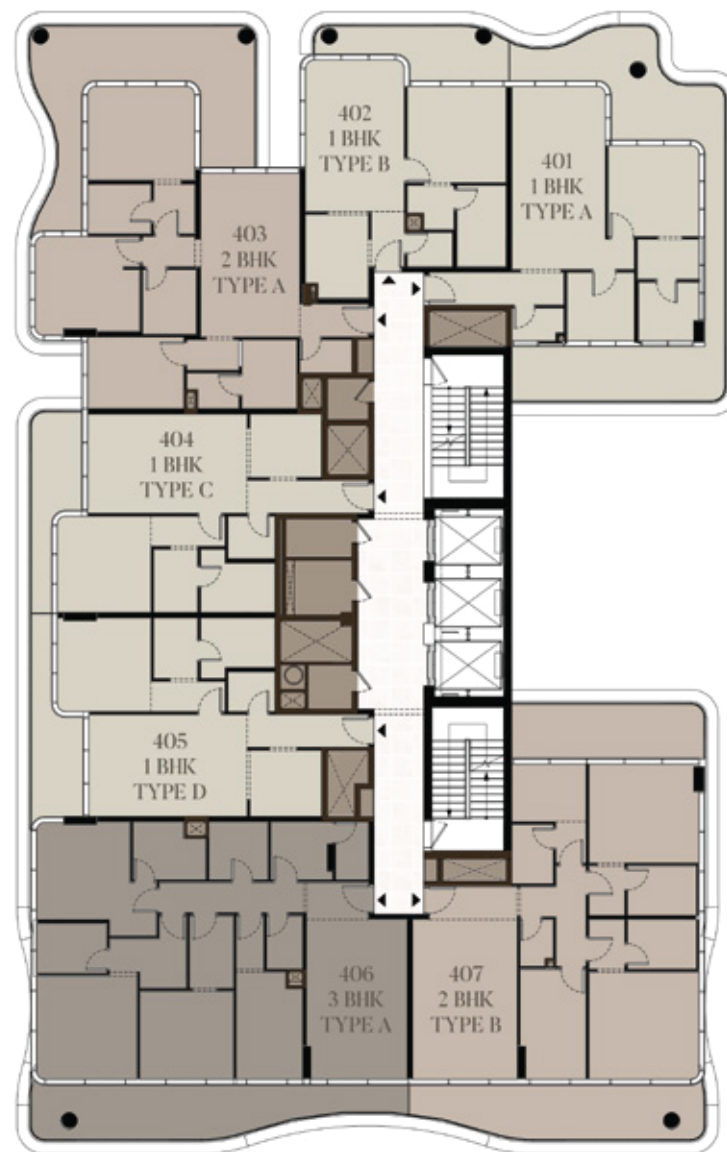
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Fourth floor plan

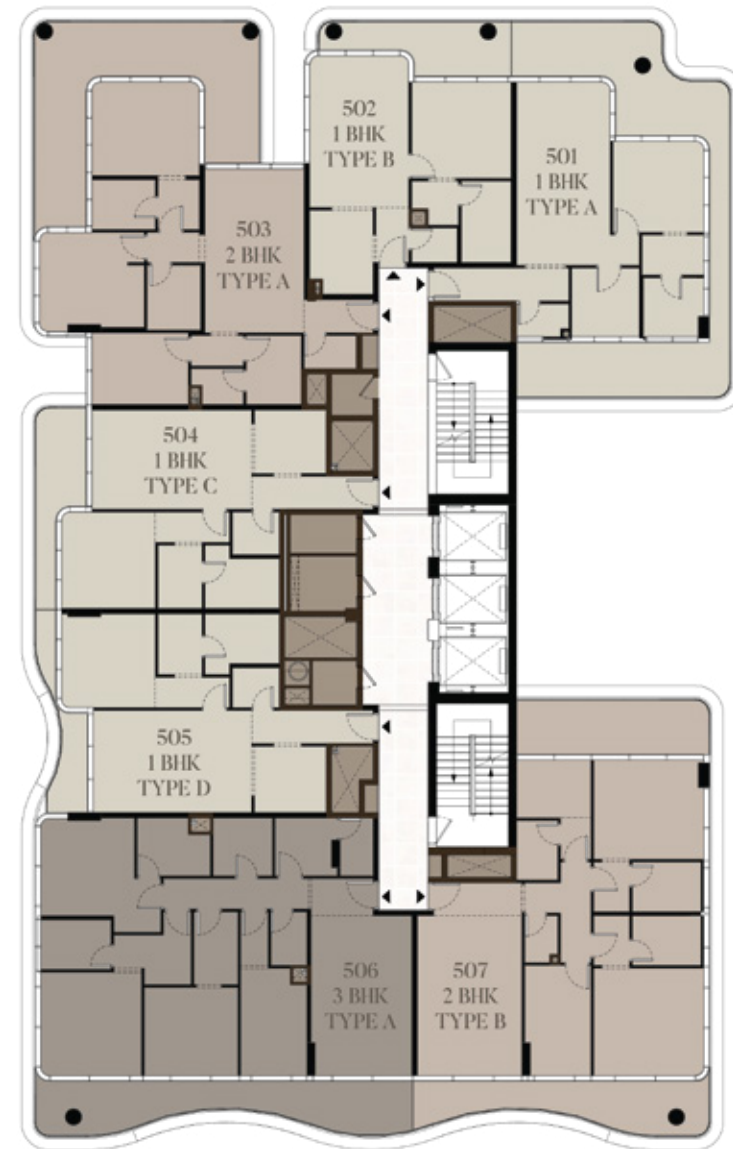
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





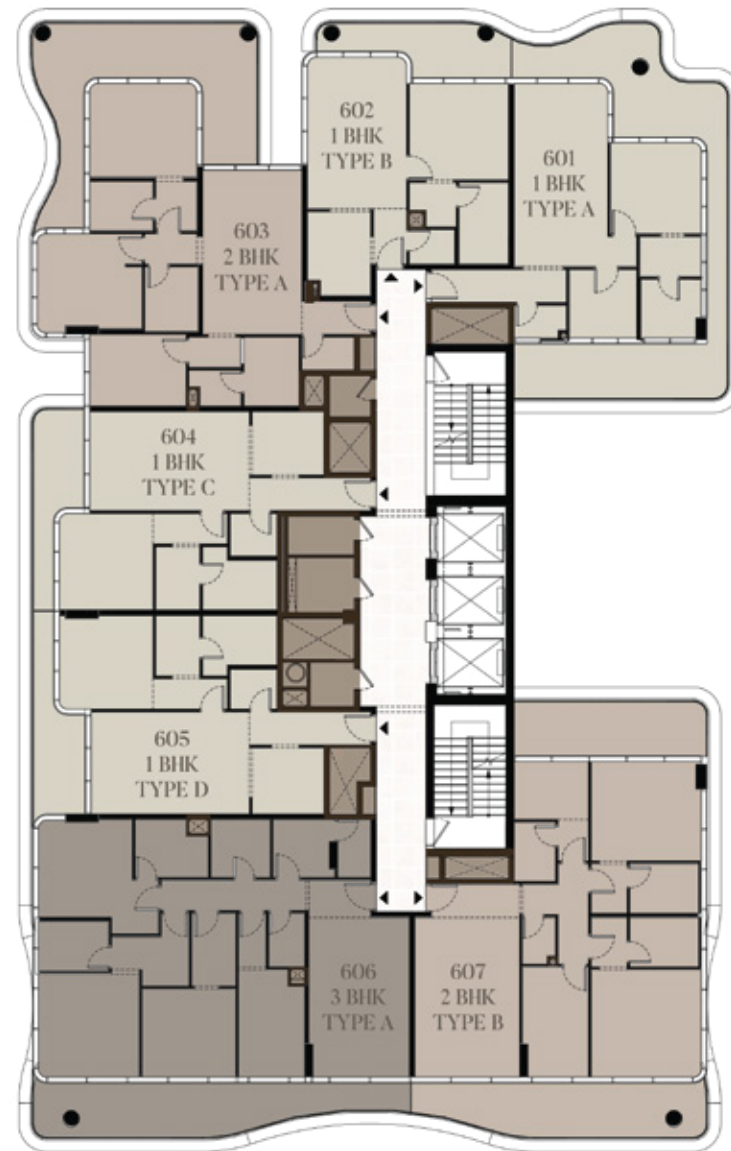
Fifth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Sixth floor plan

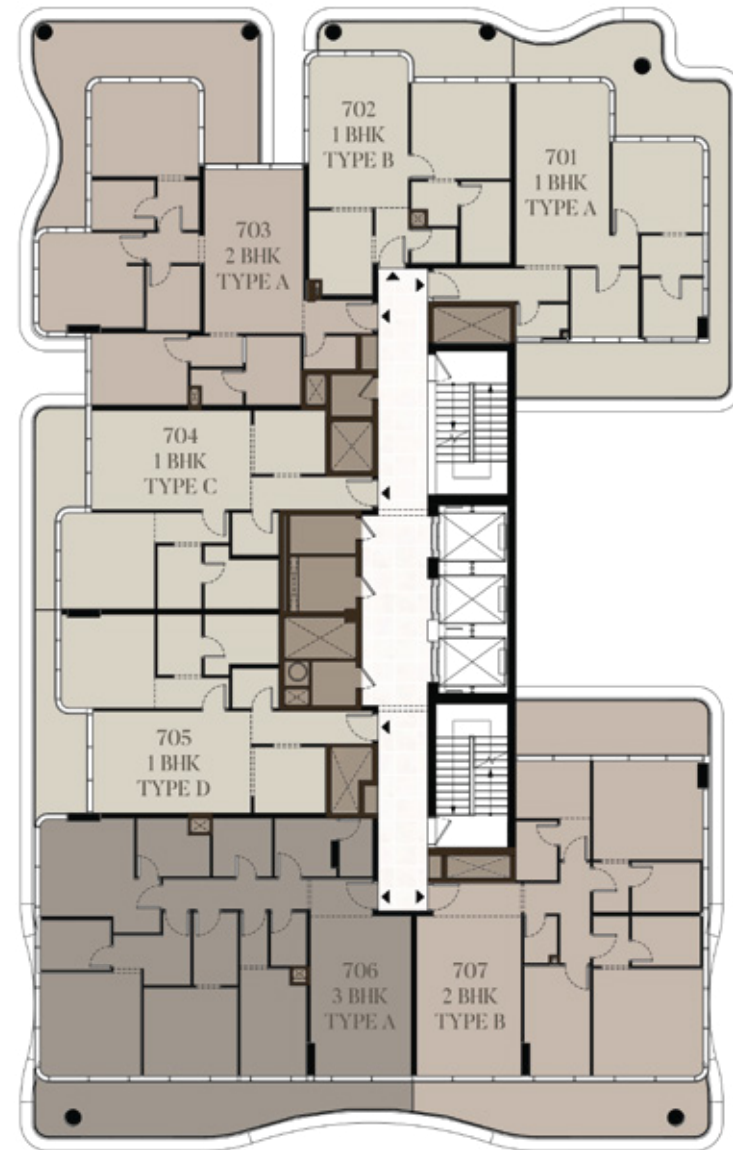
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





Seventh floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





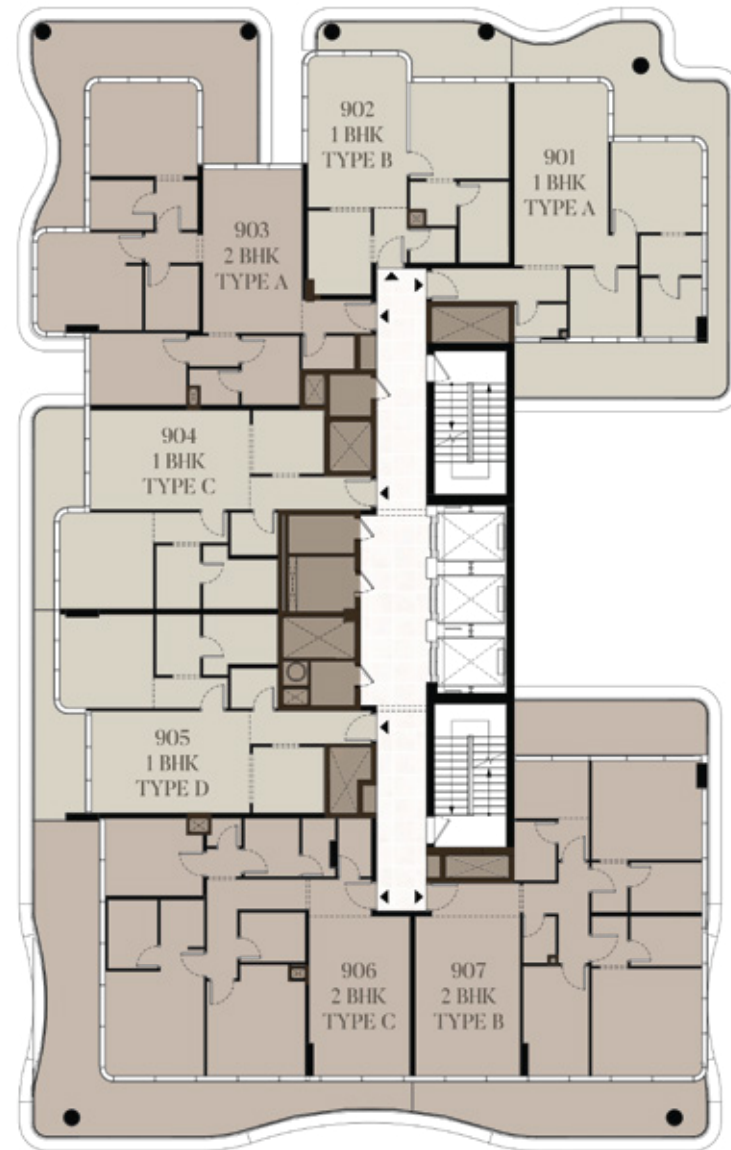
Eighth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Ninth floor plan

- 1 BEDROOM
- 2 BEDROOM



Tenth floor plan

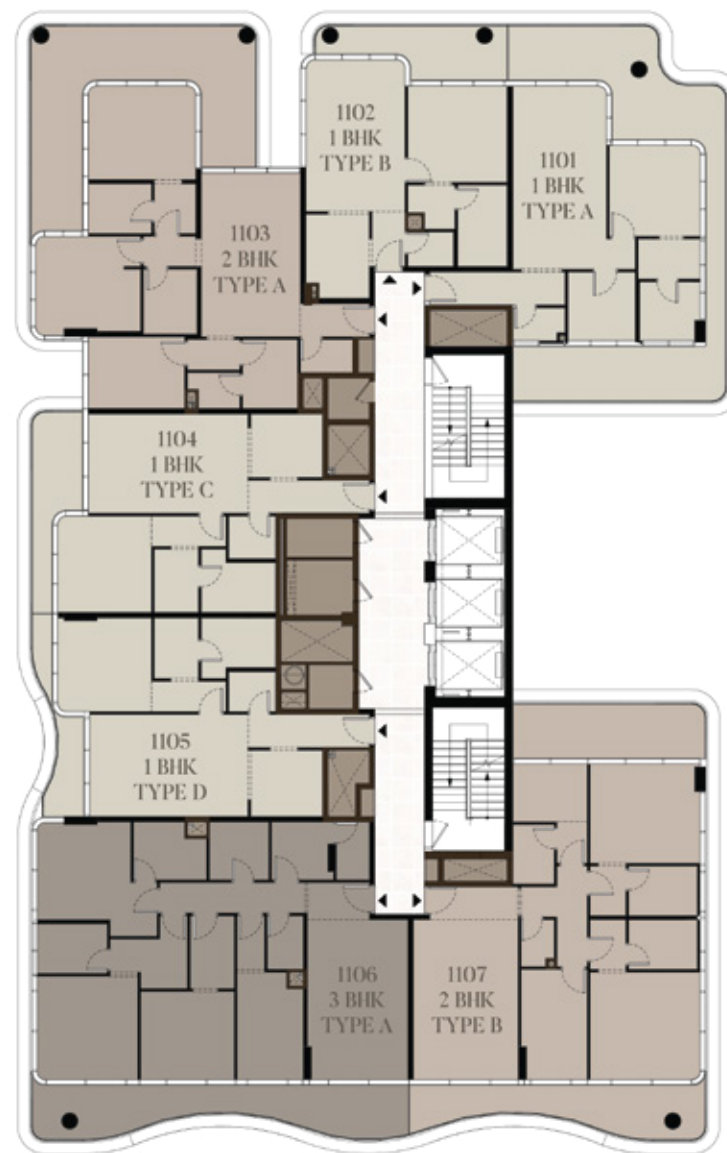
- 1 BEDROOM
- 2 BEDROOM





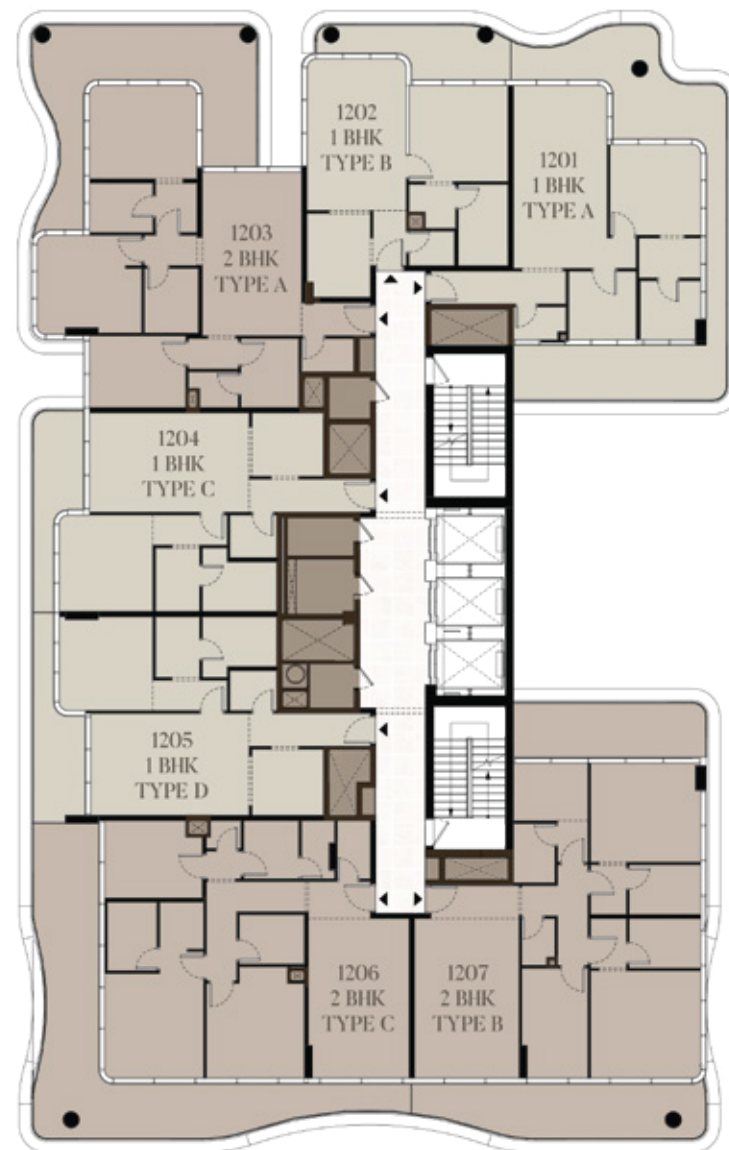
Eleventh floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Twelfth floor plan

- 1 BEDROOM
- 2 BEDROOM



Thirteenth floor plan

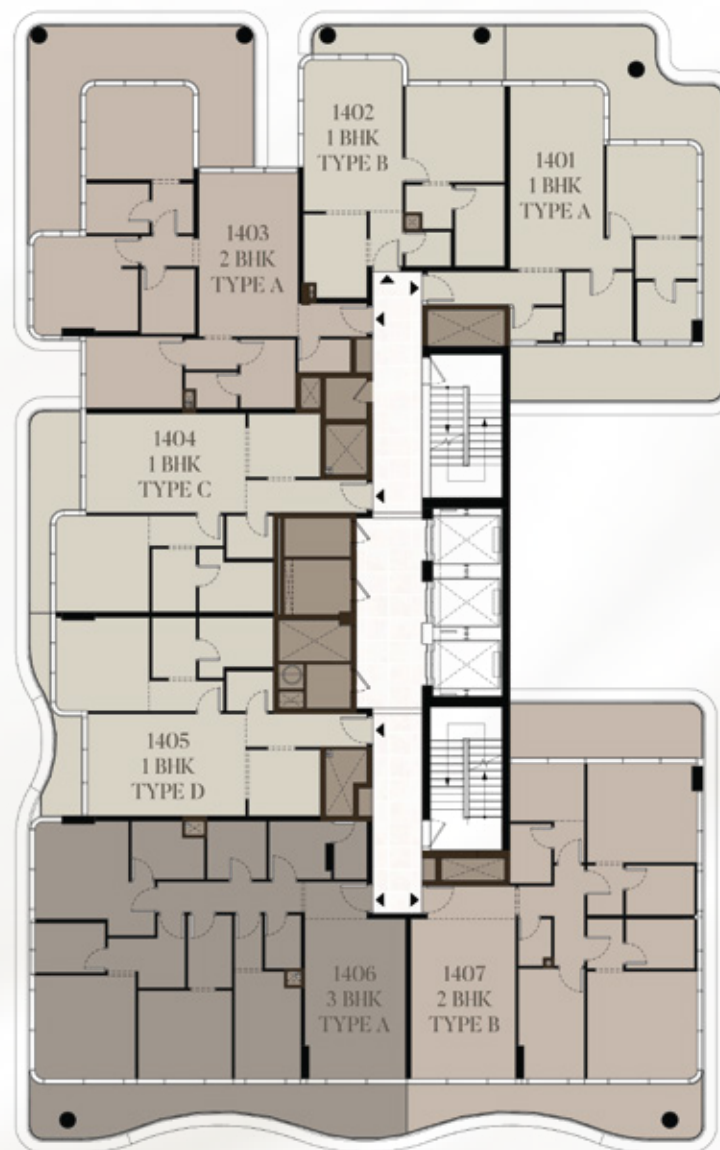
- 1 BEDROOM
- 2 BEDROOM





Fourteenth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



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BY
MICHEL ADAM

BNW

BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

info@bnw.ae | 800 BNWUAE | www.bnw.ae

24th & 33rd Floor, Ubora Tower, Business Bay, Dubai, UAE

