

**BLING**  
DEVELOPMENT

# **Bling Avenue - 1**

A Future Designed For You





# Why Invest In *Dubai South*

- Parks And Green Spaces.
- Shopping And Dining Outlets.
- World Class Education – School Is Ready.
- International Airport And Many Future Projects..





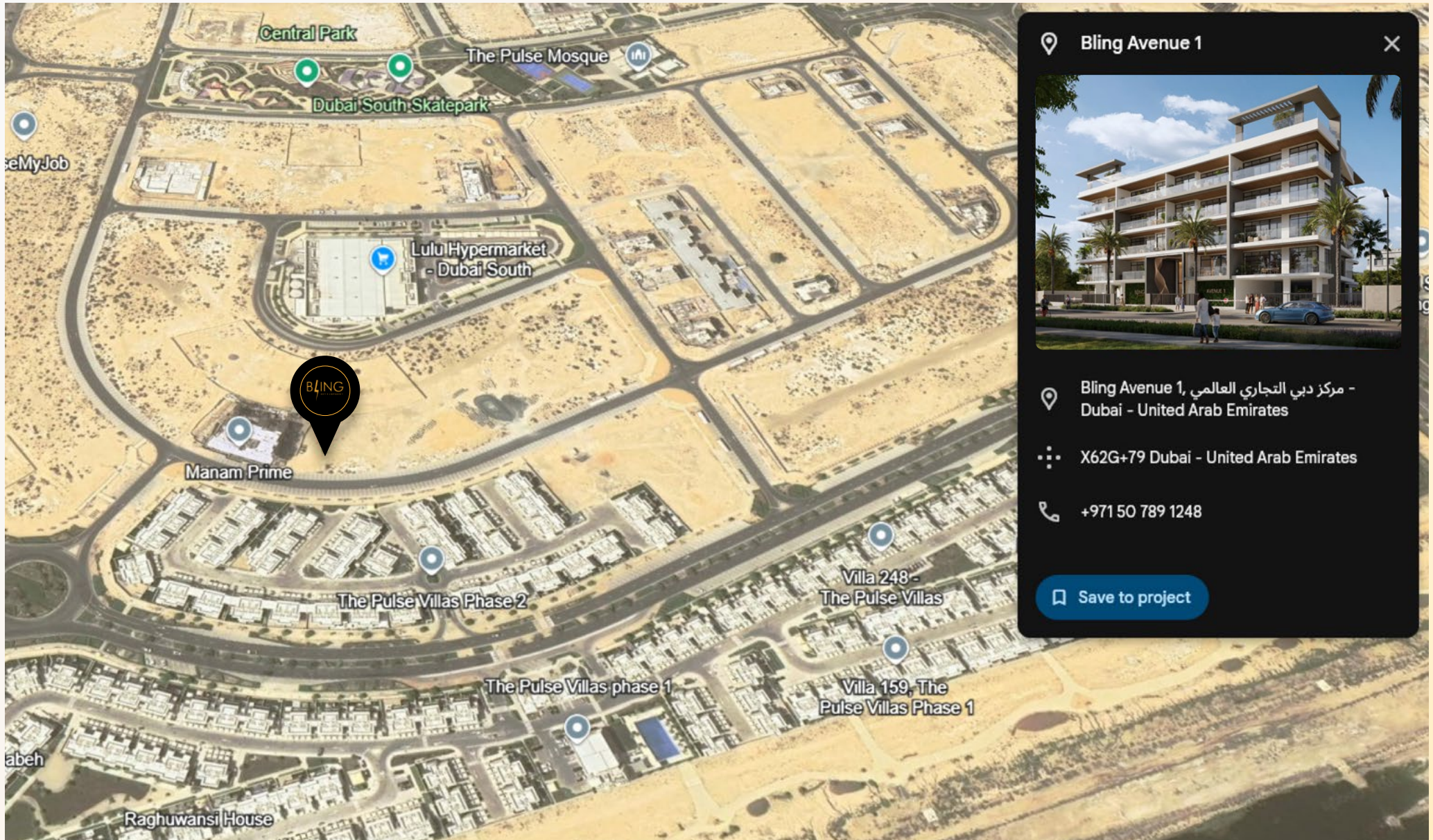
# Dubai South Is Ideal *Location for Modern Living*

- Al Maktoum Airport - **16 Mins**
- Expo City - **21 Mins**
- Dubai Marina - **34 Mins**
- The Outlets Village - **27 Mins**
- Dubai Parks & Resorts - **30mins**
- Downtown - **30 Mins**





# Project *Location*





**Project name**

Bling Avenue 1

**Total units**

40 units

**Project type**

Residential apartments

**Unit Mix**

18 - 1 Bed

22 - 2 Bed

**Location**

Dubai South, Dubai

**Ownership**

Freehold





# Design Strategy

Exclusive amenities designed on the rooftop to provide an environment where residents of the building can come together to interact with each other.

TOTAL AMENITIES AREA - 14,000 SQ FT





Welcome To  
*Bling Avenue 1*

BLING  
DEVELOPMENT









# Where Happiness *Finds a Home*

Step into a future filled with joy and comfort. Here, every detail will be designed to create a space where cherished memories will grow, laughter will echo, and your dreams will take root. Imagine a home where happiness will truly belong.







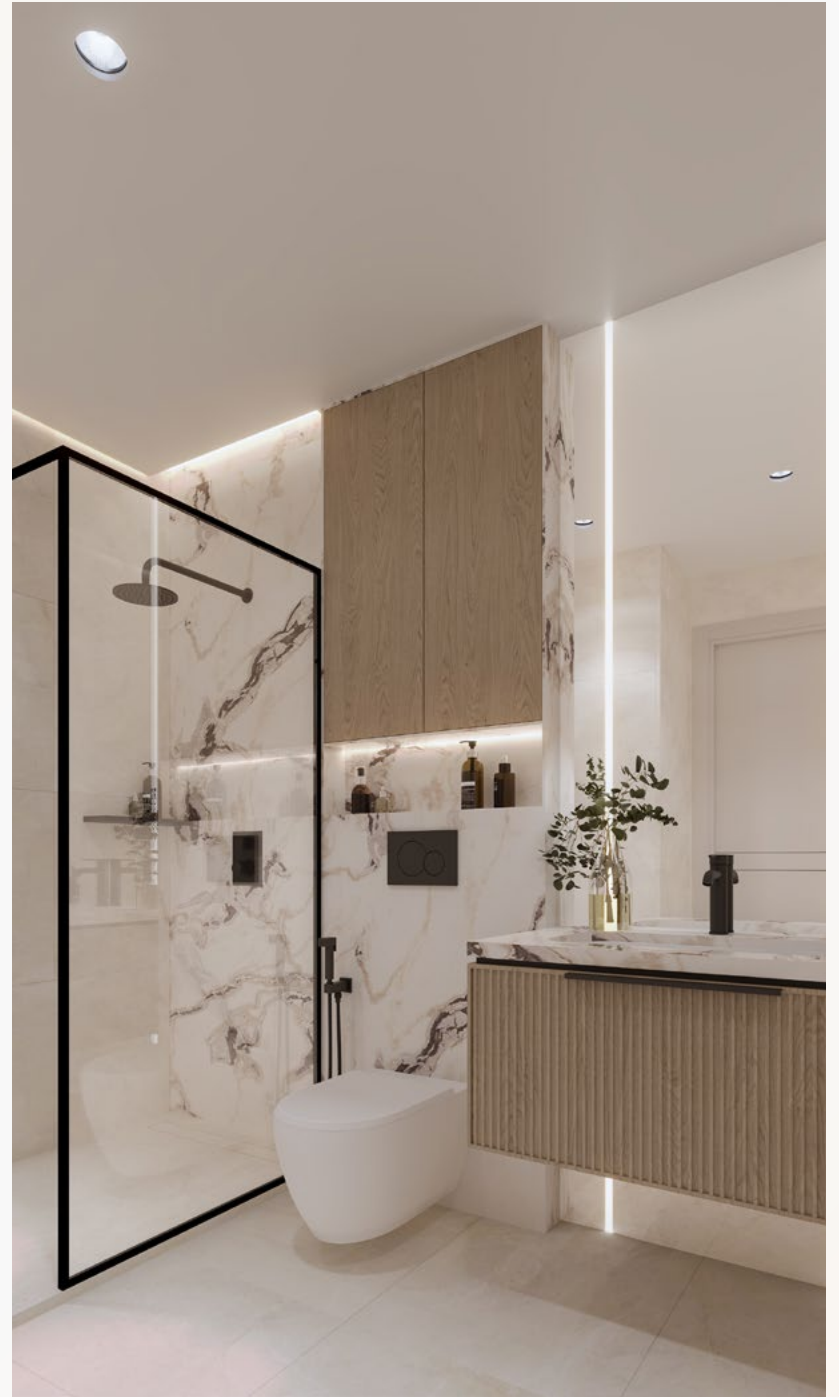














# *Amenities*

Our thoughtfully designed amenities will elevate your living experience. Picture yourself enjoying lush gardens, modern recreational spaces, and facilities that promise relaxation, wellness, and entertainment. Every amenity will be created with your happiness and convenience in mind.



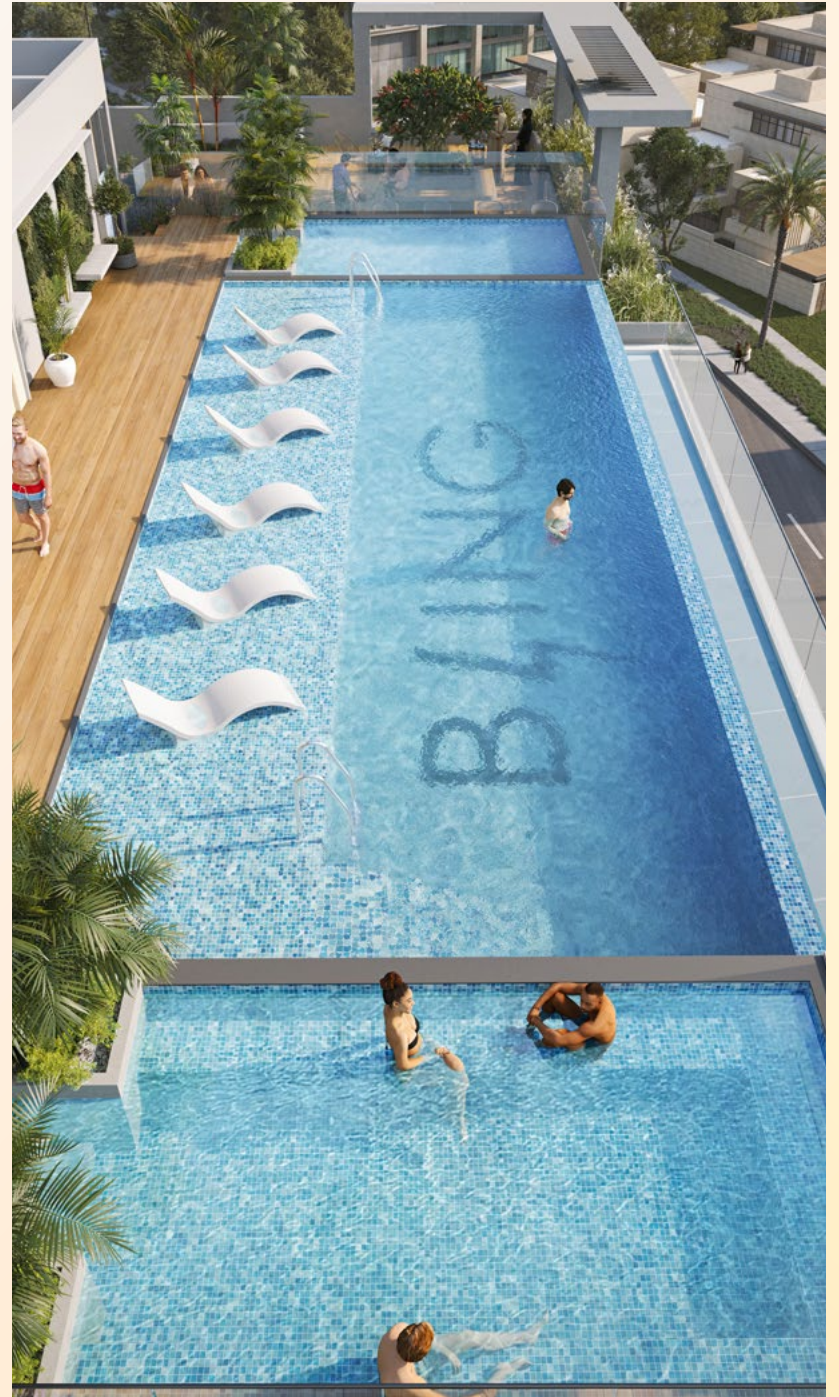


# Something For *Everyone*

Experience amenities that cater to every lifestyle and passion. Stay active in our state-of-the-art gym, unwind in beautifully landscaped gardens, and let kids explore the dedicated play area. For moments of ultimate relaxation, take a dip in the stunning infinity pool. Here, there's truly something for everyone.









# Elevate Your *Lifestyle*

- B.B.Q AREA.
- ROOF GARDEN.
- KIDS PLAY AREA.
- ZEN GARDEN.
- INFINITY SWIMMING POOL.
- STATE OF THE ART GYM.
- WELLNESS FEATURE IN SWIMMING POOL.





# Floor *Plans*

The background features a series of elegant, flowing golden lines that sweep across the lower half of the frame. These lines are composed of many thin, parallel strands, creating a sense of movement and depth. Scattered throughout these golden strands are numerous small, bright golden particles, resembling dust or sparks, which add a shimmering effect to the overall composition. The upper half of the image is a solid, deep black, providing a stark contrast to the luminous golden elements below.



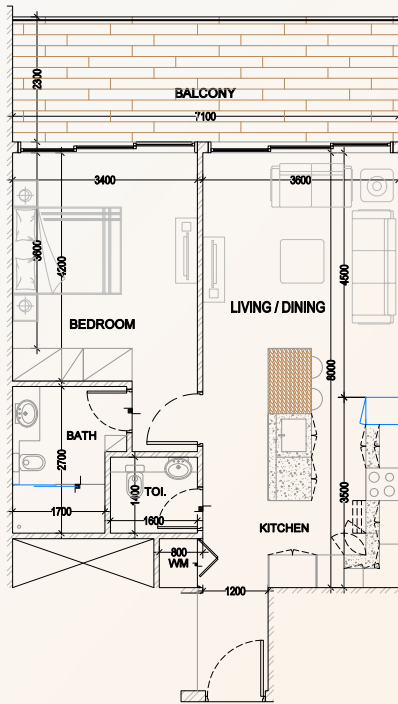
# Thoughtful Design *for Your Comfort*

Our building's layout has been meticulously crafted with your convenience in mind. Every room and facility is designed to maximize functionality and comfort, ensuring that your apartment truly feels like home. From spacious living areas to well-planned amenities, each detail has been carefully considered to enhance your daily living experience.





# 1 Bedroom *Apartments*



## 1 BHK Type A

APT. 1,10

Net Area = 60.173 m<sup>2</sup> = 647.697 ft<sup>2</sup>

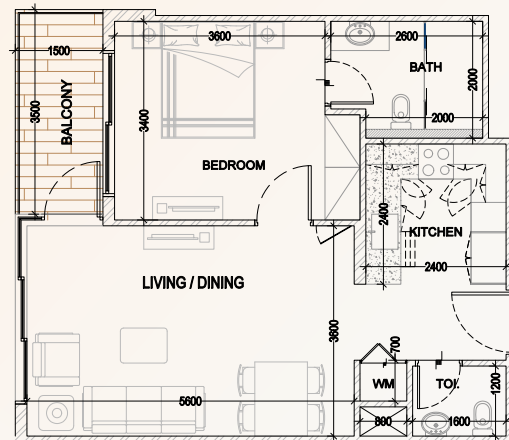
Balcony = 17.079 m<sup>2</sup> = 183.837 ft<sup>2</sup>

Total SA = 77.252 m<sup>2</sup> = 831.534 ft<sup>2</sup>





# 1 Bedroom *Apartments*



## 1 BHK Type B

APT. 3,8

Net Area =  $54.559 \text{ m}^2 = 587.268 \text{ ft}^2$

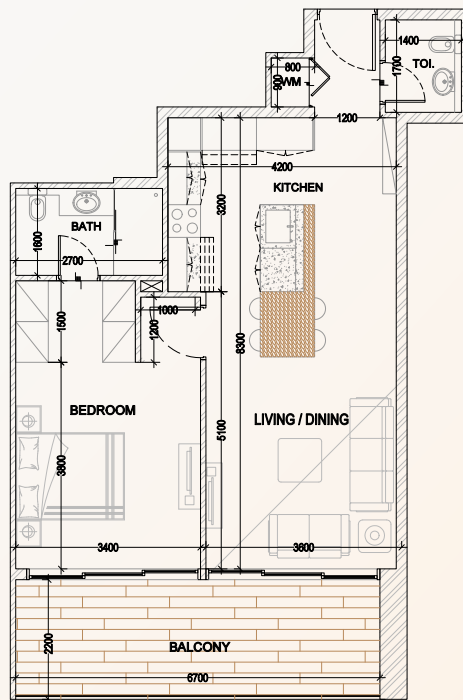
Balcony =  $5.413 \text{ m}^2 = 58.265 \text{ ft}^2$

Total SA =  $59.972 \text{ m}^2 = 645.533 \text{ ft}^2$





# 1 Bedroom *Apartments*



## 1 BHK Type C

APT. 5,6 @FF

Net Area =  $63.588 \text{ m}^2 = 684.456 \text{ ft}^2$

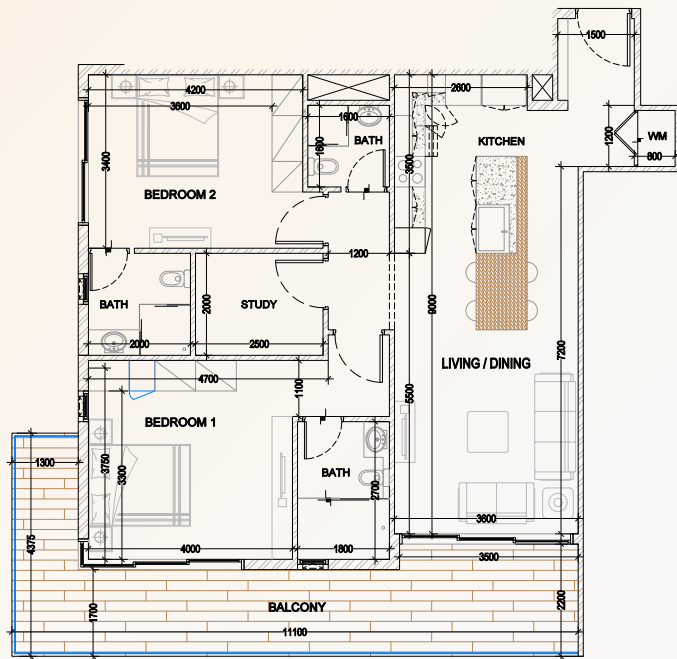
Balcony =  $15.760 \text{ m}^2 = 169.639 \text{ ft}^2$

Total SA =  $79.348 \text{ m}^2 = 854.095 \text{ ft}^2$





# 2.5 Bedroom *Apartments*



## 2.5 BHK Type A

APT. 4,7

Net Area =  $96.611 \text{ m}^2 = 1039.912 \text{ ft}^2$

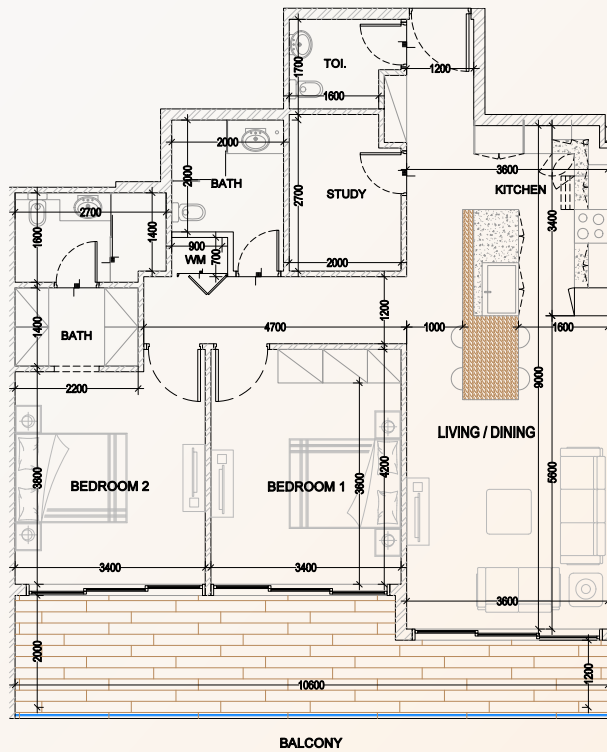
Balcony =  $24.767 \text{ m}^2 = 266.590 \text{ ft}^2$

Total SA =  $121.378 \text{ m}^2 = 1306.502 \text{ ft}^2$





# 2.5 Bedroom *Apartments*



## 2.5 BHK Type B

APT. 5,6

Net Area =  $97.156 \text{ m}^2 = 1045.778 \text{ ft}^2$

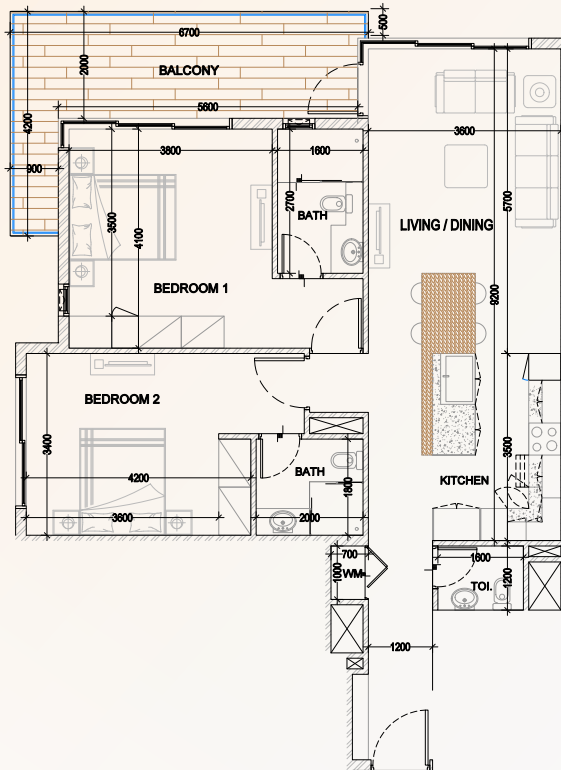
Balcony =  $21.089 \text{ m}^2 = 227.000 \text{ ft}^2$

Total SA =  $118.245 \text{ m}^2 = 1272.779 \text{ ft}^2$





# 2 Bedroom *Apartments*



## 2 BHK Type A

APT. 2,9

Net Area =  $90.921 \text{ m}^2 = 978.665 \text{ ft}^2$

Balcony =  $15.343 \text{ m}^2 = 165.151 \text{ ft}^2$

Total SA =  $106.264 \text{ m}^2 = 1143.816 \text{ ft}^2$





