

AVENUE PARK

TOWERS II

wasl1



WHERE DUBAI COMES TOGETHER

Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.



AVENUE PARK
TOWERS II

Therme Dubai
Zabeel Park
Dubai Frame
Max Metro Station
WASL 1

DXB Airport

World Trade Centre Metro Station
Museum of the Future

Emirates Tower Metro Station

DIFC

Burj Khalifa/Dubai Mall

EFFORTLESS CITY-WIDE
CONNECTIVITY

2 mins
Zabeel Park

5 mins
Dubai World Trade Centre

10 mins
Downtown Dubai

10 mins
DIFC

15 mins
DXB Airport

A black and white photograph of a woman with dark hair pulled back, sitting on a light-colored sofa. She is looking out of a window to her right, with her hands resting on her lap. The scene is softly lit, creating a calm and sophisticated atmosphere. The text is overlaid on the left side of the image.

AVENUE PARK
TOWERS II

URBAN LIVING, REDEFINED



WHERE CITY LIVING MEETS PARKSIDE TRANQUILLITY

Avenue Park Towers II is the last development within Wasl 1, a prime central district in Dubai, offering a final opportunity to be part of this sought-after destination.

The development is also within walking distance of the Dubai Metro.
This ensures strong connectivity and everyday convenience.



MINIMALIST ARCHITECTURE WITH TIMELESS APPEAL

The architectural design features a clean, modern glazed façade. It prioritises natural light, openness, and simplicity. It introduces more refined layouts and enhanced spatial quality.

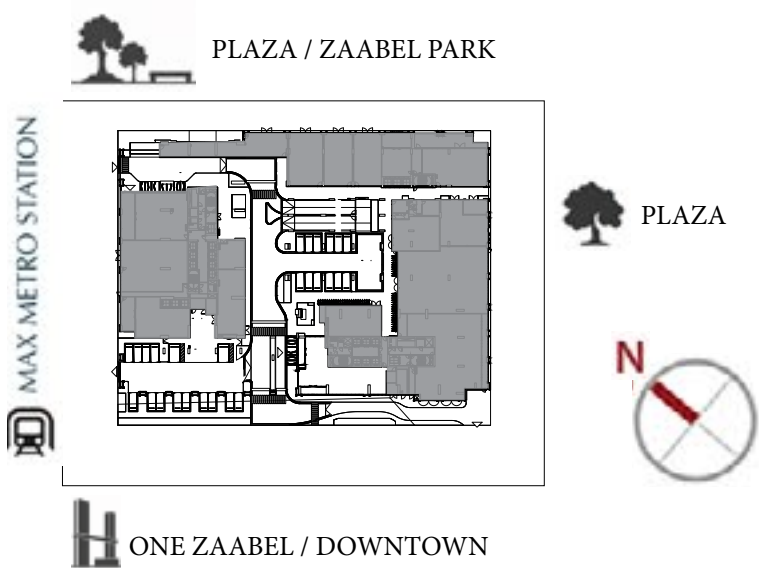
The result is a more premium urban living environment.



TOWER A & B
FLOOR PLANS

TOWER A & B

GROUND LEVEL



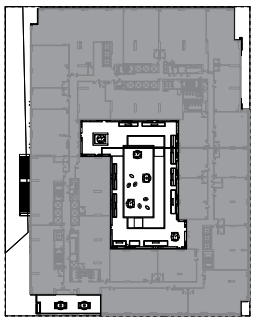
"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A & B

LEVEL 01



PLAZA / ZAABEL PARK



MAX METRO STATION



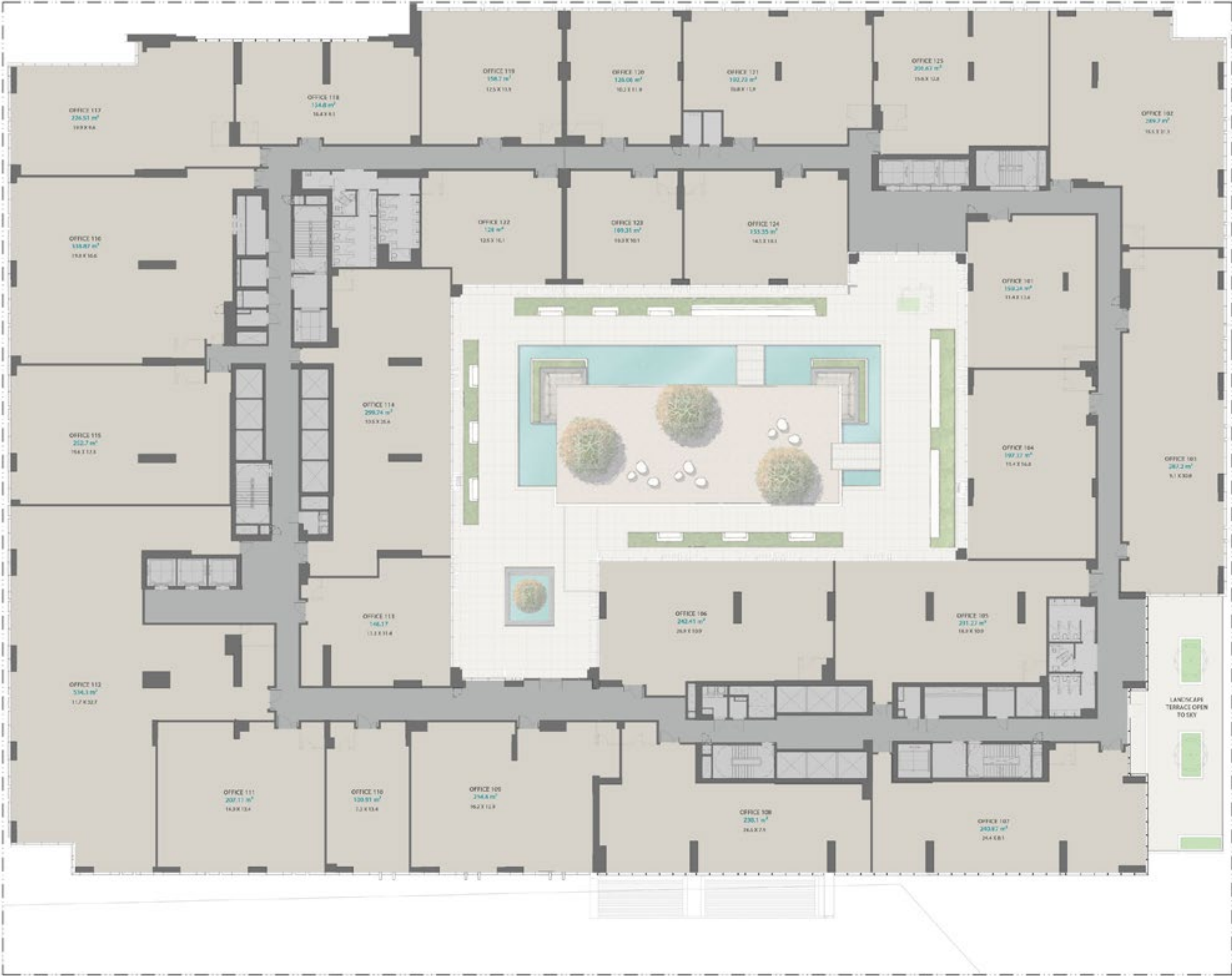
PLAZA



N

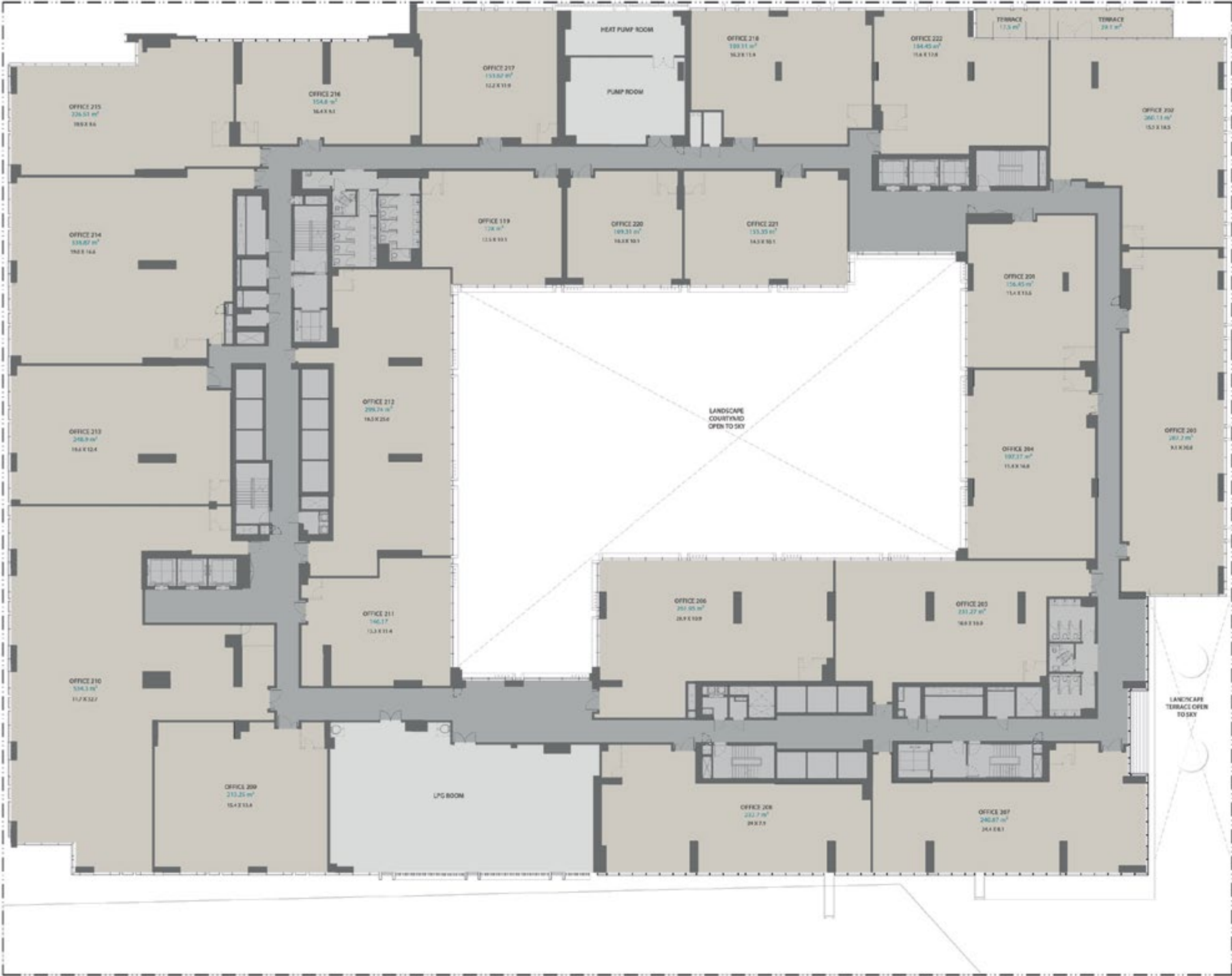
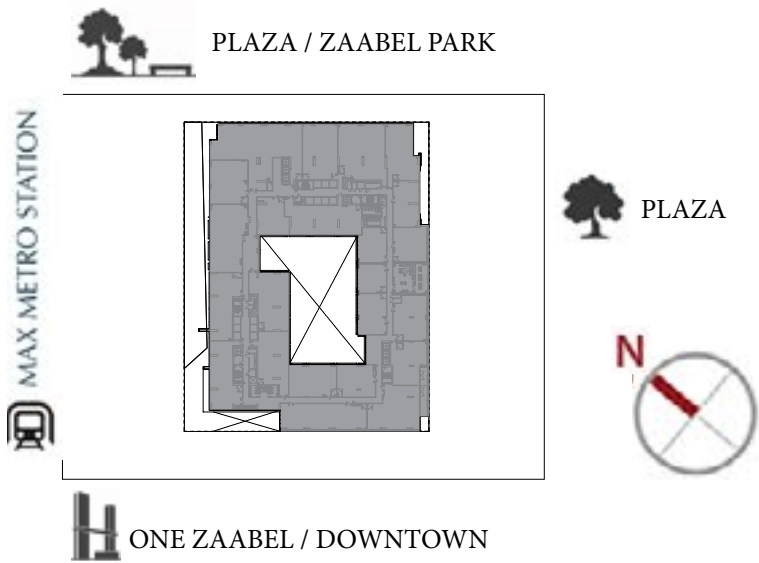


ONE ZAABEL / DOWNTOWN



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

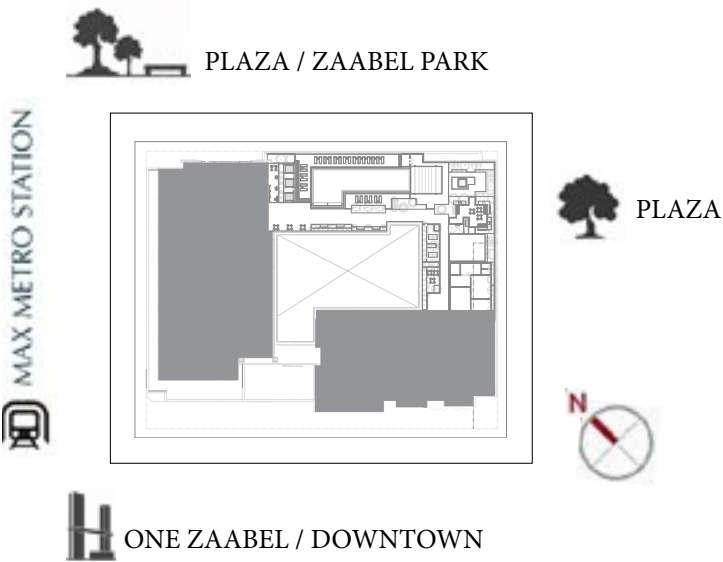
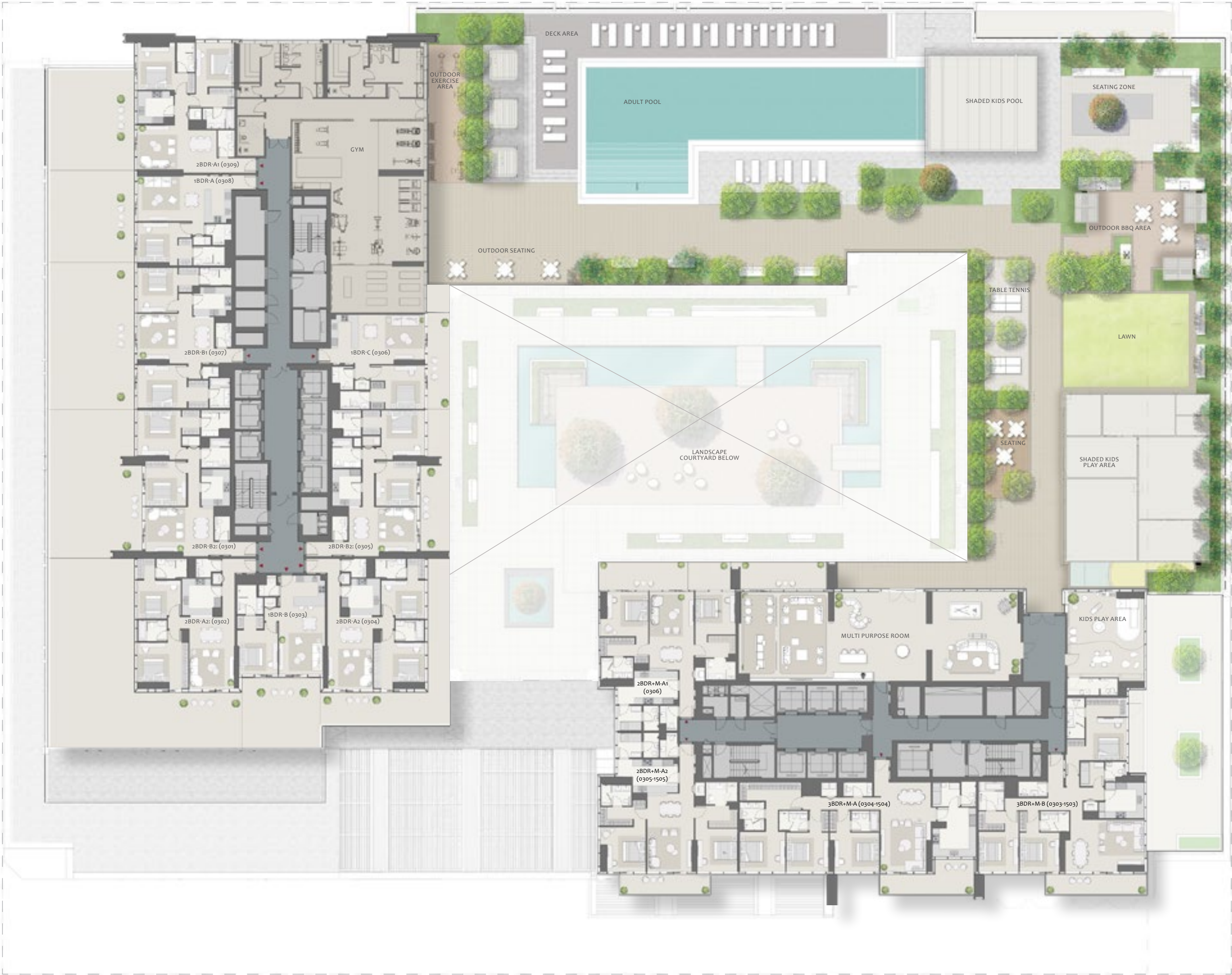
LEVEL 02



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A & B

LEVEL 03



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."



TOWER A

LEVEL 03



PLAZA / ZAABEL PARK



PLAZA



MAX METRO STATION



ONE ZAABEL / DOWNTOWN

*All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."



TOWER A

LEVEL 04-15, 17-37



ONE ZAABEL / DOWNTOWN

*All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."



TOWER B

LEVEL 03

PLAZA / ZAABEL PARK

PLAZA

TA

TB

ONE ZAABEL / DOWNTOWN

MAX METRO STATION

N

2BDR+M-A1 (0306)

SUITE AREA	BALCONY AREA	TOTAL AREA
1442.90 ft² ≈ 134.05 m²	337.02 ft² ≈ 31.31 m²	1779.92 ft² ≈ 165.36 m²

2BDR+M-A2 (0305-1505)

SUITE AREA	BALCONY AREA	TOTAL AREA
1454.74 ft² ≈ 135.15 m²	162.21 ft² ≈ 15.07 m²	1616.95 ft² ≈ 150.22 m²

3BDR+M-A (0304-1504)

SUITE AREA	BALCONY AREA	TOTAL AREA
1899.83 ft² ≈ 176.50 m²	218.72 ft² ≈ 20.32 m²	2118.55 ft² ≈ 196.82 m²

3BDR+M-B (0303-1503)

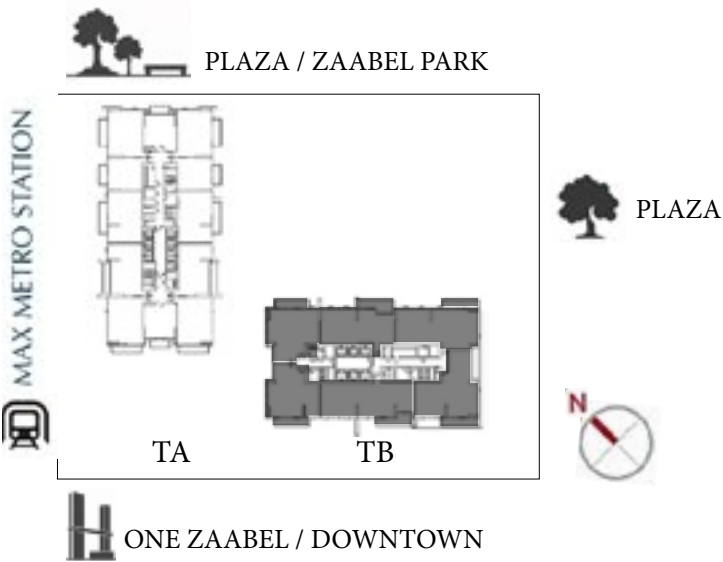
SUITE AREA	BALCONY AREA	TOTAL AREA
1869.91 ft² ≈ 173.72 m²	180.51 ft² ≈ 16.77 m²	2050.42 ft² ≈ 190.49 m²

Room labels and dimensions include: BALCONY, MULTIFUNCTIONAL ROOM, KIDS PLAY AREA, BEDROOM, BATH, DRESSING, LIVING / DINING, KITCHEN, MAID'S ROOM, POWDER RM, and UT.

"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER B

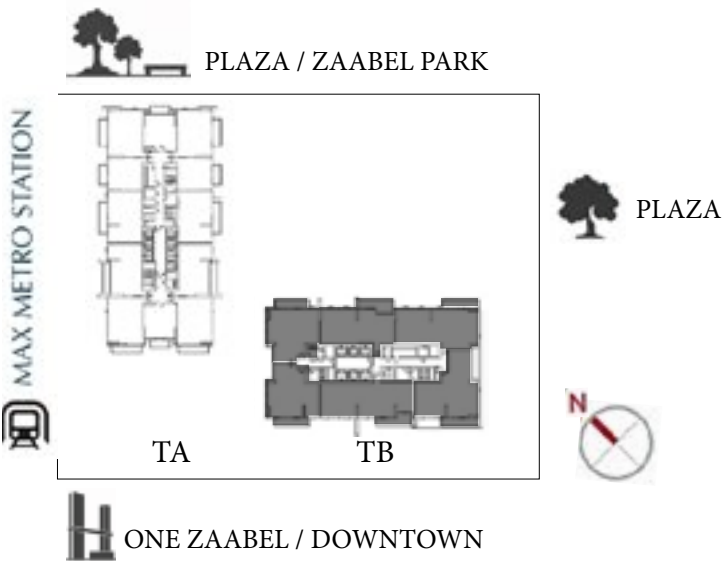
LEVEL 04 – 15



*All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER B

LEVEL 17,19,21,23,26,27

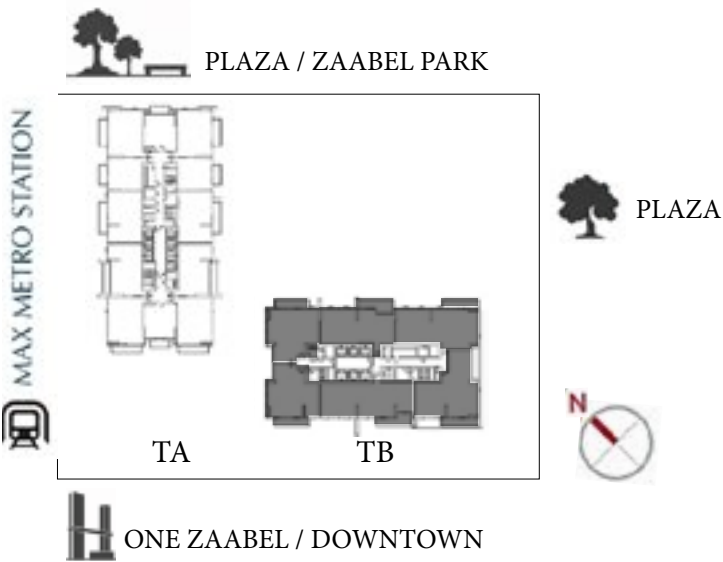


*All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."



TOWER B

LEVEL 18,20,22,24,26,28



*All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing, Information subject to change without notice. Actual suit areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."



A WELL-BALANCED MIX OF SPACIOUS HOMES

The project offers 1, 2, and 3-bedroom apartments, along with exclusive 3 and 4-bedroom duplex units.

All residences feature generous layouts and balconies. Selected units also include maid's rooms, thoughtfully designed for added functionality and everyday convenience.



MODERN INTERIORS DEFINED
BY NATURAL LIGHT



THOUGHTFULLY DESIGNED INTERIORS FOR ELEVATED LIVING

Interiors are designed with spacious layouts and expansive glazing, allowing natural light to enhance the sense of space throughout. All homes feature spacious balconies and modern interiors defined by natural light. Duplex residences benefit from private lift access, adding a layer of exclusivity and comfort.





HIGH-QUALITY MATERIALS FOR LASTING VALUE



General Wood
Veneer Finish



Tinted
Laminated Glass



General
Paint



General
Metal



Accent
Wallpaper



Upholstery
By Others



Upholstery
By Others



Upholstery
By Others



Travertine
Effect Tile









TOWER B

3 BEDROOM DUPLEX + M
LOWER FLOOR

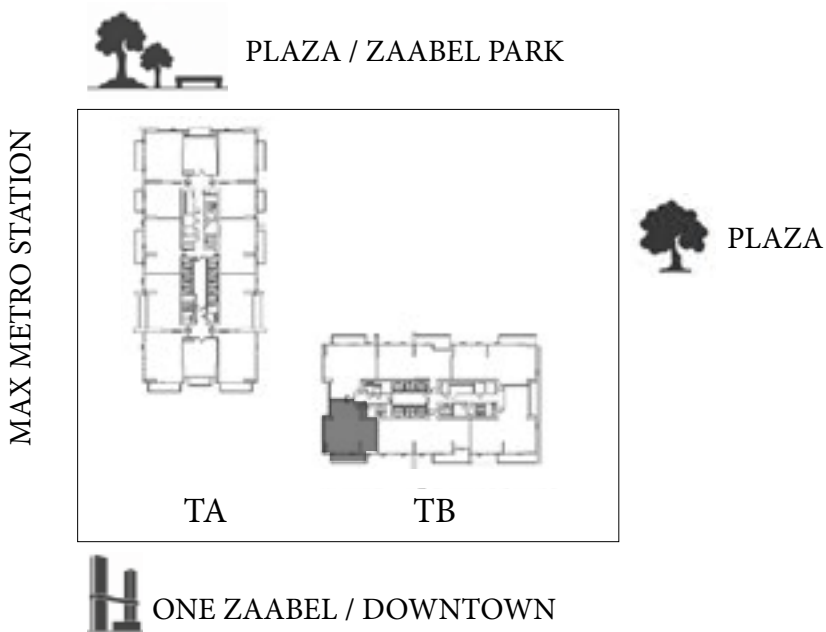


LEVELS: (17th, 19th, 21st, 23rd, 25th, 27th)

POOL IMPLEMENTED ONLY FOR THE APARTMENTS – 2305,2505,2705

TB-3BDR+DU+M: (1705, 1905, 2105, 2305, 2505, 2705) - LOWER

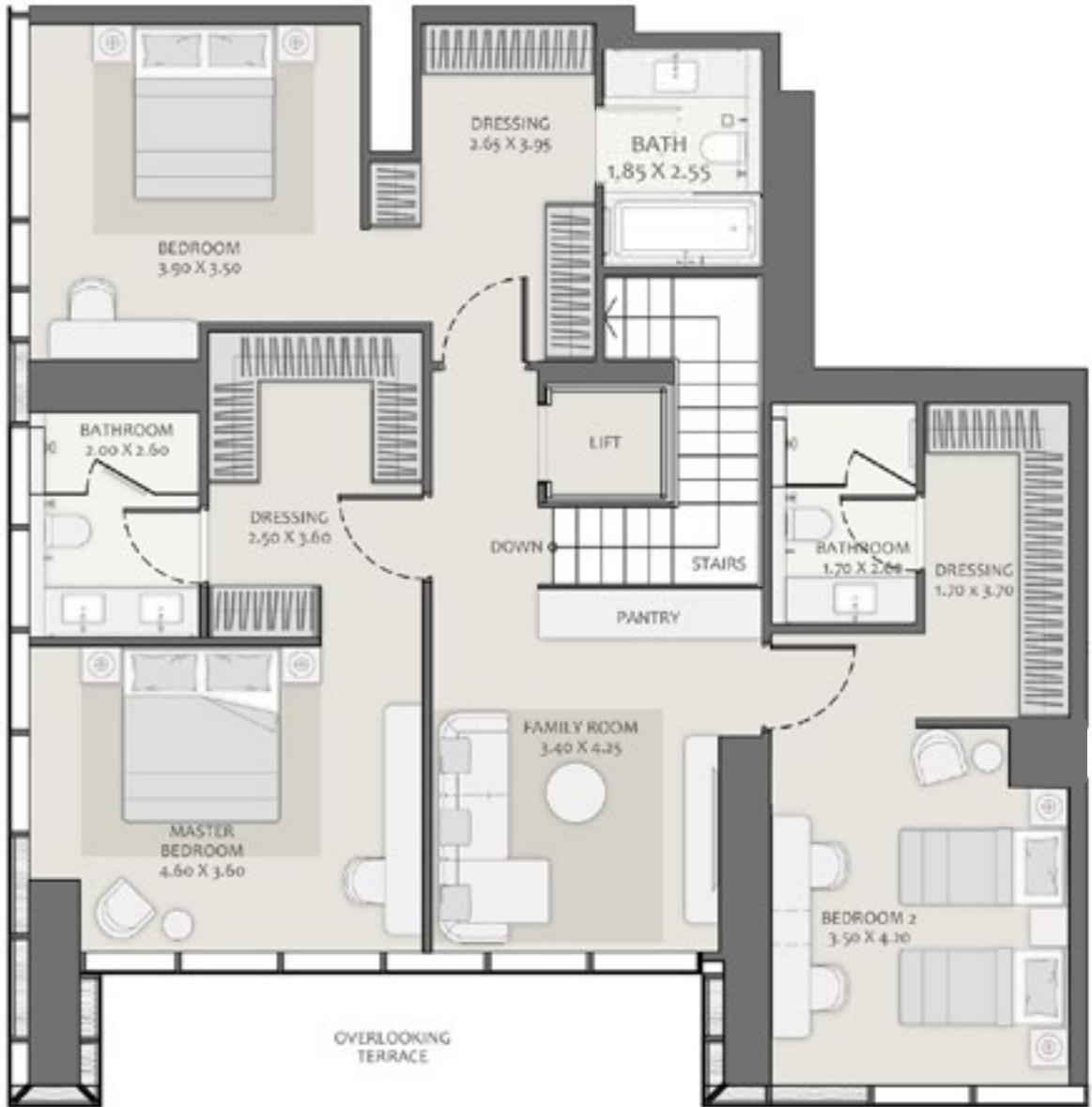
SUITE AREA	BALCONY AREA	TOTAL AREA
2777.09 ft ² = 258.00 m ²	360.91 ft ² = 33.53 m ²	3138.00 ft ² = 291.53 m ²



“All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions.”

TOWER B

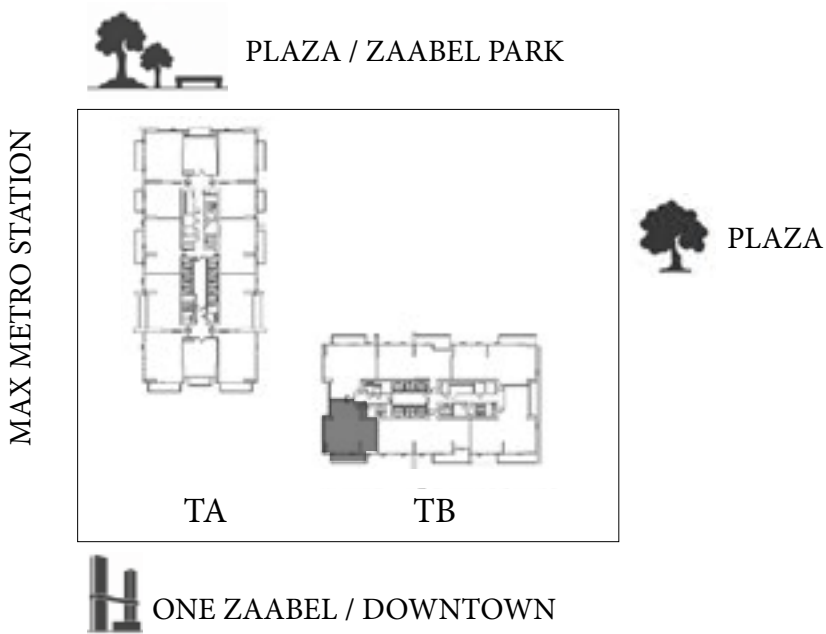
3 BEDROOM DUPLEX + M
UPPER FLOOR



LEVELS: (18th, 20th, 22nd, 24th, 26th, 28th)

TB-3BR+DU+M: (1805, 2005, 2205, 2405, 2605 2805) - UPPER

SUITE AREA	BALCONY AREA	TOTAL AREA
2777.09 ft ² = 258.00 m ²	360.91 ft ² = 33.53 m ²	3138.00 ft ² = 291.53 m ²



“All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions.”

TOWER B

4 BEDROOM DUPLEX + M
LOWER FLOOR



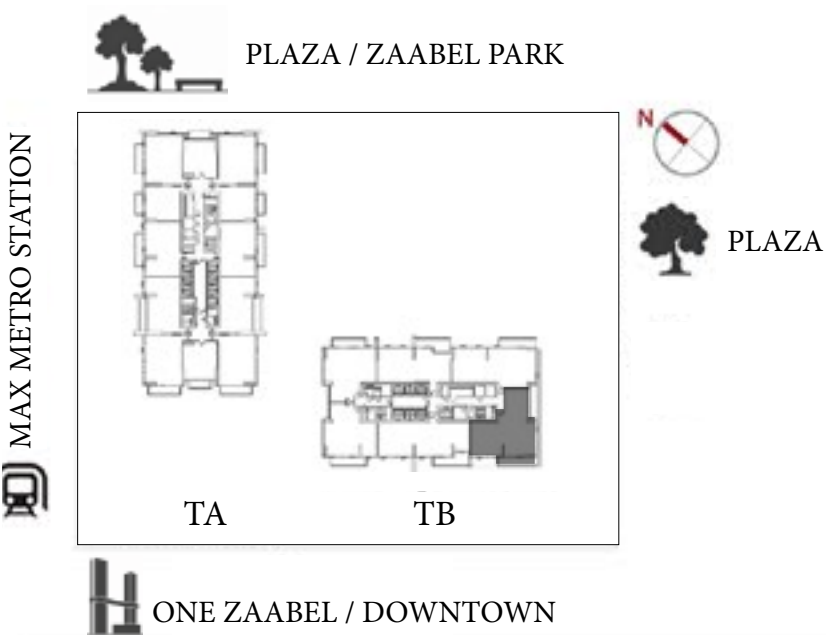
LEVELS: (17th, 19th, 21st, 23rd, 25th, 27th)

TB-4BDR+DU+M: (1703, 1903, 2103, 2303, 2503, 2703) - LOWER

SUITE AREA
3901.92 ft² = 362.50 m²

BALCONY AREA
506.55 ft² = 47.06 m²

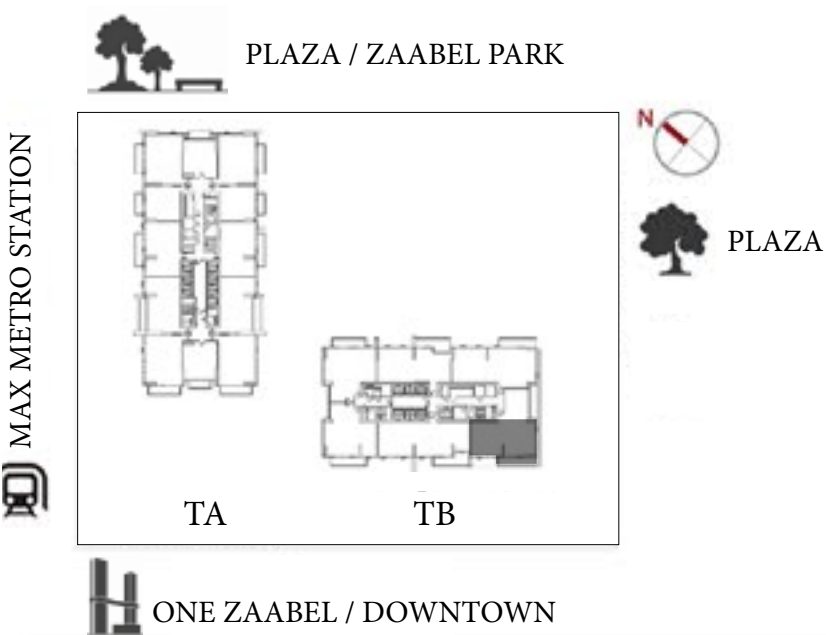
TOTAL AREA
4408.47 ft² = 409.56 m²



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER B

4 BEDROOM DUPLEX + M
UPPER FLOOR



LEVELS: (18th, 20th, 22nd, 24th, 26th, 28th)

TB-4BDR+DU+M: (1803, 2003, 2203, 2403, 2603, 2803) - UPPER

SUITE AREA	BALCONY AREA	TOTAL AREA
3901.92 ft ² = 362.50 m ²	506.55 ft ² = 47.06 m ²	4408.47 ft ² = 409.56 m ²

"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

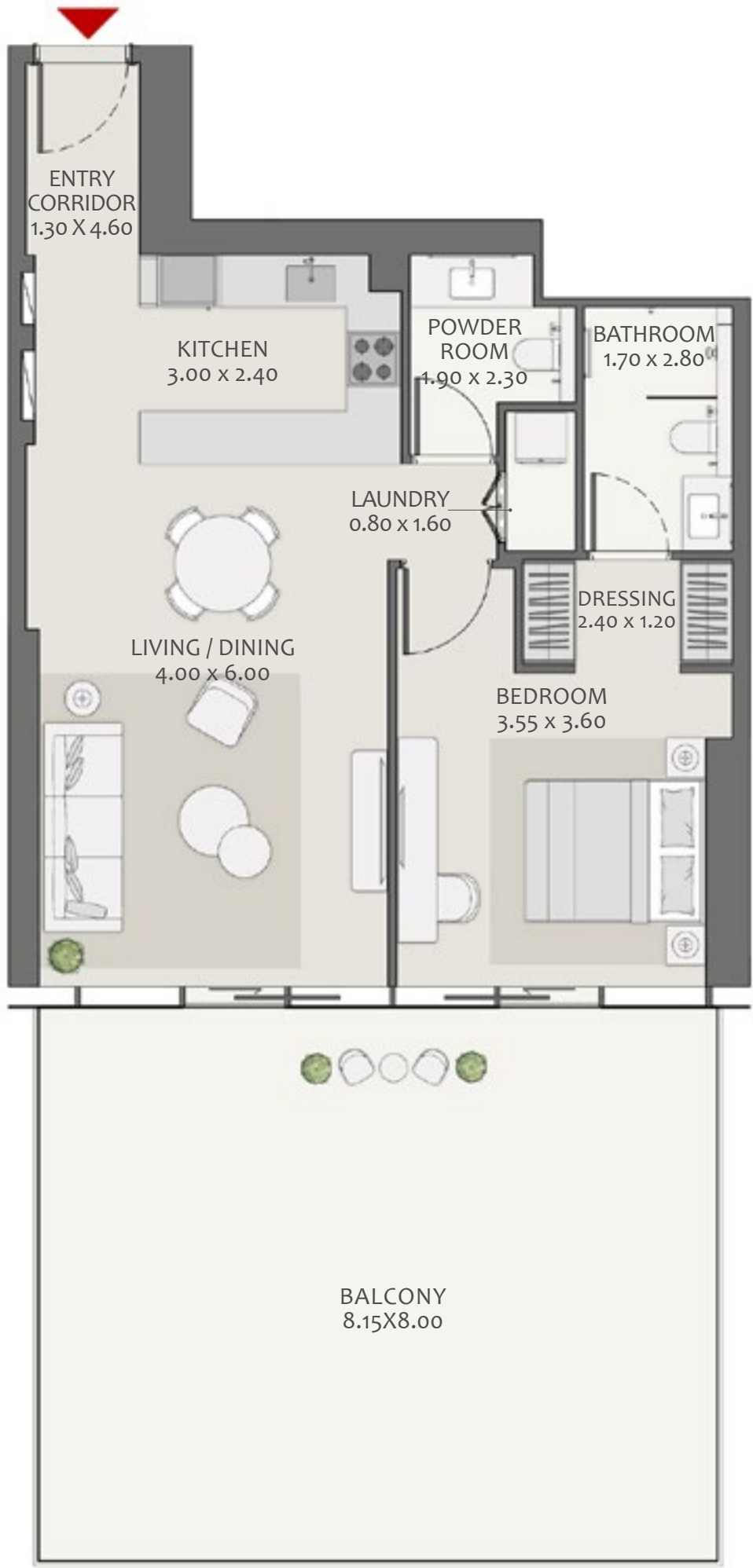
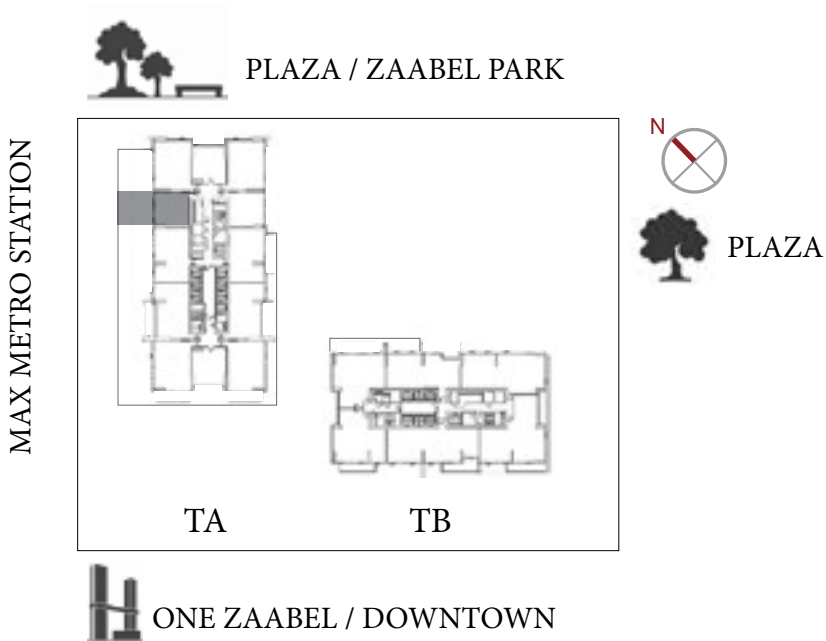






TOWER A

1 BEDROOM - A



LEVEL: 3rd

TA-1BDR-A: (0308)

SUITE AREA	BALCONY AREA	TOTAL AREA
797.39 ft ² = 74.08 m ²	708.27 ft ² = 65.80 m ²	1503.72 ft ² = 139.88 m ²

“All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions.”

TOWER A

1 BEDROOM - B



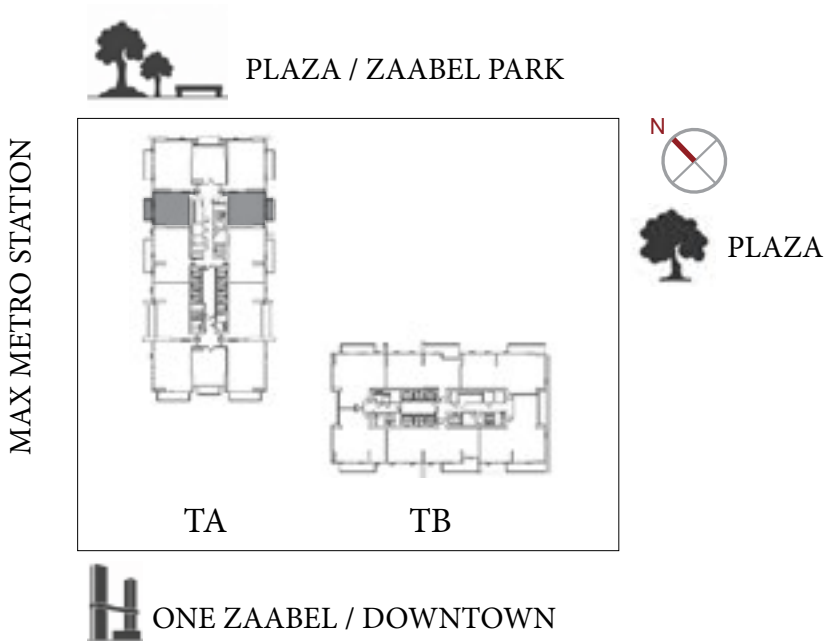
LEVEL: 3rd

TA-1BDR-B: (0303)

SUITE AREA
761.87 ft² = 70.78 m²

BALCONY AREA
531.09 ft² = 49.34 m²

TOTAL AREA
1292.96 ft² = 120.12 m²



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A

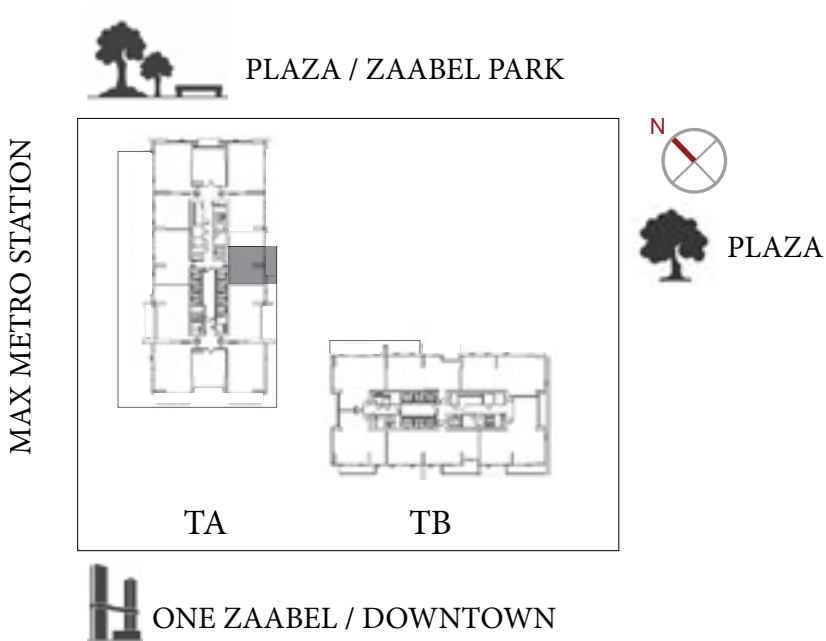
1 BEDROOM - C



LEVEL: 3rd

TA-1BDR-C: (0306)

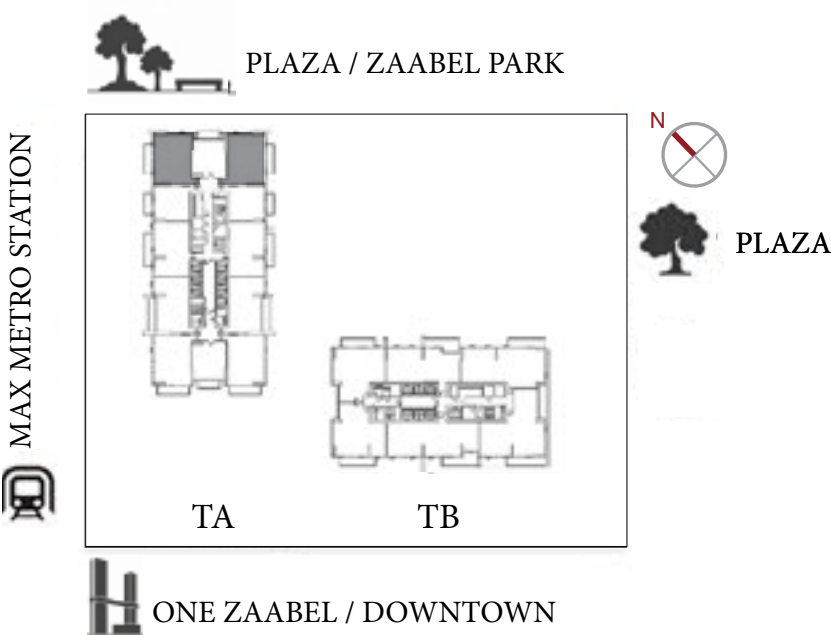
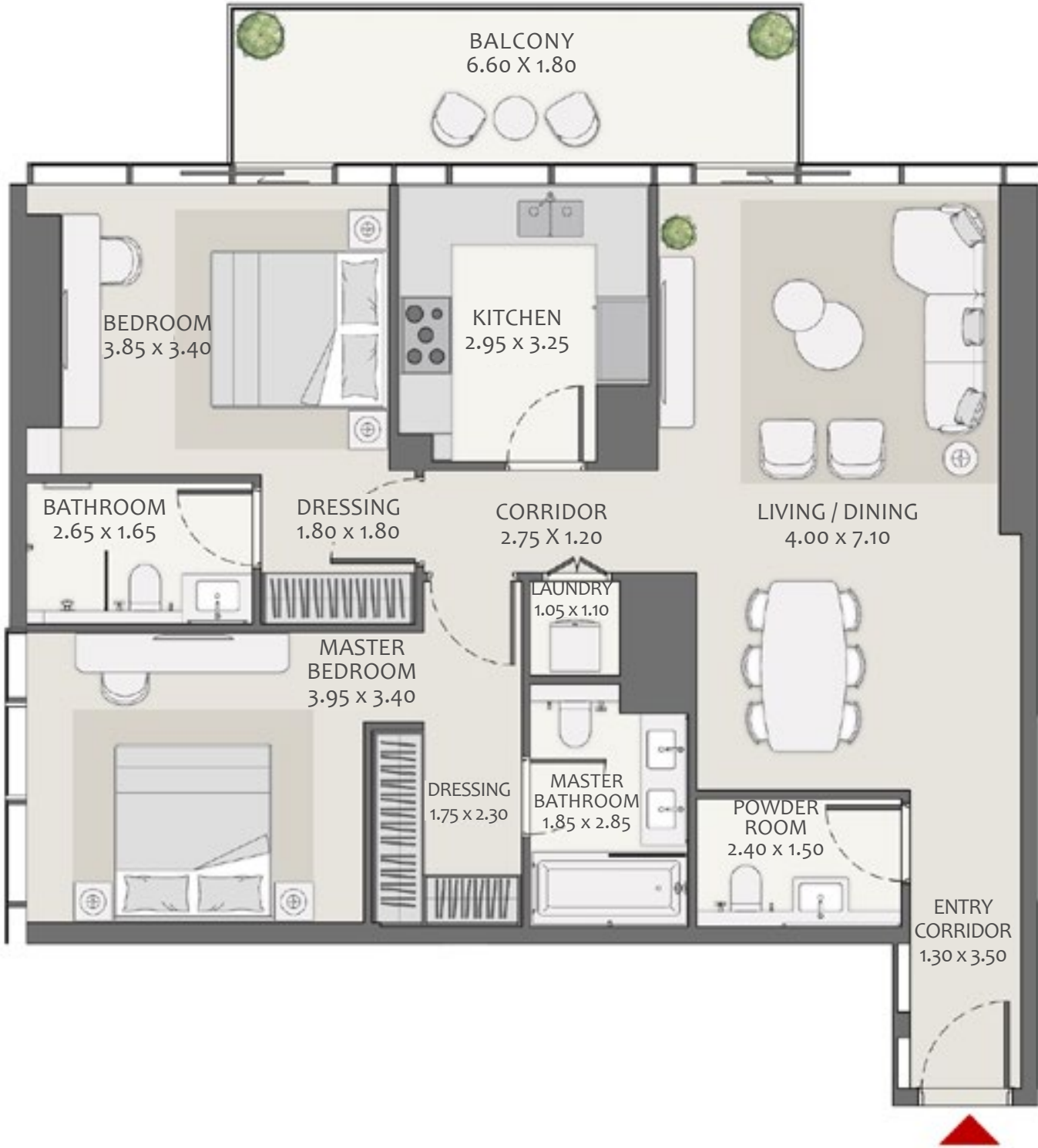
SUITE AREA	BALCONY AREA	TOTAL AREA
800.19 ft ² = 74.34 m ²	181.48 ft ² = 16.86 m ²	981.67 ft ² = 91.20 m ²



"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A

2 BEDROOM - A1



LEVELS: (4th-15th & 17th-37th)

TA-2BDR-A1: (0411-1511,1711-3711)
(0409-1509,1709-3709)

SUITE AREA
1168.53 ft² = 108.56 m²

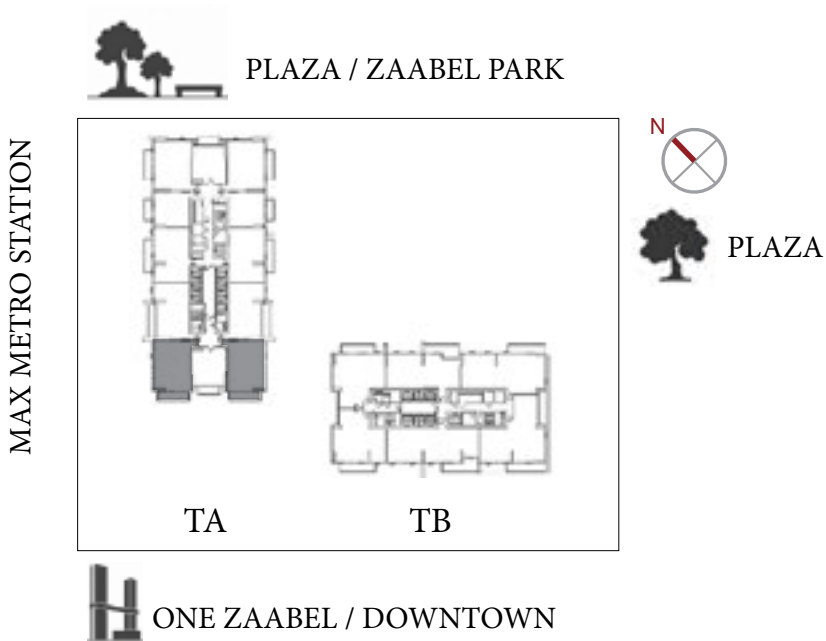
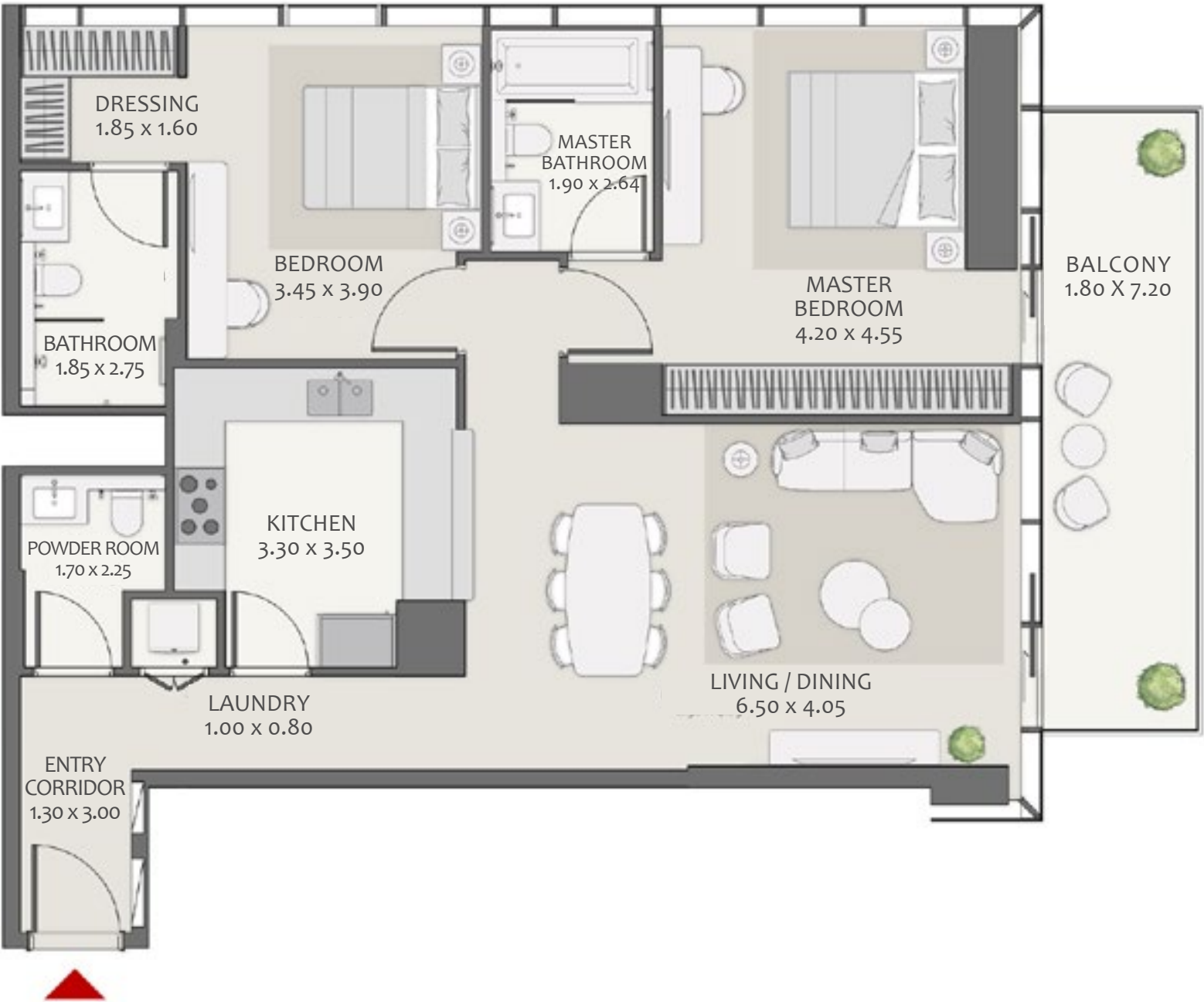
BALCONY AREA
132.93 ft² = 12.35 m²

TOTAL AREA
1301.46 ft² = 120.91 m²

"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A

2 BEDROOM - A2



LEVELS: (4th-15th & 17th-37th)

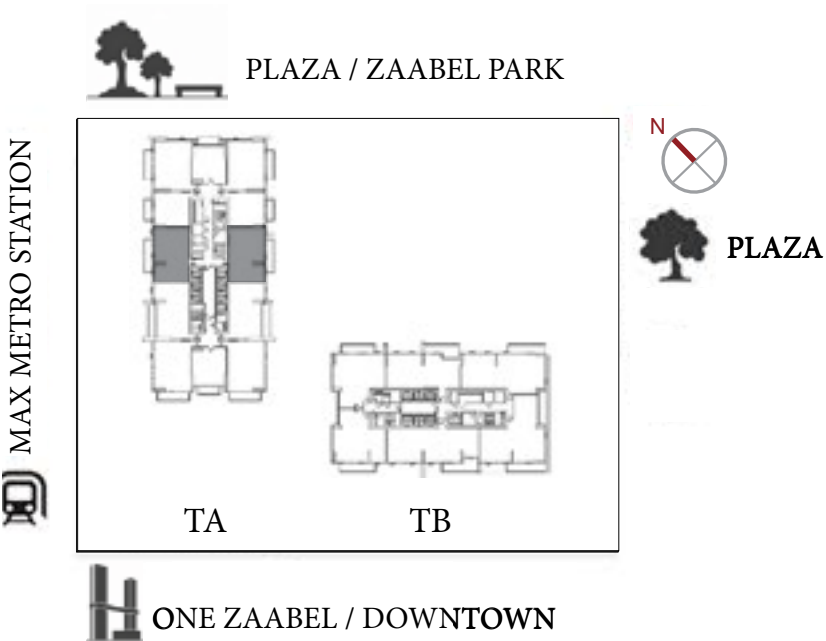
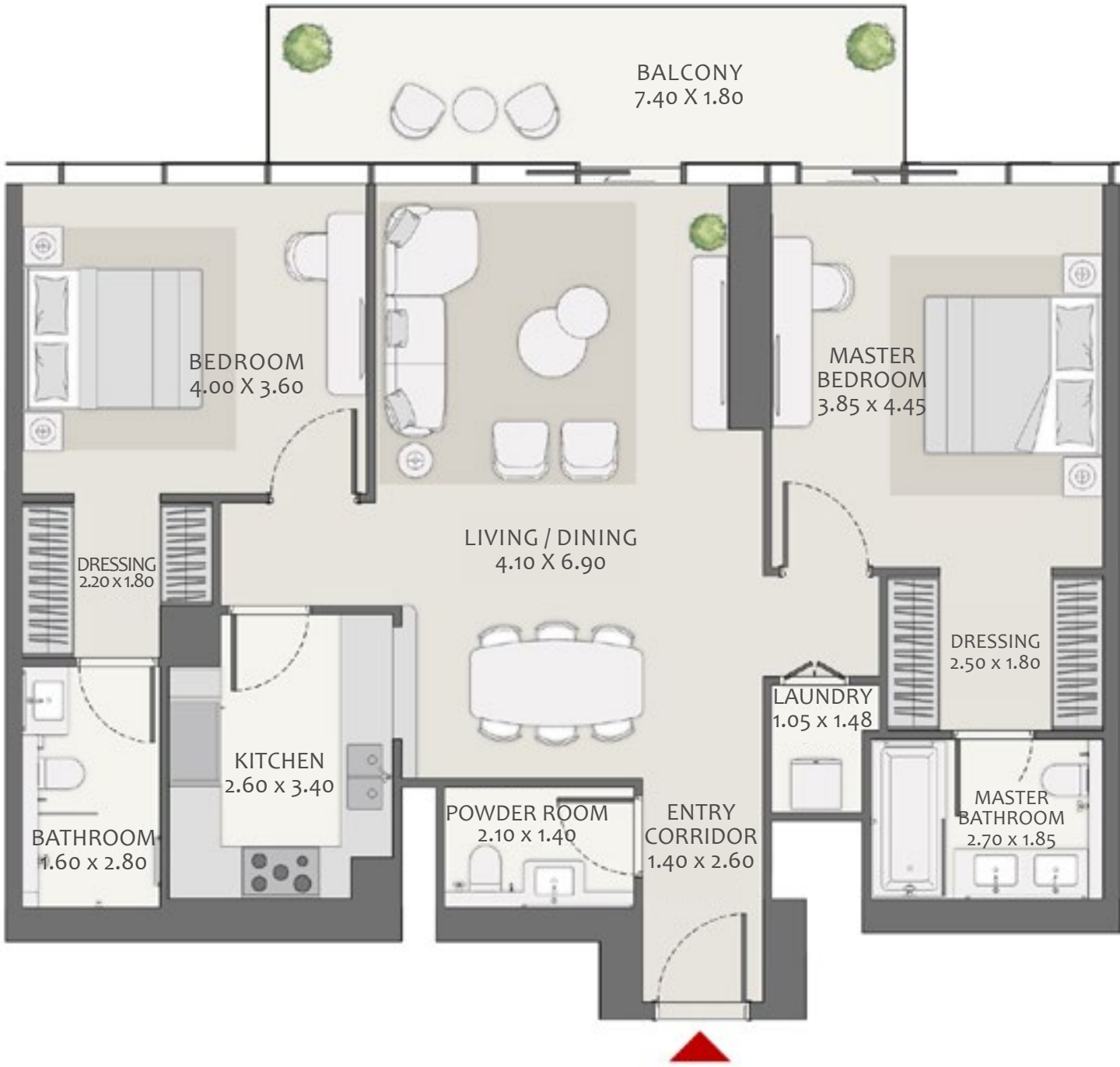
TA-2BDR-A2: (0404-1504,1704-3704)
(0402-1502,1702-3702)

SUITE AREA	BALCONY AREA	TOTAL AREA
1191.89 ft² = 110.73 m²	145.64 ft² = 13.53 m²	1337.52 ft² = 124.26 m²

"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A

2 BEDROOM - B1



LEVELS: (4th-15th & 17th-37th)

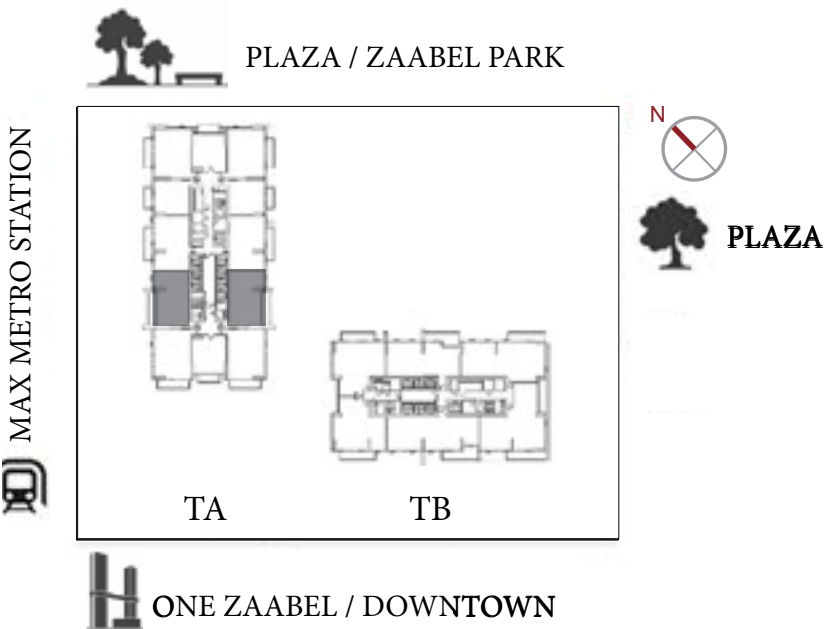
TA-2BDR-B1: (0406-1506,1706-3706)
(0407-1507,1707-3707)

SUITE AREA	BALCONY AREA	TOTAL AREA
1196.62 ft ² = 111.17 m ²	146.60 ft ² = 13.62 m ²	1343.23 ft ² = 124.79 m ²

"All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions."

TOWER A

2 BEDROOM - B2



LEVELS: (4th-15th & 17th-37th)

TA-2BDR-B2: (0405-1505,1705-3705)
(0401-1501,1701-3701)

SUITE AREA	BALCONY AREA	TOTAL AREA
1175.96 ft² = 109.25 m²	136.70 ft² = 12.70 m²	1312.66 ft² = 121.95 m²

“All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. All materials, dimensions & drawings features and amenities are approximate at the time of printing. Information subject to change without notice. Actual suite areas may vary from the stated area. Drawings are not to scale E&EO. The developer reserves the right to make revisions.”

CURATED AMENITIES
FOR A REFINED LIFESTYLE







Adult and Kid's Pool



Indoor and Outdoor Gym



Kid's Play Area



Steam Room



Multi-function Space



Residents Lounge





FACT SHEET

SIZE RANGE PER UNIT TYPE		HANDOVER DATE: Q2 2030			
TOWER A (G+5P+37) 1 Bedroom From 857 sqft. to 1,507 sqft. 2 Bedroom From 1,301 sqft. to 3,215 sqft.		TOWER B (G+5P+29) 2 Bedroom + Maid’s Room From 1,598 sqft. to 1,780 sqft. 3 Bedroom + Maid’s Room From 2,039 sqft. to 2,123 sqft. 3 Bedroom Duplex + Maid’s Room From 3,138 sqft. 3 Bedroom Duplex + Maid’s Room + Pool From 3,138 sqft. 4 Bedroom Duplex + Maid’s Room + Pool From 4,408 sqft.			
TOWER	UNIT TYPES	UNIT COUNT	TOTAL	COMMON AMENITIES (TOWER A & B) • Entry Lobby with Lounge • Parking on podium floor • Shared Gym between 2 towers • Common Adult & Kids Pool • Common Kids Play Area • Shared Multifunctional Room TOWER B (EXCLUSIVE AMENITIES) • Dedicated Roof Top Pool , studio gym • Dedicated Roof Top Residential Lounge with Coworking space	
A	1 Bedroom 2 Bedroom	135 270	405		
B	2 Bedroom + Maid 3 Bedroom + Maid 3 Bedroom - Duplexes 4 Bedroom - Duplexes	74 50 6 6	136		
541 UNITS				IT SPECIFICATIONS IP based Video Intercom system, FTTH/home consolidation cabinet for each unit, telephones/ data points for each unit, Access control, CCTV system, Gate barrier for car parking. METERING Electric meter, water meter & LPG meter for each residential unit TECHNICAL SPECIFICATIONS Paint on cement render and double glass with aluminum window frames	



FROM DUBAI’S VERY OWN
MASTER DEVELOPER

Wasl is one of Dubai’s largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city’s landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility and long-term value.



AVENUE PARK

TOWERS II

For more information, please call 800 (WASL)
Visit our website at **wasl.ae** or visit Wasl Experience Centre, Dubai UAE.
18 52C St - Al Safa - Al Safa 2 - Dubai 8:00 AM to 5:00 PM, Monday - Friday

wasl

Disclaimer: The renderings and visualisations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.