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OFF PLAN

Avenew 888

Location: Dubai South City, Dubai

Starting From: AED 900,000

Permit No: 2

Avenew 888

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Avenew Development	**Apartments**	**Q1 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Avenew 888 by AVENEW Development is a contemporary residential community in **Dubai South**, designed around connected living, landscaped outdoor spaces and modern architecture. The development brings together 1, 2 and 3-bedroom apartments and spacious 2 and 3-bedroom duplexes within a pedestrian-friendly environment created for residents who value community, greenery and convenient access to Dubai's expanding southern growth corridor.

Located in the **Residential District of Dubai South**, Avenew 888 is positioned within one of the emirate's most important long-term development zones. Its location provides access to Expo City Dubai, Al Maktoum International Airport and the wider Dubai South commercial and logistics ecosystem.

Rather than being conceived as a single standalone tower, Avenew 888 is planned as a **multi-building residential community**. The master concept incorporates five architecturally distinctive buildings alongside landscaped communal spaces, recreational facilities and supporting retail.

The development is being delivered through individual phases, including **Modo** and **Loom**. This distinction is important for buyers because the phases have different unit mixes, floor plans, inventory and DLD registrations.

The original Modo building established the architectural and lifestyle direction for the wider community. Its design combines contemporary façades, generous balconies and landscaped surroundings with residential

spaces created around natural light and everyday functionality.

Loom expands the community with additional buildings and a broader selection of residences. The developer describes Loom as offering **1, 2 and 3-bedroom apartments together with duplexes**, creating options ranging from compact investment-oriented homes to substantially larger family residences.

Across the wider Avenew 888 development, residences begin from approximately **621 sq. ft.** Earlier Modo documentation shows 1-bedroom residences ranging from around 621 to 1,188 sq. ft.

Within the newer Loom release, 1-bedroom residences begin from approximately **629 sq. ft.**, with published launch pricing starting from **AED 900,000**.

Two-bedroom apartments provide significantly more living space. Loom's published inventory begins from approximately **976 sq. ft.**, while larger configurations extend beyond 1,700 sq. ft. depending on layout.

Three-bedroom residences provide the project's larger conventional apartment option. Loom layouts begin at approximately **1,319 sq. ft.** and extend beyond 2,300 sq. ft. in selected configurations.

Avenew 888 also distinguishes itself through its **duplex residences**. These two-level homes provide an alternative for buyers who want the convenience and amenities of apartment-community living with greater separation between living and private spaces.

Across the wider master development, published 2-bedroom duplex layouts extend from approximately **1,369 to 1,944 sq. ft.**, while the largest 3-bedroom duplexes reach approximately **2,950 sq. ft.**

The interiors are designed around contemporary urban living, with open-plan living and dining environments, generous glazing and private balconies. Neutral finishes allow residents to personalise their homes while maintaining a clean and modern overall aesthetic.

Large windows help introduce natural light throughout the residences, while balconies strengthen the relationship between indoor spaces and the landscaped community outside.

Avenew 888 places particular emphasis on community spaces. Landscaped gardens and a central green environment are designed to encourage residents to spend time outdoors rather than limiting leisure activities to indoor amenities.

The masterplan incorporates **swimming pools, fully equipped gyms, children's play areas, yoga facilities, Pilates spaces and landscaped gardens**.

Residents also benefit from **co-working spaces**, an increasingly valuable amenity for professionals, entrepreneurs and residents who work remotely.

Dedicated study and library environments provide quieter alternatives to conventional co-working spaces, allowing residents to work, read or study without leaving the community.

An **amphitheatre and plaza** create focal points for social interaction and community events, while outdoor seating and landscaped gathering areas support a more connected neighbourhood environment.

Sports facilities broaden the recreational offering. The community incorporates facilities such as a **basketball court, indoor and outdoor fitness environments and activity lawns**, supporting an active lifestyle.

Families are catered for through children's recreational spaces and a planned nursery, allowing younger residents to benefit from dedicated facilities close to home.

A **dog park** further strengthens the community's pet-friendly positioning and creates a dedicated environment for residents with pets.

Retail, restaurants and cafés are integrated into the wider community concept, helping create a neighbourhood where everyday conveniences can increasingly be accessed within walking distance.

The location of Avenew 888 is central to its long-term proposition. **Dubai South** is being developed as a major economic and residential centre built around aviation, logistics, exhibitions, commerce and large-scale residential communities.

The development's proximity to **Al Maktoum International Airport** provides exposure to one of Dubai's most significant long-term infrastructure projects.

Expo City Dubai provides another important economic and lifestyle anchor. The district continues to evolve as a destination for businesses, exhibitions, technology, events, residential development and entertainment.

Avenew Development positions Expo City at approximately **12–15 minutes** from the project, while Dubai Marina is approximately 25 minutes away and Downtown Dubai around 30 minutes under stated driving conditions.

The expansion of Dubai South and Al Maktoum International Airport is particularly relevant to investors. As employment, infrastructure and population increase in southern Dubai, demand for well-positioned residential communities within the district can evolve alongside that growth.

Avenew 888's range of apartment sizes also creates several potential investment strategies.

One-bedroom apartments provide the most accessible entry point, particularly within the Loom release where published pricing began from **AED 900,000**. These homes can target individual professionals and couples working throughout Dubai South and surrounding employment districts.

Two-bedroom apartments broaden the potential rental and resale audience towards couples, professionals requiring home-office space and smaller families.

Three-bedroom apartments and duplexes provide a more family-oriented proposition, particularly for residents who want larger homes without moving into a townhouse or villa community.

The limited availability of duplex layouts also creates a differentiated product within the wider Dubai South apartment market. Individual duplex characteristics such as terrace size, internal configuration, view and location within the community can therefore be particularly important when selecting a property.

For end-users, Avenew 888 combines modern architecture with greenery, family amenities and social spaces in a lower-density community environment.

For investors, the development provides exposure to **Dubai South's long-term expansion, Expo City and the Al Maktoum International Airport corridor**, while maintaining a broad residential mix capable of targeting different tenant profiles.

Avenew 888's phased structure also provides buyers with opportunities at different stages of the development cycle. Modo represents the earlier phase, while Loom expands the available inventory and overall community.

DLD data provides measurable construction progress for the original Modo phase. The project was recorded at approximately **15% completion in August 2026**, with DLD-validated listings showing a March 2028 handover.

The developer's current Avenew 888 materials also target **Q1 2028 handover**, aligning the overall development's current delivery positioning with the DLD-validated timeline.

With its contemporary residences, duplex options, extensive landscaped amenities and strategic Dubai South location, **Avenew 888** is positioned as a lifestyle-led residential community for buyers seeking early exposure to one of Dubai's most significant future growth districts.

Why Buy Avenew 888 Through A1 Properties?
Buying a residence at **Avenew 888 through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available Modo and Loom residences according to exact square footage, building, floor level, orientation, apartment or duplex configuration, DLD transaction benchmarks, price per square foot and remaining payment obligations.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Avenew 888 against other opportunities throughout Dubai South, Expo City and the wider Al Maktoum International Airport growth corridor.

For investors, our advisors can assess entry pricing, phase selection, DLD-recorded transactions, unit scarcity, future rental positioning and potential resale opportunities. End-users can receive tailored guidance according to residence size, building, floor plan, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	40%	50%
Down Payment	During Construction	On Handover

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