

Orvessa

RESIDENCES

BY

MICHEL ADAM

AL FURJAN, DUBAI









Your gateway to inspired living in Al Furjan

Gracefully harmonising Dubai's dynamic character with a refined and intelligently curated lifestyle, Al Furjan emerges as a serene enclave within one of the city's most well-connected growth corridors. Nestled between Sheikh Zayed Road and Mohammed Bin Zayed Road, this master-planned neighbourhood is designed for contemporary living with deep-rooted cultural sensibilities. Lush landscapes and community parks bring a sense of calm, encouraging mindful strolls, open-air gatherings, and a strong connection to nature.

Set within a thoughtfully developed urban fabric, residents enjoy seamless connectivity across the city. Boutique retail, cafés, and family-friendly restaurants are all within walking distance, enriching daily life with comfort and convenience. Reputed international schools, fitness centres, and medical facilities are close by, making Al Furjan an ideal choice for both families and professionals. It is a neighbourhood where modern living, accessibility, and a strong sense of community come together in quiet sophistication.

Design philosophy

Orvessa's architecture takes cues from the fluid motion of ocean waves, translated into a bold, sculptural façade that stands out in Al Furjan's skyline. Designed across two basements, a ground floor, two podium levels, 14 residential floors, and a rooftop, the building's form is both intentional and efficient. The layout of each residence is tailored for real, functional living. Generous proportions, clean lines, and spatial logic guide the design more than ornamentation.

Every inch of Orvessa is purpose-built, from the flow of natural light to the placement of structural elements, ensuring both form and function are maximised. Materials are chosen for longevity and visual clarity. The development reflects a design language rooted in restraint, precision, and understated luxury, appealing to residents who value substance over spectacle.









A sanctuary of
Luxury & Sophistication

Embrace the extraordinary

Orvessa reimagines everyday living by blending calm, contemplative spaces with vibrant zones for connection and leisure. From the open-air yoga platform and elite family seating to the pool deck, lazy lounge, and co-working space, every amenity is curated to enrich both quiet rituals and shared moments. This balance between thoughtful solitude and social interaction creates a refined environment where wellness, comfort, and community converge, turning ordinary days into memorable experiences.

















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.





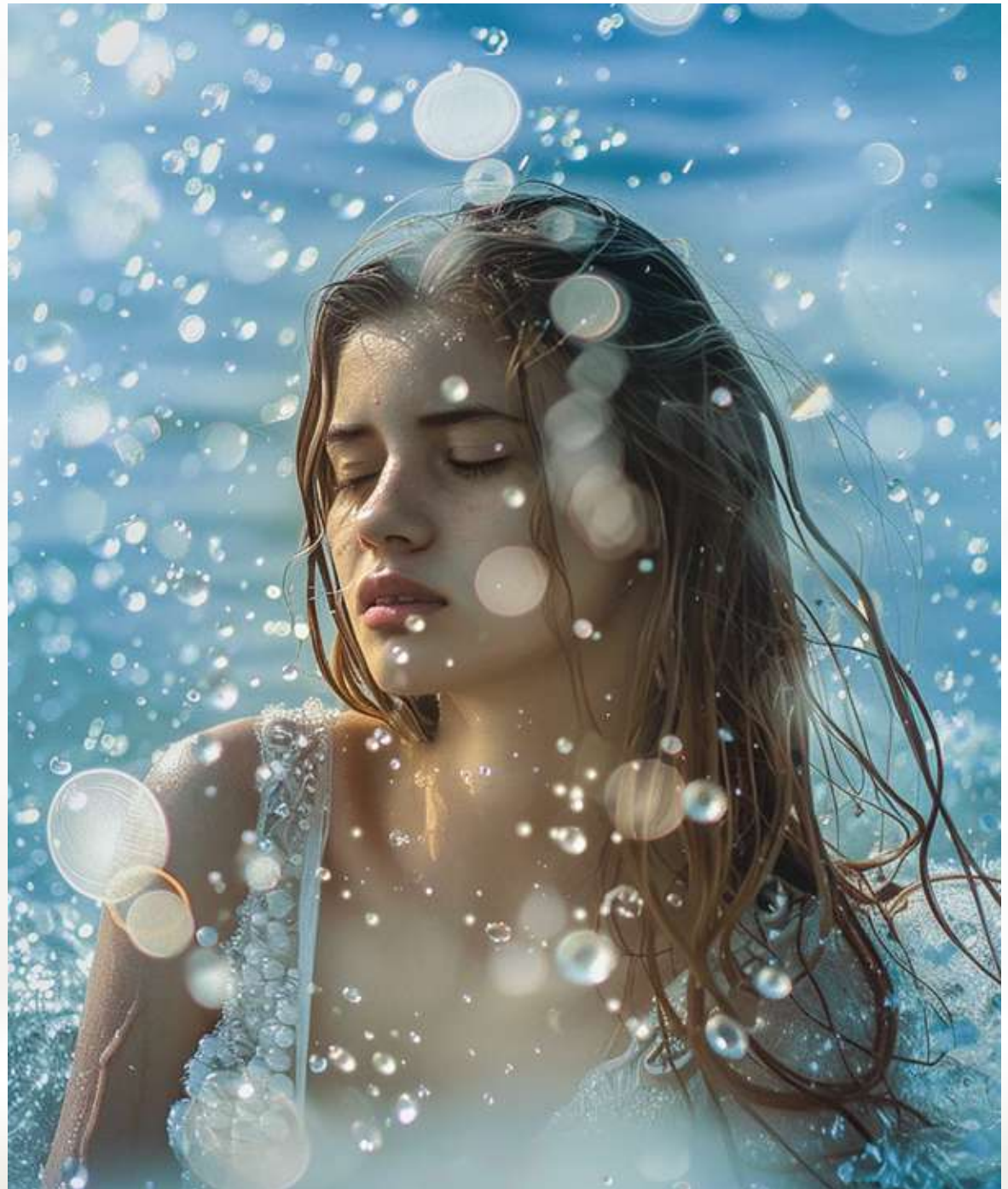






Luxuries beyond compare

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.















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 evolving skyline, balancing poised elegance with metropolitan energy. With direct access to key transit routes, proximity to schools, hospitals, retail, and a growing commercial hub, Orvessa delivers the kind of urban connectivity that defines smart, future-ready living.



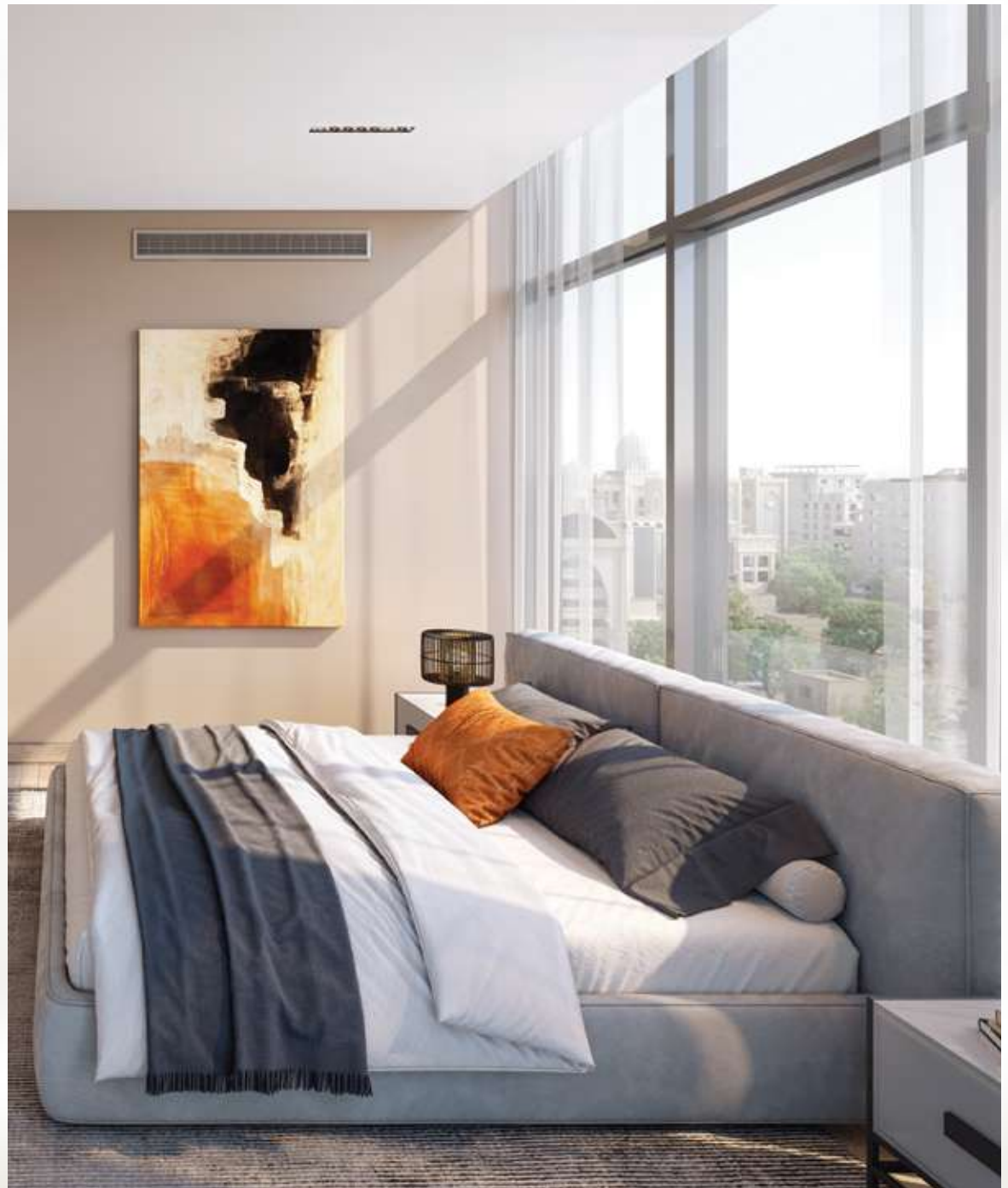




Indulge in a new level of
Finesse

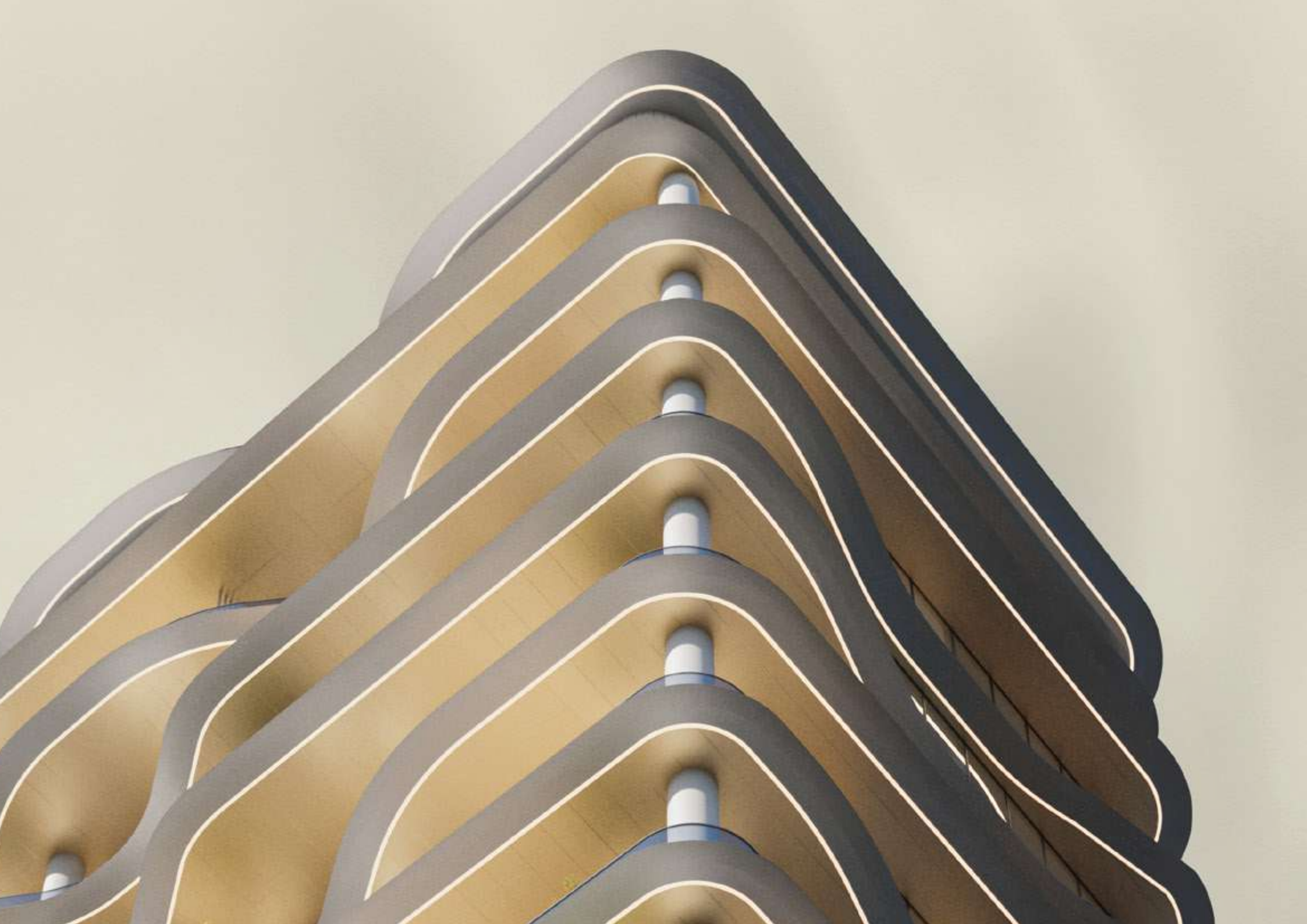
New-age elegance redefined

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 ambience 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

At Orvessa, convenience isn't an add-on; it's built into the blueprint. High-speed lifts, secure access systems, and well-ventilated parking simplify everyday logistics, while centralised services ensure smooth operations behind the scenes.



Gym



Outdoor Lounge



Kids Pool



BBQ Area



Roof Top Pool



Café



Family Seating Area



Co-working Space



Kids Play Area



Outdoor Yoga

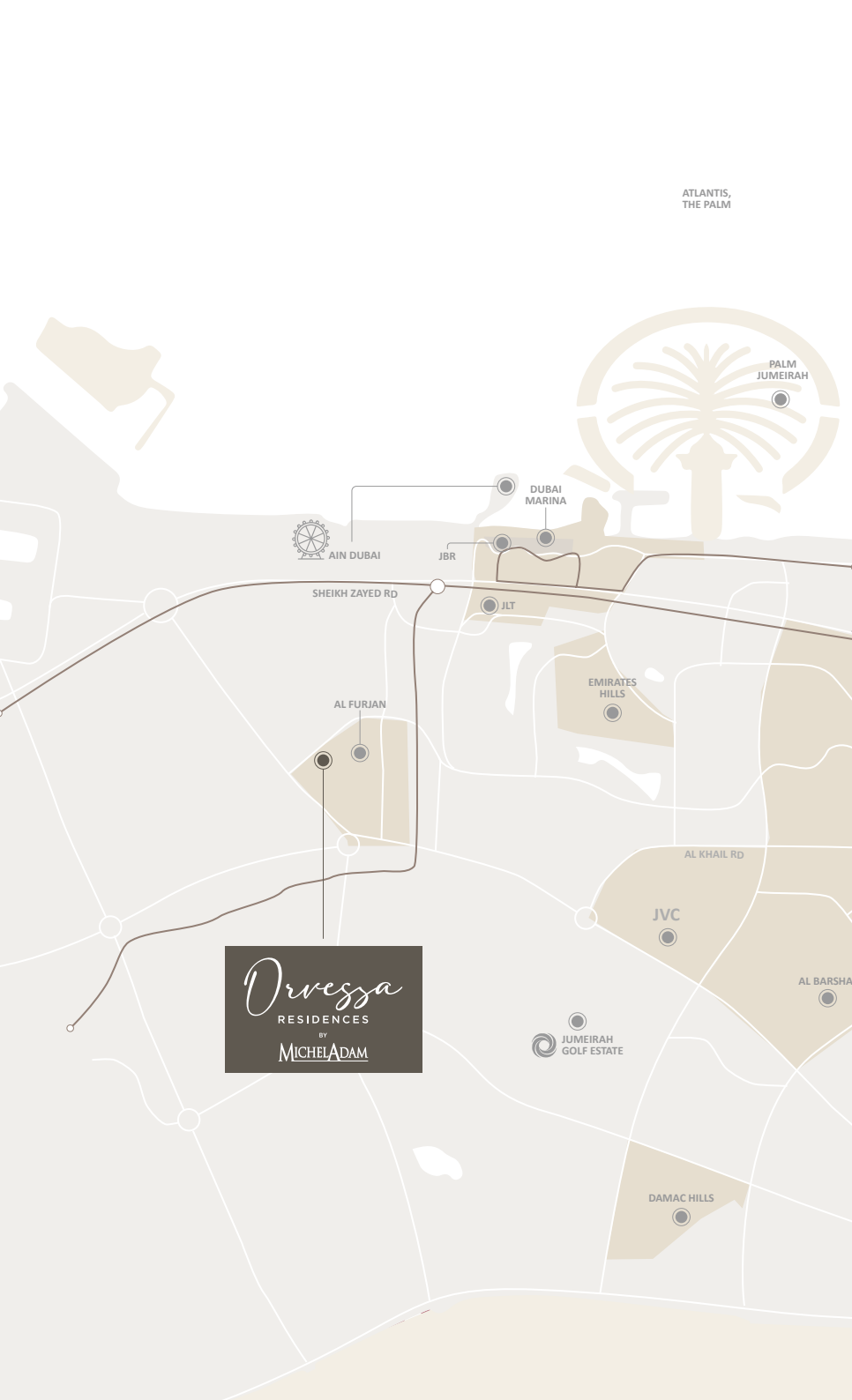


Pool Deck



Steam & Sauna





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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

Unit Plans



1 Bedroom

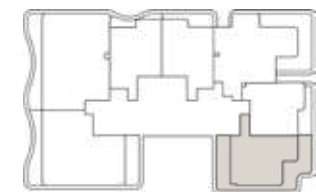
1BHK - TYPE A

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	65.75 sq.m	65.75 sq.m
Balcony Area	38.51 sq.m	40.68 sq.m
Total Area	104.26 sq.m	106.43 sq.m



Level 2



Key Plan

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1 Bedroom

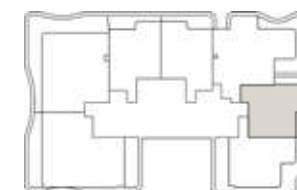
1BHK - TYPE B

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	57.14 sq.m	57.14 sq.m
Balcony Area	10.43 sq.m	10.64 sq.m
Total Area	67.57 sq.m	67.78 sq.m



Level 12



Key Plan

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1 Bedroom

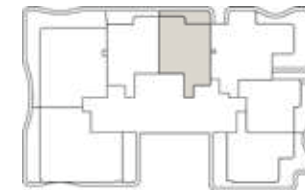
1BHK - TYPE C

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

Suite Area	64.66 sq.m
Balcony Area	9.64 sq.m
Total Area	74.3 sq.m



Level 12



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1 Bedroom

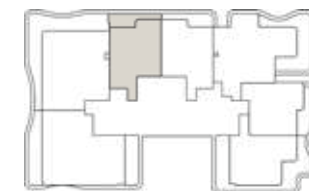
1BHK - TYPE D



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	1.9m x 7.6m

	From	To
Suite Area	65.22 sq.m	65.24 sq.m
Balcony Area	6.20 sq.m	10.37 sq.m
Total Area	71.42 sq.m	75.61 sq.m

Level 12



Key Plan

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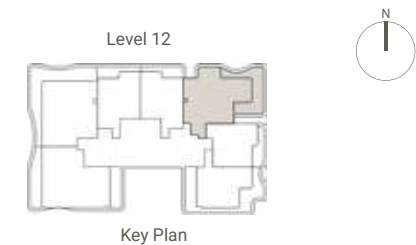


2 Bedroom

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	97.3 sq.m	97.3 sq.m
Balcony Area	28.8 sq.m	32.5 sq.m
Total Area	126.1 sq.m	129.8 sq.m



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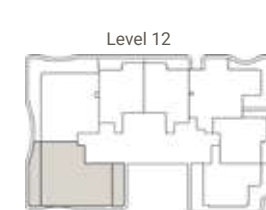
2 Bedroom

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	Maid's room	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	108.1 sq.m	108.1 sq.m
Balcony Area	30.62 sq.m	33.91 sq.m
Total Area	138.72 sq.m	142.01 sq.m



Key Plan



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2 Bedroom

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	103.16 sq.m	103.16 sq.m
Balcony Area	24.87 sq.m	43.81 sq.m
Total Area	128.03 sq.m	146.97 sq.m



Key Plan



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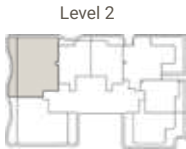
3 Bedroom

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	126.73 sq.m	126.73 sq.m
Balcony Area	21.96 sq.m	22.66 sq.m
Total Area	148.69 sq.m	149.39 sq.m



Key Plan

Level 2



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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



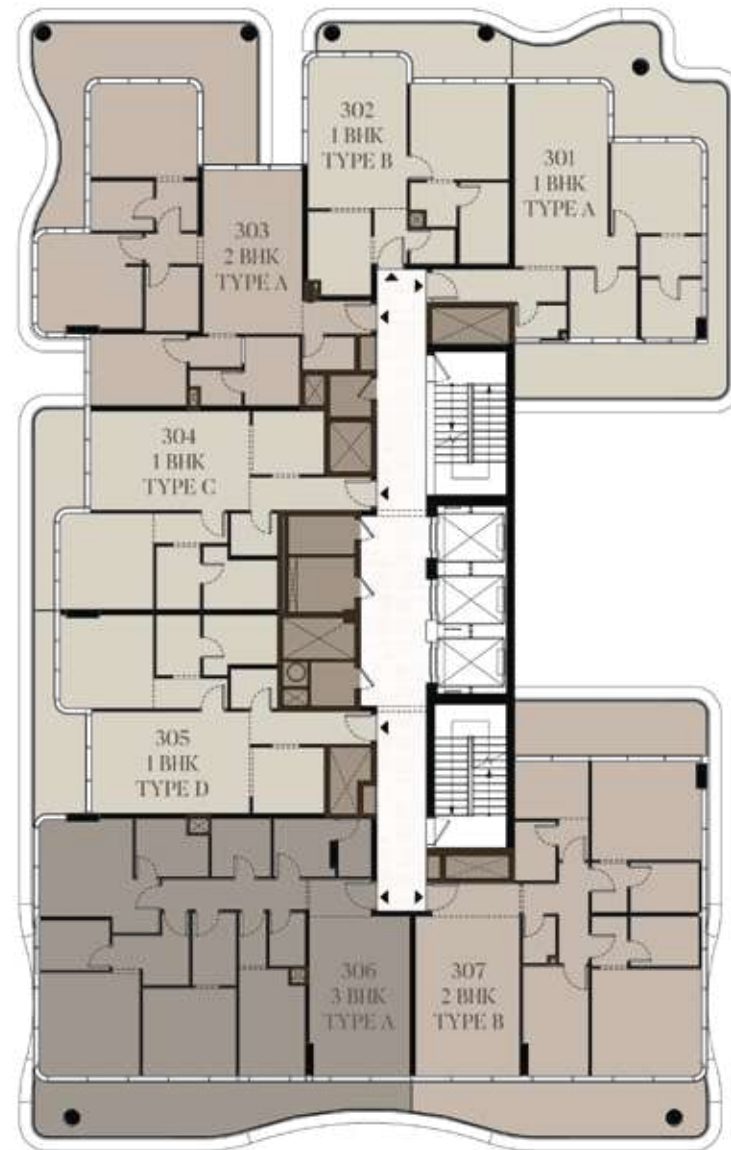
Second floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



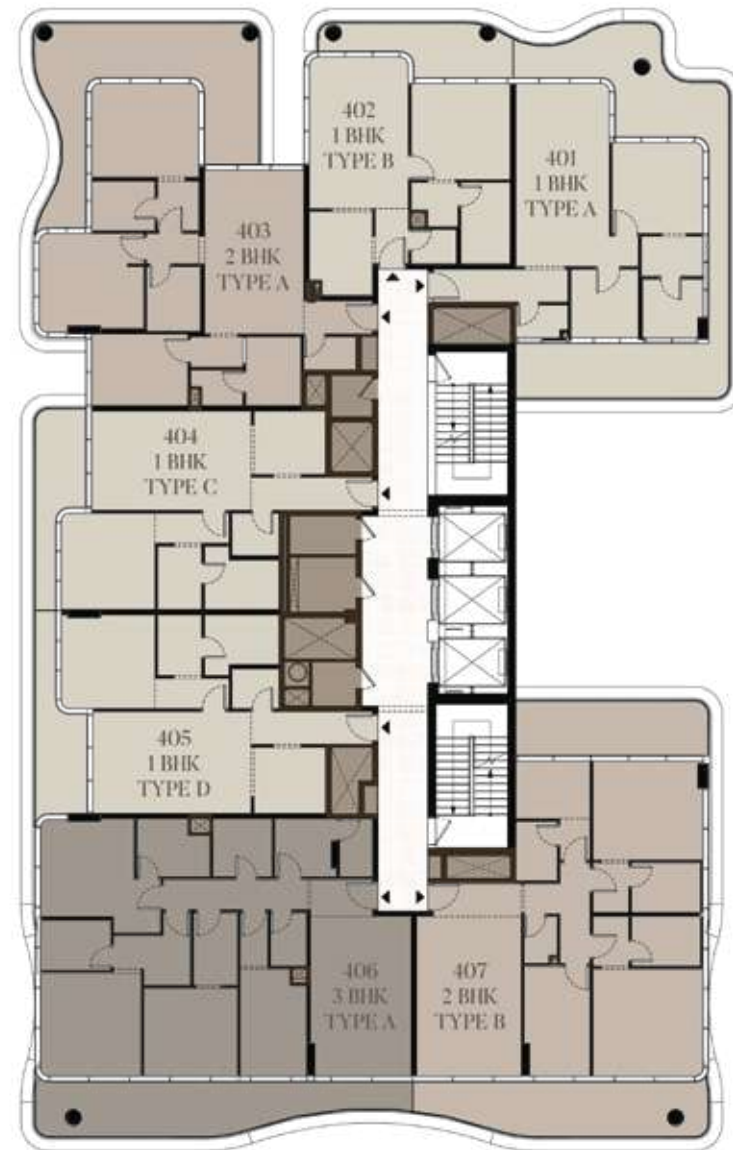
Third floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Fourth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



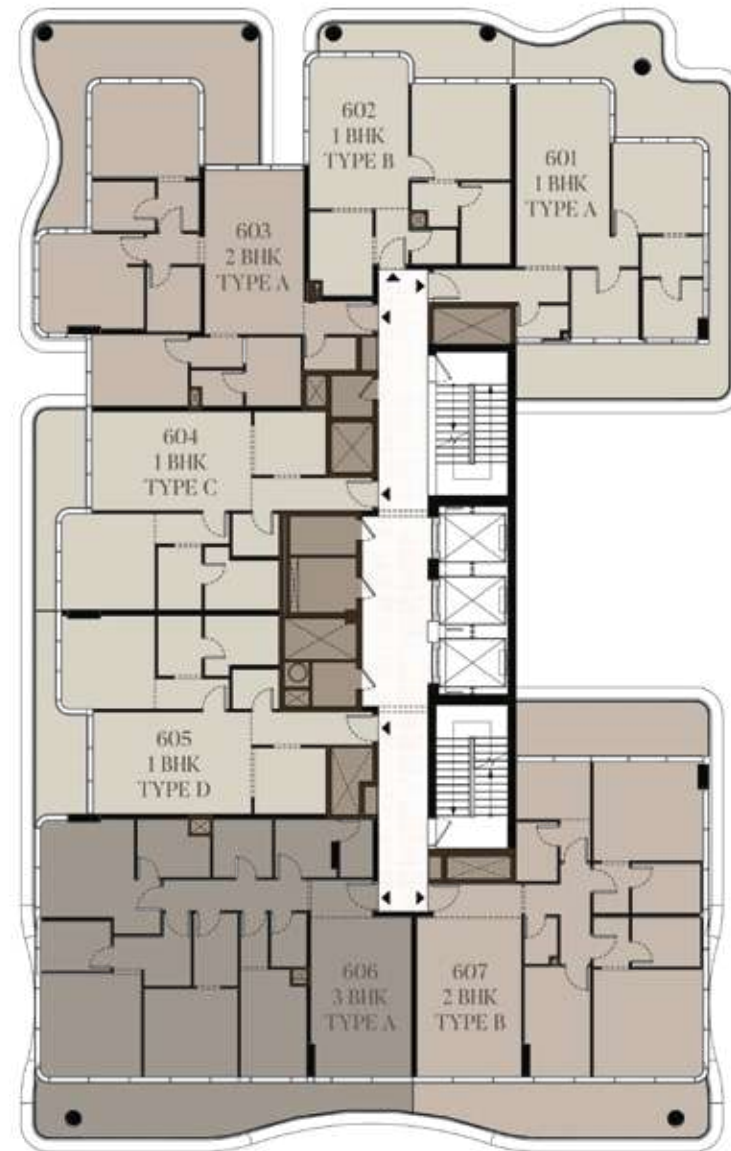
Fifth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Sixth floor plan

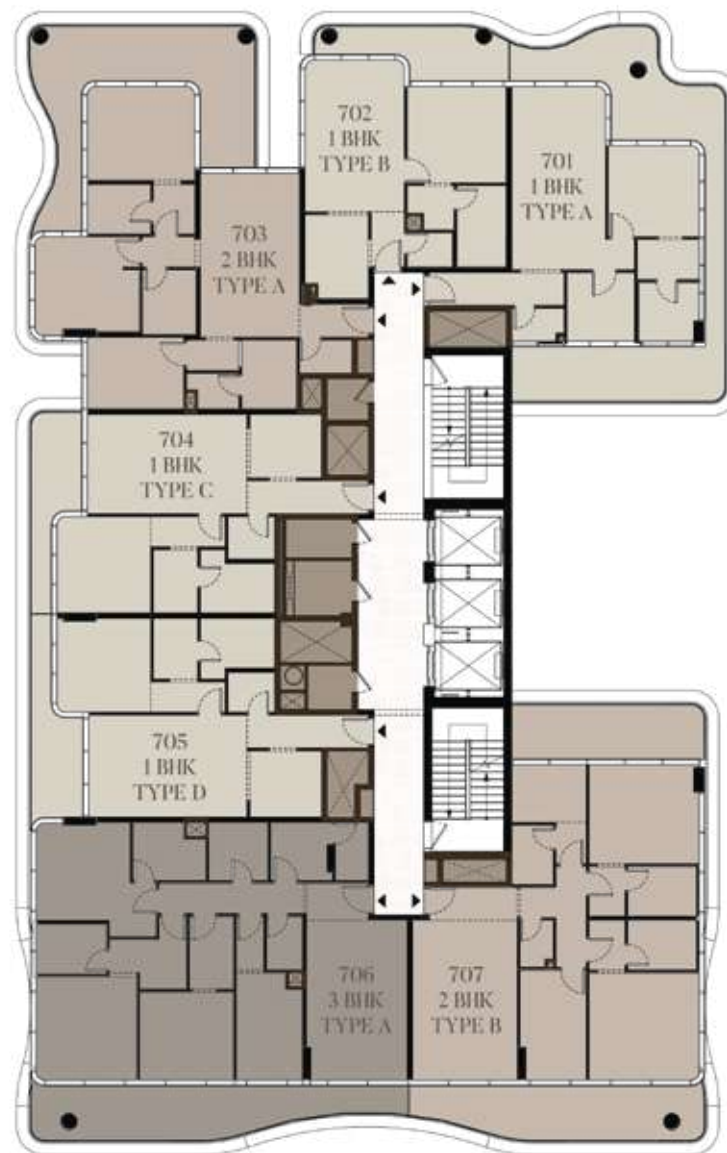
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





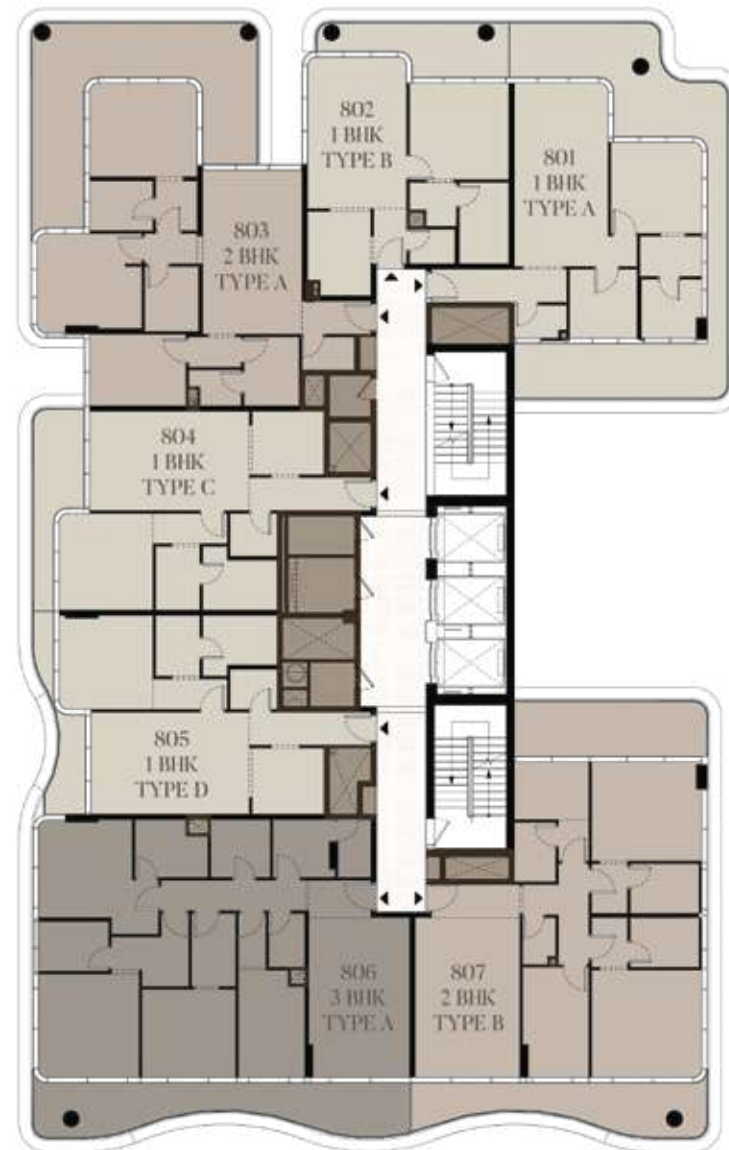
Seventh floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



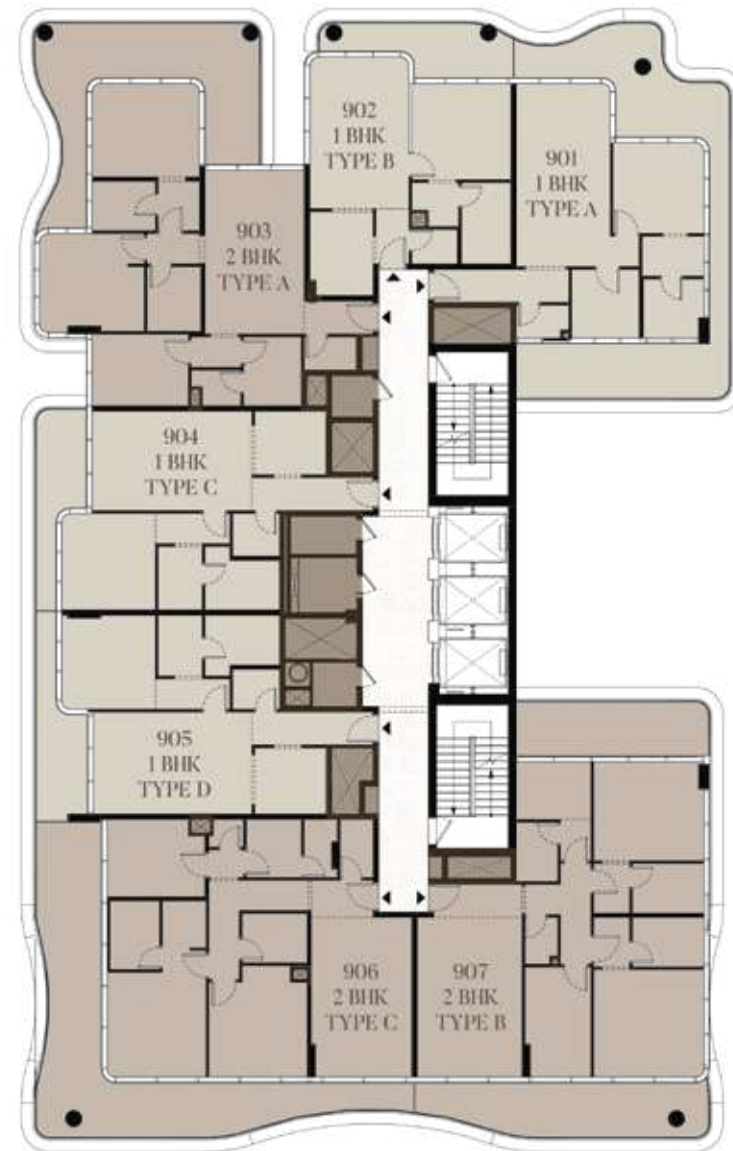
Eighth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



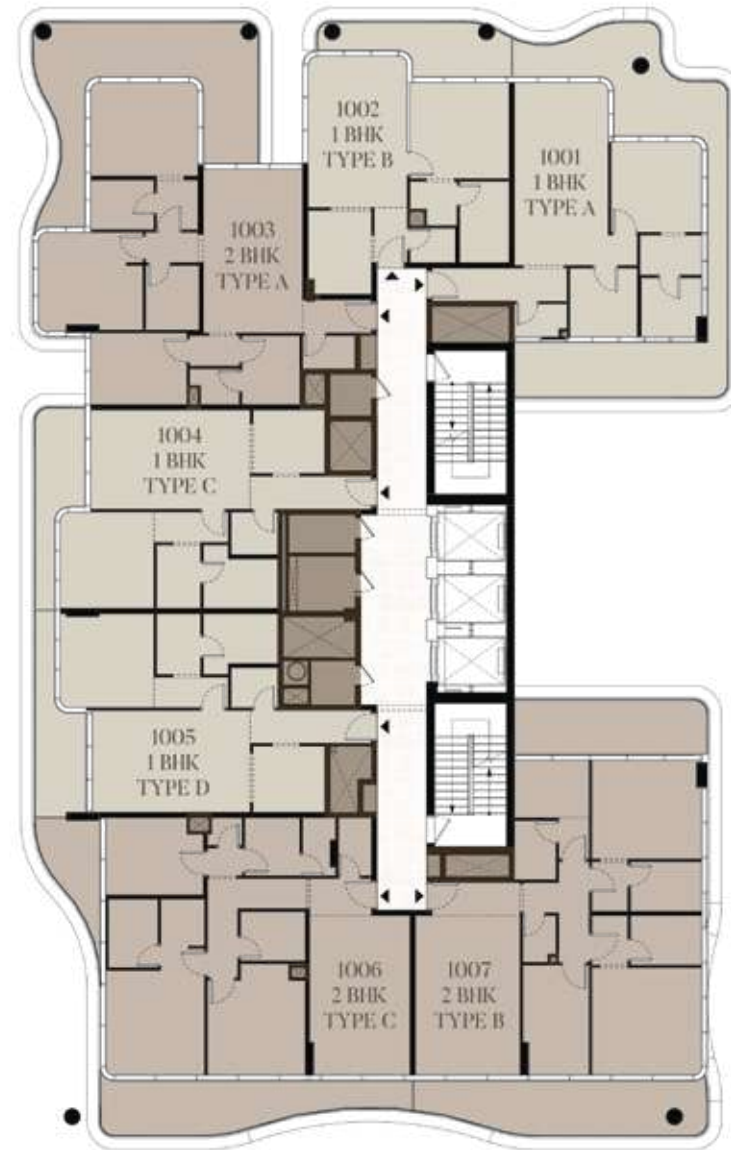
Ninth floor plan

- 1 BEDROOM
- 2 BEDROOM



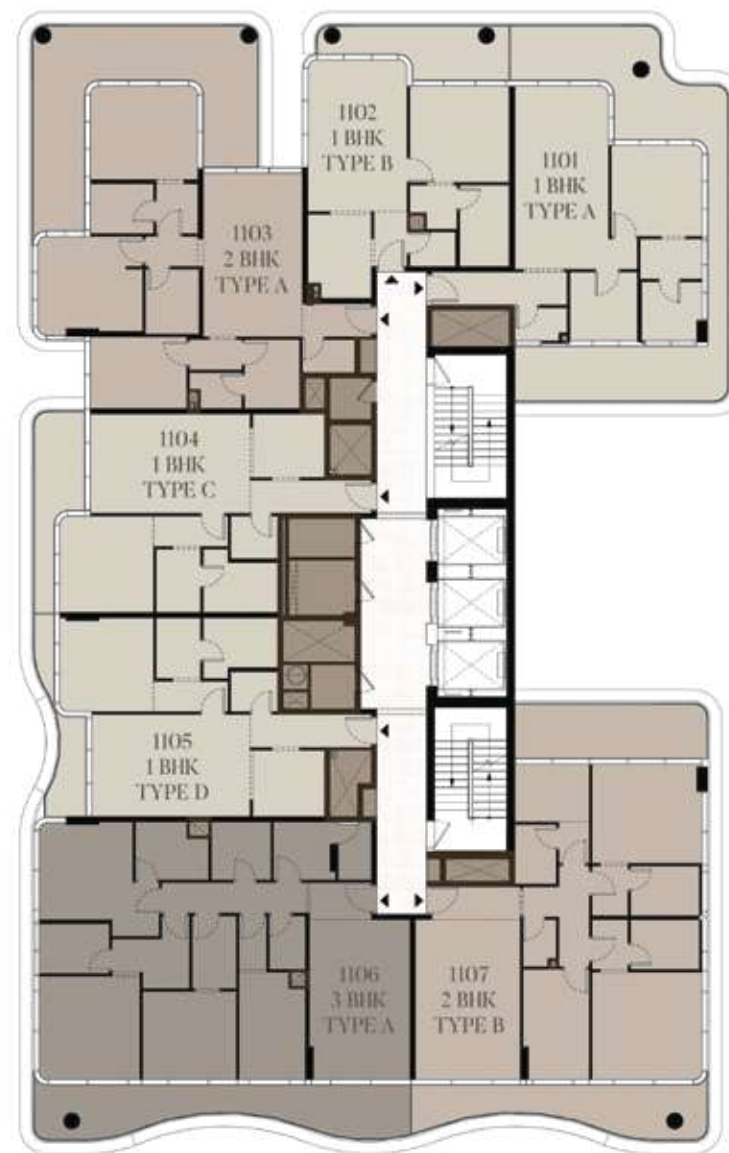
Tenth floor plan

- 1 BEDROOM
- 2 BEDROOM



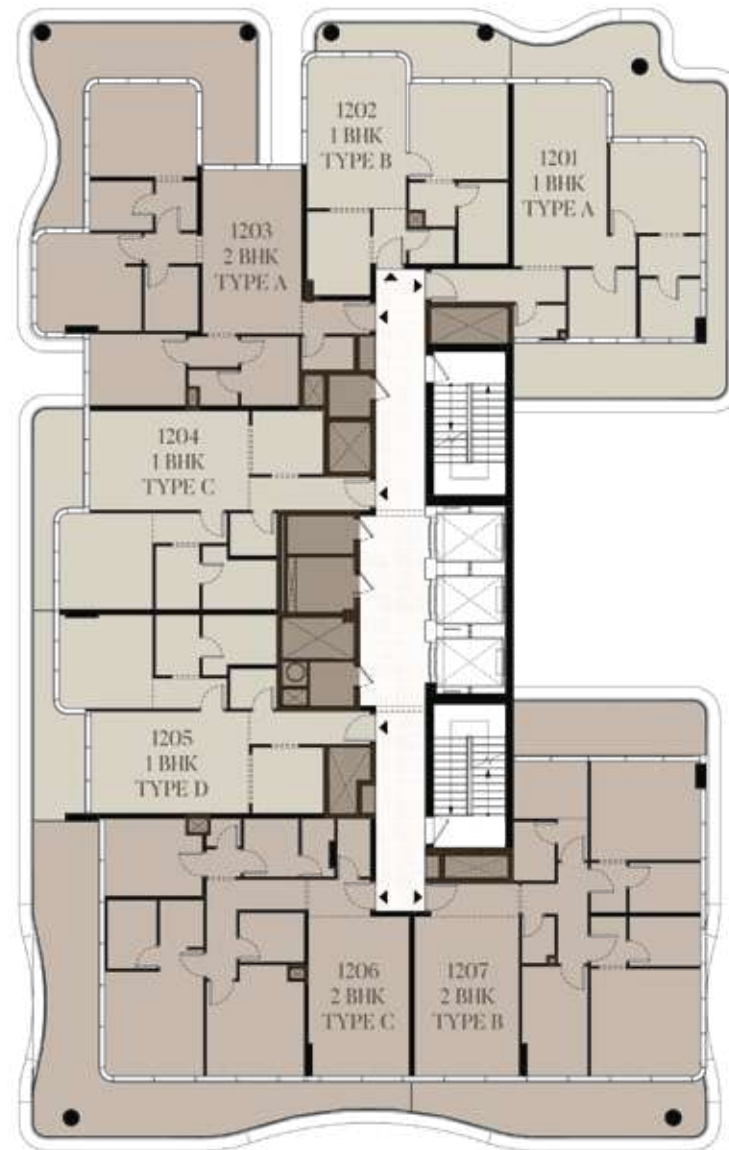
Eleventh floor plan

- 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



Orrezza
RESIDENCES
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MICHEL ADAM

BNW

BNW DEVELOPMENTS

بي ان دبليو للتطوير العقاري

33rd Floor, Ubora Tower, Business Bay, Dubai, UAE

☎ 800BNWUAE

🌐 BNW.AE

✉ INFO@BNW.AE