

*Orvessa*

RESIDENCES

BY

MICHELADAM

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.







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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.















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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.



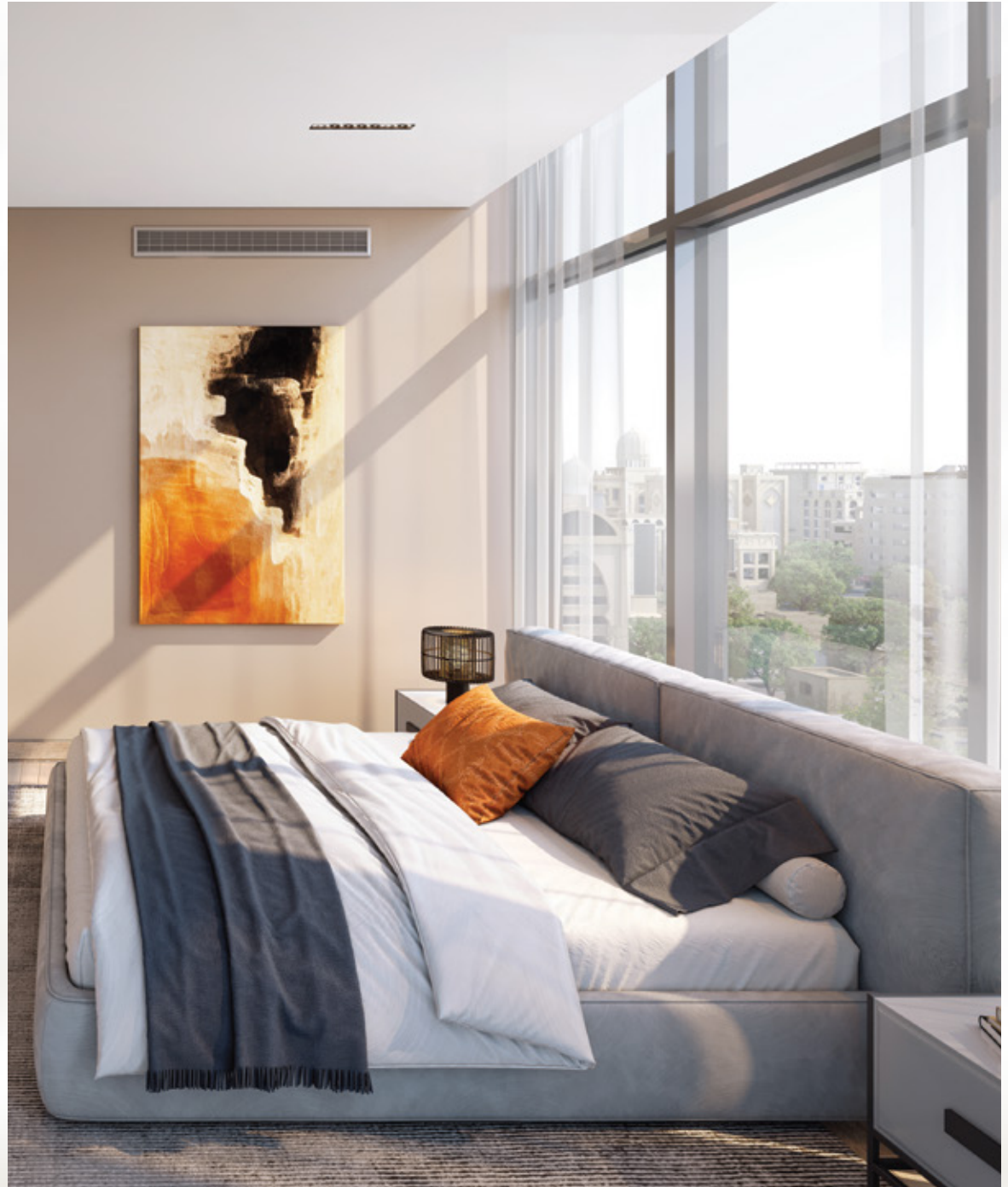




Indulge in a new level of  
*Finesse*

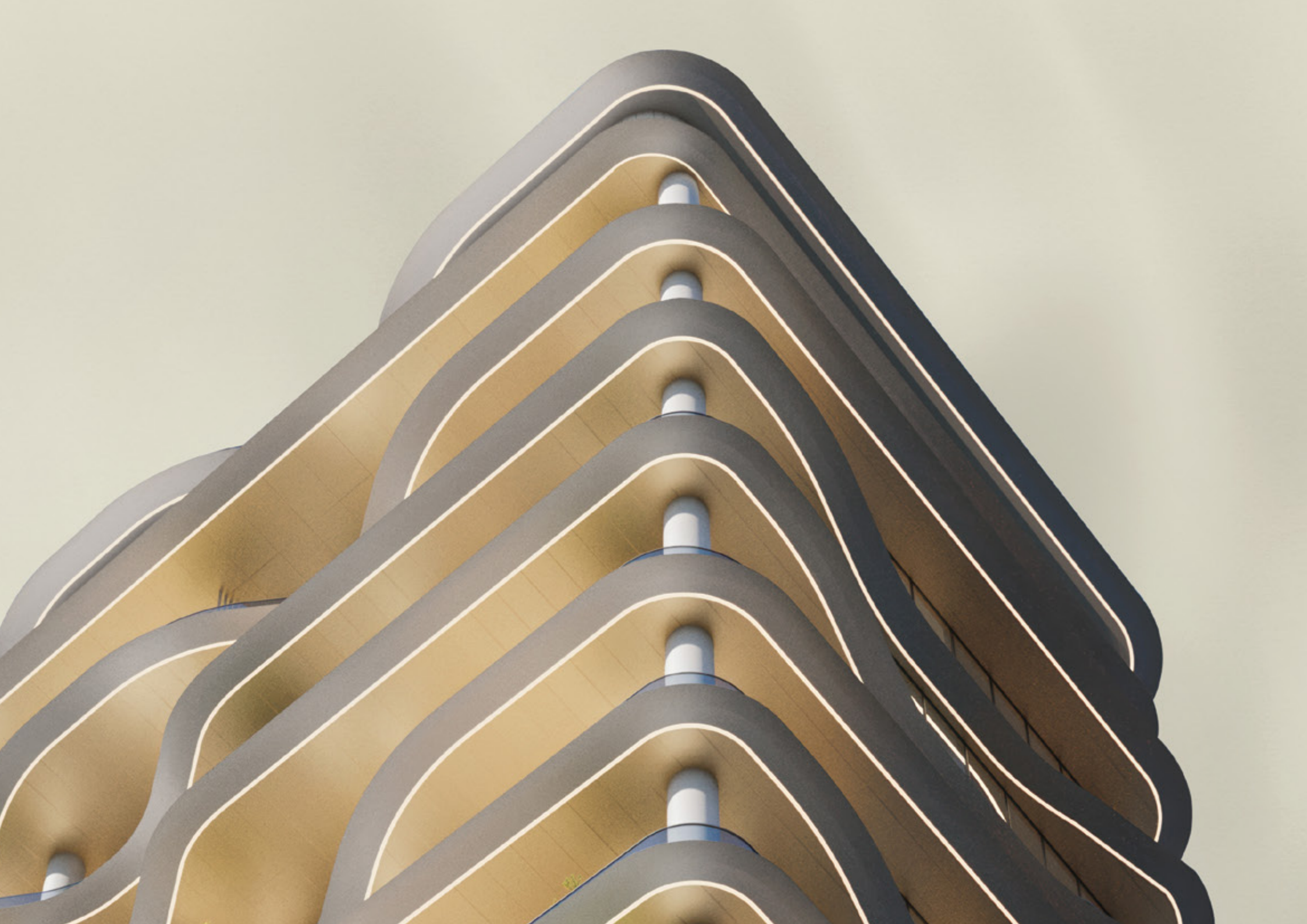
# *New-age* elegance redefined

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

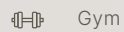


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Live in luxury  
*B*reathe in nature

# 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





**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

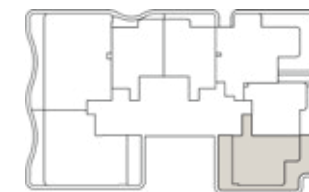
1BHK - TYPE A

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
<b>Total Area</b>	<b>104.26 sq.m</b>	<b>106.43 sq.m</b>



Level 2



Key Plan

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# 1 Bedroom

1BHK - TYPE B

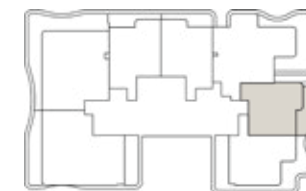


1	Kitchen	3.1m x 2.3m
2	Living & Dining	5.5m x 3.6m
3	PWD Room	1.3m x 1.7m
4	Bedroom	3.5m x 3.6m
5	Bath	3m x 1.8m
6	Dressing Room	1m x 1.1m
7	Balcony	2m x 7.1m

	From	To
Suite Area	57.14 sq.m	57.14 sq.m
Balcony Area	10.43 sq.m	10.64 sq.m
<b>Total Area</b>	<b>67.57 sq.m</b>	<b>67.78 sq.m</b>



Level 12



Key Plan

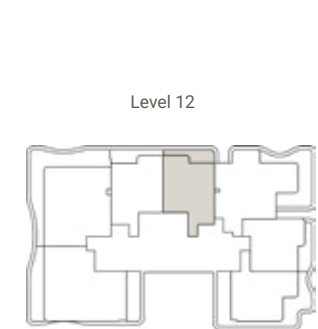


# 1 Bedroom

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
<b>Total Area</b>	<b>74.3 sq.m</b>



Level 12

Key Plan

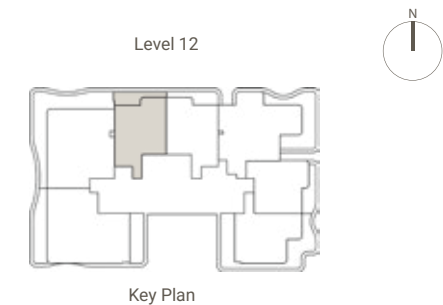
# 1 Bedroom

## 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



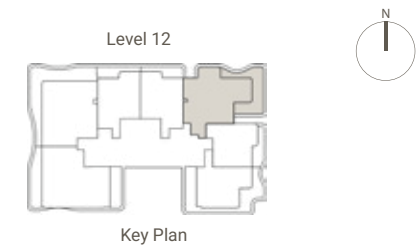
## 2 Bedroom

### 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
<b>Total Area</b>	<b>126.1 sq.m</b>	<b>129.8 sq.m</b>



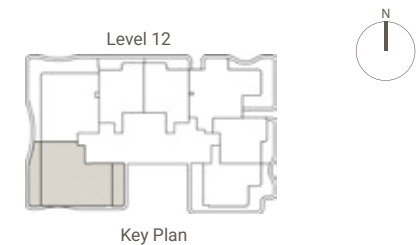
## 2 Bedroom

### 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
<b>Total Area</b>	<b>138.72 sq.m</b>	<b>142.01 sq.m</b>



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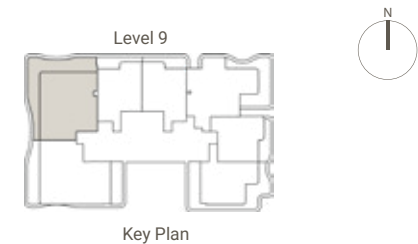
# 2 Bedroom

## 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
<b>Total Area</b>	<b>128.03 sq.m</b>	<b>146.97 sq.m</b>



Key Plan

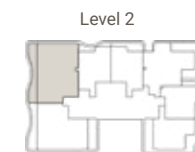
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# 3 Bedroom

## 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
<b>Total Area</b>	<b>148.69 sq.m</b>	<b>149.39 sq.m</b>



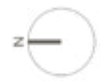
Key Plan



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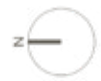
# Floor Plans



# 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

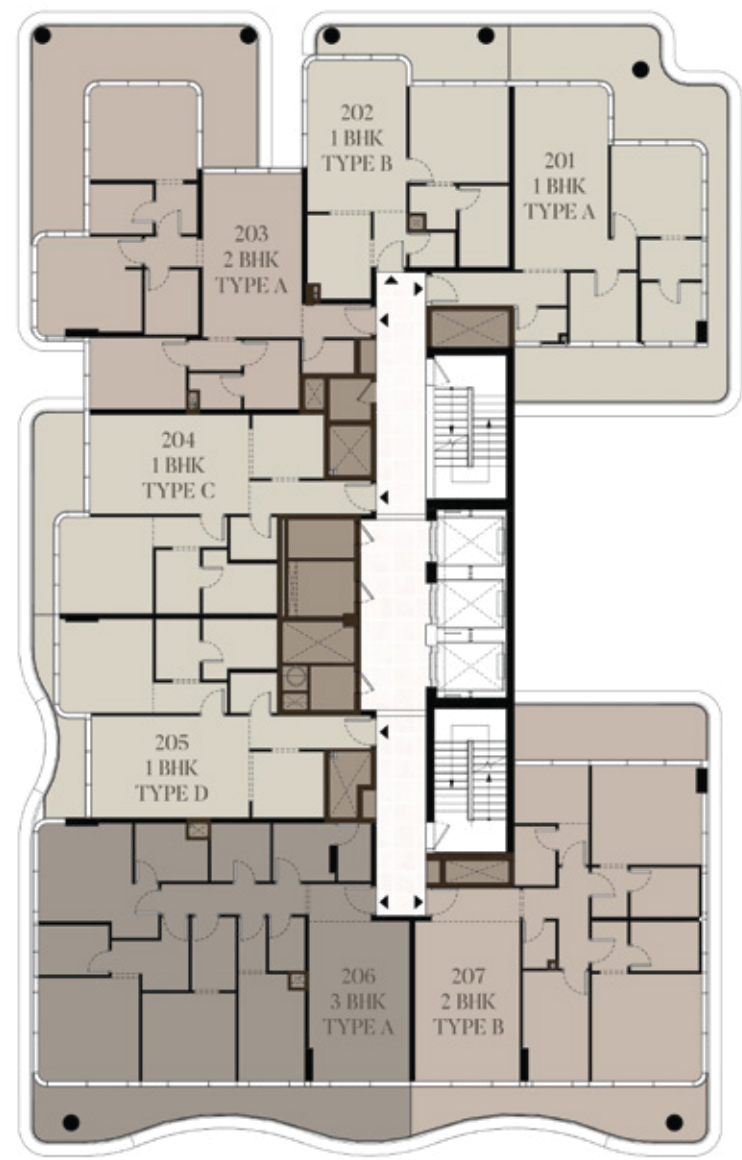
- 1 GYM
- 2 TOILETS
- 3 LOCKERS
- 4 LIFT LOBBY
- 5 POOL
- 6 POOL DECK
- 7 TERRACE





# Second floor plan

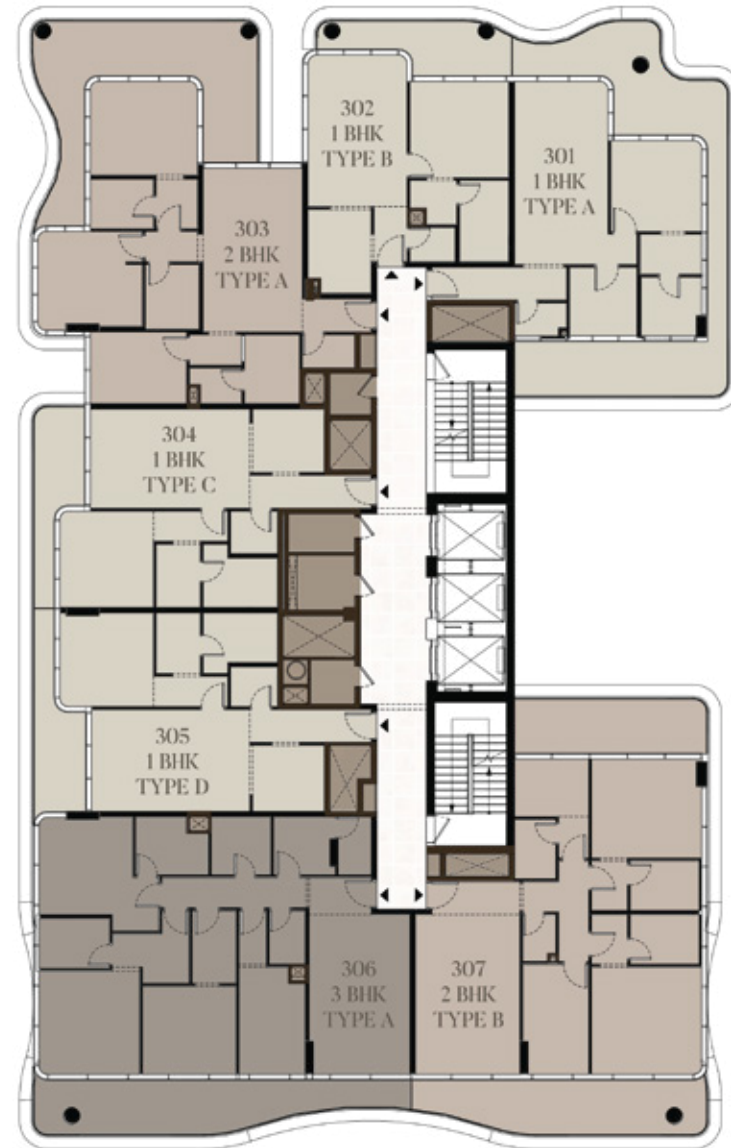
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

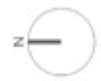




# Third floor plan

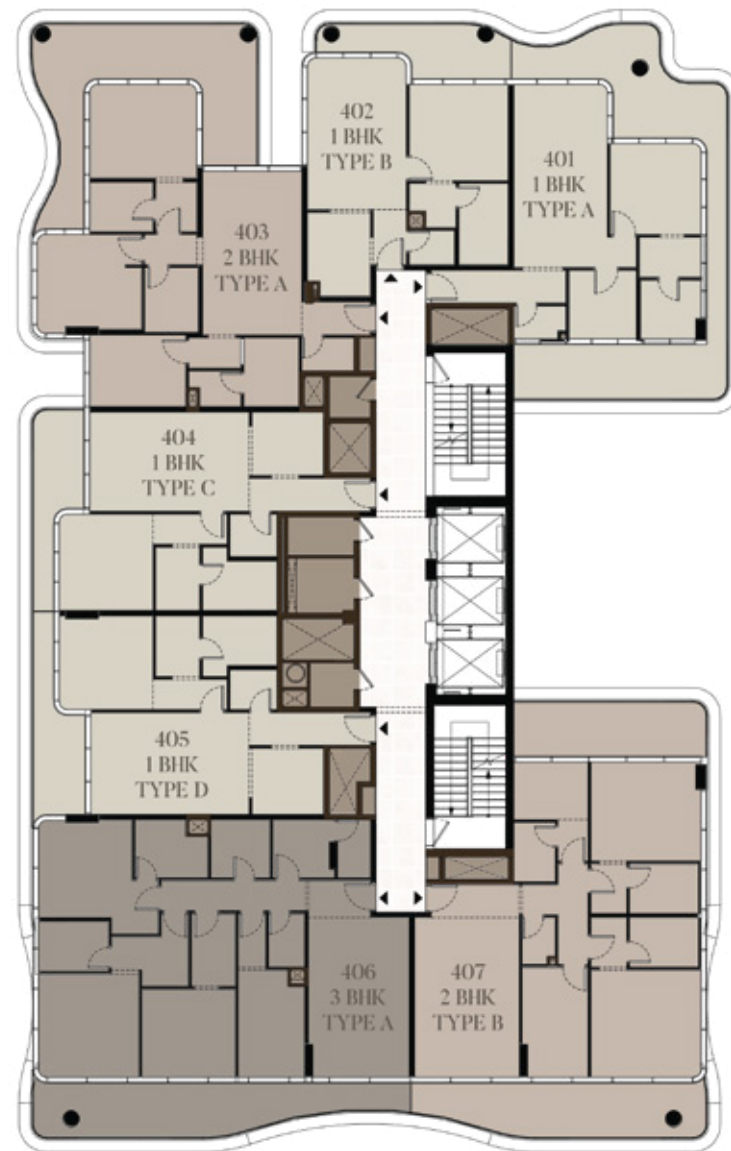
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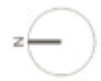




# Fourth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





# Fifth floor plan

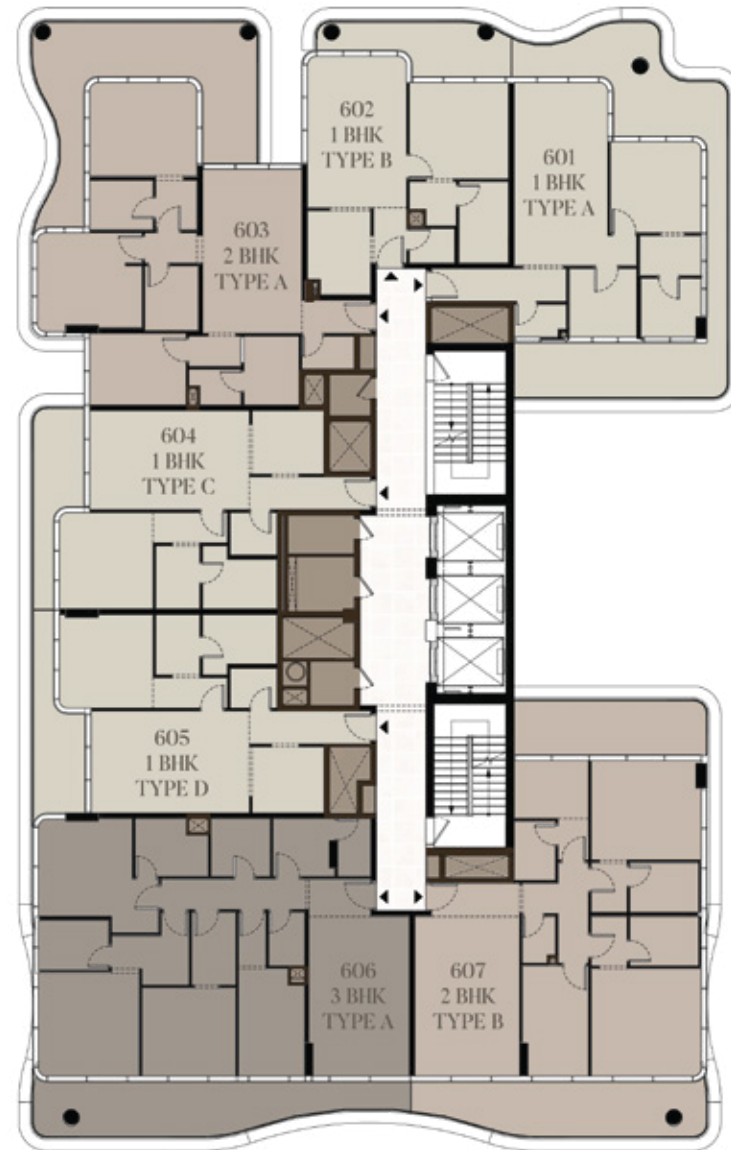
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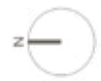




# Sixth floor plan

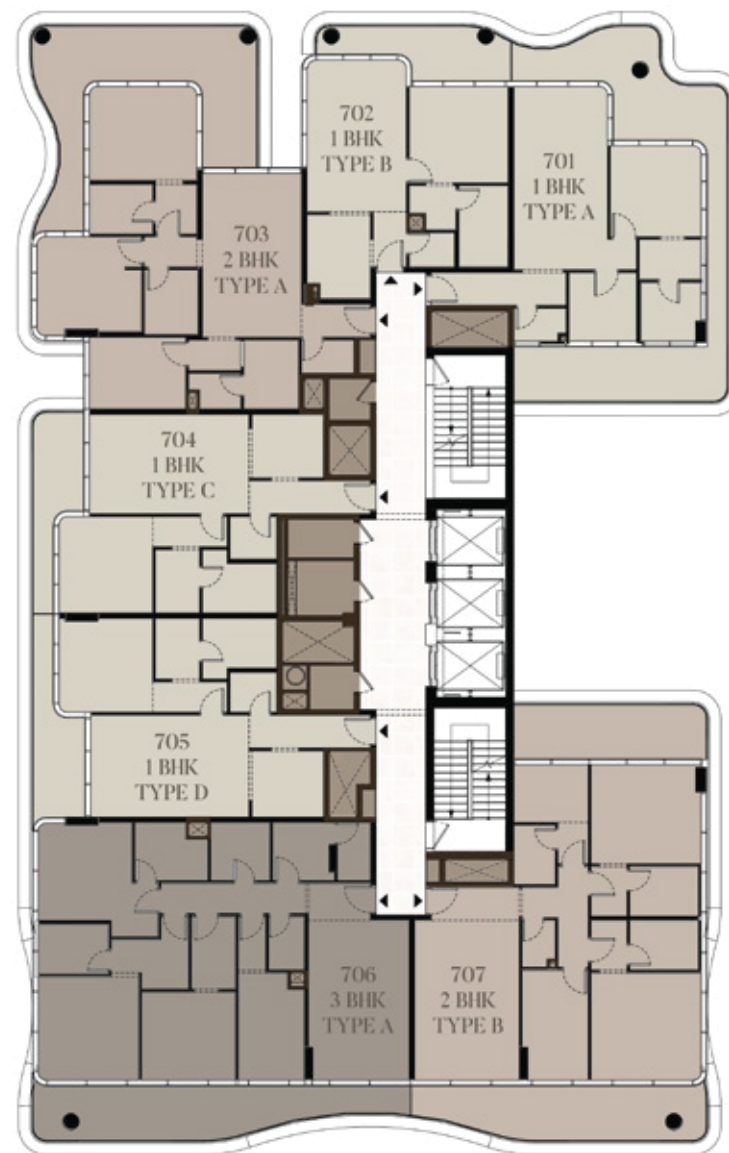
- 1 BEDROOM
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- 3 BEDROOM

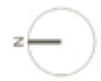




# Seventh floor plan

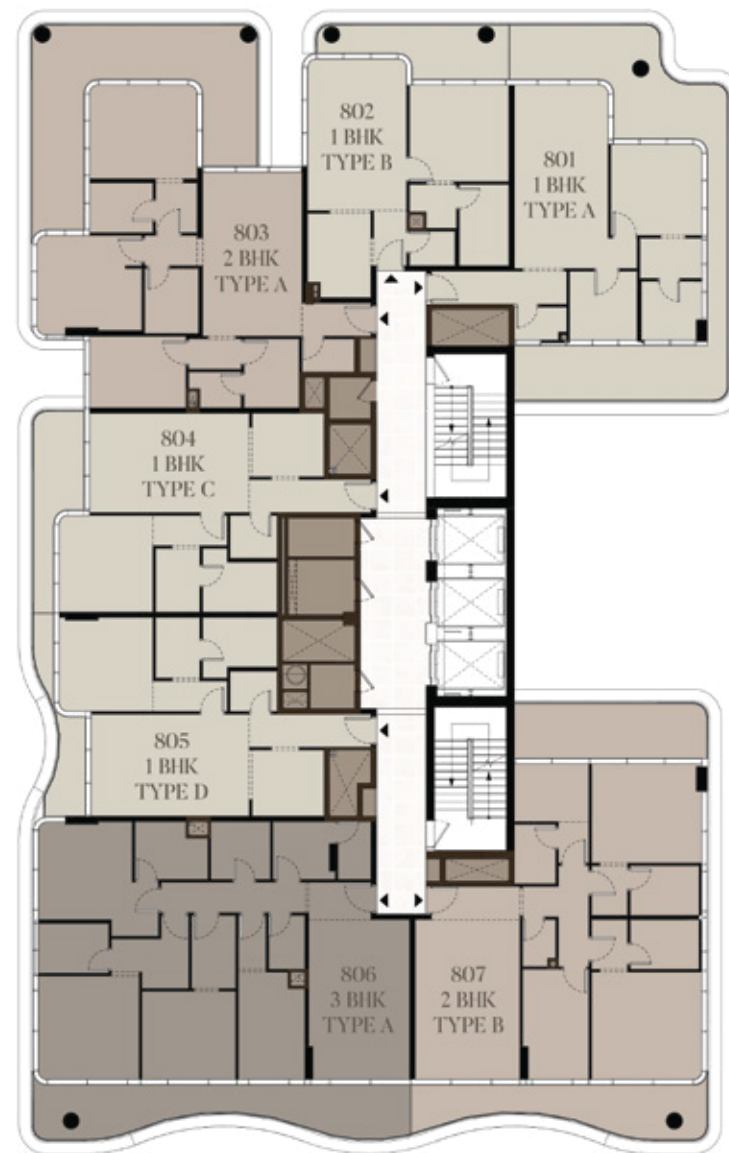
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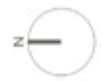




# *Eighth* floor plan

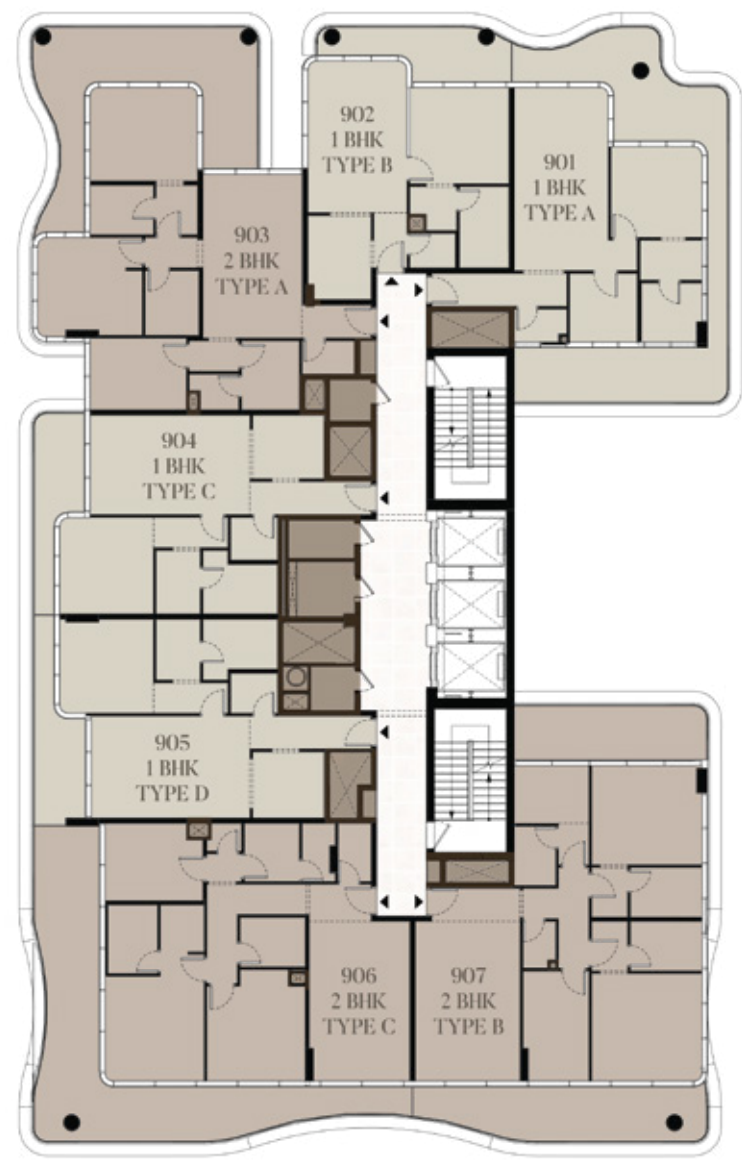
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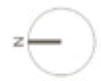




# Ninth floor plan

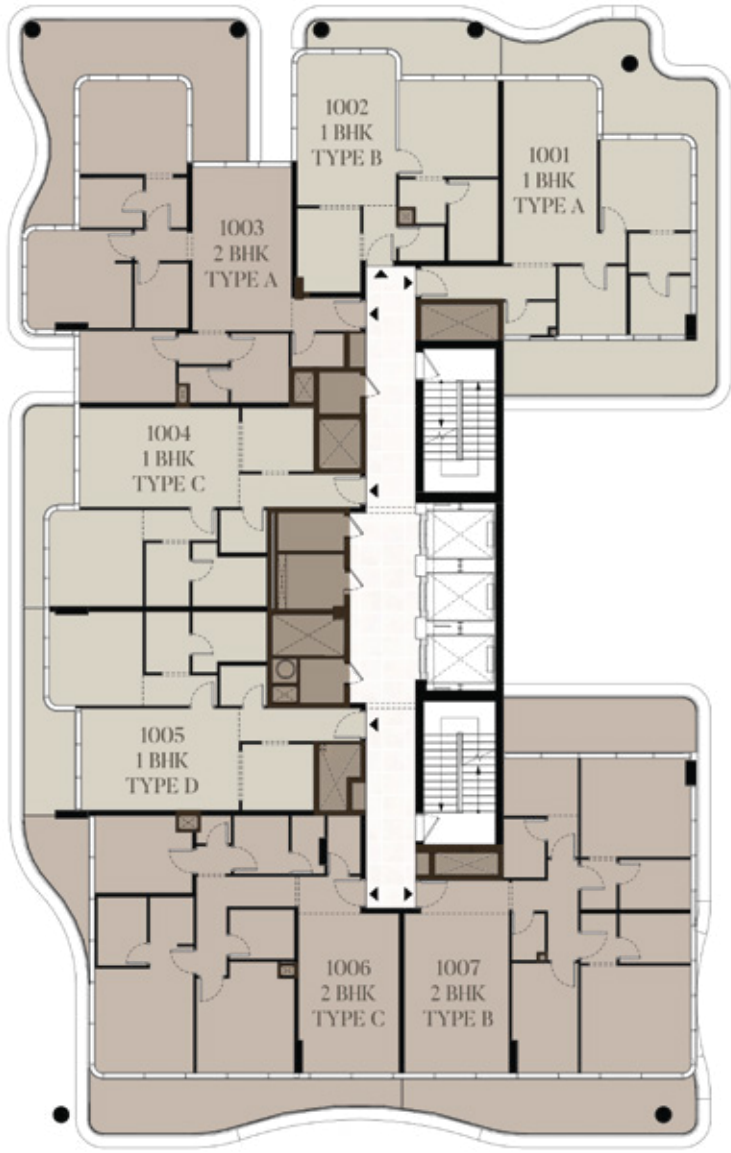
- 1 BEDROOM
- 2 BEDROOM





# Tenth floor plan

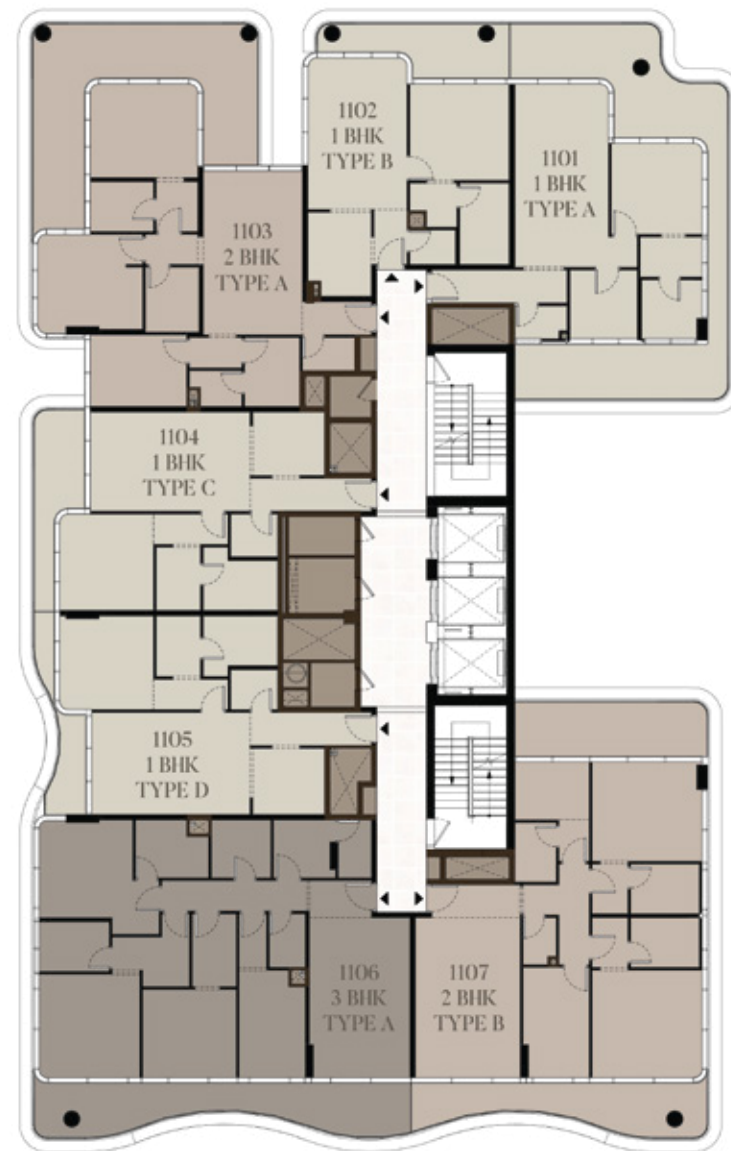
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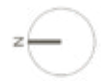




# Eleventh floor plan

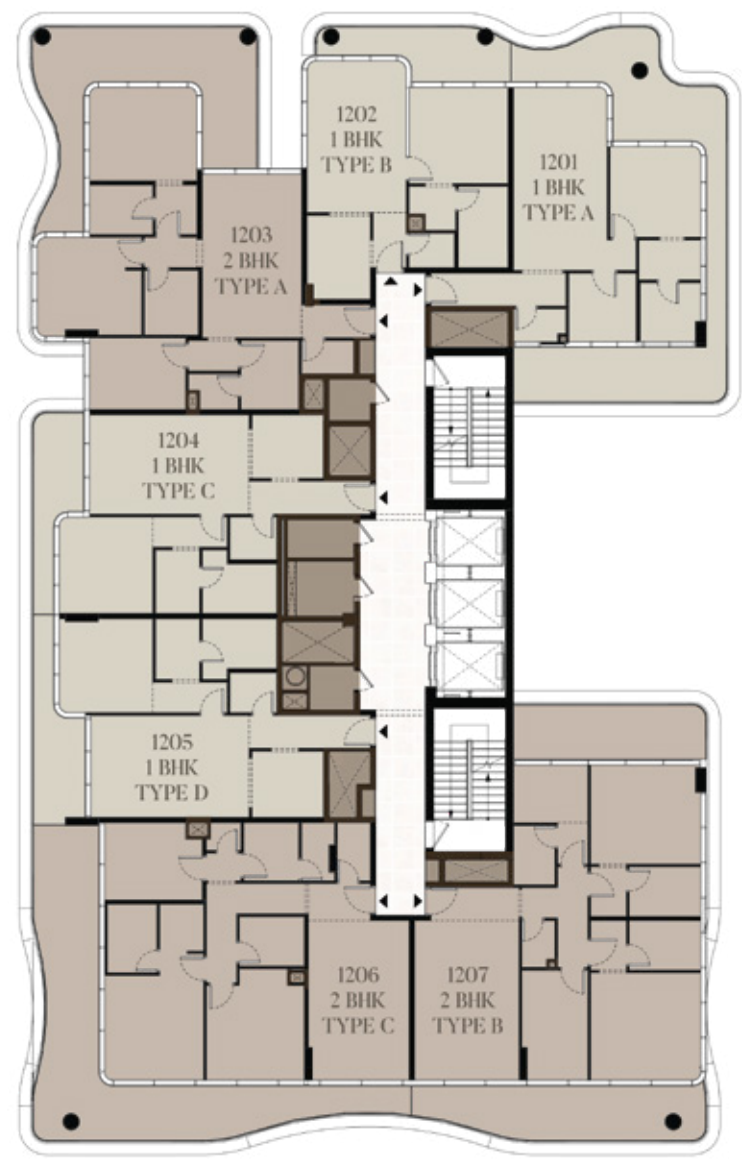
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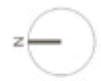




# Twelfth floor plan

- 1 BEDROOM
- 2 BEDROOM

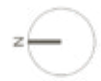




# Thirteenth floor plan

- 1 BEDROOM
- 2 BEDROOM





# Fourteenth floor plan

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

