

24^H_C

FACT SHEET

AVENUE
DUBAI REAL ESTATE FIRM



24^{HC}

A CONTEMPORARY OFFICE ADDRESS

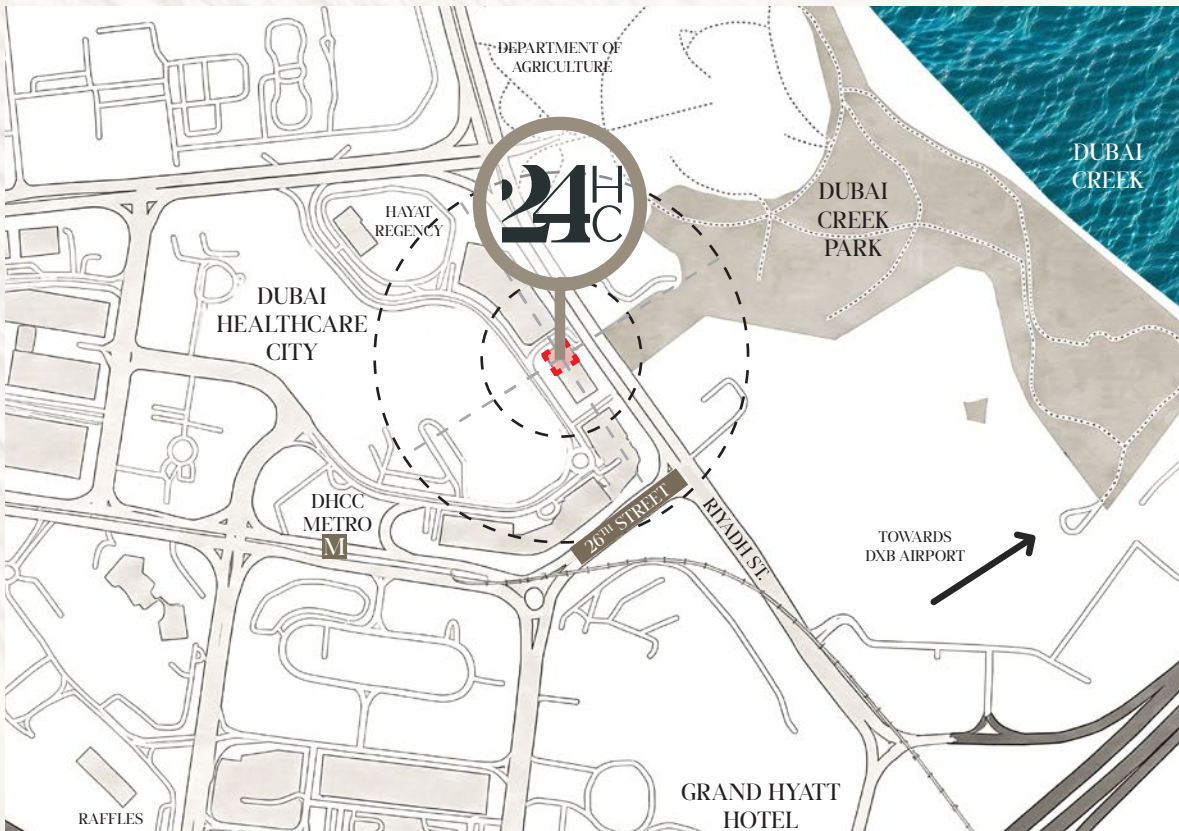
Positioned within Dubai Healthcare City, 24 HC combines refined architecture with flexible office spaces designed to accommodate a range of business needs.

Defined by clean lines, efficient layouts and refined common areas, 24 HC offers a practical working environment within one of Dubai’s most established healthcare and commercial districts.

STRATEGICALLY CONNECTED

- 11 Mins Dubai Mall
- 11 mins DXB Airport
- 22 mins Palm Jumeirah
- 21 mins Burj Al Arab

Easy access to metro and major roads.



KEY HIGHLIGHTS

- READY FOR HANDOVER**
Q2 2027
- ESTABLISHED ADDRESS**
In the heart of Dubai Healthcare City
- FLEXIBLE WORKSPACES**
Shell & core offices with efficient layouts
- EVERYDAY CONVENIENCE**
Ground-floor retail and café offerings
- GENEROUS PARKING PROVISIONS**
112 parking spaces

UNIT TYPES AND SIZES

UNIT TYPE	UNIT SIZE	NO. TOTAL
Retail	From 1,024 sqft - 2,153 sqft	5 units
Offices	From 1,160 sqft - 1,876 sqft	44 units



30/70 2 YEAR POST-HANDOVER PAYMENT PLAN

10% Down Payment + 4% DLD Fee + Booking Fee	10% 1 st Instalment 30 Days After Booking	10% 2 nd Instalment Mar 2027	5% 3 rd Instalment Aug 2027	10% 4 th Instalment Nov 2027
10% 5 th Instalment Feb 2028	10% 6 th Instalment May 2028	5% 7 th Instalment Sep 2028	15% 8 th Instalment Jan 2029	15% Final Instalment May 2029

ANTICIPATED COMPLETION Q2 2027

PROJECT OVERVIEW

- 2B + G + 6 + Roof
- 44 Office Units | 5 Retail Units
- Ceiling Height: Up to 2.8m
- Parking Spaces: 112
- Double Glazed Facade with Natural Light
- Shell & Core Office Spaces
- Rooftop terrace with Panoramic Views

AVENEW REAL ESTATE

Established in 2021, Avenew Real Estate has quickly built a strong presence within Dubai’s dynamic property market. With an extensive network of trusted agents, consultants, and industry partners, we offer result-oriented, consumer-focused solutions that have helped investors and buyers secure exceptional opportunities across the emirate. Driven by a commitment to excellence and deep market knowledge, Avenew Real Estate plays a key role in identifying prime opportunities and shaping developments that respond to the city’s evolving landscape. Our expertise spans land sourcing, investment advisory, and strategic marketing – ensuring every project we represent reaches its fullest potential.

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