

SHQAQ

LIFE BY THE ENDLESS BLUE

The Guidebook

AVENUE  
DEVELOPMENT





PROJECT SPECIFICATIONS

78 UNITS

INCLUDING 1 PENTHOUSE  
4 TOWNHOUSES

G+7 BUILDING




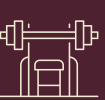
NUMBER OF UNITS PER FLOOR


Level	No. Total
7	7
6	13
5	13
4	13
3	14
2	14
Townhouses G+1	4




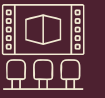
WORLD CLASS AMENITIES

- 

PRIVATE  
BEACH ACCESS
- 

GYM
- 

INFINITY  
POOL
- 

STEAM ROOM
- 

RECREATIONAL ROOM

The metamorphosis of a vision

With a seamless design inspired by the sea, SHOAQ is an architectural marvel of refined elegance with the essence of island luxury. Built directly on the sand, this exquisite residence creates a seaside sanctuary for those seeking unparalleled beachfront living. Positioned at the heart of Dubai Islands, SHOAQ offers an extraordinary lifestyle where nature and sophistication converge.

Live the sea like never before

- **78 exclusive homes**, each with panoramic sea views
- **1 Penthouse** with expansive city and sea views
- **Tiered balconies** harmonize with the exterior and ensure privacy
- **4 Beachfront Townhouses** on the sea level with private parking
- **Contemporary elevated island living**



Residence Types and Sizes

UNIT TYPE	UNIT SIZE	NO. TOTAL
1 Bedroom	From 730 –1128 sq.ft	49
2 Bedroom	From 1398– 1722 sq.ft	14
3 Bedroom	From 2421 – 3040 sq.ft	10
Townhouses	From 4702– 5556 sq.ft	4
Penthouse	6517 sq.ft	1

Financing Framework

10% DOWNPAYMENT On Booking +4% DLD Fees	10% 1 <sup>ST</sup> INSTALMENT 1 Month after booking date	5% 2 <sup>ND</sup> INSTALMENT Oct 2025	5% 3 <sup>RD</sup> INSTALMENT April 2026
10% 4 <sup>TH</sup> INSTALMENT Oct 2026	5% 5 <sup>TH</sup> INSTALMENT April 2027	50% FINAL PAYMENT On Completion	Anticipated Completion Q3 2027

Avenew Development

Founded and born in Dubai in 2024 with a vision to craft homes that elevate everyday living. We, at AVENEW Development, believe a home is more than just a space—it's where life's finest moments unfold. That's why we design with intention, creating refined, high-end communities where every detail enhances the way people live, connect, and unwind.

At AVENEW Development, we shape more than residences; we create experiences. Our developments are a seamless blend of sophistication and warmth, ensuring that every home isn't just lived in—it's cherished. With a deep commitment to redefining modern comfort, AVENEW Development is setting new standards for inspired living in Dubai—one exceptional home at a time.