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OFF PLAN

Rabdan Avenue

Location: Dubai South City, Dubai

Starting From: AED 550,000

Permit No: 2

Rabdan Avenue

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Rabdan Developments	**Apartments**	**Q4 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Rabdan Avenue by Rabdan Developments is a contemporary residential project in **Dubai South**, offering a collection of studios, 1-bedroom and 2-bedroom apartments within one of Dubai's most strategically important long-term growth corridors. Designed around modern urban living, the development combines efficient residences, contemporary architecture and lifestyle amenities with proximity to Al Maktoum International Airport and Expo City Dubai.

Rabdan Avenue has been planned to appeal to both end-users and property investors seeking an accessible entry point into Dubai South. The area's continued development as an aviation, logistics, commercial and residential hub creates a distinctive proposition for buyers looking beyond Dubai's already mature central communities.

The development adopts a modern architectural language characterised by clean horizontal lines, extensive glazing and private balconies. Its mid-rise scale creates a more intimate residential environment than a conventional high-rise tower while maintaining contemporary urban character.

Rabdan Avenue offers **studios and 1 and 2-bedroom apartments**, providing a range of residences suited to professionals, couples, investors and small families. Approximate sizes extend from **360 sq. ft. to 1,250 sq. ft.**, creating options across several budgets and space requirements.

Studio apartments provide efficient living environments aimed particularly at individual residents and investors. Carefully planned interiors maximise usable space, while modern kitchens and integrated storage help create functional homes despite the more compact floor plans.

One-bedroom residences provide additional separation between sleeping and living environments, making them suitable for individual professionals and couples seeking more space. Larger 2-bedroom apartments offer substantially more accommodation for couples, small families and residents requiring a guest room or dedicated home-working environment.

The interiors follow a contemporary aesthetic with neutral finishes and practical layouts designed to maximise natural light. Large windows bring daylight into the apartments, while private balconies extend living areas outdoors and provide additional space for relaxation.

Modern kitchens are integrated into the overall living environment, while carefully selected materials create interiors suited to both owner-occupation and long-term rental use.

Lifestyle amenities form an important part of the Rabdan Avenue residential experience. The project incorporates facilities designed around **fitness, wellness, recreation and family living**, allowing residents to enjoy everyday leisure facilities without leaving the development.

Residents can enjoy a **swimming pool, modern gymnasium, landscaped areas and outdoor relaxation spaces**. Dedicated children's facilities provide recreation for younger residents, while communal spaces create opportunities for neighbours to socialise and spend time outdoors.

The project's relatively accessible positioning is complemented by its location in **Dubai South**, a master-planned district developed around aviation, logistics, business, exhibitions and residential communities.

One of the area's most significant long-term drivers is **Al Maktoum International Airport**, which is planned to become one of the world's largest aviation hubs as Dubai progressively expands passenger and cargo operations at Dubai World Central.

For property buyers, this infrastructure investment has the potential to support substantial long-term employment and population growth across Dubai South. Aviation operations are accompanied by logistics, hospitality, professional services, retail and supporting industries, all of which can contribute to future housing demand.

Rabdan Avenue is also positioned within convenient reach of **Expo City Dubai**, the legacy destination created from Expo 2020 Dubai. Expo City is continuing to evolve as a mixed-use district incorporating businesses, residences, exhibitions, events and sustainability-focused developments.

The wider location provides connectivity towards **Jebel Ali Free Zone, Jebel Ali Port, Dubai Investments Park and Emirates Road**, placing residents within reach of several of Dubai's major employment and logistics destinations.

For professionals employed within Dubai South and surrounding districts, Rabdan Avenue can provide the practical advantage of living closer to work while maintaining access to modern residential amenities.

From an investment perspective, the project's studio and 1-bedroom apartments may be particularly relevant to buyers targeting future demand from professionals working across aviation, logistics, exhibitions and supporting commercial sectors.

The larger 2-bedroom residences broaden the potential tenant demographic towards couples and small families, providing investors with an alternative to the compact units that dominate many entry-level off-plan projects.

Dubai South's comparatively early stage of residential development also represents an important component of the investment proposition. Rather than investing within a fully mature community, buyers gain exposure to a district where substantial infrastructure, employment and population growth is expected to continue over the longer term.

The expansion of **Al Maktoum International Airport**, continued development of **Expo City Dubai** and proximity to **Jebel Ali** collectively position Dubai South as one of the emirate's most important future economic corridors.

For end-users, Rabdan Avenue provides contemporary apartment living in a growing master-planned district. For investors, the combination of accessible pricing, practical apartment layouts and exposure to Dubai South's long-term infrastructure expansion creates a proposition focused on future residential and rental demand.

Why Buy Rabdan Avenue Through A1 Properties?

Buying a residence at **Rabdan Avenue through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, floor level, orientation, layout efficiency, price per square foot and payment structure.

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 Rabdan Avenue against other opportunities across Dubai South and the wider Jebel Ali growth corridor.

For investors, our advisors can assess entry pricing, future residential supply, rental demand, infrastructure development and potential resale positioning. End-users can receive tailored guidance based on apartment size, layout, amenities, workplace proximity 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

20%	30%	50%
Down Payment	During Construction	On Handover