

SILENA

THE LOOKBOOK

ĀVENEW
DEVELOPMENT



SILENA BY AVENEW

BATHED IN MOONLIGHT, SHAPED BY SILENCE



SILENA

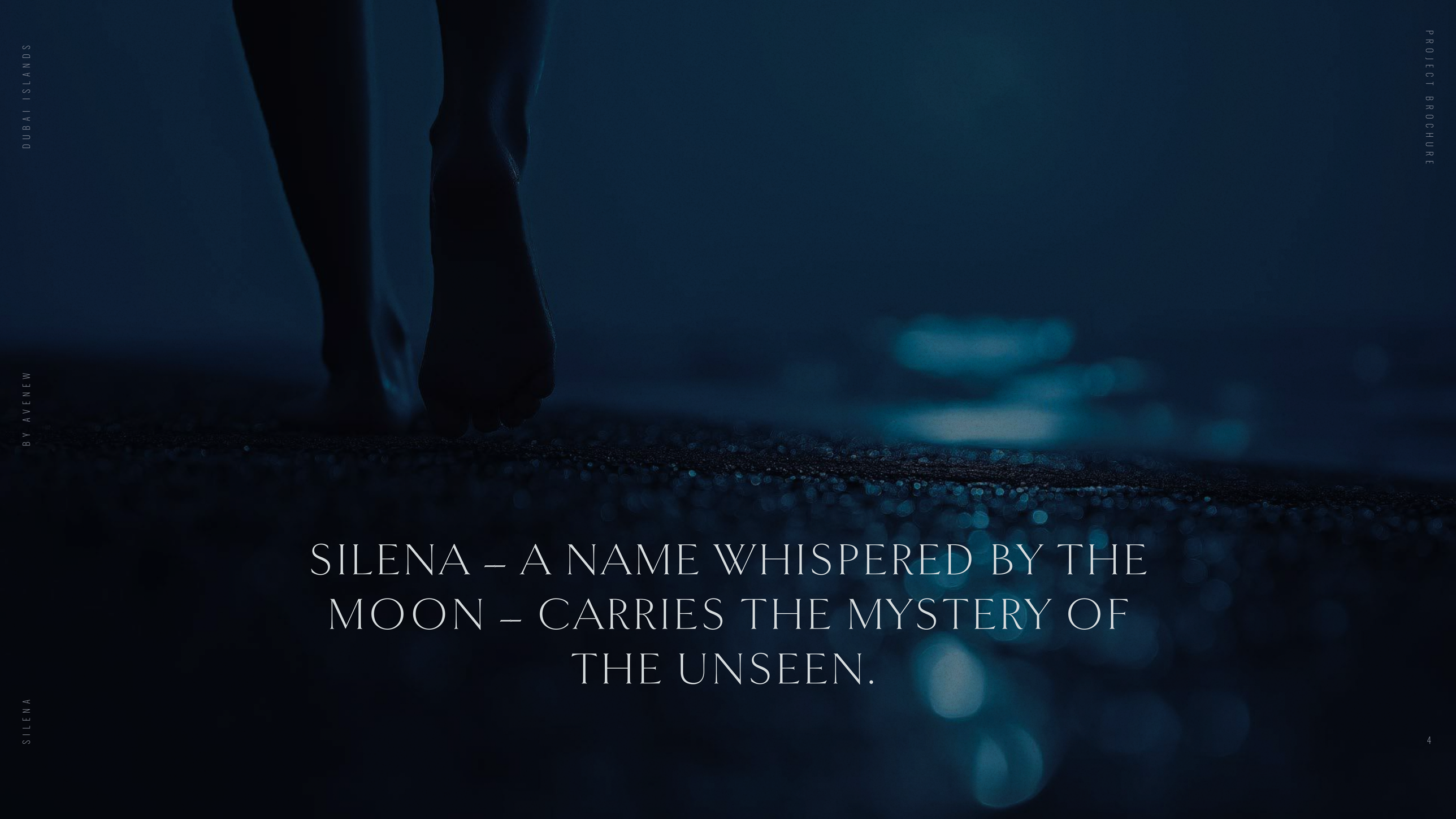
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SILENA – A NAME WHISPERED BY THE MOON – CARRIES THE MYSTERY OF THE UNSEEN.

CHAPTER 1

THE LOCATION




SILENA
DUBAI ISLANDS
DEIRA ISLANDS MALL
MINA RASHID
INFINITY BRIDGE
JUMEIRAH BEACH COAST
INTERNATIONAL MODERN HOSPITAL
GOLD SOUK
DUBAI HOSPITAL
THE ELITE ENGLISH SCHOOL
VICTORIA INTERNATIONAL SCHOOL
BURJ AL ARAB
COLLEGIATE INTERNATIONAL SCHOOL
SAFA BRITISH SCHOOL
DIFC
DUBAI MALL
BURJUMAN
DEIRA
PRISTINE PRIVATE SCHOOL MAIN CAMPUS
CANADIAN SPECIALIST HOSPITAL
CLEMENCEAU MEDICAL CENTER HOSPITAL
DOWNTOWN DUBAI
BUSINESS BAY
JUMEIRAH
THE APPLE INTERNATIONAL SCHOOL PRIMARY CAMPUS
DUBAI INTERNATIONAL AIRPORT
SWISS INTERNATIONAL SCIENTIFIC SCHOOL IN DUBAI
DUBAI


SILENA



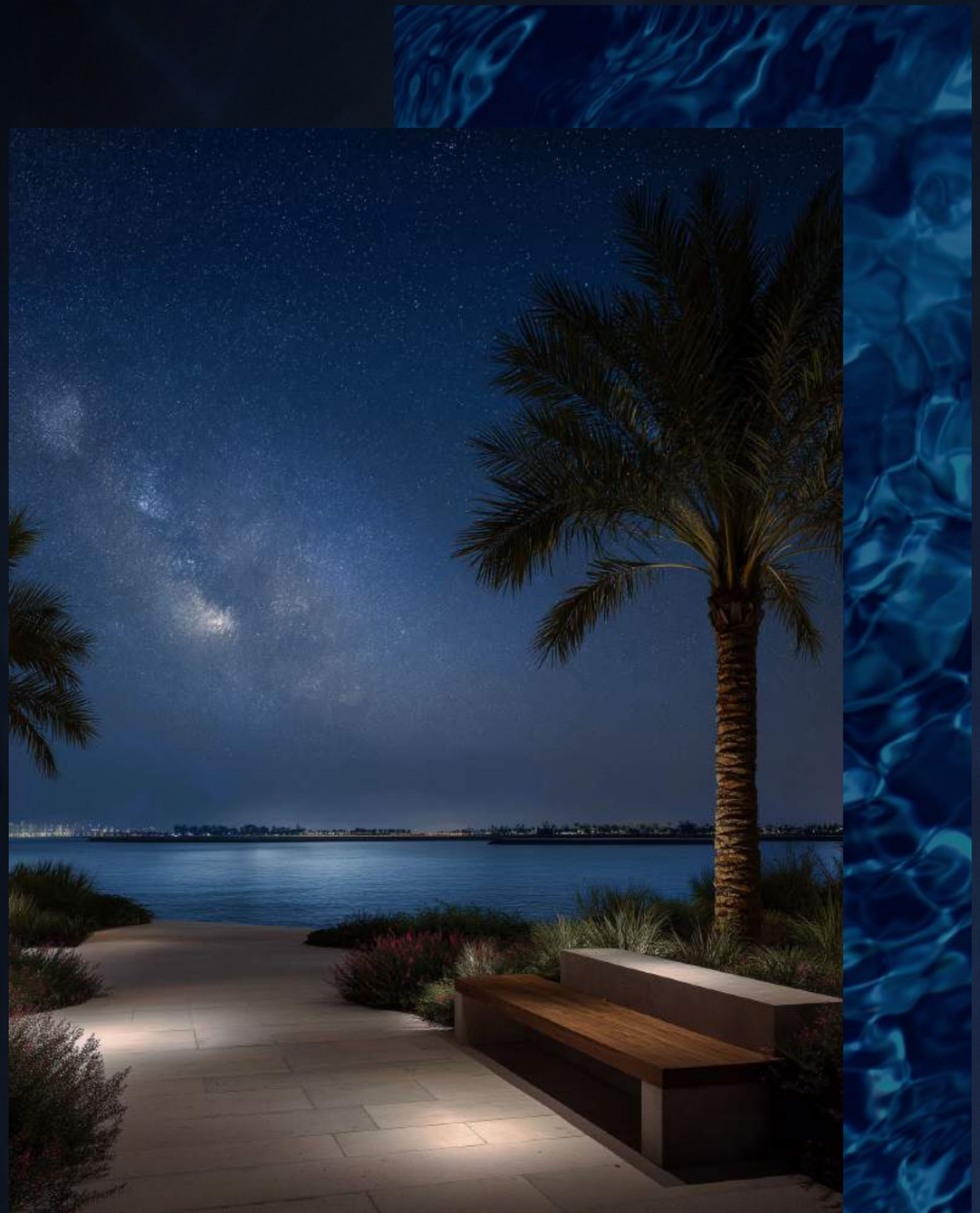
A TIDAL CREATION

SHAPED BY GRACE, BORN FROM STILLNESS

Rising from the depth of the sea, Silena emerges like a celestial breath, quiet, luminous, eternal. Inspired by the rhythm of nightfall, this beachfront residence transcends the ordinary, offering a space where architecture becomes emotion, and every proportion echoes serenity.

Crafted with surfaces that shimmer with light, Murano glass, and marble etched with the quiet rhythm of the tides, this project embodies a new language of luxury, soft and rarefied.





BETWEEN THE CITY'S PULSE AND THE OCEAN'S WHISPER

Set upon the shores of Dubai Islands — a vision suspended between land and ocean — Silena finds its home in a destination unlike any other. Just moments from the energy of the city, yet entirely removed from its pace, this place is not about remoteness, but about refinement.



CHAPTER 2



THE PROJECT

HERE, ACCESS TO THE SEA IS NOT A BOUNDARY, BUT A GENTLE UNFOLDING



A direct, uninterrupted connection, as if the shoreline were drawn to you. The setting is at once rare and intimate, offering curated proximity to world-class hospitality, while preserving the rare discretion that defines true luxury. Silena inhabits this balance, poised between connection and calm. The residences are designed to live in symbiosis with the landscape: the sea becomes part of the home, light dances across the walls, and time flows slowly — like a quiet meditation shaped by water and silence.



DRAWN TOWARD THE HORIZON

PLANES OF GLASS AND STONE, UNFOLDING IN SOFTENED RADIANCE

Silena rises as a triad of structures delicately linked and reaching outward. The architecture appears suspended, planes of stone and light floating between transparent walls. An imposing entrance of pure glass reveals the calm within, while soft greenery leads gently to the shoreline. Privacy is intrinsic. The connection to the sea: immediate, effortless, elemental.









SUSPENDED BETWEEN SEA AND SKY

SCULPTED TO REVEAL, NOT IMPOSE

From every angle, Silena feels weightless. Its forms retreat behind light, reflection, and rhythm. Interiors open fully to the landscape, blurring boundaries between nature and design. Spacious one, two and three-bedroom residences, townhouses, and penthouse are arranged with quiet precision, offering the intimacy of a retreat, the freedom of space, and every essential service.



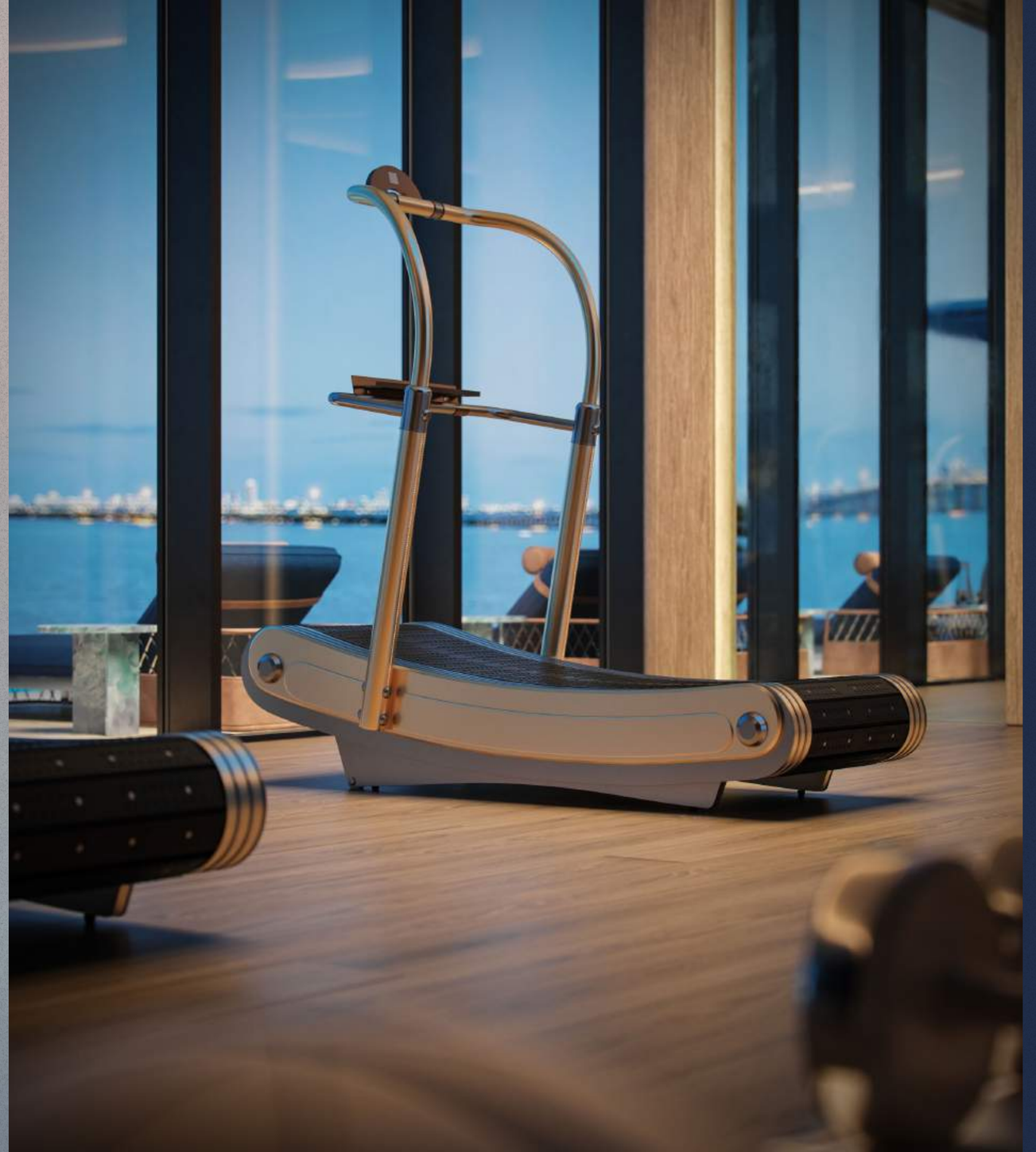


CHAPTER 3



THE AMENITIES

For those who seek grounding through movement, a state-of-the-art gym invites balance, and renewal, wrapped in stillness, attuned to the horizon.
This elevated sanctuary transforms every gesture into a serene ritual, where body, mind, and nature align.




ABBY
YOGA





Above it all, the rooftop extends as a private observatory — a space suspended between height and hush. Perched above the residence, it becomes a place where the phases of the moon guide a harmonious interplay of light, water, and space. Secluded lounges frame cinematic views of the skyline, while a bar quietly enriches each moment, blending effortlessly with reflections of the moonlight.

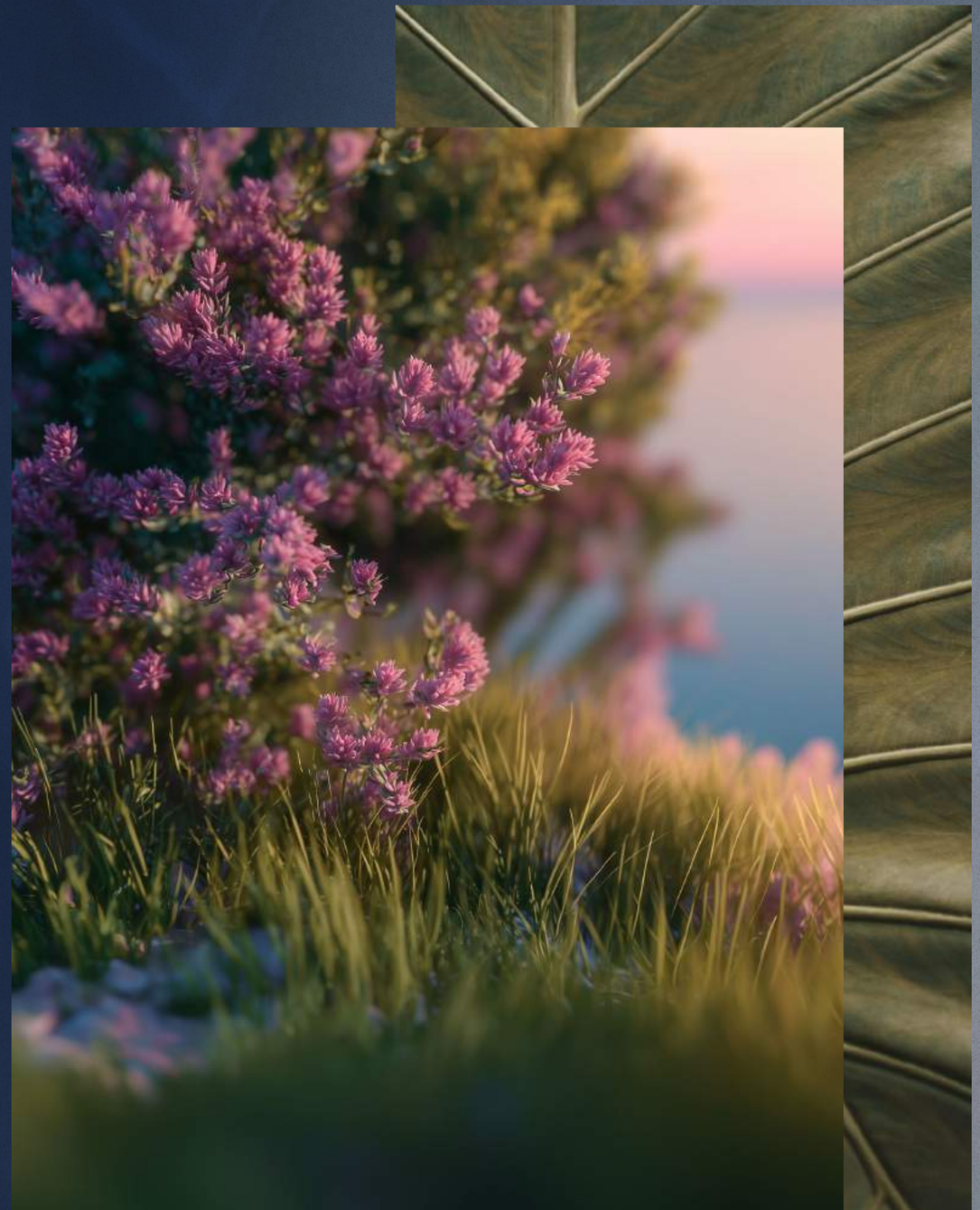


THE BREATHTAKING ROOFTOP

COMPOSED IN PEACE, OPEN TO THE INFINITE







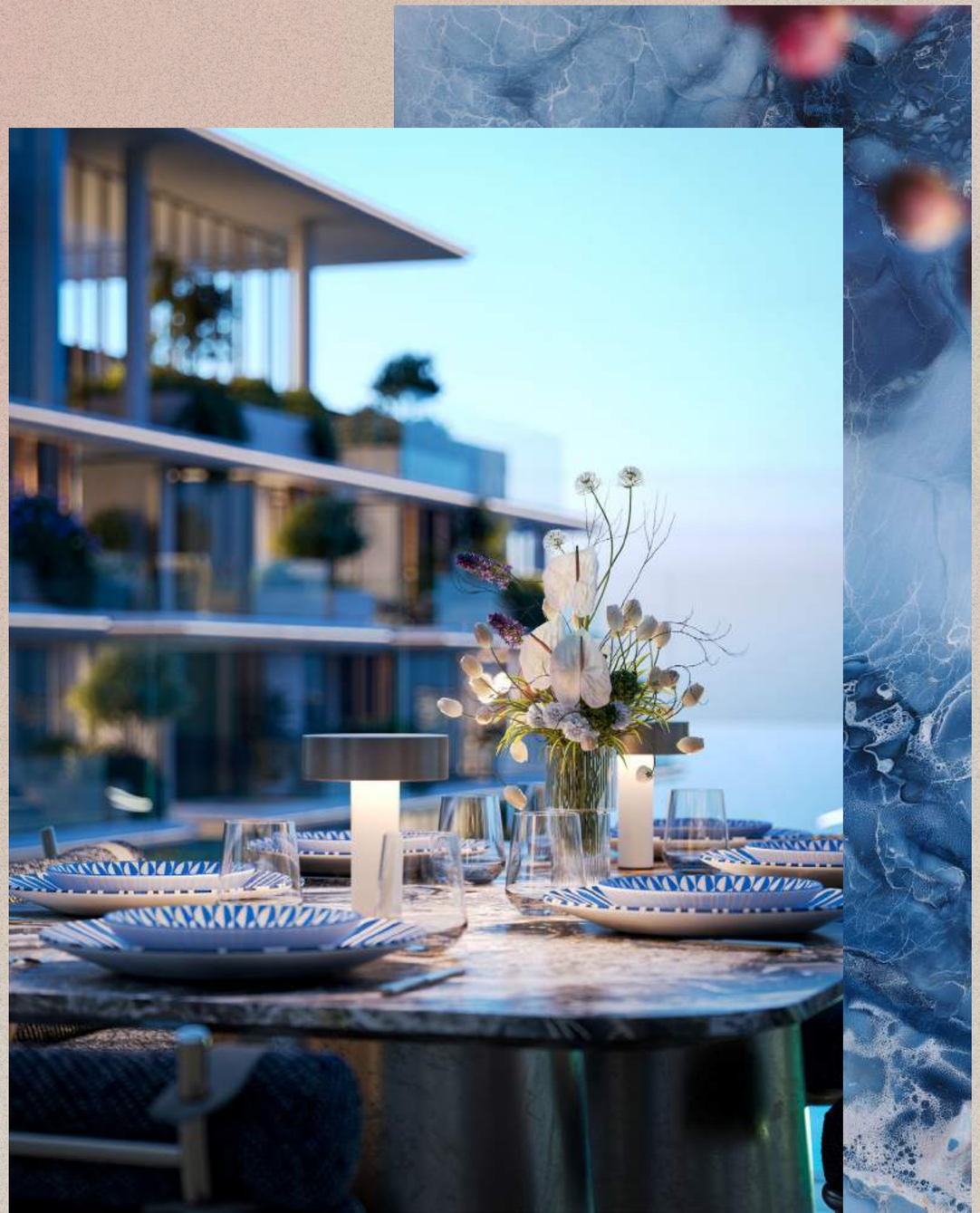
THE GARDEN WITHIN

A LIVING SPACE FOR INNER FOCUS

Nestled in the heart of Silena, a secluded green space invites stillness and reconnection. Here, where filtered light softens the air, time gently slows. Whether for morning yoga, meditation, or simply being surrounded by life's silent beauty, this is a space shaped not by walls, but by presence. A vibrant terrace in bloom — where abundant flowers embrace the senses — becomes a serene retreat, offering clarity to the mind.
A garden that guides you to a gentle reconnection, without asking for anything in return.







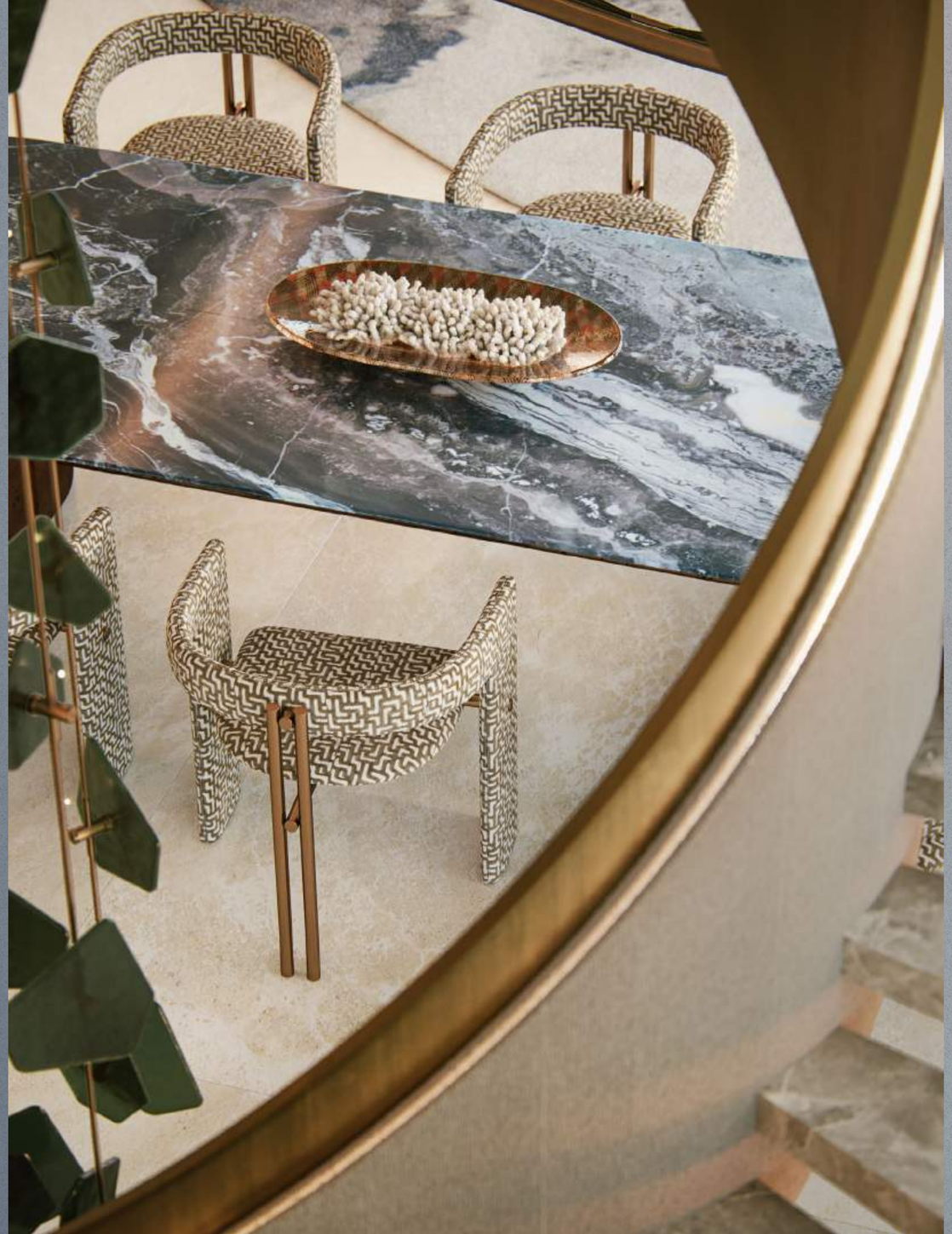
At ground floor, select villas open onto private green spaces that blend seamlessly into the landscape. In the central core, others reveal private pools facing the open sea, where wide terraces extend the horizon. Every element — from refined travertine to tobacco-toned wood and bronze — speaks of material purity and timeless intention.



CHAPTER 4

THE PROPERTY





THE ART OF REFINED LIVING

WHERE THE SEA ENTERS THROUGH FORM, LIGHT, AND MATERIAL

Silena's interiors reflect the rhythm of the ocean. Materials become its sensory language: natural stone, raw yet refined woods, textured surfaces, and marbles traced with flowing veins. Tones evoke sand, moonlight, and salt. Vast openings frame the landscape, allowing brightness to glide like water across every surface.

IRIDESCENT GLASS ELEMENTS REVEAL NEW COLOURS WITH EVERY ANGLE, ECHOING THE SHIMMER OF THE SEA. ELEGANCE EMERGES IN TEXTURES THAT WHISPER, NEVER SHOUT.

Silena's design is meant to dwell with you — becoming part of how you feel the world. It is a whispered promise: a place where every space breathes with the rhythm of the moon and tides, inviting you to lose yourself in quiet wonder and rediscover the poetry held within each passing moment.

ONE-BEDROOM RESIDENCE

A GENTLE COMPOSITION OF SINGULAR GRACE

Designed for essential living, the one-bedroom apartment offers a fluid sequence of spaces bathed in natural brightness. Travertino pearly underfoot reflects the light, amplifying the ambiance. A home for those who are drawn to depth through simplicity, where every line is composed with purpose.









TWO-BEDROOM RESIDENCE

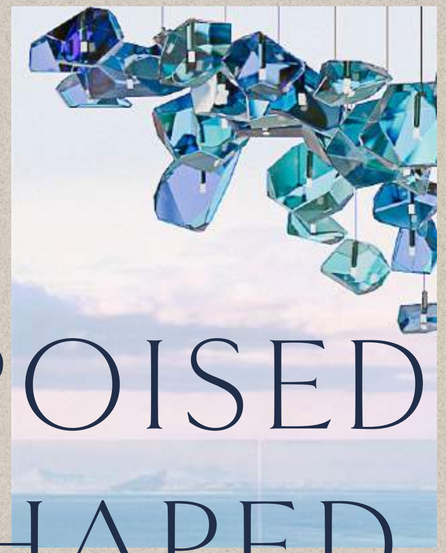
A STORY OF ELEGANCE AND CLARITY

Here, light moves freely from living space to two distinct bedrooms — designed for those who seek well-being. Subtle bronze detailing and hazelnut-toned wood surfaces in the living area create a soft, harmonious atmosphere. A secluded outdoor terrace offers space to pause, reflect, and reconnect with the expanse beyond.





Expansive interiors unfold toward the sea, where kitchens welcome gathering and bedrooms offer refuge. Luminous tones warm the heart of the home, while accent marble defines quiet rituals. A wide outdoor terrace extends the living experience, where sky, sea, and self, find their rhythm.

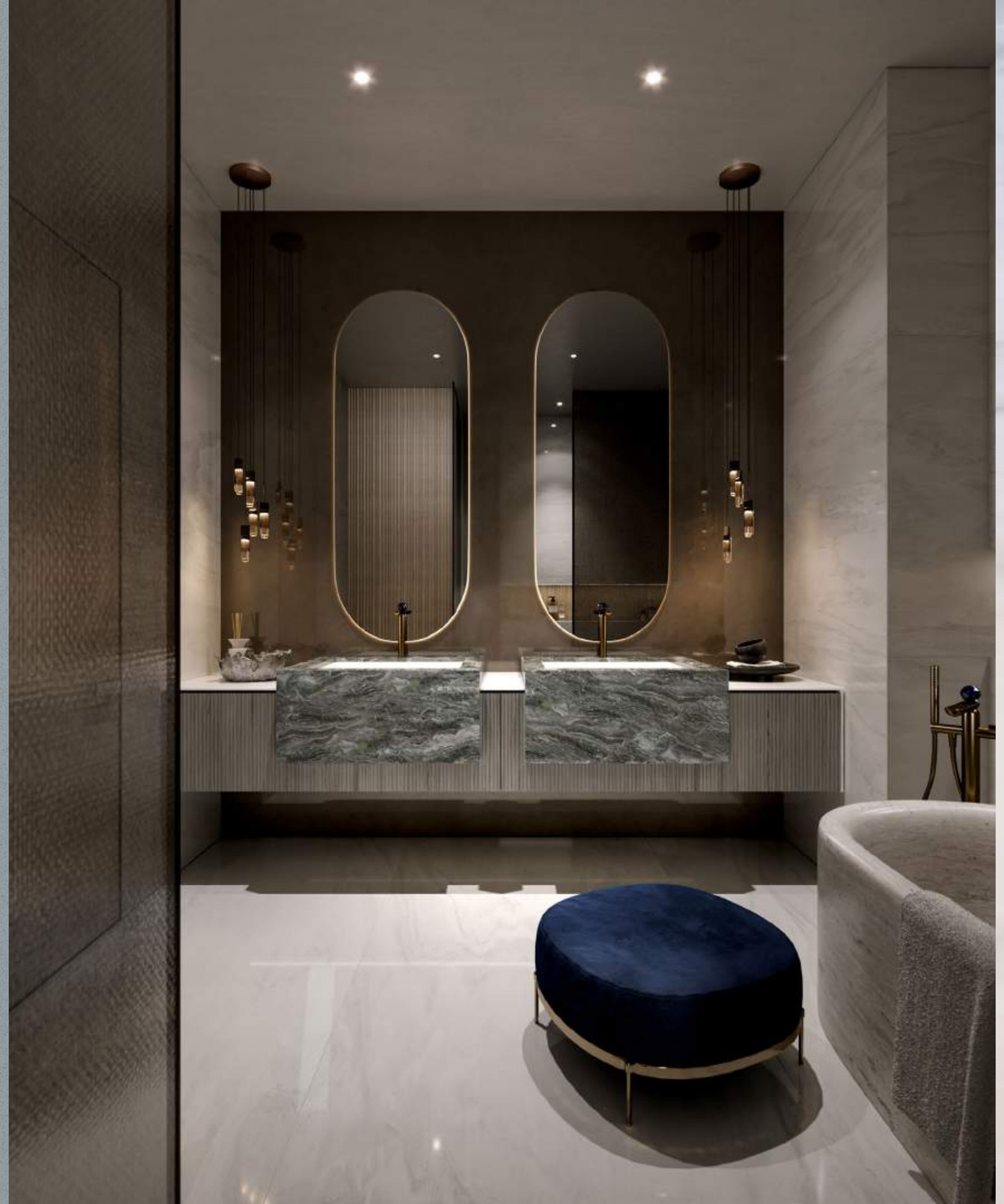


THREE-BEDROOM RESIDENCE

POISED BALANCE, SHAPED FOR A LIFE WELL-LIVED




GUCCI





THE ESSENCE OF A TOWNHOUSE

WHERE THE FEELING OF HOME MEETS A BOUNDLESS VIEW

Silena’s townhouses emerge like private sanctuaries, sculpted across multiple levels to offer the quiet grandeur of a villa within a rare, coastal setting. Vast interiors are framed by generous volumes and double-height ceilings, allowing space to breathe and light to rise.









THE PENTHOUSE: A SINGULAR EXPRESSION

A RARE PEARL SUSPENDED BETWEEN PRIVACY AND SILVERY QUIET

Silena's penthouse rises as a world of its own. Generous living and dining areas unfold with natural ease, opening onto panoramic terraces that blur the line between interior and endless view. Five private bedrooms offer intimacy within scale, while a sweeping staircase leads to the upper level: a private altitude.





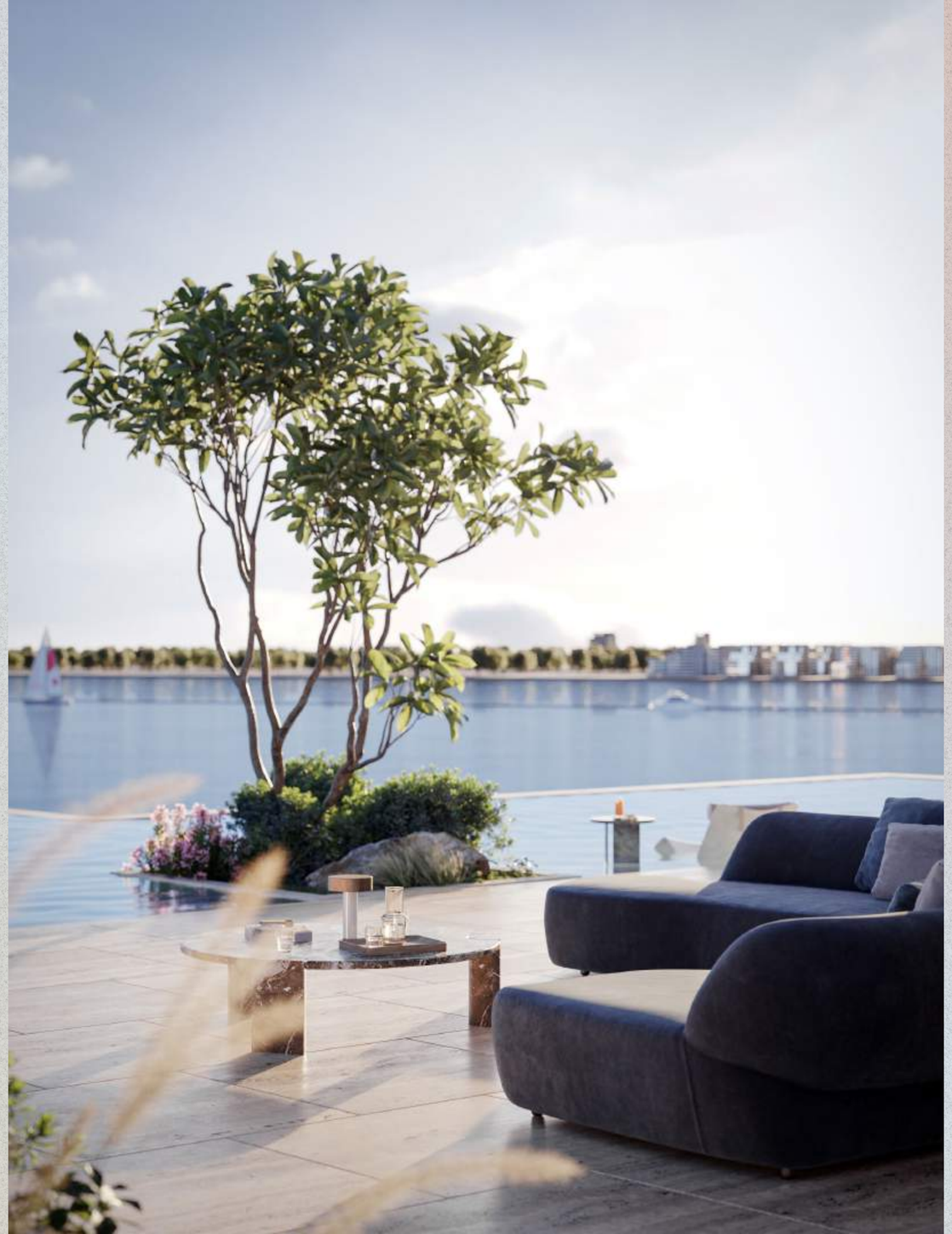












Here, a secluded gym, a sunlit pool, and a dedicated barbecue area shape a rare composition of well-being, leisure, and open sky. More than a residence, it is a statement of wholeness, where architecture becomes the backdrop for life lived to its fullest.







CHAPTER 5

THE DEVELOPER

AVENEW DEVELOPMENT

MORE THAN REAL ESTATE, CURATING LIFESTYLE

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DEVELOPMENT

Avenew Development is more than real estate—it's about curating a lifestyle where comfort and finesse live together in harmony to create timeless memories. Founded and born in Dubai in 2024, Avenew was co-founded by Rasha Hassan with a vision to craft homes that elevate everyday living. We 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, highend communities where luxury feels effortless and every detail enhances the way people live, connect, and unwind.

At Avenew, 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 is setting new standards for inspired living in Dubai—one exceptional home at a time.



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