SHOQ شوق

LIFE BY THE ENDLESS BLUE

Digital Lookbook

ĀVENEW
DEVELOPMENT

SHIQ شوق

CRAFTED TO CAPTURE THE EYE



INTRODUCTION
P. 04

LOCATION
P. 08

PROJECT
P. 12

PROPERTY
P. 18

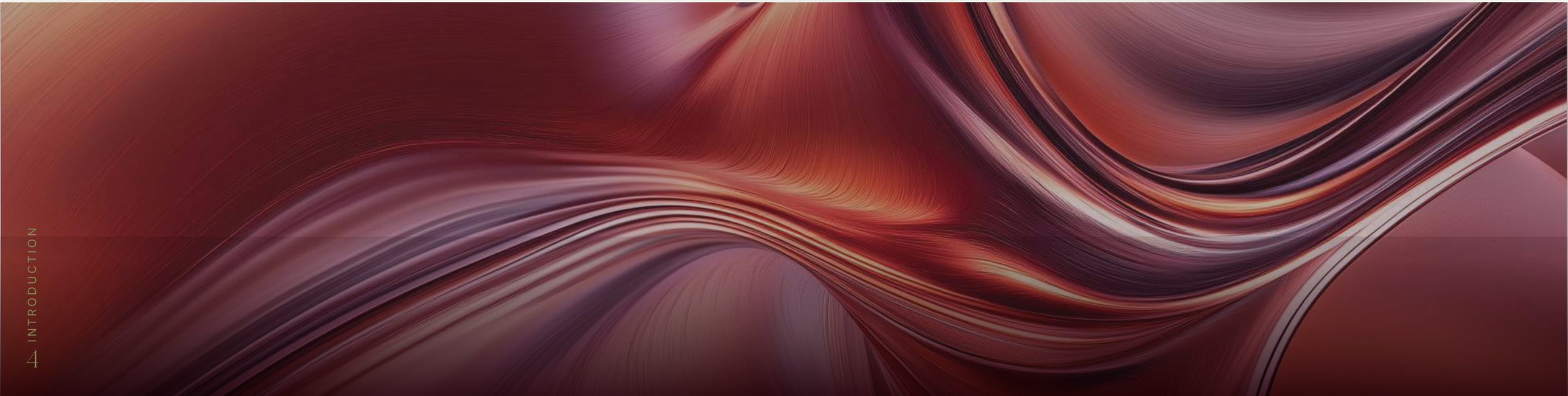
AMENITIES
P. 42

DEVELOPER
P. 51

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A masterpiece in glass:

WHERE DESIGN AND NATURE CONVERGE.



SHOAQ

A VISION OF ISLAND REFINEMENT

WISHES SHAPED BY THE SHORE

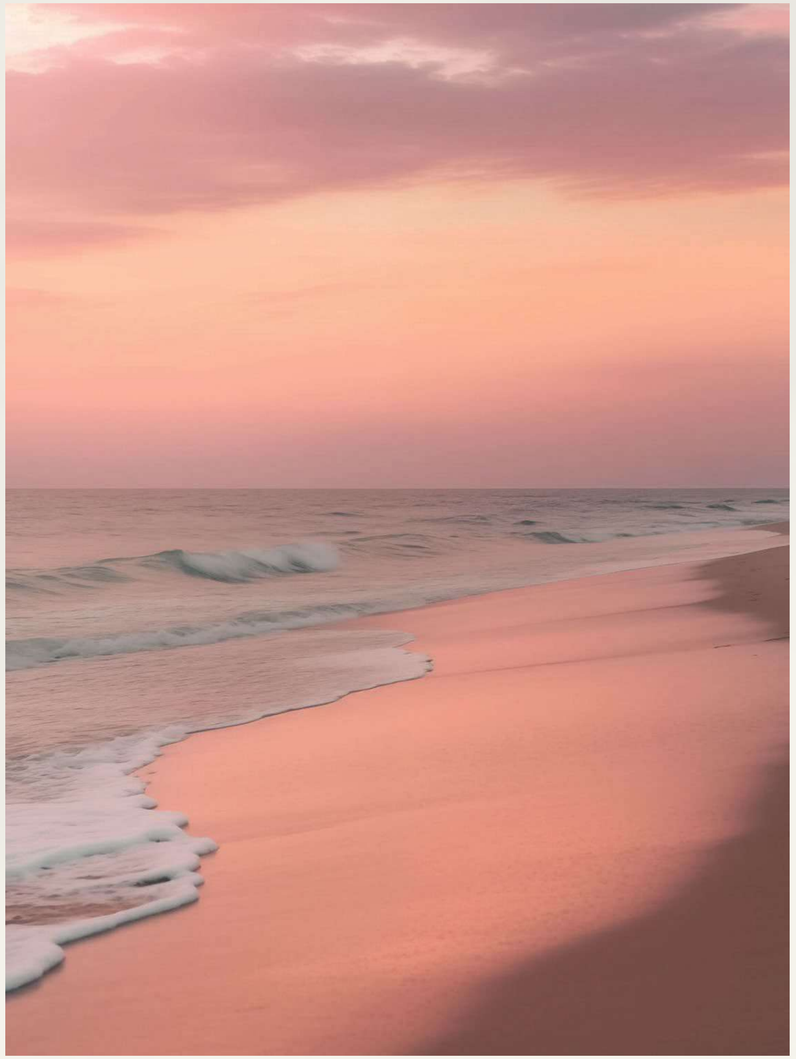
Inspired by the clarity of the waves, a building emerges from the sand with elegance: graceful, distinct residence on the beach embodying pristine beauty.

From tide to form, SHOAQ stands as a haven where the breeze flows freely, offering a rebirth on Dubai Island's shoreline.



SEAFRONT FAÇADE AND TOWNHOUSES

SHOAQ



CRAFTED BY HUMAN VISION, PERFECTED BY NATURE'S TOUCH.

Introducing a serene beachfront haven where the sand becomes an extension of your home.

Inspired by the Arabic word "SHOAQ" evoking deep yearning and aspiration, this exclusive residence fulfills your highest wishes.

With direct beachfront access, tranquility, and privacy, SHOAQ offers the ultimate expression of refined seaside living.

Brilliance of design embraces the beauty of the sea.

GOLDEN HOUR GLOW ON **SHOAQ**



LOCATION

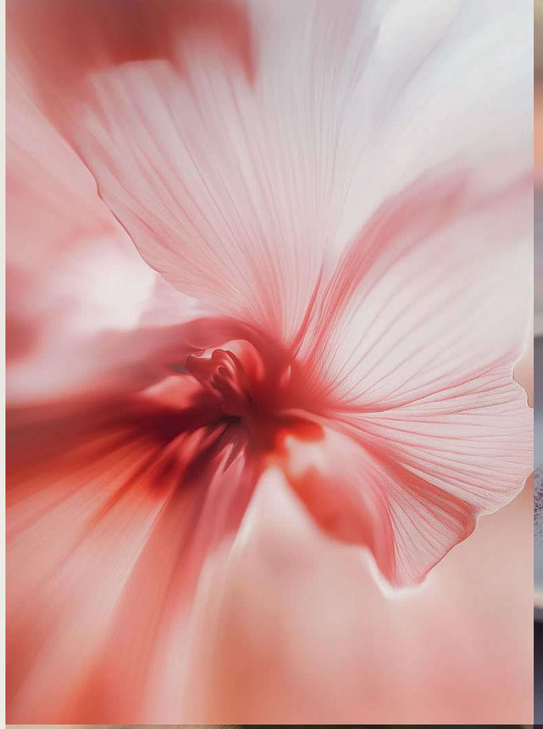
SHOAQ

A FIRST CLASS ISLAND SETTING: EXCLUSIVE, SERENE, AND CLOSE BY

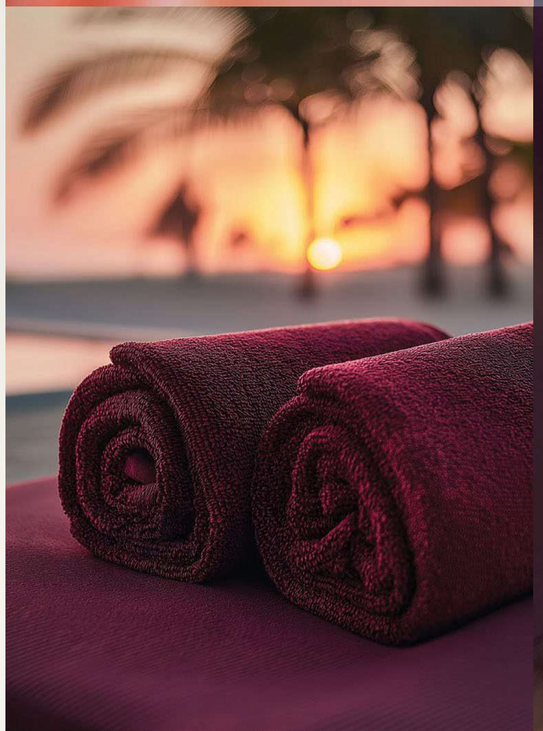
Across the water from the city's vibrant core, Dubai Islands presents an exceptional beachfront retreat where every moment balances serenity and connection.

With immediate beach access at SHOAQ, residents enjoy seamless harmony between luxury living and a prestigious resort-like lifestyle.

Luxury resorts, scenic parks, promenades, and waterfront activities converge with world-class dining, shopping, and entertainment, blending seaside tranquility with urban vibrancy.

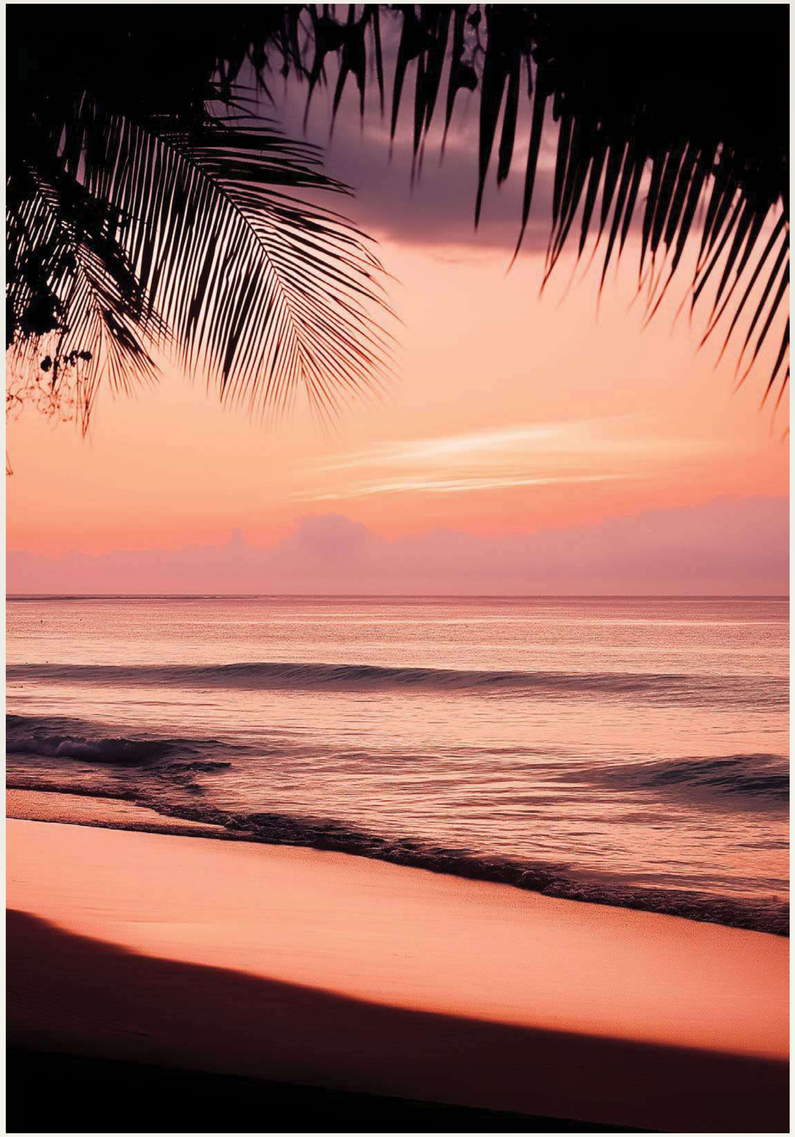








SHOAQ



Unparalleled views, framed only by the sea.


SHOUROUQ
Dubai Island
Deira Islands Mall
Mina Rashid
Infinity Bridge
Gold Souk
Jumeirah Beach Coast
International Modern Hospital
Dubai Hospital
Burj Al Arab
Burjuman
The Elite English School
Collegiate International School
Deira
Safa British School
Jumeirah
Victoria International School
DIFC
Canadian Specialist Hospital
Dubai Mall
Downtown Dubai
Pristine Private School Main Campus
Business Bay
Dubai
Dubai Creek
The Apple International School Primary Campus
Clemenceau Medical Center Hospital
Dubai International Airport
Swiss International Scientific School in Dubai

PROJECT

SHOAQ

A PRIVATE OASIS AT YOUR DOORSTEP

CLEAR VIEWS OF THE BEACH SURROUND YOU

Offering both privacy and breathtaking, unobstructed views, these residences are thoughtfully nestled among lush greenery right at the water's edge.

Sea-level townhouses feature wraparound windows that flood interiors with natural light, seamlessly connecting indoor and outdoor living. Above, spacious 1-bedroom, 2- and 3-bedroom apartments, and a bespoke penthouse are crafted to embrace openness, light, and the pure island bliss.



LIVING EXPERIENCE WITH SEAMLESS SEASIDE CONNECTION



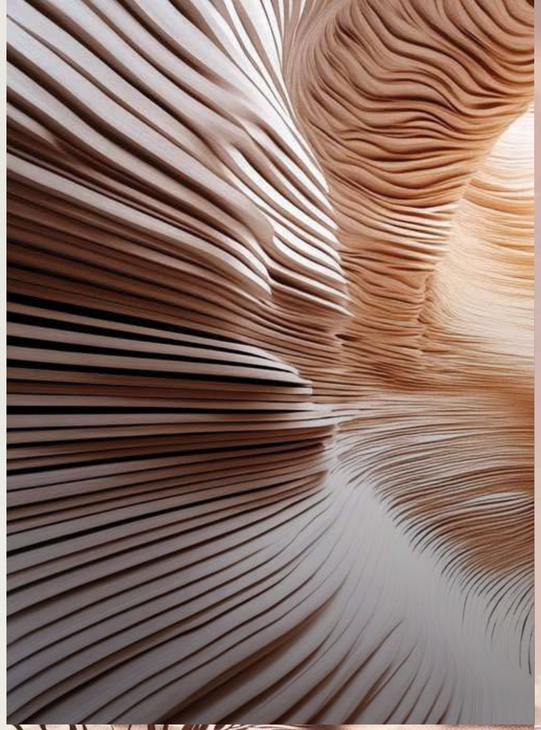
SHOAQ

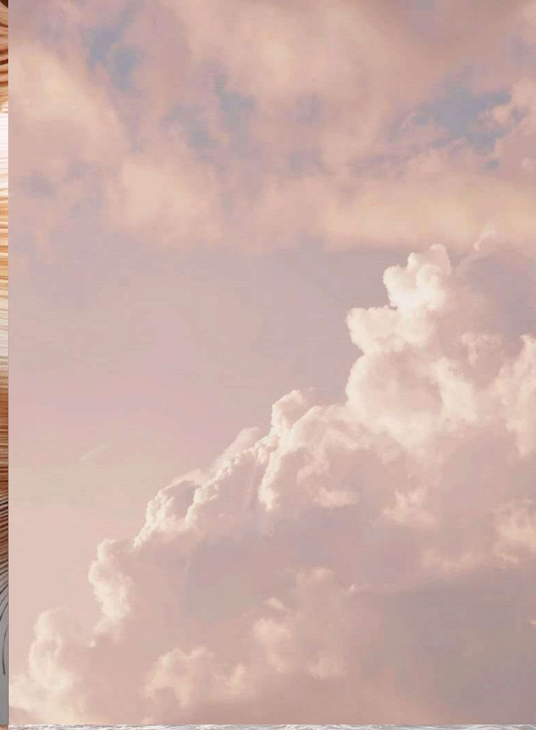
NATURE'S SIGNATURE TOUCH

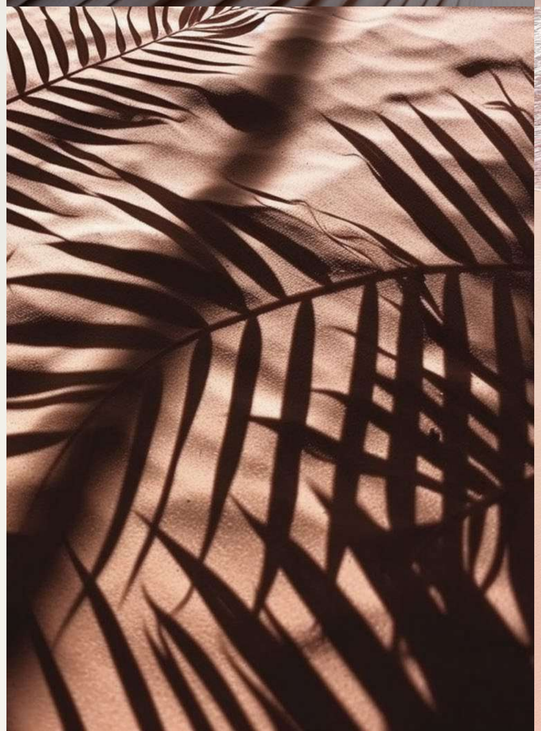
SHAPING SPACES WITH A SENSE OF OPENNESS

The building's design seamlessly integrates the charm of the shore into its architecture. The architecture's angular form ensures each corner is bathed in natural light, offering privileged views of the beach or the city with panoramic vistas.

Wraparound glazing is framed by travertine, while wooden soffits add a touch of warm elegance. Every space is designed to invite the outdoors in, filling each room with natural light and creating a sanctuary that uplifts the spirit, offering guests the gift of serenity and sophistication.









SHOAQ

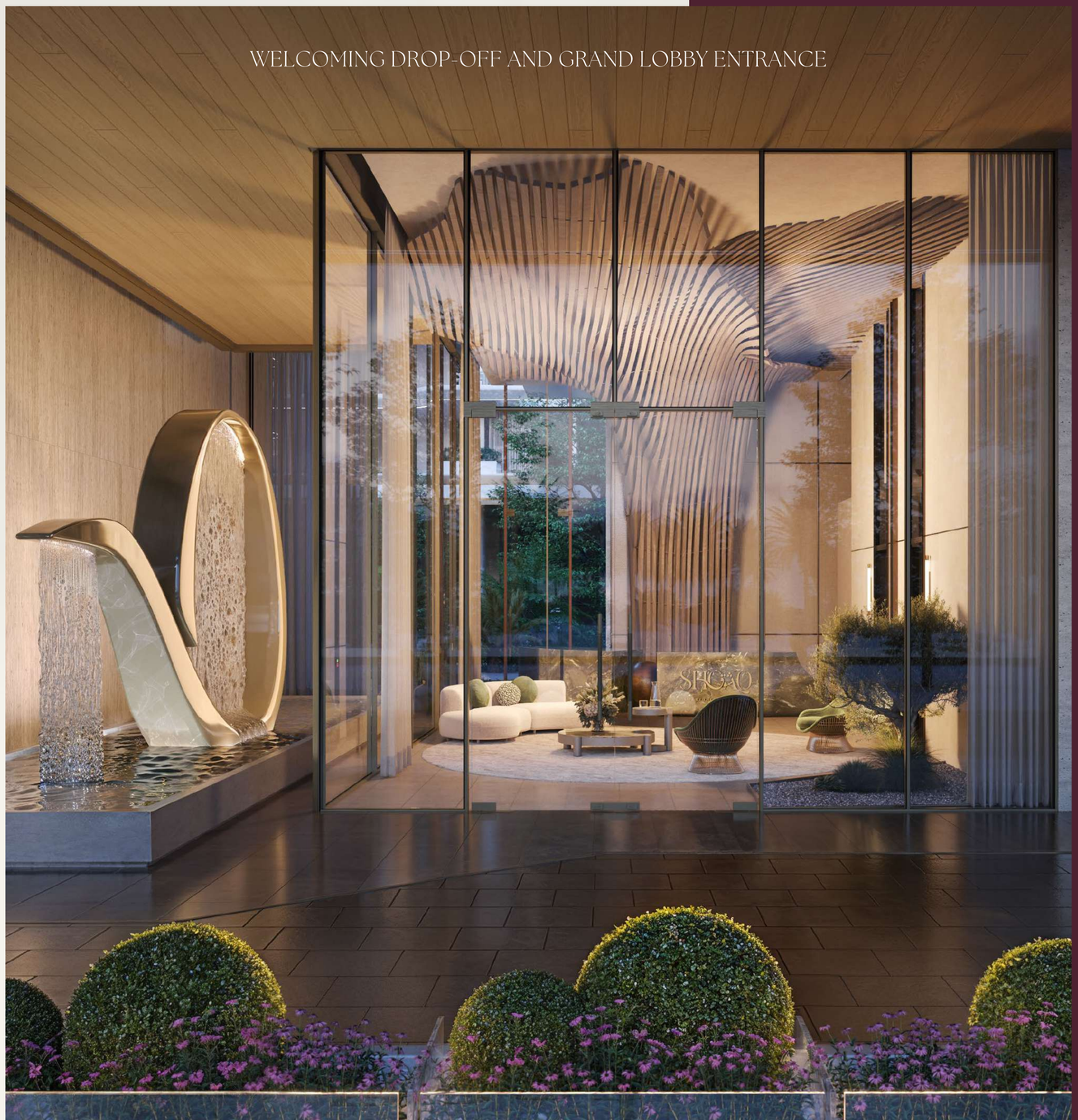
LUXURIOUS DROP-OFF: MAKING AN UNFORGETTABLE FIRST IMPRESSION

EMBRACE TRUE REFINEMENT UPON ARRIVAL

Upon arrival, a welcoming drop-off and gentle water feature guide you to the exquisite lobby, where thoughtful design and nature-inspired elements come together.

Inside, an arboreal wooden structure evokes the graceful form of a tree, complemented by organic shapes, plush seating, and refined finishes.

Brushed bronze, emerald-infused hues, marble, and wood create a timeless ambiance that redefines modern luxury.



WELCOMING DROP-OFF AND GRAND LOBBY ENTRANCE

REFINED LOBBY
AND SERENE WAITING LOUNGE



PROPERTY

PANORAMIC SEAVIEW BALCONIES
YOUR PRIVATE ESCAPE



SHOAQ

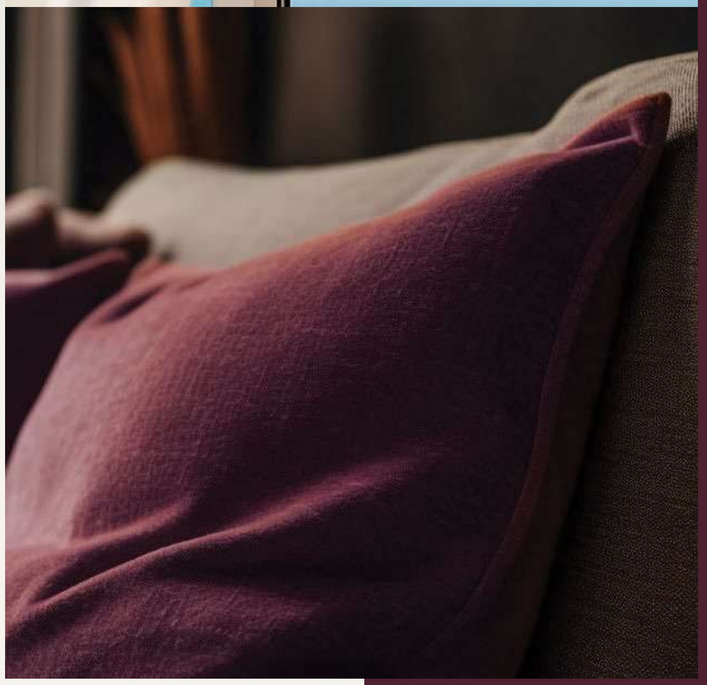
CHERISH THE FUSION OF CITY'S CHARM AND NATURE

YOUR HAVEN AMIDST ELEGANCE

Experience a perfect balance of comfort and flexibility in SHOAQ's 1-, 2-, and 3-bedroom apartments.

With a city backdrop and serene surroundings, these homes offer the privacy and tranquility of a retreat, inviting you to relax in unparalleled beachfront sophistication.







1-BEDROOM UNIT
ELEGANT LIVING AND DINING SPACE

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1-BEDROOM UNIT
TRANQUIL MASTER SUITE



SHOAQ



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CAPTURING MOMENTS OF BEACHFRONT BLISS

INTERIORS DESIGNED TO INSPIRE AND SOOTHE

Step into serene living spaces where contemporary elegance meets shoreline beauty. Floor-to-ceiling windows invite breathtaking views and an abundance of natural light, seamlessly connecting the indoors with the outdoors.

Gorgeous fixtures, including refined wood panelling, porcelain tiles, and bronze accents, create a timeless aesthetic. Soft emerald hues and brown-tinted glass evoke the tranquil beauty of sunset over the shore, offering an atmosphere where luxury and emotional connection become one.





2-BEDROOM UNIT
CONTEMPORARY DINING AREA AND OPEN KITCHEN

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2-BEDROOM UNIT - STYLISH LIVING ROOM
WITH NATURAL LIGHT



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3-BEDROOM UNIT – EXPANSIVE LIVING AND DINING EXPERIENCE

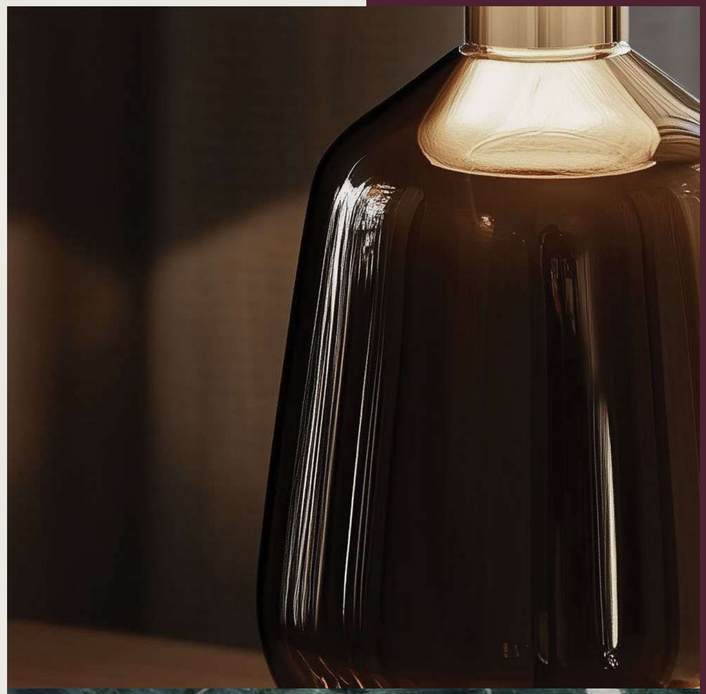
SHOAQ

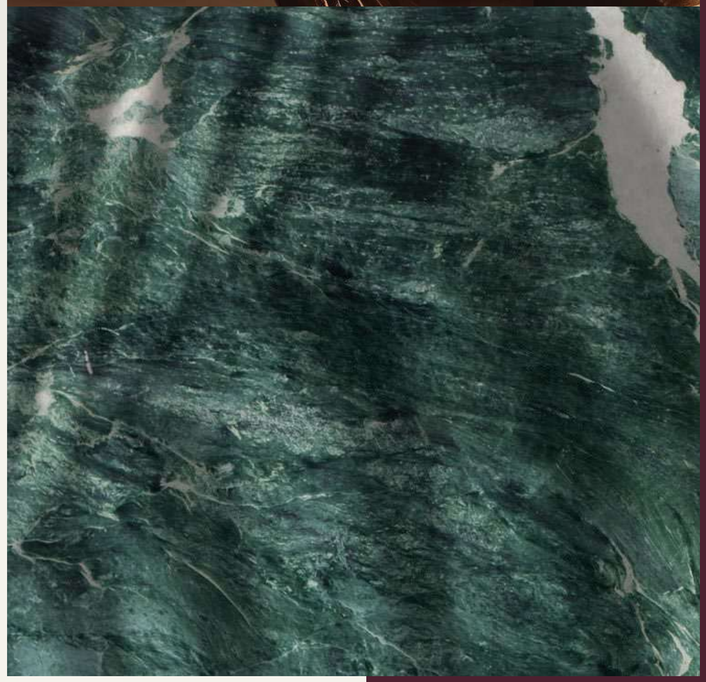
A CULINARY MASTERPIECE IN EVERY DETAIL

A SYMMETRY OF ELEGANCE

Creating a statement of sophistication by blending ergonomic design with elegant form.

Spacious walk-in pantry and thoughtful storage solutions define convenience, while marble-effect countertops and top-tier appliances enhance every aspect of high-end living. This fusion of function and style is what you need to elevate the mood and greet guests for your night life and private get-togethers.





3-BEDROOM UNIT – CHEF'S KITCHEN WITH PREMIUM FINISHES

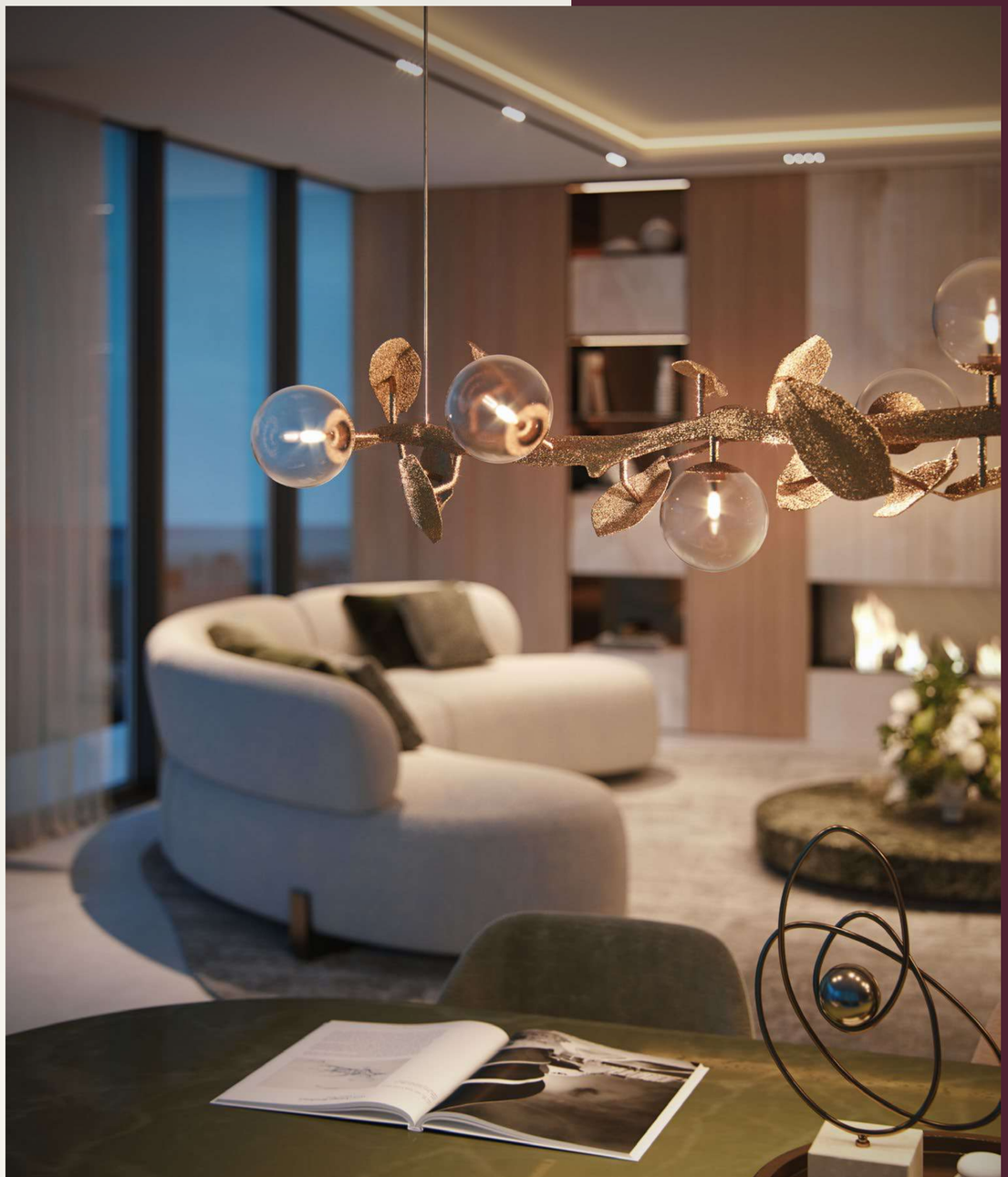
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WITNESS THE ESSENCE OF HIGH-END LIVING UNFOLD

BEACHFRONT TOWNHOUSES THAT REDEFINE LUXURY

Discover a coveted collection of duplex townhouses where timeless design meets nature's beauty.

Expansive layouts seamlessly integrate with generous glazing, framing sweeping sea views. These residences invite natural light and island elegance, featuring airy interiors, gardens that flow directly onto the shore, and elevated bedrooms offering panoramic vistas—a true expression of refined beachfront living.



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SPACIOUS TOWNHOUSE LIVING ROOM
WITH REFINED FINISHES

ELEGANT TOWNHOUSE MASTER BEDROOM – A PRIVATE SANCTUARY



SHOAQ



PRIVATE TOWNHOUSE GARAGE
WITH DIRECT ACCESS

SHOAQ

AN EXCLUSIVE BEACHFRONT PENTHOUSE

YOUR SERENE RETREAT ABOVE IT ALL

A singular expression of timeless elegance, this four-bedroom penthouse offers expansive sea and city views.

Thoughtfully designed interiors feature an open kitchen, luxurious living areas, and sleek finishes. A private pool, terrace garden, and versatile multi-purpose room provide seamless spaces for leisure or personal pursuits. Experience serene seaside living elevated to an art form.



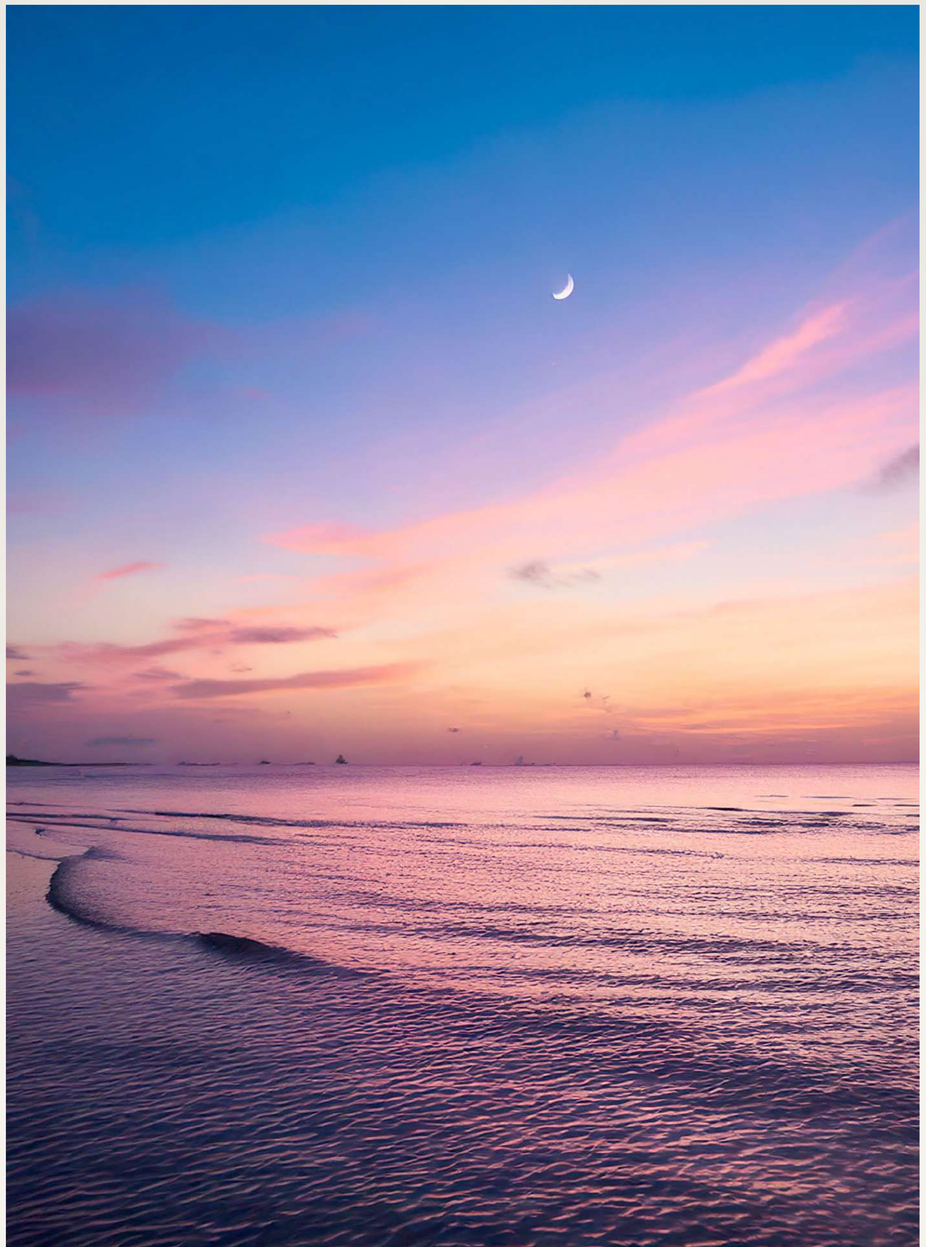
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PENTHOUSE PRIVATE GARDEN
A GREEN OASIS ABOVE THE CITY

SHOAQ





PENTHOUSE MASTER BEDROOM WITH BREATHTAKING SEAVIEWS



SHOAQ

A SANCTUARY OF SOPHISTICATION

WHERE ELEGANCE MEETS EVERYDAY SERENITY

Immerse yourself in refined comfort with bespoke bathrooms finishes and meticulously crafted joinery.

Sleek surfaces and high quality fixtures blend effortlessy with elegant vanities and polished countertops creating a tranquil retreat that transforms daily rituals into moments of indulgence.



SOPHISTICATED TOWNHOUSE MASTER BATHROOM WITH LUXURY TOUCHES

AMENITIES

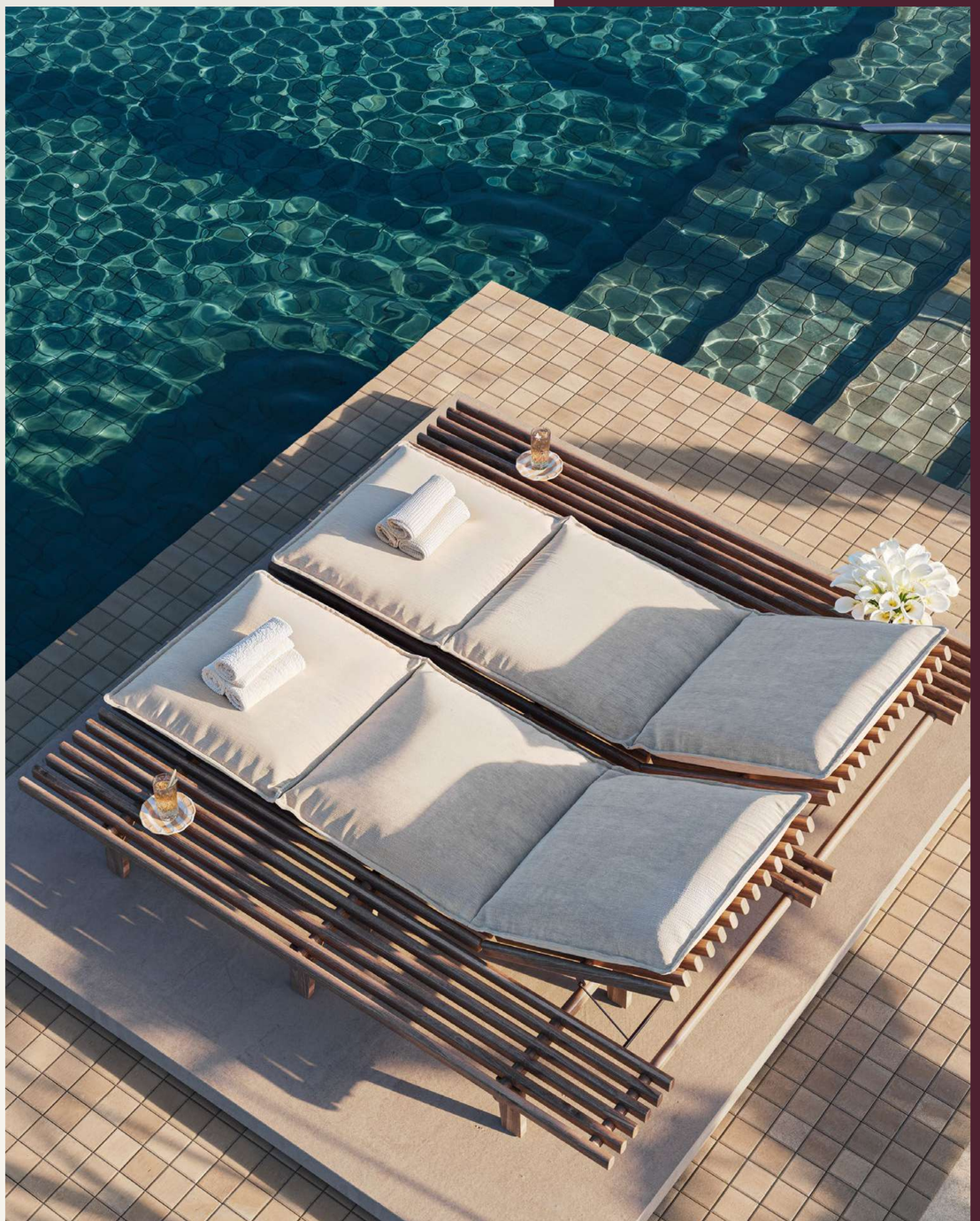
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LOUNGE AND REFRESH ON THE SUNDECK AND POOL

RELAX, RECHARGE, AND ENJOY THE SKYLINE

Above it all, where the sea meets the sky, lies a realm crafted for pure indulgence. The rooftop pool shimmers like a jewel, inviting you to drift beneath an open panorama of sweeping landscapes and serene horizons.

Frameless balustrades blur the edges of the view, while shaded loungers invite you to recline in cool tranquility. Whether seeking exclusivity or time for a celebration, this elevated escape offers a perfect stage for life's most cherished moments.



INFINITY POOL WITH BREATHTAKING ROOFTOP VIEWS



SHOAQ

ELEVATE YOUR FITNESS JOURNEY

Discover a new level of well-being in a space that's energizing as it is refined.

With state-of-the-art equipment and a vibe that balances intensity and calm, this gym is designed for everyone from beginners to pros.

Whether you're working toward weight loss or simply unwinding, it's the perfect place to meet your fitness goals.



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STATE OF THE ART GYM
ANDWELLNESS RETREAT

SHOAQ







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INDULGE IN VIEWS DESIGNED TO PUT YOU AT EASE

Step onto the terrace, where every moment is an invitation to unwind.

With sweeping views of lush greenery and horizons beyond, this peaceful sanctuary blurs the lines between indoors and out, prolonging the tranquil beauty of your home in every breeze.



SHOAQ

AWAKEN TO REFINED TRANQUILITY

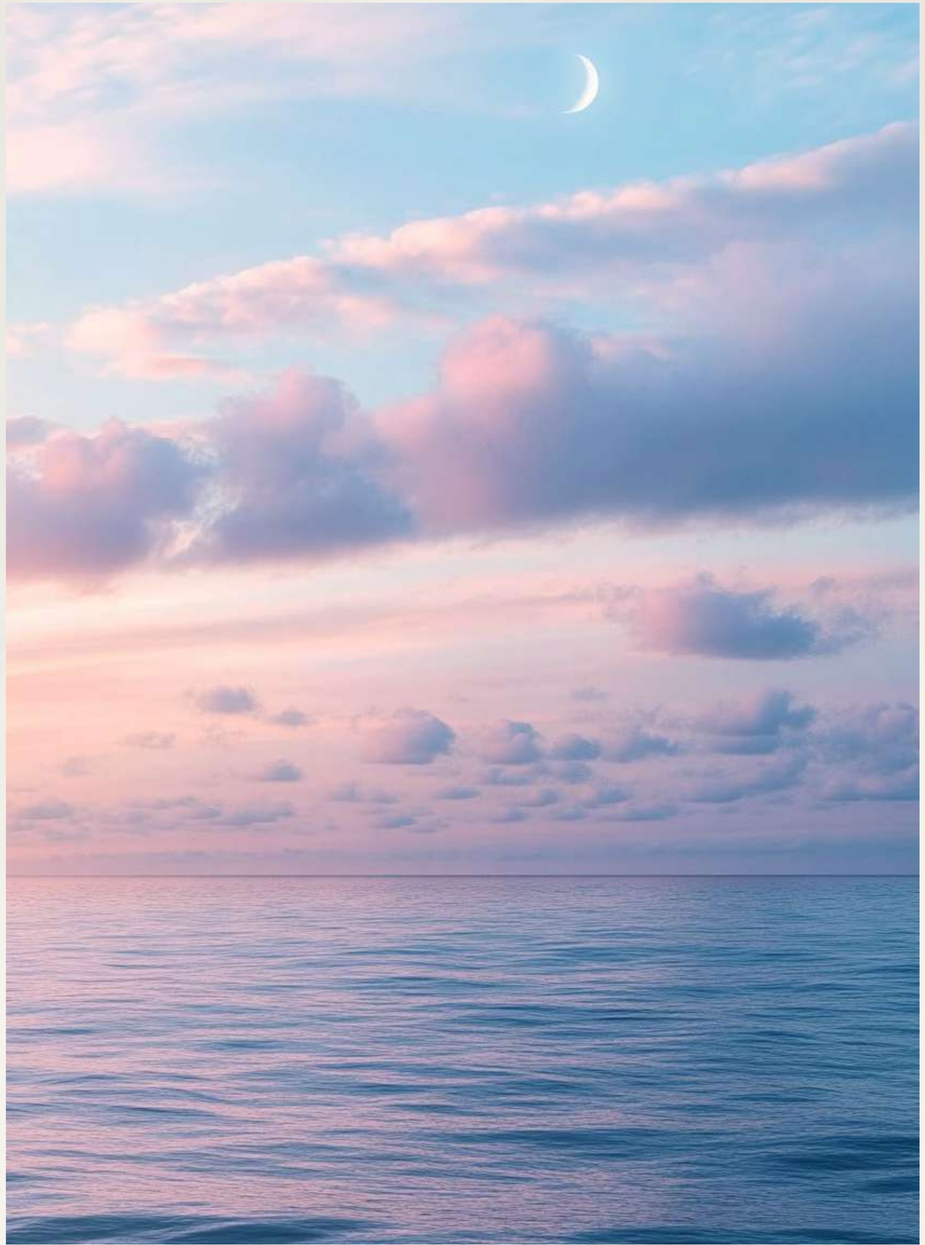
WHERE COMFORT MEETS SCENIC ELEGANCE

Bask in the warmth of sunlit serenity, where tasteful design , home smart systems, and expansive views create an inviting retreat.

Set against a picturesque city backdrop, each bedroom offers a harmonious blend of elegance and comfort, ensuring restful nights and inspired mornings.



SHOAQ





DEVELOPER

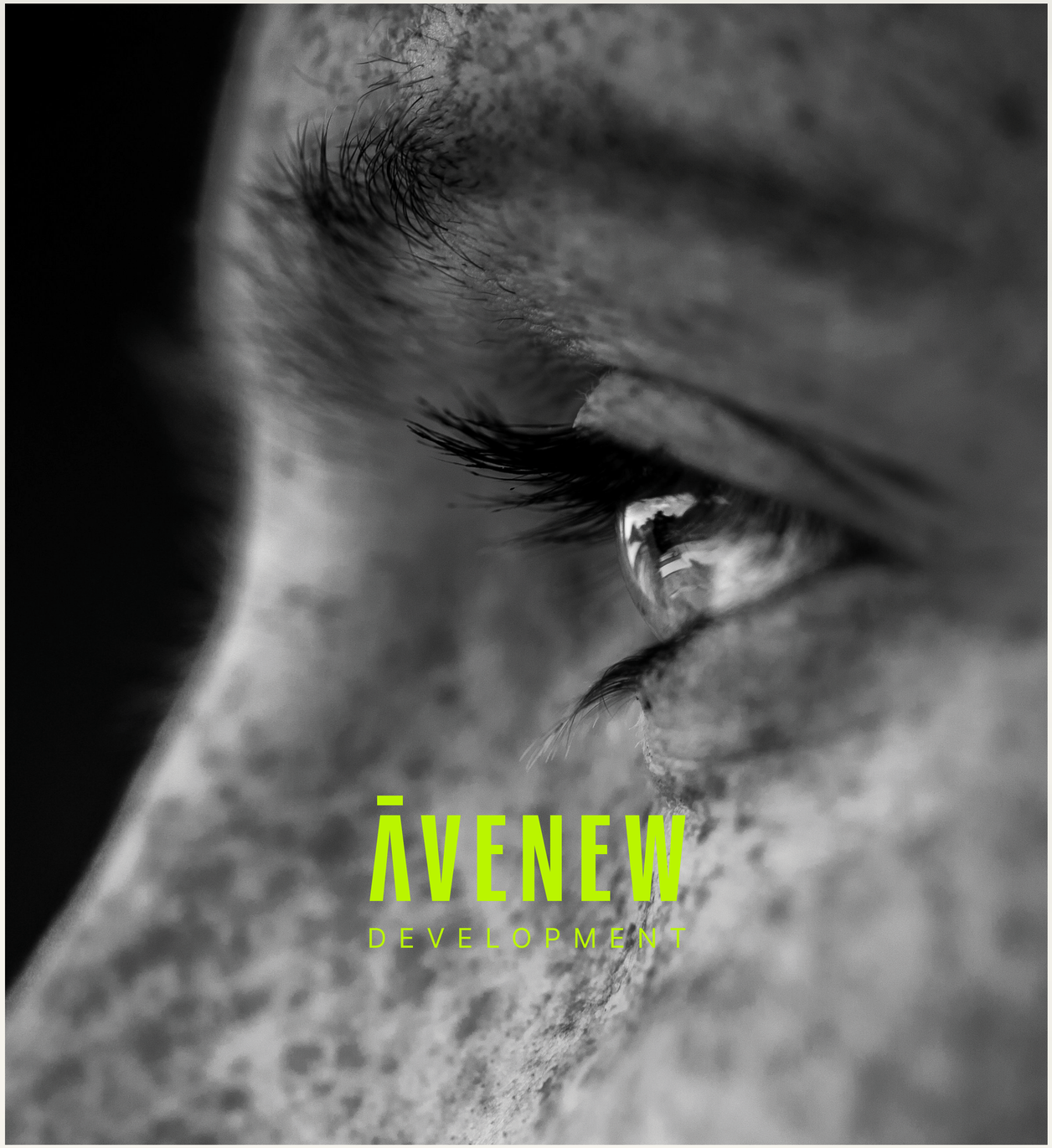
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RETHINKING THE FUTURE OF LIVING

AVENEW Development goes beyond real estate to create thoughtfully designed, high end communities that blend comfort with sophistication. With a focus on crafting homes that elevate everyday living.

AVENEW aims to redefine modern comfort by shaping not just residences, but experiences where people can connect, and create lasting memories.

Founded and born in Dubai in 2024 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.



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LIFE BY THE ENDLESS BLUE

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