



SKYLAND

PROPERTIES

**ASHWOOD
RESIDENCES**

Jumeirah Village Triangle

Strategic Location

Easy access to Sheikh Mohammed Bin Zayed Road and Al Khail Road. Proximity to Dubai Marina, JBR, and Emirates Hills.

Connectivity

Close to metro stations, Al Khalil Avenue Mall, and key business hubs.

Rental Yields

Studio Apartments: ~8.94%
1-Bedroom Apartments: ~9.19%
2-Bedroom Apartments: ~8.40%

Capital Appreciation

Consistent annual growth due to increasing demand and ongoing infrastructure development. Economic growth in Dubai South, driven by Expo, Al Maktoum Airport, and the large employment hubs of DIP and Jebel Ali Industrial, further enhances the capital appreciation potential in JVT.

Community Amenities

Schools, nurseries, parks, and retail centers make it ideal for families and investors.

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Project Details

Location: Jumeirah Village Triangle

Composition: G + 4P + 17 Floors

Units: 151 Residential Units - Studios, 1, 2 and 3 bedrooms

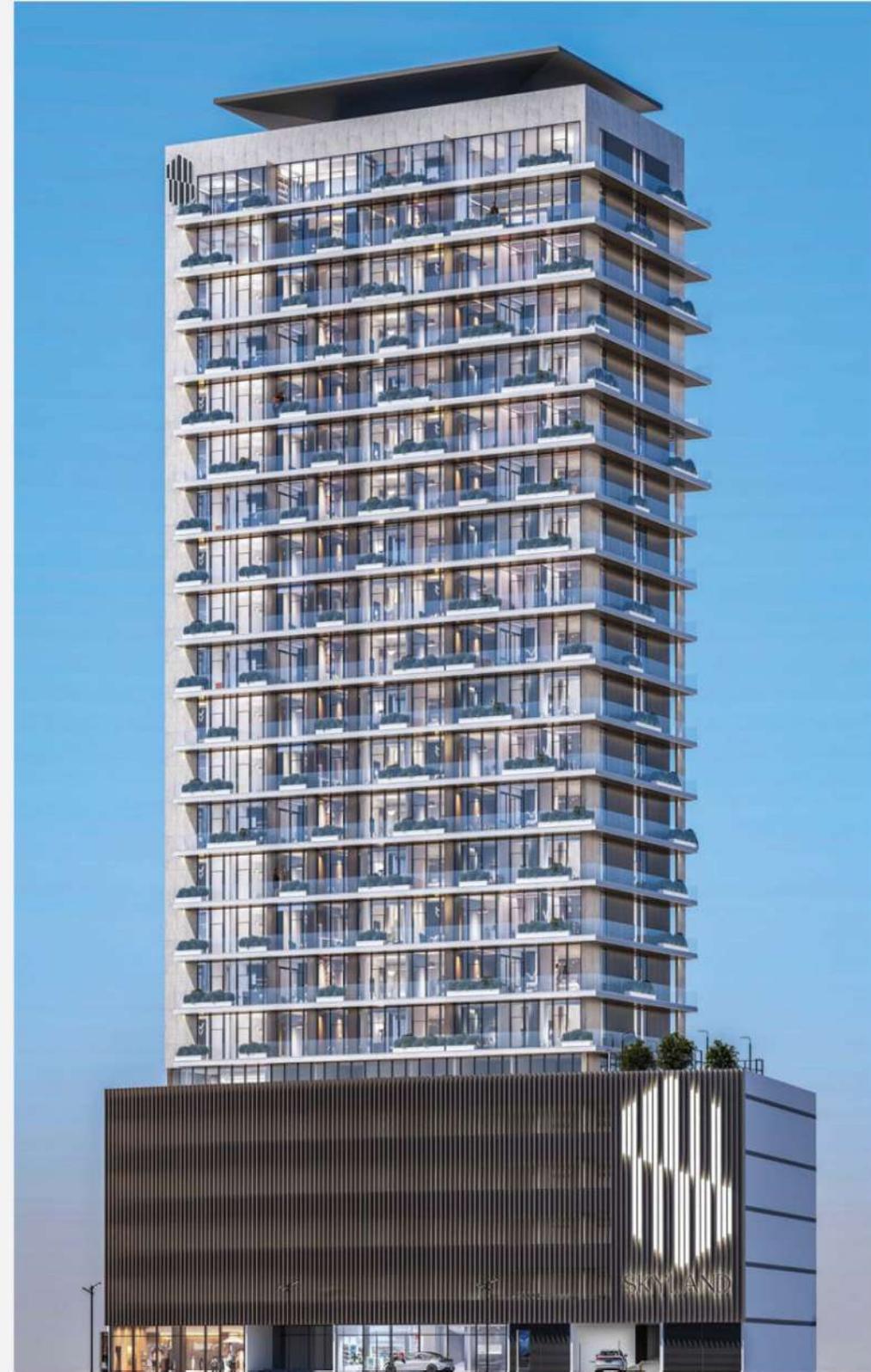
Average Size: 379 - 2,753 sq.ft.

Price from: AED 873K

Payment Options: Pre-Handover & Post-Handover plan

Investment Type: 100% Freehold

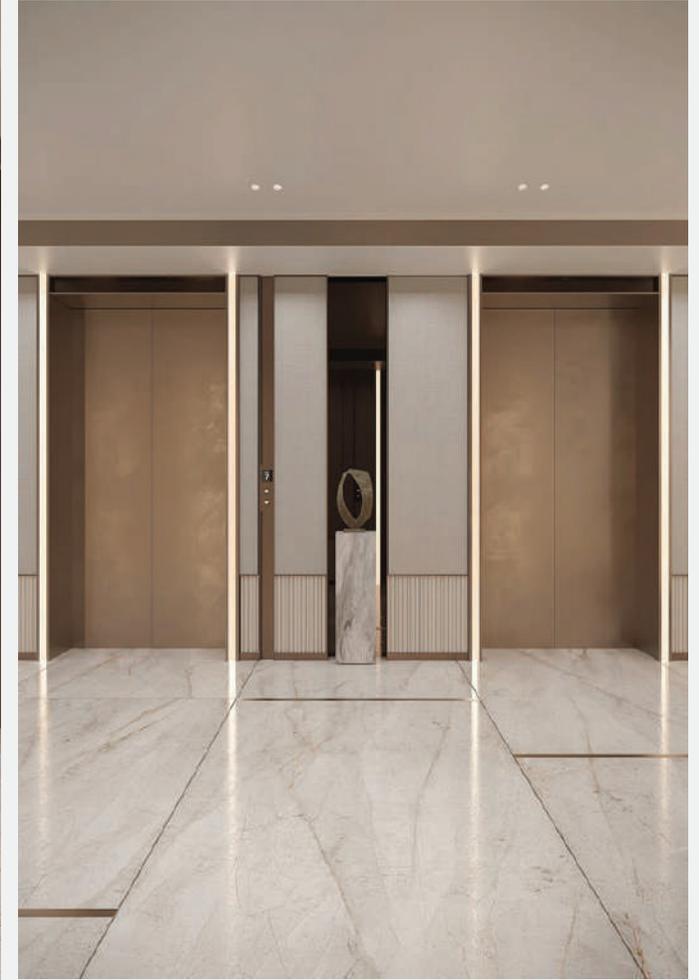
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The Lobby



The Lobby

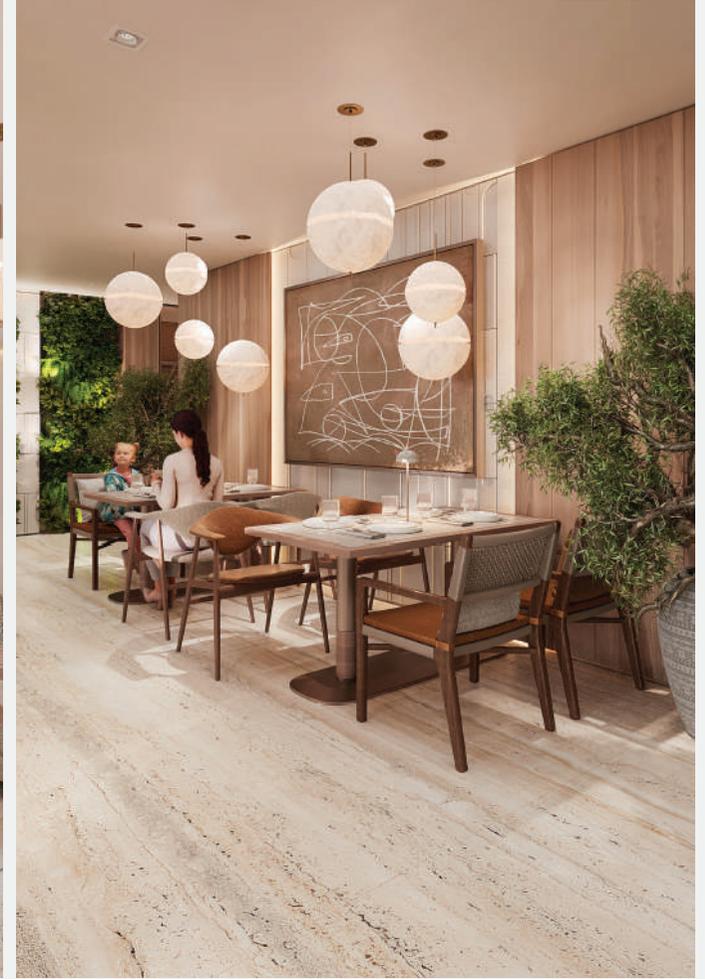


Step into the grand lobby of Ashwood Residences, where luxury meets sophistication. A striking double-height ceiling sets the stage for an atmosphere of grandeur and exclusivity. Designed to impress, this elegant space blends beauty with functionality, offering a warm yet prestigious welcome home.

The Cafe



The Cafe



Swimming Pool



World-class Amenities



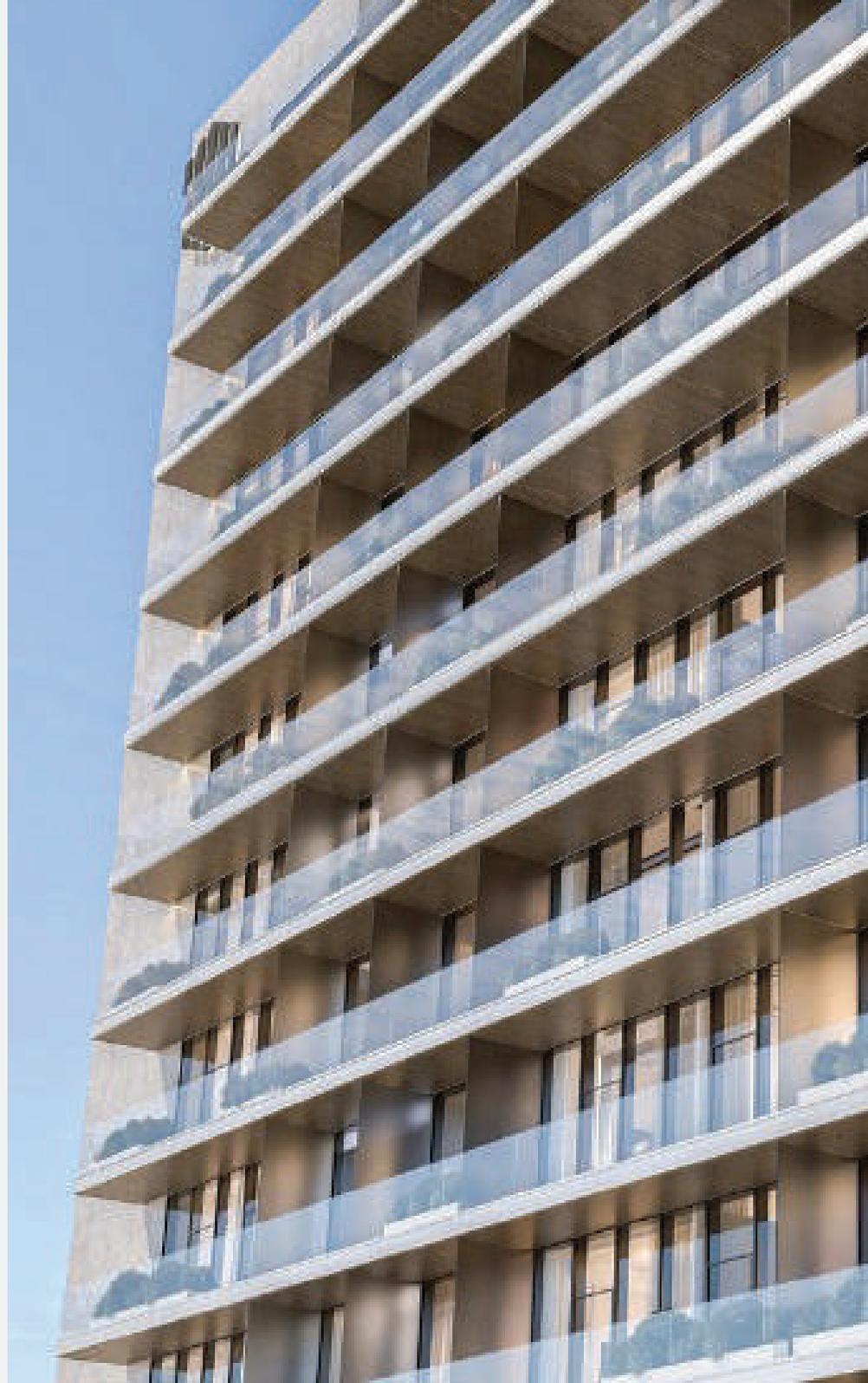
Imagine coming home to a world where each moment is wrapped in opulence, yet the atmosphere remains welcoming and warm. The amenities are thoughtfully curated to enhance your daily life, from the refreshing poolside to the state-of-the-art fitness center, all surrounded by lush, manicured landscapes.

The Architect

John R. Harris & Partners, established in 1949 and in Dubai since 1960, has played a pivotal role in shaping the city's skyline, including the Dubai World Trade Centre and the city's first master plan. With a reputation for architectural excellence and innovation, the firm has been trusted for decades by visionary developers.

Now, John R. Harris & Partners is lending its name to Ashwood Residences in Jumeirah Village Triangle (JVT), a luxury project by Skyland Properties. Their involvement adds a mark of distinction, ensuring a design that blends timeless elegance with modern functionality, reinforcing Dubai's reputation for world-class living.

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Apartments

1 Bedroom

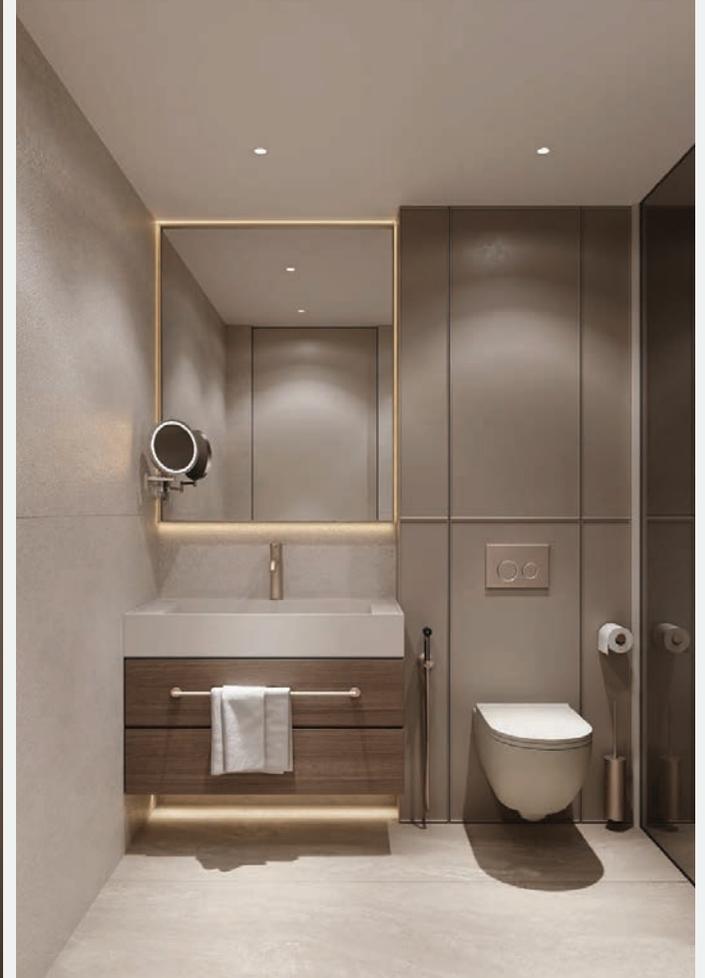


1 Bedroom



Floor plan

2 Bedroom



2 Bedroom



Floor plan



3 Bedroom



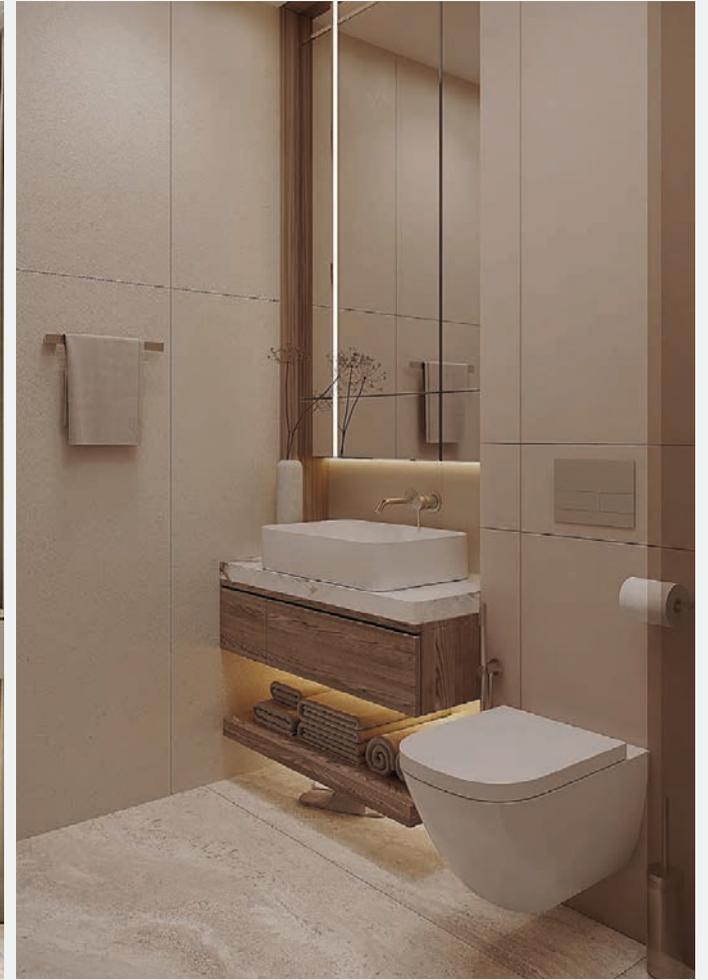
3 Bedroom



Floor plan



Studio



Studio



Floor plan

BALCONY

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Location

05 mins

Bluewaters

06 mins

Future JVT
Metro Station

07 mins

Jumeirah
Village Circle

07 mins

Dubai Miracle
Gardens

10 mins

Dubai
Marina

10 mins

The
Greens

10 mins

Jumeirah
Golf Estate

12 mins

Global
Village

15 mins

Nearest
Metro Station

18 mins

Al Maktoum
Int'l Airport

18 mins

Downtown
Dubai

21 mins

Museum of
the Future



Connectivity Meets Opportunity

Invest in Ashwood by Skyland for a premium lifestyle in a rapidly developing area with top-tier connectivity, great investment prospects, and unparalleled convenience.

Prime Location:

Situated in Jumeirah Village Triangle (JVT), Ashwood is in District 2, offering easy access to Sheikh Mohammed Bin Zayed Road. It's conveniently located at the round about exit, providing direct connectivity to the main highway.

Metro Access:

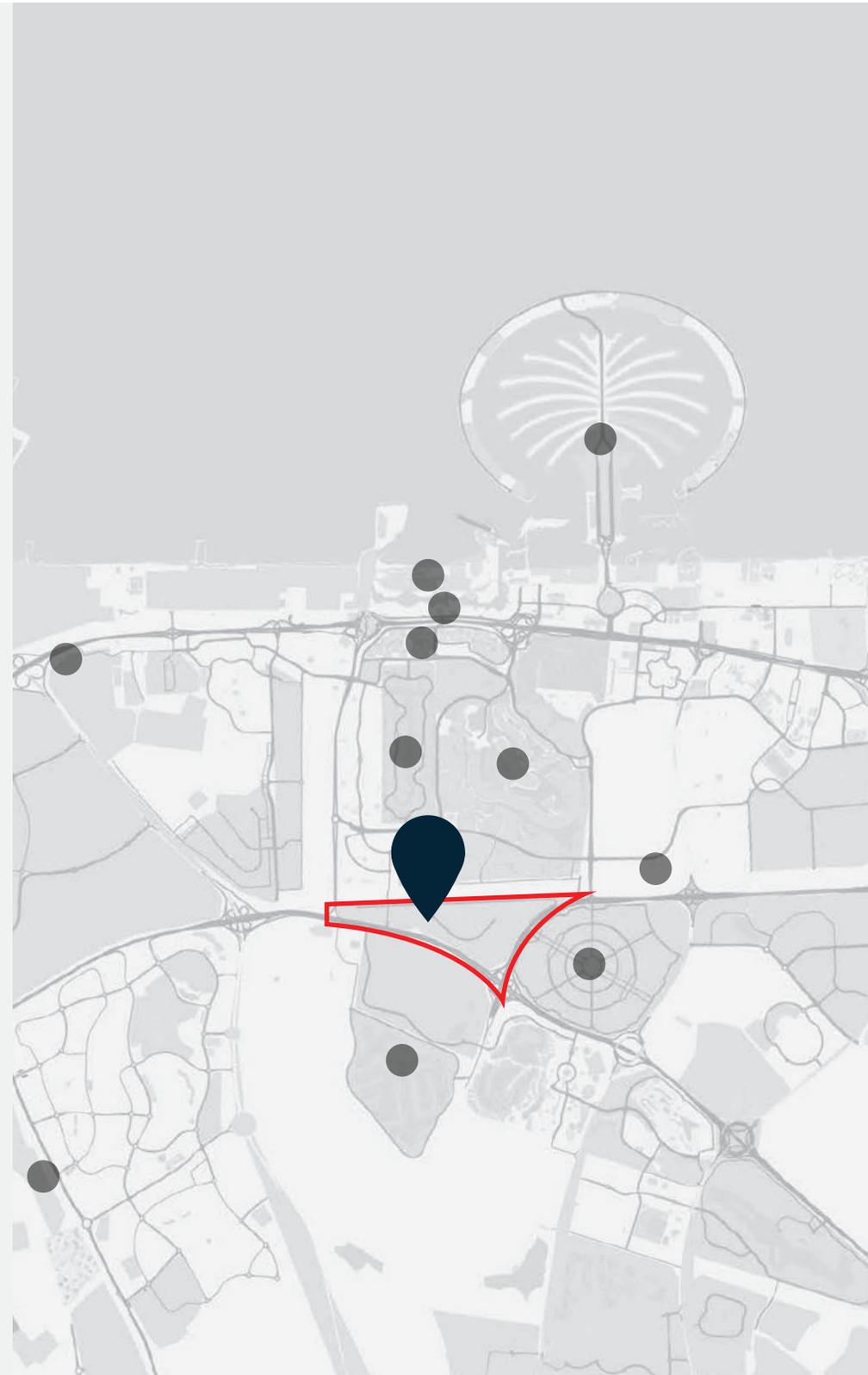
The Blue Line Metro is a cornerstone of Dubai's future development, impacting the real estate growth.

As the metro system expands, JVT's real estate market will see accelerated growth and become even more desirable.

Future-Ready Infrastructure:

Ongoing developments like new transport links and connections to Expo City which is expected to host over 700 annual events.

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Unit Breakdown and Price

Configuration	No. of Units	Average Size	Starting Price	Average Monthly Payment
Studio	42	379	873K	3,999
1 Bed	67	734	1.32M	5,999
1.5 Bed	15	797	1.58M	5,999
2 Bed	18	1,190	2.17M	9,999
2.5 Bed	9	1,482	2.6M	NA
3 Bed	2	2,753	5.3M	NA

Flexible Payment Plan Options

POST HANDOVER

50%

During Construction

20%

at Handover

30%

Over 3 Years

PRE HANDOVER

50%

During Construction

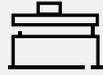
50%

at Handover

Amenities



LUXURIOUS LOBBY



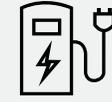
LOBBY RECEPTION



RETAIL UNITS



RETAIL PARKING



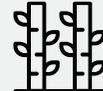
EV CHARGING



OUTDOOR PLAY AREA



GYM



ZEN GARDEN



SUN LOUNGERS



YOGA



LIFT LOBBY



KIDS POOL



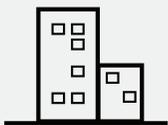
INDOOR PLAY AREA



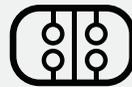
BBQ AREA



STEAM ROOM



RESIDENTIAL APARTMENT



PADEL COURT



SWIMMING POOL



SEATING AREA



EVENTS AREA

Key Features

- German Appliances and Designer Finishes
- Home Automation
- Smart Corridor Lighting
- 24/7 Hot Water
- Pod-Enabled Building
- Timeless Design
- Golf Course & Emirates Hills Views
- 11-Foot Ceilings
- EV Charging Stations
- Individual Letterboxes
- Strategic location
- Community-centric living
- Exceptional amenities
- Close proximity to malls and retail
- Educational institutions and healthcare
- Affordable luxury
- Peaceful, suburban feel in the city
- Direct access to the highway

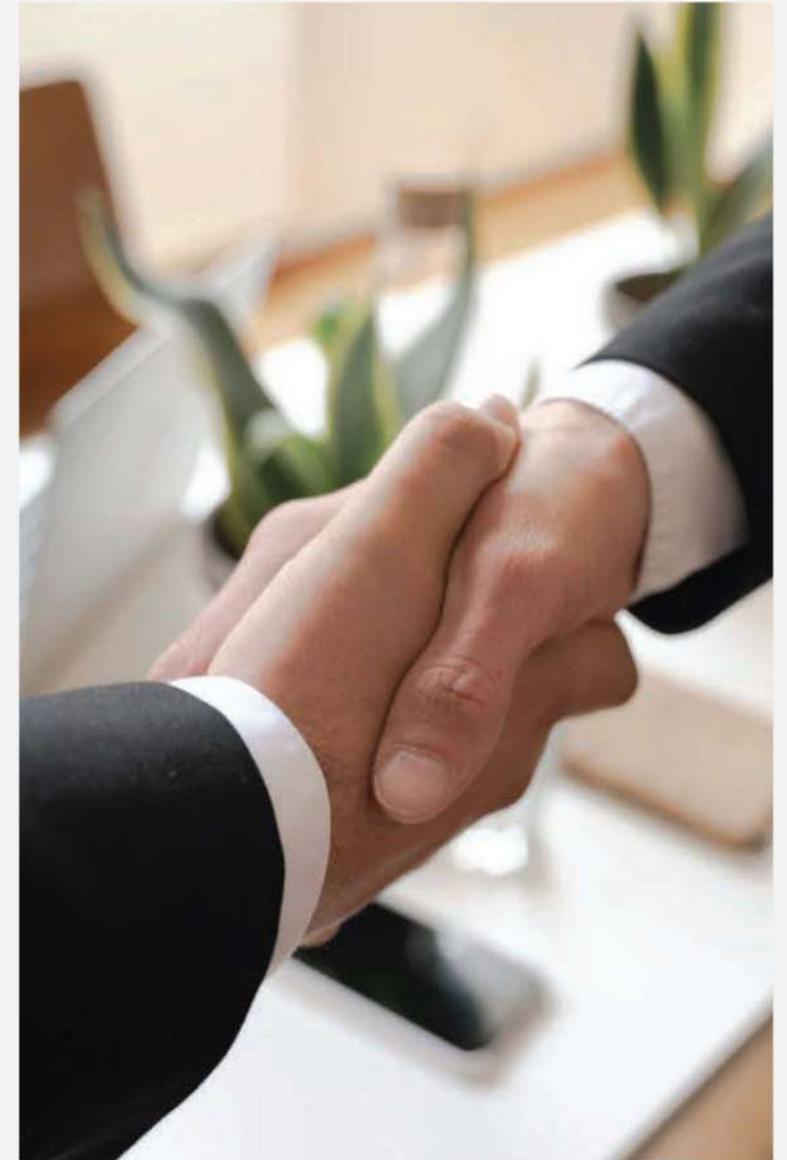
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Commission Structure

5% payable to Agency after:

- 1) 20% Paid against the sale price
- 2) 4% DLD Fee + Admin Fee & TD Fee is paid
- 3) SPA signed by customer
- 4) Payable within 30 days from the SPA execution





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