



# ASHWOOD

RESIDENCES

BY SKYLAND PROPERTIES

LIVE BEAUTIFULLY

Luxury  
is in  
each  
detail.

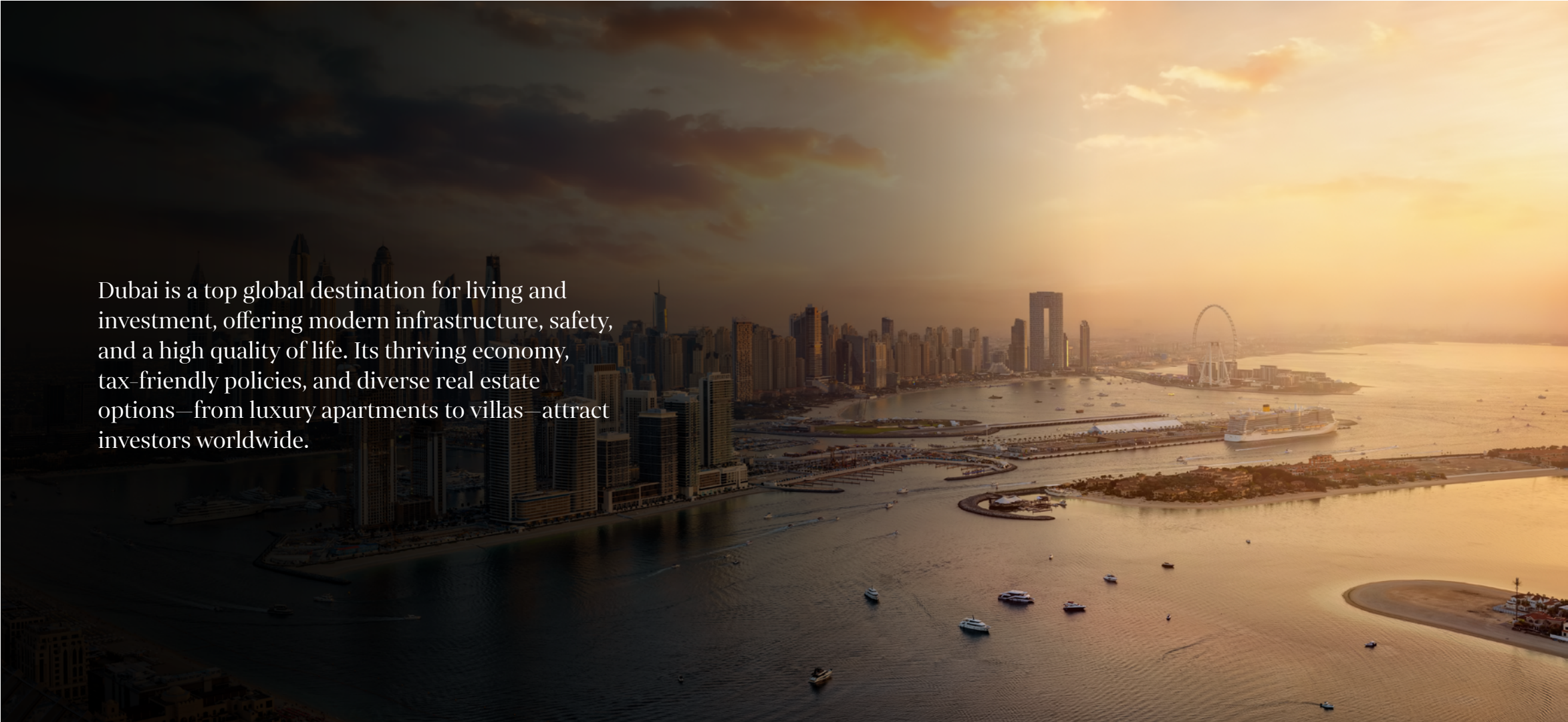
-Hubert de Givenchy

Skyland Properties is proud to bring a new landmark to the heart of Dubai, drawing on decades of expertise in developing curated luxury communities. Known for creating timeless, sophisticated living spaces that elevate the lifestyle of residents, Skyland Properties has built a legacy of excellence.

Every project is a masterpiece, meticulously designed to meet the highest standards of luxury, comfort, and modern living. With a commitment to innovation and an unwavering focus on quality, Skyland Properties continues to redefine what it means to live in style. Their latest development is a refined, luxurious residential community that will stand as an icon of elegant living in Dubai for years to come.

# Dubai

*Endless Horizons, Infinite Bliss*

An aerial photograph of Dubai, United Arab Emirates, during sunset. The sky is a mix of dark, heavy clouds and bright, golden light from the setting sun. The city's skyline is visible, featuring numerous skyscrapers and modern buildings. In the foreground, the water of the Dubai Marina is calm, with several small boats and yachts scattered across it. The overall atmosphere is serene and majestic.

Dubai is a top global destination for living and investment, offering modern infrastructure, safety, and a high quality of life. Its thriving economy, tax-friendly policies, and diverse real estate options—from luxury apartments to villas—attract investors worldwide.

Top 10  
Safest  
Cities in  
the World

Over 85%  
Expats  
with 200  
Nationalities

Ranked 4th  
Globally for  
Infrastructure  
Quality

World's  
second most  
visited city  
for tourism

Rental yields  
Are higher than  
London or New  
York

Dubai airport  
connects  
to over 240  
destinations.

Dubai has more  
5-star hotels  
than any city in  
the world.

# JVT

*The Heart Of Dubai*



Jumeirah Village Triangle (JVT) is a sought-after residential community in New Dubai, offering a perfect blend of urban convenience and suburban tranquility. Thoughtfully designed, it features modern homes, lush green spaces, and a family-friendly atmosphere. Strategically located, JVT provides seamless access to Dubai Marina, JBR, and Mall of the Emirates, with major highways like Sheikh Zayed Road and Al Khail Road ensuring easy connectivity to the city's key destinations.

Strategic location

Community-centric living

Exceptional amenities

Close proximity to malls and retail

Educational institutions and healthcare

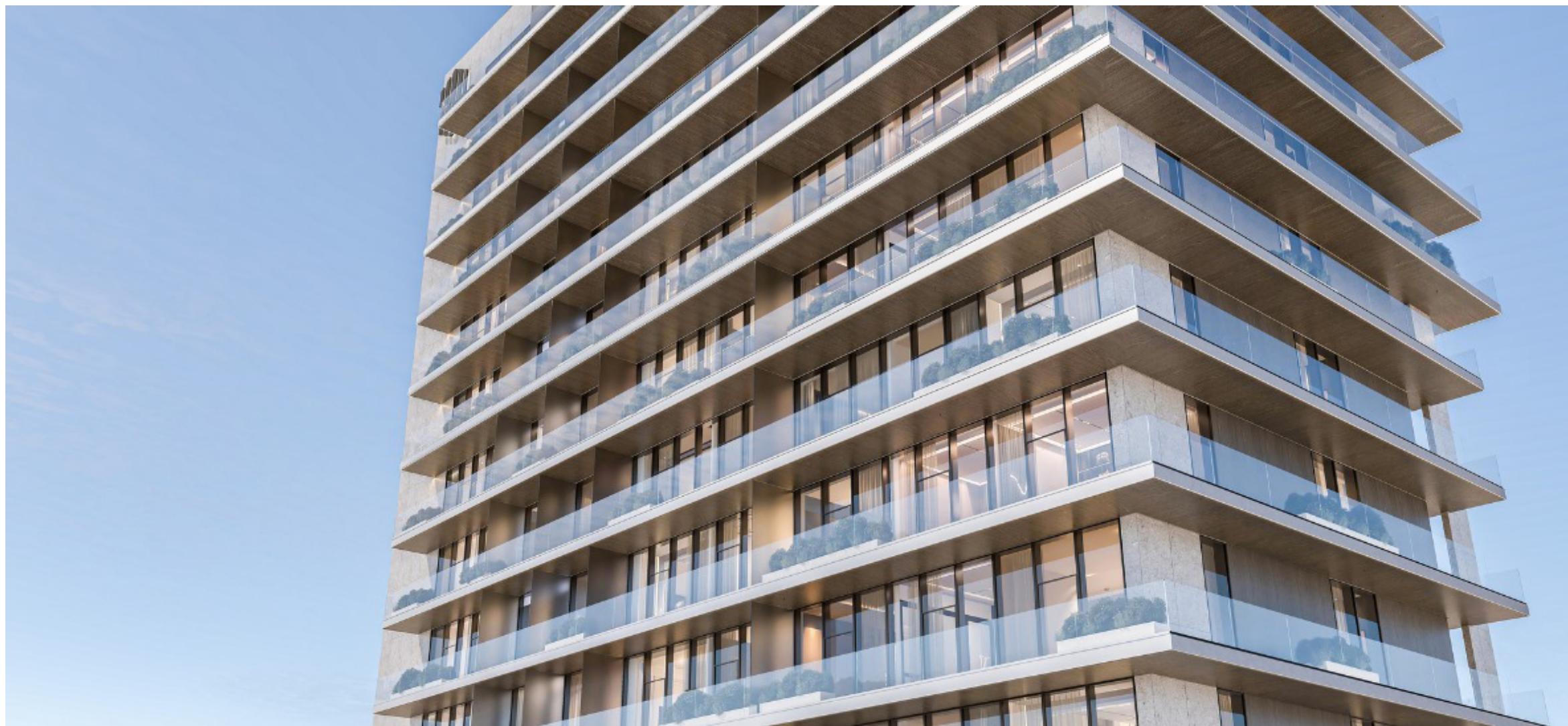
Affordable luxury

Peaceful, suburban feel in the city

*An Icon of Architectural Elegance*



*The Pinnacle of Luxury Living*





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.



Imagine driving home to a place that feels like a personal sanctuary, where every detail is designed to welcome you with elegance and comfort. As you approach the grand entrance, you're greeted by a sense of arrival that transcends the ordinary—a feeling akin to stepping onto Cloud 9, where the world fades away and luxury takes center stage.

# 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.









# Apartments

*Endless Horizons, Infinite Bliss*



*Your Private Retreat*



A blurred background image showing a person's hands holding a small object, possibly a piece of jewelry or a small gift, against a light background. The image is out of focus, creating a soft, ethereal atmosphere.

1 BED  
APARTMENT



LIVING ROOM



LIVING ROOM



KITCHEN



BEDROOM



BATHROOM

A blurred, grayscale image of a person's face, likely a woman, serves as the background for the text. The image is out of focus, showing soft contours of the face and hair.

2 BED  
APARTMENT



LIVING ROOM



LIVING ROOM



LIVING ROOM



KITCHEN AREA



MASTER BEDROOM



MASTER BEDROOM



SECONDARY BEDROOM





BATHROOM



3 BED  
APARTMENT



LIVING ROOM



LIVING ROOM





KITCHEN



MASTER BEDROOM - 1



MASTER BEDROOM - 1



MASTER BEDROOM - 1





STUDY ROOM



STUDY ROOM



MASTER BEDROOM - 2



MASTER BEDROOM - 2



WALK IN CLOSET



BATHROOM





MAID'S ROOM



STUDIO  
APARTMENT



LIVING ROOM



LIVING ROOM





BEDROOM



BATHROOM

# Amenities

*Bespoke Amenities Curated To Your Lifestyle*



Temperature-controlled swimming pool

Sunbeds and deck

World-class padel court

Café/lounge

State-of-the-art gym

Steam room

Fitting room

Children's Pool

Indoor and outdoor children's play area

Dedicated space for events and gatherings

Zen garden for yoga and meditation

Barbecue area

Dedicated concierge and Luggage room

*Temperature-Controlled Common Pool*





*World-Class Padel Court*









*State-of-the-Art Gym*



*Steam Room*



*Children's Pool*



*Indoor and Outdoor Children's Play Area*



*Dedicated Event Area*



*Zen Garden and Meditation Area*



*Barbecue Area*



*Dedicated Concierge and Luggage Room*



# Standout Living 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

Fully furnished interior



# At The Heart Of It All

**5 mins**

Bluewaters Island

**7 mins**

Jumeirah Park  
District

**9 mins**

Al Furjan Metro  
Station

**11 mins**

Dubai Marina Mall

**11 mins**

NMC Royal Hospital

**12 mins**

Palm Jumeirah

**15 mins**

Expo City

**15 mins**

Dubai Miracle  
Garden

**16 mins**

Emirates Hills

**17 mins**

Jumeirah Golf  
Estate

**17 mins**

Jumeirah Village  
Circle

**18 mins**

Mediclinic Parkview  
Hospital

**20 mins**

Dubai Hills Mall

**22 mins**

Al Maktoum  
International Airport

**22 mins**

Kings' School Al  
Barsha

**26 mins**

Burj Khalifa



SKYLAND  
PROPERTIES

[www.skylandproperties.ae](http://www.skylandproperties.ae)