



# ASHWOOD

RESIDENCES

BY SKYLAND PROPERTIES

LIVE BEAUTIFULLY

Luxury  
is in  
each  
detail.

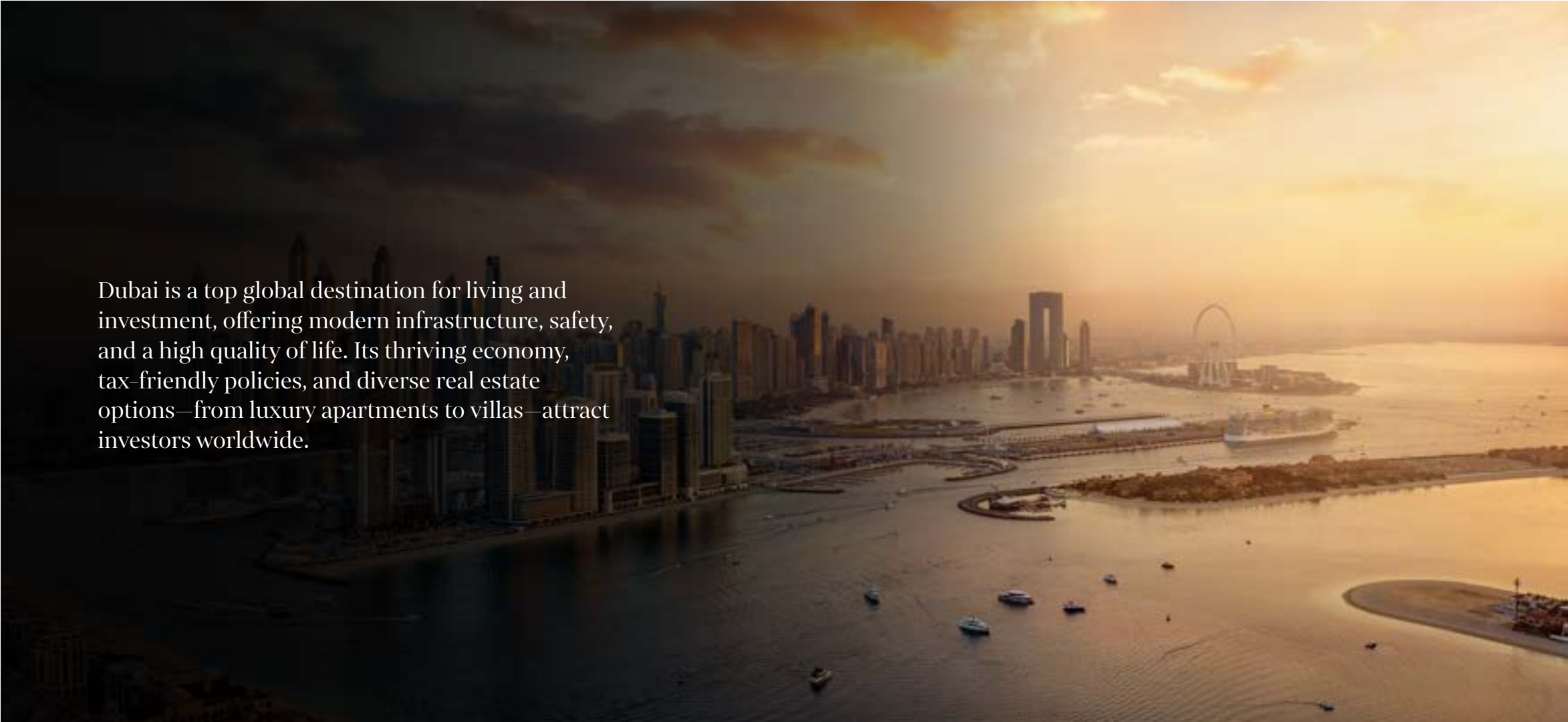
–Hubert de Givenchy

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's skyline at sunset. The city's skyscrapers are silhouetted against a bright, orange-hued sky. The water in the foreground is calm, reflecting the city lights and the warm colors of the sunset. Several small boats are visible on the water. 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

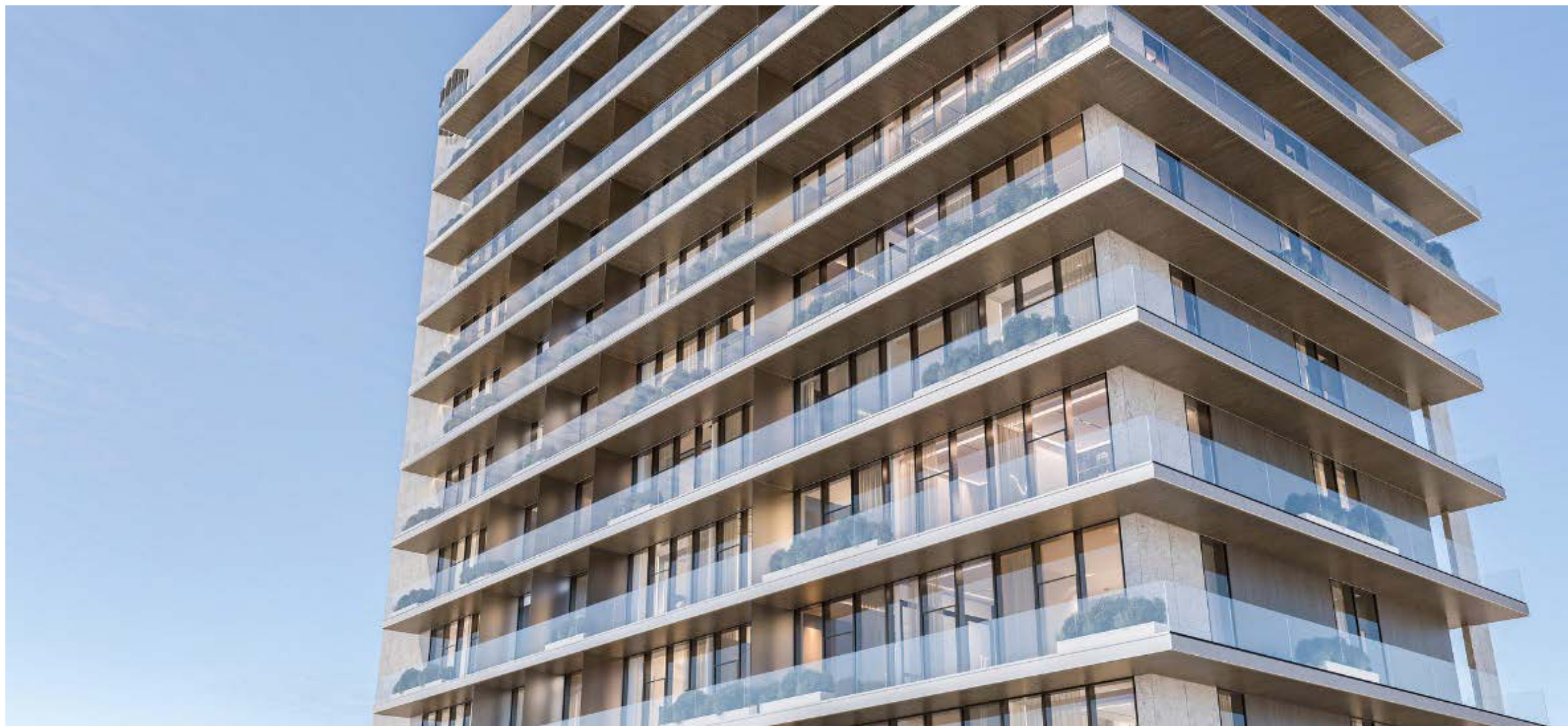
Peaceful,  
suburban feel  
in the city

*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*





# 1 BED APARTMENT





LIVING ROOM







KITCHEN











# 2 BED APARTMENT



LIVING ROOM



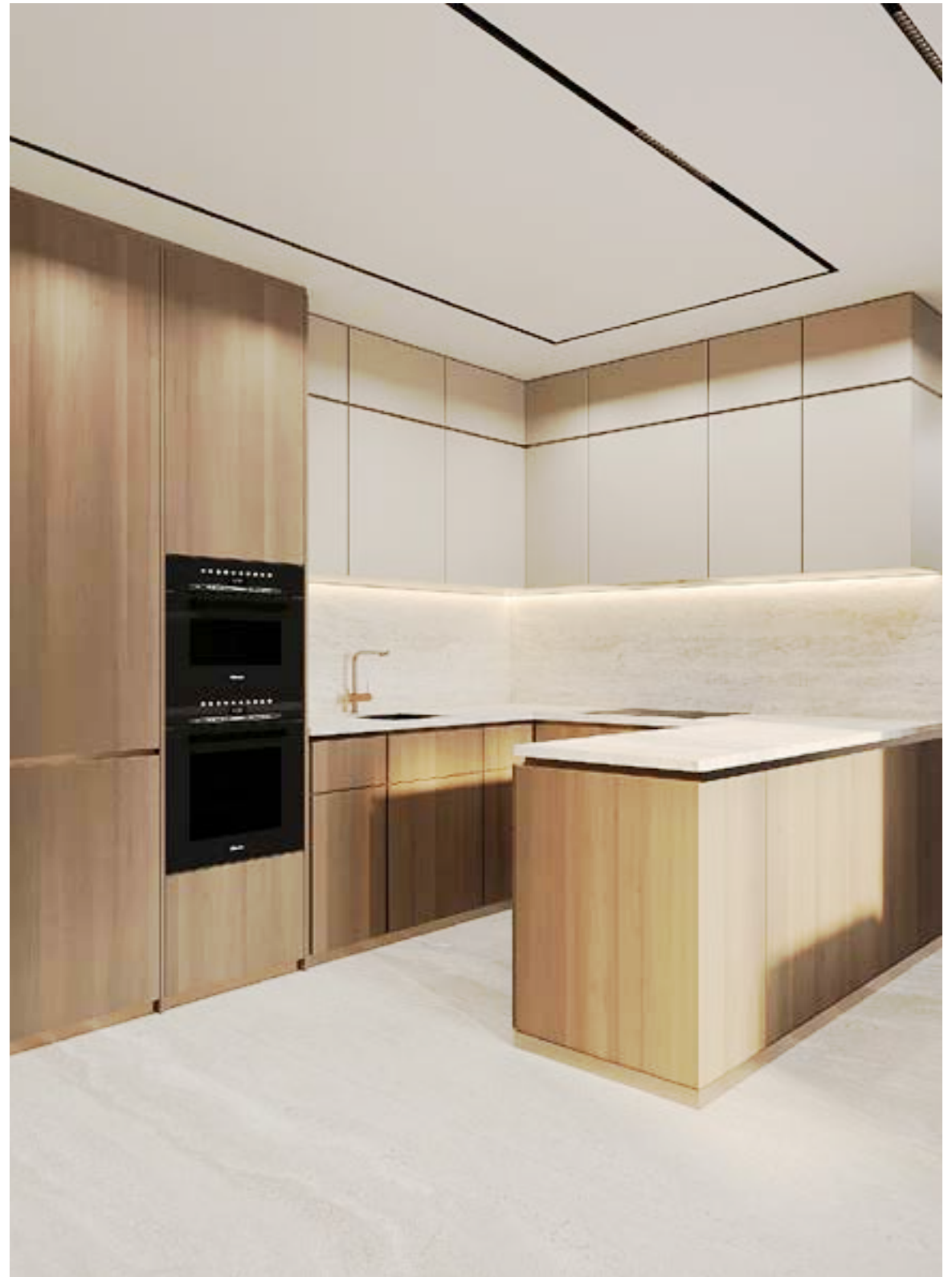


LIVING ROOM



LIVING ROOM

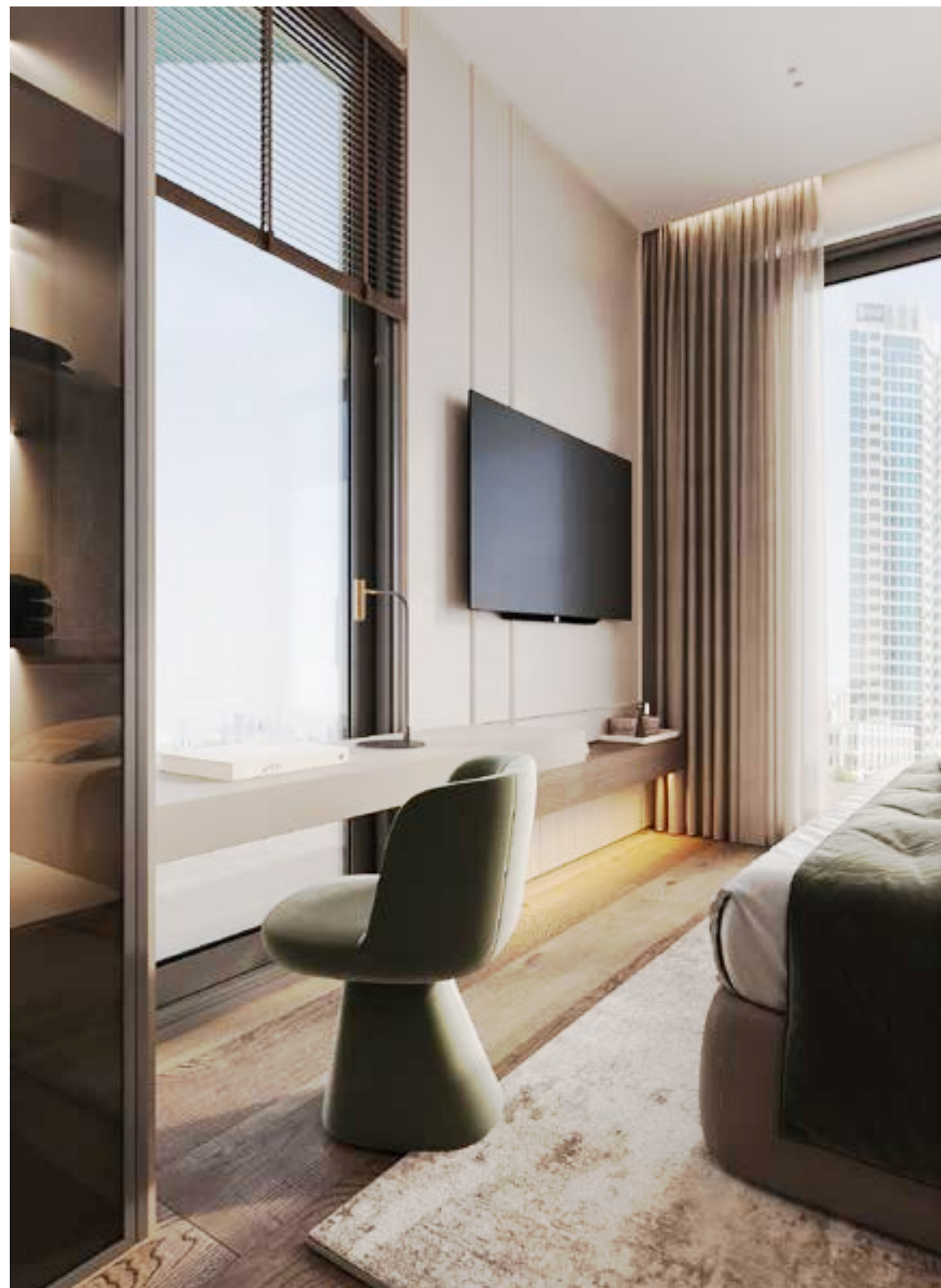


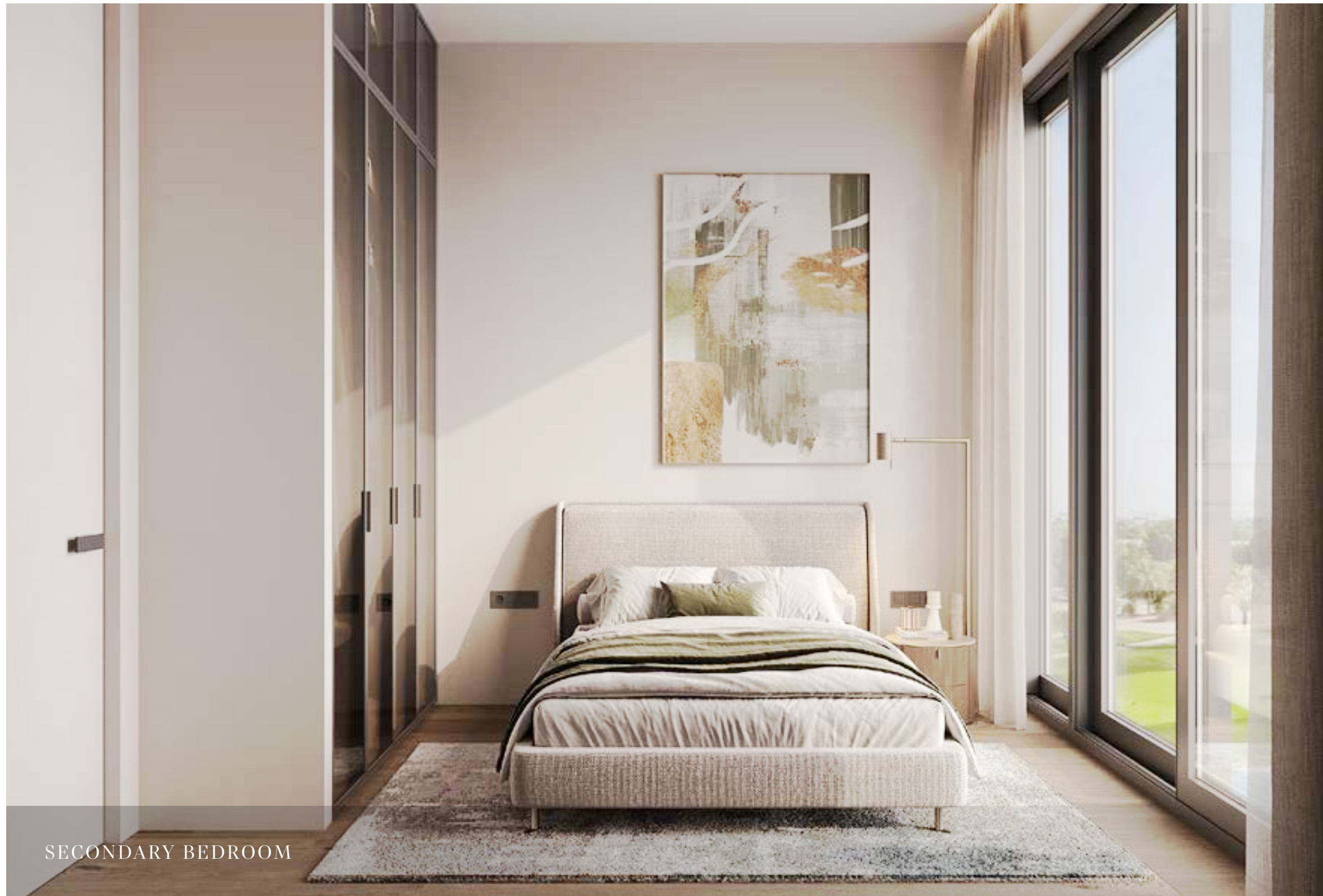








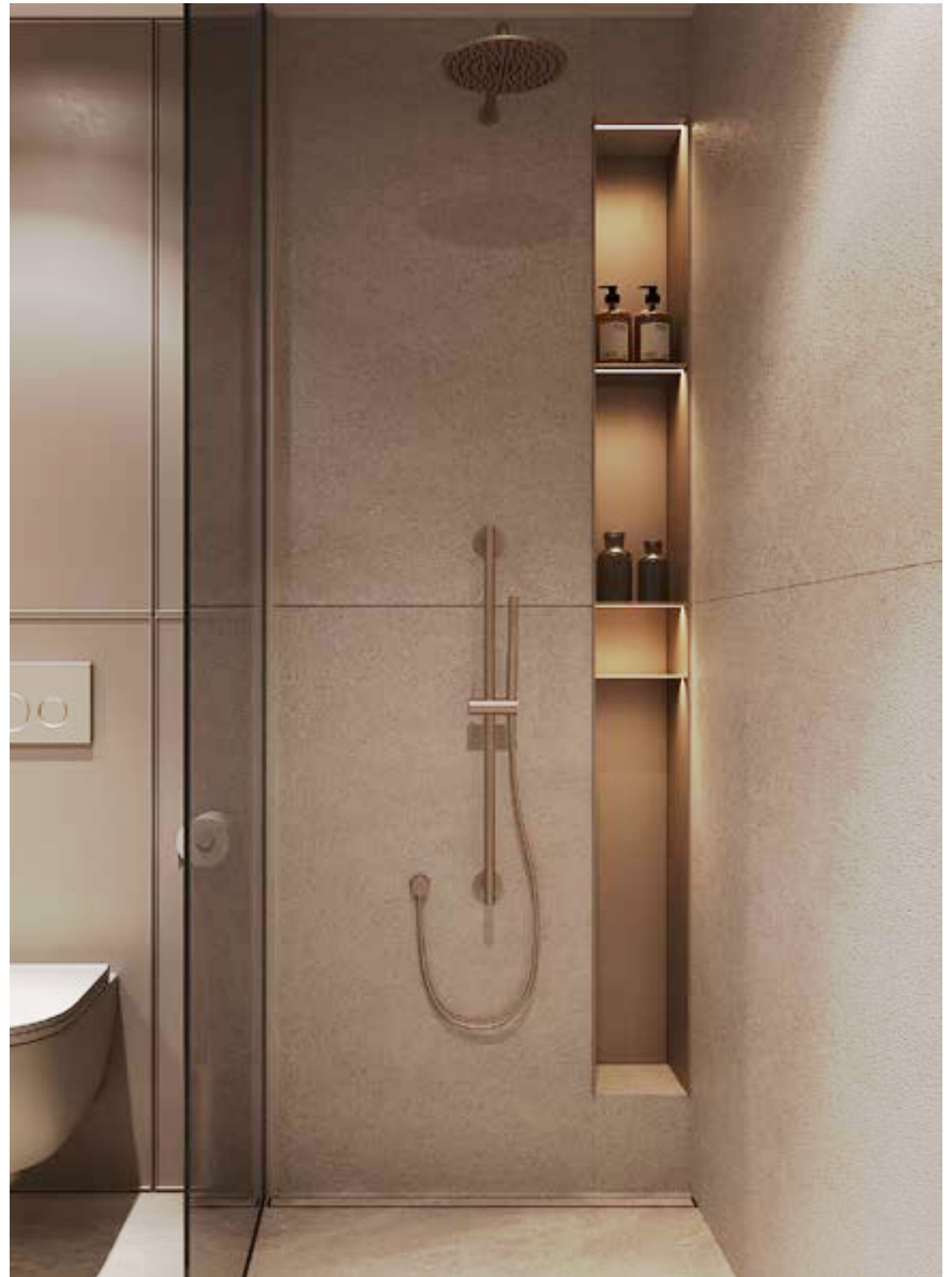




SECONDARY BEDROOM







A blurred, grayscale background image of a tree with dense foliage, occupying the left and central portions of the frame.

# 3 BED APARTMENT





LIVING ROOM





LIVING ROOM







KITCHEN





MASTER BEDROOM - 1

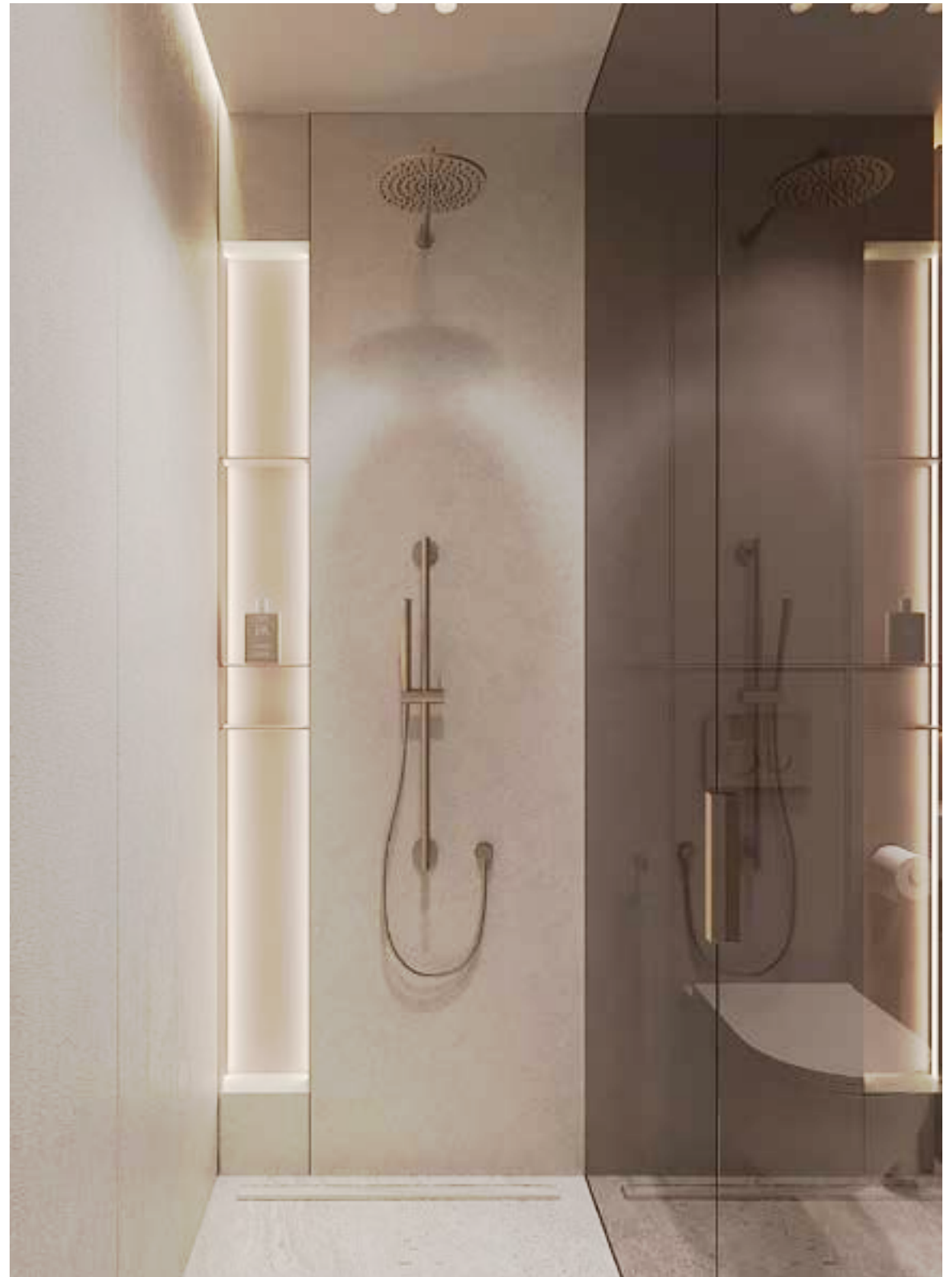




MASTER BEDROOM - 1











STUDY ROOM







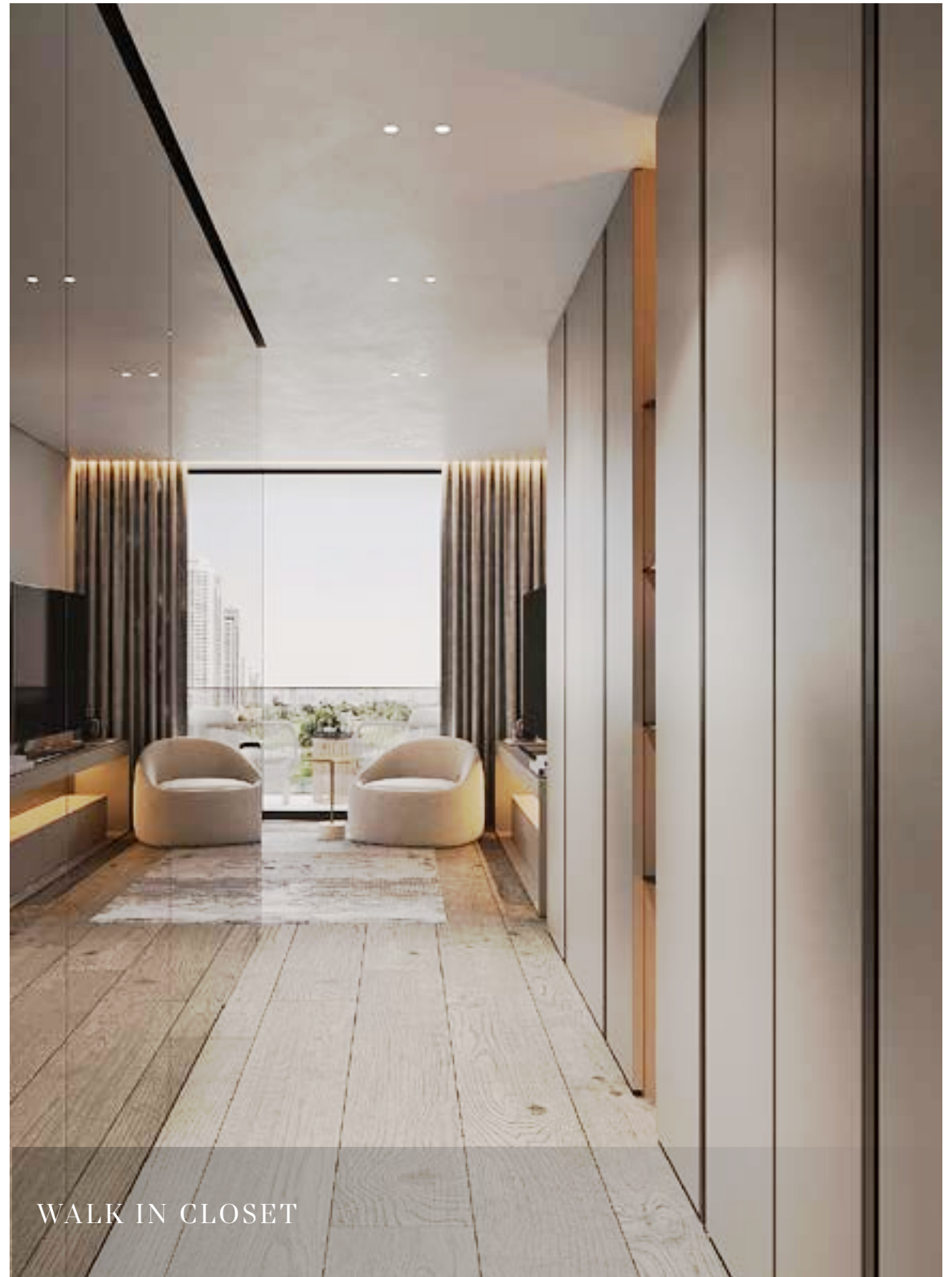


MASTER BEDROOM - 2





MASTER BEDROOM - 2



WALK IN CLOSET













# STUDIO APARTMENT



LIVING ROOM





LIVING ROOM







BEDROOM





# 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

Indoor and outdoor kids' play area

Lawns for events and gatherings

Zen garden for yoga and meditation

Barbecue area

Luggage room

*Temperature-Controlled Common Pool*





*Sunbeds and Deck*



Disclaimer: These are representational images, not actuals.

*World-Class Padel Court*





*Steam Room*



*State-of-the-Art Gym*





















*Indoor & Outdoor Kids' Play Area*



Disclaimer: These are representational images, not actuals.







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*Barbecue Area*



Disclaimer: These are representational images, not actuals.



*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





Bluewaters  
Islands

Palm  
Jumeirah

Dubai Marina  
Mall

Emirates Hills

Jumeirah Park  
District

Al Furjan Metro  
Station

NMC Royal  
Hospital

Ashwood  
Residences

Jumeirah  
Village Circle

Dubai Hills  
Mall

Kings' School  
Al Barsha

Mediclinic  
Parkview  
Hospital

Dubai  
Miracle  
Garden

Jumeirah Golf  
Estate

Expo City

Al Maktoum  
International Airport

Burj Khalifa

# 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