

# ASHLEY HILLS

## Fact Sheet

Ashley Hills is a residential project located in the heart of Arjan, Dubai’s emerging investment hotspot. The project features two residential blocks, Block A (North) and Block B (South), offering a harmonious blend of modern design and practical comfort.

Ashley Hills comprises of 7 apartment layouts – featuring Studio, 1, 2 and 3 Bedrooms with state-of-the-art amenities. Each apartment type comes with different layout options and is finished to a high-quality standard.

### Project Details

Project Name	Ashley Hills
Developer	TownX
Completion Date	Q1 2027
Property Type	Low Rise Residential
	G Floor + 6 Residential + Roof
Amenities	Two Sky Pools
	Two Fitness Centers
	Grand Park
	Kid’s Play Area and Jogging Track



Ground Floor Amenities

- Two grand lobby entrances
- Elegant vehicle drop-off area
- Dedicated service lift lobbies and elevators
- Dedicated visitor parking
- EV charging stations
- Dedicated motorcycle parking
- Lobby lounge
- 24- hour concierge
- Seamless vehicle access (number plate recognition system)
- Dedicated bicycle parking for residents and visitors

Grand Park Amenities

- Grand park and open areas
- Jogging/walking track
- Kids play area
- Rest areas
- Workout areas
- Multisport court (basketball, padel)
- Barbeque area
- Communal outdoor kitchen

Roof Amenities

- Two signature fitness centers with cardio and weightlifting equipment (over 3,000 sq ft each)
- Two signature sky beach-style swimming pools (30m x 9m each)

Smart Technology & Security

- 10 High-speed elevators with advanced systems (5 in each block)
- Loading and unloading bays
- Video-enabled access control for all residents
- Smart locks at all apartment entry doors
- CCTV coverage for all building entrances and common areas
- Advanced building management and control system for energy saving
- Advanced fresh air handling and ventilation systems with energy recovery
- Wi-Fi internet connection in select common areas

Apartment Finishes

- Porcelain tiles flooring
- Custom-designed solid core fire-resistant entry door
- Laminated modern interior doors with magnetic door hardware
- Custom-designed contemporary kitchen cabinetry
- Custom-designed contemporary built-in wardrobes
- Built-in appliances, refrigerator, dishwasher, washing machine, gas oven, gas hob, extraction hood
- Approx. 3.1m clear ceiling height
- Double glazing window systems

Unit Mix	Sq.ft
Deluxe Studio	482-573
Signature Studio	507- 606
Contemporary One Bedroom	792-902
Contemporary Two Bedroom	976- 1146
Executive Two Bedroom Residence	1246-1354
Executive Three Bedroom Residence	1454

Total units  
616 Apartments

Payment plans  
40/60, 70/30

Number of units in each block  
308 Apartments

Number of units in each floor (excl. roof)  
48 Apartments

Brands

SAMSUNG

VitrA®

HÄFELE

TECHNOGYM

blum®

GROHE

BOSCH

Alumil

TOWNX