



# Luxurious Lifestyle at a Bespoke Address

AVANT GARDE-II  
RESIDENCES  
BY SKYLINE

**FACTSHEET**



## PROPERTY HIGHLIGHTS

**Building Configuration:** ..... G + 5 + 23

**No. of Residences:** ..... 221

**No. of Retail Shops:** ..... 4.500 sqft

**Completion Date:** ..... Q2 2028

**Unit Type:** ..... Studios, 1, 1 + Study & 2 Bedrooms

**Typical Floor to Ceiling Height:** ..... 3.275 Meters

# AMENITIES



Reception &  
Lounge



Resort-style  
Swimming Pool



Pickleball  
Court



Outdoor  
BBQ Area



Children's  
Pool



Kids' Play Zone  
with Climbing Wall



Rooftop Turf Deck &  
Terrace Banquet Space



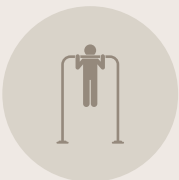
Rest & Retreat  
Decks



Floating Lounge &  
Glazed Edge Pool



Skyline Silent  
Cinema



Outdoor  
Work-Out Zone



State-of-the-art  
Gym



Poolside Rinse  
Stations & Grill Deck



Signature Mini  
Golf Park



Open-Air Yoga &  
Meditation Deck



Nature Walks  
& Promenades



Rooftop  
Observatory Deck



Multi-function Room  
and Co-working Space

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## MINUTES TO KEY DESTINATIONS

Future  
Metro Line



0.2 KM  
(5 Min Walk)

Mall of the  
Emirates



9 KM  
(18 Min Drive)

Palm Jumeirah &  
Burj Al Arab



13 KM  
(15-18 Min Drive)

DIFC &  
Business Bay



24 KM  
(18 Min Drive)

AI Maktoum  
International Airport



37 KM  
(25 Min Drive)

Dubai International  
Airport Terminal 3



31 KM  
(28 Min Drive)

Approximate travel time from Avant Garde II Residences by Skyline, Jumeirah Village Circle depending on traffic.



# UNITS BREAKDOWN

Unit Type	No. of Units	Min Total Area (sq ft)	Max Total Area (sq ft)	Starting Prices (in AED min)
Studio	36	432	446	678,000
1 Bedroom	139	727	883	947,000
1 + Study	23	817	891	1,203,000
2 Bedroom	23	1.296	1.462	1,704,000





## FINISHES

Item	Supplier	Origin
Kitchen Appliances	BOSCH OR Equivalent	German
Mixers / Sanitary Ware	ROCA / KOHLER / Equivalent	Spain
Switches / Sockets	MK	UK
Fire Alarm	Honeywell / Siemens / COMLIT	US / Canada / Italian
Switchgear	Siemens / Eaton / ABB	German / US / SWISS
Glass	Saint Gobain	India
Lifts	Mitsubishi / KONE / OTIS	Thailand
Tiles	Maimoon Ceramics / Granitogress or Equivalent	India
Air Conditioning	Daikin / Carrier / Trosten	Japan / US / UAE
Gym Equipment	Life Fitness / Matrix	US

# INTERIORS





## Skyline Builders Real Estate LLC

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RERA Developer No. 1603 | RERA Project No. 3792

Scan for Location



Scan for  
Interactive Map



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