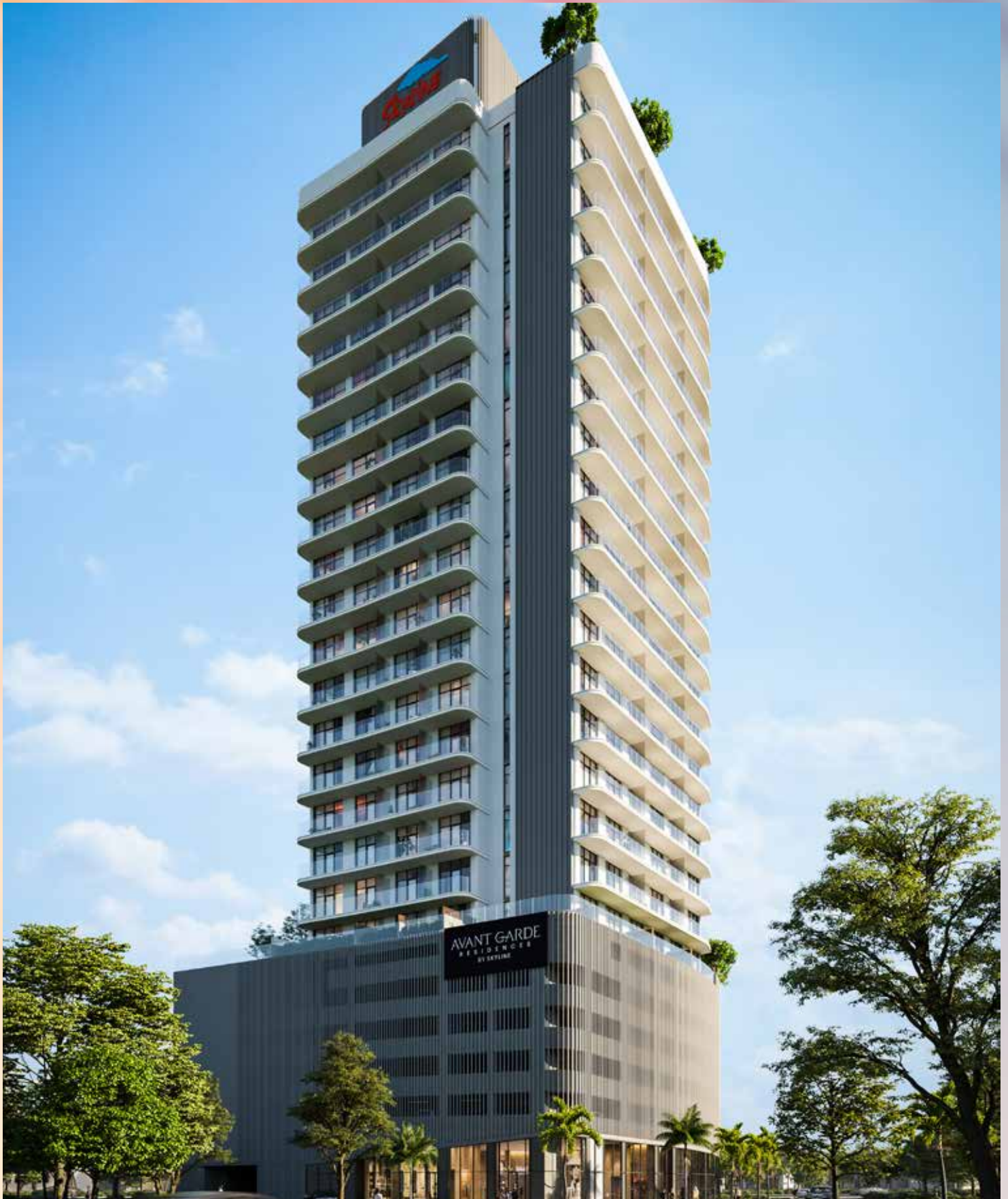


AVANT GARDE

R E S I D E N C E S
BY SKYLINE



PROJECT FACTSHEET



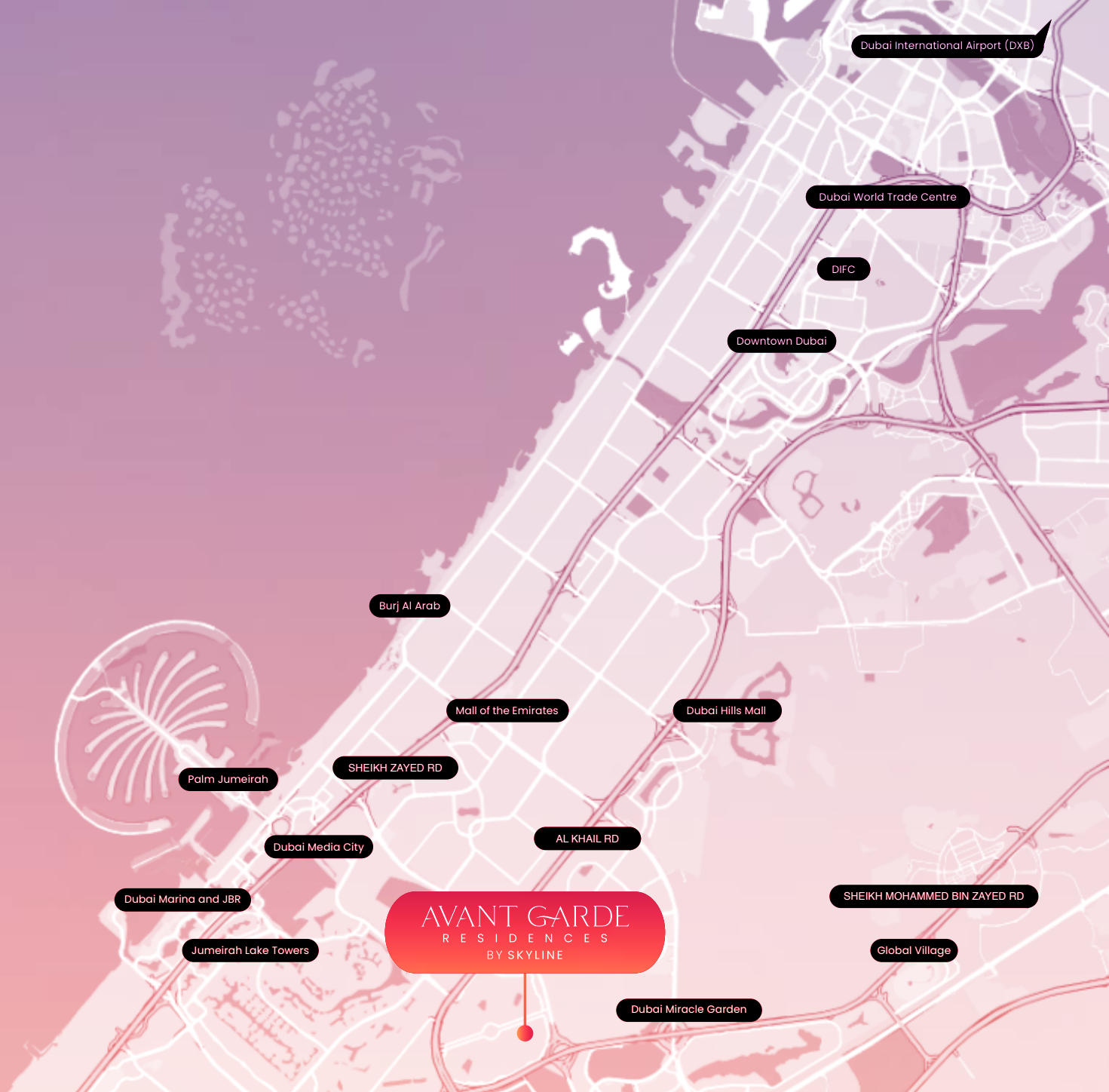
PROPERTY HIGHLIGHTS

Building Configuration:	G+5 Podium+18 Floors
No. of Residences:	172
No. of Retail Shops:	3
Completion Date:	Q4 2026
Unit Type:	Studio, 1 & 2 Bedroom
Typical Floor to Ceiling Height:	3.275 Meters

WORLD-CLASS AMENITIES

- Car Drop Off Area
- Grand Entrance Lobby
- Communal Workspace
- Sunken Poolside Seating
- Infinity Swimming Pool
- Baja Shelf
- Fully Equipped Gym
- Outdoor Gym
- Silent Rooftop Cinema
- Children's Pool
- Children's Splash Park
- Indoor Children's Play Area
- Outdoor Children's Play Area
- Multipurpose Hall and Gameroom
- Rooftop Garden
- Landscaped Gardens
- BBQ Area
- Retail Shops
- Locker Rooms
- 4 High Speed Lifts
- Electric Vehicle Parking
- Bicycle Parking





NEARBY LOCATIONS

7 KM	Dubai Miracle Garden	16 KM	Jumeirah Lake Towers
9 KM	Mall of the Emirates (MOE)	18 KM	Global Village
9 KM	Dubai Hills Mall	20 KM	Downtown Dubai
11 KM	Dubai Media City	20 KM	Dubai Expo 2020 Site
13 KM	Dubai Marina and JBR	24 KM	Dubai International Financial Centre (DIFC)
13 KM	Burj Al Arab	25 KM	Dubai World Trade Centre
13 KM	Palm Jumeirah	31 KM	Dubai International Airport (DXB)

UNIT BREAKDOWN

Unit Type	No. of Units	Min Total Area (Sq. Ft.)	Max Total Area (Sq. Ft.)
Studio	62	389	474
1 Bedroom	93	849	1,221
2 Bedroom	17	1,352	1,352



PAYMENT PLAN

10%	10%	1%	50%
Down Payment	2 Months from Booking	30 Months	On Completion

KITCHEN EQUIPMENT

- Exhaust Hood
 - Gas Cooking Hob
 - Conventional Oven
- Microwave
 - Washing Machine
 - Dishwasher
- Refrigerator
 - Freezer
 - Dryer*



FINISHES

Item	Supplier	Origin
Kitchen Appliances	Teka	Germany
Mixers	Roca	Spain
Sanitaryware	Roca	Spain
Switches/Sockets	MK	UK
Fire Alarm	Honeywell/ Siemens	US/Germany
Switchgear	ABB/ Schneider	Germany/ France
Glass	Emirates Glass	UAE
Lifts	Mitsubishi/ OTIS	Japan
Tiles	Granitrogress	India
Air Conditioning	Daikin/ Mekar	US/UAE
Gym Equipment	Technogym/Life fitness	Italy



AVANT GARDE RESIDENCES BY SKYLINE

CONTACT

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Location Map: <https://maps.app.goo.gl/81a7zVbrCihP3Dzu8>

Project Name: Avant Garde Residences by Skyline | RERA Developer No. 1603 | RERA Project No. 2798