

ASHWOOD RESIDENCES

Discover Ashwood

by Skyland Properties

"Luxury is in each detail." – Hubert de Givenchy

Ashwood by Skyland Properties is a prestigious G+4P+17 residential development located in the heart of Jumeirah Village Triangle (JVT). This thoughtfully designed project features 151 premium units, including studios, 1-bedroom, 2-bedroom, and 3-bedroom apartments, tailored to meet the needs of modern homeowners and savvy investors.

Each residence is finished to the highest standards, with open layouts that maximize functionality and natural light. Residents can enjoy exceptional amenities, including a podium-level swimming pool, a state-of-the-art fitness center, and landscaped green spaces, all designed to elevate everyday living.

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ATTRACTIVE INVESTMENT OPPORTUNITIES IN ASHWOOD RESIDENCES

Connectivity Meets Opportunity

Invest in Ashwood by Skyland for a premium lifestyle in a rapidly developing area with top-tier connectivity, great investment prospects, and unparalleled convenience.

Prime Location:

Situated in Jumeirah Village Triangle (JVT), Ashwood is in District 2, offering easy access to Sheikh Mohammed Bin Zayed Road. It's conveniently located at the round about exit, providing direct connectivity to the main highway.

Metro Access:

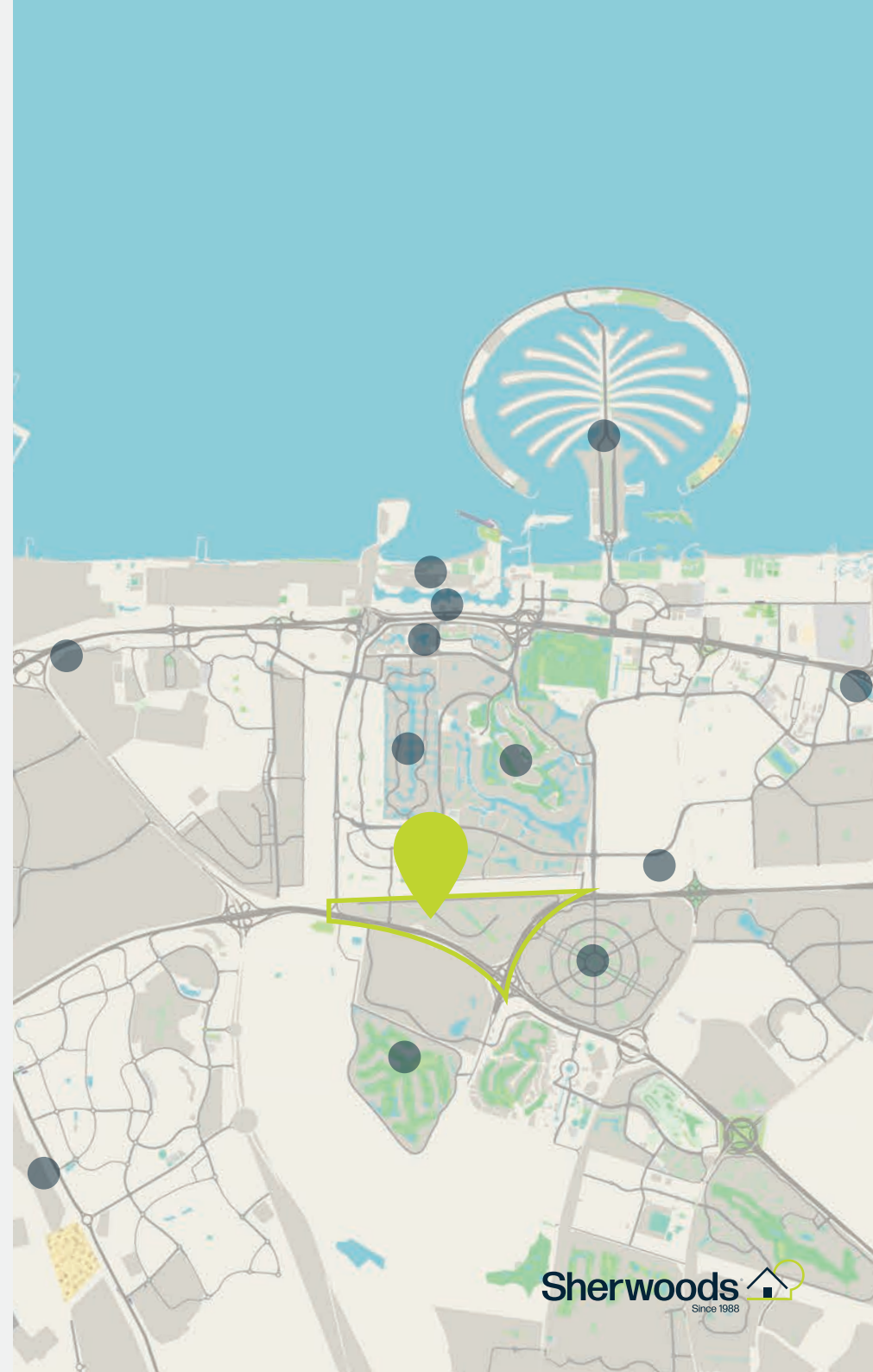
The Blue Line Metro is a cornerstone of Dubai's future development, impacting the real estate growth.

As the metro system expands, JVT's real estate market will see accelerated growth and become even more desirable.

Future-Ready Infrastructure:

Ongoing developments like new transport links and connections to Expo City which is expected to host over 700 annual events.

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Sherwoods 
Since 1988

Lifestyle Opportunities

Contemporary Modern Living:

A blend of urban convenience and serene community living with state-of-the-art amenities and landscaped spaces.

Shopping & Leisure:

Al Khalil Ave Mall: A 2 million sq. ft. retail and leisure destination offering shopping, dining, and entertainment, enhancing convenience for JVT residents.

Education:

Nearby schools such as Arcadia School, Sunmarke School, and Knowledge Park for higher education.

Connectivity:

Easy access to metro, highways, and Dubai's major landmarks like Bluewaters, Dubai Marina and Emirates Hills.

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Why Invest in Dubai?

Tax-Free Investment

No income tax, property taxes, or capital gains tax.

Golden Visa Program

Long-term residency for property investors.

Rapid Growth

Expanding infrastructure and world-class amenities.

Global Appeal

Dubai ranks as one of the world's top real estate markets.

High Rental Yields

Among the highest in the world, attracting global investors.

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Why Invest in Jumeirah Village Triangle?

Strategic Location

Easy access to Sheikh Mohammed Bin Zayed Road and Al Khail Road. Proximity to Dubai Marina, JBR, and Emirates Hills.

Connectivity

Close to metro stations, Al Khalil Avenue Mall, and key business hubs.

Rental Yields

Studio Apartments: ~8.94%
1-Bedroom Apartments: ~9.19%
2-Bedroom Apartments: ~8.40%

Capital Appreciation

Consistent annual growth due to increasing demand and ongoing infrastructure development. Economic growth in Dubai South, driven by Expo, Al Maktoum Airport, and the large employment hubs of DIP and Jebel Ali Industrial, further enhances the capital appreciation potential in JVT.

Community Amenities

Schools, nurseries, parks, and retail centers make it ideal for families and investors.

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The Midtown

05 mins

Bluewaters

06 mins

Future JVT
Metro Station

07 mins

Jumeirah
Village Circle

07 mins

Dubai Miracle
Gardens

10 mins

Dubai
Marina

10 mins

The
Greens

10 mins

Jumeirah
Golf Estate

12 mins

Global
Village

15 mins

Nearest
Metro Station

18 mins

Al Maktoum
Int'l Airport

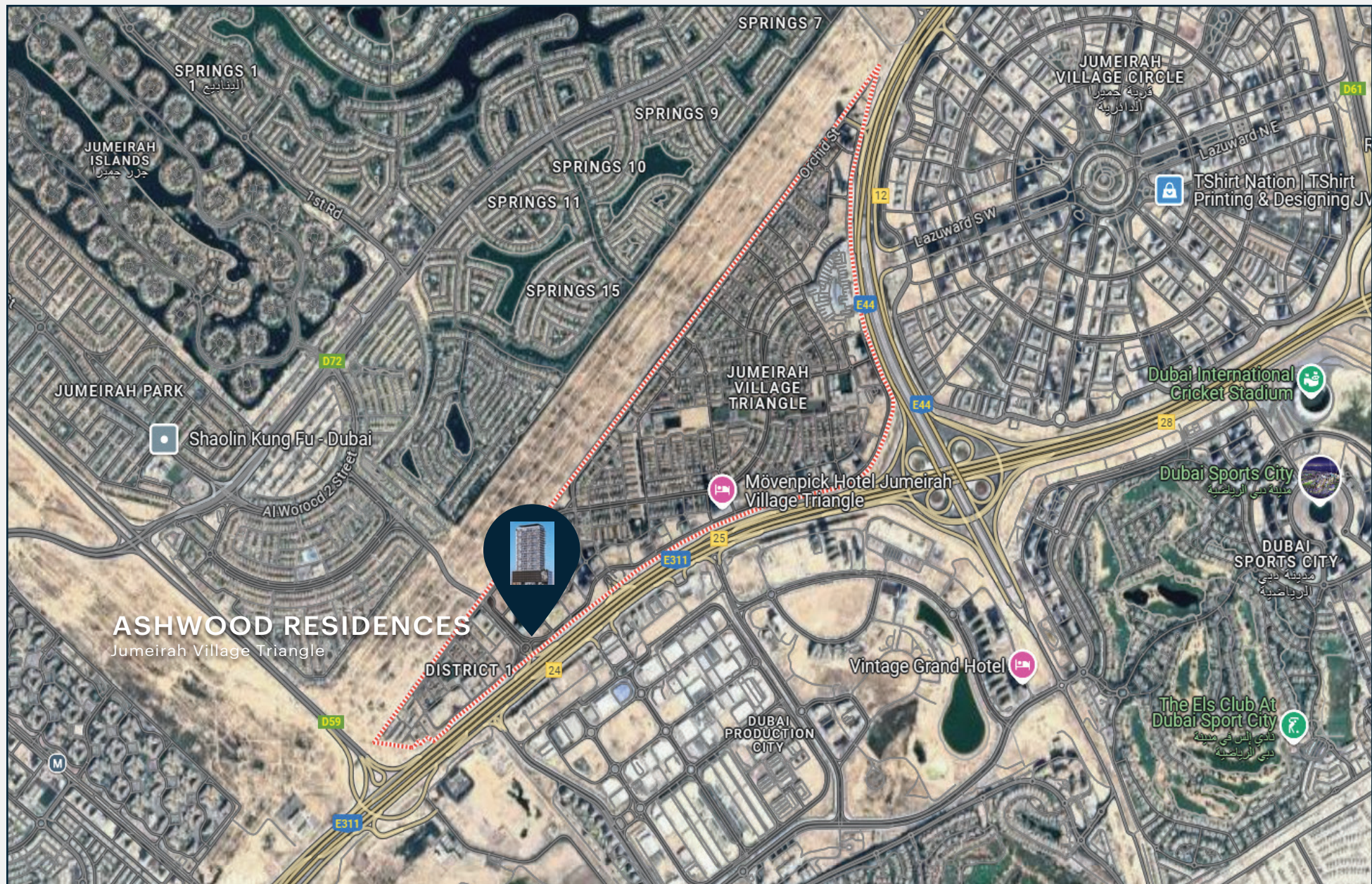
18 mins

Downtown
Dubai

21 mins

Museum of
the Future

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Nearby Clinics / Hospitals

Alcon Dubai

Specialized eye care services, ~ 1 minute from JVT during moderate traffic.

MedcareMedical Center

Multi-specialty clinic, ~ 2 minutes from JVT during moderate traffic.

Mediclinic Springs

Pediatric-focused services, ~ 1 minute from JVT during moderate traffic.

NMC Royal Hospital

Located in Dubai Investments Park, ~ 8 minutes from JVT.

Saudi German Hospital

Located in Al Barsha, ~7 minutes from JVT.

Al Zahra Hospital

Located on Sheikh Zayed Road (E11), ~6 minutes from JVT.

Nearby Schools

Jumeirah International Nursery

For children aged 45 days to 6 years (EYFS curriculum).

SunmarkeSchool

FS1 to Year 13, British and IB curriculum, KHDA rated "Very Good."

Arcadia School

(District 9) Primary to secondary education, British curriculum.

Dubai British School (Emirates Hills)

Victory Heights Primary School

(Dubai Sports City) Higher Education

Knowledge Park

(15-18 mins drive), home to universities like American University in Dubai and Middlesex University Dubai.

Unit Breakdown and Price

Configuration	No. of Units	Average Size	Starting Price	Average Monthly Payment
Studio	42	379	734,000	3,999
1 Bed	67	734	1,206,000	5,999
1.5 Bed	15	797	1,206,000	5,999
2 Bed	18	1,190	2,022,000	9,999
2.5 Bed	9	1,482	2,022,000	NA
3 Bed	2	2,753	5,371,355	NA

Flexible Payment Plan Options

POST HANDOVER

50%

During Construction

20%

at Handover

30%

Over 3 Years

PRE HANDOVER

50%

During Construction

50%

at Handover

Amenities



LUXURIOUS LOBBY



LOBBY RECEPTION



RETAIL UNITS



RETAIL PARKING



EV CHARGING



OUTDOOR PLAY AREA



GYM



ZEN GARDEN



SUN LOUNGERS



YOGA



LIFT LOBBY



KIDS POOL



INDOOR PLAY AREA



BBQ AREA



STEAM ROOM



RESIDENTIAL APARTMENT



PADEL COURT



SWIMMING POOL



SEATING AREA



EVENTS AREA

PROJECT RENDERINGS

ASHWOOD RESIDENCES

Lobby



Lobby



Reception



Hallway



Elevators



Luggage Storage Room



Studio



Studio



Studio



Studio



One Bedroom



One Bedroom



One Bedroom



One Bedroom



Two Bedroom



Two Bedroom



Two Bedroom



Two Bedroom



Two Bedroom



Two Bedroom



Three Bedroom



Three Bedroom



Three Bedroom



Three Bedroom



Three Bedroom



Three Bedroom



Swimming Pool



Gym



Zen Garden



Paddel Court



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Sherwoods 
Since 1988

Zen Garden



Exterior Facade



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Sherwoods 
Since 1988

Exterior Facade



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