



Luxurious Lifestyle at a Bespoke Address

AVANT GARDE-II
RESIDENCES
BY SKYLINE

Jumeirah Village Circle





Vibrant. Modern. Connected.

Dubai stands as a global beacon of growth and luxury, where ambition meets opportunity in a skyline of endless potential.

The city's real estate market offers a compelling mix of high rental yields, tax-free returns and,

strong capital appreciation, backed by a stable economy, pro-investor policies, and global demand. With long-term visas, full foreign ownership, and a track record of resilience, it's a prime opportunity for investors seeking secure, high-growth assets before prices rise further.



Legacy of Skyline

Established in the year 1989, Skyline Builders has had the privilege of serving over 8,300 valued clients across the globe. Over the years, Skyline has become more than just a name, it is a mark of prestige, a symbol of the magnificence behind every address we create.

Skyline Builders is renowned as a pioneer of quality living and refined lifestyles, each of our projects reflects the meticulous standards and timeless elegance that define our brand. With 166 architectural masterpieces delivered to

date, Skyline Builders continues to shape cityscapes with purpose and pride.

As a responsible and forward-thinking developer, Skyline Builders remain deeply committed to sustainability. Every project is consciously designed to achieve Green Home Certification, reinforcing our pledge to a greener, more thoughtful tomorrow.

Elevate your address with Skyline Builders.

Global Trust in Numbers:

36

Years of
Excellence

8300+

Happy
Customers

66+

Nationalities

166

Completed
Projects

17.3

Million Sq.ft
Developed

Presence in 10 Cities Across 2 Countries

AVANT GARDE-II
RESIDENCES
BY SKYLINE





A beautiful confluence of luxury and lifestyle

Avant Garde Residences II enjoys a prestigious location in District 12, Jumeirah Village Circle (JVC) , nestled on an exclusive front corner plot with breathtaking views of the Nakheel Circle Villas and surrounded by lush green spaces including Public Gardens, and District 12 Park. This prime positioning offers residents panoramic city vistas, with select units capturing stunning

glimpses of the Dubai Marina Skyline. Connectivity is effortless, with Hessa Street and Al Khail Road just 1 km away equidistant from the property - ensuring seamless access to key destinations across Dubai. Additionally, the upcoming metro line, set for completion in 2030, will be within easy reach, further enhancing the tower's convenience and appeal.

AVANT GARDE-II
RESIDENCES
BY SKYLINE



AVANT GARDE-II

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



Dubai
International
Airport

Burj Khalifa

The Dubai Mall

Downtown

Al Khail Road

Burj Al Arab



Meydan Racetrack

Muscat St.

Al Ain - Dubai Road

Palm Jumeirah



Mall Of the
Emirates

Al Khail Road

Dubai Hills Mall

Dubai Marina



Sheikh Zayed Road



AVANT GARDE-II
R E S I D E N C E S
BY SKYLINE



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

Jumeirah Village Circle

Sheikh Mohammed
Bin Zayed Road

Strategically Positioned at Jumeirah Village Circle

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)

Al 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.



AVANT GARDE-II
RESIDENCES
BY SKYLINE



Prime Location

Experience the perfect balance in Jumeirah Village Circle (JVC). Nestled in Dubai's heart, this peaceful residential community puts you minutes from vibrant city life. Discover green walkways, international schools, boutique cafés, and open spaces – your ideal Dubai lifestyle awaits.



Roof Top

23 Floors

5 Podiums

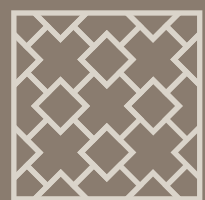
Ground Floor



Project Highlights

<div>Building Configuration</div> <div>G + 5 + 23</div>	<div>No. of Residences</div> <div>221</div>
<div>Floor to Ceiling Height</div> <div>3.275 m</div>	<div>Completion Date</div> <div>Q2, 2028</div>
<div>Ground Floor Retail</div> <div>4500 sq.ft</div>	<div>Unit Types</div> <div>Studio 1 BHK 1 BHK + Study 2 BHK</div>

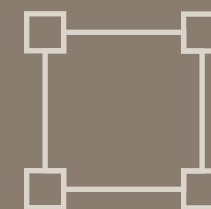
Finishing Facts



Imported
Porcelain Flooring



Bespoke Kitchens
Fully Equipped with
Bosch Appliances



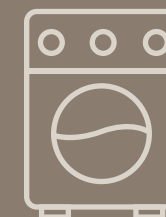
Expansive
Floor-to-Ceiling and
Wall-to-Wall Glass Doors



Designer Fixtures and
Fittings by Renowned
Spanish Brand Roca



Elevated Ceilings up to
3.275m for a Spacious
Ambience



Dedicated
Laundry Rooms
in Every Unit





Purposeful Spaces

Designed for Living



AVANT GARDE-II
RESIDENCES
BY SKYLINE

An Arrival to Impress
The grand entrance lobby where luxury begins



A Place to Mingle

The guest lounge. A place for a warm welcome



Elevator Lobby



An Impeccable Approach
Discover your Avant Garde Address



A Culinary Haven

Modern fully integrated kitchens for inspired cooking

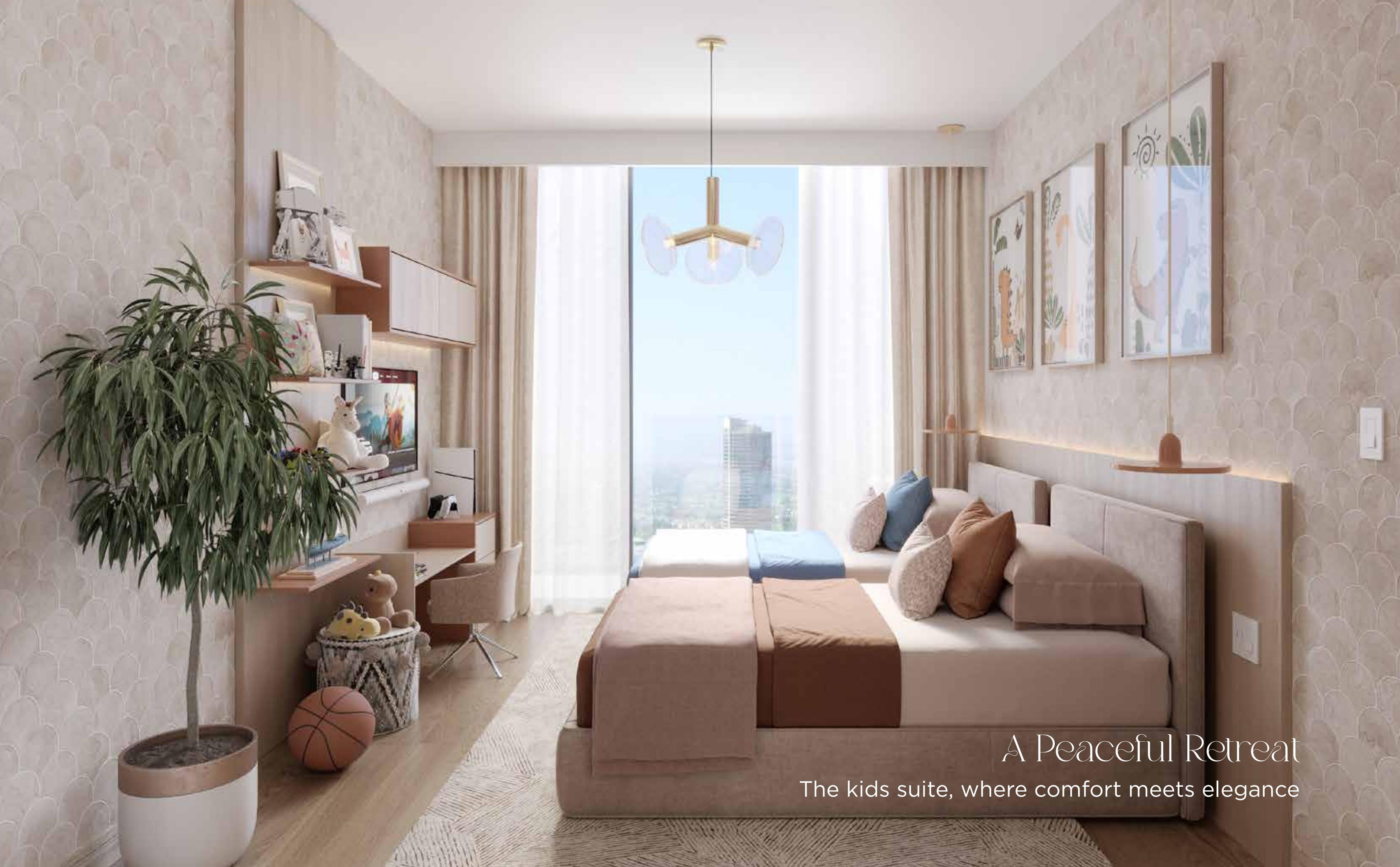


A Space to Unwind & Connect
Luxury living spaces crafted for effortless living



A Serene Escape

The primary suite designed for ultimate relaxation



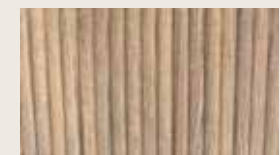
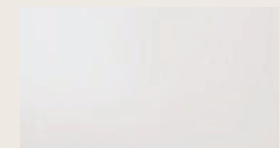
A Peaceful Retreat

The kids suite, where comfort meets elegance



Inspired by Nature

Interiors







A place to Belong



Reception &
Lounge



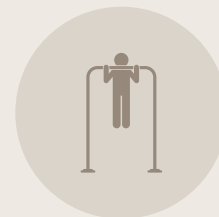
Resort-style
Swimming Pool



Pickleball
Court



Skyline Silent
Cinema



Outdoor
Work-Out Zone



State-of-the-art
Gym



Outdoor
BBQ Area



Children's
Pool



Kids' Play Zone
with Climbing Wall



Poolside Rinse
Stations & Grill Deck



Signature Mini
Golf Park



Open-Air Yoga &
Meditation Deck



Rooftop Turf Deck &
Terrace Banquet Space



Rest & Retreat
Decks



Floating Lounge &
Glazed Edge Pool



Nature Walks
& Promenades



Rooftop
Observatory Deck



Multi-function Room
and Co-working Space





A Space to Create & Collaborate
The multi-function room and co-working space

A vibrant rooftop playground scene. In the foreground, a lush green lawn is dotted with large, light-colored beanbag chairs. To the left, a group of people are seated at a wooden table under a large, light-colored patio umbrella. In the center, a man in a yellow shirt and blue pants is holding a young child. To the right, a woman in a white dress is clapping, and a young girl in a blue skirt is standing nearby. The playground equipment includes a yellow and red slide, a black and white climbing net, and a green and yellow play structure. The background features a modern building with large glass windows and balconies, and a clear blue sky.

A Playground Under the Sky
Kids' outdoor play zone, filled with endless fun



A World of Imagination

Kids' indoor play area, where adventures begin



A Destination to Revitalise

The fully equipped, state-of-the-art gymnasium



A Dip with a View

The glazed edge swimming pool, where relaxation meets the horizon.



A Green Oasis

Podium level mini golf park and lush promenade for leisurely strolls



Cinema Under the Stars
Rooftop silent cinema for unforgettable evenings



Dine & Play

Rooftop grill & chill deck and pickleball court



Relax & Soak in the Views

Yoga pavilion



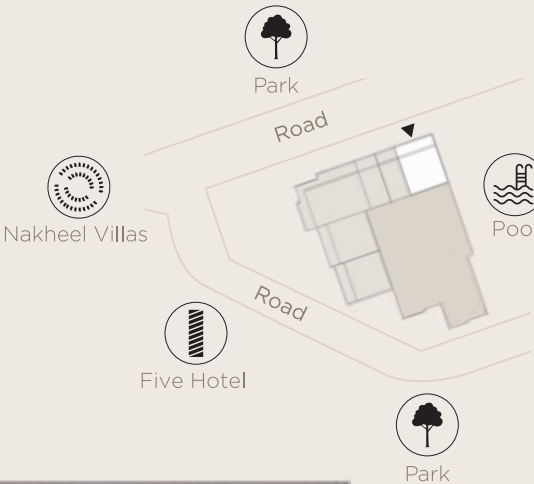
Stop existing Start living

Tucked within Dubai's dynamic core, Jumeirah Village Circle (JVC) offers the best of both worlds a peaceful residential retreat just minutes from the city's most vibrant districts.

JVC combines green walkways, international schools, boutique cafés, and open spaces. Making it one of Dubai's most desirable residential destinations.

1 Bedroom Type A1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	63.80	686.74
Balcony Area	18.20	195.90
Total Area	82.00	882.64

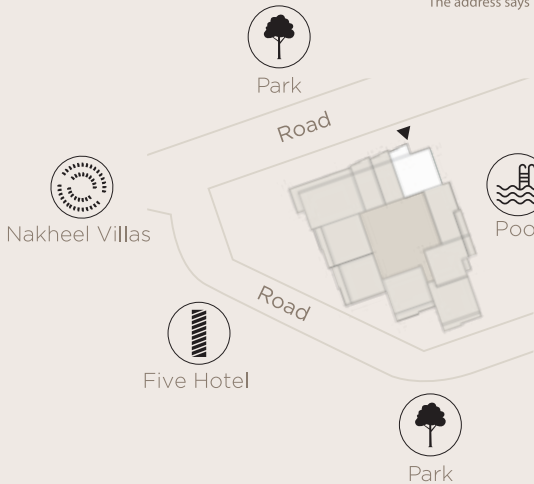


Level 1



1 Bedroom Type A1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	64.00	688.89
Balcony Area	7.76	83.53
Total Area	71.76	772.42

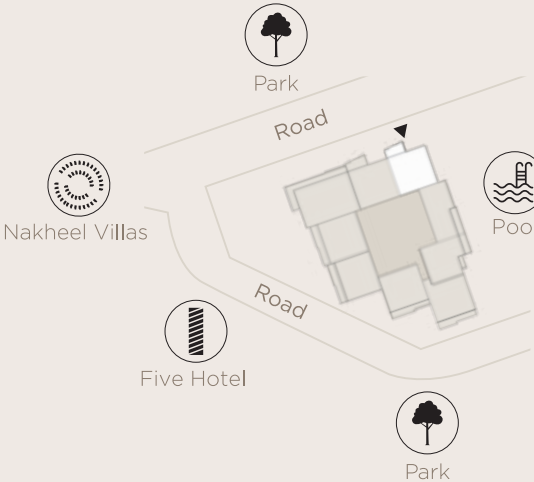


Level 2 to 18



1 Bedroom Type A1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	63.98	688.67
Balcony Area	7.67	82.56
Total Area	71.65	771.23

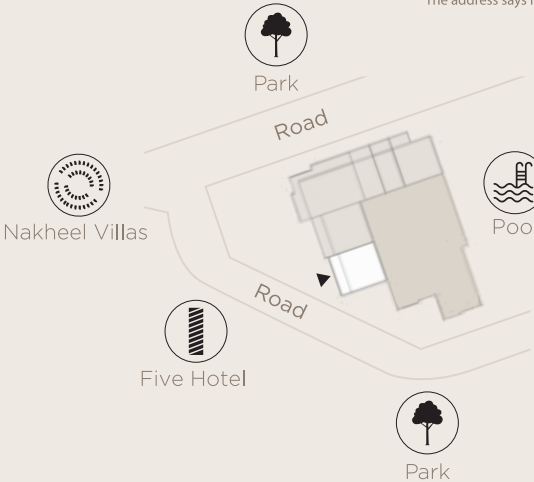


Level 19 to 23



1 Bedroom Type A2

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.94	677.48
Balcony Area	18.31	197.09
Total Area	81.25	874.57

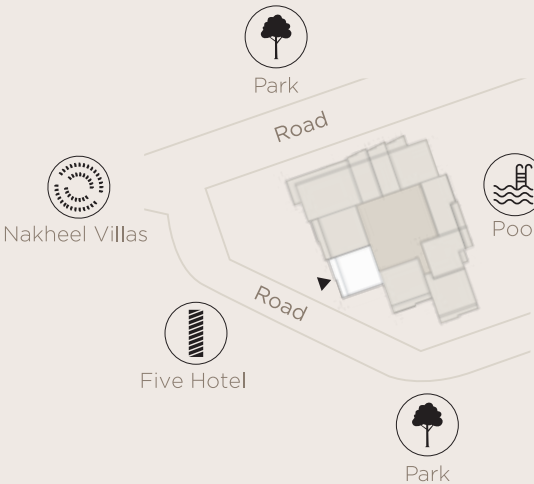


Level 1



1 Bedroom Type A2

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.90	677.05
Balcony Area	12.01	129.27
Total Area	74.91	806.32

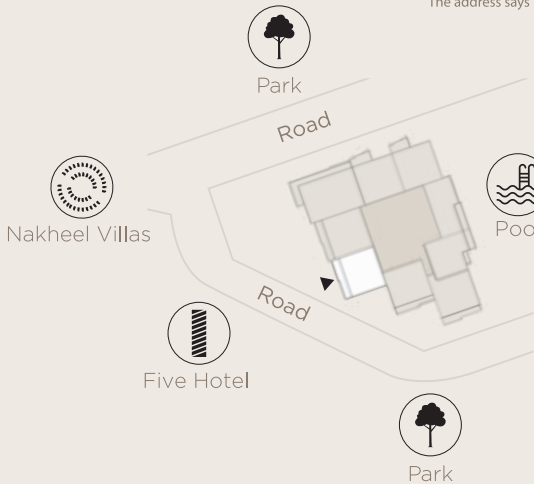


Level 2 to 18



1 Bedroom Type A2

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.90	677.05
Balcony Area	12.01	129.27
Total Area	74.91	806.32

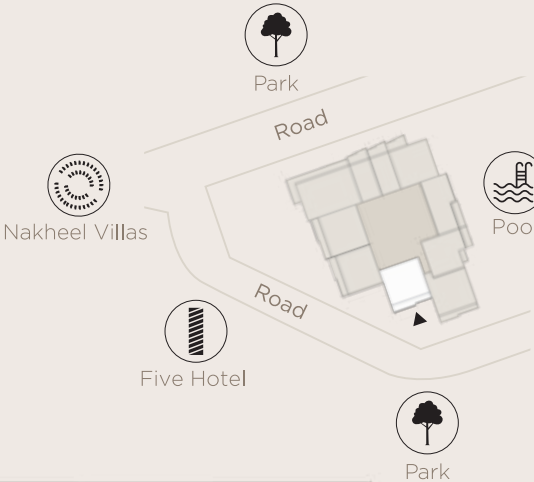


Level 19 to 23



1 Bedroom Type A3

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.46	672.31
Balcony Area	10.12	108.93
Total Area	72.58	781.24

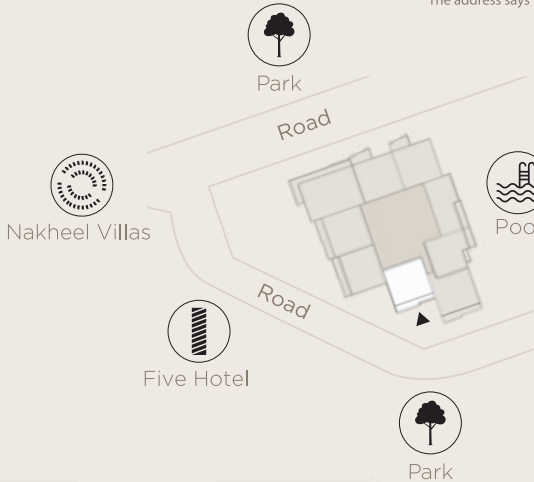


Level 2 to 18



1 Bedroom Type A3

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.46	672.31
Balcony Area	10.12	108.93
Total Area	72.58	781.24

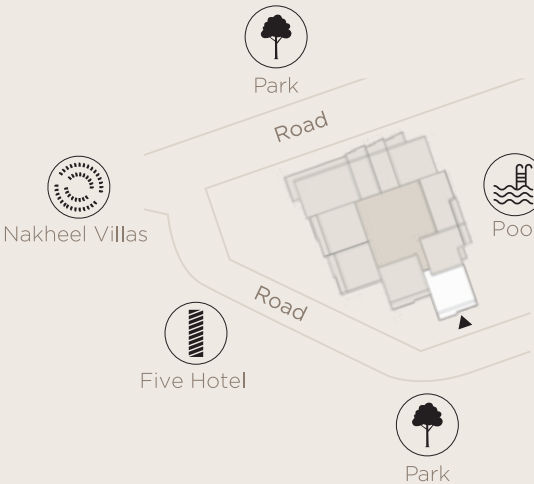


Level 19 to 23

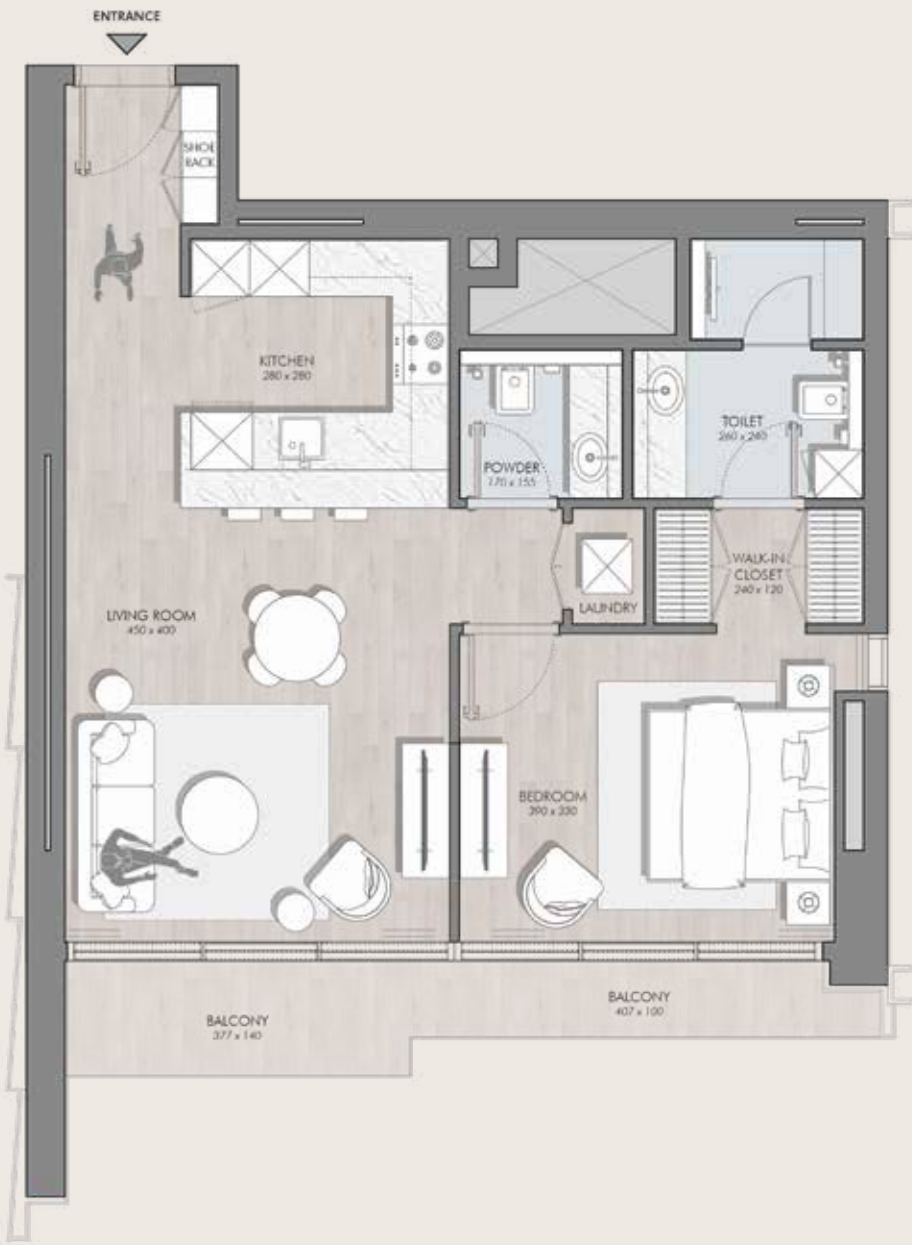


1 Bedroom Type A4

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	65.14	701.16
Balcony Area	10.66	114.74
Total Area	75.80	815.90

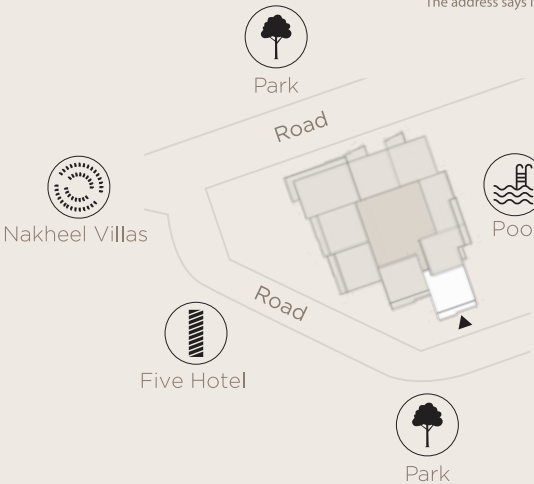


Level 2 to 18

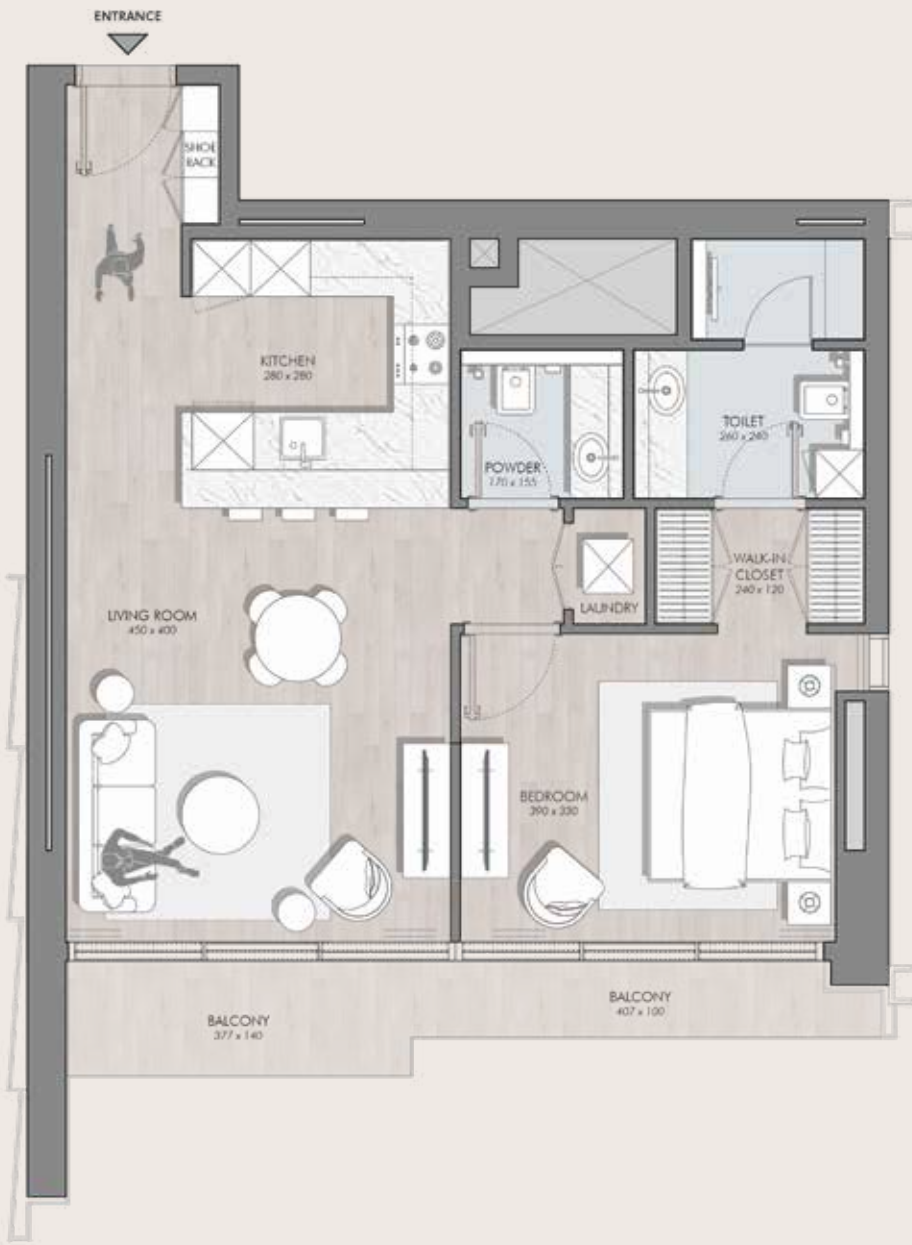


1 Bedroom Type A4

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	65.14	701.16
Balcony Area	10.66	114.74
Total Area	75.80	815.90

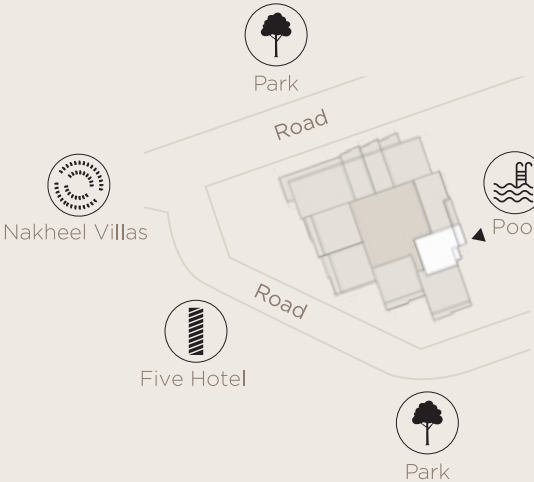


Level 19 to 23



1 Bedroom Type A5

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.65	674.36
Balcony Area	8.94	96.23
Total Area	71.59	770.59

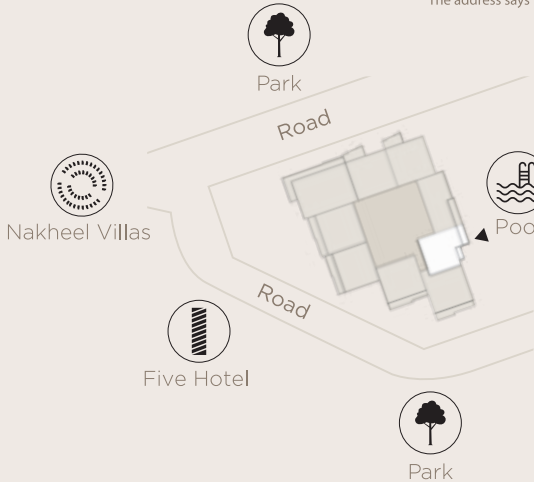


Level 2 to 18



1 Bedroom Type A5

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	62.71	675.00
Balcony Area	8.91	95.91
Total Area	71.62	770.91



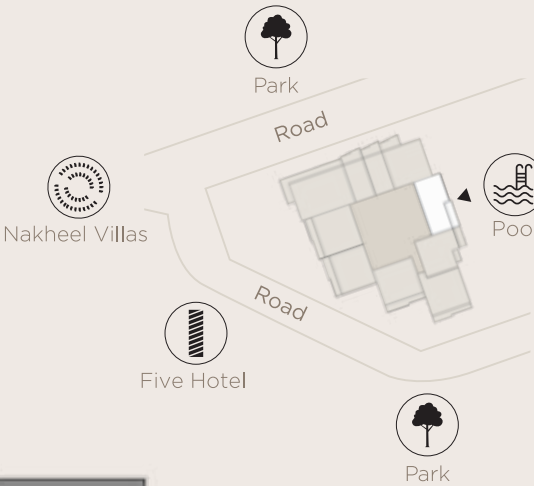
Level 19 to 23



1 Bedroom Type A6

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	59.47	640.13
Balcony Area	8.06	86.76
Total Area	67.53	726.89

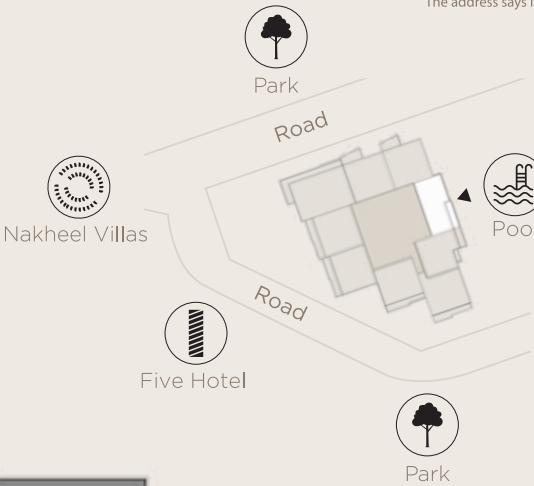
Level 2 to 18



1 Bedroom Type A6

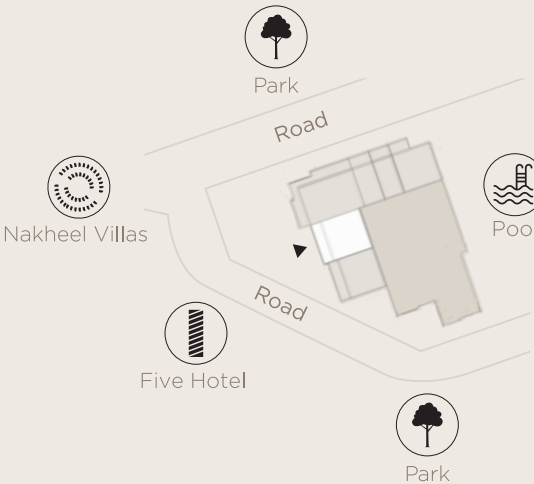
	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	59.47	640.13
Balcony Area	8.07	86.86
Total Area	67.54	726.99

Level 19 to 23



1 Bedroom Type B1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	64.12	690.18
Balcony Area	18.61	200.32
Total Area	82.73	890.50

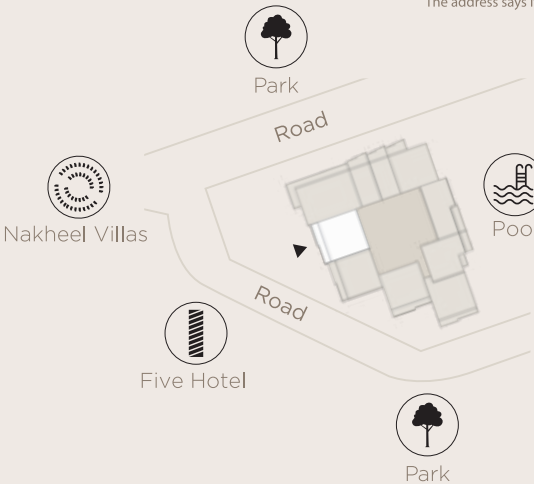


Level 1



1 Bedroom Type B1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	64.12	690.18
Balcony Area	11.80	127.01
Total Area	75.92	817.20



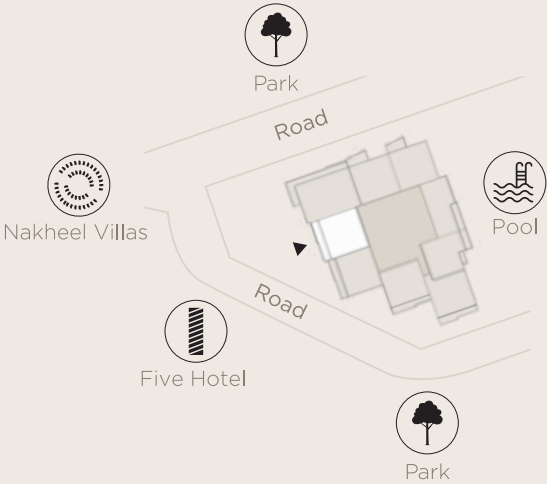
Level 2 to 18



1 Bedroom Type B1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	64.12	690.18
Balcony Area	11.77	126.69
Total Area	75.89	816.87

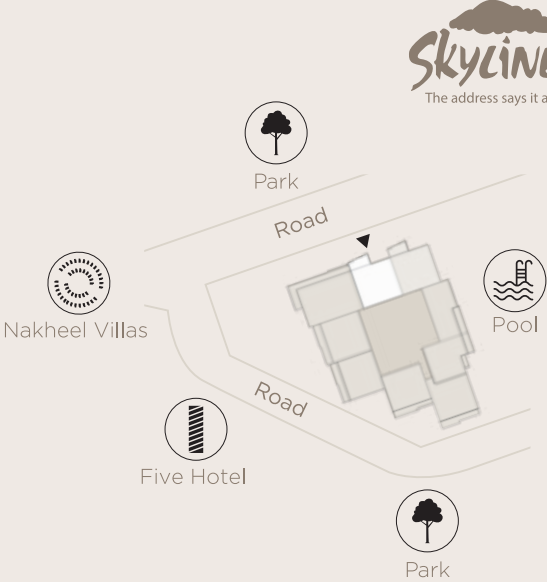
Level 19 to 23



1 Bedroom Type B2

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	64.63	695.67
Balcony Area	7.99	86.00
Total Area	72.62	781.68

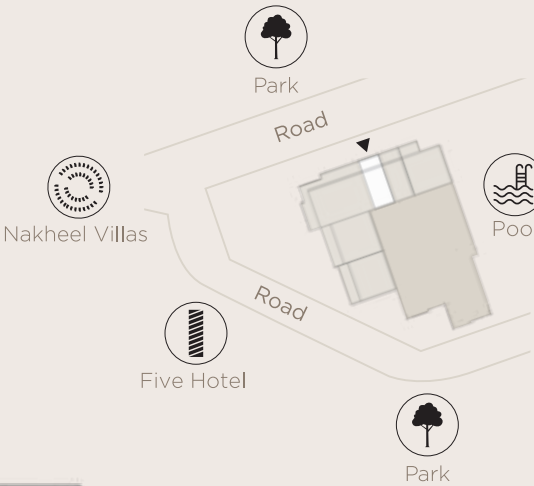
Level 19 to 23



Studio Type A1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	32.40	348.75
Balcony Area	9.01	96.98
Total Area	41.41	445.73

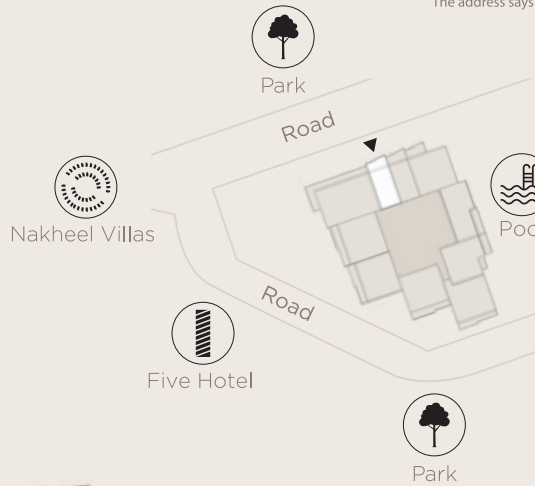
Level 1



Studio Type A1

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	32.40	348.75
Balcony Area	7.97	85.79
Total Area	40.37	434.54

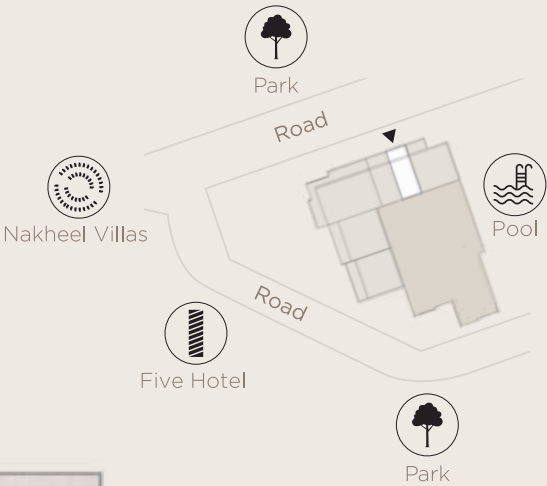
Level 2 to 18



Studio Type A2

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	32.22	346.81
Balcony Area	9.01	96.98
Total Area	41.23	443.80

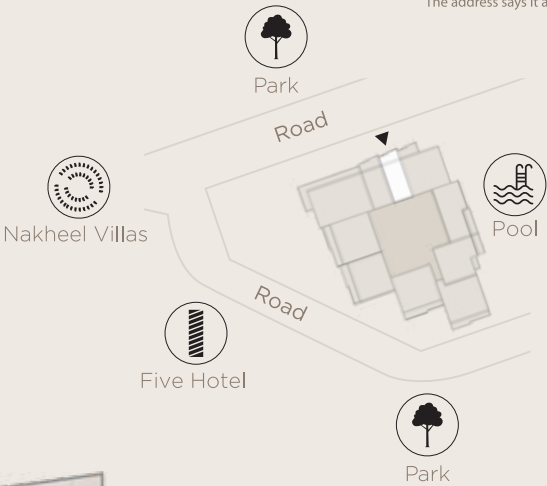
Level 1



Studio Type A2

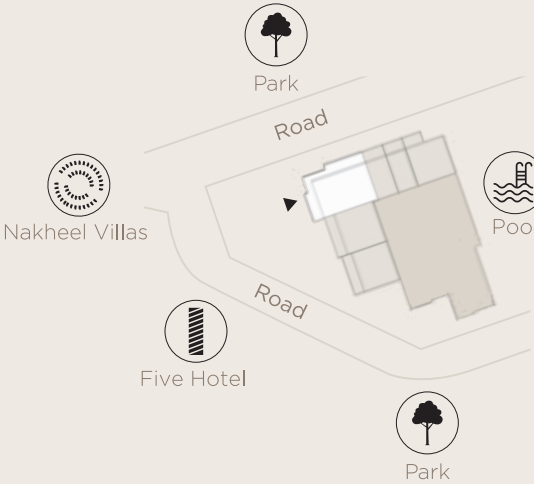
	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	32.25	347.14
Balcony Area	7.88	84.82
Total Area	40.13	431.96

Level 2 to 18



2 Bedroom Type A

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	97.69	1051.53
Balcony Area	38.14	410.54
Total Area	135.83	1462.06

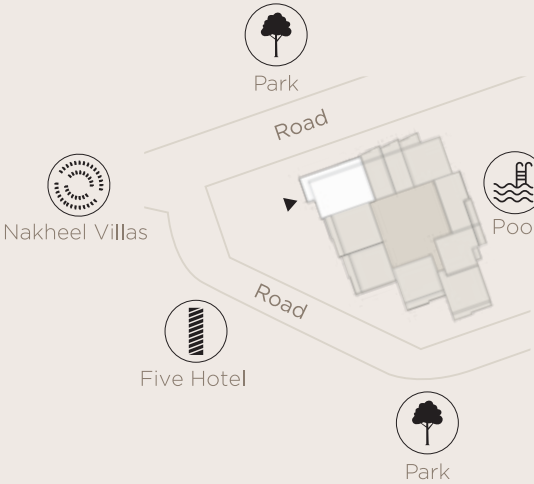


Level 1



2 Bedroom Type A

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	97.68	1051.42
Balcony Area	22.71	244.45
Total Area	120.39	1295.87



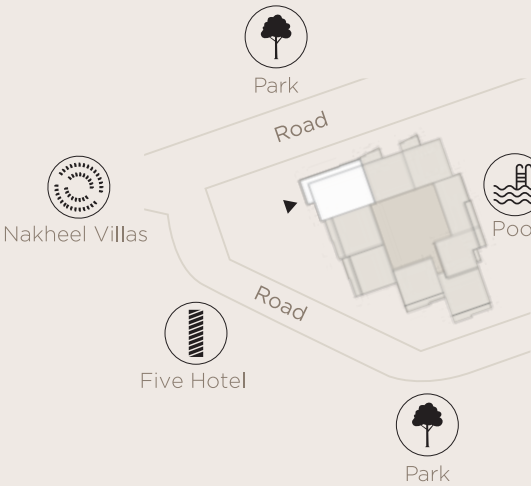
Level 2 to 18



2 Bedroom Type A

	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	97.68	1051.42
Balcony Area	22.71	244.45
Total Area	120.39	1295.87

Level 19 to 23



All pictures, plans, layouts, information, data, and details included in this brochure are for indicative purposes only and are subject to change at any time in accordance with the final designs of the project and regulatory approvals. Drawings are not to scale, and the furniture and decor shown are for illustrative purposes only.

Your Dream Home Awaits