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Luxurious Lifestyle at a Bespoke Address

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

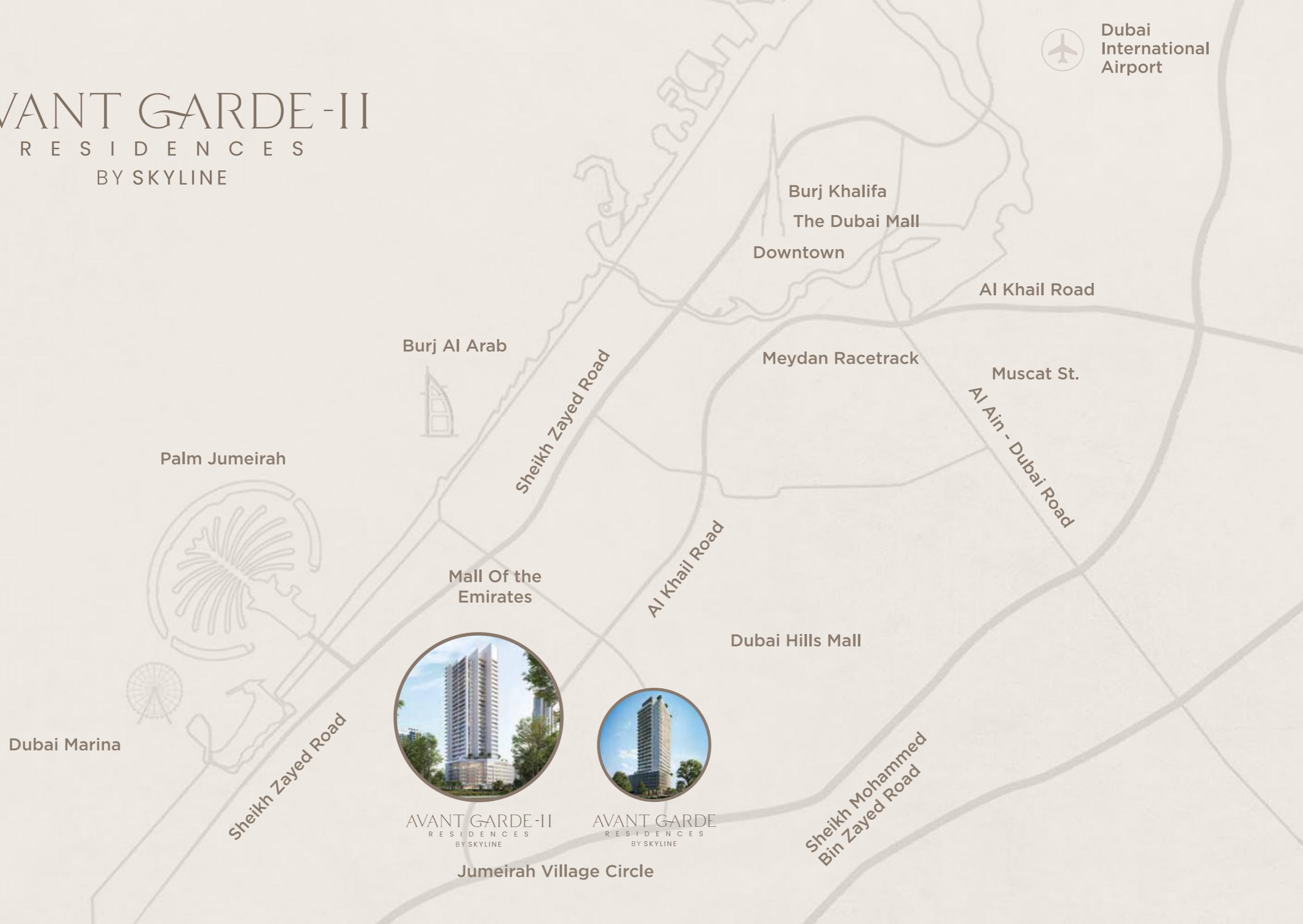
Avant Garde Residences II enjoys a prestigious location in District 12, Jumeirah Village Circle (JVC), nestled on an exclusive front corner plot with breathtaking views of the Nakheel Circle Villas and surrounded by lush green spaces including Public Gardens, and District 12 Park. This prime positioning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

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

Building Configuration

G + 5 + 23

Floor to Ceiling Height

3.275 m

Ground Floor Retail

4500 sq.ft

No. of Residences

221

Completion Date

Q2, 2028

Unit Types

**Studio
1 BHK
1 BHK + Study
2 BHK**

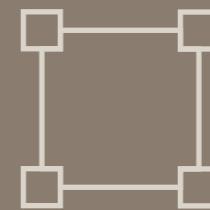
Finishing Facts



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



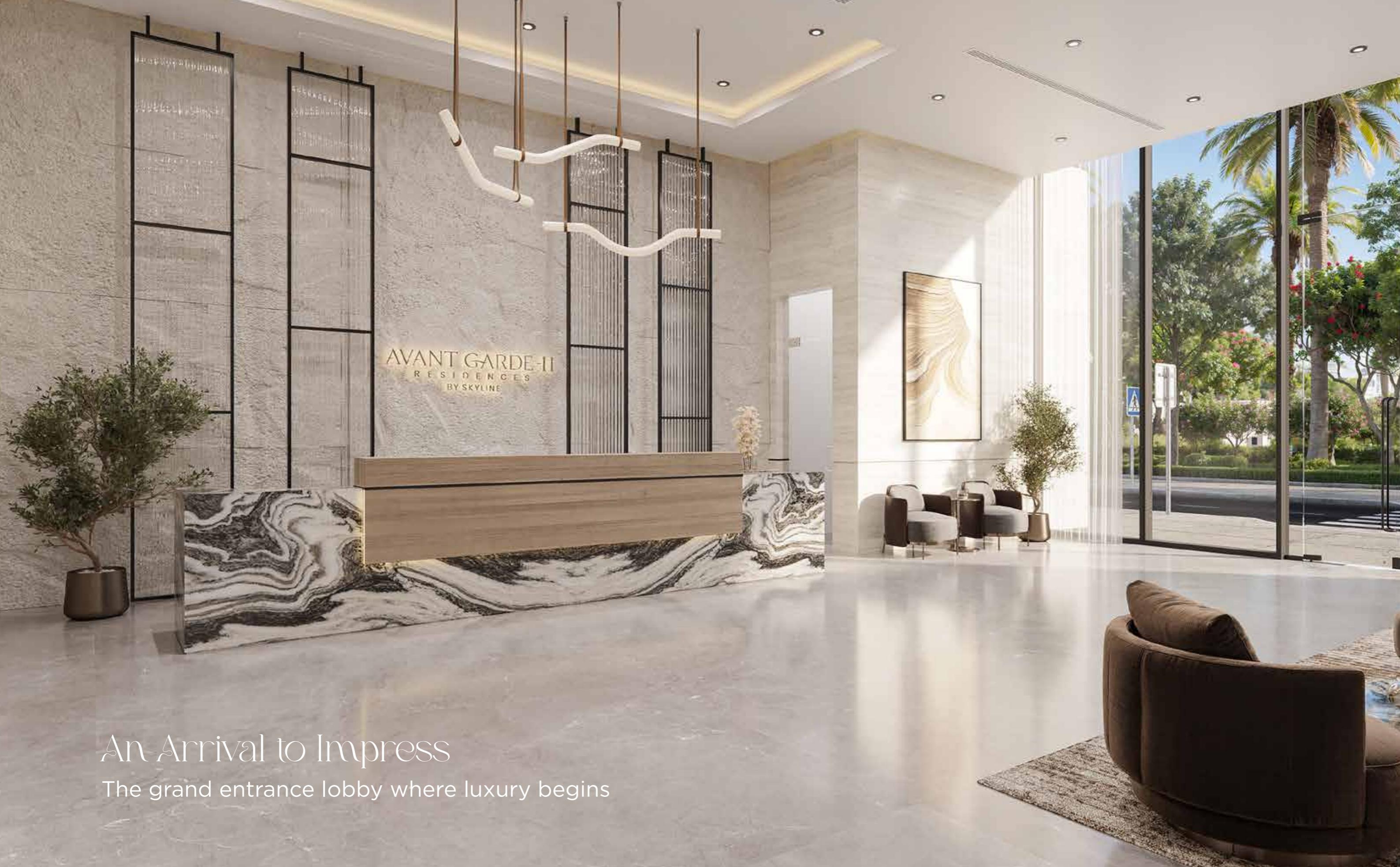
Dedicated
Laundry Rooms
in Every Unit





Purposeful Spaces

Designed for Living



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

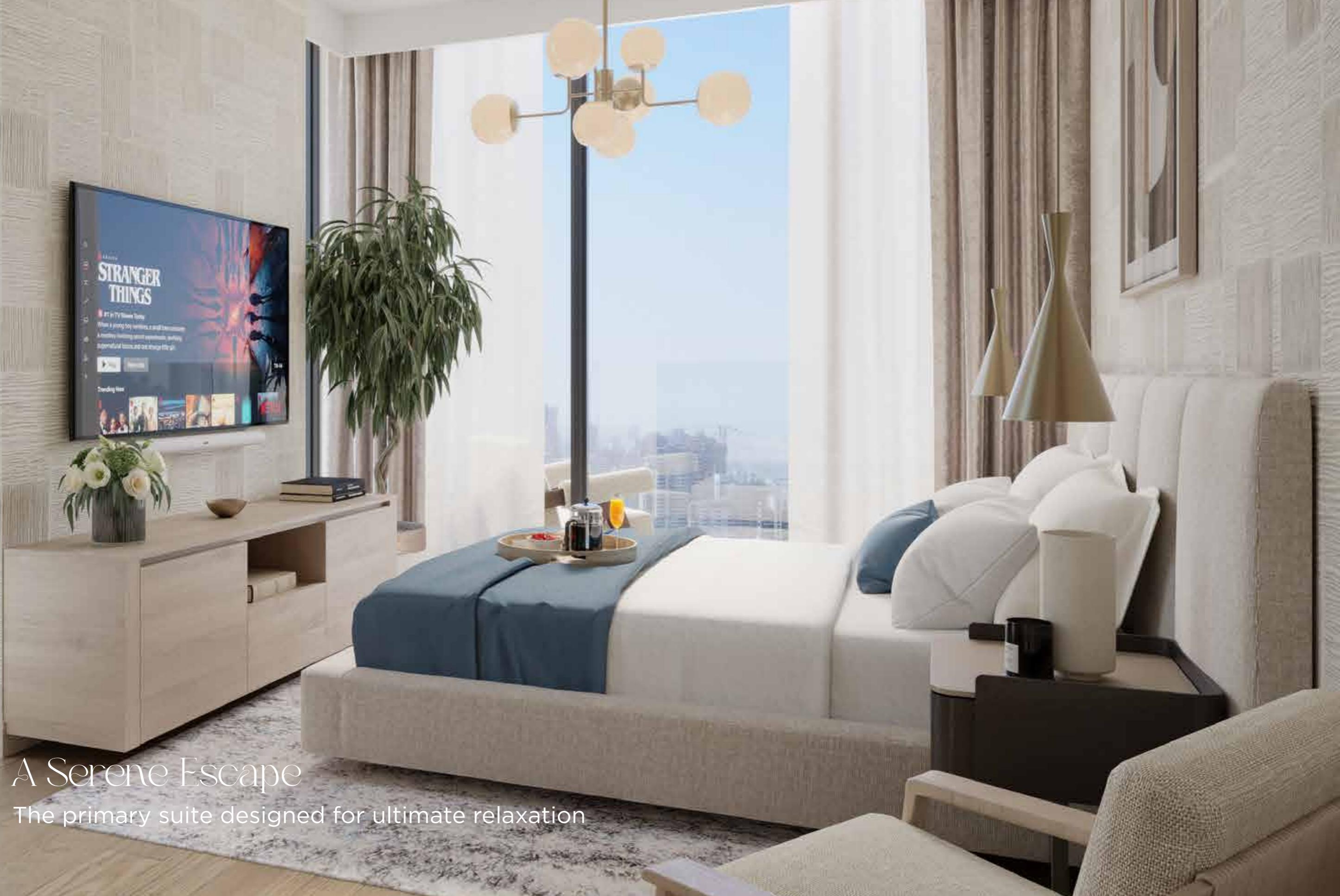


A Culinary Haven

Modern fully integrated kitchens for inspired cooking

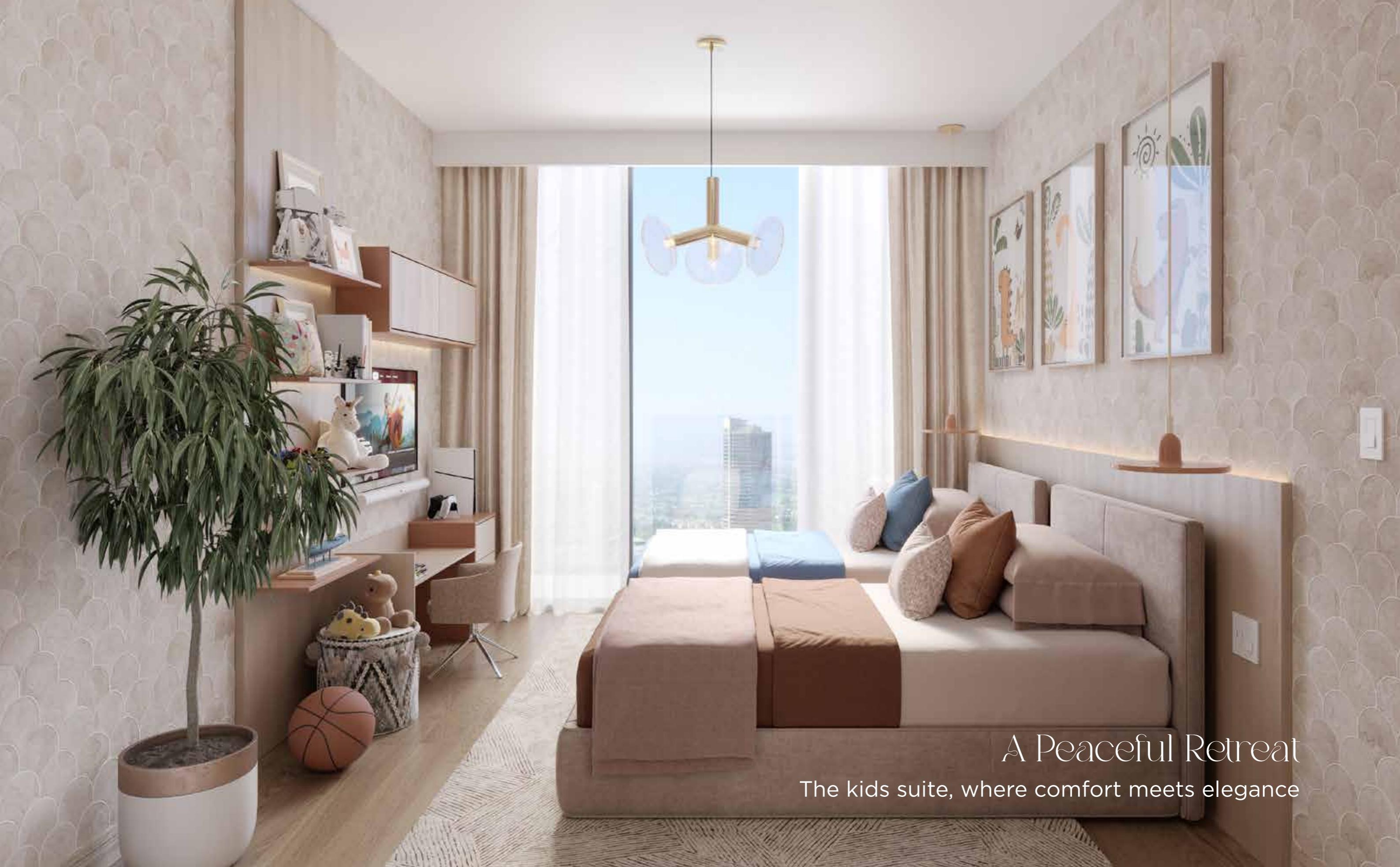


A Space to Unwind & Connect
Luxury living spaces crafted for effortless living



A Serene Escape

The primary suite designed for ultimate relaxation

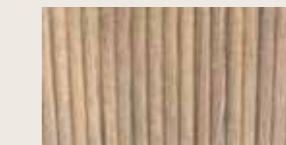


A Peaceful Retreat
The kids suite, where comfort meets elegance



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 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



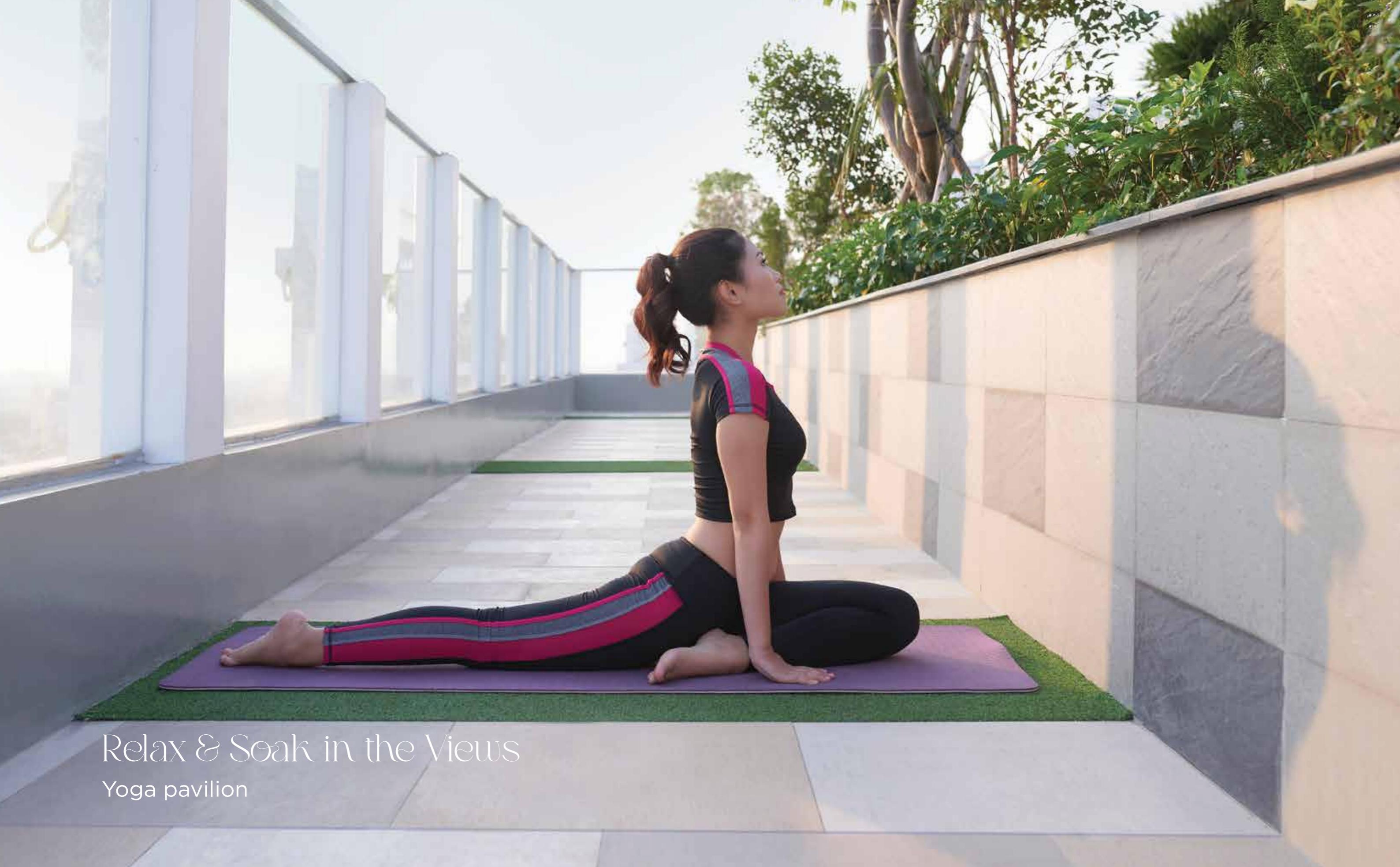
Cinema Under the Stars

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

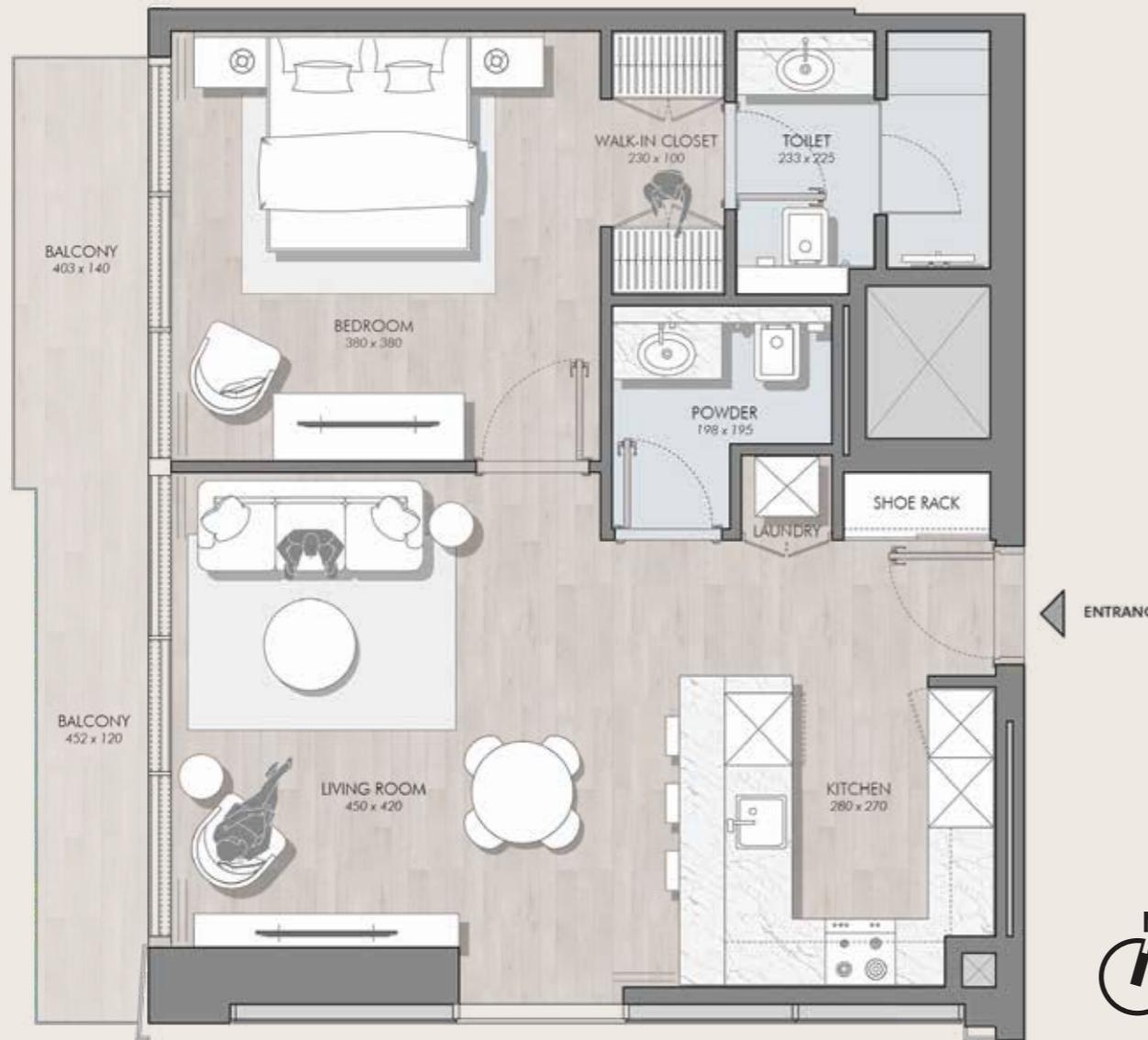


1 Bedroom Type A2

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



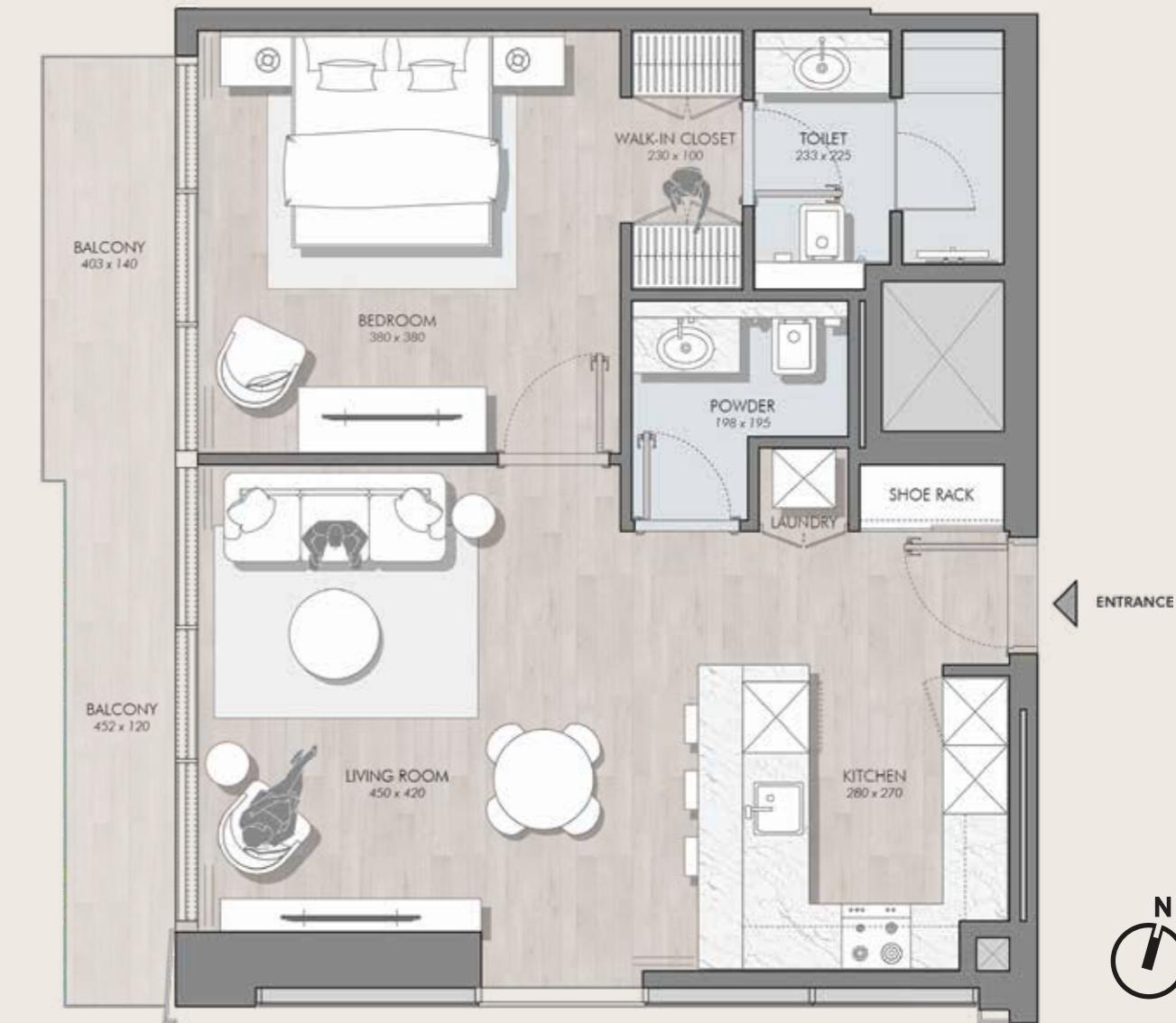
Level 2 to 18



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

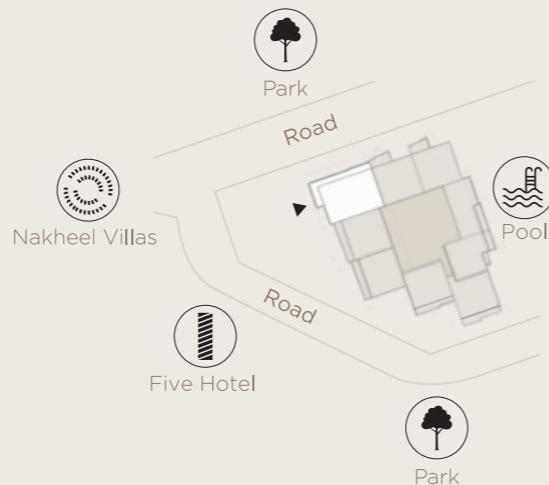
	Sizes (Sq. M)	Sizes (Sq. Ft.)
Apartment	97.68	1051.42
Balcony Area	22.71	244.45
Total Area	120.39	1295.87

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



Your Dream Home Awaits