

AVANT GARDE  
RESIDENCES  
BY SKYLINE

JUMEIRAH VILLAGE CIRCLE

# avant-garde

*/,avɔ̃'ɡa:d/*

*adjective*

Favouring or introducing new and experimental ideas and methods

A wide-angle photograph of the Dubai skyline at sunset. The sky is a mix of soft pinks, oranges, and blues, with wispy clouds. The city's skyscrapers, including the Burj Khalifa, are silhouetted against the horizon. The water in the foreground is calm, reflecting the colors of the sky and the buildings. The overall mood is serene and majestic.

# THE DUBAI DREAM

Dubai makes dreams into reality. Visionary leadership and a relentless dedication to be the best city in the world have propelled the Emirate to become a leading international business and tourism destination.

Unparalleled quality of life and limitless opportunities have attracted the best and brightest from around the globe to form a progressive and harmonious community. As a beacon of innovation and progress in the region, Dubai's safety and stability have long been key factors to the city's status as a flourishing investment safe haven.

# BUILDING A LEGACY OF TRUST

For 35 years, Skyline Builders has earned its reputation as the leading developer in Kerala. The company has gained the trust of its customers and developed long-term relationships based on its founding principles of integrity, excellence, and customer delight.

As an award-winning developer with an unrivalled track record, Skyline Builders takes pride in completing projects on time. With keen attention to detail, only the best quality materials and skilled craftsmanship are used in each and every project.

With Avant Garde Residences, Skyline Builders are set to leverage decades of development experience and expand their trusted brand to cater to a global audience in the dynamic city of Dubai.



*The address says it all*

— Since 1989 —

**1989**  
SINCE

**35**  
YEARS

**9 CITIES**  
PROJECTS ACROSS

**158**  
TOTAL PROJECTS

**16.1 MILLION**  
SQUARE FEET DEVELOPED

**7,900+**  
HAPPY CUSTOMERS

# JUMEIRAH VILLAGE CIRCLE

Strategically located in central Dubai, Jumeirah Village Circle has proven its value, quickly becoming the leading community in Dubai for new property sales in 2023.

With excellent access from major highways surrounding the community, every major landmark and business district is just a short drive away.

The community's thoughtfully placed parks, gardens, and landscape areas offer residents tranquillity and serenity within minutes of the city's hustle and bustle. This unique feature also makes the community one of the most pet-friendly places in Dubai.

With a mall, markets, schools, and entertainment destinations, the community is truly self-sufficient, ensuring convenience and comfort for its residents.

- |       |                            |       |   |
|-------|----------------------------|-------|---|
| 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                        |
| 11 KM | Jumeirah Golf Estates      | 24 KM | Dubai International Financial Centre (DIFC) |
| 13 KM | Dubai Marina and JBR       | 25 KM | Dubai World Trade Centre                    |
| 13 KM | Burj Al Arab               | 31 KM | Dubai International Airport (DXB)           |
| 13 KM | Palm Jumeirah              | 37 KM | Al Maktoum International Airport (DWC)      |

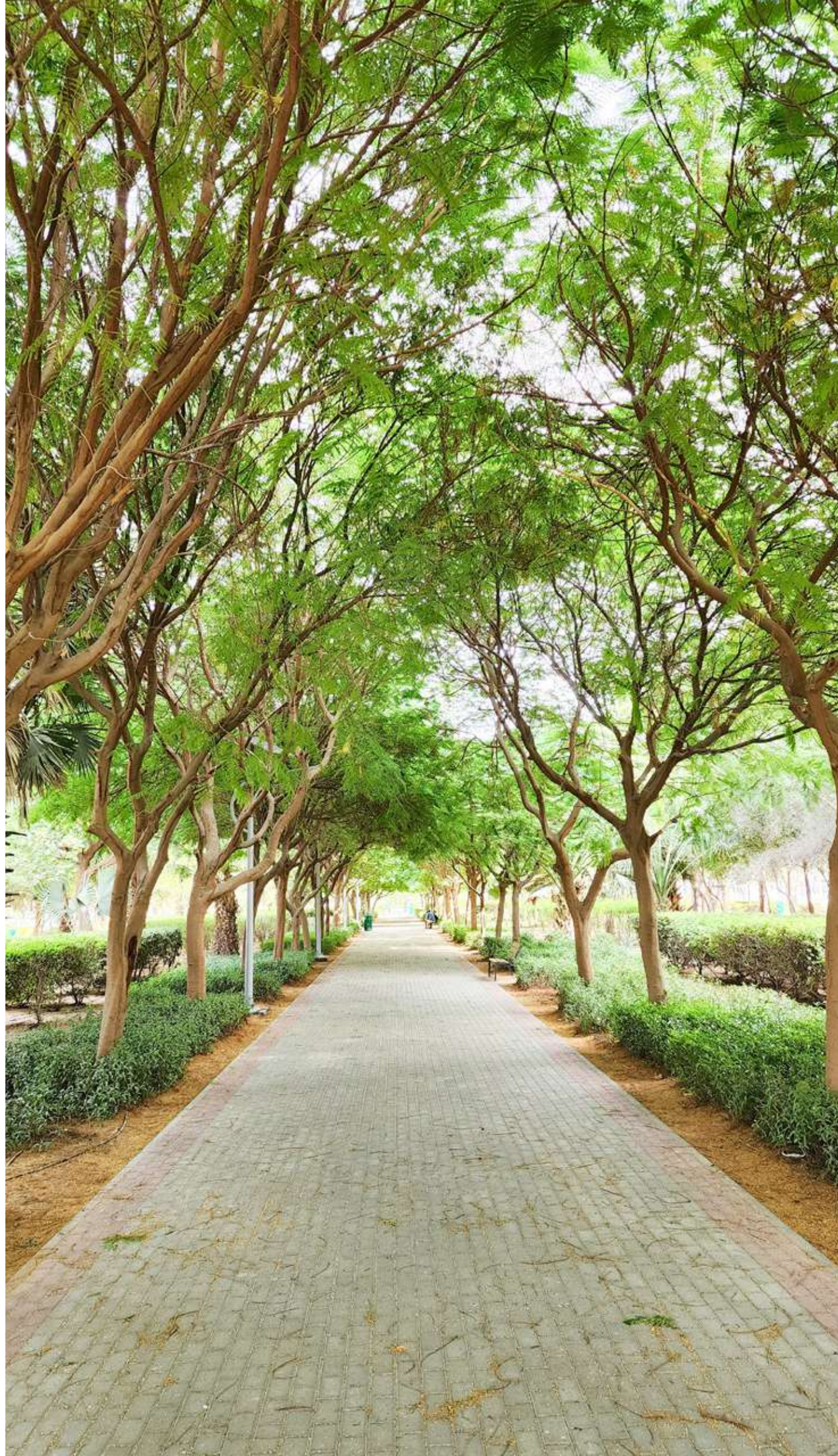


# COMMUNITY FEATURES

Jumeirah Village Circle (JVC) offers a number of features including:

-  Parks & Play Areas
-  The Circle Mall
-  Hotels
-  International Schools





AVANT GARDE  
RESIDENCES  
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## GRAND ENTRANCE LOBBY

An expansive double-height entrance lobby greets the residents at Avant Garde Residences with a warm and welcoming natural material palette. Grand spaces designed tastefully with premium materials including textured walls, wood finishes, and marble-cladding provide a sense of arrival throughout the building's impressive lobby.

A resident's lounge doubles as a private space for meeting guests and as a waiting area. Within a private niche, a fully equipped communal working space offers residents an alternative work-from-home location.



ENTRANCE LOBBY



AVANT GARDE  
RESIDENCES BY SKYLINE

RECEPTION AREA



COMMUNAL WORKSPACE



RESIDENT'S LOUNGE



LIFT LOBBY



COMMON CORRIDOR







## TIMELESS DESIGN

A thoughtful contemporary architectural design graces the façade of Avant Garde Residences. The building's subtle staggered curves are a nod to the rolling dunes of the Arabian desert and the ebb and flow of the Arabian gulf.

Balancing technical requirements with elegant design, the building's orientation was strategically positioned to maximize views for the apartments, ensuring practical spaces and optimal perspectives throughout the building.



# ELEGANT INTERIORS

European interior design with a focus on natural materials and colour palettes ensure a tranquil and elegant ambiance throughout each apartment. Attentive use of space in each apartment provides efficiency and comfort.

World-class materials from reputable global suppliers ensure long-term durability for residents to enjoy.





SPACIOUS  
LIVING AREAS



FULLY INTEGRATED  
KITCHENS

# ATTENTION TO DETAIL

Every aspect of Avant Garde Residences has been carefully designed to ensure it meets the highest standards of craftsmanship. Spacious well-appointed apartments provide residents with uncompromised quality and immense long-term value.

Soft pastels and a natural material palette create an elegant and welcoming environment which features world-class materials, fixtures, and fittings to ensure longevity. Floor to ceiling windows and pragmatically designed balcony areas ensure a bright and airy atmosphere.





A PLACE FOR REST  
AND RELAXATION





INTEGRATED BATHROOMS  
WITH STORAGE

# LIFESTYLE FEATURES & AMENITIES

The building has been designed as a vibrant self-sufficient community to ensure a transcendent level of comfort and convenience for its' residents. As a reflection of the community, the building's diverse features and amenities will create a microcosm of Dubai's thriving ambience in the heart of the city.

- 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





20 METER INFINITY  
SWIMMING POOL



LIVE BETTER



HEALTH IS WEALTH



A PLACE TO GROW



TIME FOR FUN AND GAMES



JOIN THE COMMUNITY





ENJOY THE OUTDOORS



CHILL ON THE ROOF



FIRE UP THE GRILL



CAPTURE THE VIBE

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# AVANT GARDE

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

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