



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



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Prop971 is a curated data platform for UAE off plan properties.



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
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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.

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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



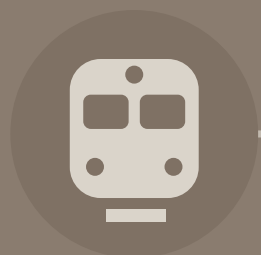
AVANT GARDE
R E S I D E N C E S
BY SKYLINE

Jumeirah Village Circle

Sheikh Mohammed
Bin Zayed Road

Strategically Positioned at Jumeirah Village Circle

Future
Metro Line



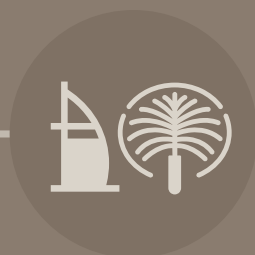
0.2 KM
(5 Min Walk)

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

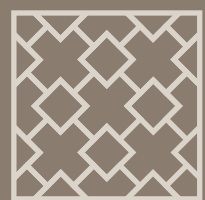
Ground Floor



Project Highlights

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

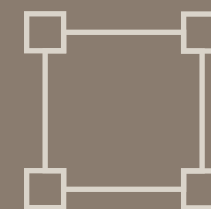
Finishing Facts



Imported
Porcelain Flooring



Bespoke Kitchens
Fully Equipped with
Bosch Appliances



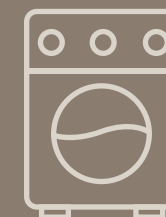
Expansive
Floor-to-Ceiling and
Wall-to-Wall Glass Doors



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



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

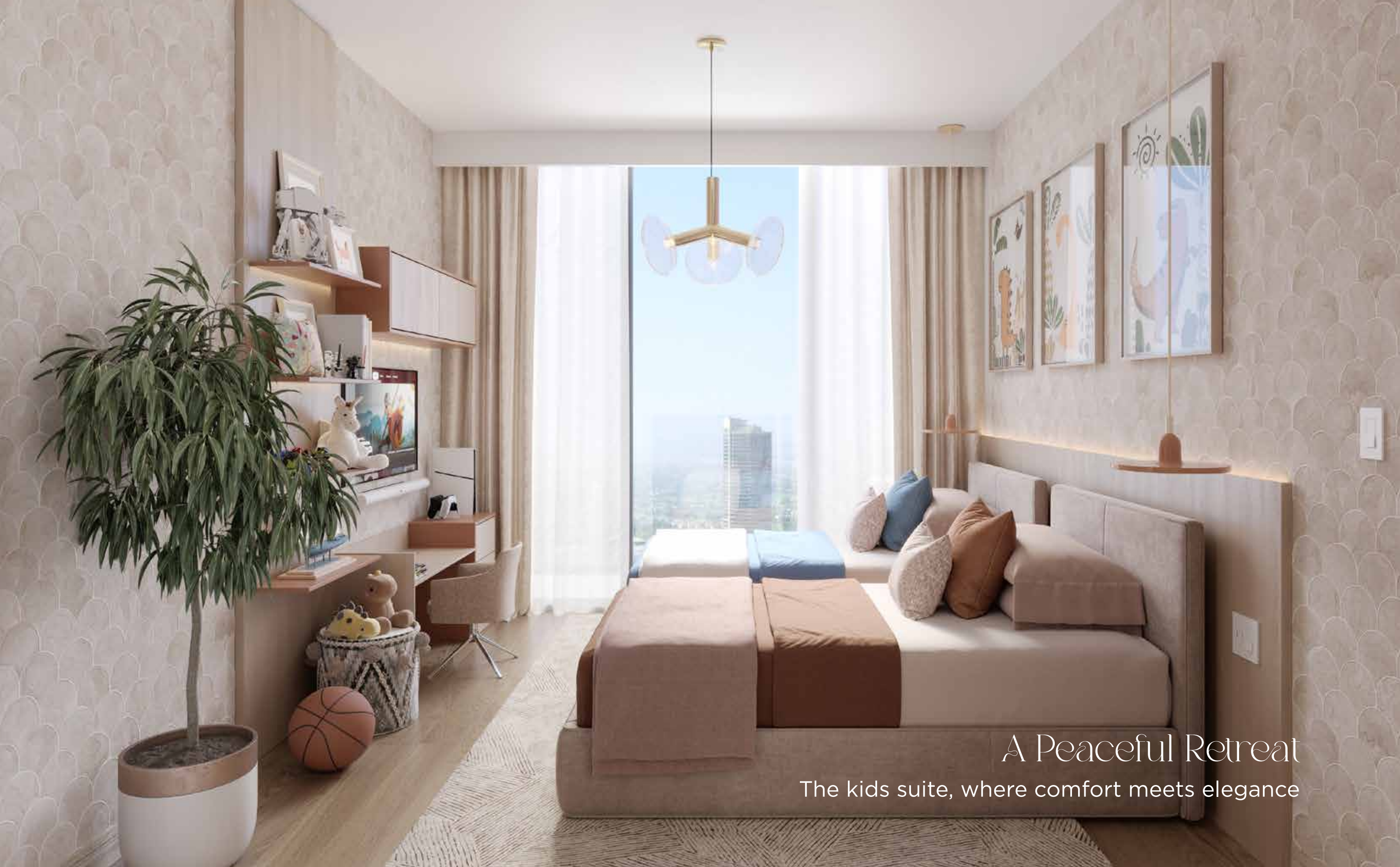


A Space to Unwind & Connect
Luxury living spaces crafted for effortless living



A Serene Escape

The primary suite designed for ultimate relaxation



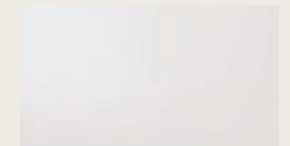
A Peaceful Retreat

The kids suite, where comfort meets elegance



Inspired by Nature

Interiors







A place to Belong



Reception &
Lounge



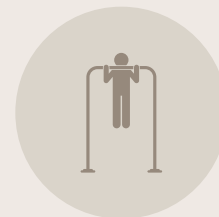
Resort-style
Swimming Pool



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 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.