Skyline®
The address says it all

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.

36 Years
of Creating Signature Addresses

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	8300+	66+	166	17.3
Years of Excellence	Happy Customers	Nationalities	Completed Projects	Million Sq.ft Developed

Presence in 10 Cities Across 2 Countries

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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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Dubai
International
Airport

Burj Khalifa
The Dubai Mall
Downtown

Al Khail Road

Burj Al Arab

Meydan Racetrack

Muscat St.

Al Ain - Dubai Road

Sheikh Zayed Road

Palm Jumeirah

Mall Of the
Emirates

Al Khail Road

Dubai Hills Mall

Dubai Marina

Sheikh Zayed Road

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Sheikh Mohammed
Bin Zayed Road

Jumeirah Village Circle

Strategically Positioned
at Jumeirah Village Circle

Future Metro Line	Mall of the Emirates	Palm Jumeirah & Burj Al Arab	DIFC & Business Bay	Al Maktoum International Airport	Dubai International Airport Terminal 3
0.2 KM (5 Min Walk)	9 KM (18 Min Drive)	13 KM (15-18 Min Drive)	24 KM (18 Min Drive)	37 KM (25 Min Drive)	31 KM (28 Min Drive)

Approximate travel time from Avant Garde II Residences by Skyline, Jumeirah Village Circle depending on traffic.

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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.

Project Highlights

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

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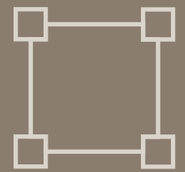
Finishing Facts

Imported
Porcelain Flooring

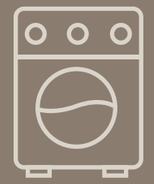
Bespoke Kitchens
Fully Equipped with
Bosch Appliances



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

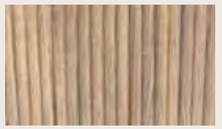
The primary suite designed for ultimate relaxation

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.

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