

ASHWOOD ESTATES



JUMEIRAH
GOLF ESTATES



LIMITLESS VIEWS,
REGAL LIFESTYLE.





JUMEIRAH GOLF ESTATES
MASTERPLAN



WHERE LEGACY EVOLVES, AND ESTATE LIVING IS REIMAGINED

Jumeirah Golf Estates, where tree-lined boulevards, championship fairways and sculpted greenery have long shaped a lifestyle of grace and belonging. For generations, it has offered families not just homes, but prestige and a destination that speaks for itself.

Upon the expansion of the project, a new vision arises... Jumeirah Golf Estates: The Next Chapter marks a bold evolution, and a broader vision of estate living across various districts. Here, equestrian trails wind through shaded groves. Lawns inspired by the great urban parks invite leisure and connection. And a new golf course, shaped for the modern player, completes the landscape with quiet confidence. Because true legacy isn't built overnight, it's lived, refined and passed on.





STRATEGICALLY LOCATED

- 20 Minutes to Expo City
- 25 Minutes to Dubai Marina
- 30 Minutes to DWC Airport
- 30 Minutes to Downtown Dubai
- 30 Minutes to Palm Jumeirah





AN ADDRESS OF TIMELESS DISTINCTION

At Jumeirah Golf Estates, every district is a destination in itself, thoughtfully master-planned to offer a lifestyle of distinction. Whether you're beginning a new chapter, raising a family, or seeking refined leisure, this is where exceptional living comes to life.

Explore a community where everything is seamlessly connected and elegantly designed:

- | | |
|----------------------------|---------------------------------------|
| 1. Town Center | 12. Equestrian Trail |
| 2. Golf Clubhouse | 13. Equestrian Village |
| 3. Mandarin Oriental Hotel | 14. School |
| 4. Tennis Stadium | 15. Pinewood Village |
| 5. Golf View Apartments | 16. Central Park Apartments |
| 6. Etihad Rail Station | 17. Ashwood Estates |
| 7. TOD | 18. Hilltop Mansions |
| 8. Central Park | 19. Pinewood Estates |
| 9. Golf Course | 20. Mosque |
| 10. Driving Range | 21. Hospital |
| 11. Equestrian Center | 22. Pinewood Village Community Center |



AMENITIES

- A Main Entrance
- B International School
- C Mosque

TYOLOGIES

- Cycle Track
- Pocket Gardens
- Jogging Track
- Green Islands
- 4 Bedroom Villas
- 5 Bedroom Villas
- 6 Bedroom Villas







ASHWOOD ESTATES: A GRAND STATEMENT IN THE HEART OF THE MASTERPLAN

Nestled within Jumeirah Golf Estates: The Next Chapter, Ashwood Estates emerges as the crown jewel of the community's new era. It is a private haven of refinement, thoughtfully placed within one of the most expansive and ambitious residential landscapes in Dubai.

Surrounded by sculpted greenery and opening out to sweeping golf course views, each villa is carefully positioned to embrace unbroken panoramas, infinity-edge vistas where architecture and nature blend seamlessly, offering a daily canvas of calm, light and timeless elegance.



WHERE NATURE FRAMES A LIFE OF PRIVILEGE

At Ashwood Estates, the outdoors isn't an afterthought, it's an extension of home. This exclusive haven of 185 villas is designed with nature at its core. Lush gardens unfold from every residence, with villas overlooking serene lakes, landscaped pools and the estate's sweeping golfscape that stretches into the horizon.

Quiet walkways, lined with mature planting, create natural corridors for morning walks, evening strolls and spontaneous encounters with neighbors. Pocket gardens offer intimate green moments, inviting a slower, more intentional rhythm to daily life.





CRAFTED IN LIGHT, ROOTED IN PLACE

At Ashwood Estates, architecture becomes atmosphere. Through a refined interplay of space, shadow and structure, each residence is carefully attuned to its surroundings.

Clean architectural lines and low, expansive profiles evoke enduring sophistication. Warm-toned materials and natural textures soften the aesthetic, creating smooth transitions between indoor comfort and outdoor openness. Facades feature refined detailing that filters sunlight and breeze into the home, balancing beauty with purposeful design.















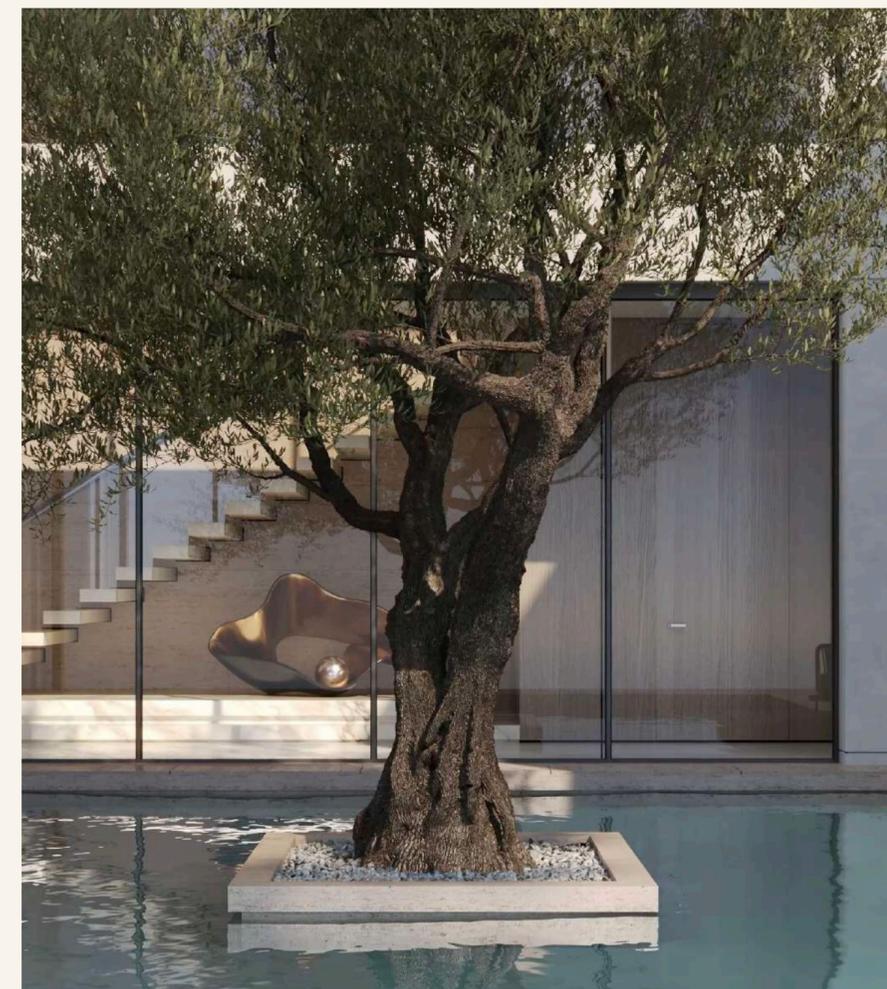
INTERIORS TAILORED TO A REGAL WAY OF LIFE



Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.



A PRIVATE SANCTUARY CRAFTED FOR THOSE WHO SEEK QUIET LUXURY



- Grand foyers and formal reception zones that create a lasting first impression
- Elevators in every villa for effortless movement across levels
- Spacious bedrooms, each with an en-suite bathroom and built-in wardrobes
- Fully fitted kitchens with sleek cabinetry and generous walk-in pantries
- Stylishly tiled guest bathrooms crafted with premium finishes
- Open-plan dining and living areas that encourage connection
- Covered garages with space for up to three vehicles



WHERE LIMITLESS VIEWS DEFINE OUTDOOR LIVING

At Ashwood Estates, each villa unfolds into a private expanse of curated nature: gated gardens for moments of stillness, BBQ zones for leisurely afternoons and balconies that welcome sunrises and twilight teas.

A shimmering pool anchors the scene, flowing into infinity golf course views that redefine what it means to live connected to the land.





BEYOND THE VILLA GATES, A LIFE OF QUIET LUXURY AWAITS



Country Club



Mandarin Oriental Hotel



International School



Hospital



Metro Station



Etihad Rail



18 Hole Golf Course



Equestrian Centre



Tennis Stadium



Cycling Track



Jogging Track



Central Park





EXCLUSIVE SERVICES CRAFTED FOR ASHWOOD ESTATES



Country Club
Membership



Concierge
Services



Guest Valet
Parking



EV Charging
Provision



Dedicated Waste
Management



Home Watch
Security







VILLA FLOORPLANS



SIZE PER VILLA TYPE

4 Bedroom Villa

Plot Area 561.49 - 826.53 SQ.M. / 6,043.82 - 8,896.37 SQ.FT.
Saleable Area 567.12 SQ.M. / 6,104.43 SQ.FT.

5 Bedroom Villa

Plot Area 831.06 - 1,140 SQ.M. / 8,945.45 - 12,270.86 SQ.FT.
Saleable Area 711.27 SQ.M. / 7,656.05 SQ.FT.

6 Bedroom Villa

Plot Area 999.87 - 1,560.96 SQ.M. / 10,762.51 - 16,802.03 SQ.FT.
Saleable Area 852.70 SQ.M. / 9,178.39 SQ.FT.

BUILDING CONFIGURATION

185 Villas and a Clubhouse

108 Units of 4 Bedroom Villa
47 Units of 5 Bedroom Villa
30 Units of 6-bedroom Villa

Each villa contains a private courtyard with a serene water feature and an outdoor seating area. The design thoughtfully caters to residents' needs, offering a zen garden for relaxation and floor-to-ceiling windows that seamlessly blend indoors and outdoor living.

Amenities

- Cycling and jogging track
- Private garden and pool
- Lift with direct roof access
- Spacious terrace

Cooling

VRF based ducted system

Bedrooms

- 4 Bedrooms
- 5 Bedrooms
- 6 Bedrooms

Metering

Electrical meter,
Water meter & LPG
meter for each villa

Building Heights

G+1+R (14m)

Smart Home Features

Fully integrated
home automation

Technical Specification

Combination of stone cladding with paint on cement finish, laminated glass balustrade and double glass with aluminum window frames with WPC fluted cladding and WPC ceiling panel

Interior (Summary)

Floors: Porcelain
Walls: Textured Paint / Feature Wall: Calacatta marble
Joinery: Recon Veneer
Wet areas: Terrazzo Porcelain / Porcelain Concrete Look
Doors: Aluminium wood look frame door with Black Matt / Brass handle



4 BEDROOM VILLA





4 BEDROOM VILLA

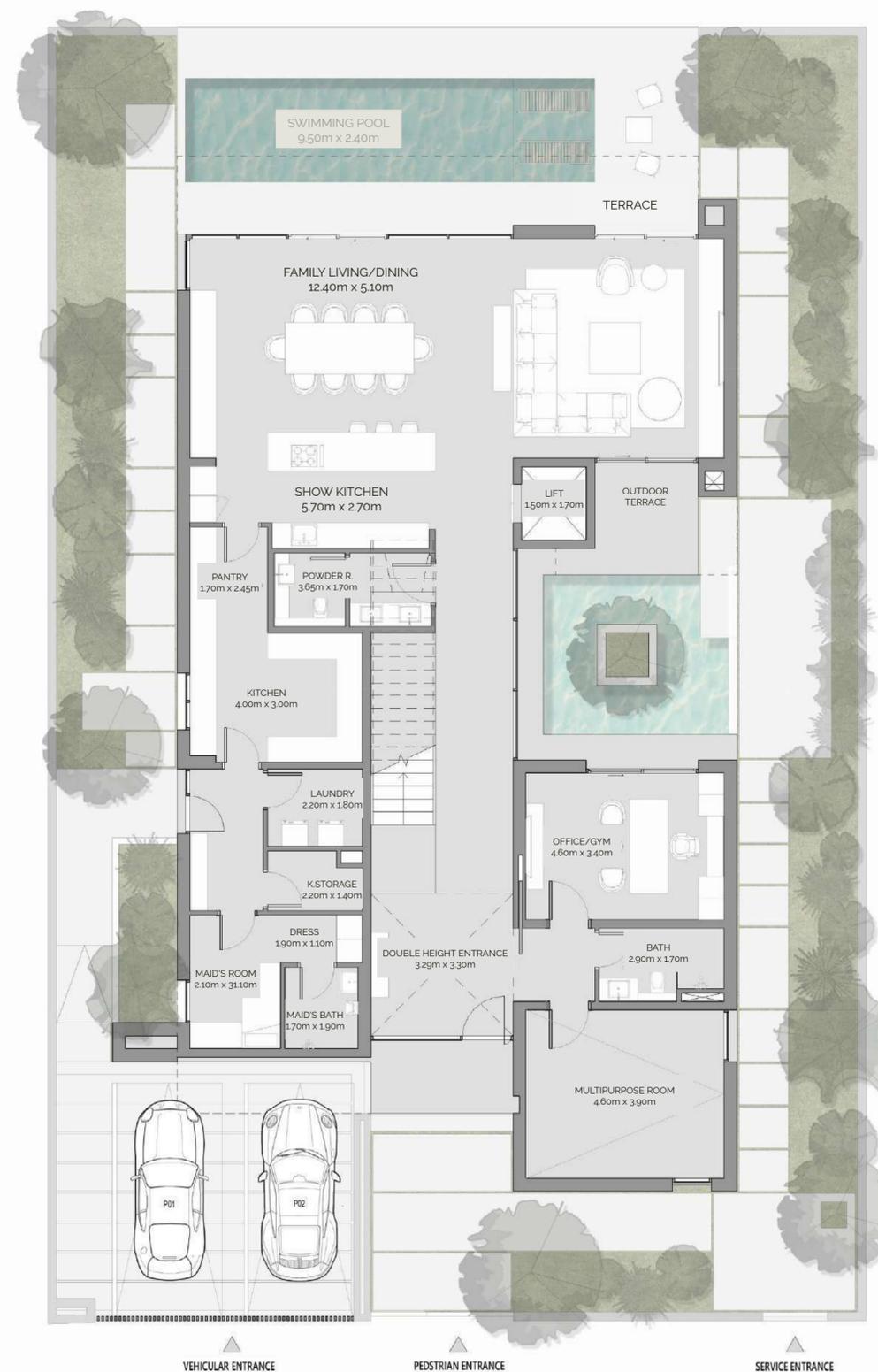


ASHWOOD ESTATES: 4 BEDROOM VILLA

Ground Floor	263.01 Sq.m	2831.02 Sq.ft
First Floor	260.19 Sq.m	2800.66 Sq.ft
Roof Floor	43.92 Sq.m	472.75 Sq.ft

Total Saleable Area	567.12 Sq.m	6104.43 Sq.ft
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Plot Area	Min. 561.49 Sq.m	6,043.82 Sq.ft
	Max. 826.53 Sq.m	8,896.37 Sq.ft



GROUND FLOOR



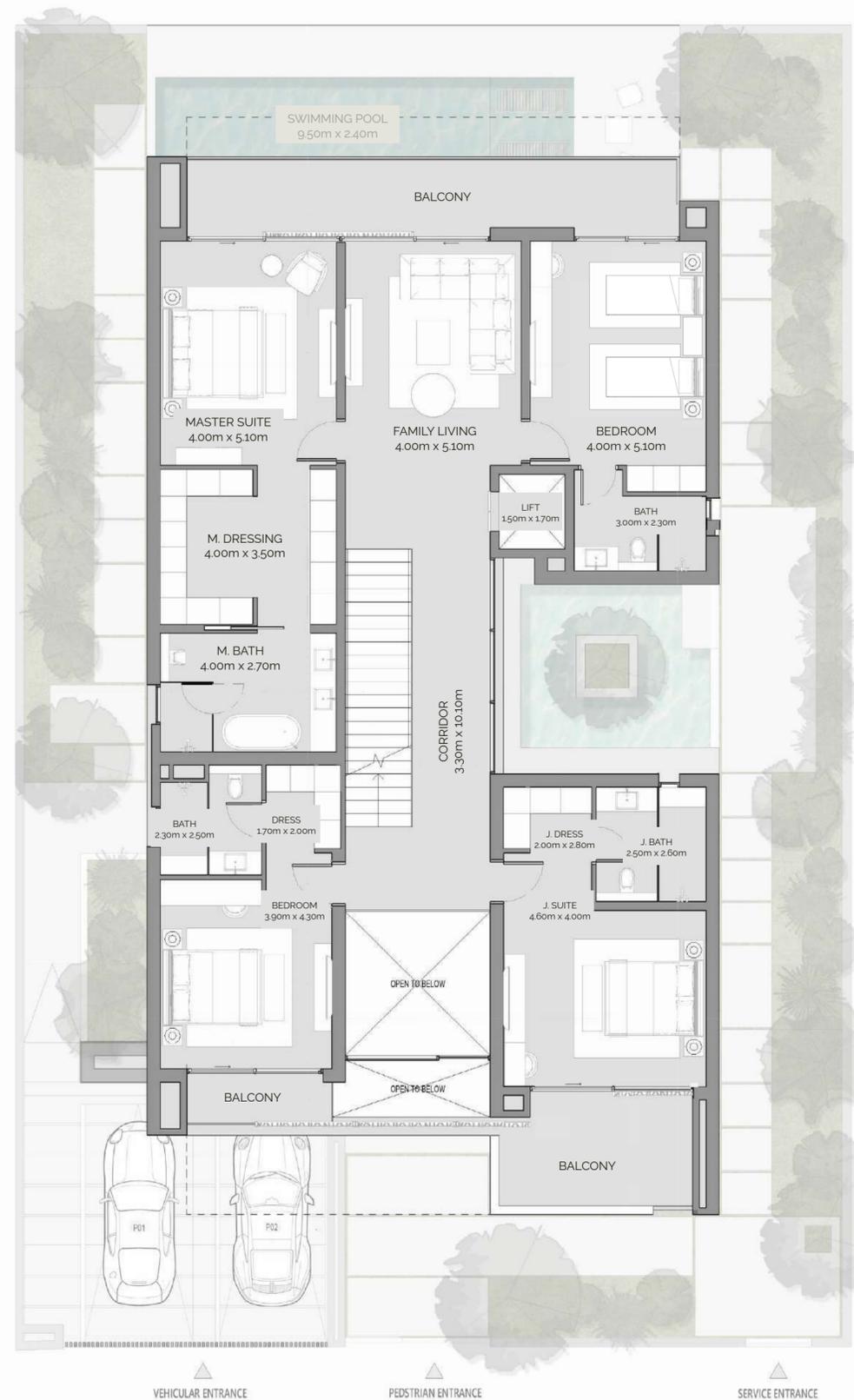


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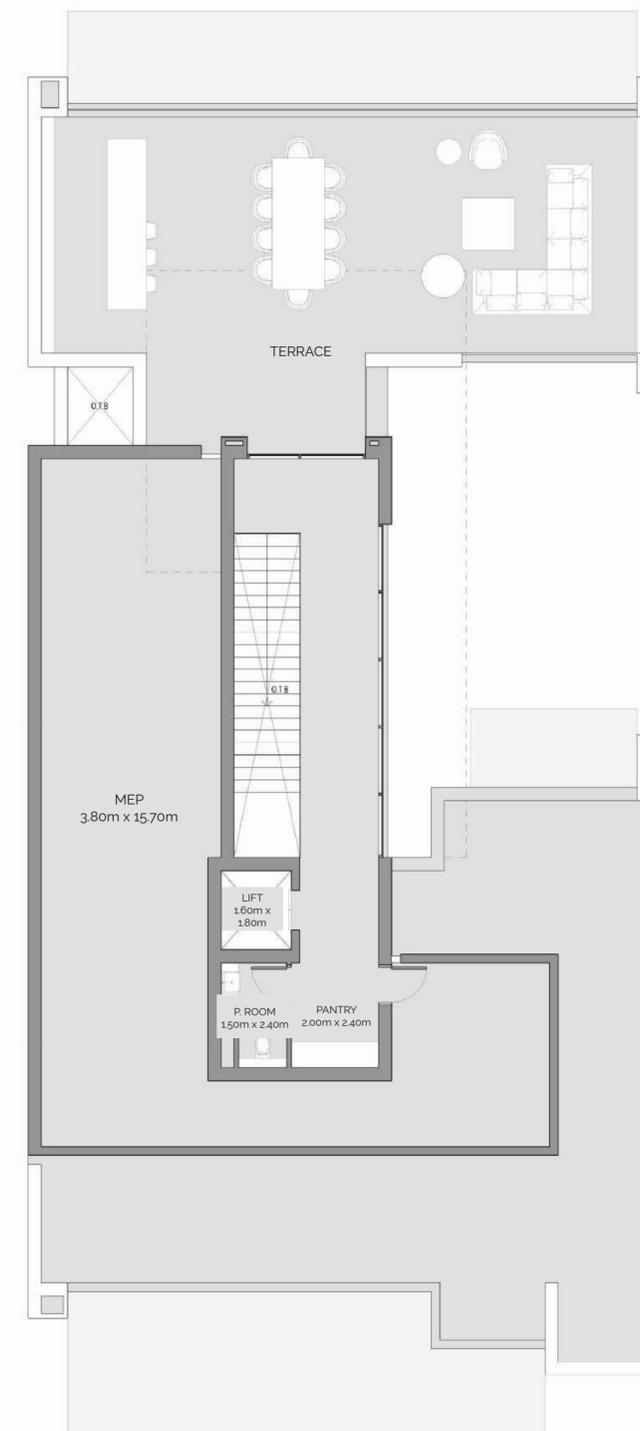
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FIRST FLOOR



ROOF FLOOR



5 BEDROOM VILLA





5 BEDROOM VILLA

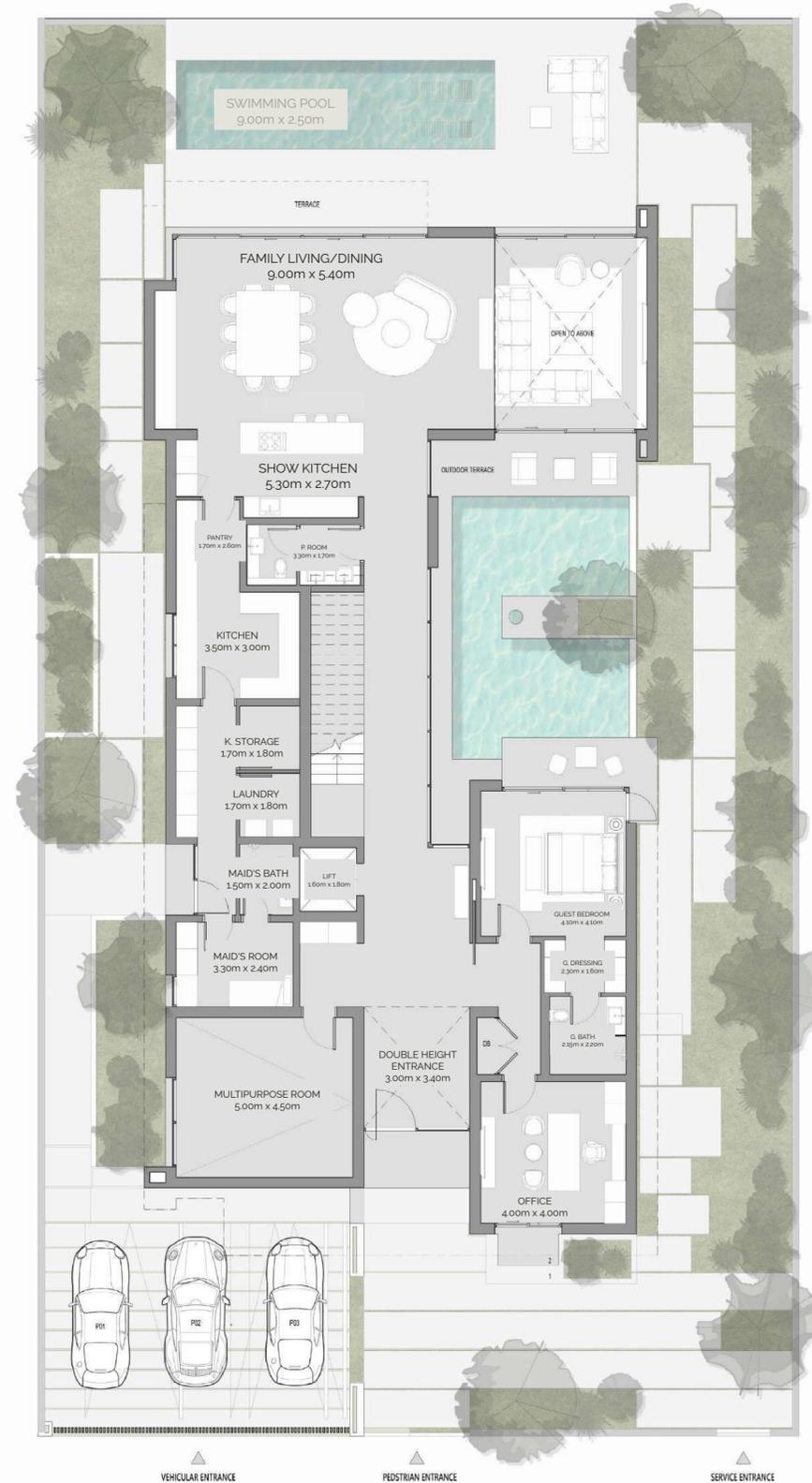


ASHWOOD ESTATES: 5 BEDROOM VILLA

Ground Floor	326.01 Sq.m	3509.14 Sq.ft
First Floor	328.24 Sq.m	3533.15 Sq.ft
Roof Floor	57.02 Sq.m	613.76 Sq.ft

Total Saleable Area	711.27 Sq.m	7656.05 Sq.ft
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Plot Area	Min. 831.06 Sq.m	8,945.45 Sq.ft
	Max. 1,140 Sq.m	12,270.86 Sq.ft



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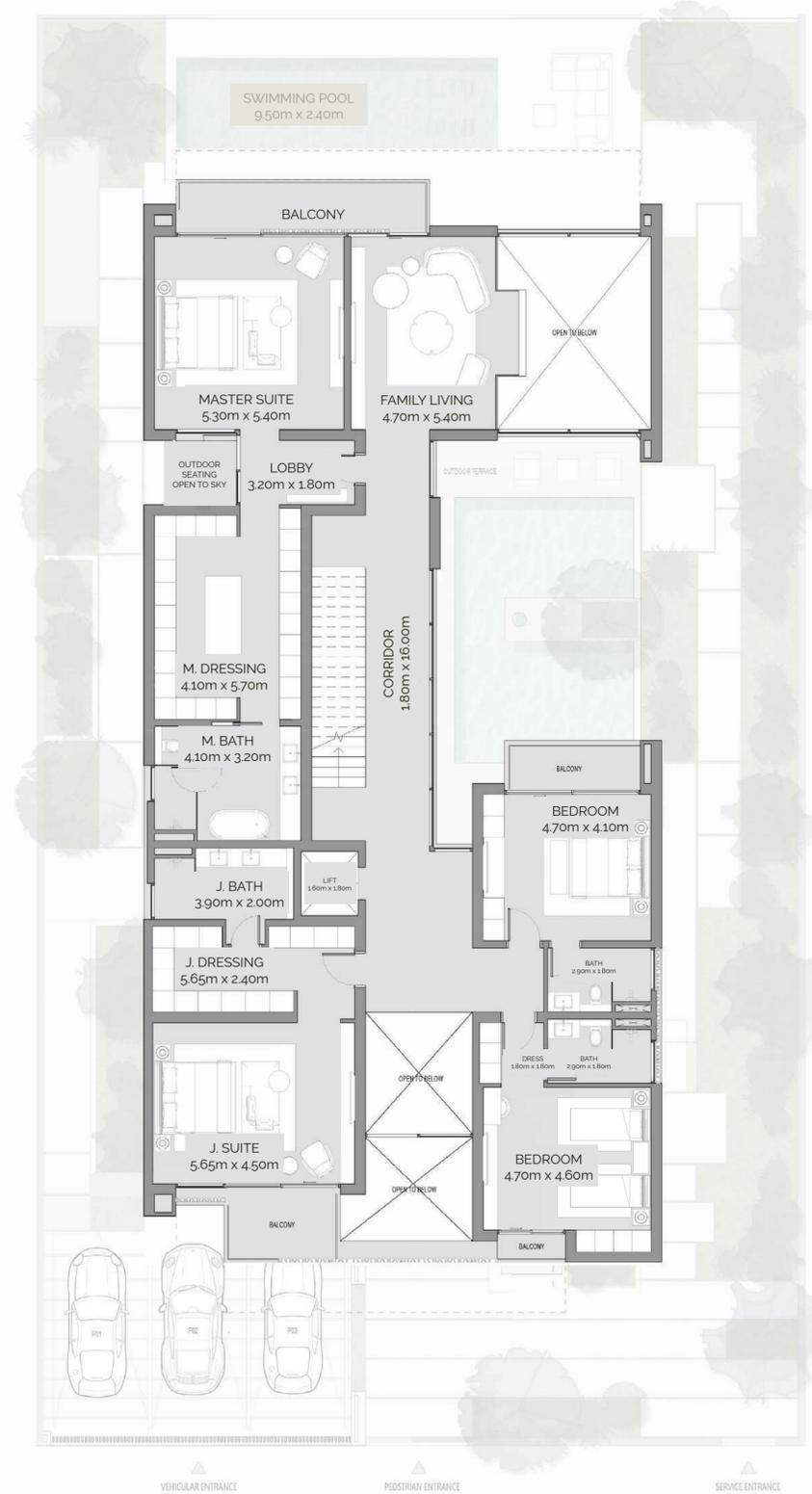


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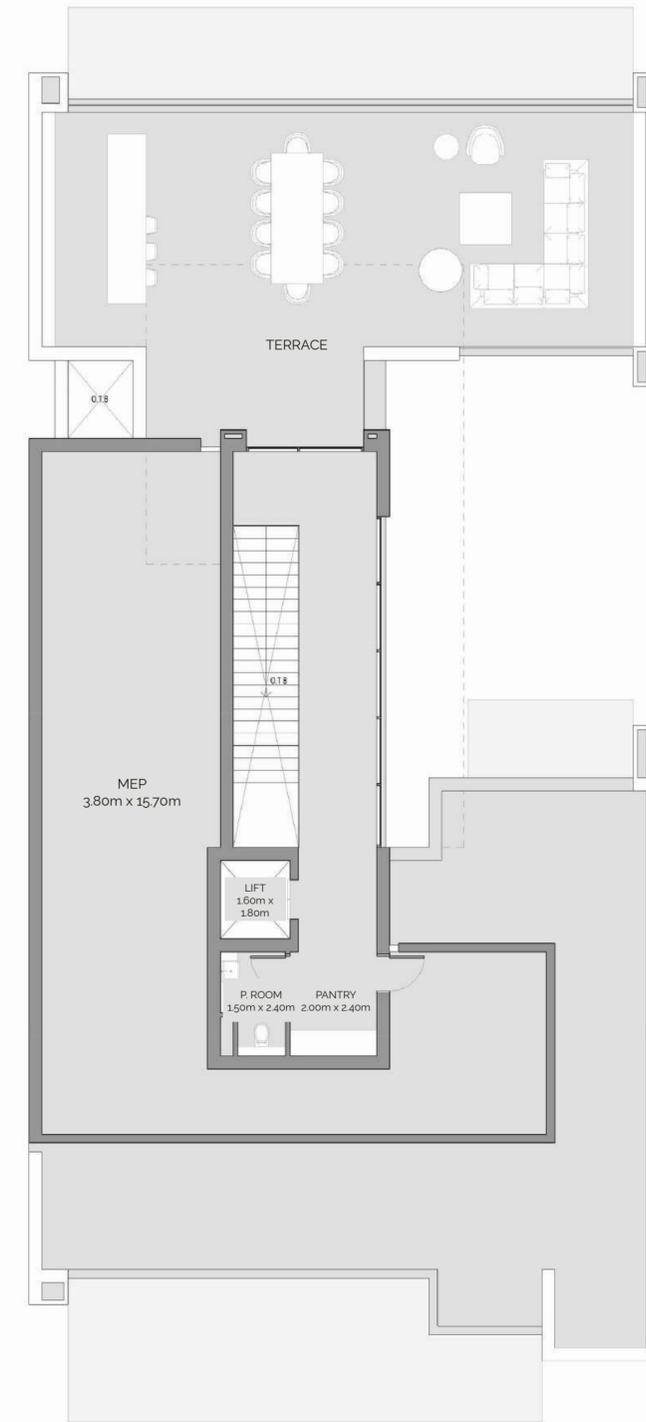
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ROOF FLOOR





6 BEDROOM VILLA





6 BEDROOM VILLA

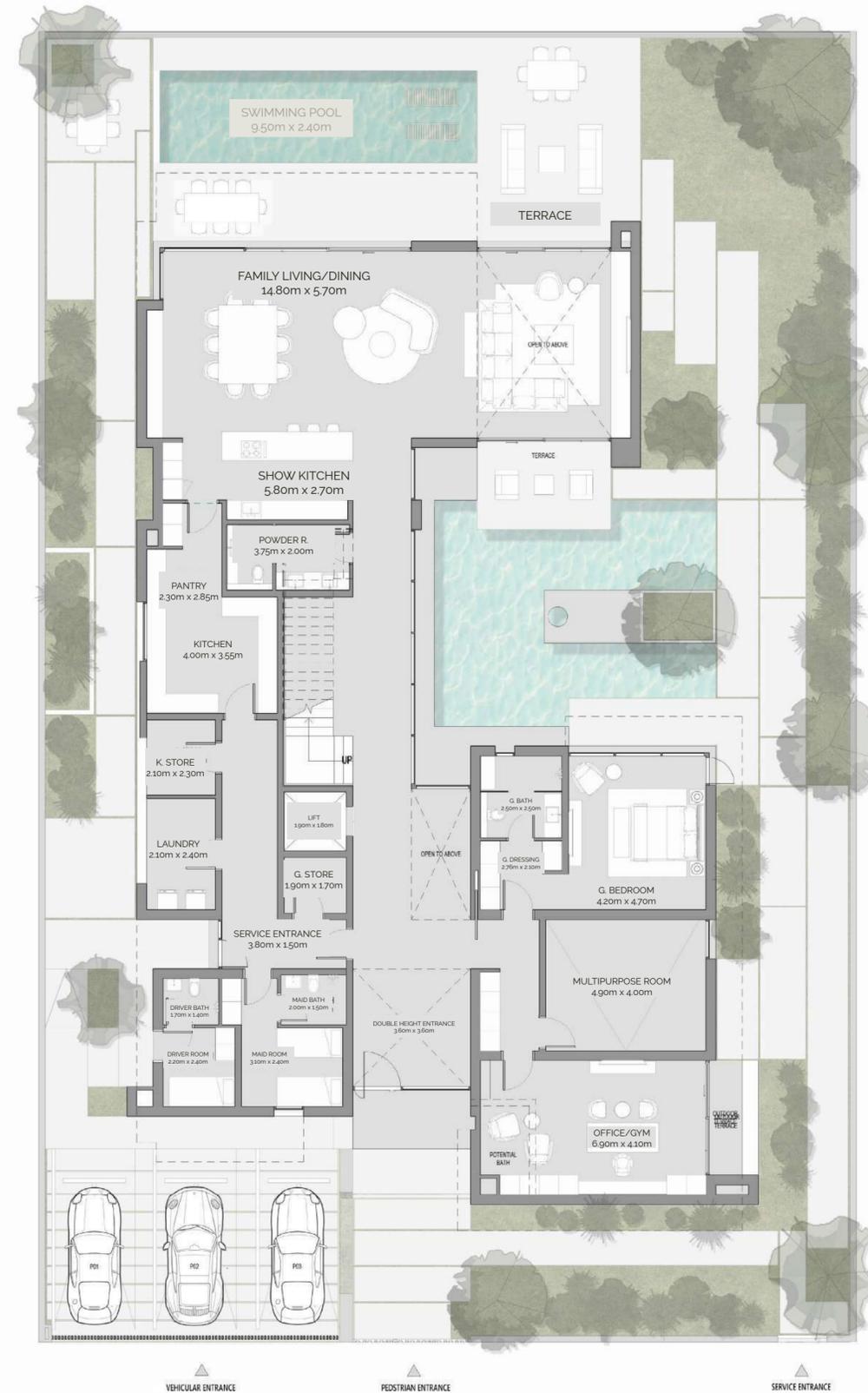


ASHWOOD ESTATES: 6 BEDROOM VILLA

Ground Floor	404.49 Sq.m	4353.89 Sq.ft
First Floor	392.33 Sq.m	4223.00 Sq.ft
Roof Floor	55.88 Sq.m	601.49 Sq.ft

Total Saleable Area	852.70 Sq.m	9178.39 Sq.ft
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Plot Area	Min. 999.87 Sq.m	10,762.51 Sq.ft
	Max. 1,560.96 Sq.m	16,802.03 Sq.ft



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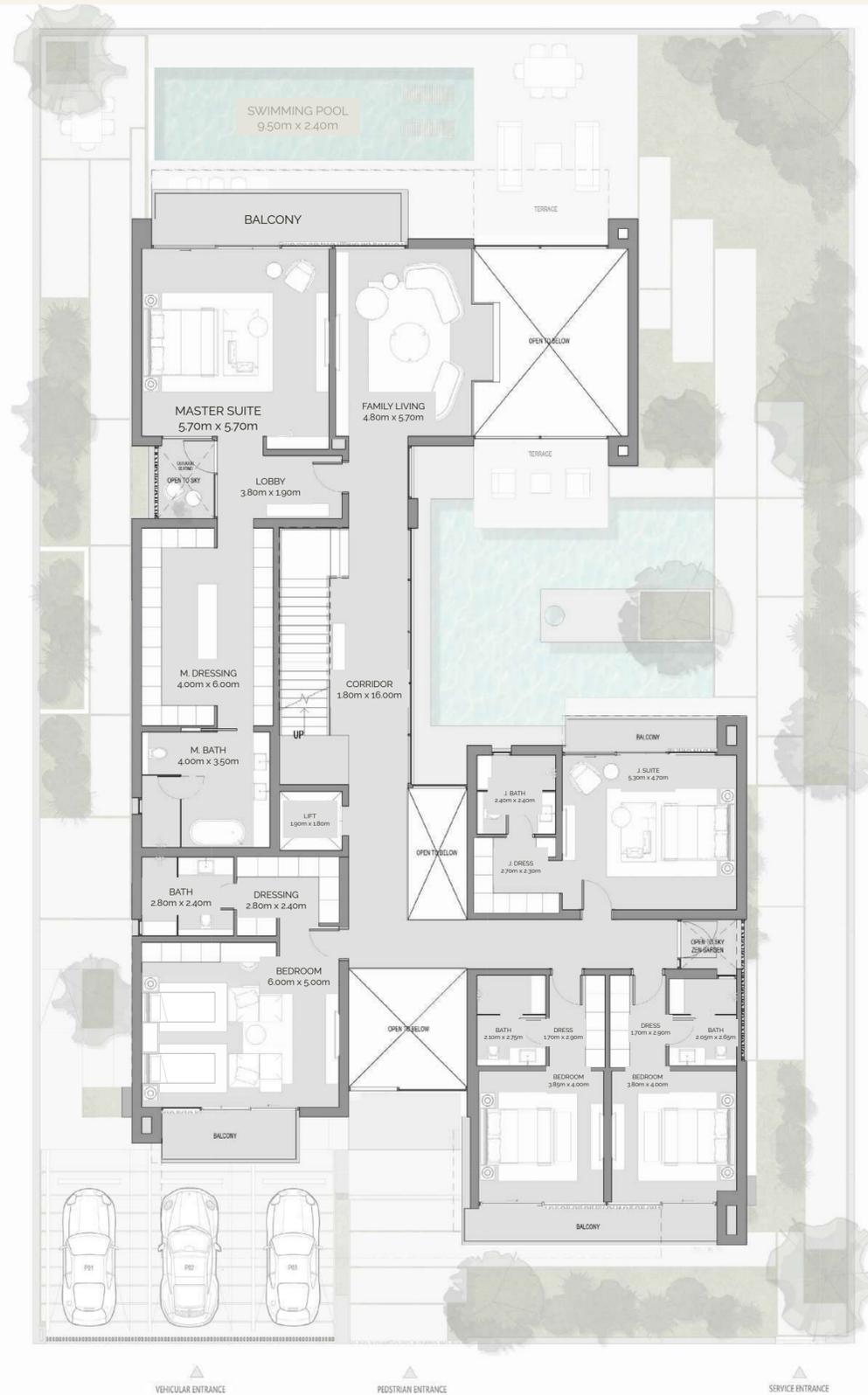


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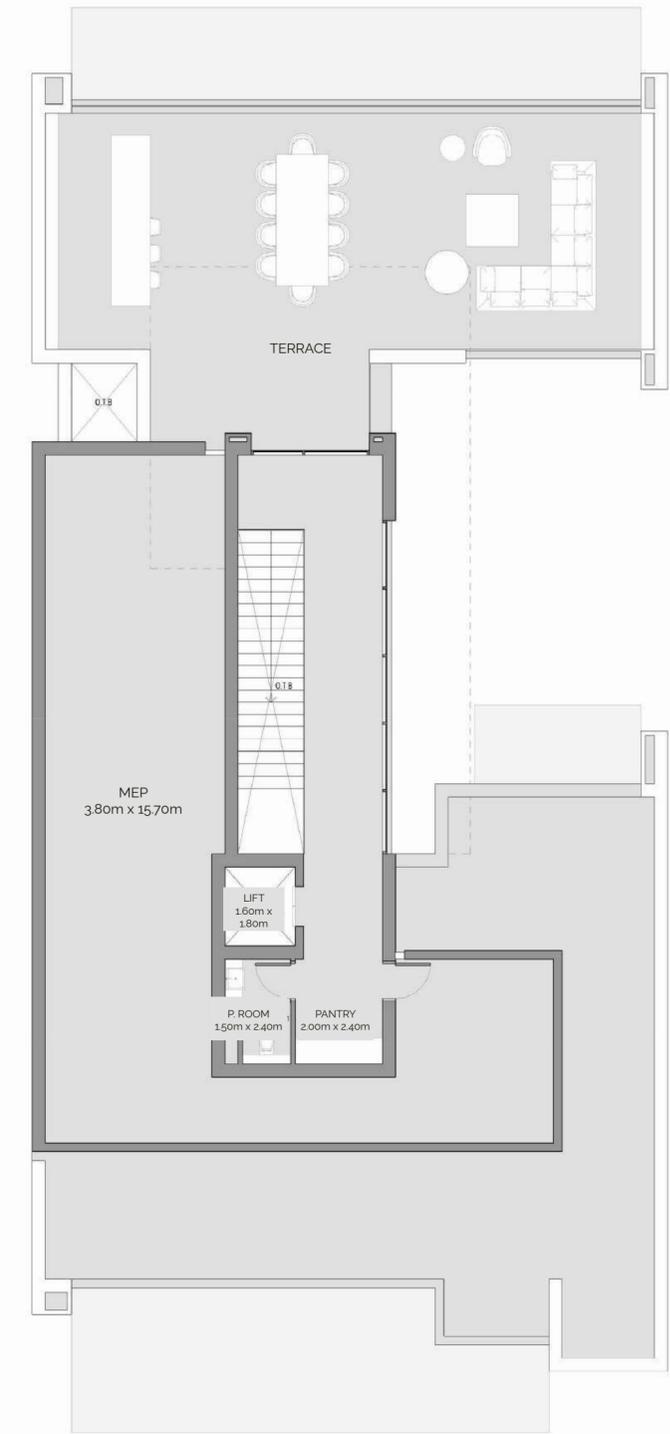
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ROOF FLOOR

