

# 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     | <b>17. Ashwood Estates</b>            |
| 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

# TPOLOGIES

-  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



Recon Veneer Joinery

Travertine Stone Feature Material

Light Beige Marble or Porcelain  
General Flooring

White Paint Walls & Ceiling

Stainless Steel Ironmongery

Calacatta marble or Porcelain  
Feature Material

Textured Paint

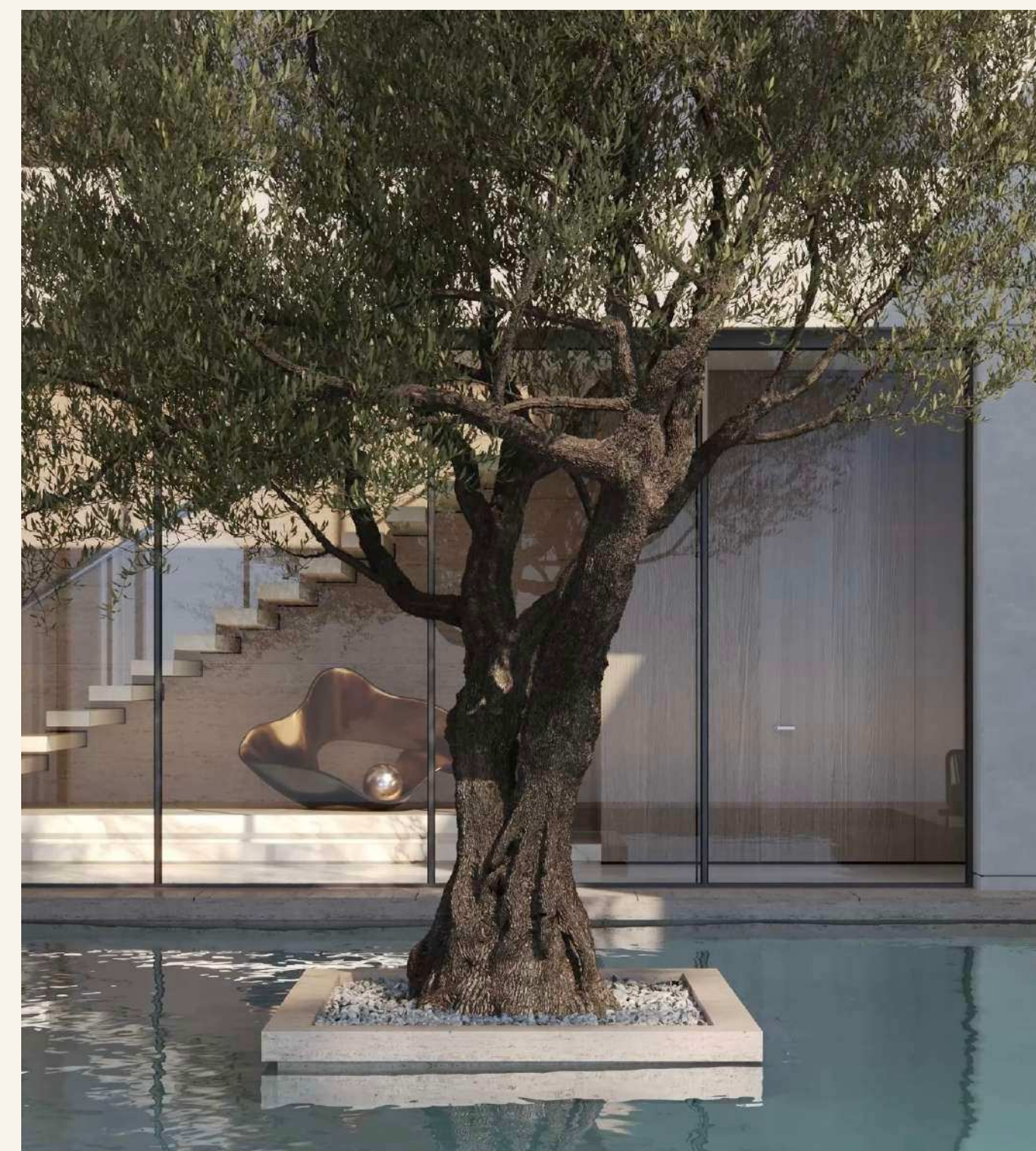
Clear Glass

Bronze Metal Ironmongery

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



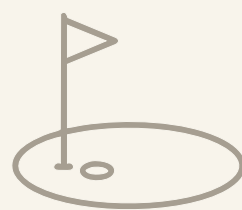
Hospital



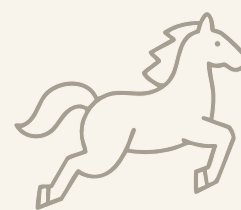
Metro Station



Etihad Rail



18 Hole Golf Course



Equestrian Centre



Tennis Stadium



Cycling Track



Jogging Track

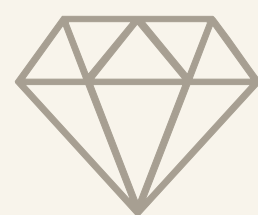


Central Park





# 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.                         |

|                                                                                                                                                                                                  |                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Amenities</b> <ul style="list-style-type: none"><li>- Cycling and jogging track</li><li>- Private garden and pool</li><li>- Lift with direct roof access</li><li>- Spacious terrace</li></ul> | <b>Bedrooms</b> <ul style="list-style-type: none"><li>4 Bedrooms</li><li>5 Bedrooms</li><li>6 Bedrooms</li></ul> |
| <b>Cooling</b> <p>VRF based ducted system</p>                                                                                                                                                    | <b>Metering</b> <p>Electrical meter, Water meter &amp; LPG meter for each villa</p>                              |

# 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.

|                                                                    |                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Heights</b> <p>G+1+R (14m)</p>                         | <b>Technical Specification</b> <p>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</p>                                                      |
| <b>Smart Home Features</b> <p>Fully integrated home automation</p> | <b>Interior (Summary)</b> <p>Floors: Porcelain<br/>Walls: Textured Paint / Feature Wall: Calacatta marble<br/>Joinery: Recon Veneer<br/>Wet areas: Terrazzo Porcelain / Porcelain Concrete Look<br/>Doors: Aluminium wood look frame door with Black Matt / Brass handle</p> |



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 |
|---------------------|-------------|---------------|

|           |                  |                |
|-----------|------------------|----------------|
| Plot Area | Min. 561.49 Sq.m | 6,043.82 Sq.ft |
|           | Max. 826.53 Sq.m | 8,896.37 Sq.ft |



GROUND FLOOR

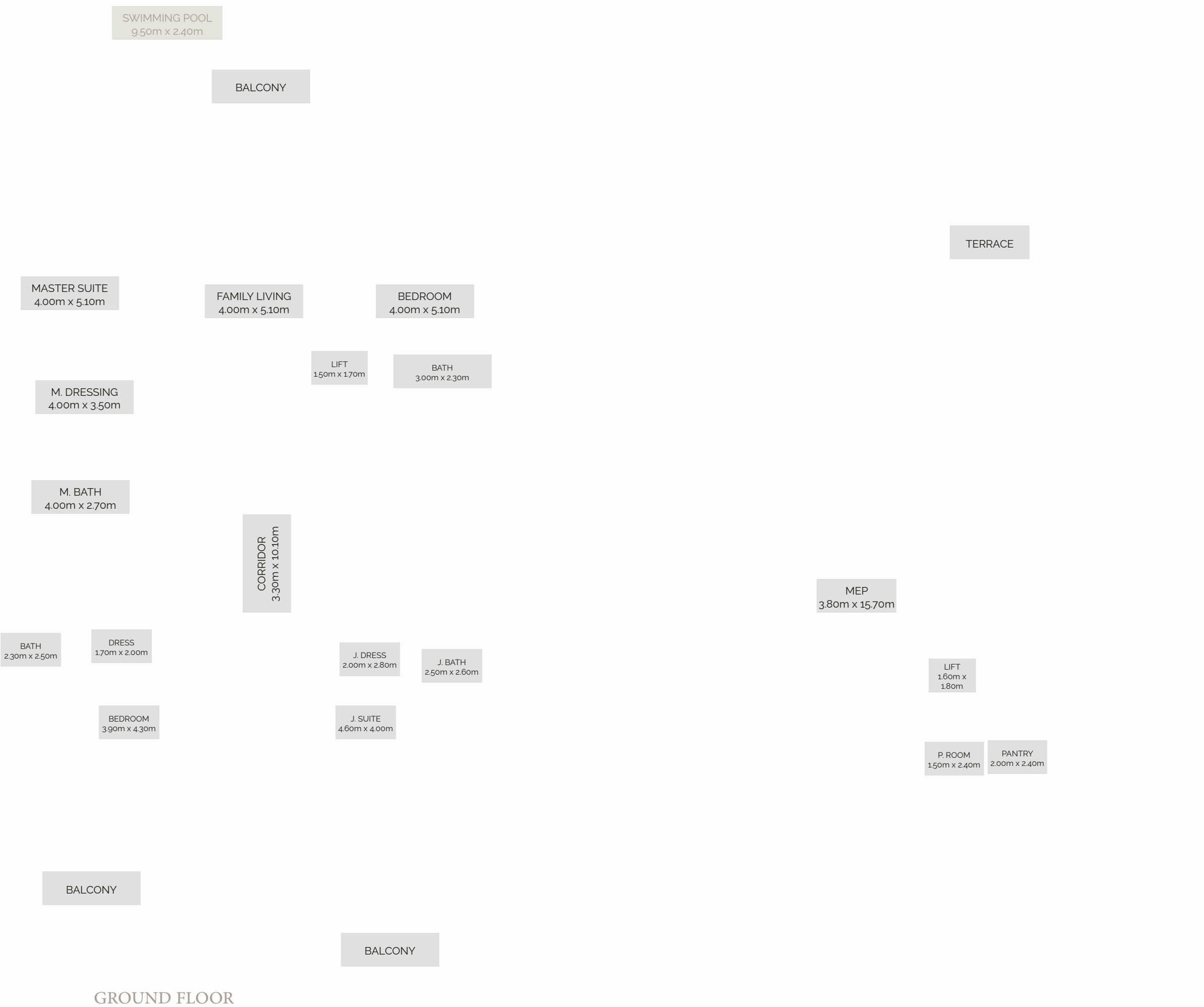


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5 BEDROOM VILLA





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 |
|---------------------|-------------|---------------|

|           |                  |                 |
|-----------|------------------|-----------------|
| Plot Area | Min. 831.06 Sq.m | 8,945.45 Sq.ft  |
|           | Max. 1,140 Sq.m  | 12,270.86 Sq.ft |

SWIMMING POOL  
9.00m x 2.50m

FAMILY LIVING/DINING  
9.00m x 5.40m

SHOW KITCHEN  
5.30m x 2.70m

PANTRY  
1.70m x 2.60m

P. ROOM  
3.30m x 1.30m

KITCHEN  
3.50m x 3.00m

K. STORAGE  
1.70m x 1.80m

LALUNDRY  
1.70m x 1.80m

MAID'S BATH  
1.50m x 2.00m

LIFT  
1.60m x 1.80m

MAID'S ROOM  
3.30m x 2.40m

GUEST BEDROOM  
4.50m x 4.50m

G. DRESSING  
2.20m x 1.60m

G. BATH  
2.50m x 2.20m

DOUBLE HEIGHT  
ENTRANCE  
3.00m x 3.40m

MULTIPURPOSE ROOM  
5.00m x 4.50m

OFFICE  
4.00m x 4.00m

GROUND FLOOR



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6 BEDROOM VILLA





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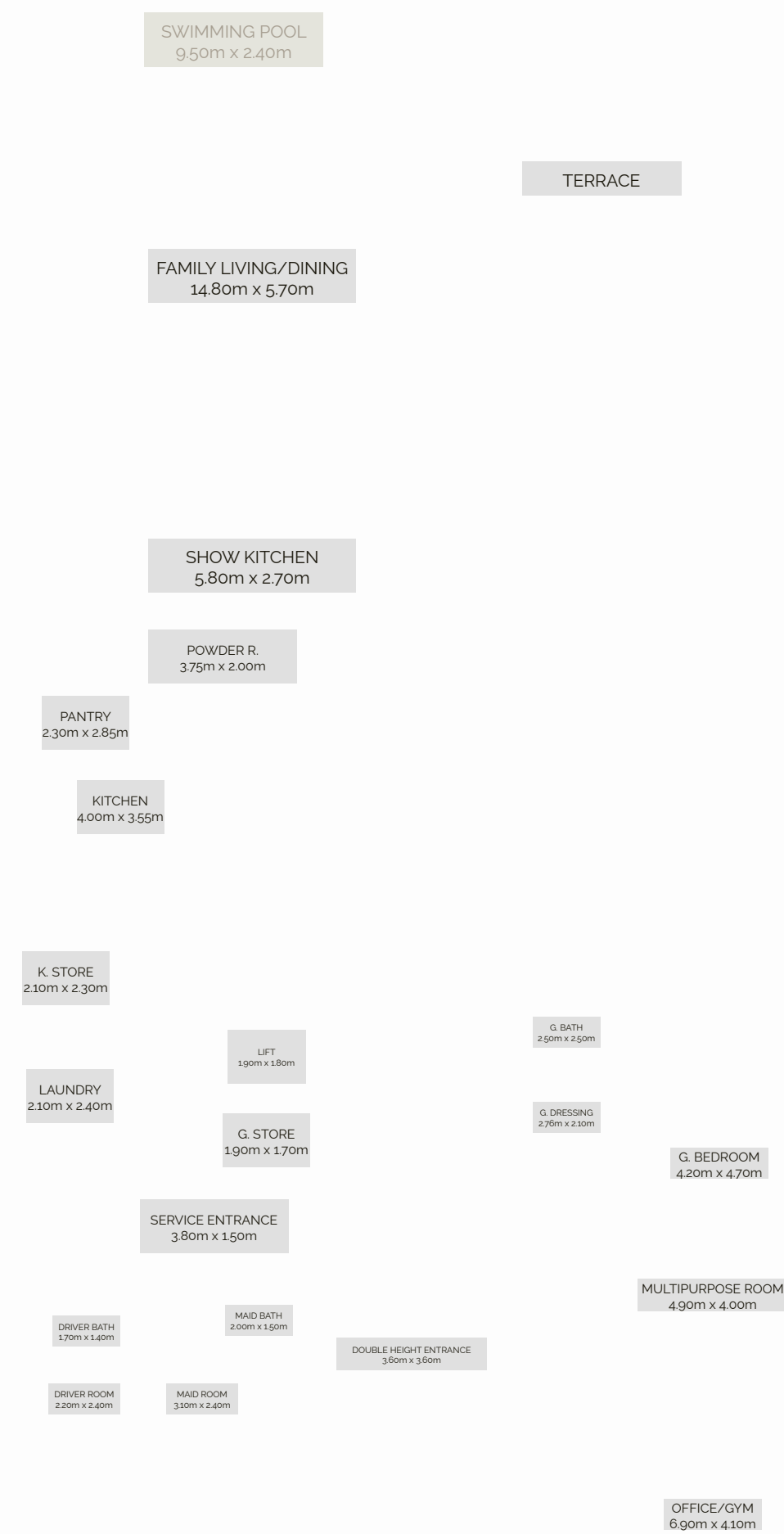


# ASHWOOD ESTATES: 6 BEDROOM VILLA

|              |             |               |
|--------------|-------------|---------------|
| 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 |
|---------------------|-------------|---------------|

|           |                    |                 |
|-----------|--------------------|-----------------|
| Plot Area | Min. 999.87 Sq.m   | 10,762.51 Sq.ft |
|           | Max. 1,560.96 Sq.m | 16,802.03 Sq.ft |



GROUND FLOOR

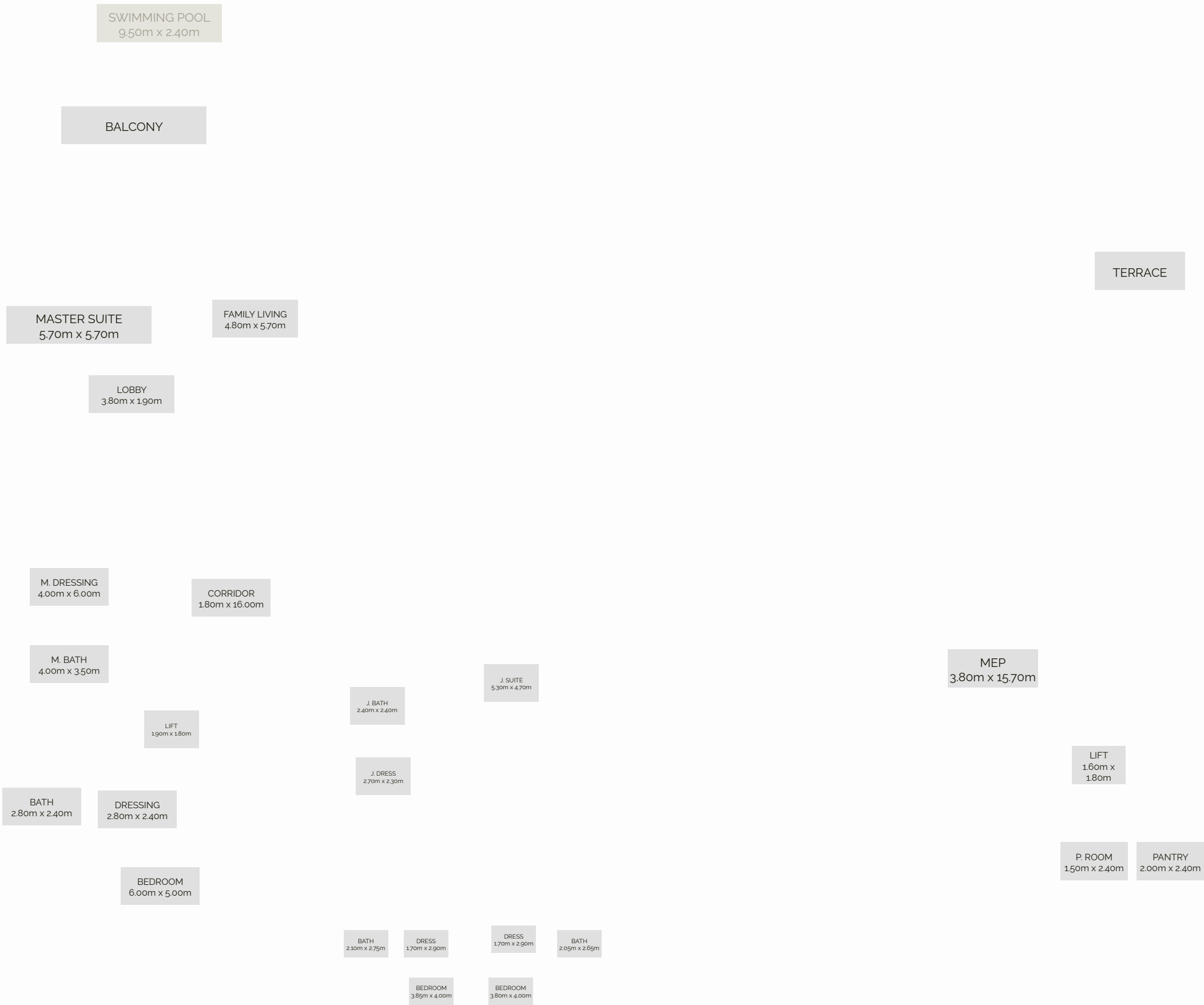


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FIRST FLOOR

ROOF FLOOR



Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility and long-term value.

Ashwood Estates is the latest chapter in that legacy, a place where families can thrive, investors can trust and Dubai's vision for refined living continues to unfold.

WASL IN NUMBERS

60,000 +  
Residential &  
Commercial Units

12 +  
Master  
Developments

8  
Community  
Malls

35 +  
Hotels &  
Hotel Apartments

5,500 +  
Land Plots of  
Various Uses

9,000 +  
Hotel Rooms

8 +  
Golf Clubs

150 +  
Restaurants

1,000 +  
Buildings

# wasl

For more information, please call 800 (WASL)  
Visit our website at [wasl.ae](http://wasl.ae) or visit Wasl Experience Centre, Dubai UAE.  
52 18C St - Al Safa - Al Safa 2 - Dubai 8:00 AM to 5:00 PM, Monday - Friday

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