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

AMENITIES

A Main Entrance

B International School

C Mosque

TYPOLOGIES

- 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

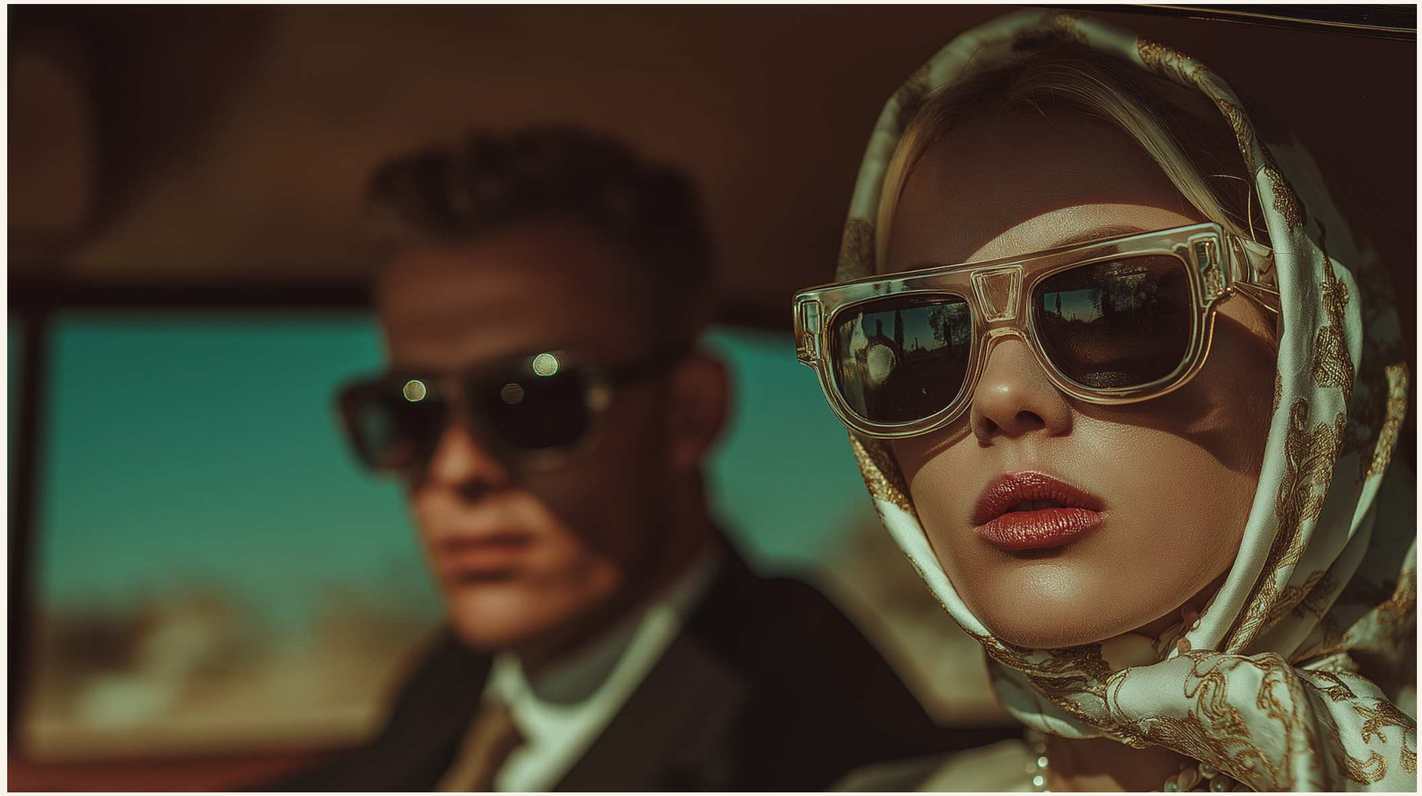
Nestled within Jumeirah Golf Estates: The Next Chapter, Ashwood Estates emerges as the crown jewel of the community's new era. It is a private haven of refinement, thoughtfully placed within one of the most expansive and ambitious residential landscapes in Dubai.

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

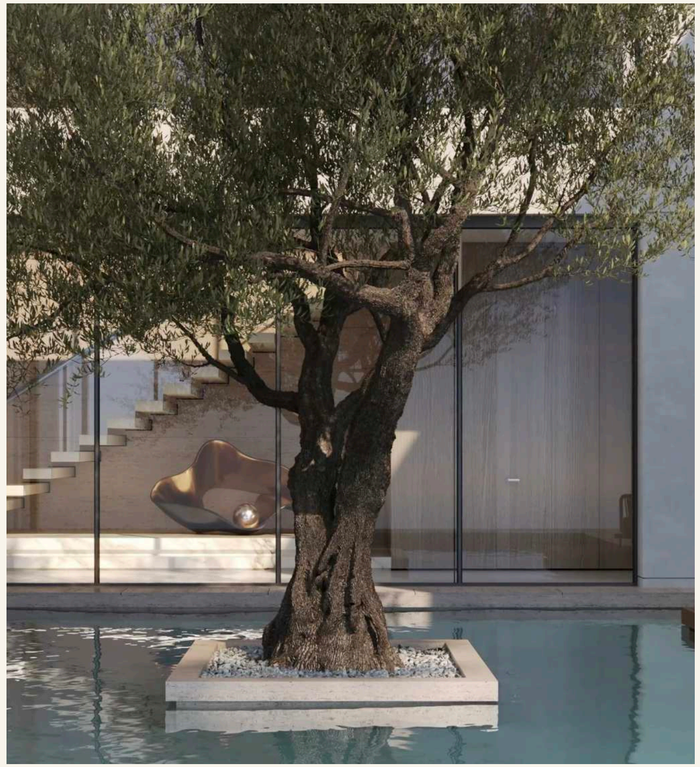
Clear Glass

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.

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

Bedrooms

4 Bedrooms
5 Bedrooms
6 Bedrooms

Building Heights

G+1+R (14m)

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

Cooling

VRF based ducted system

Metering

Electrical meter,
Water meter & LPG meter for each villa

Smart Home Features

Fully integrated
home automation

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

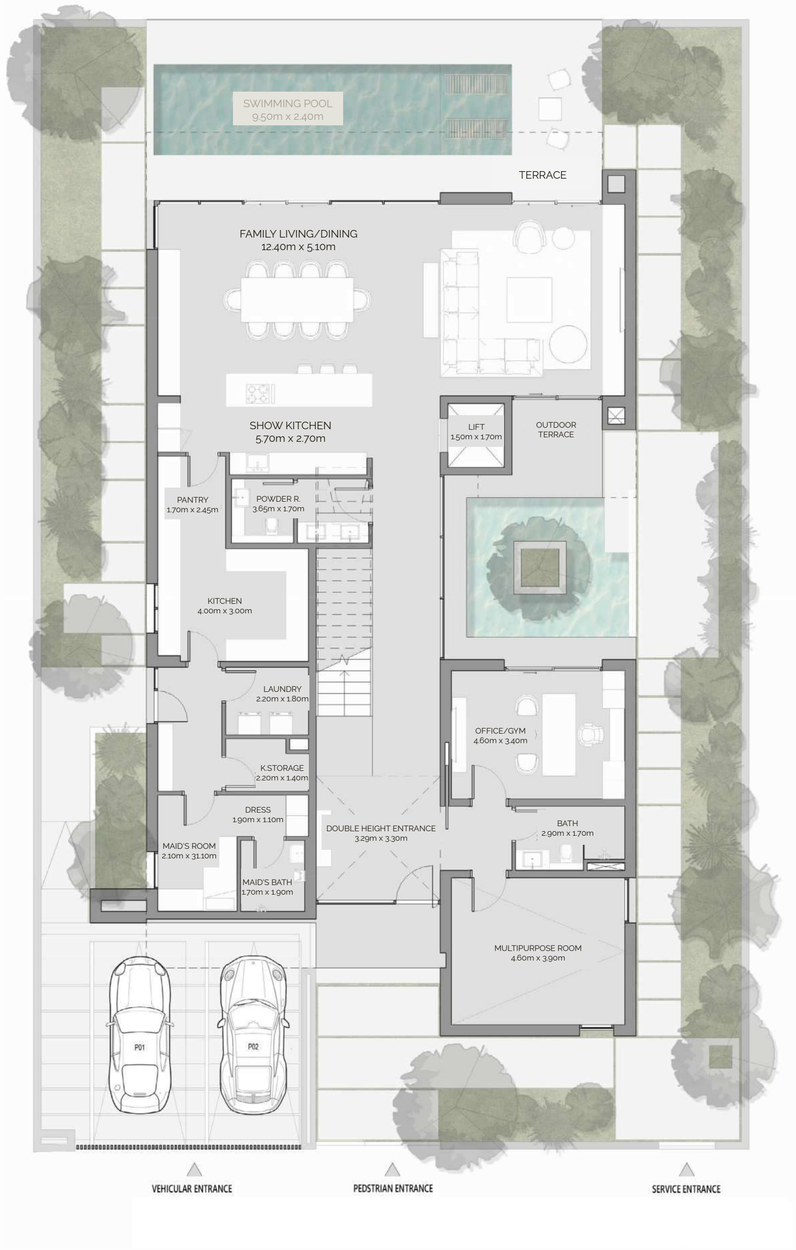


4 BEDROOM VILLA



ASHWOOD ESTATES: 4 BEDROOM VILLA

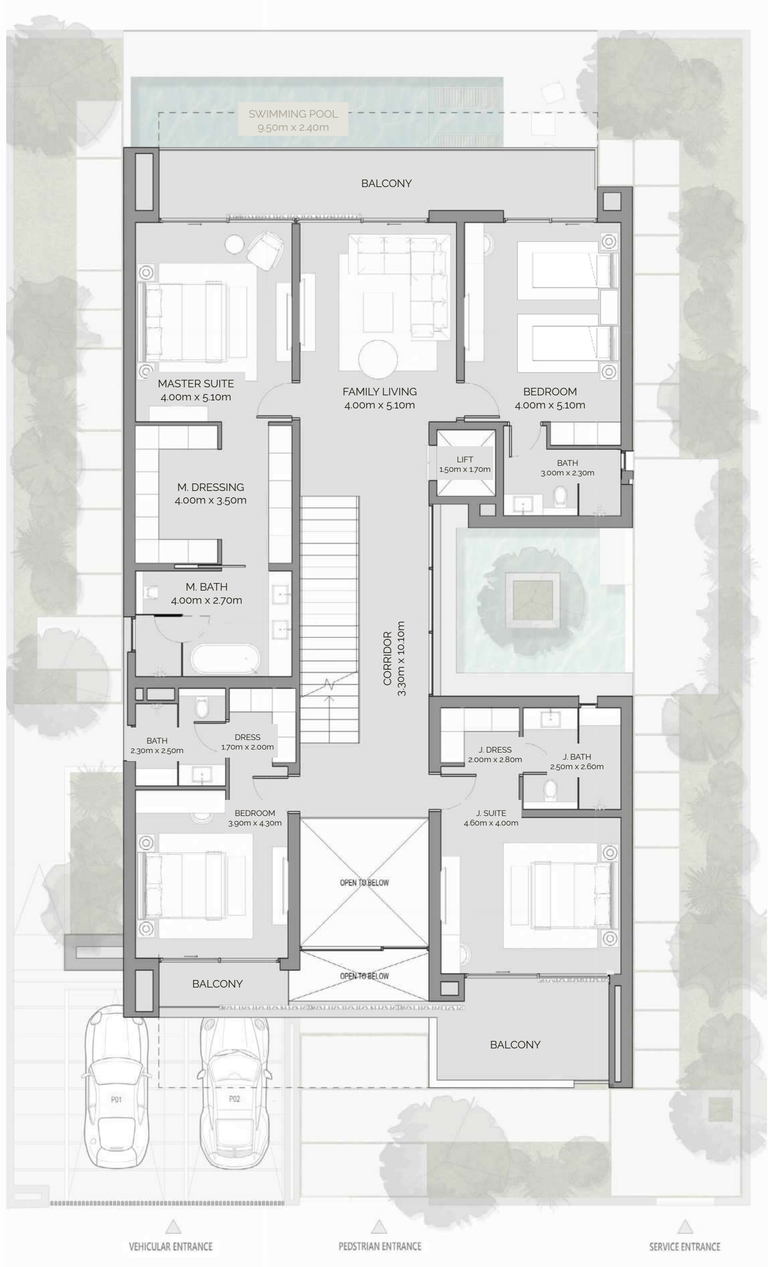
Ground Floor	263.01 Sq.m	2831.02 Sq.ft
First Floor	260.19 Sq.m	2800.66 Sq.ft
Roof Floor	43.92 Sq.m	472.75 Sq.ft
Total Saleable Area	567.12 Sq.m	6104.43 Sq.ft
Plot Area	Min. 561.49 Sq.m	6,043.82 Sq.ft
	Max. 826.53 Sq.m	8,896.37 Sq.ft



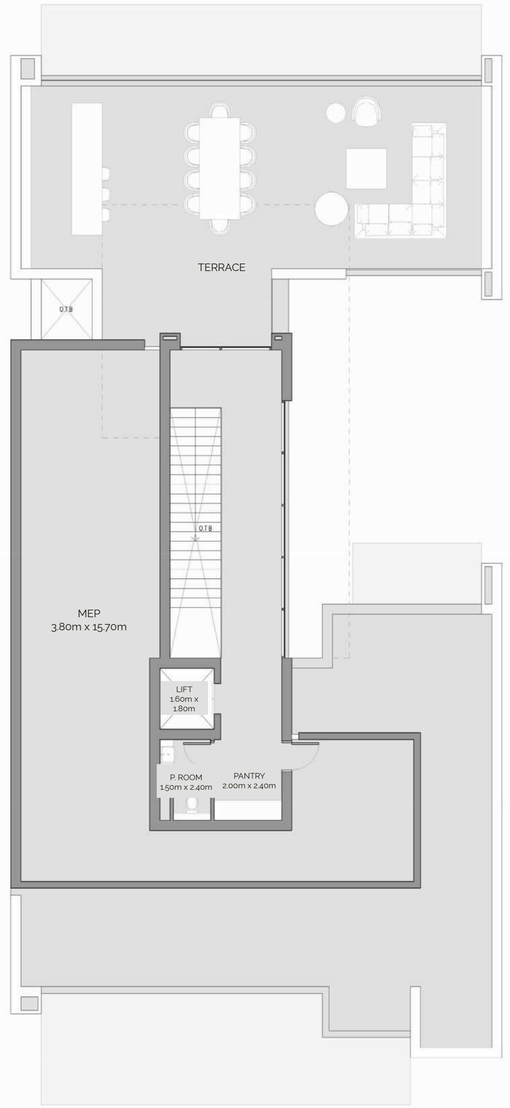
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FIRST FLOOR



ROOF FLOOR

5 BEDROOM VILLA

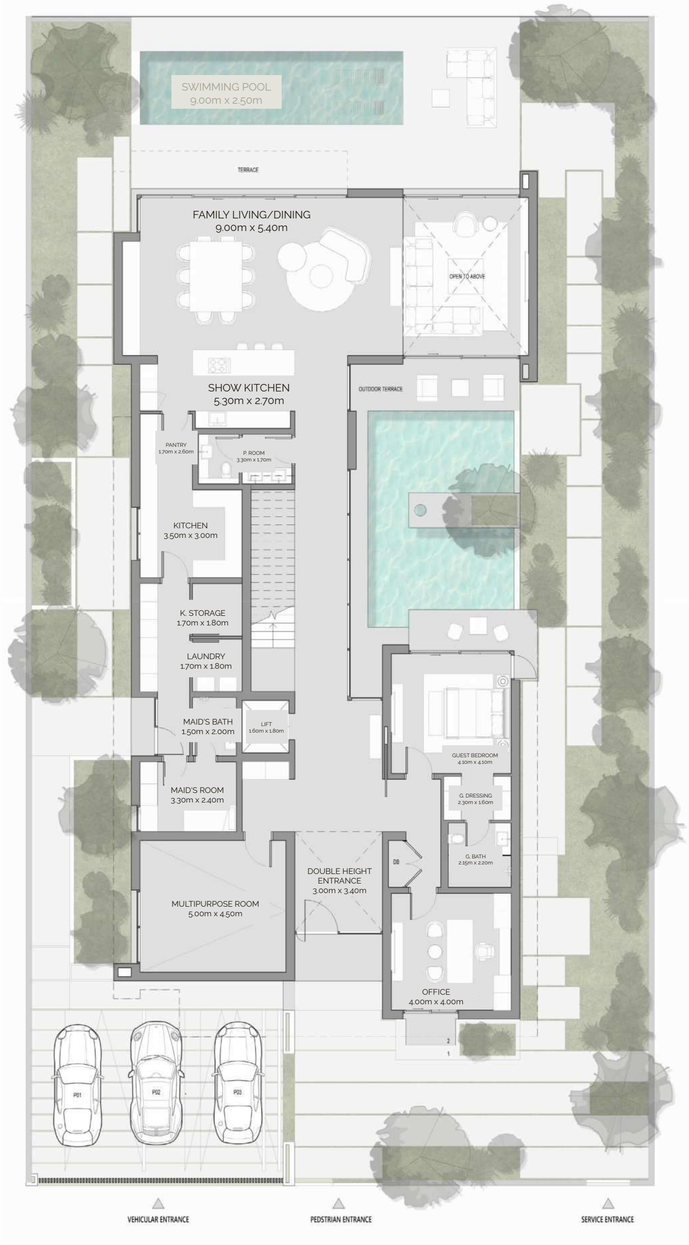


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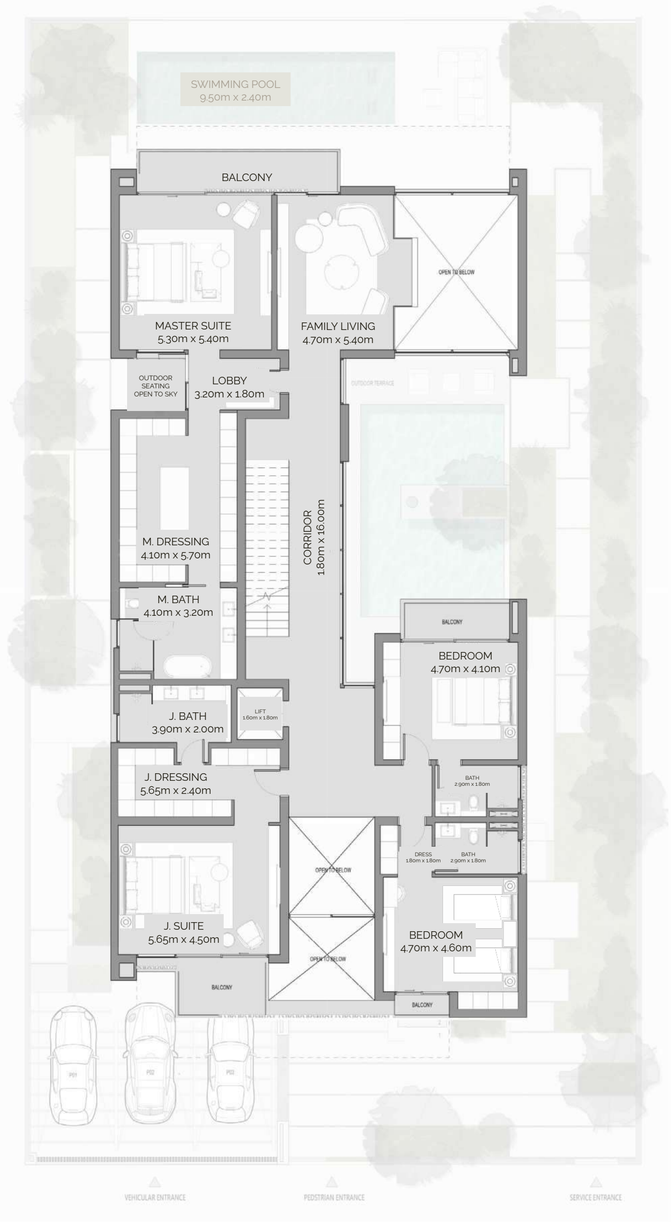
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First Floor	328.24 Sq.m	3533.15 Sq.ft
Roof Floor	57.02 Sq.m	613.76 Sq.ft
Total Saleable Area	711.27 Sq.m	7656.05 Sq.ft
Plot Area	Min. 831.06 Sq.m	8,945.45 Sq.ft
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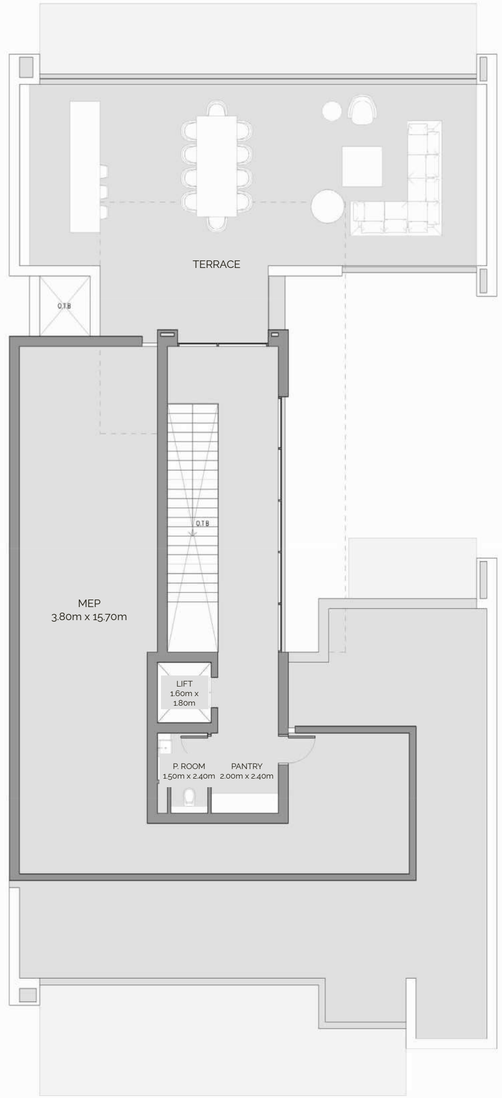
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FIRST FLOOR



ROOF FLOOR

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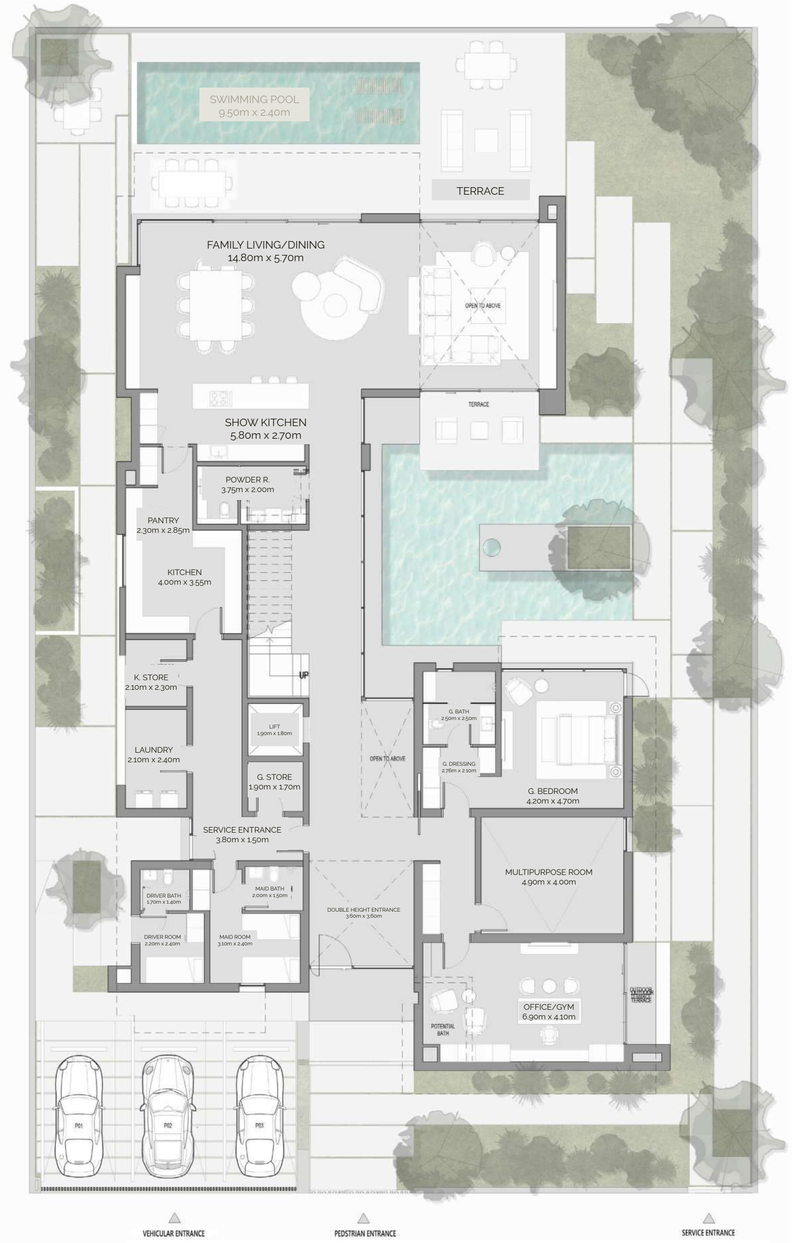


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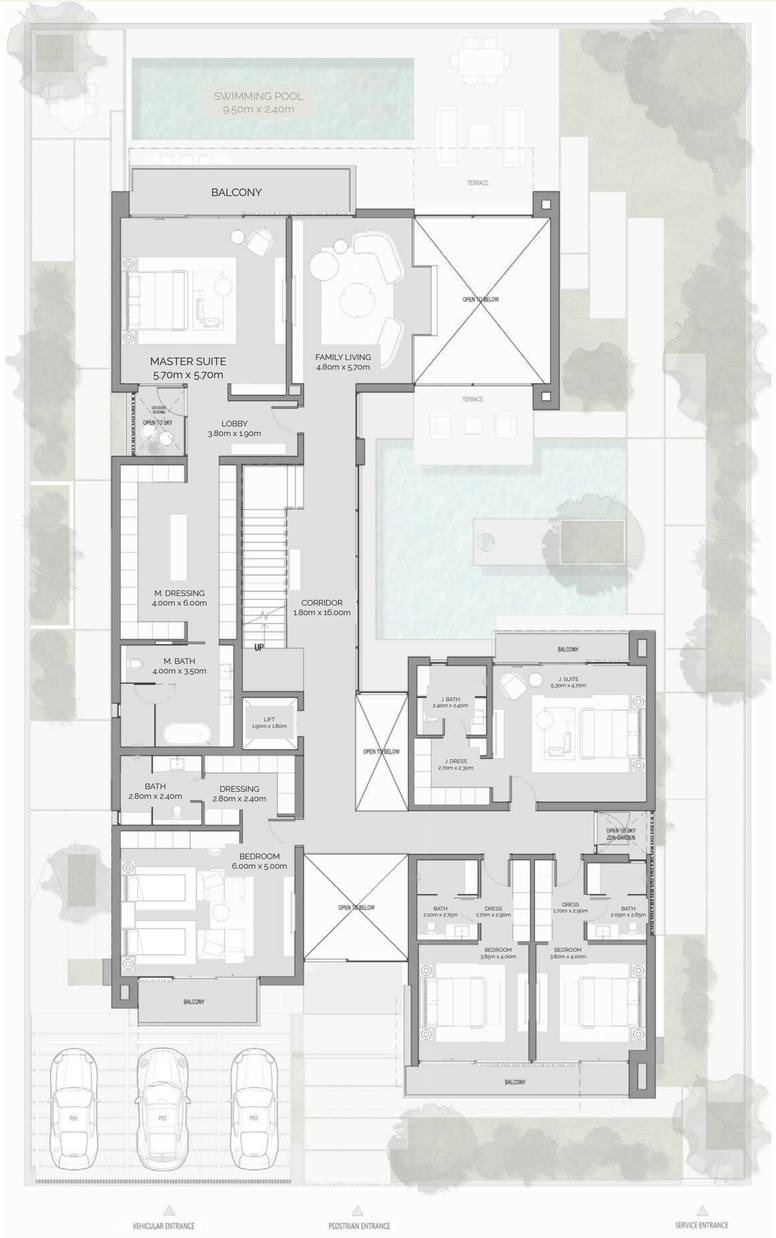
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First Floor	392.33 Sq.m	4223.00 Sq.ft
Roof Floor	55.88 Sq.m	601.49 Sq.ft
Total Saleable Area	852.70 Sq.m	9178.39 Sq.ft
Plot Area	Min. 999.87 Sq.m	10,762.51 Sq.ft
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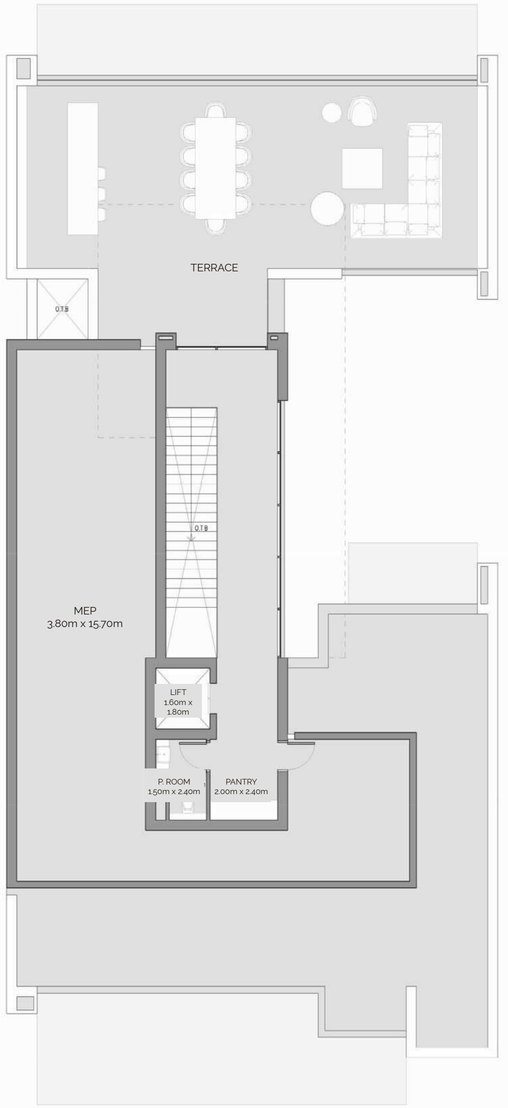
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FIRST FLOOR



ROOF FLOOR

wasl

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 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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