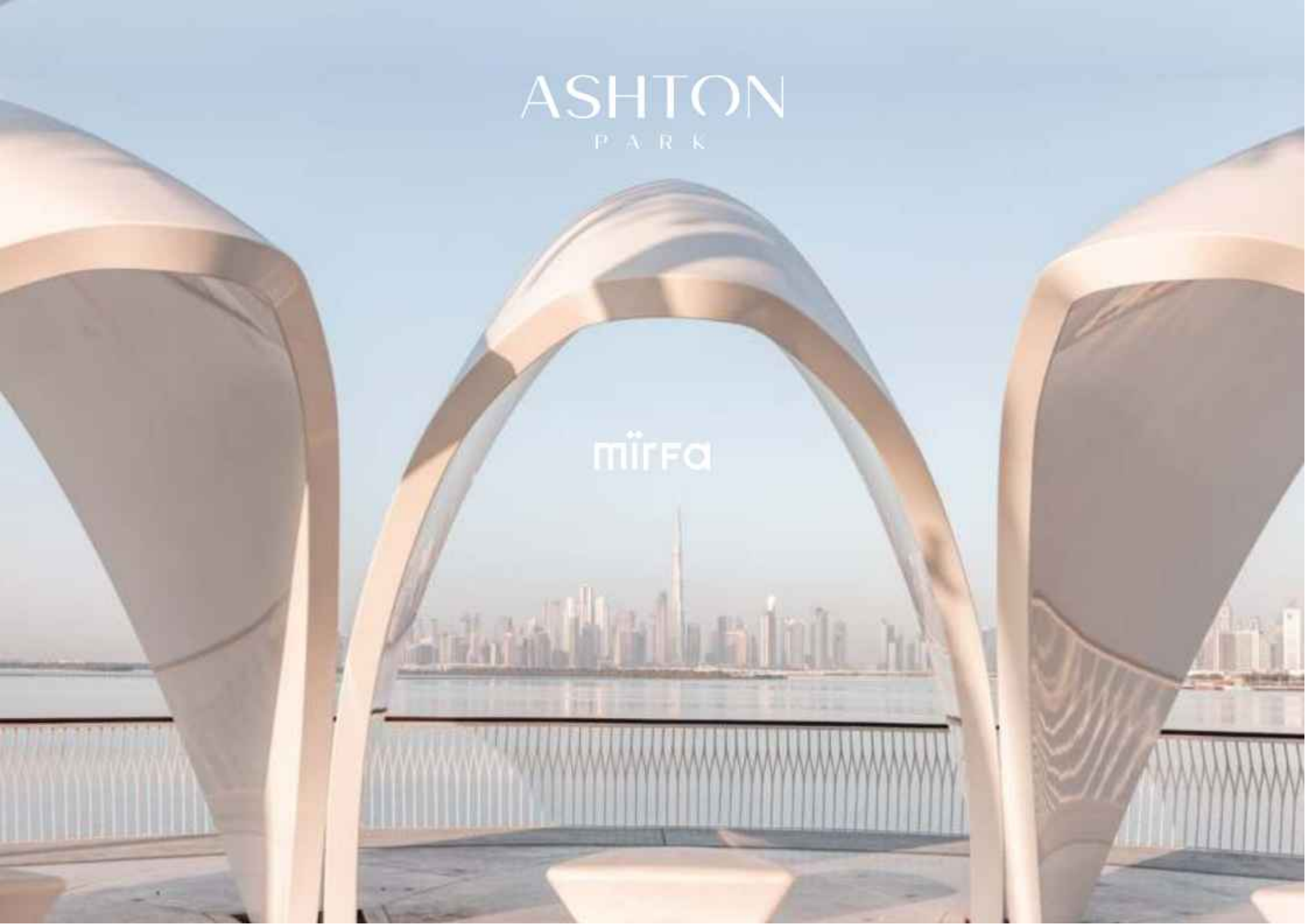


# ASHTON PARK

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## DISCOVER ASHTON PARK: A LUXURIOUS LIVING EXPERIENCE

In the heart of the city, where the rush of urban life meets the serenity of the outskirts, there lies a dream woven into the very fabric of Ashton Park. This ambitious vision, a testament to the desire for a smarter, more refined way of living, was conceived and brought to life with meticulous planning and boundless passion.



## EMBODYING PERFECTION

Staying true to its name, Ashton Park represents the core features of the mighty ash wood- enduring, aesthetically pleasing, and refreshing. The name, synonymous with the ash tree towns popular in Old English, evokes a sense of regality and classic charm, which the residence seamlessly integrates.



SMART HOMES FOR  
SOPHISTICATED LIVING





## SMART HOMES FOR SMART LIVING

The charm and aesthetic appeal are etched into every corner of Ashton Park's living units; the property encompasses 63 spacious studios, 28 1BHK and 8 2BHK apartments, and 12 modern townhouses, each thoughtfully equipped with state-of-the-art smart home features.



## THE ULTIMATE FOREVER HOME

Dubai, a city known for its modern infrastructure, cultural diversity, and unparalleled quality of life, beckons you to call the city, yours! Aligned with our parent company Mirfa's vision, we go beyond mere urban living, nurturing the concept of home and community by fostering memories and joyous moments.





AN ENRICHED WAY OF LIVING



## NURTURED BY NATURE

Amidst the tranquil ambience of JVC, Ashton Park is a sanctuary, a place where residents can find solace amidst the bustling city. Enveloped by the greenery and community spirit of the neighbourhood, it offers a gentle retreat from the everyday hustle, a place where your heart can truly find peace. Ashton Park provides a nurturing environment, with family-friendly amenities, schools, and healthcare facilities within easy reach. Wake up to breathtaking views of JVC's lush parks and meadows every day and wrap yourself in its tranquility.



## EMBRACE LIFE'S PLEASURES

Perfectly situated away from the cacophony of everyday life, yet in close proximity to plush retail and exquisite dining options, Ashton Park is a stone's throw away from vibrant destinations like Dubai Marina, Jumeirah Beach Residence, and Business Bay. Seamless access to the emirate's airports cater to the needs of global citizens. The experiences epitomise the pinnacle of the cosy, family-centric Dubai lifestyle.





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A GREEN OASIS FOR CITY DWELLERS





## WHERE NATURE AND COMFORT COME TOGETHER

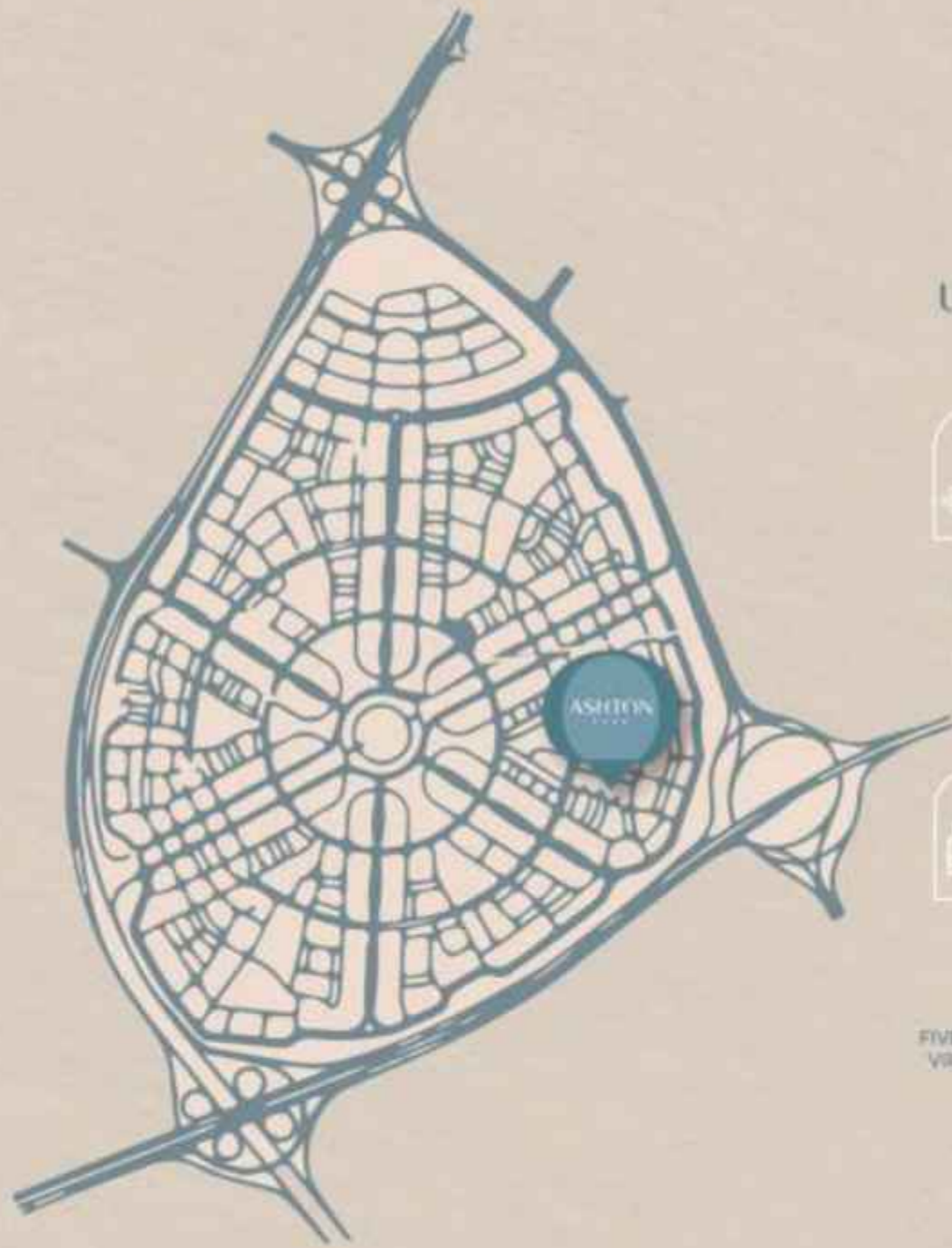
At Ashton Park, we are inspired by modern notions of comfort, sustainable living, and luxury, and how they elegantly coexist within the urban landscape. Every facet, from living spaces to amenities, reflects this concept, seamlessly harmonising with the upscale and verdant lifestyle of Jumeirah Village Circle.



## CONTEMPORARY LIFESTYLE CONCEPTS

Providing living spaces that blend the comforts of smart home concepts with the aesthetics of modern architecture.





## UNMATCHED CONVENIENCE & ACCESSIBILITY



0

Park



5

Supermarkets



5

Circle  
Mail



6

Hospitals



6

FIVE Jumeirah  
Village Hotel



7

Schools



10

Nearest exit to  
Downtown Dubai



24

Dubai International  
Airport







A SERENE SANCTUARY WITH CITY COMFORTS





## REIUVENATION AND RELAXATION

Apart from the neighbourhood's facilities, our residents enjoy various amenities designed to relax and rejuvenate. From a vast social space and paddle court to a stunning infinity swimming pool and a well-equipped gym, our amenities are tailored to boost your well-being and complement your active lifestyle.



## ENVISION YOUR DREAM HOME

While we have developed amenities that fit every need, we understand that the concept of a dream home varies for each individual. That's why each residence at Ashton Park offers a unique lifestyle experience. Smart home solutions, including smart locks, mesh WiFi, home security cameras, and intelligent lighting, enhance your living space. Choose from a modestly designed studio, a spacious comfortable apartment, or an extravagantly cosy townhouse at Ashton Park.





ELEGANT, COMFORT-DRIVEN, AND MODERN LIVING CONCEPTS





## ASHTON PARK APARTMENTS

The apartments at Ashton Park are a piece of nature's splendour amidst urban chaos. Prepare to be captivated by our unique design – 28 apartments feature private swimming pools, complemented by community pools, one for kids and one for adults, creating a stunning visual appeal. We ensure both comfort and economic living by integrating smart and sustainable elements into the living spaces.

By prioritising sustainability and eco-consciousness, we have developed homes that seamlessly blend green and modern living concepts 🌱



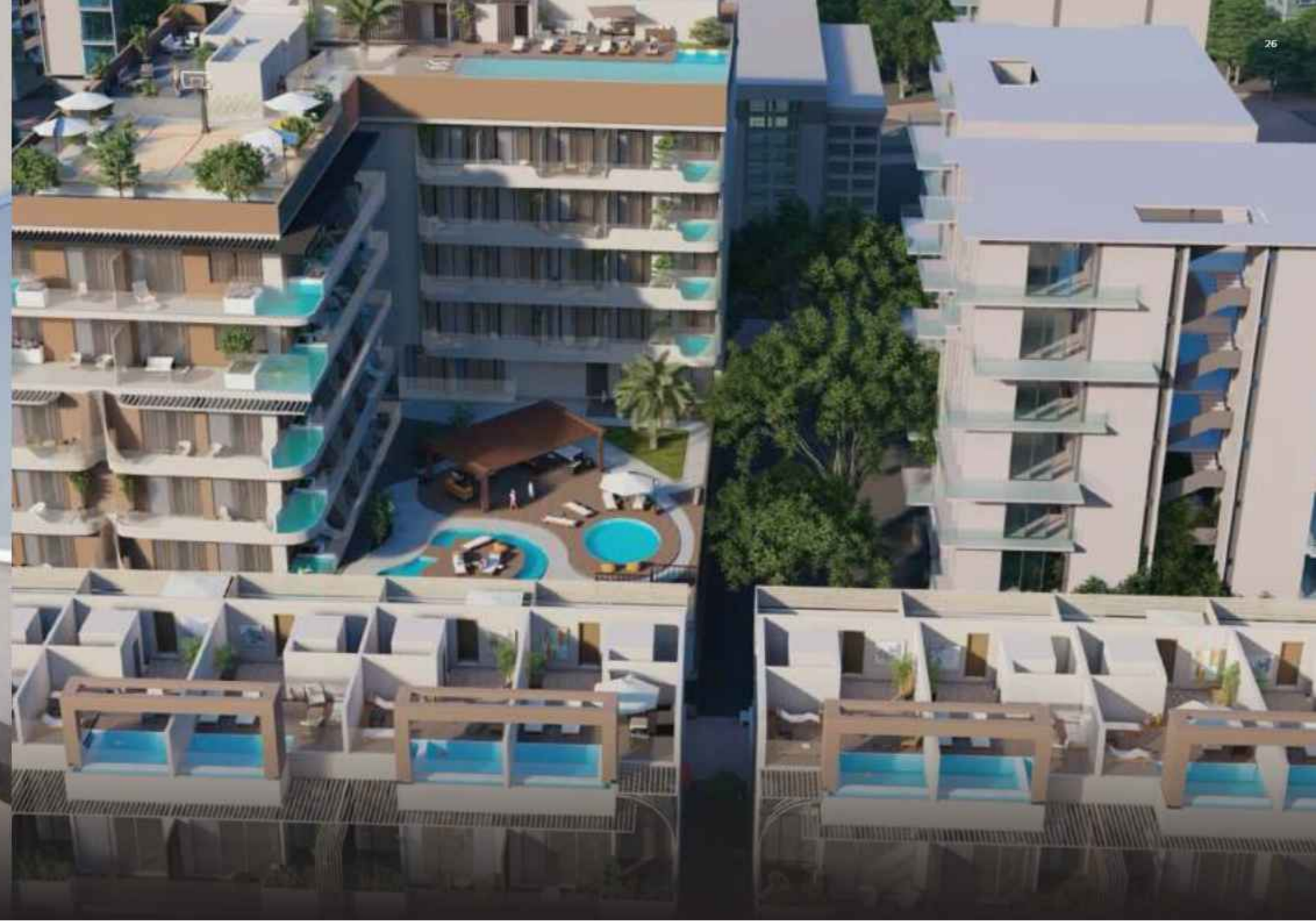
### EMBODYING PERFECTION

Whether you choose a studio or a 1 or 2 bedroom apartment, you're guaranteed an enhanced, contemporary living experience. Each window frames a different world, from the skyline to green parks, and the open terrace beckons with its balmy breeze.





INSPIRED BY MODERNITY, EMBRACED BY NATURE







### COMFORTABLE AND SOOTHING AMBIENCE

Experience breathtaking vistas from your large windows, relax on the open terrace, share moments with loved ones in the luxurious dining and living area, or find serenity in the airy master bedroom.



### SUSTAINABLE LIVING, EVERY STEP OF THE WAY

We've integrated a range of sustainable and eco-friendly features into our community across each apartment to enhance your quality of life, including VRF air conditioning, a sustainable choice that trims your cooling costs by 30 to 40%. 🌱



TOP-NOTCH AMENITIES AND RECREATION OPPORTUNITIES



Smart System



Kids Play Area



Padel Court



BBQ Area



Steam/ Sauna



Temperature-Controlled Swimming Pools



Co-Working Space



Meditation Space



Temperature-Controlled Infinity Pool



EV Charging Station



Jacuzzi



Baja Shelf



Gymnasium







BREATHING LIFE INTO YOUR VISION OF A DREAM HOME







## SUSTAINABILITY MADE SMART

Our VRP and EV charging facilities enable you to utilise electric transportation, reducing your carbon footprint and energy costs. We have also installed **destination elevators** that significantly reduce energy consumption, contributing to greener living. Smart sensors throughout our buildings ensure efficient energy use, saving electricity without compromising your comfort. Our green building certification by the Dubai government underscores our commitment to environmental responsibility, providing you with a sustainable and eco-conscious living environment.



## ASHTON PARK - A SPACE TO FLOURISH

At Ashton Park, we believe in spaces where families can grow and prosper. We've designed living areas that evoke a true sense of being at home, with passion woven into every brick and stone.



A long, modern hallway with a minimalist design. The walls are made of light-colored concrete with a textured finish. Several vertical concrete pillars are spaced along the hallway, each with a recessed light strip at the top. The ceiling is white with recessed lighting strips. On the right wall, there are several framed pieces of art, including a large abstract painting with yellow and black. A green exit sign is visible on the ceiling. The floor is dark and polished, reflecting the lights. The overall atmosphere is clean, bright, and professional.

UNRIVALLED ASSURANCE OF SAFETY AND SECURITY



FLOOR PLANS

63

Studios

28

1 Bedroom

8

2 Bedrooms

28

Private Swimming Pools



Unit Type

**STUDIO**

Smallest (Sqft)

539

Largest (Sqft)

384



Unit Type

# 1 BHK

Smallest (Sqft)  
602

Largest (Sqft)  
1233



Unit Type

# 2 BHK

Smallest (Sqft)  
1016

Largest (Sqft)  
1627









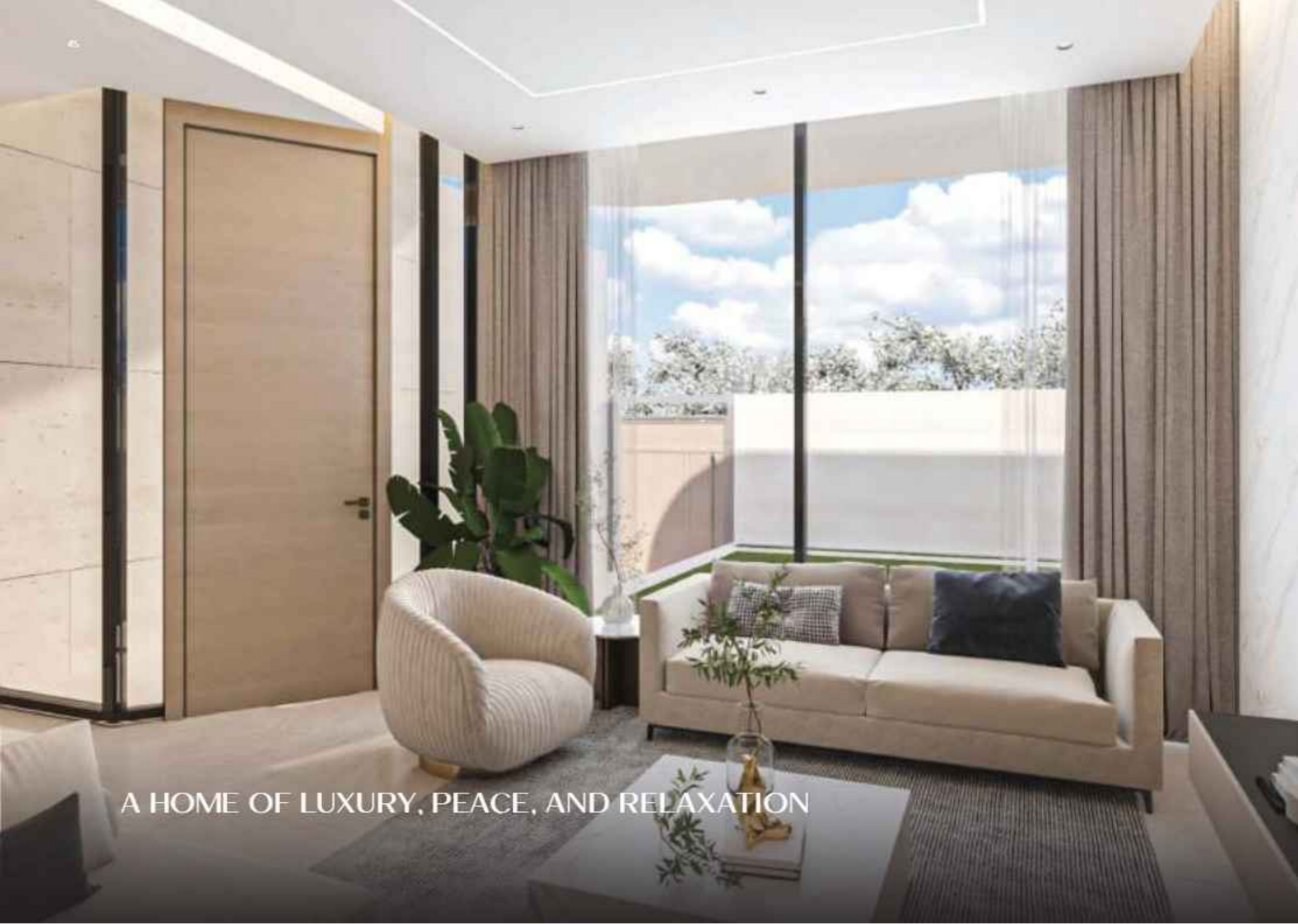


## ASHTON PARK TOWNHOUSES

Townhouses at Ashton Park are the crowning jewels, where luxury meets privacy. With a superior jacuzzi and a temperature-controlled private plunge pool, each townhouse is an upscale spa, a place where residents can indulge in relaxation. Imagine waking up in a world of luxury, surrounded by lush greenery - this is the typical morning at an Ashton Park townhouse.







A HOME OF LUXURY, PEACE, AND RELAXATION







## SMART SYSTEMS & TOP-NOTCH EXPERIENCES

An elevator conveniently extends all the way to the roof, making every part of the townhouse easily accessible. On the rooftop, you'll discover an plunge pool and a beautiful barbecue deck overlooking the park. Enjoy utmost comfort with the carefully planned amenities we offer, from the **smart glass** in the bedroom to the relaxing **private jacuzzi**. This space, apart from being aesthetically pleasing also offers a delightful living experience.







SAVOUR EVERY MOMENT WITH COMFORTABLE LIVING





## CHOOSE YOUR HAPPINESS

From the **Smart system** to the **dumbwaiter** feature, we have equipped your home with all the amenities you need to live in relaxation. Our townhouses are thoughtfully designed to accommodate growing families and enhance your happiness.







A HAVEN FOR RELAXED, PEACEFUL LIVING







TAILORING ELEGANT LIVING EXPERIENCES

