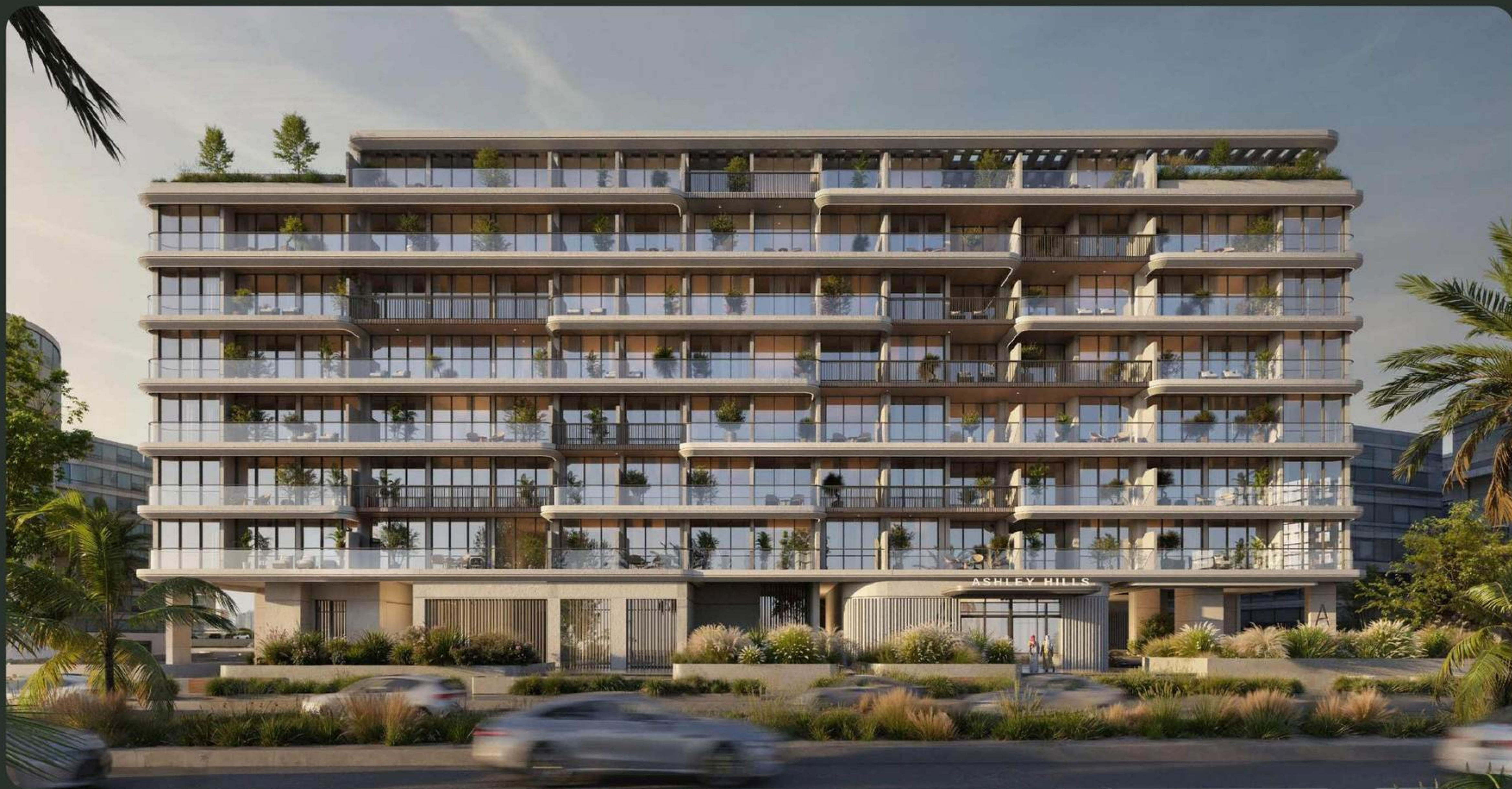


**ASHLEY
HILLS**

TOWNX



Project Overview

Ashley Hills is the newest residential project by TownX, located in the heart of Arjan, Dubai's emerging investment hotspot.

The project consists of two residential blocks; Block A (North) and Block B (South), featuring B+G+6+Roof, offering a harmonious blend of modern design and practical comfort.

Comprising a total of 616 apartments, Ashley Hills offers a diverse selection of living options to suit every lifestyle:

- 448** – Studios
- 80** – 1 BR Apartments
- 64** – 2 BR Apartments
- 24** – 3 BR Apartments



There are seven unique apartment types to choose from, each with thoughtfully planned layouts.

Every apartment is finished to a high standard, featuring superior fixtures and fittings, as well as state-of-the-art amenities designed to complement a modern urban lifestyle.

From its practical design to its elevated finishes and prime location, Ashley Hills represents an exceptional opportunity for both comfortable living and smart investment.



Location



Prime Location in the Heart of Arjan

Ashley Hills is strategically located in Arjan, one of Dubai's fastest-growing and most popular communities. Perfectly positioned for both residents and investors, it offers exceptional connectivity and convenience to meet every lifestyle need.

Surrounded by a wide range of amenities, Ashley Hills provides everything you need, its just minutes away.



Education

- Dubai Miracle Garden School
- Nord Anglia International School Dubai
- Safa Community School
- GEMS Founders School

Leisure and Attractions

- Dubai Miracle Garden
- Dubai Butterfly Garden
- Dubai Autodrome
- Global Village

Retail and Shopping

- Dubai Hills Mall
- My City Centre Al Barsha
- Circle Mall JVC
- Mall of the Emirates

Connectivity

- Quick access to major highways; Sheikh Mohammed Bin Zayed Road, Umm Suqeim Road, Al Khail Road.

Healthcare

- Mediclinic Parkview Hospital
- King's College Hospital
- Aster Clinic

Project Details

B+G+6+Roof

The project features two residential blocks; Block A (North) and Block B (South)

A total - **616** apartments

Number of units in each Block: **308**

Service charge: 18-16 AED per sq.f.

Units Type (Area Sq Ft)	Available Units	
	MIN	MAX
Deluxe Studio	482	573
Signature Studio	507	606
Contemporary 1BR	792	902
Contemporary 2BR	976	1146
Executive 2BR Residence	1246	1354
Executive 3BR Residence	1454	1454



Payment Plan

Payment Plan	Booking	First Payment	Payment	Completion	Estimated Completion
40/60	10%	10%	2% every month for 10 months	60%	Q1 2027
70/30	10%	10%	5% every month for 10 months	30%	Q1 2027



Project Highlights and Amenities

- Two grand lobby entrances
- Lobby lounge
- 24-Hour concierge
- Elegant vehicle drop-off area (hotel style with elevated landscape)
- Dedicated service lift lobbies and elevators
- Ground-level green garden and open areas
- Dedicated visitor parking for waiting and pick-up
- Dedicated motorcycle parking for delivery services





Facilities

- Grand park (over 25,000 sq ft)
- Jogging/walking track
- Kids play area
- Rest areas
- Workout areas
- Two signature fitness centers equipped with Technogym (over 3,000 sq ft each)
- Two signature sky beach-style temperature controlled swimming pools (30m x 9m each)
- Seamless car parking access (number plate recognition system)
- Dedicated bicycle parking for residents and visitors





Smart Technology

- 10 High-speed elevators with advanced systems (5 in each block)
- Dedicated service elevator and service lobby with loading and unloading bay
- Video-enabled access control for all residents
- Smart locks in all apartment entry doors
- CCTV coverage for all building entrances and common areas
- Advanced building management and control system for energy saving
- Advanced fresh air handling and ventilation systems with energy saving
- Wi-Fi internet connection in select common areas



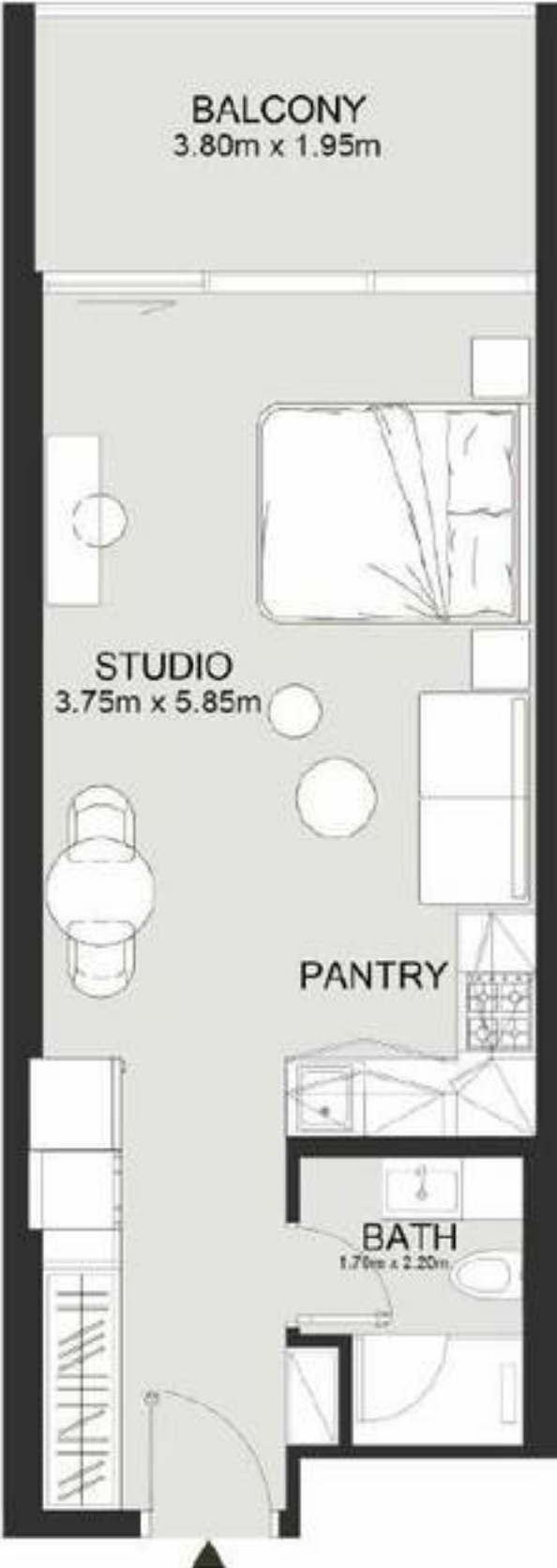
Unit Layout

Studio

Signature



Deluxe



Contemporary One Bedrooms



Two Bedrooms

Executive



Contemporary



Three Bedrooms

Executive



Key Growth Drivers For Arjan

Arjan's combination of location advantages, strong returns, and future growth potential makes it a prime investment choice in Dubai.

Strategic Location

Direct access to major highways Al Khail and Umm Suqeim roads, close to key landmarks like Miracle Garden, Dubai Hills Mall.

Population Growth and High Demand

Growing family-friendly community, attracting young professionals and long-term residents, with strong rental demand.

Affordable Entry Point

Competitive pricing compared to Downtown Dubai or Dubai Marina, making it attractive for both first-time investors and seasoned buyers.

Strong ROI and Rental Yields

Attractive yields, higher than many established neighborhoods, with consistent rental income.

Continuous Infrastructure Development

New schools, hospitals, retail, and leisure projects increasing future price appreciation and lifestyle appeal.



Investment Highlights

7% to 9% is an average gross rental yields in Arjan, making it one of Dubai’s top-performing areas for investors.

10-15% is the YoY capital appreciation, reflecting strong market momentum.

Source: DXB Interact



Construction Update

July 2025 - 21% progress





TownX Timeline



Our Numbers

967

Apartments Delivered

1,036,000

Sq Feet Built

1,774

Apartments Under Construction



***Delivered Across Dubai's
Prime Communities***

TOWNX

Promise. Build. Deliver.

 www.townx.com  800 86969