

Backed
by Legacy.

Built for the
Future.



HIRE

DEVELOPMENT

We're not
Just shaping
Skylines.

*We're Shaping
Futures.*

PURPOSE BEYOND PROPERTY

HERE

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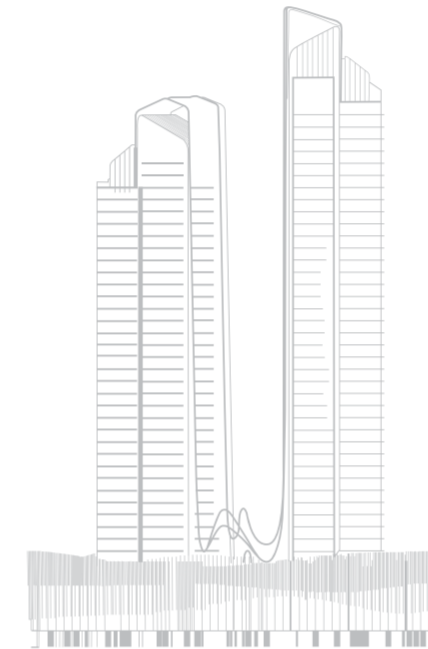
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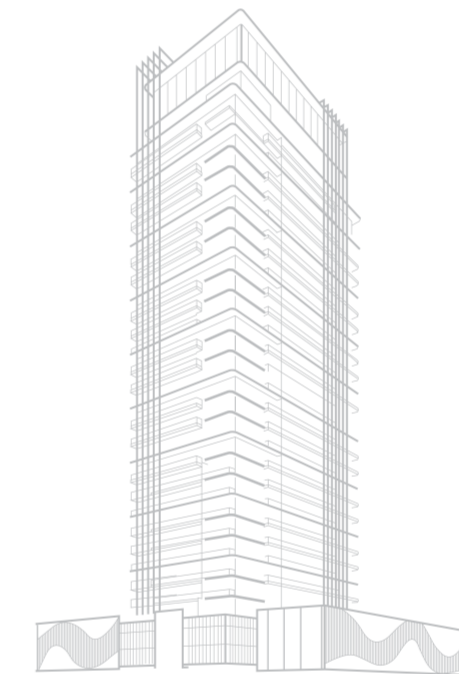
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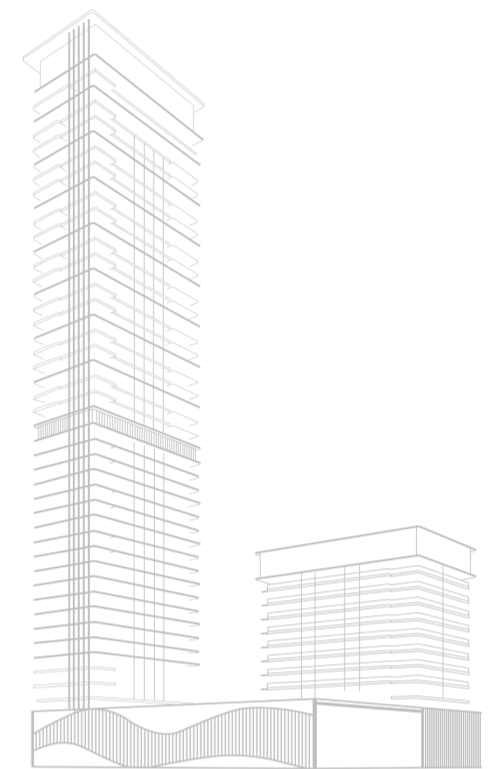
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About HRE DEVELOPMENT



Building with Purpose

Established in 2003, HRE Development was originally established as a construction company and has evolved over the past 22 years into a premier real estate developer in the UAE.

Backed by our in-house construction arm, we transitioned into real estate development three years ago, ensuring our projects are built with precision, efficiency, and purpose.

With a solid foundation in construction and an unwavering commitment to excellence,

HRE Development has played a key role in shaping Dubai's skyline. Over the years, we have successfully completed more than 200 projects, providing homes for over 12,000 families and redefining urban living with state-of-the-art, uniquely designed communities that seamlessly blend aesthetics with functionality.

Company STATEMENT

To redefine urban living by creating world-class developments that inspire, empower, and uplift communities. We are committed to shaping sustainable, future-ready environments that seamlessly blend luxury, innovation, and social responsibility, ensuring that every project contributes to a more vibrant, inclusive, and purpose-driven future.

Our vision aligns with Dubai's ambition to be a global leader in innovation, sustainability, and excellence, positioning HRE Development as a key player in transforming the real estate landscape through cutting-edge design, advanced technology, and community-driven initiatives.

Vision Mission

We are committed to delivering high-quality developments that blend meticulous craftsmanship, premium materials, and advanced technology.

Our goal is to enhance community living by creating vibrant, inclusive spaces that foster connection and growth. Through sustainable building practices and the use of eco-friendly materials, we strive to minimize environmental impact while driving innovation. At the heart of every project, we integrate meaningful social initiatives to ensure a positive, lasting impact on the communities we serve.

Core VALUES

High-quality materials and innovative design. We strive for the highest standards in every project, delivering quality that exceeds expectations and sets a benchmark in real estate development.

Excellence Trust & Transparency Strategic Growth

We build lasting relationships through consistency, reliability, and respect, creating an environment where clients and partners feel secure and valued.

Our commitment to openness and clarity ensures every interaction is built on honesty, enabling trust and empowering informed decisions.

Pioneering new real estate concepts. Our approach embraces forward thinking ideas and cutting-edge technology, transforming challenges into opportunities for sustainable and dynamic growth.

At the heart of our company are passionate leaders

who drive our commitment to creating meaningful impact through thoughtfully designed spaces. With years of experience, they deliver exceptional real estate projects that not only enhance lives but also contribute positively to our communities. Through strategic partnerships and impactful initiatives, we're shaping the future of urban living and leaving a lasting legacy.

With a strong focus on purposeful innovations, our team of professionals is always pushing HRE forward with their leadership spirit.



With a strong focus on purposeful innovations, our team of professionals are always pushing HRE forward with their leadership spirit. Over the years, we have consistently delivered exceptional real estate projects that not only enhance lifestyles but also contribute to the growth and development of our communities. Moving forward, we are eager to grow our portfolio, embrace sustainable practices, and generate even greater value for our stakeholders. Our dedicated team remains focused on achieving our goals and driving positive change in the markets we serve. Thank you for your continued support and trust in HRE Development. Together, we will build a better tomorrow.

MOHAMED ADIB HIJAZI
Chairman



"As a leading real estate developer, we are committed to pushing the boundaries of architectural designs and creating visually captivating structures. We pay close attention to every detail, from design concepts to material selection, to ensure that our work meets the highest standards of excellence. With a solid background in contracting, we understand the critical importance of adhering to rigorous guidelines and maintaining strict quality control. Through our collective expertise, we strive to create spaces that inspire, enrich, and leave a lasting impact. Our commitment to innovation, sustainability, and ethical practices drives everything we do."

DR. HASSAN HIJAZI
Vice Chairman

"At HRE Development, trust and integrity are the cornerstones of sustainable success. Our mission is to create exceptional living spaces that not only enhance lifestyles but also contribute positively to our communities. As a premier real estate developer, we are committed to setting new industry standards through innovative design, strategic partnerships, and a focus on creating lasting impact. We're more than just building spaces; we're building a better future."

WISSAM BREIDY
Chief Executive Officer



Our Portfolio Footprint

- Launched Projects
Jumeirah Village Circle, Dubai Science Park
- Upcoming Projects
Dubai Land, Jaddaf, Sheikh Zayed Road, Sports City, Abu Dhabi
- Sales Office
Across Dubai



Our PROJECTS

01



Celeste
AL JADDAF WATERFRONT

- Located in Al Jaddaf Waterfront
- Walking distance to new Metro
- Fully furnished units with premium finishes
- Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy
- Flexible ownership plans: 50% During Construction, 50% On HandOver

02



Wadi Hills
WADI AL SAFA 5

- Situated in Dubai Land Residence Complex (wadi al safa 5)
- Close to top educational Institutions
- Fully furnished units with premium finishes
- Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy
- handing over: Q3 2027

03



SkyHills Astra
DUBAI SCIENCE PARK

- Situated in Dubai Science Park, an innovation hub forecasted for 60% growth over the next 5 years
- Walking distance to new Metro
- Fully furnished units with premium finishes
- Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy
- Flexible ownership plans: 40% post-handover over 40 months
- Every purchase supports a cause, buyers receive a personalized Dubai Cares certificate, showing their home helped fund global education for children in need

04



SkyHills Residences
DUBAI SCIENCE PARK

- Located in Dubai Science Park
- Walking distance to new Metro
- Fully furnished units with premium finishes
- Surrounded by hospitals, universities & malls
- Handover: Q2 2026

05



SkyHills Residences 2
JUMEIRAH VILLAGE CIRCLE

- Strategic location in JVC, close to key Dubai attractions
- Fully furnished residences tailored for end-users and short-term rentals
- Premium finishes and appliances from Grohe, Bosch, and Teka
- Flexible post handover payment plans
- Completion: Q2 2026 — ready to generate income in just 12 months

06



SkyHills Residences 3
JUMEIRAH VILLAGE CIRCLE

- Centrally positioned in Dubai with exceptional lifestyle access
- Fully furnished apartments with premium brand finishes
- Ideal for investors focused on capital growth and rental returns
- 40% post-handover plan over 3 years or 5 years based on unit type
- Completion expected in Q4 2026, enabling returns in 18 months



Where Elevation Begins.



BACK TRANSLUCENT

CELESTE

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	1, 2 & 3 Bedrooms	44 Residential Apartment

PROJECT DETAILS

<i>Description:</i>	44 Residential Apartment
<i>Total Units:</i>	1696
<i>Location:</i>	Al Jaddaf Waterfront
<i>Project :</i>	A refined mid-ris apartment with modern urban living.
<i>Level:</i>	2B + G + 7 Floors + 5 Retail



5 min
DXB

20 min
DWC

WALKING DISTANCE
5 MINS
Palazzo Versace Dubai

5 MINS
Jameel Art Centre

10 MINS
Al Jaddaf Metro Station

BY CAR
4 MINS
Mohammed Bin Rashid Library

10 MINS
Dubai Creek Golf & Yacht Club

12 MINS
Souk Al Seef

5 MINS
DXB Dubai Int'l Airport

7 MINS
Dubai Festival Cit

9 MINS
Dubai Mall
Dubai Design District (D3)
Business Bay

10 MINS
Dubai Frame Downtown Dubai
Burj Khalifa
Meydan Golf Course

12 MINS
Dubai Creek Harbour
DIFC - Dubai International
Financial Centre



Location Map

Why invest in AL JADDAF WATERFRONT






- 01** Prime Waterfront Location: Situated in the heart of Dubai with stunning views of the creek and skyline, offering high desirability and long-term value.
- 02** Luxurious Lifestyle: Premium finishes, modern amenities, and a sophisticated living experience tailored for comfort and elegance.
- 03** Excellent Connectivity: Easy access to major highways, Dubai International Airport, Downtown Dubai, major business hubs and Metro Station
- 04** Sustainable Development: Built with eco-conscious practices and smart technology for energy efficiency and lower operational costs.
- 05** Growing Community: Strategically positioned in a vibrant, up-and-coming district with schools, healthcare, retail, and cultural attractions nearby.

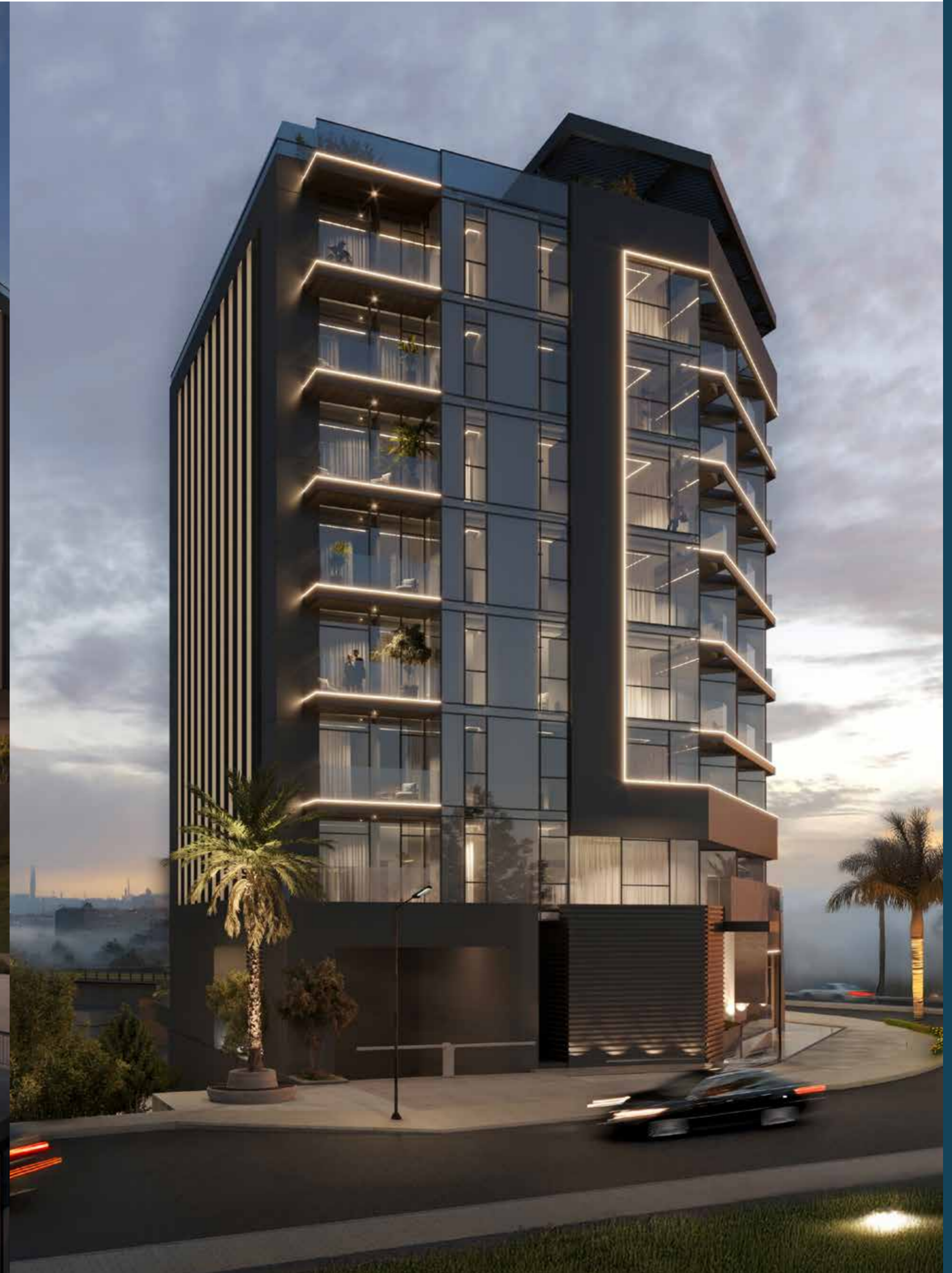




CELESTE Amenities

WORLD-CLASS AMENITIES

-  Modern fitness & yoga spaces
-  Swimming pool with waterfront views
-  Serene landscaping and shaded courtyards
-  Kids' area integrated into the natural flow
-  Concierge and smart entry systems



Exterior









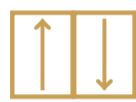
Project CONFIGURATION



2 Basement
Ground Floor
7 Floors



1-bedroom, 2-bedroom
& 3-bedroom apartment



2 passenger lifts
1 service lift



Parking
1 car/apartment



Service charge AED 12 per sq.ft.
annually

CELESTE STARTING PRICES

1Bed	671 – 1,098 sqft AVERAGE PRICE 1.65 MILLION
2Bed	930 – 1,481 sqft AVERAGE PRICE 2.1 MILLION UP TO 3 MILLION
3Bed	2,0039 sqft 4 MILLION

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



CELESTE



AMENITIES

TYPICAL FLOORS
LEVELS 2-7

1ST FLOOR

GROUND FLOOR

EASY AND FLEXIBLE PAYMENT PLAN

20% At the time of booking + 4% Dubai Land Department (DLD)	10% within 6 months	10% within 12 months	10% within 18 months	50% on completion
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**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor PLATE



Celeste 3BED - UNIT G01

● G01

FLOOR
GF

	sqft
Suite:	1,320 sqft
Balcony:	683 sqft
Total Area:	2,003 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor PLATE



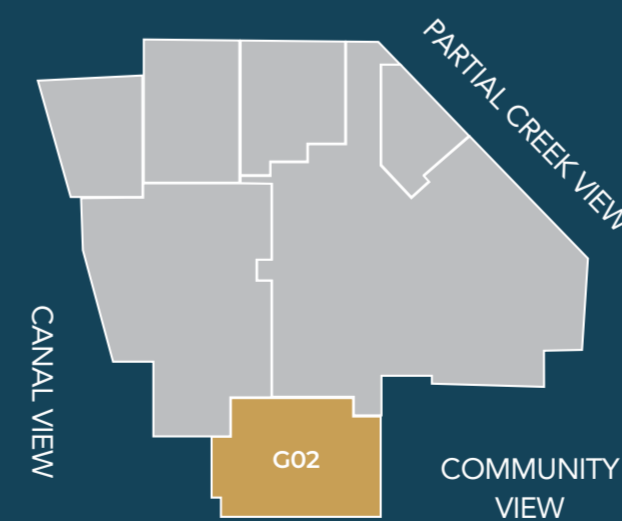
Celeste 1BED - UNIT G02

● G02

FLOOR
GF

	sqft
Suite:	745 sqft
Balcony:	353 sqft
Total Area:	1,098 sqft

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Floor PLATE



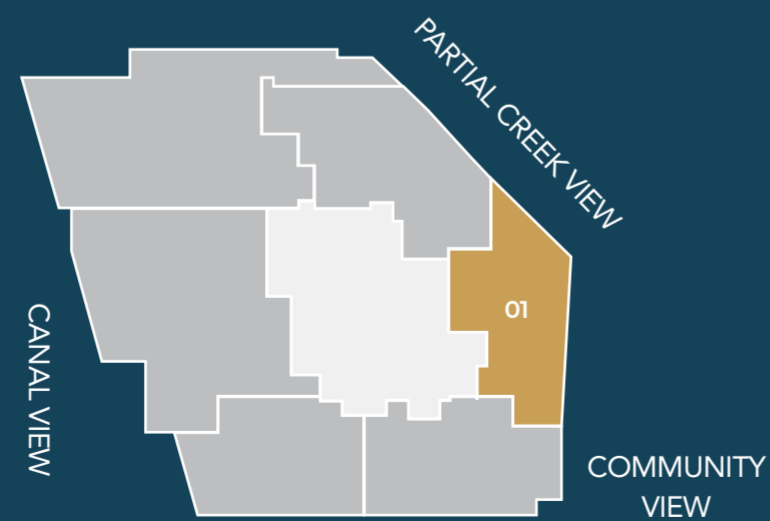
Celeste 1BED - UNIT 101

● 01

FLOOR
1

	sqft
Suite:	596 sqft
Balcony:	135 sqft
Total Area:	731 sqft

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Floor PLATE



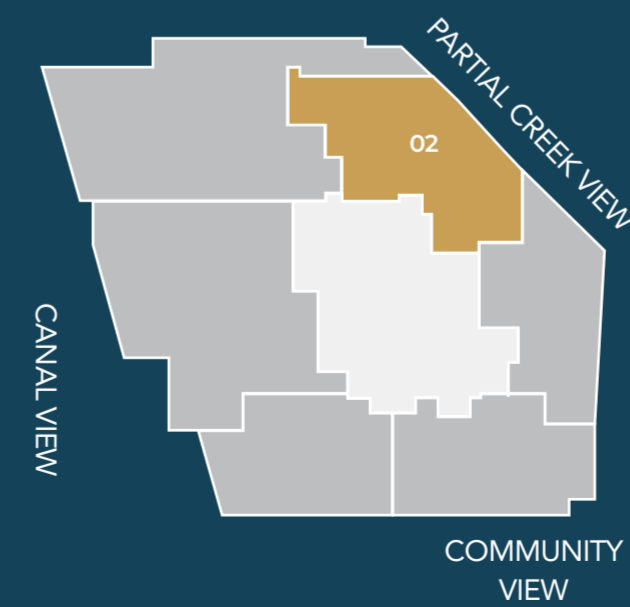
Celeste 2BED - UNIT 102

● 02

FLOOR
1

	sqft
Suite:	829 sqft
Balcony:	317 sqft
Total Area:	1,146 sqft

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Floor PLATE



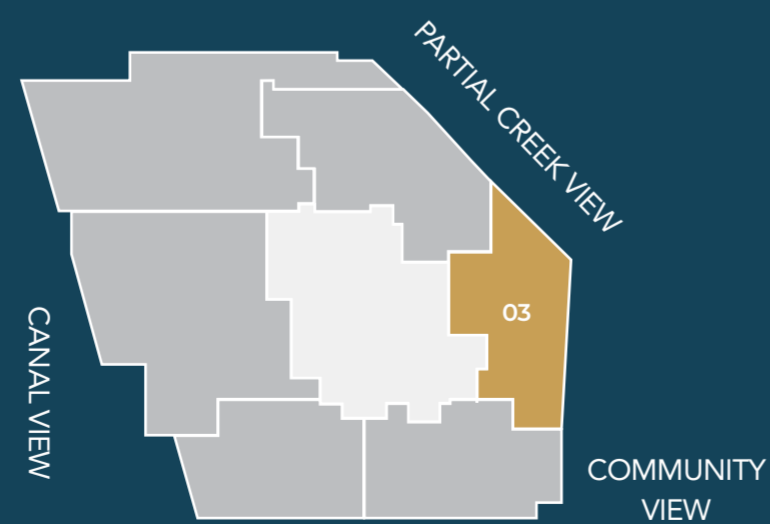
Celeste 2BED - UNIT 103

03

FLOOR
1

	sqft
Suite:	882 sqft
Balcony:	503 sqft
Total Area:	1,385 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor PLATE



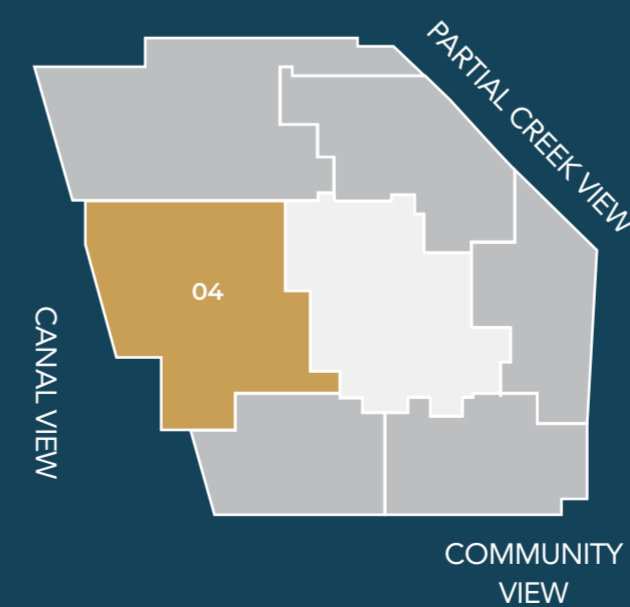
Celeste 2BED - UNIT 104

04

FLOOR
1

	sqft
Suite:	1,009 sqft
Balcony:	471 sqft
Total Area:	1,481 sqft

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Floor PLATE



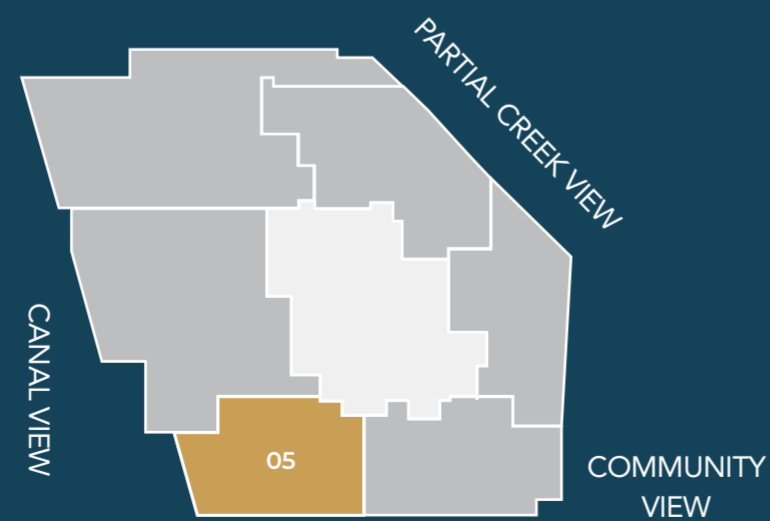
Celeste 1BED - UNIT 105

05

FLOOR
1

	sqft
Suite:	679 sqft
Balcony:	74 sqft
Total Area:	754 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor PLATE



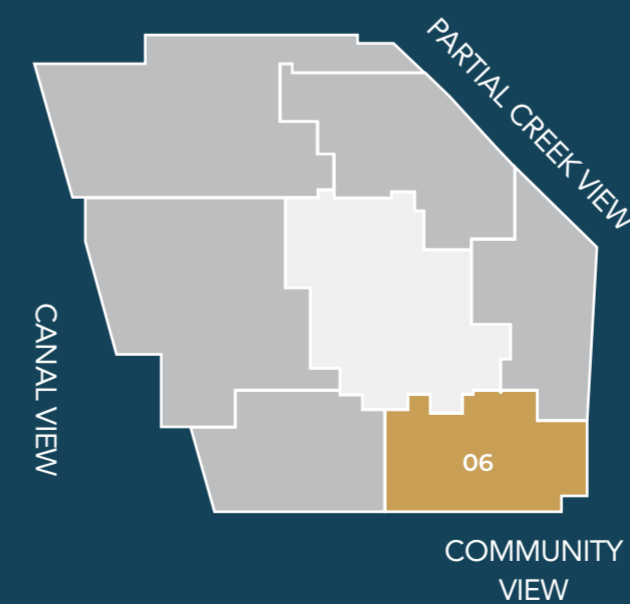
Celeste 1BED - UNIT 106

06

FLOOR
1

	sqft
Suite:	734 sqft
Balcony:	90 sqft
Total Area:	824 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor PLATE



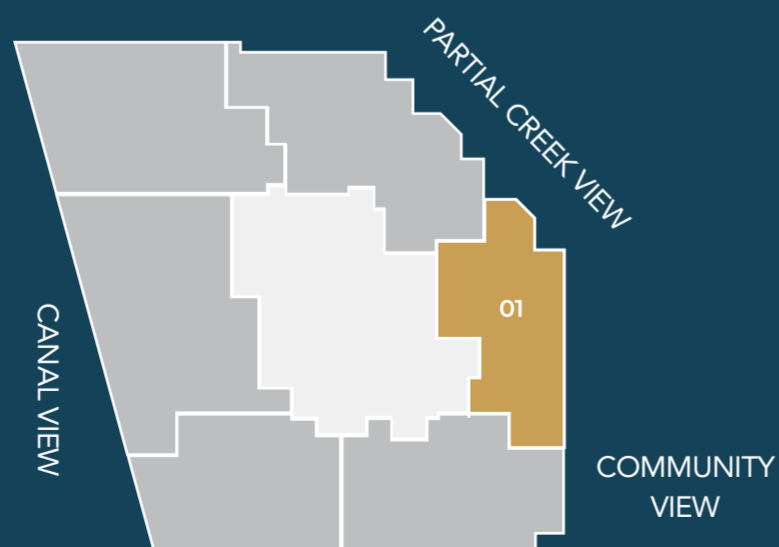
Celeste 1BED - UNIT 01

● 01

FLOOR
2 - 7

	sqft
Suite:	596 sqft
Balcony:	75 sqft
Total Area:	671 sqft

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Floor PLATE



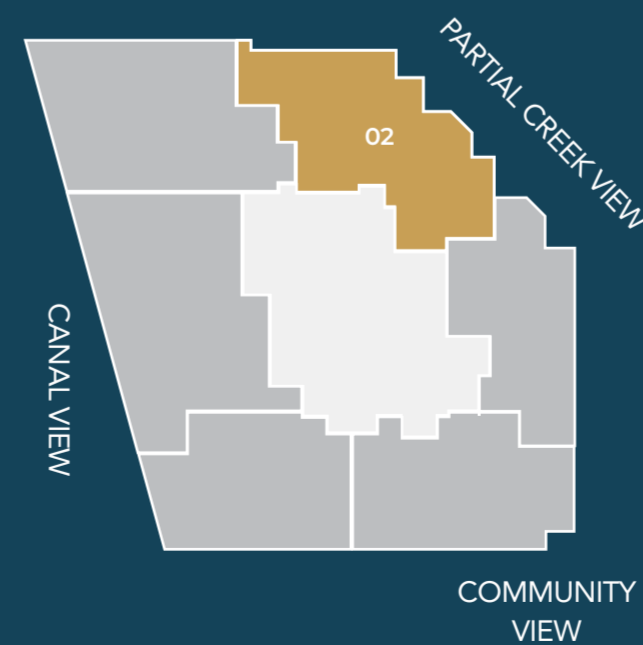
Celeste 2BED - UNIT 02

● 02

FLOOR
2 - 7

	sqft
Suite:	829 sqft
Balcony:	100 sqft
Total Area:	930 sqft

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Floor PLATE



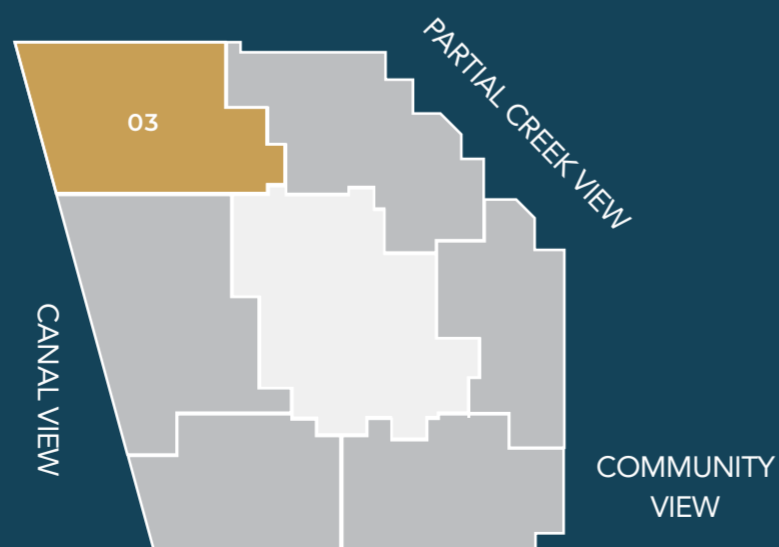
Celeste 2BED - UNIT 03

● 03

FLOOR
2 - 7

	sqft
Suite:	882 sqft
Balcony:	63 sqft
Total Area:	945 sqft

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Floor PLATE



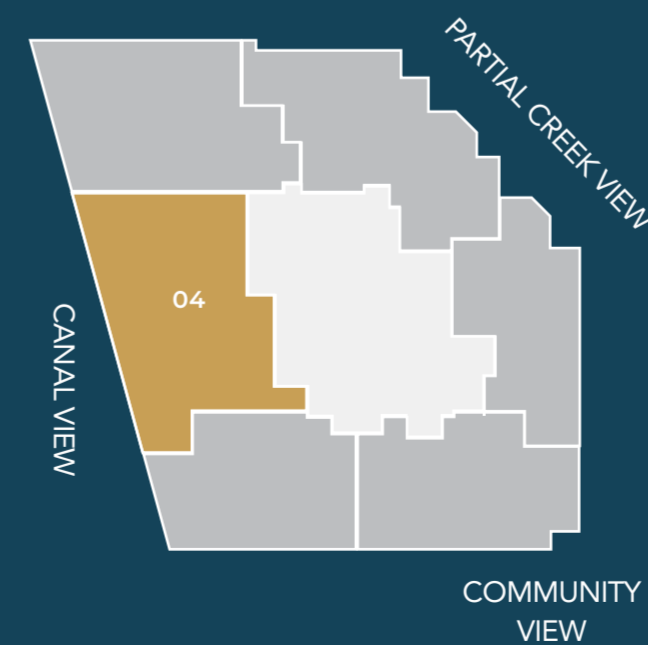
Celeste 2BED - UNIT 04

● 04

FLOOR
2 - 7

	sqft
Suite:	1,009 sqft
Balcony:	64 sqft
Total Area:	1,073 sqft

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Floor PLATE



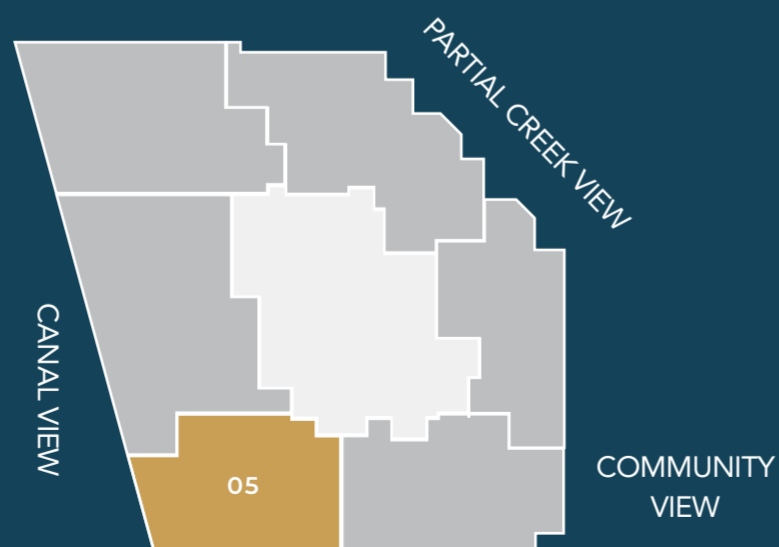
Celeste 1BED - UNIT 05

● 05

FLOOR
2 - 7

	sqft
Suite:	679 sqft
Balcony:	74 sqft
Total Area:	754 sqft

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Floor PLATE



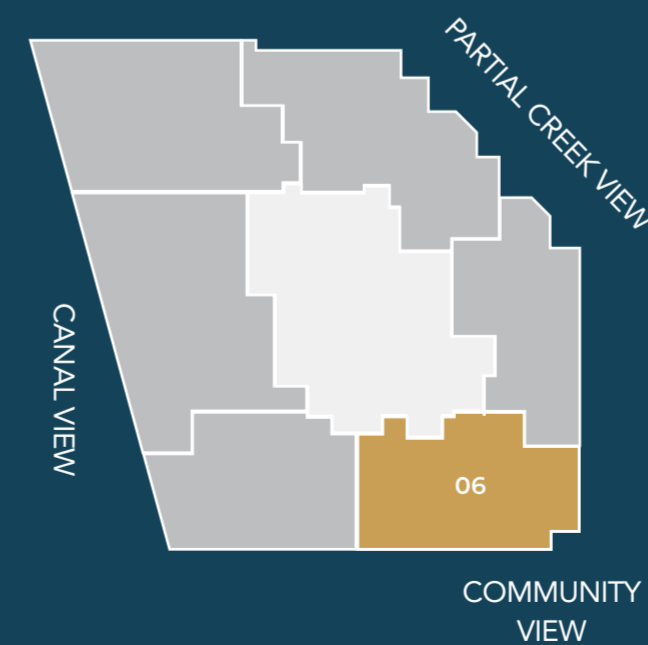
Celeste 1BED - UNIT 06

● 06

FLOOR
2 - 7

	sqft
Suite:	734 sqft
Balcony:	70 sqft
Total Area:	804 sqft

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Floor PLATE



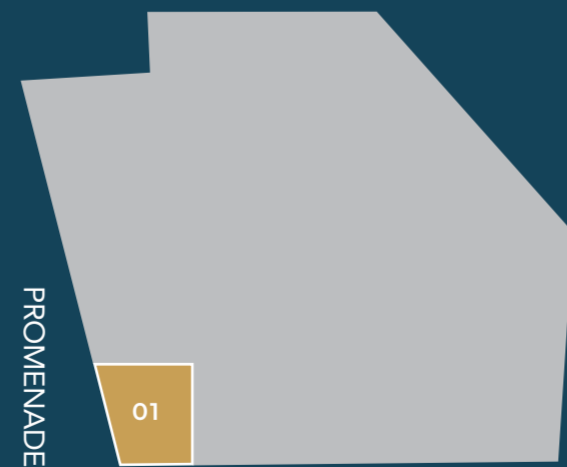
Celeste RETAIL - SHOP 01

● 01

FLOOR B2

	sqft
Total Area:	754 sqft
Parking:	-

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor PLATE



Celeste RETAIL - SHOP 01

● 01

FLOOR GF

	sqft
Total Area:	272 sqft
Parking:	-

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Floor PLATE



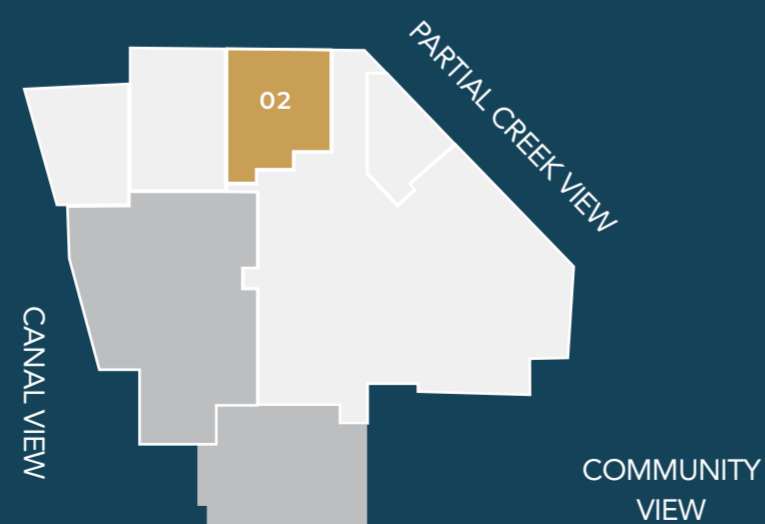
Celeste RETAIL - SHOP 02

● 02

FLOOR GF

	sqft
Total Area:	530 sqft
Parking:	1

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Floor PLATE



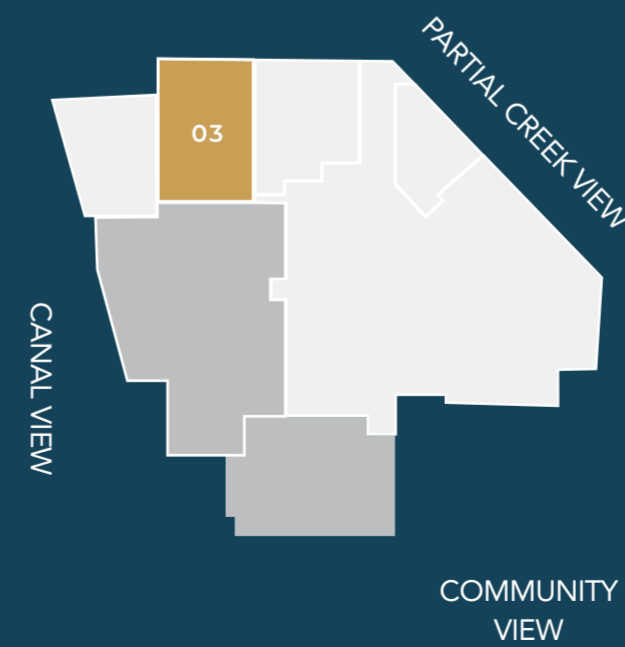
Celeste RETAIL - SHOP 03

● 03

FLOOR GF

	sqft
Total Area:	511 sqft
Parking:	1

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Floor PLATE



This isn't Just Another Tower.

This is a shift in how we think about space, luxury, and movement.

Celeste is where elevation begins, and where the next chapter of Al Jaddaf quietly takes shape.

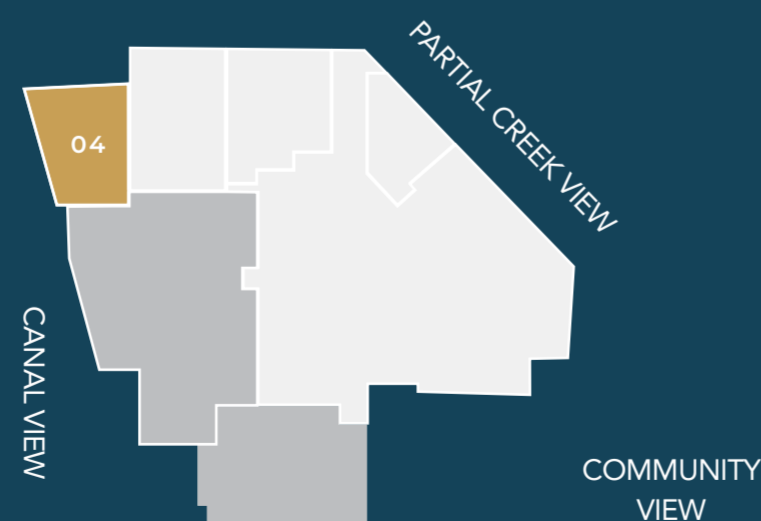
Celeste RETAIL - SHOP 04

● 04

FLOOR
GF

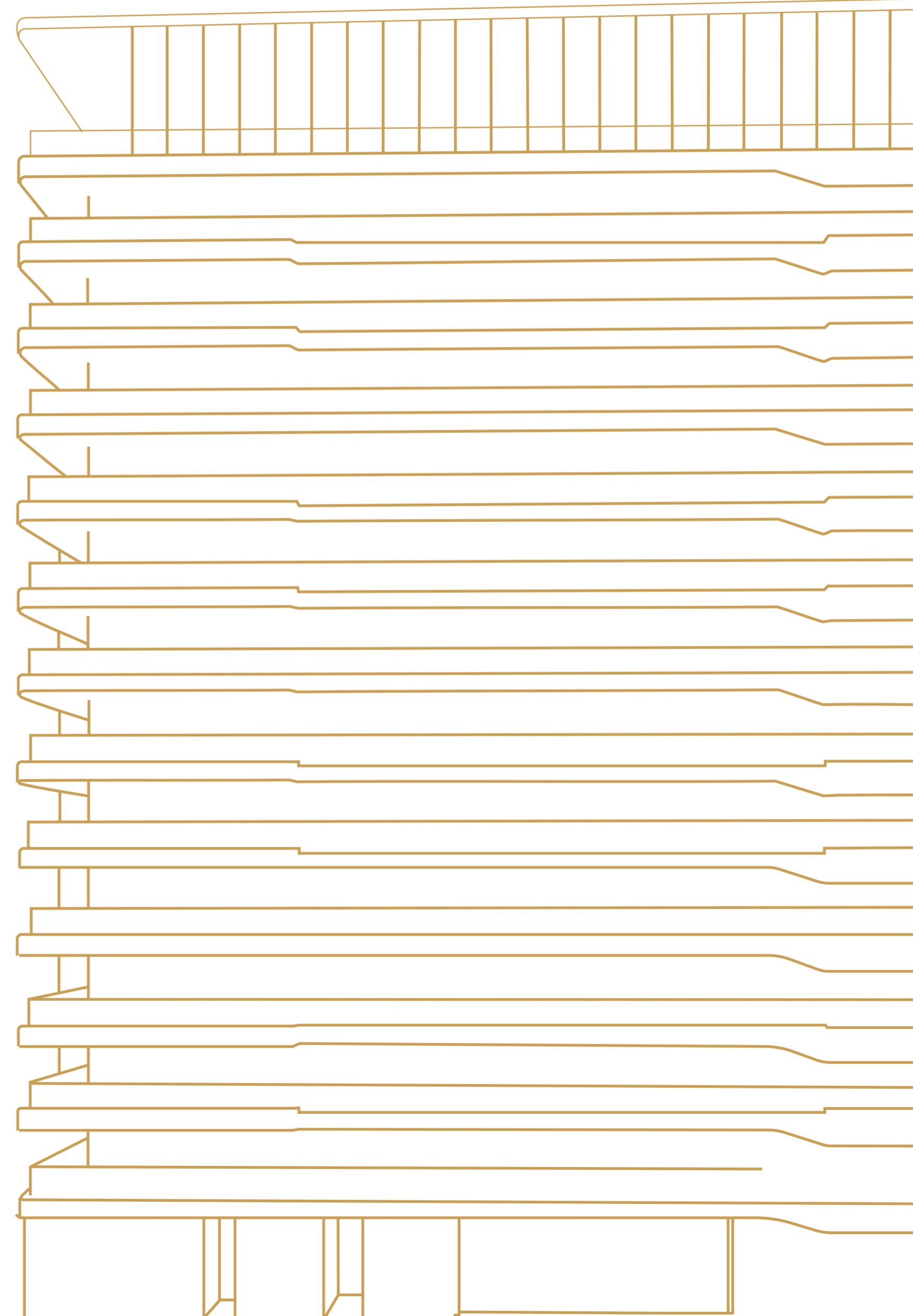
	sqft
Total Area:	427 sqft
Parking:	1

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Where every Lifestyle
finds a Home.



BACK TRANSLUCENT

WADI HILLS

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartment	Studio, 1 & 2 Bedroom	B +G +11 Typical

PROJECT DETAILS

<i>Description:</i>	Apartment Building
<i>Total Units:</i>	120
<i>Location:</i>	Wadi Al Safa 5
<i>Project :</i>	Elegant Appartments
<i>Level:</i>	B +G +11 Typical



25 min
DXB

Downtown Dubai
21 mins

Burj Al Arab
12 mins

Mall of the Emirates
15 mins

Dubai Hills Mall
5 mins

Al Khail Rd
10 mins

Metro Line
7 mins

Dubai Science Park HQ
2 mins

WADI HILLS

- 8 MINS
Dubai Outlet Mall
- 15 MINS
Dubai Miracle Garden
- 25 MINS
Dubai Autodrome
- 11 MINS
Dubai Hills Mall
- 25 MINS
Dubai Marina
- 30 MINS
Al Maktoum Airport
- 21 MINS
Jumeirah Village Circle
- 17 MINS
Dubai Downtown
- 27 MINS
Palm Jumeirah
- 24 MINS
The Beach, JBR

32 min
DWC

Central & Connected

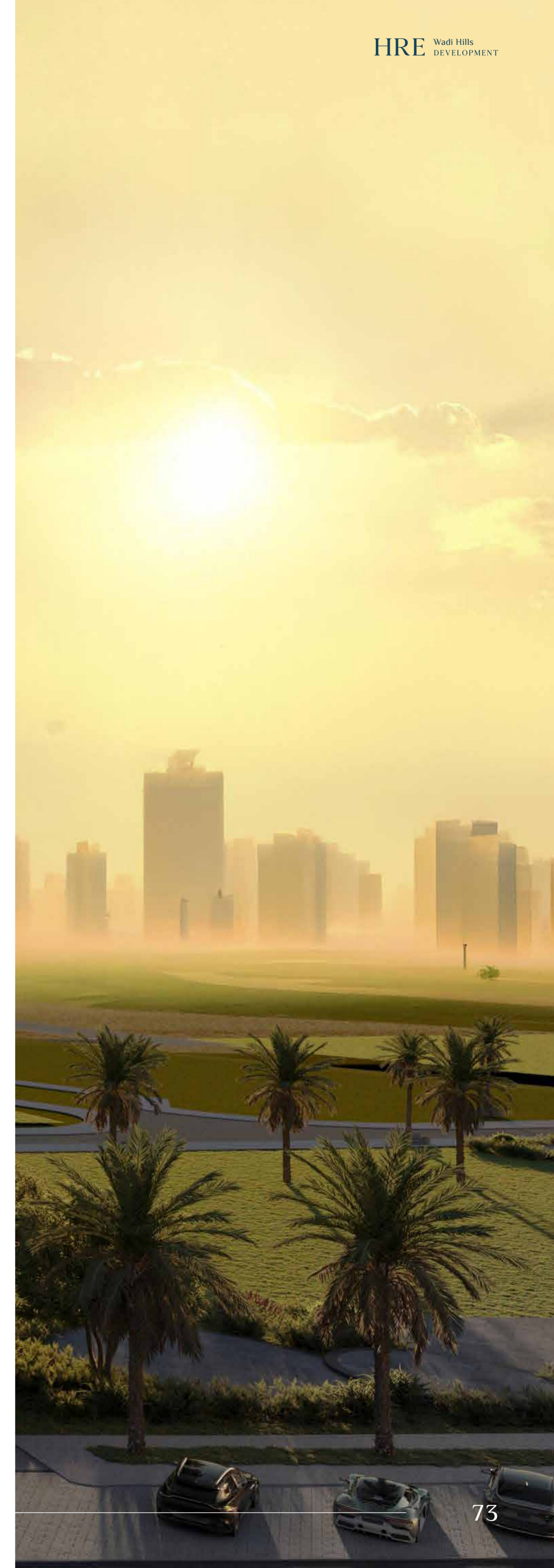


Location Map

Why invest in WADI AL SAFA 5







- 01 Strategic Location
- 02 Affordability
- 03 Freehold Ownership
- 04 Strong Rental Demand
- 05 Family-Friendly Environment
- 06 Well-Developed Infrastructure
- 07 Ongoing Development & Capital Growth Potential
- 08 Peaceful & Low-Density Community





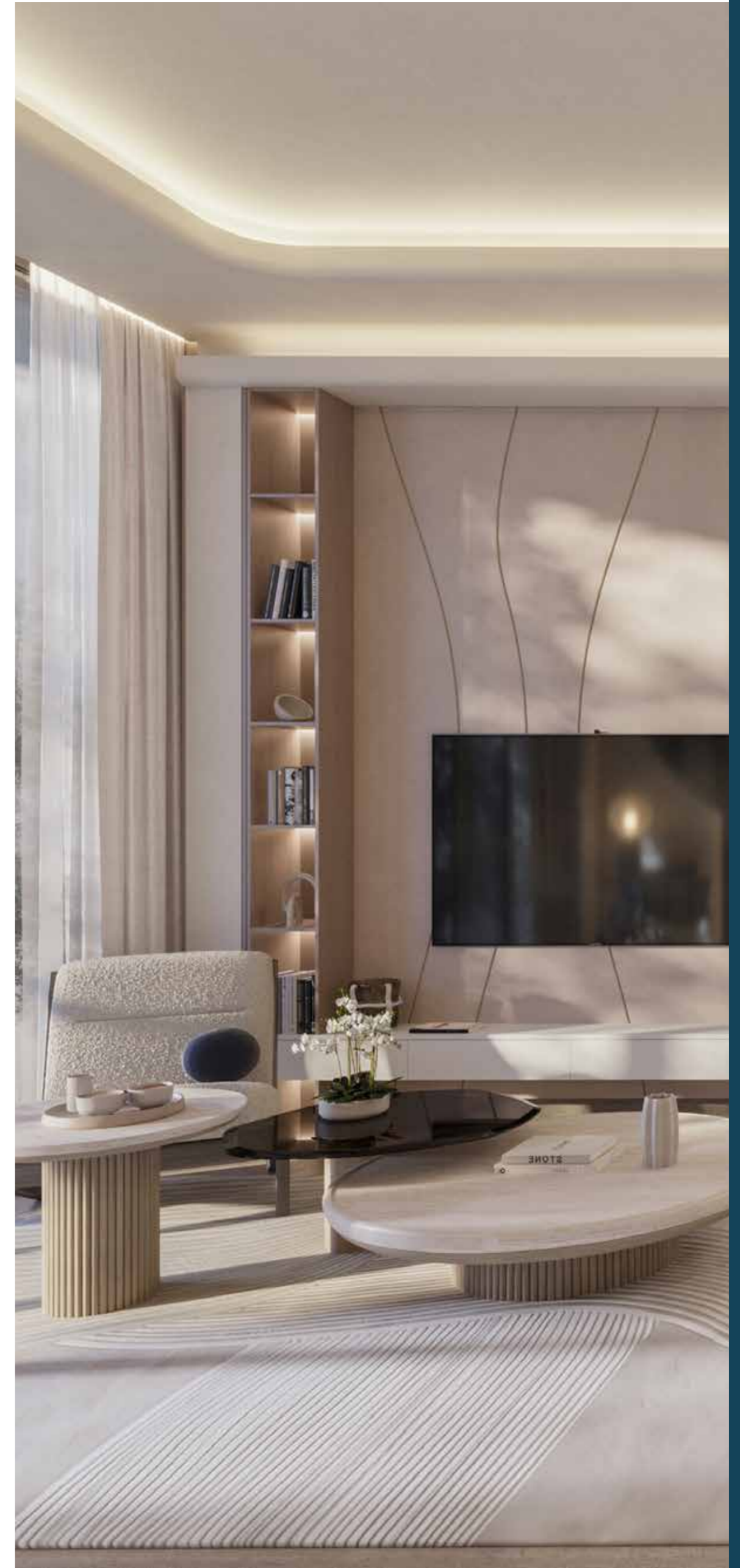
WADI HILLS Amenities

WORLD-CLASS AMENITIES

-  Indoor and outdoor gyms
-  Swimming pool with waterfront views
-  Sauna & Steam Room
-  Changing Room
-  Hall (Central Corridor)
-  Laundry Room



Exterior



Interior



Project CONFIGURATION



Basement
Ground Floor
11 Typical Floors



Studios, 1-bedroom
and 2-bedroom

WADI HILLS STARTING PRICES

Studio 395 sqft
COMING SOON

1Bed 705 sqft
COMING SOON

2Bed 1,448 sqft
COMING SOON

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



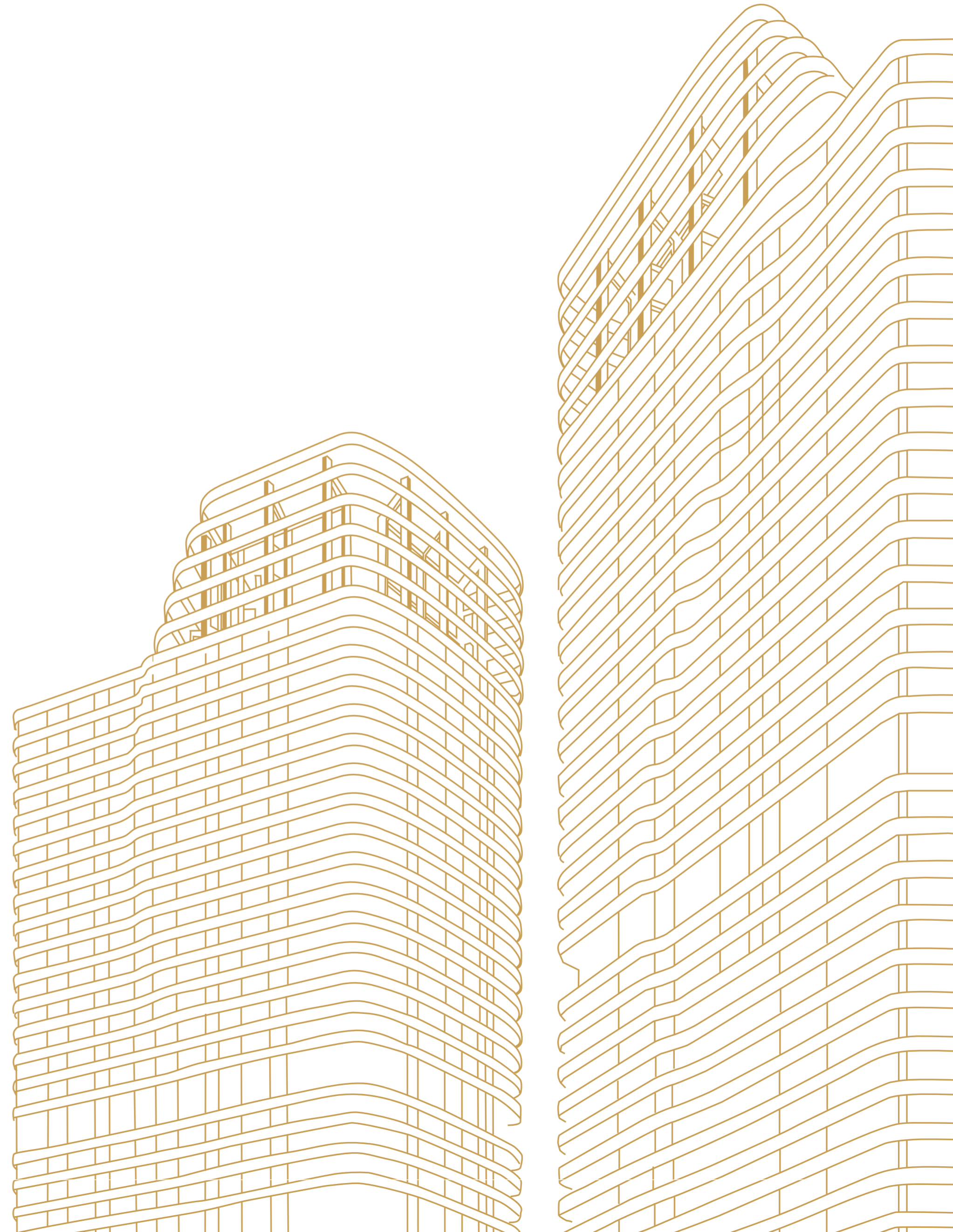
WADI HILLS



EASY AND FLEXIBLE
PAYMENT PLAN
COMING SOON



Wellness. Lifestyle.
Future Growth.



BACK TRANSLUCENT

SKYHILLS ASTRA

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	Studio, 1, 2 & 3 Bedroom	Two Residential Towers

PROJECT DETAILS

<i>Description:</i>	Two Residential Towers
<i>Total Units:</i>	1696
<i>Location:</i>	Dubai Science Park
<i>Project :</i>	Combines luxurious residential and unique living experience.
<i>Level:</i>	4 Basement, Ground Floor, 2 Retails F





Location Map

Why invest in DUBAI SCIENCE PARK


- 01 Anchor zone for healthcare, education, and scientific innovation
- 02 Strong rental demand from professionals and institutions
- 03 Future-ready infrastructure including Dubai Metro access
- 04 Balance of urban convenience and green surroundings








SKYHILLS ASTRA Amenities


WORLD-CLASS AMENITIES


-  Indoor and outdoor gyms


-  Swimming pools for families and individuals


-  Beach-style and lap pools


-  Rooftop yoga platform

-  Padel court

-  500m running track on podium

-  Business lounge and library

-  EV charging, energy-efficient systems

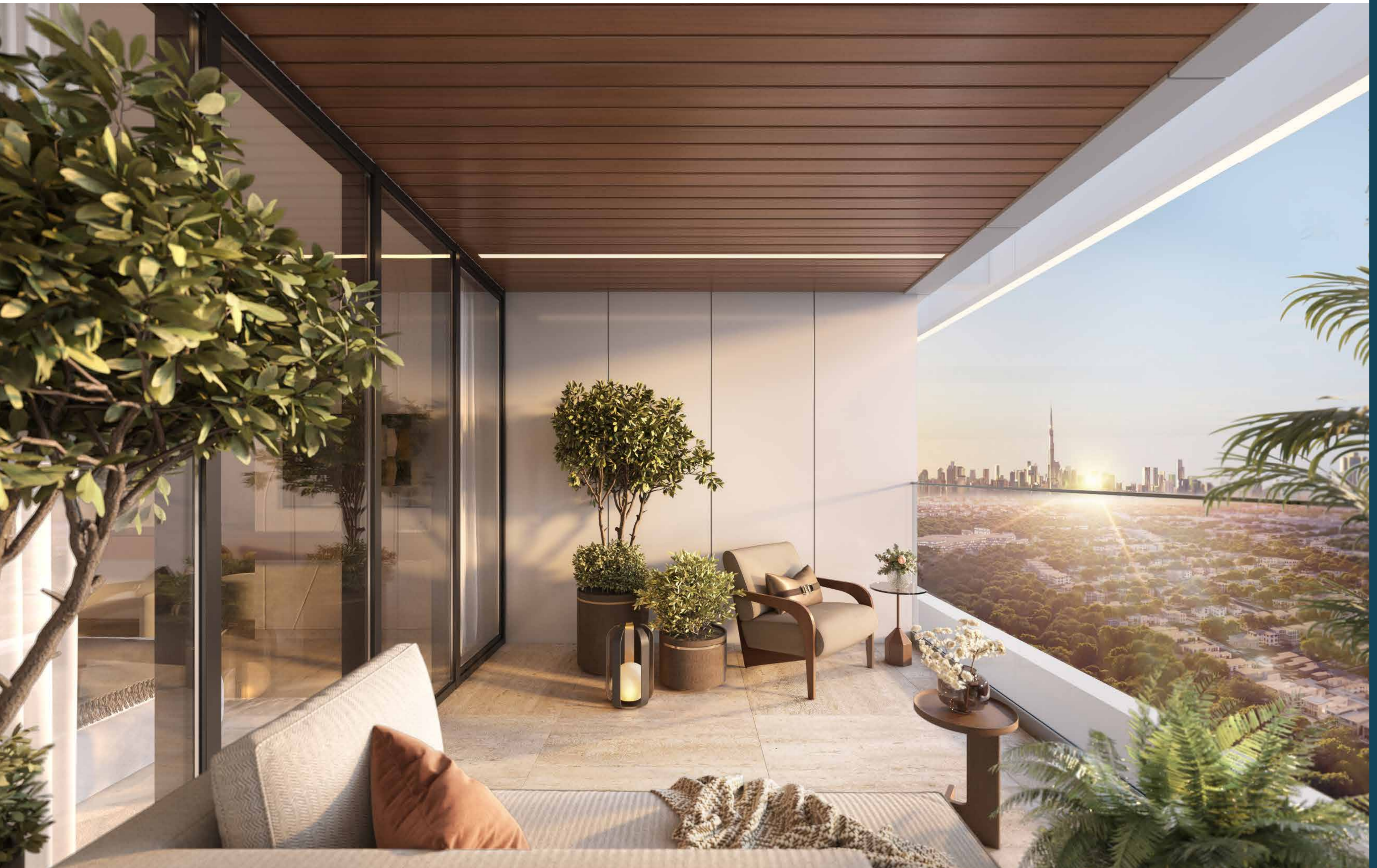
-  Retail podium: cafés, supermarket, pharmacy



Exterior







Interior





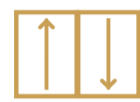
Project CONFIGURATION



Tower A + B:
4B+ G+ 2P
+ 36 Storeys



Studios, 1-bedroom with study rooms,
2-bedroom duplexes,
& 3-bedroom apartment



6 passenger lifts
+2 service lift



Parking
1 car/apartment



Service charge AED 15/sqft
(estimated)

SKYHILLS ASTRA STARTING PRICES

Studio 369 – 559 sqft
FROM AED 860,000

1Bed + Study 369 – 559 sqft
FROM AED 1,400,000

2Bed Duplex 369 – 559 sqft
FROM AED 3,430,000

3Bed Duplex 369 – 559 sqft
FROM AED 5,100,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS ASTRA

Tower A

Tower B



EASY AND FLEXIBLE PAYMENT PLAN

20%
At the time of booking + 4% Dubai
Land Department (DLD)

3%
During construction every 6
months for 5 installments

25%
On Completion

40%
Post-Handover 40 months
3% every 3 months

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor PLATE



UMM SUQEIM ST.



SkyHills Astra TOWER A

- Studio
- 1-bed

FLOOR
2-18
20-38

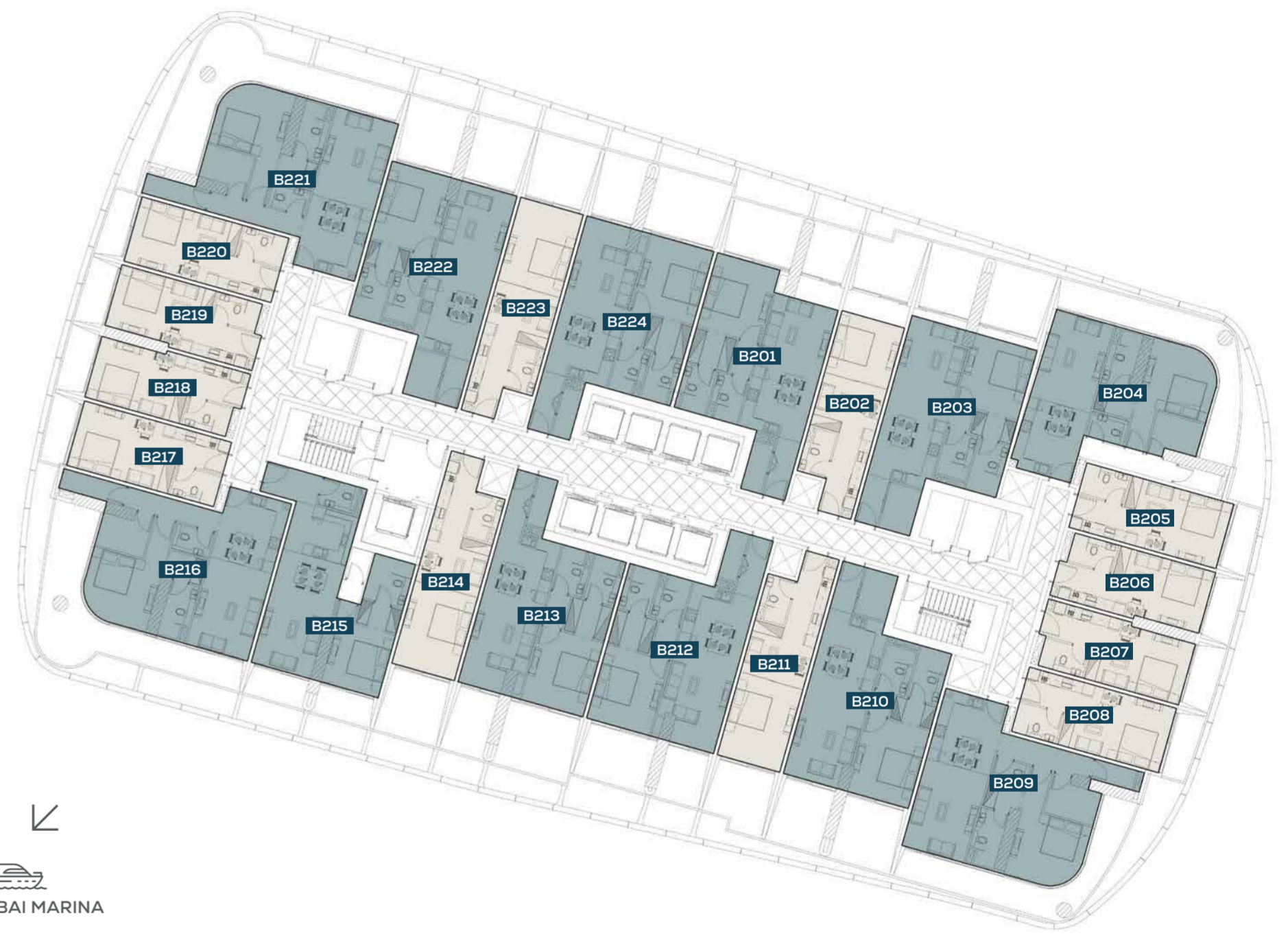
	sqft
Studio:	370 – 560
1-bed:	855 – 1,206

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Floor PLATE



UMM SUQEIM ST.



SkyHills Astra TOWER B

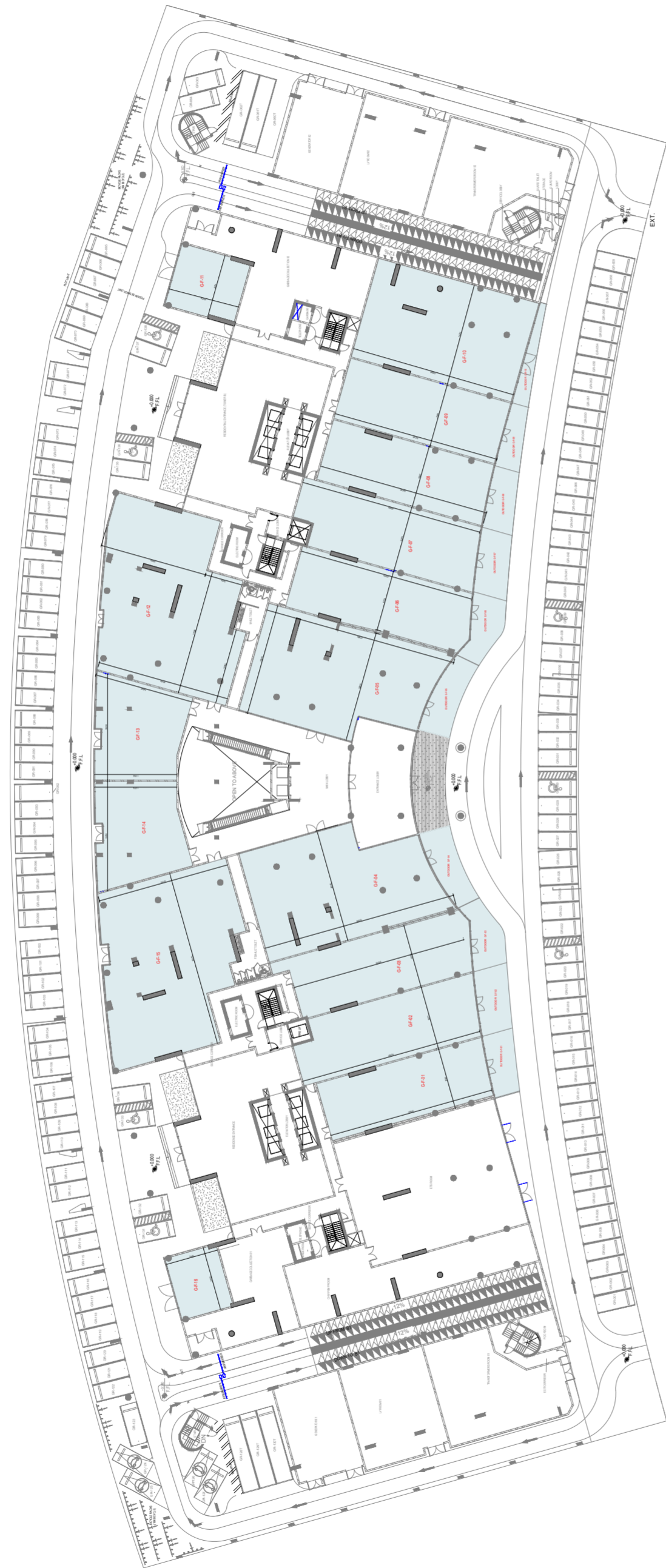
- Studio
- 1-bed

FLOOR
2-18
20-38

	sqft
Studio:	370 – 560
1-bed:	855 – 1,206

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Ground Floor LAYOUT



PODIUM LEVEL 1

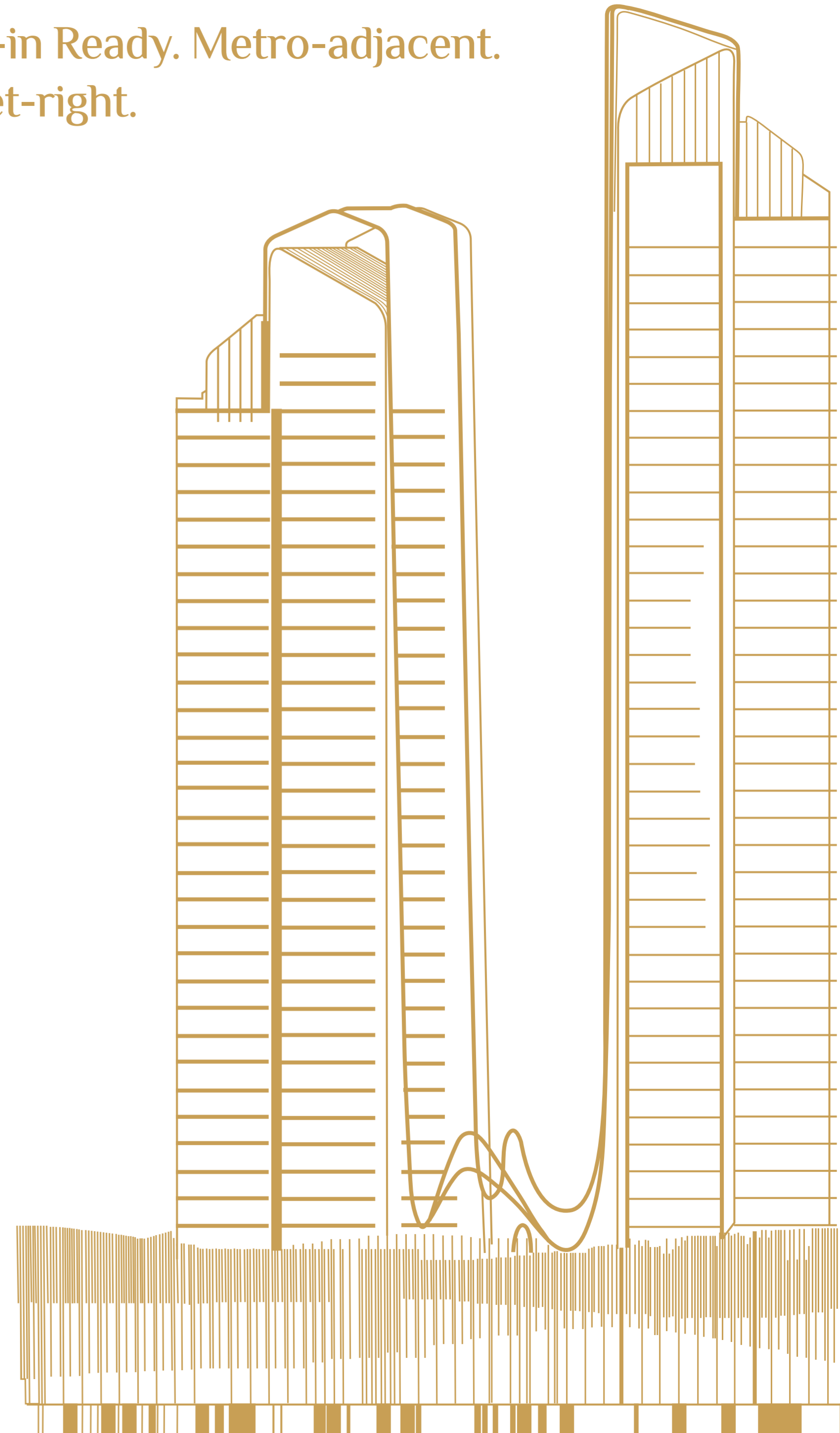


PODIUM LEVEL 2





Move-in Ready. Metro-adjacent.
Market-right.



BACK TRANSLUCENT

SKYHILLS

R E S I D E N C E S

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	Studio, 1, 2, 3 Bedroom	Tower

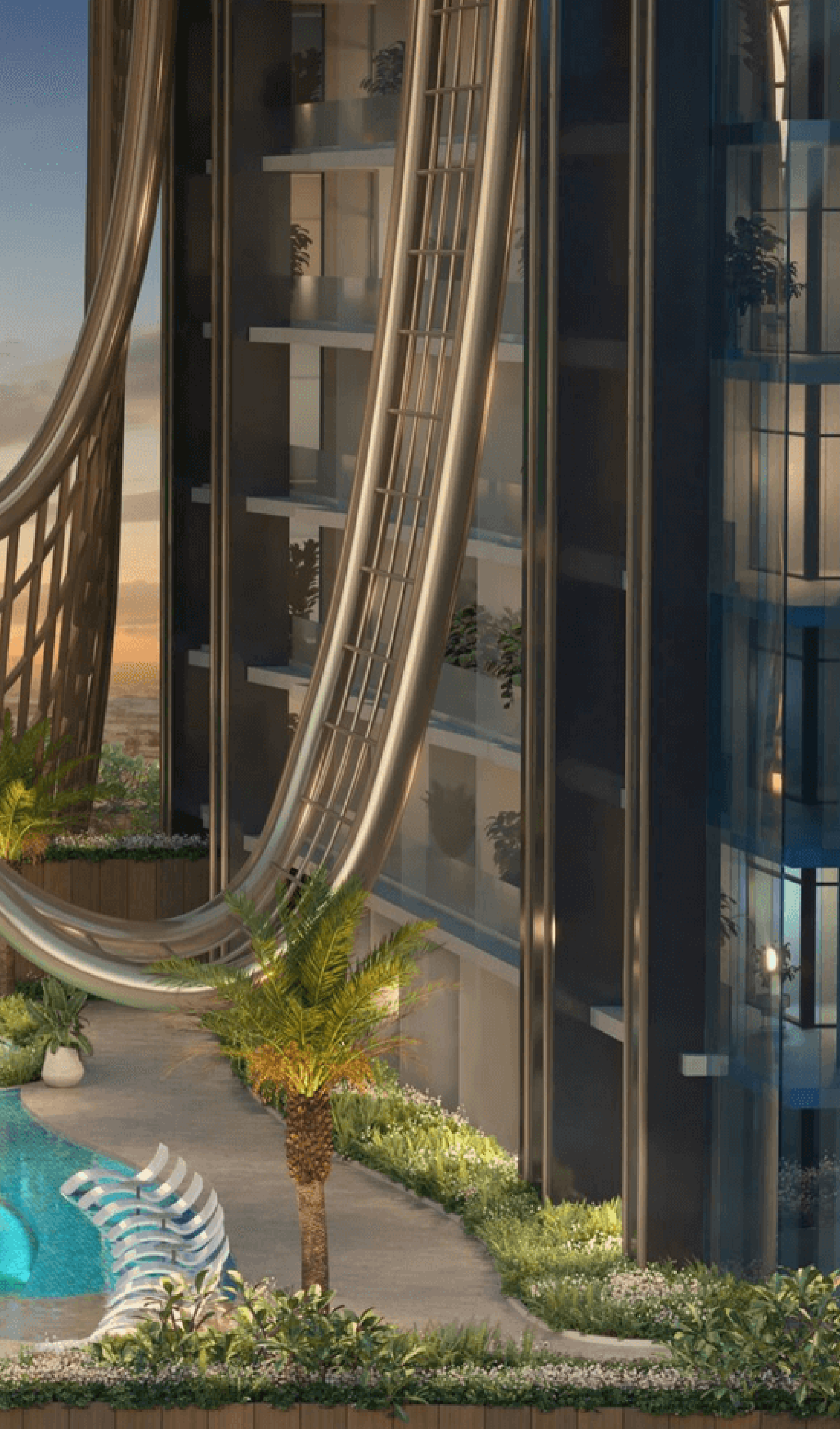
PROJECT DETAILS

<i>Plot Area:</i>	105,458 Sqft
<i>Total Units:</i>	1,135
<i>Location:</i>	Dubai Science Park
<i>Project:</i>	Modern design and luxury in an innovative community
<i>Level:</i>	T1W 40, T2E 33 (2 basement, 3 podium)



- 4 MINS Dubai Miracle Garden
- 8 MINS Dubai Hills Mall
- 12 MINS Dubai Autodrome
- 20 MINS Dubai Marina
- 22 MINS Meydan
- 26 MINS Dubai Int. Airport
- 5 MINS Dubai Polo and Equestrian Club
- 12 MINS Jumeirah Village Circle
- 17 MINS Mall of The Emirates
- 21 MINS Dubai Downtown
- 23 MINS Palm Jumeirah

Central & Connected



Location Map

Why invest in SKYHILLS RESIDENCES

- 01 Fully furnished units with premium finishes
- 02 Located in Dubai Science Park
- 03 Walking distance to new Metro
- 04 Surrounded by hospitals, universities & malls
- 05 Handover: Q2 2026





SKYHILLS RESCIDENCES

Amenities

WORLD-CLASS AMENITIES

GROUND FLOOR

Double Height Lobbies	Quick Mart
Unique F&B Options	Barber Shop
Specialty Outlets	Beauty Salon
Pharmacy	Washmen

PODIUM

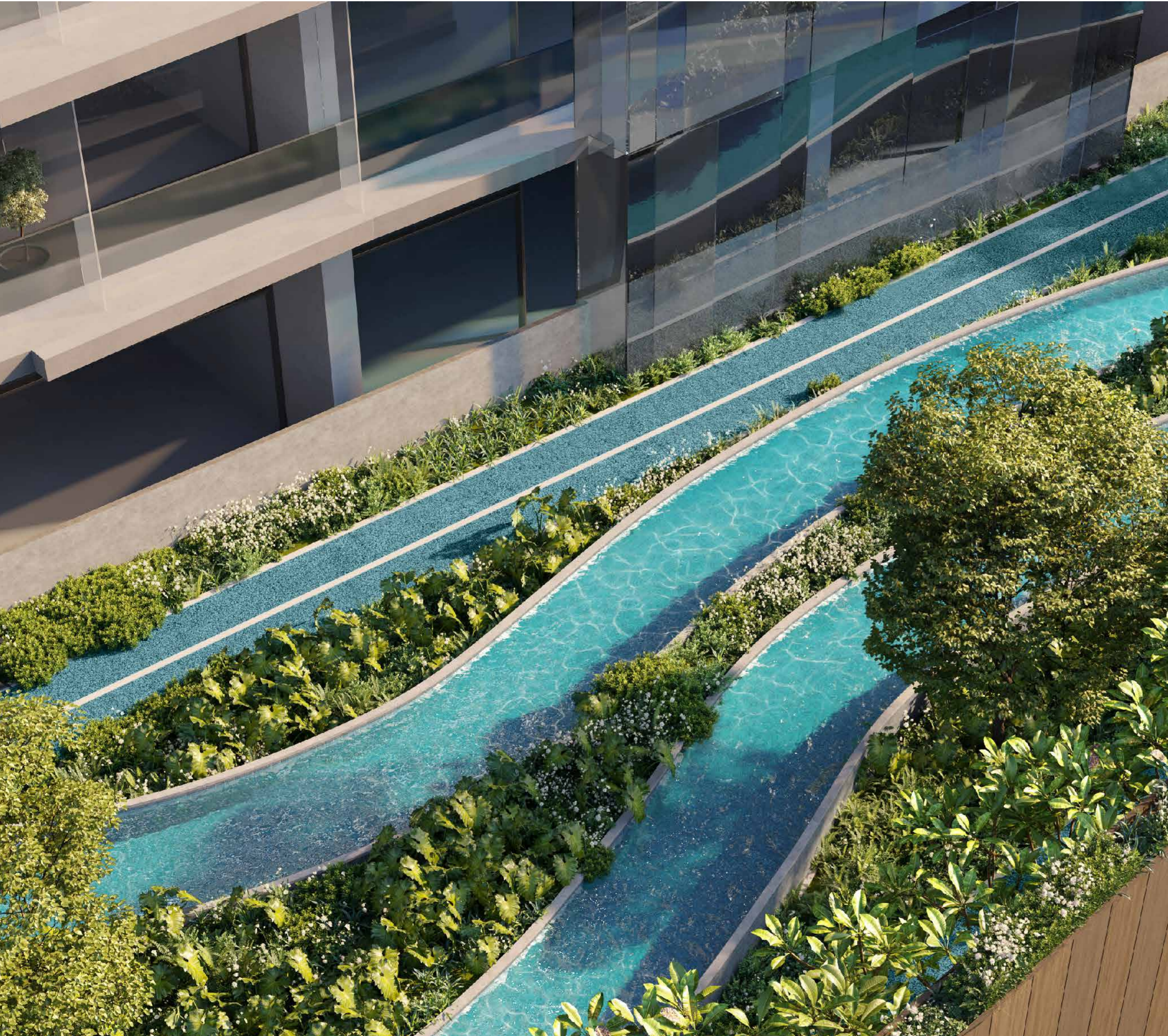
Male Prayer Hall	Female Prayer Hall
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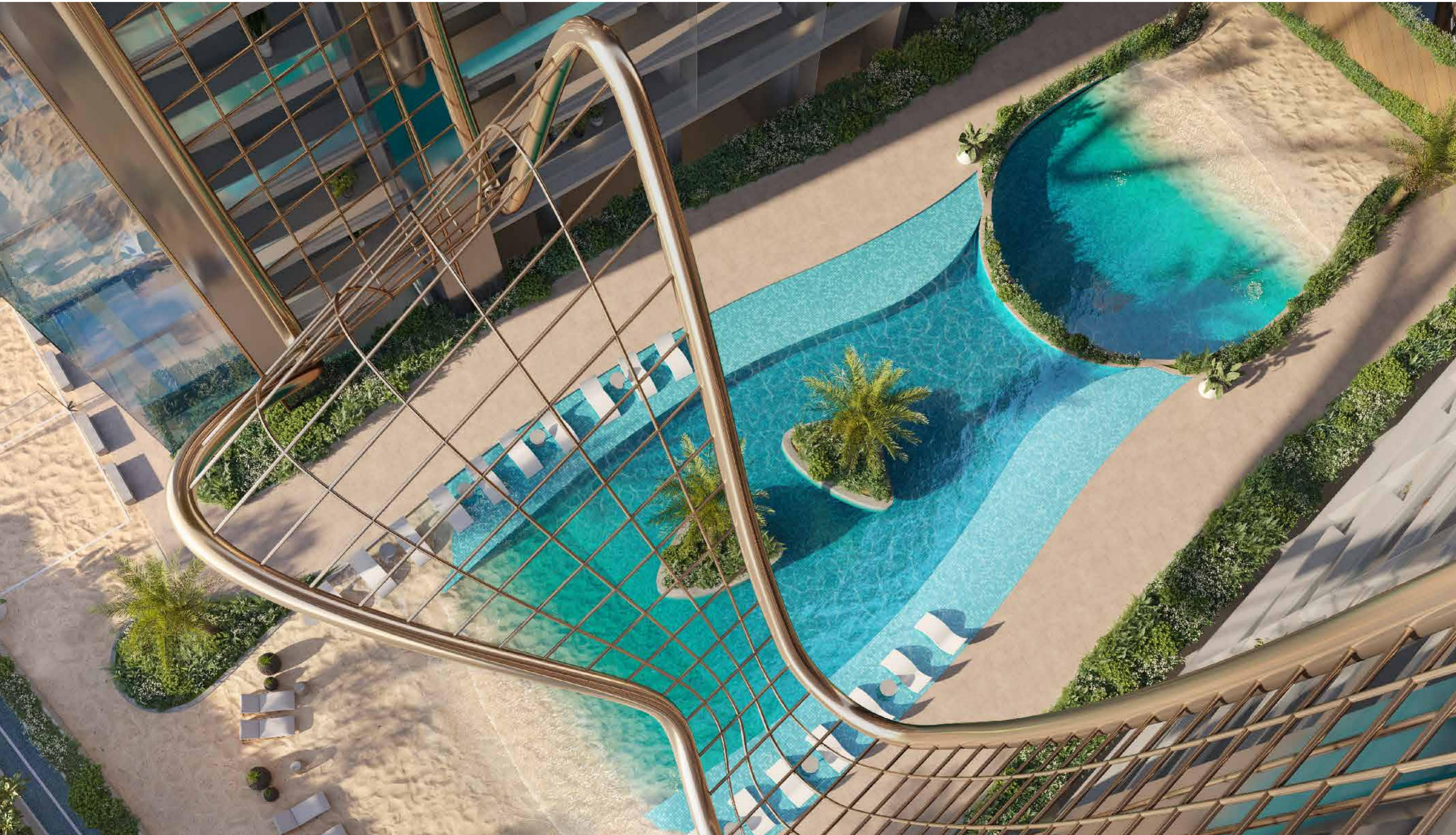
FIRST FLOOR

Beach Pool	Lap Pool
Lazy River	Pool Kids Pool
Kids Play Area	Beach Volleyball Court
Outdoor Gym	Outdoor Terrace
Jogging Track	BBQ Area
Male Gym & Spa	Female Gym & Spa
Male Sauna & Steam Room	Female Sauna & Steam Room
Changing Rooms	Outdoor Yoga Area
Co-working Space	Resident Lounge



Exterior











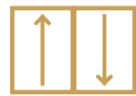
Project CONFIGURATION



T1W 40 floors + 2 basement levels
T2E 33 floor + 2 basement levels



Studios, 1-bedroom and 2-bedroom
3-Bedroom, 3-Bedroom Duplex



T1W 7 passenger +1 service lift
T2E 6 passenger +1 service lift



Parking
1 car/apartment



Service charge AED 15/sqft
(floors 40 and 33)

SKYHILLS RESIDENCES STARTING PRICES

Studio	557 – 607 sqft FROM AED 992,828
1Bed	801 – 1,030 sqft FROM AED 1,276,828
2Bed	1,180 – 1,499 sqft FROM AED 1,872,828
3Bed Duplex	2,519 sqft FROM AED 1,863 – 1,997

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES

Tower 2 EAST

Tower 1 WEST



EASY AND FLEXIBLE PAYMENT PLAN

20% At the time of booking	5% 60 days from reservation	5% 120 days from reservation	5% On 20% project construction
5% On 30% project construction	5% On 40% project construction	5% On 50% project construction	50% On project completion

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor PLATE



SkyHills Residence TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
2-9

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residences TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
11 - 17

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residence TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
18

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residences TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
19

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



Tower 1 - West

Tower 2 - East

SkyHills Residence TOWER 1 WEST

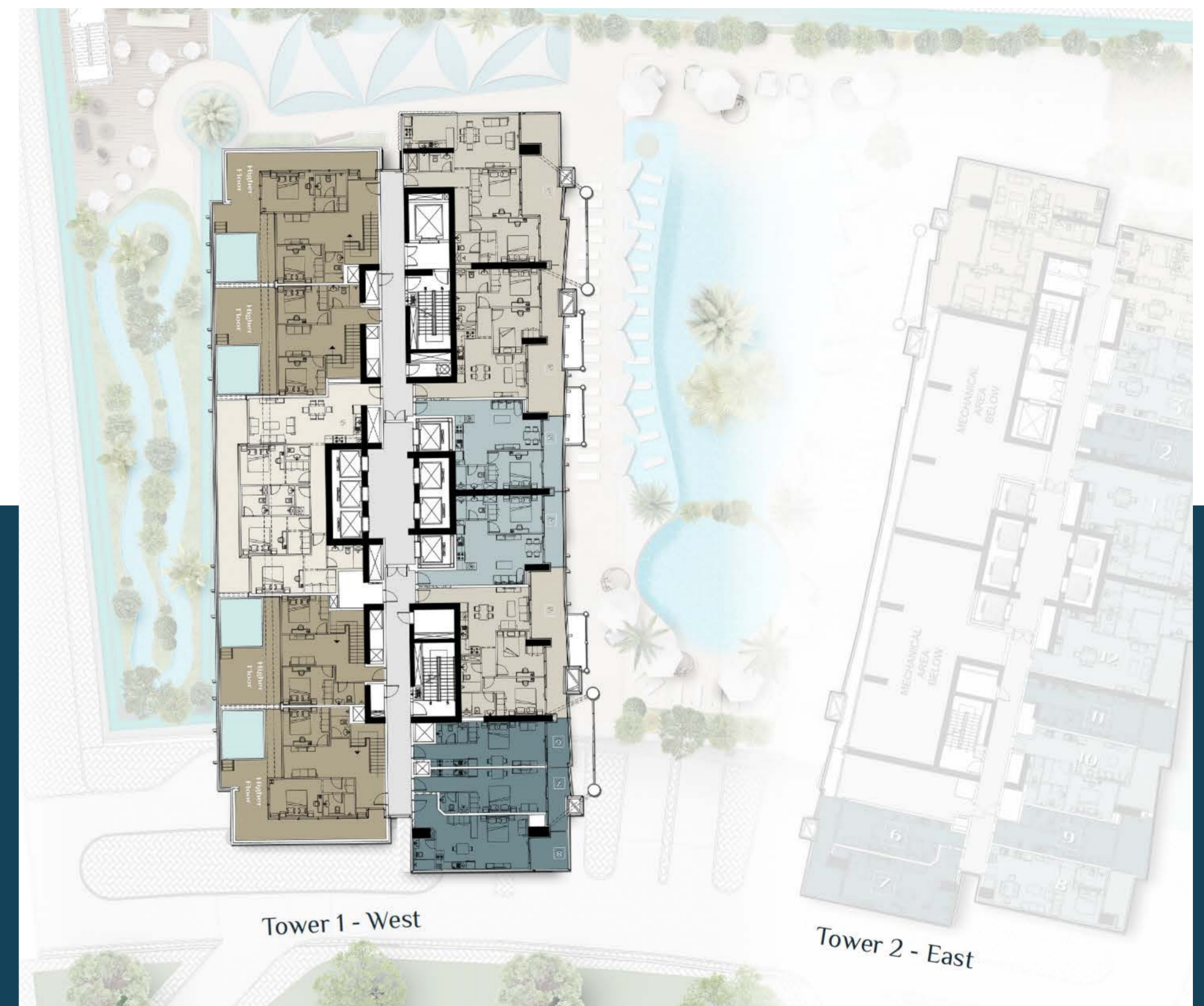
- Studio
- 1-bed
- 2-bed

FLOOR
38

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



Tower 1 - West

Tower 2 - East

SkyHills Residences TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
39

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



Tower 1 - West

Tower 2 - East

SkyHills Residence TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
40

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



Tower 1 - West

Tower 2 - East

SkyHills Residences TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
2 - 9

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residence TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
10

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residences TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
11 - 17
20 - 30

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residence TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
18

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residences TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
19

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residence TOWER 1 EAST

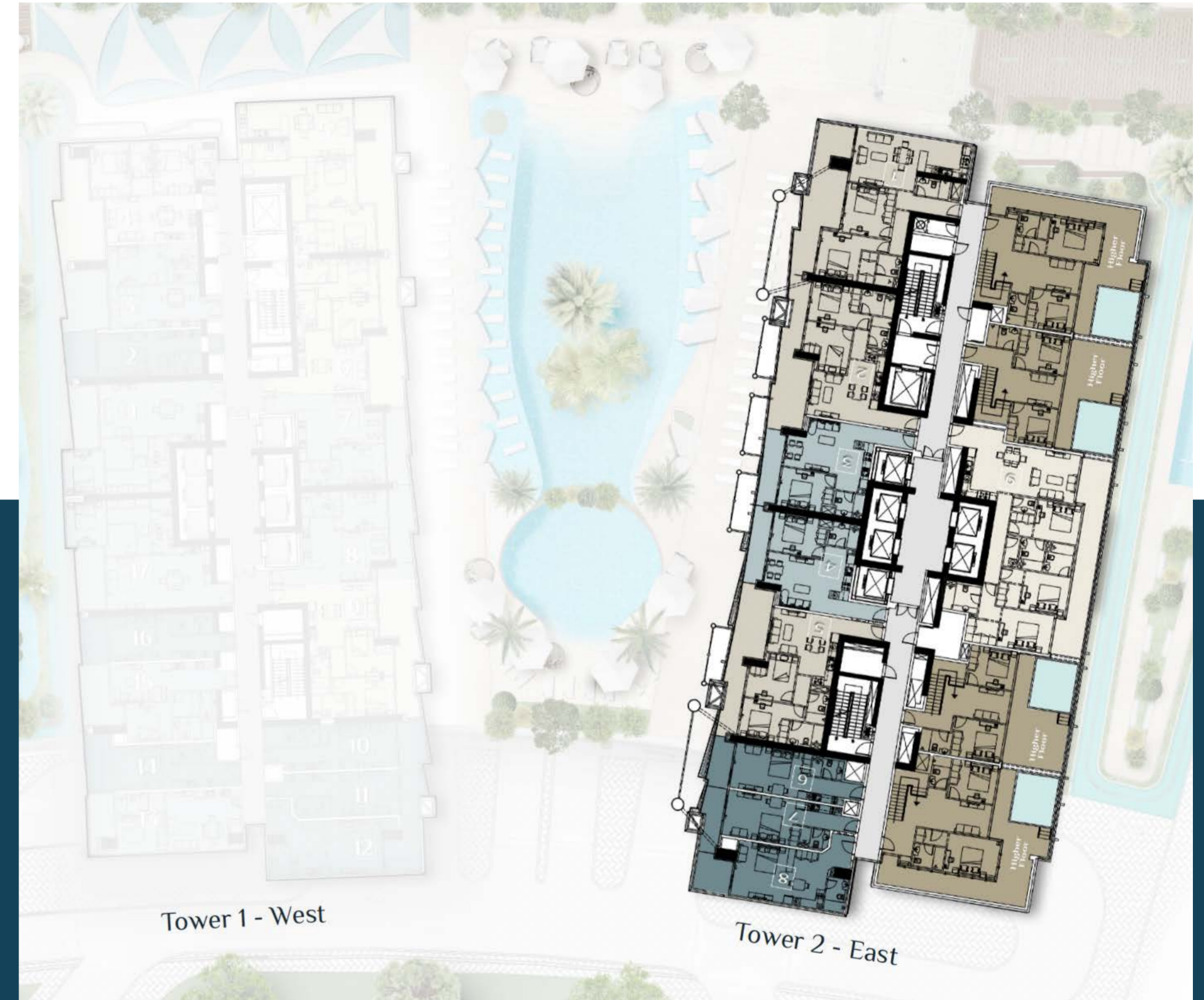
- Studio
- 1-bed
- 2-bed

FLOOR
31

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residences TOWER 1 EAST

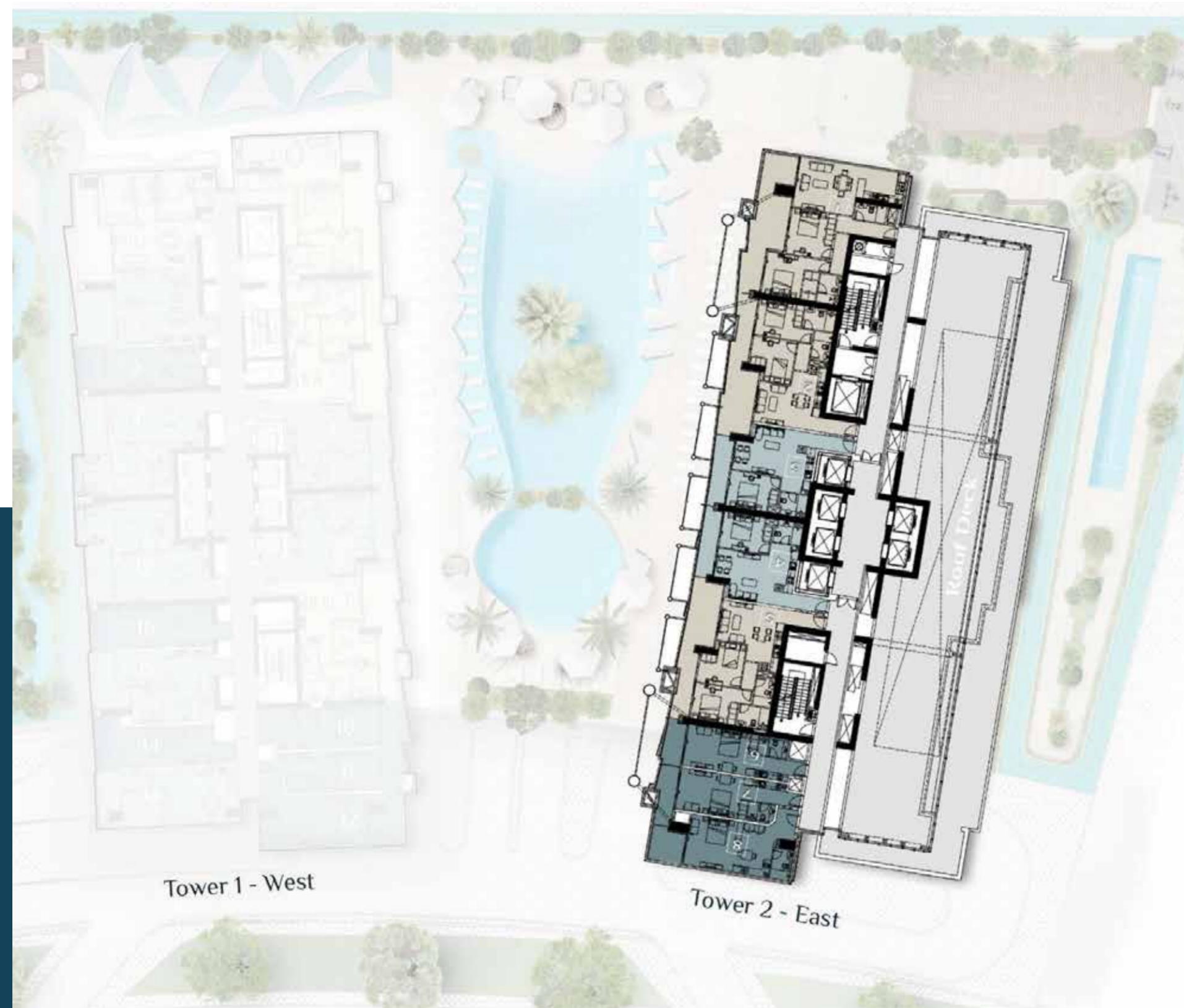
- Studio
- 1-bed
- 2-bed

FLOOR
32

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor PLATE



SkyHills Residence TOWER 1 EAST

	Studio	1-bed	2-bed	sqft
Studio:	557	607		
1-bed:	801	1,030		
2-bed:	1,180	1,499		

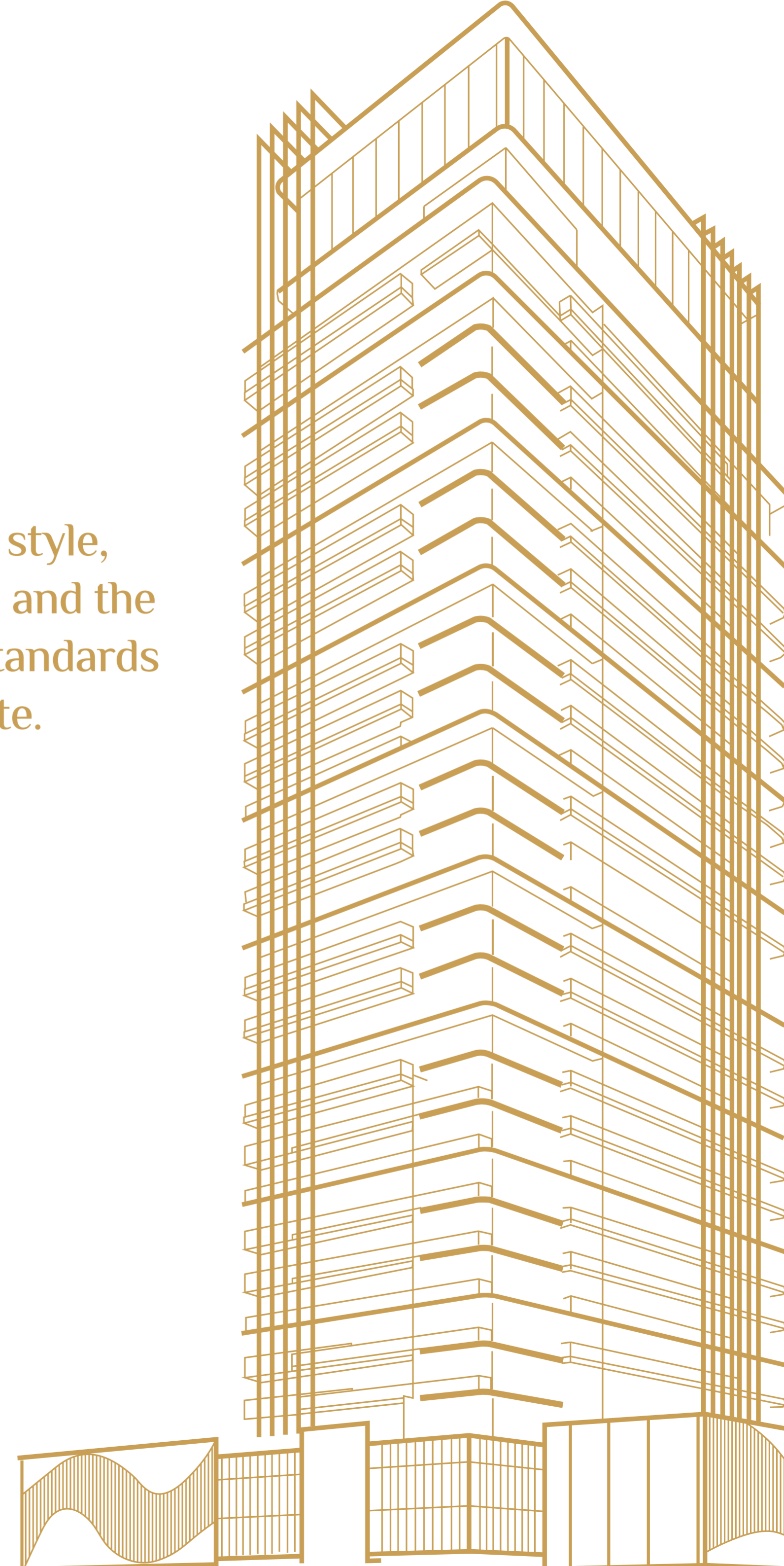
FLOOR
33

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Where style,
elegance, and the
highest standards
unite.



BACK TRANSLUCENT

SKYHILLS 2

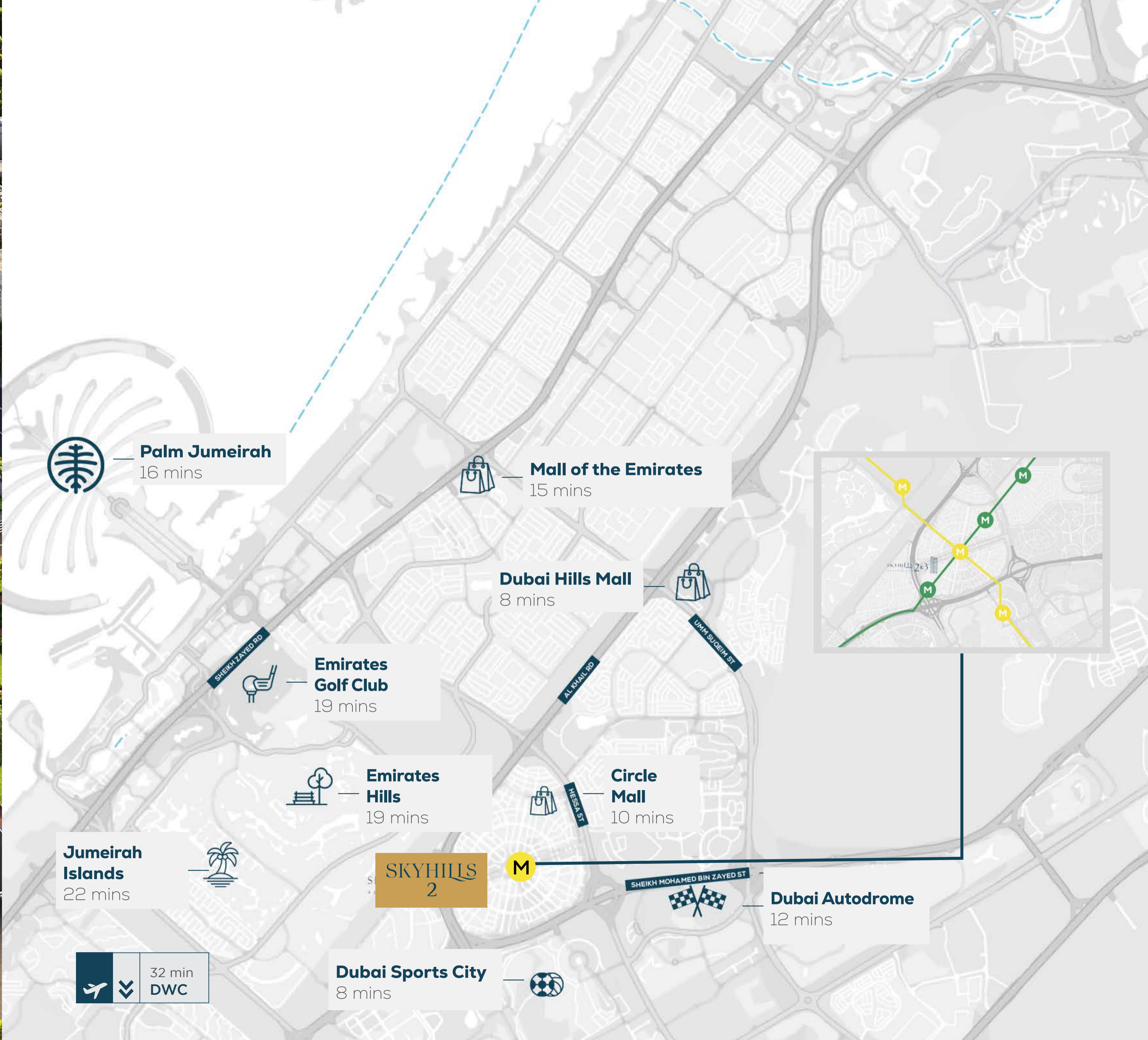
RESIDENCES

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments and Duplexes	Studio, 1, 2 & 3 bedroom	Tower

PROJECT DETAILS

<i>Description:</i>	Tower
<i>Total Units:</i>	509
<i>Location:</i>	Jumeirah Village Circle
<i>Project:</i>	Modern design meets serene green spaces for inspired living
<i>Level:</i>	1 Basement , 2 Podium Level , 30 Floors



20 min
DXB

- 12 MINS Mall of the Emirates
- 17 MINS Meydan Race Course
- 20 MINS Dubai International Airport
- 8 MINS Dubai Hills Mall
- 16 MINS Palm Jumeirah
- 8 MINS Dubai Sports City
- 17 MINS Dubai Mall
- 12 MINS Emirates Golf Club
- 15 MINS The Beach, JBRs
- 31 MINS Al Maktoum Airport

Central & Connected

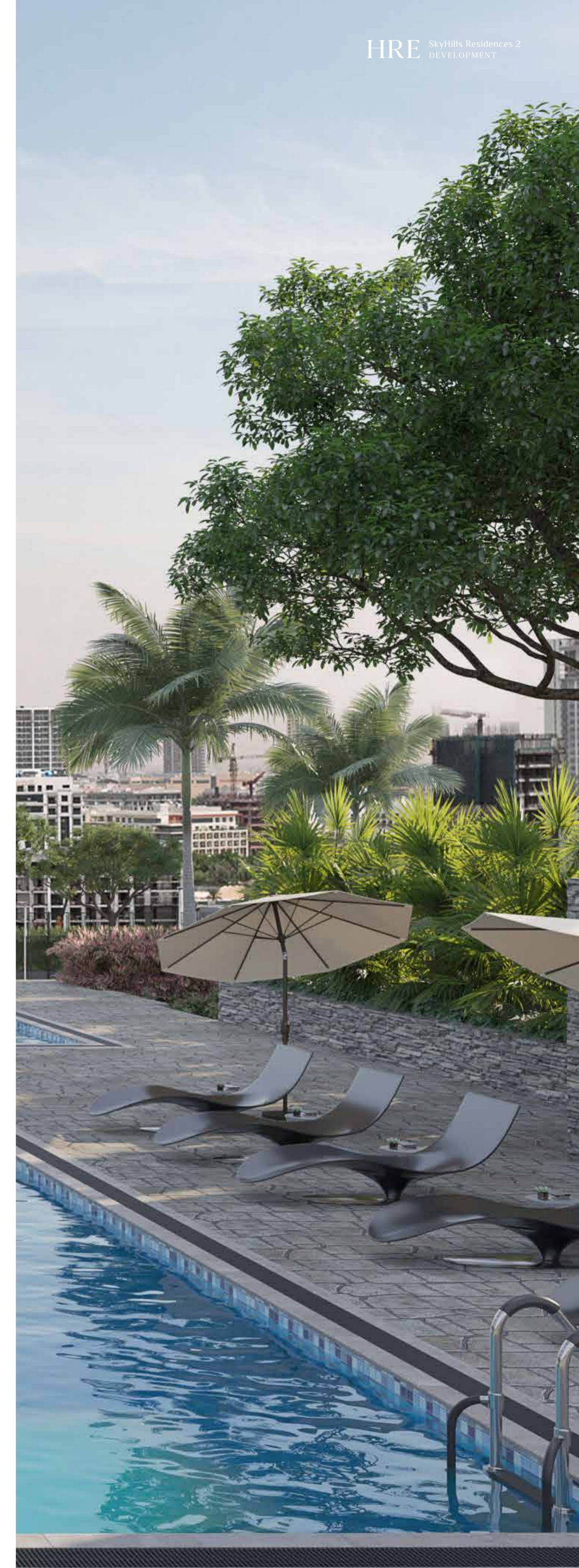


Location Map

Why invest in JUMEIRAH VILLAGE CIRCLE

- 01 Consistently high rental demand and occupancy
- 02 Popular with families, professionals, and tourists
- 03 6-8% gross rental yields on average
- 04 Surrounded by top schools, clinics, shops, and dining
- 05 Great resale value in a walkable, master-planned community














SKYHILLS RESCIDENCES 2

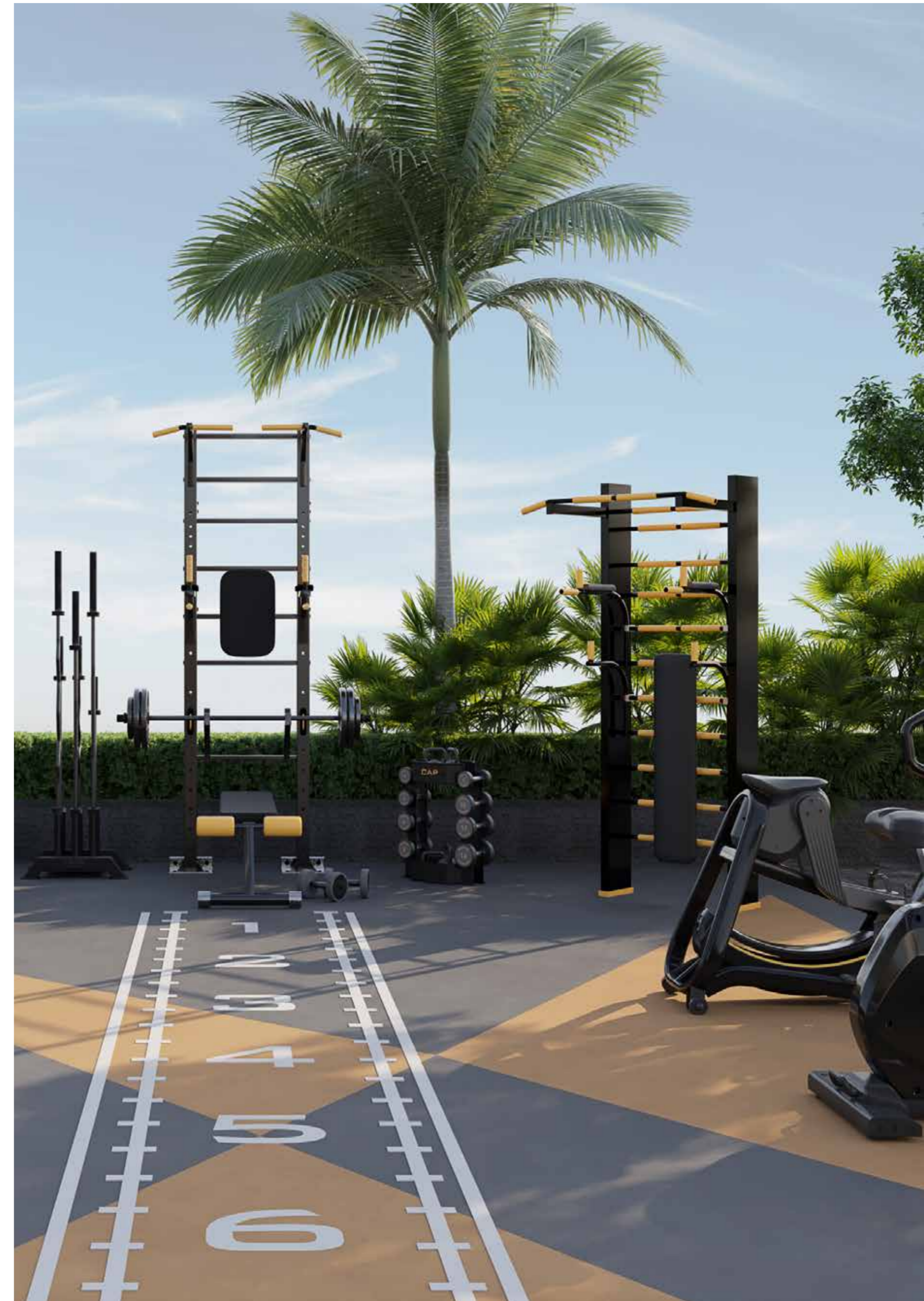
Amenities

WORLD-CLASS AMENITIES

-  Indoor and outdoor gyms
-  Sauna & Steam
-  Swimming pool
-  Kids play area
-  Tennis and Basketball court
-  BBQ area
-  Landscaped podium with outdoor zones
-  Outdoor Seating Area
-  Decorative Fountain



Exterior







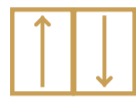
Project CONFIGURATION



30 Floors
1 Basement Level



Studios, 1-bedroom, 2-bedroom,
3-bedroom



8 passenger lifts
+2 service lifts



Parking
1 car/apartment



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 2 STARTING PRICES

Studio	416.87 sqft FROM AED 752,500
1Bed	848.45 sqft FROM AED 1,350,000
2Bed	1,269.24 sqft FROM AED 1,630,000
3Bed	3,075.83 sqft FROM AED 4,292,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



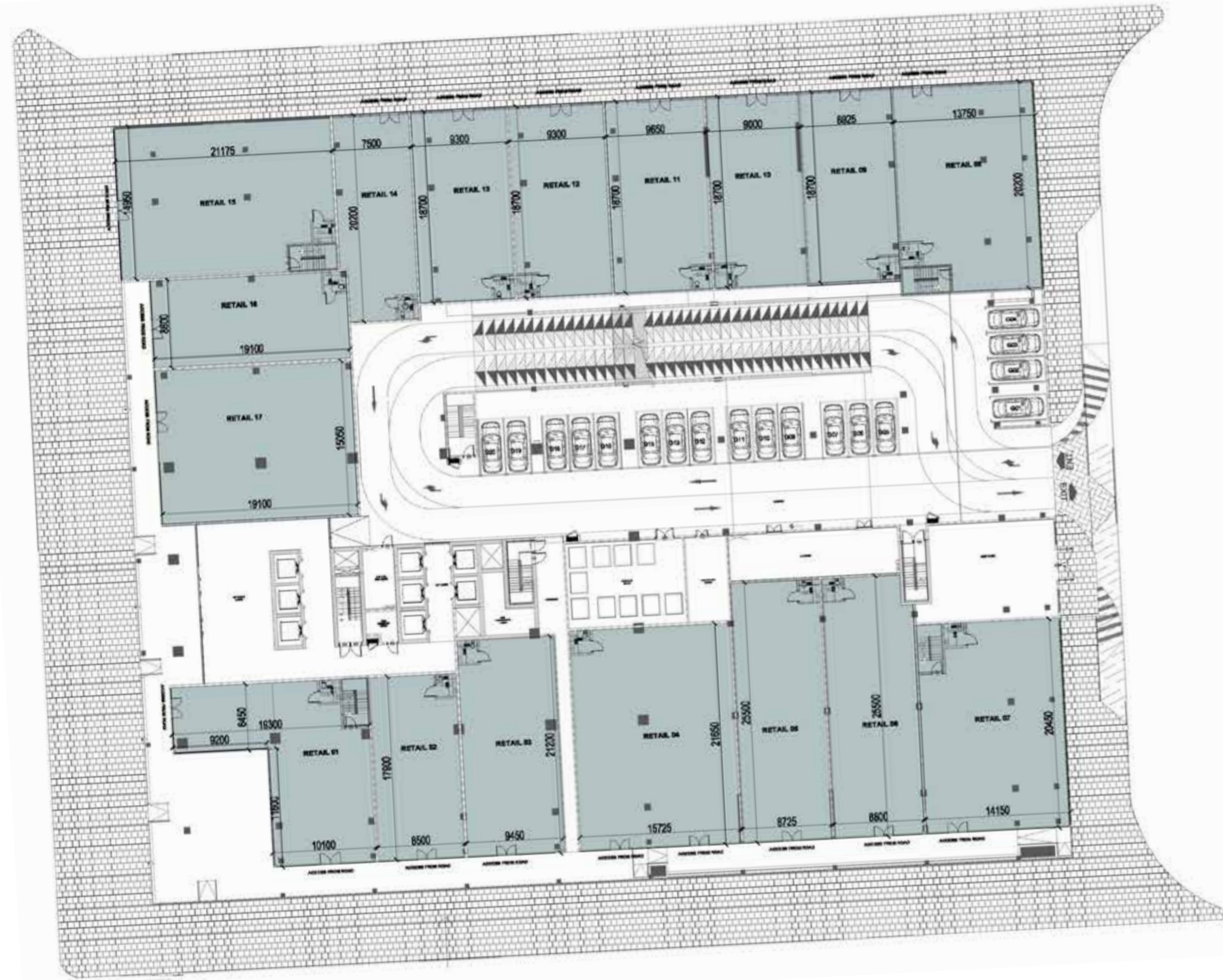
SKYHILLS RESIDENCES 2



EASY AND FLEXIBLE PAYMENT PLAN

- 20%** At the time of booking
- 10%** During Construction
- 20%** On Completion
- 50%** Post-Handover over 2 years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

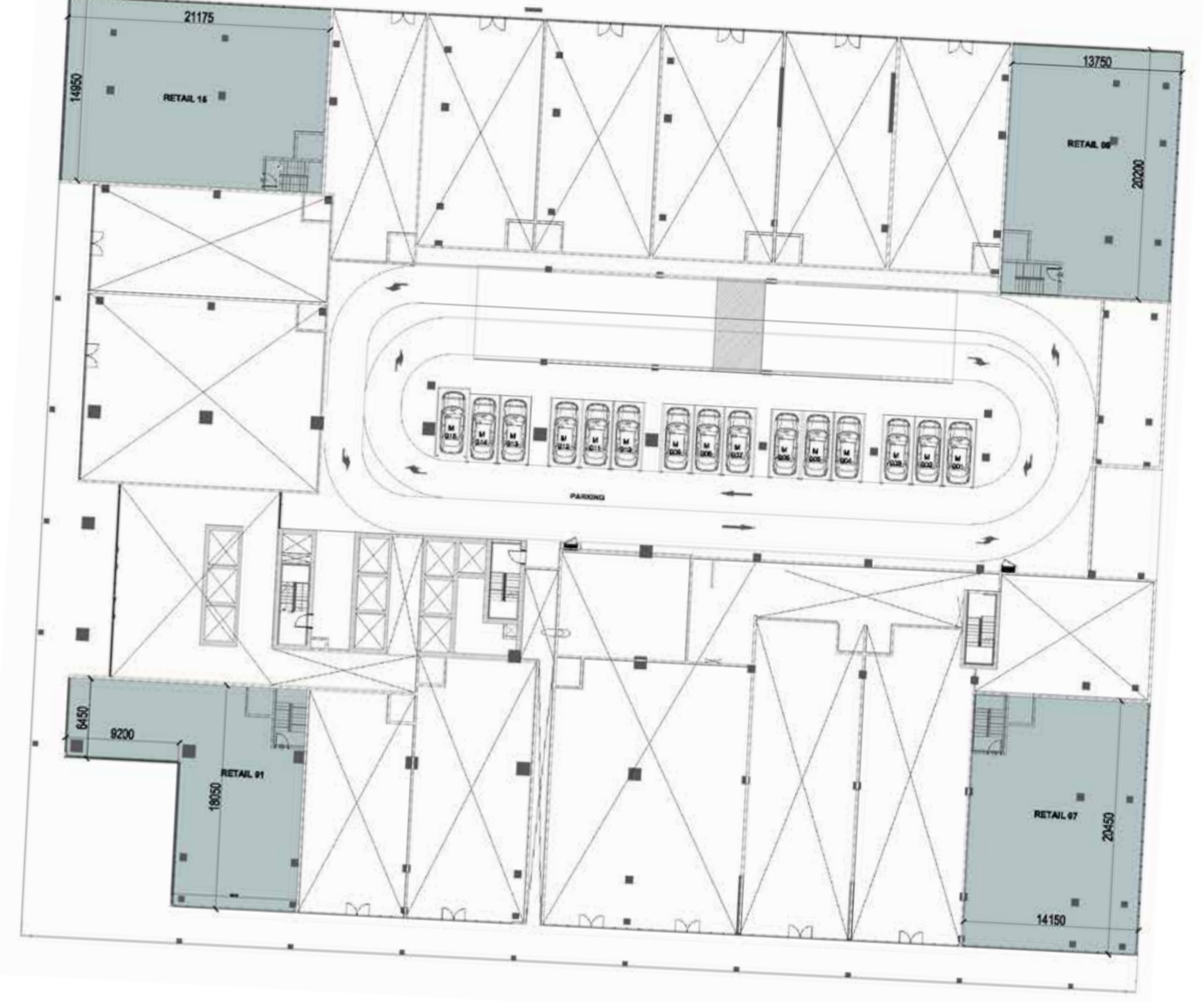


SkyHills Residence 2 LEVEL G GROUND FLOOR

Unit Number	Area sqft	Number of Parking	View
SH2-R-14	1709.2	6	Community View
SH2-R-02	1772.6	6	Community View
SH2-R-03	2325.97	8	Community View
SH2-R-09	1926.09	7	Community View
SH2-R-11	2079.48	7	Community View
SH2-R-06	2540.6	9	Community View
SH2-R-10	1950.1	7	Community View
SH2-R-12	1998.86	7	Community View
SH2-R-13	2001.44	7	Community View

Unit Number	Area sqft	Number of Parking	View
SH2-R-05	2548.14	9	Community View
SH2-R-04	3847.88	14	Community View
SH2-R-01	5250.85	19	Park and Main Junction
SH2-R-08	5992.48	22	Community View
SH2-R-07	6242.95	23	Community View
SH2-R-15	6829.48	25	Park and Main Junction
SH2-R-16	1911.56	7	Park and Main Junction
SH2-R-17	3288.37	12	Park and Main Junction

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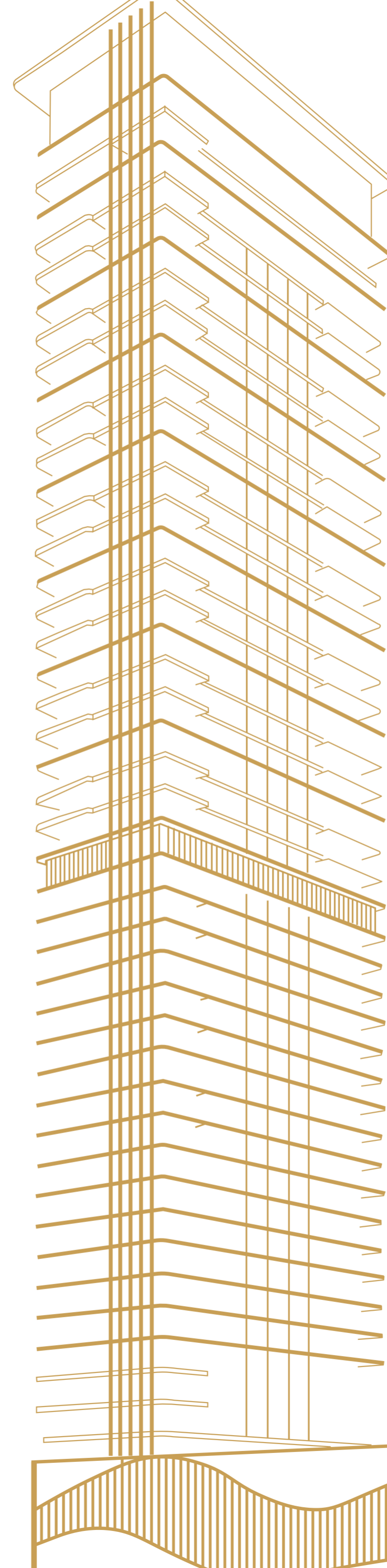


SkyHills Residence 2 LEVEL G MEZZANINE FLOOR

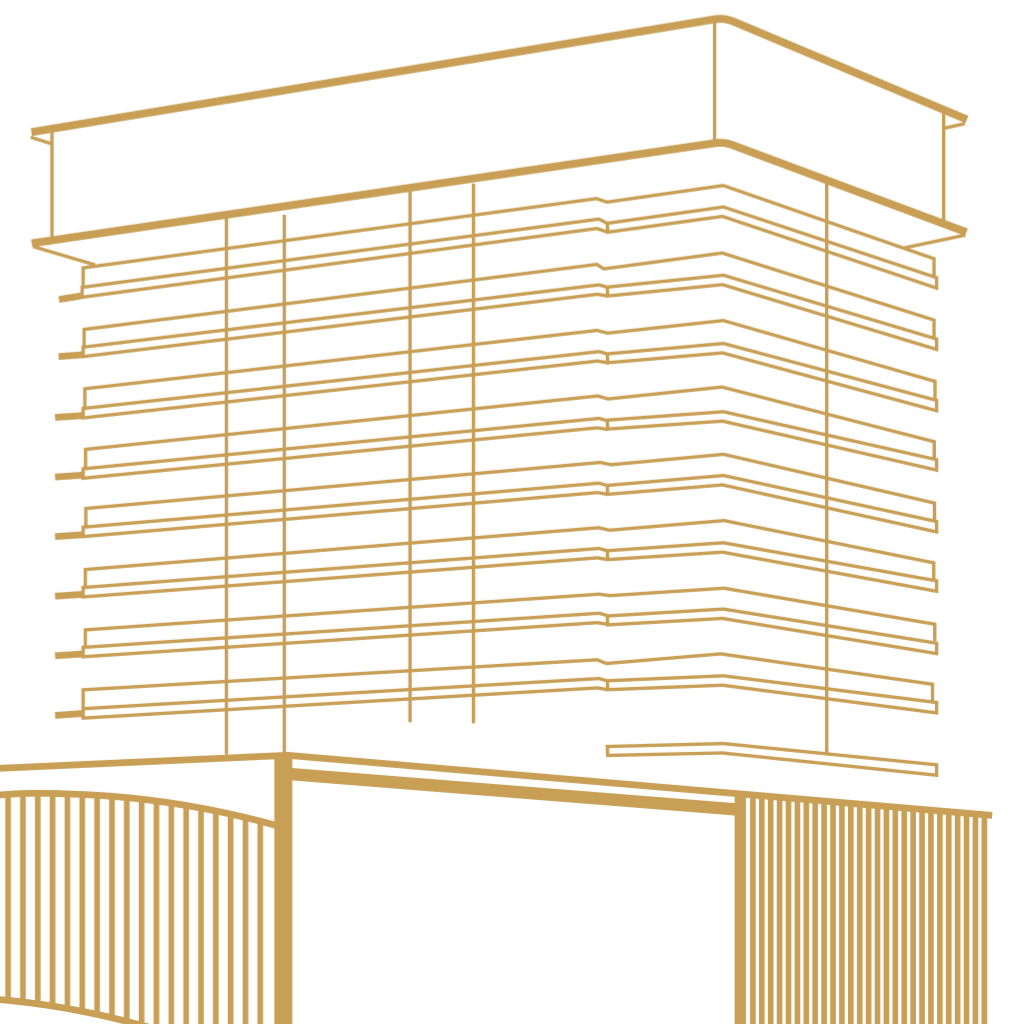
Unit Number	Area sqft	Number of Parking	View
SH2-R-14	1709.2	6	Community View
SH2-R-02	1772.6	6	Community View
SH2-R-03	2325.97	8	Community View
SH2-R-09	1926.09	7	Community View
SH2-R-11	2079.48	7	Community View
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SH2-R-10	1950.1	7	Community View
SH2-R-12	1998.86	7	Community View
SH2-R-13	2001.44	7	Community View

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SH2-R-07	6242.95	23	Community View
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SH2-R-17	3288.37	12	Park and Main Junction

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Find Balance – Live
and Rise. Reconnect
with Nature



BACK TRANSLUCENT

SKYHILLS 3

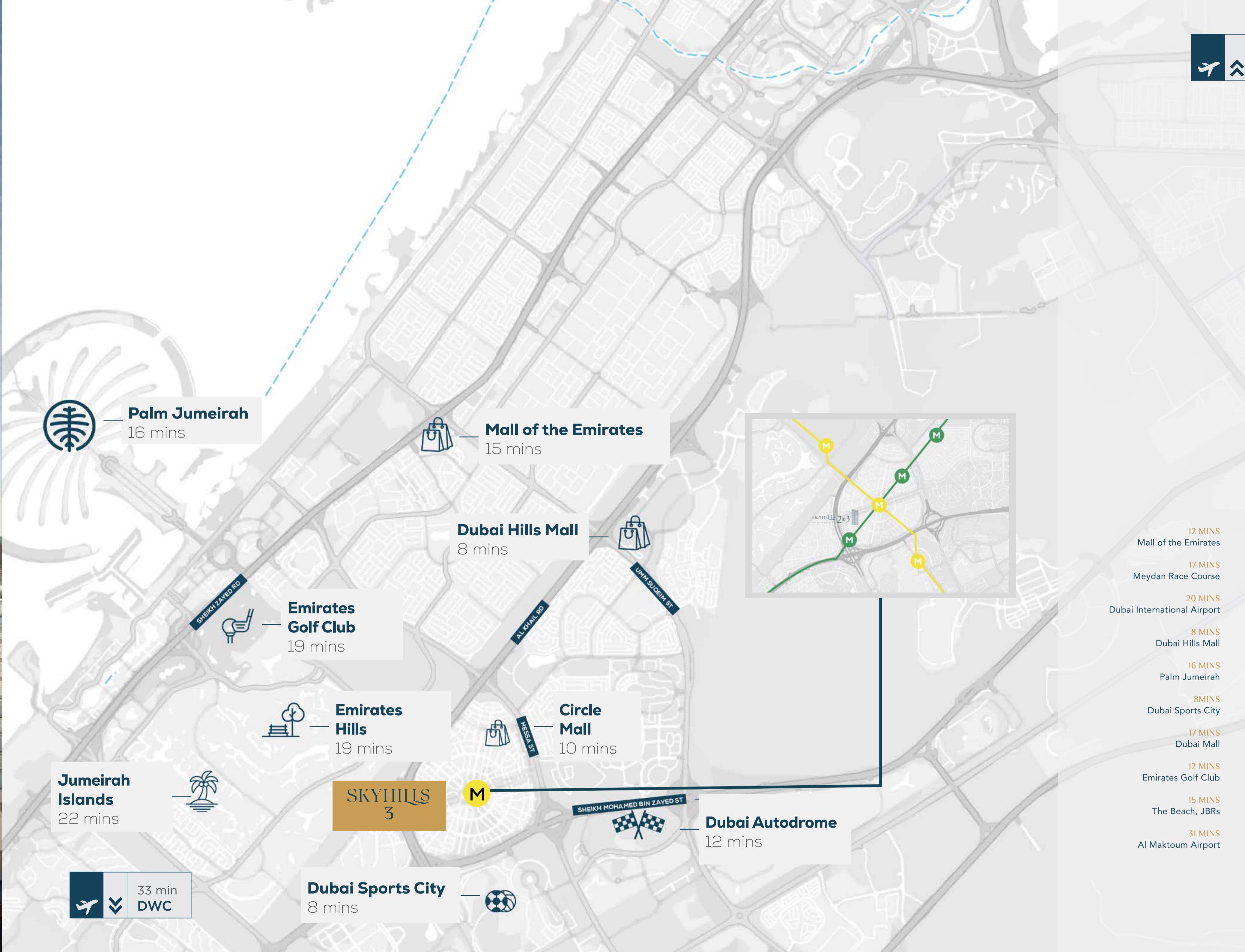
RESIDENCES

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<i>Description:</i>	Tower
<i>Total Units:</i>	509
<i>Location:</i>	Jumeirah Village Circle
<i>Project:</i>	Modern design meets serene green spaces for inspired living
<i>Level:</i>	Tower A: 10 Floors, Tower B: 42 Floors



20 min
DXB

Palm Jumeirah
16 mins

Mall of the Emirates
15 mins

Dubai Hills Mall
8 mins

Emirates Golf Club
19 mins

Emirates Hills
19 mins

Circle Mall
10 mins

Jumeirah Islands
22 mins

SKYHILLS 3

Dubai Autodrome
12 mins

33 min
DWC

Dubai Sports City
8 mins

- 12 MINS Mall of the Emirates
- 17 MINS Meydan Race Course
- 20 MINS Dubai International Airport
- 8 MINS Dubai Hills Mall
- 16 MINS Palm Jumeirah
- 8 MINS Dubai Sports City
- 17 MINS Dubai Mall
- 12 MINS Emirates Golf Club
- 15 MINS The Beach, JBRs
- 31 MINS Al Maktoum Airport

Central & Connected



Location Map

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- 01 Consistently high rental demand and occupancy
- 02 Popular with families, professionals, and tourists
- 03 6-8% gross rental yields on average
- 04 Surrounded by top schools, clinics, shops, and dining
- 05 Great resale value in a walkable, master-planned community












SKYHILLS RESCIDENCES 3

Amenities

WORLD-CLASS AMENITIES

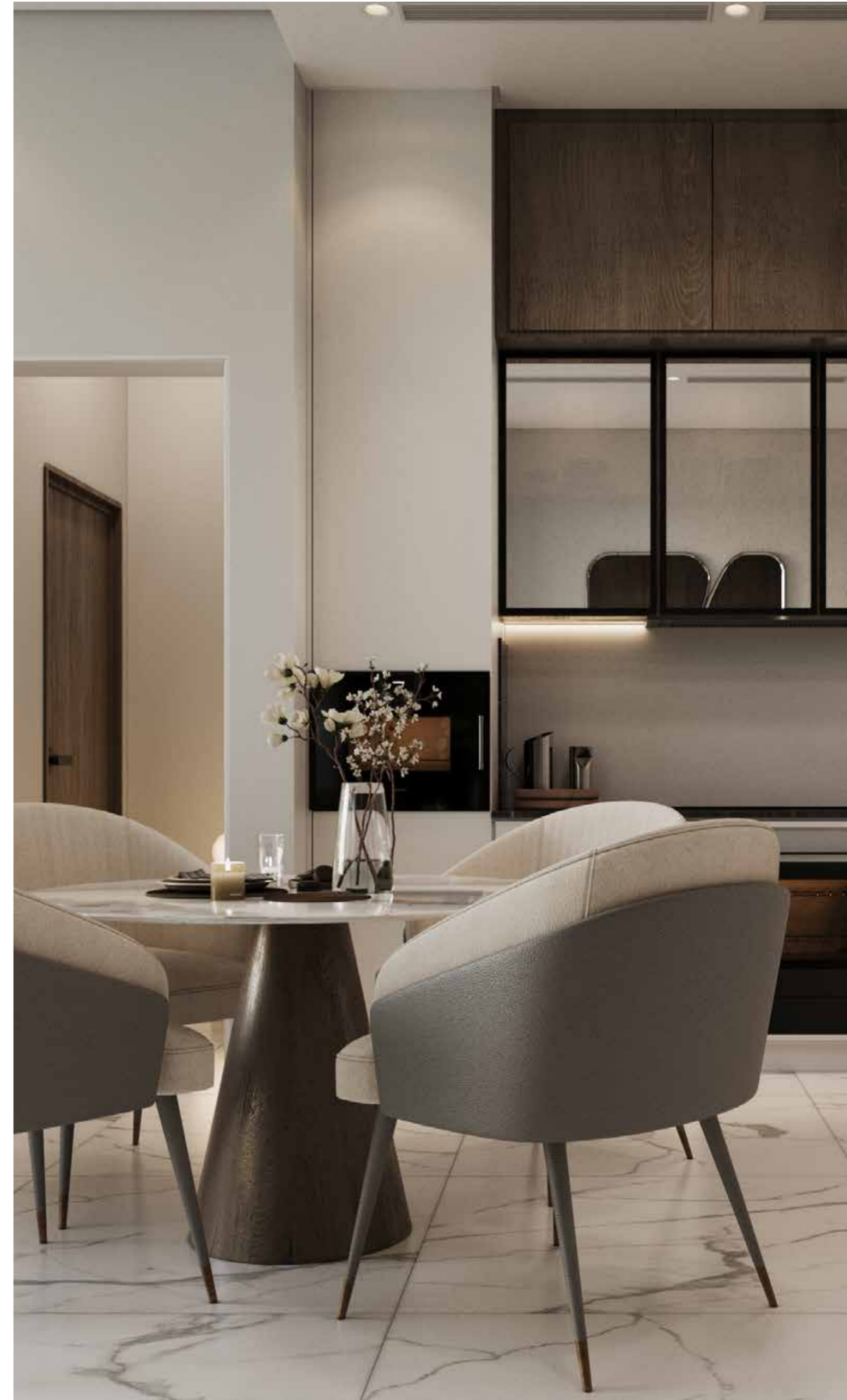
-  Indoor and outdoor fitness areas
-  Swimming pools for families and individuals
-  Kids' playgrounds
-  Sauna & Steam Room
-  Water Sanctuary
-  Outdoor BBQ Area
-  Tennis and Basketball court



Exterior







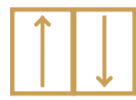
Project CONFIGURATION



4 Podium Level
+ 10 Floors



Studios, 1-bedroom
& 2-bedroom



4 passenger lifts
+1 service lifts



Parking
1 car/apartment



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 3 STARTING PRICES

Studio 369 - 595 sqft
FROM AED 752,500

1Bed 741 - 1,070 sqft
FROM AED 1,350,000

2Bed 1,155 - 1,820 sqft
FROM AED 1,630,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES 3



EASY AND FLEXIBLE 1 BEDROOM PAYMENT PLAN

10%	At the time of booking	25%	Upon completion
10%	Within 30 days from booking	40%	Over 5 Years
10%	Within 12 months from booking		

EASY AND FLEXIBLE 2 BEDROOM PAYMENT PLAN

10%	Upon Booking	10%	Within 12 months from booking
10%	Within 30 days from booking	25%	Upon completion
5%	Within 6 months from booking	40%	Over 3 Years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor PLATE



SkyHills Residence 3 TOWER A

- Studio
- 1-bed
- 2-bed

FLOOR
1

	sqft
Studio:	369 - 595
1-bed:	740 - 1,069
2-bed:	1,155 - 1,820

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Floor PLATE



SkyHills Residences 3 TOWER A

- Studio
- 1-bed
- 2-bed

FLOOR
2 - 10

	sqft
Studio:	369 - 595
1-bed:	740 - 1,069
2-bed:	1,155 - 1,820

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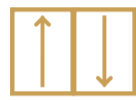
Project CONFIGURATION



+ 42 Floors
+ 4 Podium Level



Studios, 1-bedroom, 2-bedroom,
3-bedroom and 4-bedroom



4 passenger lifts
+1 service lifts



Studio, 1 & 2 bedroom 1 parking 3 & 4
bedroom 2 parking



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 3 STARTING PRICES

Studio 347 - 662 sqft
FROM AED 752,500

1Bed 679 - 1,337 sqft
FROM AED 1,350,000

2Bed 1,051 - 1,549 sqft
FROM AED 1,630,00

3Bed 2,737 sqft
FROM AED 4,292,000

4Bed 3,195 - 3,220 sqft
FROM AED 4,845,500

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES 3

Tower B

42ND FLOOR
3 & 4 BEDROOM
DUPLEX

TYPICAL FLOORS
41 FLOORS

1ST FLOOR

4 PODIUM LEVELS

GROUND FLOOR

BASEMENT FLOOR



EASY AND FLEXIBLE 1 BEDROOM PAYMENT PLAN

10%	At the time of booking	25%	Upon completion
10%	Within 30 days from booking	40%	Over 5 Years
10%	Within 12 months from booking		

EASY AND FLEXIBLE 2 BEDROOM PAYMENT PLAN

10%	At the time of booking	10%	Within 12 months from booking
10%	Within 30 days from booking	25%	Upon completion
5%	Within 6 months from booking	40%	Over 3 Years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor PLATE



SkyHills Residence 3 TOWER B

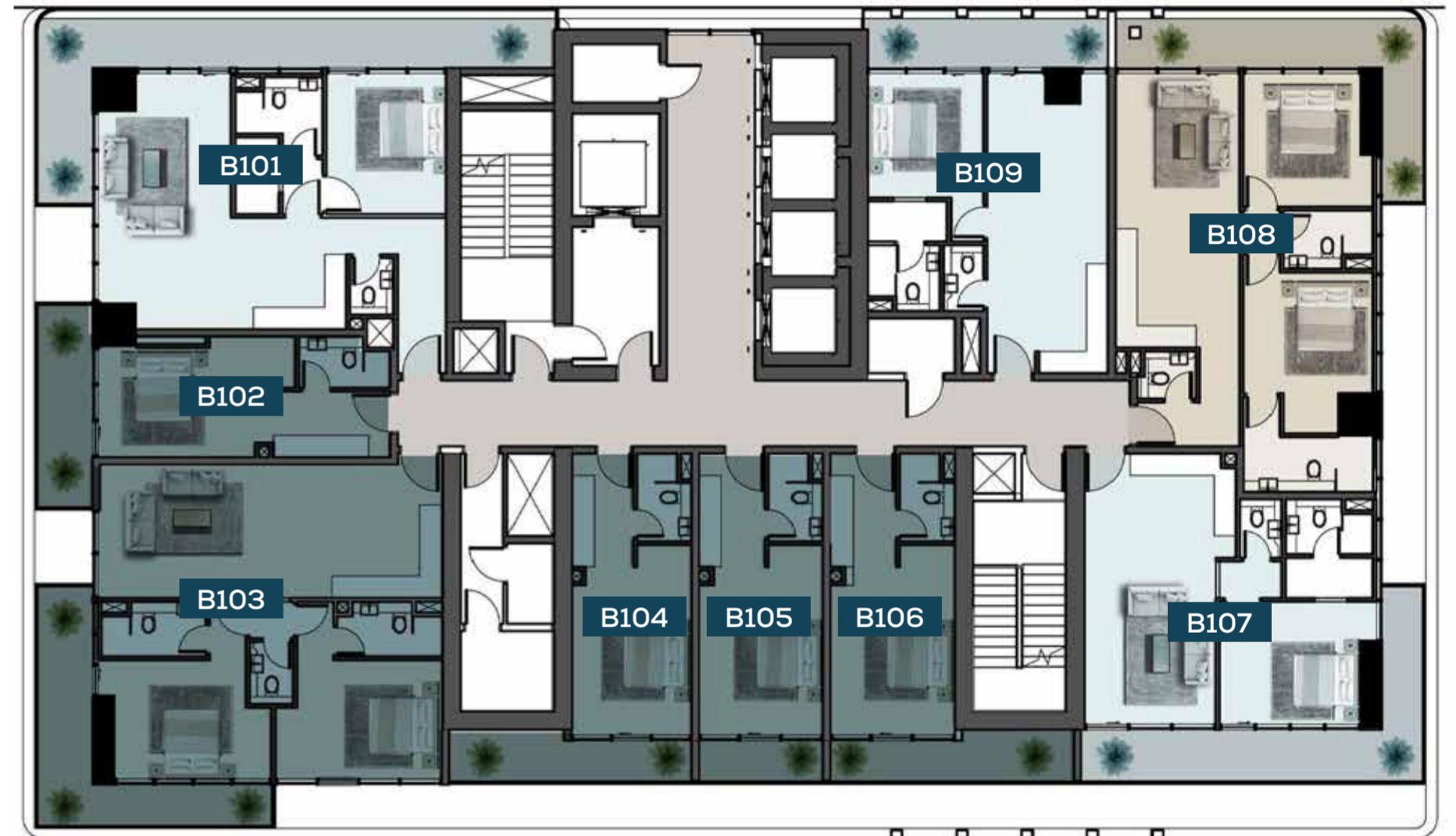
- Studio
- 1-bed
- 2-bed
- 3-bed

FLOOR
1

	sqft
<i>Studio:</i>	346 - 662
<i>1-bed:</i>	678 - 1,337
<i>2-bed:</i>	1,051 - 1,549
<i>3-bed:</i>	2,737

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Floor PLATE



SkyHills Residences 3 TOWER B

- Studio
- 1-bed
- 2-bed

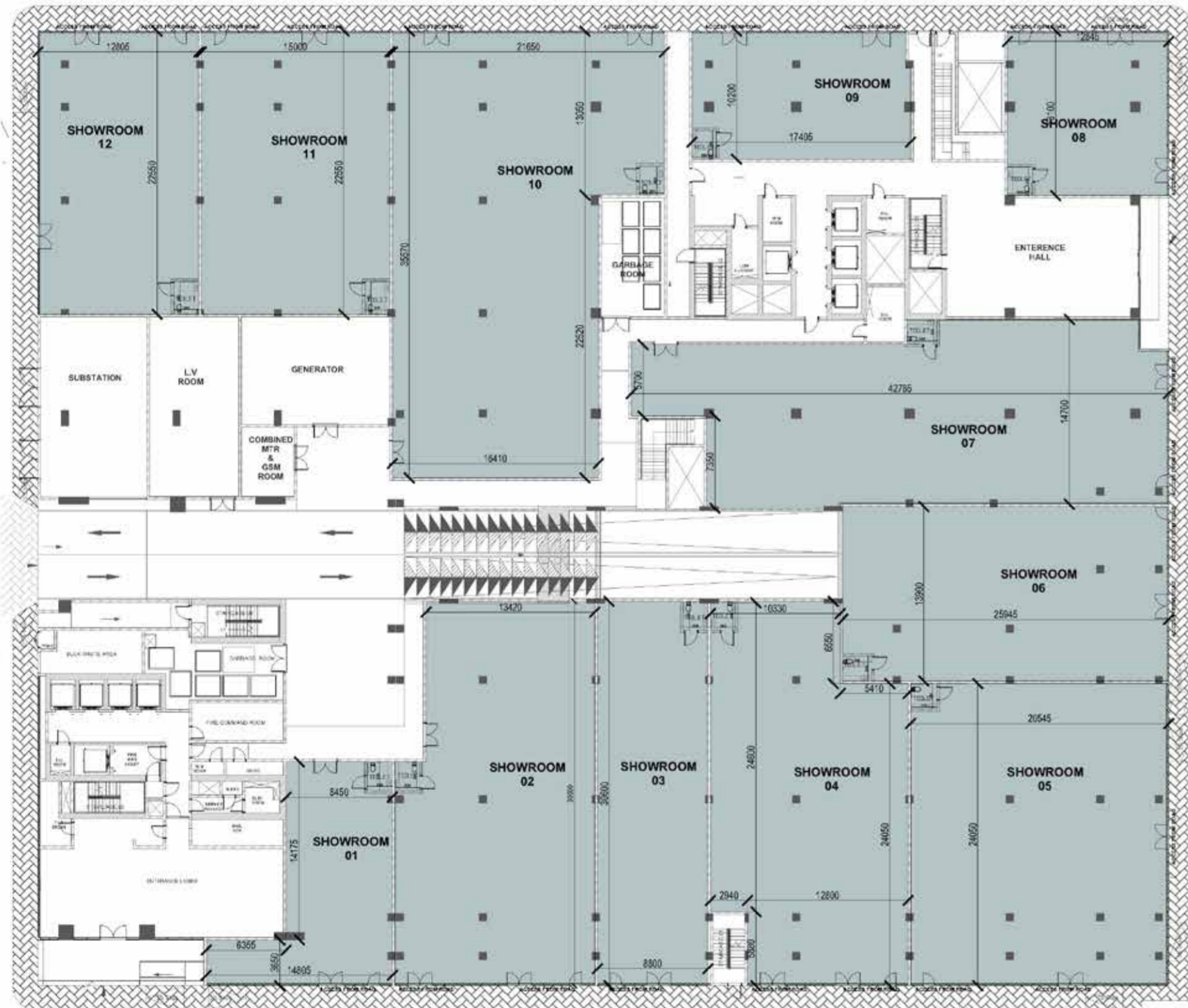
FLOOR
2 - 19
21 - 14

	sqft
<i>Studio:</i>	346 - 662
<i>1-bed:</i>	678 - 1,337
<i>2-bed:</i>	1,051 - 1,549

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Detail PLATE

SkyHills Residence 3 LEVEL G GROUND FLOOR

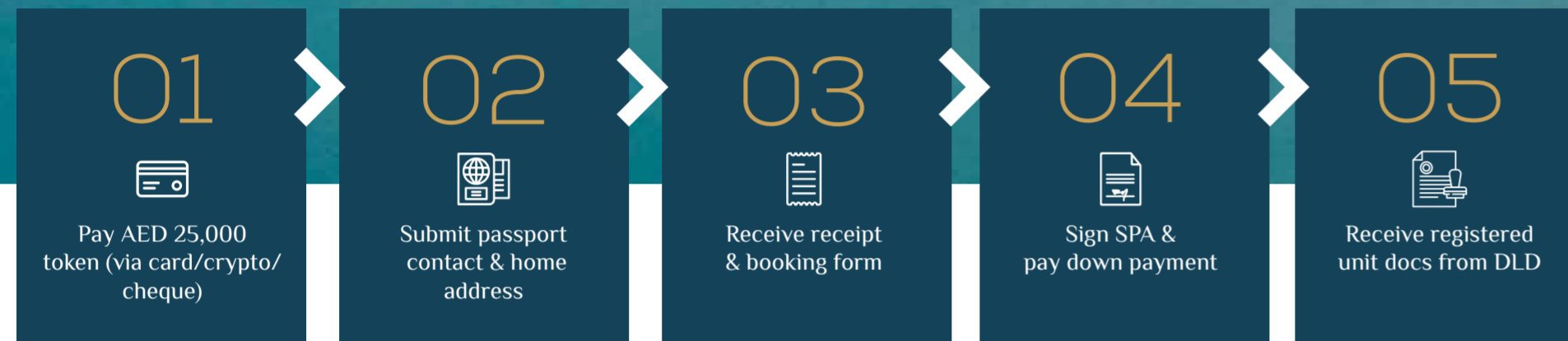


LEVEL G GROUND FLOOR UNITS

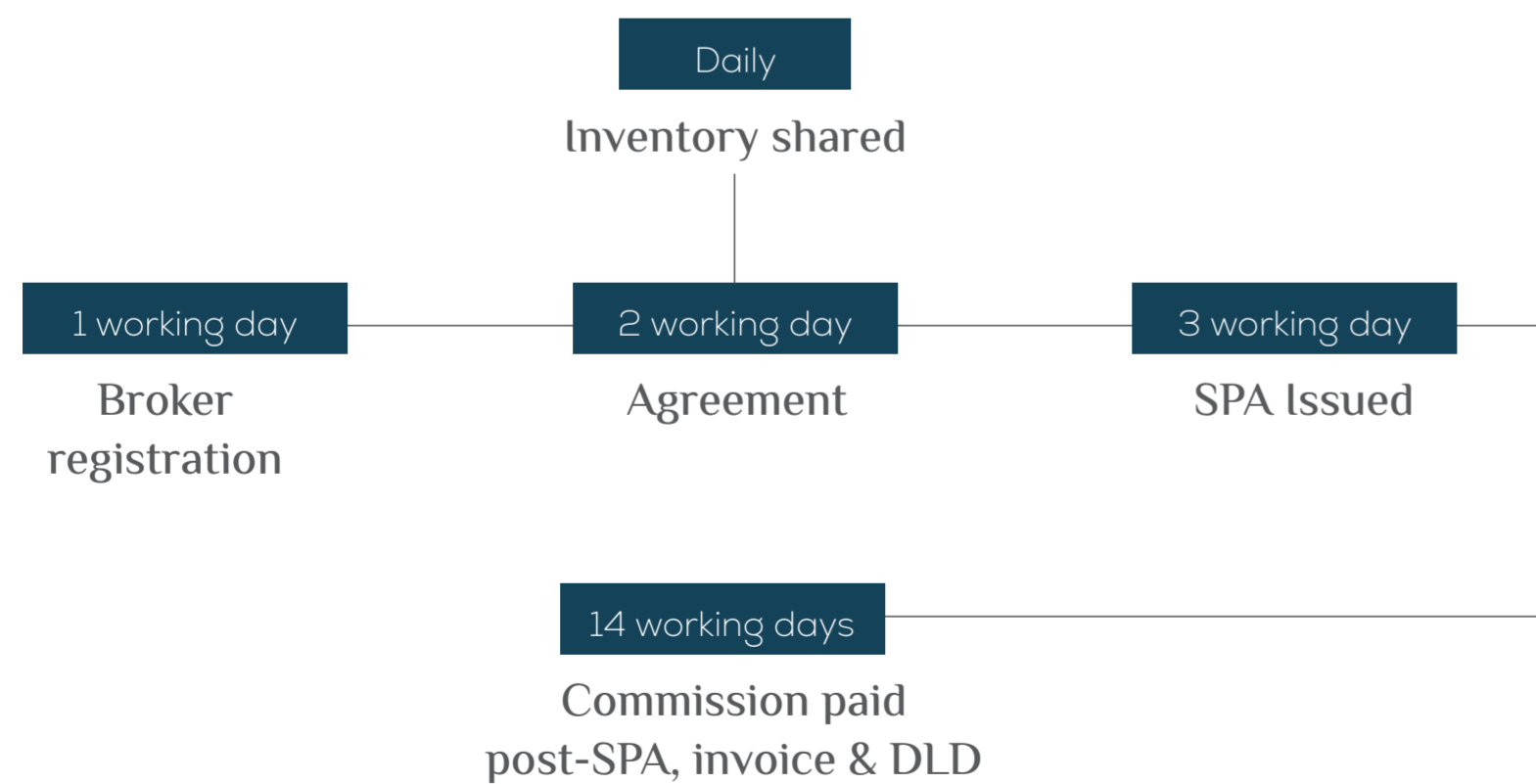
Unit Number	Area sqft	Number of Parking	View
SH3-R-01	1,923.19	3	Community View
SH3-R-02	4,988.31	7	Community View
SH3-R-03	2,980.31	4	Community View
SH3-R-04	4,684.13	6	Community View
SH3-R-05	5,344.06	7	Park and Main street view
SH3-R-06	3,951.86	5	Park and Main street view
SH3-R-07	5,966.43	8	Park and Main street view
SH3-R-08	1,826.63	2	Park and Main street view
SH3-R-09	1,943.10	3	Community View
SH3-R-10	7,108.26	9	Community View
SH3-R-11	3,698.69	5	Community View
SH3-R-12	3,129.93	4	Community View

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Simple Sales PROCESS FOR CLIENTS



Quick Closings. QUICK COMMISSION.



8 Reasons TO INVEST IN DUBAI

- 01 0% income tax and investor-friendly regulations
- 02 Ranked among the safest cities in the world
- 03 No restrictions on property ownership for foreigners in freehold zones
- 04 High rental yields - 6-8% average gross returns
- 05 Fast-growing population driving real estate demand
- 06 Well-connected global hub-DXB among top 3 busiest airports
- 07 Transparent legal framework and RERA protection for investors
- 08 Strong resale and liquidity for off-plan properties

Building with
Purpose

HRE
DEVELOPMENT

