

Pre-Sales Deck

SKYHILLS  
RESIDENCES

EXCLUSIVELY PRESENTED BY  
OCTA



# Where Dreams Ascend



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# About The Developer

HRE, a leading development company in the United Arab Emirates, boasts an impressive portfolio and possesses comprehensive capabilities encompassing design, construction, operations, and management, making it well-equipped to deliver exceptional projects.

16  
Towers

40  
Residential  
Communities

80  
Schools, Mosques  
& Others

74  
Malls

Higher.  
Resilient.  
Elevated.





# Location

Experience the perfect blend of luxury and convenience in close proximity to Dubai Hills. Revel in the ideal combination of accessible upscale amenities, a forthcoming metro station, and prominent road connections such as Umm Suqeim Street, Al Khail Road, and Sheikh Mohammed Bin Zayed Road.







Palm Jumeirah

23  
mins

Downtown

21  
mins

Dubai Marina

20  
mins

Dubai  
Intl. Airport

26  
mins

Mall of  
the Emirates

17  
mins

Meydan

22  
mins

Sheikh Zayed road

Al khail road

Dubai Hills Mall

8  
mins

Jumeirah  
Village  
Circle

12  
mins

Science  
Park

SKYHILLS  
RESIDENCES

Umm  
Suqeim  
Street

Hessa Street

Dubai  
Autodrome

12  
mins

Dubai Polo  
& Equestrian Club

5  
mins

Dubai  
Miracle Garden

4  
mins

Destination Map

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Dubai Marina

Palm Jumeirah

Mall of the Emirates

Burj Al Arab

Downtown

Dubai Hills Mall

Al Barsha Pond Park

Dubai Hills Estate

Repton School

Marriott Executive Apartments

Kings' School

Dovecote Nursery

Dubai Science Park

SKYHILLS  
RESIDENCES

Neuro Spinal Hospital

Green Escape Park

Carrefour Market

Mediclinic Parkview Hospital

Umm Suqeim Street



# Location Map

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# The Project

Experience modern living at our exclusive project situated in Dubai Science Park. This exceptional development presents a distinctive fusion of convenience, luxury, and inspiring views that redefine urban living.



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# Project Details

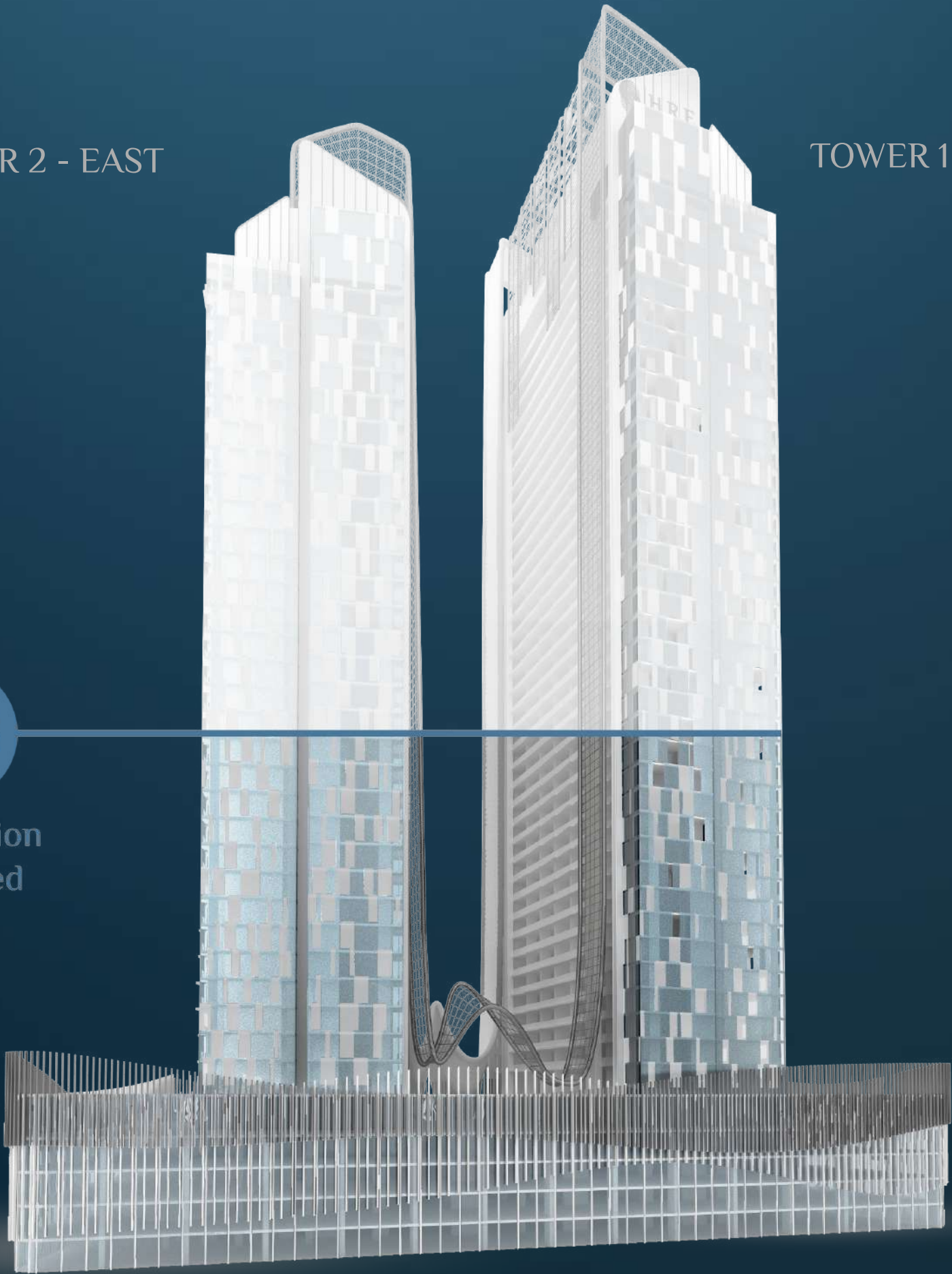
PROJECT NAME:	Skyhills Residences
DEVELOPER:	HRE Real Estate Development L.L.C
ARCHITECT:	QHC Architects & Engineering and NGS
PLOT AREA:	105,458 Sqft
ANTICIPATED COMPLETION DATE:	October 2026

BUILDING CONFIGURATION:	2B+G+M+3P+	
	Tower 2 - East	33
	Tower 1 - West	40
NUMBER OF ELEVATORS:		
	Tower 1 - West	Residential Service 7 1
	Tower 2 - East	Residential Service 6 1
FURNISHED:	Yes	
TOTAL UNITS:	1,142 Units	

## TOWER 2 - EAST

UNIT MIX			
TYPE	UNITS	%	PARKING
STUDIO	182	36.0%	1
1BR	191	37.8%	1
2BR	126	25.0%	1
3BR	2	0.4%	1
3BR DUPLEX	4	0.8%	1
TOTAL	505	100%	

40%  
construction completed



## TOWER 1 - WEST

UNIT MIX			
TYPE	UNITS	%	PARKING
STUDIO	225	35.3%	1
1BR	246	38.6%	1
2BR	160	25.1%	1
3BR	2	0.3%	1
3BR DUPLEX	4	0.6%	1
TOTAL	637	100%	



# Building Configuration



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# Site View



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# Amenities

## Retail:

- Quick Mart
  - Pharmacy
  - Barber Shop
  - Beauty Salon
- Washmen
  - Specialty Outlets
  - Unique F&B Options

## Ground Floor:

Double Height Lobbies

## Podium:

- Male Prayer Hall And Ablution
- Female Prayer Hall And Ablution

## First Floor:

- Beach Pool
  - Lazy River Pool
  - Kids Playground
  - Outdoor Gym
  - Male Gym
  - Outdoor Terrace
  - Jogging Track(352m)
  - Tennis Court
- Lap Pool
  - Kids Pool
  - Beach Volleyball Court
  - Multi-purpose Room
  - Female Gym
  - Yoga Area
  - Bbq Area

## 39<sup>TH</sup> Floor:

- Sky Resident Lounge
- Infinity Pools



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BEACH POOL

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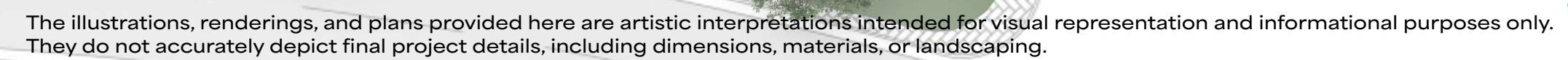
# FLOOR PLANS



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- 1 BEACH POOL
- 2 SUNKEN SUNBEDS
- 3 TANNING SUNBEDS
- 4 KIDS POOL
- 5 BEACH VOLLEYBALL COURT
- 6 KIDS PLAY AREA
- 7 JOGGING TRACK
- 8 LAZY RIVER POOL
- 9 OUTDOOR BBQ AREA
- 10 OUTDOOR TERRACE
- 11 OUTDOOR GYM
- 12 LAP POOL
- 13 SUNBEDS
- 14 COMMUNAL SEATING
- 15 INDOOR/OUTDOOR YOGA AREA
- 16 RESIDENT LOUNGE
- 17 MALE GYM & SPA
- 18 FEMALE GYM & SPA
- 19 CO-WORKING SPACE





# 1<sup>st</sup> Floor Plan

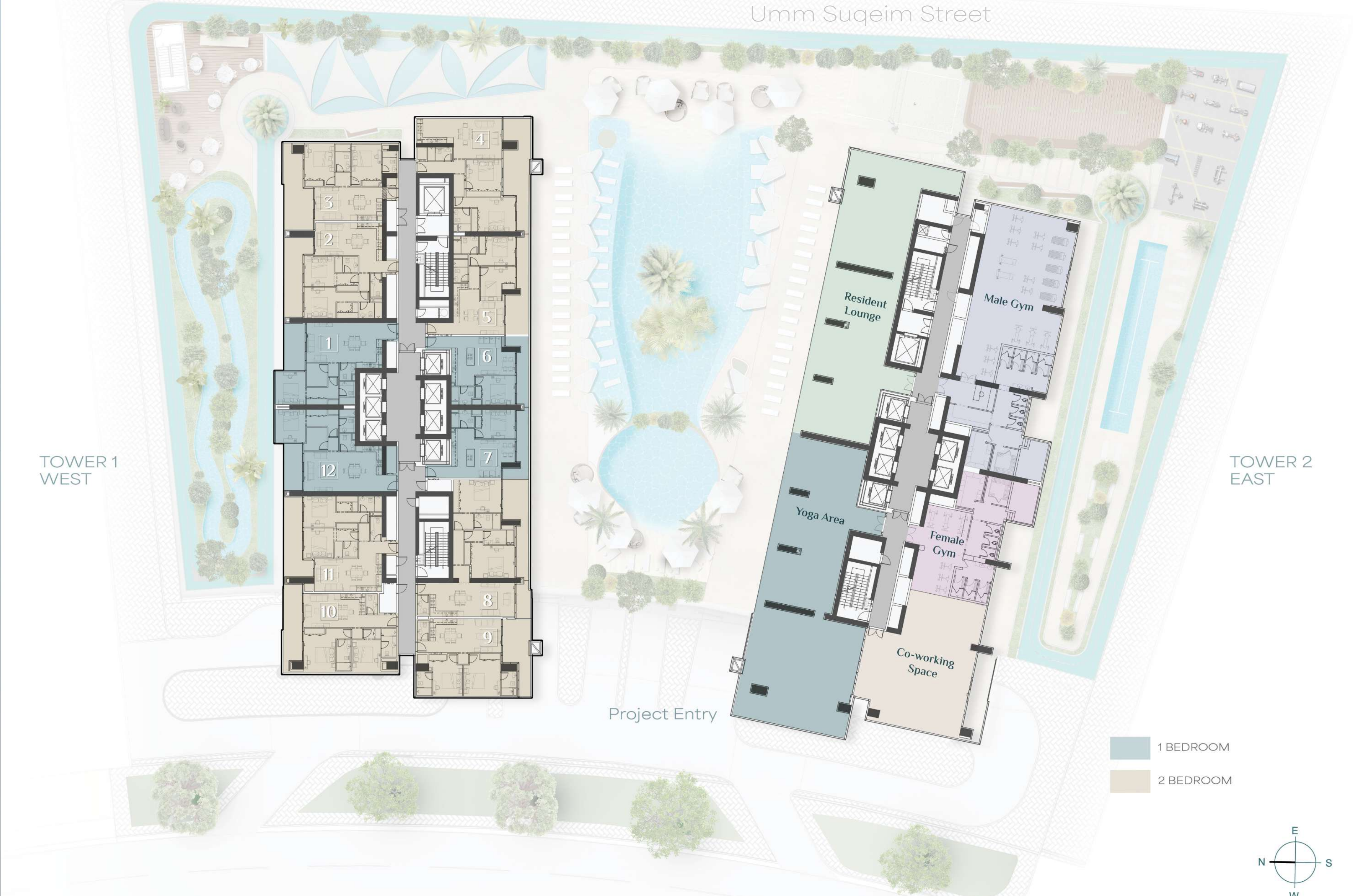
TOWER 1 - WEST

TOWER 2 - EAST



TOWER 1  
WEST

TOWER 2  
EAST



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# TYPICAL 1

2ND - 9TH FLOOR

TOWER 1 - WEST

TOWER 2 - EAST

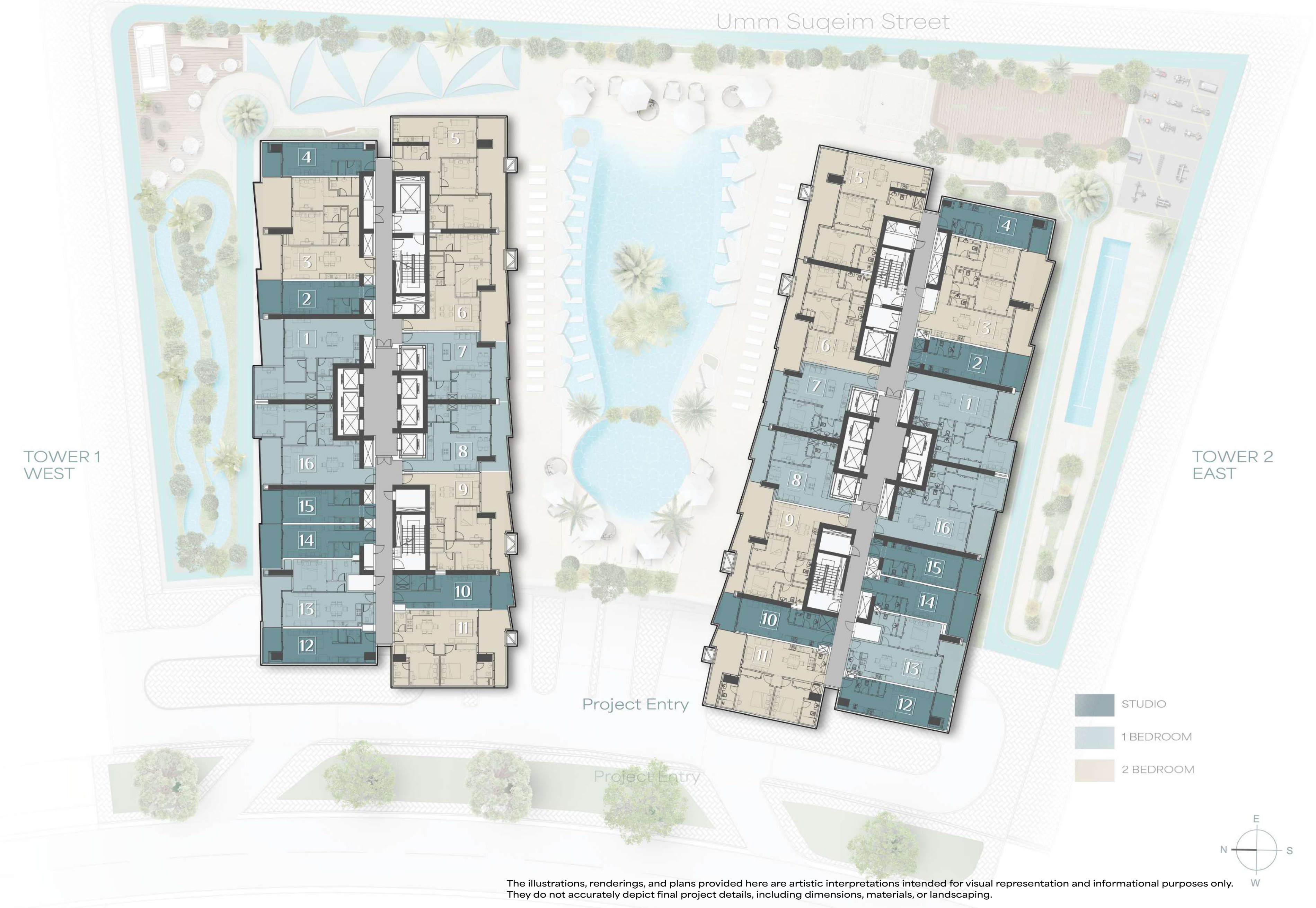


NUMBER OF UNITS PER FLOOR  
(EACH TOWER)

STUDIO	1BR	2BR	TOTAL
6	5	5	16

TOWER 1  
WEST

TOWER 2  
EAST





# TYPICAL 2

11<sup>TH</sup> TO 17<sup>TH</sup>  
20<sup>TH</sup> TO 30<sup>TH</sup> | 37<sup>TH</sup> FLOORS

TOWER 1 - WEST

TOWER 2 - EAST

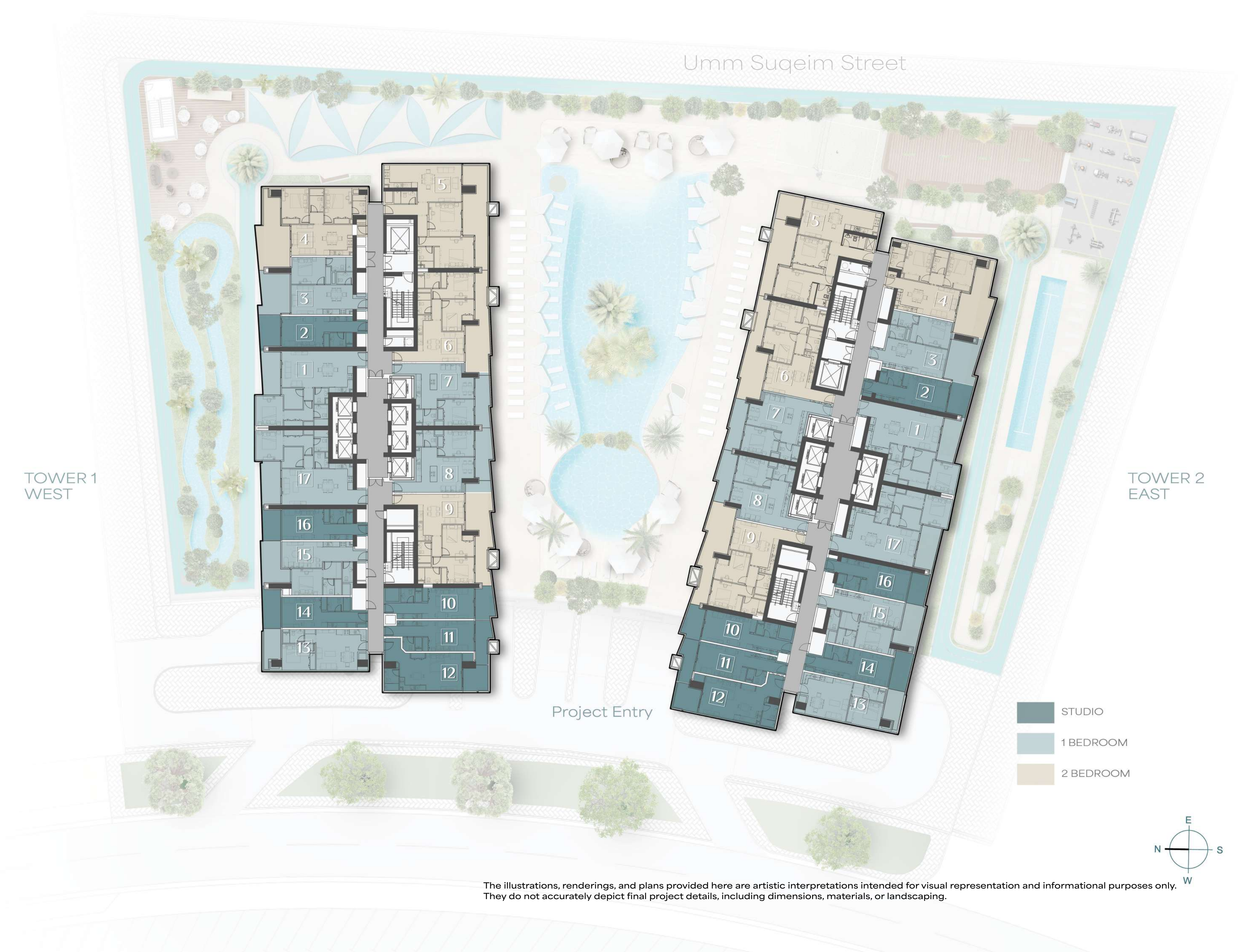


NUMBER OF UNITS PER FLOOR  
(EACH TOWER)

STUDIO	1BR	2BR	TOTAL
6	7	4	17

TOWER 1  
WEST

TOWER 2  
EAST



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# Reasons to Believe



**LOCATION:**

Skyhills offers a prime location near Dubai Hills, schools, hospitals, and highways, ensuring residents enjoy a convenient and well-connected lifestyle.



**ACCESSIBILITY:**

With its strategic location, Skyhills provides easy access to Umm Suqeim Road, Miracle Garden, Dubai Hills, Dubai Hills Mall, Dubai Hills Park, Dubai Hills Golf Course, and Mall of the Emirates enhancing the overall living experience.



**VIEWS:**

Residents of Skyhills can enjoy breathtaking views of the Dubai Skyline, Burj Al Arab, and Dubai Hills, adding a touch of panoramic beauty to their homes.



**VERTICAL LIVING:**

Skyhills offers a luxurious high-rise living experience with exclusive facilities, enhancing the vertical elegance of the development. Soaring to an impressive 40 floors, providing breathtaking views and a sense of grandeur that is unmatched in the city.



**AMENITIES:**

Elevate your lifestyle with exclusive facilities, including drop-off areas, play areas, pools, gyms, saunas, and more, providing unmatched comfort and convenience.





# Indicative Payment Plan



60%

DURING  
CONSTRUCTION

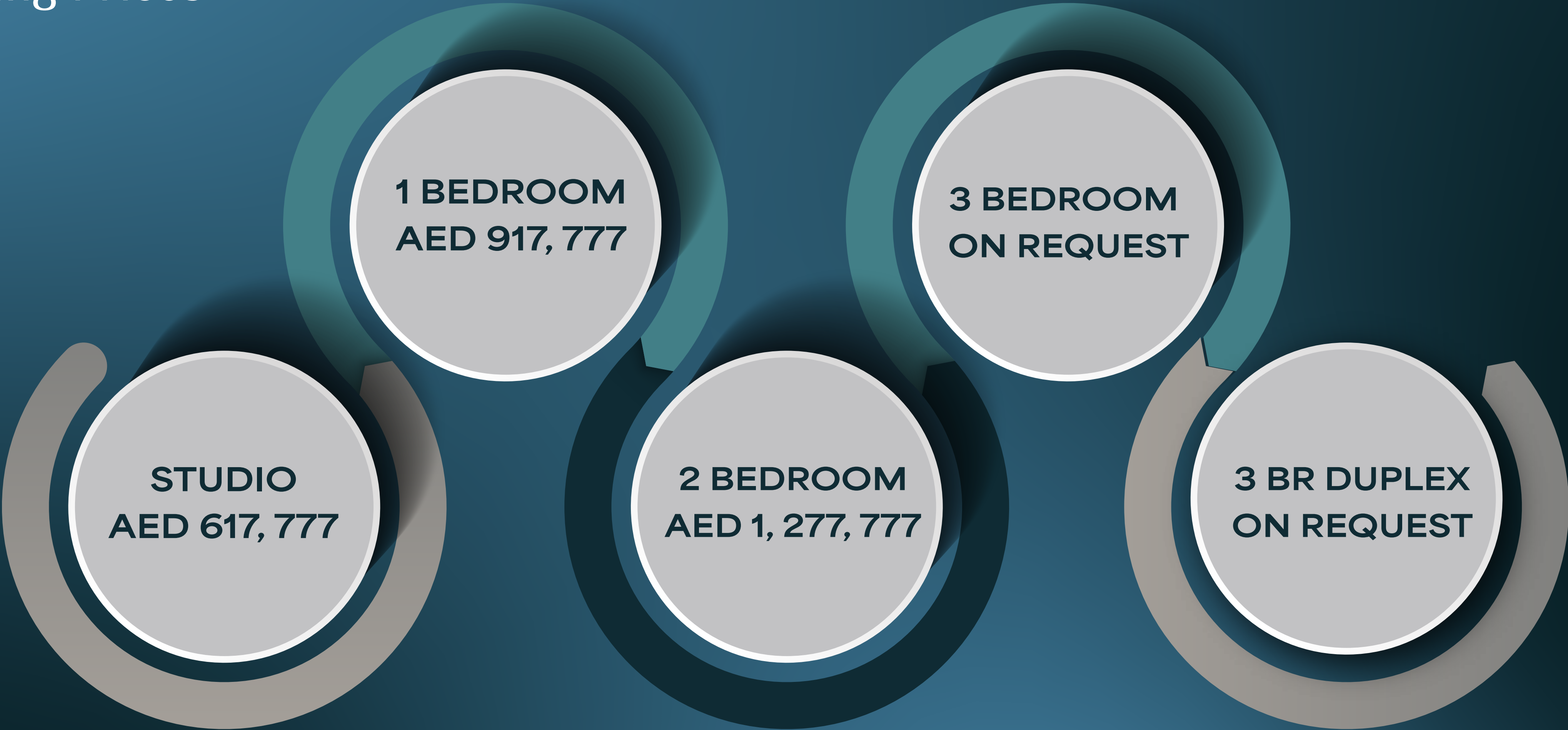
40%

36 MONTHS  
POST HANDOVER

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# Starting Prices









# SKYHILLS

R E S I D E N C E S



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