

Pre-Sales Deck

SKYHILLS
R E S I D E N C E S

EXCLUSIVELY PRESENTED BY
OCTA

Where Dreams Ascend



The illustrations, renderings, and plans provided here are artistic interpretations intended for visual representation and informational purposes only. They do not accurately depict final project details, including dimensions, materials, or landscaping.

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.







Location Map

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The Project

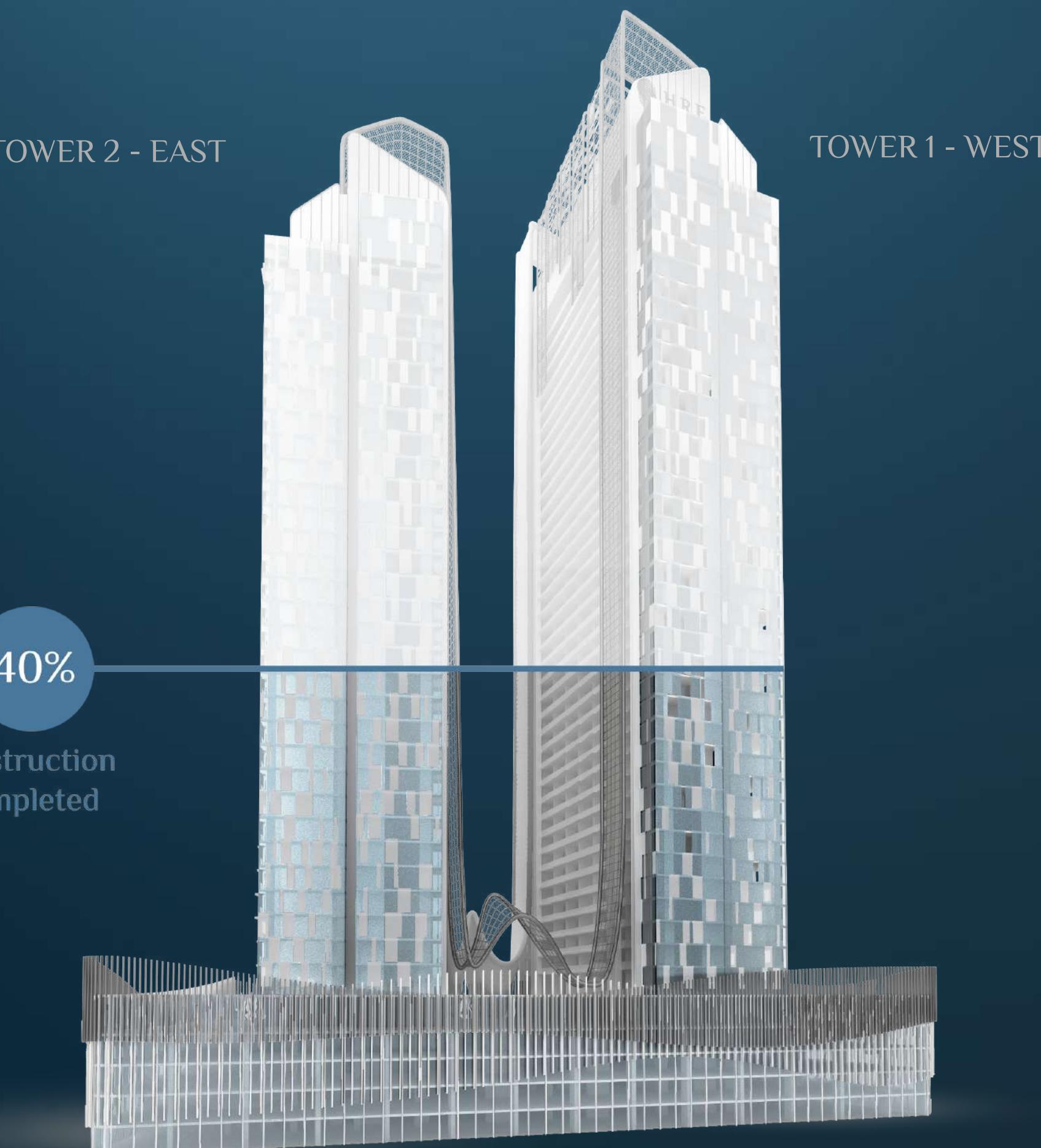
Experience modern living at our exclusive project situated in Dubai Science Park. This exceptional development presents a distinctive fusion of convenience, luxury, and inspiring views that redefine urban living.



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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



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%		

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

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



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:

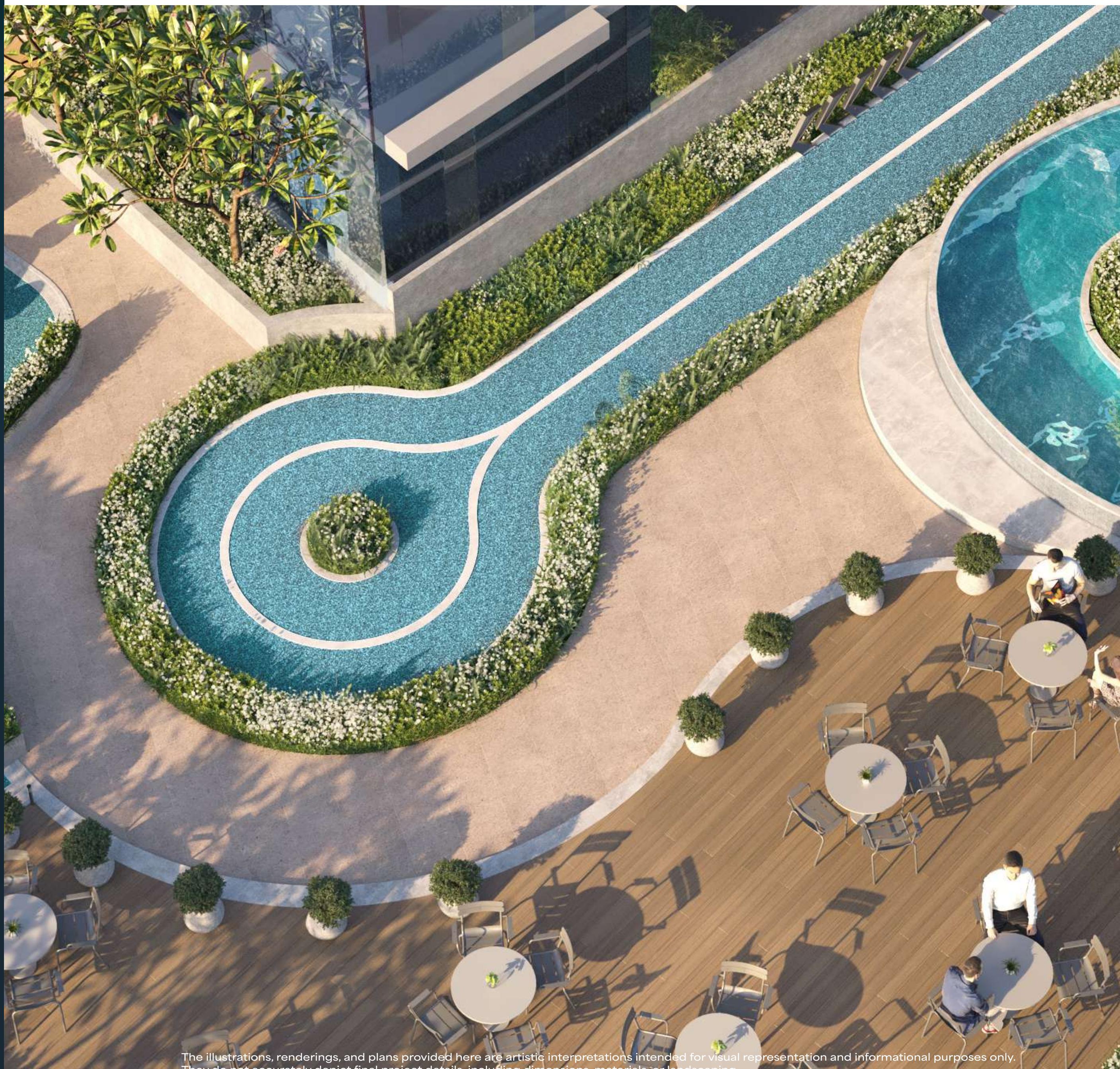
- Male Prayer Hall And Ablution
- Female Prayer Hall And Ablution

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

39TH Floor:

- Sky Resident Lounge
- Infinity Pools



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BEACH POOL

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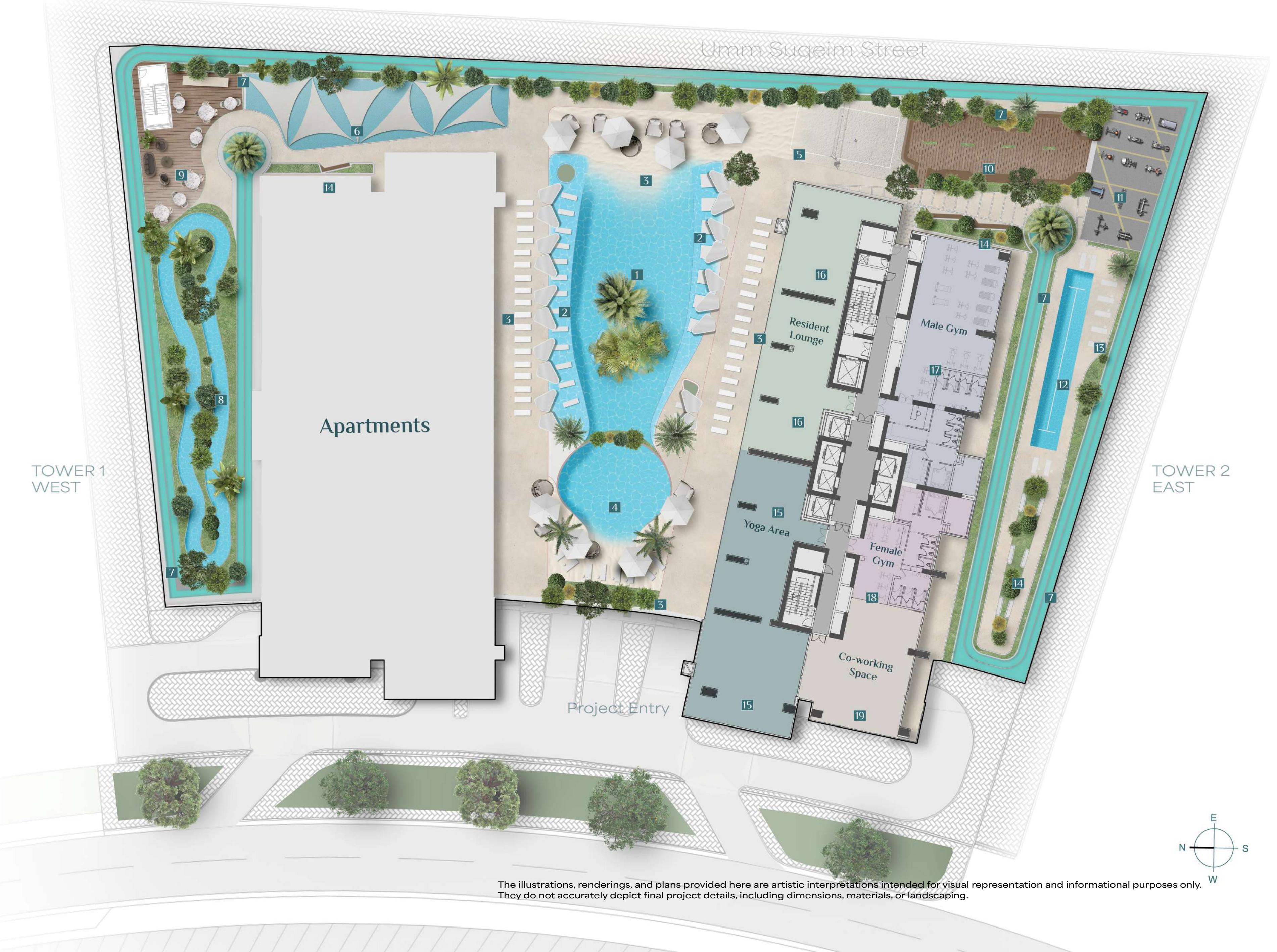
FLOOR PLANS



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Amenities At 1ST FLOOR

- 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



1st Floor Plan

TOWER 1 - WEST



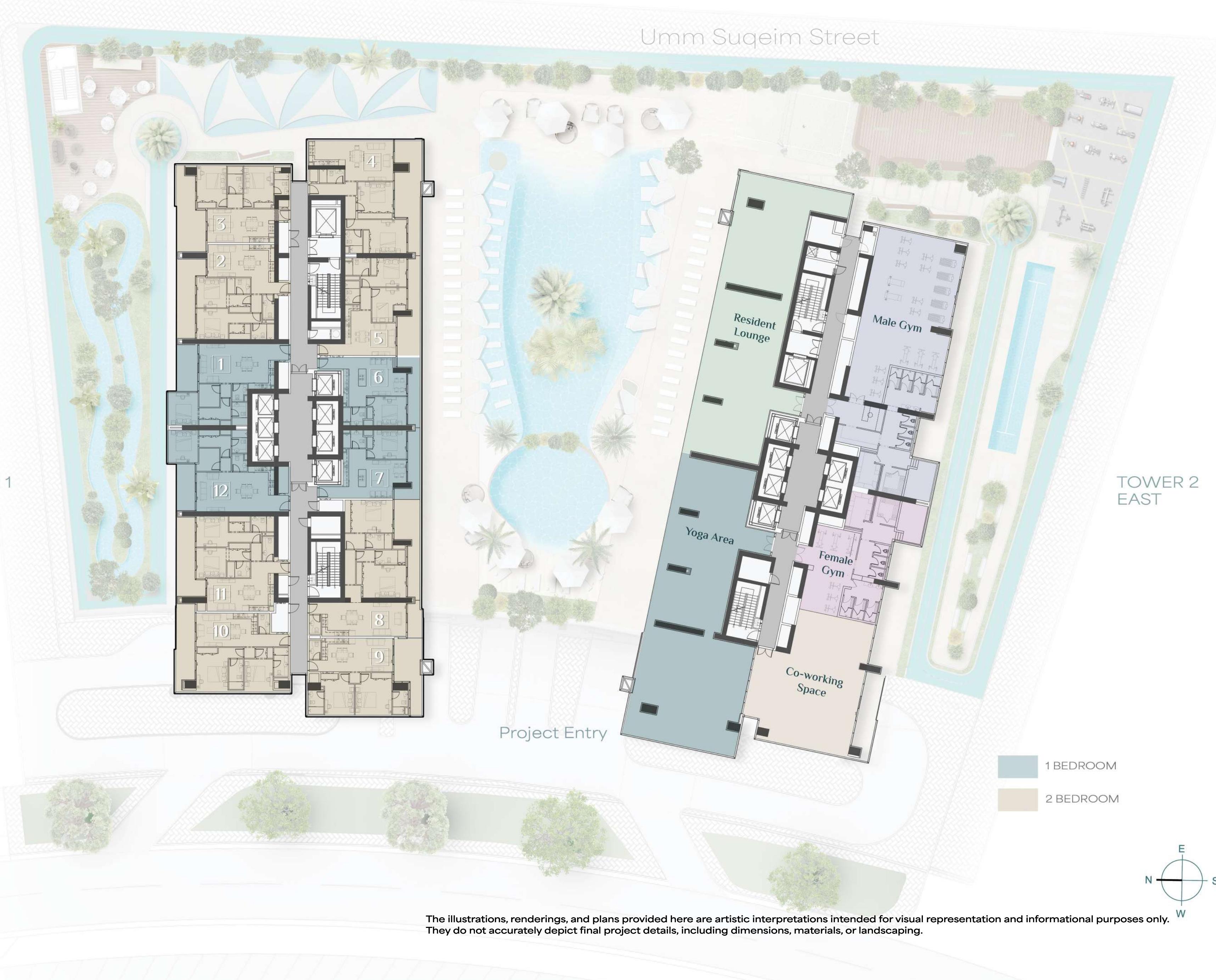
TOWER 2 - EAST

TOWER 1 WEST

TOWER 1
WEST

TOWER 2
EAST

Umm Suqeim Street



TYPICAL 1

2ND - 9TH FLOOR

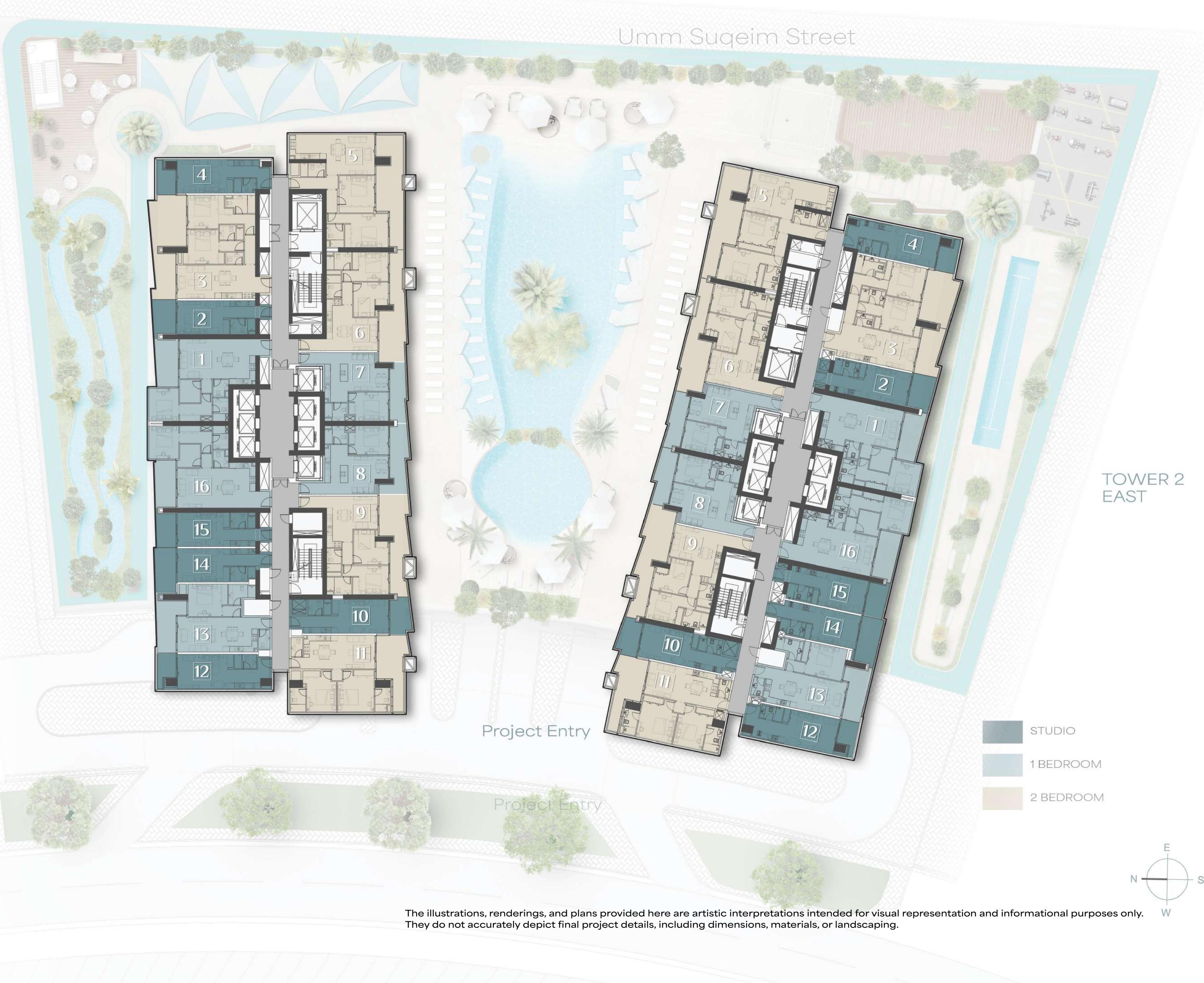
TOWER 1 - WEST

TOWER 2 - EAST



NUMBER OF UNITS PER FLOOR
(EACH TOWER)

STUDIO	1BR	2BR	TOTAL
6	5	5	16



TYPICAL 2

11TH TO 17TH

20TH TO 30TH + 37TH FLOORS

TOWER 1 - WEST

TOWER 2 - EAST



NUMBER OF UNITS PER FLOOR
(EACH TOWER)

STUDIO	1BR	2BR	TOTAL
6	7	4	17

Umm Suqeim Street



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.



IEWS:

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

1 BEDROOM
AED 917,777

3 BEDROOM
ON REQUEST

STUDIO
AED 617,777

2 BEDROOM
AED 1,277,777

3 BR DUPLEX
ON REQUEST



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