

SAAS
HILLS

FACT SHEET

The image shows a high-angle view of a modern, curved building with a glass facade. The building's design is characterized by smooth, flowing lines. In the foreground, a curved rooftop pool with a glass railing is visible, surrounded by lounge furniture and potted plants. The building's glass reflects the surrounding city and sky. In the background, a vast cityscape is visible, including a highway and various buildings, with a hazy skyline in the distance under a clear blue sky.

Art of curves in CONTEMPORARY ARCHITECTURE

Inspired by natural desert rock formations, this development features a curved design that harmonizes with natural airflow, creating a sense of openness. The two towers offer a range of sophisticated apartments, townhouses, and sky villas with panoramic views of Dubai's skyline. Dubai Science Park, nearby business districts, and top schools are all within reach. The property includes exclusive wellness facilities, a sandy beach rooftop pool, and multiple sports courts. Residents can also enjoy yoga studios, a spa, and various pools. Designed for both recreation and elegance, the amenities cater to a fulfilling lifestyle for everyone.

Effortless access to **PRIME DESTINATIONS**

Ideally positioned between three major highways, offering easy access to Dubai's iconic landmarks, the development presents an unparalleled blend of lifestyle and convenience. It's just a minute from Sheikh Mohammed Bin Zayed Road and three minutes from Al Khail Road.



9 MIN
to Sheikh
Zayed Rd.



5 MIN
to
Al Khail Rd



3 MIN
to Dubai
Hills Mall



12 MIN
to
Burj Al Arab



25 MIN
to Al Maktoum
Intl Airport



20 MIN
to Dubai
Intl Airport



3 MIN
to Repton
School



5 MIN
to Kings
College Hospital



3 MIN
to the
Nearest Park



BURJ AL ARAB

PALM
JUMEIRAH

SHEIKH ZAYED ROAD

AL KHALIL ROAD

UMM SUQUIN STREET

**SAAS
HILLS**

DUBAI
SCIENCE PARK

MEDICLINIC
HOSPITAL

DUBAI
MIRACLE GARDEN



Luxurious LIVING IN *every* DETAIL

The prestigious address boasts two majestic towers - Tower A and Tower B, featuring 857 exclusive residences. Unparalleled refinement in every detail distinguishes the luxurious townhouses and duplex sky villas. With thoughtfully designed apartment layouts that also include maid's rooms, these residences redefine contemporary lifestyle. Complementing the signature curved architecture, a 10-metre-high waterfall cascades across an area of 200 square metres at the heart of the building, filling each day with soul-enriching serenity.

STUDIO | ONE
BEDROOM | TWO
BEDROOMS | THREE
BEDROOMS | SKY
VILLAS

ELEGANCE REDEFINED STUDIOS & 1-BEDROOM RESIDENCES

Experience the perfect blend of luxury and convenience with our fully furnished studios and one-bedroom apartments. Thoughtfully designed with premium furnishings and modern amenities, each residence offers a sophisticated, move-in-ready living space where comfort and style meet.

VLED TECHNOLOGY REVOLUTIONIZING AIR QUALITY FOR YOUR HOME

Vortex Biotech's revolutionary VLED technology is the first of its kind to be implemented globally, ensuring the inactivation of viruses, bacteria, and mold. Installed in every apartment at SAAS HILLS, VLED guarantees cleaner, safer air, providing residents with unmatched protection for their families and peace of mind knowing the air they breathe is always pure and healthy.

Flexible
PAYMENT PLANS

40% – 60%

50% – 50%

60% – 40%

**4% Registration transfer fee at SPA Signing*

***Anticipated handover by Q4 2027*

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