

HRE
DEVELOPMENT

SKYHILLS
ASTRA

TOWER B

A Landmark With a Heart



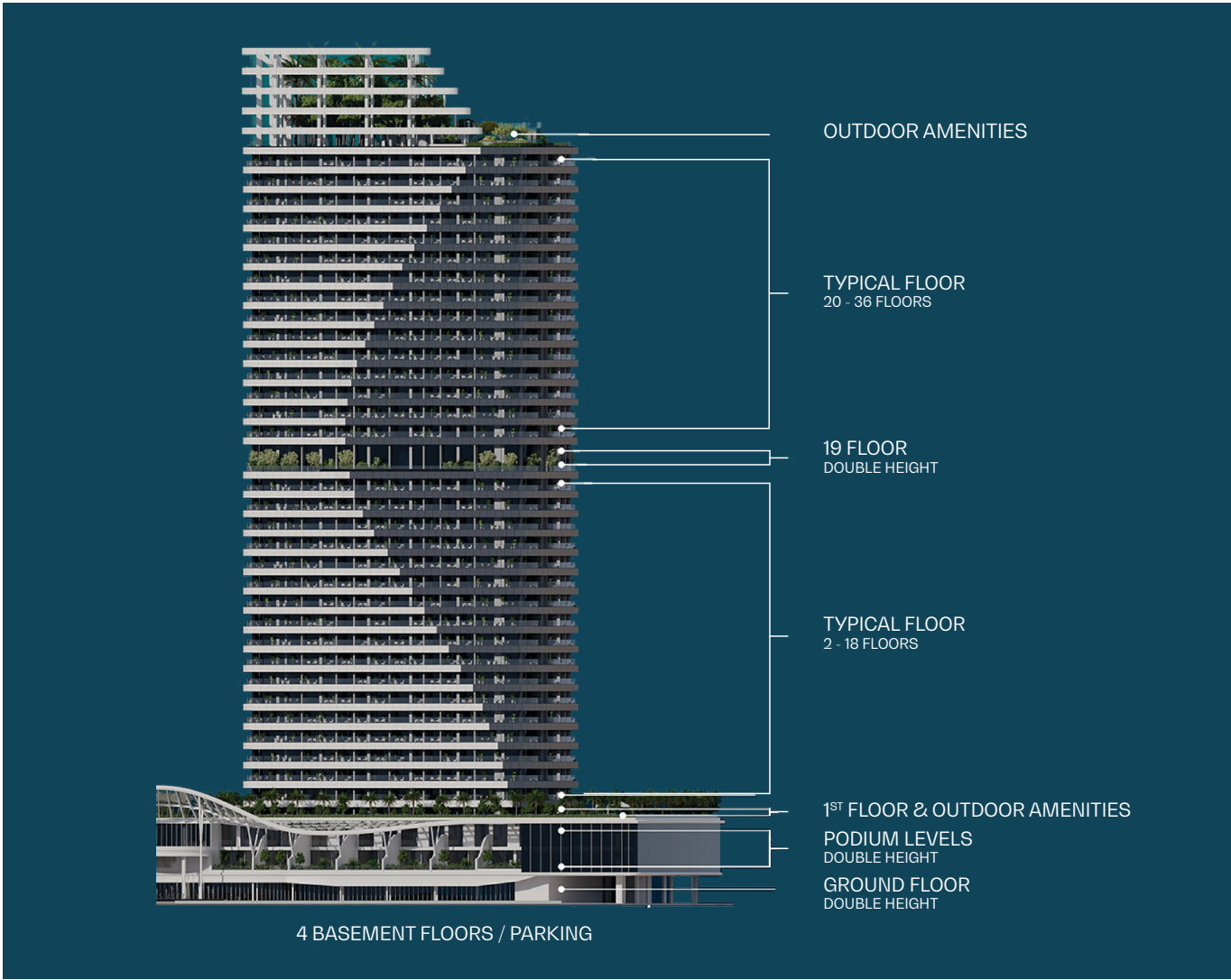
With every home you buy, you participate in educating children around the world as part of our initiative with Dubai Cares.

You'll Know Your Investment Isn't Just Financial, It's Deeply Emotional.



دبي العطاء
Dubai Cares

BUILDING CONFIGURATION



Elevators

8 Elevators
2 service | 6 passenger

Apartment Category

Furnished
Apartments

Parking

1 parking space
per apartment

Anticipated Completion Date

Q4 2027

Anticipated Service Charge

AED 15 per sq. ft.

Ownership

Freehold

AMENITIES WITHIN THE PROJECT



Rooftop yoga platform



Two lap pools



Beach-style pool



Business lounge and library



Indoor & outdoor fitness
zones



Electric vehicle charging
stations for sustainable living



500m dual-track podium



Padel court

A LANDMARK WITH
A HEART



UNIT TYPES & SIZES

Tower B

Typical Units	No. of Units	Size Range
Studio	420 units	370 - 560 sq. ft.
1 Bedroom	420 units	855 - 1206 sq. ft.
2 Bedroom Duplex	4 units	1108 - 1111 sq. ft.
3 Bedroom Duplex	4 units	1862 - 2002 sq. ft.



PAYMENT
PLAN

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

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.

Escrow Account Details

Bank Name	Sharjah Islamic Bank
Branch	Main Branch
Account Name	SKYHILLS ASTRA ESCROW ACCOUNT
Account Number	00121579019
IBAN	AE540410000012157179019
Swift Code	NBSHAEAS



BOOKING STEPS

01

Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02

Customer will receive the booking form within a few hours to sign and send to HRE on hresales@hredevelopment.com

03

Customer will receive a receipt from hresales@hredevelopment.com within 2-3 working days

04

Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

05

Customer will send back the signed SPAs for execution to HRE Development

06

Upon execution, HRE Development will register the unit with DLD and send a copy to the customer



DOCUMENTS NEEDED TO BOOK A UNIT

01

Buyer's Passport Copy

02

Home address, email address, including the contact number (should be the same as the home address)

03

AED 40,000 booking token to be paid in the form of UAE cheque, cash, credit card or crypto via our sales team.

PURCHASER(s) SUPPORTING DOCUMENTS

Individual Purchaser

1. Clear copy of valid Passport
2. Clear copy of Emirates ID for Purchasers holding residence visa / National ID if applicable

Corporate Purchaser

1. Trade License
2. Memorandum of Association "MOA"
3. Authorized Signatory proof such as MOA or Power of Attorney "POA"
4. Passport Copy and Emirates ID of the authorized signatory signing on behalf of the company.

Documents required for Freezone companies in addition to the above are

1. Certificate of Good Standing
2. Certificate of Incumbency
3. NOC from the trade license issuing authority





Entrance Lobby

A grand entrance where elegance meets comfort, setting the tone for a refined lifestyle.



Business Center & Library

A refined space designed for quiet focus, meaningful meetings, and moments of inspiration.



Fitness Centre

A state-of-the-art fitness center, designed with both aesthetics and functionality in mind



Dual-Track Podium

Over 500 meters of scenic tracks with outdoor gym stations designed for natural movement.



Beach-Style Pool

A serene space to simply unwind and rejuvenate



Wellness & Fitness Redefined

Steam and sauna rooms crafted to restore your energy and elevate everyday wellness.



Outdoor Kids Play Area

Vibrant, secure play zones where little ones can laugh, explore, and grow with joy.



Indoor Kid's Oasis

A world of imagination, blending creativity and care in a space made just for kids.



Functional Kitchen

A kitchen where elegant surfaces and sleek appliances make cooking a true delight.



Comfortable Bedrooms

Each space is thoughtfully designed with premium finishes, sleek lines, and open layouts.



Refined Living Rooms

An environment that redefines contemporary living.



Bathroom

A calming retreat where every detail enhances your daily rituals with quiet luxury.

HRE

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