



HRE

DEVELOPMENT

Building with Purpose

HRE

BACKED BY
LEGACY. BUILT
FOR THE FUTURE.

Established in

2003

Over

200+

projects delivered

Homes built for

12,000+

families



Vertically integrated from
vision to delivery



Trusted partner with
on-time delivery legacy

WHAT SETS HRE APART

01 Legacy of
successful delivery

02 End-to-end
control – from
design to handover

03 Timely commission
payouts

04 Wide portfolio
catering to all
buyer types

05 Focused on long-
term value, not
just sales



HOMES THAT CREATE A

Global Impact

At HRE, we don't just build homes – we build meaning.

In partnership with Dubai Cares, every home purchased in SkyHills Astra contributes directly to global education initiatives that uplift children around the world.

Your client receives a personalized Dubai Cares certificate

Their investment becomes part of a life-changing mission

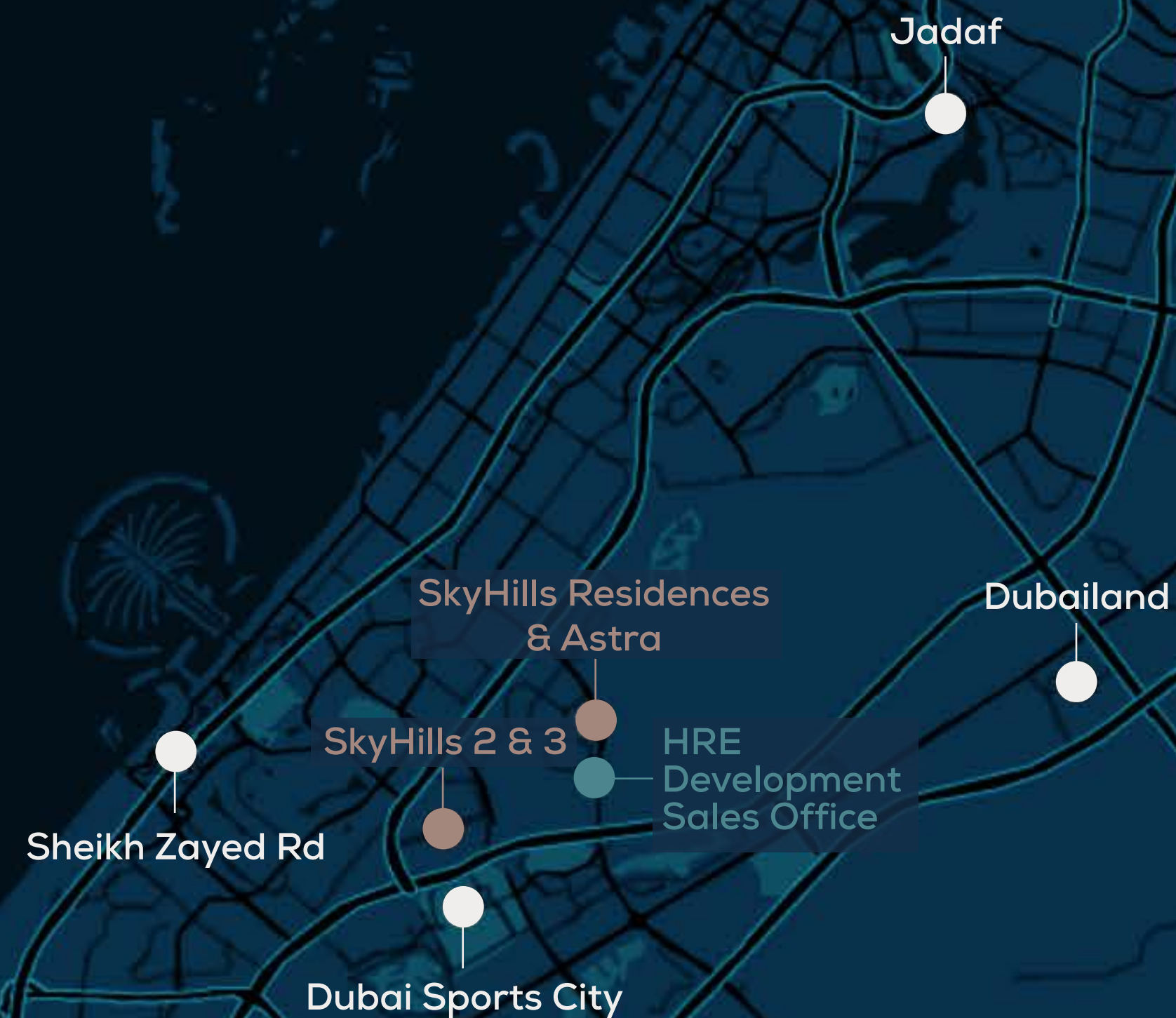
A property that reflects not just success – but significance



We're not just shaping skylines.
We're shaping futures.

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



Our Projects



SkyHills Astra

DUBAI SCIENCE PARK



SkyHills Residences

DUBAI SCIENCE PARK



SkyHills 2

JUMEIRAH VILLAGE CIRCLE



SkyHills 3

JUMEIRAH VILLAGE CIRCLE



SKYHILLS
ASTRA

WELLNESS. LIFESTYLE.
FUTURE GROWTH.

WHY INVEST IN

Skyhills Astra



Situated in Dubai Science Park, an innovation hub forecasted for 60% growth over the next 5 years



Direct access to the upcoming Dubai Metro, ensuring strong capital appreciation and effortless mobility
properties in these locations appreciate 40% faster and rent out twice as fast



Fully furnished, premium-quality residences, turnkey ready for investors and residents



Wellness-focused living: rooftop yoga deck, beach-style and lap pools, and 500m running track

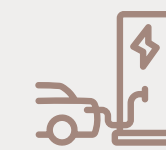


Business lounge, library, outdoor/indoor gyms, and padel court



WHY INVEST IN

Skyhills Astra



EV charging stations, recycled irrigation, and energy-efficient systems



Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy

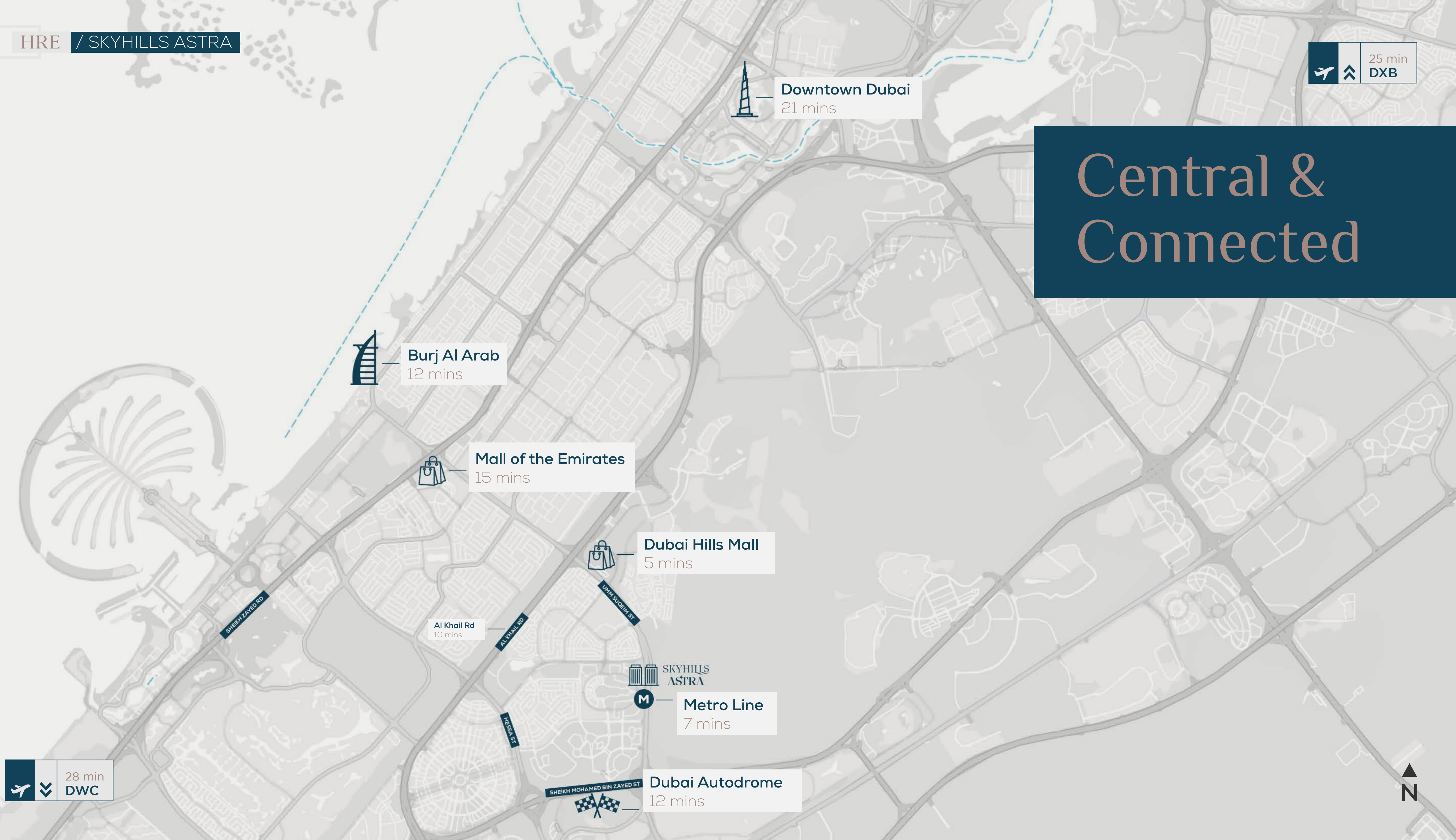


Flexible ownership plans: 40% post-handover over 40 months



Every purchase supports a cause, buyers receive a personalized Dubai Cares certificate, showing their home helped fund global education for children in need

Central & Connected



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





AMENITIES

Everything You Need. Thoughtfully Designed.

-  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











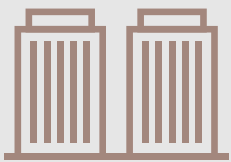








PROJECT CONFIGURATION



37 storeys
+ 37 storeys
+ 4 basement levels



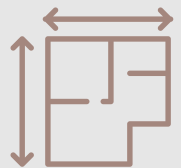
6 passenger lifts
+2 service lift



Parking
1 car/apartment



Service charge
AED 15/sqft
(estimated)



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

Tower A

Tower B

OUTDOOR
AMENITIES

TYPICAL FLOOR
20-36 FLOORS

19TH FLOOR
DOUBLE HEIGHT

TYPICAL FLOOR
2-18 FLOORS

1ST & OUTDOOR
AMENITIES
PODIUM LEVELS
DOUBLE HEIGHT
GROUND FLOOR
DOUBLE HEIGHT

OUTDOOR
AMENITIES

TYPICAL FLOOR
20-36 FLOORS

19TH FLOOR
DOUBLE HEIGHT

TYPICAL FLOOR
2-18 FLOORS

1ST & OUTDOOR
AMENITIES
PODIUM LEVELS
DOUBLE HEIGHT
GROUND FLOOR
DOUBLE HEIGHT

BASEMENT / PARKING

PROJECT DETAILS

Typical Units	No. of Units	Size Range (sqft)
Studio	420	370 - 560
1-bed + Study	420	855 - 1,206
2-bed Duplex	4	965
3-bed Duplex	4	1,863 - 1,997

Apartment Category

**Furnished
Apartments**

Ownership

Freehold

Anticipated Completion
Date

Q4 2027



SKYHILLS
RESIDENCES

MOVE-IN READY. METRO-ADJACENT.
MARKET-RIGHT.

WHY INVEST IN

Skyhills Residences



Fully furnished units with
premium finishes



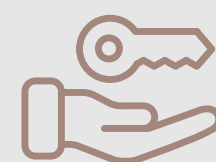
Located in Dubai
Science Park



Walking distance to
new Metro



Surrounded by hospitals,
universities & malls



Handover:
Q2 2026



Central & Connected



Palm Jumeirah
23 mins



Burj Al Arab
12 mins



Mall of the Emirates
17 mins



Dubai Hills Mall
5 mins

Al Khail Rd
8 mins

AL KHALIL RD



UMM SUQEIM ST



Metro Line
7 mins

HESS ST



SHEIKH MOHAMED BIN ZAYED ST

Dubai Autodrome
12 mins

Jumeirah Village Circle
12 mins



AMENITIES



Indoor and
outdoor fitness
areas



Swimming pools
for families &
individuals



Kids' playgrounds



Sauna & Steam
Room



Outdoor
Yoga Area



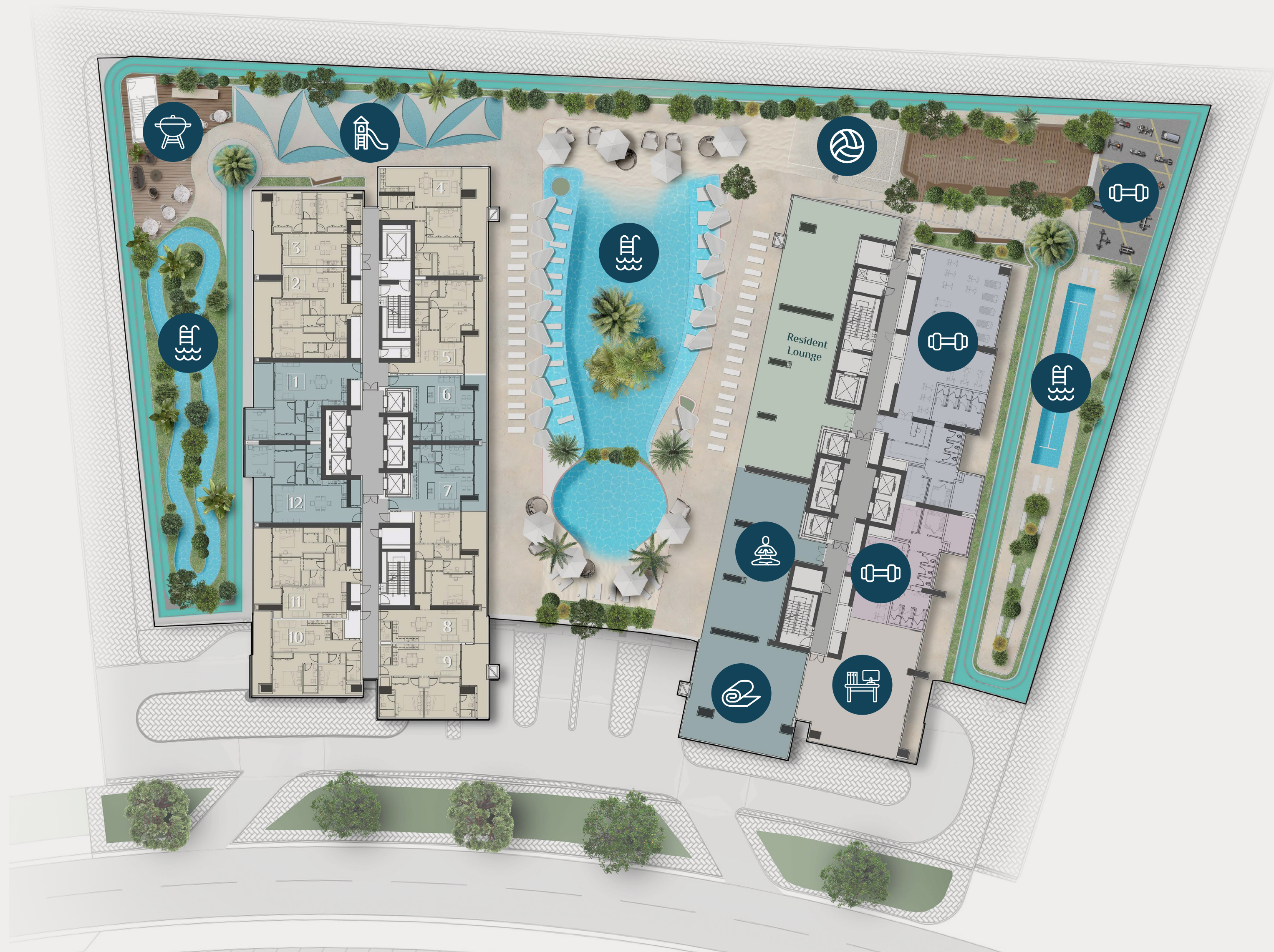
Co-working
Space



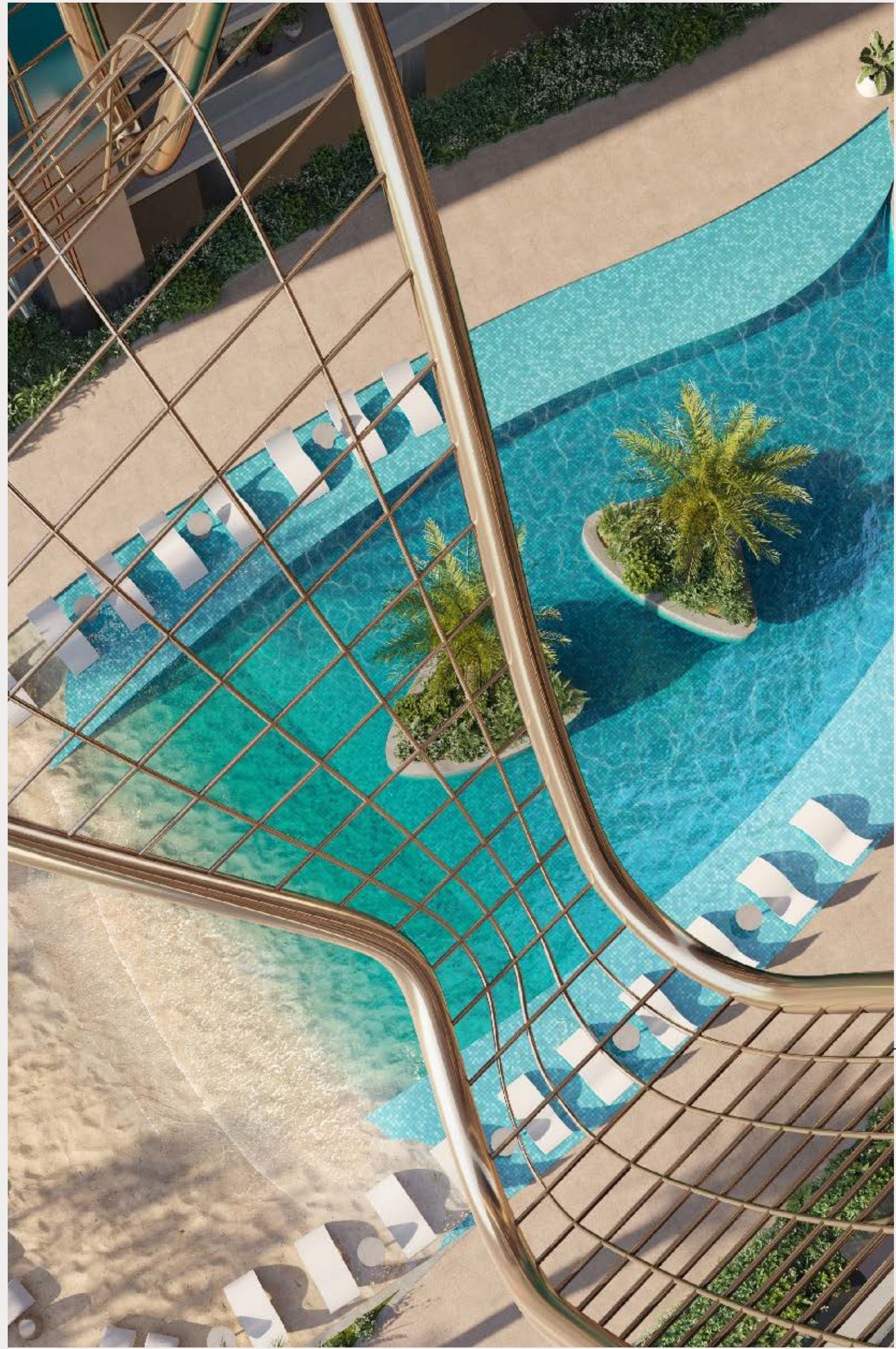
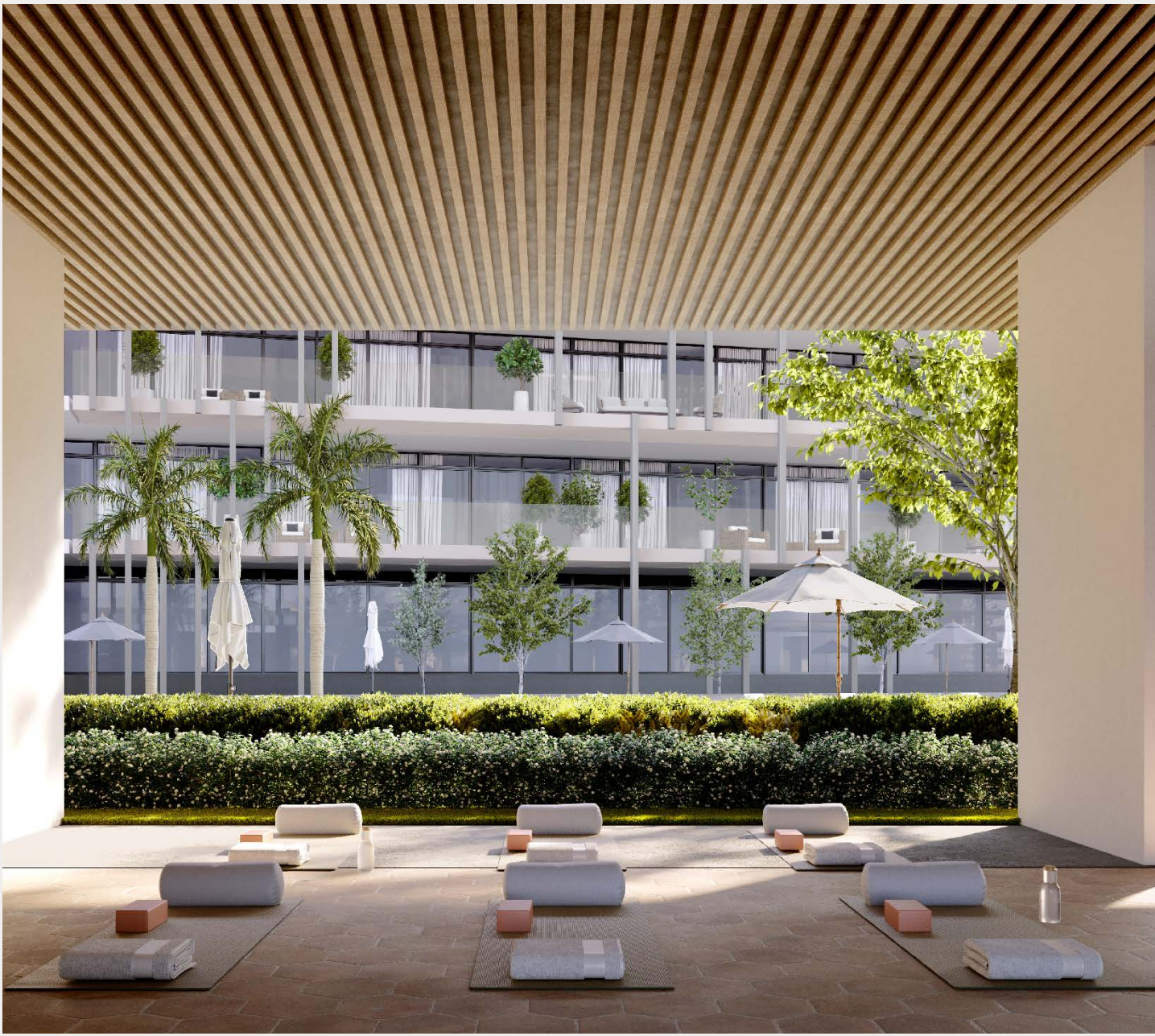
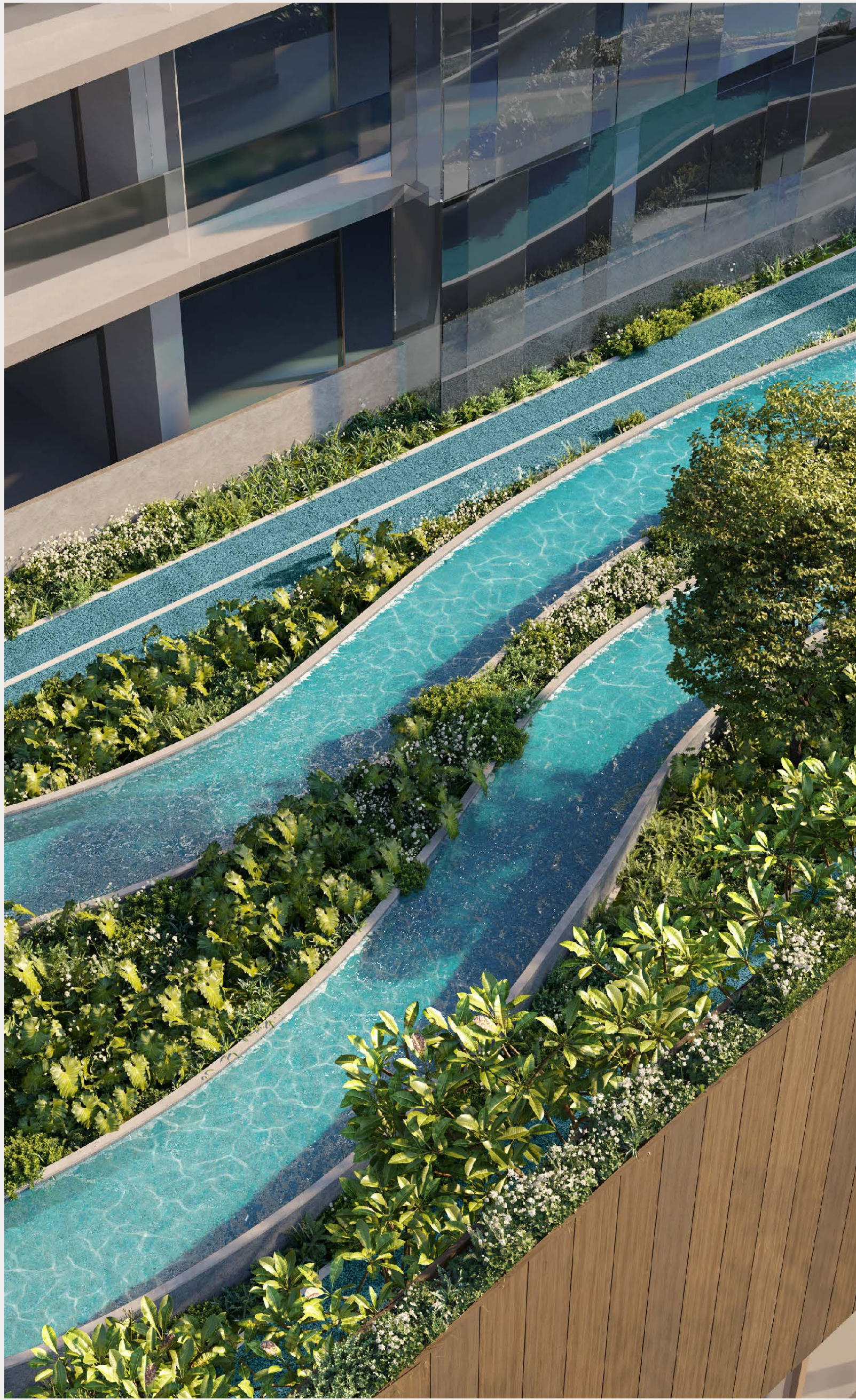
Outdoor
BBQ Area



Beach Volleyball
Court



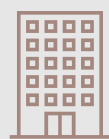




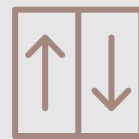




PROJECT CONFIGURATION



12 floors
+ 2 podiums



2 passenger lifts
+ 1 service lift
(For Each Tower)



Parking
1 car/apartment



Service charge
AED 16/sqft
(estimated)



Service charge
AED 15/sqft
(Floors 33 & 40)

TOWER 2 - EAST

33RD FLOOR
31ST - 32ND FLOOR

TYPICAL 2
20TH - 30TH FLOOR

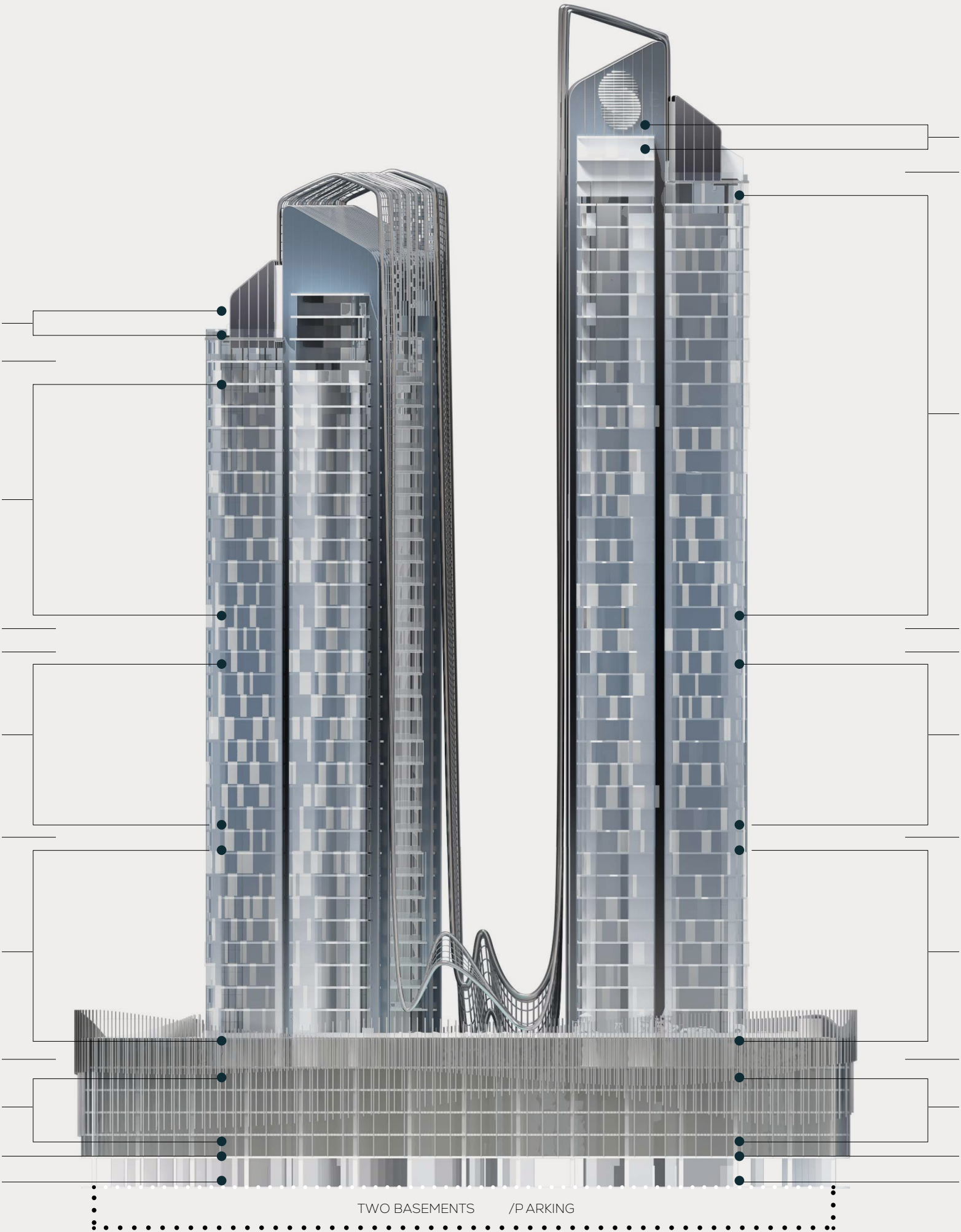
19TH FLOOR
18TH FLOOR

TYPICAL 2
11TH - 17TH FLOOR

10TH FLOOR

TYPICAL 1
2ND - 9TH FLOOR

AMENITIES LEVEL
1ST FLOOR
PODIUM LEVELS
MEZZANINE FLOOR
GROUND FLOOR
DOUBLE HEIGHT



TOWER 1 - WEST

40TH FLOOR
38TH - 39TH FLOOR

TYPICAL 2
20TH - 37TH FLOOR

19TH FLOOR
18TH FLOOR

TYPICAL 2
11TH - 17TH FLOOR

10TH FLOOR

TYPICAL 1
2ND - 9TH FLOOR

1ST FLOOR
PODIUM LEVELS
MEZZANINE FLOOR
GROUND FLOOR
DOUBLE HEIGHT



SKYHILLS 2 & 3
RESIDENCES

TWO PHASES. ONE VISION.
POSITIONED FOR GROWTH IN JVC.

Central & Connected



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
RESIDENCES 2&3



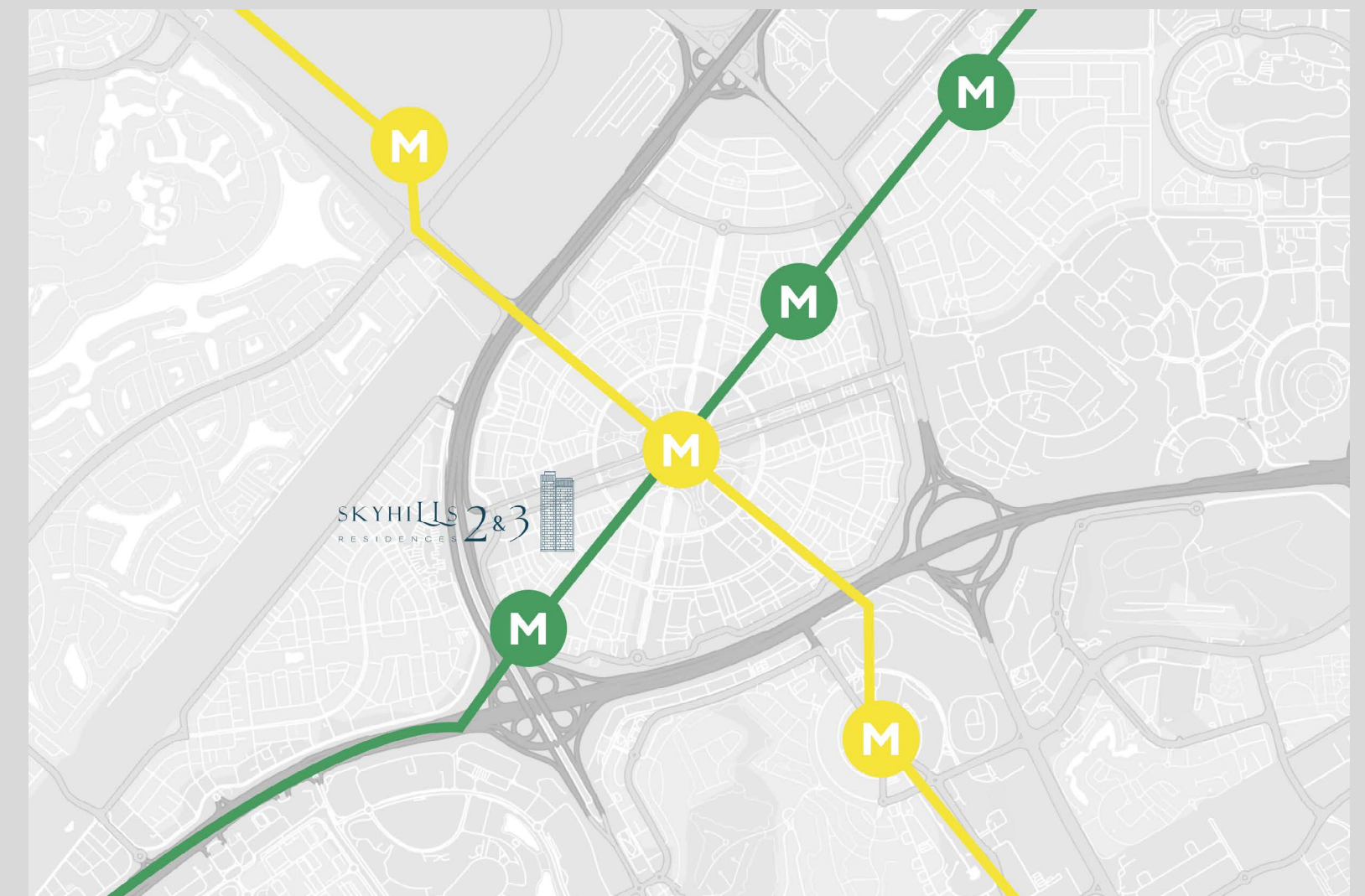
SHEIKH MOHAMED BIN ZAYED ST



Dubai Autodrome
12 mins



Dubai Sports City
8 mins



WHY INVEST IN

Jumeirah Village Circle

01

Consistently high rental demand and occupancy

02

Popular with families, professionals, and tourists

03

Offers the highest rental yields in Dubai

04

Surrounded by top schools, clinics, shops, and dining

05

Great resale value in a walkable, master-planned community



SKYHILLS²

R E S I D E N C E S



WHY INVEST IN

SkyHills Residences 2



Fully furnished residences
tailored for end-users and
short-term rentals



Strategic location
in JVC, close to key
Dubai attractions



Premium finishes and
appliances from Grohe,
Bosch, and Teka

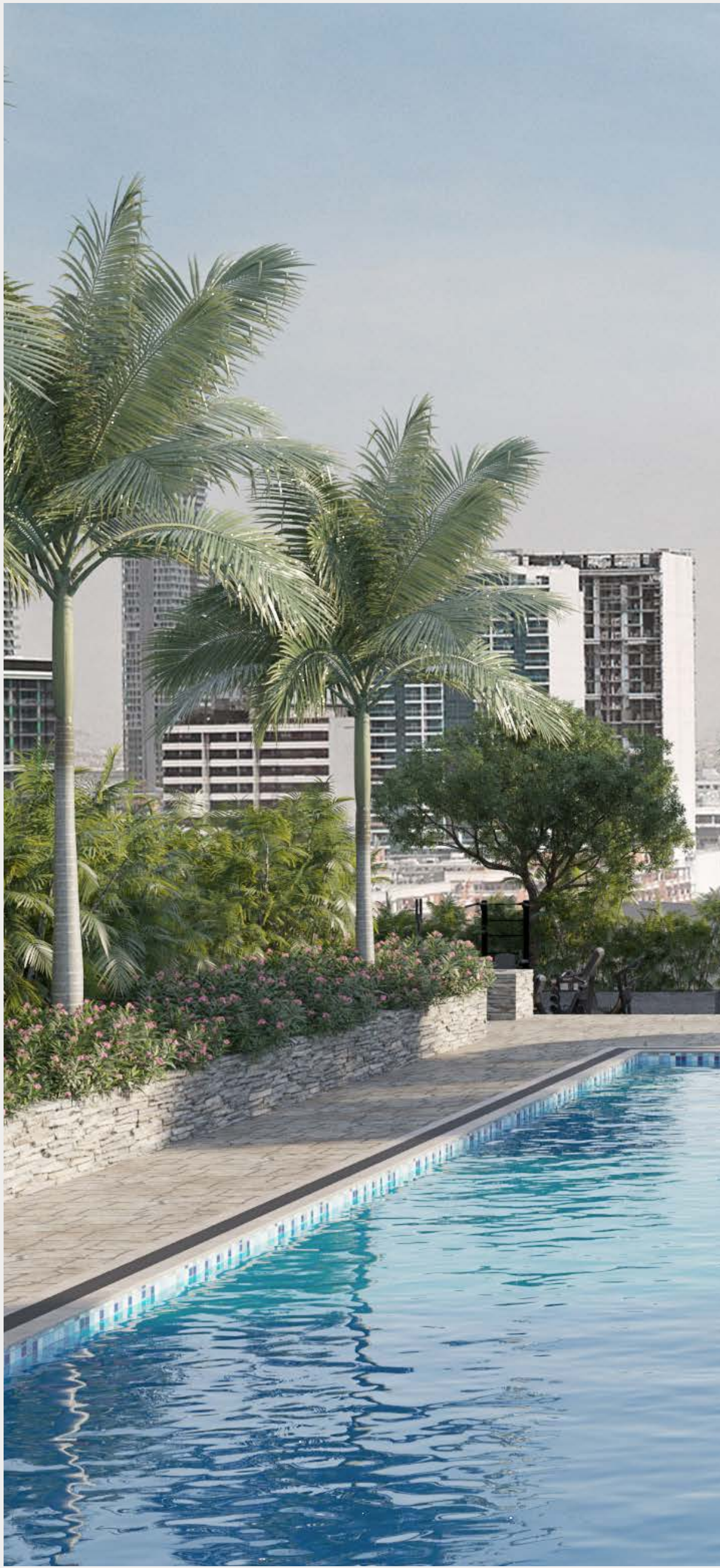


Flexible post
handover payment
plans



Completion: Q2 2026 –
ready to generate income
in just 12 months





AMENITIES

 Indoor and outdoor gyms

 Adult & kids pools

 Sauna & steam room

 Kids' play area

 Padel and basketball courts

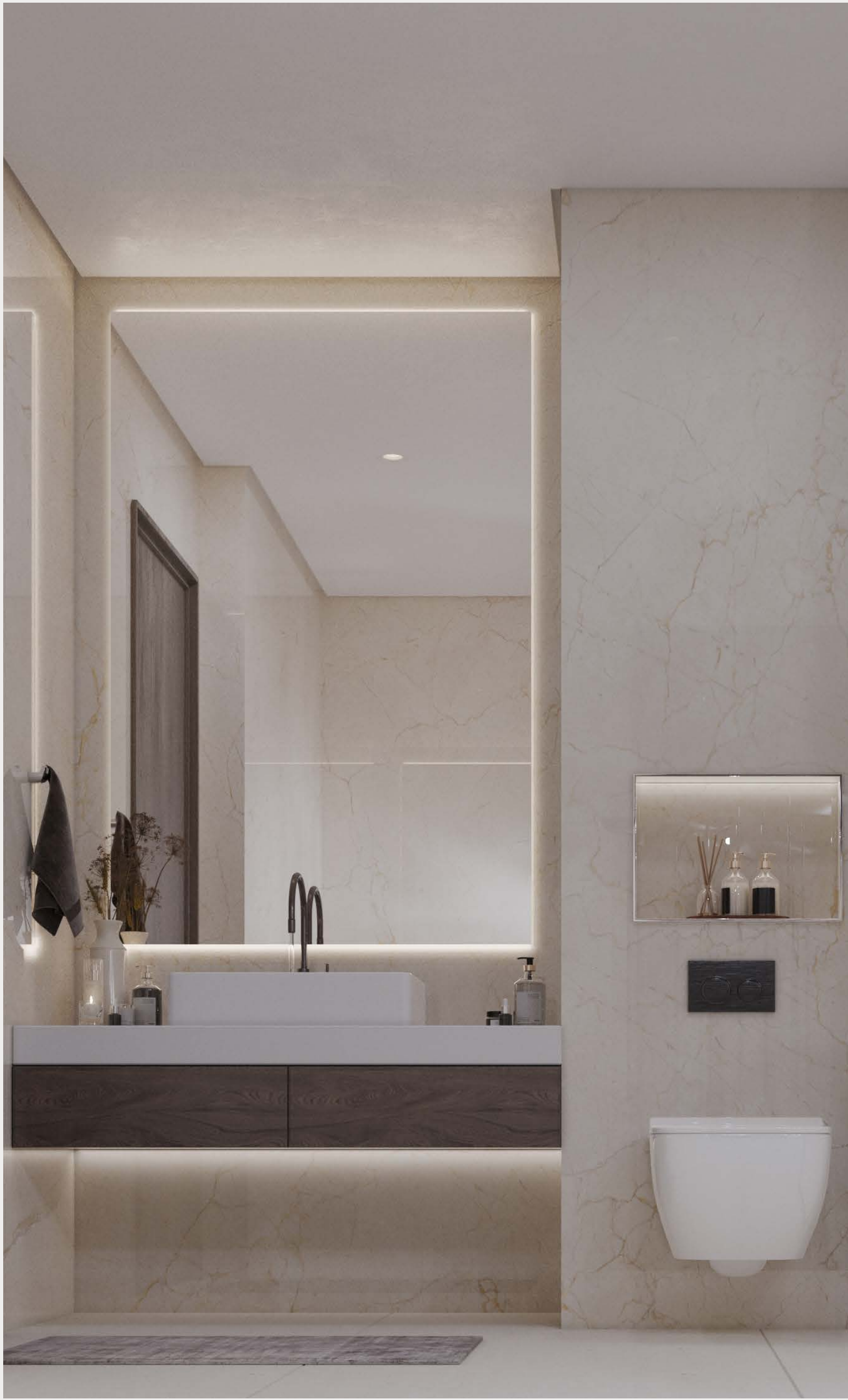
 Landscaped Garden Area

 Outdoor Seating Area

 Decorative Fountain









PROJECT CONFIGURATION



30 Floors
+ 1 basement level



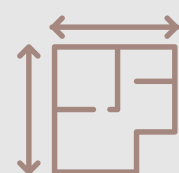
8 passenger lifts
+ 2 service lifts



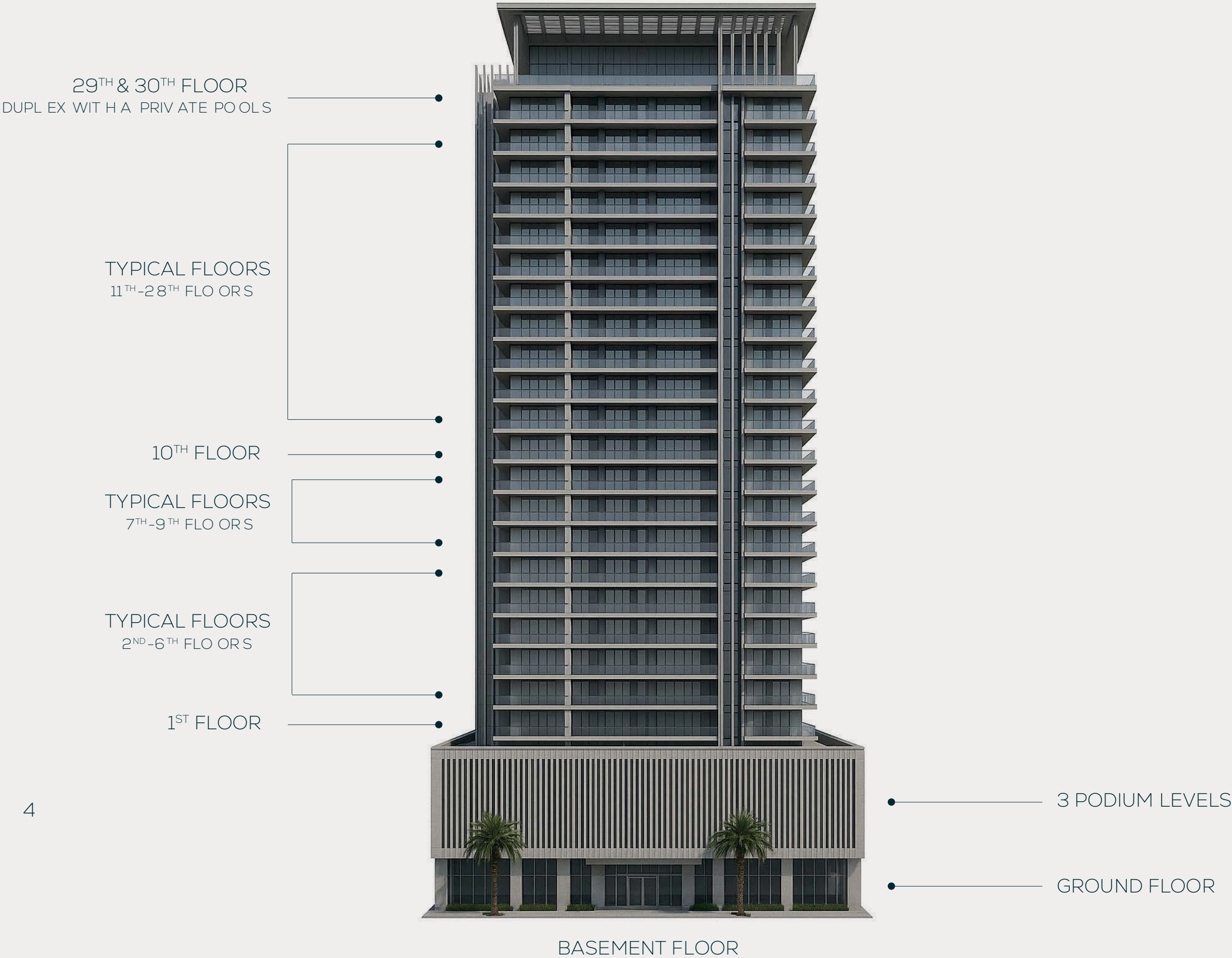
Parking
1 car/apartment



Service charge
AED 15/sqft
(estimated)



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



PROJECT DETAILS

Typical Units	No. of Units	Average Size Range (sqft)
Studio	229	416.87
1-bed	238	848.45
2-bed	37	1,269.24
3-bed	5	3,075.83

Apartment Category

Furnished
Apartments

Ownership

Freehold

Anticipated Completion
Date

Q2 2026

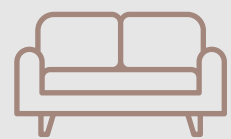
SKYHILLS 3

R E S I D E N C E S



WHY INVEST IN

Skyhills Residences 3



Fully furnished
apartments with premium
brand finishes



Centrally positioned in
Dubai with exceptional
lifestyle access



40% post-handover plan
over 3 years or 5 years
based on unit type



Ideal for investors focused
on capital growth and
rental returns



Completion expected
in Q4 2026, enabling
returns in 18 months





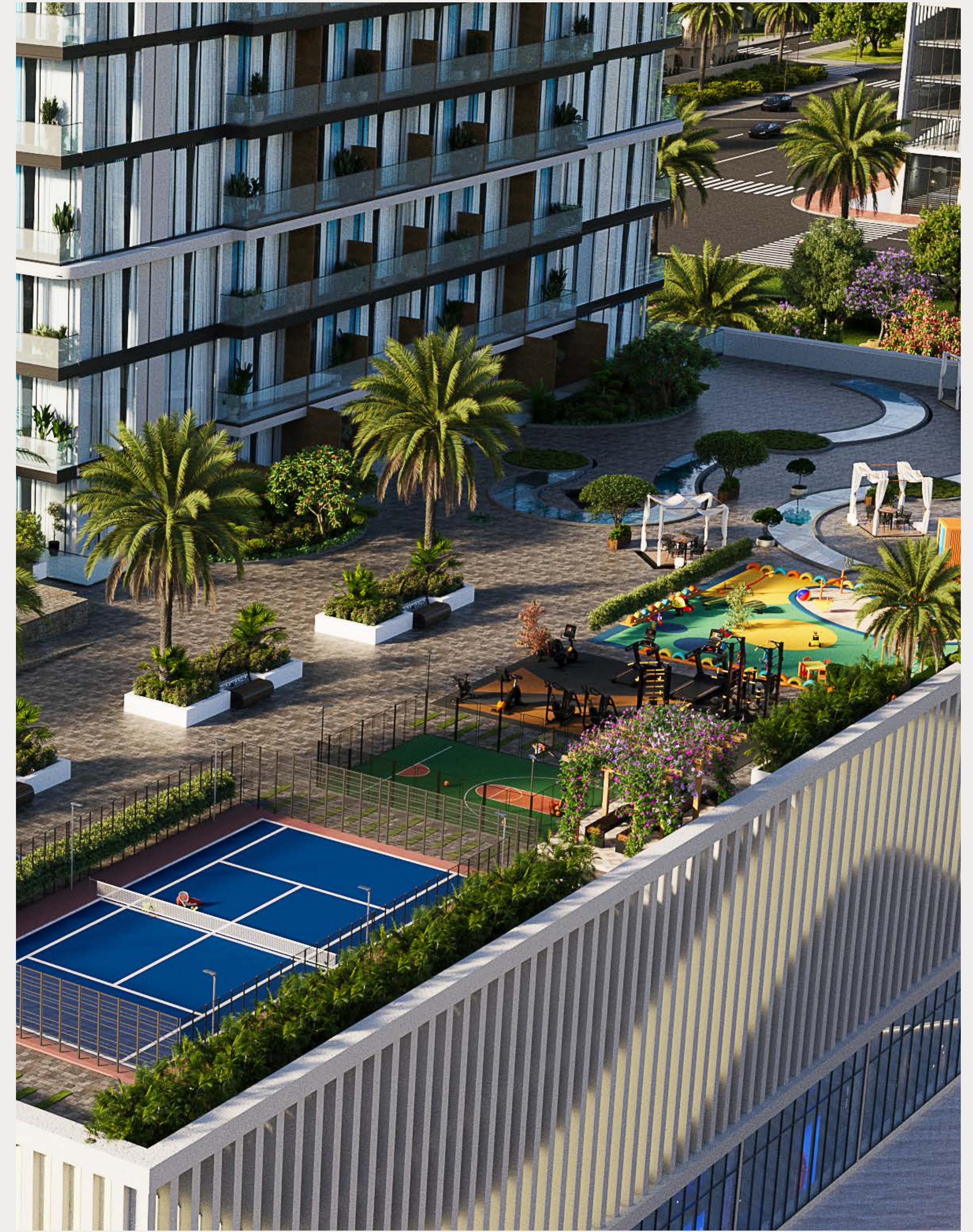
AMENITIES

 Indoor and outdoor gyms

 Swimming pools

 Basketball courts

 Water Sanctuary





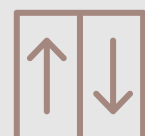




TOWER A PROJECT CONFIGURATION



10 Floors
+ 4 Podium Levels



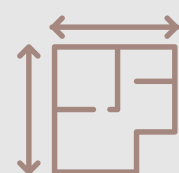
4 passenger lifts



Parking
1 car/apartment



Service charge
AED 15/sqft
(estimated)



Studios, 1-bedroom
& 2-bedroom



PROJECT DETAILS

Typical Units	No. of Units	Size Range (sqft)
Studio	60	369 - 595
1-bed	30	741 - 1,070
2-bed	50	1,155 - 1,820

Apartment Category

Furnished
Apartments

Ownership

Freehold

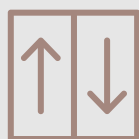
Anticipated Completion
Date

Q4 2026

TOWER B PROJECT CONFIGURATION



42 Floors
+ 4 Podium Levels



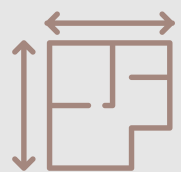
4 passenger lifts
+1 service lift



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



Service charge
AED 15/sqft
(estimated)



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

Tower B

42ND FLOOR
3&4B EDRO OM DUPL EX

TYPICAL FLOORS
41 FLO ORS

1ST FLOOR
4 PODIUM LEVELS

GROUND FLOOR



SIMPLE SALES PROCESS

01



Pay AED 40,000
via card, crypto,
cheque or cash

02



Submit passport,
contact & home
address

03



Receive receipt &
booking form

04



Pay down payment
& Sign SPA

05



Receive Pre-title
Deed "Oqoodi"



QUICK CLOSINGS.
QUICK COMMISSION.

Commission will be paid within
14 business days

from SPA execution and receipt
of downpayment and all fees.

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