

Backed
by Legacy.

Built for the
Future.



HIRE
DEVELOPMENT

We're not
Just shaping
Skylines.

*We're Shaping
Futures.*

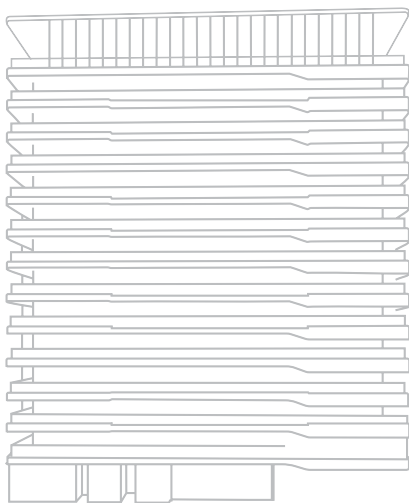
PURPOSE BEYOND PROPERTY

HERE

Table of CONTENT



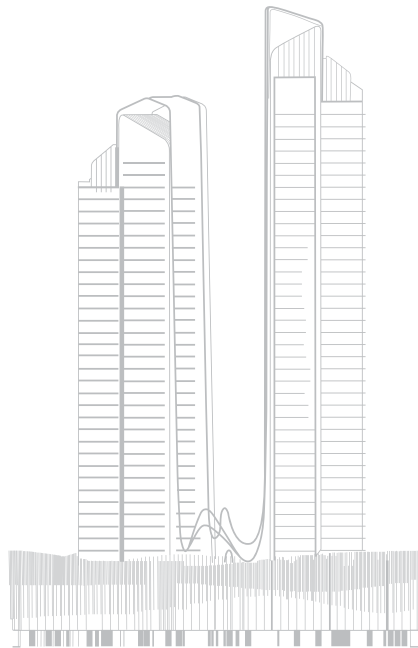
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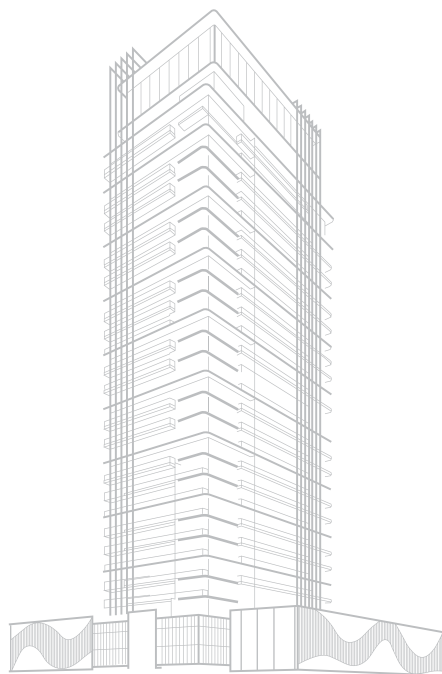
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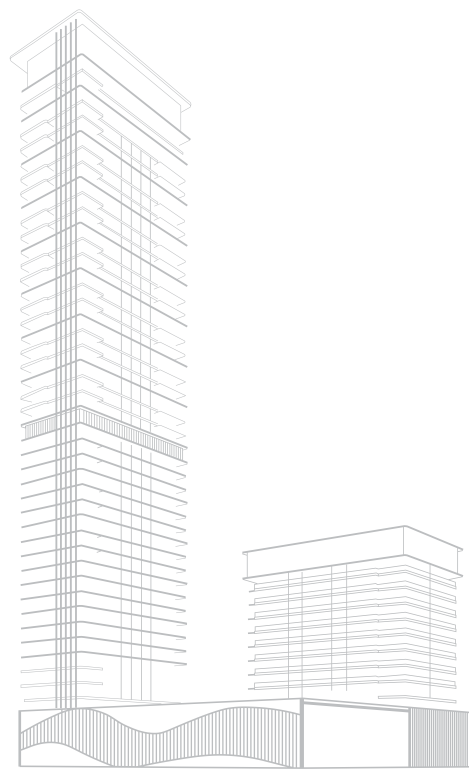
85



115



157



181

08

08— ABOUT
HRE Development

10— COMPANY STATEMENT
Vision
Mission

11— CORE VALUES

12— LEADERSHIP TEAM
Mohamed Adib Hijazi
Dr. Hassan Hijazi
Wissam Breidy

14— OUR PORTFOLIO
Footprint

16— OUR PROJECTS
Celeste
Wadi Hills
Skyhills Astra
Skyhills Residences
Skyhills Residences 2
Skyhills Residences 3

21— CELESTE
Overview
Location Map
Amenities
Exterior & Interior
Project Configurations
Prices & Payment Plan
Floor Plates

65— WADI HILLS
Overview
Location Map
Amenities
Project Configurations
Prices & Payment Plan

85— SKYHILLS ASTRA
Overview
Location Map
Amenities
Exterior & Interior
Project Configurations
Prices & Payment Plan
Floor Plates

115— SKYHILLS RESIDENCES
Overview
Location Map
Amenities
Exterior & Interior
Project Configurations
Prices & Payment Plan
Floor Plates

157— SKYHILLS RESIDENCES 2
Overview
Location Map
Amenities
Exterior & Interior
Project Configurations
Prices & Payment Plan
Floor Plates

181— SKYHILLS RESIDENCES 3
Overview
Location Map
Amenities
Exterior & Interior
Project Configurations
Prices & Payment Plan
Floor Plates

204— SIMPLE SALES
Process for Clients
Quick Closings & Commission
8 Reasons to Invest in Dubai

About HRE DEVELOPMENT



Building with Purpose

Established in 2003, HRE Development was originally established as a construction company and has evolved over the past 22 years into a premier real estate developer in the UAE.

Backed by our in-house construction arm, we transitioned into real estate development three years ago, ensuring our projects are built with precision, efficiency, and purpose.

With a solid foundation in construction and an unwavering commitment to excellence,

HRE Development has played a key role in shaping Dubai's skyline. Over the years, we have successfully completed more than 200 projects, providing homes for over 12,000 families and redefining urban living with state-of-the-art, uniquely designed communities that seamlessly blend aesthetics with functionality.

Company
STATEMENT

To redefine urban living by creating world-class developments that inspire, empower, and uplift communities. We are committed to shaping sustainable, future-ready environments that seamlessly blend luxury, innovation, and social responsibility, ensuring that every project contributes to a more vibrant, inclusive, and purpose-driven future.

Our vision aligns with Dubai's ambition to be a global leader in innovation, sustainability, and excellence, positioning HRE Development as a key player in transforming the real estate landscape through cutting-edge design, advanced technology, and community-driven initiatives.

Vision
Mission

We are committed to delivering high-quality developments that blend meticulous craftsmanship, premium materials, and advanced technology.

Our goal is to enhance community living by creating vibrant, inclusive spaces that foster connection and growth. Through sustainable building practices and the use of eco-friendly materials, we strive to minimize environmental impact while driving innovation. At the heart of every project, we integrate meaningful social initiatives to ensure a positive, lasting impact on the communities we serve.

Core
VALUES

High-quality materials and innovative design. We strive for the highest standards in every project, delivering quality that exceeds expectations and sets a benchmark in real estate development.

Excellence
Trust &
Transparency
Strategic
Growth

We build lasting relationships through consistency, reliability, and respect, creating an environment where clients and partners feel secure and valued.

Our commitment to openness and clarity ensures every interaction is built on honesty, enabling trust and empowering informed decisions.

Pioneering new real estate concepts. Our approach embraces forward thinking ideas and cutting-edge technology, transforming challenges into opportunities for sustainable and dynamic growth.

At the heart of our company are passionate leaders

who drive our commitment to creating meaningful impact through thoughtfully designed spaces. With years of experience, they deliver exceptional real estate projects that not only enhance lives but also contribute positively to our communities. Through strategic partnerships and impactful initiatives, we're shaping the future of urban living and leaving a lasting legacy.

With a strong focus on purposeful innovations, our team of professionals is always pushing HRE forward with their leadership spirit.



With a strong focus on purposeful innovations, our team of professionals are always pushing HRE forward with their leadership spirit. Over the years, we have consistently delivered exceptional real estate projects that not only enhance lifestyles but also contribute to the growth and development of our communities. Moving forward, we are eager to grow our portfolio, embrace sustainable practices, and generate even greater value for our stakeholders. Our dedicated team remains focused on achieving our goals and driving positive change in the markets we serve. Thank you for your continued support and trust in HRE Development. Together, we will build a better tomorrow.

MOHAMED ADIB HIJAZI
Chairman

Leadership TEAM



"As a leading real estate developer, we are committed to pushing the boundaries of architectural designs and creating visually captivating structures. We pay close attention to every detail, from design concepts to material selection, to ensure that our work meets the highest standards of excellence. With a solid background in contracting, we understand the critical importance of adhering to rigorous guidelines and maintaining strict quality control. Through our collective expertise, we strive to create spaces that inspire, enrich, and leave a lasting impact. Our commitment to innovation, sustainability, and ethical practices drives everything we do."

DR. HASSAN HIJAZI
Vice Chairman

"At HRE Development, trust and integrity are the cornerstones of sustainable success. Our mission is to create exceptional living spaces that not only enhance lifestyles but also contribute positively to our communities. As a premier real estate developer, we are committed to setting new industry standards through innovative design, strategic partnerships, and a focus on creating lasting impact. We're more than just building spaces; we're building a better future."

WISSAM BREIDY
Chief Executive Officer



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
Across Dubai



Our
PROJECTS

01



Celeste
AL JADDAF WATERFRONT

- 📍 Located in Al Jaddaf Waterfront
- 🚇 Walking distance to new Metro
- 🛋️ Fully furnished units with premium finishes
- 🏠 Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy
- 🔑 Flexible ownership plans: 50% During Construction 50% On HandOver

02



Wadi Hills
WADI AL SAFA 5

- 📍 Situated in Dubai Land Residence Complex (wadi al safa 5)
- 🎓 Close to top educational Institutions
- 🛋️ Fully furnished units with premium finishes
- 🏠 Ground-level retail podium with cafés, restaurants, supermarket, and pharmacy
- 🔑 handing over: Q3 2027

03



SkyHills Astra
DUBAI SCIENCE PARK

- 📍 Situated in Dubai Science Park, an innovation hub forecasted for 60% growth over the next 5 years
- 🚇 Walking distance to new Metro
- 🛋️ Fully furnished units with premium finishes
- 🏠 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

04



SkyHills
Residences
DUBAI SCIENCE PARK

- 📍 Located in Dubai Science Park
- 🚇 Walking distance to new Metro
- 🛋️ Fully furnished units with premium finishes
- 🏠 Surrounded by hospitals, universities & malls
- 🔑 Handover: Q2 2026

05



SkyHills
Residences 2
JUMEIRAH VILLAGE CIRCLE

- 📍 Strategic location in JVC, close to key Dubai attractions
- 🛋️ Fully furnished residences tailored for end-users and short-term rentals
- 🏠 Premium finishes and appliances from Grohe, Bosch, and Teka
- 🔑 Flexible post handover paymentplans
- 🏗️ Completion: Q2 2026 — ready to generate income in just 12 months

06



SkyHills
Residences 3
JUMEIRAH VILLAGE CIRCLE

- 📍 Centrally positioned in Dubai with exceptional lifestyle access
- 🛋️ Fully furnished apartments with premium brand finishes
- 🏠 Ideal for investors focused on capital growth and rental returns
- 🔑 40% post-handover plan over 3 years or 5 years based on unit type
- 🏗️ Completion expected in Q4 2026, enabling returns in 18 months



Where Elevation Begins.



BACK TRANSLUCENT

CELESTE

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	1, 2 & 3 Bedrooms	44 Residential Apartment

PROJECT DETAILS

Description:	44 Residential Apartment
Total Units:	1696
Location:	Al Jaddaf Waterfront
Project :	A refined mid-ris apartment with modern urban living.
Level:	2B + G + 7 Floors + 5 Retail



5 min
DXB

**Downtown Dubai
Burj Khalifa
Dubai Mall**
9 mins

DIFC
12 mins

Dubai Frame
10 mins

Business Bay
9 mins

**Al Jaddaf
Metro Station**
10 mins

CELESTE

Dubai Design District (D3)
9 mins

Dubai Creek Harbour
12 mins

Dubai Festival City
7 mins

Meydan Golf Course
10 mins

WALKING DISTANCE
5 MINS
Palazzo Versace Dubai

5 MINS
Jameel Art Centre

10 MINS
Al Jaddaf Metro Station

BY CAR
4 MINS
Mohammed Bin Rashid Library

10 MINS
Dubai Creek Golf & Yacht Club

12 MINS
Souk Al Seef

5 MINS
DXB Dubai Int'l Airport

7 MINS
Dubai Festival Cit

9 MINS
Dubai Mall
Dubai Design District (D3)
Business Bay

10 MINS
Dubai Frame Downtown Dubai
Burj Khalifa
Meydan Golf Course

12 MINS
Dubai Creek Harbour
DIFC - Dubai International
Financial Centre

20 min
DWC



Location Map

Why invest in AL JADDAF WATERFRONT

- 01 Prime Waterfront Location: Situated in the heart of Dubai with stunning views of the creek and skyline, offering high desirability and long-term value.
- 02 Luxurious Lifestyle: Premium finishes, modern amenities, and a sophisticated living experience tailored for comfort and elegance.
- 03 Excellent Connectivity: Easy access to major highways, Dubai International Airport, Downtown Dubai, major business hubs and Metro Station
- 04 Sustainable Development: Built with eco-conscious practices and smart technology for energy efficiency and lower operational costs.
- 05 Growing Community: Strategically positioned in a vibrant, up-and-coming district with schools, healthcare, retail, and cultural attractions nearby.





CELESTE

Amenities

WORLD-CLASS AMENITIES

-  Modern fitness & yoga spaces
-  Swimming pool with waterfront views
-  Serene landscaping and shaded courtyards
-  Kids' area integrated into the natural flow
-  Concierge and smart entry systems



Exterior









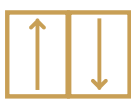
Project CONFIGURATION



2 Basement
Ground Floor
7 Floors



1-bedroom, 2-bedroom
& 3-bedroom apartment



2 passenger lifts
1 service lift



Parking
1 car/apartment



Service charge AED 12 per sq.ft.
annually

CELESTE STARTING PRICES

1Bed

671 – 1,098 sqft
AVERAGE PRICE
1.65 MILLION

2Bed

930 – 1,481 sqft
AVERAGE PRICE
2.1 MILLION UP TO 3 MILLION

3Bed

2,0039 sqft
4 MILLION

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



CELESTE



AMENITIES

TYPICAL FLOORS
LEVELS 2-7

1ST FLOOR

GROUND FLOOR

EASY AND FLEXIBLE PAYMENT PLAN

20%	10%	10%	10%	50%
At the time of booking + 4% Dubai Land Department (DLD)	within 6 months	within 12 months	within 18 months	on completion

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor
PLATE



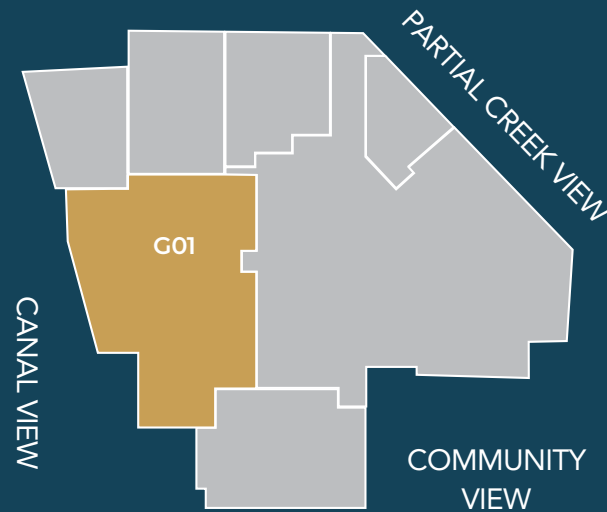
Celeste
3BED - UNIT G01

G01

FLOOR
GF

	sqft
Suite:	1,320 sqft
Balcony:	683 sqft
Total Area:	2,003 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



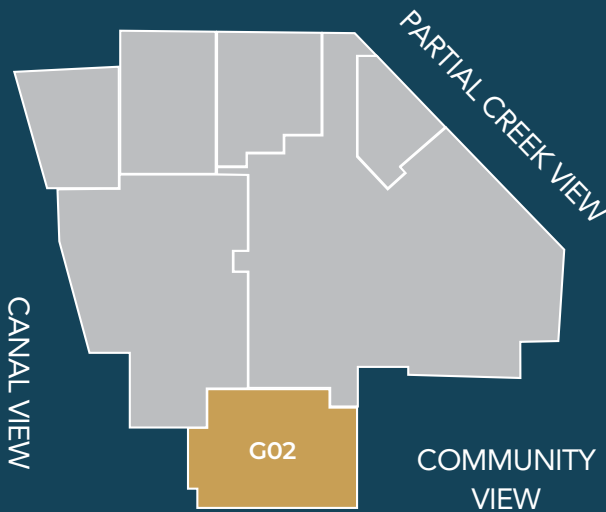
Celeste
1BED - UNIT G02

G02

FLOOR
GF

	sqft
Suite:	745 sqft
Balcony:	353 sqft
Total Area:	1,098 sqft

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Floor
PLATE



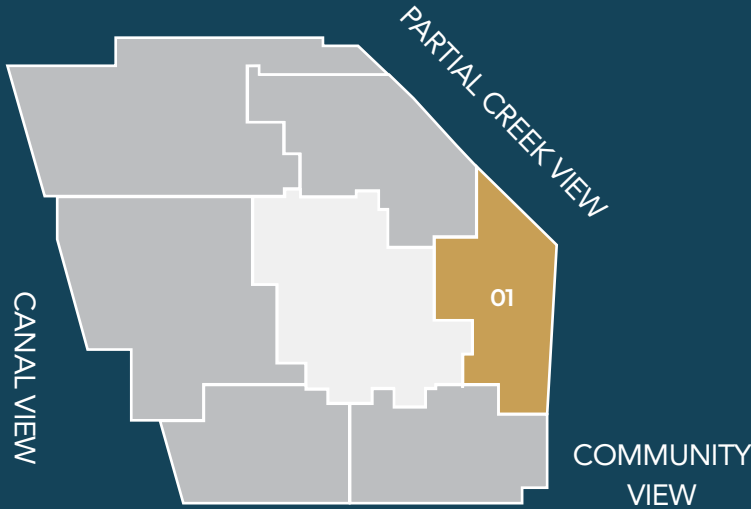
Celeste
1BED - UNIT 101

01

FLOOR
1

	sqft
Suite:	596 sqft
Balcony:	135 sqft
Total Area:	731 sqft

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Floor
PLATE



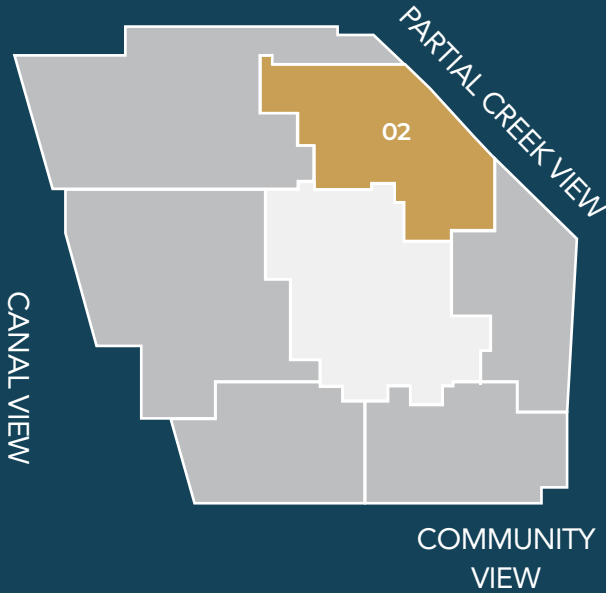
Celeste
2BED - UNIT 102

02

FLOOR
1

	sqft
Suite:	829 sqft
Balcony:	317 sqft
Total Area:	1,146 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



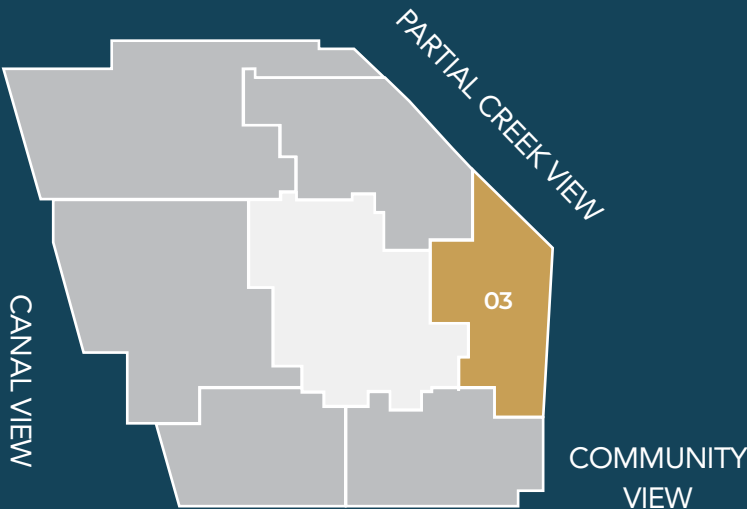
Celeste
2BED - UNIT 103

03

FLOOR
1

	sqft
Suite:	882 sqft
Balcony:	503 sqft
Total Area:	1,385 sqft

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Floor
PLATE



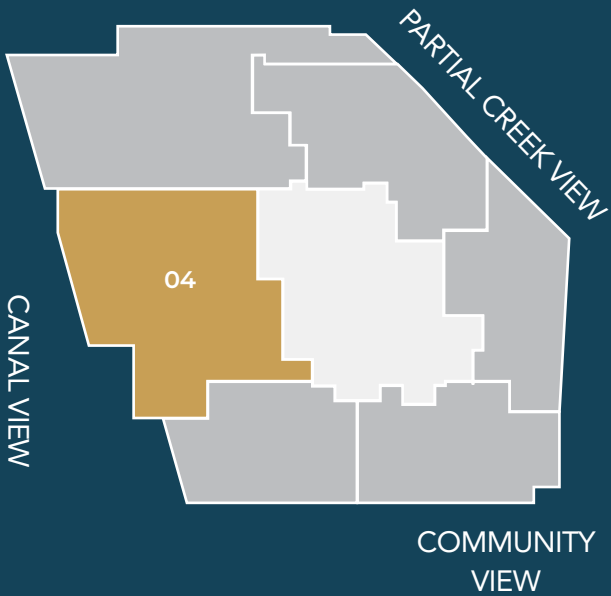
Celeste
2BED - UNIT 104

04

FLOOR
1

	sqft
Suite:	1,009 sqft
Balcony:	471 sqft
Total Area:	1,481 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



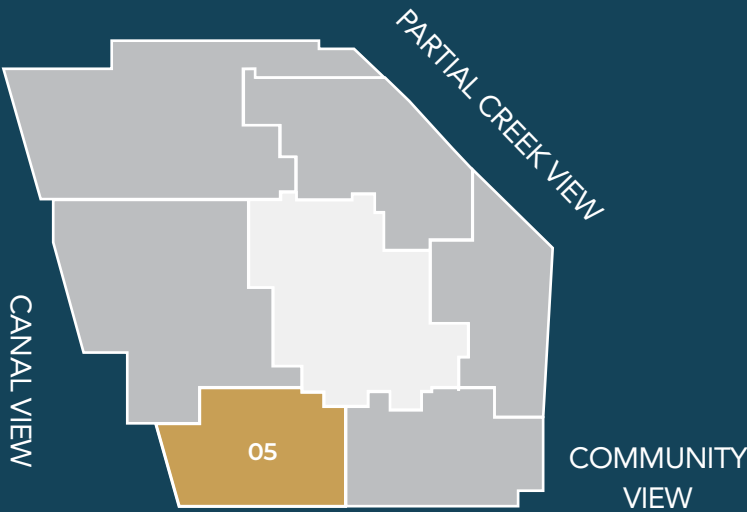
Celeste
1BED - UNIT 105

05

FLOOR
1

	sqft
Suite:	679 sqft
Balcony:	74 sqft
Total Area:	754 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



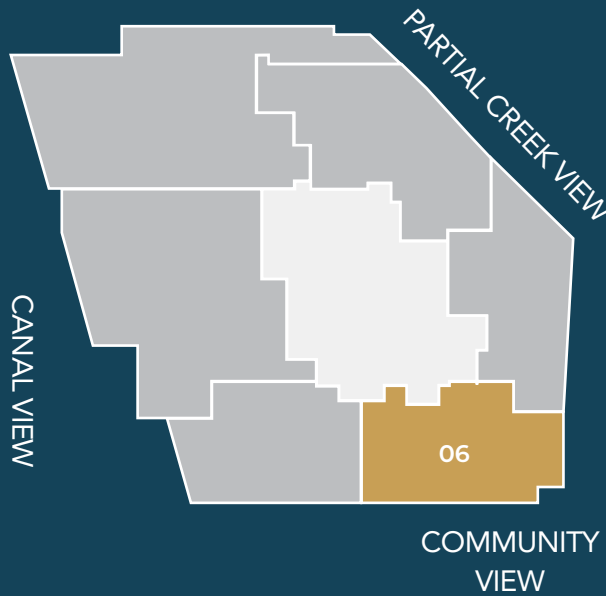
Celeste
1BED - UNIT 106

06

FLOOR
1

	sqft
Suite:	734 sqft
Balcony:	90 sqft
Total Area:	824 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



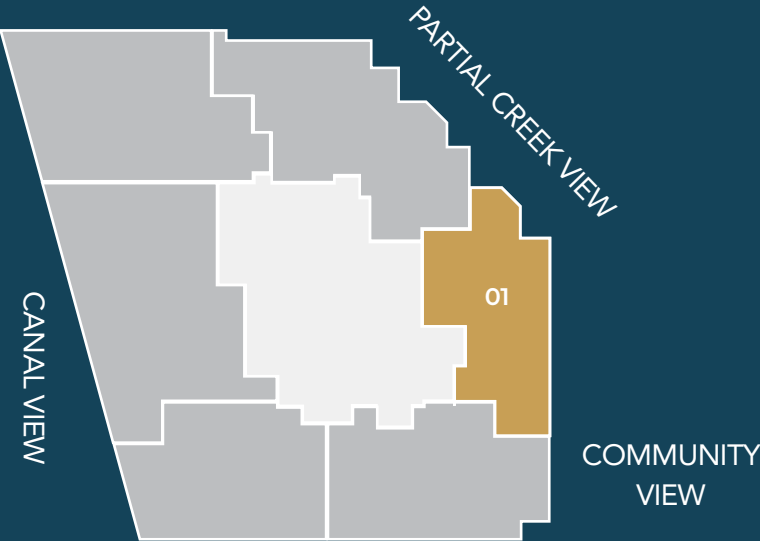
Celeste
1BED - UNIT 01

01

FLOOR
2 - 7

	sqft
Suite:	596 sqft
Balcony:	75 sqft
Total Area:	671 sqft

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Floor
PLATE



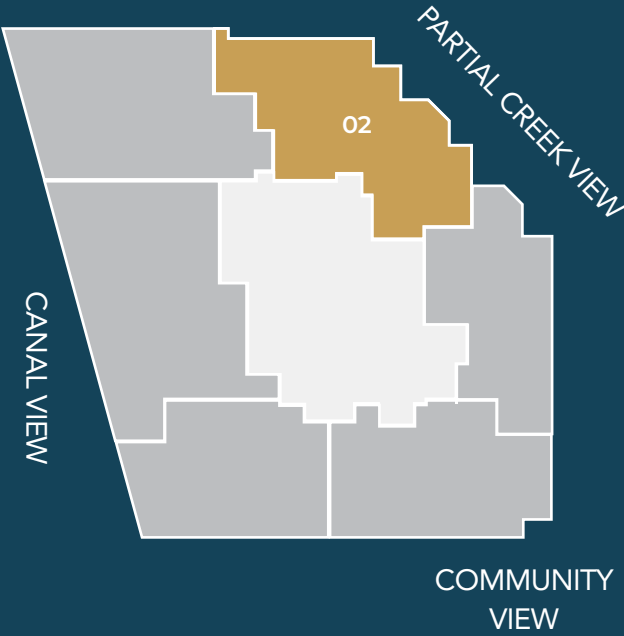
Celeste
2BED - UNIT 02

02

FLOOR
2 - 7

	sqft
Suite:	829 sqft
Balcony:	100 sqft
Total Area:	930 sqft

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Floor
PLATE



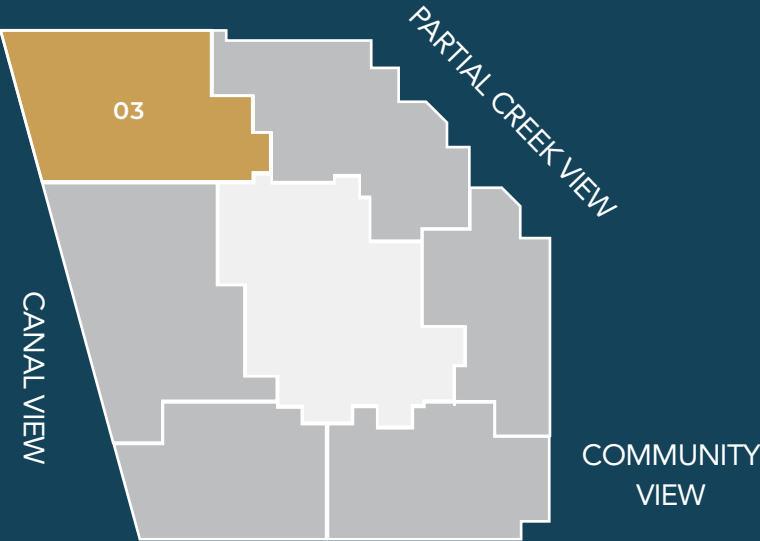
Celeste
2BED - UNIT 03

03

FLOOR
2 - 7

	sqft
Suite:	882 sqft
Balcony:	63 sqft
Total Area:	945 sqft

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Floor
PLATE



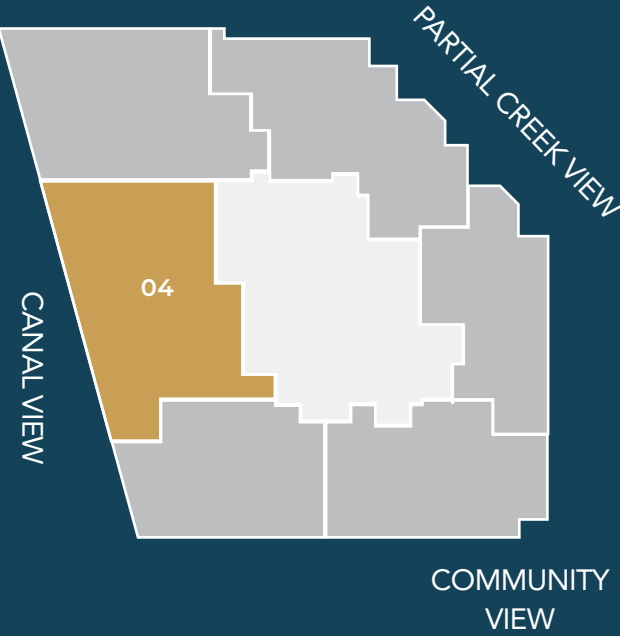
Celeste
2BED - UNIT 04

04

FLOOR
2 - 7

	sqft
Suite:	1,009 sqft
Balcony:	64 sqft
Total Area:	1,073 sqft

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Floor
PLATE



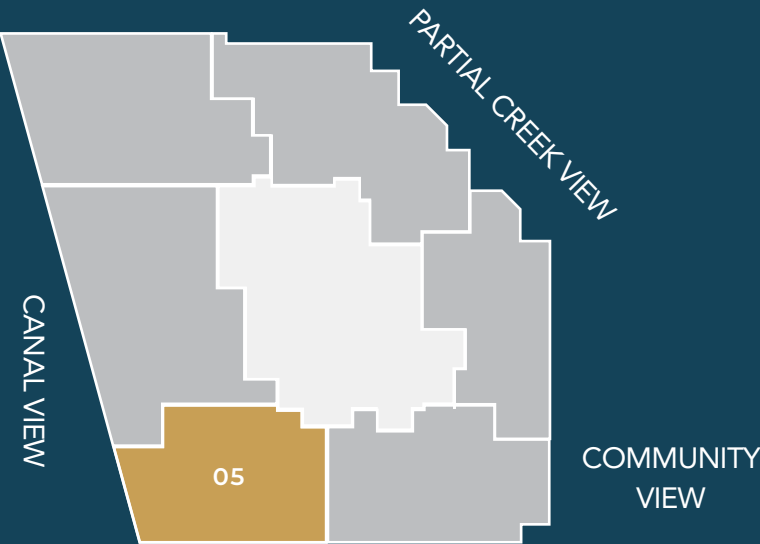
Celeste
1BED - UNIT 05

05

FLOOR
2 - 7

	sqft
Suite:	679 sqft
Balcony:	74 sqft
Total Area:	754 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



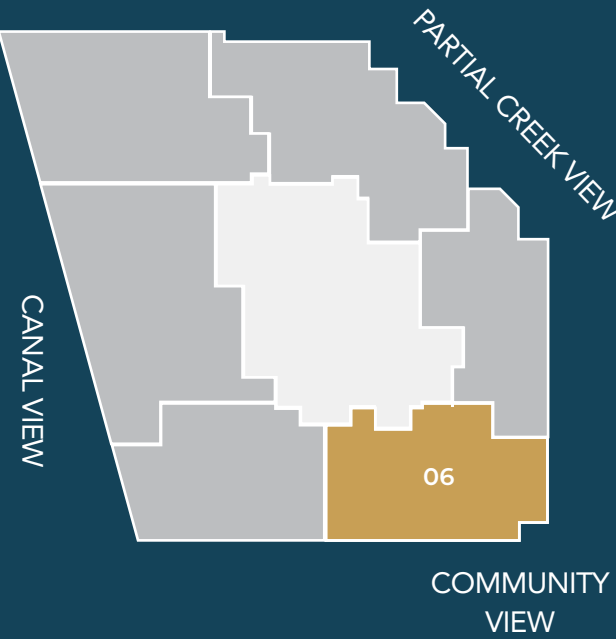
Celeste
1BED - UNIT 06

06

FLOOR
2 - 7

	sqft
Suite:	734 sqft
Balcony:	70 sqft
Total Area:	804 sqft

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



Floor
PLATE



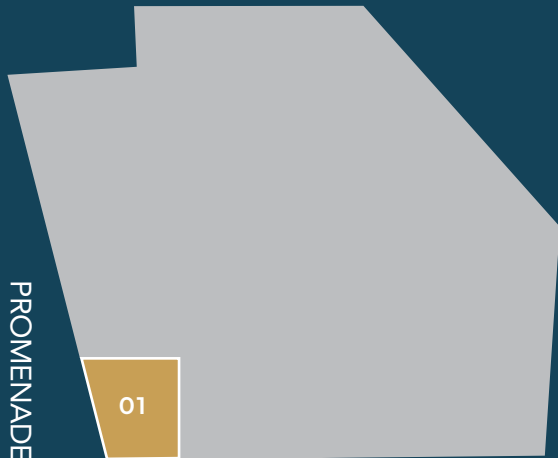
Celeste
RETAIL - SHOP 01

01

FLOOR
B2

	sqft
Total Area:	754 sqft
Parking:	-

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PROMENADE

Floor
PLATE



Celeste
RETAIL - SHOP 01

01

FLOOR
GF

	sqft
Total Area:	272 sqft
Parking:	-

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CANAL VIEW

PARTIAL CREEK VIEW

COMMUNITY
VIEW

Floor
PLATE



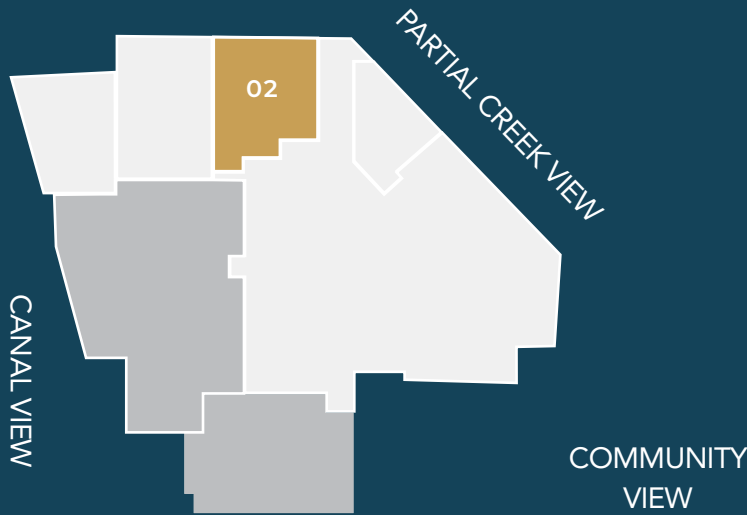
Celeste
RETAIL - SHOP 02

02

FLOOR
GF

	sqft
Total Area:	530 sqft
Parking:	1

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Floor
PLATE



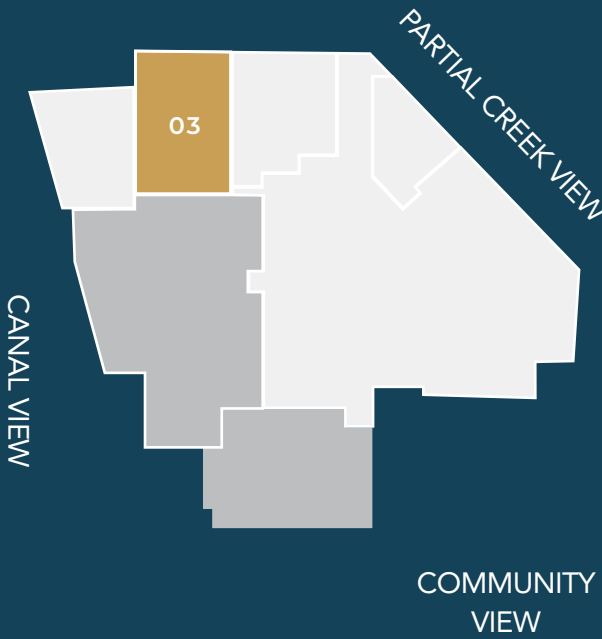
Celeste
RETAIL - SHOP 03

03

FLOOR
GF

	sqft
Total Area:	511 sqft
Parking:	1

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Floor
PLATE



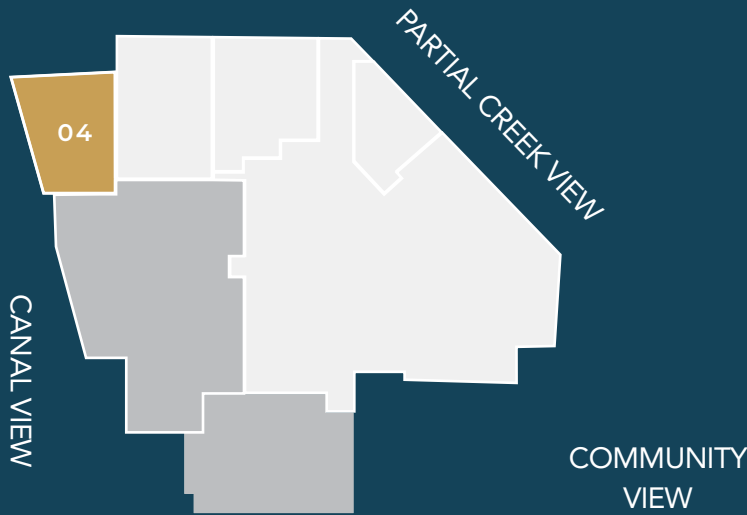
Celeste
RETAIL - SHOP 04

04

FLOOR
GF

	sqft
Total Area:	427 sqft
Parking:	1

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



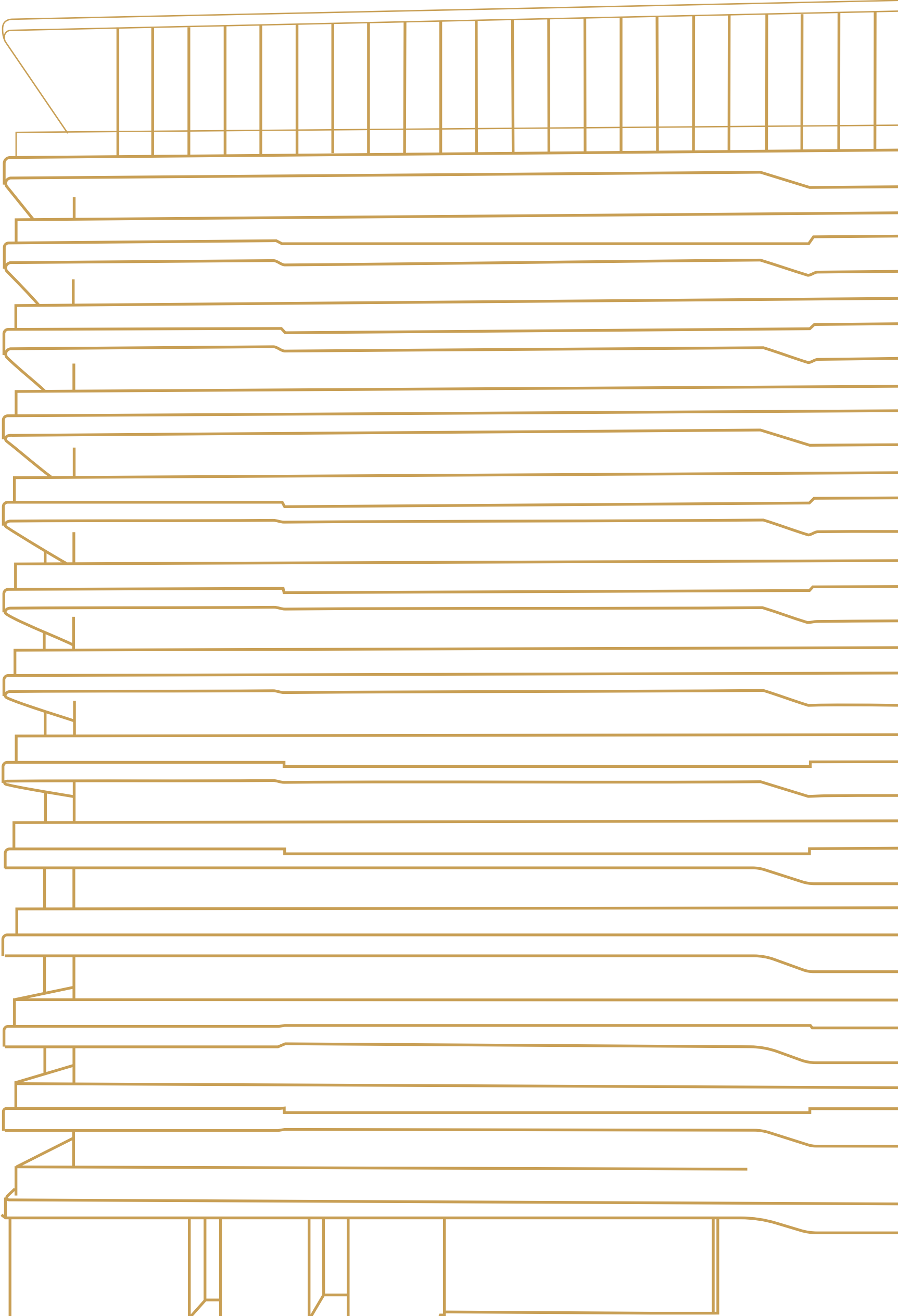
This
isn't Just
Another
Tower.

This is a shift in how we think about space, luxury, and movement.

Celeste is where elevation begins, and where the next chapter of Al Jaddaf quietly takes shape.



Where every Lifestyle
finds a Home.



BACK TRANSLUCENT

WADI HILLS

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartment	Studio, 1 & 2 Bedroom	B +G +11 Typical

PROJECT DETAILS

Description:	Apartment Building
Total Units:	120
Location:	Wadi Al Safa 5
Project :	Elegant Appartments
Level:	B +G +11 Typical



25 min
DXB

- 8 MINS
Dubai Outlet Mall
- 15 MINS
Dubai Miracle Garden
- 25 MINS
Dubai Autodrome
- 11 MINS
Dubai Hills Mall
- 23 MINS
Dubai Marina
- 30 MINS
Al Maktoum Airport
- 21 MINS
Jumeirah Village Circle
- 17 MINS
Dubai Downtown
- 27 MINS
Palm Jumeirah
- 24 MINS
The Beach, JBR

Central & Connected



Location Map

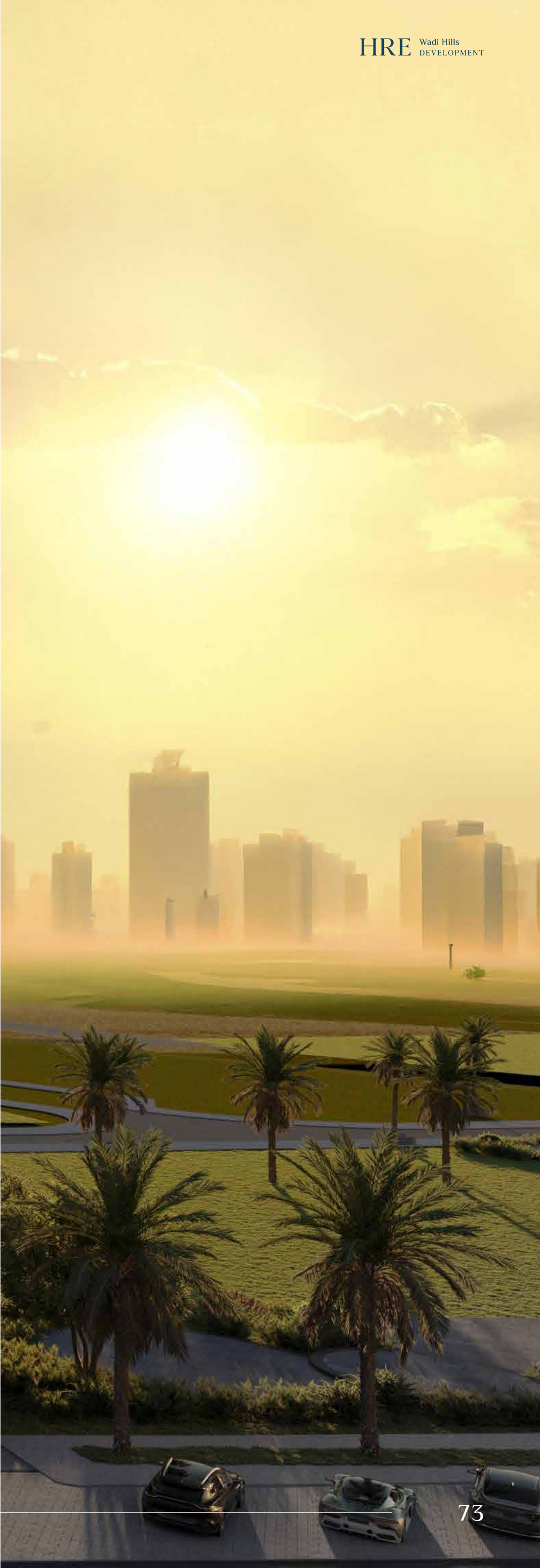
HRE SkyHills Astra
DEVELOPMENT

Why invest in WADI AL SAFA 5

- 01 Strategic Location
- 02 Affordability
- 03 Freehold Ownership
- 04 Strong Rental Demand
- 05 Family-Friendly Environment
- 06 Well-Developed Infrastructure
- 07 Ongoing Development & Capital Growth Potential
- 08 Peaceful & Low-Density Community



HRE SkyHills Astra
DEVELOPMENT



WADI HILLS

Amenities

WORLD-CLASS AMENITIES

-  Indoor and outdoor gyms
-  Swimming pool with waterfront views
-  Sauna & Steam Room
-  Changing Room
-  Hall (Central Corridor)
-  Laundry Room



Exterior



Interior



Project CONFIGURATION



Basement
Ground Floor
11 Typical Floors



Studios, 1-bedroom
and 2-bedroom

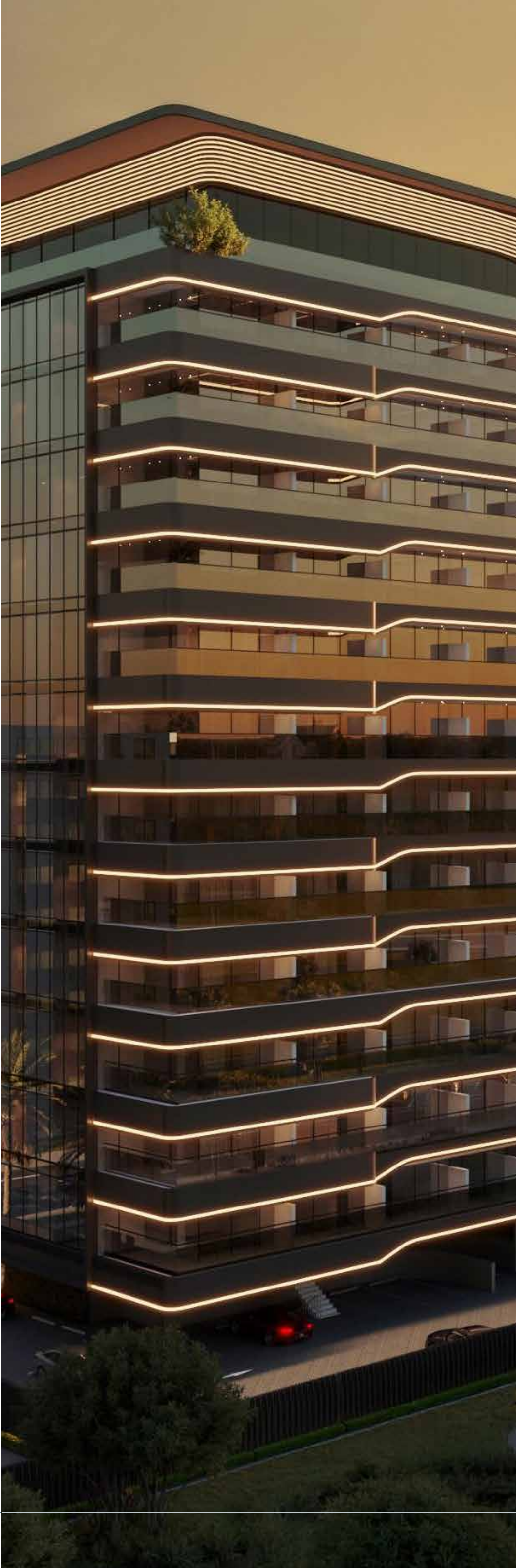
WADI HILLS STARTING PRICES

Studio 395 sqft
COMING SOON

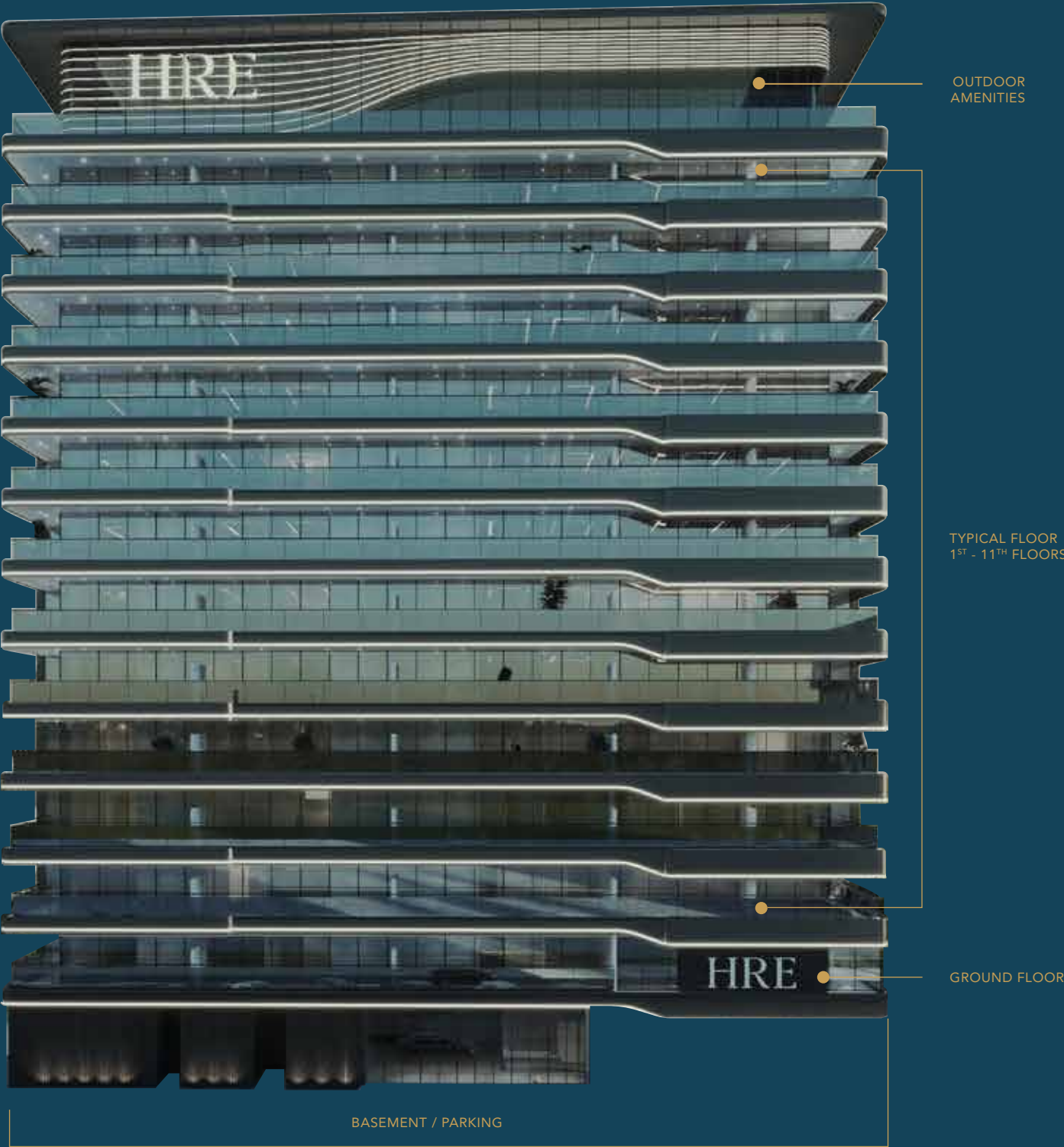
1Bed 705 sqft
COMING SOON

2Bed 1,448 sqft
COMING SOON

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*

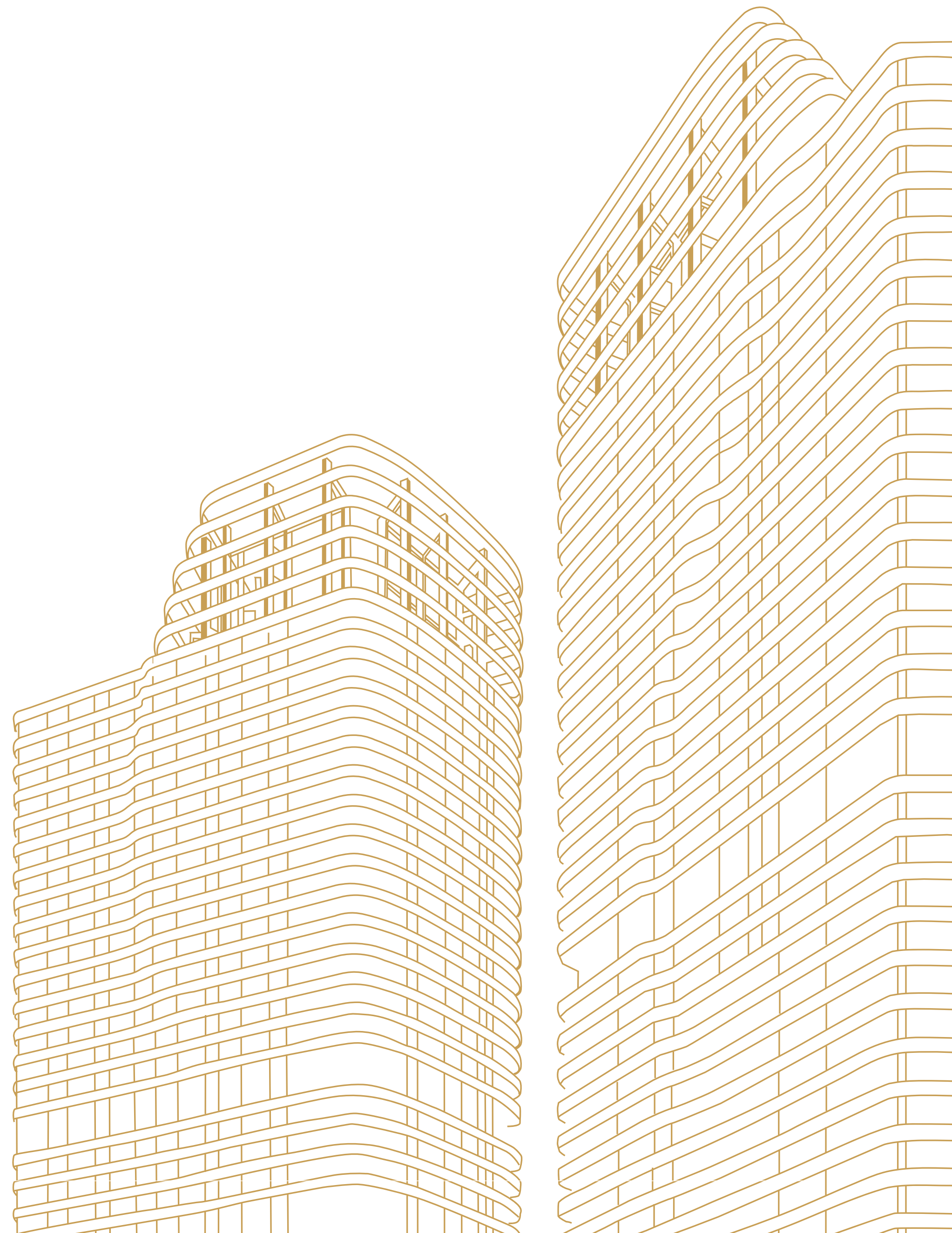


WADI HILLS



EASY AND FLEXIBLE
PAYMENT PLAN
COMING SOON

Wellness. Lifestyle.
Future Growth.



BACK TRANSLUCENT

SKYHILLS ASTRA

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	Studio, 1, 2 & 3 Bedroom	Two Residential Towers

PROJECT DETAILS

Description:	Two Residential Towers
Total Units:	1696
Location:	Dubai Science Park
Project :	Combines luxurious residential and unique living experience.
Level:	4 Basement, Ground Floor, 2 Retails F



25 min
DXB

32 min
DWC

- 4 MINS
Dubai Miracle Garden
- 12 MINS
Dubai Autodrome
- 8 MINS
Dubai Hills Mall
- 20 MINS
Dubai Marina
- 32 MINS
Al Maktoum Airport
- 5 MINS
Dubai Polo and Equestrian Club
- 12 MINS
Jumeirah Village Circle
- 21 MINS
Dubai Downtown
- 23 MINS
Palm Jumeirah
- 15 MINS
The Beach, JBR

Central & Connected



Location Map

HRE SkyHills Astra
DEVELOPMENT

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



HRE SkyHills Astra
DEVELOPMENT



SKYHILLS ASTRA Amenities

WORLD-CLASS AMENITIES

-  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

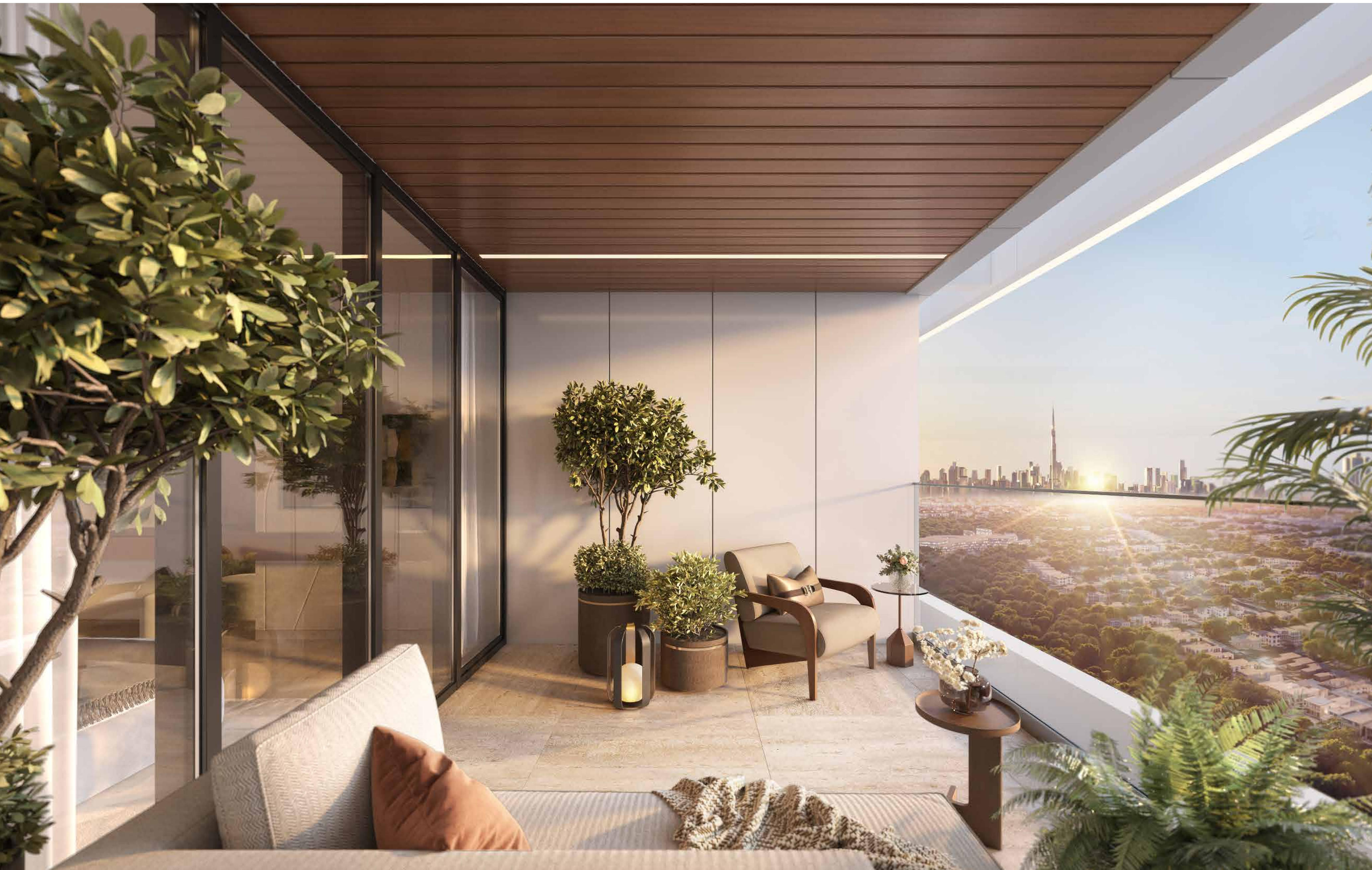




Exterior







Interior





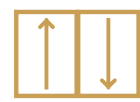
Project CONFIGURATION



Tower A + B:
4B+ G+ 2P
+ 36 Storeys



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



6 passenger lifts
+2 service lift



Parking
1 car/apartment

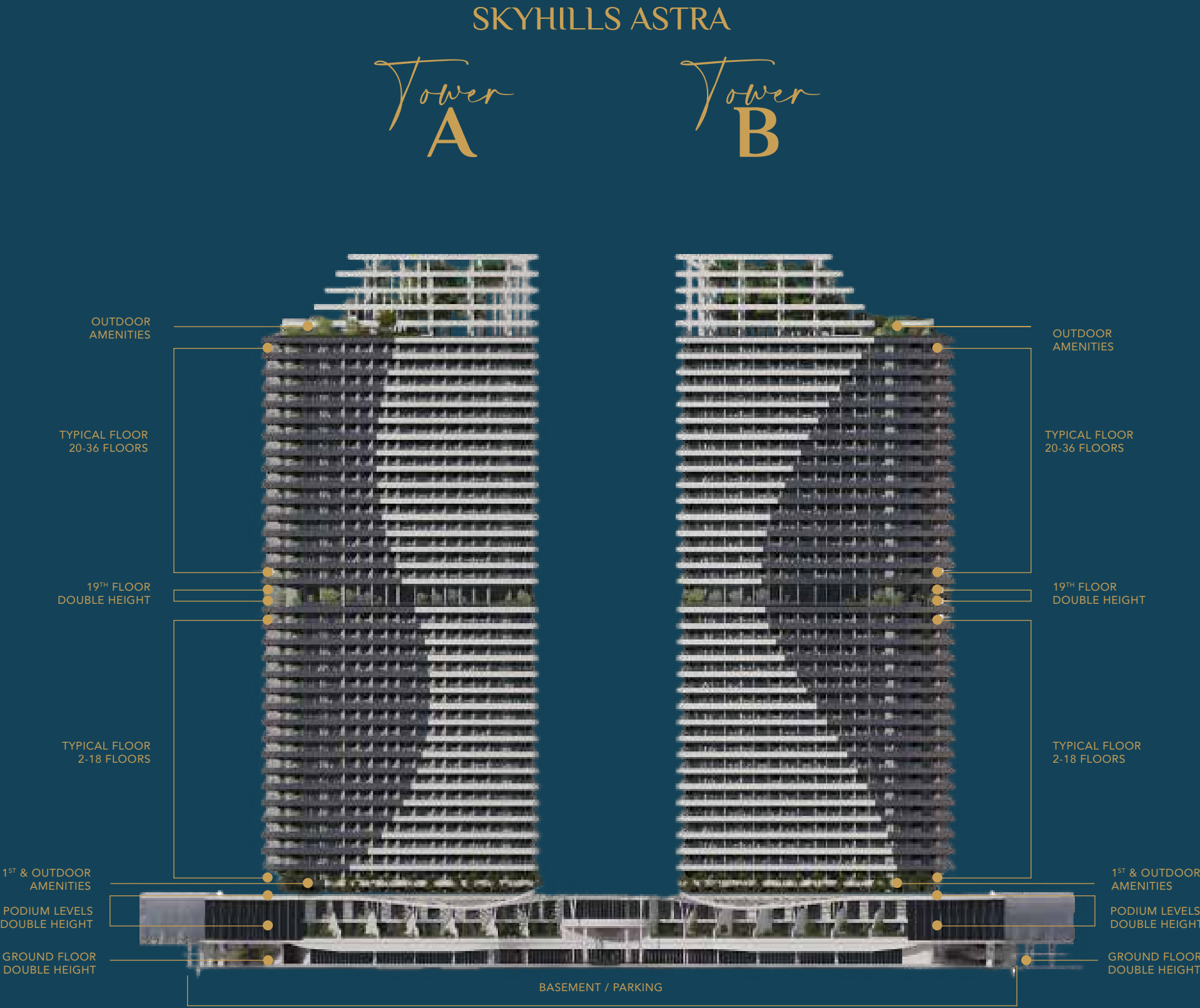


Service charge AED 15/sqft
(estimated)

SKYHILLS ASTRA STARTING PRICES

Studio	369 – 559 sqft FROM AED 860,000
1Bed + Study	369 – 559 sqft FROM AED 1,400,000
2Bed Duplex	369 – 559 sqft FROM AED 3,430,000
3Bed Duplex	369 – 559 sqft FROM AED 5,100,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



EASY AND FLEXIBLE PAYMENT PLAN

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

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*

Floor
PLATE



SkyHills Astra
TOWER A

- Studio
- 1-bed

FLOOR
2-18
20-38

	sqft
Studio:	370 – 560
1-bed:	855 – 1,206

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Floor
PLATE



SkyHills Astra
TOWER B

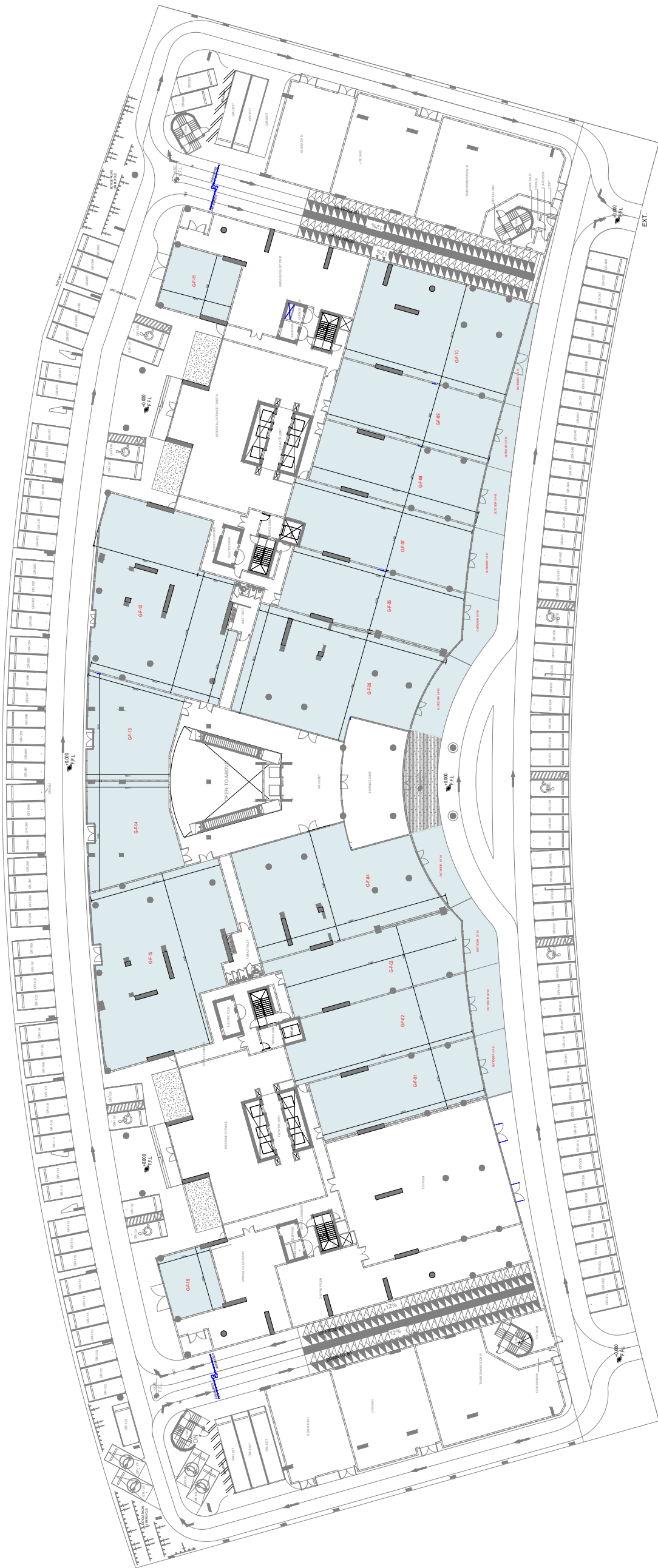
- Studio
- 1-bed

FLOOR
2-18
20-38

	sqft
Studio:	370 – 560
1-bed:	855 – 1,206

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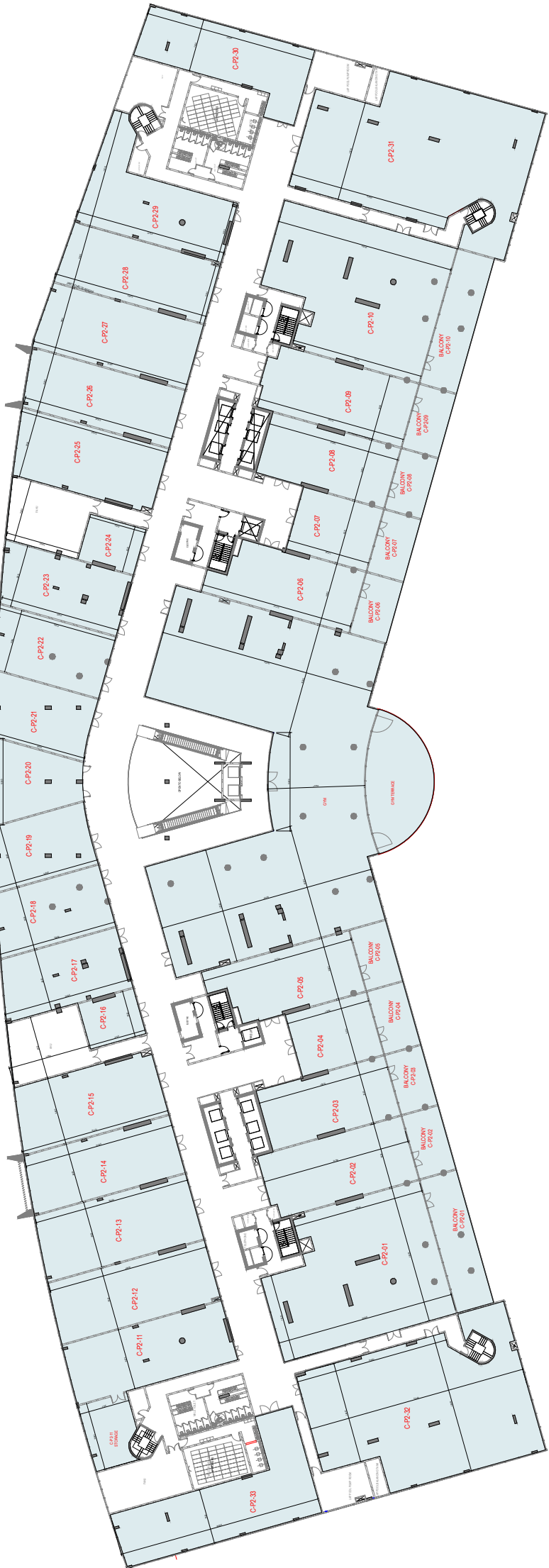
Ground Floor
LAYOUT



PODIUM LEVEL 1

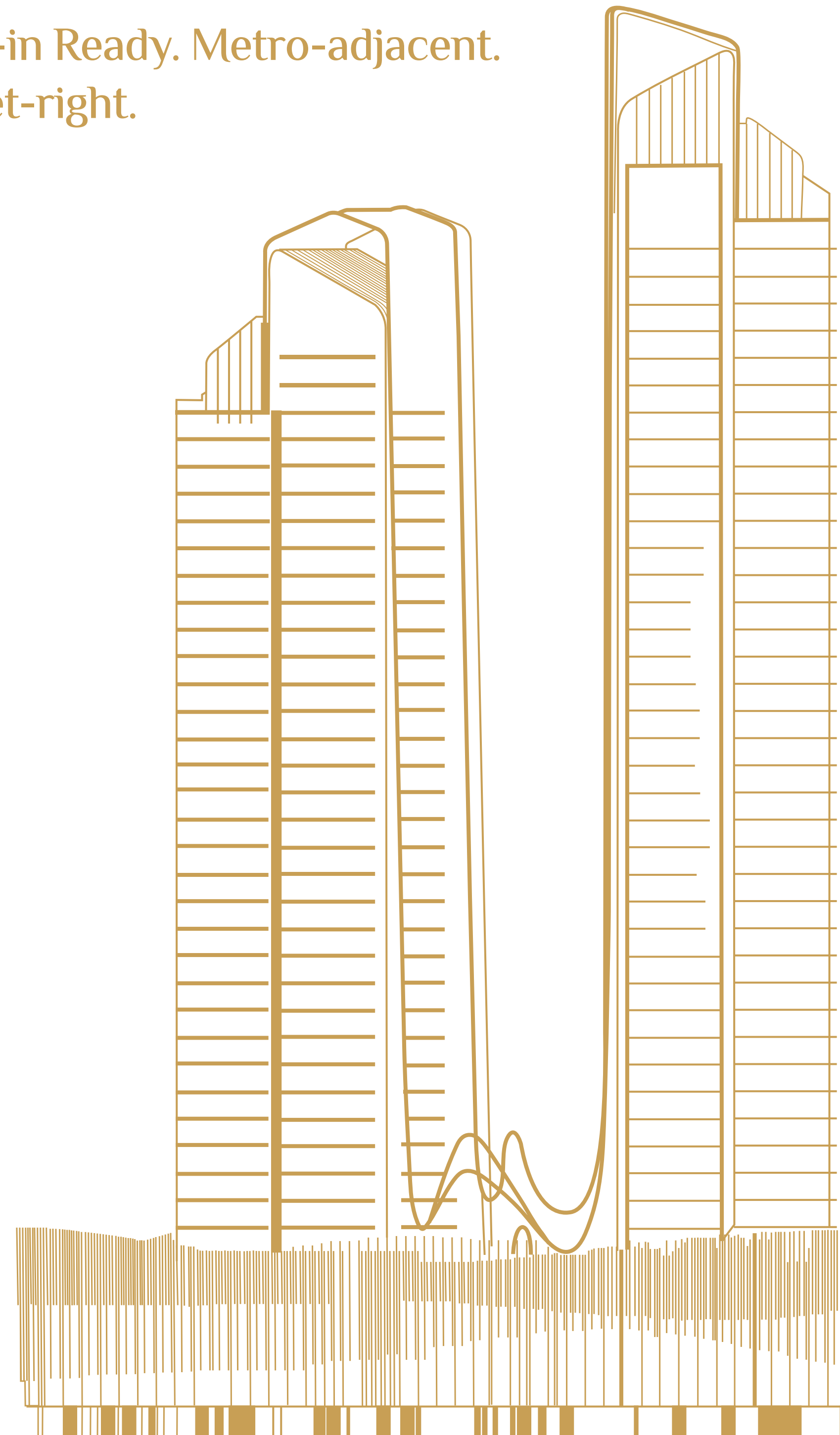


PODIUM LEVEL 2





Move-in Ready. Metro-adjacent.
Market-right.



BACK TRANSLUCENT

SKYHILLS
RESIDENCES

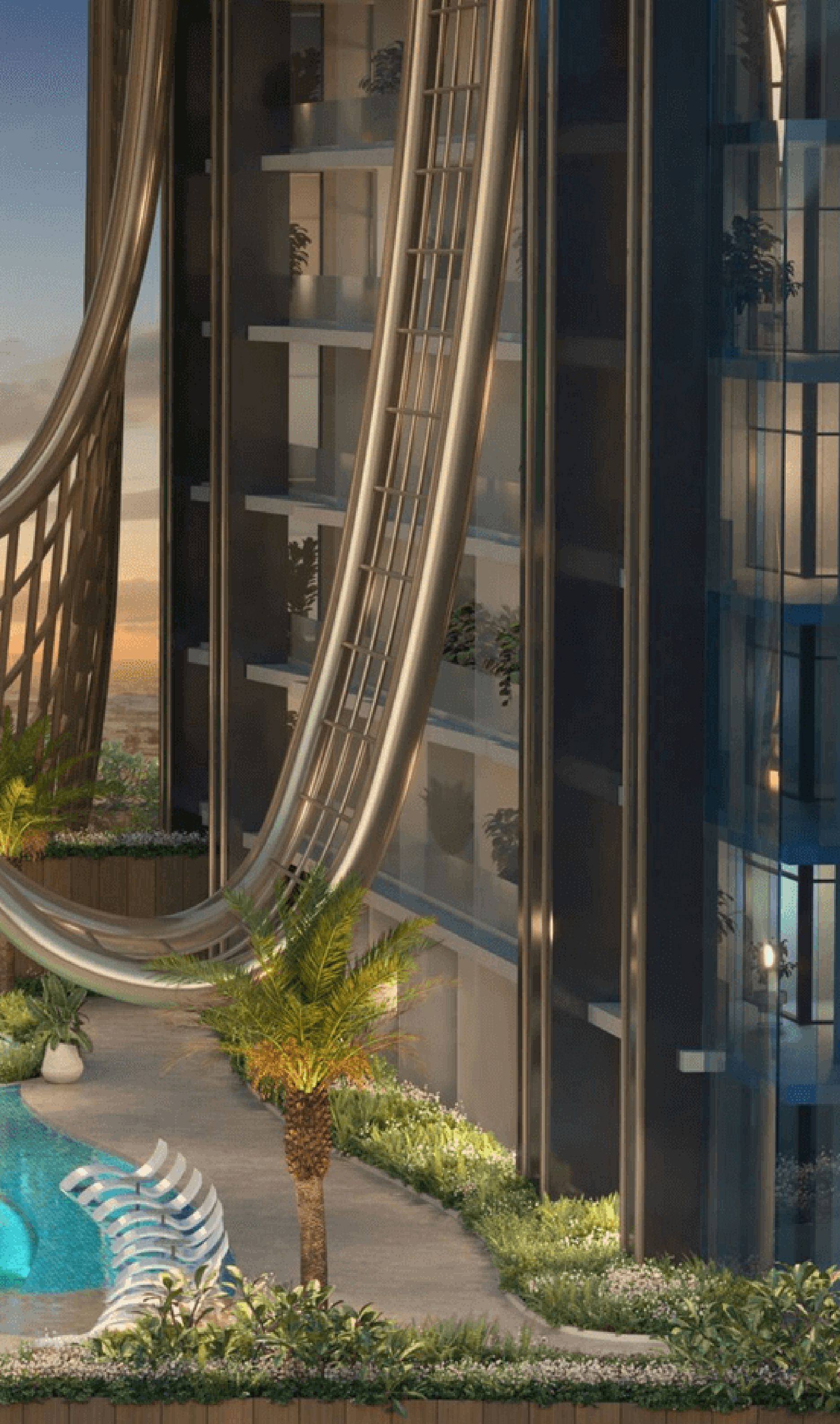
Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	Studio, 1, 2, 3 Bedroom	Tower

PROJECT DETAILS

Plot Area:	105,458 Sqft
Total Units:	1,135
Location:	Dubai Science Park
Project:	Modern design and luxury in an innovative community
Level:	T1W 40, T2E 33 (2 basement, 3 podium)





Location Map

HRE SkyHills Residences
DEVELOPMENT

Why invest in SKYHILLS RESIDENCES

- 01 Fully furnished units with premium finishes
- 02 Located in Dubai Science Park
- 03 Walking distance to new Metro
- 04 Surrounded by hospitals, universities & malls
- 05 Handover: Q2 2026



HRE SkyHills Residences
DEVELOPMENT

SKYHILLS RESCIDENCES

Amenities

WORLD-CLASS AMENITIES

GROUND FLOOR

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

PODIUM

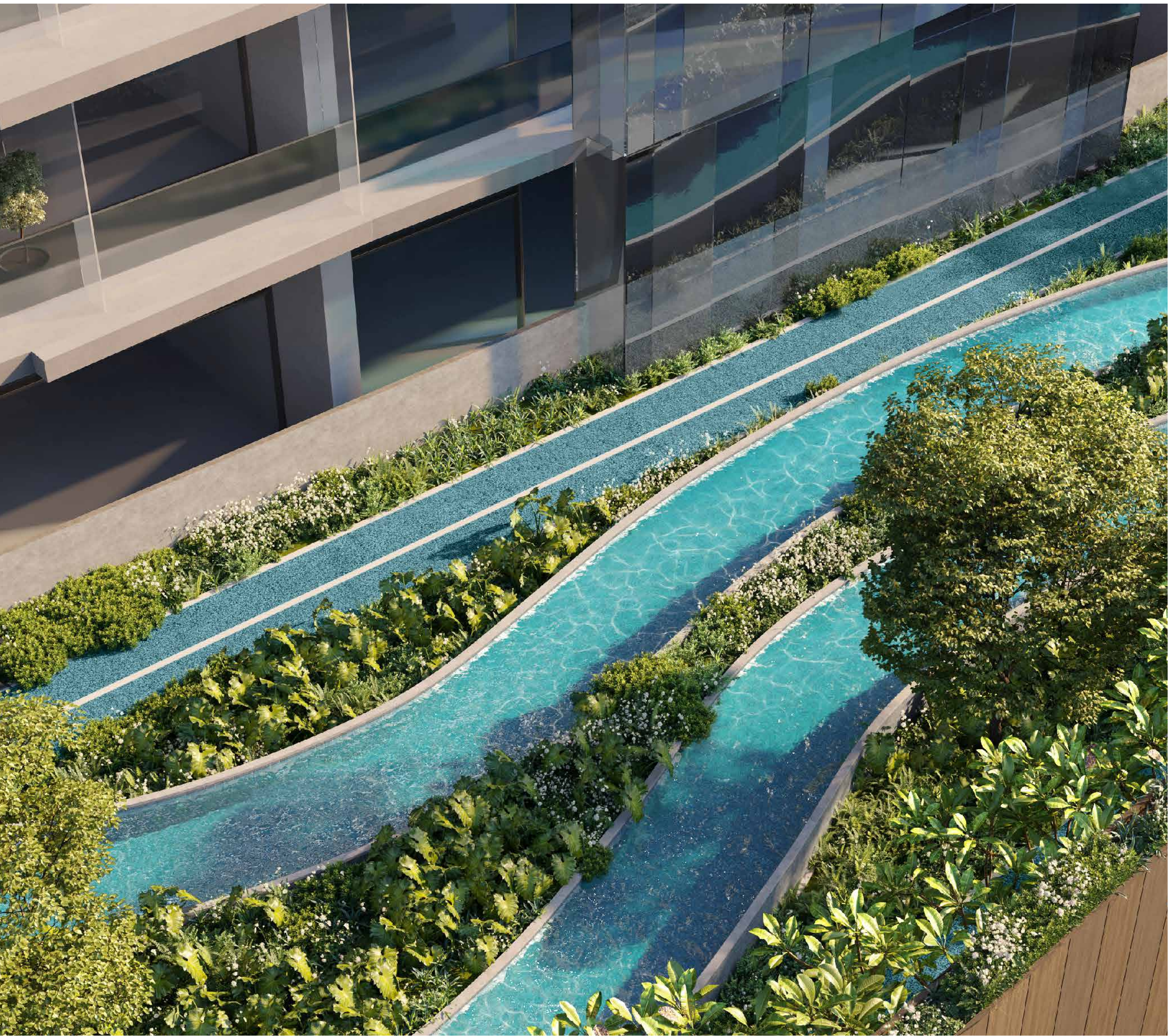
- | | |
|------------------|--------------------|
| Male Prayer Hall | Female Prayer Hall |
|------------------|--------------------|

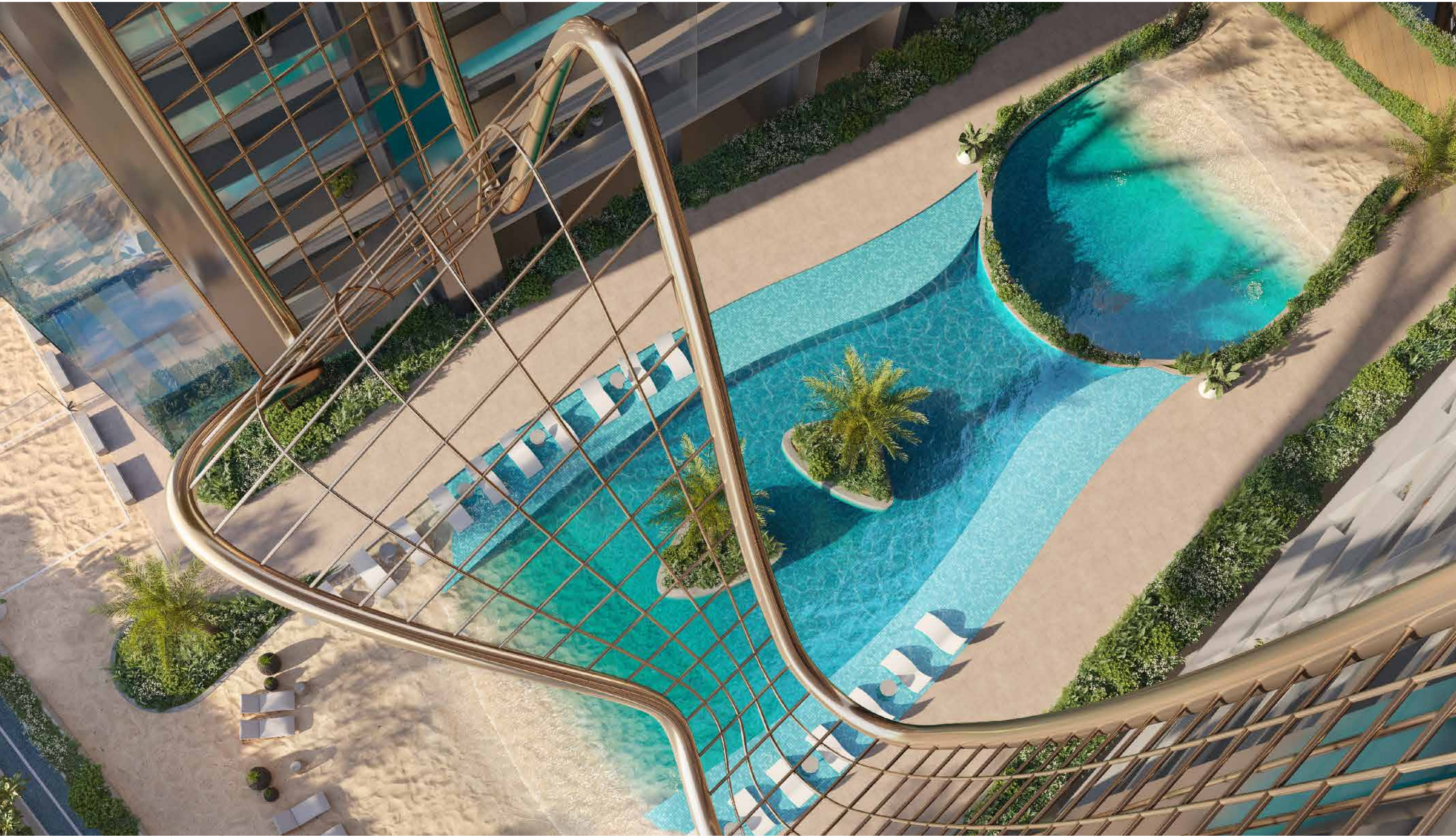
FIRST FLOOR

- | | |
|-------------------------|---------------------------|
| Beach Pool | Lap Pool |
| Lazy River | Pool Kids Pool |
| Kids Play Area | Beach Volleyball Court |
| Outdoor Gym | Outdoor Terrace |
| Jogging Track | BBQ Area |
| Male Gym & Spa | Female Gym & Spa |
| Male Sauna & Steam Room | Female Sauna & Steam Room |
| Changing Rooms | Outdoor Yoga Area |
| Co-working Space | Resident Lounge |



Exterior











- T1W 40 floors + 2 basement levels
T2E 33 floor + 2 basement levels
- Studios, 1-bedroom and 2-bedroom
3-Bedroom, 3-Bedroom Duplex
- T1W 7 passenger +1 service lift
T2E 6 passenger +1 service lift
- Parking
1 car/apartment
- Service charge AED 15/sqft
(floors 40 and 33)

SKYHILLS RESIDENCES

STARTING PRICES

Studio	557 — 607 sqft FROM AED 992,828
1Bed	801 — 1,030 sqft FROM AED 1,276,828
2Bed	1,180 — 1,499 sqft FROM AED 1,872,828
3Bed Duplex	2,519 sqft FROM AED 1,863 — 1,997

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES

Tower 2
EAST

Tower 1
WEST



EASY AND FLEXIBLE

PAYMENT PLAN

20%	5%	5%	5%
At the time of booking	60 days from reservation	120 days from reservation	On 20% project construction
5%	5%	5%	50%
On 30% project construction	On 40% project construction	On 50% project construction	On project completion

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*



SkyHills Residence

TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
2-9

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residences

TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
11 - 17

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residence
TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
18

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residences
TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
19

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor
PLATE

Floor
PLATE



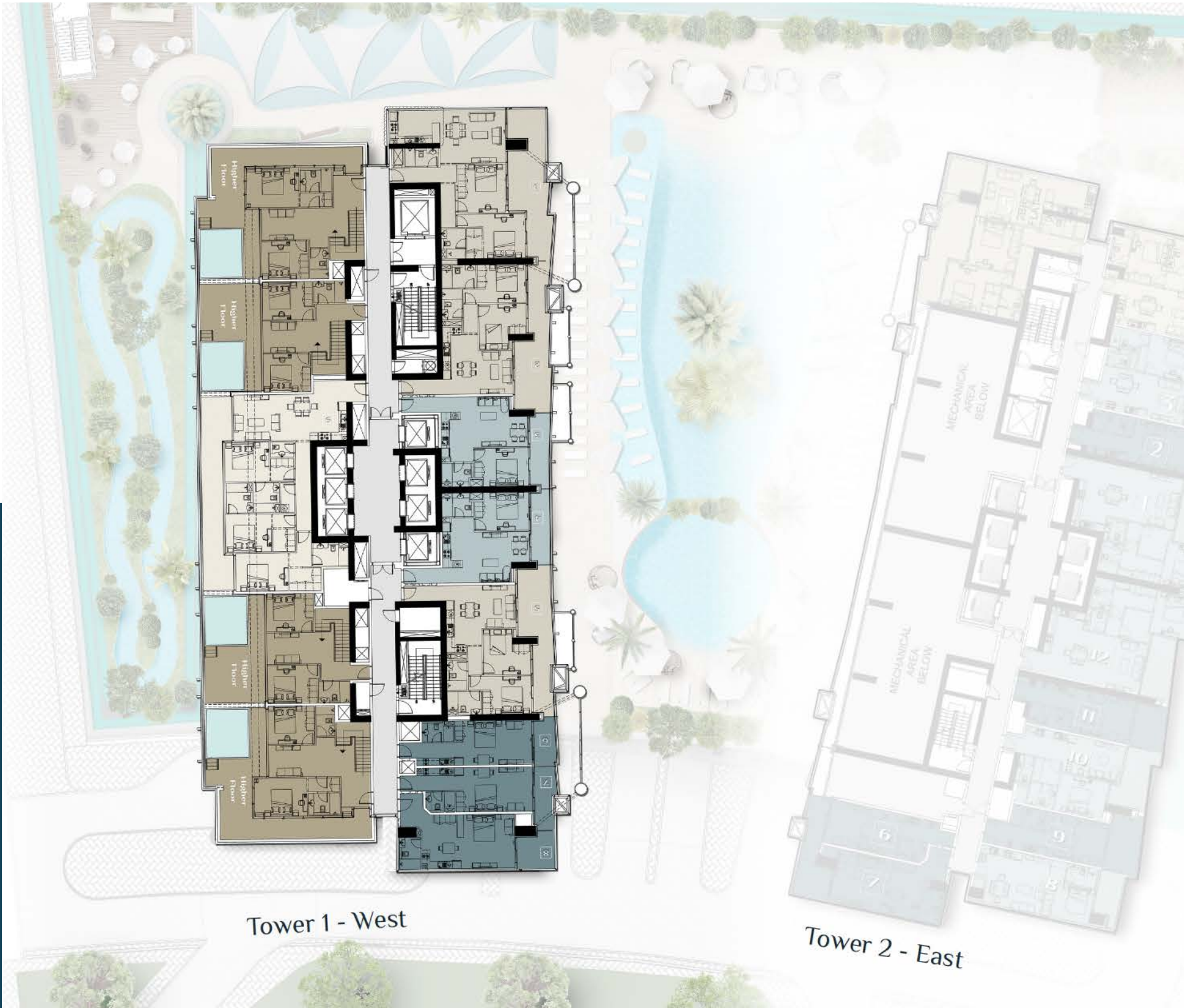
SkyHills Residence
TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
38

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residences
TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
39

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

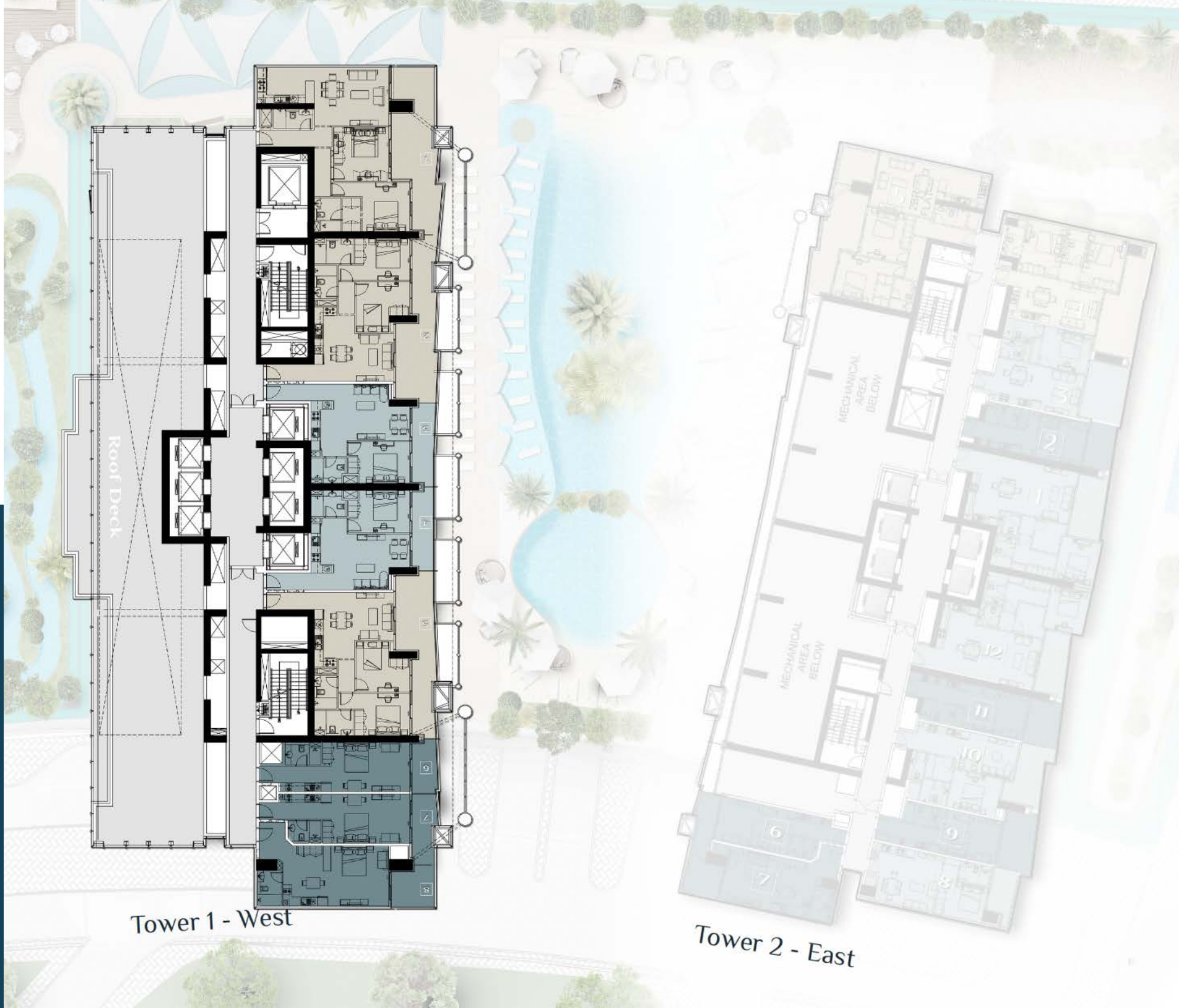
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Floor

PLATE

Floor

PLATE



SkyHills Residence

TOWER 1 WEST

- Studio
- 1-bed
- 2-bed

FLOOR
40

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residences

TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
2 - 9

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residence

TOWER 1 EAST

● Studio	sqft
● 1-bed	
● 2-bed	

Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

FLOOR
10

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SkyHills Residences

TOWER 1 WEST

● Studio	sqft
● 1-bed	
● 2-bed	

Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

FLOOR
11 - 17
20 - 30

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Floor

PLATE

Floor

PLATE



SkyHills Residence

TOWER 1 EAST

● Studio	sqft
● 1-bed	
● 2-bed	
FLOOR	
18	
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.	

Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

SkyHills Residences

TOWER 1 EAST

● Studio	sqft
● 1-bed	
● 2-bed	
FLOOR	
19	
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.	

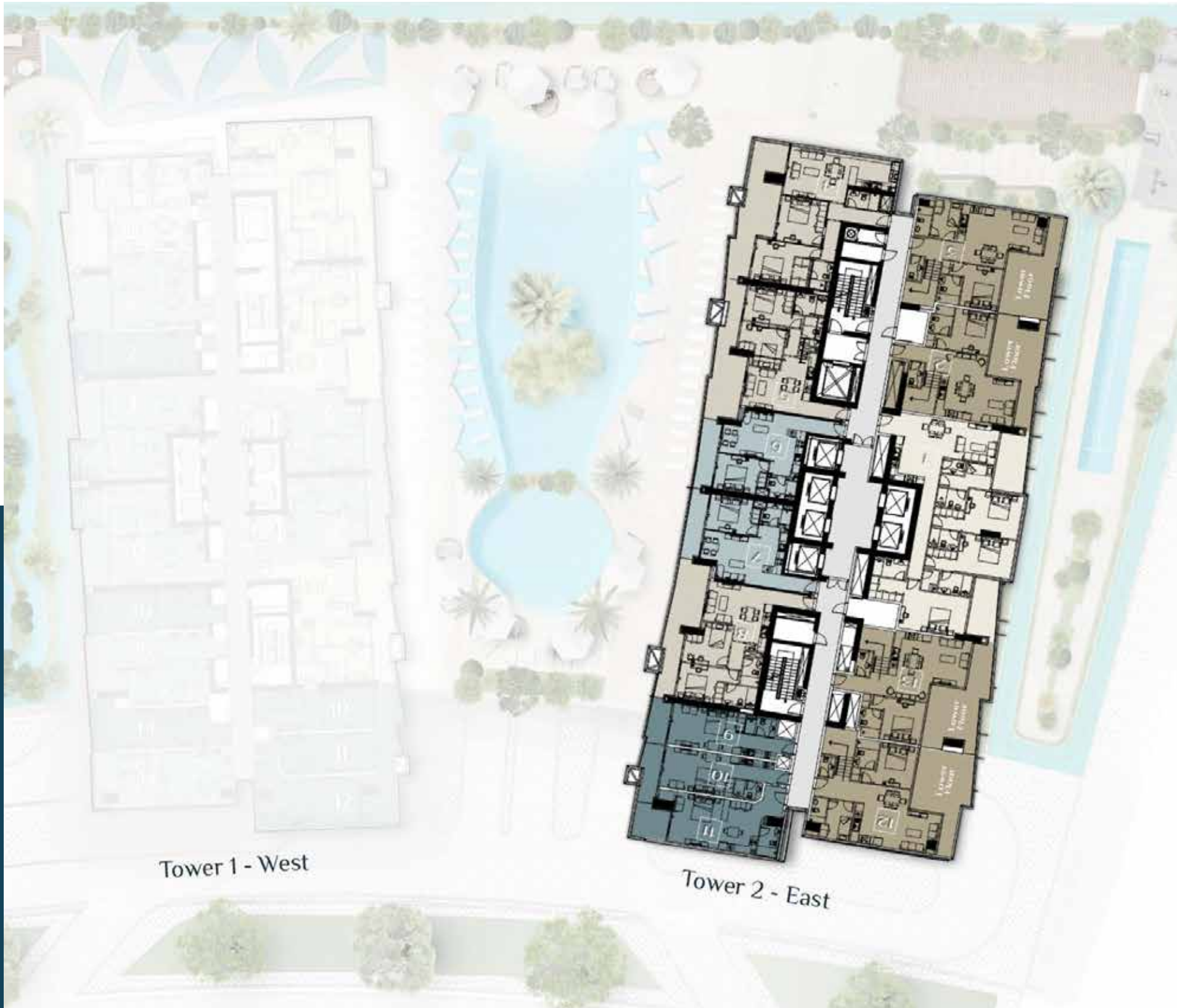
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

Floor

PLATE

Floor

PLATE



SkyHills Residence

TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
31

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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SkyHills Residences

TOWER 1 EAST

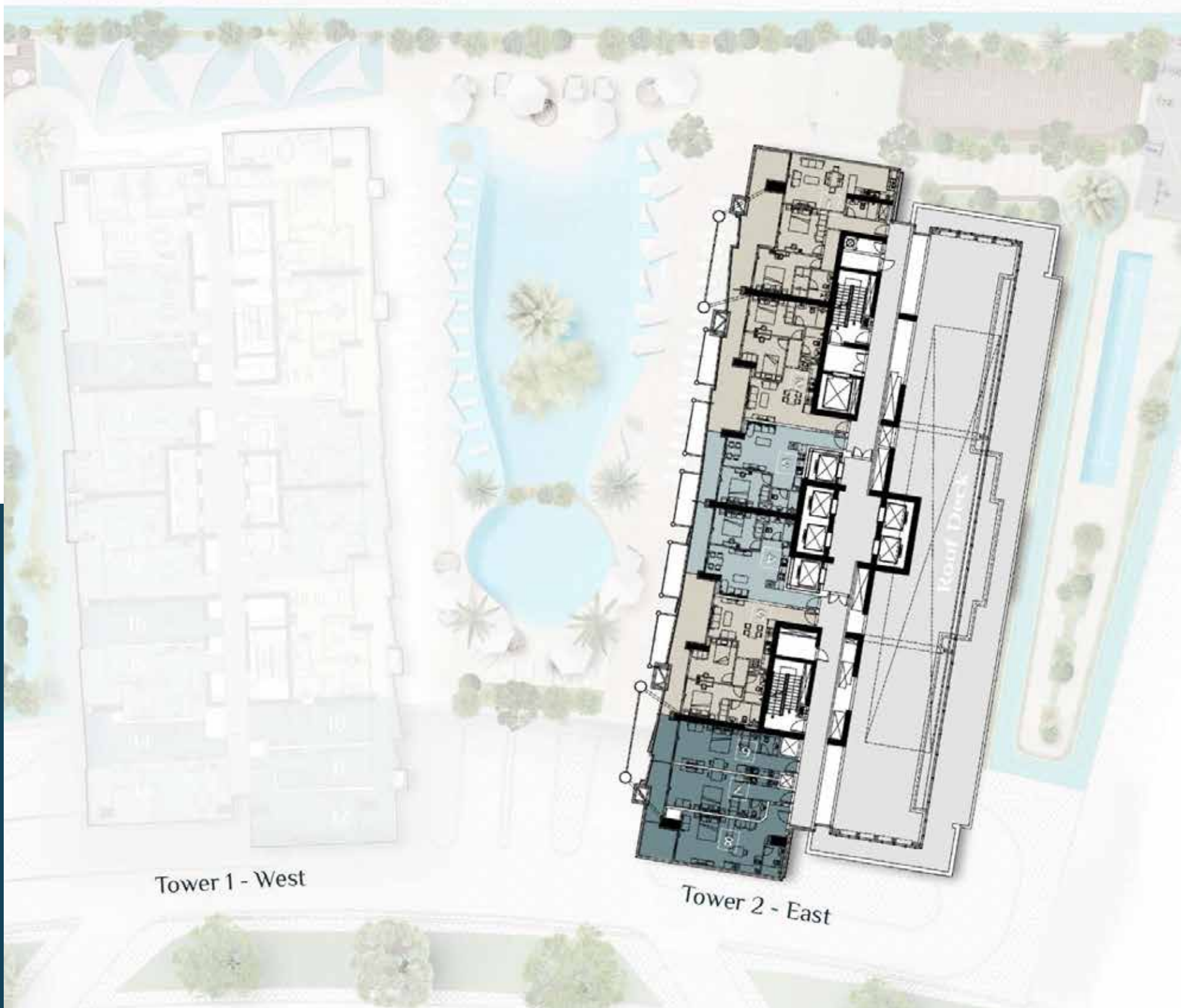
- Studio
- 1-bed
- 2-bed

FLOOR
32

	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Floor
PLATE



SkyHills Residence
TOWER 1 EAST

- Studio
- 1-bed
- 2-bed

FLOOR
33

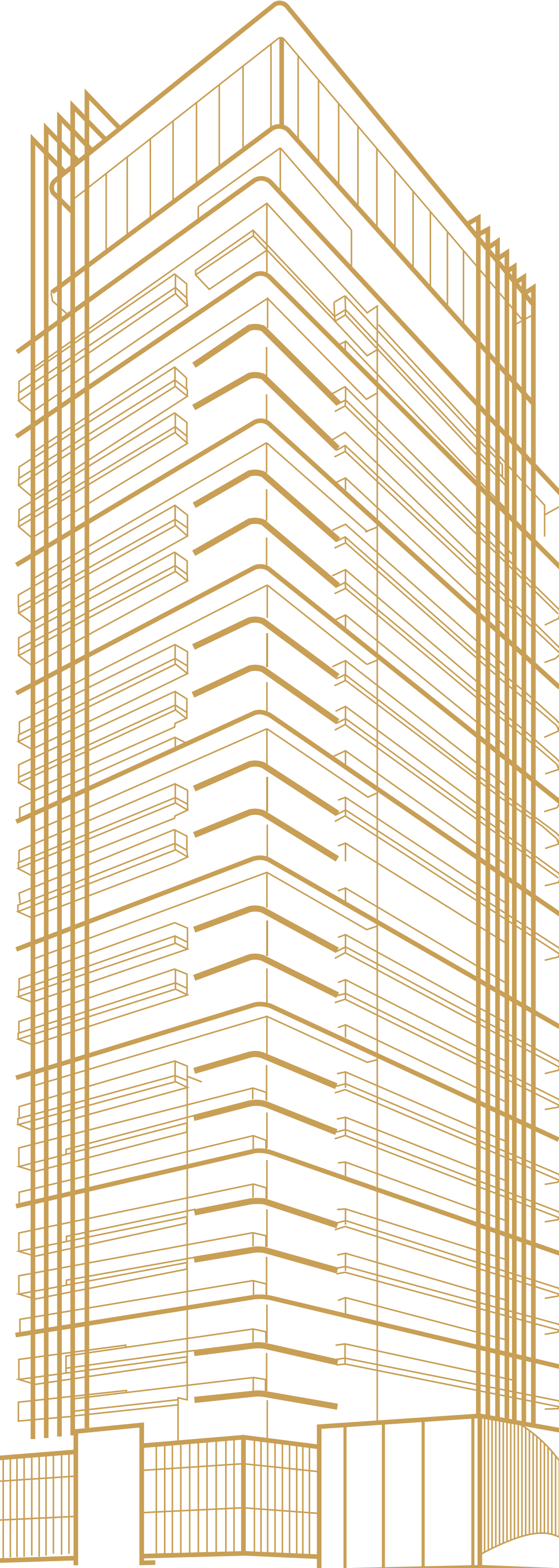
	sqft
Studio:	557 – 607
1-bed:	801 – 1,030
2-bed:	1,180 – 1,499

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Where style,
elegance, and the
highest standards
unite.



BACK TRANSLUCENT

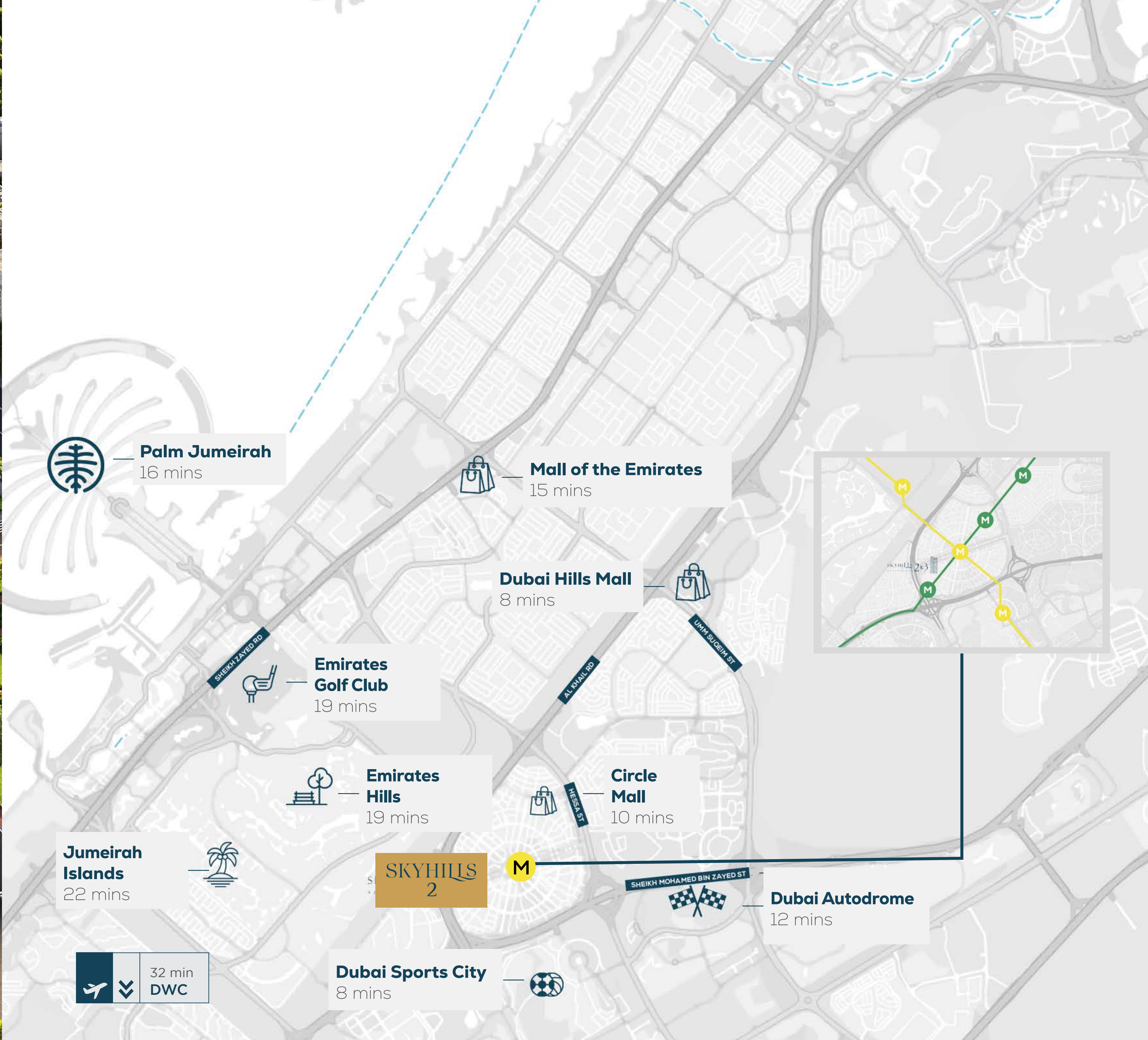
SKYHILLS2
RESIDENCES

Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments and Duplexes	Studio, 1, 2 & 3 bedroom	Tower

PROJECT DETAILS

Description:	Tower
Total Units:	509
Location:	Jumeirah Village Circle
Project:	Modern design meets serene green spaces for inspired living
Level:	1 Basement , 2 Podium Level , 30 Floors



- 12 MINS
Mall of the Emirates
- 17 MINS
Meydan Race Course
- 20 MINS
Dubai International Airport
- 8 MINS
Dubai Hills Mall
- 16 MINS
Palm Jumeirah
- 8 MINS
Dubai Sports City
- 17 MINS
Dubai Mall
- 12 MINS
Emirates Golf Club
- 15 MINS
The Beach, JBRs
- 31 MINS
Al Maktoum Airport



Location Map

Why invest in JUMEIRAH VILLAGE CIRCLE

- 01 Consistently high rental demand and occupancy
- 02 Popular with families, professionals, and tourists
- 03 6–8% gross rental yields on average
- 04 Surrounded by top schools, clinics, shops, and dining
- 05 Great resale value in a walkable, master-planned community





SKYHILLS RESCIDENCES 2

Amenities

WORLD-CLASS AMENITIES

-  Indoor and outdoor gyms
-  Sauna & Steam
-  Swimming pool
-  Kids play area
-  Tennis and Basketball court
-  BBQ area
-  Landscaped podium with outdoor zones
-  Outdoor Seating Area
-  Decorative Fountain





Exterior







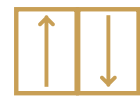
Project CONFIGURATION



30 Floors
1 Basement Level



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



8 passenger lifts
+2 service lifts



Parking
1 car/apartment



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 2 STARTING PRICES

Studio	416.87 sqft FROM AED 752,500
1Bed	848.45 sqft FROM AED 1,350,000
2Bed	1,269.24 sqft FROM AED 1,630,000
3Bed	3,075.83 sqft FROM AED 4,292,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



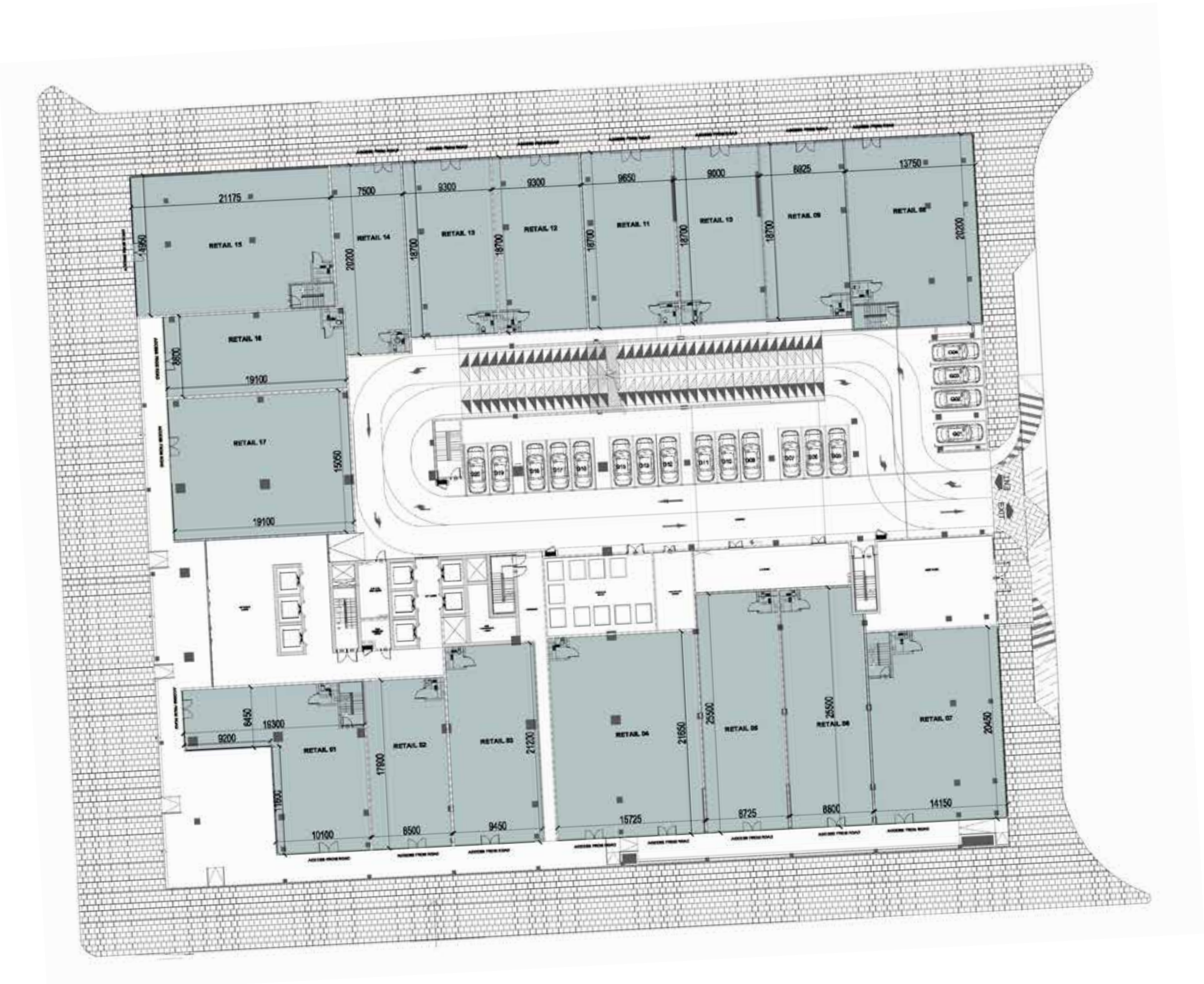
SKYHILLS RESIDENCES 2



EASY AND FLEXIBLE PAYMENT PLAN

20%	10%	20%	50%
At the time of booking	During Construction	On Completion	Post-Handover over 2 years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

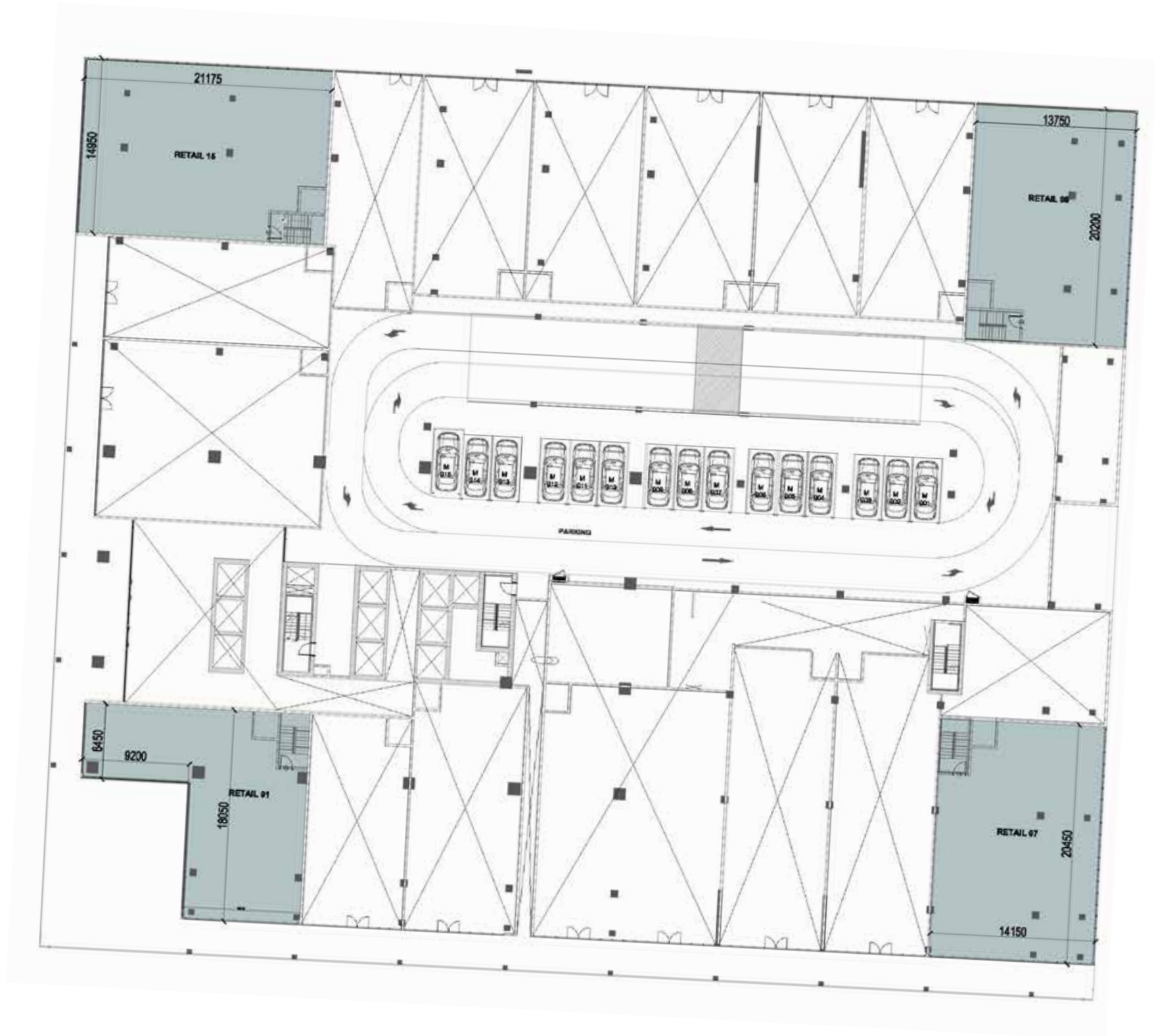


SkyHills Residence 2
LEVEL G GROUND FLOOR

Unit Number	Area sqft	Number of Parking	View
SH2-R-14	1709.2	6	Community View
SH2-R-02	1772.6	6	Community View
SH2-R-03	2325.97	8	Community View
SH2-R-09	1926.09	7	Community View
SH2-R-11	2079.48	7	Community View
SH2-R-06	2540.6	9	Community View
SH2-R-10	1950.1	7	Community View
SH2-R-12	1998.86	7	Community View
SH2-R-13	2001.44	7	Community View

Unit Number	Area sqft	Number of Parking	View
SH2-R-05	2548.14	9	Community View
SH2-R-04	3847.88	14	Community View
SH2-R-01	5250.85	19	Park and Main Junction
SH2-R-08	5992.48	22	Community View
SH2-R-07	6242.95	23	Community View
SH2-R-15	6829.48	25	Park and Main Junction
SH2-R-16	1911.56	7	Park and Main Junction
SH2-R-17	3288.37	12	Park and Main Junction

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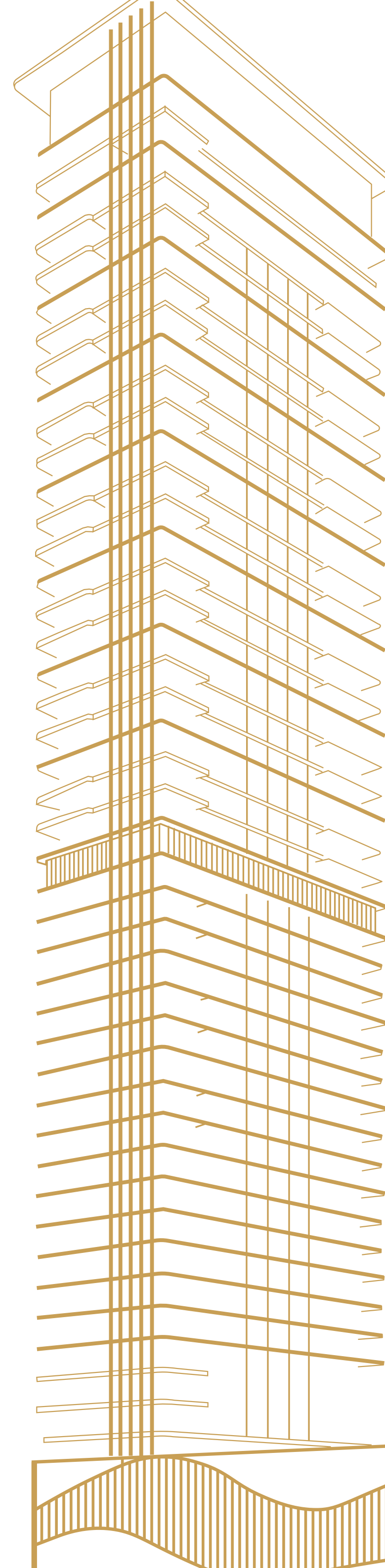


SkyHills Residence 2
LEVEL G MEZZANINE FLOOR

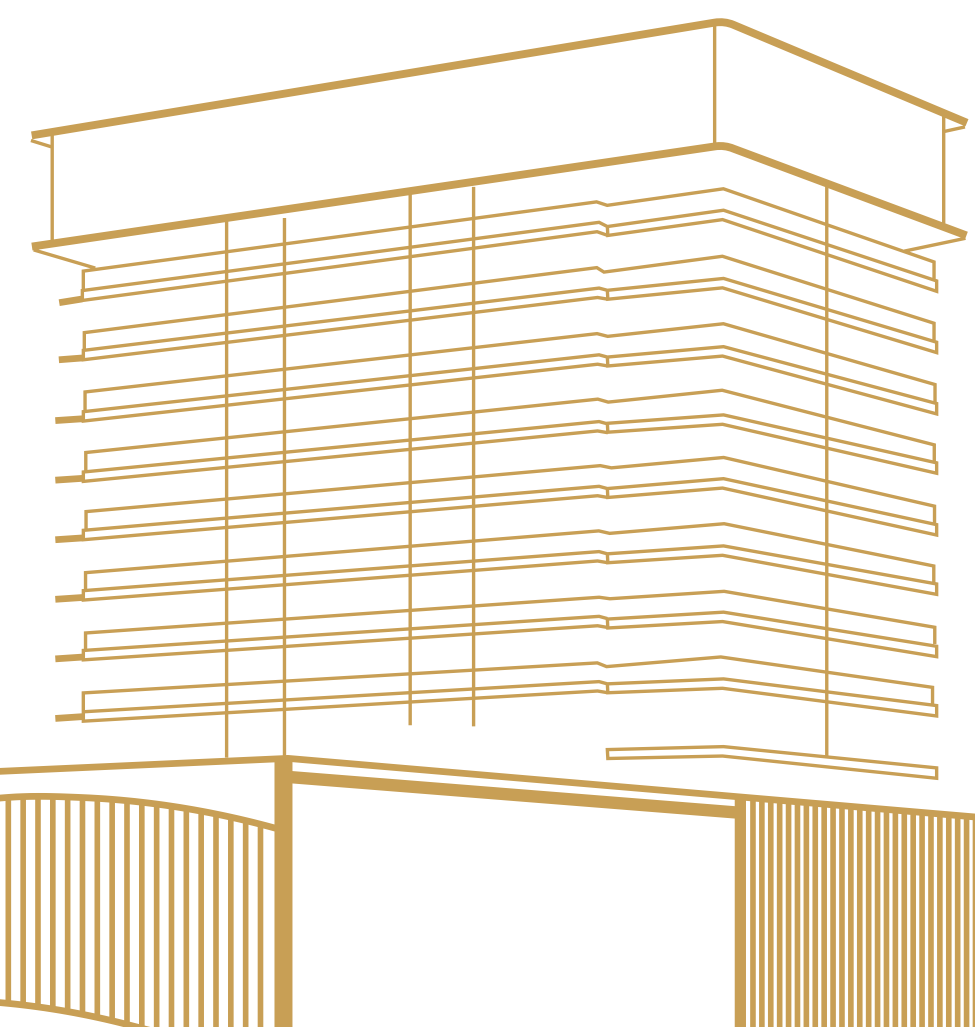
Unit Number	Area sqft	Number of Parking	View
SH2-R-14	1709.2	6	Community View
SH2-R-02	1772.6	6	Community View
SH2-R-03	2325.97	8	Community View
SH2-R-09	1926.09	7	Community View
SH2-R-11	2079.48	7	Community View
SH2-R-06	2540.6	9	Community View
SH2-R-10	1950.1	7	Community View
SH2-R-12	1998.86	7	Community View
SH2-R-13	2001.44	7	Community View

Unit Number	Area sqft	Number of Parking	View
SH2-R-05	2548.14	9	Community View
SH2-R-04	3847.88	14	Community View
SH2-R-01	5250.85	19	Park and Main Junction
SH2-R-08	5992.48	22	Community View
SH2-R-07	6242.95	23	Community View
SH2-R-15	6829.48	25	Park and Main Junction
SH2-R-16	1911.56	7	Park and Main Junction
SH2-R-17	3288.37	12	Park and Main Junction

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Find Balance – Live
and Rise. Reconnect
with Nature



BACK TRANSLUCENT

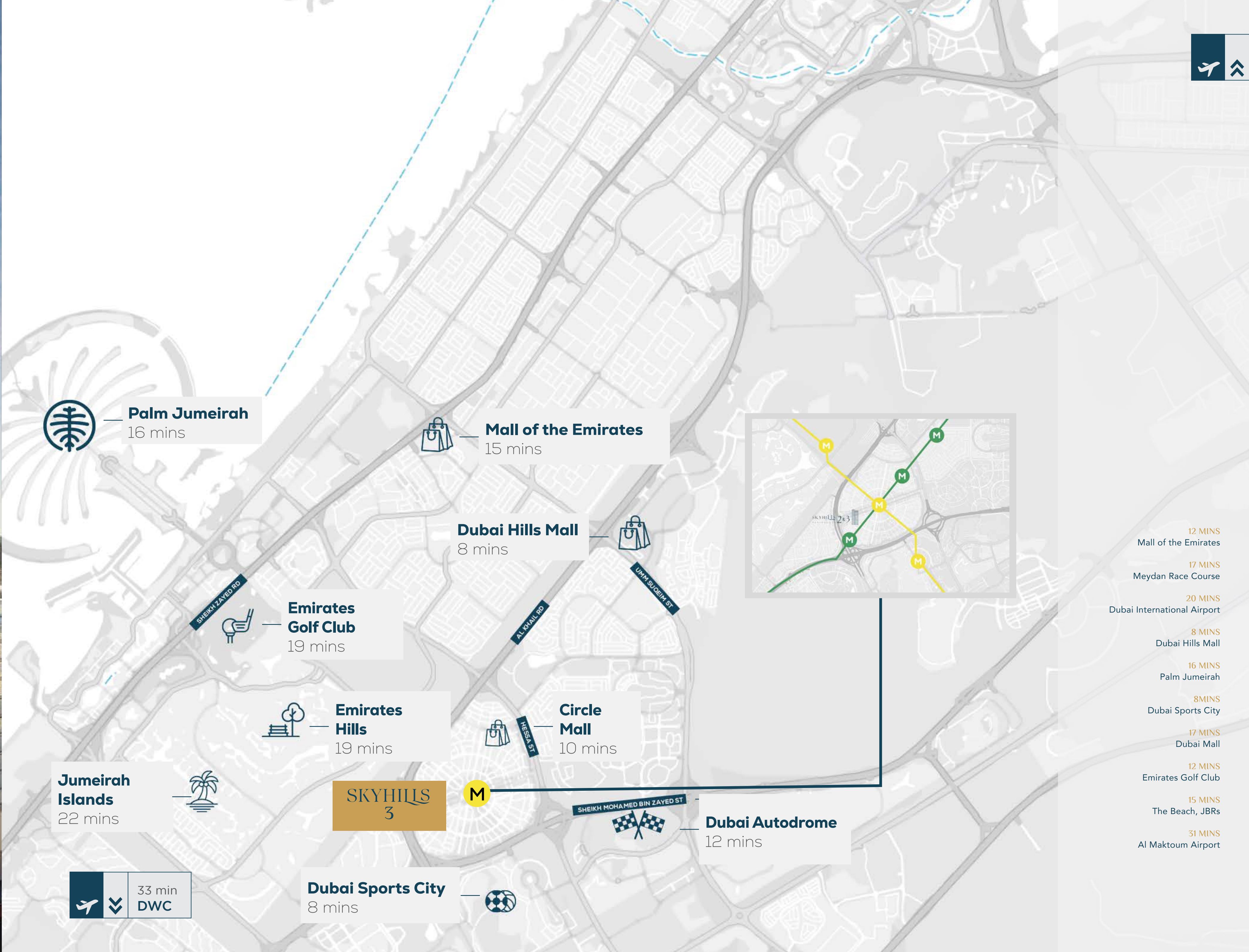


Overview

PROPERTY TYPE	UNIT TYPE	DESCRIPTION
Apartments	Studio, 1 & 2 bedroom	Tower

PROJECT DETAILS

Description:	Tower
Total Units:	509
Location:	Jumeirah Village Circle
Project:	Modern design meets serene green spaces for inspired living
Level:	Tower A: 10 Floors, Tower B: 42 Floors





Location Map

HRE SkyHills Residences 3
DEVELOPMENT

Why invest in JUMEIRAH VILLAGE CIRCLE

- 01 Consistently high rental demand and occupancy
- 02 Popular with families, professionals, and tourists
- 03 6–8% gross rental yields on average
- 04 Surrounded by top schools, clinics, shops, and dining
- 05 Great resale value in a walkable, master-planned community



HRE SkyHills Residences 3
DEVELOPMENT



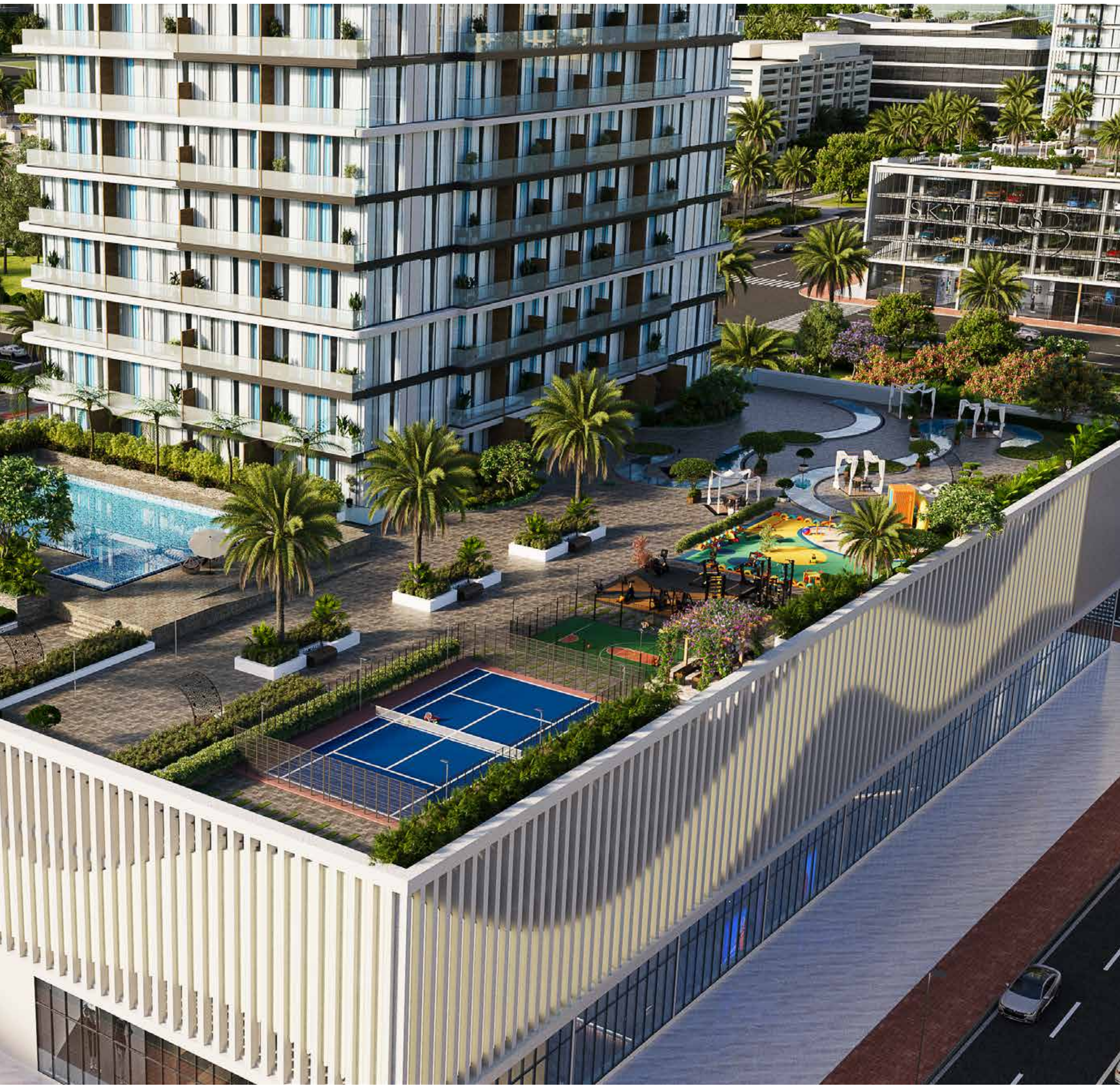
SKYHILLS RESCIDENCES 3

Amenities

WORLD-CLASS AMENITIES

-  Indoor and outdoor fitness areas
-  Swimming pools for families and individuals
-  Kids' playgrounds
-  Sauna & Steam Room
-  Water Sanctuary
-  Outdoor BBQ Area
-  Tennis and Basketball court

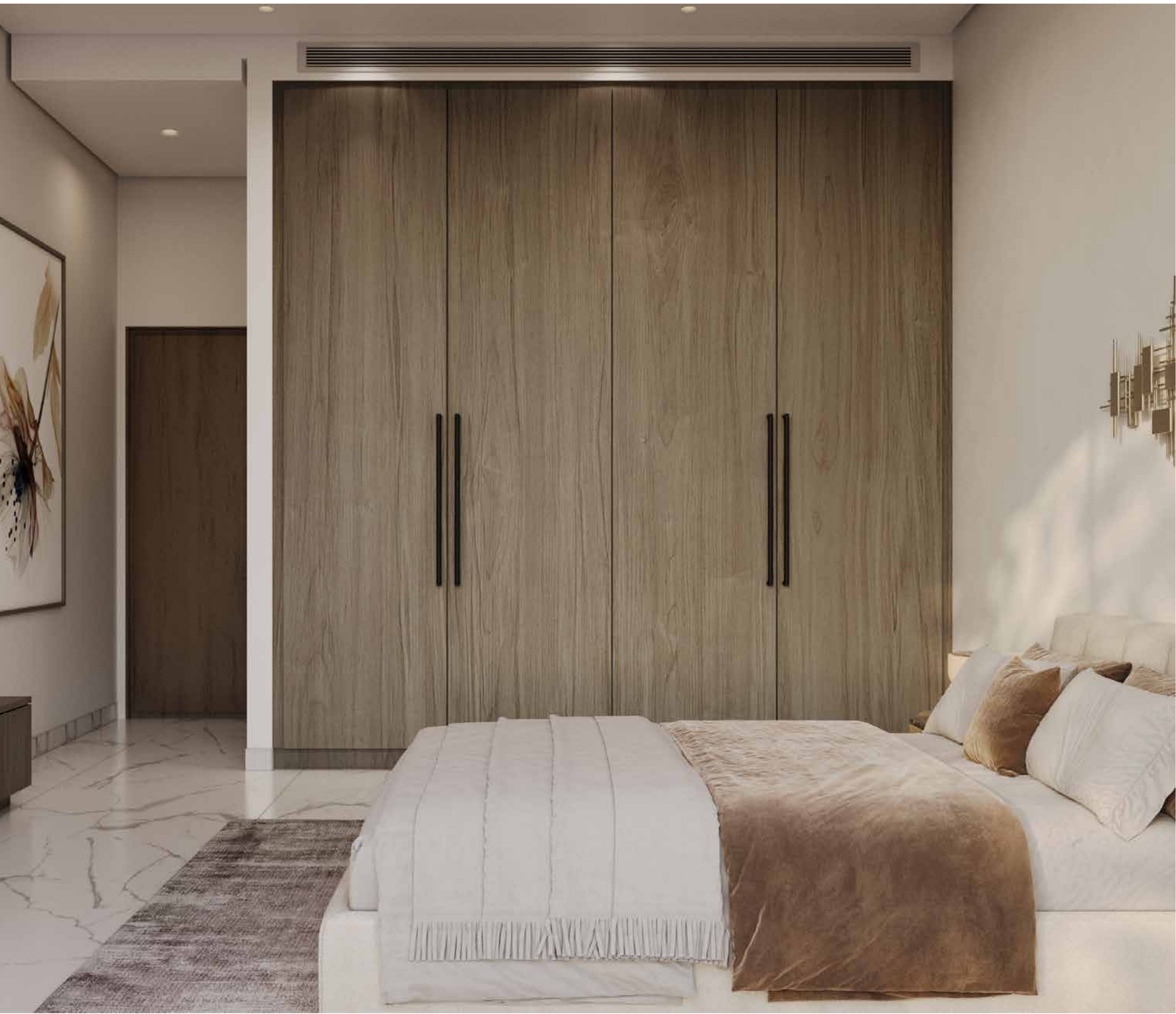




Exterior







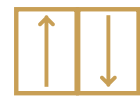
Project CONFIGURATION



4 Podium Level
+ 10 Floors



Studios, 1-bedroom
& 2-bedroom



4 passenger lifts
+1 service lifts



Parking
1 car/apartment



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 3 STARTING PRICES

Studio	369 - 595 sqft FROM AED 752,500
1Bed	741 - 1,070 sqft FROM AED 1,350,000
2Bed	1,155 - 1,820 sqft FROM AED 1,630,000

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES 3



EASY AND FLEXIBLE 1 BEDROOM PAYMENT PLAN

10%	At the time of booking	25%	Upon completion
10%	Within 30 days from booking	40%	Over 5 Years
10%	Within 12 months from booking		

EASY AND FLEXIBLE 2 BEDROOM PAYMENT PLAN

10%	Upon Booking	10%	Within 12 months from booking
10%	Within 30 days from booking	25%	Upon completion
5%	Within 6 months from booking	40%	Over 3 Years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor
PLATE



SkyHills Residence 3
TOWER A

- Studio
- 1-bed
- 2-bed

FLOOR
1

	sqft
Studio:	369 - 595
1-bed:	740 - 1,069
2-bed:	1,155 - 1,820

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Floor
PLATE



SkyHills Residences 3
TOWER A

- Studio
- 1-bed
- 2-bed

FLOOR
2 - 10

	sqft
Studio:	369 - 595
1-bed:	740 - 1,069
2-bed:	1,155 - 1,820

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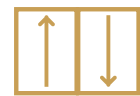
Project CONFIGURATION



+ 42 Floors
+ 4 Podium Level



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



4 passenger lifts
+1 service lifts



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



Service charge AED 15/sqft
(estimated)

SKYHILLS RESIDENCES 3 STARTING PRICES

Studio	347 - 662 sqft FROM AED 752,500
1Bed	679 - 1,337 sqft FROM AED 1,350,000
2Bed	1,051 - 1,549 sqft FROM AED 1,630,00
3Bed	2,737 sqft FROM AED 4,292,000
4Bed	3,195 - 3,220 sqft FROM AED 4,845,500

**Don't miss the opportunity to own in one of Dubai's most promising addresses.*



SKYHILLS RESIDENCES 3

Tower B

42ND FLOOR
3 & 4 BEDROOM
DUPLEX

TYPICAL FLOORS
41 FLOORS

1ST FLOOR

4 PODIUM LEVELS

GROUND FLOOR



BASEMENT FLOOR

EASY AND FLEXIBLE 1 BEDROOM PAYMENT PLAN

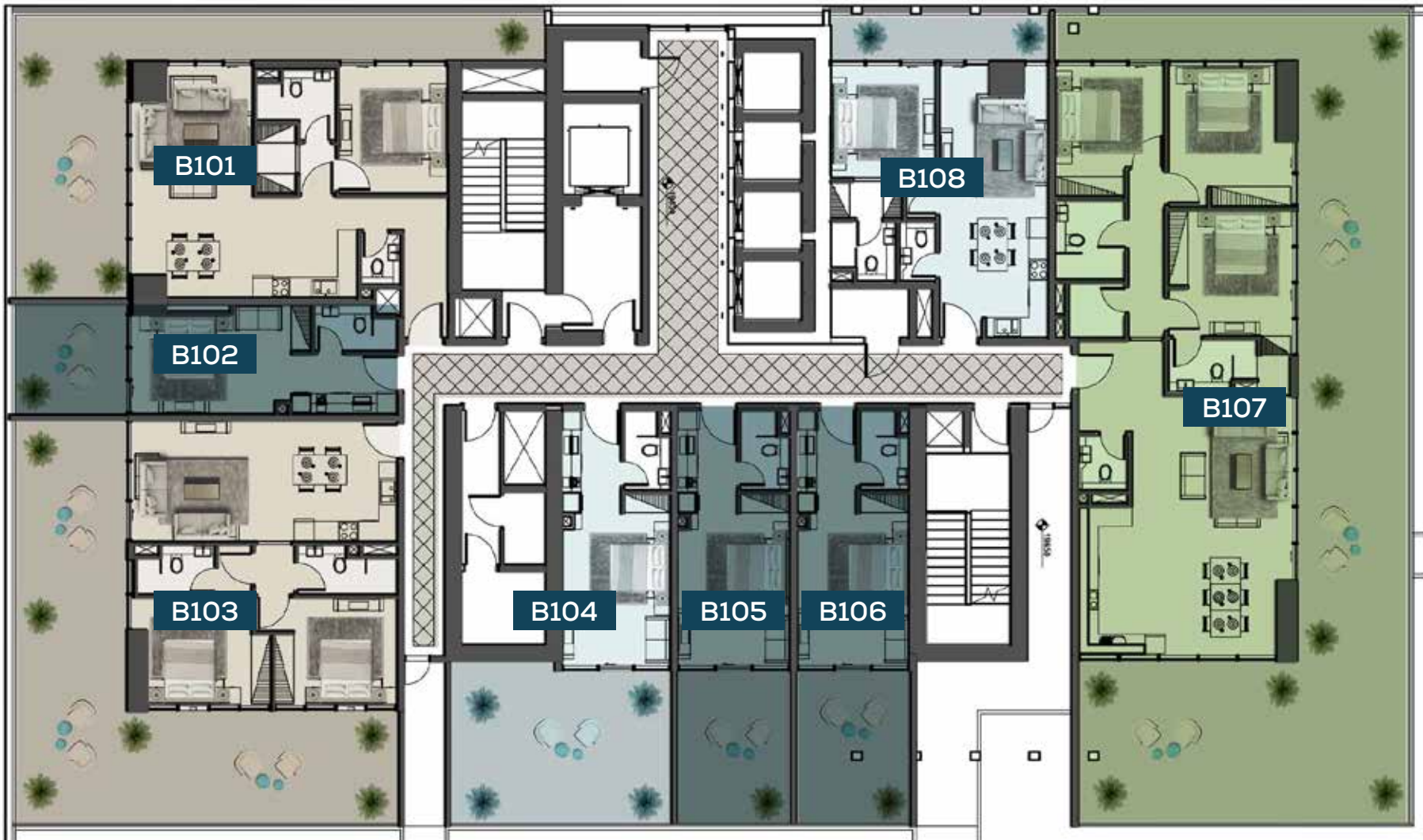
10%	At the time of booking	25%	Upon completion
10%	Within 30 days from booking	40%	Over 5 Years
10%	Within 12 months from booking		

EASY AND FLEXIBLE 2 BEDROOM PAYMENT PLAN

10%	At the time of booking	10%	Within 12 months from booking
10%	Within 30 days from booking	25%	Upon completion
5%	Within 6 months from booking	40%	Over 3 Years

**Administration fees of AED 5,000 to be paid in addition to the DLD Admin Fees*

Floor
PLATE



SkyHills Residence 3
TOWER B

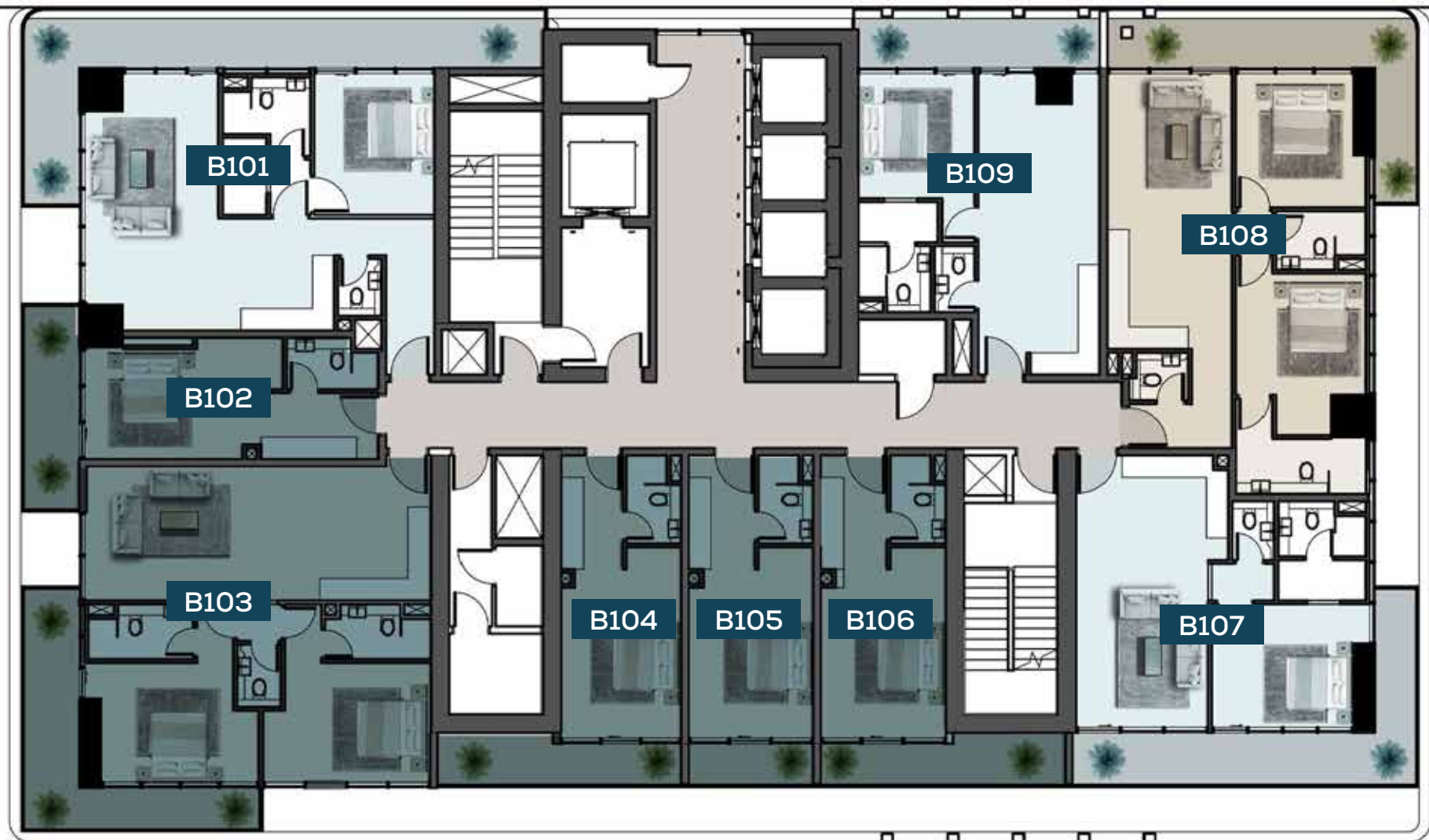
- Studio
- 1-bed
- 2-bed
- 3-bed

FLOOR
1

	sqft
<i>Studio:</i>	346 - 662
<i>1-bed:</i>	678 - 1,337
<i>2-bed:</i>	1,051 - 1,549
<i>3-bed:</i>	2,737

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Floor
PLATE



SkyHills Residences 3
TOWER B

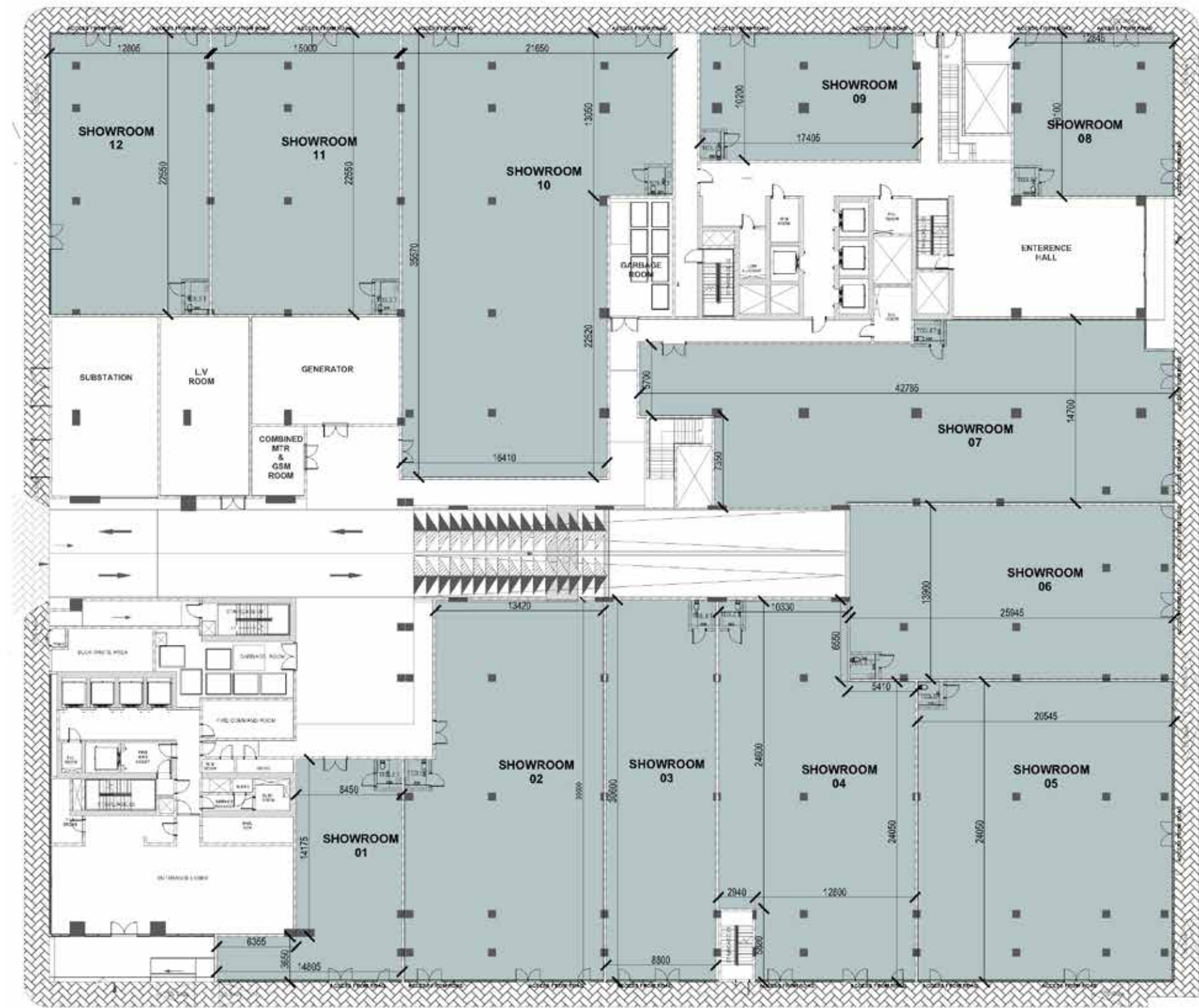
- Studio
- 1-bed
- 2-bed

FLOOR
2 - 19
21 - 14

	sqft
<i>Studio:</i>	346 - 662
<i>1-bed:</i>	678 - 1,337
<i>2-bed:</i>	1,051 - 1,549

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SkyHills Residence 3
LEVEL G GROUND FLOOR

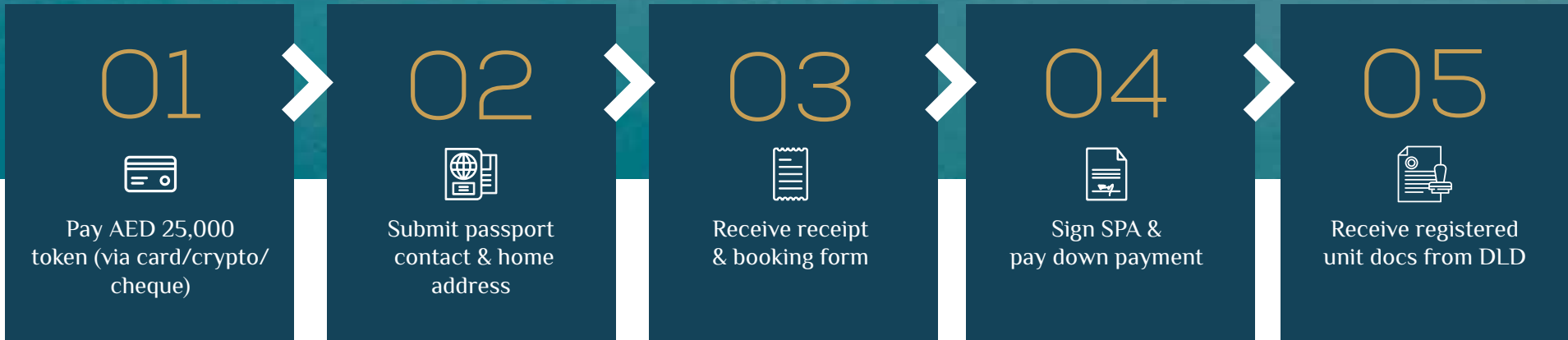


LEVEL G GROUND FLOOR UNITS

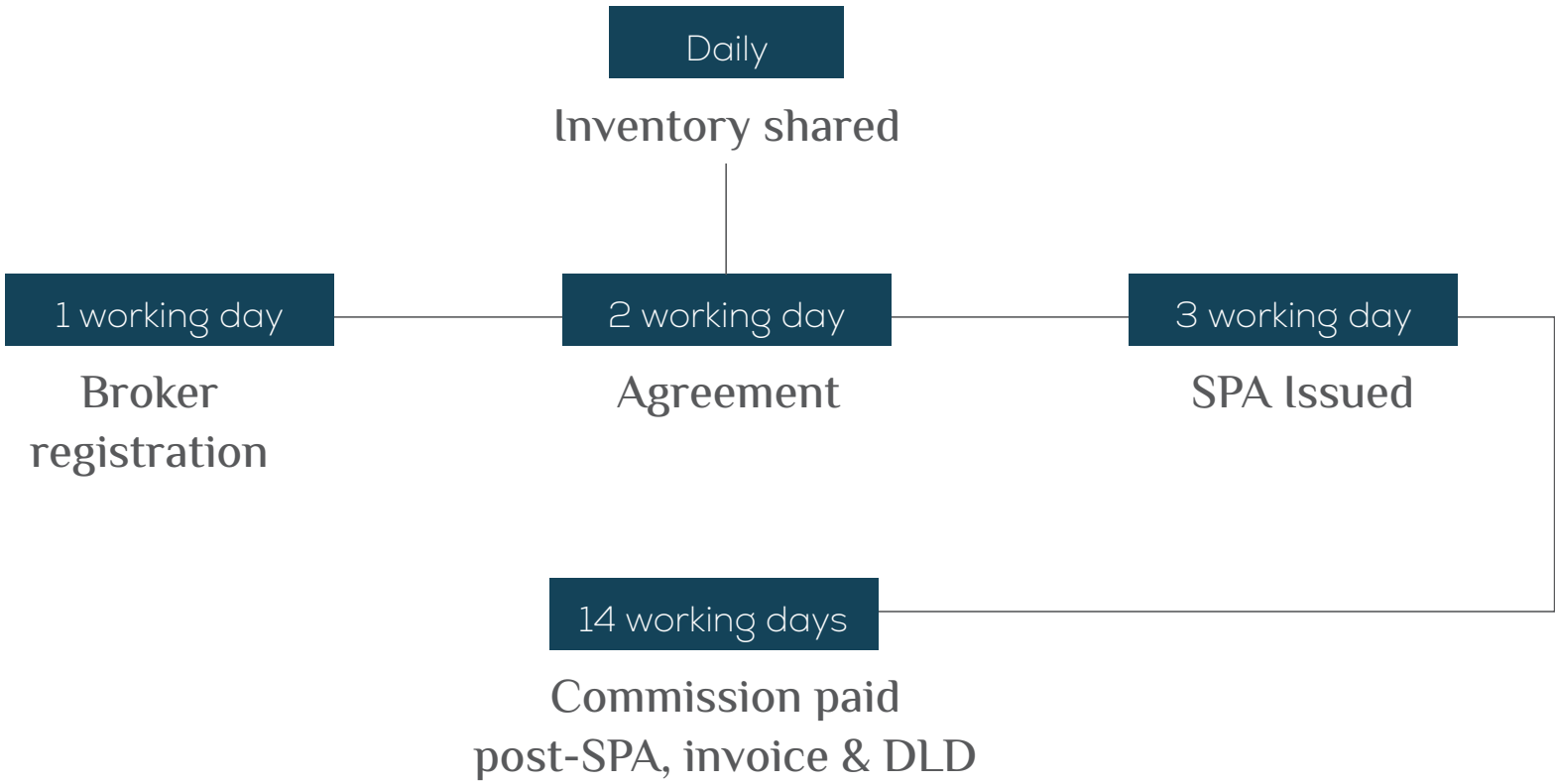
Unit Number	Area sqft	Number of Parking	View
SH3-R-01	1,923.19	3	Community View
SH3-R-02	4,988.31	7	Community View
SH3-R-03	2,980.31	4	Community View
SH3-R-04	4,684.13	6	Community View
SH3-R-05	5,344.06	7	Park and Main street view
SH3-R-06	3,951.86	5	Park and Main street view
SH3-R-07	5,966.43	8	Park and Main street view
SH3-R-08	1,826.63	2	Park and Main street view
SH3-R-09	1,943.10	3	Community View
SH3-R-10	7,108.26	9	Community View
SH3-R-11	3,698.69	5	Community View
SH3-R-12	3,129.93	4	Community View

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Simple Sales PROCESS FOR CLIENTS



Quick Closings. QUICK COMMISSION.



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

