



11 Hills Park

TOWNX

About TownX

TownX is an established real estate developer based in Dubai.



Founded in 2017, TownX has established a track record of delivering high quality residential projects across the city's most dynamic communities.



The TownX growing team consists of experts of the industry experts who consistently collaborate with internationally acclaimed architects, engineers, and consultants to bring world-class projects to life.

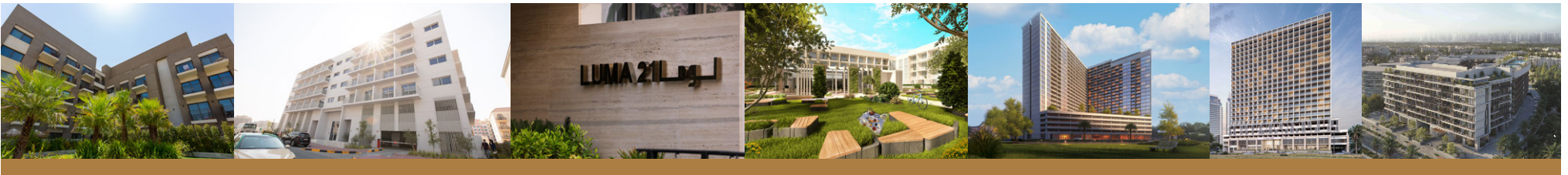
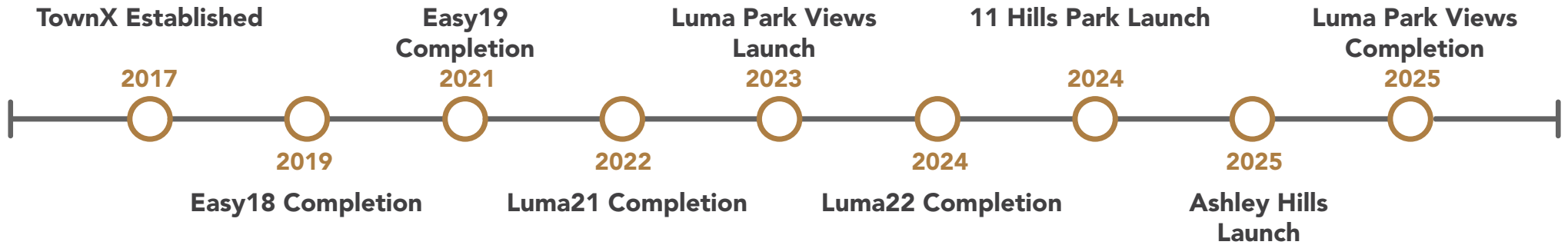


With every development, TownX reinforces its promise to deliver on schedule, thoughtfully designed and meticulously built homes to the highest standards.

Promise. Build. Deliver.

TOWNX

TownX Development Timeline

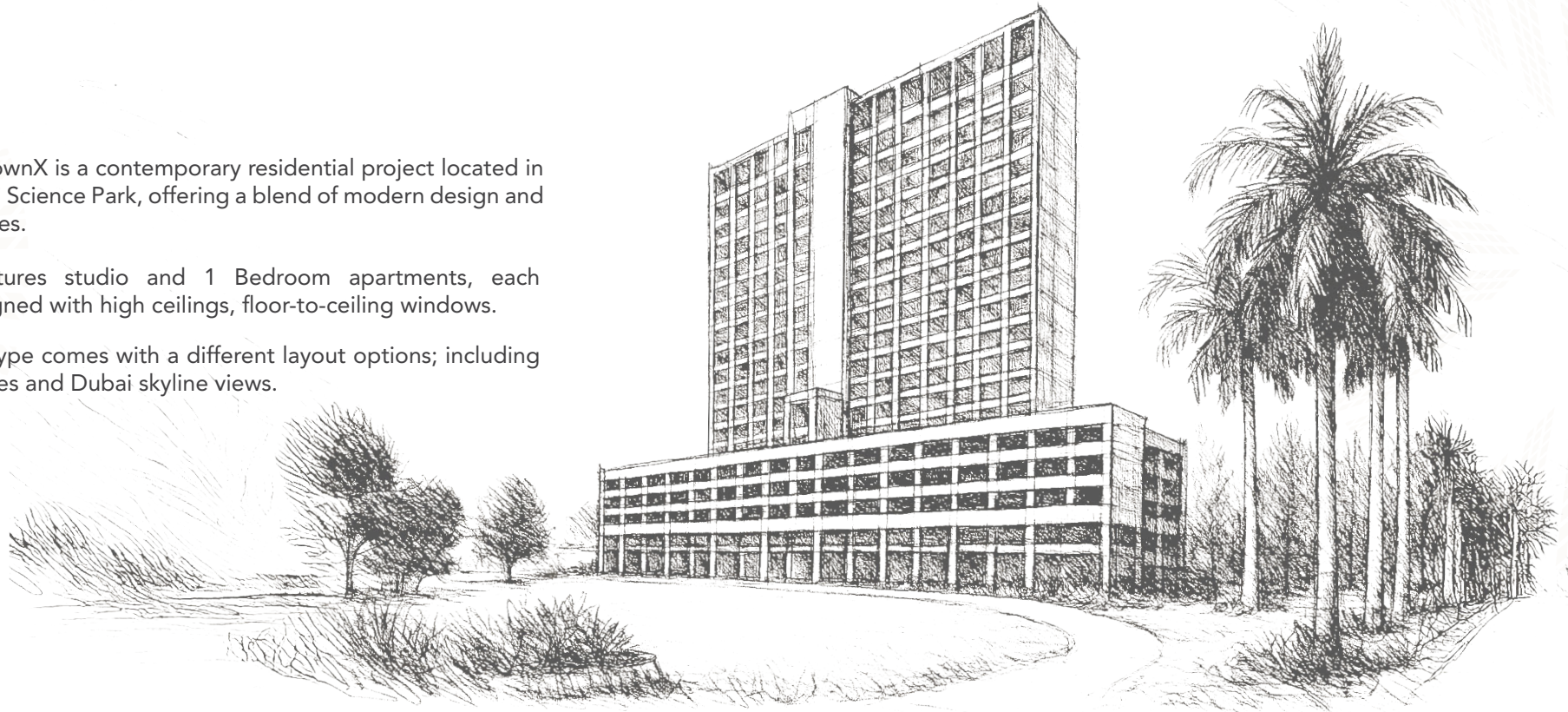


Project Overview

11 Hills Park by TownX is a contemporary residential project located in the heart of Dubai Science Park, offering a blend of modern design and high-quality finishes.

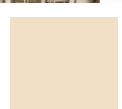
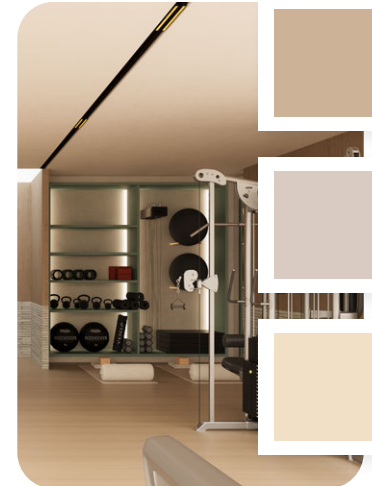
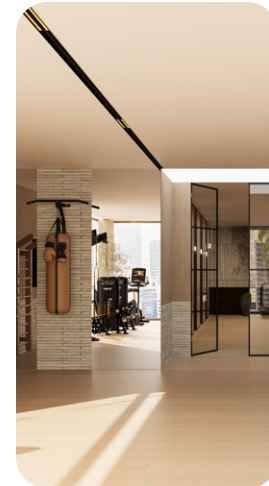
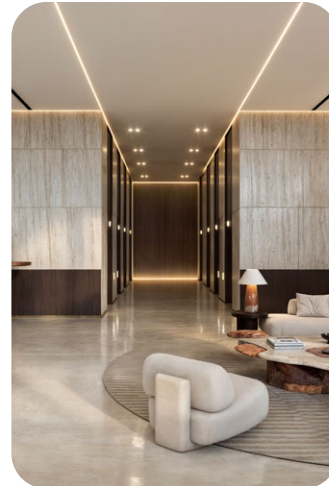
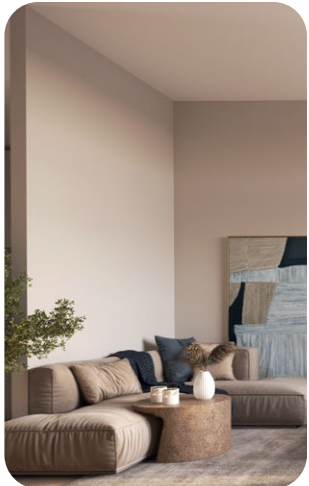
The project features studio and 1 Bedroom apartments, each thoughtfully designed with high ceilings, floor-to-ceiling windows.

Each apartment type comes with a different layout options; including floor size, balconies and Dubai skyline views.





11 Hills Park



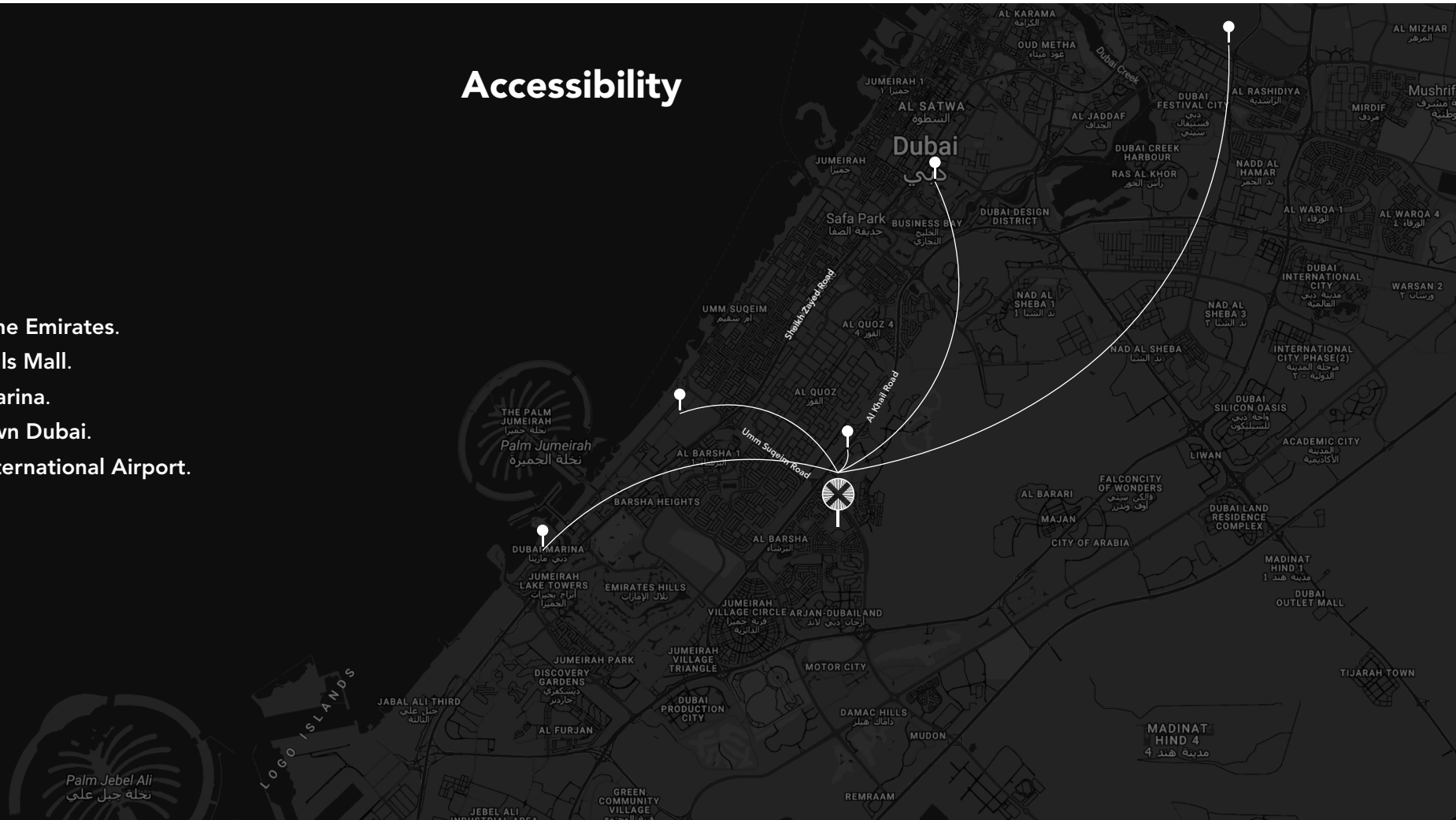


Location

Dubai Science Park (DSP) is a vibrant, master community designed to foster innovation in life sciences, healthcare, and sustainability, all offering a balanced lifestyle in a green, connected setting with easy access and exits.

Accessibility

- | 15 mins to Mall of the Emirates.
- | 5 mins to Dubai Hills Mall.
- | 15 mins to Dubai Marina.
- | 20 mins to Downtown Dubai.
- | 30 mins to Dubai International Airport.



Project Details



Total Units: 558 units



Location: Dubai Science Park



Expected Handover: Q2 2027



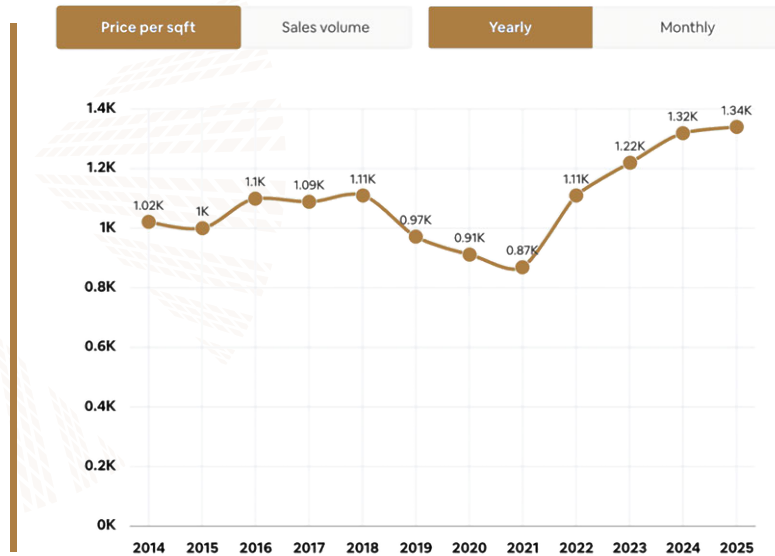
Amenities and Facilities

-  24 Hour concierge
-  Retail outlets
-  Jogging/walking track
-  Kids play area
-  Rest areas
-  Fully equipped two roof fitness centers
-  Two sky swimming pools
-  Restaurants and shops within walking distance
-  Dedicated covered car parking
-  Basketball court
-  Paddle tennis court
-  Multi function sports area

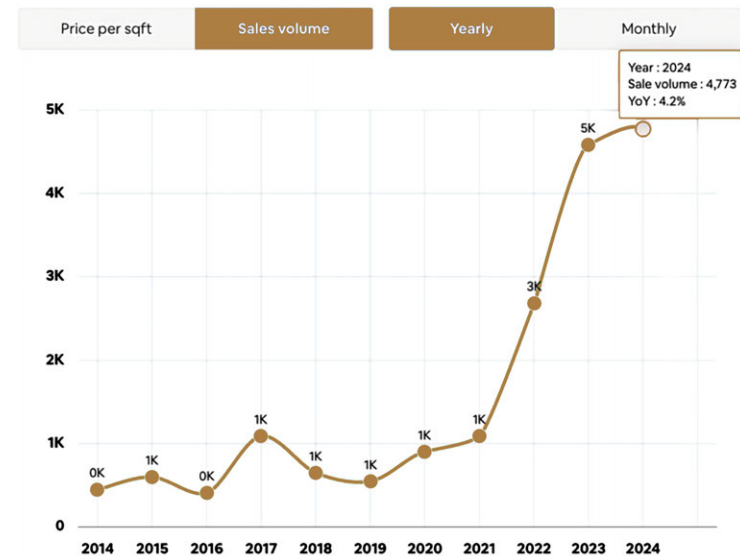


Investment Highlights

Property price change in Dubai Science Park



Sales Volume in Dubai Science Park



Source; UAE Interact



Overview

Appreciating property values:

The average apartment price in DSP stands at approximately AED 1.5 million, reflecting a 51.1% increase compared to the previous year.

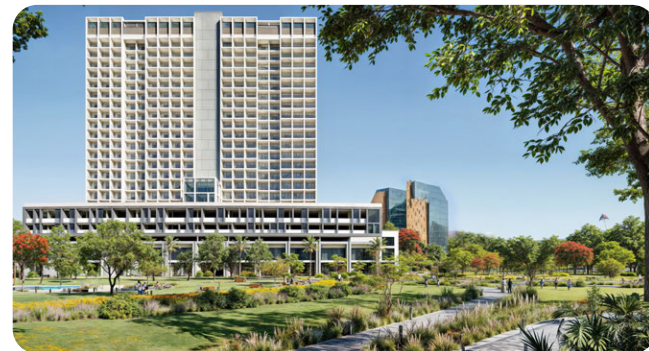
Attractive rental yields:

Investors can expect competitive rental returns, with studios offering yields around 6.10%, one-bedroom units up to 8.10%, and two-bedroom apartments approximately 6.87%.





11 Hills Park 11 Hills Park 11 Hills Park 11 Hills Park



Payment Plan

40\60

- | 40% During Construction
- | 60% On Completion

Finishes

- High ceiling in principal rooms.
- High performance floor to ceiling double glazing window systems.
- Built in heat/smoke detectors and in-suite water sprinkler system.
- One car parking space included.

Unit Finishes

- Flooring: porcelain tiles, matte finish, timber effect.
- Custom designed fire resistant entry door with electronic smart lock.
- Laminated modern interior doors with magnetic door hardware.
- Custom designed contemporary kitchen cabinetry, in a white colour.
- Quartz worktop, glass backsplash, undermount sink with mixer.
- Custom designed contemporary built in wardrobes.
- Built in appliances Siemens or similar.



Our Numbers

2017

OUR INCEPTION

1,567

COMPLETED
APARTMENTS

1,174

APARTMENTS CURRENTLY
UNDER CONSTRUCTION

1.6M

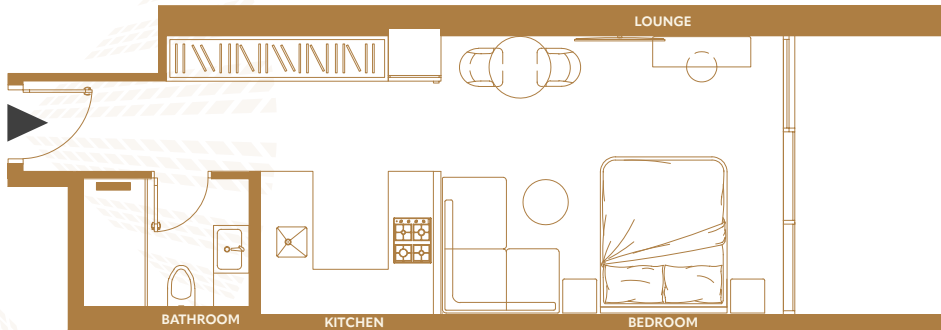
SQ. FEET
UNDER CONSTRUCTION

1.03M

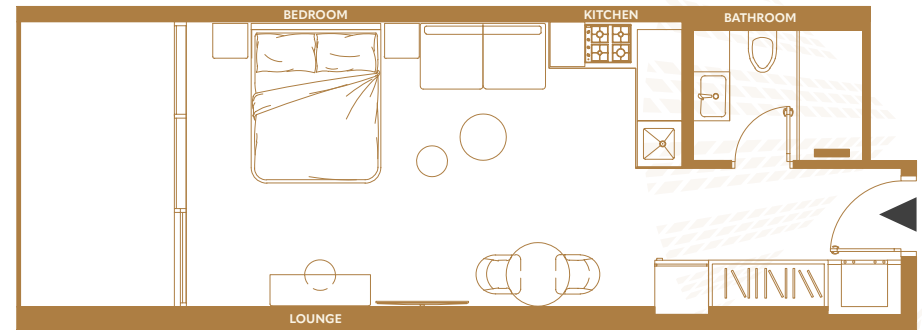
SQ. FEET OF
PREMIER LIVING SPACE

Apartment Types

| Studio Type A



| Studio Type B



Studio – Range from 474 to 512 sq. ft.

Apartment Types

| 1 Bedroom Type C



| 1 Bedroom Type D



1 Bedroom – Range from 824 to 831 sq. ft.

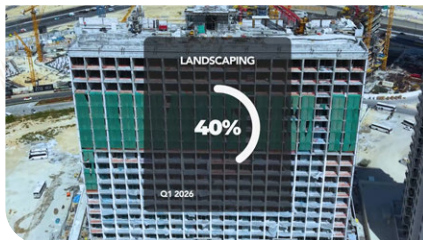
- Two gyms (Technogym)
- Two sky swimming pools
- Prime location with easy access and exit
- High rental demand
- Premium finishes and textures



Project USPs



Construction Update



The logo graphic for TownX is a circular emblem composed of eight stylized, overlapping shapes that resemble skyscrapers or architectural columns. These shapes are arranged in a ring, with each shape having a series of parallel lines running vertically through it, creating a sense of depth and structure. The entire graphic is rendered in a light beige or tan color.

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🌐 www.townx.com

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