

BINGHATTI

# Hillviews

# Hillviews

*Where outstretched vistas inspire  
a perpetual way of life.*

On the talus of progress, a new epitome comes into view.  
**A contoured exemplar...**

Where outstretched vistas inspire a perpetual way of life.  
Here, cutting-edge design syncs with the horizon...

Creating an environment that thrives at the intersection of  
community and technology. Natural light fills its modern,  
curvilinear form, inspiring constant, everyday boldness.

Each residence, a private observatory, is finitely crafted  
to realise both personal and collective growth.  
Expansive windows hint ever-upward, a constant reminder  
of the limitlessness ahead.

Intelligent technology, almost invisibly integrated,  
ushers a space where innovation meets you where  
you want to be.

## **Binghatti Hillviews**

*A visionary home.  
Where you live above the forefront.*



# BINGHATTI

## A Legacy of Architectural Artistry

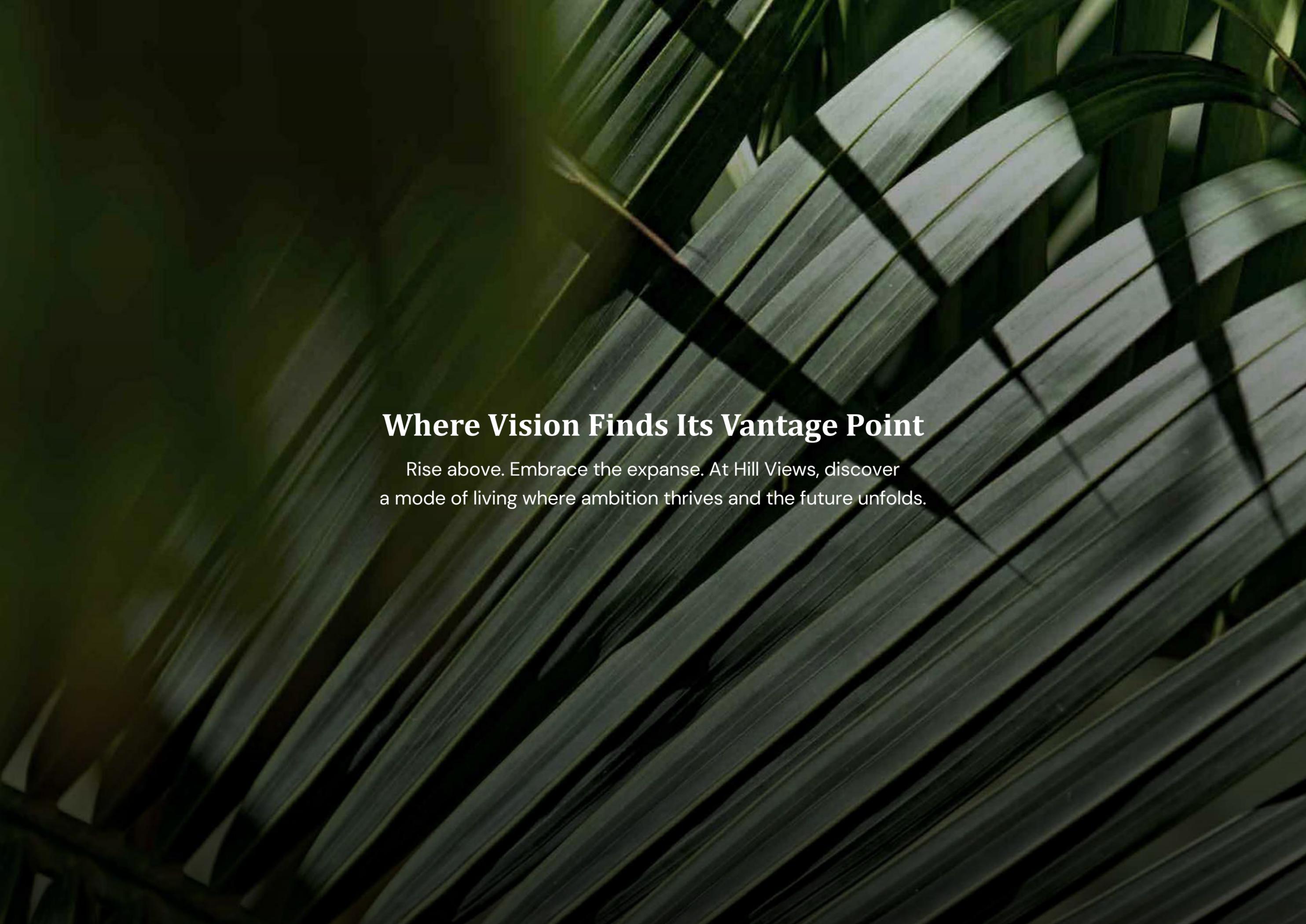
In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence.

As a distinguished Emirati property brand, **Binghatti** has carved a niche for itself by creating iconic landmarks that redefine the skyline.

The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage.

With over 60 projects valued at more than **AED 40 billion**, **Binghatti is the leading** privately held developer in the UAE. The company's impressive track record, including the successful delivery of **25,000 units prior to 2024**, underscores its dedication to crafting exceptional living spaces.

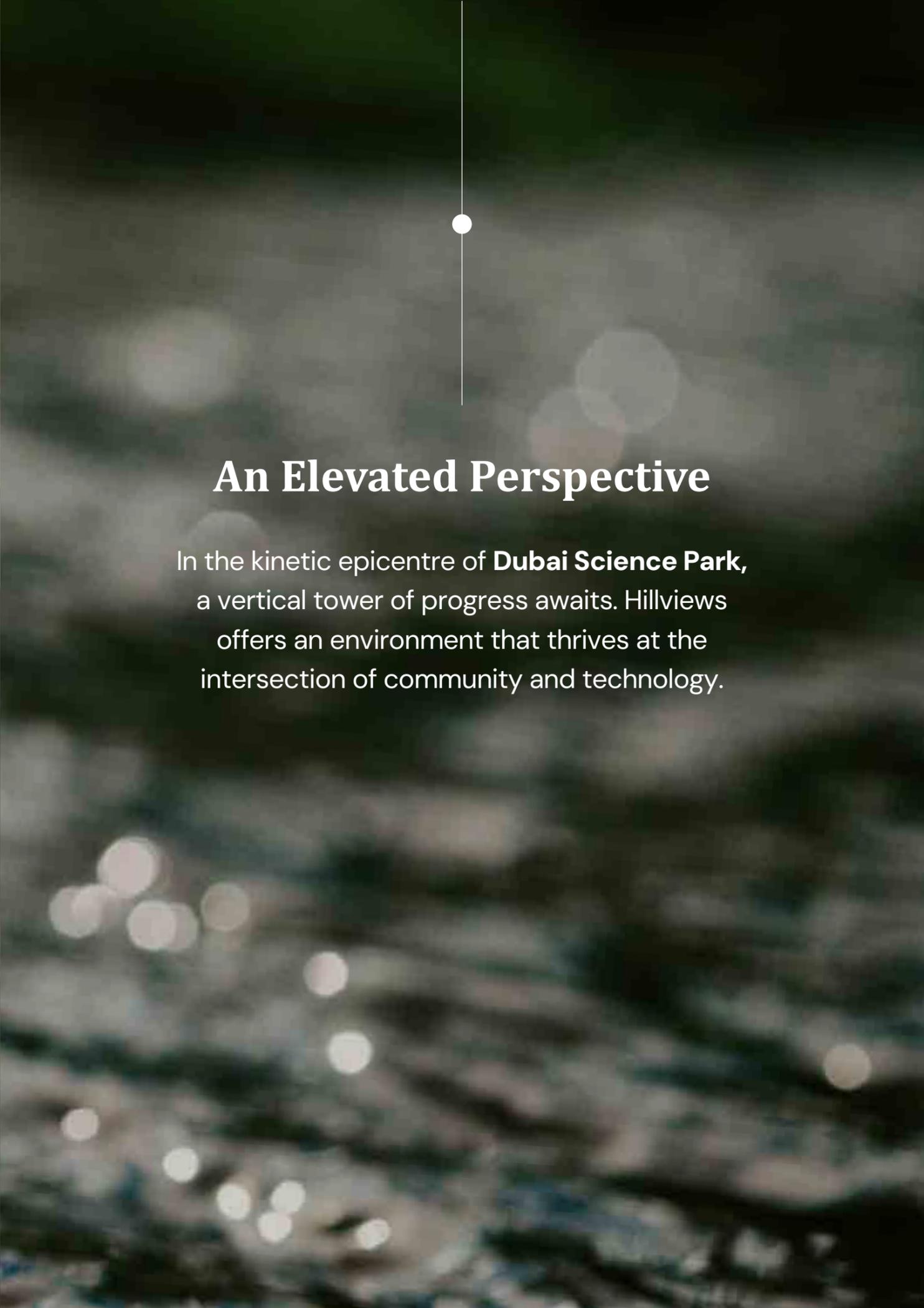
Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI, Mercedes-Benz, and Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.



## **Where Vision Finds Its Vantage Point**

Rise above. Embrace the expanse. At Hill Views, discover a mode of living where ambition thrives and the future unfolds.





## An Elevated Perspective

In the kinetic epicentre of **Dubai Science Park**, a vertical tower of progress awaits. Hillviews offers an environment that thrives at the intersection of community and technology.



**BINGHATTI**  
**Hillviews**

Structural elements, each echoing the spirit of progress and the pull of the future, create spaces of refinement and boundless potential. Hillviews' façade, a testament to sustainable elegance, seamlessly blends organic materials and satin chrome into a captivating form.



# Project Facts

## PROPERTY TYPE

Residential & Retail

## PLOT AREA

11851.83 SQ.M / 127571.91 SQFT

## DESCRIPTION

2B + G + 4P + 35 Residential Floors  
+ 1 Mechanical Room + Roof

## NUMBER OF UNITS

Studio Apartment:	688
1 Bedroom Apartment:	757
2 Bedroom Apartment:	107

## TOTAL UNITS

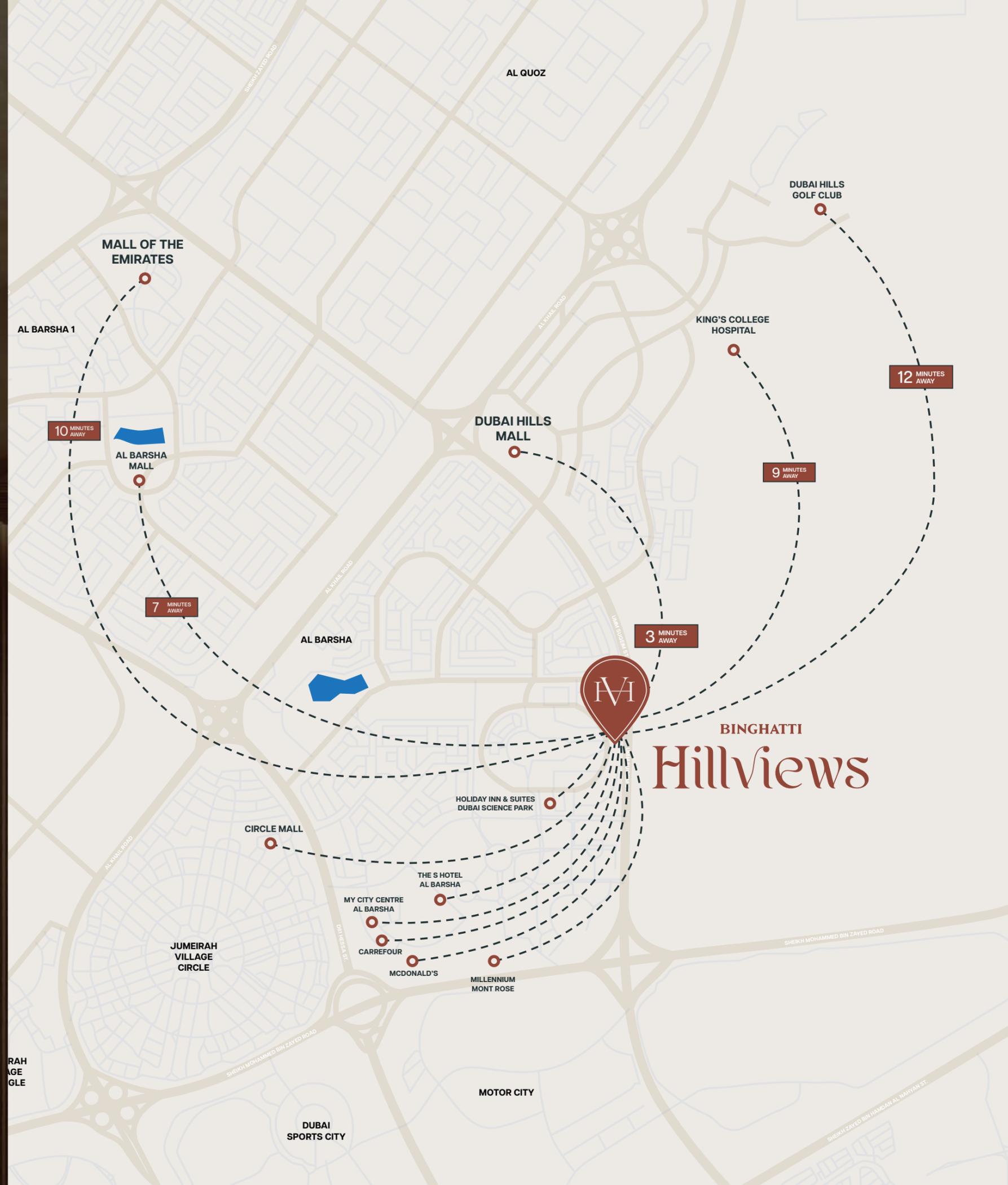
Residential Units:	1552
Shops ( Ground Floor ):	19

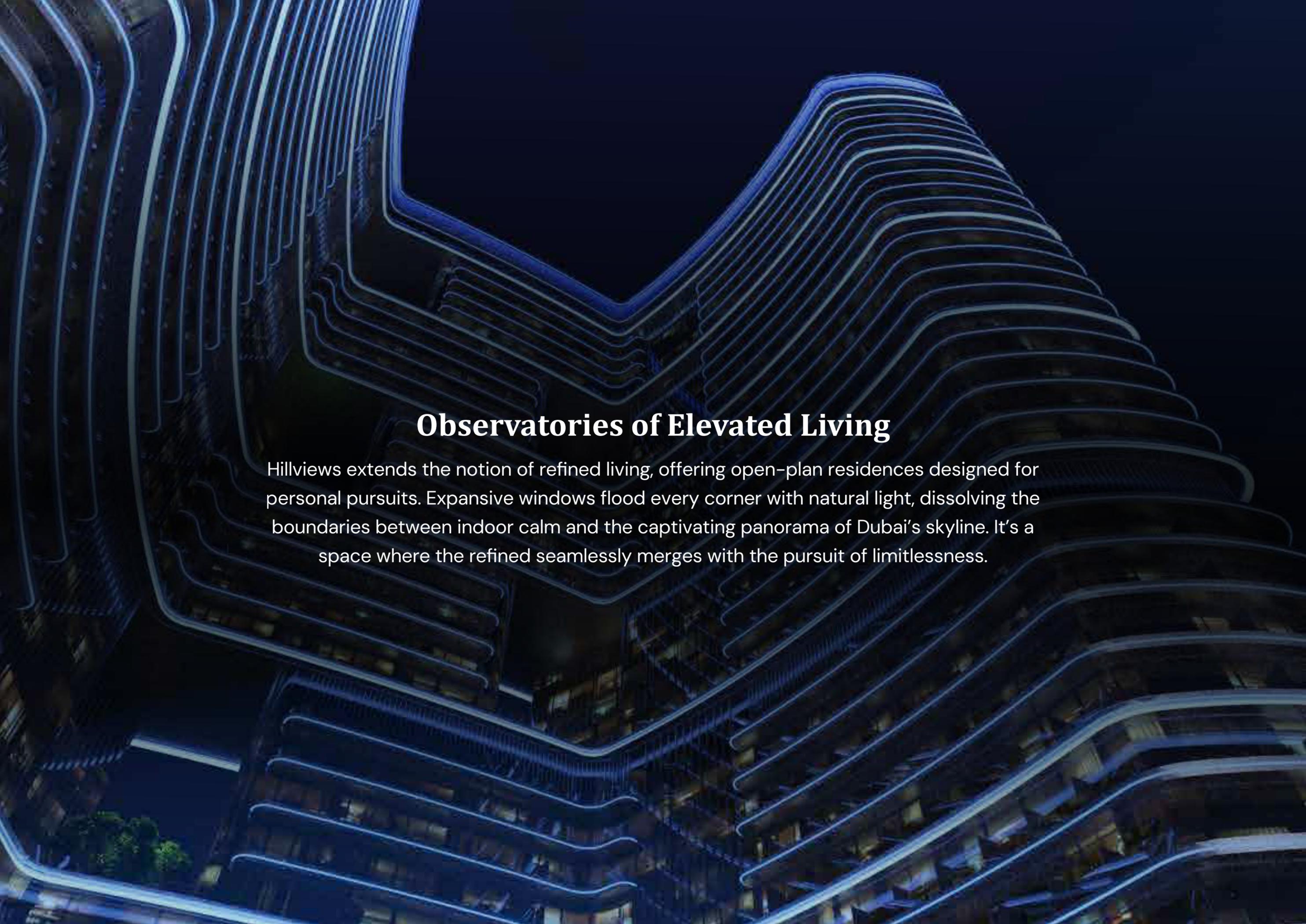


# Venture Within Dubai Science Park

Hill Views comes into view within Dubai Science Park. It places you at the crossroads of Dubai's unyielding energy and human connectivity.

Awaken to outstretched vistas of the Dubai skyline, the constant promise of what's possible, while being held by the refined design of a place you can call your own.





## **Observatories of Elevated Living**

Hillviews extends the notion of refined living, offering open-plan residences designed for personal pursuits. Expansive windows flood every corner with natural light, dissolving the boundaries between indoor calm and the captivating panorama of Dubai's skyline. It's a space where the refined seamlessly merges with the pursuit of limitlessness.



# Material List

Lobby, Bathroom and Apartment

1. Fluted Travertine



2. Wood Porcelain



3. Porcelain Tiles



5. Travertine Marble



6. BT White



7. Mirror



8. Corian



4. Champagne Metal



9. Calcutta Greek



10. Wood Veneer

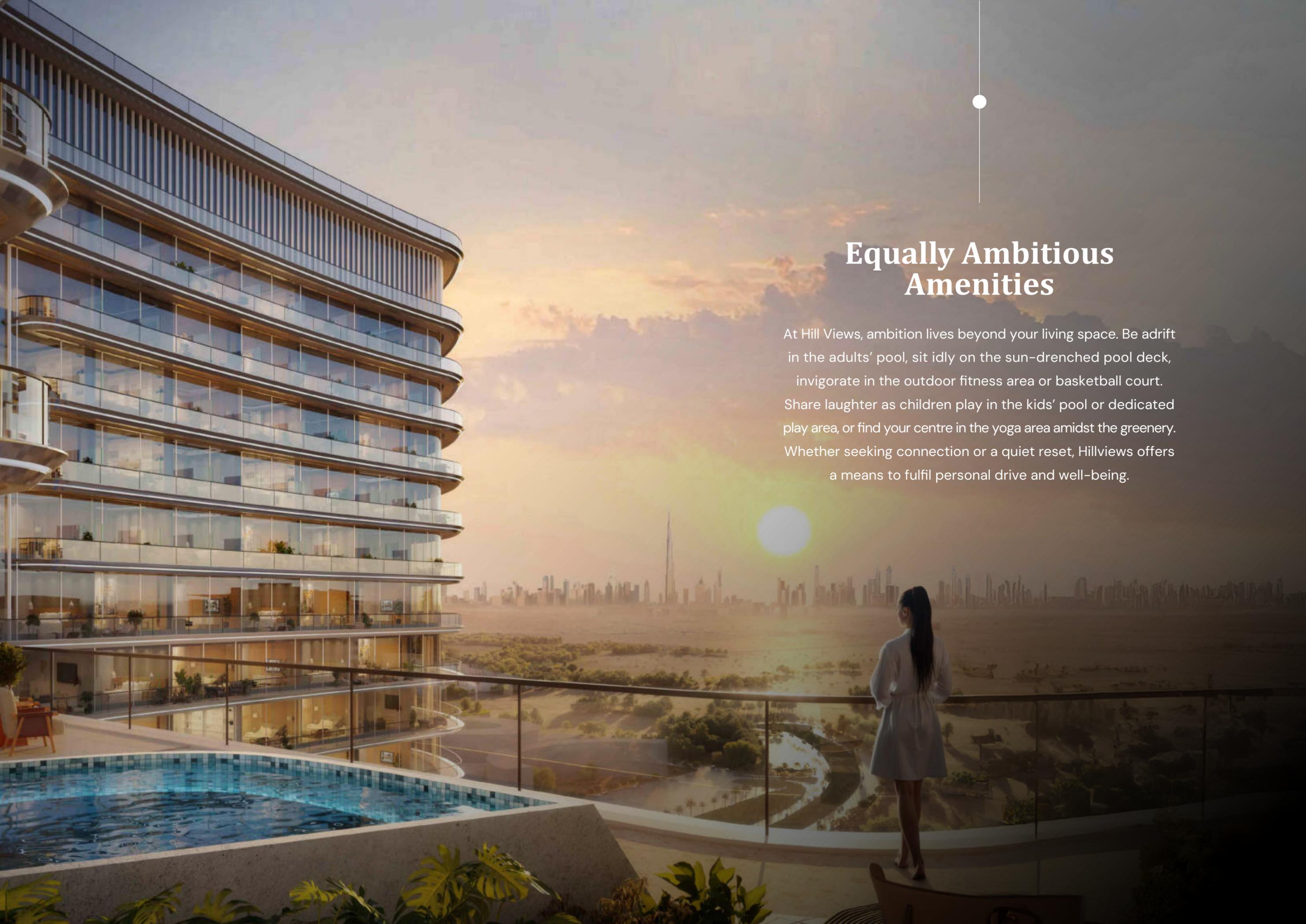


11. Fabric Glass



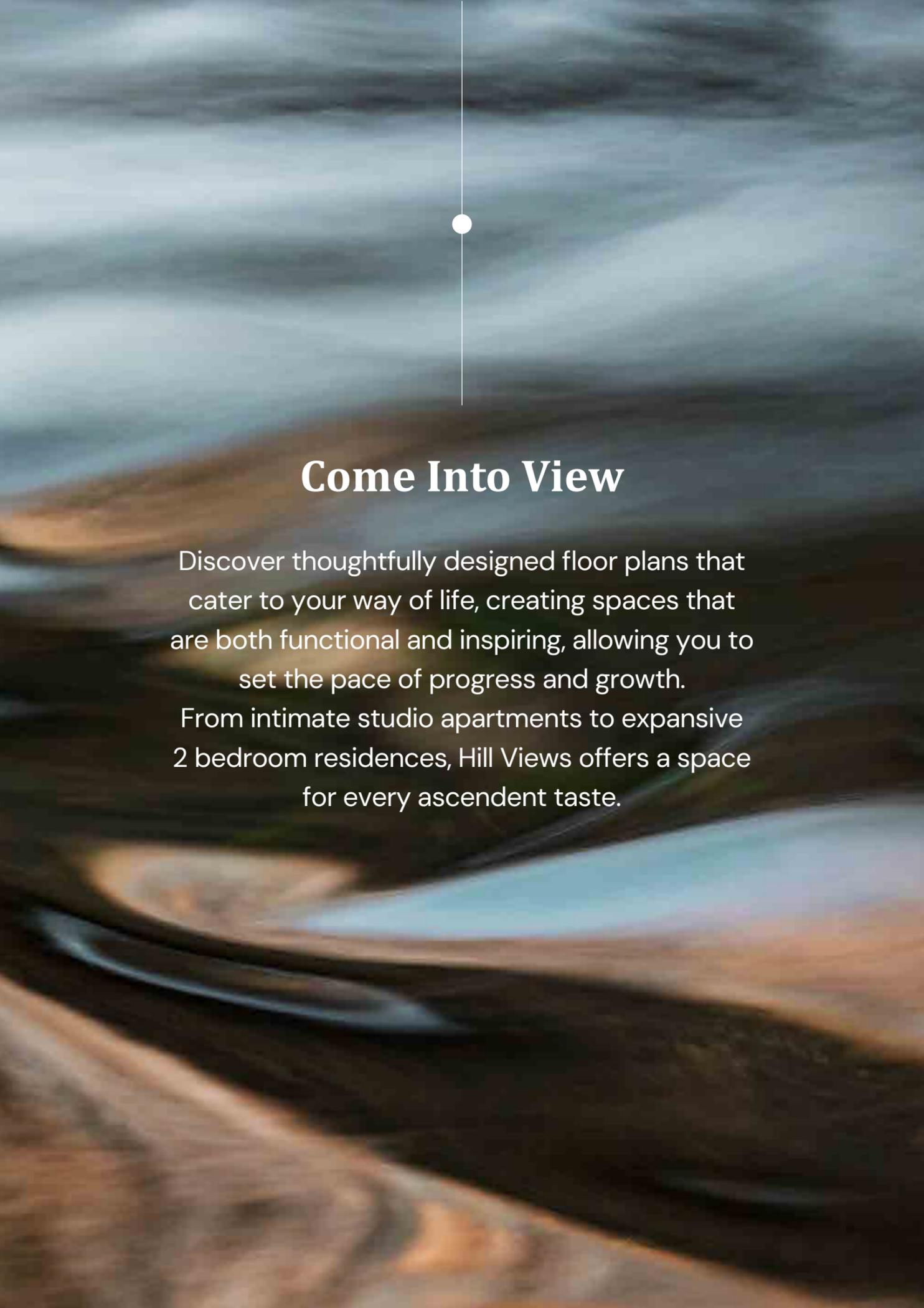
12. Wood Veneer





## Equally Ambitious Amenities

At Hill Views, ambition lives beyond your living space. Be adrift in the adults' pool, sit idly on the sun-drenched pool deck, invigorate in the outdoor fitness area or basketball court. Share laughter as children play in the kids' pool or dedicated play area, or find your centre in the yoga area amidst the greenery. Whether seeking connection or a quiet reset, Hillviews offers a means to fulfil personal drive and well-being.



## Come Into View

Discover thoughtfully designed floor plans that cater to your way of life, creating spaces that are both functional and inspiring, allowing you to set the pace of progress and growth.

From intimate studio apartments to expansive 2 bedroom residences, Hill Views offers a space for every ascendent taste.





**housebook** Real Estate Company  
since 2012 in the UAE

**+971 (4) 412-5007**

Managers of partnerships



Alevtina Kapustina



Svetlana Guseva

## Office

Housebook Real Estate LCC

Dubai Marina, office 2502-01, Dubai, UAE

Company license: 1128098

[ae.housebook.deals](https://ae.housebook.deals)

[partner@housebook.ae](mailto:partner@housebook.ae)

