



THE HILLGATE

PROJECT BRIEF

Location Map



BURJ
AL ARAB

JUMEIRAH BEACH

BUSINESS BAY

DOWNTOWN
DUBAI

BURJ
KHALIFA

E66 Al-Ain Rd

E311 Sheikh Mohammed bin Zayed Road Rd

SILICON
CENTRAL MALL

THE HILLGATE

COMMUNITY
PARK

D54 Sheikh Zayed bin Hamdan Al Nahyan Rd

Driving Distances



COMMUNITY
CENTER/ PARK

01 MINUTE



SILICON
CENTRAL MALL

04 MINUTES



DUBAI SILICON
OASIS LAKE

06 MINUTES



DUBAI DIGITAL
PARK

06 MINUTES



GLOBAL
VILLAGE

11 MINUTES



DUBAI
INTERNATIONAL
AIRPORT

23 MINUTES



BURJ KHALIFA/
DUBAI MALL

24 MINUTES



MUSEUM OF
THE FUTURE

25 MINUTES



DUBAI
INTERNATIONAL
FINANCIAL
CENTRE

26 MINUTES



DUBAI WORLD
CENTRAL
AIRPORT

30 MINUTES



BURJ
AL ARAB

32 MINUTES



PALM
JUMEIRAH

34 MINUTES

Sun & Views Analysis



W

BURJ
AL ARAB

SUNSET

WINTER

SILICON
CENTRAL MALL

SUMMER

COMMUNITY
PARK

BUSINESS
BAY

DOWNTOWN
DUBAI

BURJ
KHALIFA

N

S

SUNRISE

E

Building Configuration



ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

OWNERSHIP

Freehold

ANTICIPATED COMPLETION DATE

Q4 2027

PARKING

Studio, 1 and 2 bedrooms : 1 car parking space
3 and 4 bedrooms : 2 car parking spaces

ELEVATORS

Tower A

3 passenger elevators
1 service elevator

Tower B

3 passenger elevators
1 service elevator

Size Range per Unit Type

TOWER A

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
STUDIO	5 Units	From 418 sq. ft to 419 sq. ft
1-BEDROOM	47 Units	From 777 sq. ft to 786 sq. ft
2-BEDROOM	78 Units	From 1,196 sq. ft to 1,258 sq. ft
2-BEDROOM + STUDY	27 Units	From 1,322 sq. ft to 1,335 sq. ft
3-BEDROOM	9 Units	From 1,643 sq. ft
3-BEDROOM DUPLEX	1 Unit	From 2,160 sq. ft
4-BEDROOM DUPLEX	1 Unit	From 4,047 sq. ft

166 Units

TOWER B

APARTMENTS	NUMBER OF UNITS	SIZE RANGE
STUDIO	20 Units	From 416 sq. ft to 479 sq. ft
1-BEDROOM	123 Units	From 776 sq. ft to 784 sq. ft
2-BEDROOM	21 Units	From 1,196 sq. ft
2-BEDROOM + STUDY	13 Units	From 1,313 sq. ft to 1,398 sq. ft
3-BEDROOM	13 Units	From 1,643 sq. ft

190 Units





ELLINGTON
PROPERTIES

LOBBY RECEPTION AND COMMUNAL TABLE



LOBBY LOUNGE



POOL DECK



FITNESS STUDIO



GARDEN

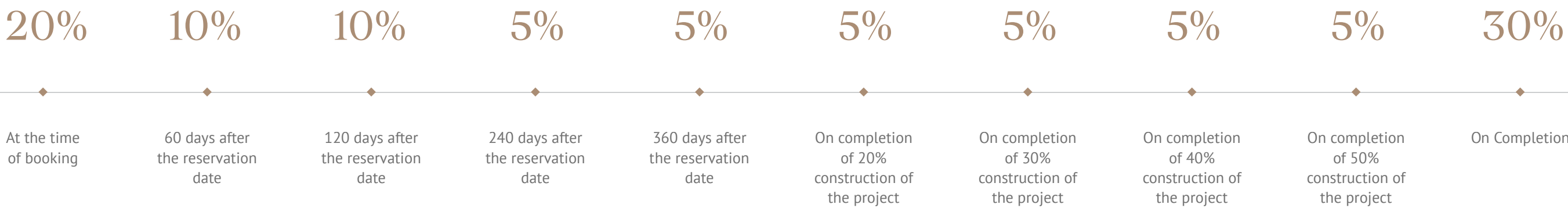


KITCHEN



BATHROOM

Payment Plan





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Affiliate
managers



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Kapustina**



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