

# Hills Park

TownX

11 HILLS PARK



# Join the Community

Our location offers seamless access to top-rated schools, state-of-the-art hospitals, and a wide range of family friendly amenities. Discover the perfect balance of comfort and convenience at **11 Hills Park.**





KING'S COLLEGE HOSPITAL  
LONDON - DUBAI



DUBAI HILLS MALL



GEMS FOUNDERS SCHOOL – AL BARSHA



II HILLS PARK



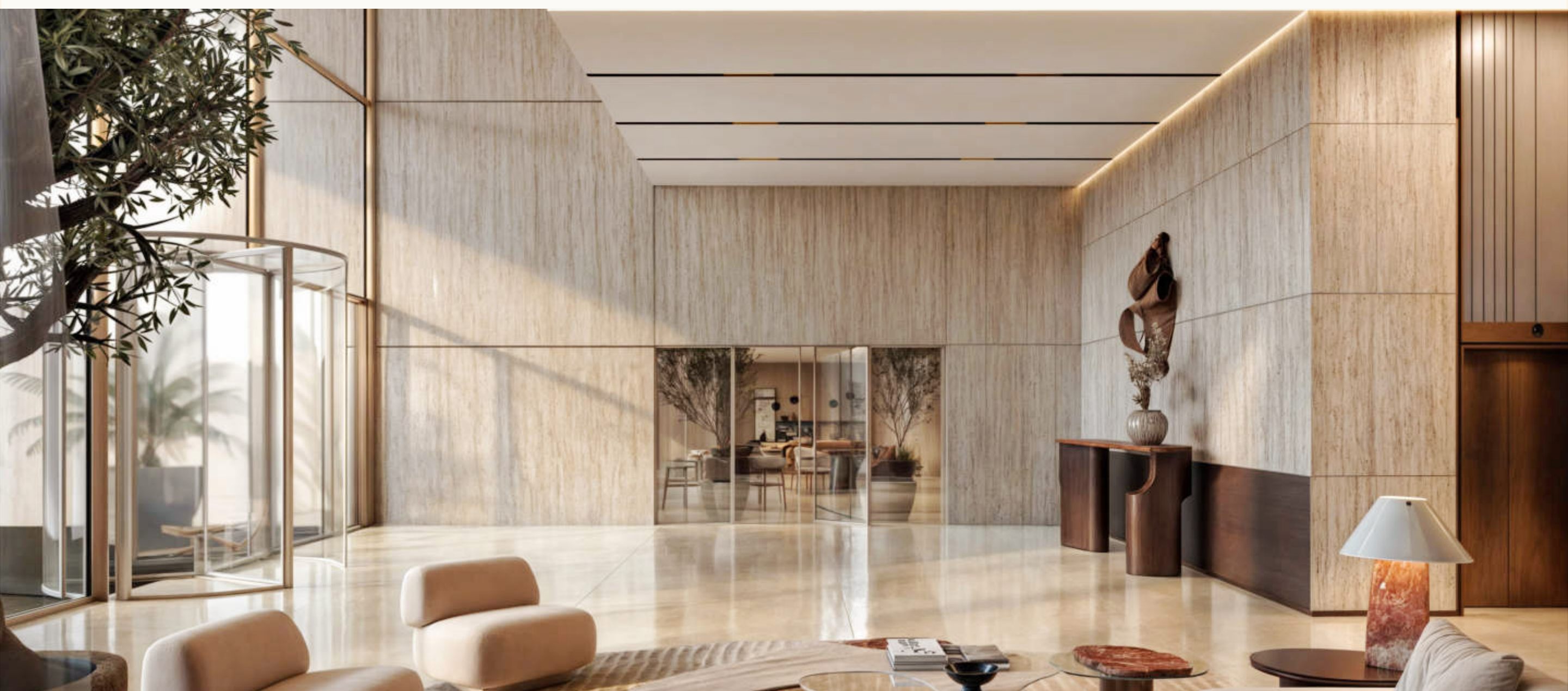
MEDICLINIC PARKVIEW HOSPITAL



DUBAI BUTTERFLY GARDEN

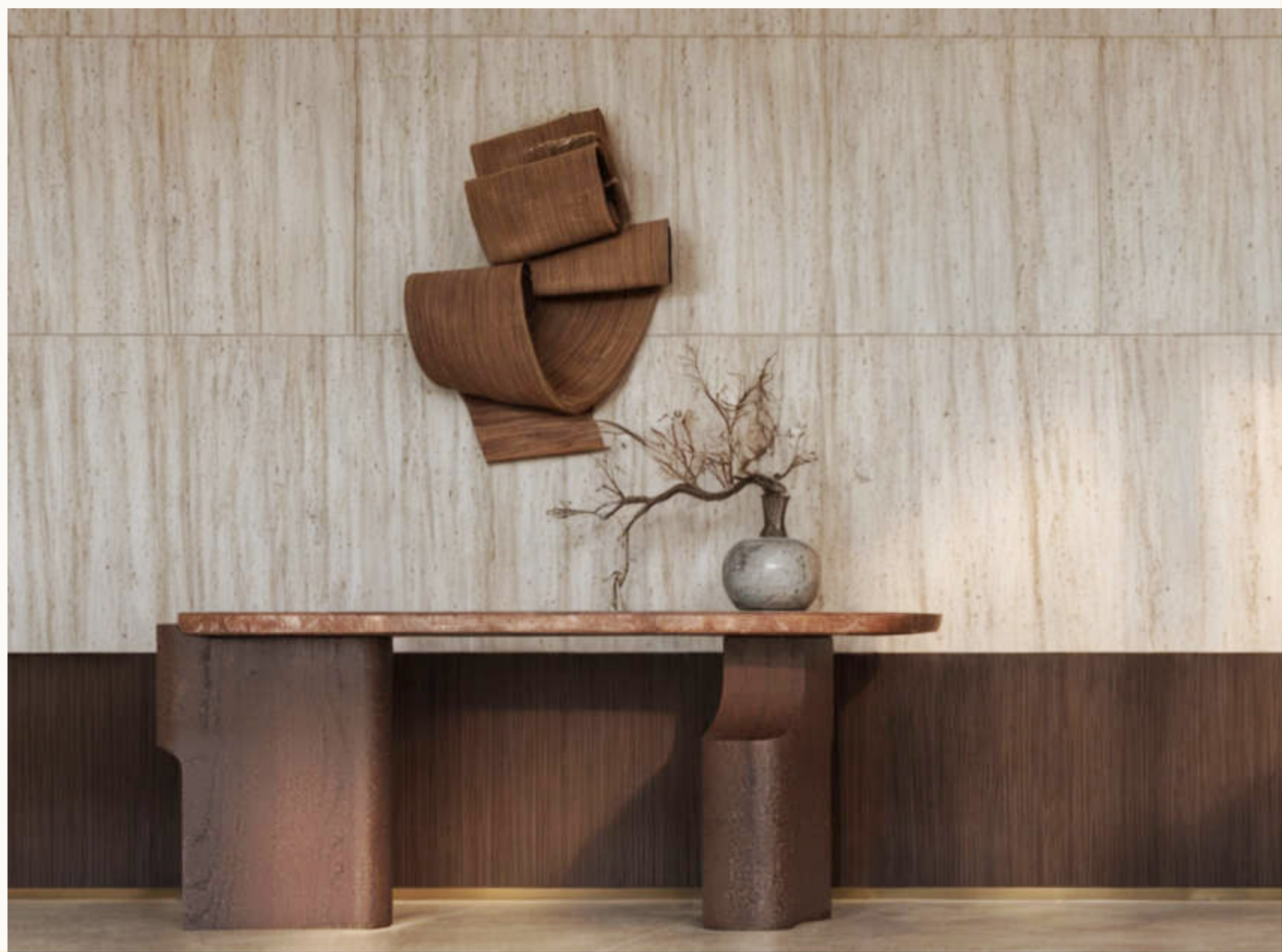


# Take a Step In



The radiant and refined entrance hall at **11 Hills Park** awaits as you step into your new building.

You won't be able to resist the warm and homely feeling of our entrance hall.







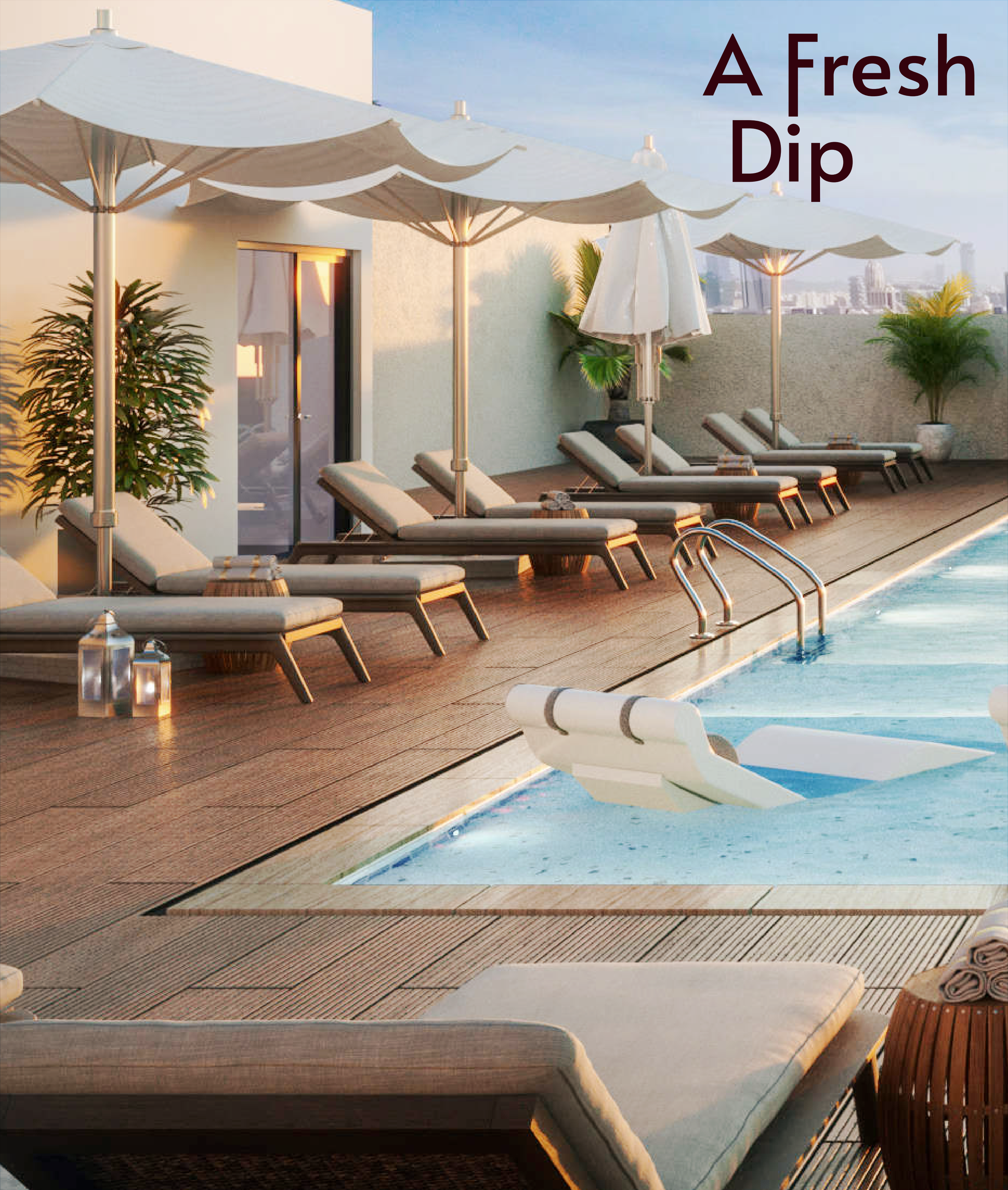
# Your Coffee Break

Welcome to a realm where the scent of coffee lingers, where time pauses to honor the beauty of the moment.

A space that speaks to your heart and soul, leaving an indelible imprint on your journey through comfortable living.



# A Fresh Dip



Dip in your new exquisite swimming pool.

Relax into refreshing waters, unwind by the poolside, and soak up the sun in tranquil separated areas for women and men.





# The Start of Your Wellness Journey



Whether one's goal is to sculpt muscles, or simply maintain a balanced lifestyle, these cutting-edge gyms provide the necessary resources and support to embark on a transformative fitness journey.





# Private Oasis



Having a private garden as a common space in your building is a true privilege.

The garden's flourishing greenery creates a harmonious connection between the tenants and nature, offering an oasis right at your doorstep.



# Studio Apartment





A living room that feels just right. Carefully designed for comfort and style, this space is ideal for unwinding or gathering with friends. It's inviting, versatile, and perfectly suited to elevate your everyday moments.





Sunlight pours into this living room through large windows, filling the space with warmth and a cheerful ambiance. The generous natural light enhances the cozy atmosphere, offering a serene view that invites you to unwind and feel at home.





# One Bedroom Apartment





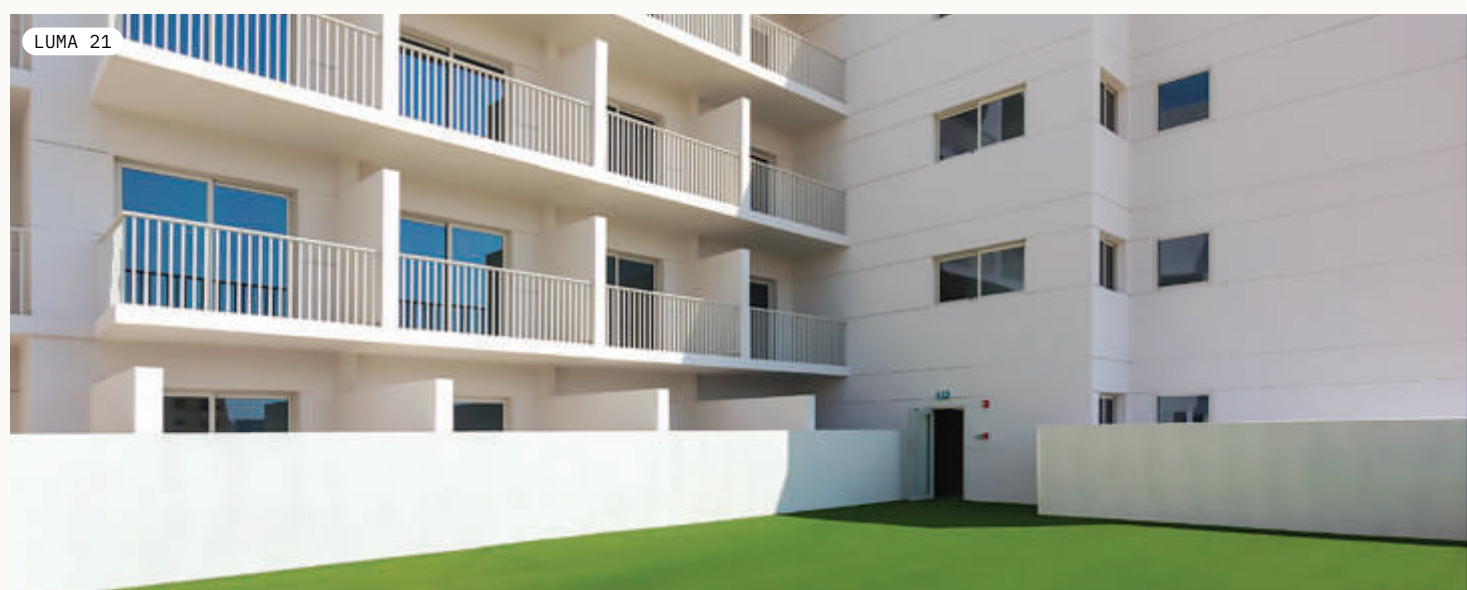
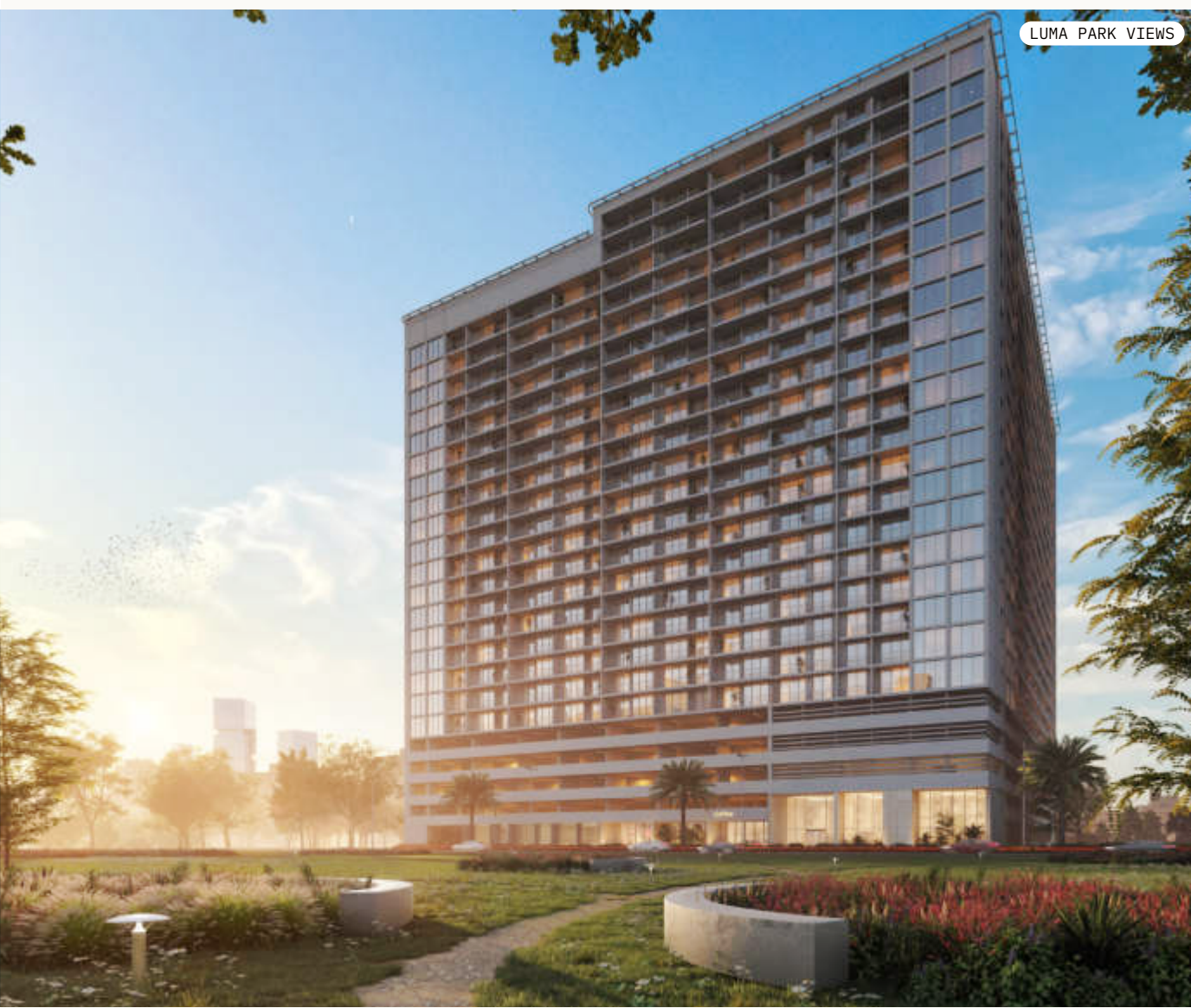
This one-bedroom apartment combines elegance with warmth. Soft fabrics create an inviting living area, while floor-to-ceiling windows flood the space with natural light. It's a blend of sophistication and comfort—an ideal space to start your new living experience.





# Town X

## A Certified Track Record



Our buildings embody a commitment to going beyond the ordinary, delivering more than expected every time. Walking into any of them, you experience our promise: to set new standards and exceed expectations.

11 Hills Park exemplifies this vision. Nestled in a vibrant science park surrounded by townhouses, villas, and medical institutions, it offers a unique living experience. As the first of its kind, it blends seamlessly with its surroundings while introducing fresh, functional design. With tranquil spaces, direct access to parks, and a serene environment, it redefines comfort and community living in this innovative neighborhood.





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