

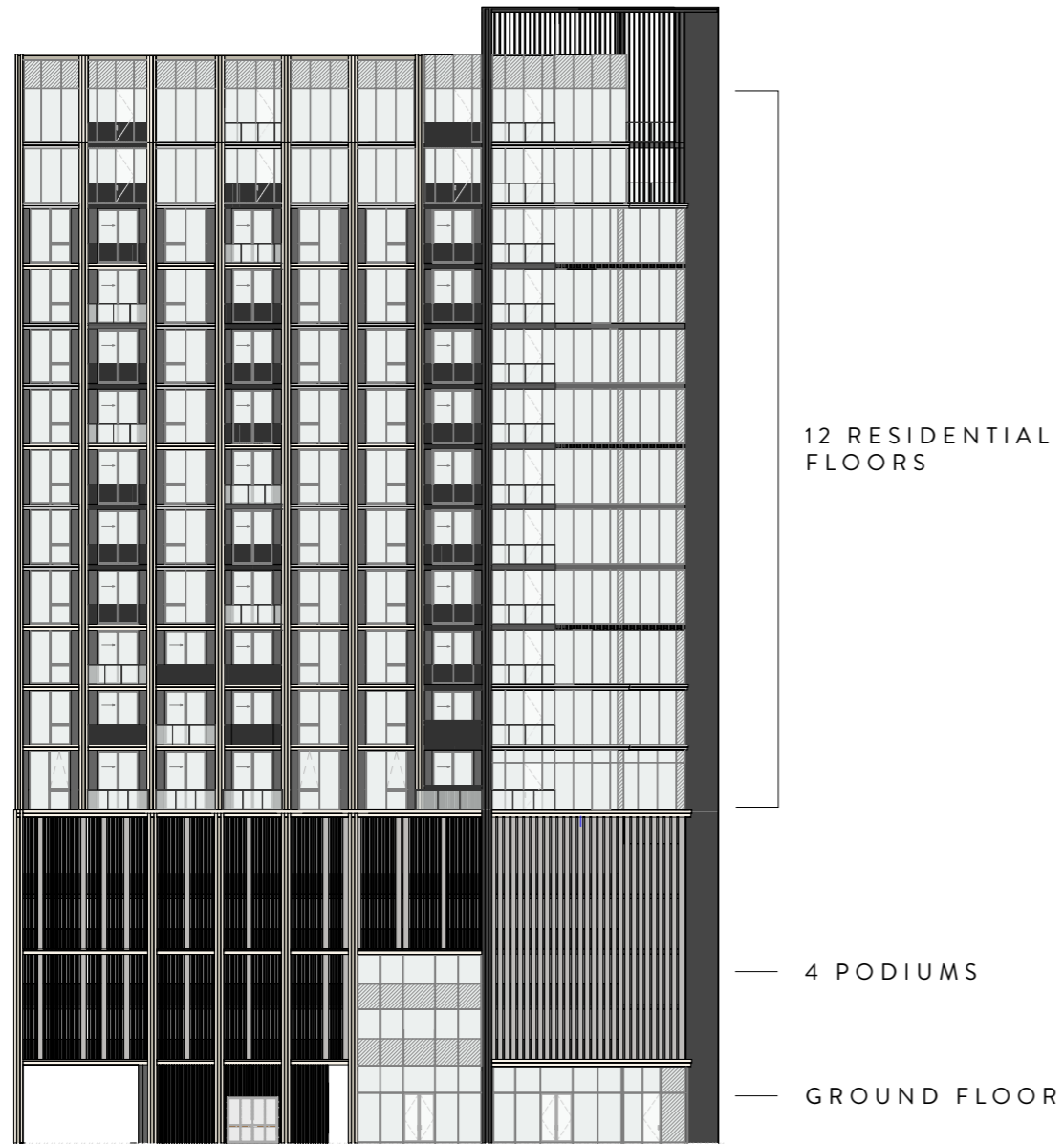


HILLMONT

R E S I D E N C E S

INVESTOR GUIDE

BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

ANTICIPATED COMPLETION DATE

Q3 2026

OWNERSHIP

Freehold

PARKING

Studio, 1 and 2 beds: 1 parking space
3 beds: 2 car parking spaces

ELEVATORS

2 passenger elevators
1 service elevator

AMENITIES WITHIN THE PROJECT



Retail and F&B shops



Lobby reception with lounge area



Leisure and lounge adult pool



Sun loungers area and deck



Kids pool and deck



Kids playground with sand play, and activity & learning wall



Fitness studio



Yoga area



Male and female change room with steam



Indoor kids play area with washroom



Club lounge with games area



Communal table and meeting spaces



Outdoor club lounge



Fully landscaped outdoor deck



Outdoor communal seating areas



Multi-purpose lawn

DRIVING DISTANCES

03 MINUTES | Five Jumeirah Village Circle

19 MINUTES | Business Bay

22 MINUTES | Dubai Mall and Burj Khalifa

07 MINUTES | Circle Mall

19 MINUTES | Jumeirah Golf Estate

23 MINUTES | Palm Jumeirah

12 MINUTES | Dubai Hills Mall

21 MINUTES | Dubai Marina

24 MINUTES | Dubai International Financial Centre

15 MINUTES | Dubai Hills Golf Club

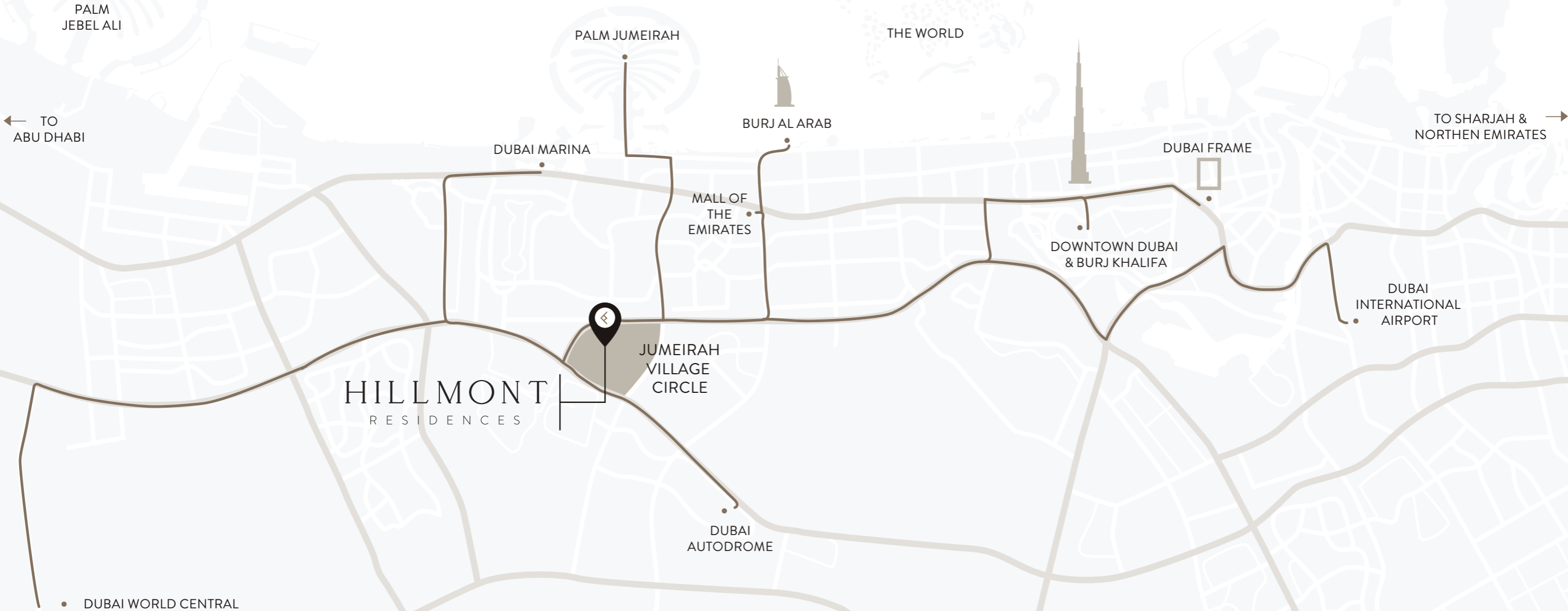
21 MINUTES | Burj Al Arab

30 MINUTES | Dubai International Airport

19 MINUTES | Mall of the Emirates

21 MINUTES | Jumeirah Beach

30 MINUTES | Dubai World Central Airport



UNIT SIZES AND TYPES

APARTMENTS

Studio
1 bedroom
2 bedrooms
3 bedrooms

NUMBER OF UNITS

13 units
87 units
40 units
4 units

APARTMENTS

Studio
1 bedroom
2 bedrooms
3 bedrooms

SIZE RANGE

450 sq. ft to 452 sq. ft
From 769 sq. ft to 881 sq. ft
From 1,106 sq. ft to 1,295 sq. ft
From 1,805 sq. ft to 1,864 sq. ft



DOCUMENTS NEEDED TO BOOK A UNIT

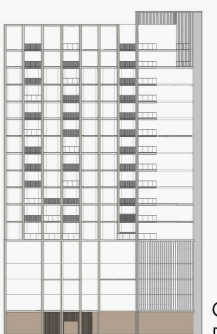
01. Buyer's Passport Copy
02. Home address, email address, including the contact number (should be the same as the home address)
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card or cryptocurrency on <https://pay.ellingtonproperties.ae>

BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation
02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form
03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign
04. Customer will send back the signed SPAs for execution to Ellington Properties
05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

GROUND FLOOR AMENITIES PLAN

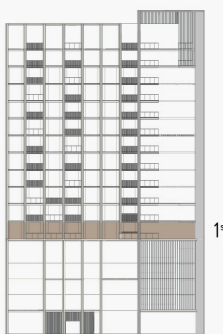
- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY RECEPTION
- 4 LOBBY LIFT
- 5 EV CHARGING STATION
- 6 BICYCLE PARKING
- 7 DOG WASH AREA
- 8 PARKING FOR PEOPLE OF DETERMENATION
- 9 ACCESS TO PARKING ENTRANCE
- 10 ACCESS TO UPPER PARKING
- 11 PEDESTRIAN PATHWAY
- 12 OUTDOOR SEATING AREAS



GROUND FLOOR

FIRST FLOOR AMENITIES PLAN

- 1 LEISURE AND LOUNGE POOL
- 2 WADING POOL
- 3 SUN LOUNGERS AREA
- 4 SHOWER DECK
- 5 OUTDOOR LOUNGE
- 6 CLUB LOUNGE
- 7 PHONE BOOTH/CO-WORKING CORNER
- 8 INDOOR KIDS PLAY AREA
- 9 KIDS WASHROOM
- 10 OUTDOOR KIDS PLAY
- 11 KIDS POOL
- 12 KIDS POOL DECK
- 13 FEMALE CHANGE AND SAUNA ROOM
- 14 MALE CHANGE AND SAUNA ROOM
- 15 FITNESS STUDIO
- 16 MULTI-PURPOSE LAWN
- 17 LIFT LOBBY



1st FLOOR

OUTDOOR DECK





LOBBY

The lobby welcomes residents and guests with a blend of sophistication and warmth, featuring a striking marble reception desk as its centerpiece. Floor-to-ceiling windows bathe the space in natural light, creating a seamless connection between the interior and the outside world. The neutral color palette, accented by touches of metallic blue, exudes a sense of modern elegance. The Lobby Lounge, inspired by hospitality design, provides various seating options for lounging, gathering, and working. Original art pieces, locally crafted and curated by the Ellington Art Foundation, adorn the walls, infusing the lobby with cultural richness – Every detail is thoughtfully designed to ensure a seamless and welcoming experience for all who enter.



CLUB HOUSE

The residential clubhouse exudes a contemporary allure, beckoning residents into its inviting embrace. With modular soft seating and chic book display units, the clubhouse offers a versatile space ideal for gatherings. Overlooking the serene pool and landscaped vistas, the lounge boasts a seamless connection to both nature and productivity, further enhanced by direct access to the adjacent coworking space. Two meticulously designed telephone pods, complete with soundproofing, cater to the needs of those seeking privacy or a focused work environment. The full-height glazing, adorned with bifold glass doors, floods the space with natural light, complemented by the soft billow of sheer curtains. Residents are granted the privilege of reserving the Club lounge for their exclusive events, ensuring both privacy and prestige.



KIDS' PLAY

From the moment children step into this whimsical space, they are transported to a world filled with the wonder and vibrant hues and playful patterns adorn the walls evoking a lively atmosphere. Every detail, from the kids' size seating areas to the interactive play zones, is carefully crafted to capture the essence and spark the imaginations of our youngest residents. As they explore the various play options, children will discover a world where creativity knows no bounds and every moment is an opportunity for adventure. Including colorful murals and fun props, this magical playground promises endless entertainment and unforgettable memories for children of all ages.



POOL DECK

The pool area epitomizes relaxation and sophistication. Encircled by shaded sun loungers, the pool exudes an inviting ambiance perfect for unwinding under the sun. The pool deck, bordered by sleek glass barriers, creates a seamless transition between the pool deck and the rest of the outdoor spaces. With a glass wall overlooking the surroundings, residents can enjoy the picturesque landscape of the vibrant community beyond while indulging in a refreshing swim. Access to the pool is made effortless with convenient stairs leading into the crystal-clear waters, ensuring a delightful and rejuvenating experience for all.

RETAIL AND
F & B SHOPS

ELLINGTON

HILLMONT
RESIDENCES

CAFE





LIVING ROOM

Step into the living room, where the beauty of the surroundings is effortlessly integrated into the design. With floor-to-ceiling windows flood the space with natural light, creating an ambiance that feels bright and airy. The color palette of whites and greys lends a sense of modern elegance to the room, with sleek grey marble serving as both a TV stand and background, adding a touch of modernity. Light wood wall library and open shelves showcase books and decor, adding warmth and personality to the space. The light grey porcelain tile flooring seamlessly connects the kitchen to the living area, creating a cohesive flow that enhances the sense of openness and unity throughout.



KITCHEN

The kitchen is sleek and modern with its open layout and design, where grey marble countertops meet light wood cabinetry, creating a contemporary ambiance. A bar kitchen island invites casual breakfast bites or a gathering hub during meal preparations. Large format porcelain tile flooring extends seamlessly, while custom-designed cabinetry and high-standard European appliances ensure both style and functionality. The kitchen also provides energy-efficient integrated appliances, durable countertops, and practical features like an undermount sink and warm LED lighting that complete the space, making it a culinary haven of elegance and efficiency.



BEDROOM

The bedroom is a haven of style and tranquility, where every detail is meticulously designed to enhance your relaxation experience. As you enter, your eyes are drawn to the spacious balcony, offering a tranquil outdoor escape. Inside, full-length wardrobes stand as pillars of the organization, boasting durable laminated cabinet doors and integrated mirrors that effortlessly marry practicality with elegance. Ample hanging, drawer, and shelf spaces ensure that belongings find their perfect home within this serene oasis. Soft self-closing drawer runners from a reputable European brand provide a seamless touch, while durable oval hanging rails, accompanied by integrated lighting, offer a subtle yet functional aesthetic.



BATHROOM

The bathroom is a sophisticated sanctuary meticulously crafted to seamlessly integrate into residents' daily routines. High-quality faucets and accessories grace the porcelain floor and wall tiles, elevating every touch and movement within the space. Bespoke mirror medicine cabinets and under-sink storage, illuminated by concealed lighting, offer both practicality and elegance, ensuring every necessity is at hand while maintaining a sleek aesthetic. Glass door partitions with metal framing delineate the showers, adding a modern touch to the space. Meanwhile, the linear stainless steel shower floor drain and premium quartz stone countertops epitomize durability and refinement, embodying the commitment to excellence in both design and functionality.



PAYMENT PLAN

- 20% At the time of booking
- 10% 60 days after the reservation date
- 10% 120 days after the reservation date
- 5% 240 days after the reservation date
- 5% 360 days after the reservation date
- 5% On completion of 30% construction of the project
- 5% On completion of 40% construction of the project
- 5% On completion of 50% construction of the project
- 5% On completion of 60% construction of the project
- 30% On completion



WHY INVEST IN DUBAI?

 High rental returns compared to major world cities

0% Tax on residential real estate

 Fixed exchange rate (US Dollar and UAE Dirham)

 Stable economy and currency

 Residence visa

 Safe and reliable investment environment

 Sustained economic growth

 World-class COVID-19 management

 World-class education

 Readily available financing options

 Ease of doing business – 1st in MENA*

 Consistently growing population

 DIFC – 1st Best Financial Center in MEASA region & 8th Best Global Financial Center **

*Ease Of Doing Business Report – 2021

** The Global Financial Centres Index -



800 8288
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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