



# THE HILLGATE

PROJECT BRIEF





## THE HILLGATE

# Crafted for Inspired Living

Embark on a bold new chapter of refined elegance in Dubai Silicon Oasis with our latest residential masterpiece, The Hillgate. Where modern life seamlessly blends with community-centric design, The Hillgate offers an inspired home crafted for those who value style and practicality. Choose from thoughtfully curated one- to four-bedroom apartments, each nestled within a vibrant community brimming with lush parks, curated retail spaces, and essential amenities. With two major highways in close reach, residents are just 20 minutes away from Downtown Dubai, enjoying both a serene retreat and a home that's perfectly connected.









# Location Map



BURJ  
AL ARAB



JUMEIRAH BEACH

BUSINESS BAY

DOWNTOWN  
DUBAI

BURJ  
KHALIFA



E66 Al-Ain Rd

SILICON  
CENTRAL MALL



THE HILLGATE

E311 Sheikh Mohammed bin Zayed Road Rd

COMMUNITY  
PARK

D54 Sheikh Zayed bin Hamdan Al Nahyan Rd



E66 Al Ain - Dubai Road

Silicon  
Central Mall

To Dubai Silicon Oasis Lake

International  
School

Community  
Center



THE HILLGATE

D54 Sheik Zayed Bin Hamdan Al Nahyan Road

D54 Sheik Zayed Bin Hamdan Al Nahyan Road

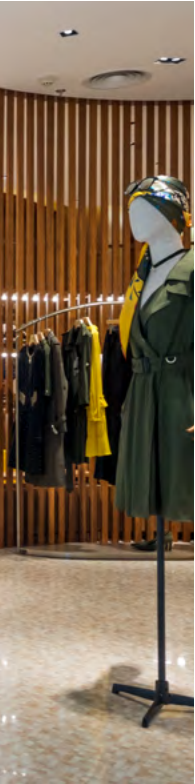


# Driving Distances



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



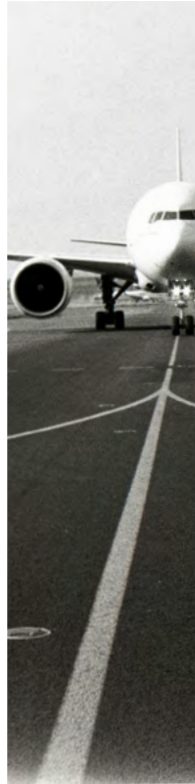
MUSEUM OF THE FUTURE

25 MINUTES



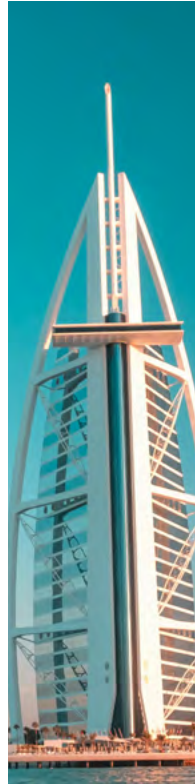
DUBAI INTERNATIONAL FINANCIAL CENTRE

26 MINUTES



DUBAI WORLD CENTRAL AIRPORT

30 MINUTES



BURJ AL ARAB

32 MINUTES



PALM JUMEIRAH

34 MINUTES



# Community Amenities

DUBAI SILICON OASIS LAKE



DUBAI DIGITAL PARK



COMMUNITY CENTER/PARK



SILICON CENTRAL MALL





# Sun & Views Analysis

W

N

BURJ AL ARAB

BURJ KHALIFA

BUSINESS BAY

DOWNTOWN DUBAI

SUNSET

WINTER

SUMMER

SILICON CENTRAL MALL

COMMUNITY PARK

S

SUNRISE

E





# Architectural Sections

TOWER A

TOWER B







ELLINGTON





# 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	Tower B
3 passenger elevators	3 passenger elevators
1 service elevator	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

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**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

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**190 Units**





# AMENITIES



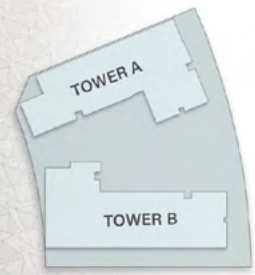


# Ground Floor Amenities Plan

- ① VEHICLE ENTRANCE/EXIT
- ② LOBBY ENTRANCE
- ③ LOBBY RECEPTION
- ④ COMMUNAL TABLE
- ⑤ LOBBY LOUNGE
- ⑥ LIFT LOBBY
- ⑦ SERVICE LIFT
- ⑧ MOVE-IN TRUCK ZONE
- ⑨ ACCESS TO LOWER LEVEL PARKING
- ⑩ EV CHARGING STATIONS
- ⑪ BICYCLE PARKING



— GROUND FLOOR







ELLINGTON  
PROPERTIES

LOBBY RECEPTION AND COMMUNAL TABLE



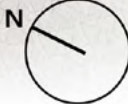


LOBBY LOUNGE



# First Floor Amenities Plan

- 1 LEISURE POOL
- 2 BAJA SHELF
- 3 LAP POOL
- 4 SUN LOUNGERS AREA
- 5 GARDEN WITH SEATING AREA
- 6 BARBEQUE AREA
- 7 CLUB TERRACE
- 8 DINING/KITCHEN AREA
- 9 CLUB LOUNGE
- 10 LIBRARY
- 11 CO-WORKING SPACE
- 12 ARCADE ROOM
- 13 LIFT LOBBY
- 14 HARMONIC HALL
- 15 SHADED KIDS POOL
- 16 OUTDOOR KIDS PLAY AREA
- 17 KIDS PLAY AREA
- 18 YOGA STUDIO
- 19 FITNESS STUDIO
- 20 FEMALE CHANGE ROOM
- 21 MALE CHANGE ROOM







POOL DECK









KEEP  
ON  
GOING

FITNESS STUDIO





METALLICA

ROLLING  
STONES

NIRVANA

☺

PINK  
FLOYD

GUNS-N-  
ROSES

THE  
BEATLES

HARMONIC HALL





ARCADE ROOM





KIDS PLAY AREA





GARDEN



# RESIDENCES







KITCHEN





BATHROOM



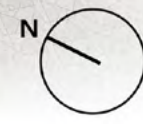
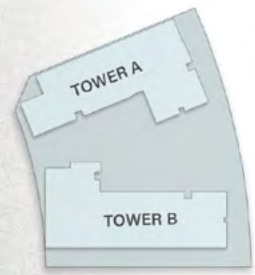
# FLOOR PLANS





# 1<sup>st</sup> FLOOR PLAN

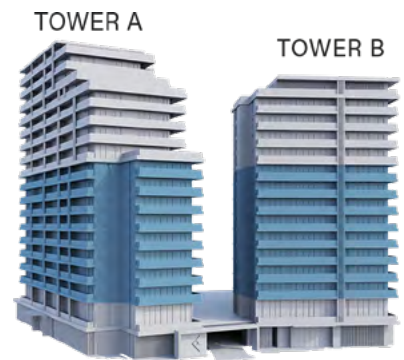
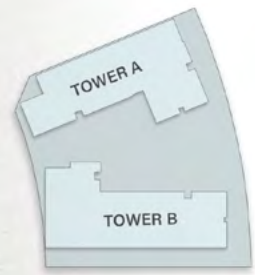
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



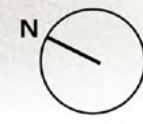


# 2<sup>nd</sup> - 9<sup>th</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



— SECOND TO NINTH FLOOR



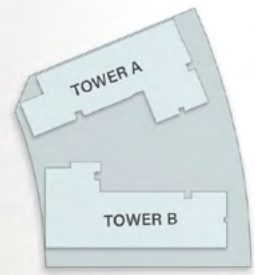


# 10<sup>th</sup> - 11<sup>th</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



TOWER A TOWER B — TENTH AND ELEVENTH FLOOR



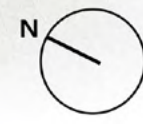
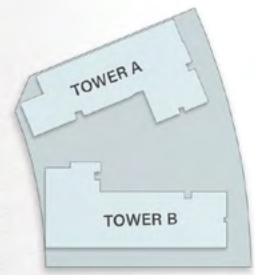


# 12<sup>th</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



— TWELFTH FLOOR



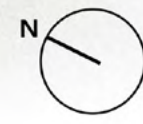
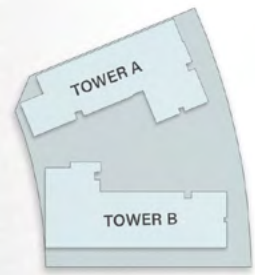


# 13<sup>th</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



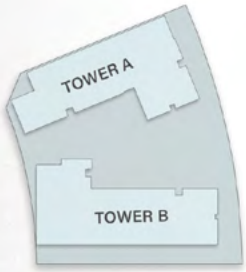
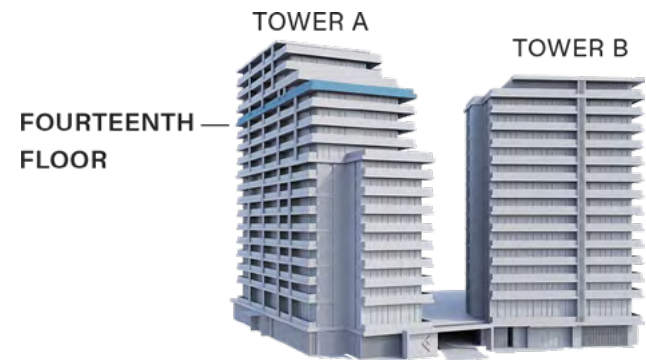
— THIRTEENTH FLOOR





# 14<sup>th</sup> FLOOR PLAN

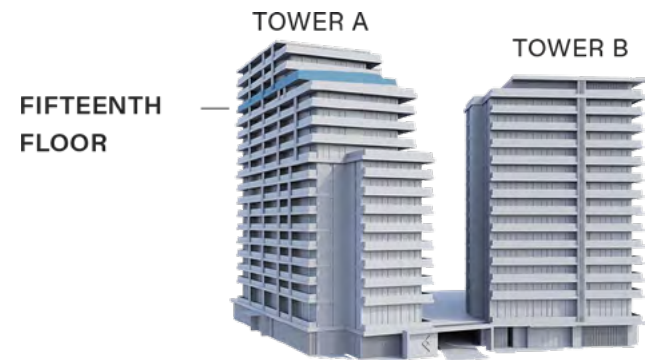
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  4 BEDROOM





# 15<sup>th</sup> FLOOR PLAN

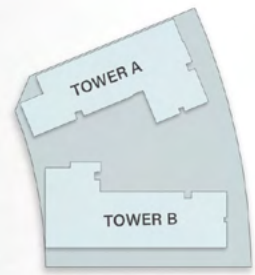
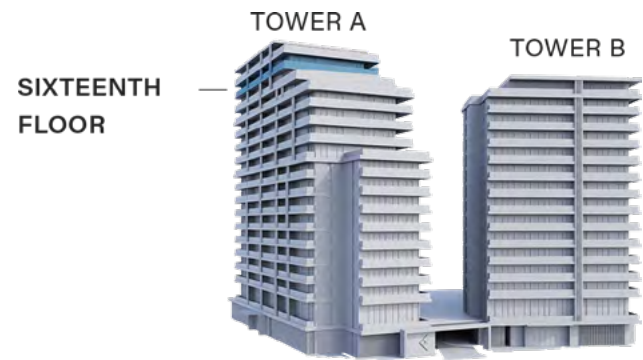
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





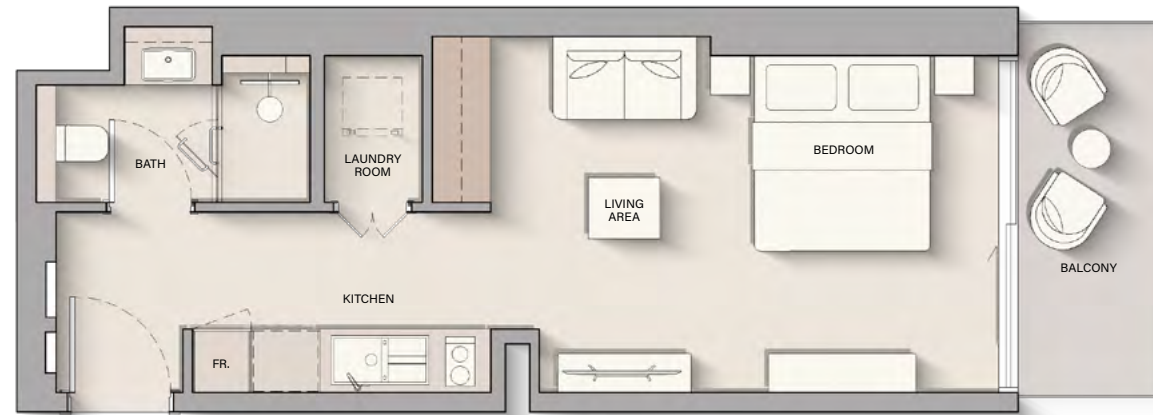
# 16<sup>th</sup> FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





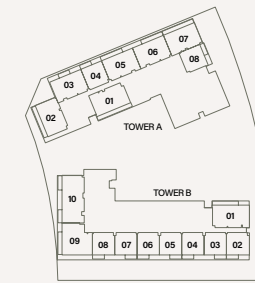
# STUDIO TYPE A



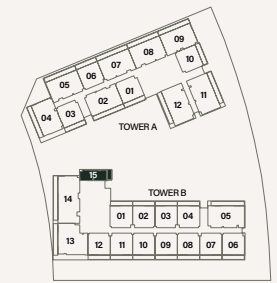
Internal Living Area : **415.06 sq. ft**

Outdoor Living Area : **64.58 sq. ft**

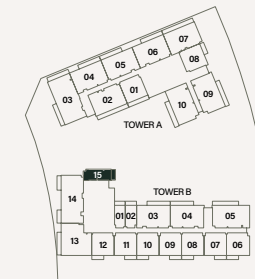
Total Living Area : **479.64 sq. ft**



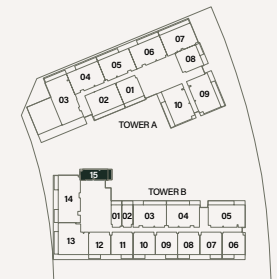
1<sup>st</sup> Floor



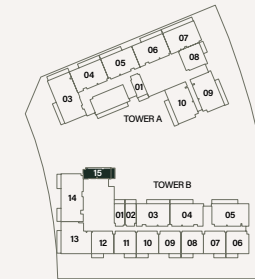
2<sup>nd</sup> - 9<sup>th</sup> Floor



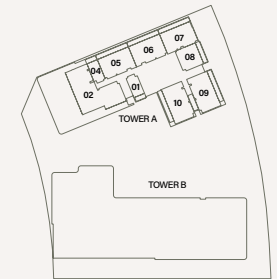
10<sup>th</sup> - 11<sup>th</sup> Floor



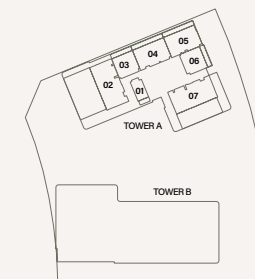
12<sup>th</sup> Floor



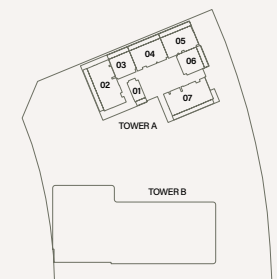
13<sup>th</sup> Floor



14<sup>th</sup> Floor



15<sup>th</sup> Floor

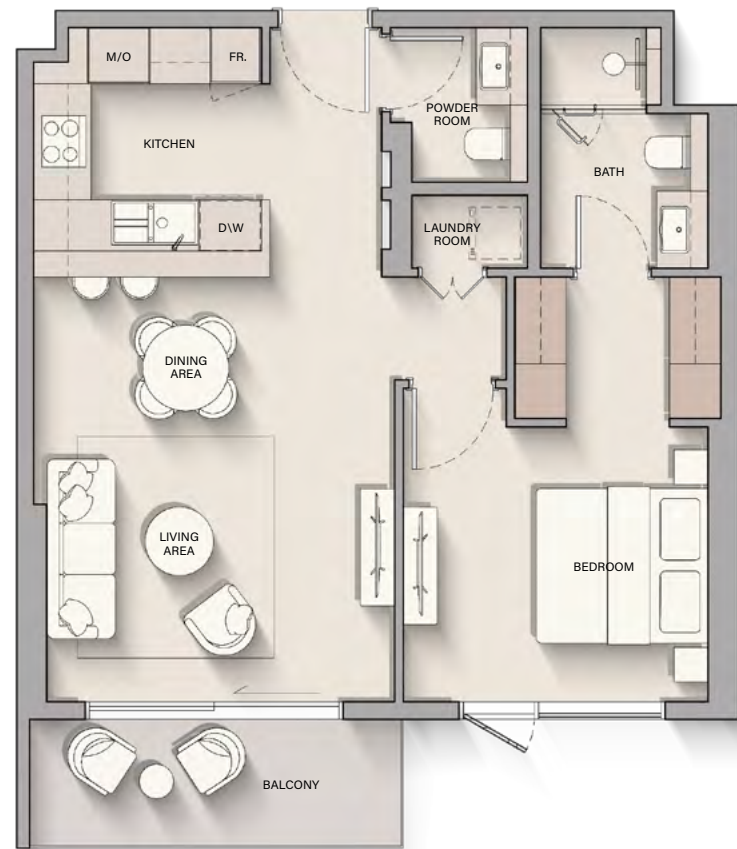


16<sup>th</sup> Floor





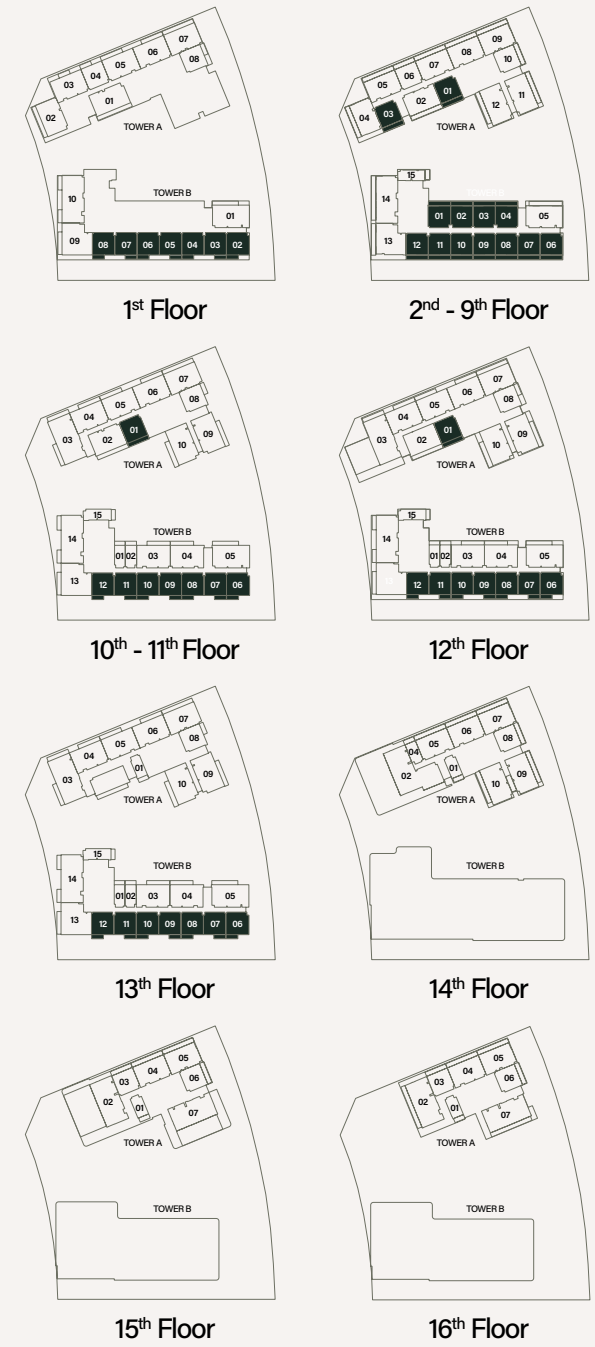
# 1 - BEDROOM TYPE A



Internal Living Area : **700.19 sq. ft**

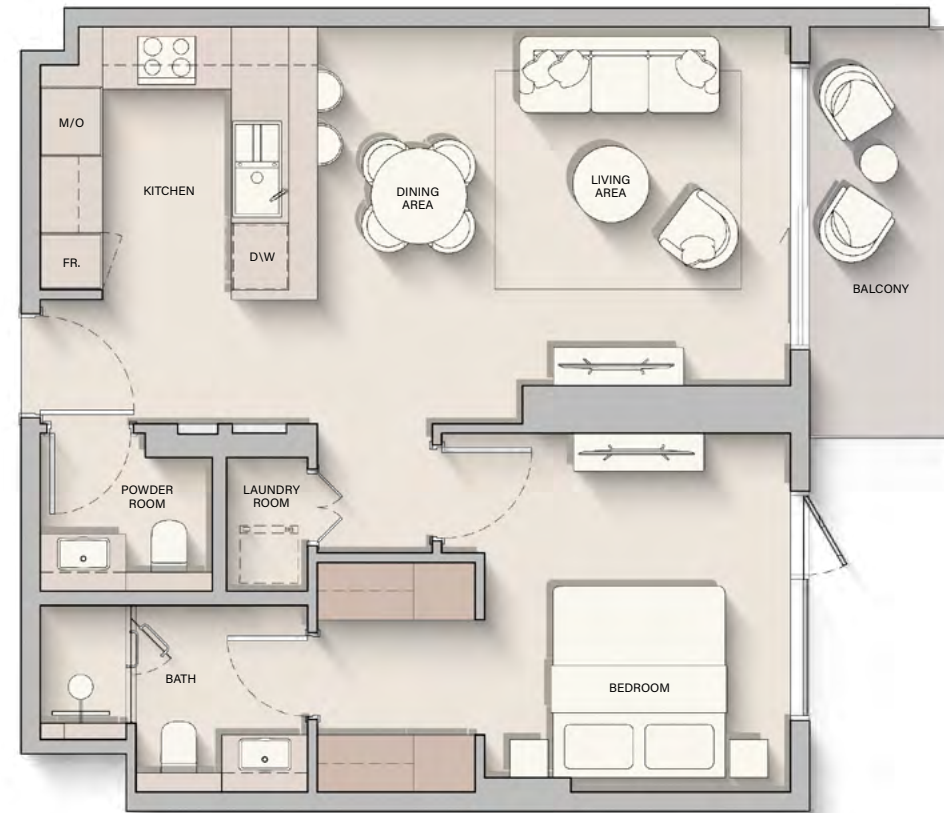
Outdoor Living Area : **76.75 sq. ft**

Total Living Area : **776.94 sq. ft**





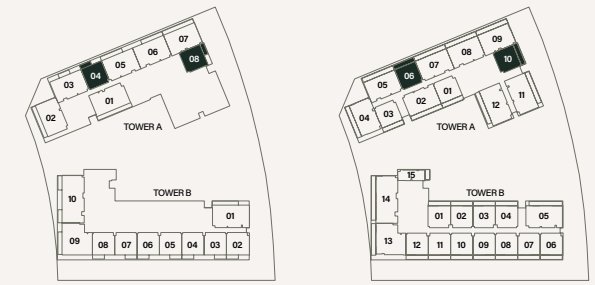
# 1 - BEDROOM TYPE A1



Internal Living Area : **707.73 sq. ft**

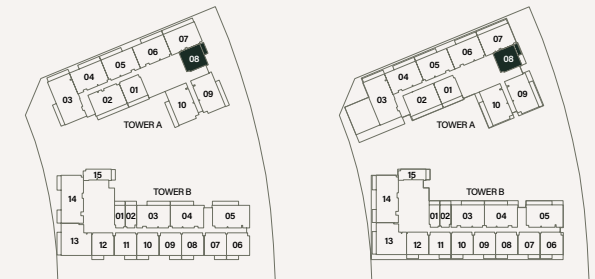
Outdoor Living Area : **73.73 sq. ft**

Total Living Area : **781.46 sq. ft**



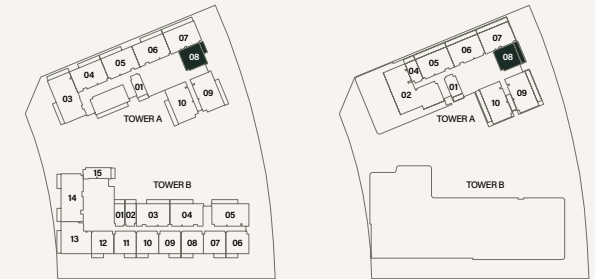
1<sup>st</sup> Floor

2<sup>nd</sup> - 9<sup>th</sup> Floor



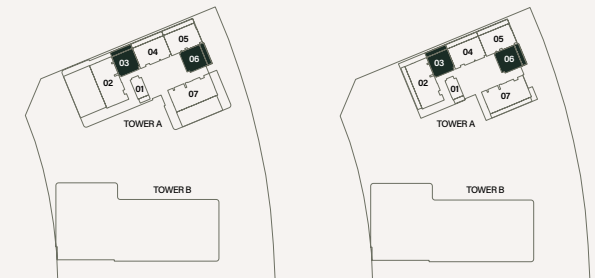
10<sup>th</sup> - 11<sup>th</sup> Floor

12<sup>th</sup> Floor



13<sup>th</sup> Floor

14<sup>th</sup> Floor



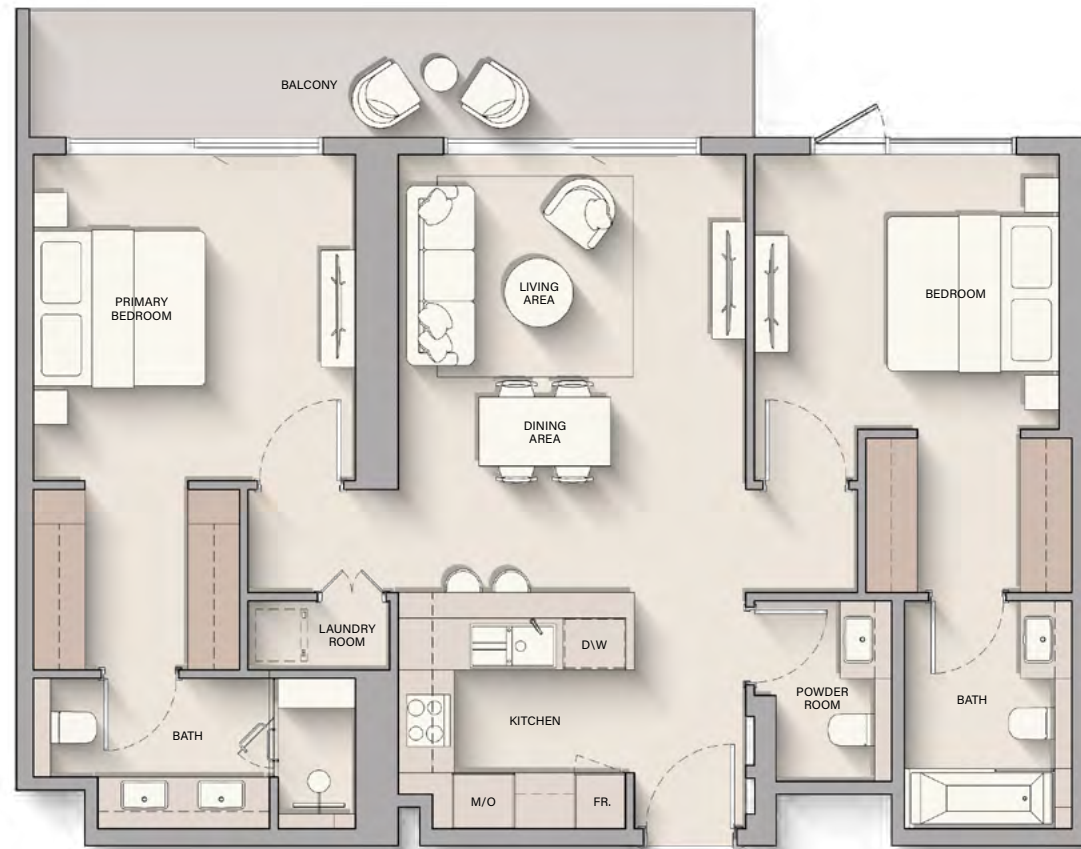
15<sup>th</sup> Floor

16<sup>th</sup> Floor





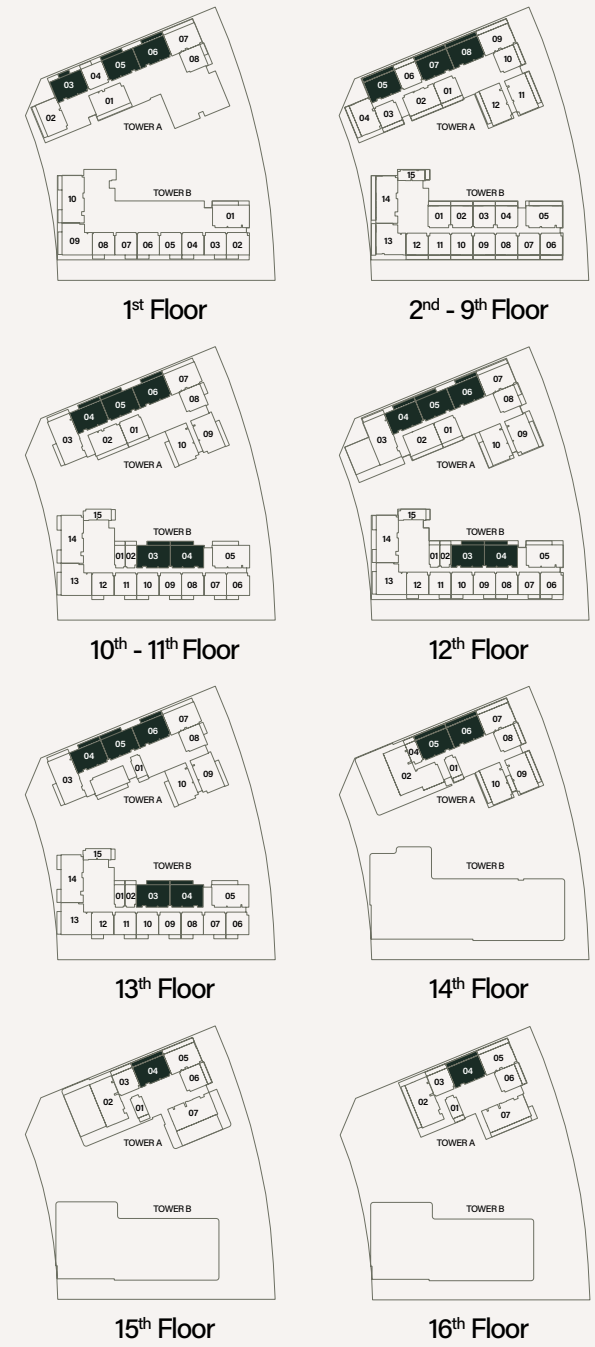
# 2 - BEDROOM TYPE A



Internal Living Area : **1053.14 sq. ft**

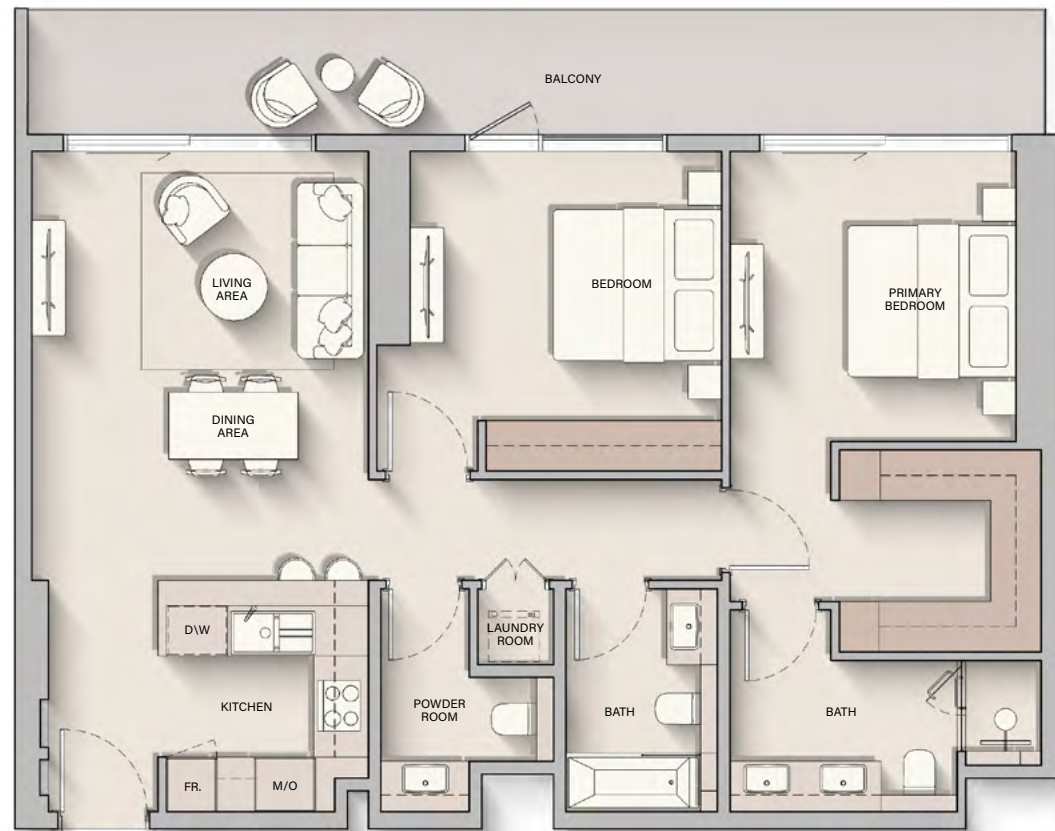
Outdoor Living Area : **143.38 sq. ft**

Total Living Area : **1196.52 sq. ft**





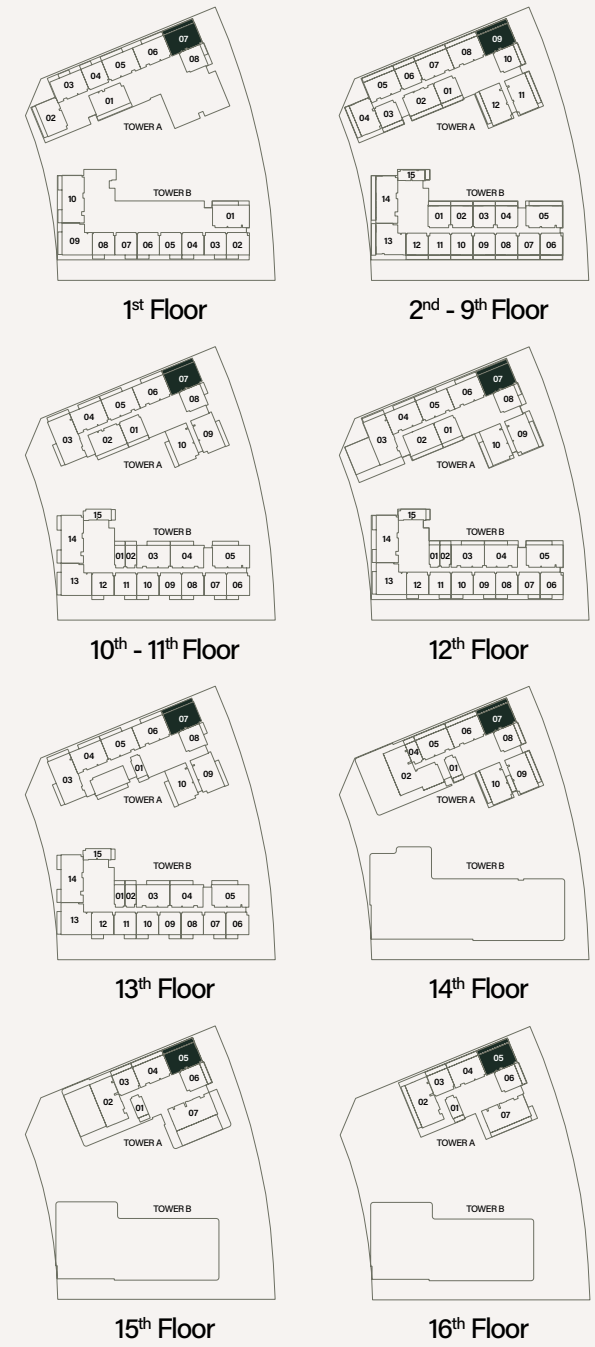
# 2 - BEDROOM TYPE B



Internal Living Area : **1041.84 sq. ft**

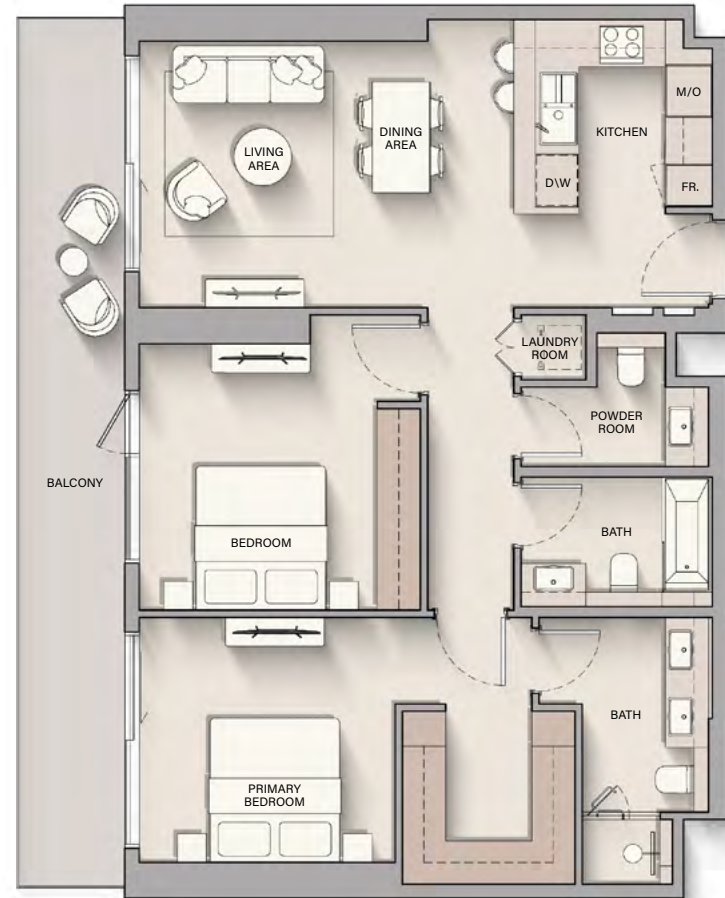
Outdoor Living Area : **204.41 sq. ft**

Total Living Area : **1246.25 sq. ft**





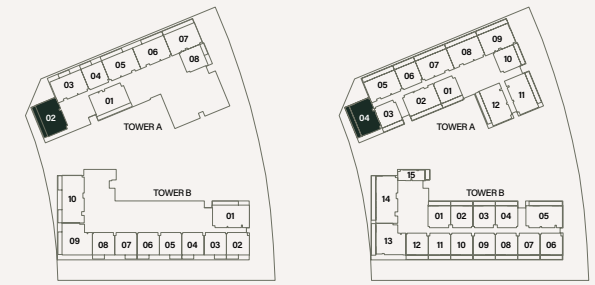
# 2 - BEDROOM TYPE C



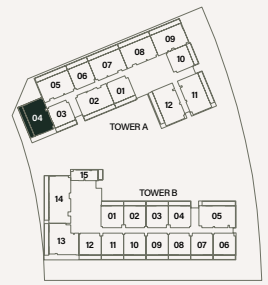
Internal Living Area : **1044.31 sq. ft**

Outdoor Living Area : **202.90 sq. ft**

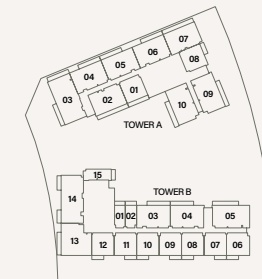
Total Living Area : **1247.21 sq. ft**



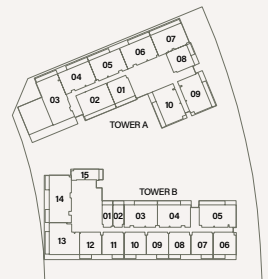
1st Floor



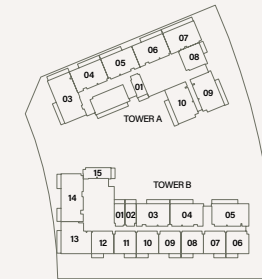
2nd - 9th Floor



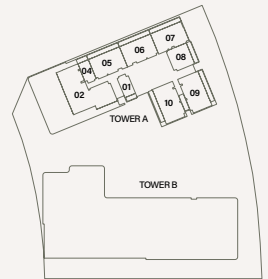
10th - 11th Floor



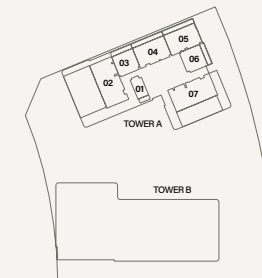
12th Floor



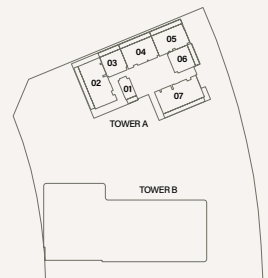
13th Floor



14th Floor



15th Floor

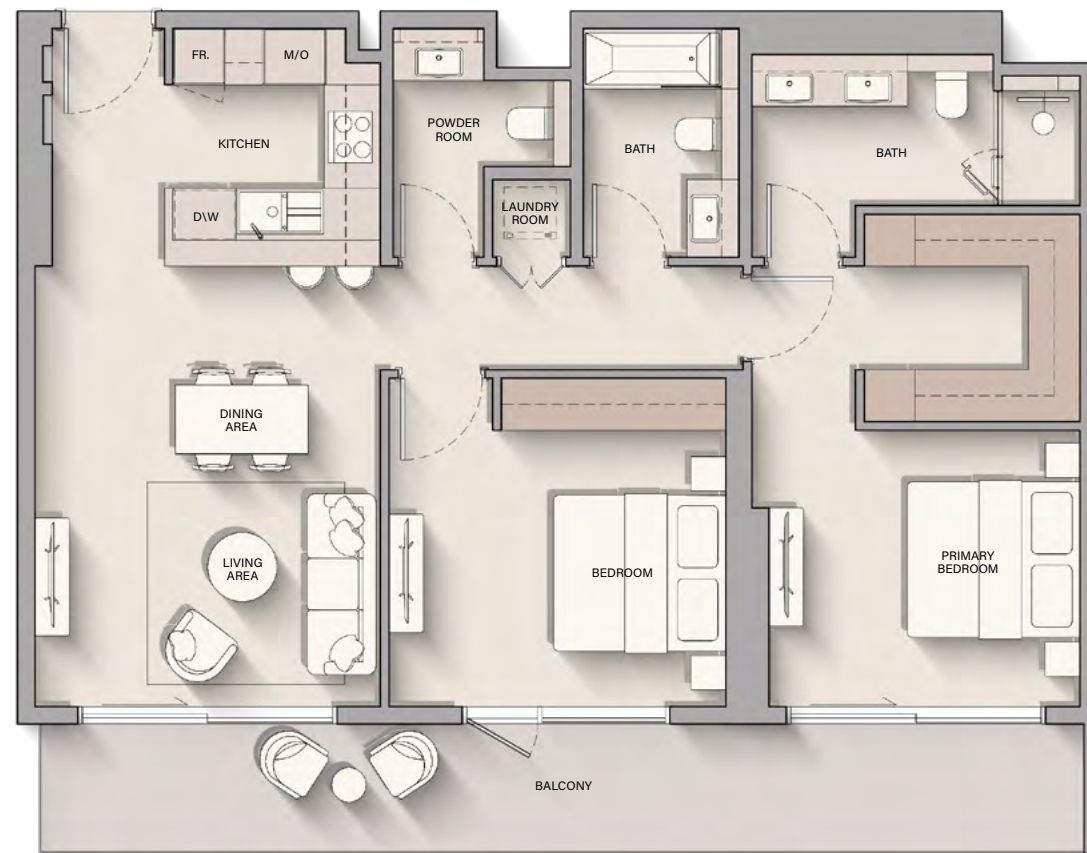


16th Floor





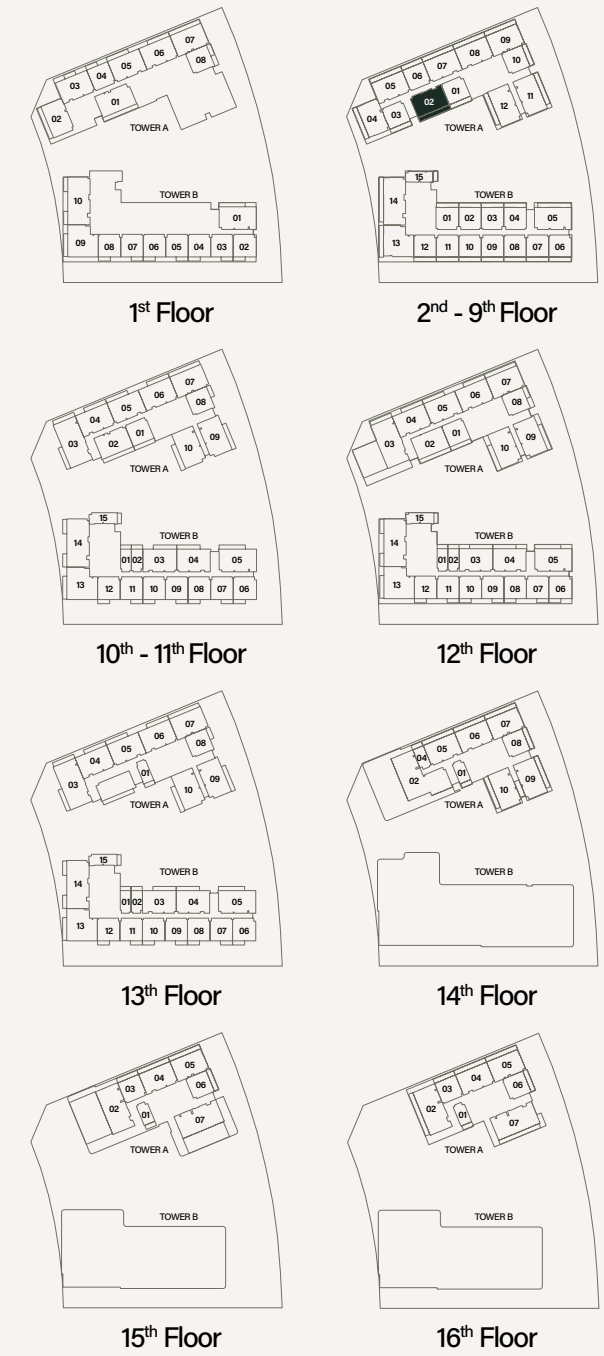
# 2 - BEDROOM TYPE D



Internal Living Area : **1054.33 sq. ft**

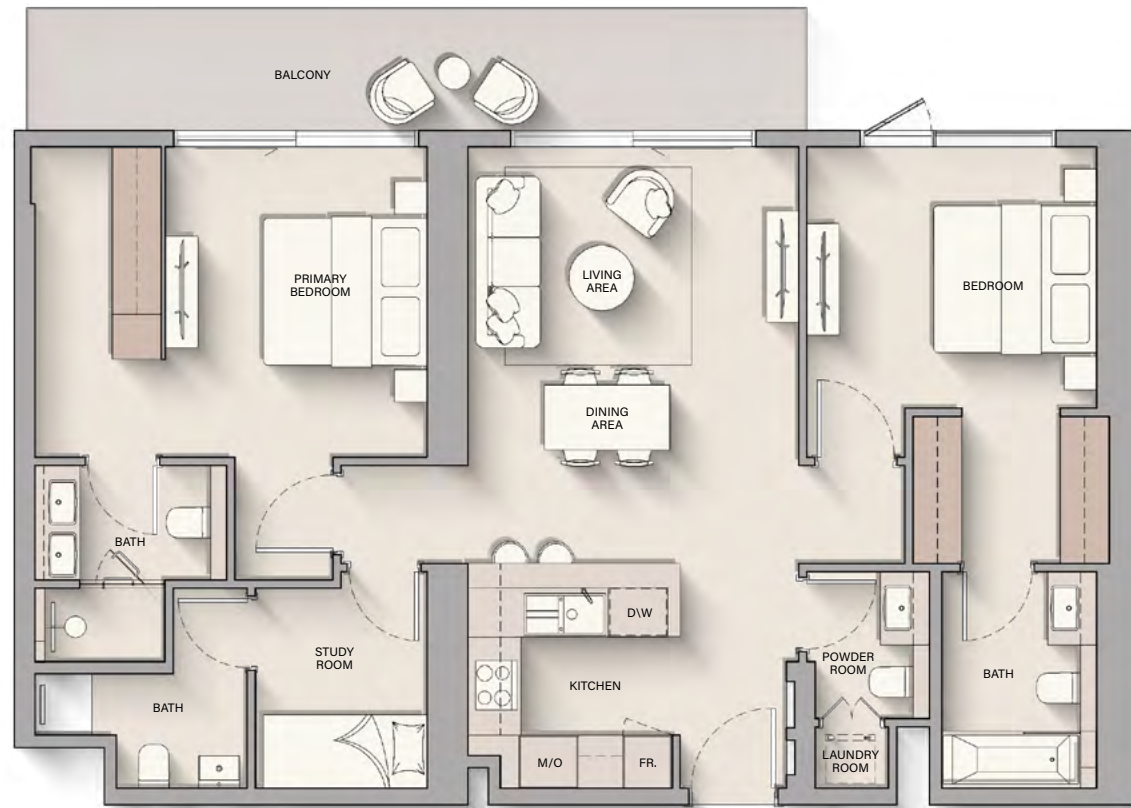
Outdoor Living Area : **204.30 sq. ft**

Total Living Area : **1258.62 sq. ft**





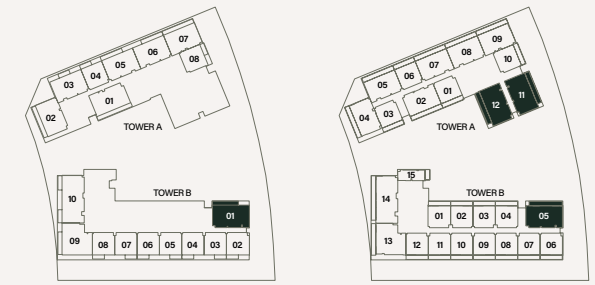
# 2 - BEDROOM + S TYPE A



Internal Living Area : **1152.38 sq. ft**

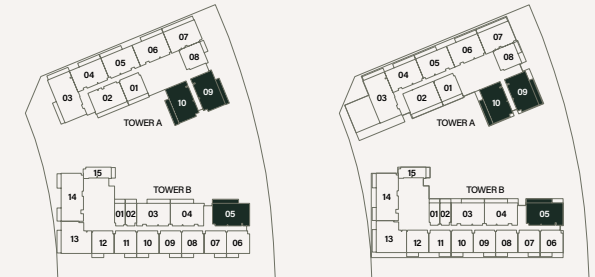
Outdoor Living Area : **161.14 sq. ft**

Total Living Area : **1313.52 sq. ft**



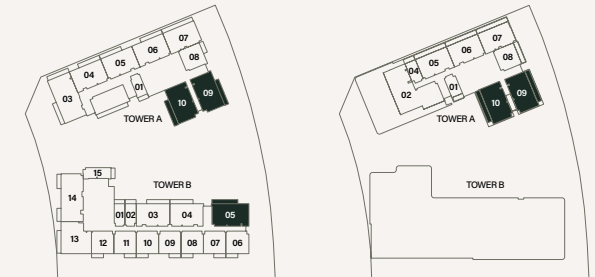
1st Floor

2nd - 9th Floor



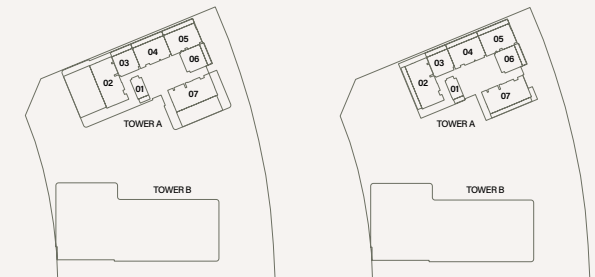
10th - 11th Floor

12th Floor



13th Floor

14th Floor



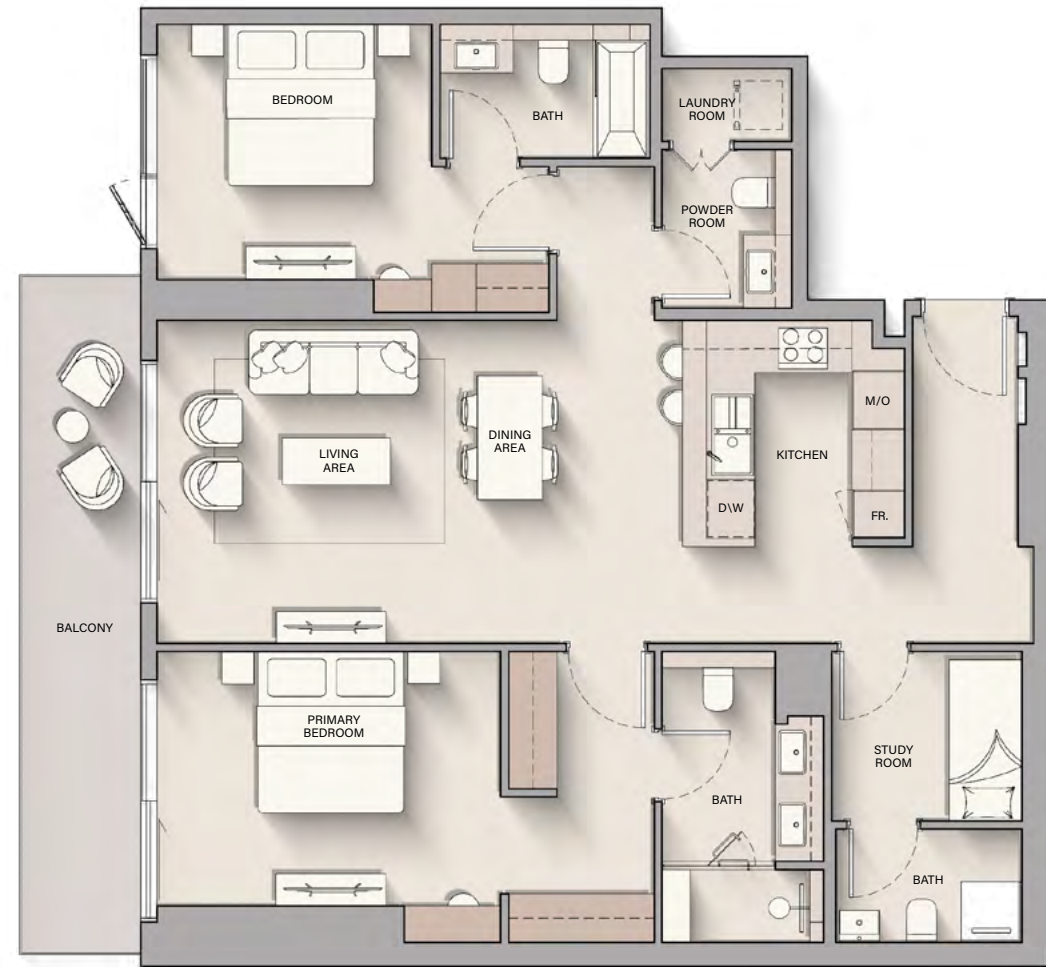
15th Floor

16th Floor





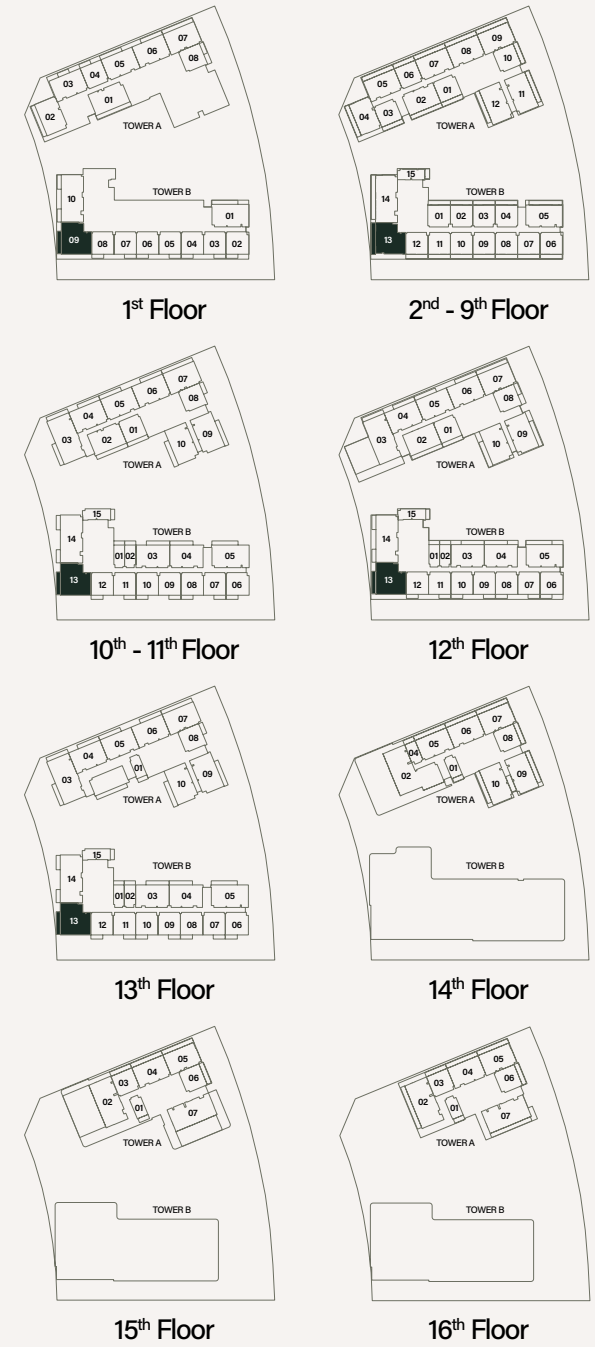
# 2 - BEDROOM + S TYPE B



Internal Living Area : **1256.47 sq. ft**

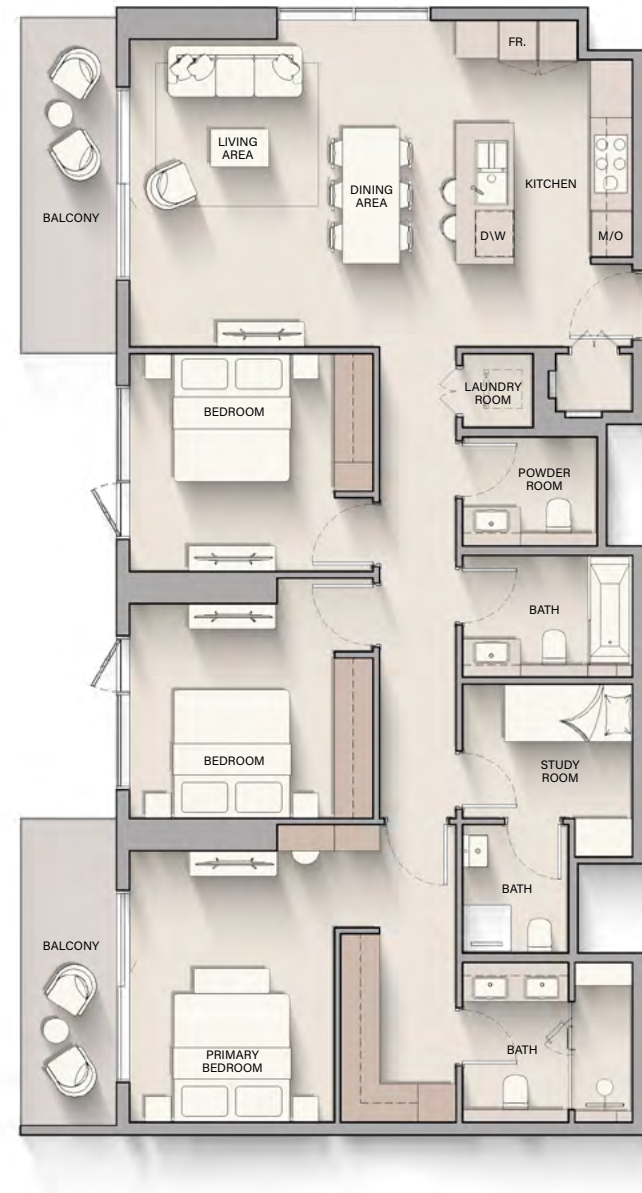
Outdoor Living Area : **141.65 sq. ft**

Total Living Area : **1398.12 sq. ft**





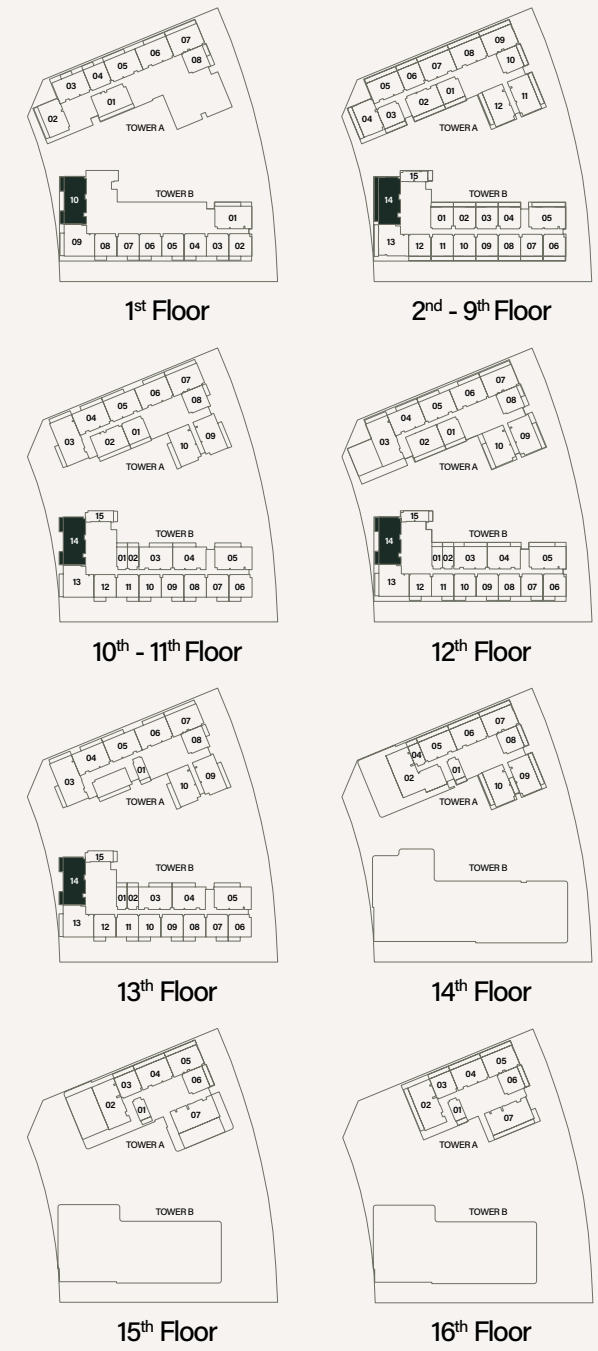
# 3 - BEDROOM TYPE B



Internal Living Area : **1473.47 sq. ft**

Outdoor Living Area : **170.18 sq. ft**

Total Living Area : **1643.65 sq. ft**





# Payment Plan

20%

10%

10%

5%

5%

5%

5%

5%

5%

30%

At the time of booking

60 days after the reservation date

120 days after the reservation date

240 days after the reservation date

360 days after the reservation date

On completion of 20% construction of the project

On completion of 30% construction of the project

On completion of 40% construction of the project

On completion of 50% construction of the project

On Completion





# Project Interactive Page

To navigate the project interactive web page of The Hillgate, click [HERE](#) or scan the QR code:



SCAN THE QR CODE







800 8288  
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