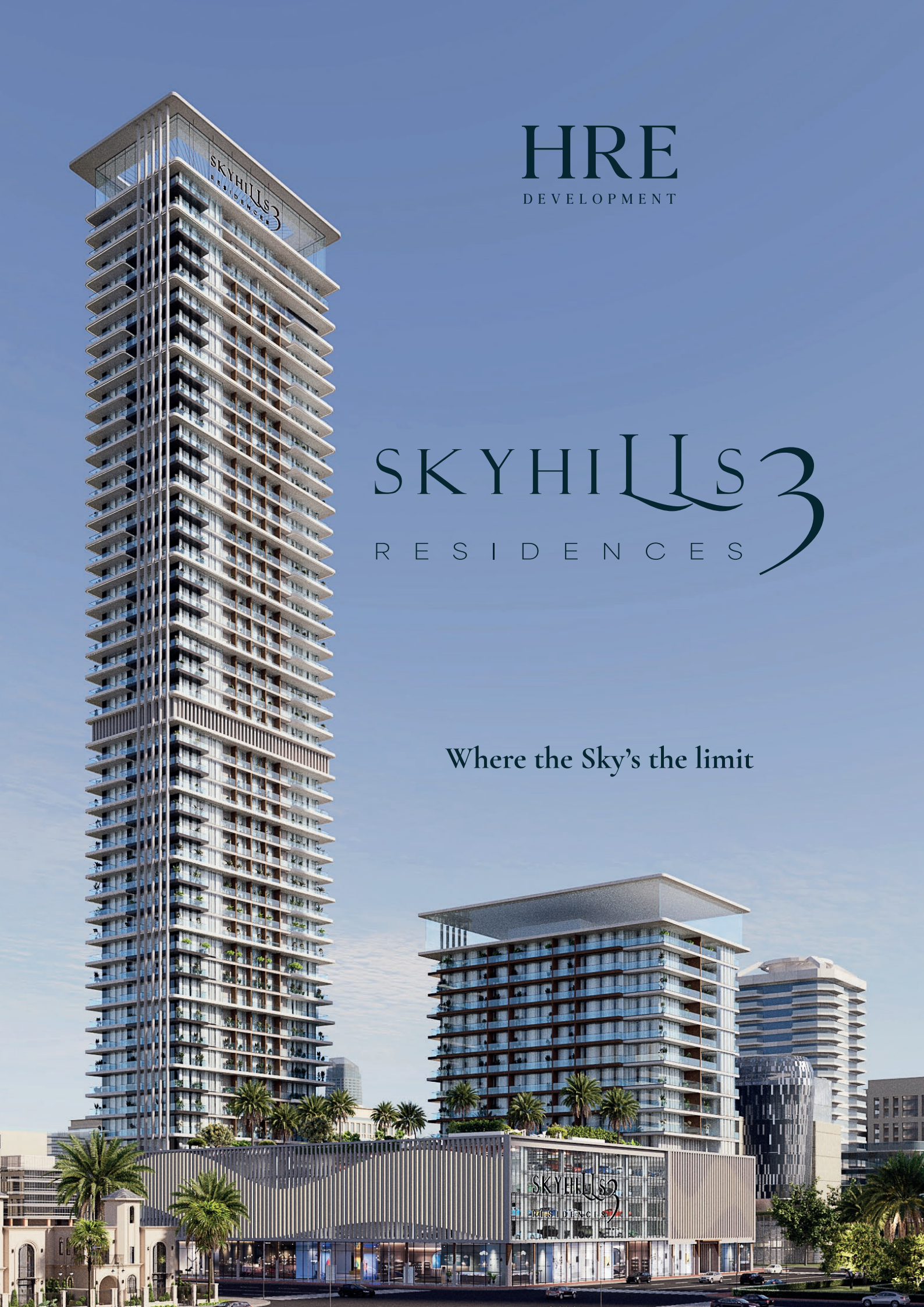


An architectural rendering of a tall, modern skyscraper with a glass and steel facade, featuring numerous balconies with greenery. The building is set against a clear blue sky. In the foreground, there is a lower, wider building with a glass facade and a sign that reads 'SKYHILLS 3 RESIDENCES'. The overall scene is a cityscape with palm trees and other buildings in the background.

HRE
DEVELOPMENT

SKYHILLS 3
RESIDENCES

Where the Sky's the limit



BUILDING CONFIGURATION



ELEVATORS

Tower A - 4 elevators
Tower B - 4 elevators + 1 service Lift

PROJECT TYPE

Furnished
Apartments

OWNERSHIP

Freehold

PARKING

Studio, 1 and 2 bedroom: 1 parking
3 and 4 bedroom: 2 parking

ANTICIPATED COMPLETION DATE

Q4 2026

ANTICIPATED SERVICE CHARGE

AED 15 per sq. ft.

AMENITIES WITHIN THE PROJECT



Gym & Sauna



Swimming Pool



Kids Play Area



Water Sanctuary



Indoor & Outdoor Gym



Seating Areas



Landscaped Areas

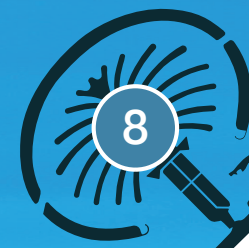
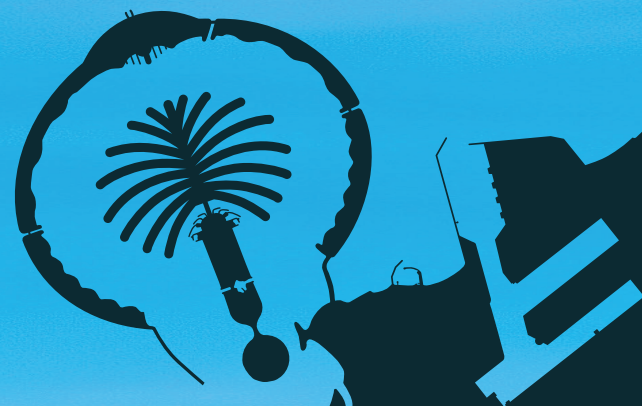


Tennis and basketball court

EVERYTHING ON THE HORIZON



- 1 8 min.
Dubai Sports City
- 2 12 min.
Emirates Golf Club
- 3 12 min.
Mall of the Emirates
- 4 8 min.
Dubai Hills Mall
- 5 17 min.
Meydan Racecourse
- 6 15 min.
The Beach, JBR
- 7 17 min
Dubai Mall
- 8 16 min
Palm Jumeirah
- 9 20 min.
Dubai International Airport
- 10 31 min.
Al Maktoum International Airport



SKYHILLS 3
RESIDENCES



UNIT TYPES & SIZES



Tower A

Typical Units	No. of Units	Size Range
Studio	60 units	369 - 595 sq. ft.
1 Bedroom	30 units	741 - 1,070 sq. ft.
2 Bedroom	50 units	1,155 - 1,820 sq. ft.
Total	140 units	

Tower B

Typical Units	No. of Units	Size Range
Studio	160 units	347 - 662 sq. ft.
1 Bedroom	119 units	679 - 1,337 sq. ft.
2 Bedroom	79 units	1,051 - 1,549 sq. ft.
3 Bedroom	1 units	2,737 sq. ft.
4 Bedroom	2 units	3,195 - 3,220 sq. ft.
Total	361 units	





Indoor &
Outdoor Gym



Basketball
Court



Kids Play
Area



Tennis
Court



Swimming
Pool



Water
Sanctuary



Living
Room



Bathroom



Functional
Kitchen



Comfortable
Bedrooms

