



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

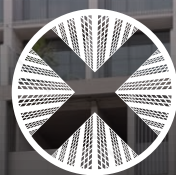
Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

11 Hills Park

Dubai Science Park

Fact
Sheet



TOWNX

11 HILLS PARK

11 Hills Park

A prestigious residential development is poised to elevate contemporary living in Dubai to new heights. Nestled in a coveted location overlooking lush greenery and parkland, 11 Hills Park offers a serene escape within the bustling city.





Dubai Science Park

Dubai Science Park is known for its multicultural environment, welcoming professionals from all over the world. With its focus on innovation, sustainability, and well-being, it's an excellent choice for those looking for a dynamic and future-focused place to live and work.

Strategically Positioned

Adjacent to Dubai Hills Mall

Enjoy easy access to premier shopping and dining.

At the Heart of the Business and Research Hub

Conveniently situated at both the entrance and exit points of Dubai Science Park.

Close to Key Amenities

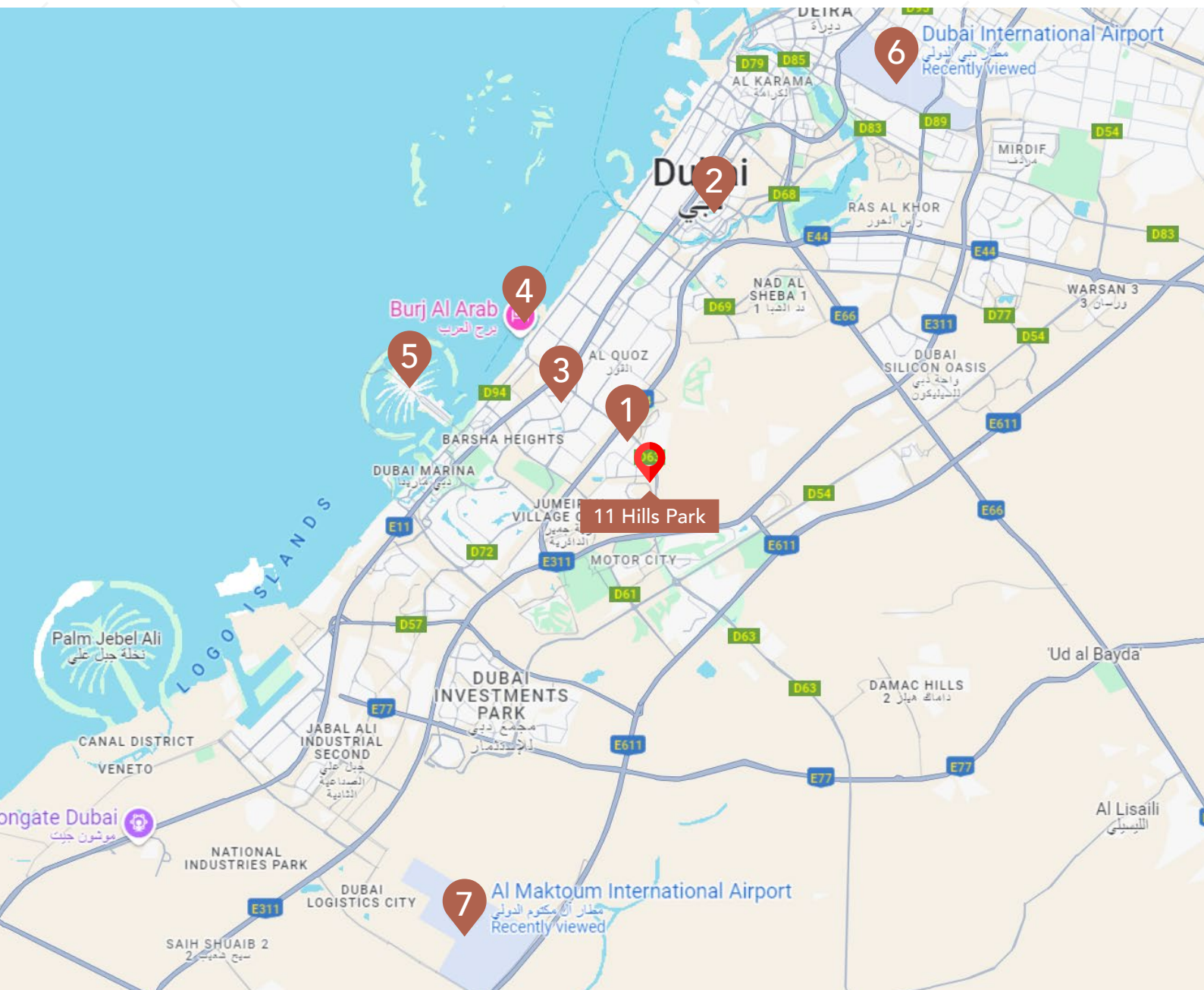
Nearby renowned hotels, hospitals, high schools, and universities.

Prime Location

Located on Um Suqeim Road, with easy access.

On Your Doorstep

- 1 5 min.
Dubai Hills Mall
- 2 15 min.
Dubai Mall
- 3 10 min.
Mall of The Emirates
- 4 12 min.
Jumeirah Beach
- 5 15 min.
The Palm Jumeirah
- 6 22 min.
Dubai International Airport
- 7 22 min.
Al Maktoum International Airport



TOWNX

Premium Amenities

2 Swimming Pools

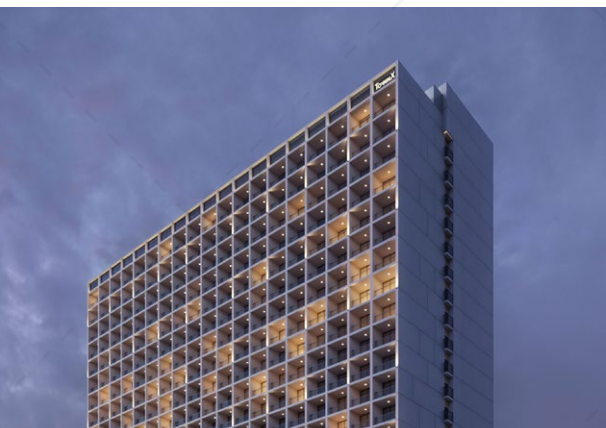
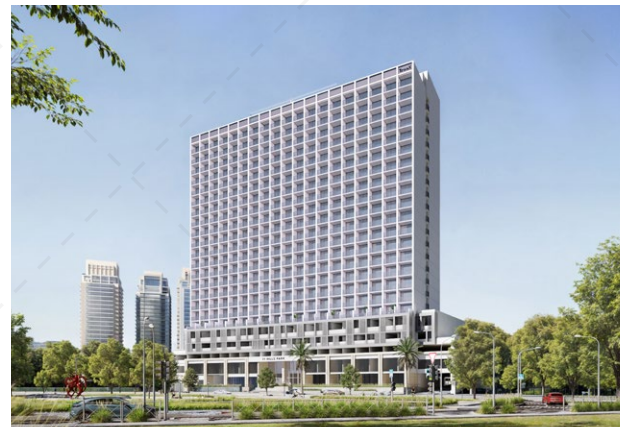
2 Gyms

Garden

Jogging Track

Basketball Court

Paddle Tennis and multi function sport area



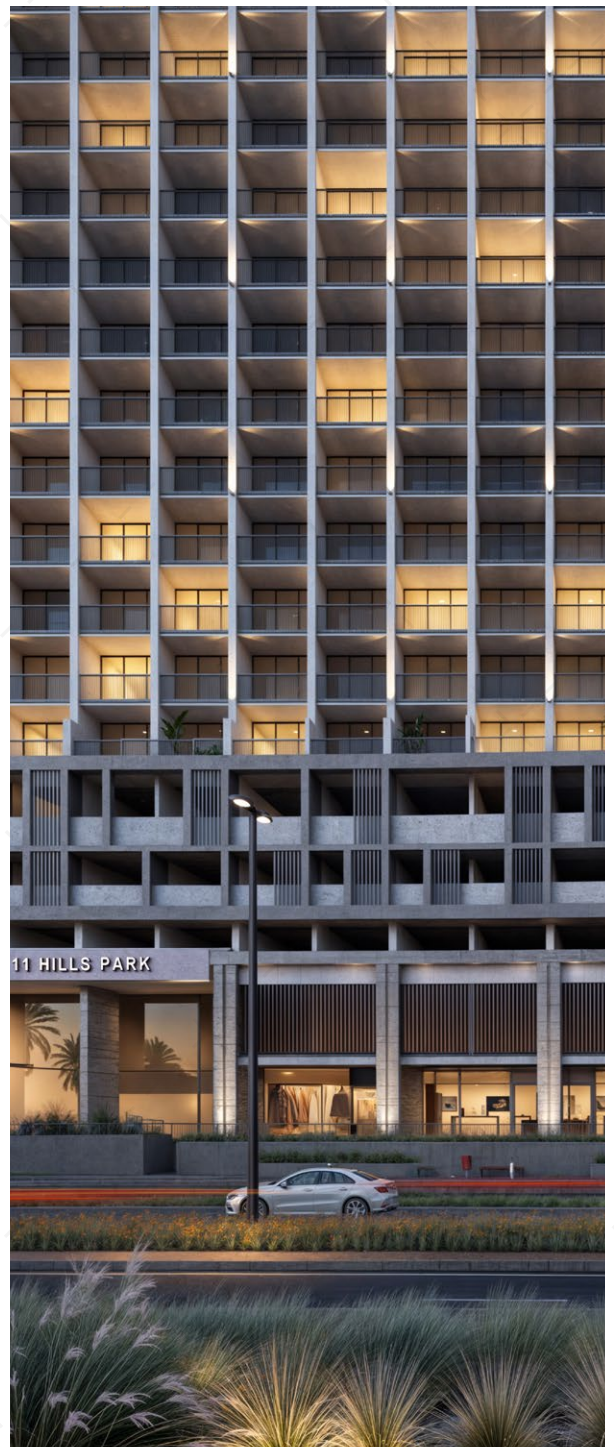


11 Hills Park Apartment Types

- Studio Type A
- Studio Type B
- 1 Bedroom Type C
- 1 Bedroom Type D

11 Hills Park – Floor Sizes

- Studio – Range from 474 to 512 sq. ft.
- 1 Bedroom – Range from 824 to 831 sq. ft.





Project Details

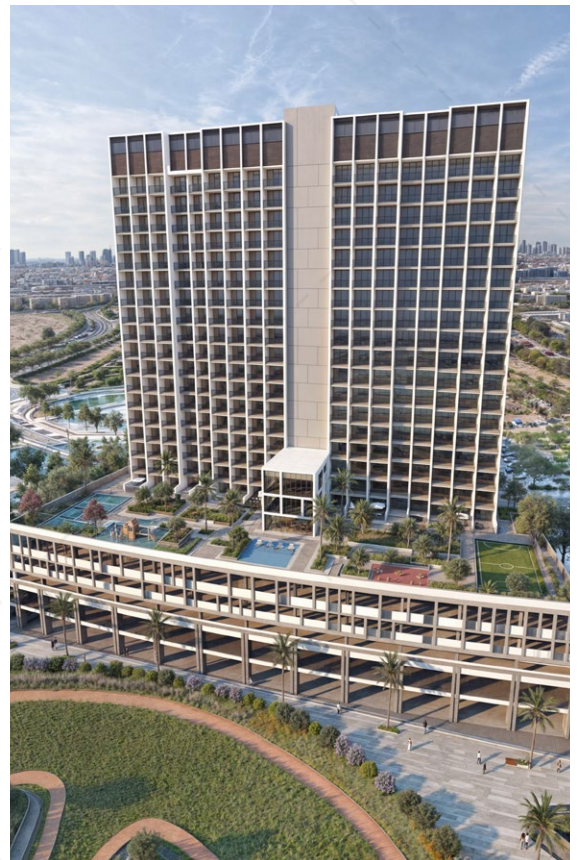
Project Name: 11 Hills Park

Project Type: Residential Apartments

Units: 558

Location: Dubai Science Park

Expected Handover: March 2027





TownX

Real Estate Development

At TownX, we aim to be best in class real estate developer, dedicated to delivering unparalleled experiences and setting new standards of excellence.