



Prop971



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



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

SILICON
CENTRAL MALL



THE HILLGATE

COMMUNITY
PARK

E66 Al-Ain Rd

E311 Sheikh Mohammed bin Zayed Road Rd

D54 Sheikh Zayed bin Hamdan Al Nahyan Rd



Silicon
Central Mall

To Dubai Silicon Oasis Lake

International
School

Community
Center



THE HILLGATE

E66 Al Ain - Dubai Road

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



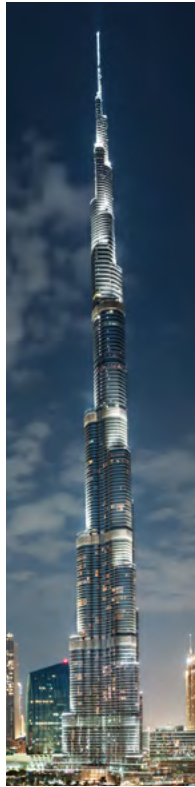
GLOBAL
VILLAGE

11 MINUTES



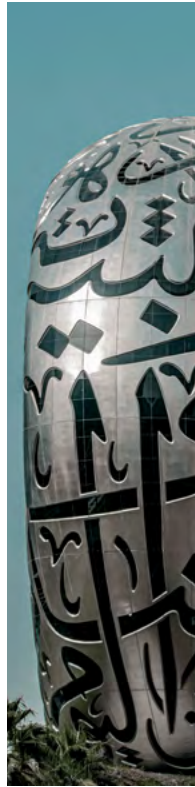
DUBAI
INTERNATIONAL
AIRPORT

23 MINUTES



BURJ KHALIFA/
DUBAI MALL

24 MINUTES



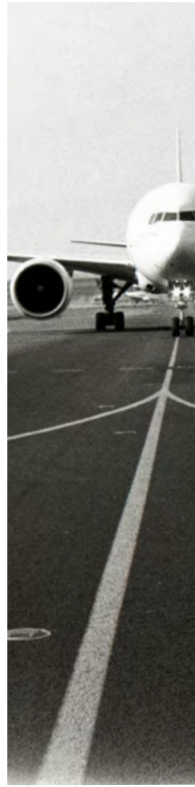
MUSEUM OF
THE FUTURE

25 MINUTES



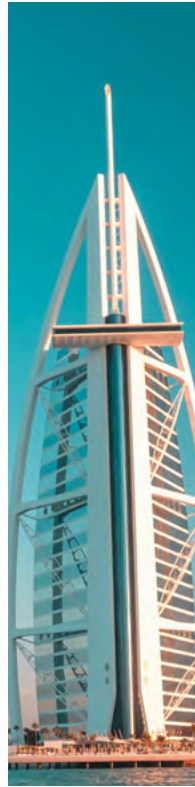
DUBAI
INTERNATIONAL
FINANCIAL
CENTRE

26 MINUTES



DUBAI WORLD
CENTRAL
AIRPORT

30 MINUTES



BURJ
AL ARAB

32 MINUTES



PALM
JUMEIRAH

34 MINUTES

Community Amenities

DUBAI SILICON
OASIS LAKE

COMMUNITY
CENTER/PARK

DUBAI
DIGITAL
PARK

SILICON
CENTRAL
MALL



Sun & Views Analysis



W

BURJ
AL ARAB

SUNSET

WINTER

SILICON
CENTRAL MALL

SUMMER

COMMUNITY
PARK

SUNRISE

E

BURJ
KHALIFA

N

BUSINESS
BAY

DOWNTOWN
DUBAI

S

Architectural Sections

TOWER A

TOWER B





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

3 passenger elevators
1 service elevator

Tower B

3 passenger elevators
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

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

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





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



FITNESS STUDIO



FITNESS STUDIO





ARCADE ROOM



KIDS PLAY AREA



GARDEN

RESIDENCES





KITCHEN



BATHROOM

FLOOR PLANS



1st FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



2nd - 9th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



— SECOND TO NINTH FLOOR

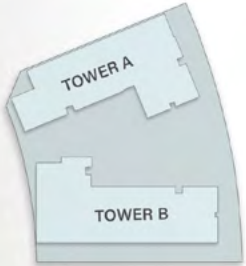


10th - 11th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



TENTH AND ELEVENTH FLOOR

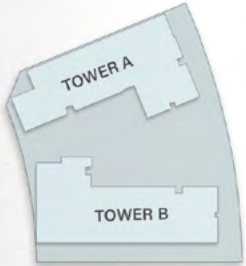


12th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



— TWELFTH FLOOR



13th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

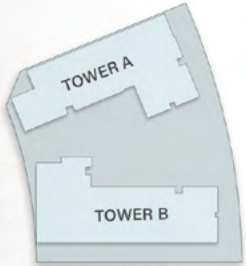
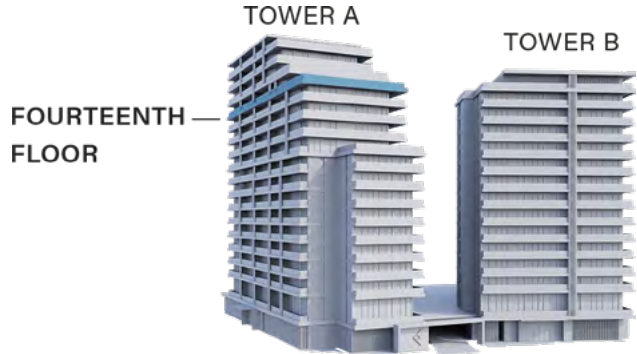


— THIRTEENTH FLOOR



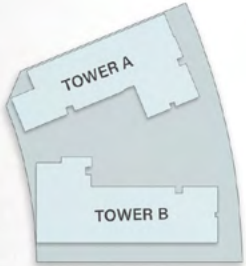
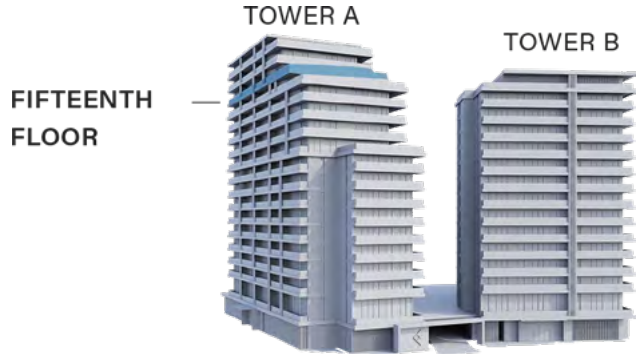
14th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 4 BEDROOM



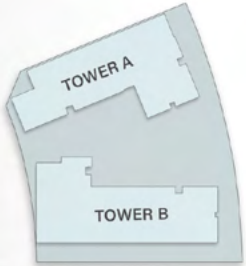
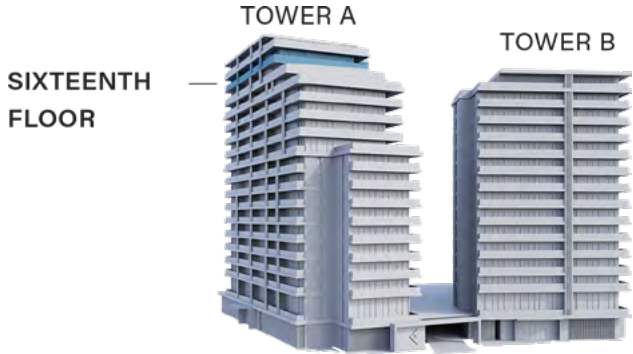
15th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

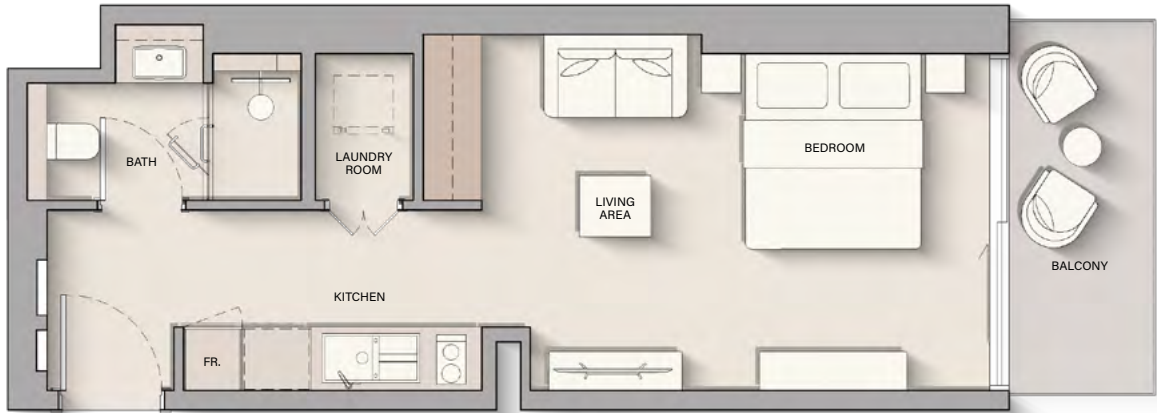


16th FLOOR PLAN

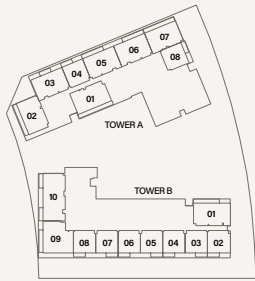
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



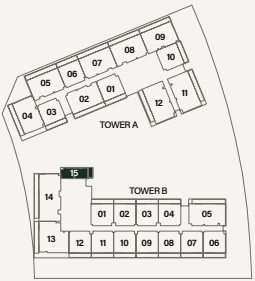
STUDIO TYPE A



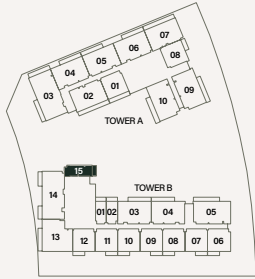
Internal Living Area : **415.06 sq. ft** Outdoor Living Area : **64.58 sq. ft** Total Living Area : **479.64 sq. ft**



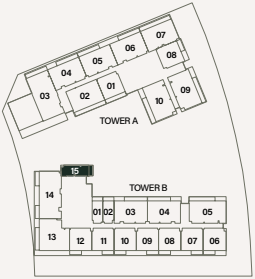
1st Floor



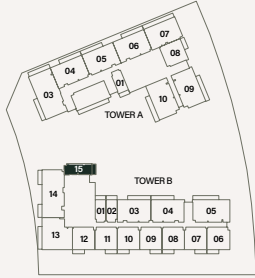
2nd - 9th Floor



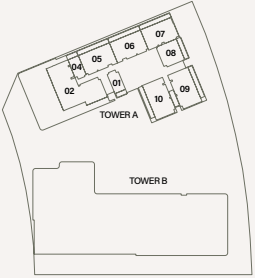
10th - 11th Floor



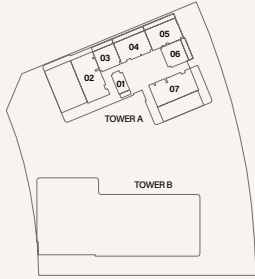
12th Floor



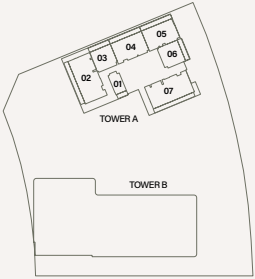
13th Floor



14th Floor



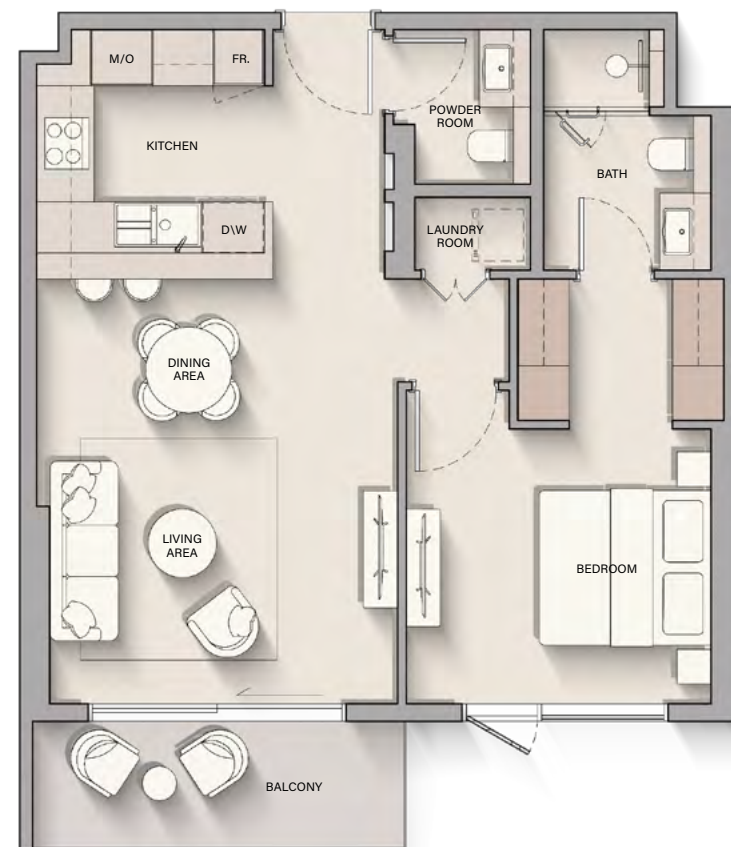
15th Floor



16th Floor



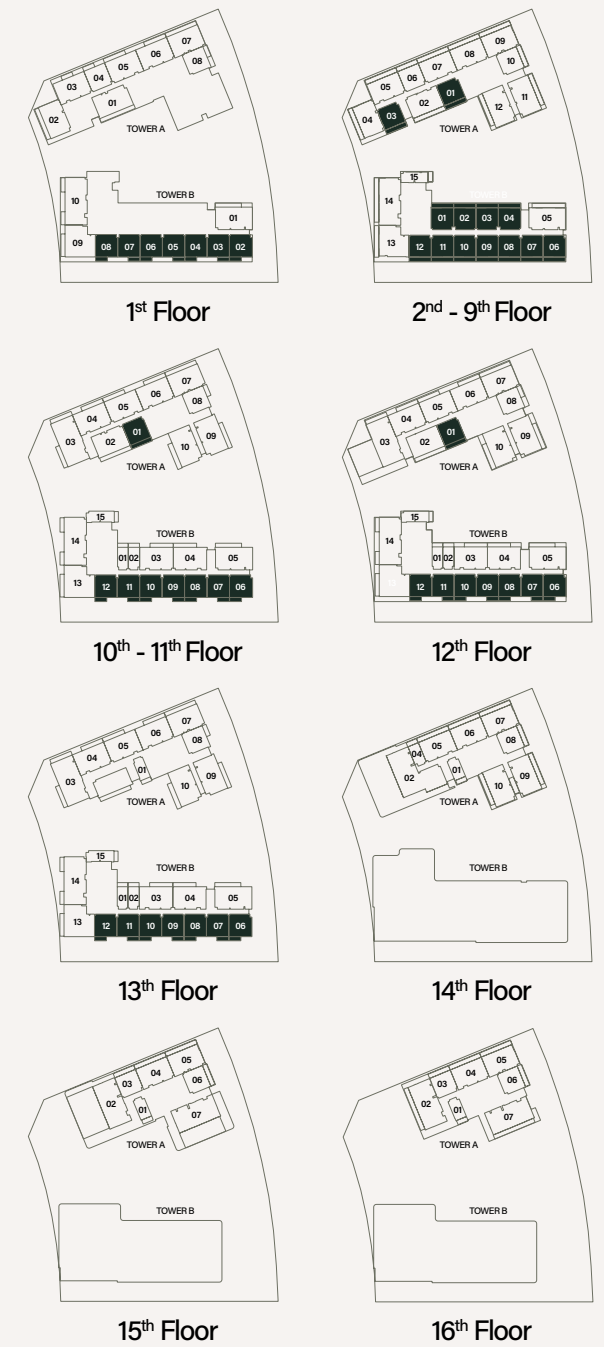
1 - BEDROOM TYPE A



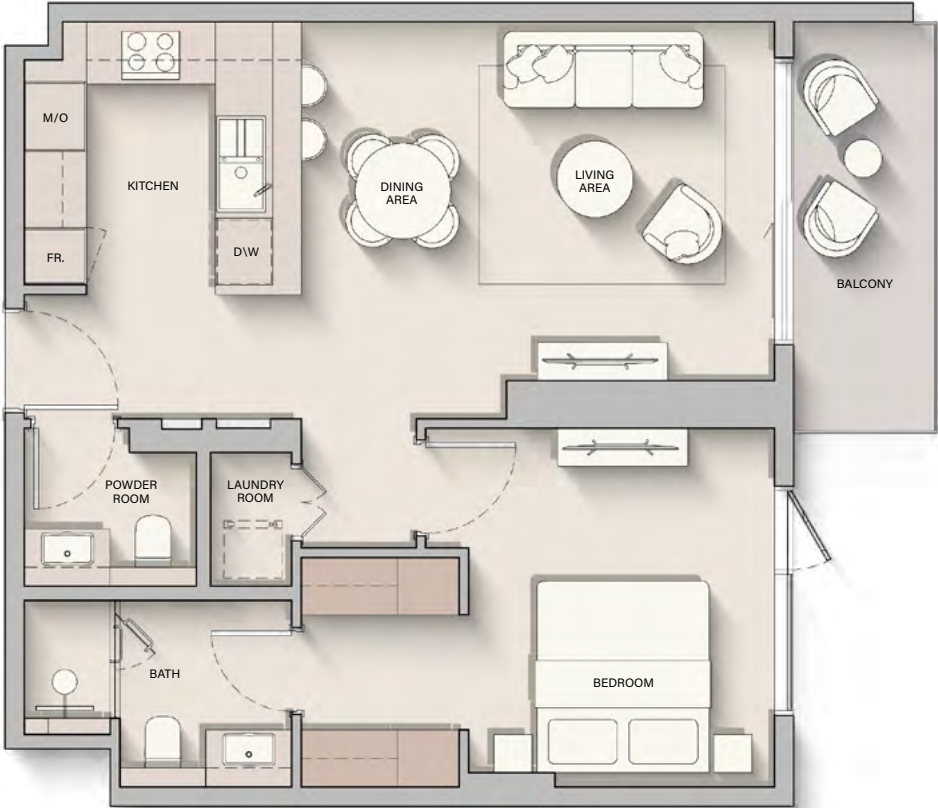
Internal Living Area : **700.19 sq. ft**

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

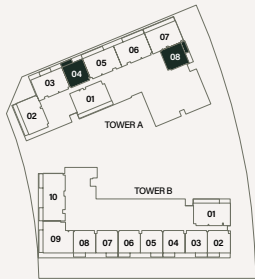
Total Living Area : **776.94 sq. ft**



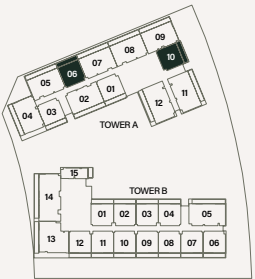
1 - BEDROOM TYPE A1



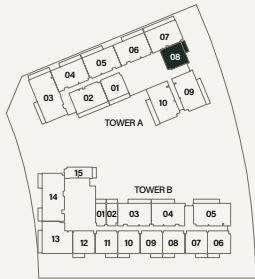
Internal Living Area : **707.73 sq. ft** Outdoor Living Area : **73.73 sq. ft** Total Living Area : **781.46 sq. ft**



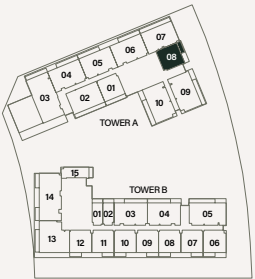
1st Floor



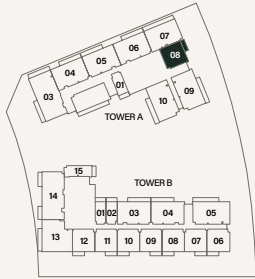
2nd - 9th Floor



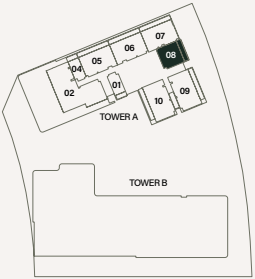
10th - 11th Floor



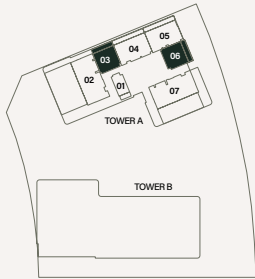
12th Floor



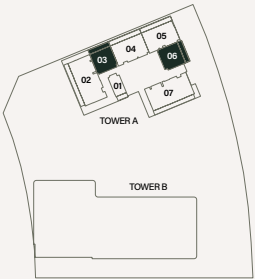
13th Floor



14th Floor



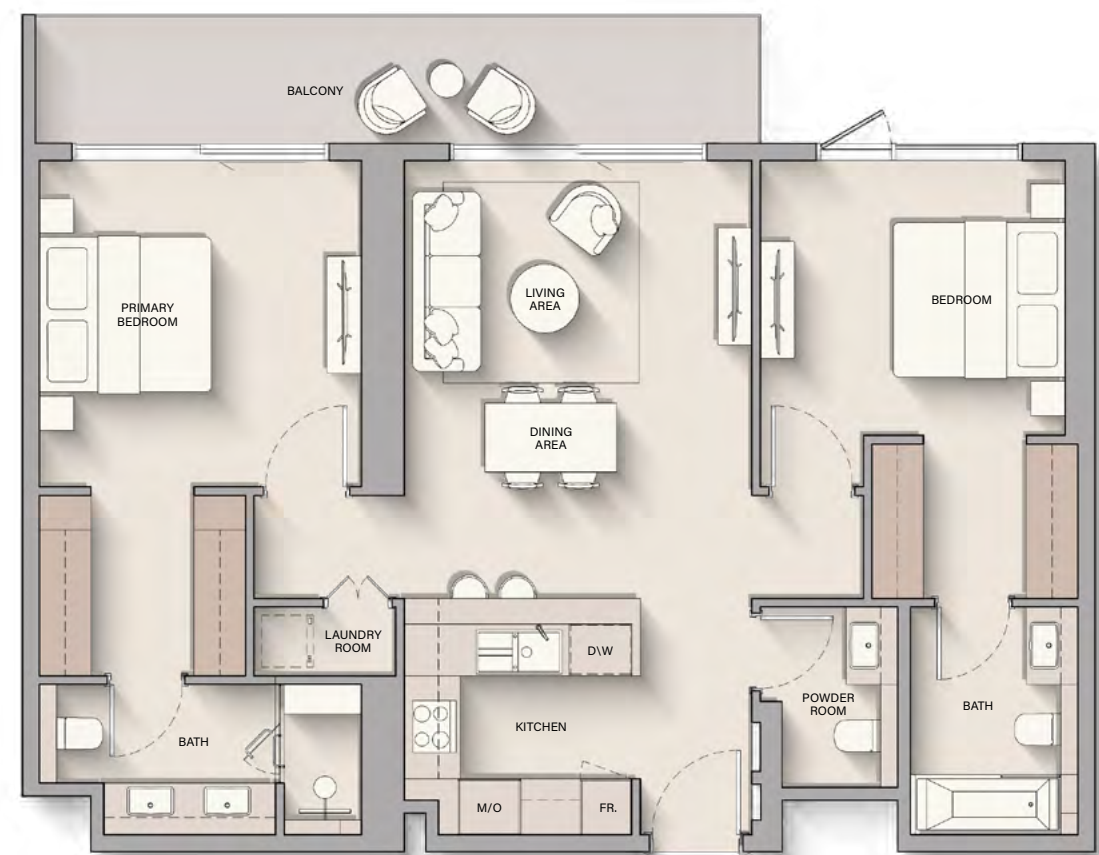
15th Floor



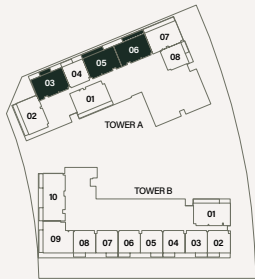
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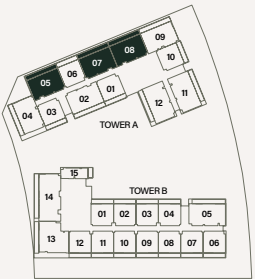
2 - BEDROOM TYPE A



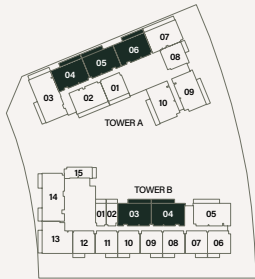
Internal Living Area : **1053.14 sq. ft** Outdoor Living Area : **143.38 sq. ft** Total Living Area : **1196.52 sq. ft**



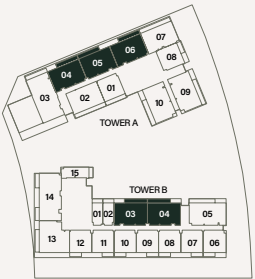
1st Floor



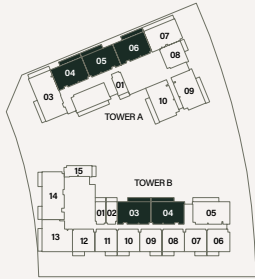
2nd - 9th Floor



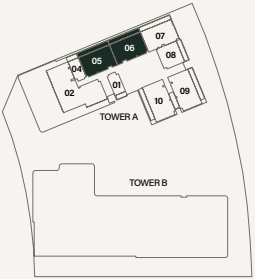
10th - 11th Floor



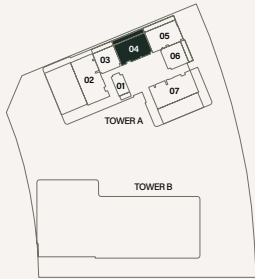
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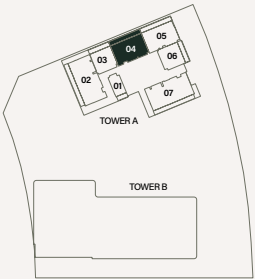
13th Floor



14th Floor



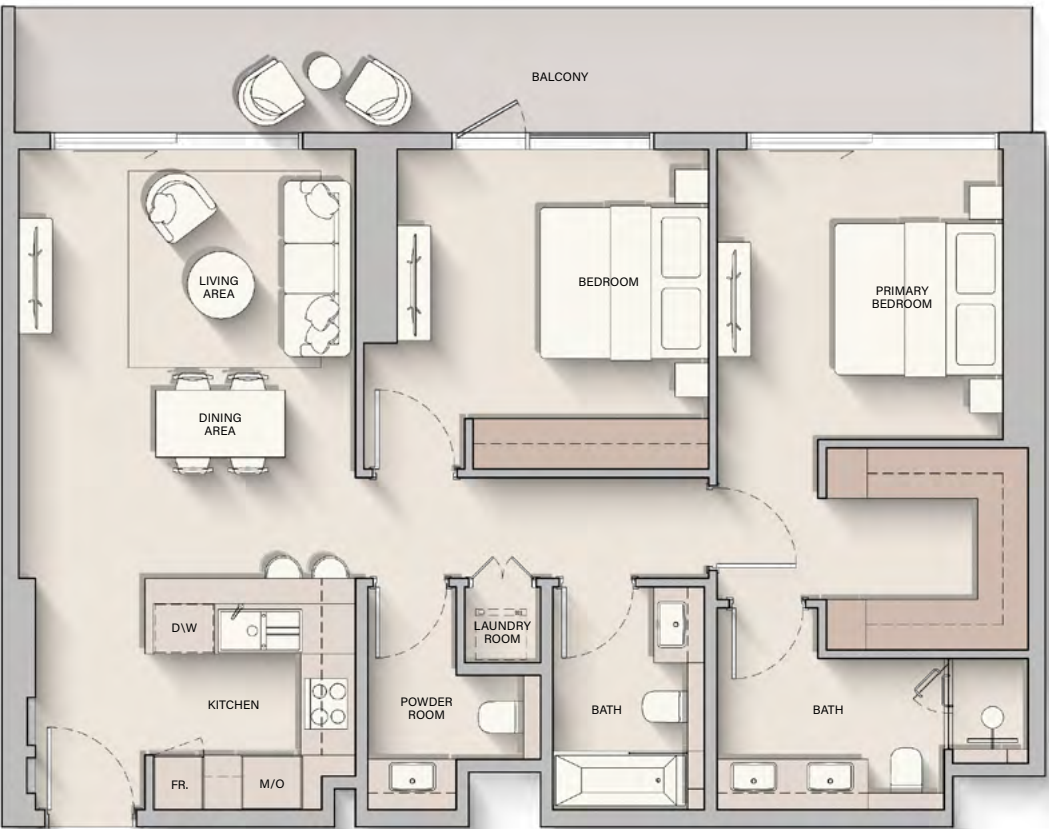
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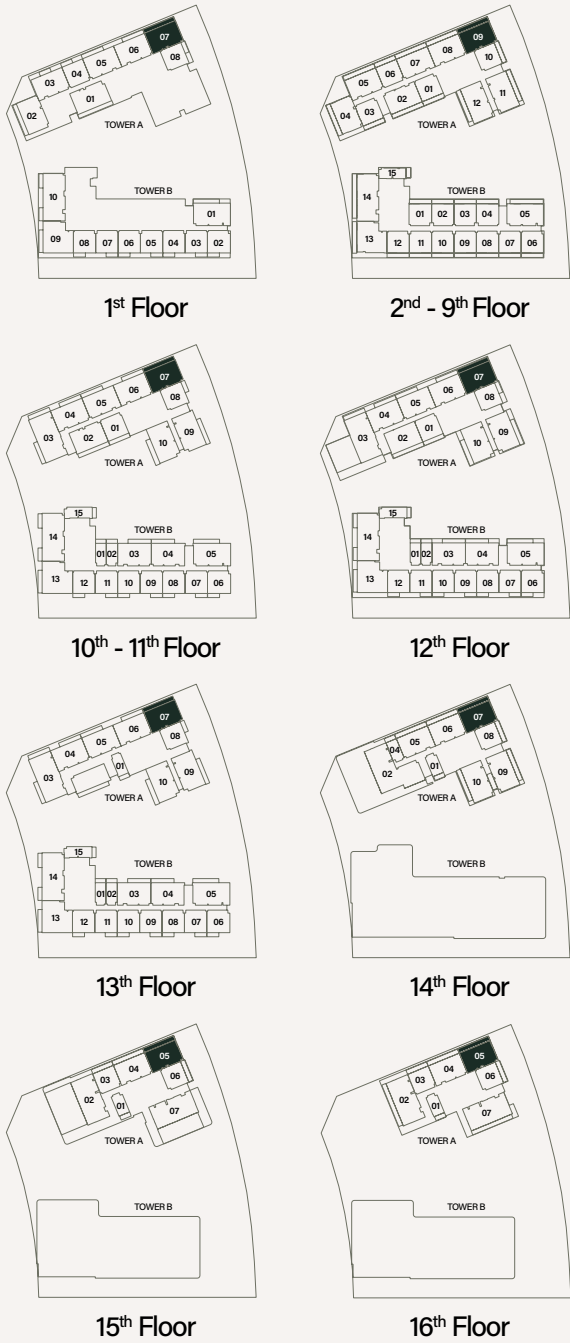
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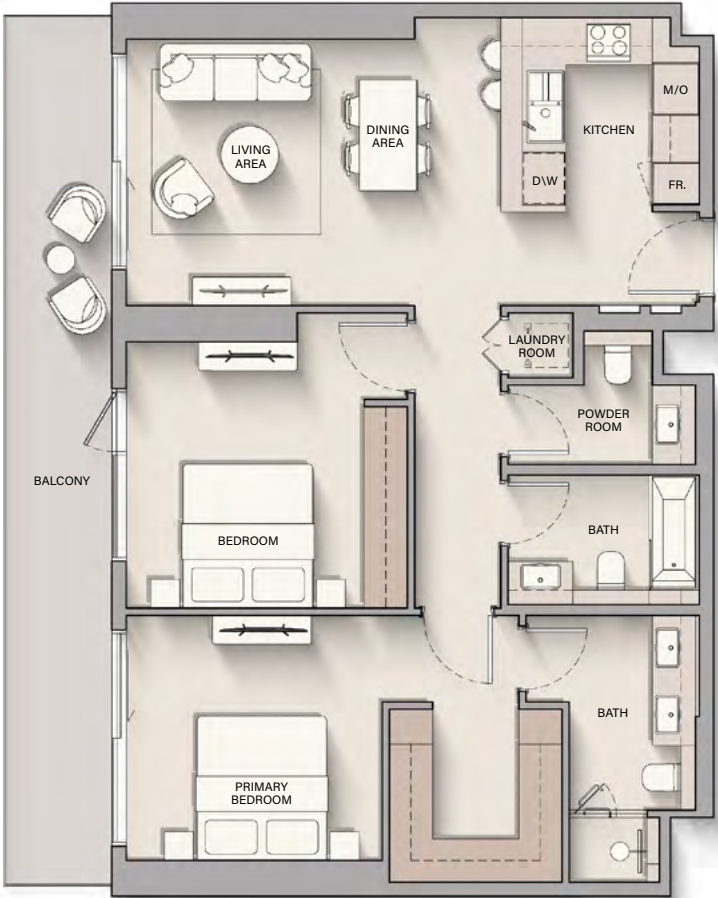
2 - BEDROOM TYPE B



Internal Living Area : **1041.84 sq. ft** Outdoor Living Area : **204.41 sq. ft** Total Living Area : **1246.25 sq. ft**



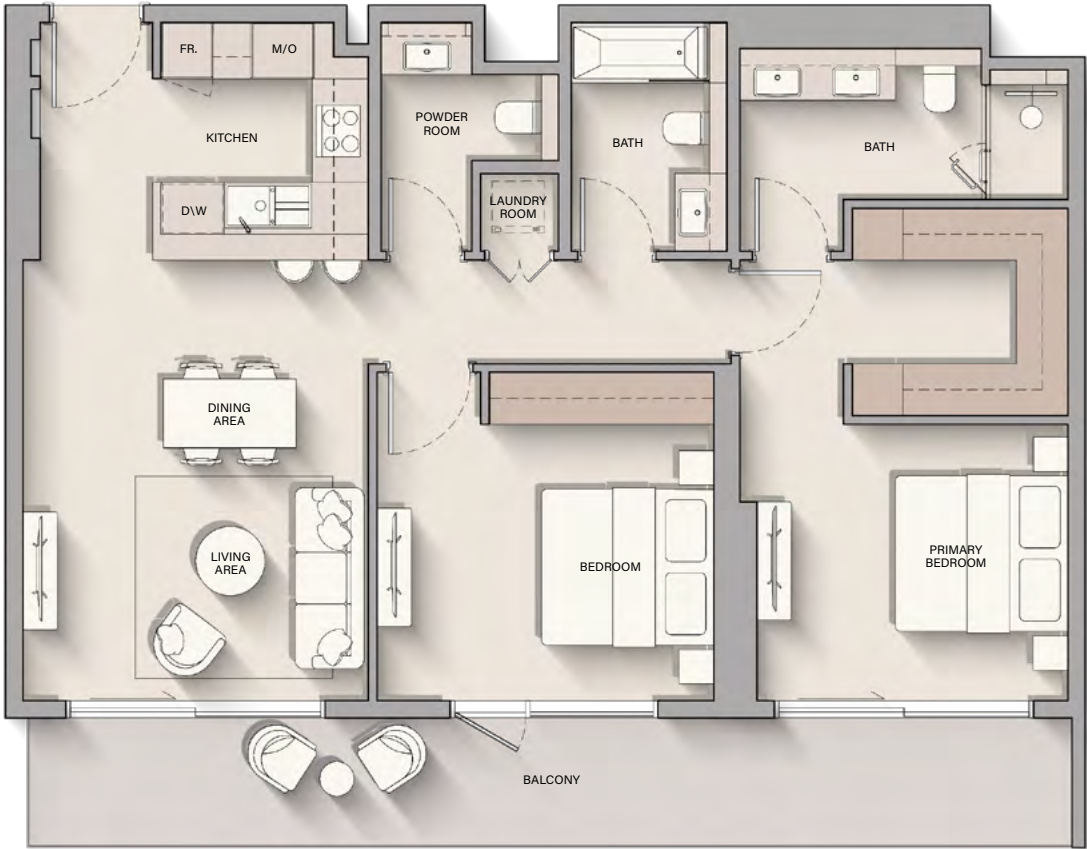
2 - BEDROOM TYPE C



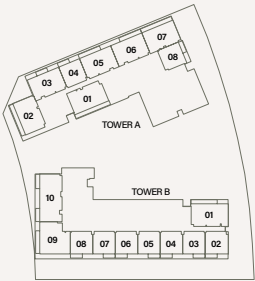
Internal Living Area : 1044.31 sq. ft Outdoor Living Area : 202.90 sq. ft Total Living Area : 1247.21 sq. ft



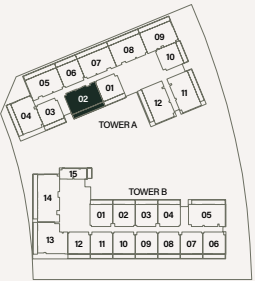
2 - BEDROOM TYPE D



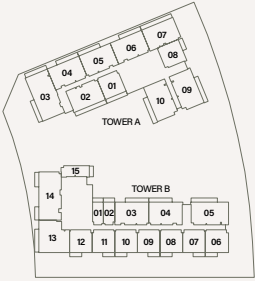
Internal Living Area : **1054.33 sq. ft** Outdoor Living Area : **204.30 sq. ft** Total Living Area : **1258.62 sq. ft**



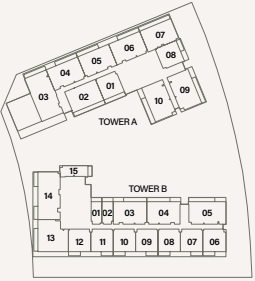
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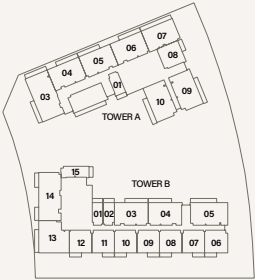
2nd - 9th Floor



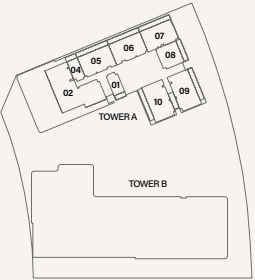
10th - 11th Floor



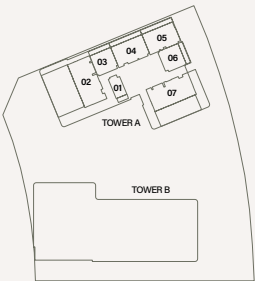
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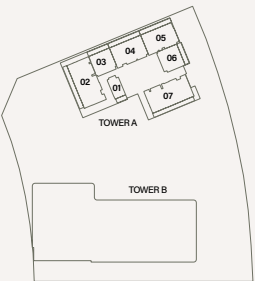
13th Floor



14th Floor



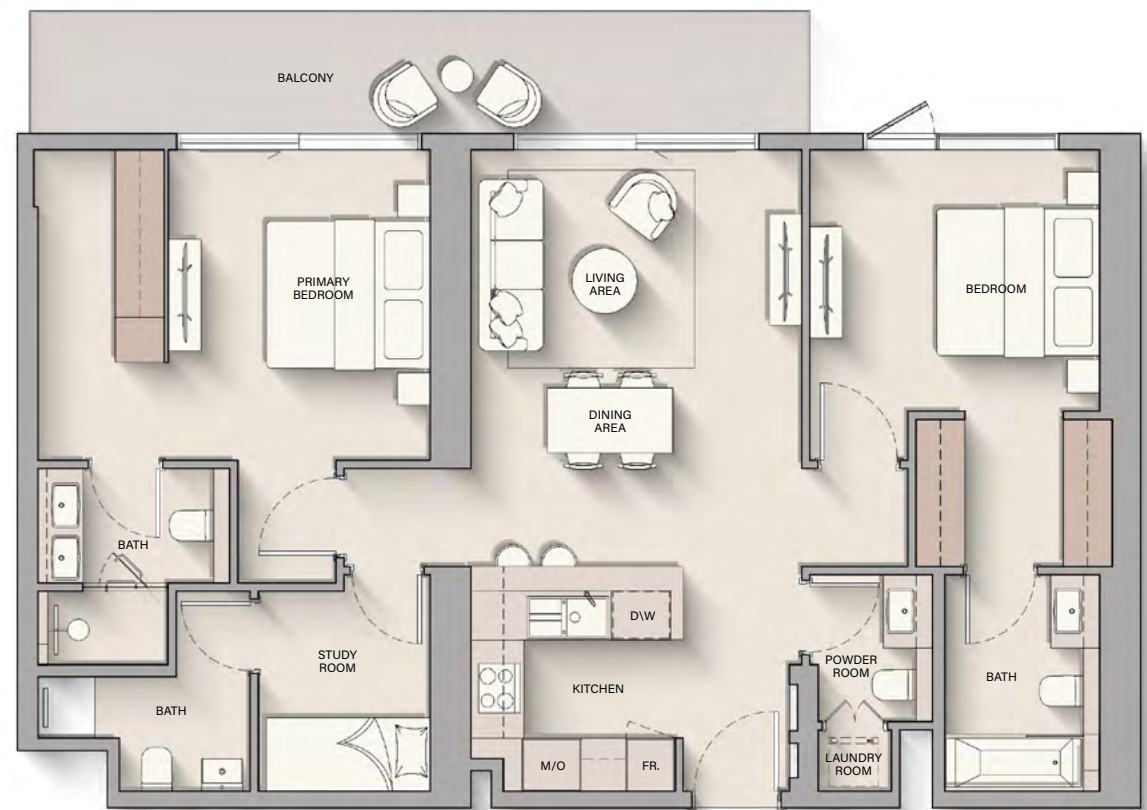
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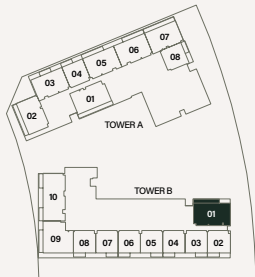
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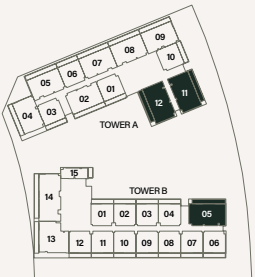
2 - BEDROOM + S TYPE A



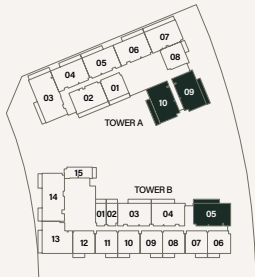
Internal Living Area : 1152.38 sq. ft Outdoor Living Area : 161.14 sq. ft Total Living Area : 1313.52 sq. ft



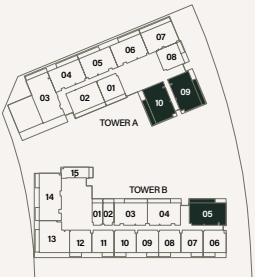
1st Floor



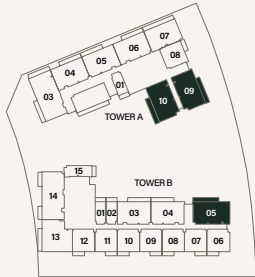
2nd - 9th Floor



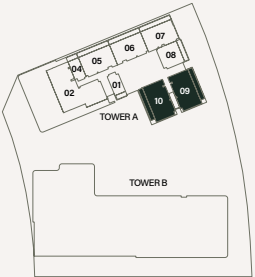
10th - 11th Floor



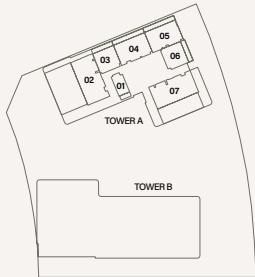
12th Floor



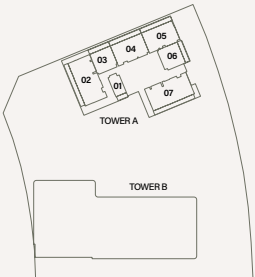
13th Floor



14th Floor



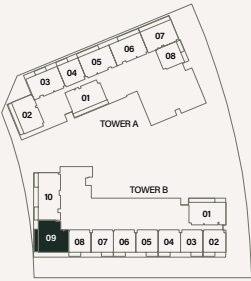
15th Floor



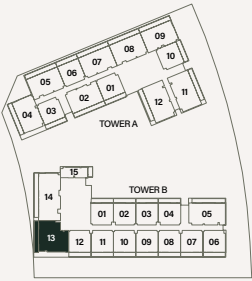
16th Floor



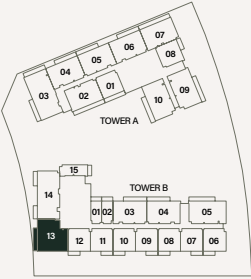
2 - BEDROOM + S TYPE B



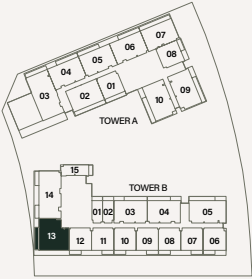
1st Floor



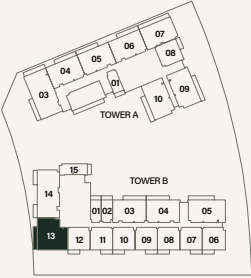
2nd - 9th Floor



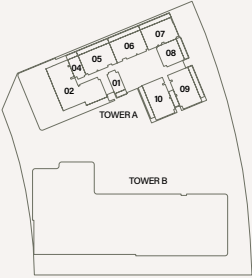
10th - 11th Floor



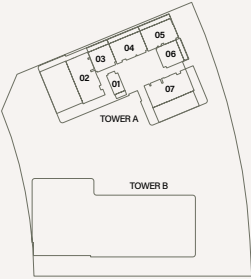
12th Floor



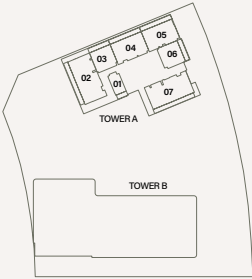
13th Floor



14th Floor



15th Floor

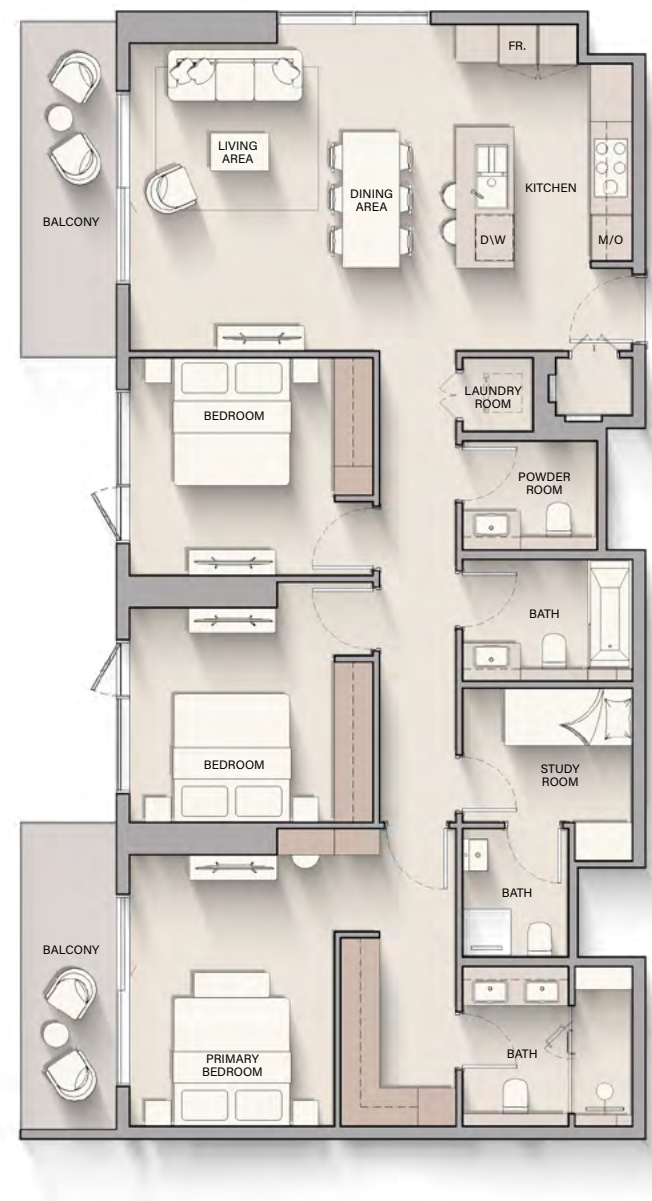


16th Floor

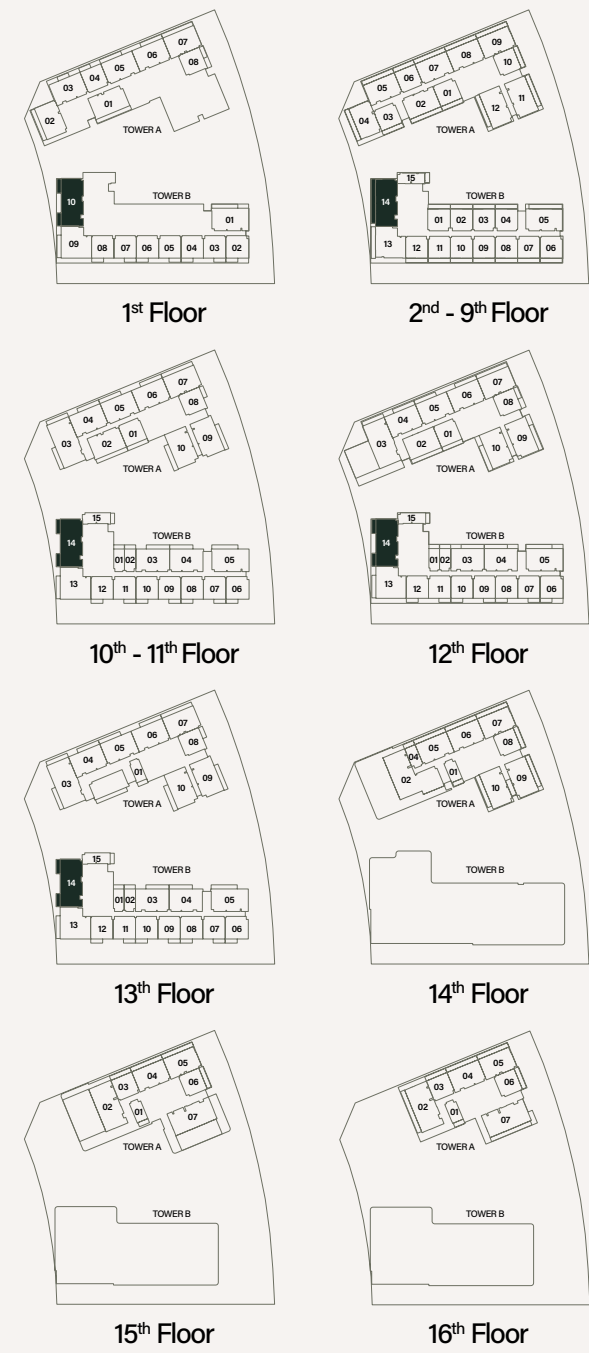
Internal Living Area : 1256.47 sq. ft Outdoor Living Area : 141.65 sq. ft Total Living Area : 1398.12 sq. ft



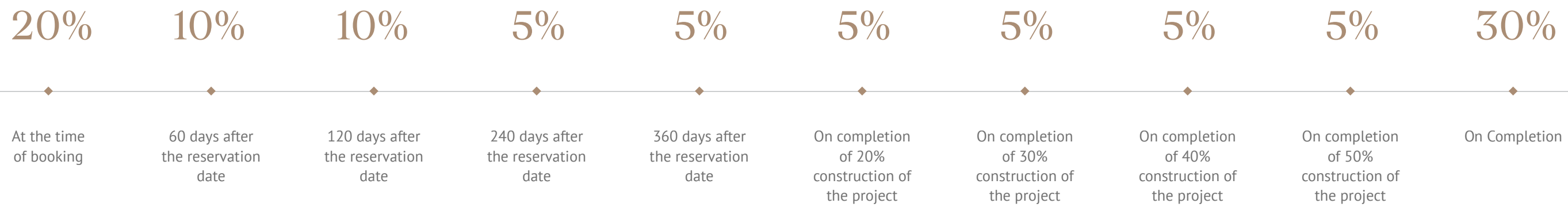
3 - BEDROOM TYPE B



Internal Living Area : 1473.47 sq. ft Outdoor Living Area : 170.18 sq. ft Total Living Area : 1643.65 sq. ft



Payment Plan



Project Interactive Page

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



SCAN THE QR CODE





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