

DISCOVER LIVING
IN THE HEART OF DUBAI

DUBAI

WHERE LUXURY IS REDEFINED, CONSTANTLY

Which other city can offer a truly unparalleled lifestyle but Dubai?

Being synonymous with international trade, innovation, tourism, retail and world-class business communities, Dubai has stamped its reputation as one of the most cosmopolitan cities in the world today.

By offering world-class lifestyles to residents and becoming a safe haven for investors, it has become an aspirational living destination for millions of expatriates and a geographic gateway for businesses.







DUBAI

REDESIGNING DUBAI LANDSCAPE WITH LANDMARK DESTINATIONS

Suncrest Hills Property LLC was established to develop and manage properties, communities and destinations across Dubai. Through a vast portfolio of residential projects including some of the city's most renowned and iconic real estate destinations, it has built a great reputation of providing enriching lifestyles to the people of Dubai.



LORD SHIVA TEMPLE

IKEA JABAL ALI



FESTIVAL PLAZA



4MINS.

GURU NANAK GURUDWARA



T O STATION



IBN BATTUTA MALL





Arabian Panches



CONNECTED TO THE CITY



Energy Metro Station



3 Ikea
Jabal Ali



Ibn Battuta Mall



minutes
Festival
Plaza



10 minutes
Dubai
Marina



12 minutes
Emirates
Golf Club



13 minutes
Palm
Jumeirah



Mall of the Emirates



18 minutes
Dubai
Autodrome







20 minutes
Burj
Al Arab



25 binutes

Dubai International

Airport

ARCHITECTURE

WITH AN EDGE

Indulge in the soulful elegance with Hills View that is rising confidently within the vibrant Wasl Gate community. Hills View redefines modern living with a distinctive architectural presence. Designed with refinement and purpose, the building's elevation is a statement in itself. Clean lines, expansive glass window panels and bold grey hues that set it apart from the urban skyline. Every inch of Hills View reflects a commitment to high-end living. The architectural front combines sleek modernity with thoughtful textures, allowing light to dance across reflective surfaces by day and showcasing a striking view by night. The glazed finishes and steel-toned surfaces delivers elegance and privacy. The imposing podium-level design and the lush rooftop spaces offers a luxurious escape above the city's bustle. Large windows invite natural light, while balconies and terraces frame sweeping views of the surrounding boulevards. Neutral palettes, quartz finishes and custom fittings mirror the sophistication of the building's outer shell.



CREATING A HIGHER STANDARD OF LIVING AT WASL GATE







A LIFESTYLE UNLIKE ANY OTHER

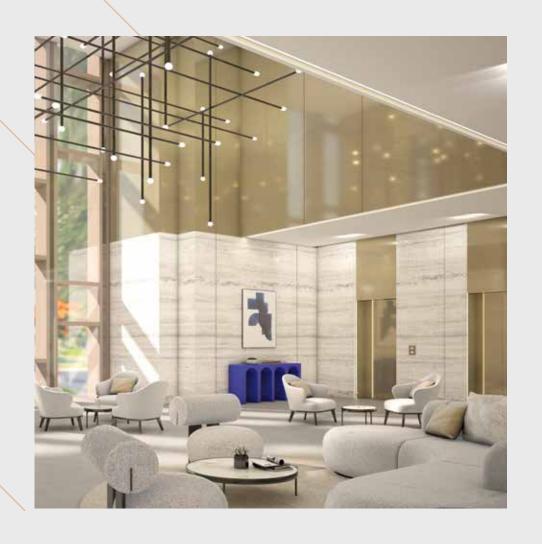


LIFESTYLE

THAT TOUCHES THE SKY

Situated in the heart of Jabal Ali, Hills View is a signature residential address that reflects the vision of Suncrest Hills Property LLC. A project with an uncompromising standard of living. Just walking distance from Energy Metro Station and set along one of the community's main boulevards, this landmark development offers distinction and convenience. Comprising of 350 skillfully designed residences including studios, one-bedroom and two-bedroom apartments, this project rises above a beautifully landscaped podium level. Here, residents can enjoy a plethora of amenities including a resort-style swimming pool, children's play area and a modern fitness center. These are crafted to support a lifestyle of ease and well-being. Expansive balconies and full-height windows not only enhance the architectural rhythm but also invite natural light to flood the interiors with a matchless glow. What sets Hills View apart is its striking elevation. A bold architectural design with a facade defined by beautiful lines, expansive glass panels and a marvelous grey palette. The building stands as a sculpted form that turns the heads.



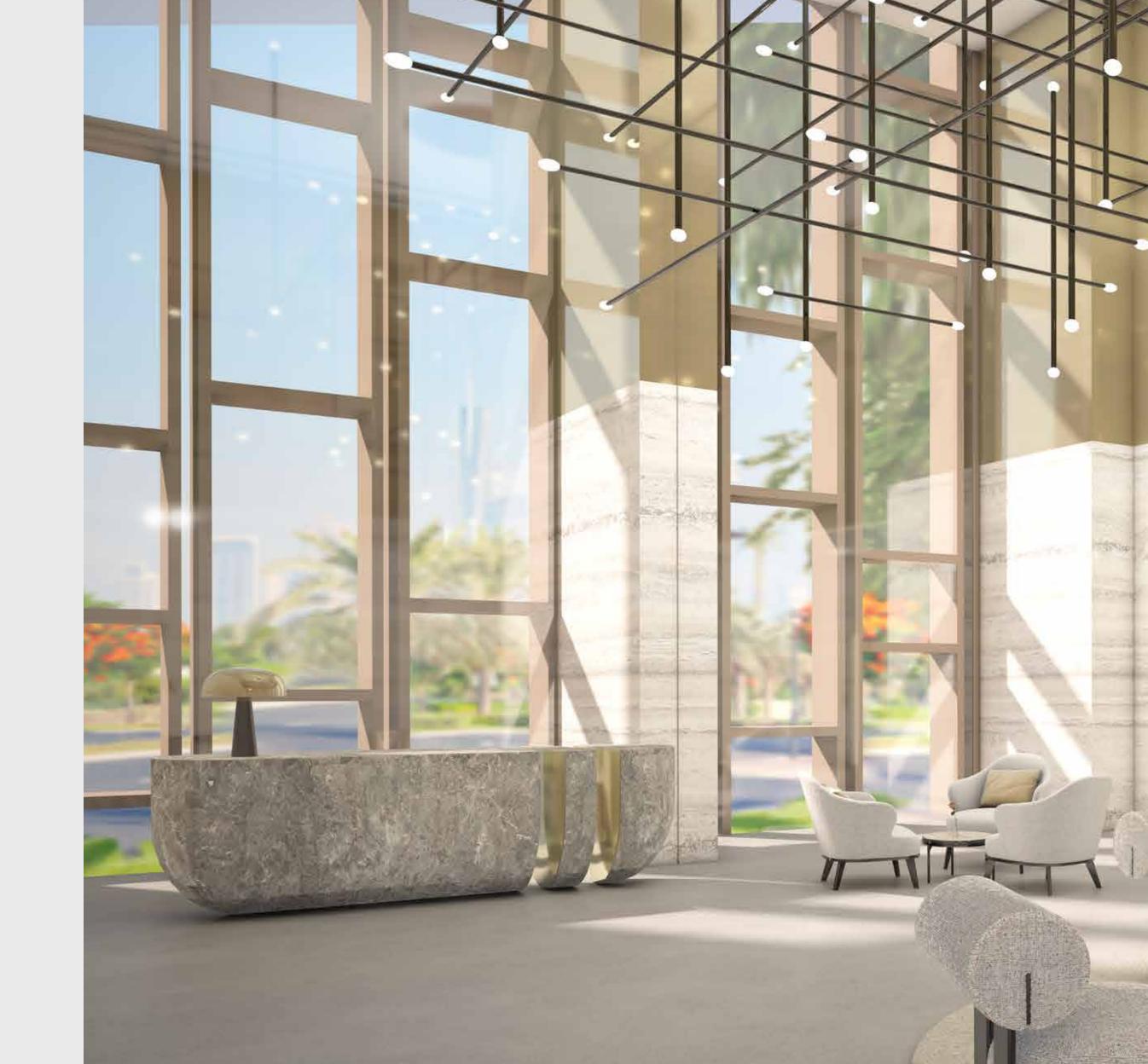




A POWERFUL DESIGN LANGUAGE

Discover an elite lifestyle embellished with mystic hues and contemporary aesthetics. With the pleasing off-white marble textured walls, the corridors and reception areas displays perfect design sense. Big glass windows allows natural light to glow the entire space. It also graces your eyes with the spectacular cityscape. Plush furnishings give regal vibes and big chandelier makes a space look even bigger and brighter. Fast-speed elevators are installed for the hassle-free transition to each level of the building.

AN OUTSTANDING PLACE FOR YOU TO STAND OUT!



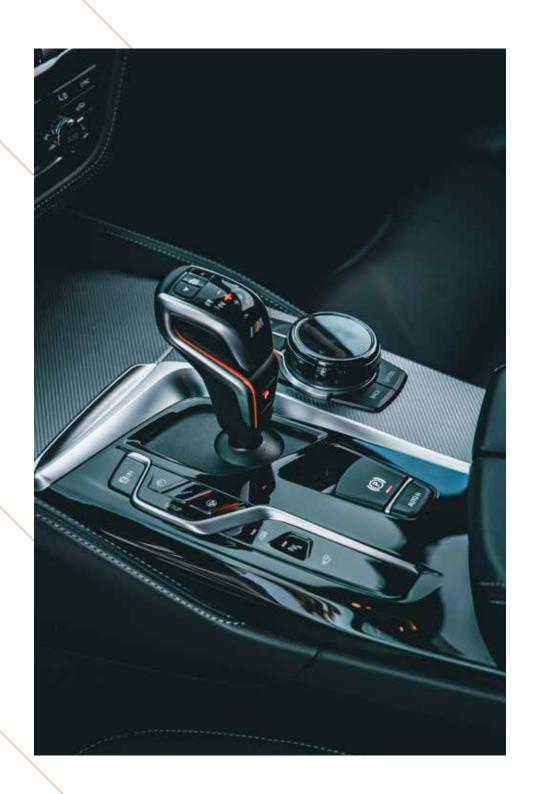




A PREMIUM LIFESTYLE







AN EXTRAORDINARY LIFE EXPERIENCE



LIVE HOLIDAYS MOMENT AT HOME

EXTERIOR FEATURES



Long walkways & jogging paths



Generous & welcoming main drop-off areas



Close to community stores



Padel Court



Pool Sitting with fabulous sea-views



Shaded kids daycare centers & play area



Elevated community garden



Swimming Pool

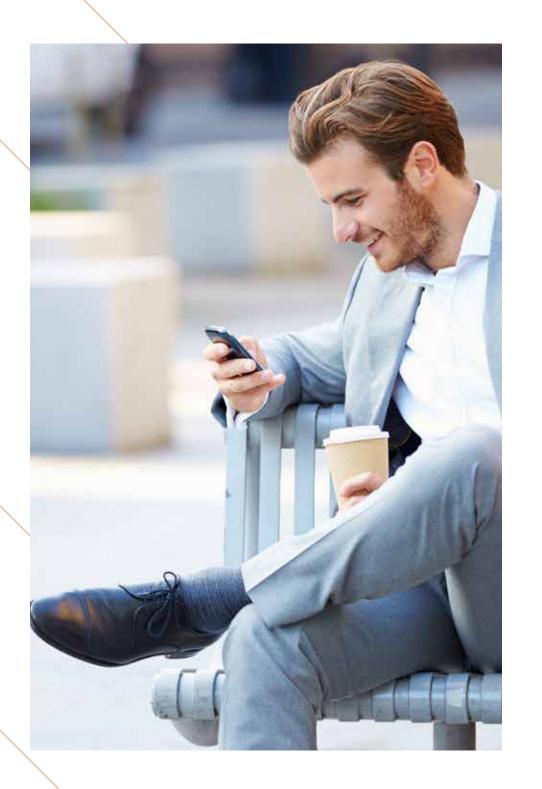
*All amenities are located on the ground level/podium level











AN EXTRAORDINARY LIFE EXPERIENCE



LUXURY INSIDE OUT

ROOFTOP FEATURES



Lush landscapes & BBQ area



Jacuzzi



Outdoor Cinema



Stand-alone bespoke gym



Mini Bowling



Outdoor Terrace



Rooftop Sitting Area



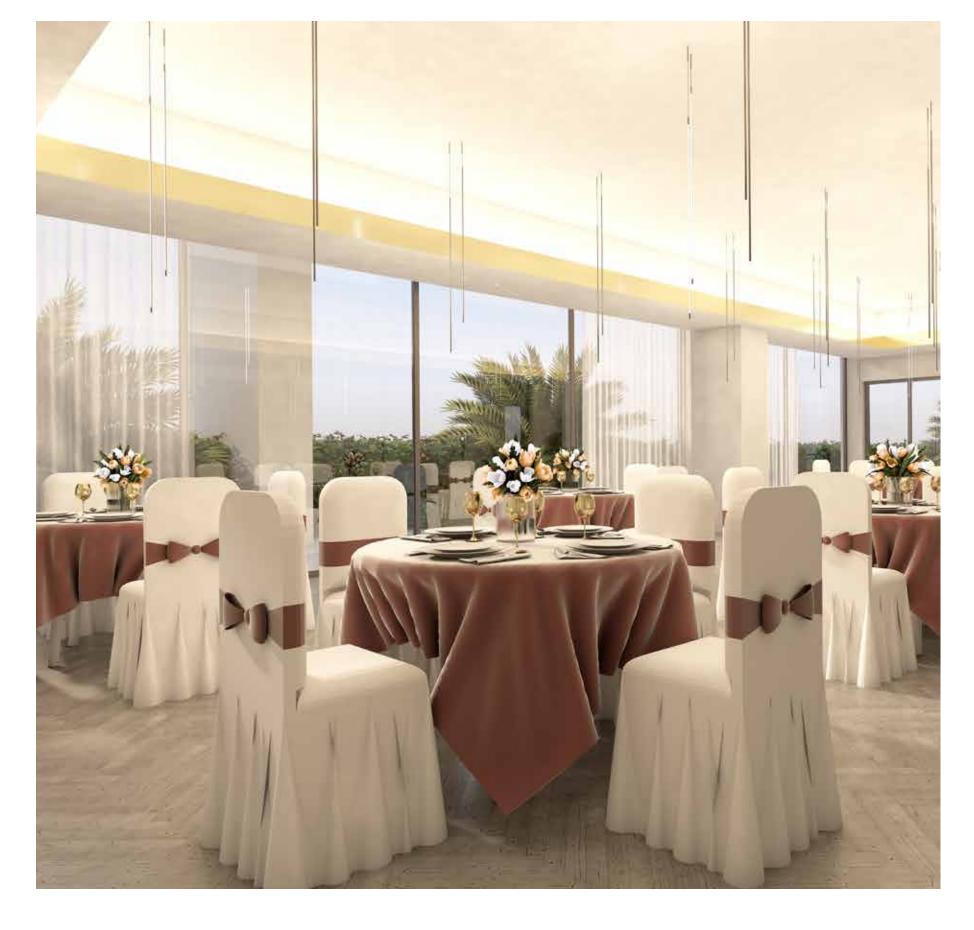
The Perfect Spot for Smoky Delights!



Gather Friends for Unforgettable Bowling!



The Perfect Venue for Unforgettable Moments!



Welcome to the ultimate destination for fun and celebration! Our venue features mini golf, a spacious party hall, and a lively BBQ area—perfect for any occasion. Whether it's a party, corporate event, or casual get-together, enjoy friendly competition and delicious food. Experience the ideal blend of entertainment and relaxation all in one place!







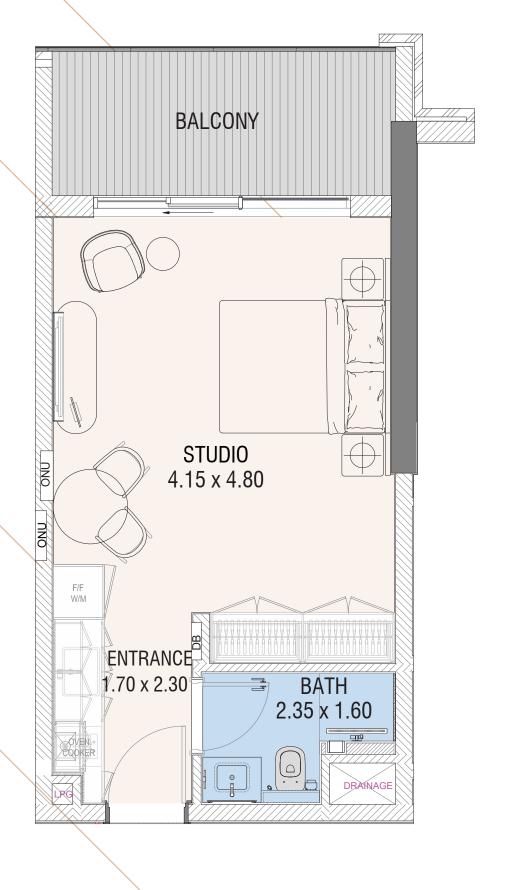




Payment Plan

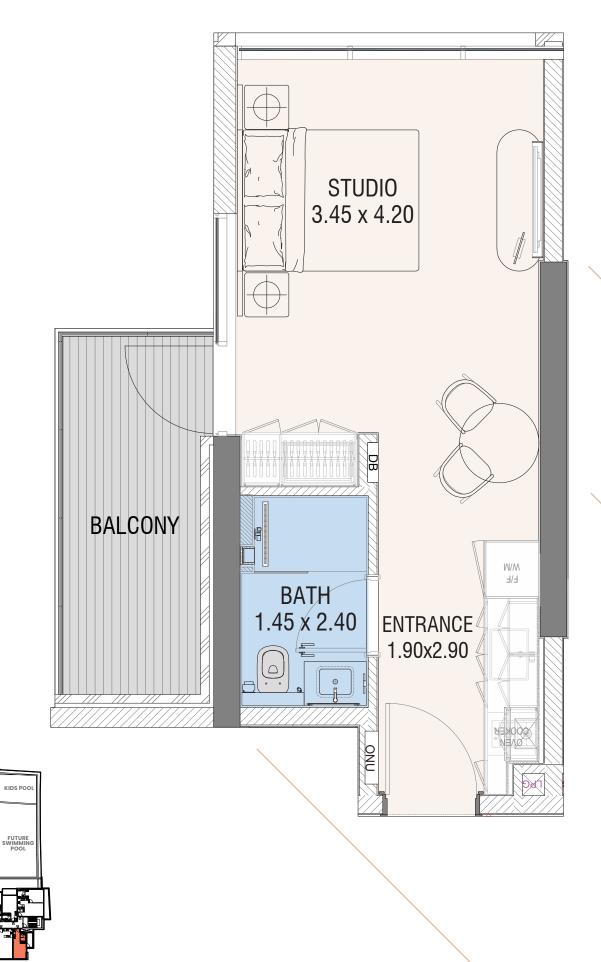
DESCRIPTION	INSTALLMENT PROGRESS	INSTALMENT %
1st INSTALMENT	ON BOOKING	5%
2nd INSTALMENT	SIGNING OF SPA (WITHIN 45 DAYS)	5%
3rd INSTALMENT	3 MONTHS AFTER BOOKING	10%
4th INSTALMENT	10% CONSTRUCTION	5%
5th INSTALMENT	20% CONSTRUCTION	5%
6th INSTALMENT	30% CONSTRUCTION	5%
7th INSTALMENT	40% CONSTRUCTION	5%
8th INSTALMENT	60% CONSTRUCTION	5%
9th INSTALMENT	80% CONSTRUCTION	5%
10th INSTALMENT	ON HANDOVER	5%
11th INSTALMENT	4 MONTHS AFTER HANDOVER	5%
12th INSTALMENT	8 MONTHS AFTER HANDOVER	5%
13th INSTALMENT	12 MONTHS AFTER HANDOVER	5%
14th INSTALMENT	16 MONTHS AFTER HANDOVER	5%
15th INSTALMENT	20 MONTHS AFTER HANDOVER	5%
16th INSTALMENT	24 MONTHS AFTER HANDOVER	5%
17th INSTALMENT	28 MONTHS AFTER HANDOVER	5%
18th INSTALMENT	32 MONTHS AFTER HANDOVER	5%
19th INSTALMENT	36 MONTHS AFTER HANDOVER	5%
		100%

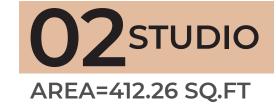
Payment Plan & Floor Plan

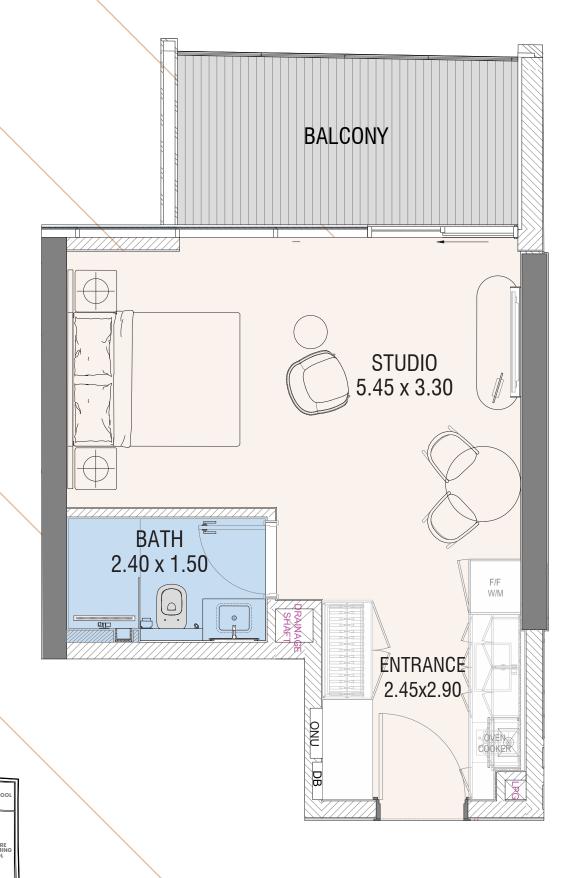




Floor Plan

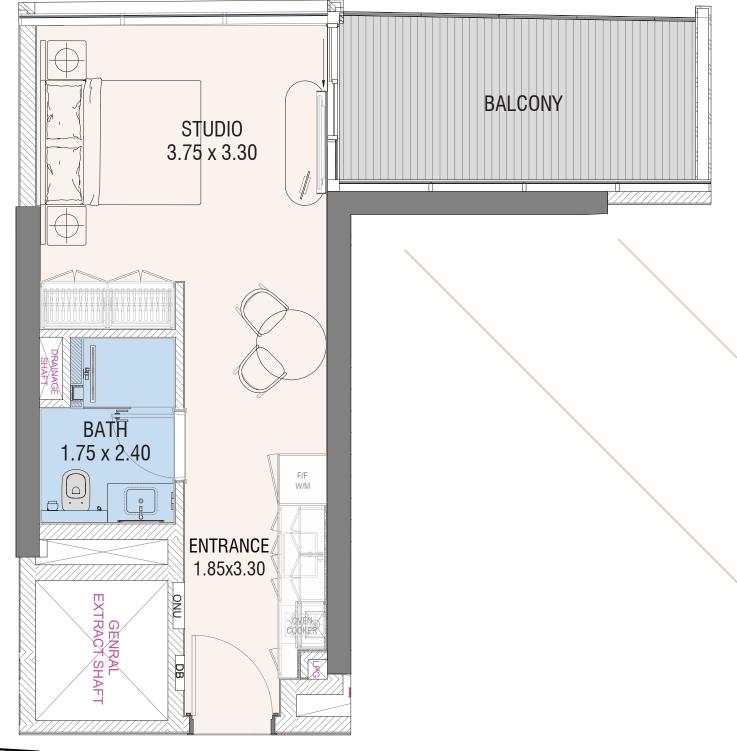


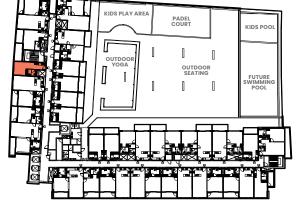






Floor Plan

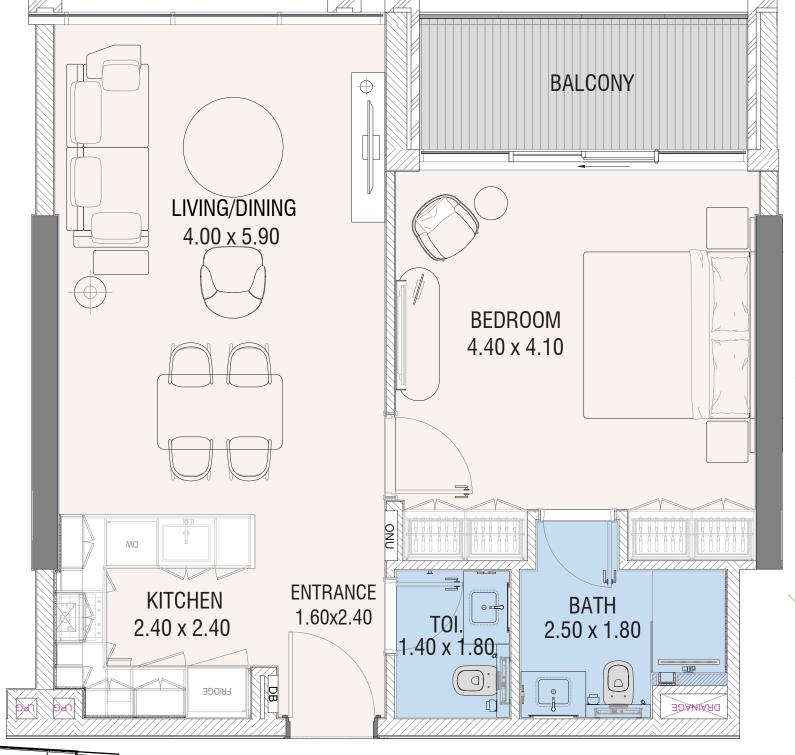


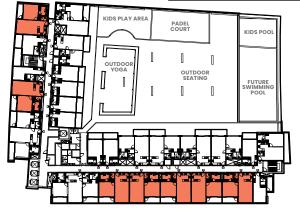




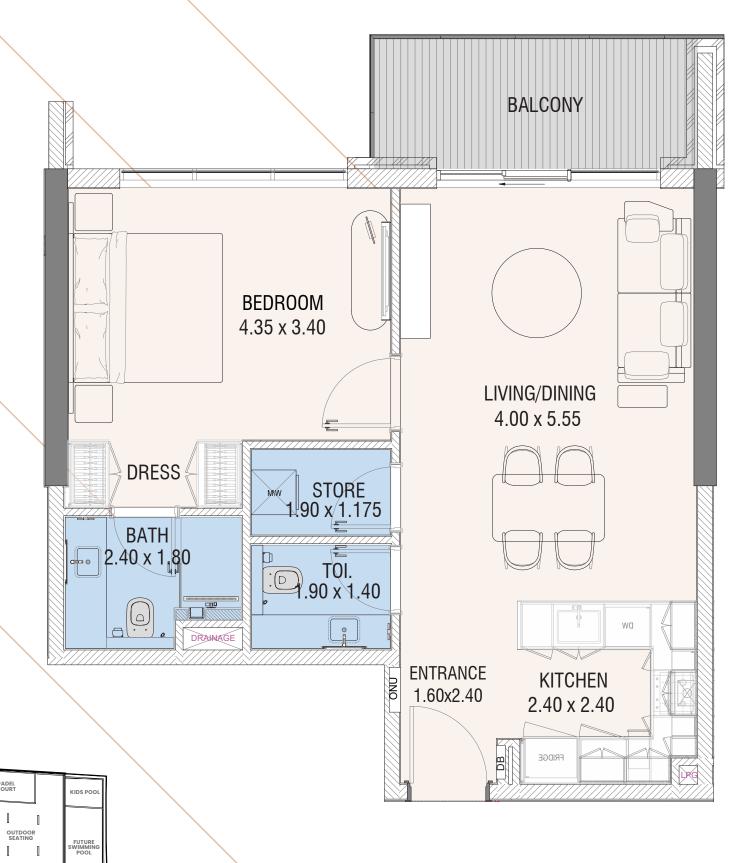
Floor Plan BALCONY LIVING/DINING 4.00 x 5.90 BEDROOM 4.35 x 3.35 DRESS KITCHEN 2,40 x 2.40 ENTRANCE 1.40x3.20 BATH 1.95 x 2.40 BEDROOM TYPE - 1 AREA=788.35 SQ.FT

Floor Plan



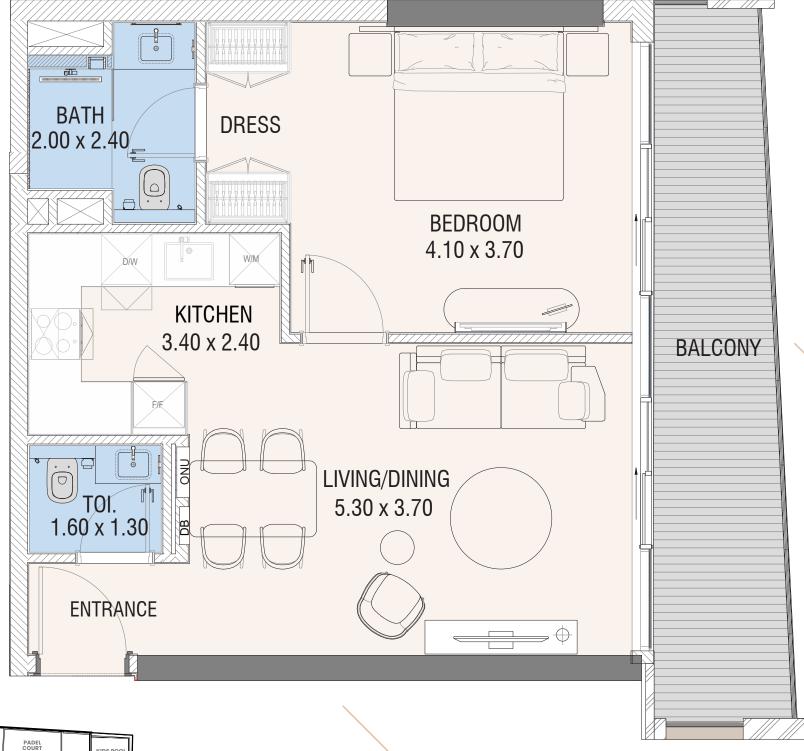


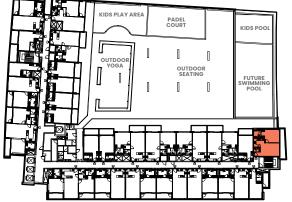
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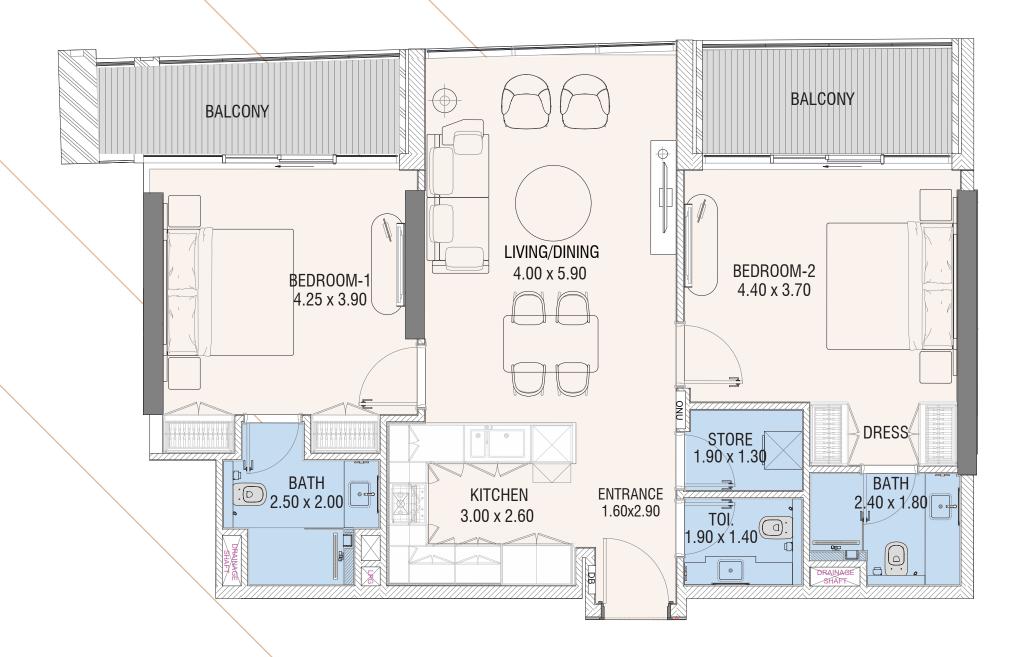
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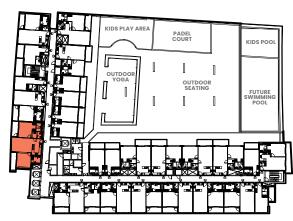
Floor Plan

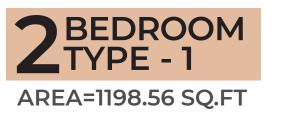




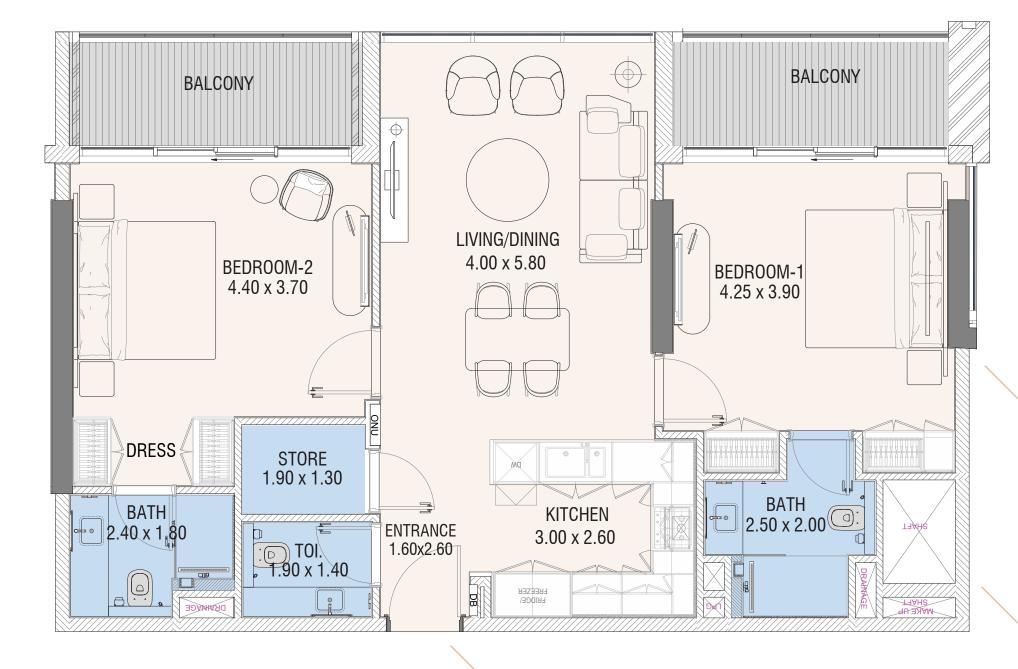
TYPE - 4AREA=754.99 SQ.FT

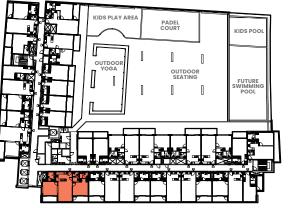






Floor Plan









Escrow Bank:



Visualized By:



Address: 1006, Court Tower, Business Bay, Dubai. P.O. BOX: 32540





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