

SKYHILLS 3  
RESIDENCES

JUMEIRAH VILLAGE CIRCLE



WHERE THE SKY'S  
THE LIMIT





## LOOK UP.

The sky is full of endless possibilities,  
always changing, always inspiring.

Now, imagine living in a place that  
embodies that same energy. A place  
where your best life begins and every  
horizon opens to something new.





## CONTENTS



04	Dubai
06	Jumeirah Village Circle
10	The Residences
11	Interiors
19	Signature Touches
27	Specifications
28	Statement Makers



Dubai

# THE CITY OF TOMORROW



More than a place to live, Dubai is where you can thrive,  
achieve your dreams, and secure a brighter future.

In a world of uncertainties, it offers stability, safety,  
and a thriving economy.





# WHY DUBAI IS A SMART CHOICE



Strategic Location



Investor-Friendly Policies



Tax-Free Economy



Golden Visa



One of the World's Safest Cities



World-Class Infrastructure



State-of-the-Art Education & Healthcare



The Cleanest City in the World\*



Most Desirable Global Expat Destination\*\*

\*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

\*\* Dubai topped the wish lists of an incredible 60 countries in Remity's study 'The cities the world wants to move to'





Jumeirah Village Circle

## A FUSION OF TRANQUILLITY & MODERNITY



Jumeirah Village Circle (JVC) is a 560-hectare master-planned community designed in a circular layout, offering a family-friendly and pet-friendly lifestyle.

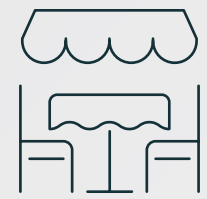
JVC is ideally located between Sheikh Mohammed Bin Zayed Road, Al Khail Road, and Hessa Street, providing seamless connectivity throughout Dubai.

Now one of the city's most sought-after neighborhoods, outshining iconic areas like Business Bay and Dubai Marina.

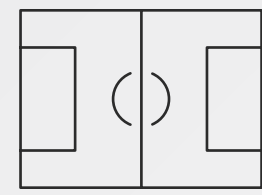


Jumeirah Village Circle

# DUBAI'S MOST COVETED COMMUNITY



Circle Club



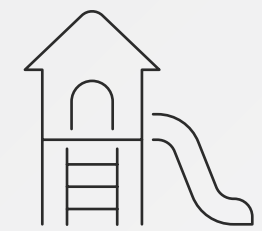
Football Pitch



Jogging Trails



Padel Courts



Kids Play Area



Teqball Table





# JUMEIRAH VILLAGE CIRCLE

## Schools

- Kids World Nursery
- Little Wonders Nursery
- Ladybird Early Learning Centre
- JSS International School

## Parks

- Halfa Park
- Khansoor Park
- Gadaf Park
- Community Park
- Sgal Community Park
- Harmel Park

## Healthcare

- Magnum Family Medical Centre
- Right Health Karama Medical Centre

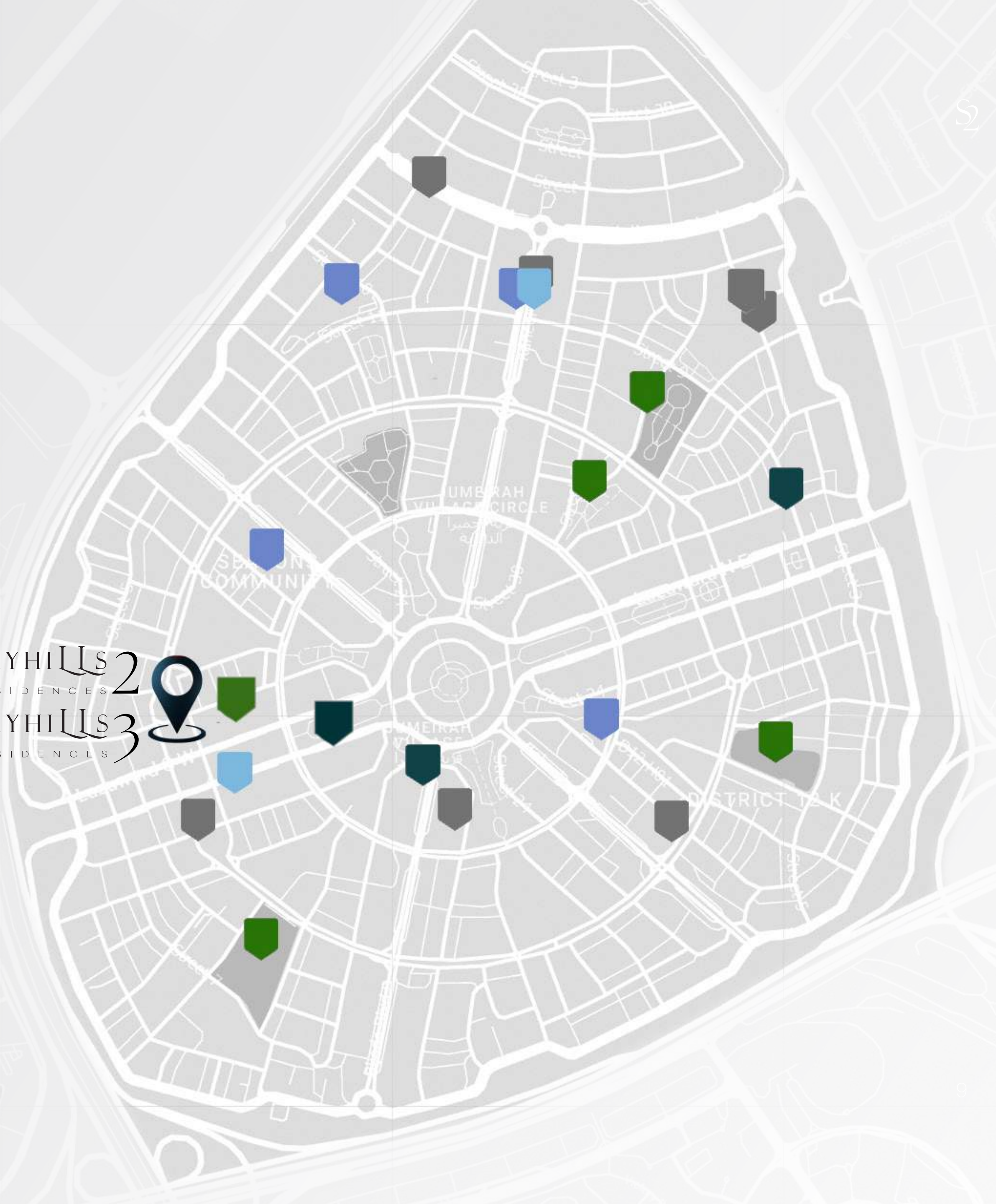
## Hotels

- FIVE Jumeirah Village Hotel
- Milano by Giovanni Boutique Suites
- The First Collection

## Shopping

- Circle Mall
- Holiday Minimart
- Choithrams
- Spinneys
- West Zone
- All Day Minimart
- Aswaaq Mart

SKYHILLS 2  
RESIDENCES  
SKYHILLS 3  
RESIDENCES





# 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 Race Course
- 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







The Residences

## DESIGN THAT DEFINES A NEW STANDARD



At Skyhills 2 & 3, we've created a space where your dreams can truly take flight.

A stylish space, embraced by a vibrant community ready to inspire and lift you. Every detail is designed to help you reach new heights.



Interiors

## FULLY FURNISHED RESIDENCES



At Skyhills 2 & 3, our apartments combine elegance and style with high-end finishes and modern appliances for a chic and comfortable living experience.

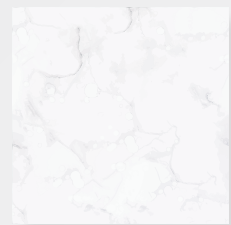




# LIVING ROOM



Relax in spacious living areas with elegant polished porcelain tiles and floor-to-ceiling windows that bathe your home in natural light.



1.2M x 1.2M  
Porcelain Floor



Home Automation



Turn to the experts

Air Conditioning









## BEDROOM



The bedrooms at Skyhills 2 & 3 are a cozy blend of comfort and style, with spacious layouts and serene views.









# KITCHEN & DINING



Step into your dream kitchen with branded appliances, sleek countertops, chic hardware, and intuitive layouts.



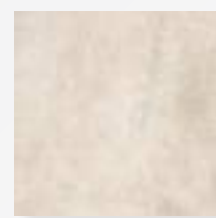
Appliances



Washing Machine,  
Fridge & Freezer



Sink



Quartz Countertop









# BATHROOM



Elevate your daily routine with luxurious Grohe fittings and a chic Geberit wash basin.

**NOBILIS**

Faucet

**GROHE**

Sanitary Fittings

**elleci**  
TOGETHER, WITH STYLE

Sink

**■ GEBERIT**

Wash Basin







Signature Touches

## ABOVE & BEYOND, EVERY DAY



At Skyhills 2 & 3, everything you need is right here. Get active in the outdoor gym, relax by the pool, or take a quiet moment in the peaceful gardens.

Enjoy a game of basketball or tennis, or simply unwind by the soothing water features.







OUTDOOR GYM





BASKETBALL COURT





TENNIS COURT





CHILDRENS AREA





WATER GARDEN





SWIMMING POOL



Specifications

# SKYHILLS 3

R E S I D E N C E S



<b>Project Type</b>	Mixed Use
<b>Units</b>	501 Apartments + 12 Retail
<b>Location</b>	JVC, Dubai
<b>Unit Types</b>	Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom, 4 Bedroom
<b>Completion</b>	Q4, 2026





# HRE

DEVELOPMENT

Statement Makers

*Building with purpose*



HRE isn't just a top UAE developer; it's a team turning dreams into reality. With a history of standout projects, HRE seamlessly blends design, construction, and management.

HRE'S innovation and unwavering focus on sustainability set them apart. Strong partnerships and a client-focused approach drive their expertise, shaping the region's growth with every project.



Statement Makers

PREVIOUS LAUNCH



SKYHILLS

R E S I D E N C E S

Dubai Science Park

This avant-garde development, featuring luxury apartments across multiple buildings, proudly showcases a distinctive architectural design and an impressive glass facade.







SKYHILLS 3  
RESIDENCES

**ONE BROKER GROUP**  
EXCLUSIVE SALES PARTNER