



YOU ARE A GUIDE TO THE
WORLD OF LUXURY



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

E66 Al Ain - Dubai Road

Silicon
Central Mall

To Dubai Silicon Oasis Lake →

International
School

Community
Center



THE HILLGATE

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



DUBAI
DIGITAL
PARK



COMMUNITY
CENTER/PARK



SILICON
CENTRAL
MALL



Sun & Views Analysis

W

BURJ AL ARAB

SUNSET

BURJ KHALIFA

N

BUSINESS BAY

DOWNTOWN DUBAI

WINTER

SUMMER

SILICON CENTRAL MALL

COMMUNITY PARK

S

SUNRISE

E



Architectural Sections

TOWER A

TOWER B





ELLINGTON

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	Tower B
3 passenger elevators	3 passenger elevators
1 service elevator	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





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



METALLICA

ROLLING
STONES

NIRVANA

X X
T B

PINK
FLOYD

GUNS-N-
ROSES

THE
BEATLES

Roland X8





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



13th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



14th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 4 BEDROOM



15th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

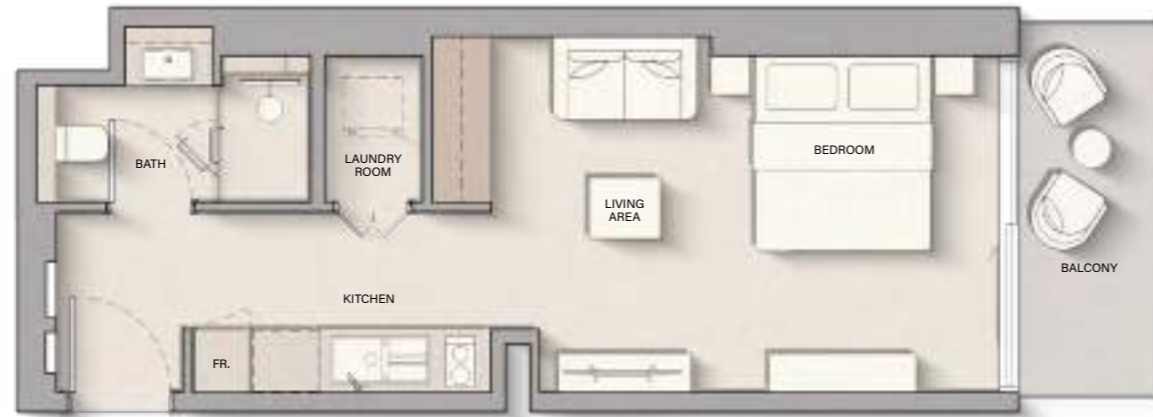


16th FLOOR PLAN

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



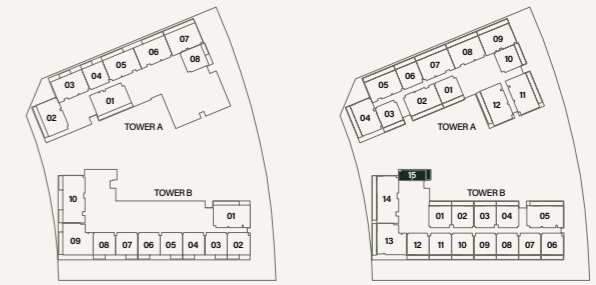
STUDIO TYPE A



Internal Living Area : **415.06 sq. ft**

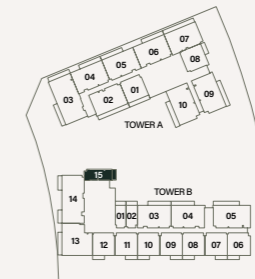
Outdoor Living Area : **64.58 sq. ft**

Total Living Area : **479.64 sq. ft**



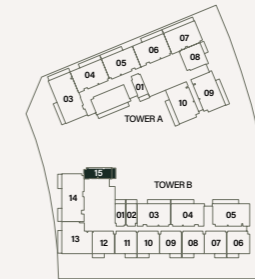
1st Floor

2nd - 9th Floor



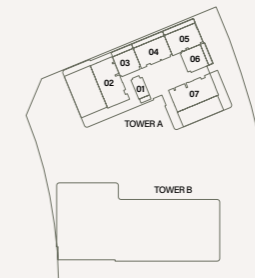
10th - 11th Floor

12th Floor



13th Floor

14th Floor



15th Floor

16th Floor



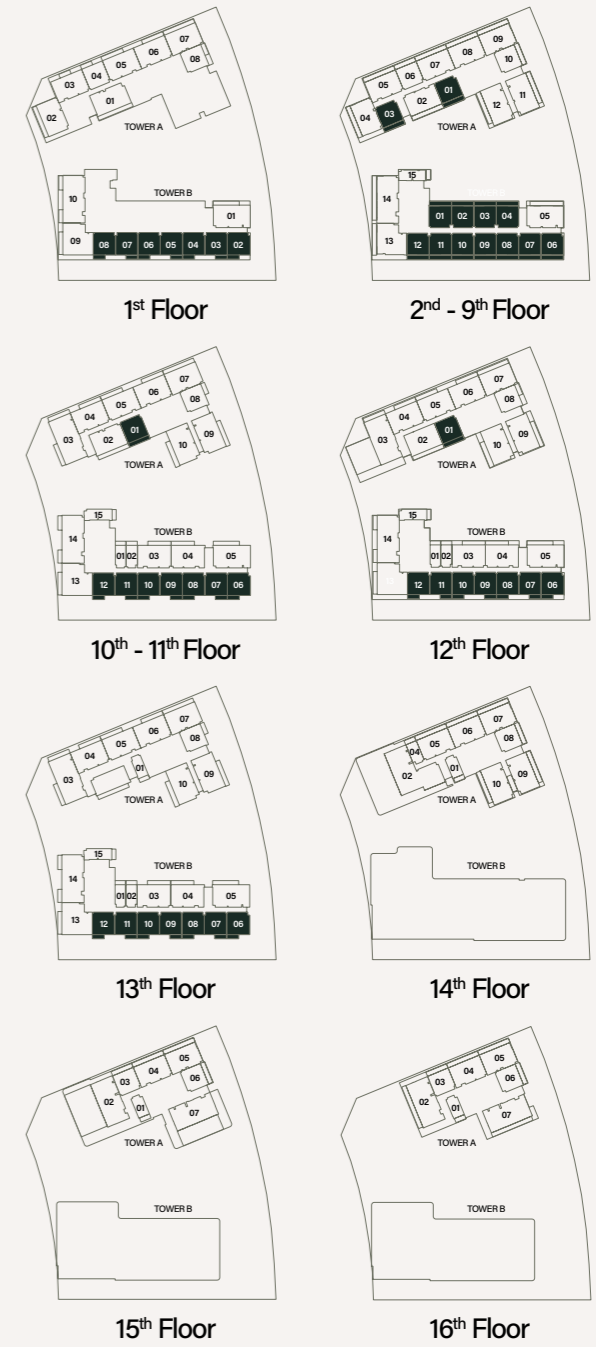
1 - BEDROOM TYPE A



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

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

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



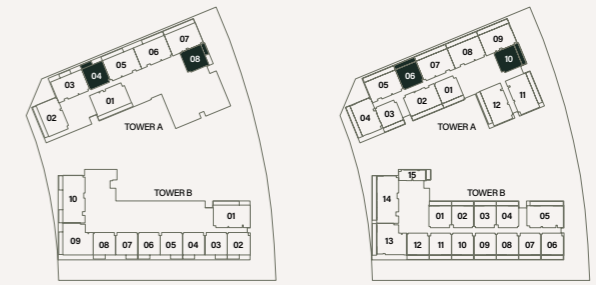
1 - BEDROOM TYPE A1



Internal Living Area : **707.73 sq. ft**

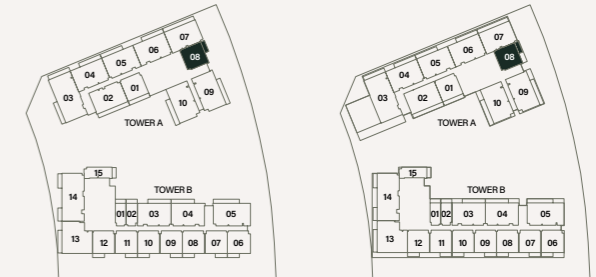
Outdoor Living Area : **73.73 sq. ft**

Total Living Area : **781.46 sq. ft**



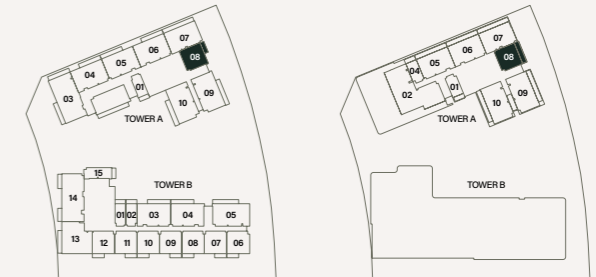
1st Floor

2nd - 9th Floor



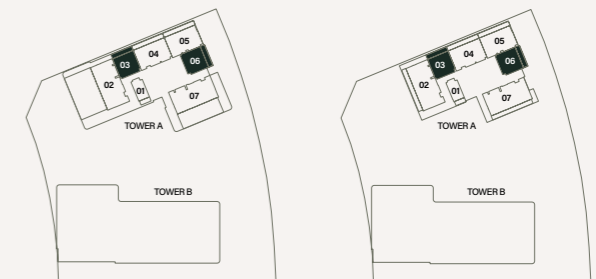
10th - 11th Floor

12th Floor



13th Floor

14th Floor



15th Floor

16th Floor



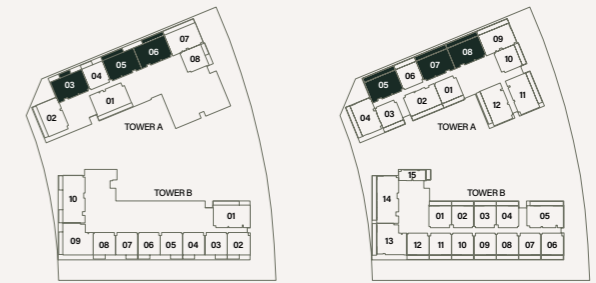
2 - BEDROOM TYPE A



Internal Living Area : **1053.14 sq. ft**

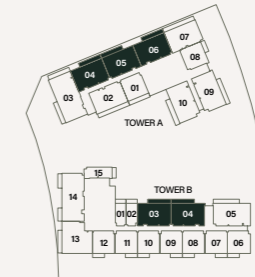
Outdoor Living Area : **143.38 sq. ft**

Total Living Area : **1196.52 sq. ft**

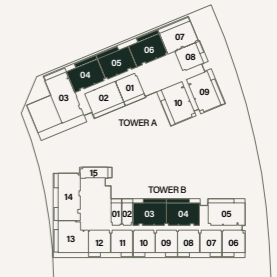


1st Floor

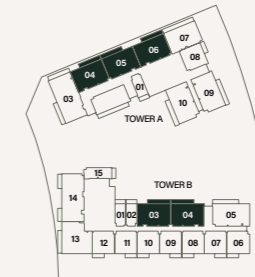
2nd - 9th Floor



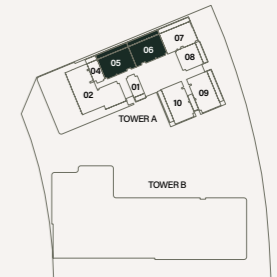
10th - 11th Floor



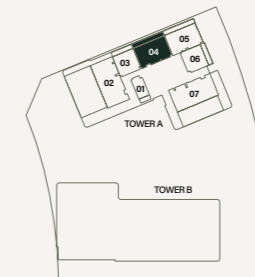
12th Floor



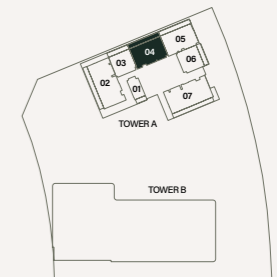
13th Floor



14th Floor



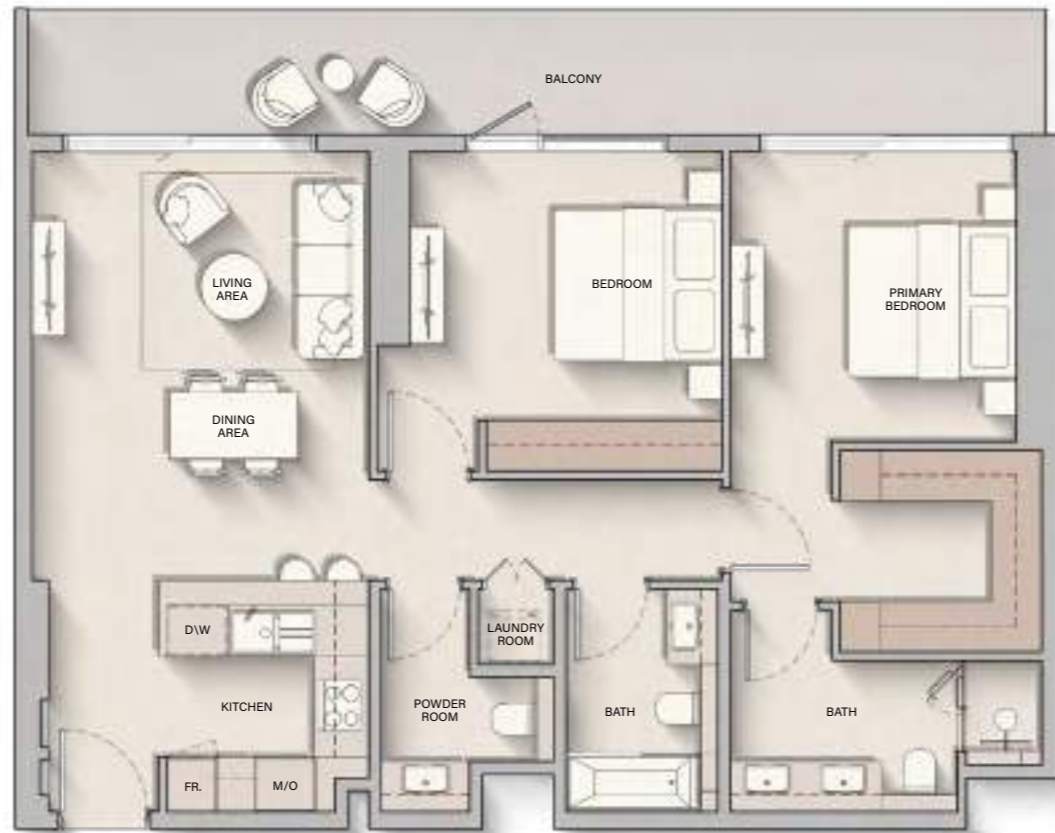
15th Floor



16th Floor



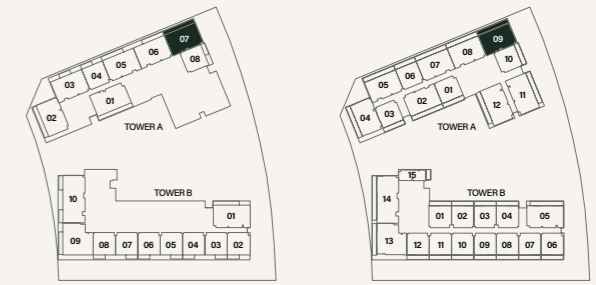
2 - BEDROOM TYPE B



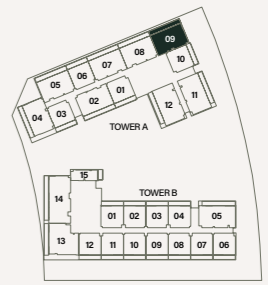
Internal Living Area : **1041.84 sq. ft**

Outdoor Living Area : **204.41 sq. ft**

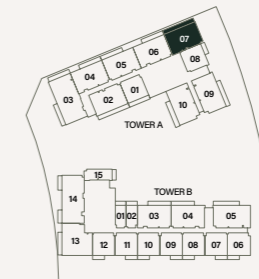
Total Living Area : **1246.25 sq. ft**



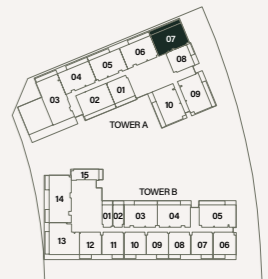
1st Floor



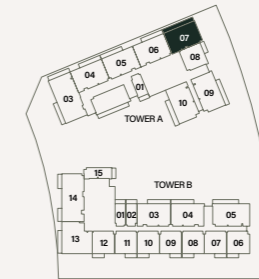
2nd - 9th Floor



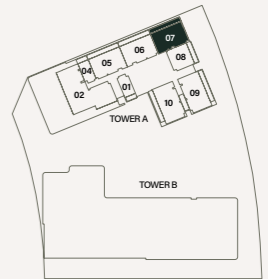
10th - 11th Floor



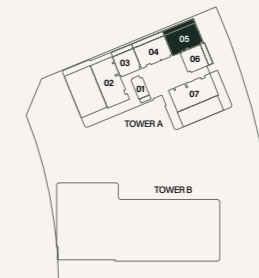
12th Floor



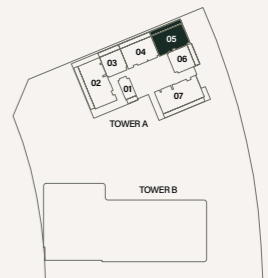
13th Floor



14th Floor



15th Floor



16th Floor



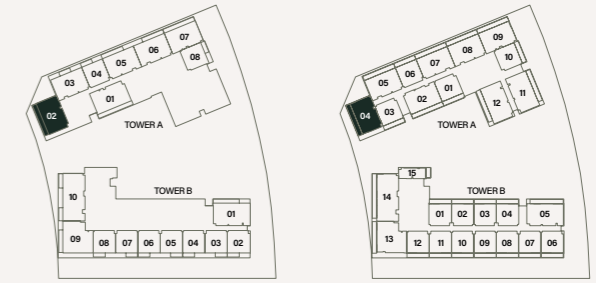
2 - BEDROOM TYPE C



Internal Living Area : **1044.31 sq. ft**

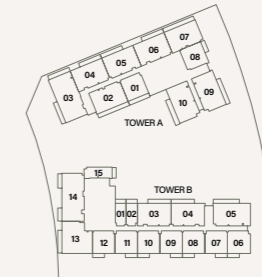
Outdoor Living Area : **202.90 sq. ft**

Total Living Area : **1247.21 sq. ft**

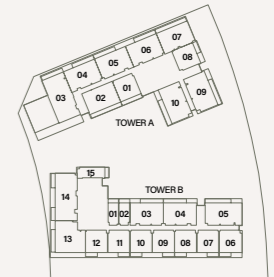


1st Floor

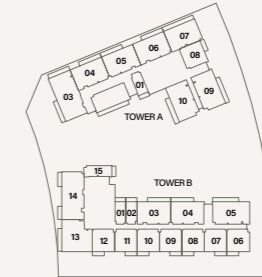
2nd - 9th Floor



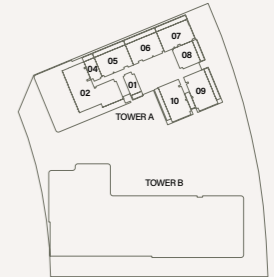
10th - 11th Floor



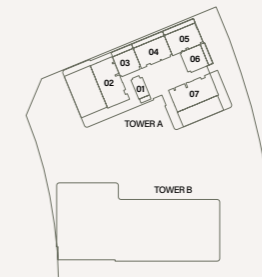
12th Floor



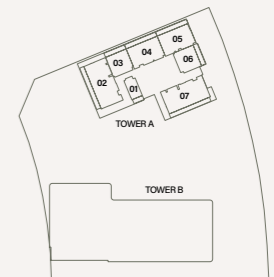
13th Floor



14th Floor



15th Floor



16th Floor



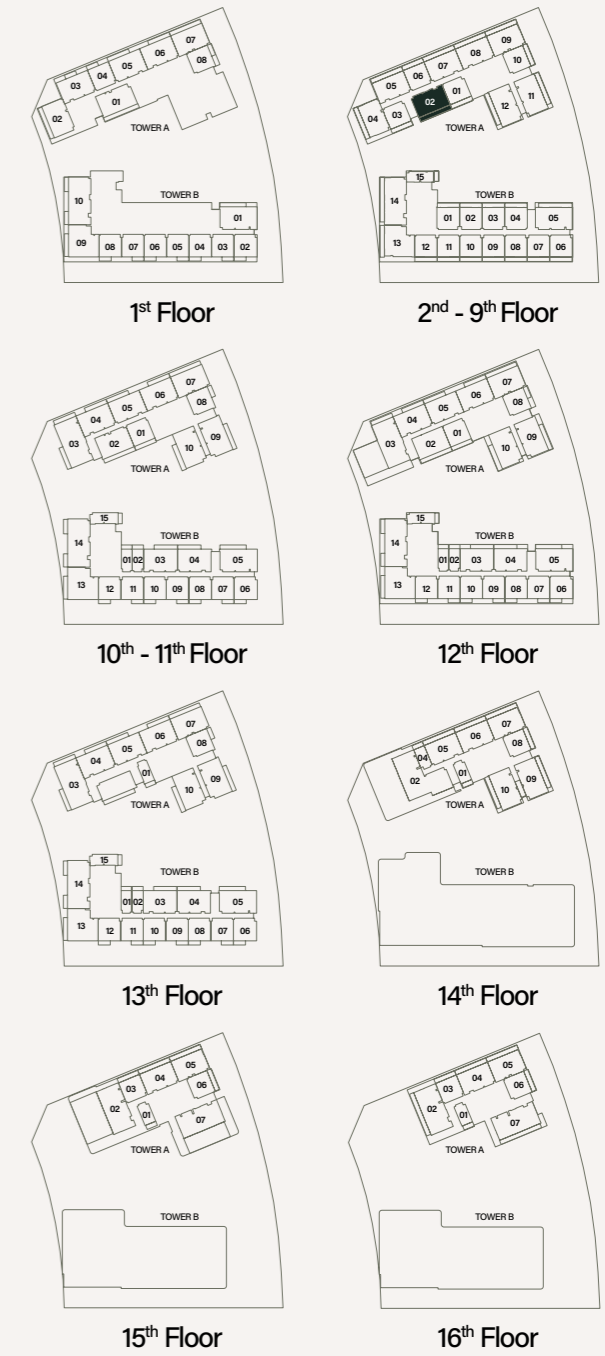
2 - BEDROOM TYPE D



Internal Living Area : **1054.33 sq. ft**

Outdoor Living Area : **204.30 sq. ft**

Total Living Area : **1258.62 sq. ft**



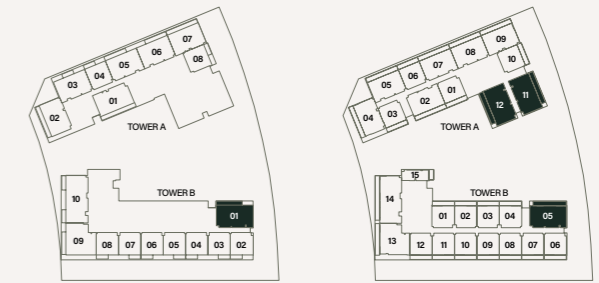
2 - BEDROOM + S TYPE A



Internal Living Area : **1152.38 sq. ft**

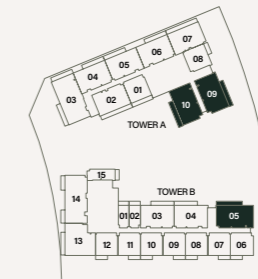
Outdoor Living Area : **161.14 sq. ft**

Total Living Area : **1313.52 sq. ft**

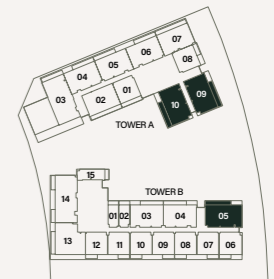


1st Floor

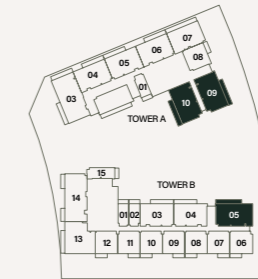
2nd - 9th Floor



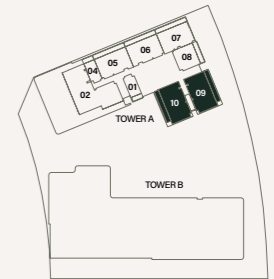
10th - 11th Floor



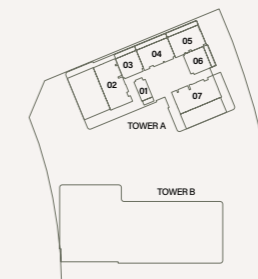
12th Floor



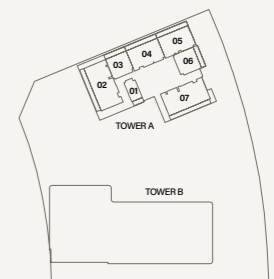
13th Floor



14th Floor



15th Floor



16th Floor



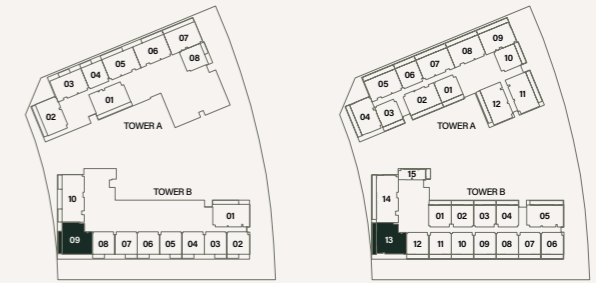
2 - BEDROOM + S TYPE B



Internal Living Area : **1256.47 sq. ft**

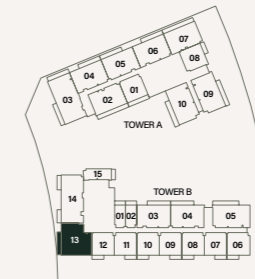
Outdoor Living Area : **141.65 sq. ft**

Total Living Area : **1398.12 sq. ft**

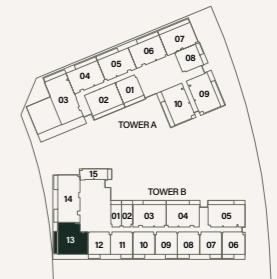


1st Floor

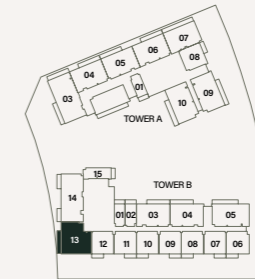
2nd - 9th Floor



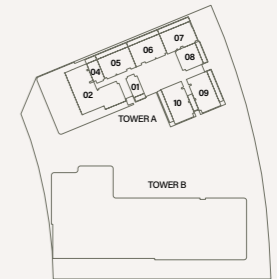
10th - 11th Floor



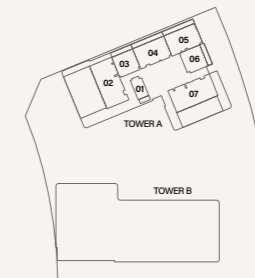
12th Floor



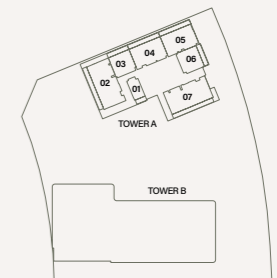
13th Floor



14th Floor



15th Floor



16th Floor



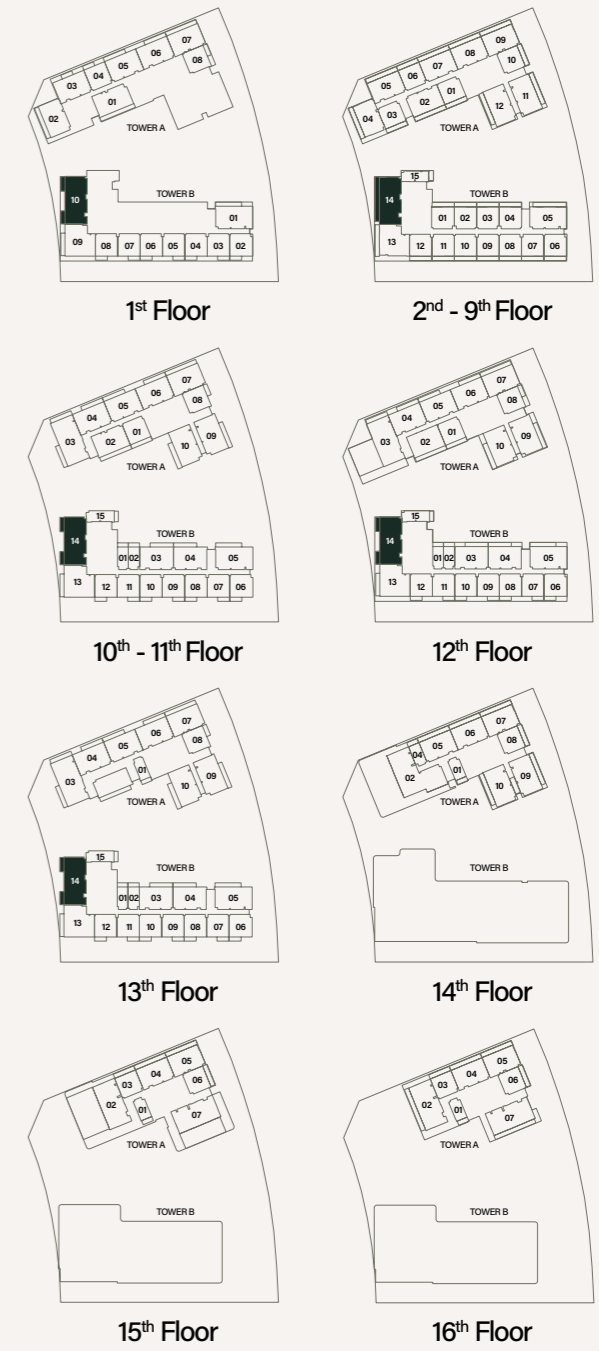
3 - BEDROOM TYPE B



Internal Living Area : **1473.47 sq. ft**

Outdoor Living Area : **170.18 sq. ft**

Total Living Area : **1643.65 sq. ft**



Payment Plan

20%

10%

10%

5%

5%

5%

5%

5%

5%

30%

At the time of booking

60 days after the reservation date

120 days after the reservation date

240 days after the reservation date

360 days after the reservation date

On completion of 20% construction of the project

On completion of 30% construction of the project

On completion of 40% construction of the project

On completion of 50% construction of the project

On Completion



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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info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

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THANKS FOR WATCHING

CONTACT US FOR MORE INFORMATION