

BINGHATTI  
Hillside



## A Legacy of Architectural Artistry

As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline. The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage. With over 79 projects in the region valued at more than AED 50 billion, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 20,000 units prior to 2024, underscores its dedication to crafting exceptional living spaces. Through groundbreaking collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob & Co., Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.



A gentle ascendance  
unfolds *Between*  
Movement & Tranquility.  
*A world in*  
Perfect Balance.



## *A Raised Sanctuary*

Beyond Dubai's pulse, a peaceful refuge rises. This is Hillside, where calm finds its expression. A contemporary landmark found between ambition and nature. Here, daily life moves into a peaceful, elevated rhythm.

## Your Place of Reflection

Hillside offers a true escape from daily life. Enter a world where every detail is designed to soothe and soften. Feel daily stresses disappear as you relax in an environment created for stillness, a private escape for reflection.





BINGHATTI  
Hillside

For The Discerning Spirit

Hillside is a place where residents can find a home reflecting their aspirations, a space that truly uplifts. Each residence is crafted for those who embrace elevated living.



## About Hillside

Explore the design philosophy behind Hillside, where every element is carefully considered. Hillside lives its name, where form and function merge.



## Project Facts

### Property Type

Residential & Retail

### Plot Area

3874.92 SQ. M./ 41709.29 SQFT

### Description

3B + G + 2P +21 Residential Floors + Roof

### Number of Units

Studio Apartment : 320

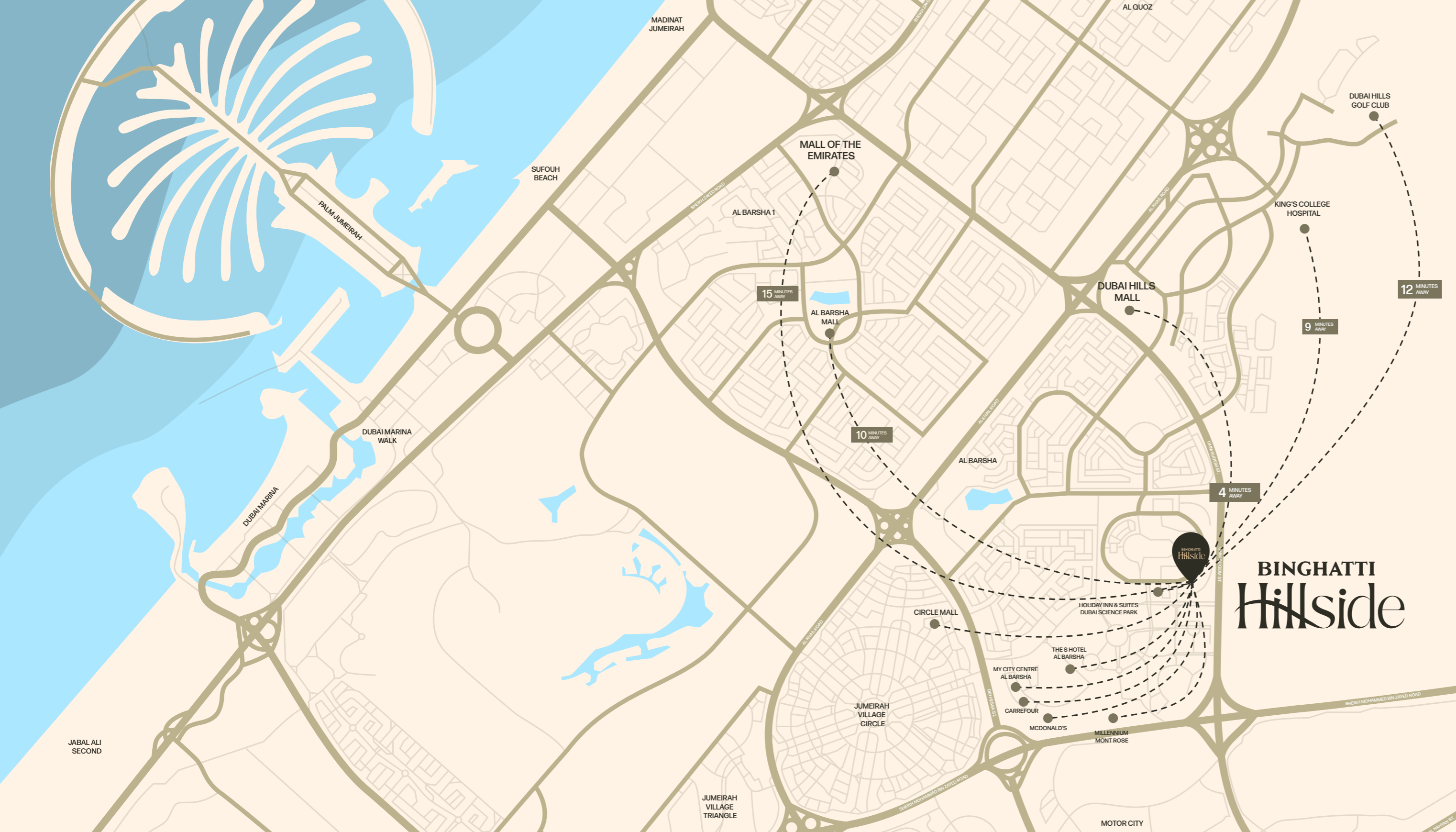
1-Bedroom Apartment : 82

### Total Units

Total Residential Units : 402

Shop (Ground Floor) : 09





# The City Made Seamless

Hillside offers excellent links within Dubai Science Park, making the rest of the city easily accessible. Its strategic location provides quick access to major roads like E44 Al Khail Road, Umm Suqeim Road, and E11 Sheikh Zayed Road. A future Metro Line nearby will enhance travel further. Key landmarks such as Mall of the Emirates and Dubai Hills Mall are mere minutes away.

## Nearby Amenities

- |   |   |  |  |
|---|---|--|--|
| <br>Dubai Hills Mall | <br>Palm Jumeirah    | <br>Burj Al Arab            | <br>Butterfly Garden          |
| <br>Miracle Garden | <br>Global Village | <br>Jumeirah Golf Estates | <br>IMG Worlds of Adventure |



Elevated moments find their place.  
Clarity descends, subtle and profound.  
Discover ultimate calm within Hillside.

## The Utmost Comfort

Hillside celebrates a unique way of living. Enjoy exceptional comfort and refined ease, with every need anticipated and every desire met by exclusive concierge and Masaken Luxury services. Find calm with contemplative spaces designed to encourage pause. This is complete tranquility, where life's flow finds its luxurious expression.





## Your Ascent to Clarity

Linger. Observe the gentle slope, the shimmer, and reflections, and the precise details that hint at artistry. Here, beauty is tangible.

# Hillside

Your world. Perfectly Balanced.



## Amenities



Kids play area



Adult pool



Seating areas



Kids pool



Half  
basketball court



Sunken seating



Pool deck



## Lobby Materials



Travertine



Marble



Mirror



Perforated Metal



Wood



Special Paint



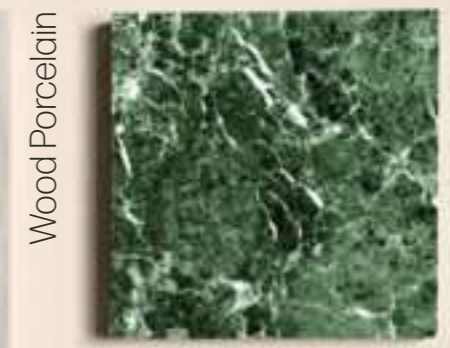
Brass



A Palette. an Aura



## Apartment Materials





The Utmost Comfort



## *A World of Inspired Renewal*

Hillside provides a carefully selected range of amenities designed to enhance every part of daily living. Enjoy the sparkling adult pool or relax on the spacious pool deck. Children will love the dedicated kids' pool and play area, while sports enthusiasts can use the half basketball court. Thoughtfully designed sunken seating and other relaxation areas offer quiet contemplation and social interaction. This is your personal oasis, a place to rekindle and recharge.

# Floor Plan

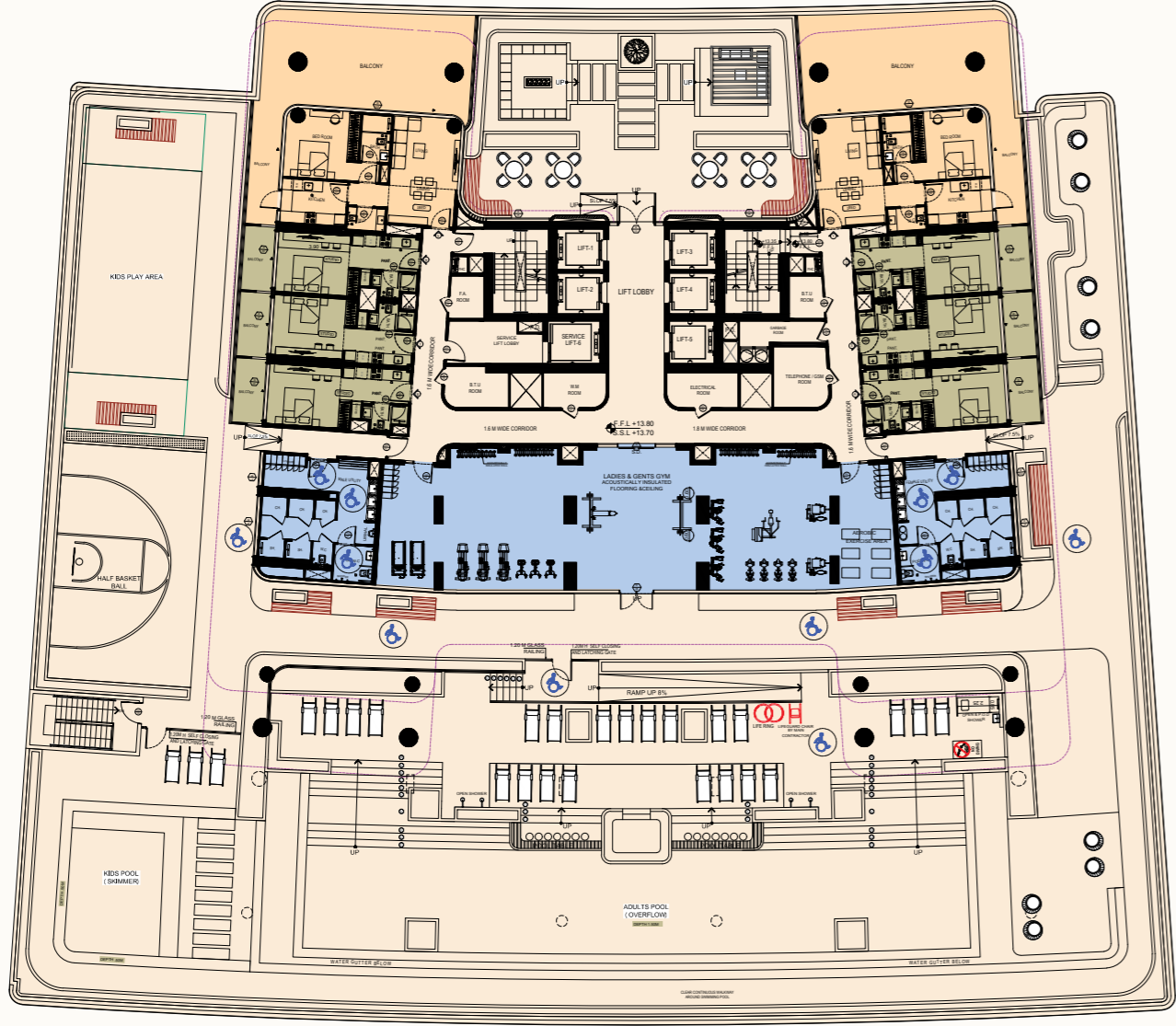
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

توضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً للمعايير الهيكلية مع استبعادشطيفات الجدران و غير ذلك تحمل البناء. 2. جميع القياسات لتحتويها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. لجميع المعلومات للتغيير دون إشعار مسبق. 4. قد تختلف منطقة الدجاج الفعلي عن المساحة المذكورة في الرسومات. 5. يتم توفير نطاقها بحفظ المطور بالحق في إجراء التعديلات. 6. يتم قياس حساب منطقة الدجاج كمنطقة بجها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الخارجي لجميع الجدران الخارجية والوجه الخارجي للممر المحيطة بالوحدة المجاورة. 7. يتم قياس حساب منطقة الشرفة على أنها المنطقة التي تحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى. والوجه الأبعد للخارج من المرفق والوجه الخارجي للشرفة المجاورة. 8. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 9. قد تكون الأبعاد للوحدات والخصائص المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



# Typical Floor Plan

1st Floor Plan



STUDIO



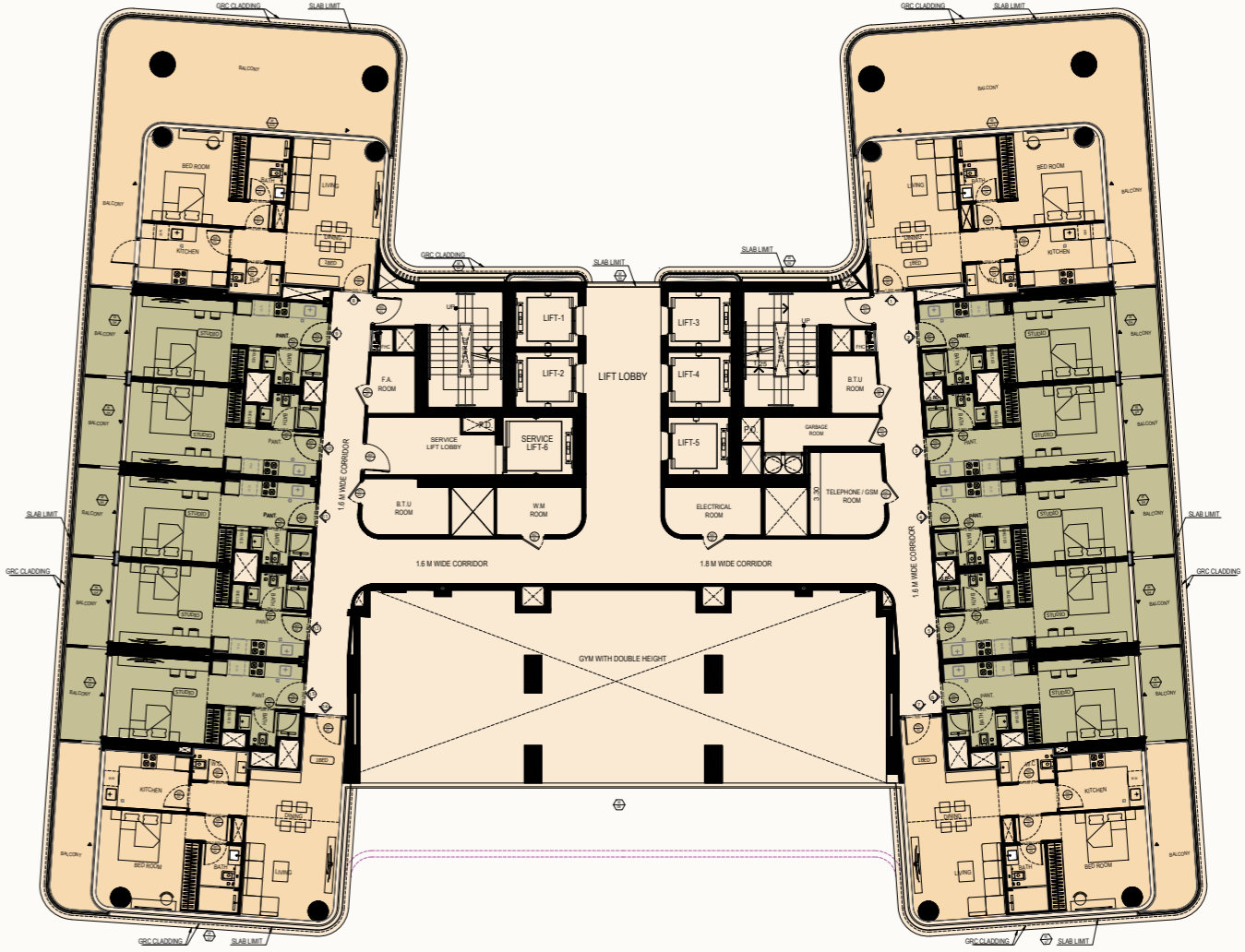
1 BEDROOM



GYM

# Typical Floor Plan

2nd Floor Plan



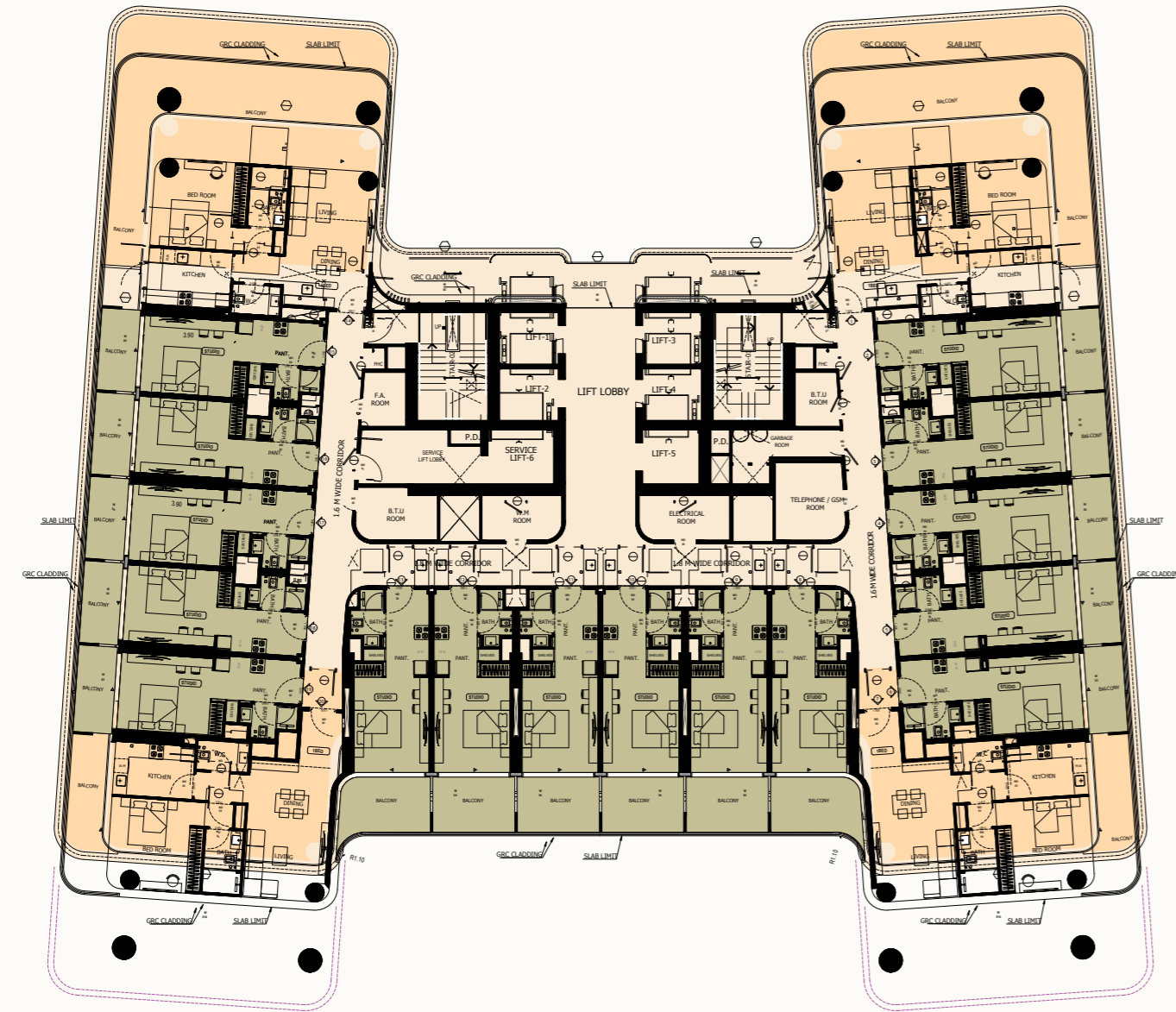
STUDIO



1 BEDROOM

# Typical Floor Plan

3<sup>rd</sup> Floor Plan



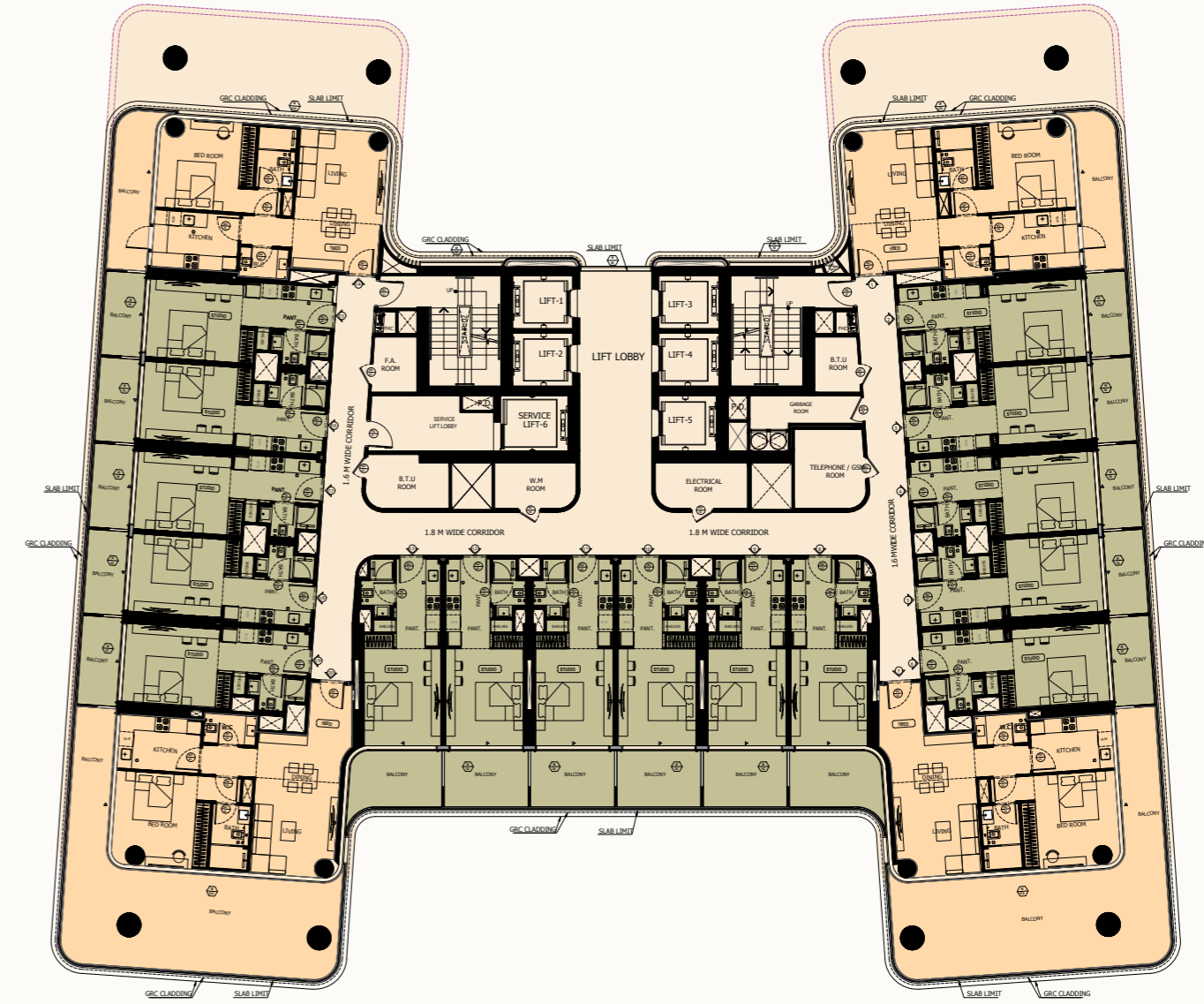
STUDIO



1 BEDROOM

# Typical Floor Plan

4<sup>th</sup> Floor Plan



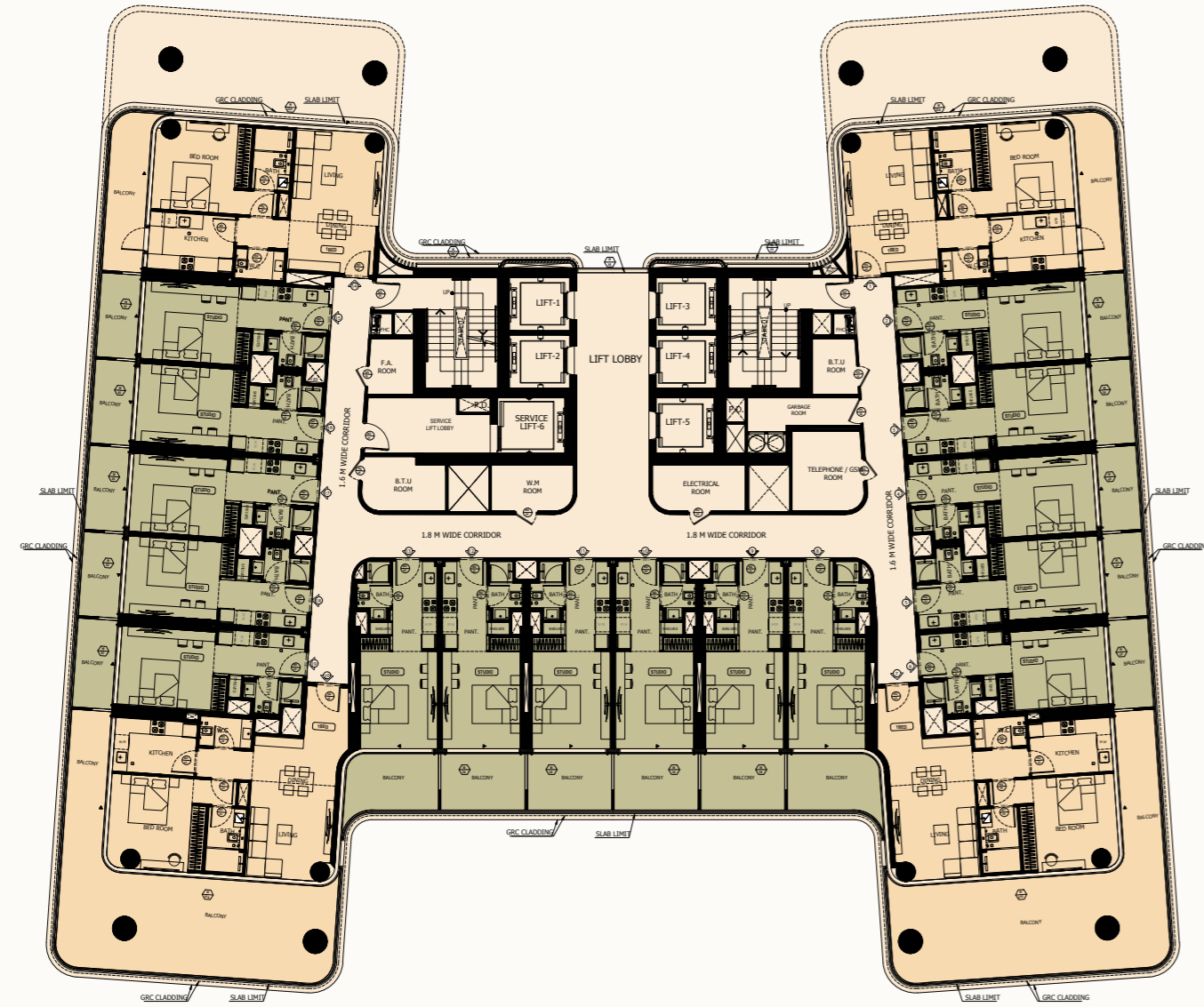
STUDIO



1 BEDROOM

# Typical Floor Plan

5<sup>th</sup> Floor Plan



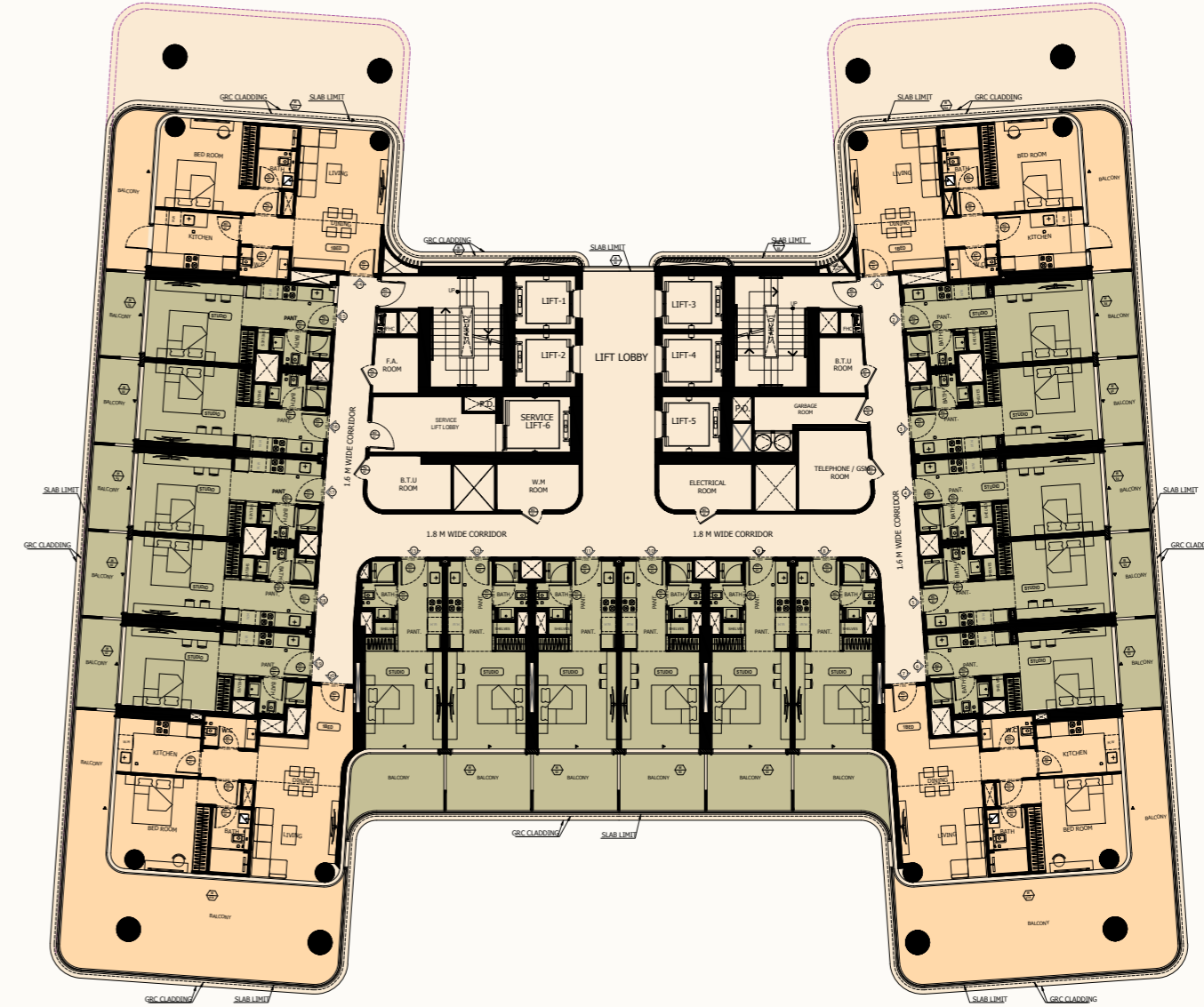
STUDIO



1 BEDROOM

# Typical Floor Plan

6<sup>th</sup> Floor Plan



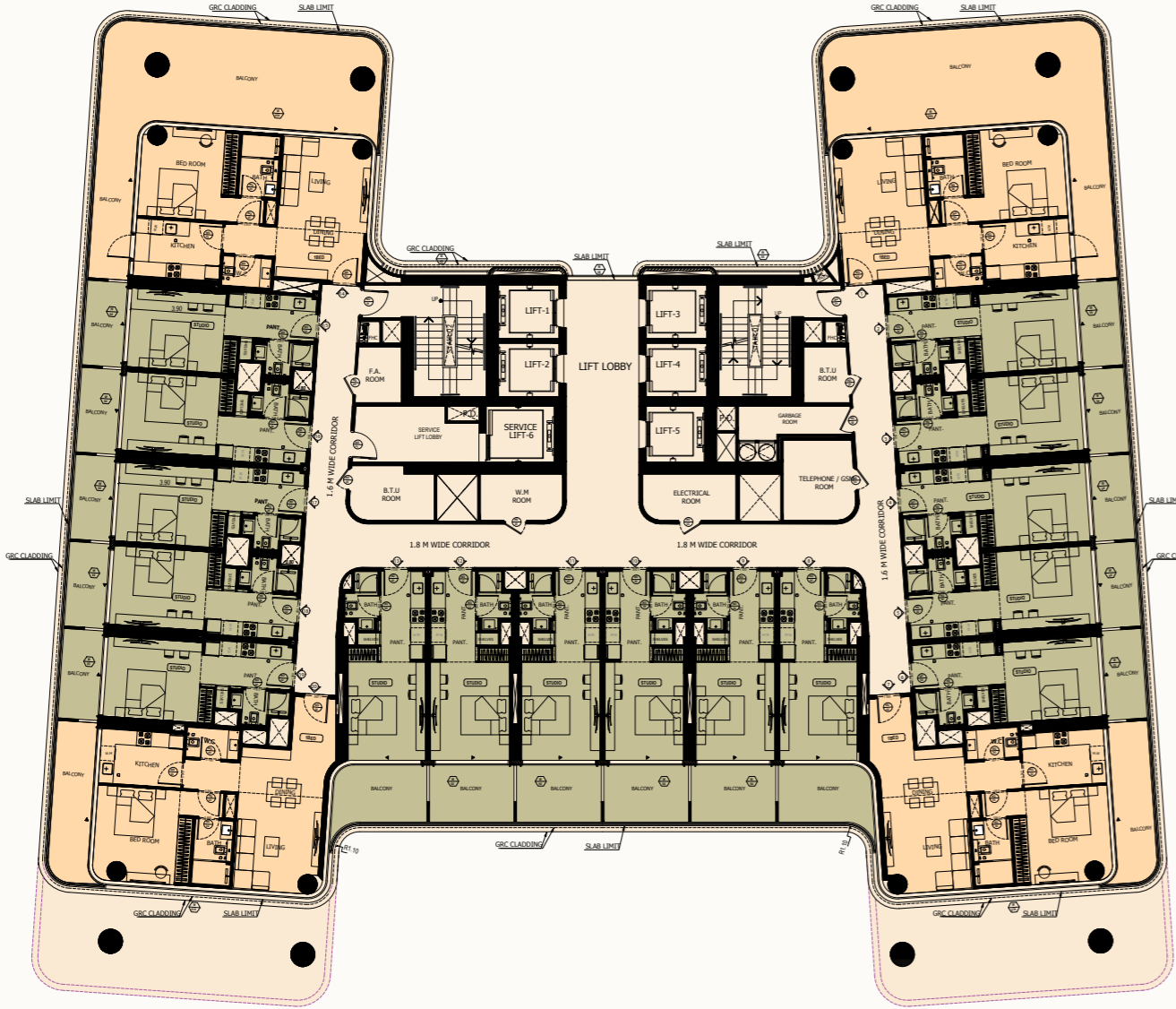
STUDIO



1 BEDROOM

# Typical Floor Plan

7<sup>th</sup>, 8<sup>th</sup> & 9<sup>th</sup> Floor Plan



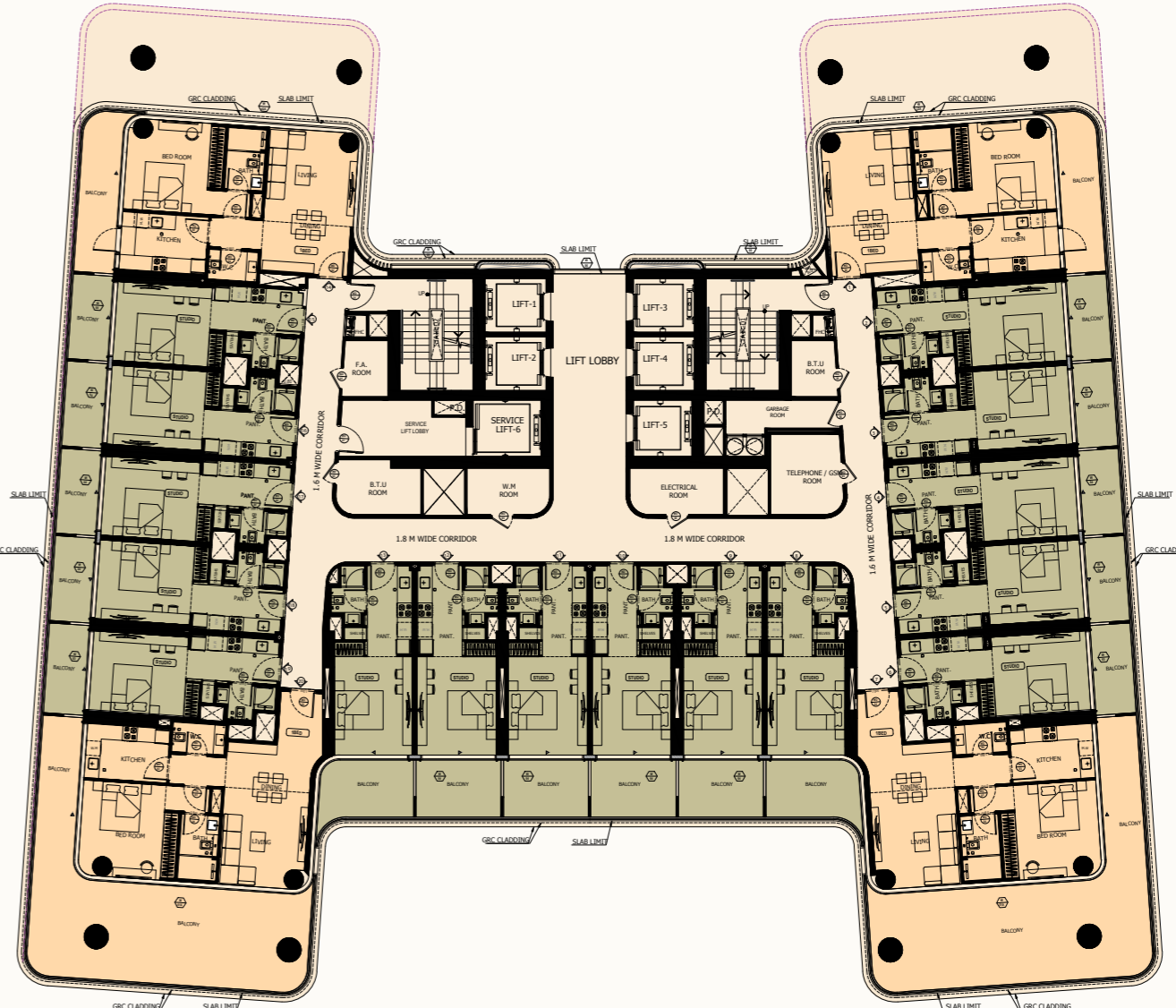
STUDIO



1 BEDROOM

# Typical Floor Plan

11<sup>th</sup> & 12<sup>th</sup> Floor Plan



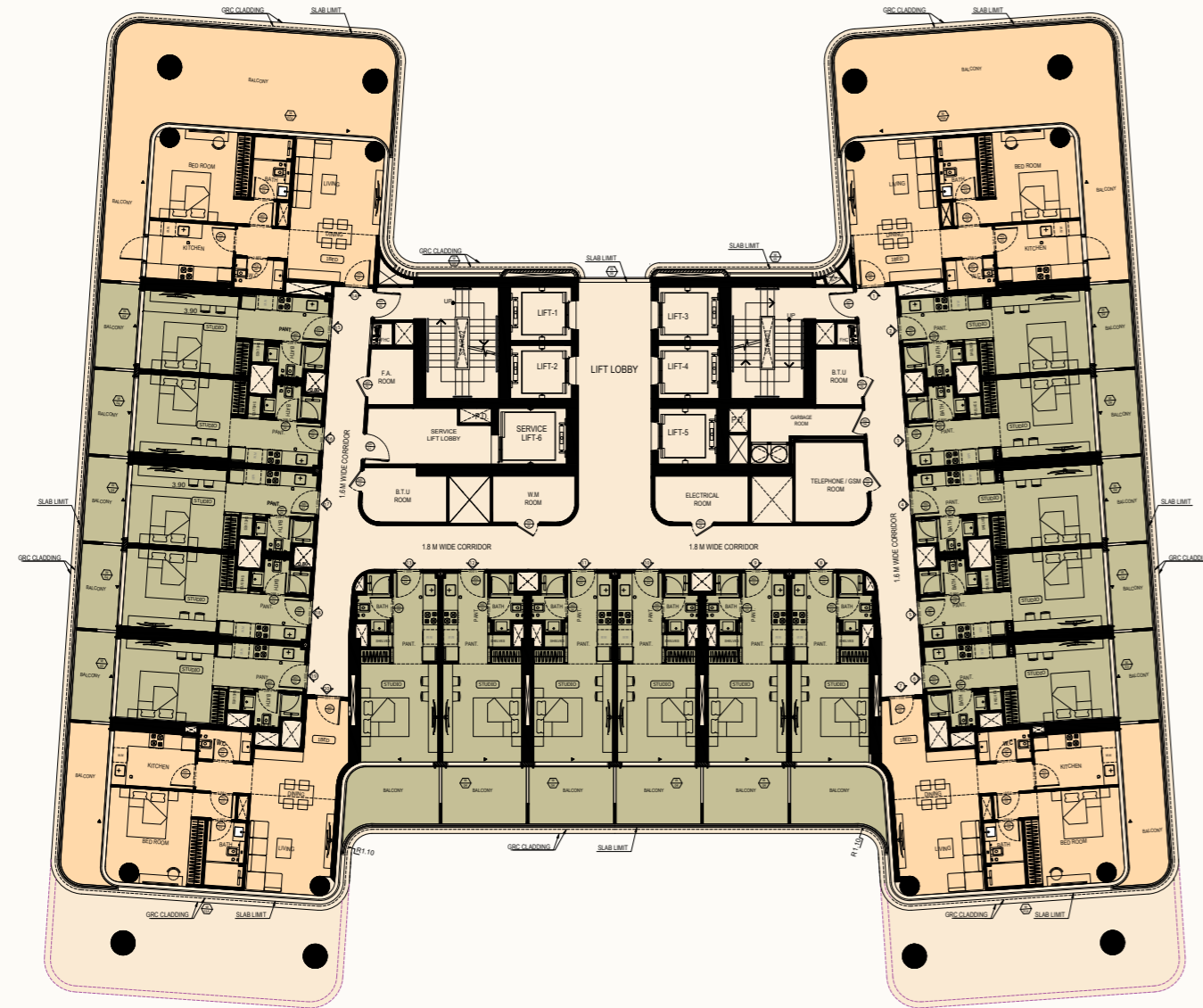
STUDIO



1 BEDROOM

# Typical Floor Plan

13<sup>th</sup>, 14<sup>th</sup> & 15<sup>th</sup> Floor Plan



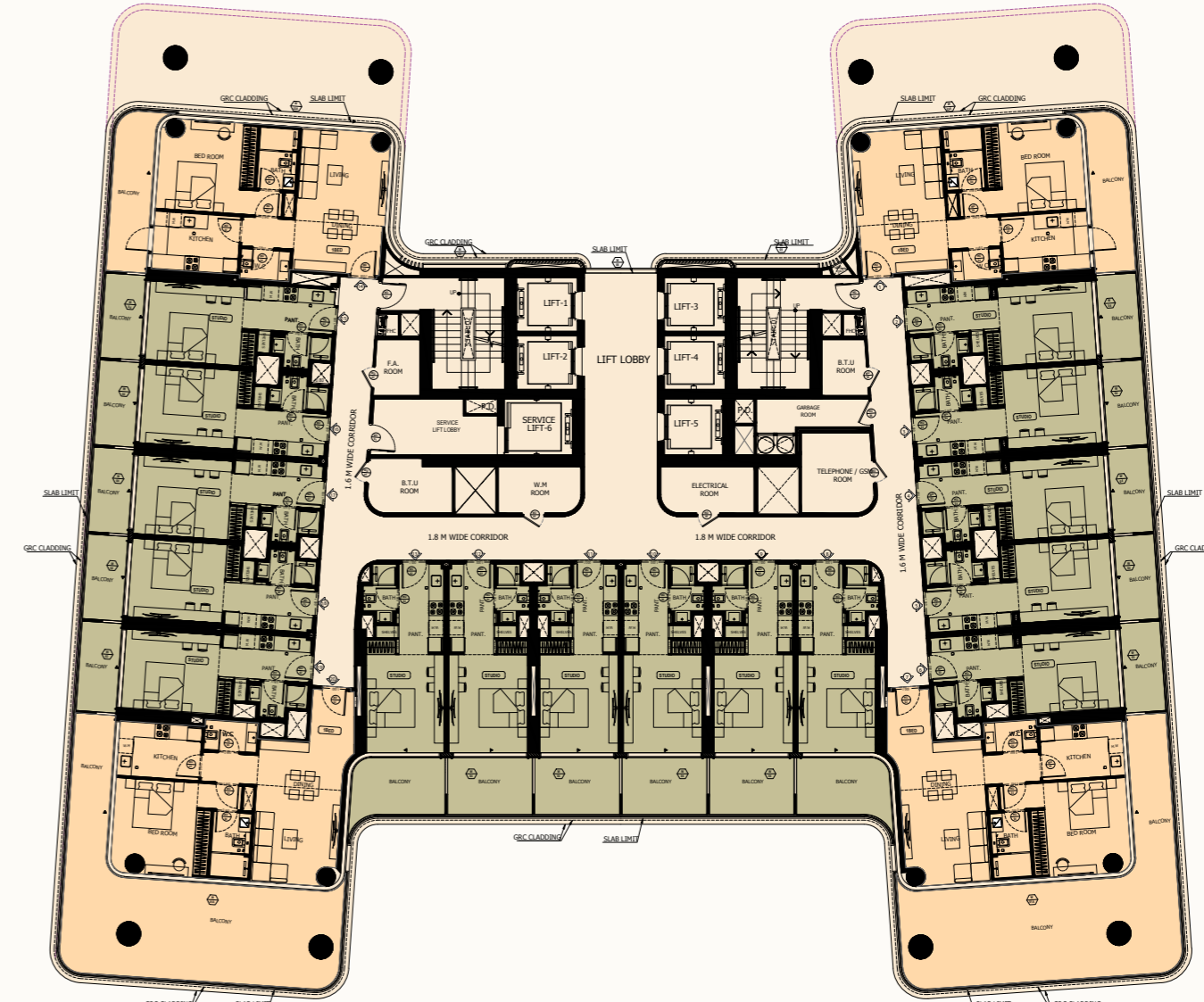
STUDIO



1 BEDROOM

# Typical Floor Plan

16<sup>th</sup> & 17<sup>th</sup> Floor Plan



STUDIO



1 BEDROOM



# 1 Bedroom

Type 01

# 1 Bedroom

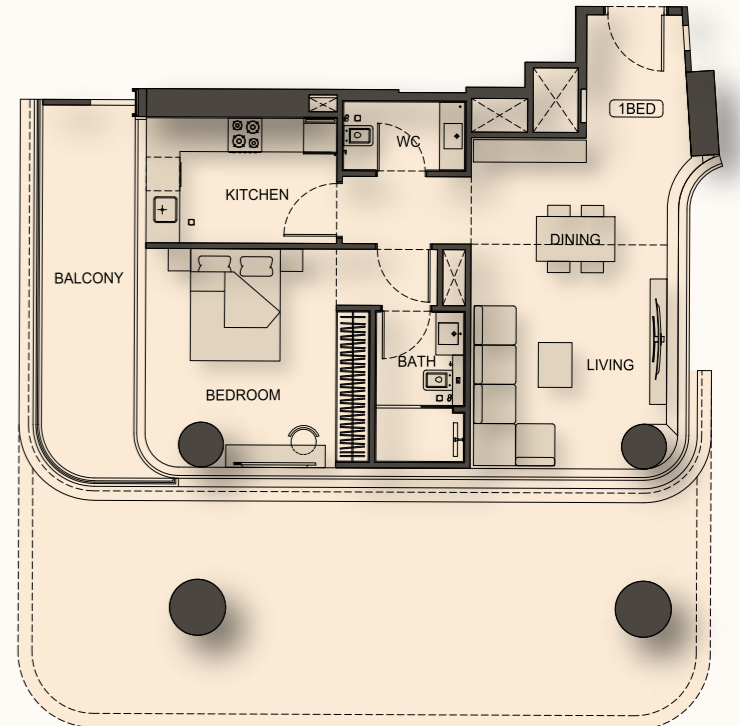
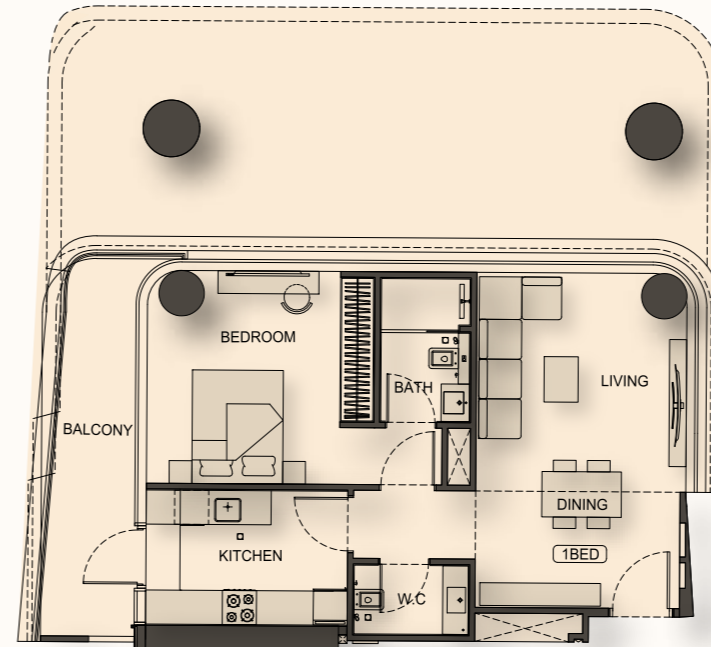
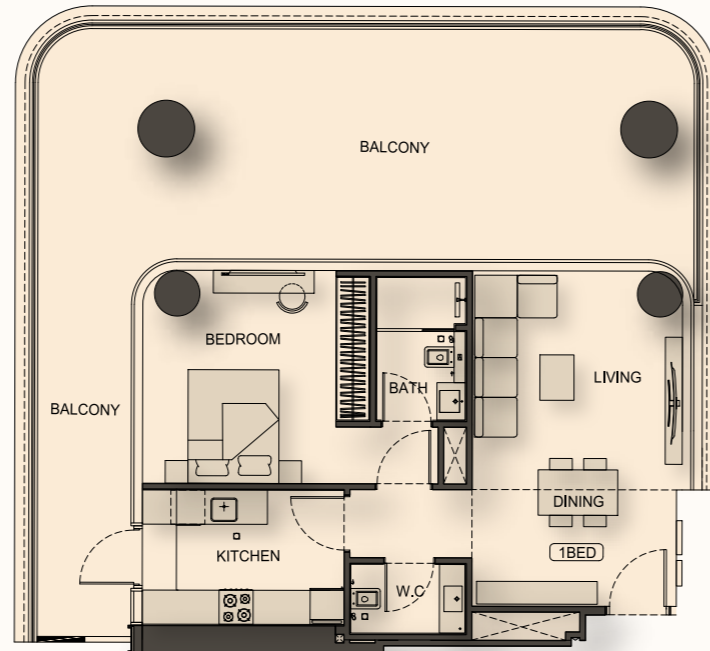
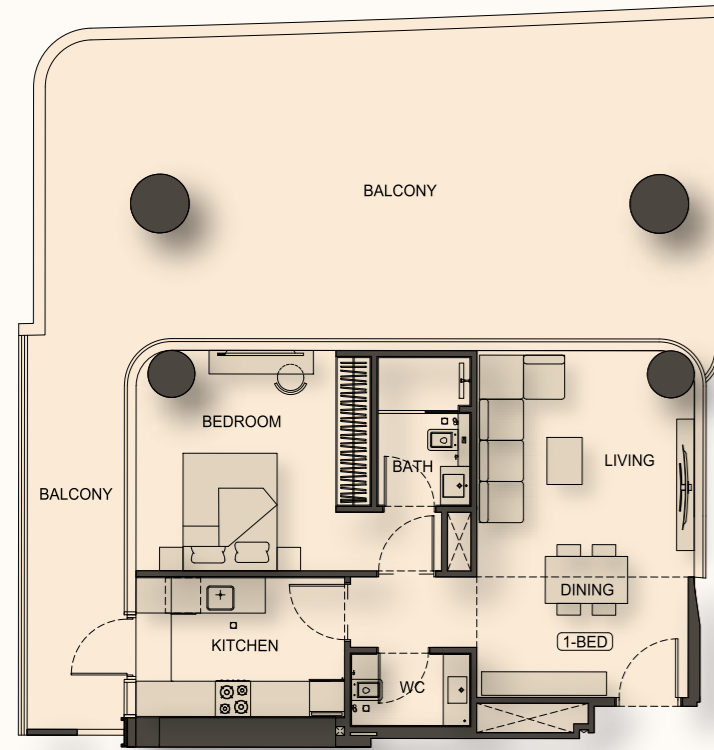
Type 02

# 1 Bedroom

Type 02

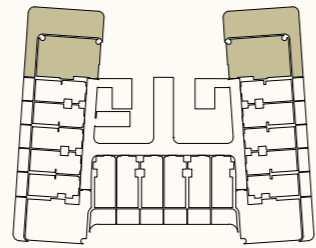
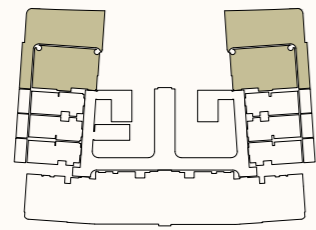
# 1 Bedroom

Type 03



AREA	SQ.M	SQ.FT
SUITE AREA	61.79 m <sup>2</sup>	665.00 ft <sup>2</sup>
BALCONY AREA	74.18 m <sup>2</sup>	799.00 ft <sup>2</sup>
TOTAL UNIT AREA	135.97 m <sup>2</sup>	1464.00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
M. BATH		4 m <sup>2</sup>
M. BEDROOM		16 m <sup>2</sup>
LIVING & DINING		22 m <sup>2</sup>
KITCHEN		9 m <sup>2</sup>
W.C		3 m <sup>2</sup>
CORRIDOR		3 m <sup>2</sup>

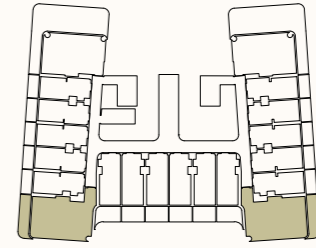
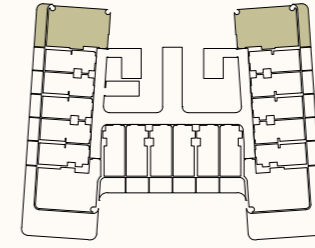


AREA	SQ.M	SQ.FT
SUITE AREA	61.79 m <sup>2</sup>	665.00 ft <sup>2</sup>
BALCONY AREA	60.76 m <sup>2</sup>	654.00 ft <sup>2</sup>
TOTAL UNIT AREA	122.55 m <sup>2</sup>	1319.00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
M. BATH		4 m <sup>2</sup>
M. BEDROOM		16 m <sup>2</sup>
LIVING & DINING		22 m <sup>2</sup>
KITCHEN		9 m <sup>2</sup>
W.C		3 m <sup>2</sup>
CORRIDOR		3 m <sup>2</sup>

AREA	SQ.M	SQ.FT
SUITE AREA	61.78 m <sup>2</sup>	665.00 ft <sup>2</sup>
BALCONY AREA	11.95 m <sup>2</sup>	129.00 ft <sup>2</sup>
TOTAL UNIT AREA	73.73 m <sup>2</sup>	794.00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
M. BATH		4 m <sup>2</sup>
M. BEDROOM		16 m <sup>2</sup>
LIVING & DINING		22 m <sup>2</sup>
KITCHEN		9 m <sup>2</sup>
W.C		3 m <sup>2</sup>
CORRIDOR		3 m <sup>2</sup>



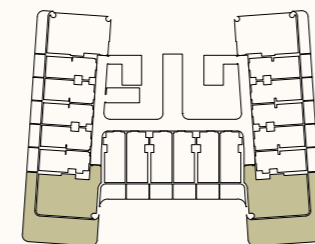
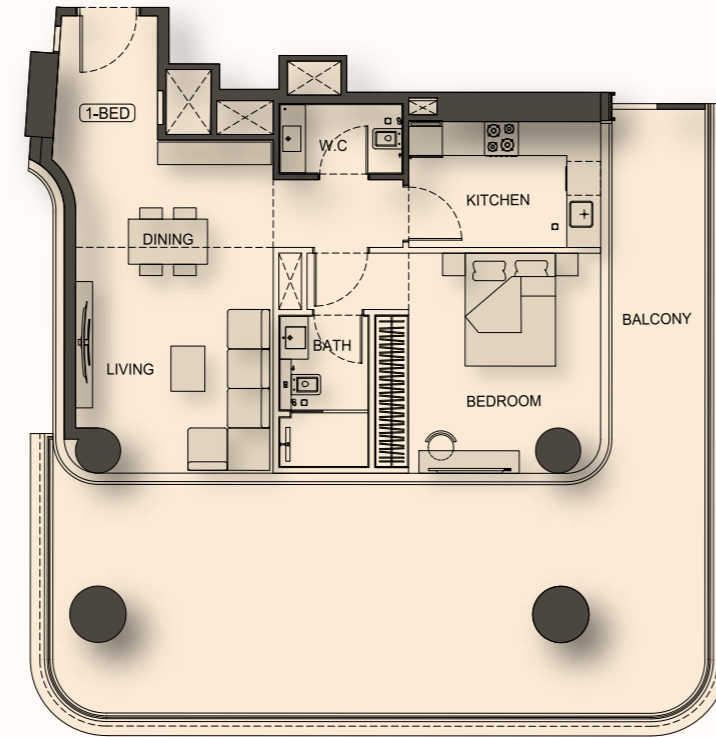
AREA	SQ.M	SQ.FT
SUITE AREA	67.08 m <sup>2</sup>	722.00 ft <sup>2</sup>
BALCONY AREA	11.68 m <sup>2</sup>	126.00 ft <sup>2</sup>
TOTAL UNIT AREA	78.74 m <sup>2</sup>	850.00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
M. BATH		4 m <sup>2</sup>
M. BEDROOM		17 m <sup>2</sup>
LIVING & DINING		20 m <sup>2</sup>
KITCHEN		8 m <sup>2</sup>
W.C		3 m <sup>2</sup>
CORRIDOR		6 m <sup>2</sup>



# 1 Bedroom

Type 05



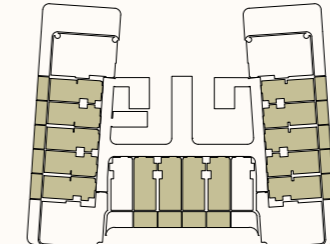
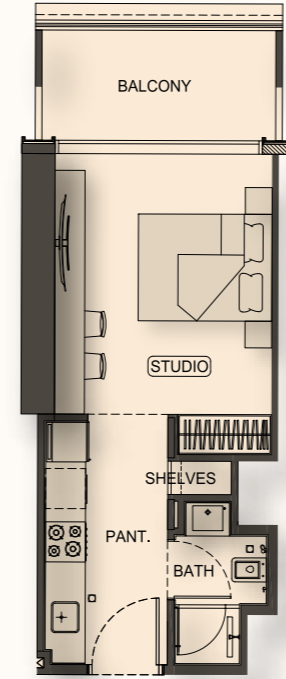
AREA	SQ.M	SQ.FT
SUITE AREA	65,84 m <sup>2</sup>	709,00 ft <sup>2</sup>
BALCONY AREA	60,68 m <sup>2</sup>	653,00 ft <sup>2</sup>
TOTAL UNIT AREA	126,52 m <sup>2</sup>	1362,00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
M. BATH		4 m <sup>2</sup>
M. BEDROOM		17 m <sup>2</sup>
LIVING & DINING		20 m <sup>2</sup>
KITCHEN		8 m <sup>2</sup>
W.C		3 m <sup>2</sup>
CORRIDOR		6 m <sup>2</sup>

# Studio

Type 01



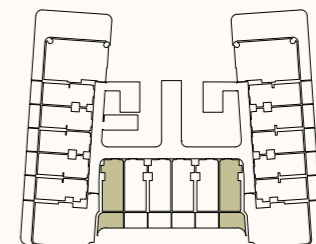
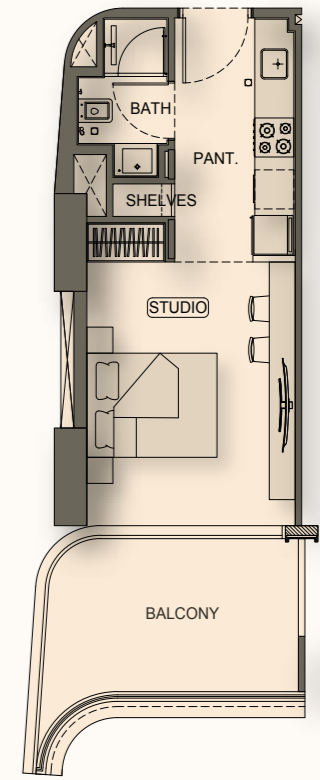
AREA	SQ.M	SQ.FT
SUITE AREA	27,35 m <sup>2</sup>	294,00 ft <sup>2</sup>
BALCONY AREA	8,87 m <sup>2</sup>	96,00 ft <sup>2</sup>
TOTAL UNIT AREA	36,22 m <sup>2</sup>	390,00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
STUDIO		13 m <sup>2</sup>
PANT.		7 m <sup>2</sup>
SHELVES		1 m <sup>2</sup>
BATH		3 m <sup>2</sup>

# Studio

Type 02



AREA	SQ.M	SQ.FT
SUITE AREA	27,23 m <sup>2</sup>	293,00 ft <sup>2</sup>
BALCONY AREA	10,96 m <sup>2</sup>	118,00 ft <sup>2</sup>
TOTAL UNIT AREA	38,19 m <sup>2</sup>	411,00 ft <sup>2</sup>

FLAT DESIGN COMPONENTS		
STUDIO		14 m <sup>2</sup>
PANT.		7 m <sup>2</sup>
SHELVES		1 m <sup>2</sup>
BATH		3 m <sup>2</sup>



## Binghatti Style Living Bespoke

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF



Property Management



Unit Resale



Parking Sale



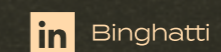
Holiday Homes



Annual Maintenance



Furniture Packages



One Scan  
All Solution



بن غاطي  
BINGHATTI