

BINGHATTI
Hillviews

Hillviews

*Where outstretched vistas inspire
a perpetual way of life.*

On the talus of progress, a new epitome comes into view.
A contoured exemplar...

Where outstretched vistas inspire a perpetual way of life.
Here, cutting-edge design syncs with the horizon...

Creating an environment that thrives at the intersection of
community and technology. Natural light fills its modern,
curvilinear form, inspiring constant, everyday boldness.

Each residence, a private observatory, is finitely crafted
to realise both personal and collective growth.
Expansive windows hint ever-upward, a constant reminder
of the limitlessness ahead.

Intelligent technology, almost invisibly integrated,
ushers a space where innovation meets you where
you want to be.

Binghatti Hillviews

*A visionary home.
Where you live above the forefront.*





BINGHATTI

A Legacy of Architectural Artistry

In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence.

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 60 projects valued at more than **AED 40 billion**, **Binghatti is the leading** privately held developer in the UAE. The company's impressive track record, including the successful delivery of **25,000 units prior to 2024**, underscores its dedication to crafting exceptional living spaces.

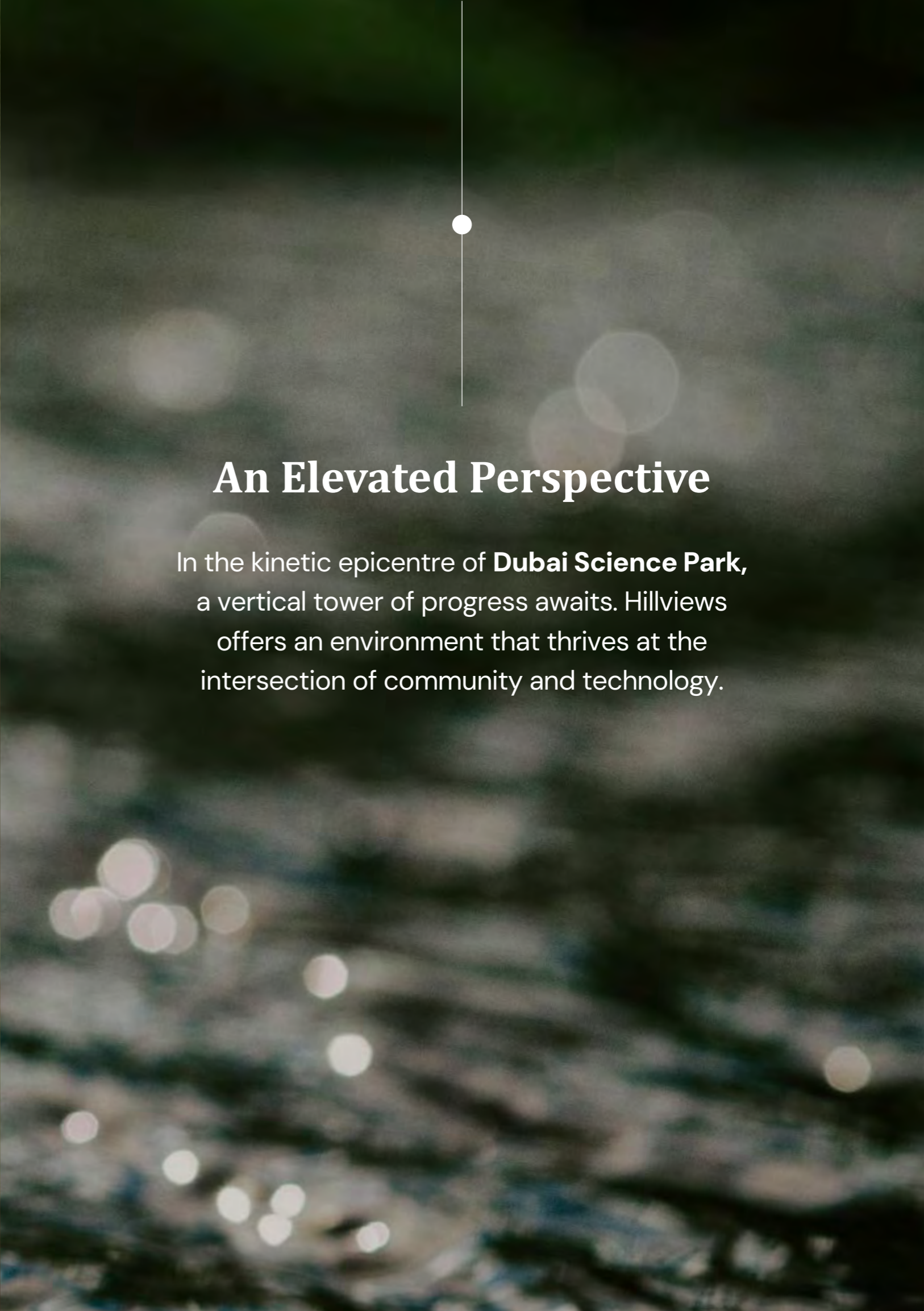
Through groundbreaking collaborations with prestigious luxury brands such as **BUGATTI, Mercedes-Benz, and Jacob & Co.**, Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.



Where Vision Finds Its Vantage Point

Rise above. Embrace the expanse. At Hill Views, discover a mode of living where ambition thrives and the future unfolds.





An Elevated Perspective

In the kinetic epicentre of **Dubai Science Park**, a vertical tower of progress awaits. Hillviews offers an environment that thrives at the intersection of community and technology.

BINGHATTI

HillViews

Structural elements, each echoing the spirit of progress and the pull of the future, create spaces of refinement and boundless potential. HillViews' façade, a testament to sustainable elegance, seamlessly blends organic materials and satin chrome into a captivating form.







For Those Who Seek Scale

Hillviews is finely crafted for those who want a life of exploration, a reflection of exemplar taste and a home for those who cherish the boundless possibilities of what can be.

Awaken not only to the refined and the extraordinary but also to the dynamism of a being at the very forefront of it all.

Project Facts

PROPERTY TYPE

Residential & Retail

PLOT AREA

5925.85 SQ.M / 63785.00 SQFT

DESCRIPTION

2B + G + 4P + 37 Residential Floors
+ 1 Mechanical Room + Roof

NUMBER OF UNITS

Studio Apartment:	404
1 Bedroom Apartment:	216
2 Bedroom Apartment:	144

TOTAL UNITS

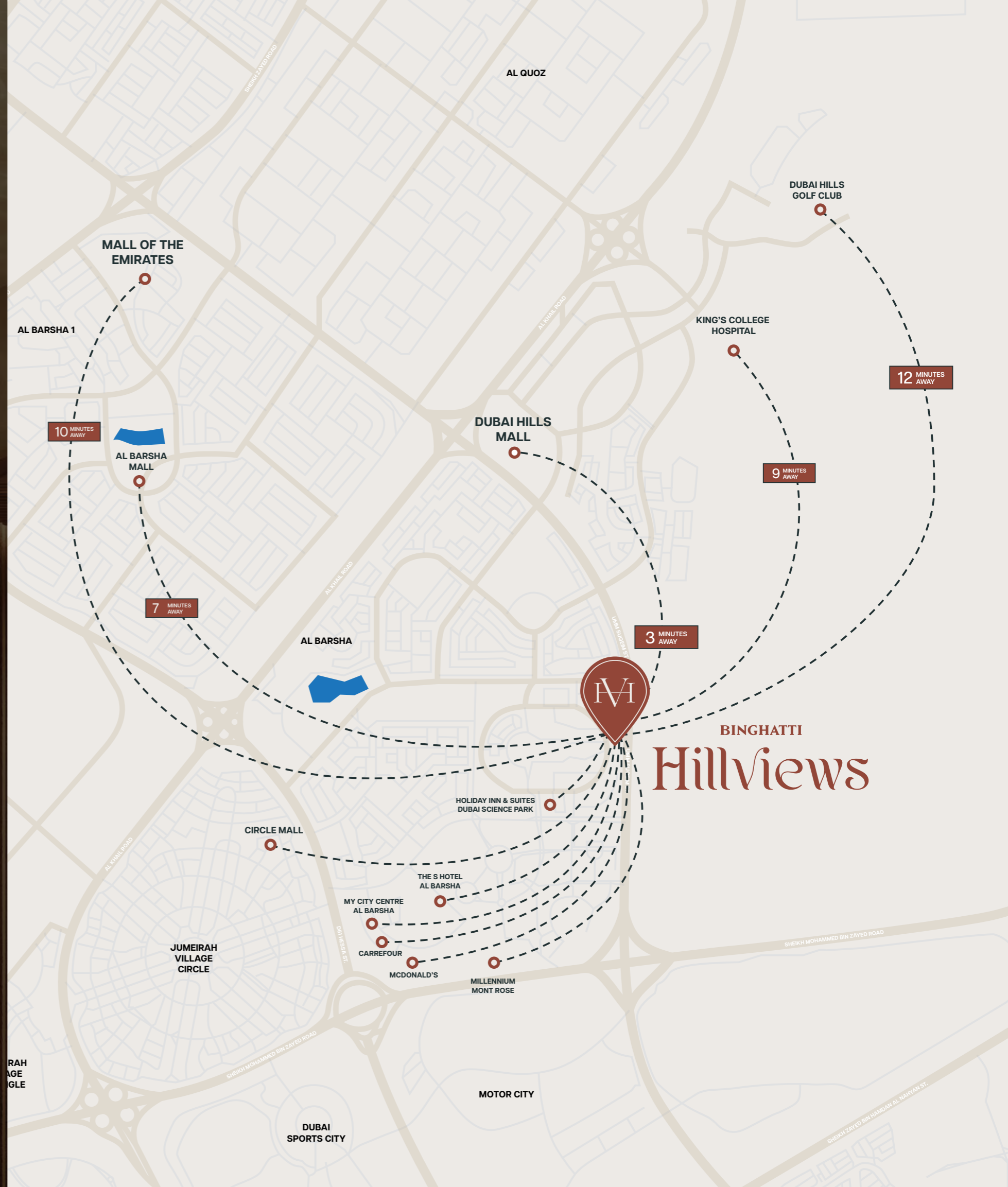
Residential Units:	764
Shops (Ground Floor):	08



Venture Within Dubai Science Park

Hill Views comes into view within Dubai Science Park. It places you at the crossroads of Dubai's unyielding energy and human connectivity.

Awaken to outstretched vistas of the Dubai skyline, the constant promise of what's possible, while being held by the refined design of a place you can call your own.





Observatories of Elevated Living

Hill Views extends the notion of refined living, offering open-plan residences designed for personal pursuits. Expansive windows flood every corner with natural light, dissolving the boundaries between indoor calm and the captivating panorama of Dubai's skyline.

It's a space where the refined seamlessly merges with the pursuit of limitlessness.



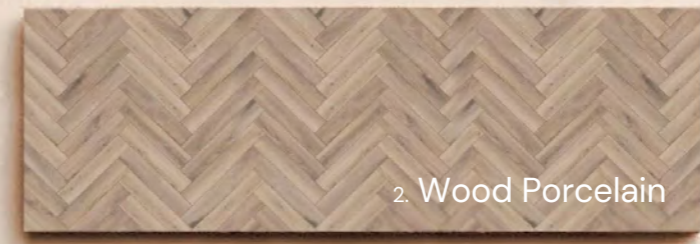
Material List

Lobby, Bathroom and Apartment

1. Fluted Travertine



2. Wood Porcelain



3. Porcelain Tiles



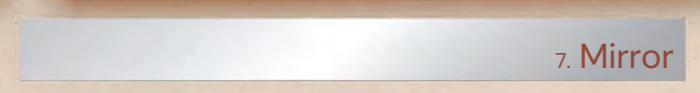
5. Travertine Marble



6. BT White



7. Mirror



8. Corian



4. Champagne Metal



9. Calcatta Greek



10. Wood Veneer



11. Fabric Glass



12. Wood Veneer

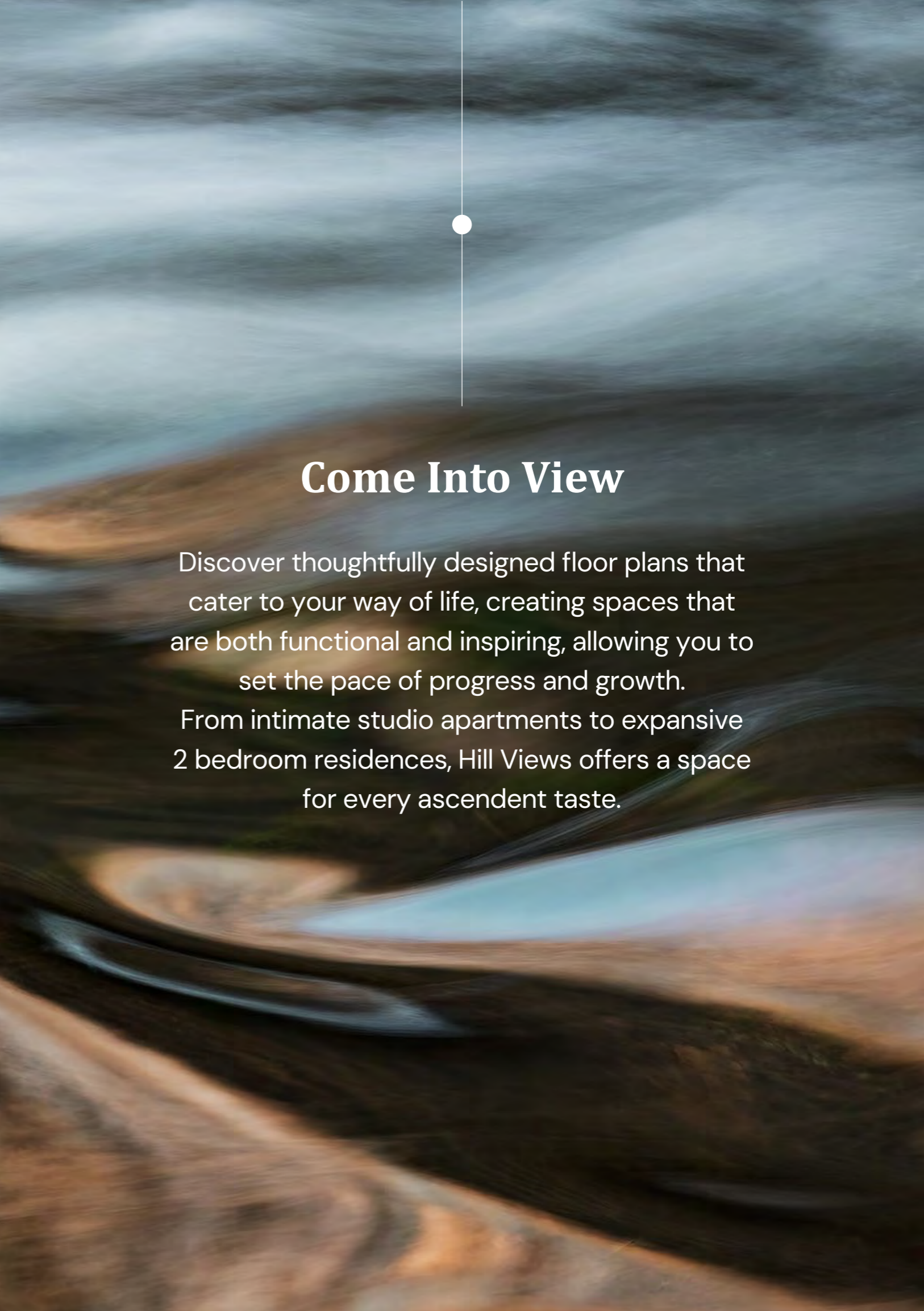




Equally Ambitious Amenities

At Hill Views, ambition lives beyond your living space. Be adrift in the adults' pool, sit idly on the sun-drenched pool deck, invigorate in the outdoor fitness area or basketball court. Share laughter as children play in the kids' pool or dedicated play area, or find your centre in the yoga area amidst the greenery. Whether seeking connection or a quiet reset, Hillviews offers a means to fulfil personal drive and well-being.





Come Into View

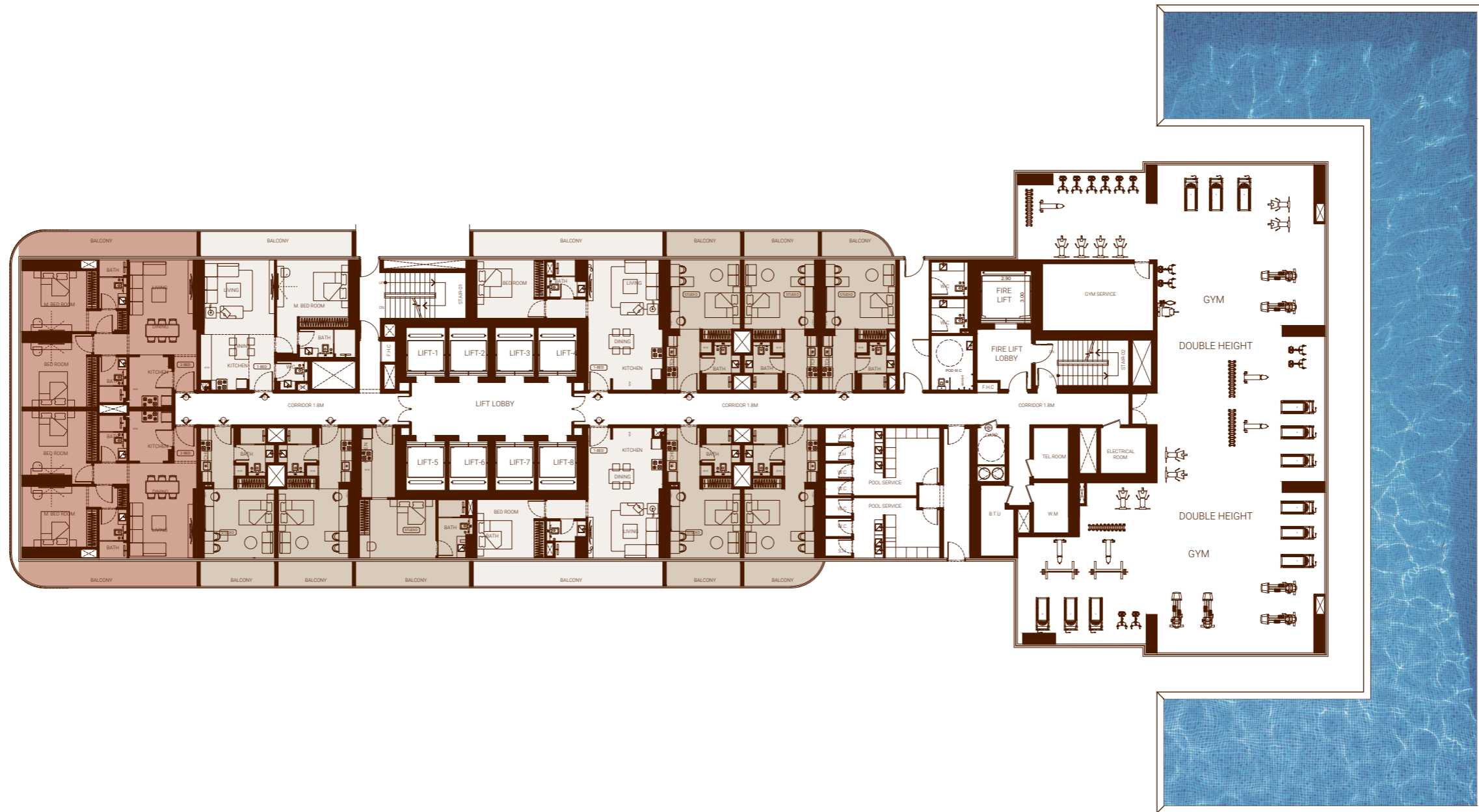
Discover thoughtfully designed floor plans that cater to your way of life, creating spaces that are both functional and inspiring, allowing you to set the pace of progress and growth.

From intimate studio apartments to expansive 2 bedroom residences, Hill Views offers a space for every ascendent taste.



1st Floor Amenities

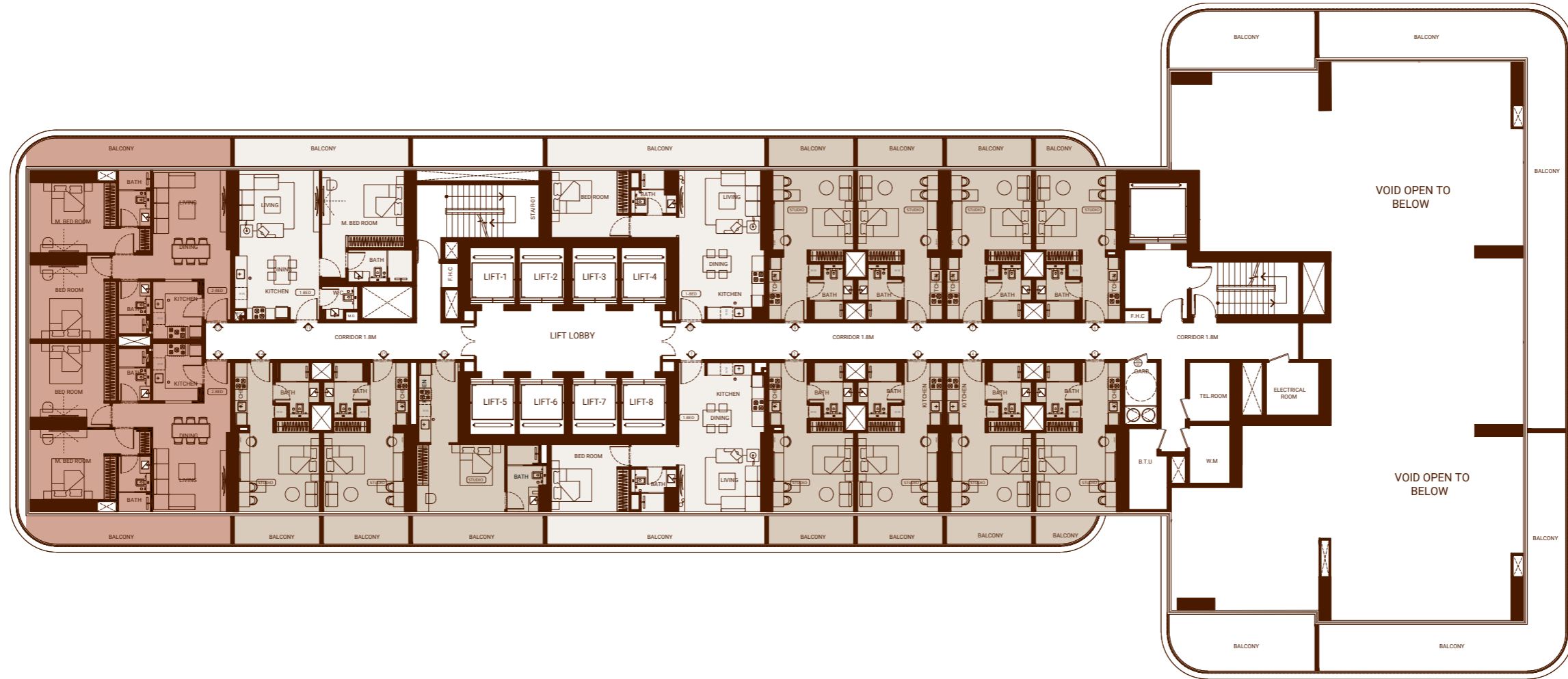
TYPICAL FLOOR PLAN



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2nd Floor

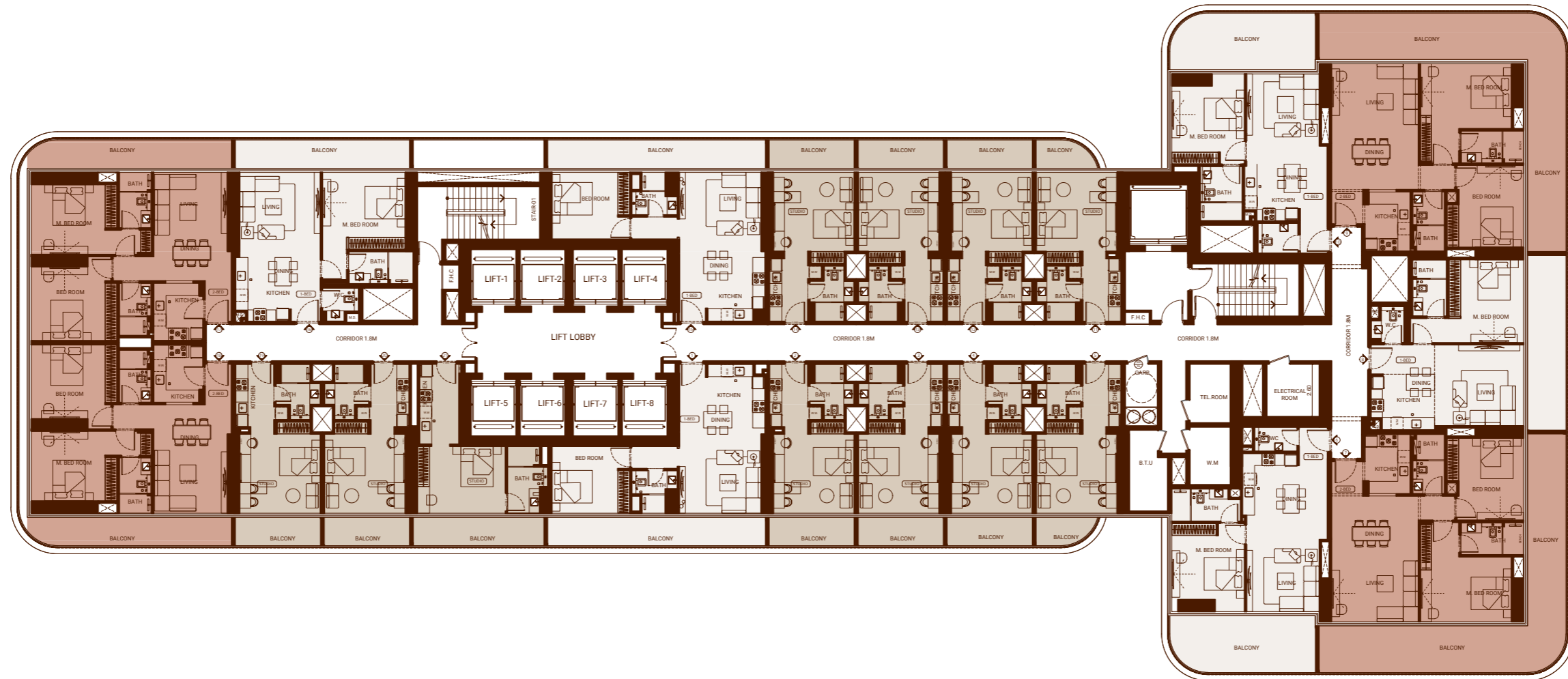
TYPICAL FLOOR PLAN



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Typical 3rd-9th & 19th-28th Floor

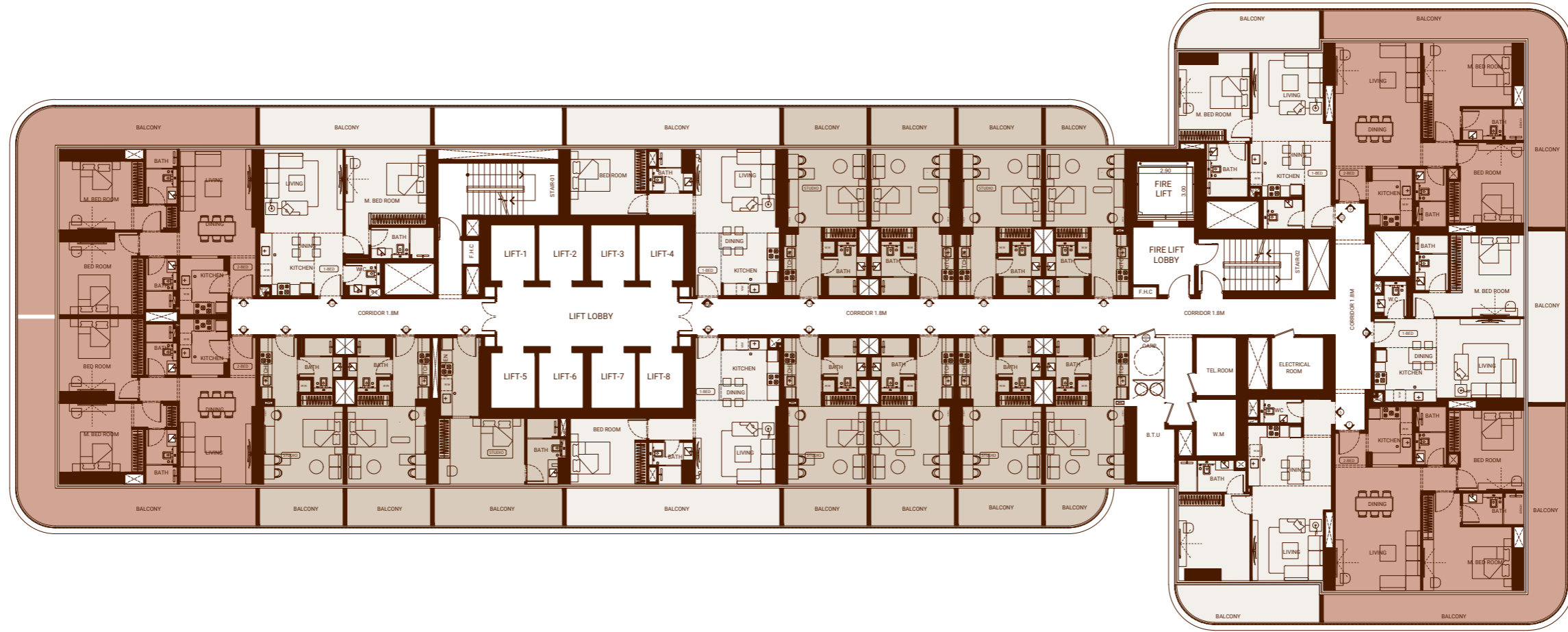
TYPICAL FLOOR PLAN



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Typical 10th-15th & 17th-18th & 29th-38th Floor

TYPICAL FLOOR PLAN

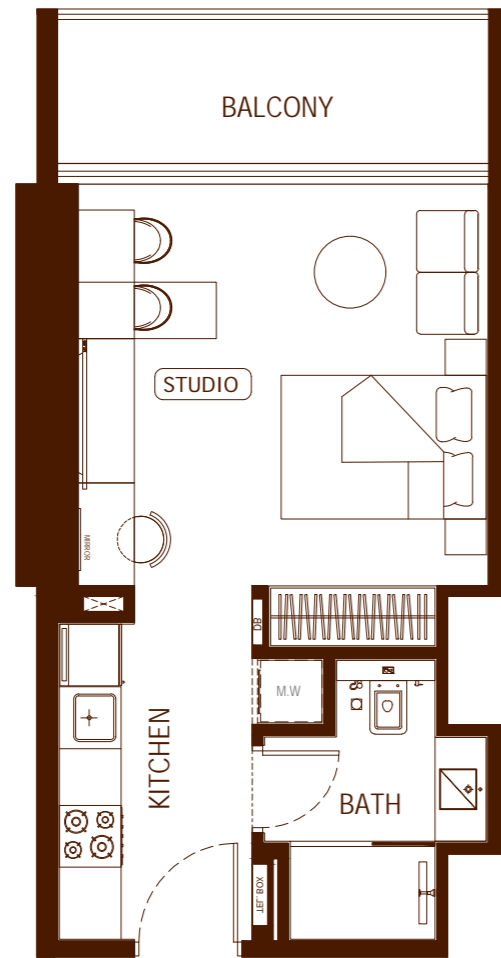


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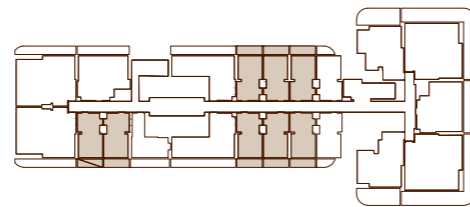


Studio - Type 01

UNIT FLOOR PLAN

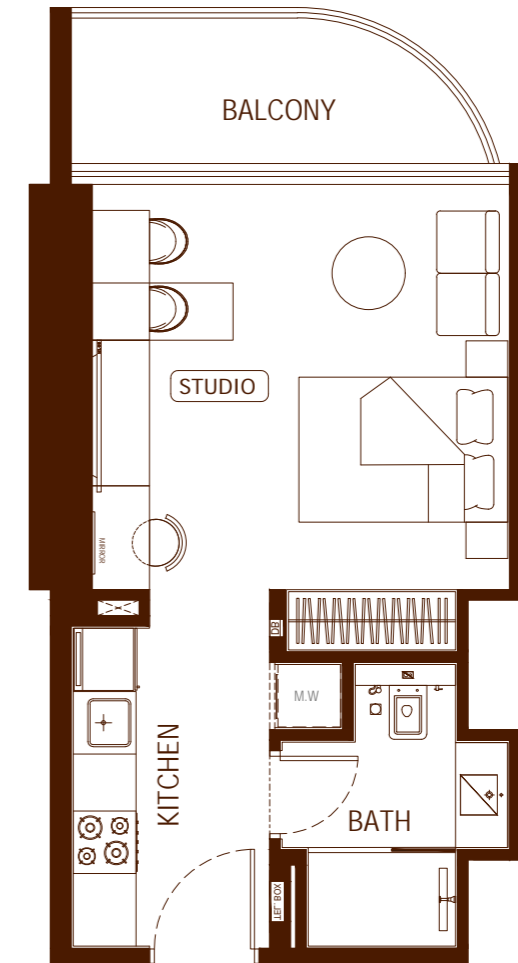


AREA	SQ. M	SQ. FT
SUITE AREA	31.63m ²	340.46ft ²
BALCONY AREA	4.24m ²	45.64ft ²
TOTAL UNIT AREA	35.87m ²	386.10ft ²

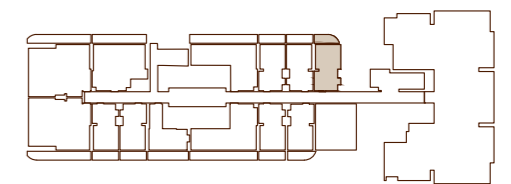


Studio - Type 02

UNIT FLOOR PLAN



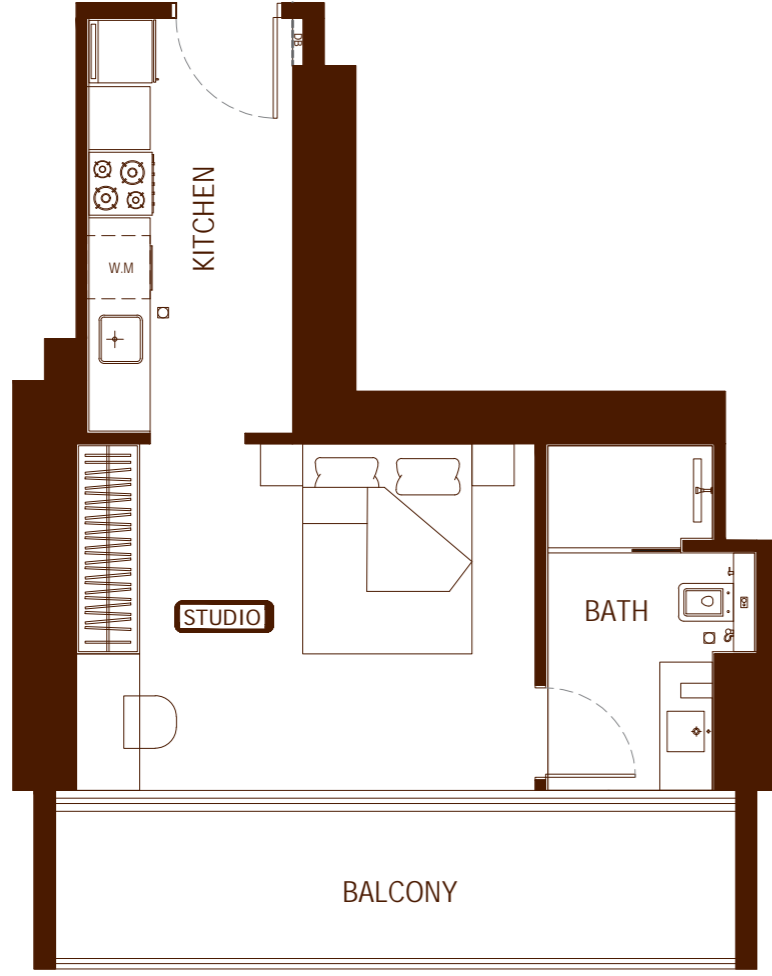
AREA	SQ. M	SQ. FT
SUITE AREA	31.63m ²	340.46ft ²
BALCONY AREA	5.73m ²	61.68ft ²
TOTAL UNIT AREA	37.36m ²	402.14ft ²



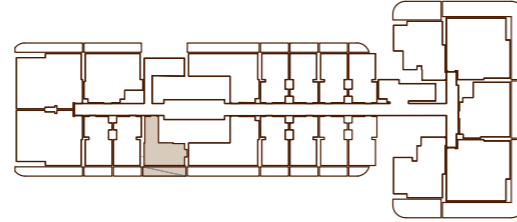
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Studio - Type 03

UNIT FLOOR PLAN

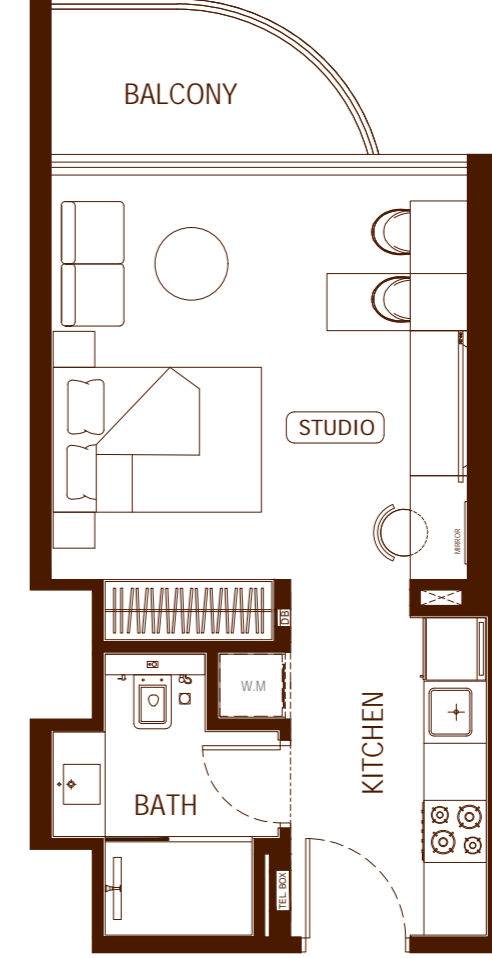


AREA	SQ. M	SQ. FT
SUITE AREA	33.26m ²	358.01ft ²
BALCONY AREA	10.31m ²	110.98ft ²
TOTAL UNIT AREA	43.57m ²	468.98ft ²



Studio - Type 04

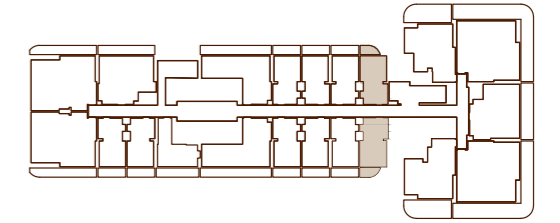
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	31.63 m ²	340.46 ft ²
BALCONY AREA	4.24 m ²	45.64 ft ²
TOTAL UNIT AREA	35.87 m ²	386.10 ft ²

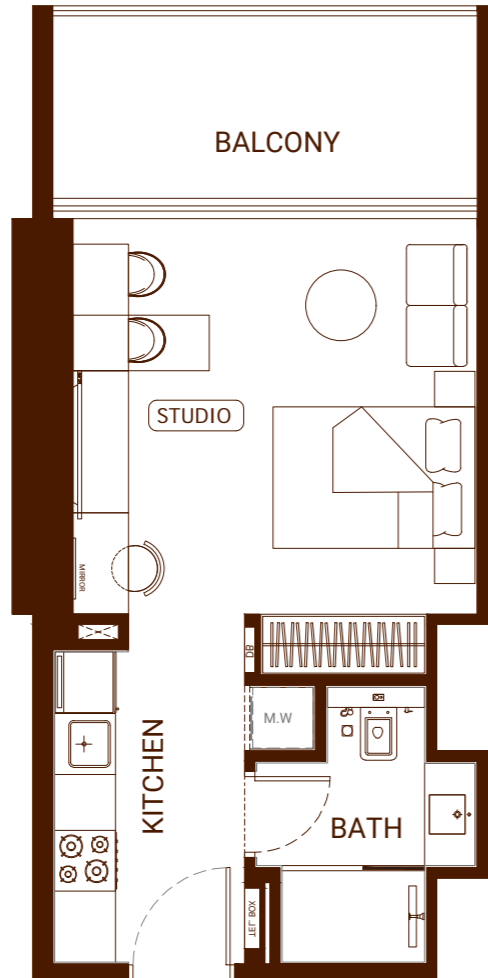
FLAT DESIGN COMPONENTS

STUDIO	16 m ²
KITCHEN	6 m ²
BATH	5 m ²

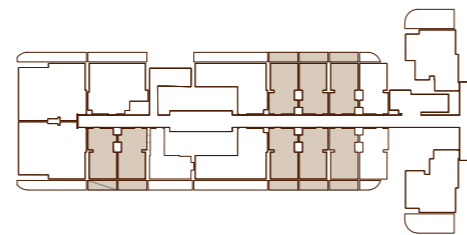


Studio - Type 05

UNIT FLOOR PLAN

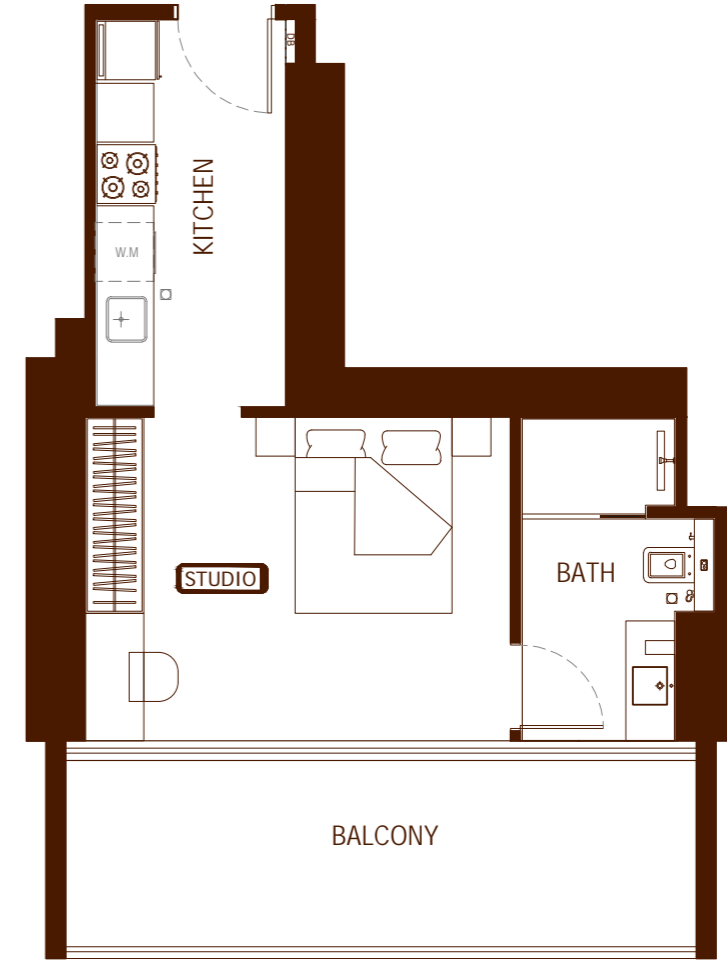


AREA	SQ. M	SQ. FT
SUITE AREA	31.60m ²	340.14ft ²
BALCONY AREA	9.02 m ²	97.09ft ²
TOTAL UNIT AREA	40.62 m ²	437.23ft ²

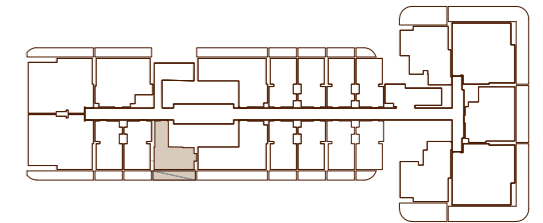


Studio - Type 06

UNIT FLOOR PLAN



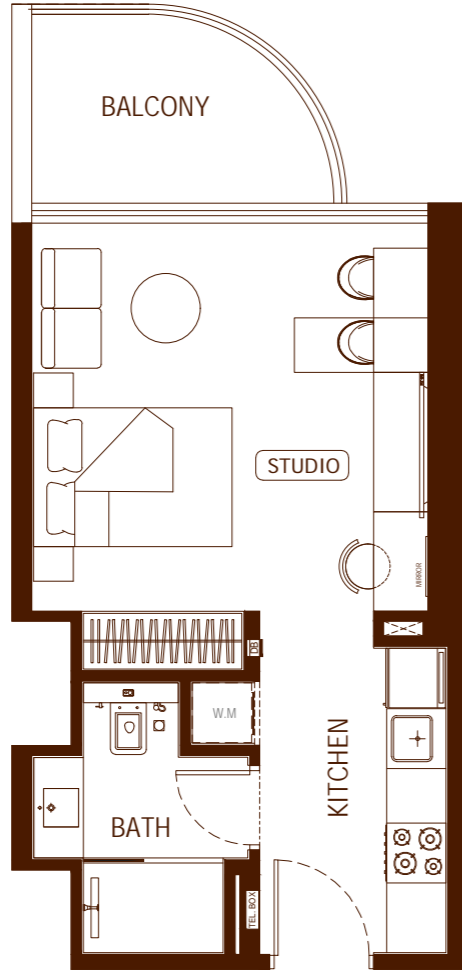
AREA	SQ. M	SQ. FT
SUITE AREA	33.26m ²	358.01ft ²
BALCONY AREA	13.63m ²	146.71ft ²
TOTAL UNIT AREA	46.89m ²	504.72ft ²



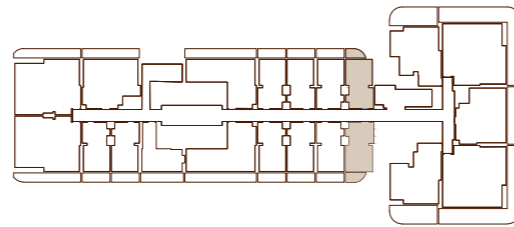
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Studio - Type 07

UNIT FLOOR PLAN

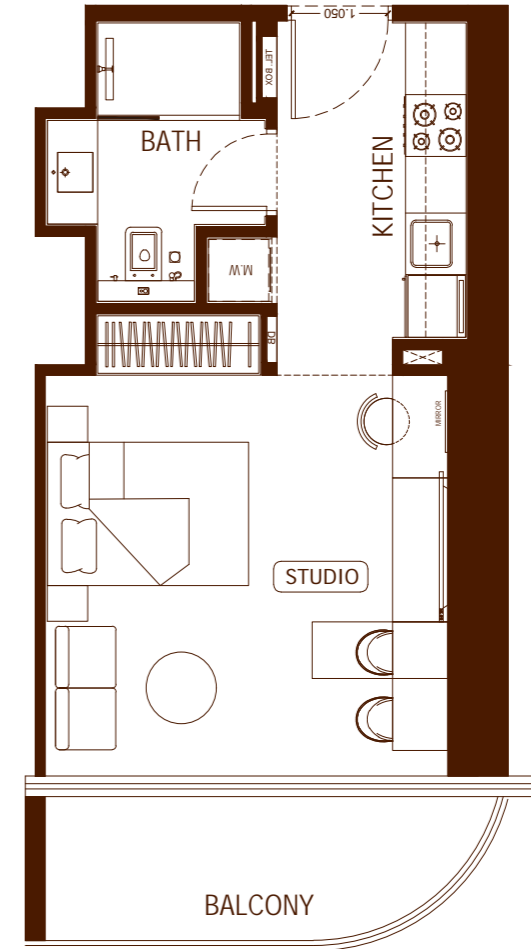


AREA	SQ. M	SQ. FT
SUITE AREA	31.63m ²	340.46ft ²
BALCONY AREA	5.74m ²	61.78ft ²
TOTAL UNIT AREA	37.37m ²	402.25ft ²

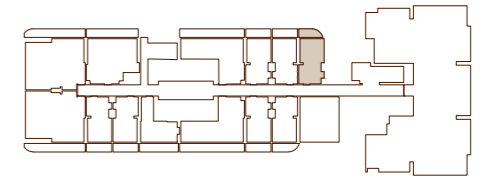


Studio - Type 08

UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	31.95m ²	343.91ft ²
BALCONY AREA	6.49m ²	69.86ft ²
TOTAL UNIT AREA	38.44m ²	412.76ft ²

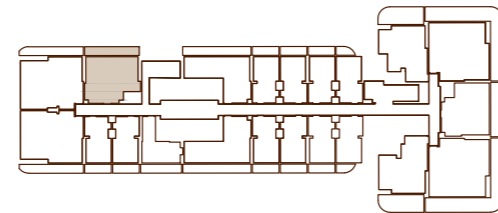
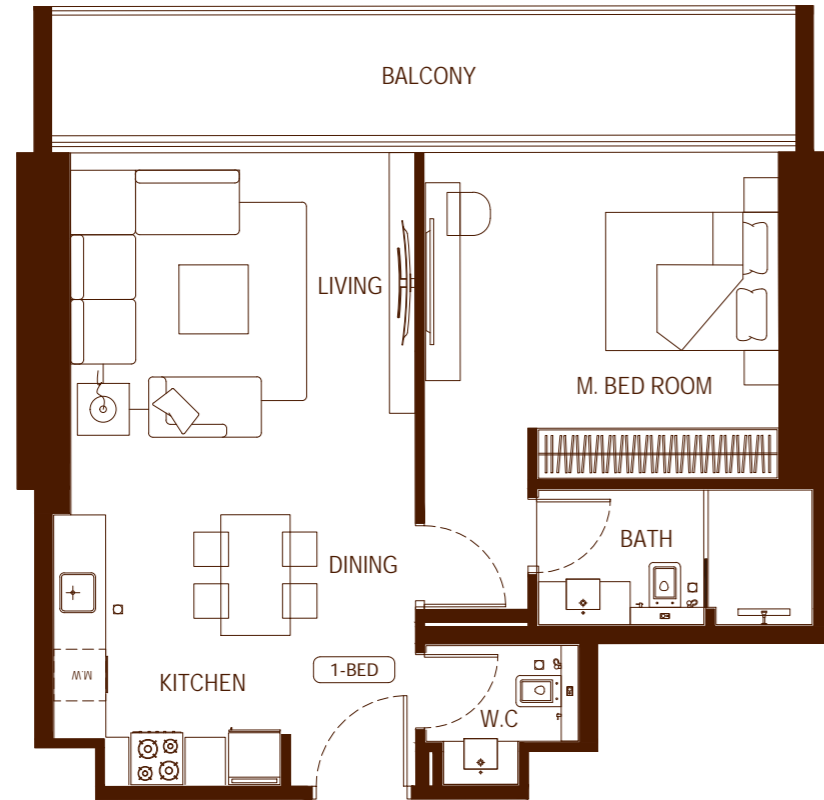


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1 Bedroom - Type 1

UNIT FLOOR PLAN



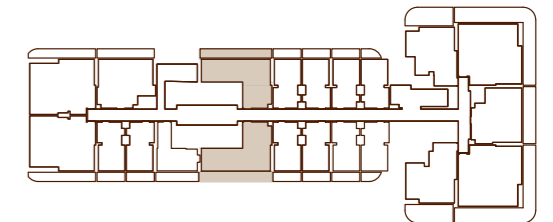
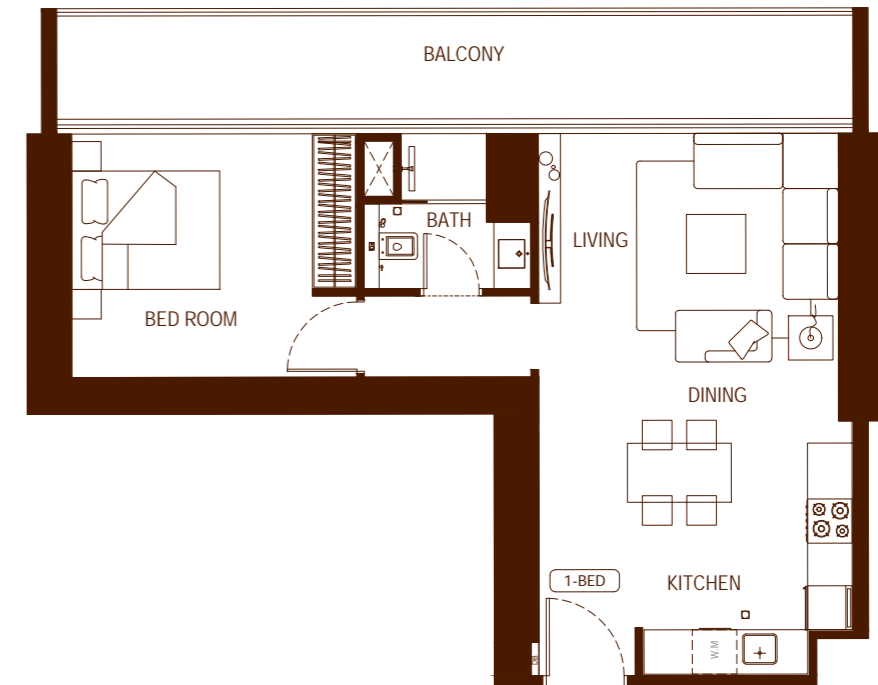
AREA	SQ. M	SQ. FT
SUITE AREA	61.20m ²	658.75ft ²
BALCONY AREA	13.64m ²	146.82ft ²
TOTAL UNIT AREA	74.84m ²	805.57ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	17 m ²
W.C	3 m ²
KITCHEN & DINING	13 m ²
LIVING	17 m ²

1 Bedroom - Type 2

UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	56.53m ²	608.48ft ²
BALCONY AREA	116.97 m ²	182.66ft ²
TOTAL UNIT AREA	73.5m ²	791.15ft ²

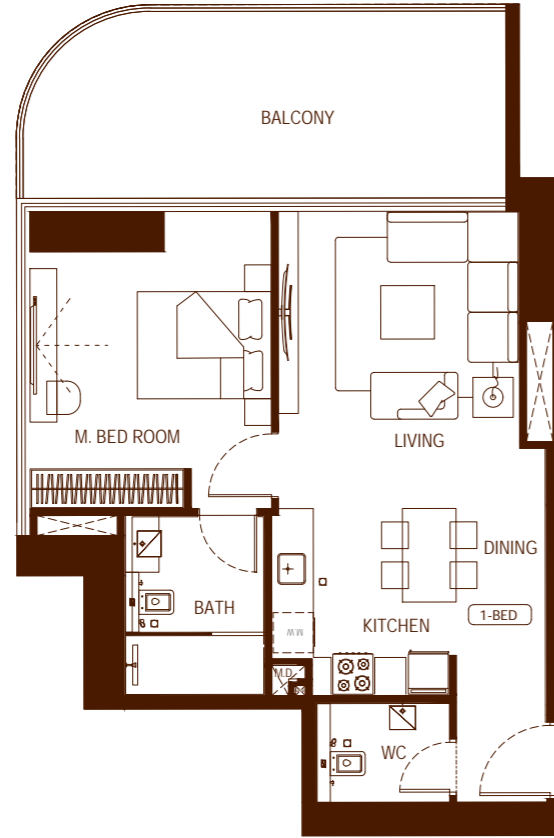
FLAT DESIGN COMPONENTS

BATH	4 m ²
BEDROOM	13 m ²
LIVING	16 m ²
KITCHEN & DINING	13 m ²
CORRIDOR	4 m ²

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1 Bedroom - Type 3

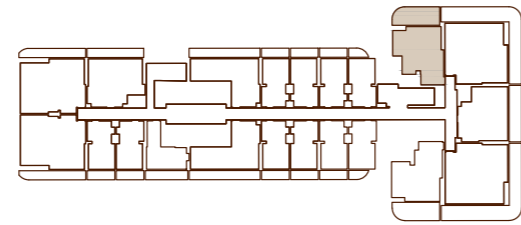
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	59.49 m ²	640.35 ft ²
BALCONY AREA	21.69 m ²	233.47 ft ²
TOTAL UNIT AREA	81.18 m ²	873.81 ft ²

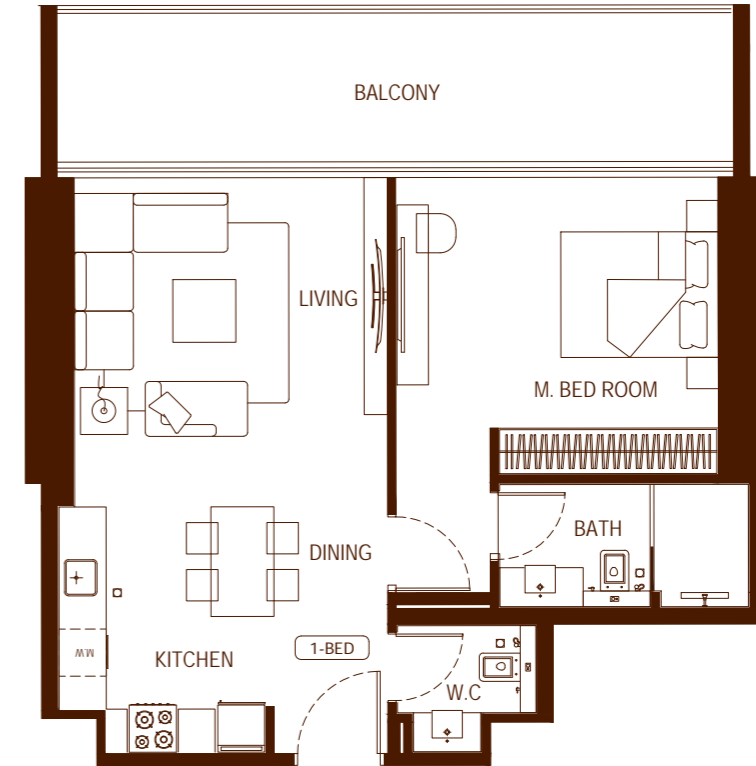
FLAT DESIGN COMPONENTS

M.BATH	6 m ²
M.BEDROOM	15 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
FOYER	3 m ²
LIVING	16 m ²



1 Bedroom - Type 4

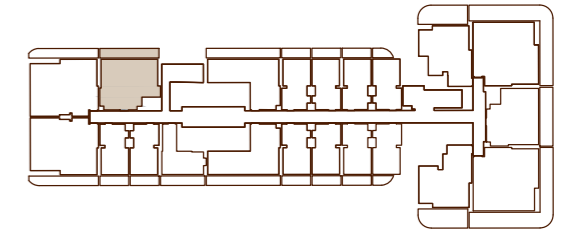
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	61.20 m ²	658.75 ft ²
BALCONY AREA	18.04 m ²	194.18 ft ²
TOTAL UNIT AREA	79.24 m ²	852.93 ft ²

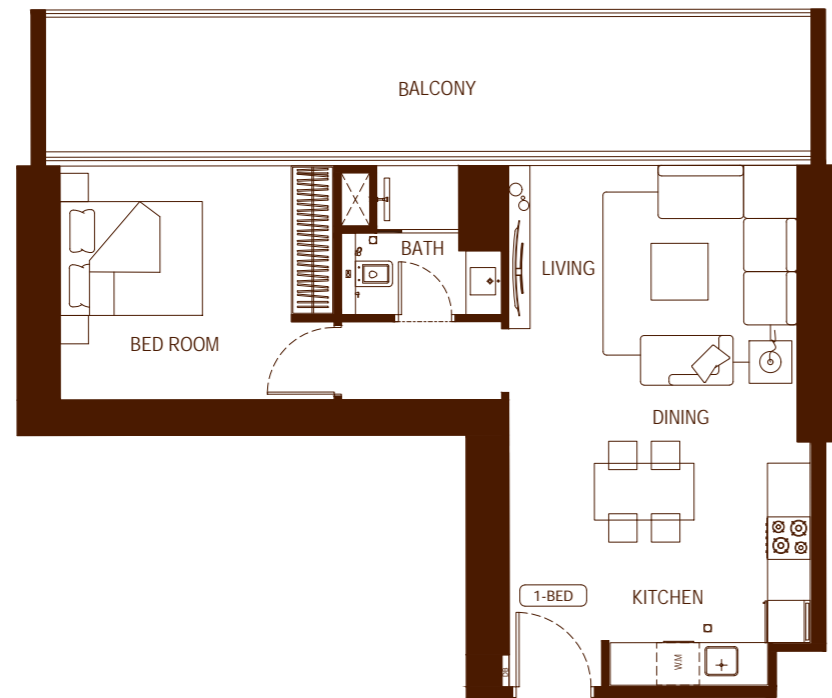
FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	17 m ²
W.C	3 m ²
KITCHEN & DINING	13 m ²
LIVING	17 m ²



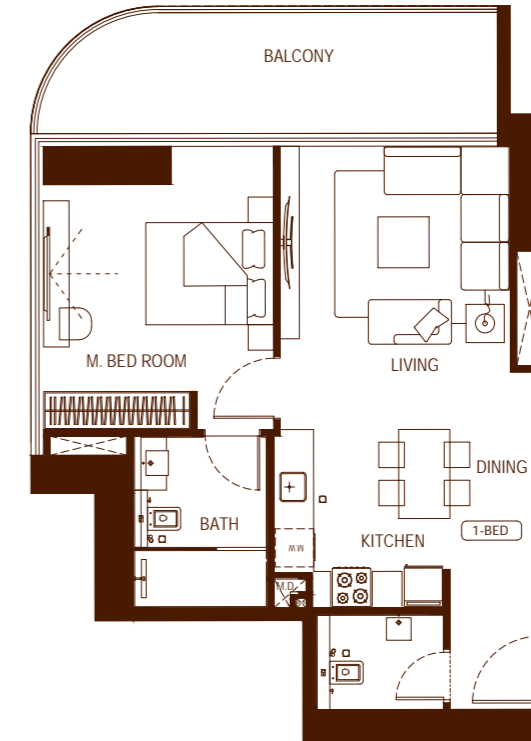
1 Bedroom - Type 5

UNIT FLOOR PLAN

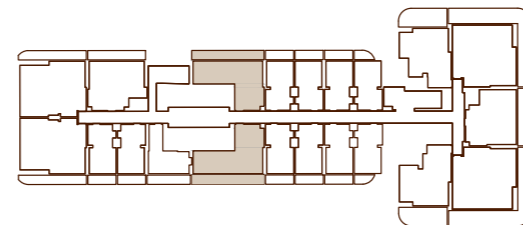


1 Bedroom - Type 6

UNIT FLOOR PLAN



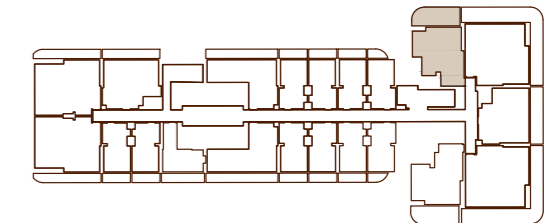
AREA	SQ. M	SQ. FT
SUITE AREA	56.53 m ²	608.48 ft ²
BALCONY AREA	22.45 m ²	241.65 ft ²
TOTAL UNIT AREA	78.98 m ²	850.13 ft ²



FLAT DESIGN COMPONENTS

BATH	4 m ²
BEDROOM	13 m ²
LIVING	16 m ²
KITCHEN & DINING	13 m ²
CORRIDOR	4 m ²

AREA	SQ. M	SQ. FT
SUITE AREA	59.49 m ²	640.35 ft ²
BALCONY AREA	15.08 m ²	162.32 ft ²
TOTAL UNIT AREA	74.57 m ²	802.66 ft ²



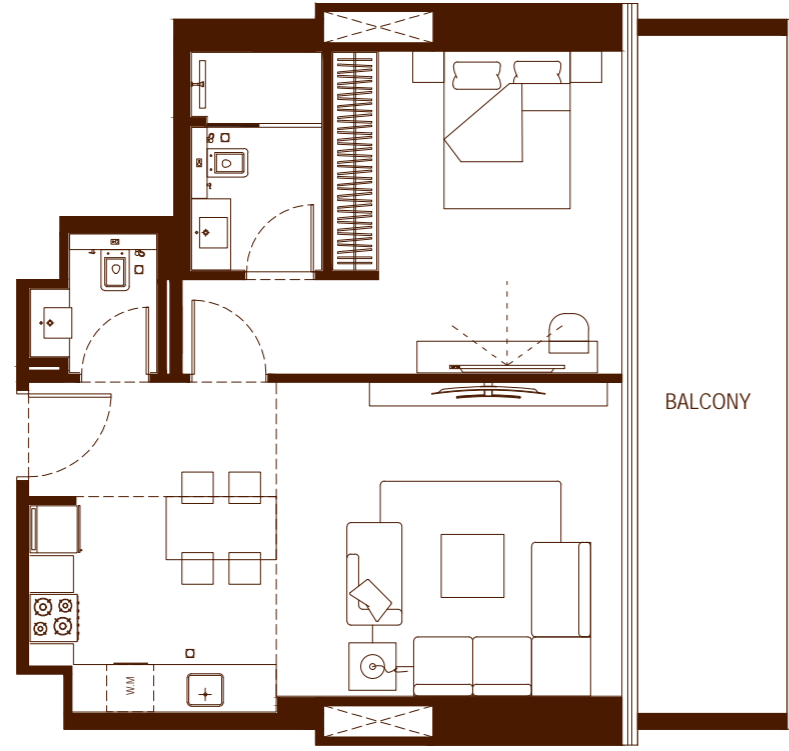
FLAT DESIGN COMPONENTS

M.BATH	6 m ²
M.BEDROOM	15 m ²
W.C	3 m ²
KITCHEN & DINING	10 m ²
FOYER	3 m ²
LIVING	16 m ²

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1 Bedroom - Type 7

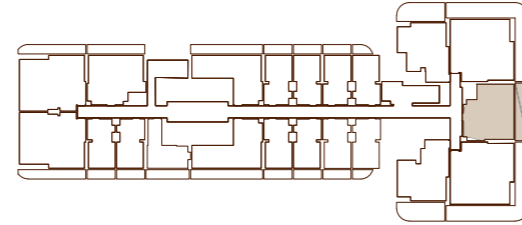
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	61.20m ²	658.75ft ²
BALCONY AREA	18.04 m ²	194.18 ft ²
TOTAL UNIT AREA	79.24 m ²	852.93 ft ²

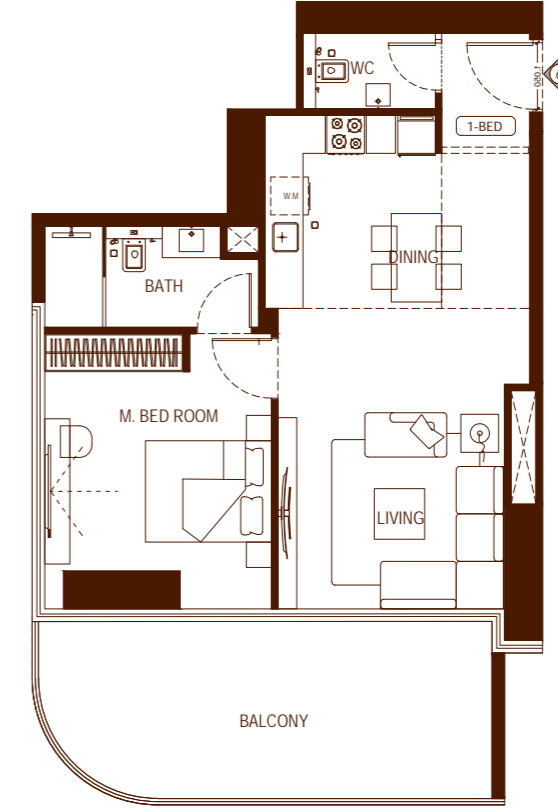
FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	18 m ²
W.C	3 m ²
KITCHEN & DINING	13 m ²
LIVING	18 m ²



1 Bedroom - Type 8

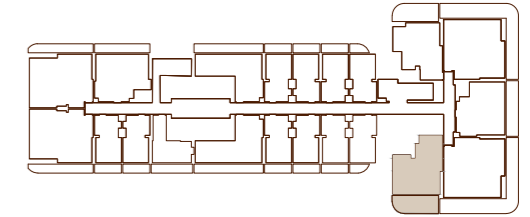
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	60.60 m ²	652.29 ft ²
BALCONY AREA	21.75 m ²	234.12 ft ²
TOTAL UNIT AREA	82.35 m ²	886.41 ft ²

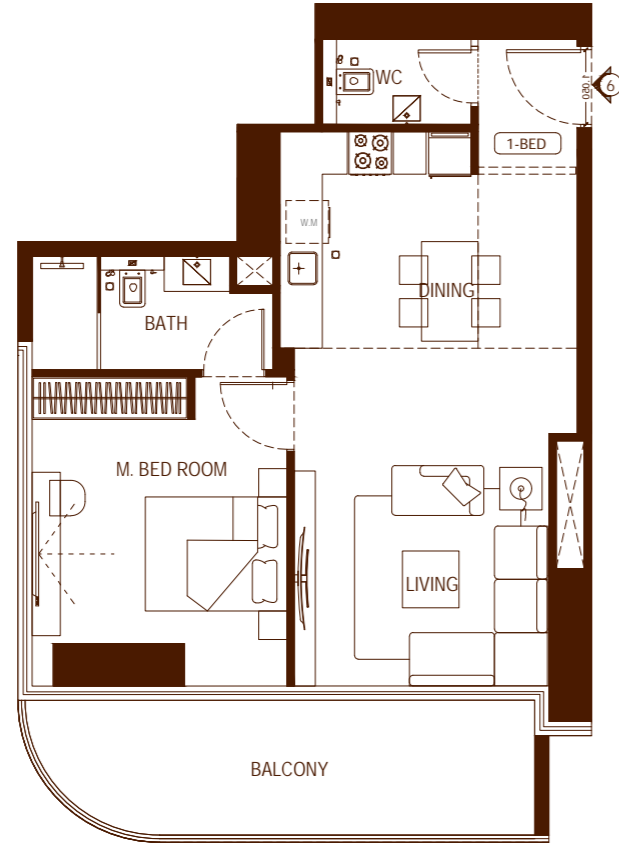
FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	14 m ²
W.C	3 m ²
KITCHEN & DINING	12 m ²
FOYER	3 m ²
LIVING	18 m ²



1 Bedroom - Type 9

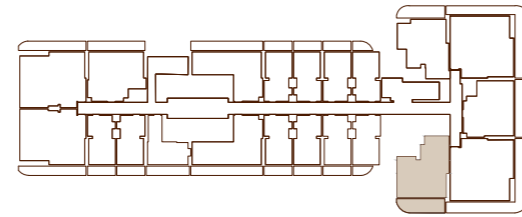
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	60.76 m ²	654.02 ft ²
BALCONY AREA	14.98 m ²	161.24 ft ²
TOTAL UNIT AREA	75.74 m ²	815.26 ft ²

FLAT DESIGN COMPONENTS

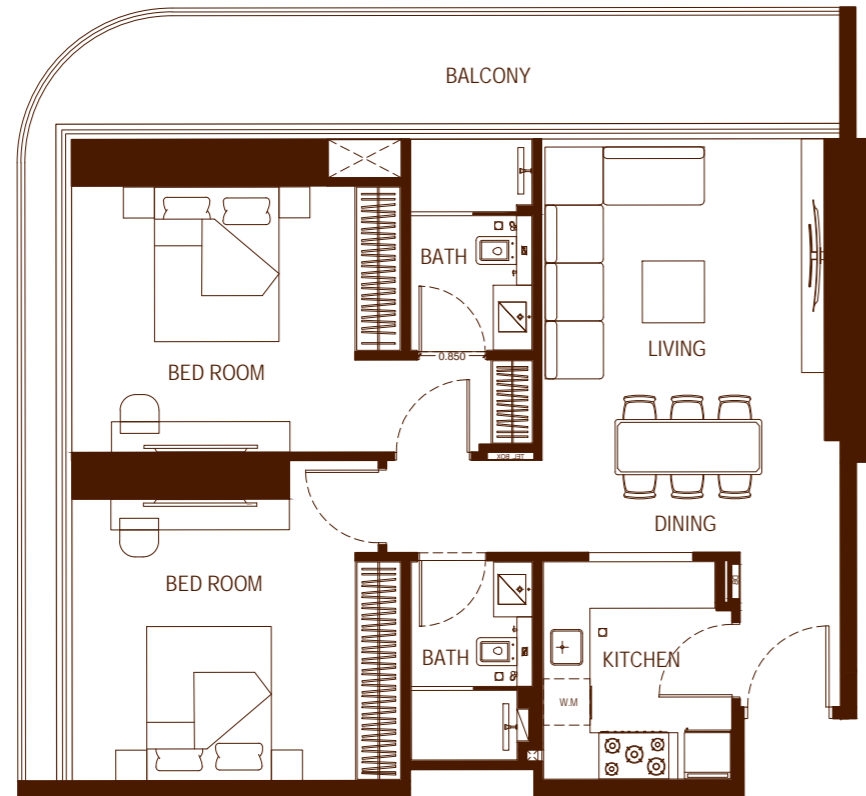
M.BATH	5 m ²
M.BEDROOM	14 m ²
W.C	3 m ²
KITCHEN & DINING	12 m ²
FOYER	3 m ²
LIVING	18 m ²



تنويه: ١. إن أبعاد الغرف يتم قياسها طبقاً للعناصر الهيكلية مع استبعاد تنشيطات الجدران ودرجة تحمل البناء. ٢. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. ٣. جميع المواد والأبعاد والرسومات تقريبية. تخضع المعلومات للتغيير دون إشعار مسبق. ٤. قد تختلف منطقة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحتفظ المطور بالحق في إجراء التغييرات. ٥. يتم قياس حساب منطقة الجناح كمجموعة يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي لجدار الممر المحيط بالوحدة المجاورة. ٦. ويقاس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران الفاصلة أو الفاصلة التي تفصل وحدة عن وحدة أخرى، والوجه الأبعد للحارس المرفق والوجه الخارجي للشرفة المجاورة. ٧. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. ٨. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

2 Bedroom - Type 1

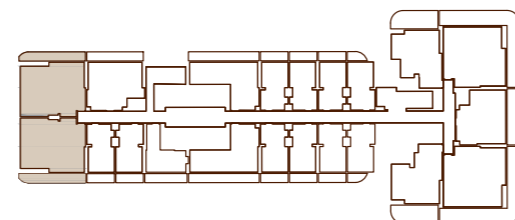
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	81.91 m ²	881.67 ft ²
BALCONY AREA	21.73 m ²	233.90 ft ²
TOTAL UNIT AREA	103.64 m ²	1115.57 ft ²

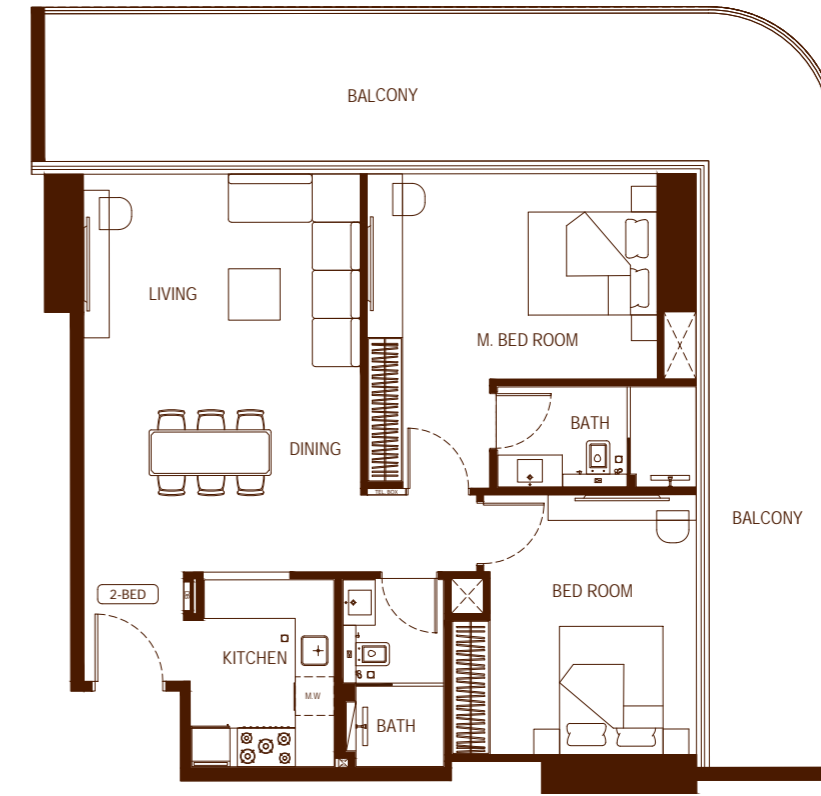
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
BATH	4 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
BEDROOM	16 m ²
LIVING & DINING	20 m ²



2 Bedroom - Type 2

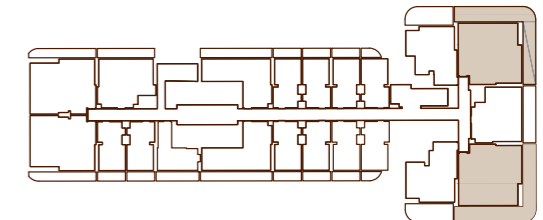
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	87.29 m ²	939.58 ft ²
BALCONY AREA	49.71 m ²	535.07 ft ²
TOTAL UNIT AREA	137.00 m ²	1474.66 ft ²

FLAT DESIGN COMPONENTS

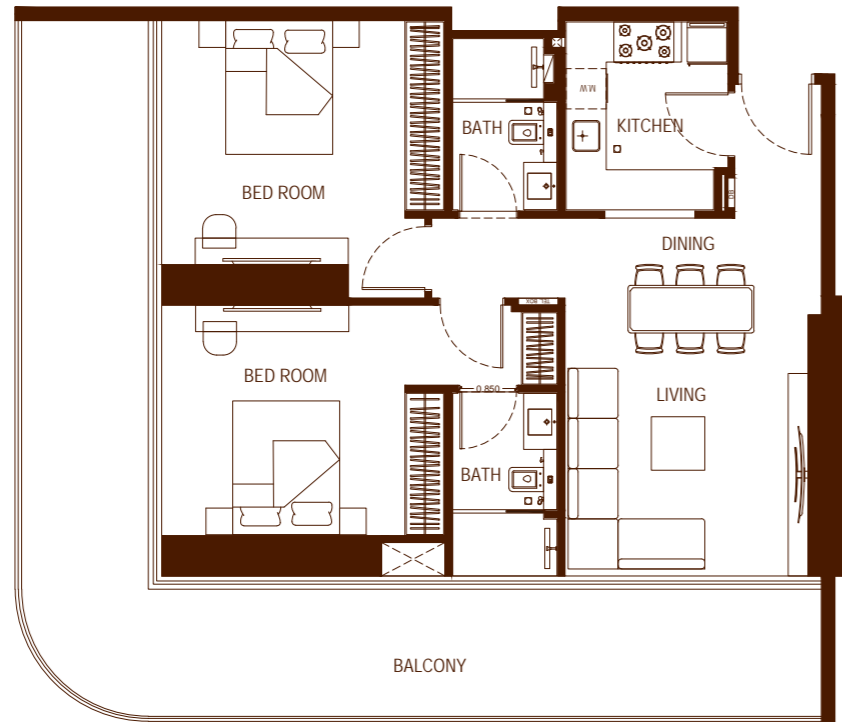
M.BATH	5 m ²
M.BEDROOM	18 m ²
BATH	5 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
BEDROOM	14 m ²
LIVING & DINING	27 m ²



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2 Bedroom - Type 3

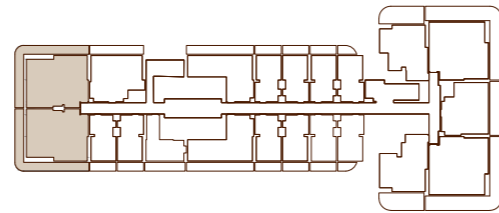
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	81.91 m ²	881.67 ft ²
BALCONY AREA	42.88 m ²	461.56 ft ²
TOTAL UNIT AREA	124.79 m ²	1343.23 ft ²

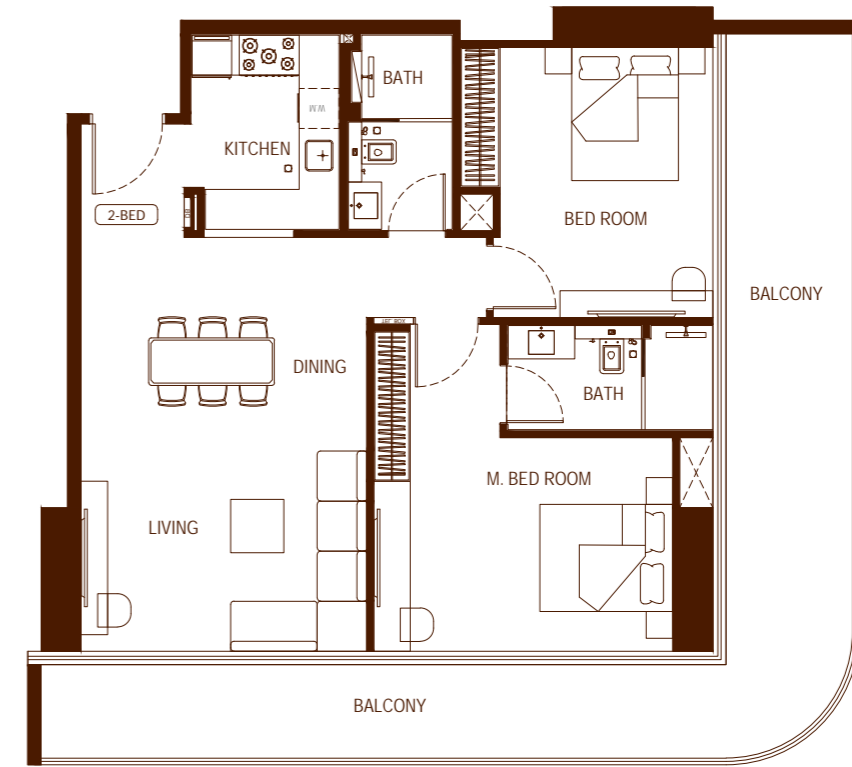
FLAT DESIGN COMPONENTS

M.BATH	4 m ²
M.BEDROOM	17 m ²
BATH	4 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
BEDROOM	16 m ²
LIVING & DINING	20 m ²



2 Bedroom - Type 4

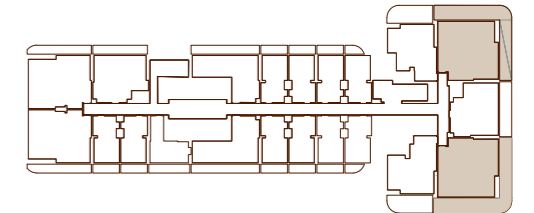
UNIT FLOOR PLAN



AREA	SQ. M	SQ. FT
SUITE AREA	87.34 m ²	940.12 ft ²
BALCONY AREA	38.60 m ²	415.49 ft ²
TOTAL UNIT AREA	125.94 m ²	1355.61 ft ²

FLAT DESIGN COMPONENTS

M.BATH	5 m ²
M.BEDROOM	18 m ²
BATH	5 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
BEDROOM	14 m ²
LIVING & DINING	27 m ²









بن غاطي
BINGHATTI