

THE HILLGATE

# MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE

**The Hillgate, Dubai Silicon Oasis — A Premier Opportunity Presented by Majara**





# A New Era in Inspired Living at Dubai Silicon Oasis

The Hillgate is thoughtfully designed to cater to a diverse range of lifestyles, offering an impressive selection of residences that include studios, 1-bedroom, 2 bedroom, and 3-bedroom apartments, as well as spacious 2-bedroom + study, 3-bedroom duplex and 4-bedroom layouts. Each home is a fusion of sophisticated design and purposeful functionality, where expansive windows invite natural light, soft textures create warmth, and premium finishes add a touch of refined elegance. These interiors are curated to offer residents a canvas for life's moments, combining urban sophistication with the comfort of home.



# Location Map



BURJ  
AL ARAB

JUMEIRAH BEACH

SILICON  
CENTRAL MALL

THE HILLGATE

COMMUNITY  
PARK

BUSINESS BAY

DOWNTOWN  
DUBAI

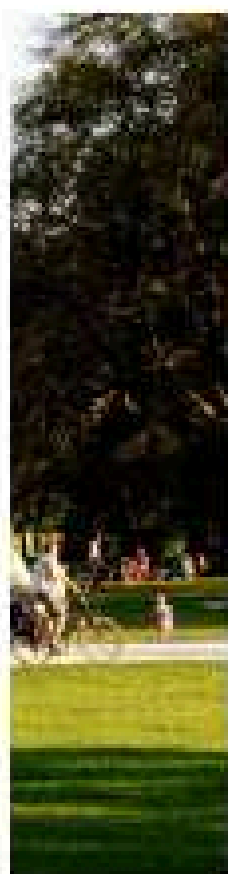
BURJ  
KHALIFA

E66 Al-Ain Rd

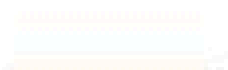
E311 Sheikh Mohammed bin Zayed Road Rd

D54 Sheikh Zayed Road

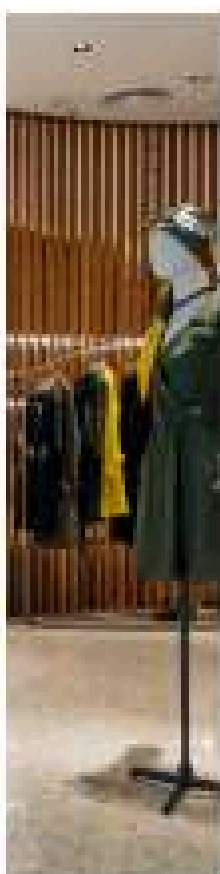
# Driving Distances



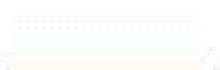
COMMUNITY  
CENTER/ PARK



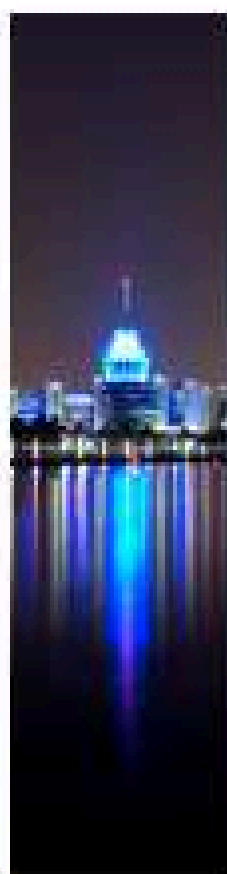
01 MINUTE



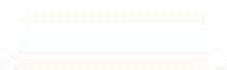
SILICON  
CENTRAL MALL



04 MINUTES



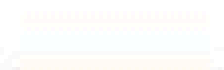
DUBAI SILICON  
OASIS LAKE



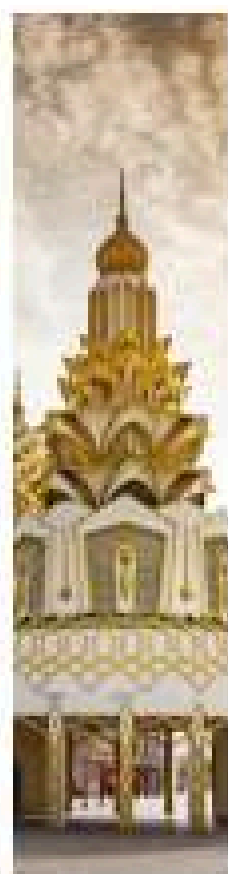
06 MINUTES



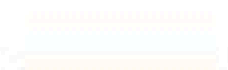
DUBAI DIGITAL  
PARK



06 MINUTES



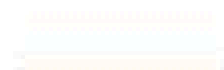
GLOBAL  
VILLAGE



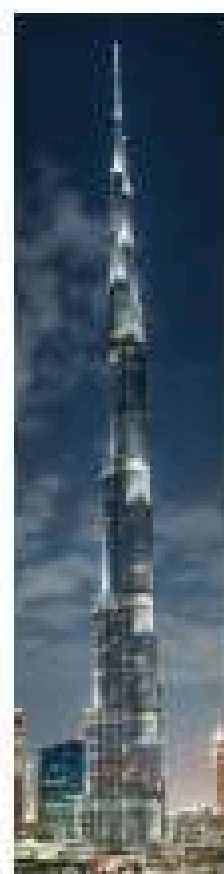
11 MINUTES



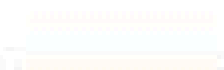
DUBAI  
INTERNATIONAL  
AIRPORT



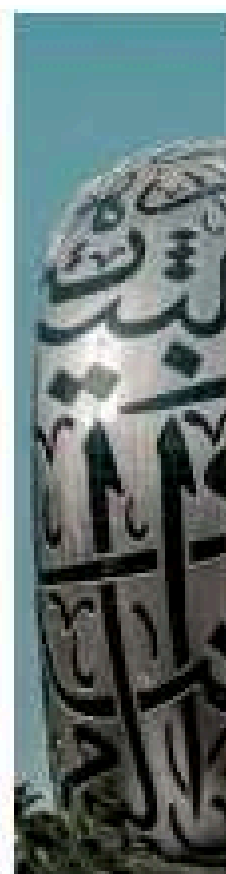
23 MINUTES



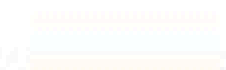
BURJ KHALIFA/  
DUBAI MALL



24 MINUTES



MUSEUM OF  
THE FUTURE



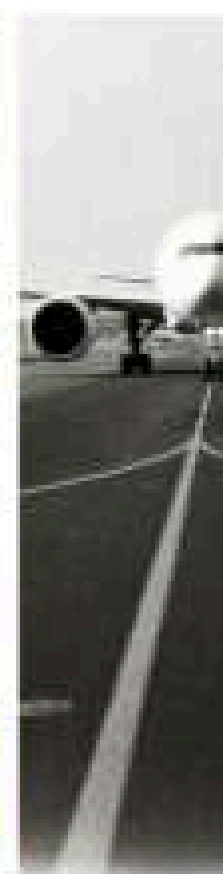
25 MINUTES



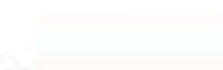
DUBAI  
INTERNATIONAL  
FINANCIAL  
CENTRE



26 MINUTES



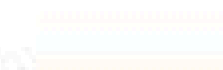
DUBAI WORLD  
CENTRAL  
AIRPORT



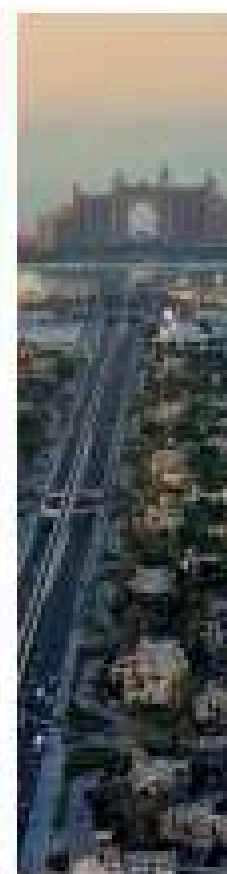
30 MINUTES



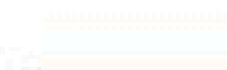
BURJ  
AL ARAB



32 MINUTES



PALM  
JUMEIRAH



34 MINUTES



# Sun & Views Analysis

BURJ  
AL ARAB

SUNSET

WINTER

SILICON  
CENTRAL MALL

SUMMER

COMMUNITY  
PARK

BUSINESS  
BAY

DOWNTOWN  
DUBAI

BURJ  
KHALIFA



SUNRISE



# 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

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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

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190 Units









POOL DECK





FITNESS STUDIO





HARMONIC HALL





ARCADE ROOM





KID'S PLAY AREA





GARDEN



# THE RESIDENCES







KITCHEN





**BATHROOM**

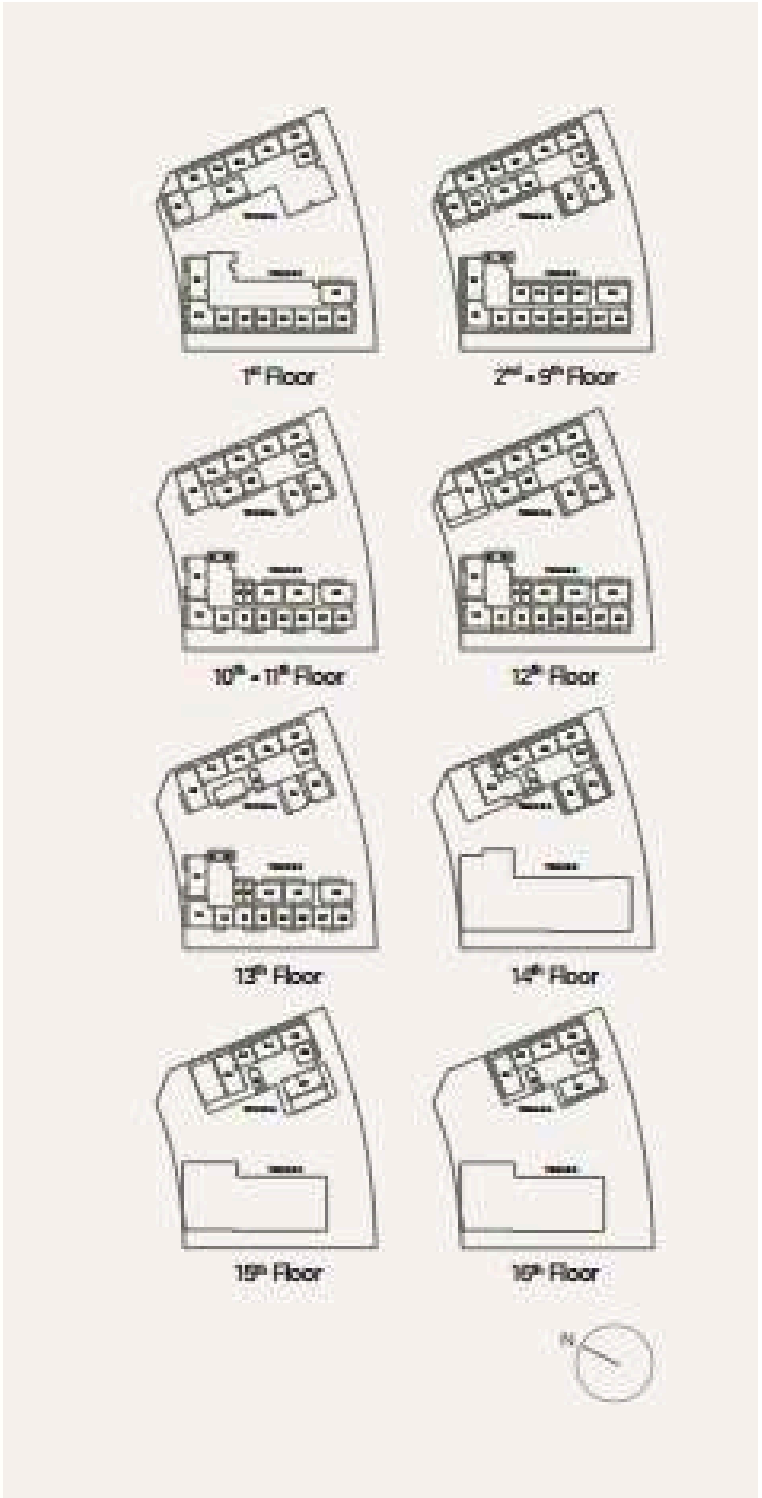


# FLOOR PLANS

STUDIO TYPE A



Internal Living Area : 415.06 sq. ft    Outdoor Living Area : 64.58 sq. ft    Total Living Area : 479.64 sq. ft





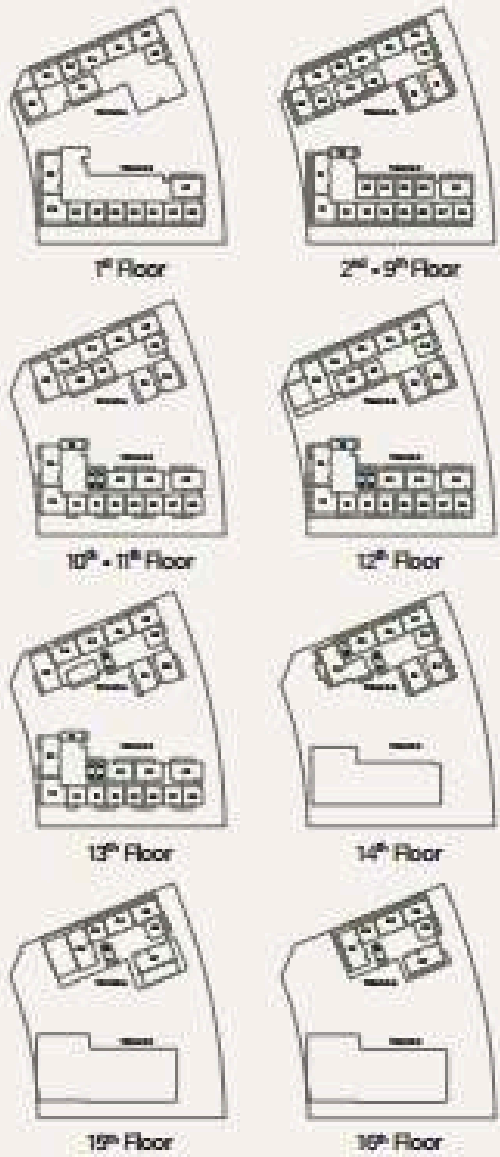
STUDIO TYPE B



Internal Living Area : 349.29 sq. ft

Outdoor Living Area : 70.07 sq. ft

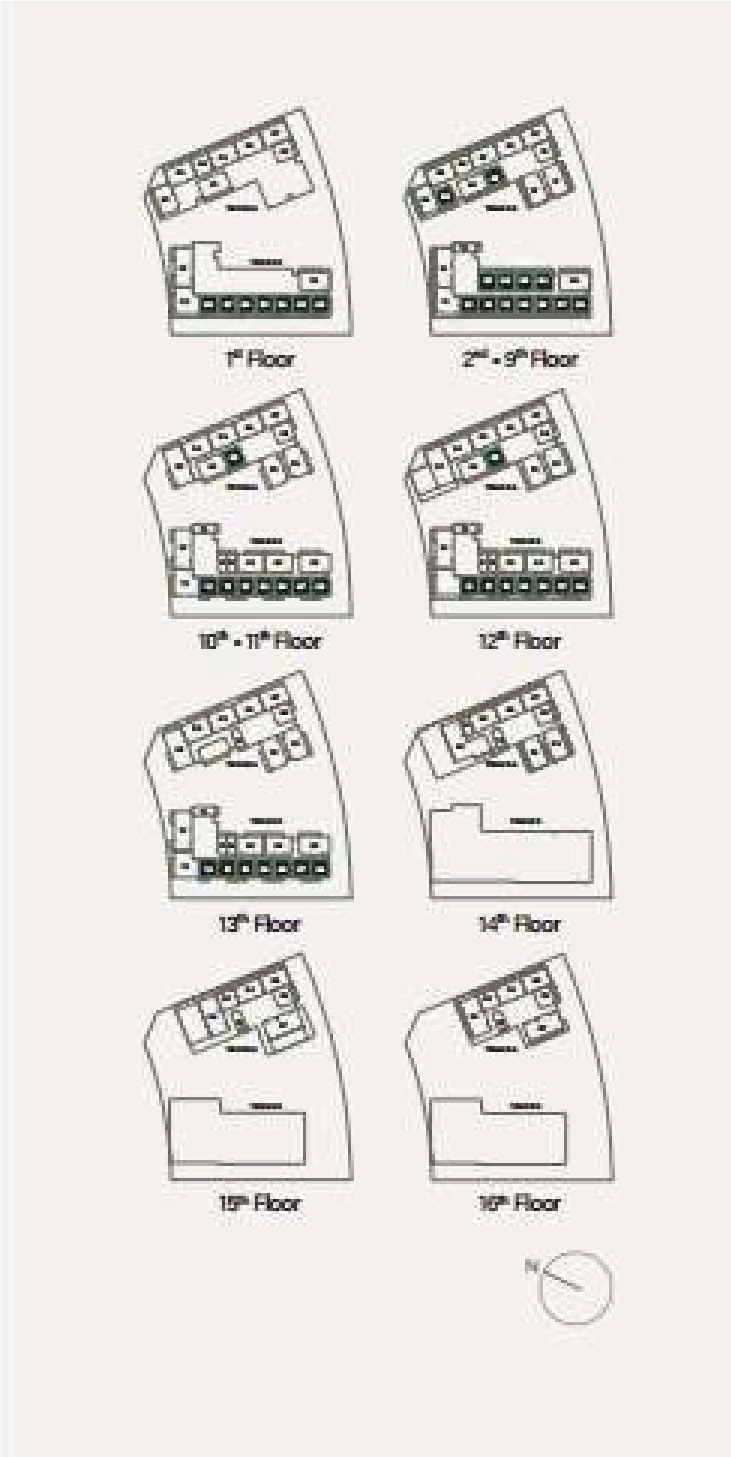
Total Living Area : 419.36 sq. ft



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.



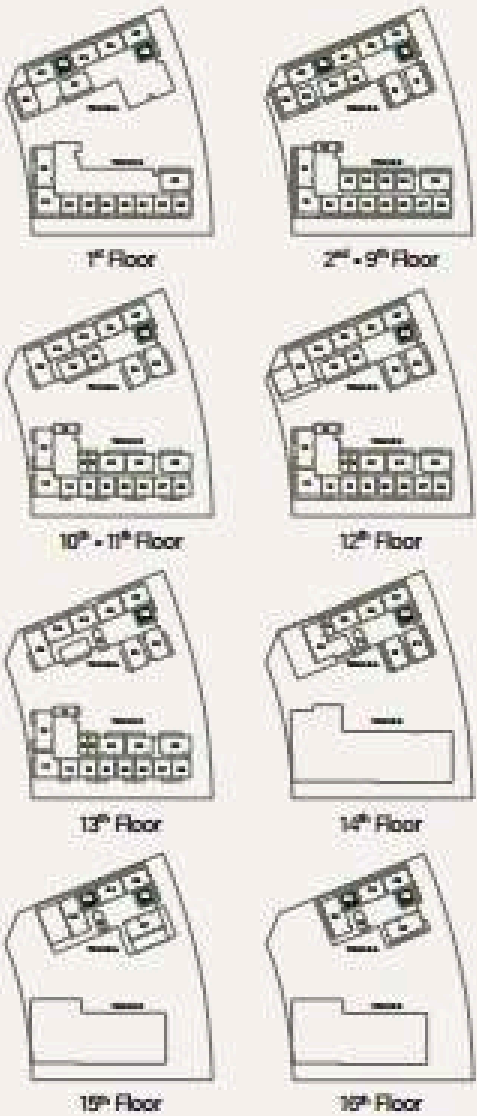
1 - BEDROOM TYPE A1



Internal Living Area : 707.73 sq. ft

Outdoor Living Area : 73.73 sq. ft

Total Living Area : 781.46 sq. ft





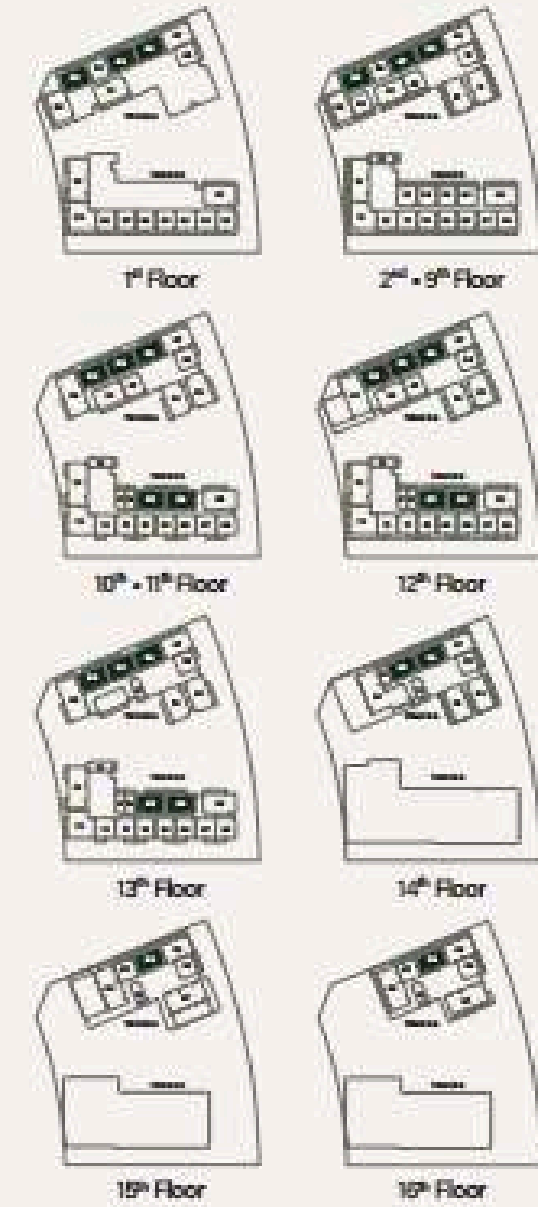
## 2 - BEDROOM TYPE A



Internal Living Area : 1053.14 sq. ft

Outdoor Living Area : 143.38 sq. ft

Total Living Area : 1196.52 sq. ft

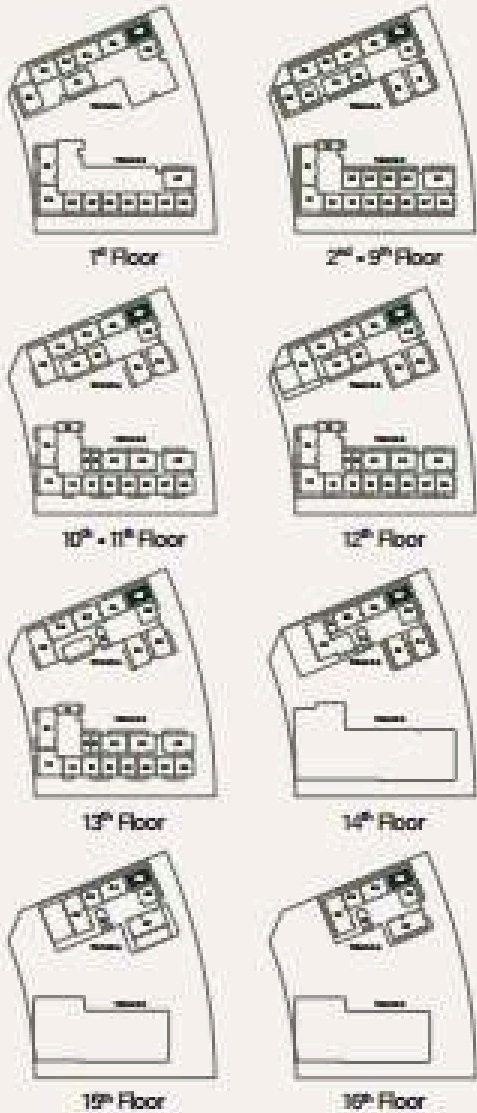




2 - BEDROOM TYPE B



Internal Living Area : 1041.84 sq. ft    Outdoor Living Area : 204.41 sq. ft    Total Living Area : 1246.25 sq. ft

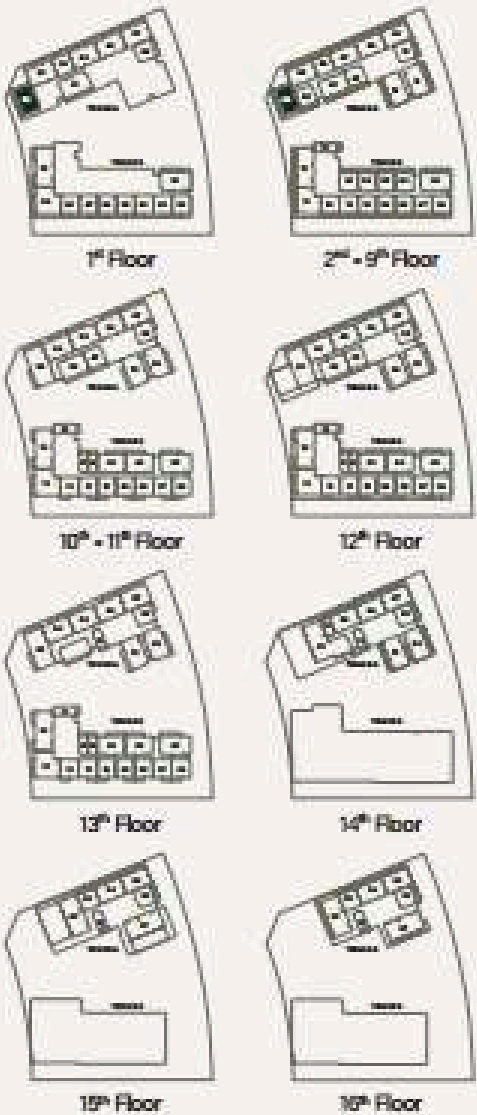




2 - BEDROOM TYPE C

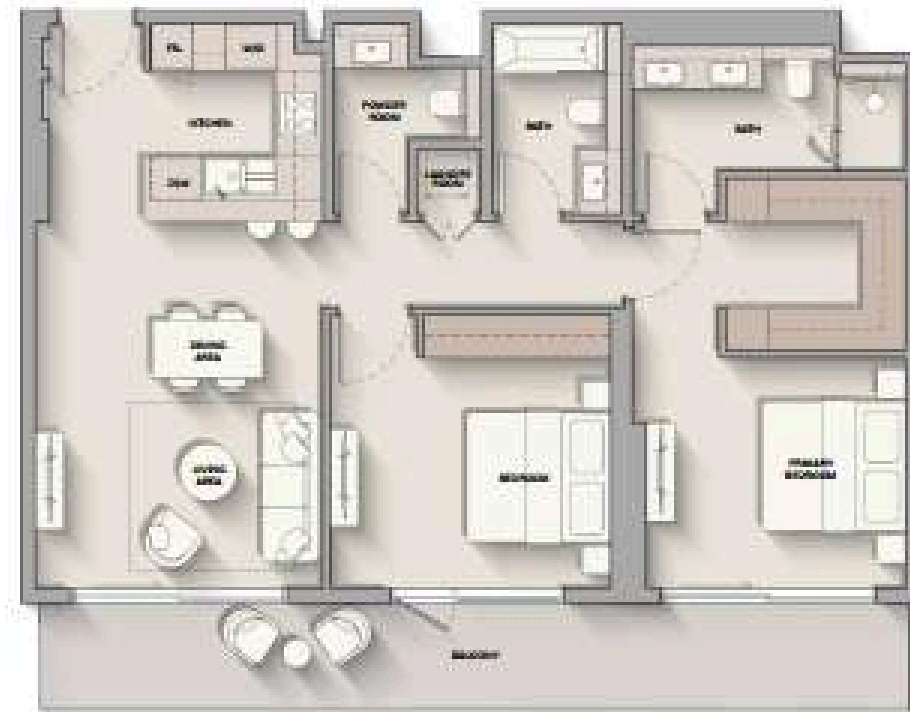


Internal Living Area : 1044.31 sq. ft    Outdoor Living Area : 202.90 sq. ft    Total Living Area : 1247.21 sq. ft

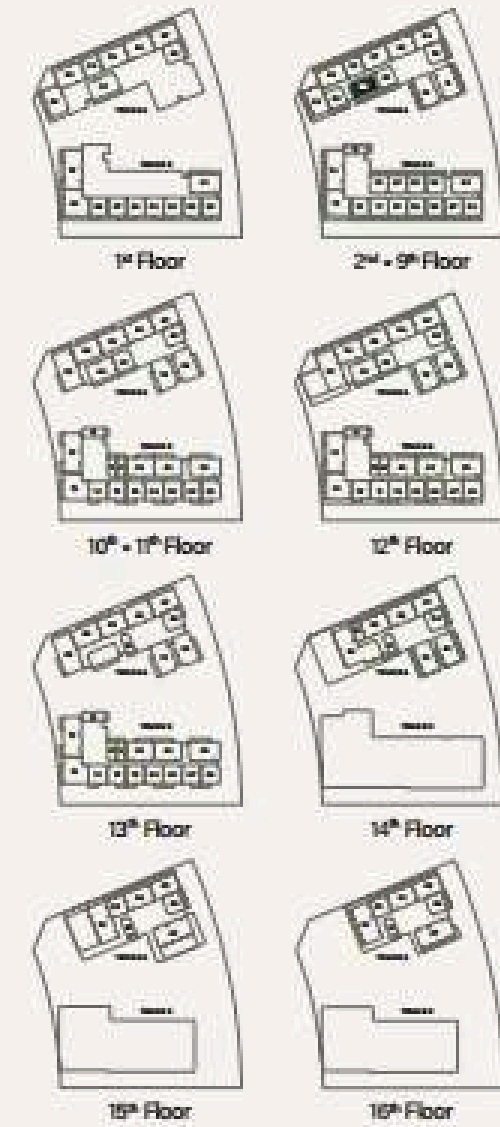




## 2 - BEDROOM TYPE D



Internal Living Area : 1054.33 sq. ft    Outdoor Living Area : 204.30 sq. ft    Total Living Area : 1258.62 sq. ft





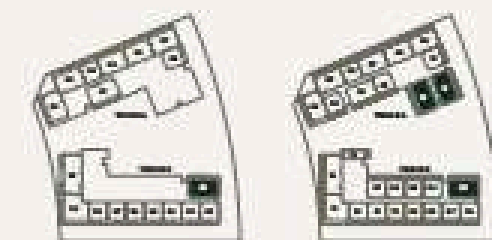
## 2 - BEDROOM + S TYPE A



Internal Living Area : 1152.38 sq. ft

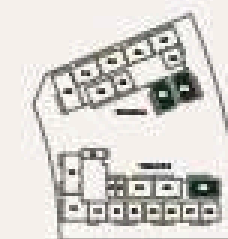
Outdoor Living Area : 161.14 sq. ft

Total Living Area : 1313.52 sq. ft

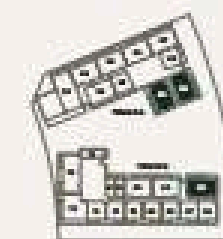


1<sup>st</sup> Floor

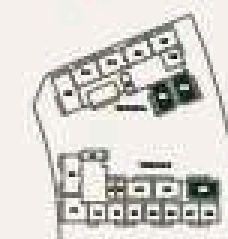
2<sup>nd</sup> - 5<sup>th</sup> Floor



10<sup>th</sup> - 11<sup>th</sup> Floor



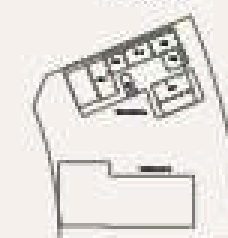
12<sup>th</sup> Floor



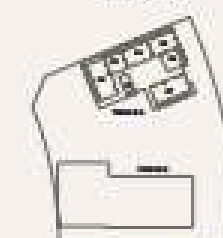
13<sup>th</sup> Floor



14<sup>th</sup> Floor



15<sup>th</sup> Floor



16<sup>th</sup> Floor

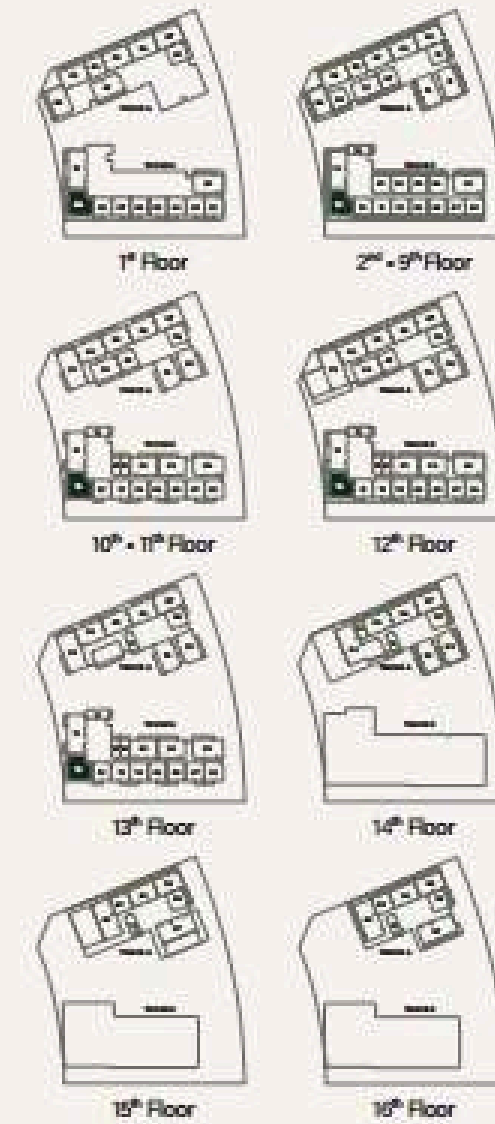




## 2 - BEDROOM + S TYPE B



Internal Living Area : 1256.47 sq. ft    Outdoor Living Area : 141.65 sq. ft    Total Living Area : 1398.12 sq. ft

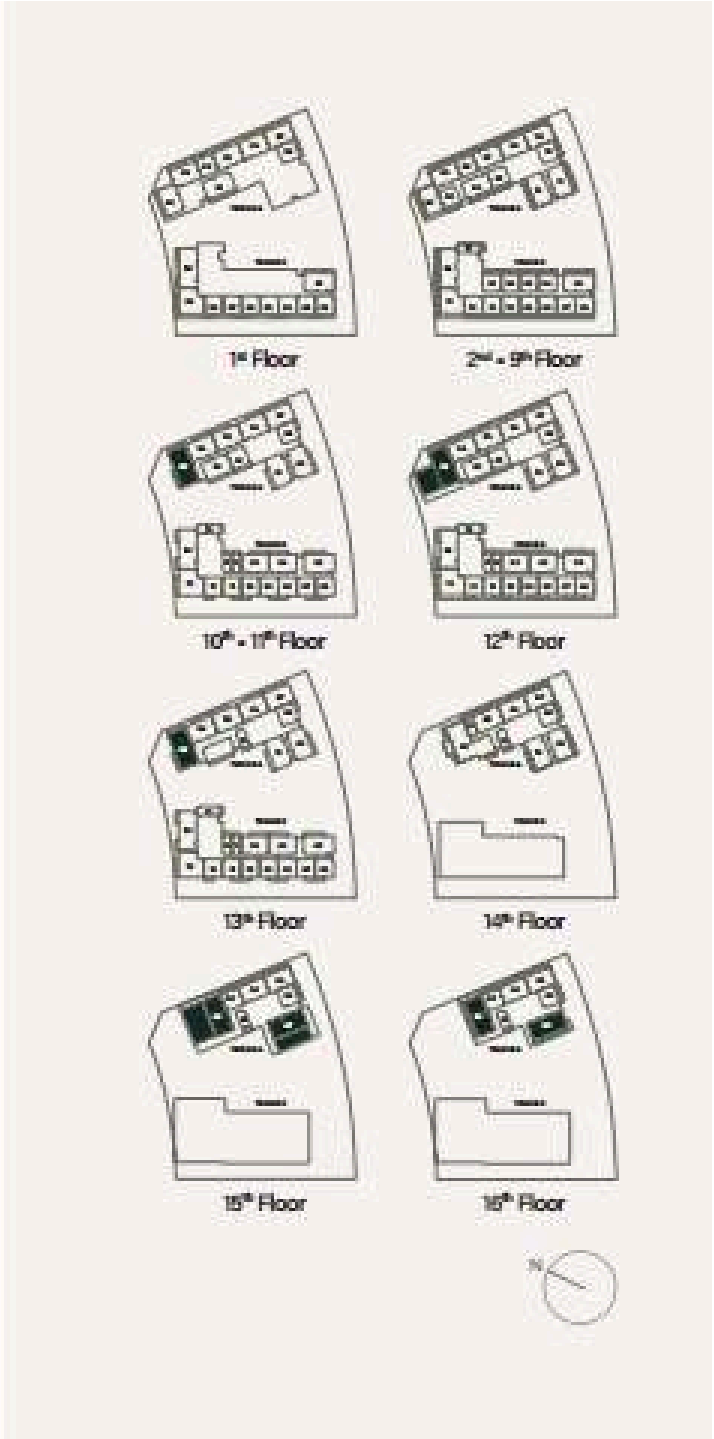




3 - BEDROOM TYPE A



Internal Living Area : 1522.45 sq. ft    Outdoor Living Area : 139.82 sq. ft    Total Living Area : 1662.27 sq. ft





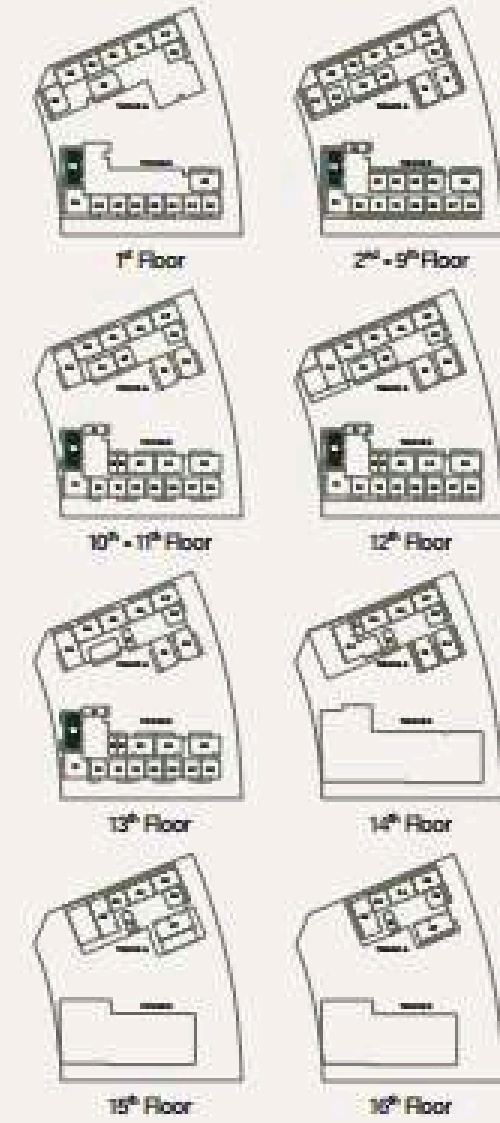
### 3 - BEDROOM TYPE B



Internal Living Area : 1473.47 sq. ft

Outdoor Living Area : 170.18 sq. ft

Total Living Area : 1643.65 sq. ft





3 - BEDROOM DUPLEX

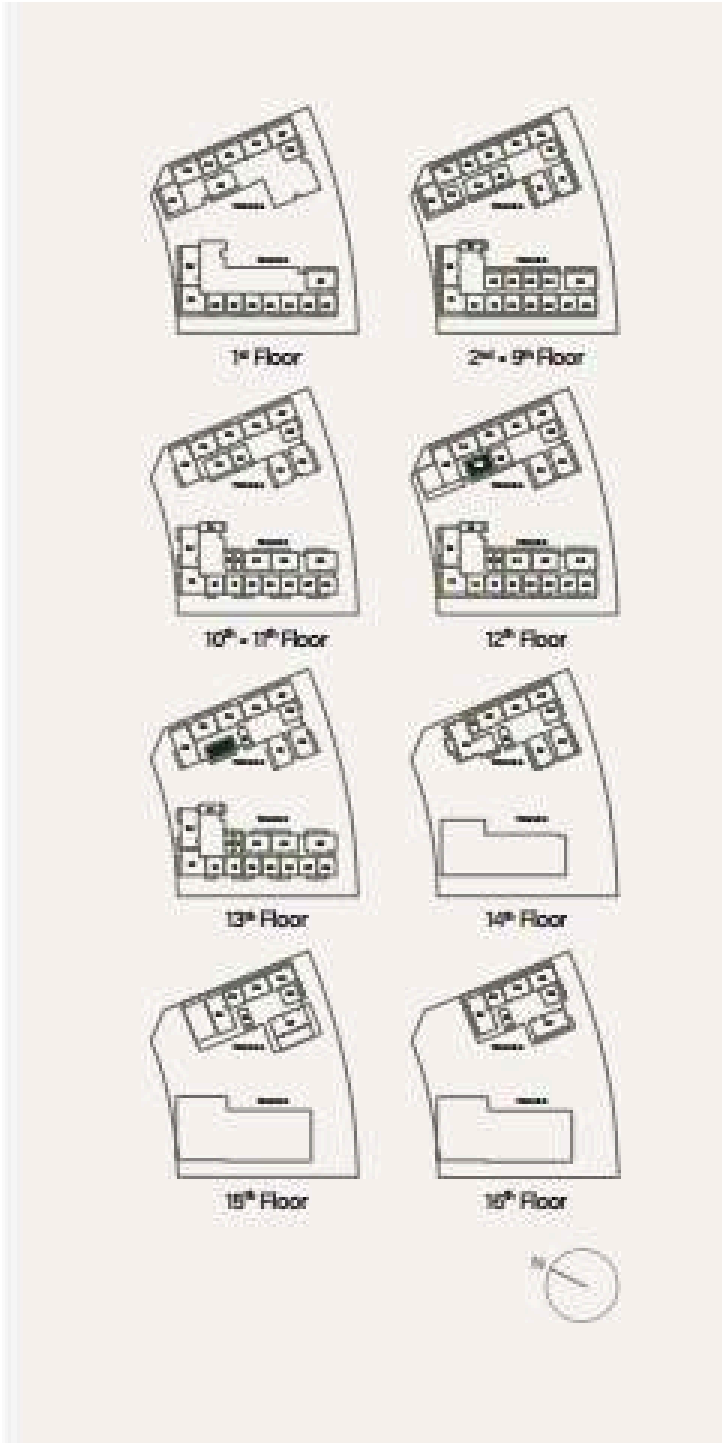


LOWER LEVEL



UPPER LEVEL

Internal Living Area : 1968.07 sq. ft    Outdoor Living Area : 289.98 sq. ft    Total Living Area : 2258.05 sq. ft





## Payment Plan







## Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

## Contact Us :

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**<https://majararealestate.com/>**