

Hillviews

Hill Views Dubai

Where inspired living meets the vibrant heart of the city.

A wide-angle photograph of the Dubai skyline at sunset. The Burj Khalifa is the central focus, towering above other skyscrapers. The sun is low on the horizon, creating a warm orange glow that reflects on the water in the foreground. A sailboat is visible on the water. The sky is filled with soft, wispy clouds.

MAJARA LUXURY REAL ESTATE LLC

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Hillviews at Dubai Science Park, Offered by Majara

Where expansive vistas nurture an enduring lifestyle.

A visionary home.

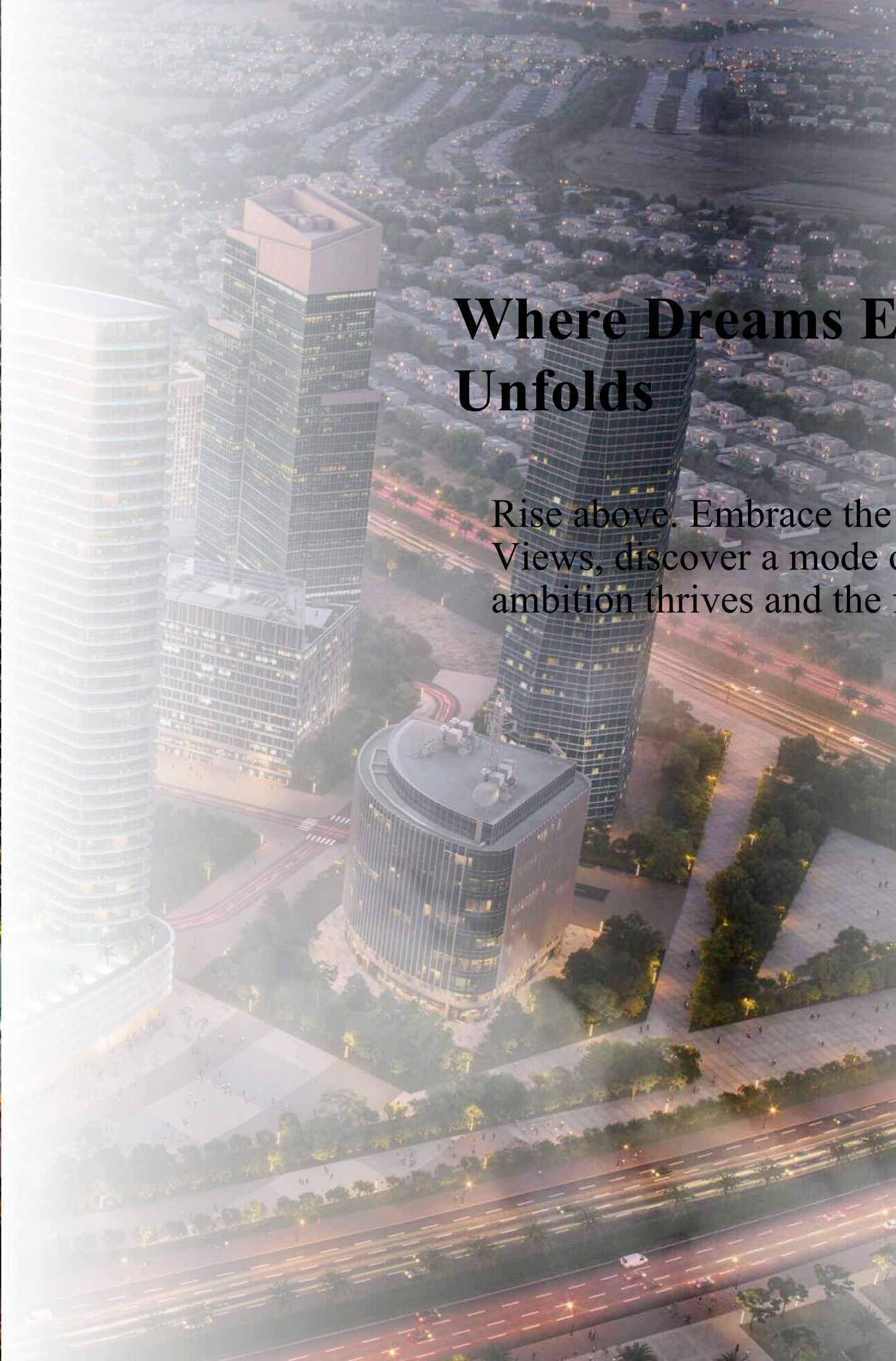
Where you live above the forefront.

On the precipice of progress, a new pinnacle emerges.

A sculpted masterpiece, where expansive vistas inspire a life of perpetual growth. Here, cutting-edge design harmonizes with the horizon, creating a space that thrives at the convergence of community and innovation.

Natural light pours through its modern, curvilinear form, nurturing boldness and vitality every day. Each residence, a private observatory, is thoughtfully crafted to foster both personal and collective advancement. With expansive windows that reach ever upward, they offer a constant reminder of the limitless possibilities ahead. Seamlessly integrated technology supports a lifestyle where innovation meets you at every turn, anticipating your every need.



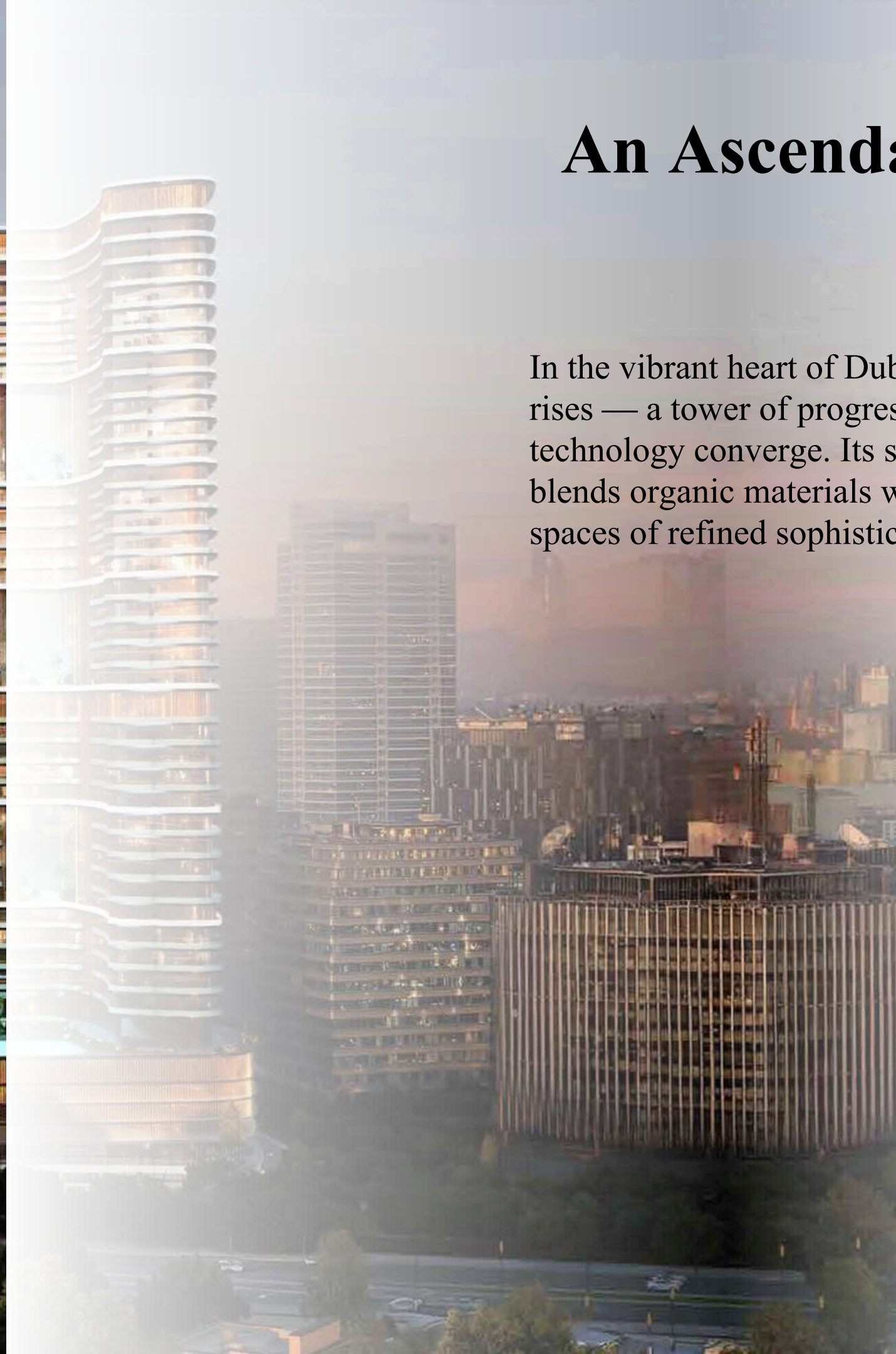


Where Dreams Elevate and Vision Unfolds

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

An Ascendant View

In the vibrant heart of Dubai Science Park, Hillviews rises — a tower of progress where community and technology converge. Its sustainable, elegant façade blends organic materials with satin chrome, creating spaces of refined sophistication and limitless potential.

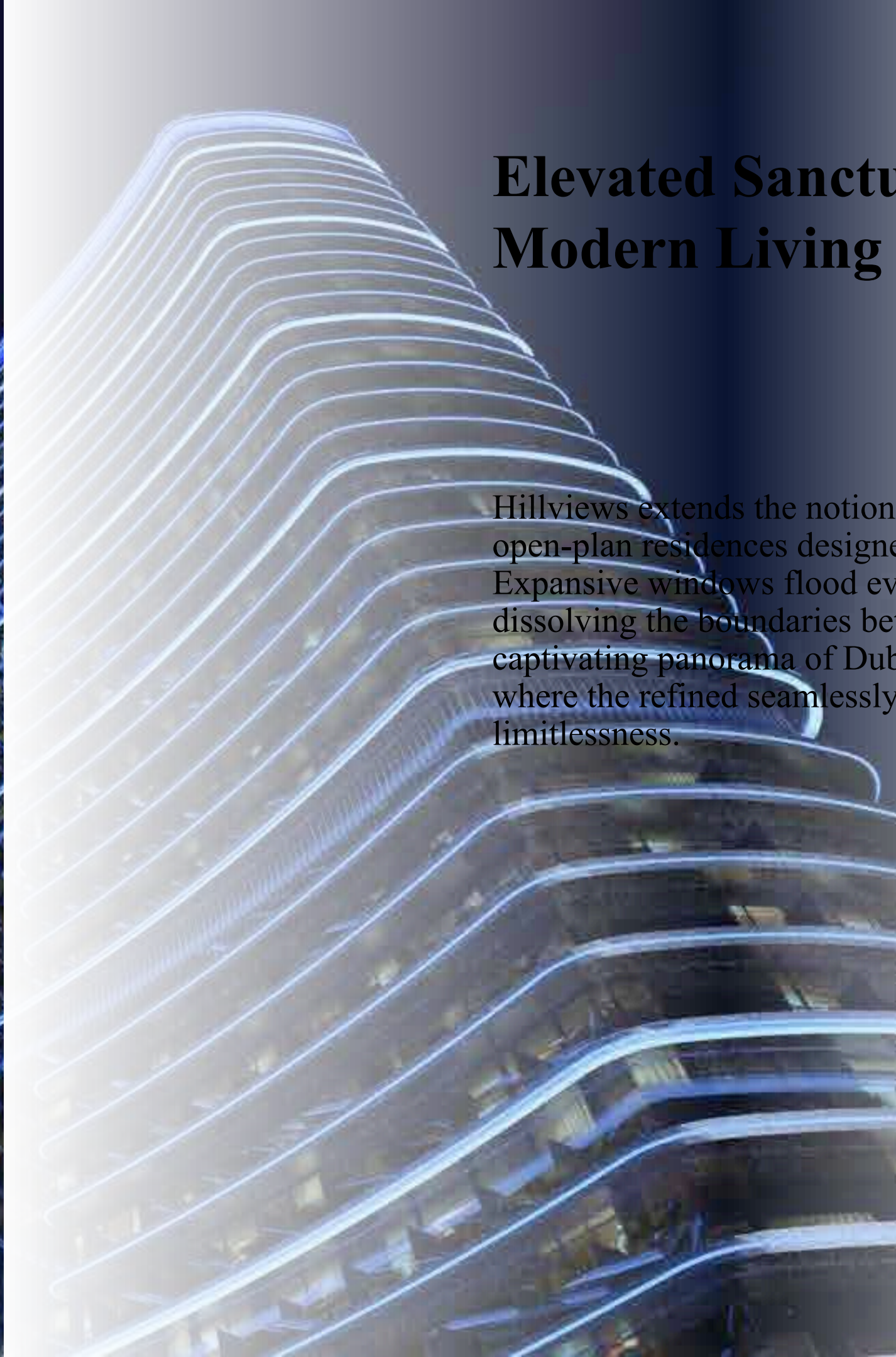






Elevated Sanctuaries of Modern Living

Hillviews 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.

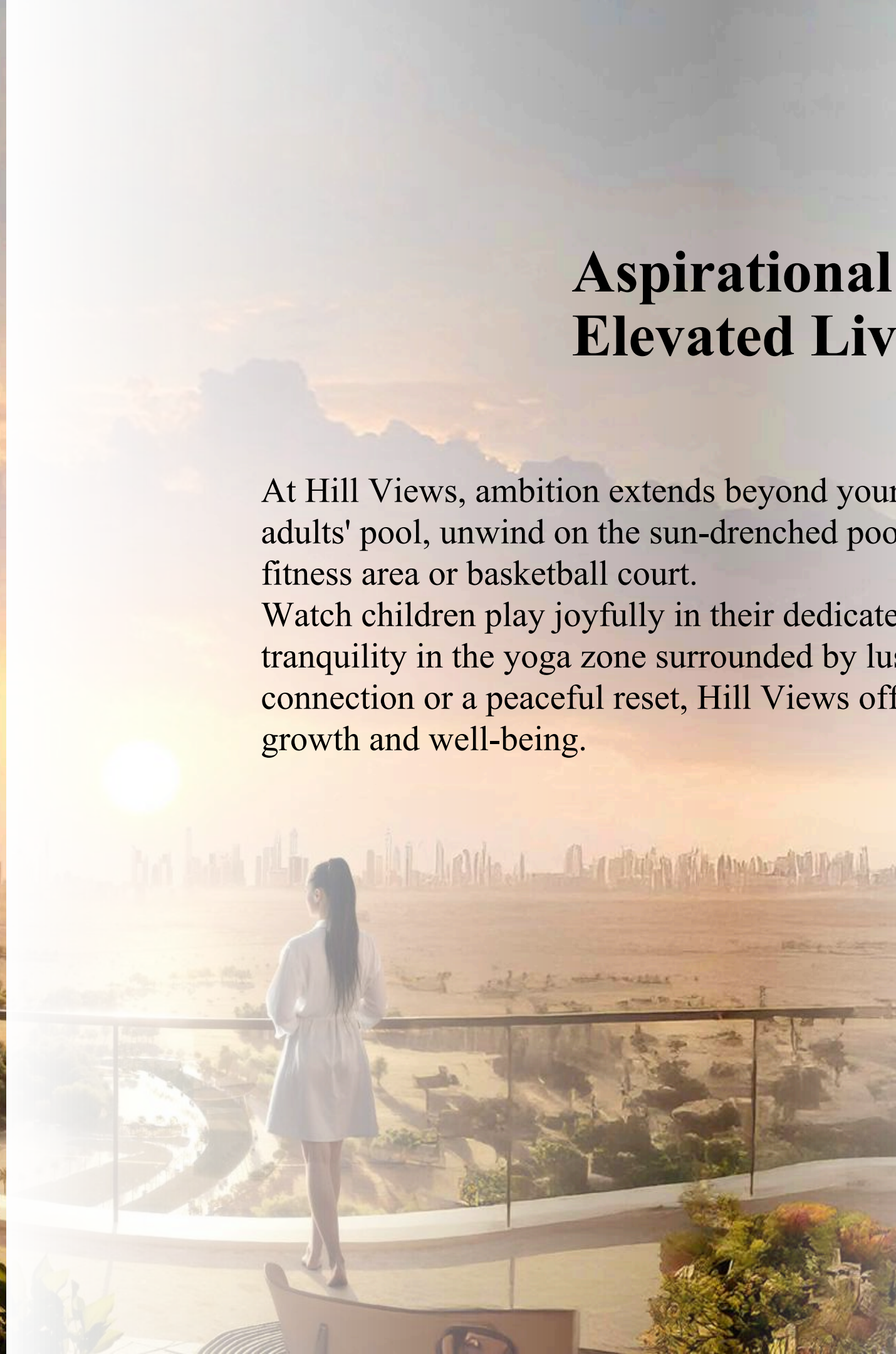




Aspirational Amenities for Elevated Living

At Hill Views, ambition extends beyond your living space. Relax in the serene adults' pool, unwind on the sun-drenched pool deck, or energize in the outdoor fitness area or basketball court.

Watch children play joyfully in their dedicated pool and play area or find tranquility in the yoga zone surrounded by lush greenery. Whether seeking connection or a peaceful reset, Hill Views offers the perfect balance of personal growth and well-being.







Project Facts

PROPERTY TYPE

Residential & Retail

PLOT AREA

11851.83 SQ.M / 127571.91 SQFT

DESCRIPTION

2B + G + 4P + 35 Residential Floors
+ 1 Mechanical Room + Roof

NUMBER OF UNITS

| | |
|----------------------|-----|
| Studio Apartment: | 688 |
| 1 Bedroom Apartment: | 757 |
| 2 Bedroom Apartment: | 107 |

TOTAL UNITS

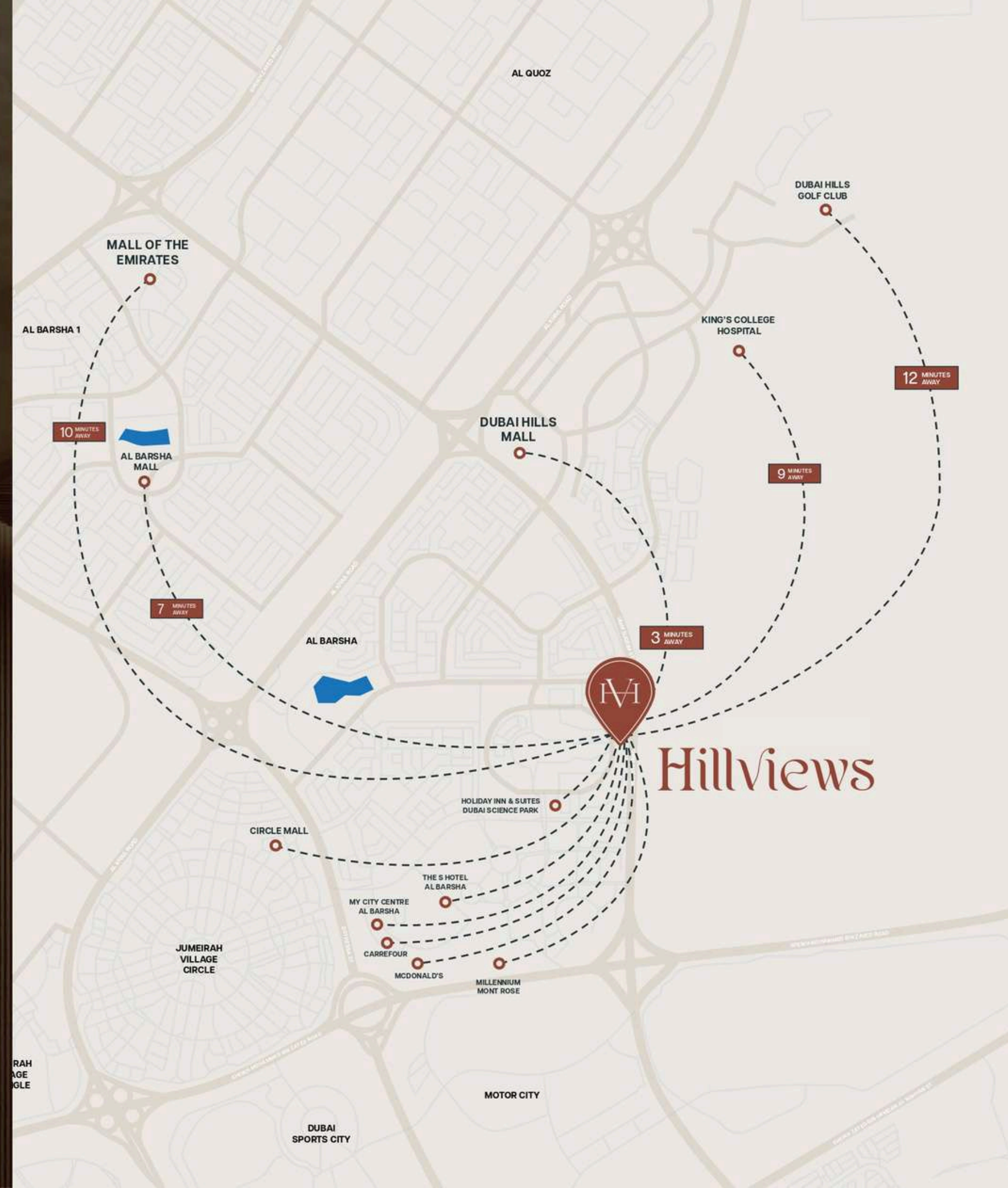
| | |
|-------------------------|------|
| Residential Units: | 1552 |
| Shops (Ground Floor): | 19 |

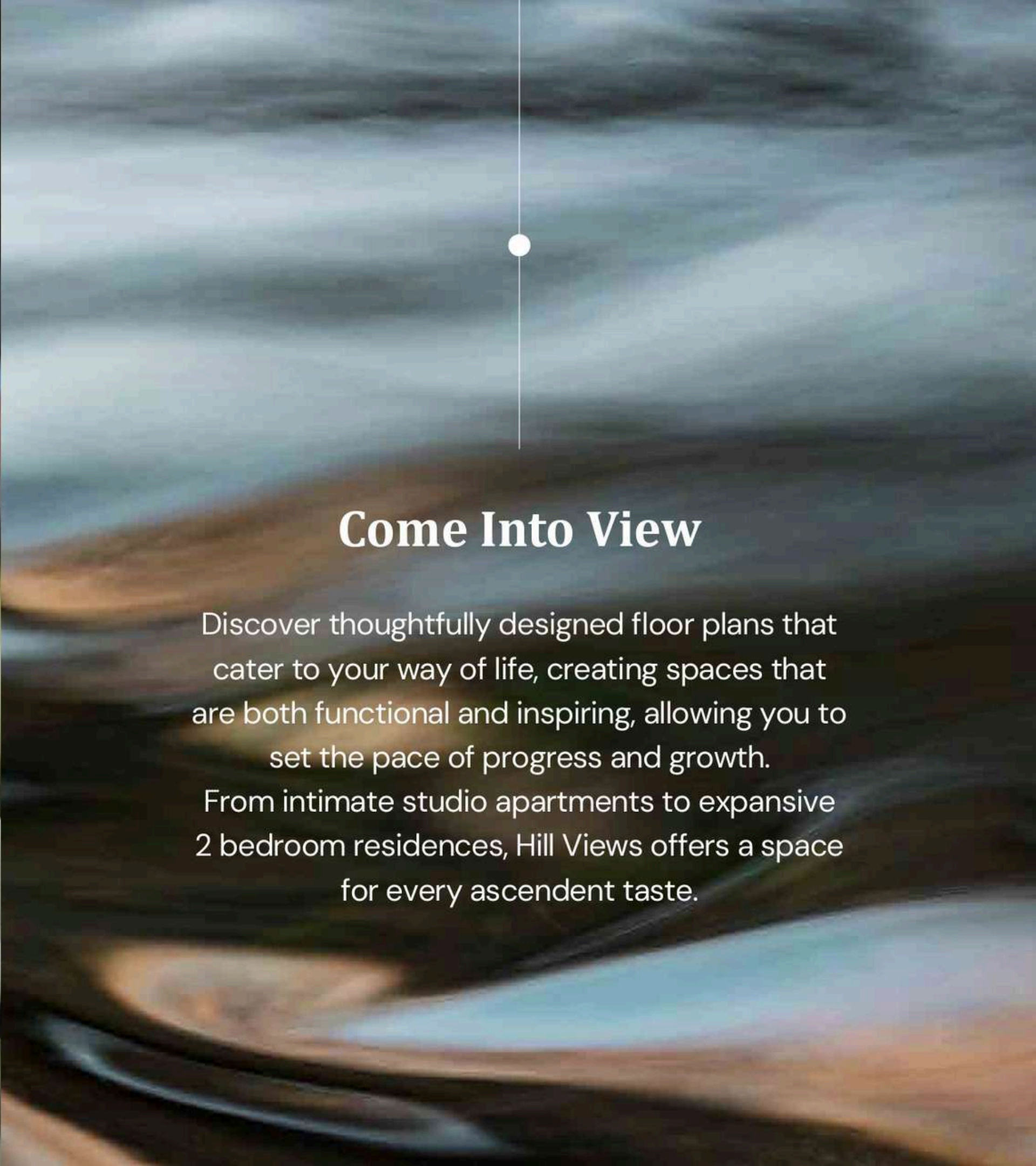


Venture Within Dubai Science Park

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.





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.

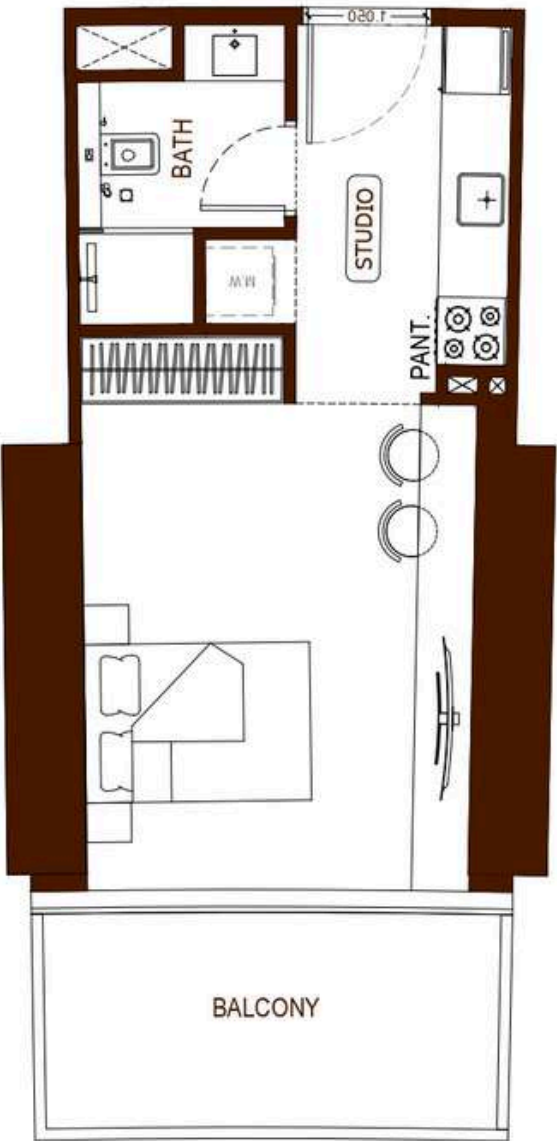
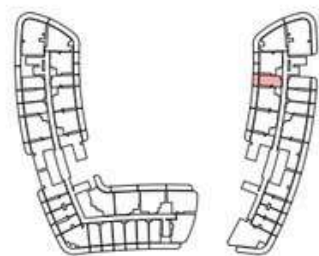
From intimate studio apartments to expansive 2 bedroom residences, Hill Views offers a space for every ascendent taste.





Studio - Type 01

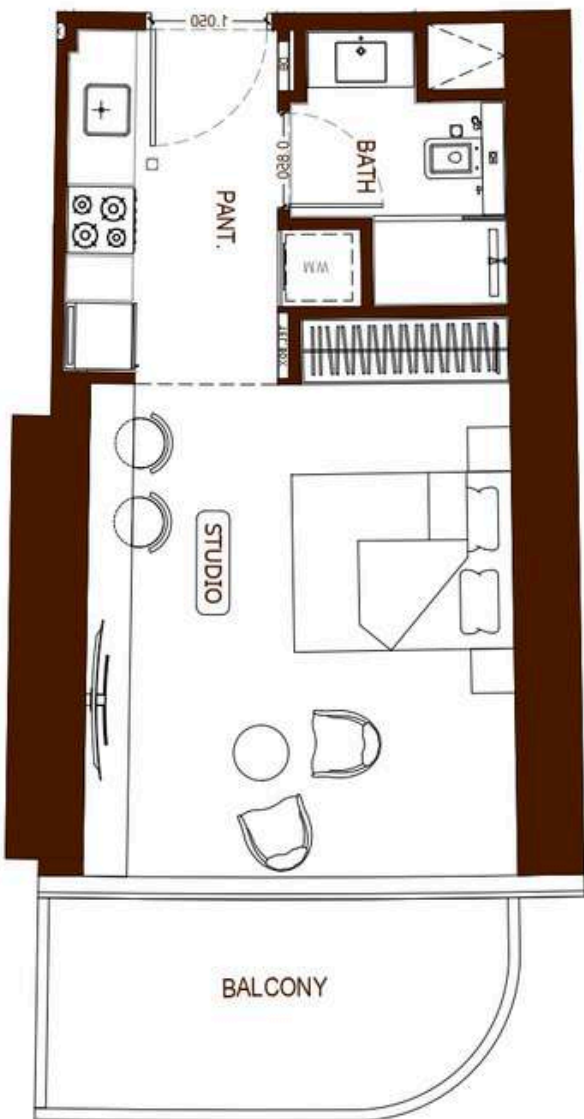
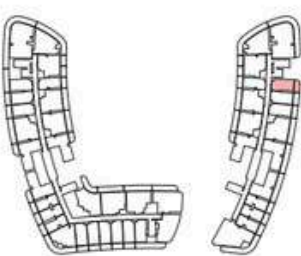
UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|------------------------|
| SUITE AREA | 33.20 m ² | 357.36 ft ² |
| BALCONY AREA | 8.77 m ² | 94.40 ft ² |
| TOTAL UNIT AREA | 41.97 m ² | 451.76 ft ² |
| FLAT DESIGN COMPONENTS | | |
| BATH | 4 m ² | |
| STUDIO | 16 m ² | |
| KITCHEN | 6 m ² | |
| LAUNDRY | 1 m ² | |

Studio - Type 02

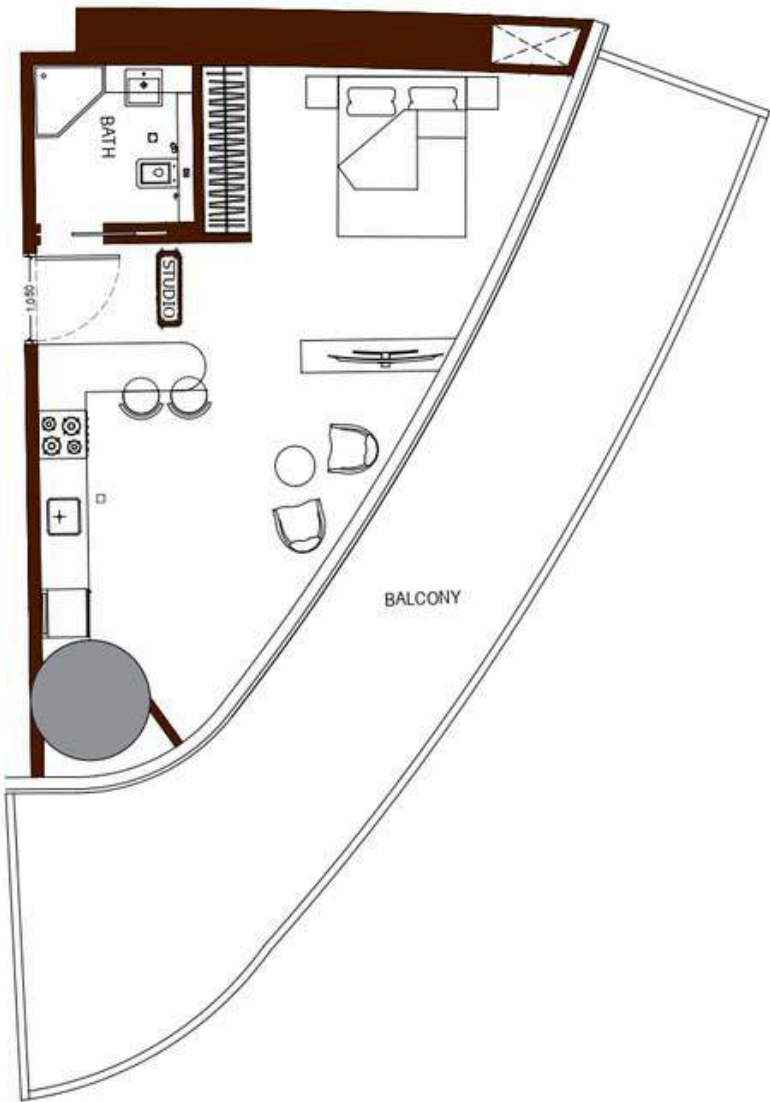
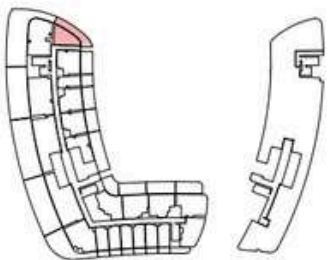
UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|------------------------|
| SUITE AREA | 34.62 m ² | 372.65 ft ² |
| BALCONY AREA | 8.00 m ² | 86.11 ft ² |
| TOTAL UNIT AREA | 42.62 m ² | 458.76 ft ² |
| FLAT DESIGN COMPONENTS | | |
| BATH | 4 m ² | |
| STUDIO | 18 m ² | |
| KITCHEN | 6 m ² | |
| LAUNDRY | 1 m ² | |

Studio - Type 03

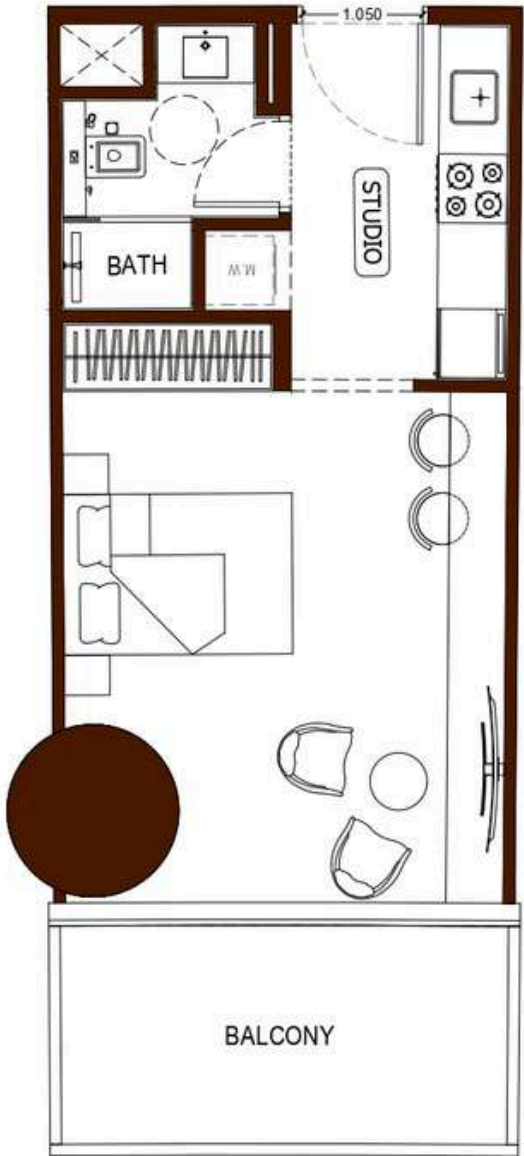
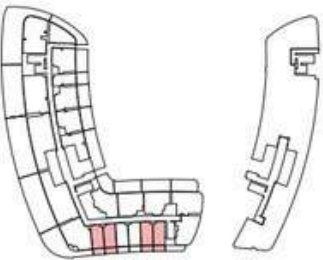
UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|------------------------|
| SUITE AREA | 44.33 m ² | 477.16 ft ² |
| BALCONY AREA | 35.55 m ² | 382.66 ft ² |
| TOTAL UNIT AREA | 79.88 m ² | 859.82 ft ² |
| FLAT DESIGN COMPONENTS | | |
| BATH | 4 m ² | |
| STUDIO | 21 m ² | |
| KITCHEN | 9 m ² | |
| FOYER | 3 m ² | |

Studio - Type 04

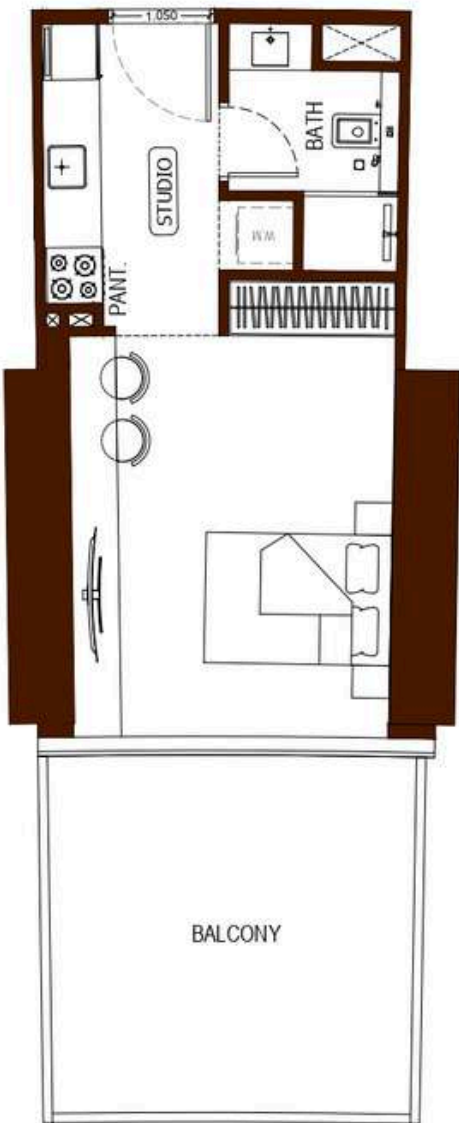
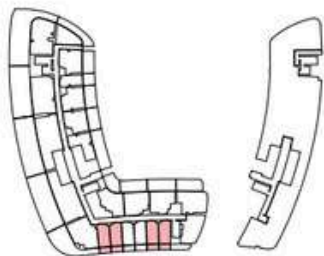
UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|------------------------|----------------------|------------------------|
| SUITE AREA | 31.65 m ² | 340.68 ft ² |
| BALCONY AREA | 7.91 m ² | 85.14 ft ² |
| TOTAL UNIT AREA | 39.56 m ² | 425.82 ft ² |
| FLAT DESIGN COMPONENTS | | |
| BATH | 3.5 m ² | |
| STUDIO | 17 m ² | |
| KITCHEN | 6 m ² | |
| LAUNDRY | 1 m ² | |

Studio - Type 05

UNIT FLOOR PLAN

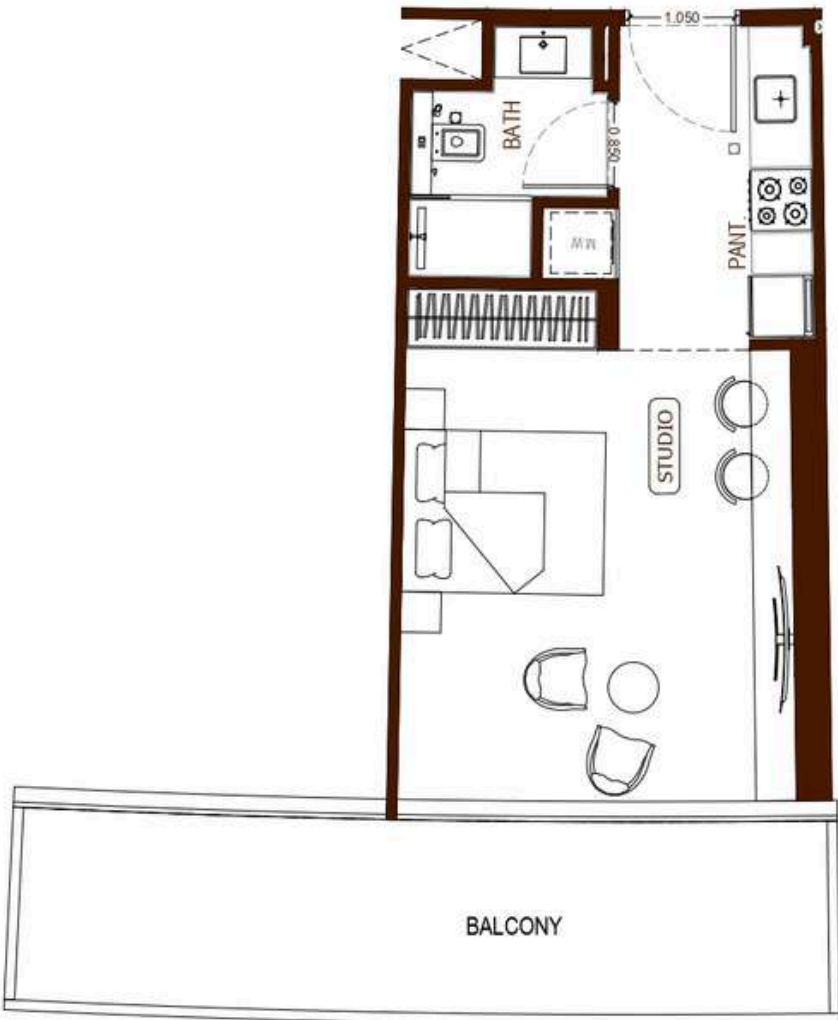
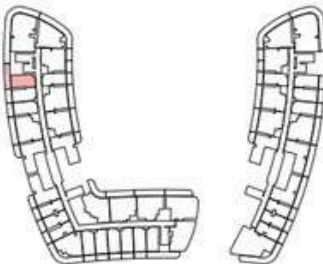


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 31.64 m ² | 340.57 ft ² |
| BALCONY AREA | 16.10 m ² | 173.30 ft ² |
| TOTAL UNIT AREA | 47.74 m ² | 513.87 ft ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| BATH | 4 m ² |
| STUDIO | 16 m ² |
| KITCHEN | 6 m ² |
| LAUNDRY | 1 m ² |

Studio - Type 06

UNIT FLOOR PLAN

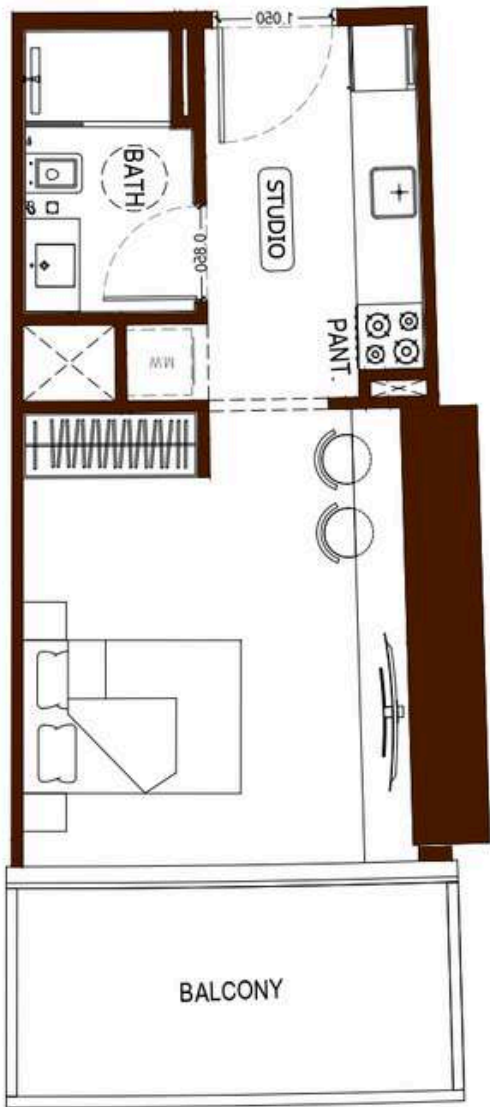
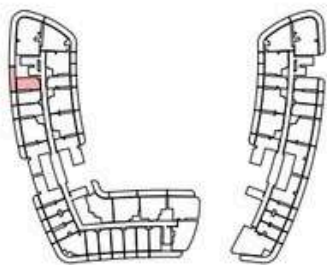


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 34.62 m ² | 372.65 ft ² |
| BALCONY AREA | 17.82 m ² | 191.81 ft ² |
| TOTAL UNIT AREA | 52.44 m ² | 564.46 ft ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| BATH | 4 m ² |
| STUDIO | 18 m ² |
| KITCHEN | 6 m ² |
| LAUNDRY | 1 m ² |

Studio - Type 07

UNIT FLOOR PLAN

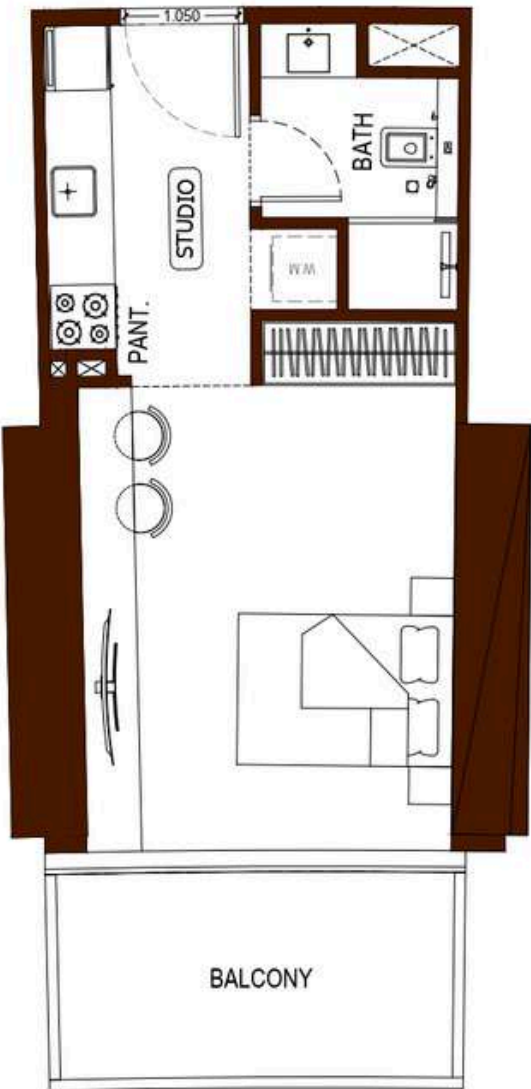
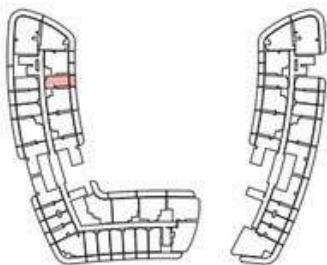


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 30.06 m ² | 323.56 ft ² |
| BALCONY AREA | 8.05 m ² | 86.65 ft ² |
| TOTAL UNIT AREA | 38.11 m ² | 410.21 ft ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| BATH | 4 m ² |
| STUDIO | 15 m ² |
| KITCHEN | 7 m ² |
| LAUNDRY | 1 m ² |

Studio - Type 08

UNIT FLOOR PLAN

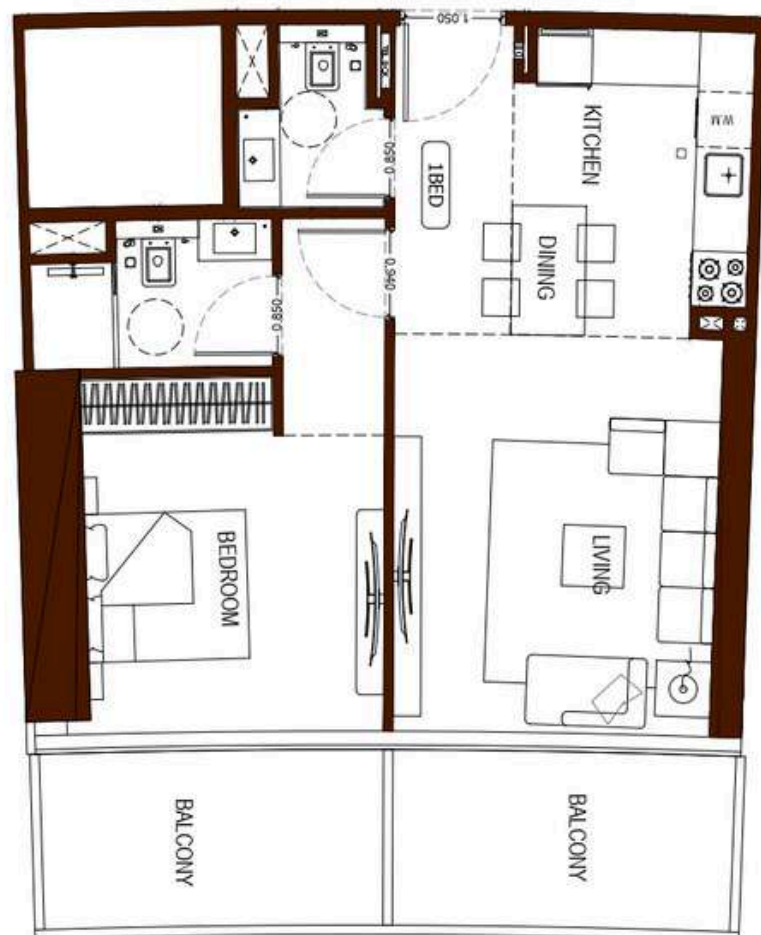


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 31.49 m ² | 338.96 ft ² |
| BALCONY AREA | 7.73 m ² | 83.21 ft ² |
| TOTAL UNIT AREA | 39.22 m ² | 422.16 ft ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| BATH | 4 m ² |
| STUDIO | 16 m ² |
| KITCHEN | 6 m ² |
| LAUNDRY | 1 m ² |



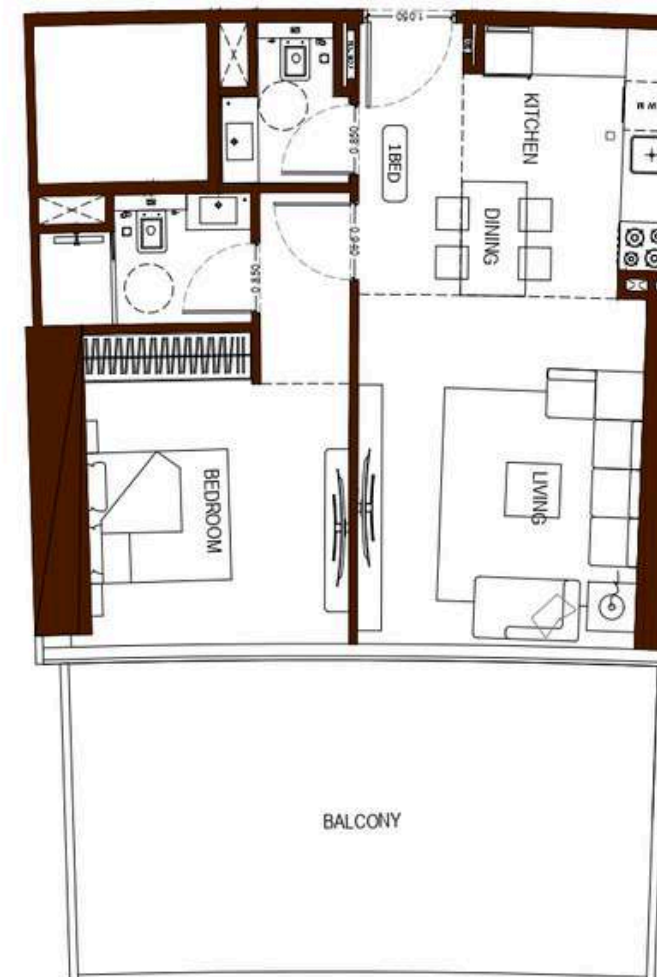
UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 55.07 m ² | 592.77 ft ² |
| BALCONY AREA | 7.42 m ² | 79.87 ft ² |
| TOTAL UNIT AREA | 62.49 m ² | 672.64 ft ² |

| | |
|------------------|-------------------|
| BATH | 4 m ² |
| M. BEDROOM | 14 m ² |
| LIVING | 15 m ² |
| KITCHEN & DINING | 8 m ² |
| W.C | 3 m ² |
| CORRIDOR | 4 m ² |

UNIT FLOOR PLAN

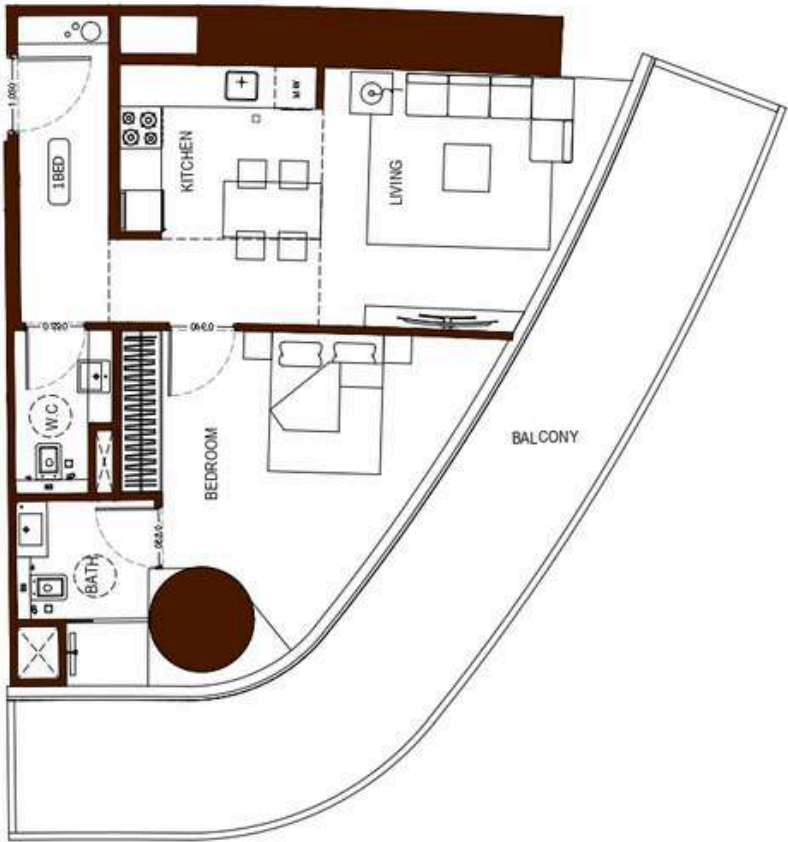
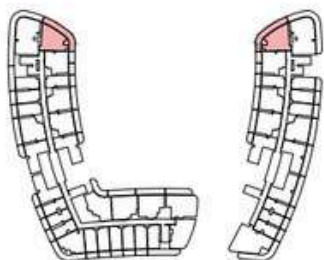


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 60.05 m ² | 646.37 ft ² |
| BALCONY AREA | 30.58 m ² | 329.16 ft ² |
| TOTAL UNIT AREA | 90.63 m ² | 975.53 ft ² |

| | |
|------------------|-------------------|
| BATH | 4 m ² |
| M. BEDROOM | 14 m ² |
| LIVING | 15 m ² |
| KITCHEN & DINING | 8 m ² |
| W.C | 3 m ² |
| CORRIDOR | 4 m ² |

1 Bedroom - Type 3

UNIT FLOOR PLAN



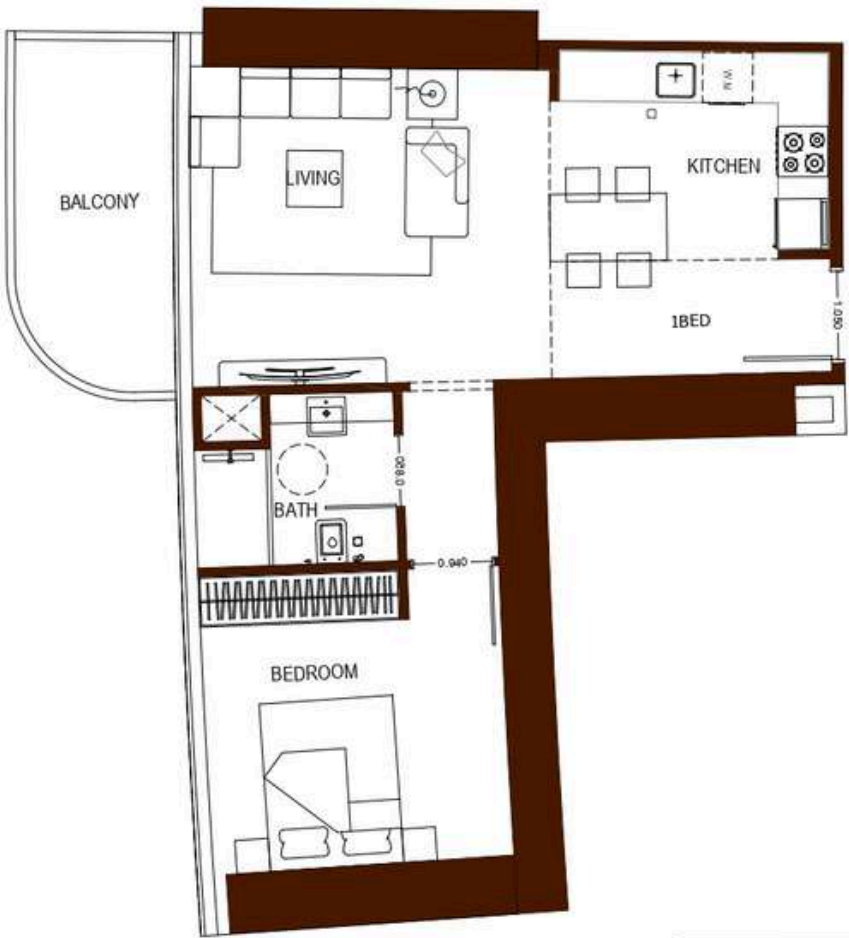
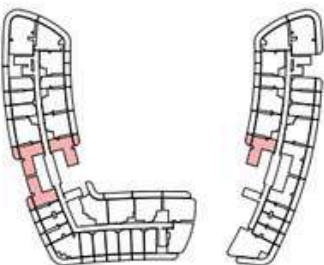
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-------------------------|
| SUITE AREA | 63.68 m ² | 685.45 ft ² |
| BALCONY AREA | 30.55 m ² | 328.84 ft ² |
| TOTAL UNIT AREA | 94.23 m ² | 1014.28 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|--------------------|
| M. BATH | 4.5 m ² |
| M. BEDROOM | 16 m ² |
| LIVING | 13 m ² |
| KITCHEN & DINING | 7 m ² |
| W.C | 3 m ² |
| CORRIDOR | 9.5 m ² |

1 Bedroom - Type 4

UNIT FLOOR PLAN



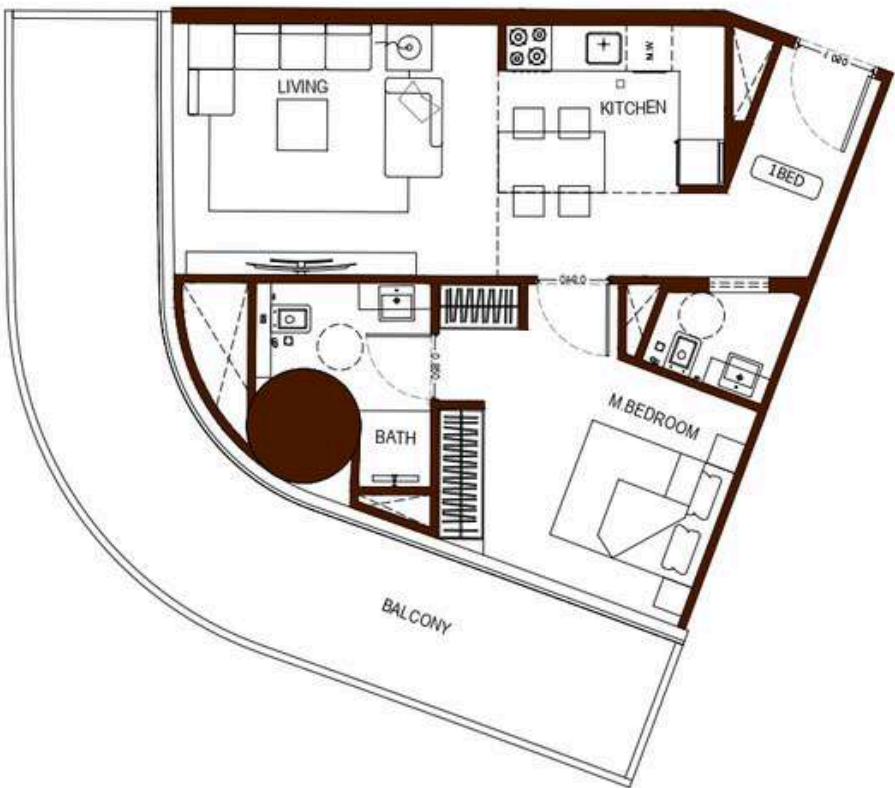
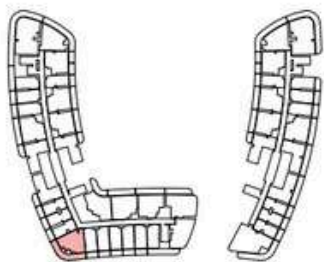
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 55.30 m ² | 595.24 ft ² |
| BALCONY AREA | 6.75 m ² | 72.66 ft ² |
| TOTAL UNIT AREA | 62.05 m ² | 667.90 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 12 m ² |
| LIVING | 16 m ² |
| KITCHEN & DINING | 8 m ² |
| CORRIDOR | 5 m ² |

1 Bedroom - Type 5

UNIT FLOOR PLAN



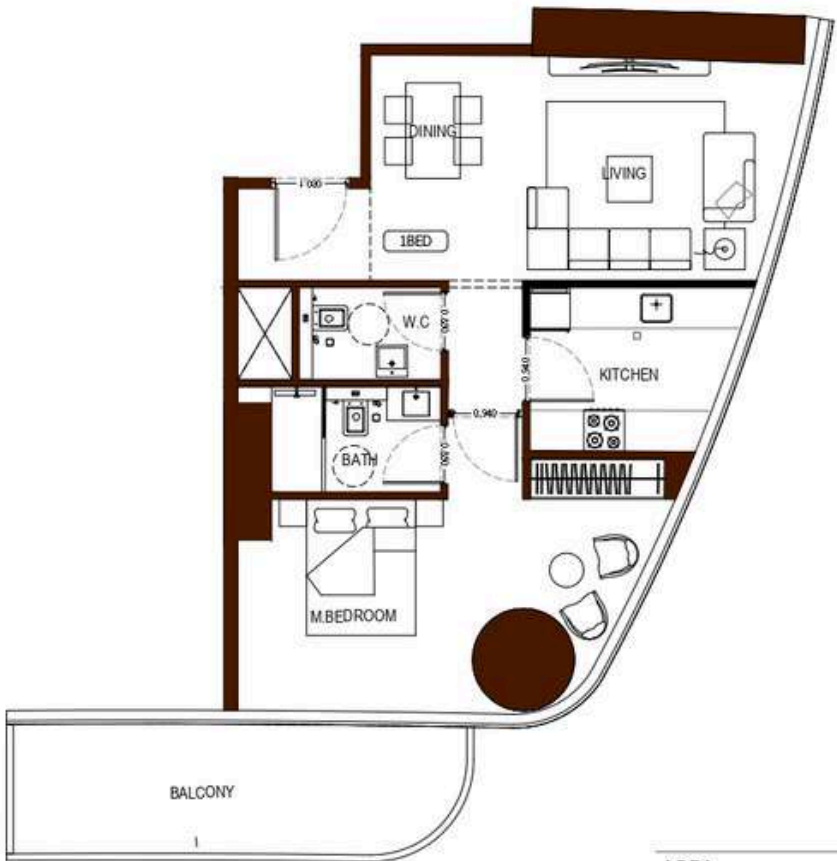
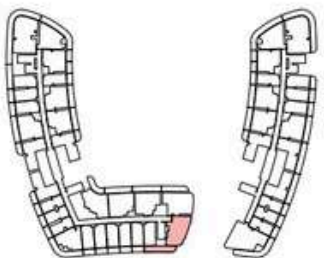
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 54.43 m ² | 585.88 ft ² |
| BALCONY AREA | 27.01 m ² | 290.73 ft ² |
| TOTAL UNIT AREA | 81.44 m ² | 876.61 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|------------------|
| BATH | 4 m ² |
| M. BEDROOM | 13m ² |
| LIVING | 14m ² |
| KITCHEN & DINING | 6 m ² |
| W.C | 2 m ² |
| CORRIDOR | 7 m ² |

1 Bedroom - Type 6

UNIT FLOOR PLAN



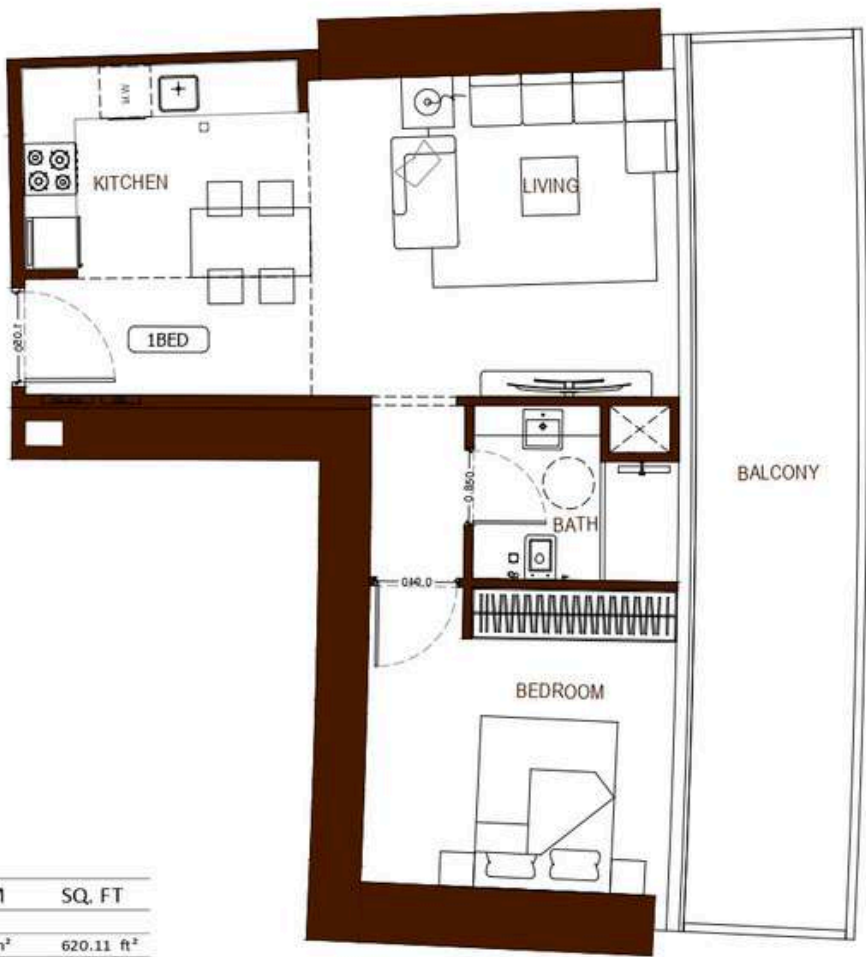
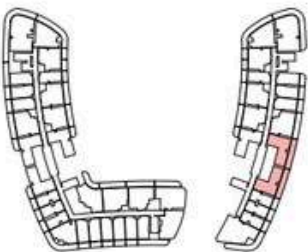
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 66.91 m ² | 720.21 ft ² |
| BALCONY AREA | 13.68 m ² | 147.25 ft ² |
| TOTAL UNIT AREA | 80.59 m ² | 867.46 ft ² |

FLAT DESIGN COMPONENTS

| | |
|-----------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 20 m ² |
| LIVING & DINING | 20 m ² |
| KITCHEN | 7 m ² |
| CORRIDOR | 5 m ² |
| W.C | 3 m ² |

1 Bedroom - Type 7

UNIT FLOOR PLAN



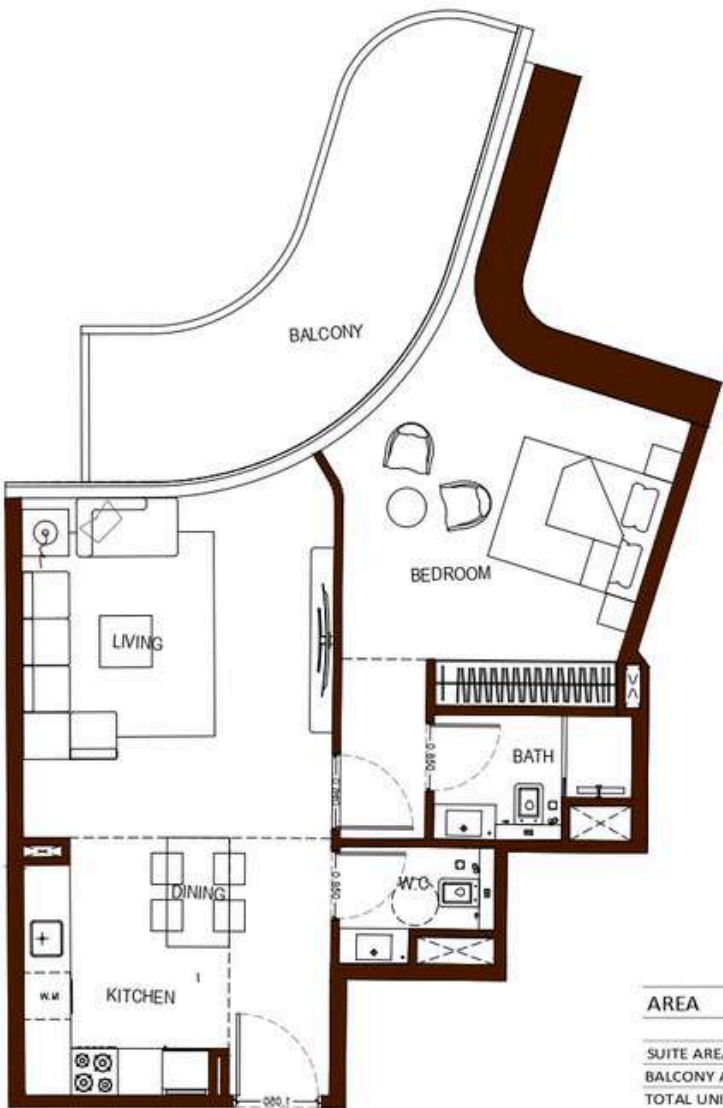
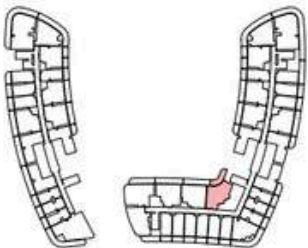
| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 57.61 m ² | 620.11 ft ² |
| BALCONY AREA | 20.60 m ² | 221.74 ft ² |
| TOTAL UNIT AREA | 78.21 m ² | 841.85 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 12 m ² |
| LIVING | 16 m ² |
| KITCHEN & DINING | 8 m ² |
| CORRIDOR | 5 m ² |

1 Bedroom - Type 8

UNIT FLOOR PLAN

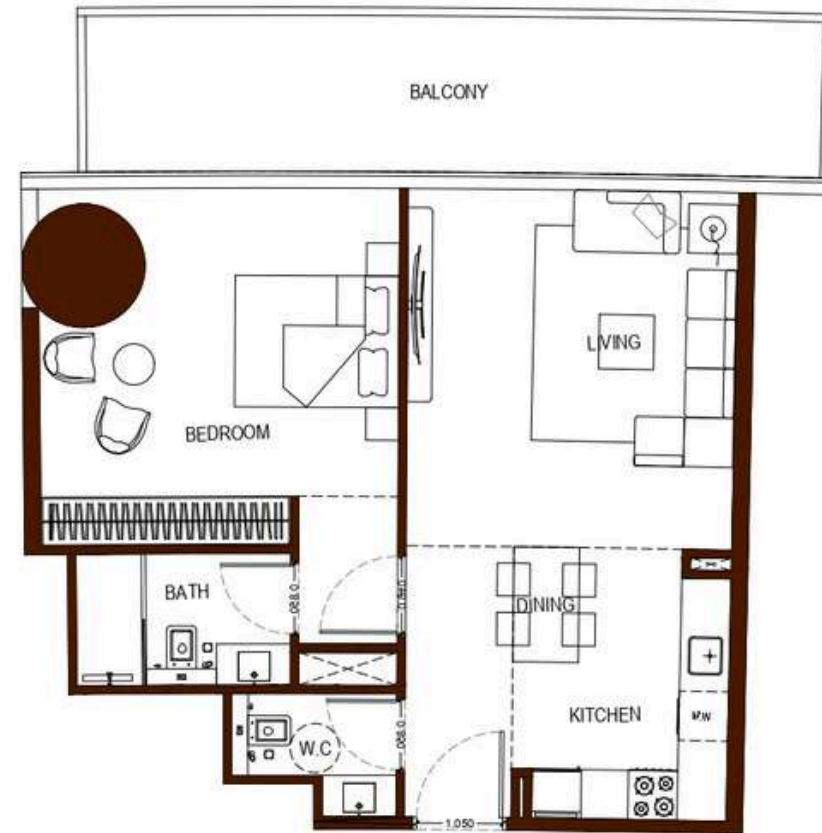


| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 63.08 m ² | 678.99 ft ² |
| BALCONY AREA | 14.94 m ² | 160.81 ft ² |
| TOTAL UNIT AREA | 78.02 m ² | 839.80 ft ² |

FLAT DESIGN COMPONENTS

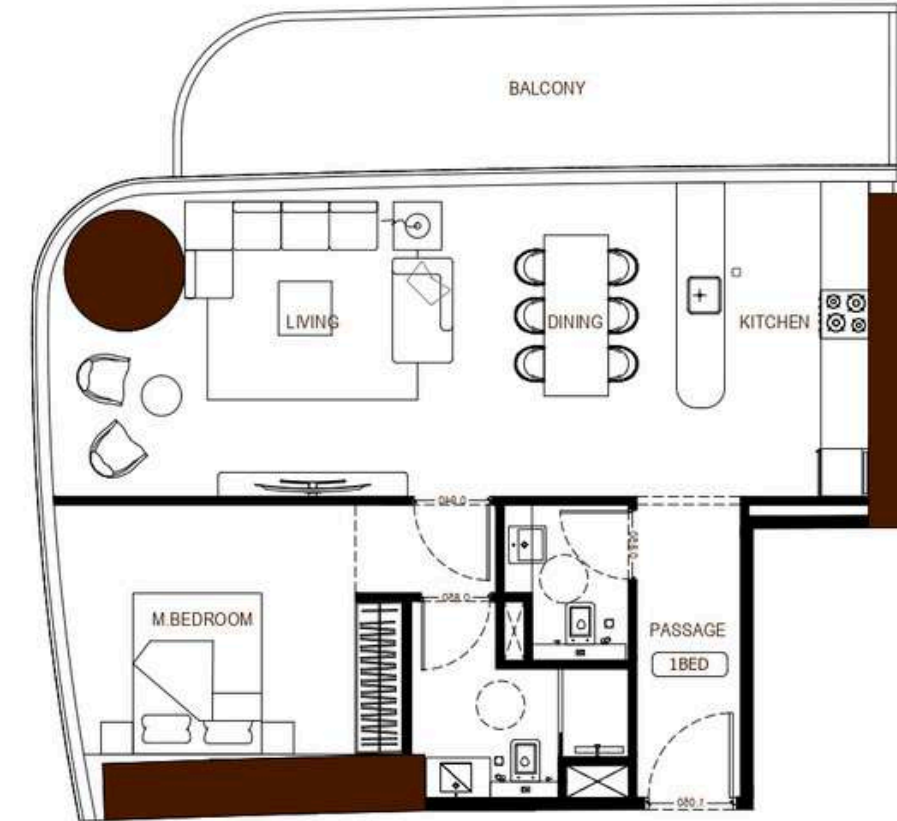
| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 19 m ² |
| LIVING | 18 m ² |
| KITCHEN & DINING | 8 m ² |
| CORRIDOR | 4 m ² |
| W.C | 3 m ² |

UNIT FLOOR PLAN



| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| BATH | 4 m ² |
| M. BEDROOM | 19 m ² |
| LIVING | 17 m ² |
| KITCHEN & DINING | 8 m ² |
| W.C | 3 m ² |
| CORRIDOR | 4 m ² |

UNIT FLOOR PLAN

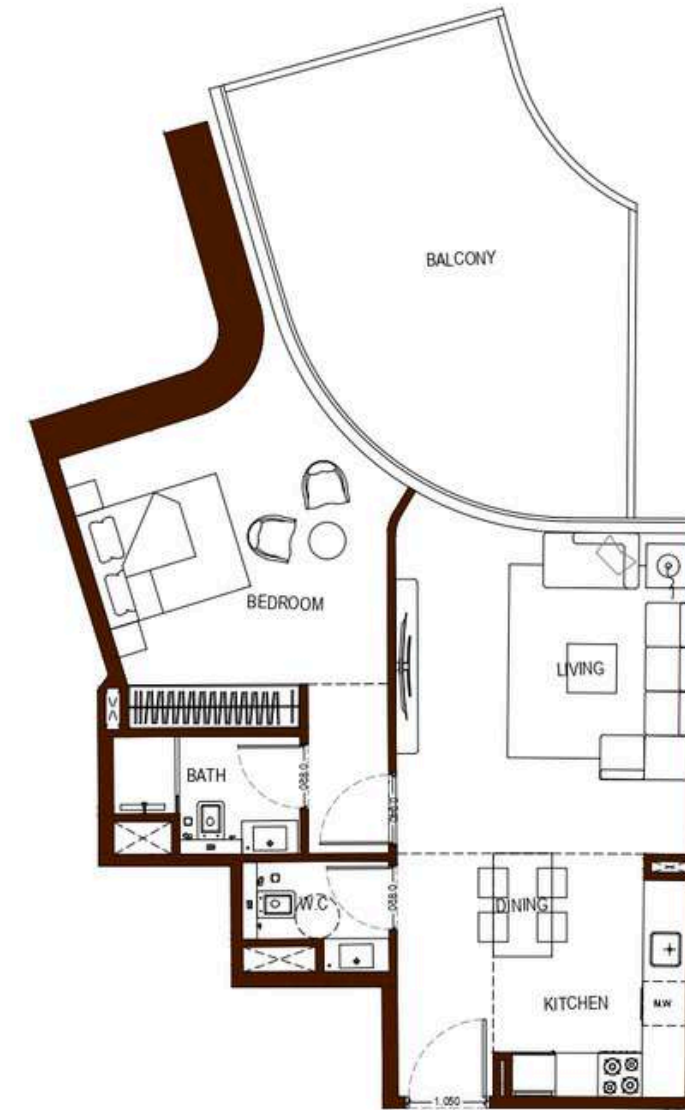


| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| M. BATH | 5 m ² |
| M. BEDROOM | 14 m ² |
| LIVING & DINING | 26 m ² |
| KITCHEN | 11 m ² |
| CORRIDOR | 3 m ² |
| W.C | 5 m ² |

UNIT FLOOR PLAN



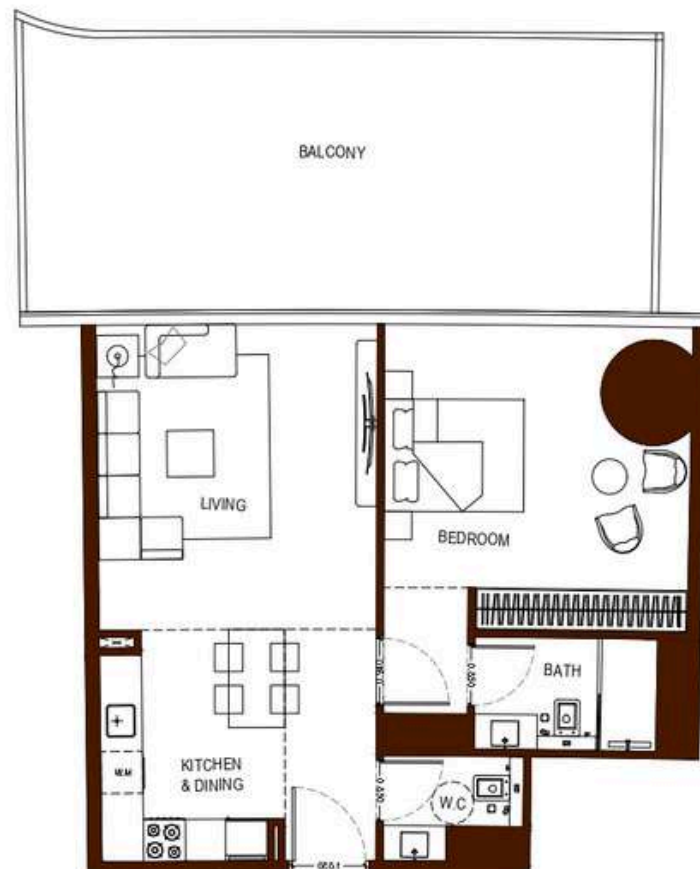
FLAT DESIGN COMPONENTS

UNIT FLOOR PLAN

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 19 m ² |
| LIVING | 18 m ² |
| KITCHEN & DINING | 8 m ² |
| CORRIDOR | 5 m ² |
| W.C | 3 m ² |

UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|-------------------------|
| SUITE AREA | 62.21 m ² | 669.62 ft ² |
| BALCONY AREA | 36.22 m ² | 389.87 ft ² |
| TOTAL UNIT AREA | 98.43 m ² | 1059.49 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| BATH | 4 m ² |
| M. BEDROOM | 21 m ² |
| LIVING | 18 m ² |
| KITCHEN & DINING | 8 m ² |
| W.C | 3 m ² |
| CORRIDOR | 4 m ² |

UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|-----------------|----------------------|------------------------|
| SUITE AREA | 63.08 m ² | 678.99 ft ² |
| BALCONY AREA | 26.46 m ² | 284.81 ft ² |
| TOTAL UNIT AREA | 89.54 m ² | 963.80 ft ² |

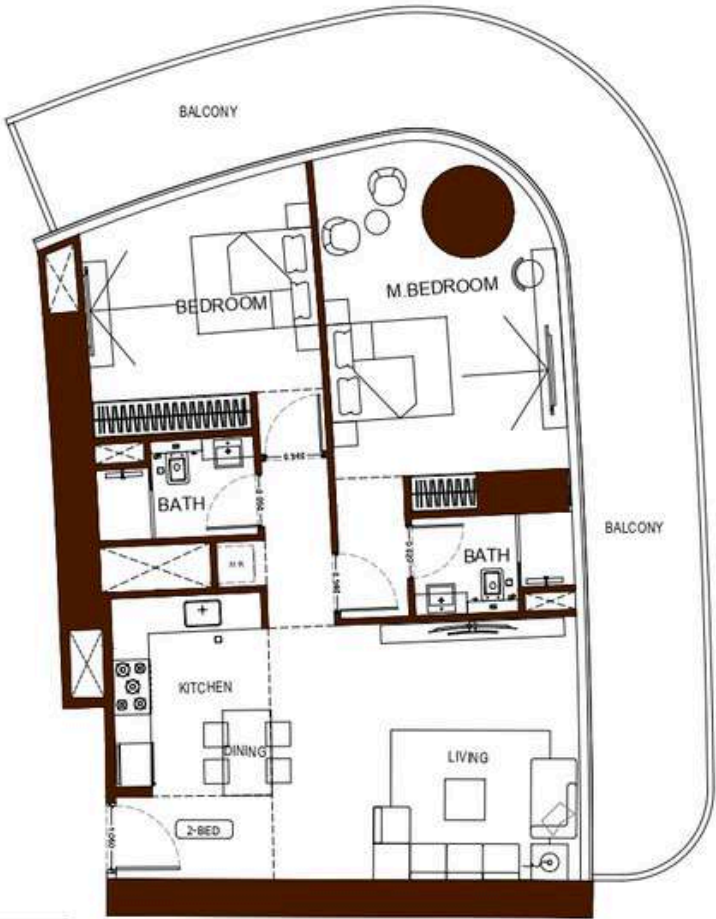
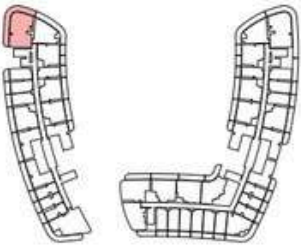
FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 19 m ² |
| LIVING | 18 m ² |
| KITCHEN & DINING | 8 m ² |
| CORRIDOR | 5 m ² |
| W.C | 3 m ² |



2 Bedroom - Type 1

UNIT FLOOR PLAN



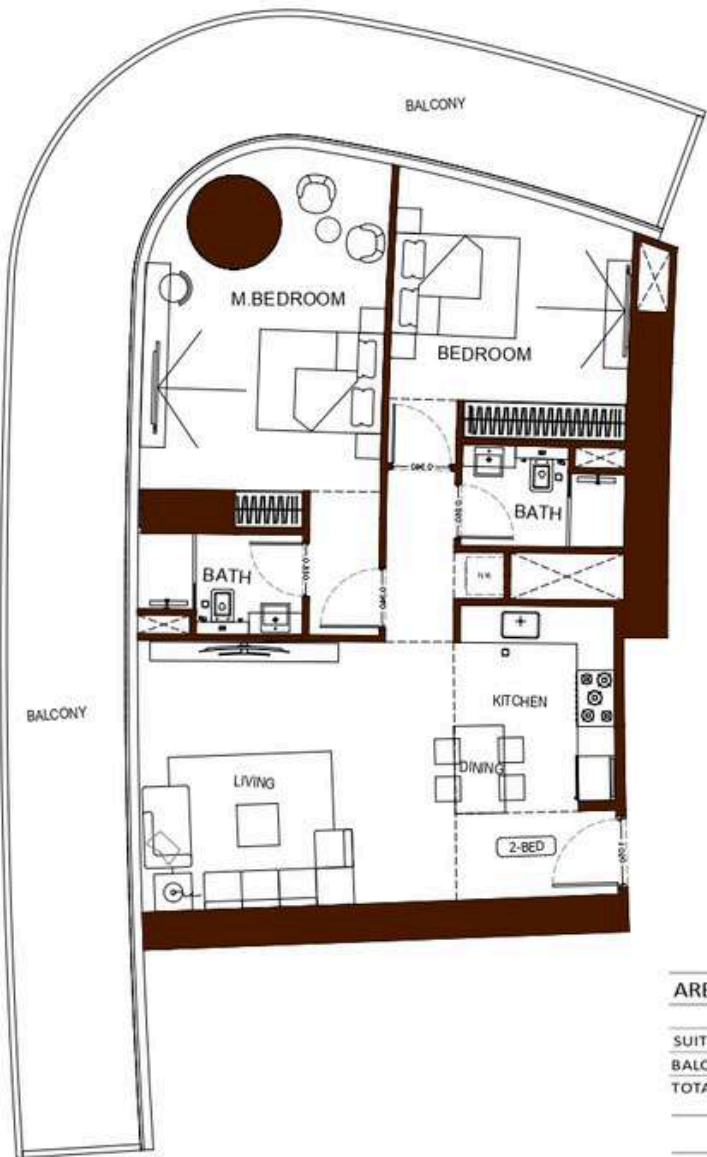
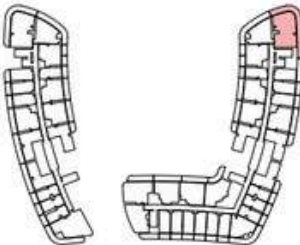
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 94.63 m ² | 1018.59 ft ² |
| BALCONY AREA | 42.70 m ² | 459.62 ft ² |
| TOTAL UNIT AREA | 137.33 m ² | 1478.21 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 23 m ² |
| LIVING | 21 m ² |
| KITCHEN & DINING | 8 m ² |
| BATH | 4 m ² |
| CORRIDOR | 7 m ² |
| BEDROOM | 15 m ² |
| LAUNDRY | 1 m ² |

2 Bedroom - Type 2

UNIT FLOOR PLAN



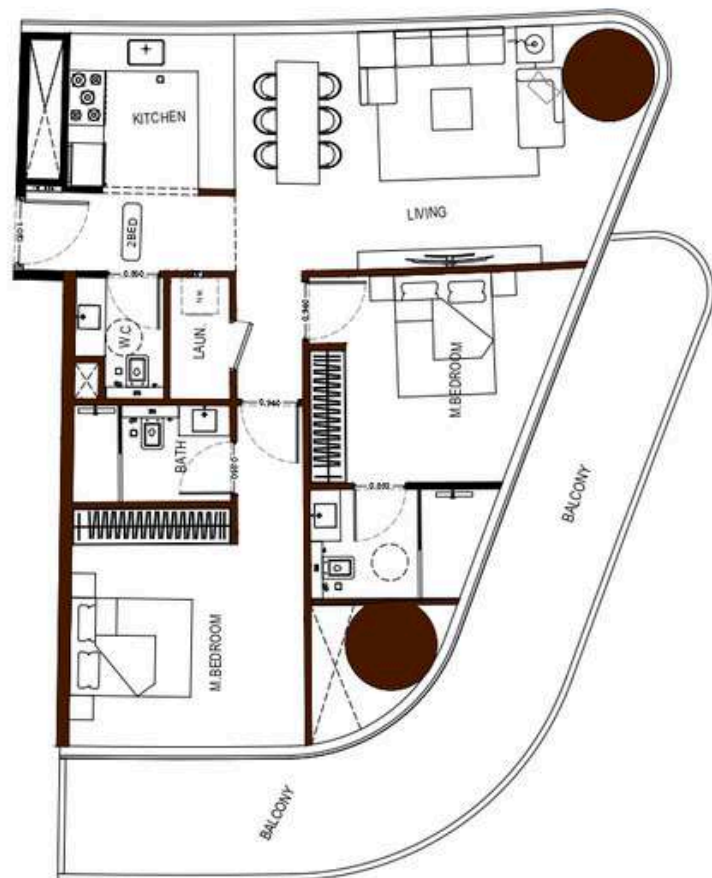
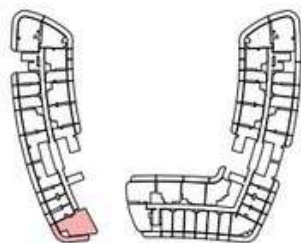
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 94.64 m ² | 1018.48 ft ² |
| BALCONY AREA | 52.53 m ² | 565.43 ft ² |
| TOTAL UNIT AREA | 147.15 m ² | 1583.91 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 23 m ² |
| LIVING | 21 m ² |
| KITCHEN & DINING | 8 m ² |
| BATH | 4 m ² |
| CORRIDOR | 7 m ² |
| BEDROOM | 15 m ² |
| LAUNDRY | 1 m ² |

2 Bedroom - Type 3

UNIT FLOOR PLAN



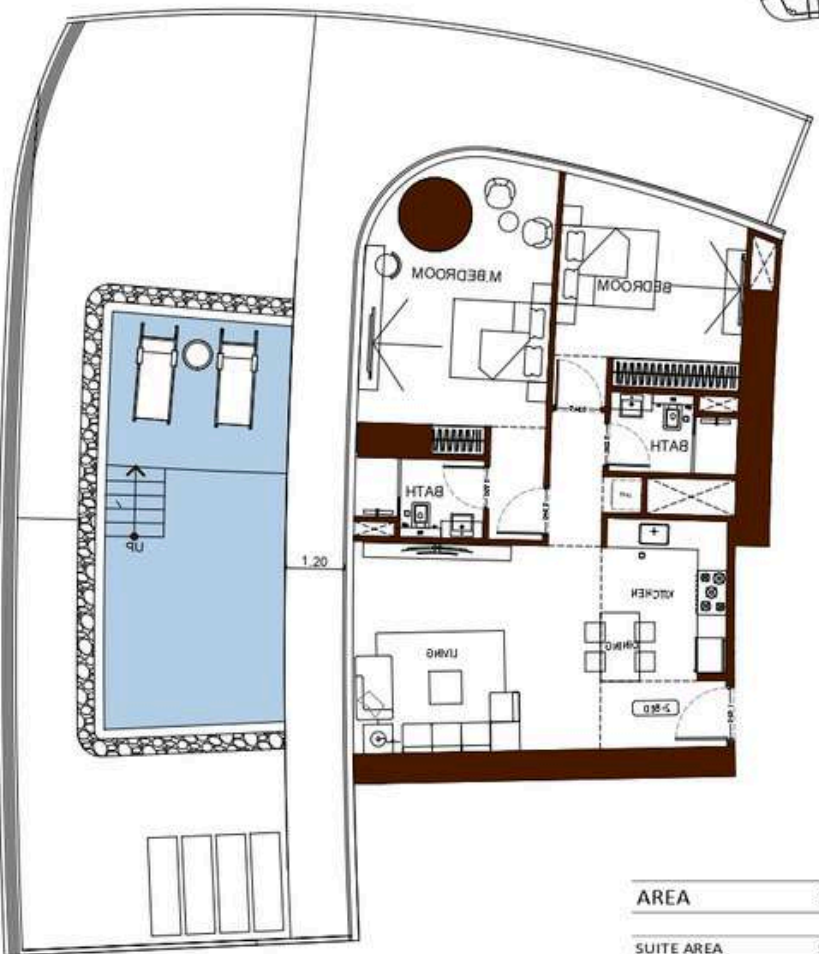
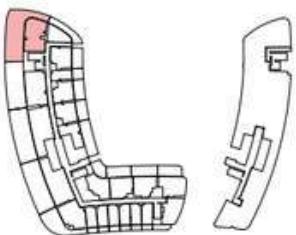
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 91.51 m ² | 985.01 ft ² |
| BALCONY AREA | 31.13 m ² | 335.08 ft ² |
| TOTAL UNIT AREA | 122.64 m ² | 1320.09 ft ² |

FLAT DESIGN COMPONENTS

| | |
|-----------------|--------------------|
| M. BATH | 5 m ² |
| M. BEDROOM | 14 m ² |
| LIVING & DINING | 25 m ² |
| KITCHEN | 7 m ² |
| M.BATH 2 | 4 m ² |
| M.BEDROOM 2 | 17 m ² |
| CORRIDOR | 7 m ² |
| LAUNDRY | 2 m ² |
| WC | 2.5 m ² |

2 Bedroom - Type 4

UNIT FLOOR PLAN



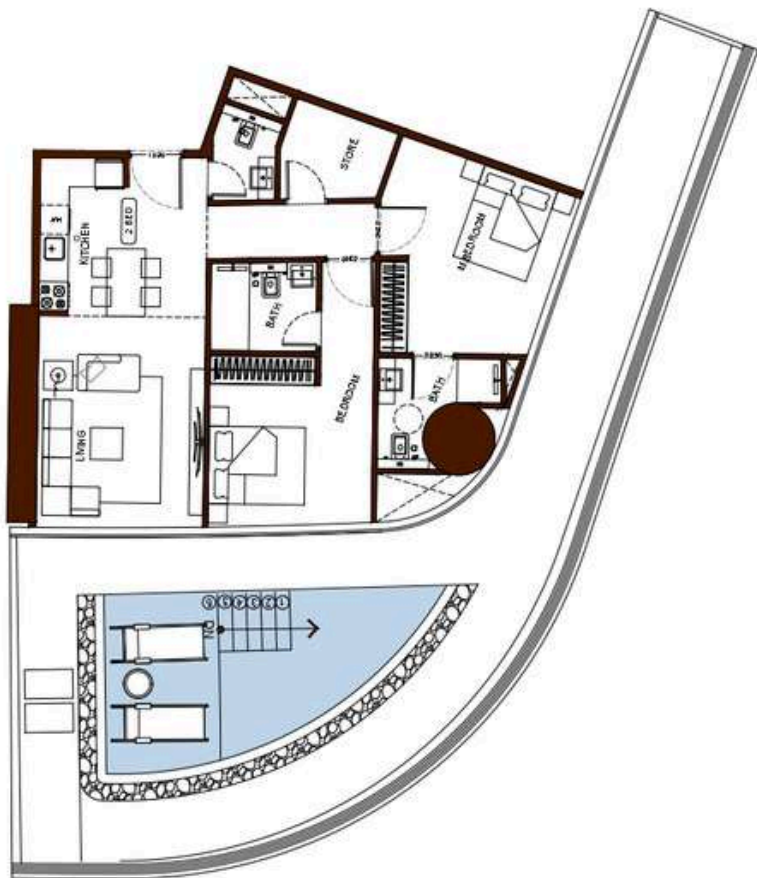
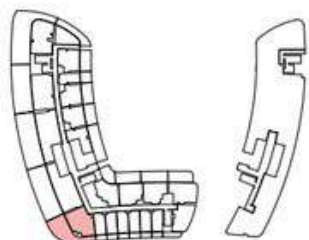
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 94.63 m ² | 1018.59 ft ² |
| BALCONY AREA | 153.87 m ² | 1656.24 ft ² |
| TOTAL UNIT AREA | 248.50 m ² | 2674.83 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 23 m ² |
| LIVING | 21 m ² |
| KITCHEN & DINING | 8 m ² |
| BATH | 4 m ² |
| CORRIDOR | 7 m ² |
| BEDROOM | 17 m ² |
| LAUNDRY | 1 m ² |

2 Bedroom - Type 5

UNIT FLOOR PLAN



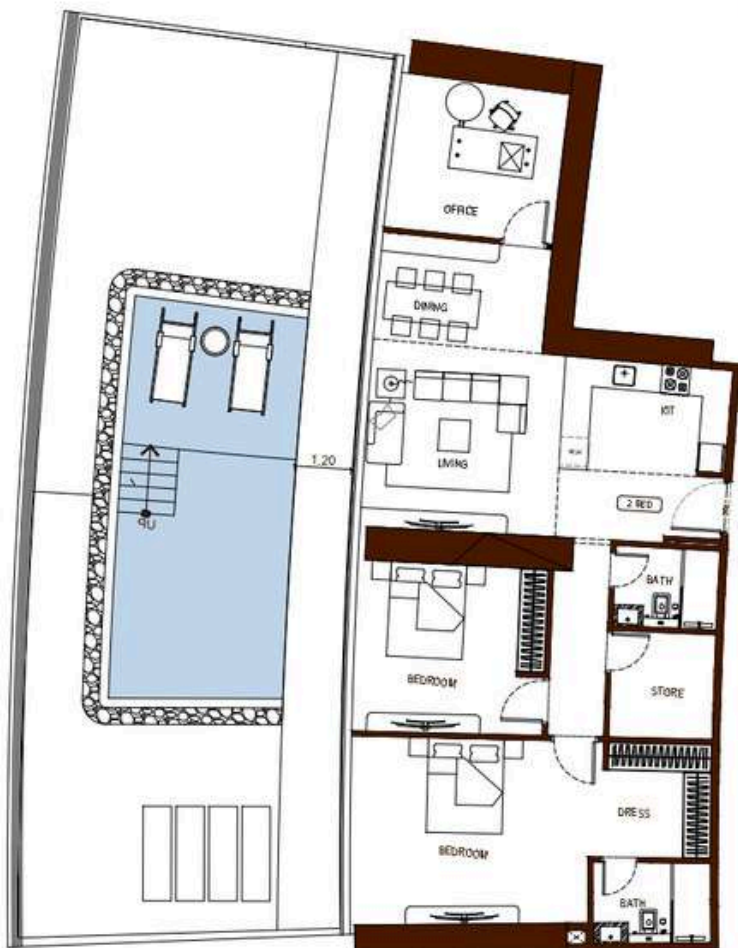
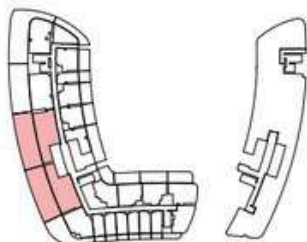
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 81.90 m ² | 892.33 ft ² |
| BALCONY AREA | 79.31 m ² | 853.69 ft ² |
| TOTAL UNIT AREA | 162.21 m ² | 1746.01 ft ² |

FLAT DESIGN COMPONENTS

| | |
|------------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 14 m ² |
| LIVING | 15 m ² |
| KITCHEN & DINING | 11 m ² |
| M.BATH 2 | 4 m ² |
| M.BEDROOM 2 | 14 m ² |
| CORRIDOR | 7 m ² |
| STORE | 4 m ² |
| WC | 2 m ² |

2 Bedroom - Type 6

UNIT FLOOR PLAN



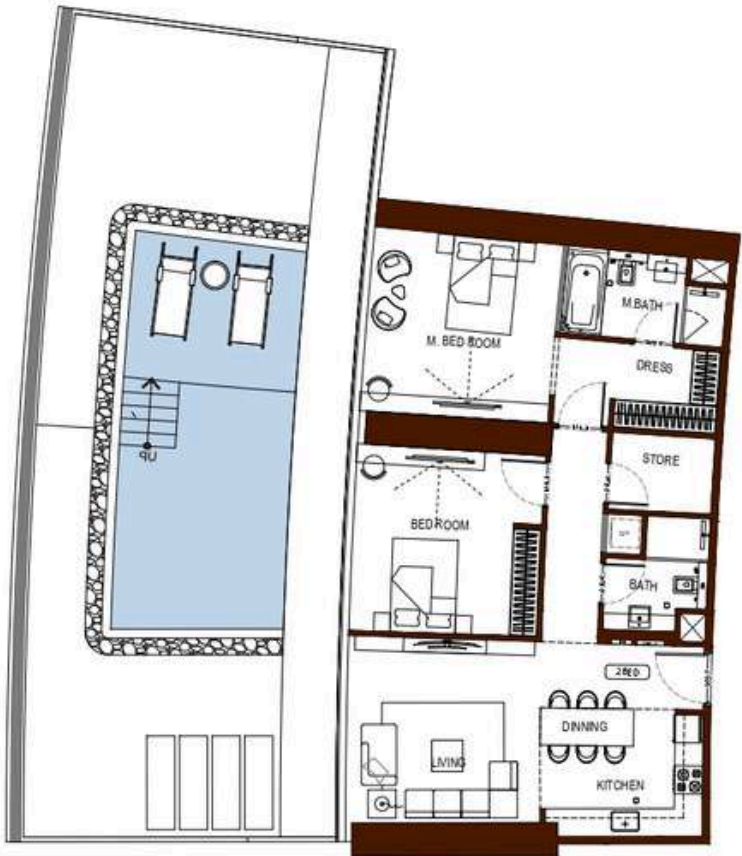
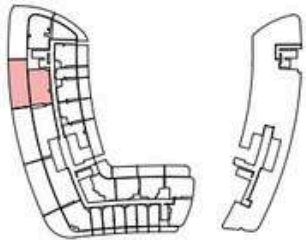
| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 125.48 m ² | 1350.66 ft ² |
| BALCONY AREA | 136.01 m ² | 1464.00 ft ² |
| TOTAL UNIT AREA | 261.49 m ² | 2814.65 ft ² |

FLAT DESIGN COMPONENTS

| | |
|-----------------|-------------------|
| M. BATH | 4 m ² |
| M. BEDROOM | 26 m ² |
| LIVING & DINING | 24 m ² |
| KITCHEN | 8 m ² |
| BATH | 4 m ² |
| CORRIDOR | 5 m ² |
| BEDROOM | 15 m ² |

2 Bedroom - Type 5

UNIT FLOOR PLAN



| AREA | SQ. M | SQ. FT |
|-----------------|-----------------------|-------------------------|
| SUITE AREA | 101.95 m ² | 1097.38 ft ² |
| BALCONY AREA | 121.12 m ² | 1303.72 ft ² |
| TOTAL UNIT AREA | 223.07 m ² | 2401.11 ft ² |

| FLAT DESIGN COMPONENTS | |
|------------------------|-------------------|
| M. BATH | 6 m ² |
| M. BEDROOM | 22 m ² |
| LIVING | 16 m ² |
| KITCHEN & DINING | 9 m ² |
| BATH | 4 m ² |
| BEDROOM | 16 m ² |
| CORRIDOR | 5 m ² |
| STORE | 4 m ² |
| LAUNDRY | 1 m ² |





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