ELLINGTON
PROPERTIES



THE HILLGATE

INVESTMENT
GUIDE

YOUR GATEWAY TO INSPIRED LIVING

At Ellington Properties, design transcends visual appeal—it shapes a way of life. The Hillgate, our latest development, is crafted to bring together function and style, providing a lifestyle that elevates everyday moments into exceptional experiences. From architecture to final finishes, each element of The Hillgate reflects our commitment to quality and the art of refined living. It's a community built to inspire and uplift, where every detail connects residents to a lifestyle of peace and elegance.



BUILDING CONFIGURATION



ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft

OWNERSHIP

Freehold

PARKING

Studio, 1 and 2 bedrooms: 1 parking space
3 and 4 bedrooms: 2 car parking spaces

ELEVATORS

Tower A	Tower B
3 passenger elevators	3 passenger elevators
1 service elevators	1 service elevators

AMENITIES WITHIN THE PROJECT

- Drop-off area
- Lobby reception with lounge and communal table
- Clubhouse with lounge and kitchenette
- Co-working zone and library
- Arcade room
- Harmonic hall
- Fitness studio
- Yoga studio
- Male and female change rooms
- Chromatherapy steam and sauna
- Indoor and outdoor kids play area
- Leisure pool
- Lap pool
- Shaded kids pool
- Baja shelf and sun loungers area
- Barbeque deck with outdoor dining
- Garden with seating areas
- Bicycle parking

A COMMUNITY THAT BLENDS THE PULSE OF THE CITY WITH THE SERENITY OF HOME

Set in the heart of Dubai Silicon Oasis, The Hillgate enjoys a location that combines urban energy with tranquil surroundings. Dubai Silicon Oasis is a vibrant community, seamlessly blending lush landscapes, premier retail options, and essential conveniences to create a modern oasis. Residents of The Hillgate benefit from immediate access to key destinations and an environment that balances the excitement of city living with moments of calm and connection.



UNIT TYPE AND SIZES

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 Bedrooms	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 Bedrooms	9 units	From 1,643 sq. ft
3 Bedrooms Duplex	1 unit	From 2,160 sq. ft
4 Bedrooms Duplex	1 unit	From 4,047 sq. ft.

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 Bedrooms	21 units	From 1,196 sq. ft
2 Bedroom + Study	13 units	From 1,313 sq. ft to 1,398 sq. ft
3 Bedrooms	13 units	From 1,643 sq. ft



BOOKING STEPS

01. Customer will pay the booking amount and submit the required documents to initiate the unit reservation

02. Customer will receive a receipt from customercare@ellingtongroup.com along with the booking form

03. Customer to complete the down-payment and the registration fees in order to receive two copies of the Sales and Purchase Agreement (SPA) to sign

04. Customer will send back the signed SPAs for execution to Ellington Properties

05. Upon execution, Ellington Properties will register the unit with DLD and send a copy to the customer

DOCUMENTS NEEDED TO BOOK A UNIT

01. Buyer's Passport Copy

02. Home address, email address, including the contact number (should be the same as the home address)

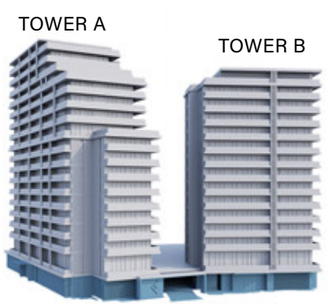
03. AED 40,000 booking token to be paid in the form of UAE cheque or using our payment portal to pay by credit card on https://pay.ellingtonproperties.ae

DESIGNED WITH ELEGANCE, CREATED FOR LIVING

The Hillgate's interiors redefine modern elegance, with every room thoughtfully designed to provide both comfort and style. Spacious layouts, premium finishes, and curated details create an inviting atmosphere that feels personal and refined. These interiors are tailored for residents who appreciate a blend of sophistication and functionality, turning each day into an experience of modern comfort.

GROUND FLOOR AMENITIES PLAN

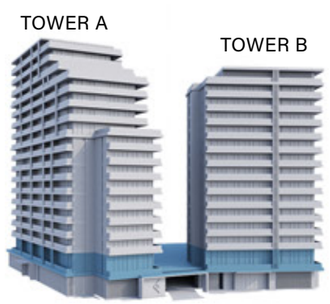
1. VEHICLE ENTRANCE/EXIT
2. LOBBY ENTRANCE
3. LOBBY RECEPTION
4. COMMUNAL TABLE
5. LOBBY LOUNGE
6. LIFT LOBBY
7. SERVICE LIFT
8. MOVE-IN TRUCK ZONE
9. ACCESS TO LOWER LEVEL PARKING
10. EV CHARGING STATIONS
11. BICYCLE PARKING



— GROUND FLOOR

1ST 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



— FIRST FLOOR



A GRAND WELCOME TO A SPACE DESIGNED FOR CONNECTION AND CREATIVITY

The Hillgate welcomes residents with two distinct lobbies, each crafted to inspire connection and comfort. At the heart of each lobby, a communal table merges with sunken sofas, creating a versatile space for gathering, connecting, or working. This thoughtfully designed area fosters a sense of belonging, where casual conversations and focused work blend effortlessly. Every detail embodies Ellington's commitment to building communities that encourage togetherness and creativity.



HARMONIC HALL

Where music brings the community together

The Harmonic Hall at The Hillgate is a creative space dedicated to music lovers and artists, featuring a stage, a vinyl collection, and areas for spontaneous jam sessions. Designed for optimal acoustics, it's a place where residents can gather, perform, and connect through music. Whether for personal enjoyment or community performances, the Harmonic Hall celebrates the joy of music and the spirit of artistic expression.



FITNESS STUDIO

Elevate your fitness journey in a space crafted for well-being

The Hillgate's fitness studio is designed as a wellness retreat, equipped with everything residents need to achieve their fitness goals. From top-tier cardio equipment to dedicated strength zones, this light-filled studio offers a motivating environment for all fitness levels. It's more than a gym—it's a place to connect with wellness, strength, and clarity.

KITCHEN

A kitchen designed for the art of living

The kitchens at The Hillgate combine timeless design with modern convenience, featuring sleek finishes, ample storage, and a functional island that connects seamlessly with the living area. Each kitchen is thoughtfully crafted to be both beautiful and versatile, making it the heart of the home where cooking, entertaining, and daily routines come together effortlessly.



BATHROOM

A sanctuary of comfort and calm

Bathrooms at The Hillgate offer a serene escape with high-quality materials, refined lighting, and thoughtful storage solutions. Featuring options for hand and rain showers, these bathrooms are designed to create a space of relaxation and renewal, where daily routines become moments of tranquility.



A COMMUNITY CRAFTED FOR MODERN LIVING



PAYMENT PLAN

20%
At the time of booking

10%
60 days after the reservation date

10%
120 days after the reservation date

5%
240 days after the reservation date

5%
360 days after the reservation date

5%
On completion of 20% construction of the project

5%
On completion of 30% construction of the project

5%
On completion of 40% construction of the project

5%
On completion of 50% construction of the project

30%
On completion

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