

# Hills Park

TownX

11 HILLS PARK





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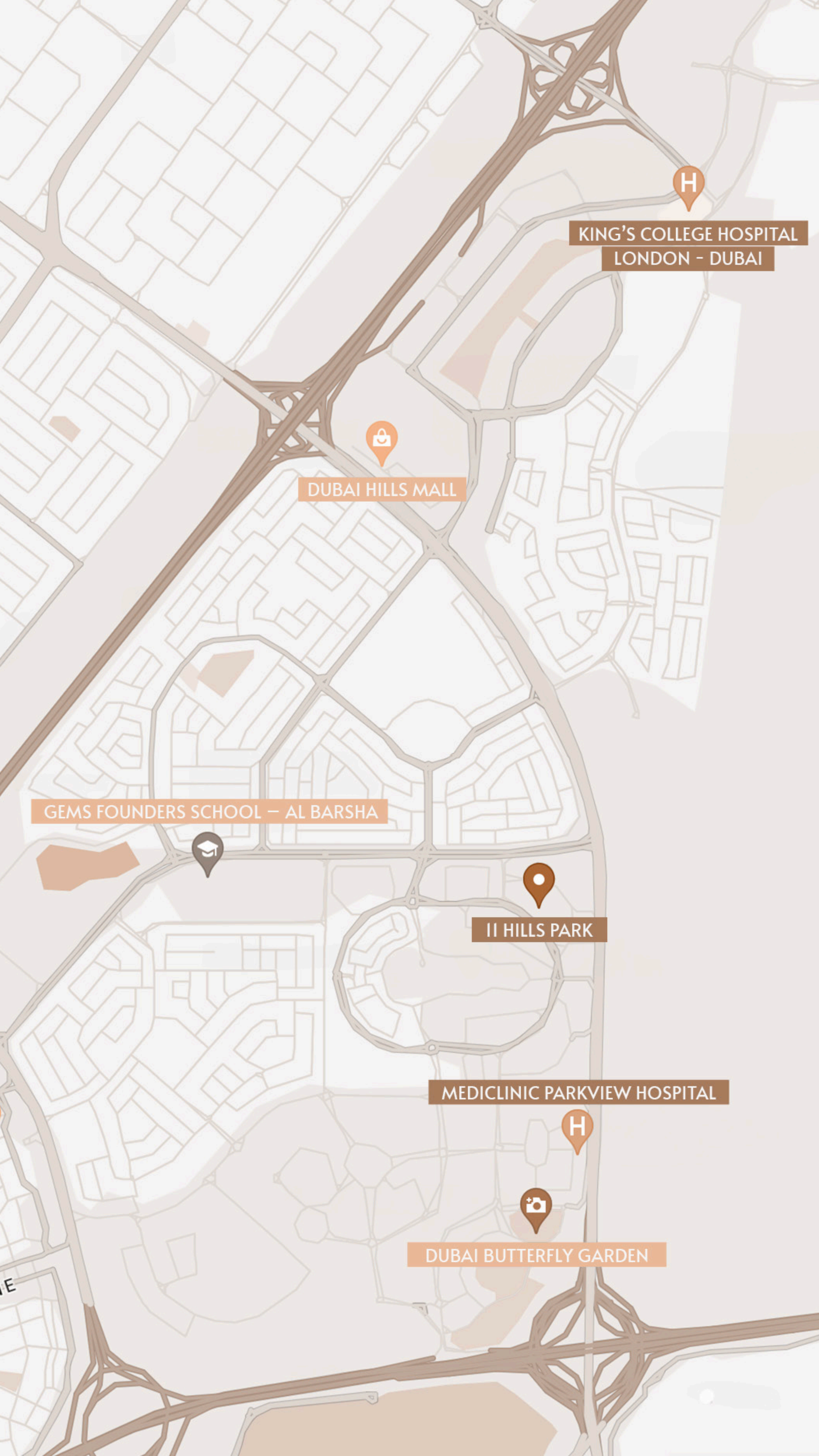


# Join the Community

Our location offers seamless access to top-rated schools, state-of-the-art hospitals, and a wide range of family friendly amenities. Discover the perfect balance of comfort and convenience at **11 Hills Park.**







H

KING'S COLLEGE HOSPITAL  
LONDON - DUBAI



DUBAI HILLS MALL

GEMS FOUNDERS SCHOOL – AL BARSHA



II HILLS PARK

MEDICLINIC PARKVIEW HOSPITAL



DUBAI BUTTERFLY GARDEN

















11 HILLS PARK



# Green Serenity

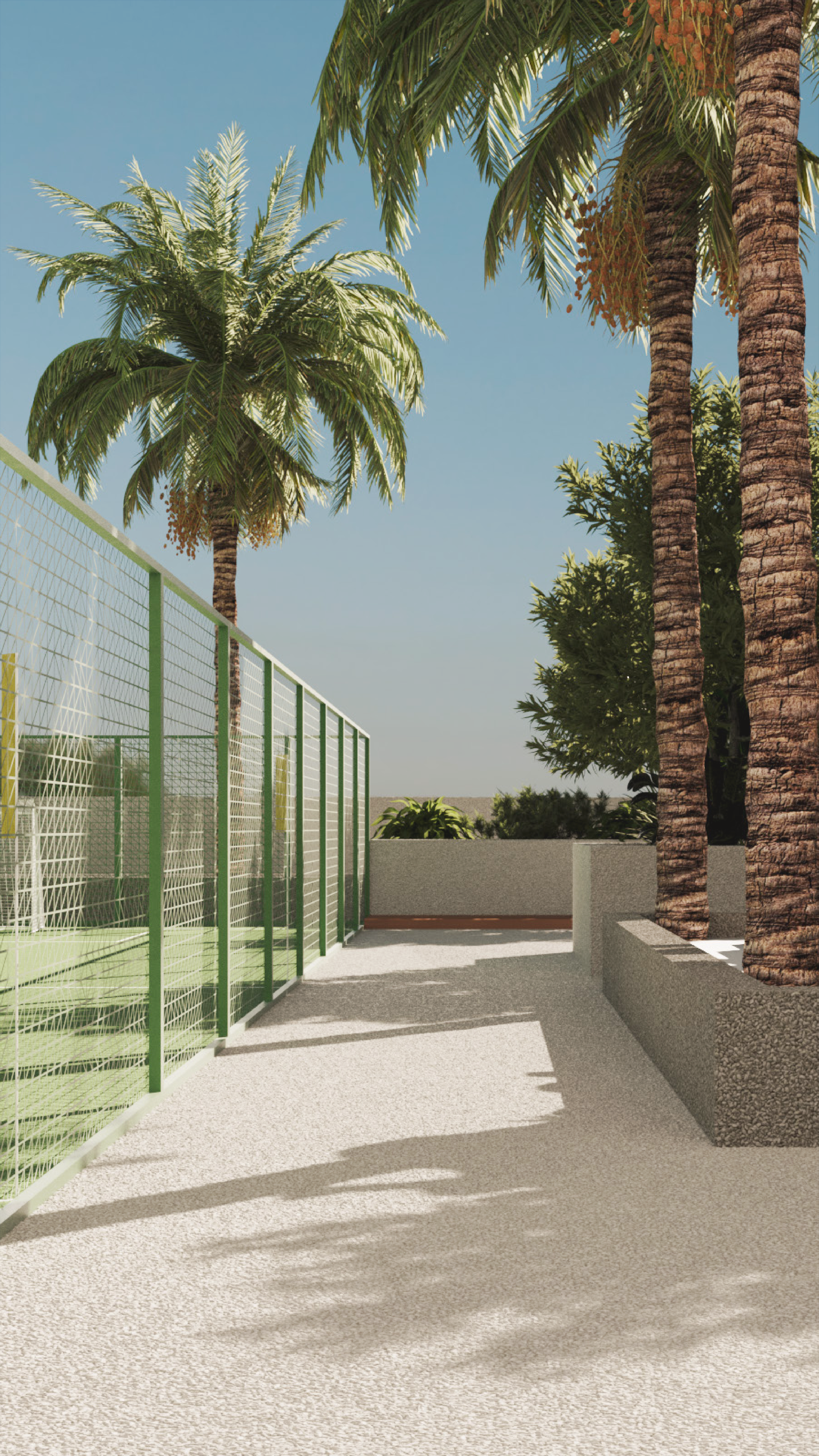


Immerse yourself in the beauty of your surroundings as you take in the breathtaking view of our lush terrazza, a verdant oasis perfect for moments of mindful reflection.

This green haven of tranquillity is a peaceful retreat.









The image shows a minimalist, modern interior. A large, floor-to-ceiling glass wall with dark frames allows bright light into the space. In the center, there is a cylindrical structure made of glass panels held together by a thin metal frame. On either side of this central structure, a potted plant with long, feathery green leaves sits on a rustic, multi-tiered wooden stand. The floor is made of large, light-colored travertine tiles with natural veining. The overall aesthetic is clean and architectural.

# The Entrance

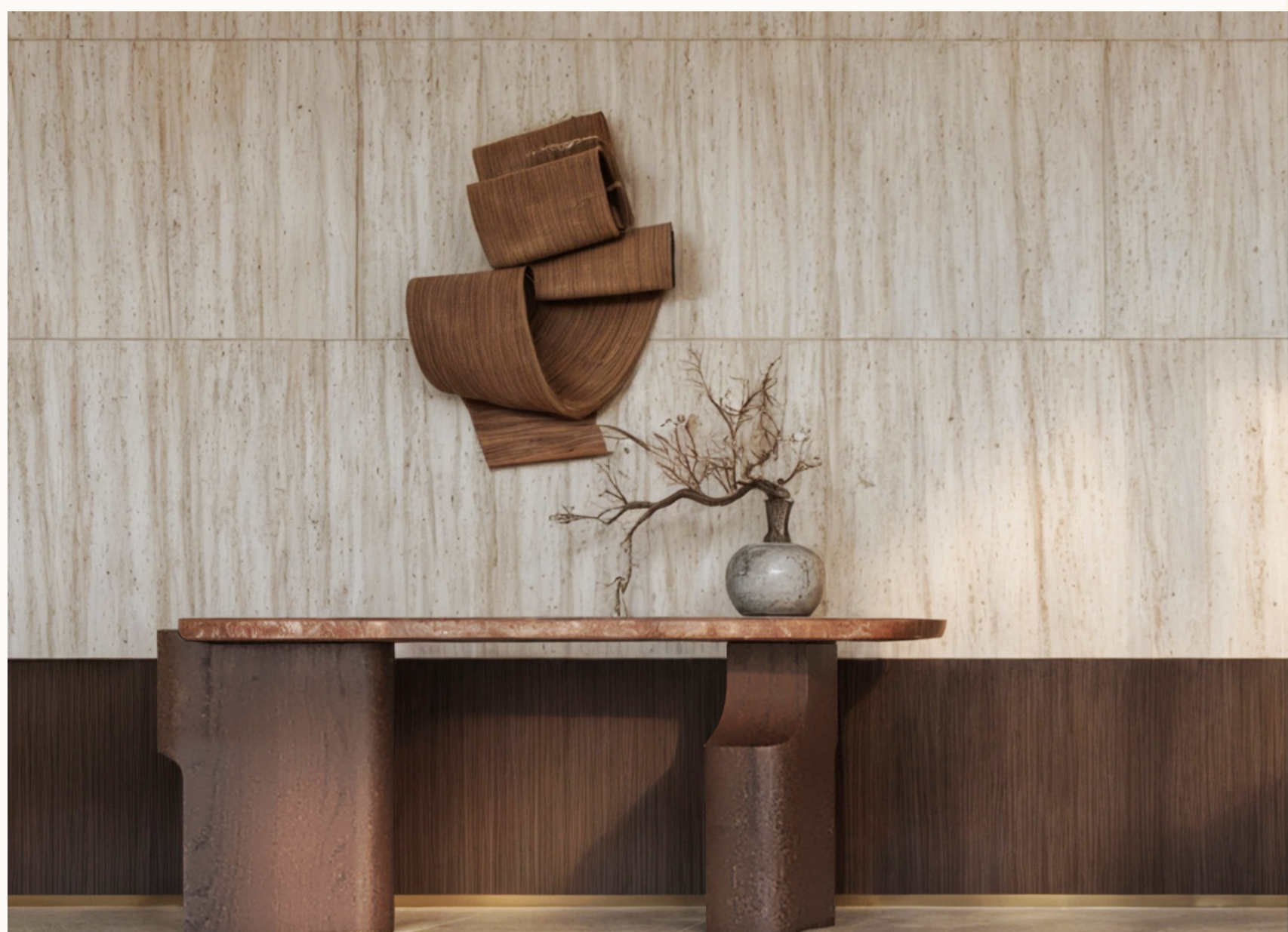


# Take a Step In



The radiant and refined entrance hall at **11 Hills Park** awaits as you step into your new building.

You won't be able to resist the warm and homely feeling of our entrance hall.











CO  
COFFEE

The  
Lounge





# Your Coffee Break

Welcome to a realm where the scent of coffee lingers, where time pauses to honor the beauty of the moment.

A space that speaks to your heart and soul, leaving an indelible imprint on your journey through comfortable living.

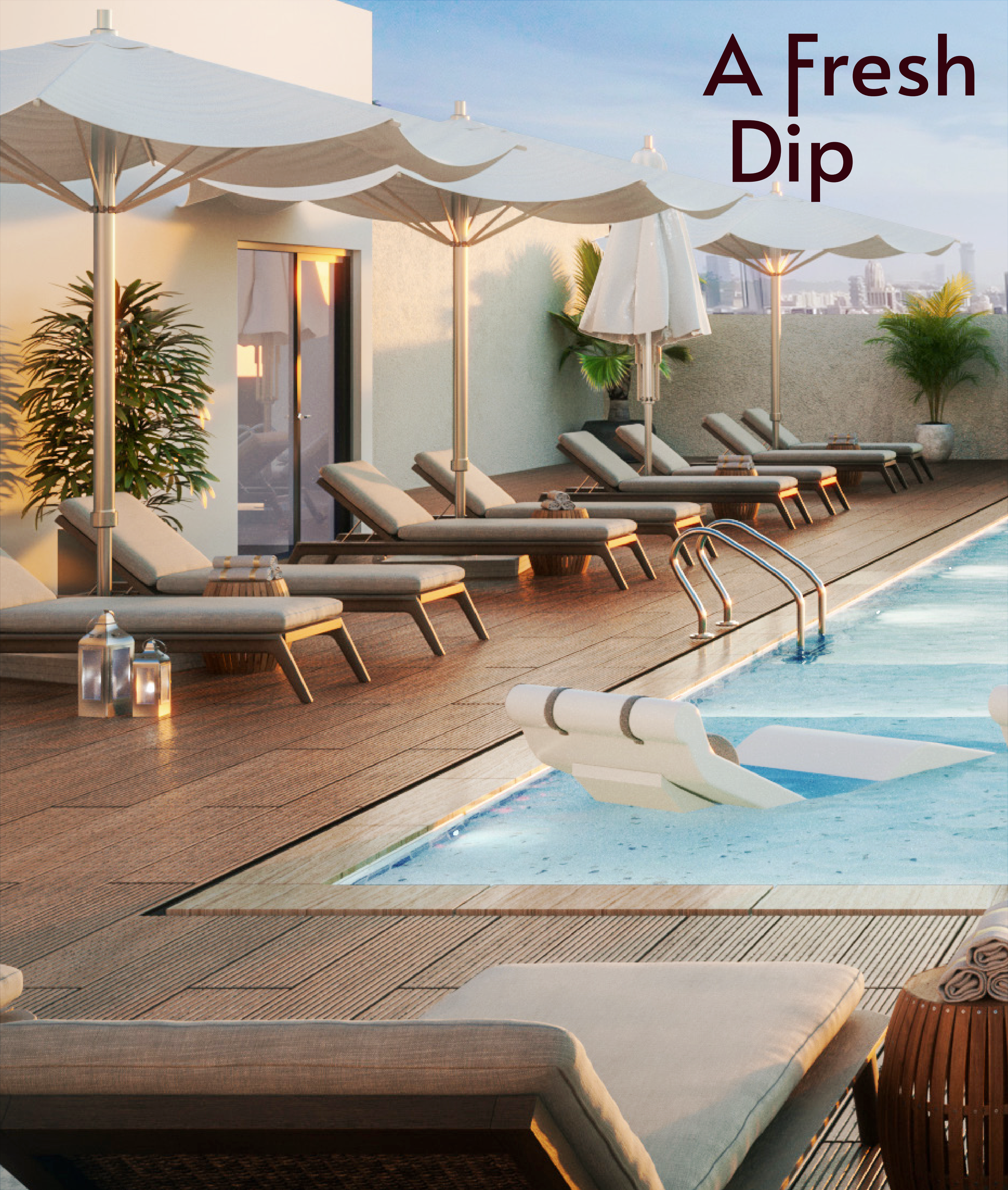




# The Pool



# A Fresh Dip

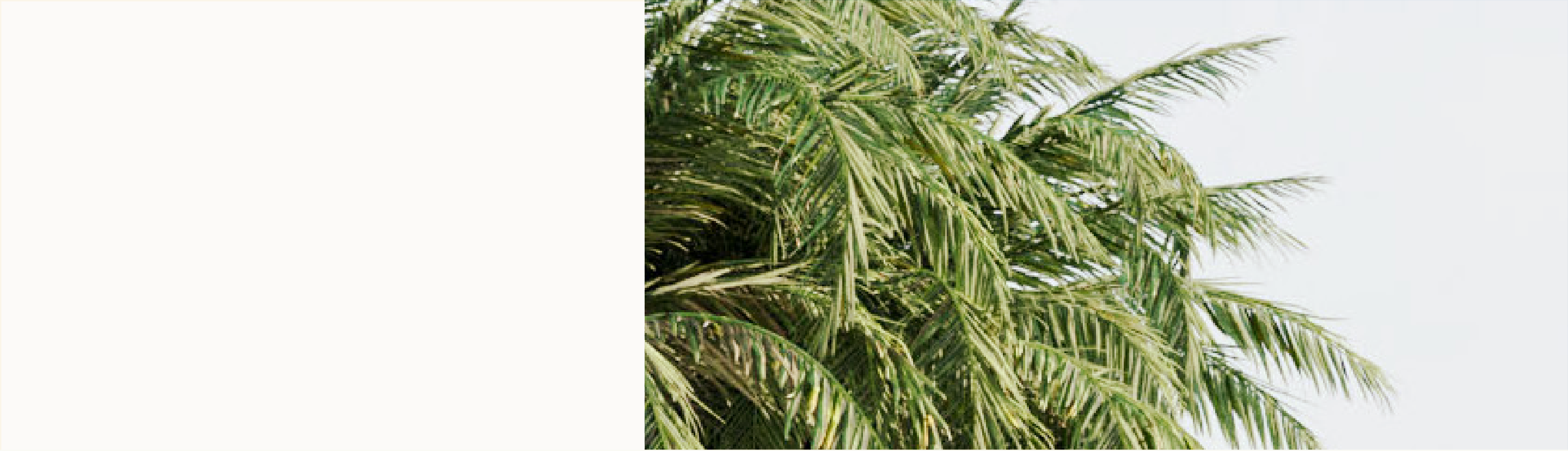


Dip in your new exquisite swimming pool.

Relax into refreshing waters, unwind by the poolside, and soak up the sun in tranquil separated areas for women and men.











# The Gym



# The Start of Your Wellness Journey



Whether one's goal is to sculpt muscles, or simply maintain a balanced lifestyle, these cutting-edge gyms provide the necessary resources and support to embark on a transformative fitness journey.











# The Green



# Private Oasis



Having a private garden as a common space in your building is a true privilege.

The garden's flourishing greenery creates a harmonious connection between the tenants and nature, offering an oasis right at your doorstep.









# The Apartments



# Studio Apartment

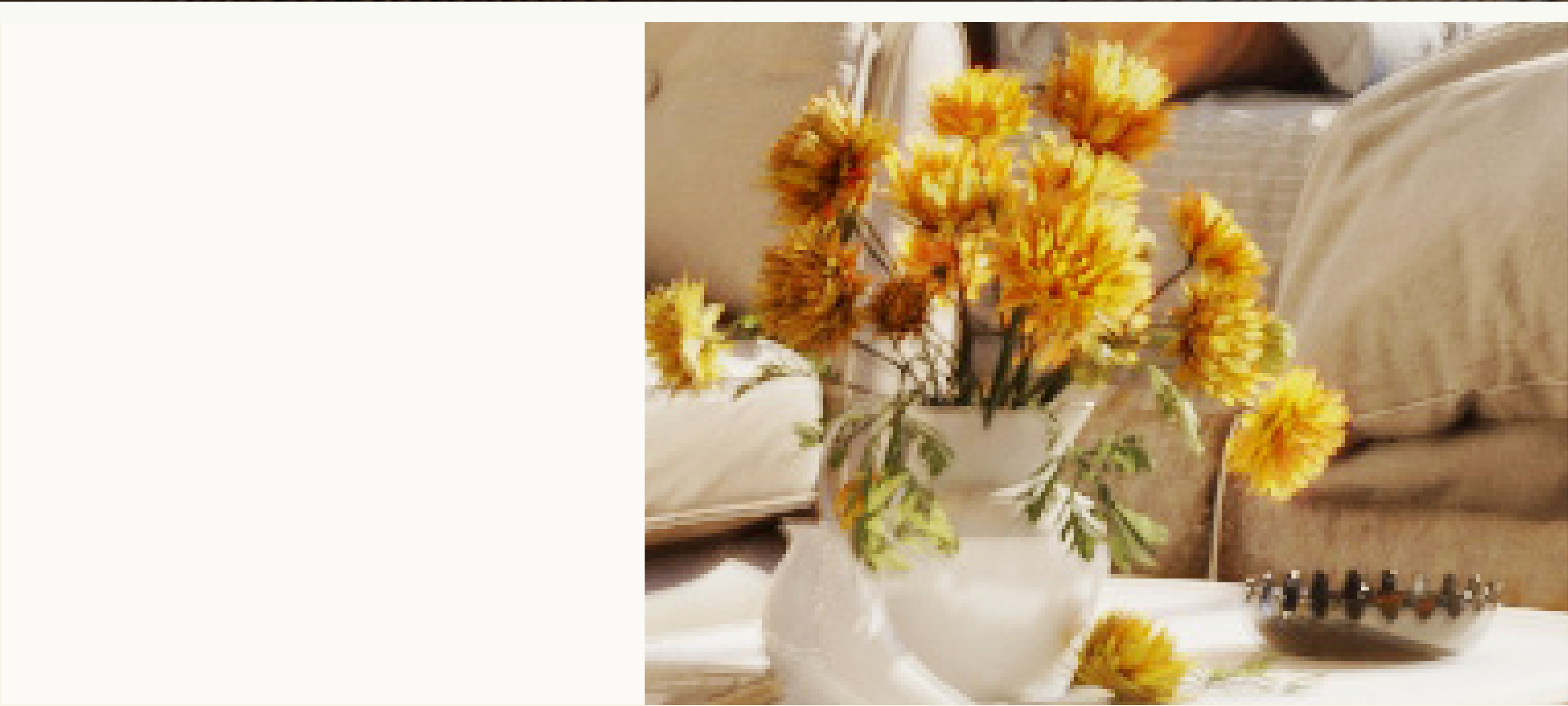
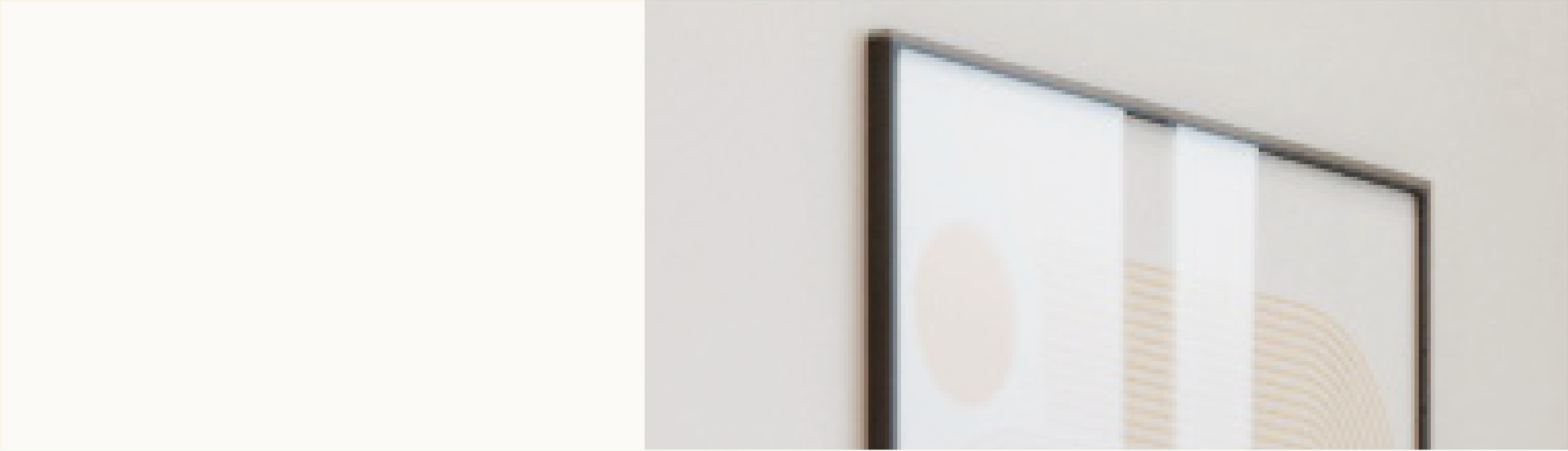




A living room that feels just right. Carefully designed for comfort and style, this space is ideal for unwinding or gathering with friends. It's inviting, versatile, and perfectly suited to elevate your everyday moments.













Sunlight pours into this living room through large windows, filling the space with warmth and a cheerful ambiance. The generous natural light enhances the cozy atmosphere, offering a serene view that invites you to unwind and feel at home.





# Studio Apartment

## TYPE A

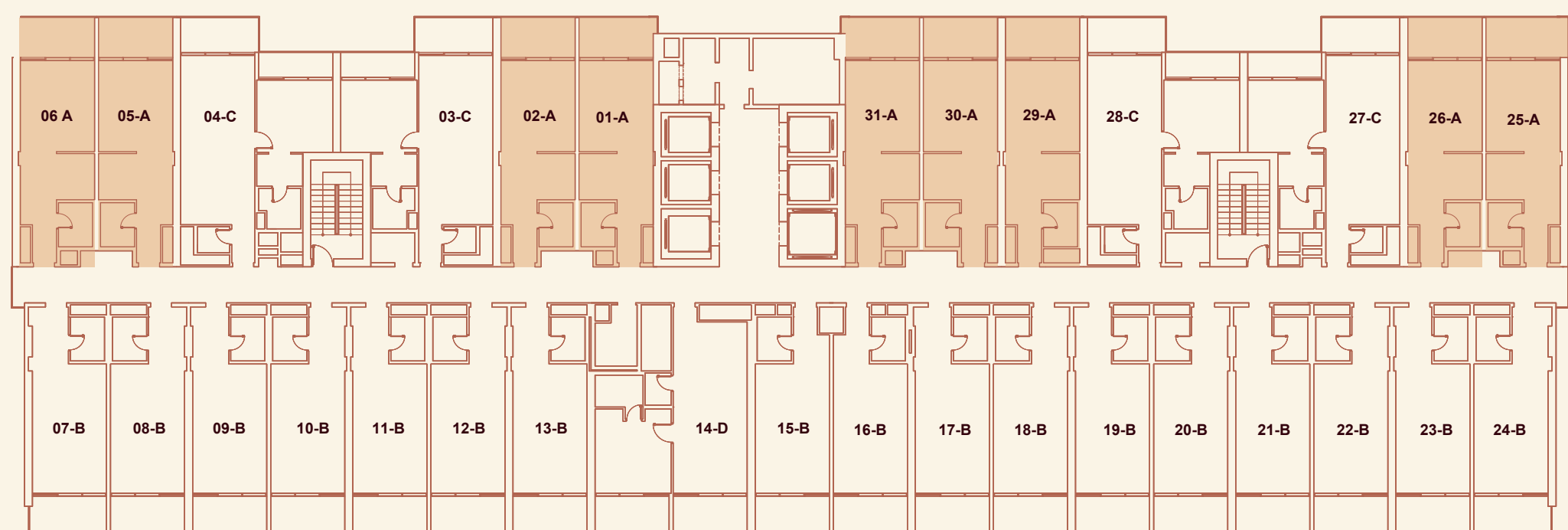
UNIT SIZE: FROM 500 TO 512 SQFT

### General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

### Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances





# Studio Apartment

## TYPE B

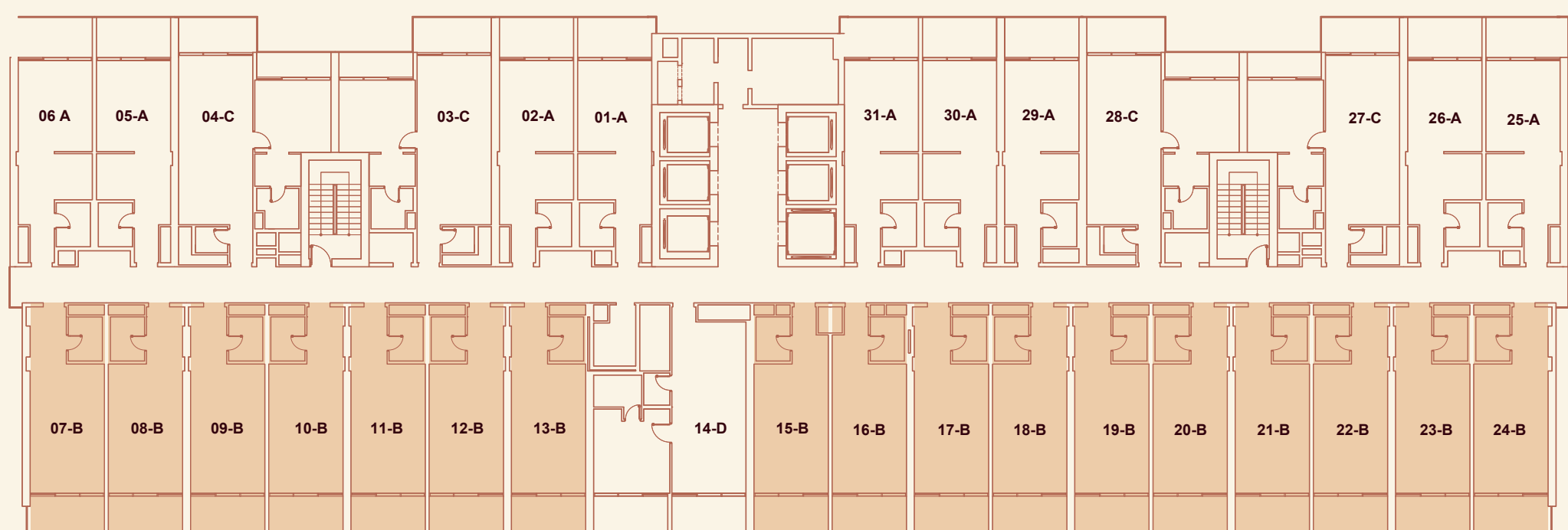
UNIT SIZE: FROM 474 TO 498 SQFT

### General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

### Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardware
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances





# One Bedroom Apartment





This one-bedroom apartment combines elegance with warmth. Soft fabrics create an inviting living area, while floor-to-ceiling windows flood the space with natural light. It's a blend of sophistication and comfort—an ideal space to start your new living experience.

















# One Bedroom Apartment

## TYPE C

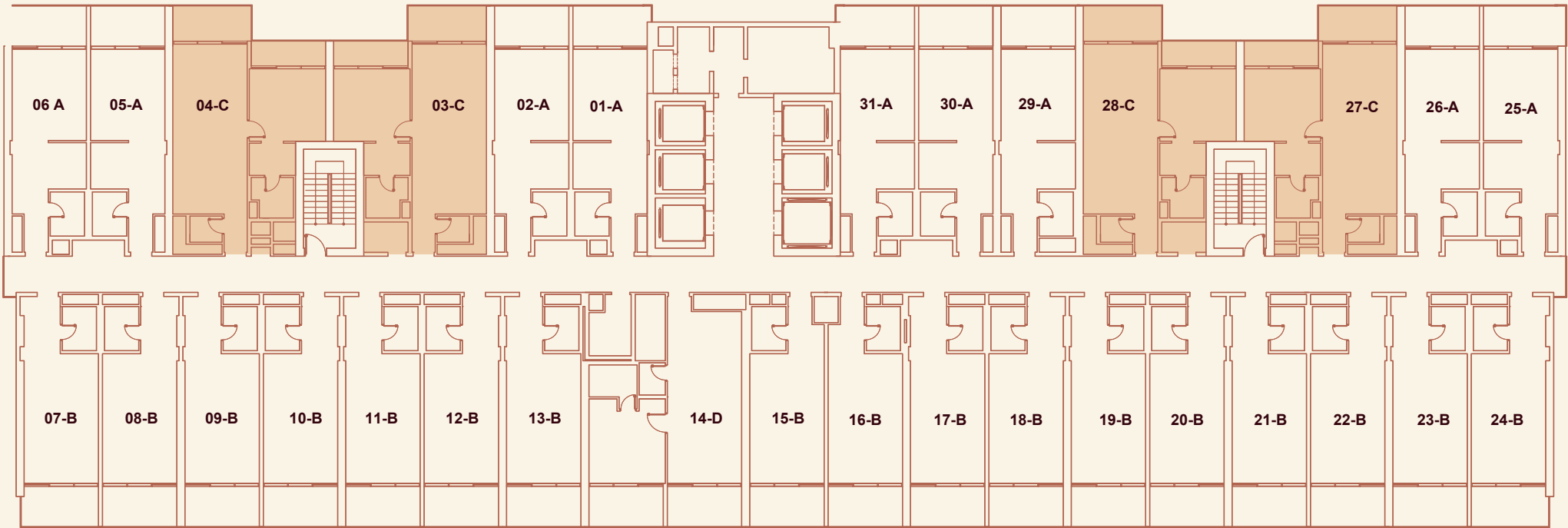
UNIT SIZE: 824 SQFT

### General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

### Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances





# One Bedroom Apartment

## TYPE D

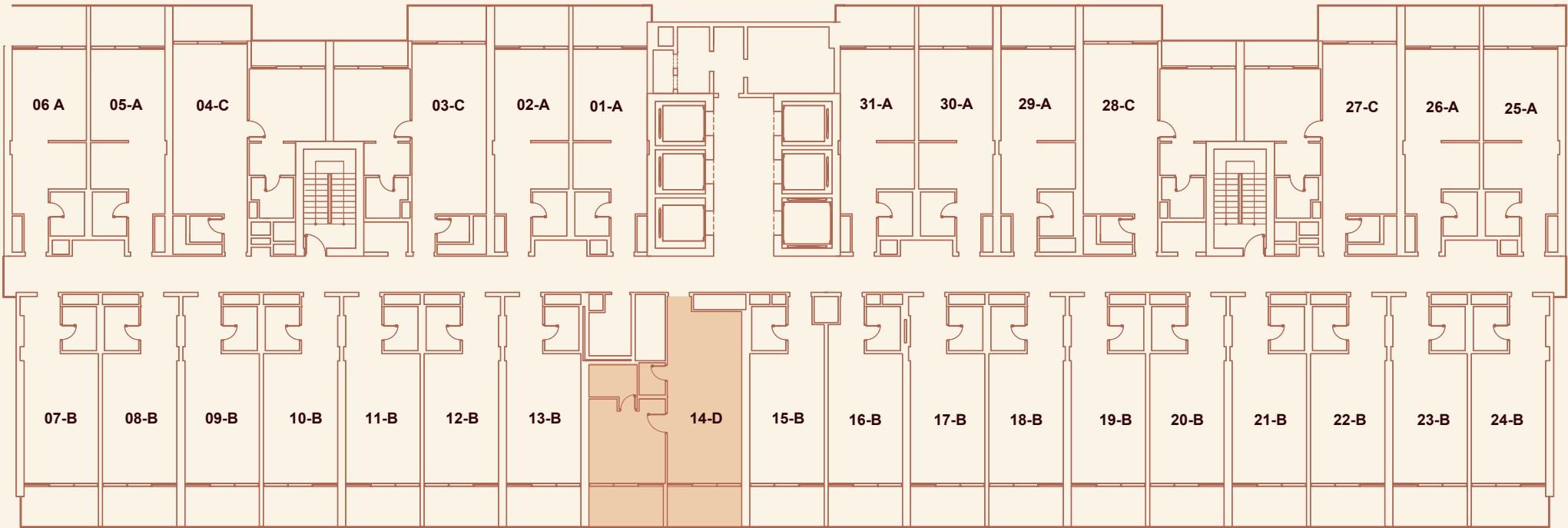
UNIT SIZE: 831 SQFT

### General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

### Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances









# Town X

## A Certified Track Record



Our buildings embody a commitment to going beyond the ordinary, delivering more than expected every time. Walking into any of them, you experience our promise: to set new standards and exceed expectations.

11 Hills Park exemplifies this vision. Nestled in a vibrant science park surrounded by townhouses, villas, and medical institutions, it offers a unique living experience. As the first of its kind, it blends seamlessly with its surroundings while introducing fresh, functional design. With tranquil spaces, direct access to parks, and a serene environment, it redefines comfort and community living in this innovative neighborhood.





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