

HRE

DEVELOPMENT

SKYHILLS  
ASTRA

TOWER A

A Landmark With a Heart



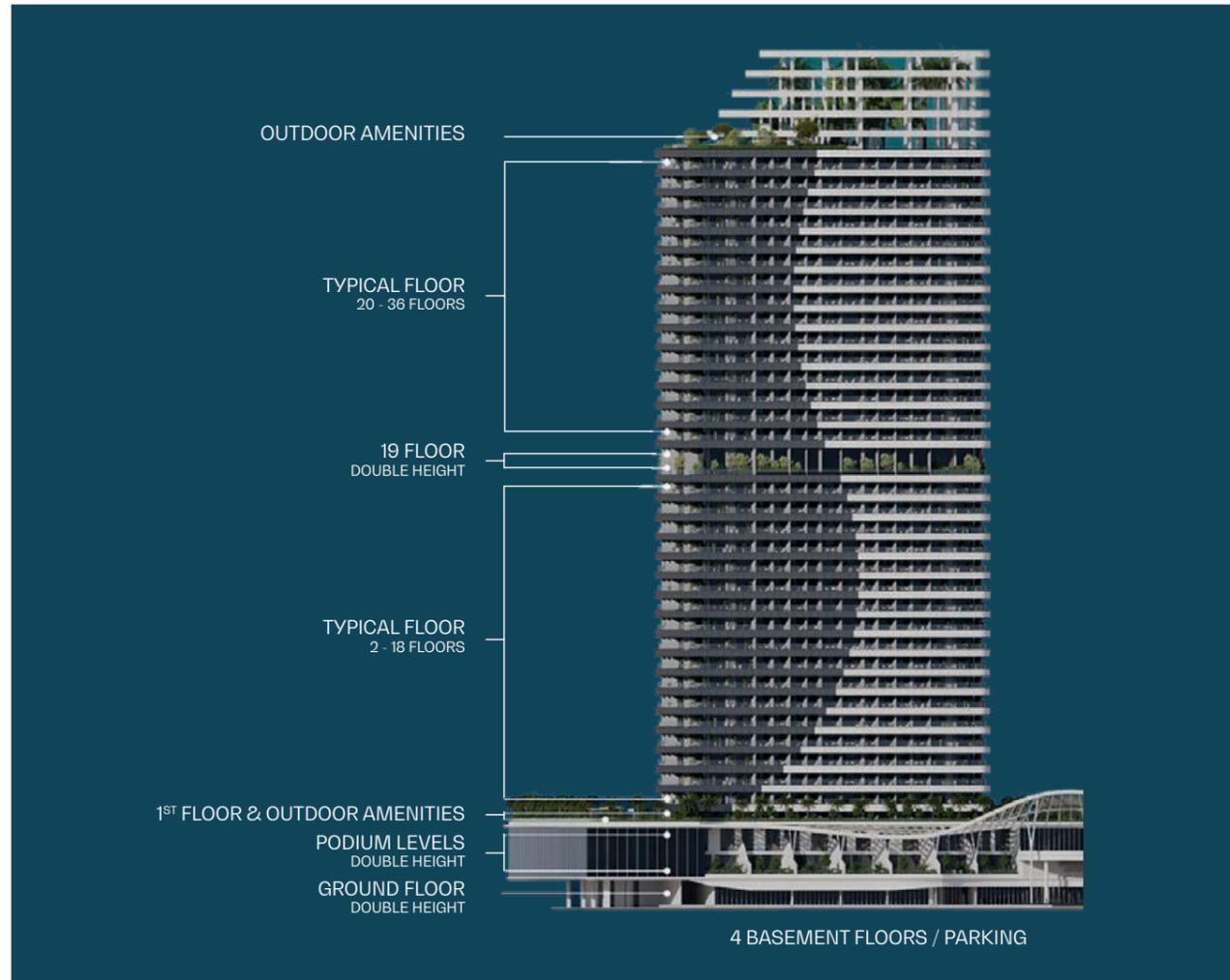
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دبي العطاء  
Dubai Cares

# BUILDING CONFIGURATION



# AMENITIES WITHIN THE PROJECT



Rooftop yoga platform



Two lap pools



Beach-style pool



Business lounge and library



Indoor & outdoor fitness zones



Electric vehicle charging stations for sustainable living

## Elevators

8 Elevators  
2 service | 6 passenger

## Apartment Category

Furnished  
Apartments

## Parking

1 parking space  
per apartment

## Anticipated Completion Date

Q4 2027

## Anticipated Service Charge

AED 15 per sq. ft.

## Ownership

Freehold



500m dual-track podium



Padel and basketball court

A LANDMARK WITH  
A HEART



THE WORLD

THE PALM JUMEIRAH

30 mins

BURJ AL ARAB

DUBAI MARINA

20 mins

RAFFLES INTERNATIONAL SCHOOL

MALL OF THE EMIARTES /  
SKI DUBAI

GEMS JUMEIRAH  
PRIMARY SCHOOL

MUSEUM OF THE FUTURE

DOWNTOWN DUBAI &  
BURJ KHALIFA

EMIRATES HILLS

10 mins

JUMEIRAH  
VILLAGE CIRCLE

SKYHILLS  
ASTRA

KING'S COLLEGE  
HOSPITAL LONDON - DUBAI

NMC ROYAL HOSPITAL

GOLF & COUNTRY CLUB

DUBAI AUTODROME

TRUMP  
INTERNATIONAL  
GOLF CLUB

# UNIT TYPES & SIZES

## Tower A

### Typical Units

	No. of Units	Size Range
Studio	420 units	370 - 560 sq. ft.
1 Bedroom	420 units	855 - 1206 sq. ft.
2 Bedroom Duplex	4 units	965 sq. ft.
3 Bedroom Duplex	4 units	1863 - 1997 sq. ft.



# PAYMENT PLAN

**20%**

At the time of booking +  
4% Dubai Land Department (DLD) Fee

**3%**

During construction every 6  
months for 5 installments

**25%**

On completion

**40%**

Post-Handover 40 Months 3%  
Every 3 months

*Administration fees of AED 5,000 to be paid in  
addition to the DLD Admin Fees.*

## Escrow Account Details

Bank Name	Sharjah Islamic Bank
Branch	Main Branch
Account Name	SKYHILLS ASTRA ESCROW ACCOUNT
Account Number	00121579019
IBAN	AE540410000012157179019
Swift Code	NBSHAEAS



## BOOKING STEPS

**01**

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

**02**

Customer will receive the booking form within a few hours to sign and send to HRE on [crm@hredevelopment.com](mailto:crm@hredevelopment.com)

**03**

Customer will receive a receipt from [crm@hredevelopments.com](mailto:crm@hredevelopments.com) within 2-3 working days

**04**

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

**05**

Customer will send back the signed SPAs for execution to HRE Development

**06**

Upon execution, HRE Development 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, cash, credit card or crypto via our sales team.

## PURCHASER(S) SUPPORTING DOCUMENTS

### Individual Purchaser

1. Clear copy of valid Passport
2. Clear copy of Emirates ID for Purchasers holding residence visa / National ID if applicable

### Corporate Purchaser

1. Trade License
2. Memorandum of Association "MOA"
3. Authorized Signatory proof such as MOA or Power of Attorney "POA"
4. Passport Copy and Emirates ID of the authorized signatory signing on behalf of the company.

#### Documents required for Freezone companies in addition to the above are

1. Certificate of Good Standing
2. Certificate of Incumbency
3. NOC from the trade license issuing authority





## Entrance Lobby

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A grand entrance where elegance meets comfort, setting the tone for a refined lifestyle.



## Dual-Track Podium

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Over 500 meters of scenic tracks with outdoor gym stations designed for natural movement.



## Business Center & Library

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A refined space designed for quiet focus, meaningful meetings, and moments of inspiration.



## Beach-Style Pool

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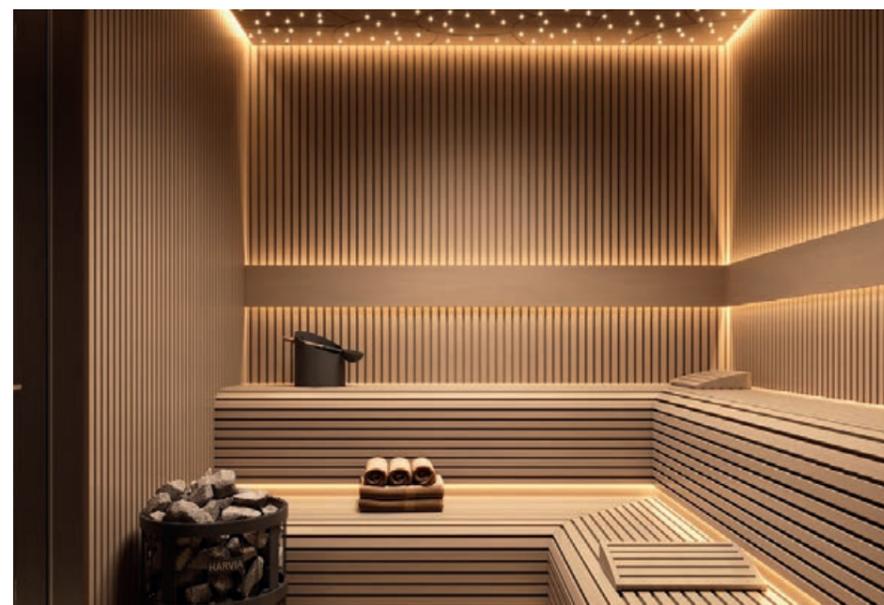
A serene space to simply unwind and rejuvenate



## Fitness Centre

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A state-of-the-art fitness center, designed with both aesthetics and functionality in mind



## Wellness & Fitness Redefined

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Steam and sauna rooms crafted to restore your energy and elevate everyday wellness.



## Outdoor Kids Play Area

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Vibrant, secure play zones where little ones can laugh, explore, and grow with joy.



## Comfortable Bedrooms

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Each space is thoughtfully designed with premium finishes, sleek lines, and open layouts.



## Indoor Kid's Oasis

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A world of imagination, blending creativity and care in a space made just for kids.



## Refined Living Rooms

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An environment that redefines contemporary living.



## Functional Kitchen

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A kitchen where elegant surfaces and sleek appliances make cooking a true delight.



## Bathroom

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A calming retreat where every detail enhances your daily rituals with quiet luxury.

# HRE

DEVELOPMENT

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[HREDEVELOPMENT.COM](http://HREDEVELOPMENT.COM)

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