

HRE

DEVELOPMENT

SKYHILLS
ASTRA

TOWER A

A Landmark With a Heart



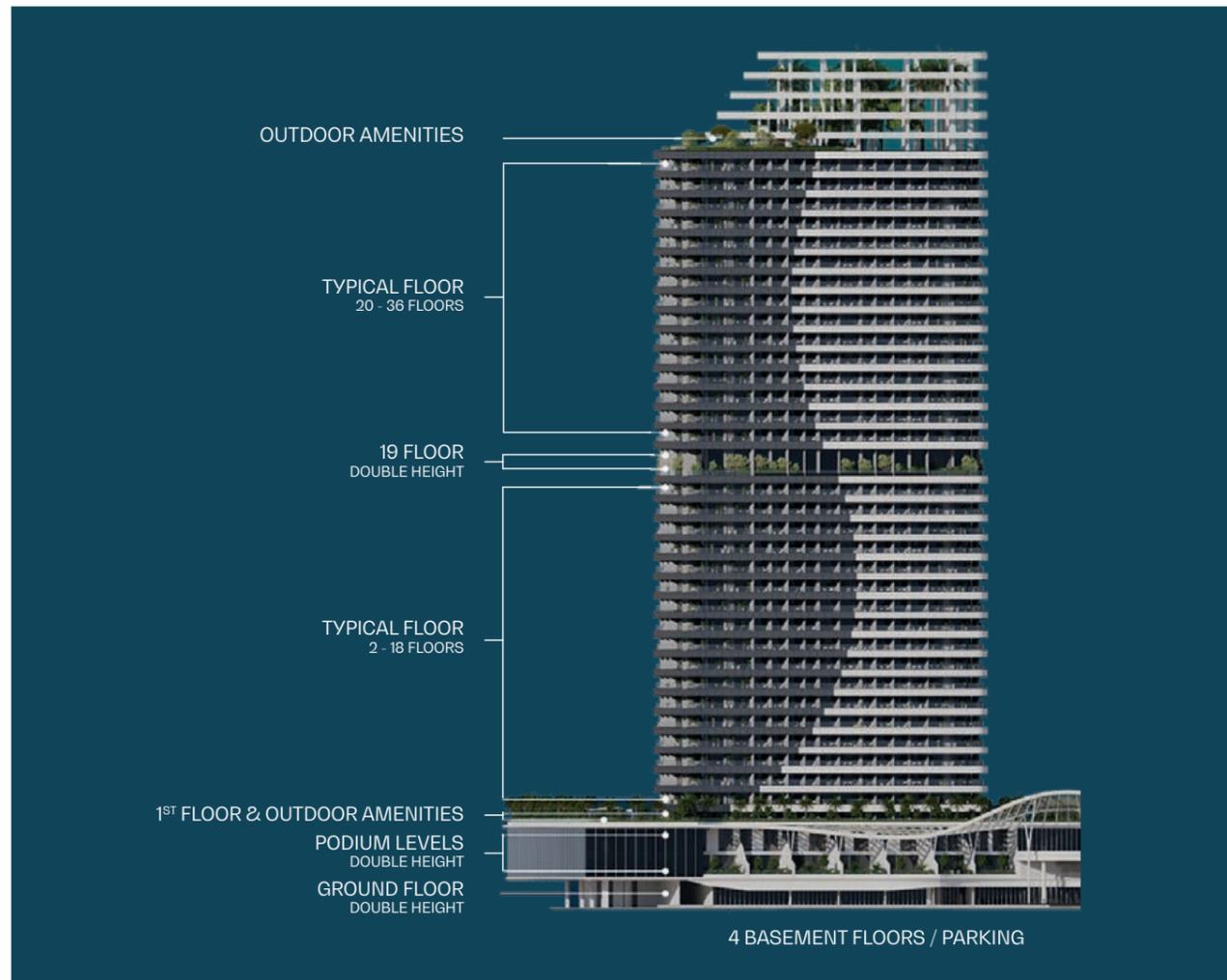
With every home you buy, you participate in educating children around the world as part of our initiative with Dubai Cares.

You'll Know Your Investment Isn't Just Financial, It's Deeply Emotional.



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

20 mins

DUBAI MARINA

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

03

Customer will receive a receipt from 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

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



Dual-Track Podium

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



Business Center & Library

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



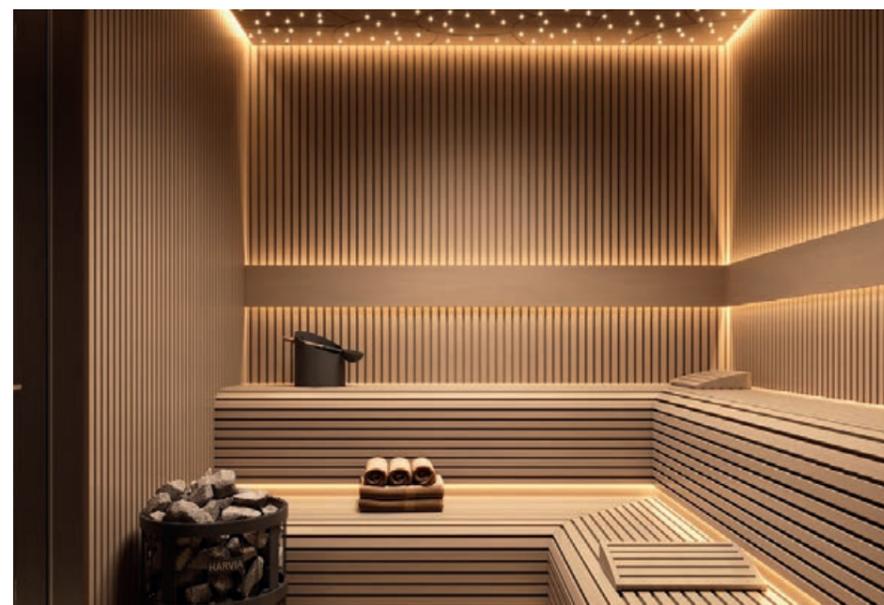
Beach-Style Pool

A serene space to simply unwind and rejuvenate



Fitness Centre

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



Wellness & Fitness Redefined

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



Outdoor Kids Play Area

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



Comfortable Bedrooms

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



Indoor Kid's Oasis

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



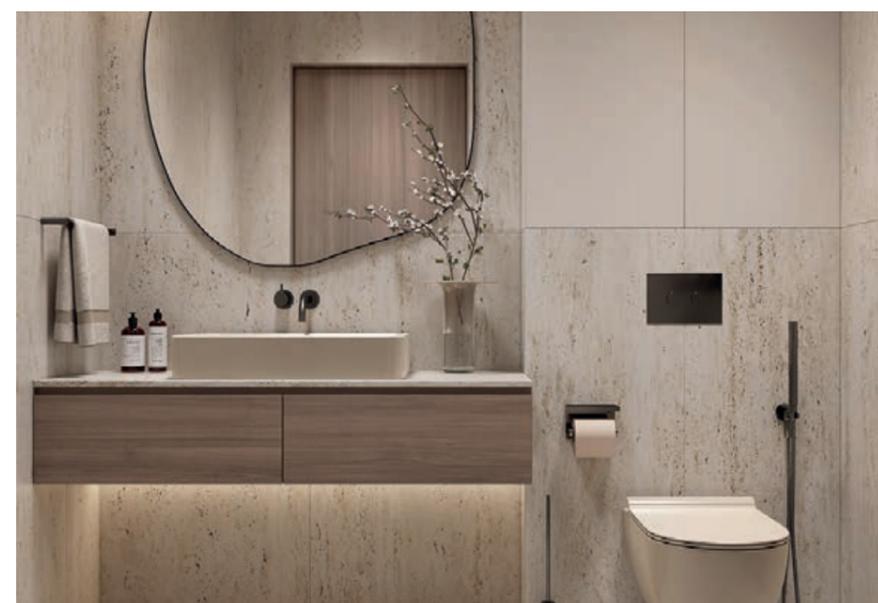
Refined Living Rooms

An environment that redefines contemporary living.



Functional Kitchen

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



Bathroom

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

HRE

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HREDEVELOPMENT.COM

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