

HILLSIDE

RESIDENCES

AT WASL GATE

wasl

Factsheet

Hillside Residences

An idyllic community experience in the heart of the city.

Welcome to one of the most sought after and aesthetically planned communities in Dubai. Presenting Hillside Residences, a new freehold development that comes with every urbane amenity you could think of and a lot more.

Here, you'll find thoughtfully designed residences that offer comfort and style, while being surrounded by lush greenery and picturesque landscapes. Enjoy the peace and quiet of Hillside Residences, knowing that the vibrant amenities and cultural attractions of Wasl Gate are right in your neighbourhood.



Factsheet

Size range per unit type

1 Bedroom
From 762 sq. ft. to 910 sq. ft.

2 Bedrooms
From 1,182 sq. ft. to 1,933 sq. ft.

3 Bedrooms + Maid's room
From 1,684 sq. ft. to 3,299 sq. ft.

Size range per unit type - Duplex

2 Bedrooms + Maid's room
From 1,701 sq. ft. to 1,933 sq. ft.

3 Bedrooms + Maid's room
From 2,511 sq. ft. to 3,299 sq. ft.

4 Bedrooms + Maid's room - Duplex
From 3,955 sq. ft. to 4,052 sq. ft.

Anticipated completion date Q3 2027



Building configuration 15 buildings total. 14 residential buildings + 1 amenities block

Bedrooms
1/3 Bedrooms
2B Duplex / 3B Duplex / 4B Duplex

Building heights :
Ranges from G+5-G+9

Technical specification: Combination of tile cladding with paint on cement render and double glass with aluminium window frames.

Cooling: VRF based ducted split system.

Metering
Electrical meter, Water meter & LPG meter for each residential unit.

IT specifications: IP based video intercom system, FTTH / home consolidation cabinet for each unit, Telephones / Data points for each unit, Access control, CCTV system, Gate barrier.

Interior (Summary):
Porcelain tile floor.
Walls and ceilings painted white.
Ceiling wet areas: Moisture resistant gypsum board painted white.
Doors: Wood core with laminate finish.

Payment Plan

40%

During construction

60%

On handover

5%

On booking

5%

5 months
from booking

5%

10 months
from booking

5%

15 months
from booking

5%

20 months
from booking

5%

26 months
from booking

5%

32 months
from booking

5%

38 months
from booking

60%

On handover



Hillside Master Plan



Hill 1
Wayfinding Gardens

Hill 2
Central Community

Hill 3
Sports & Wellness

Master Plan Render



Wast Gate

Hillside Residences

H1 - Podium Annotation

Key Amenities

- 1

Steps & Terrace Garden
- 2

Entrance Courtyard
- 3

Pool Pavilion
- 4

Shower
- 5

Yoga Deck
- 6

Shaded Pool Deck
- 7

Horizon Pool
- 8

Sunken Seating Area
- 9

Kids Pool
- 10

Social Garden
- 11

Community Lawn
- 12

Pavilion
- 13

BBQ Area
- 14

Social Counter
- 15

Stairway to Ground Floor
- 16

Shaded Courtyard
- 17

Table Tennis Court
- 18

Kids Play Area
- 19

Bench
- 20

Balcony
- 21

Bridge to Hill 02



H2 - Podium Annotation

Key Amenities

- 1

Steps & Terrace Garden
- 2

Entrance Courtyard
- 3

Bridge to Hill 01
- 4

Pavilion
- 5

Community Lawn
- 6

Social Courtyard
- 7

Sculpture
- 8

Stairway to Ground Floor
- 9

BBQ Area
- 10

Outdoor Fitness Area
- 11

Kids Play Area
- 12

Shaded Courtyard
- 13

Horizon & Lap Pool
- 14

Kids Pool
- 15

Pool Deck
- 16

Table Tennis Court
- 17

Balcony
- 18

Bridge to Hill 03



H3 - Podium Annotation



Key Amenities

- | | | | | | | | |
|---|--------------------------|----|------------------|----|------------------|----|--------------------|
| 1 | Bridge to Hill 02 | 6 | Community Lawn | 11 | BBQ Area | 16 | Horizon & Lap Pool |
| 2 | Entrance Courtyard | 7 | Pavilion | 12 | Kids Play Area | 17 | Kids Pool |
| 3 | Social Courtyard | 8 | Chess Board | 13 | Outdoor Fitness | 18 | Basketball Court |
| 4 | Stairway to Ground Floor | 9 | Organic Garden | 14 | Entrance Terrace | 19 | Climbing Wall |
| 5 | Timber Deck | 10 | Shaded Courtyard | 15 | Pool Deck | 20 | Balcony |





Transport yourself to an urbane world.

The first thing that strikes you when you enter the Hillside Residences community is the elegantly designed low-rise residence buildings nestled in the serene green spaces. And this urbane elegance is evident in the thoughtfully planned and aesthetically built common areas that feature all amenities.

Plaza

Wasl Gate

Hillside Residences



Wasl Gate

Retail



Hillside Residences



pool

Built around you and your lifestyle.

Every home unit at Hillside Residences is designed to encompass the life and lifestyle of a discerning homeowner. Available in 1/3-bedroom units, 2-bedroom duplexes, 3-bedroom duplexes, penthouses and 4-bedroom sky villas, these contemporary homes offer airy, generous living spaces and bring an aesthetic mix of layouts to the property.



Bathroom



Wasl Gate



Hillside Residences

Master Bedroom



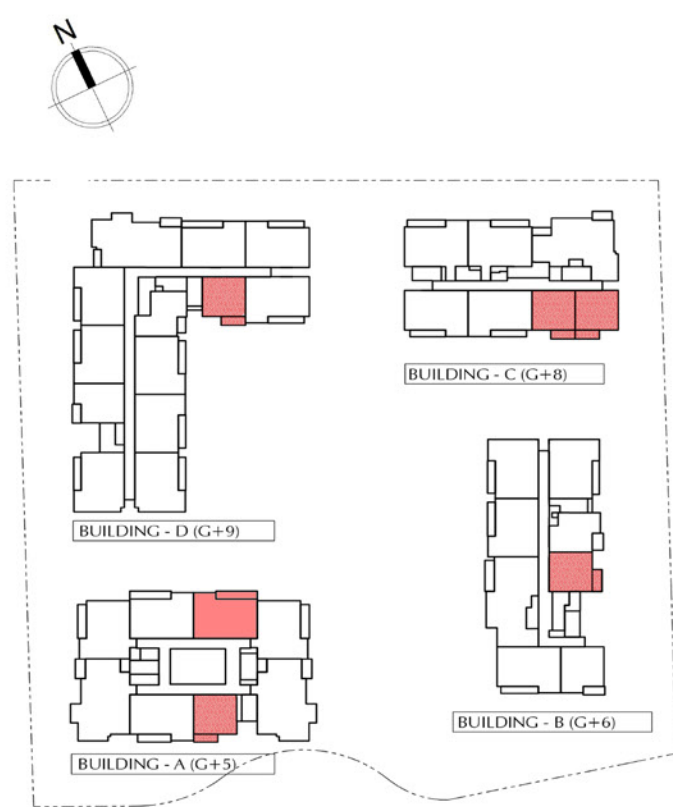
Lobby



Wasl Gate

Hillside Residences

H1 Unit Layout - 1 Bedroom Type A

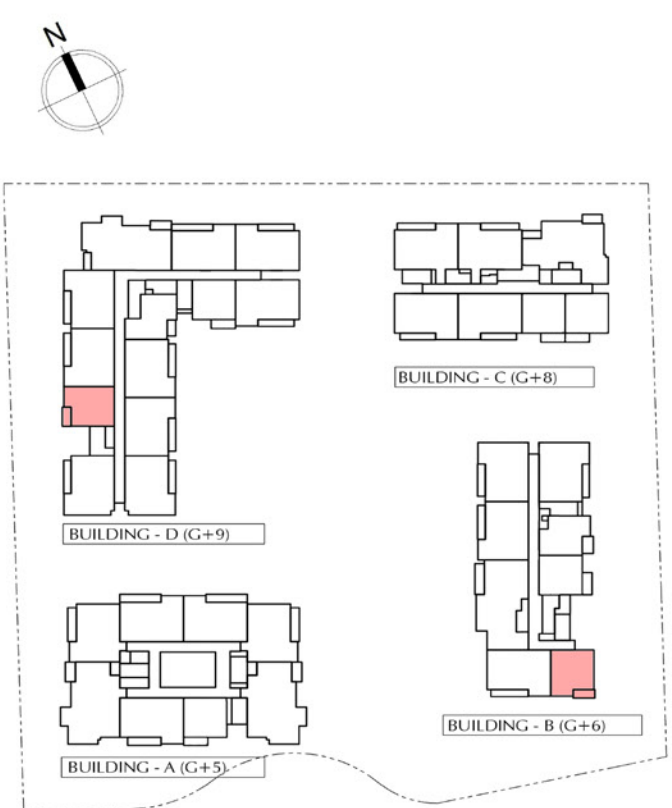


KEY PLAN:

1-Bedroom Apartment - Type A		
	SQ Ft	SQ M
Apartment Area	695.35	64.6
Terrace Area	123.35	11.46
Total Area	818.7	76.06

Building	Level
A	1, 3, 4, 5
B	1, 2, 3, 4
C	3, 4, 5, 6
D	1

H1 Unit Layout - 1 Bedroom Type B

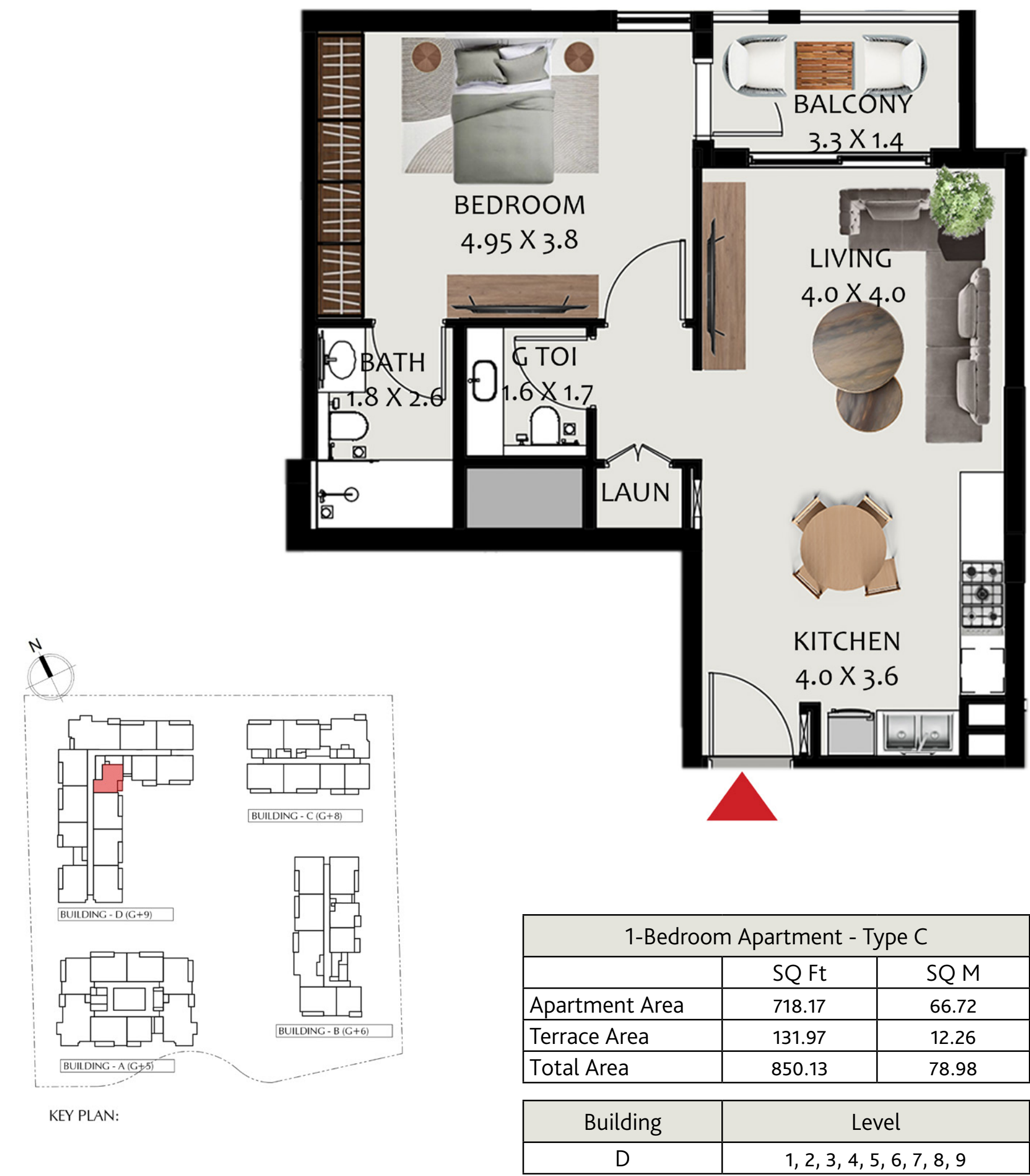


KEY PLAN:

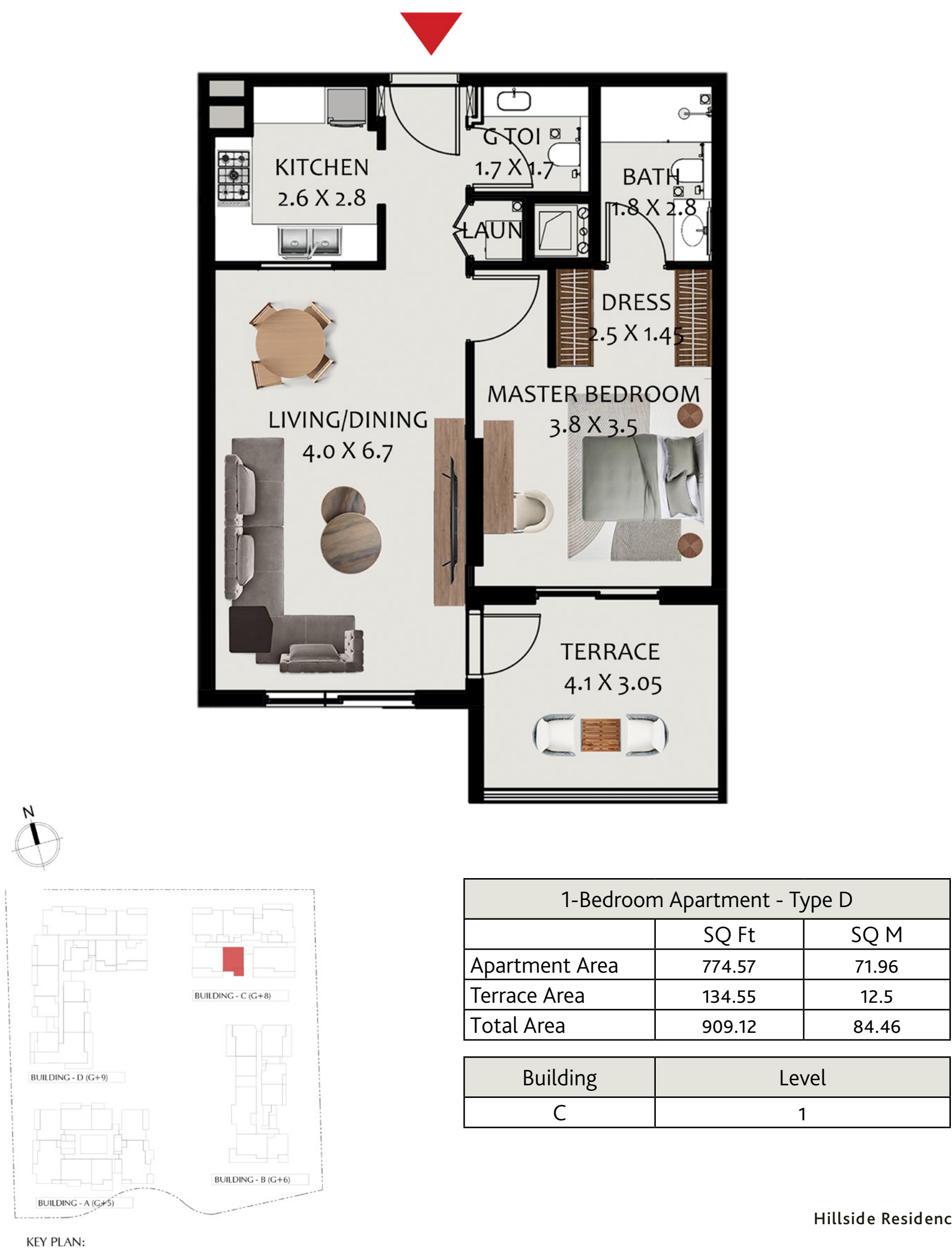
1-Bedroom Apartment - Type B		
	SQ Ft	SQ M
Apartment Area	736.57	68.43
Terrace Area	126.37	11.74
Total Area	862.94	80.17

Building	Level
B	1, 2, 3, 4, 5, 6
D	1, 2, 3, 4, 5, 6, 7, 8, 9

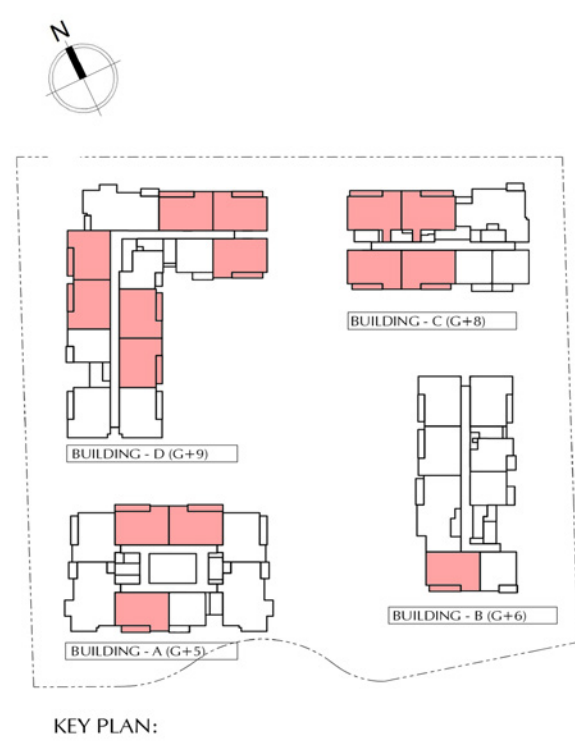
H1 Unit Layout – 1-Bedroom Type C



H1 Unit Layout – 1-Bedroom Type D



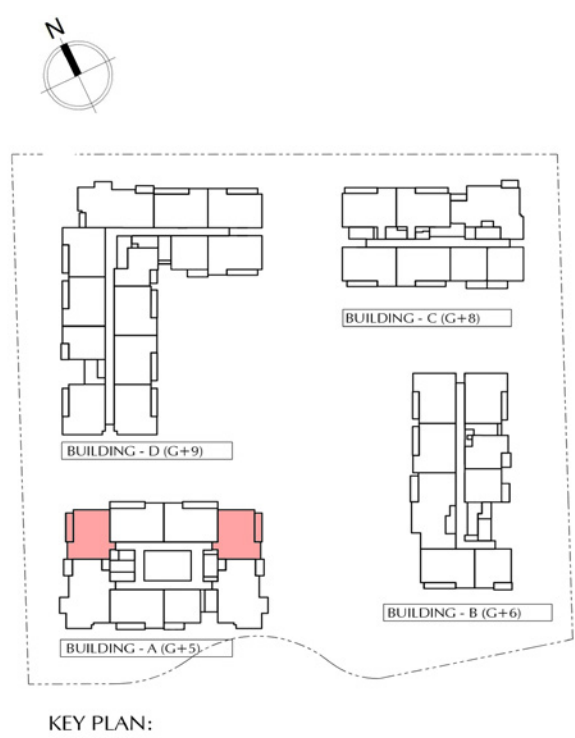
H1 Unit Layout – 2-Bedroom Type A



2-Bedroom Apartment - Type A		
	SQ Ft	SQ M
Apartment Area	1096.2	101.84
Terrace Area	187.08	17.38
Total Area	1283.27	119.22

Building	Level
A	1, 2, 3, 4, 5
B	2, 3, 4, 5, 6
C	2, 3, 4, 5, 6
D	1, 2, 3, 4, 5, 6, 7, 8, 9

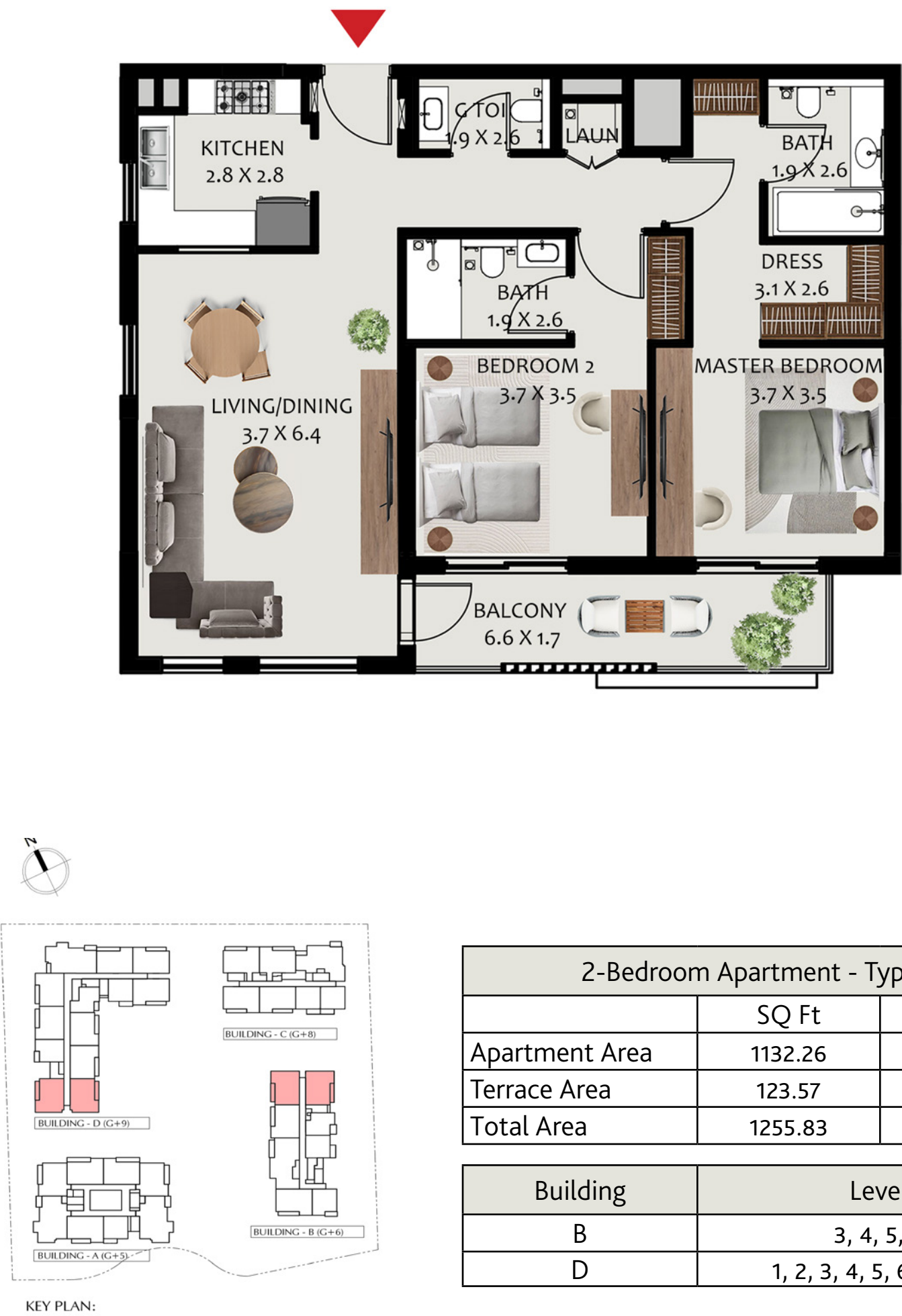
H1 Unit Layout – 2-Bedroom Type B



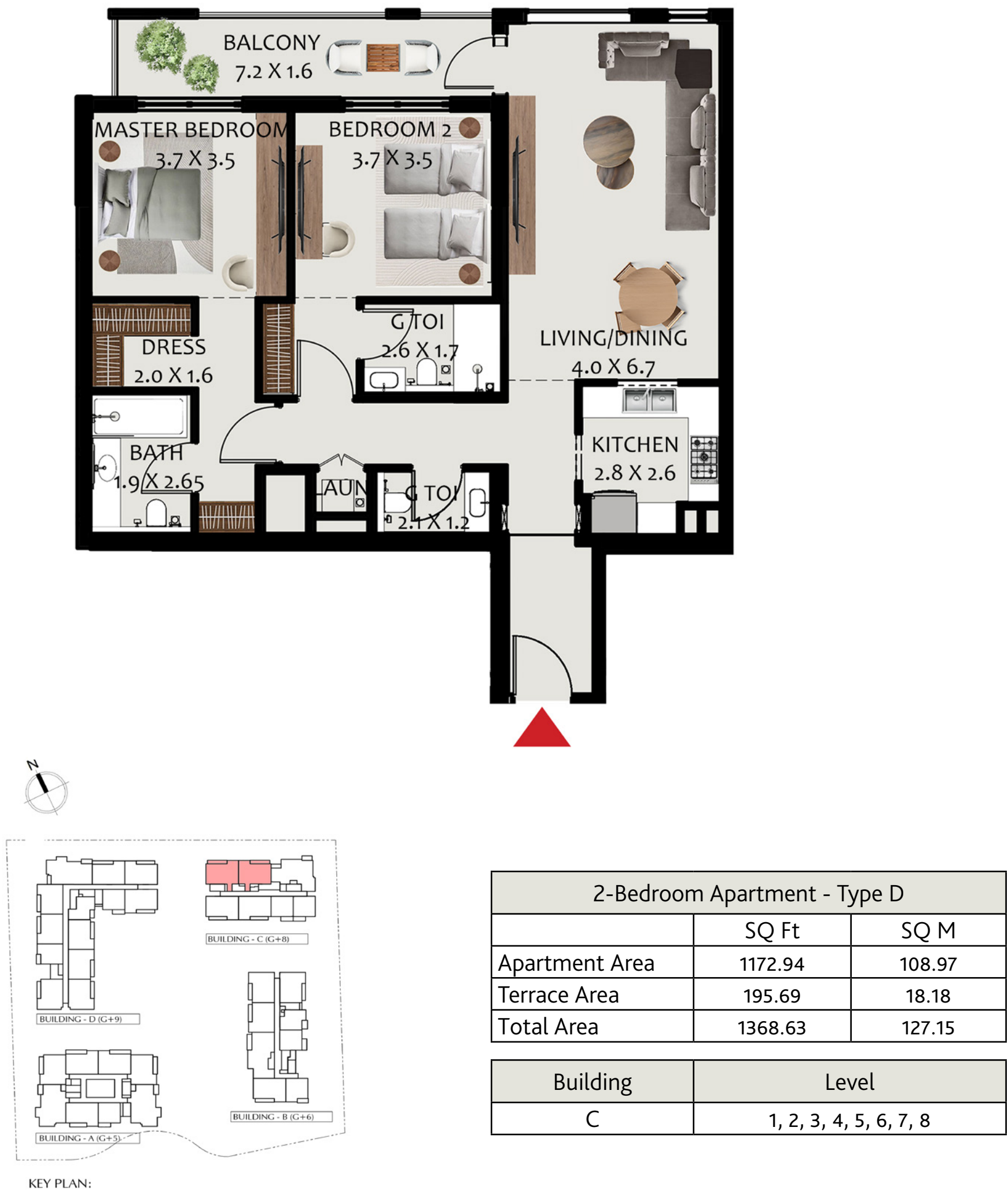
2-Bedroom Apartment - Type B		
	SQ Ft	SQ M
Apartment Area	1121.49	104.19
Terrace Area	197.73	18.37
Total Area	1319.22	122.56

Building	Level
A	1, 2, 3

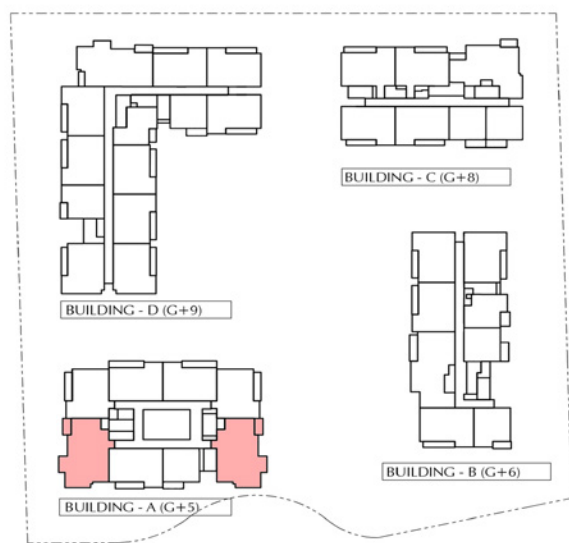
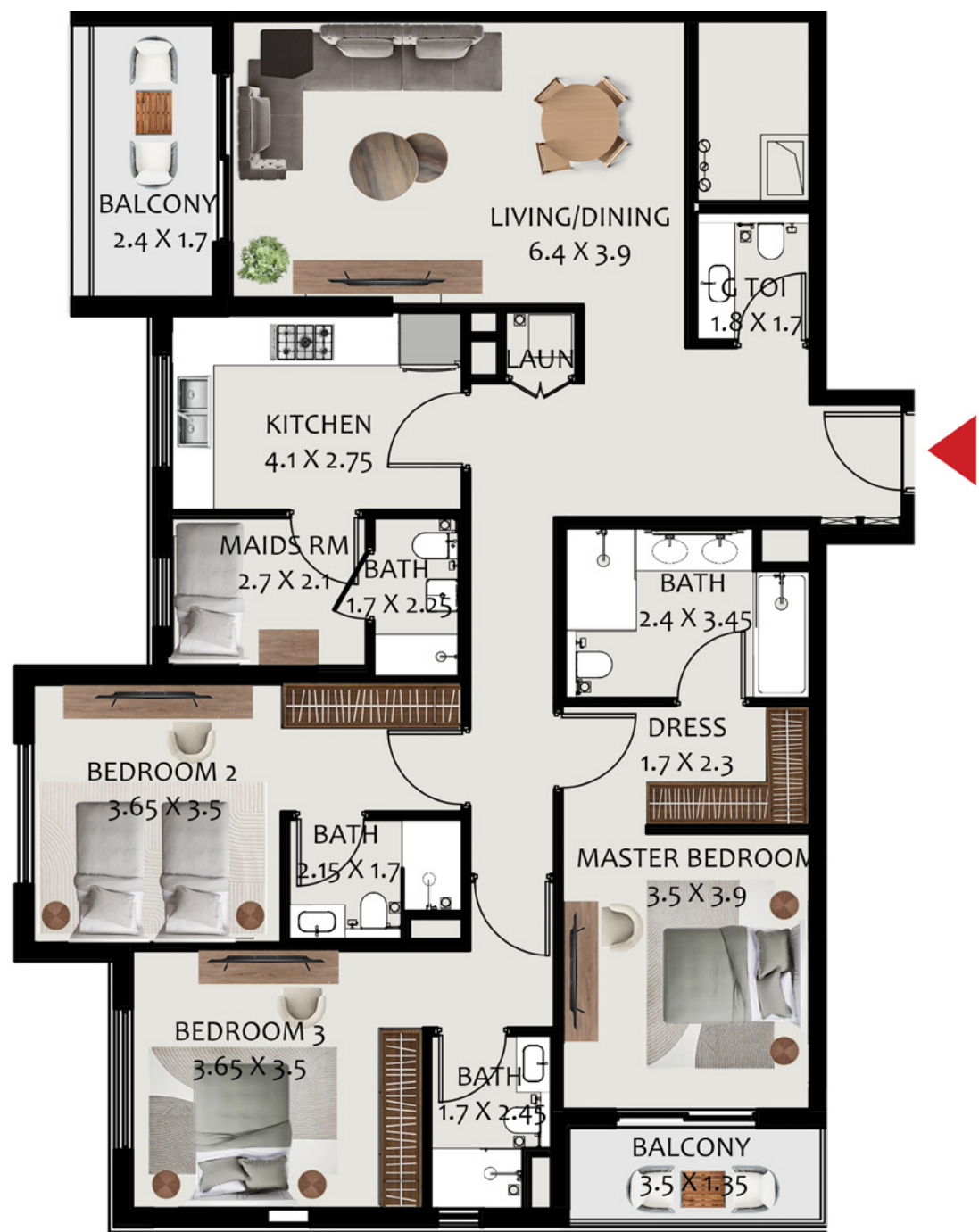
H1 Unit Layout – 2-Bedroom Type C



H1 Unit Layout – 2-Bedroom Type D



H1 Unit Layout – 3-Bedroom Type A

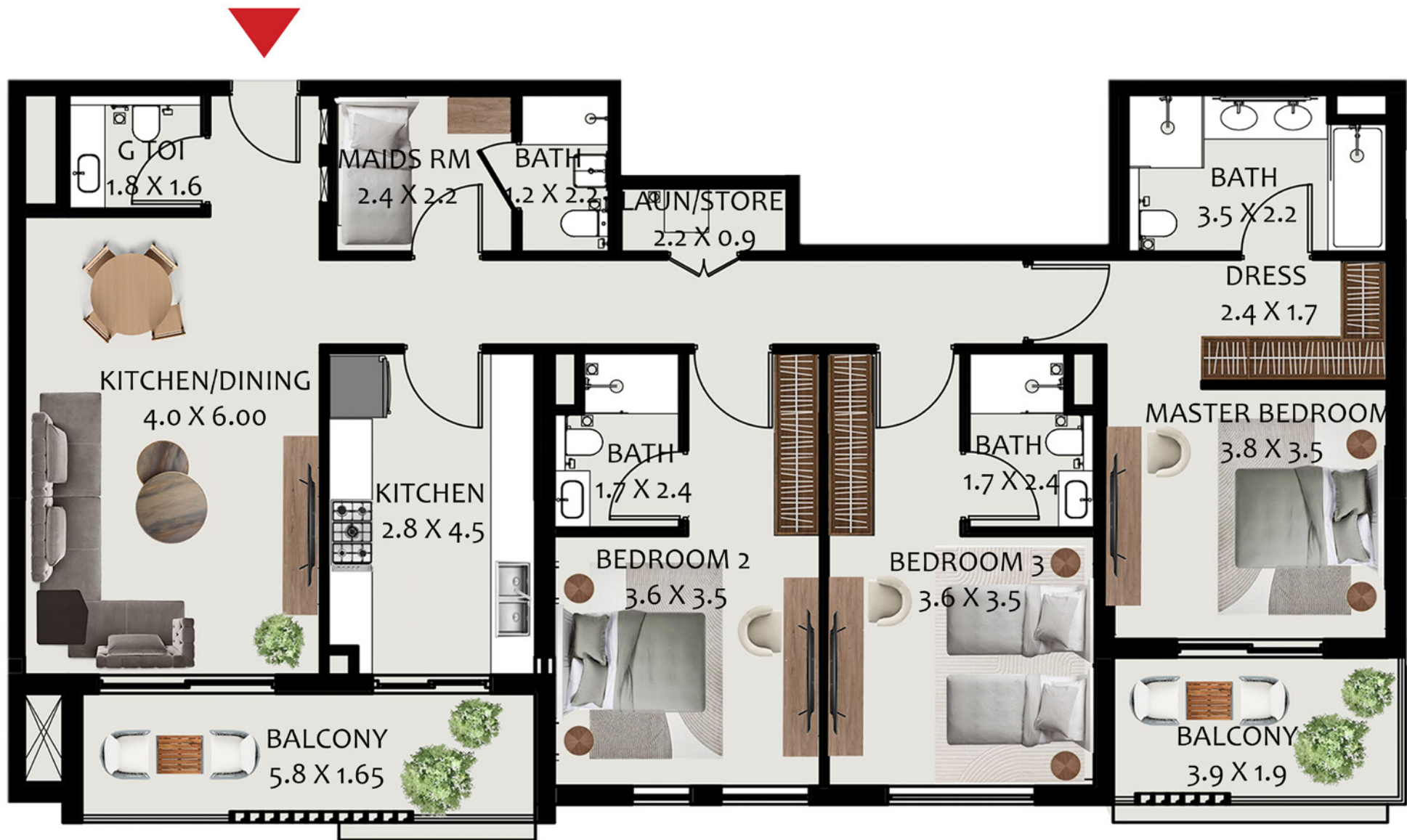


KEY PLAN:

3-Bedroom Apartment - Type A		
	SQ Ft	SQ M
Apartment Area	1660.98	154.31
Terrace Area	167.57	13.26
Total Area	1828.55	167.57

Building	Level
A	1, 2, 3, 4, 5

H1 Unit Layout – 3-Bedroom Type B

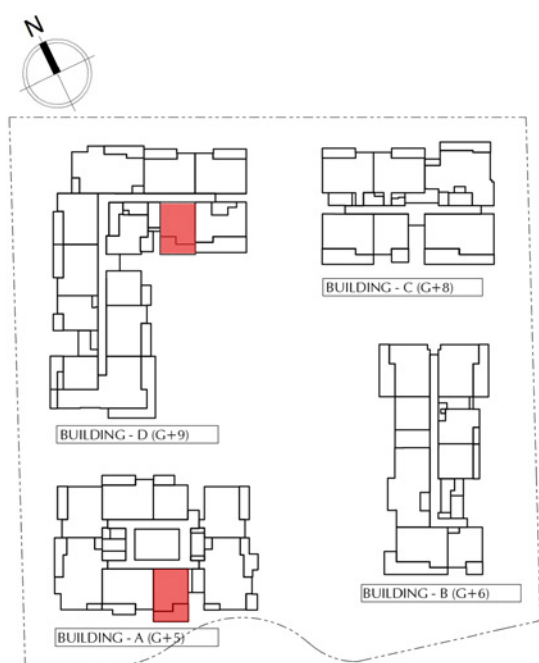


KEY PLAN:

3-Bedroom Apartment - Type B		
	SQ Ft	SQ M
Apartment Area	1604.47	149.06
Terrace Area	342.83	31.85
Total Area	1947.3	180.91

Building	Level
B	2, 3, 4, 5, 6

H1 Unit Layout – 3-Bedroom Type C



3-Bedroom Apartment - Type C		
	SQ Ft	SQ M
Apartment Area	1603.82	149
Terrace Area	146.28	13.59
Total Area	162.59	1750.1

Building	Level
C	1, 2, 3, 4, 5, 6, 7, 8

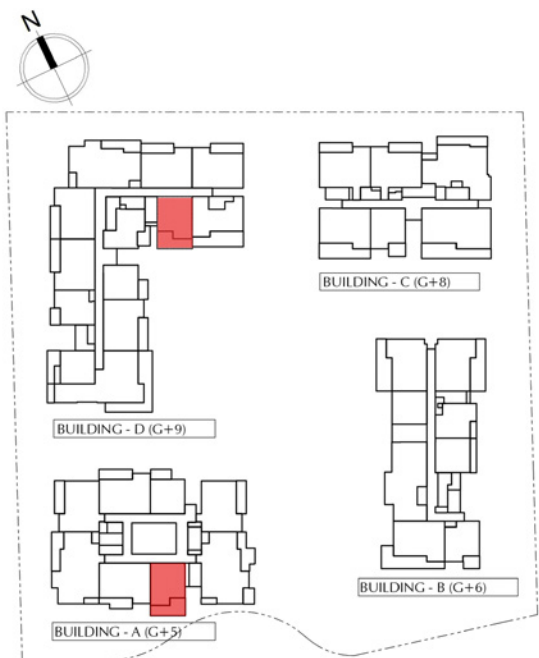
H1 Unit Layout – 3-Bedroom Type D



3-Bedroom Apartment - Type D		
	SQ Ft	SQ M
Apartment Area	1617.82	150.3
Terrace Area	312.69	29.05
Total Area	1930.51	179.35

Building	Level
D	1, 2, 3, 4, 5, 6, 7, 8, 9

H1 Unit Layout –
2-Bedroom Duplex - Type DX A1



2-Bedroom Duplex - Type DX A1		
	SQ Ft	SQ M
Apartment Area	1587.14	147.45
Terrace Area	151.45	14.07
Total Area	1738.59	161.52

Building	Level
A	1&2
D	1&2

H1 Unit Layout –
2-Bedroom Penthouse - Type DX A2

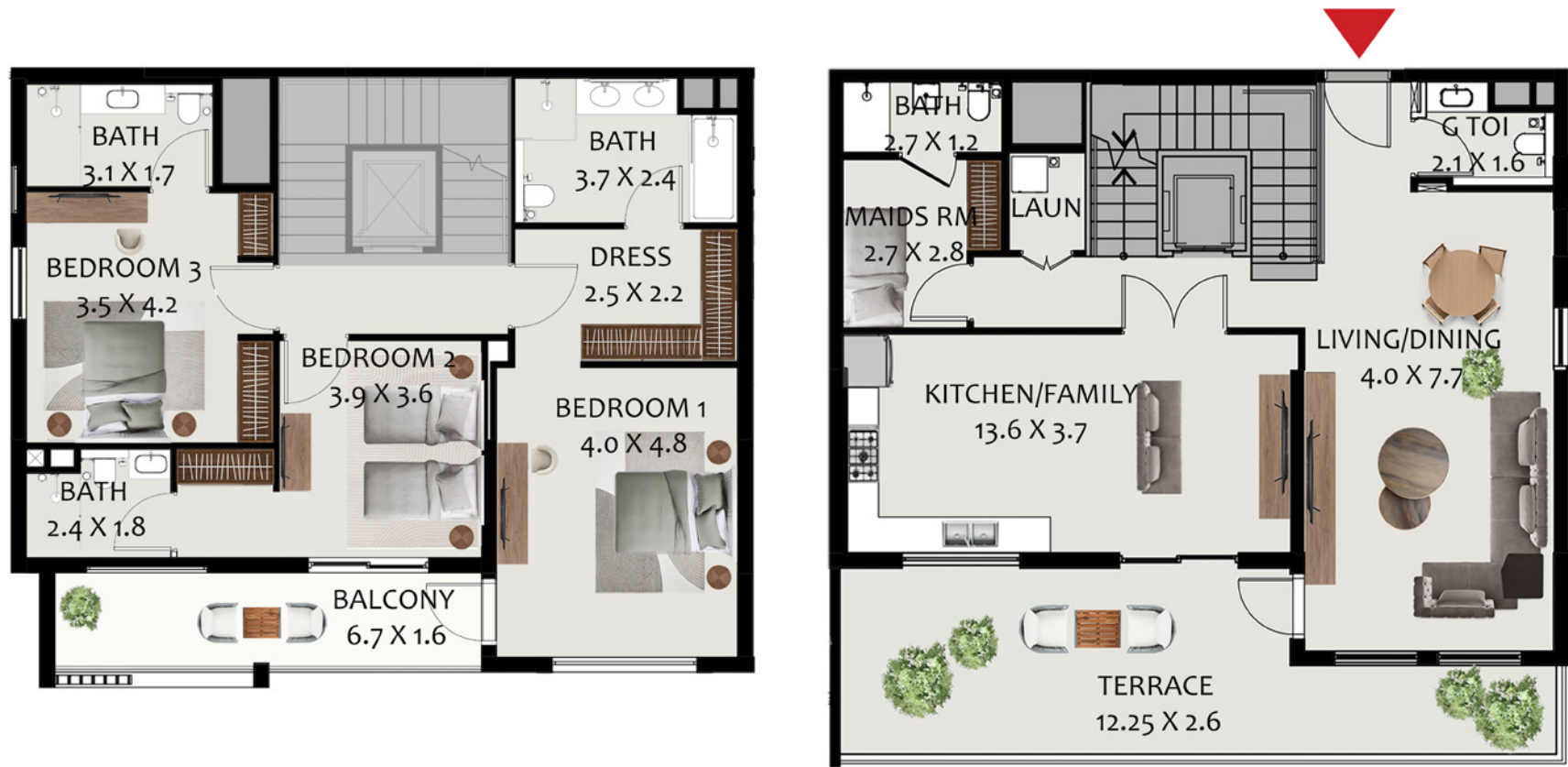


KEY PLAN:

2-Bedroom Penthouse - Type DX A2		
	SQ Ft	SQ M
Apartment Area	1587.14	147.45
Terrace Area	151.45	14.07
Total Area	1738.59	161.52

Building	Level
B	6 & 5
C	8 & 7
D	8 & 9

H1 Unit Layout –
3-Bedroom Skyvilla - Type DX A



H1 Unit Layout –
3-Bedroom Penthouse - Type DX B



3-Bedroom Skyvilla - Type DX A		
	SQ Ft	SQ M
Apartment Area	2491.31	231.45
Terrace Area	617.96	57.41
Total Area	3109.26	288.86

Building	Level
B	Private Entry at GF, 1 & 2
C	Private Entry at GF, 1 & 2
D	Private Entry at GF, 1 & 2



3-Bedroom Penthouse - Type DX B		
	SQ Ft	SQ M
Apartment Area	2415.42	224.4
Terrace Area	797.82	74.12
Total Area	3213.24	298.52

Building	Level
B	5,6 & Private Terrace at Roof
C	7,8 & Private Terrace at Roof
D	8,9 & Private Terrace at Roof

H1 Unit layout –
4-Bedroom Skyvilla - Type DX A



KEY PLAN:

4-Bedroom Skyvilla - Type DX A		
	SQ Ft	SQ M
Apartment Area	2530.06	235.05
Terrace Area	497.72	46.24
Total Area	3027.78	281.29

Building	Level
C	Private Entry at GF, 1 & 2





Wasl Gate

Experience a life
like nowhere else.

Welcome to a freehold master development that has something for everyone. Whether you choose to live, work or simply visit Wasl Gate, you will experience a life like nowhere else.

A cosmopolitan development offering apartments, townhouses, dining, retail businesses and much more. It also houses Festival Plaza Mall by Al Futtaim - bringing a brand-new IKEA and ACE to south Dubai. An ideal location on Sheikh Zayed Road, with immediate access to the Energy Metro Station, Al Maktoum International Airport and the world renowned Expo 2020. A place you can call home, every day, only at Wasl Gate.

Be surrounded by a great network.

Designed to transform urban living, Hillside Residences offers you easy access to an extensive network of roads, metro line and buses. While you're just minutes away from Sheikh Zayed Road and Energy Metro Station, Al Maktoum International Airport and Expo City are just a short drive away.









Palm Jabel Ali	10 Min
Dubai Marina	10 Min
Palm Jumeirah	15 Min
Al Maktoum International Airport	20 Min
Burj Khalifa	20 Min
Dubai International Financial Centre	20 Min
Dubai World Trade Centre	25 Min
Dubai International Airport	30 Min





Live at the centre of it all.

Malls, parks, retail outlets, dining out - no matter what your definition of fun is, Hillside Residences has it all. Right in your neighbourhood is Festival Plaza Mall by Al Futtaim with a new IKEA and ACE. And the Central Park, with its lush and picturesque landscaping, makes sure urban living comes full circle.

- | | |
|---|--|
|  Festival Plaza Mall |  Energy Metro Station |
|  Central Park |  Dog Park |
|  Retail outlets |  Church |
|  Temple |  Mosque |

From Dubai's very own master developer

Wasl is one of the largest real estate asset management groups in Dubai, with a mandate from the government to commercialise its strategic land.

With an extensive portfolio of residential and commercial properties, industrial lands and world-class leisure destinations, Wasl is a dominant force driving Dubai's socio-economic growth and creating memorable experiences for residents and visitors alike.

Wasl's commitment to delivering high-quality properties that meet the needs of a diverse range of tenants and investors has helped establish them as a leading regional player.



WASL In Numbers

50,000⁺

Residential &
Commercial Units

4

Freehold Master
Developments

7

Community Malls

32⁺

Hotels &
Hotel Apartments

7,960⁺

Hotel Rooms

5,500⁺

Land Plots of
Various Uses

8⁺

Golf Clubs

120⁺

Restaurants

1000⁺

Buildings

Hillside Residences

