

HRE  
DEVELOPMENT



WADI HILLS

Designed to Be Desired

# BUILDING STORIES. CREATING LANDMARKS.

For over 22 years, HRE Development has been shaping Dubai's skyline and communities with precision, creativity, and purpose. Backed by our in-house construction arm, we ensure every project is delivered with the same dedication to quality, detail, and vision.

From over 200 projects delivered and 12,000 homes built, our mission remains clear, to see potential where others don't, and to create developments that define their neighborhoods.

When we began in HRE, few saw its promise. Today, it's a thriving destination.

Now, we bring that same foresight to Wadi Al Safa with Wadi Hills.

## HRE IN NUMBERS



ESTABLISHED IN  
2003

200+  
PROJECTS  
DELIVERED

HOMES BUILT FOR  
12,000+  
FAMILIES



AT HRE, WE'VE ALWAYS BELIEVED  
IN SEEING OPPORTUNITY BEFORE  
THE MARKET CATCHES ON.

When we launched SkyHills One in Dubai Science Park, we were among the first and those who trusted that vision are now sitting on serious appreciation.

Today, we're seeing the same signals in Dubai Land.

a chance for brokers and clients to enter early in a zone that's primed for value and built for lifestyle



HRE  
DEVELOPMENT

IN THE QUIET RISE OF DUBAI LAND,  
A NEW VISION IS TAKING SHAPE



# WHY DUBAI LAND?

Downtown Dubai  
Burj Khalifa  
Dubai Mall

Business Bay

Dubai Design District (D)

Dubai Creek Harbour

Dubai Festival City

Meydan Golf Course

Al Barari

IMG Worlds

Falconcity of Wonders

City of Arabia

WADI HILLS

Community Park  
Zayed University UAE



DXB  
Dubai Int'l  
Airport

## THE COMMUTE ADVANTAGE: 80% FASTER ACCESS

RTA's newly approved road network links the Area directly to Sheikh Mohammed Bin Zayed Road.

Travel time drops from 10 minutes to 2.

Saving time, and gaining value.

Structural infrastructure leads to 20% price jumps in 2 years.



## PRIME LIFESTYLE, NOT PRIME PRICES

Dubai Land is just 7 minutes from Meydan, Nad Al Sheba, and Arabian Ranches but priced significantly lower per sqft.

Clients buy below the curve with room to grow.



## A DISTRICT IN FULL SWING

Over 70 active projects and billions under development in the Wadi Al Safa cluster.

This is the next hotspot in Dubai, and it's already in motion





## A LIFE BEYOND WALLS

Wadi Hills is part of a larger urban vision: landscaped parks, schools, retail, and F&B clusters.

Real community.  
Real end-user appeal.  
Real resale value.





## RENTAL YIELDS THAT MAKE THE NUMBERS WORK

With projected 8–10% gross rental yields, The area is not just an end-user product it's an investor's opportunity.

Sell income from day one, not just capital gains



AN ADDRESS THAT MAKES  
THE NEIGHBORHOOD WHISPER, ONE DAY I'LL LIVE THERE.

# CLOSE TO THE CITY, ABOVE THE REST.

Perfectly placed in Dubai Land, Wadi Hills offers seamless access to Dubai's main destinations while keeping you surrounded by open views and peace.



**15 mins**  
Dubai Mall & Burj Khalifa



**12 mins**  
Meydan Golf Course & Dubai Design District



**18 mins**  
Dubai International Airport (DXB)



**15 mins**  
Downtown Dubai



**2 mins**  
Dubai Metro Station



**7 mins**  
Arabian Ranches



**7 mins**  
Nad Al Sheba

Downtown Dubai  
Burj Khalifa  
Dubai Mall

DIFC

Business Bay

Dubai Design District (D)

Dubai Creek Harbour

Dubai Festival City

Meydan Golf Course

Al Barari

Falconcity of Wonders

IMG Worlds

City of Arabia

**WADI HILLS**

Community Park |  
Zayed University UAE

Your life flows effortlessly between city energy and community calm.

A photograph of a modern skyscraper at dusk. The building has a curved, illuminated facade with the letters 'HRE' at the top. The sky is dark with a large, bright crescent moon on the right. The foreground shows some palm trees and other city buildings.

# WADI HILLS

Designed to Be Desired



WADI HILLS

NOT JUST A  
HOME...  
BUT A PLACE  
EVERYONE  
NOTICES.



WADI HILLS WAS  
CREATED FOR THOSE  
WHO CHOOSE TO LIVE  
AHEAD OF THE CURVE



## THE NEW BENCHMARK FOR WADI AL SAFA

Surrounded by evolving infrastructure, green spaces, and family-friendly amenities, this is where early buyers gain the most in value, prestige, and lifestyle.





SOME HOMES ARE WORTH CHASING



## ELEVATED BY DESIGN

Wadi Hills stands taller in presence, not just in height. The design is contemporary yet timeless, with clean lines, elegant proportions, and an unmistakable air of refinement that sets it apart from the surrounding buildings.

Its exterior commands attention.  
Its interiors invite you in.  
Every space is crafted with intention,  
balancing openness, light, and privacy.





## WHERE EVERY DAY FEELS LIKE MORE

-  Infinity-edge pool with open views
-  Fully equipped gym & wellness spaces
-  Elegant lobby & concierge service
-  Kids' play areas integrated into nature
-  Smart home entry systems

More than just features, these are spaces designed to create moments and memories.



NOT JUST HOMES...  
BUT SPACES DESIGNED TO STAND ABOVE





## LIGHT, SPACE, CALM

From Studio retreats to expansive three-bedroom residences, every home at Wadi Hills is built around how you want to live more space, more light, more comfort.

Floor-to-ceiling windows

Thoughtful details in every corner

Generous layouts and storage

Warm, premium materials

THIS IS WHERE DESIGN SERVES YOUR LIFE:  
QUIETLY, BEAUTIFULLY, AND LASTINGLY.

# WADI HILLS



## PROJECT DETAILS

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



## STARTING SIZE

TYPICAL UNITS

SIZE RANGE (SQFT)

**Studios**

**369 SQFT**

**1-bedroom**

**671 SQFT**

**3-bedrooms**

**1,436 SQFT**

# PROJECT CONFIGURATION



**FLOOR CONFIGURATION**  
B + G + 12 Floors



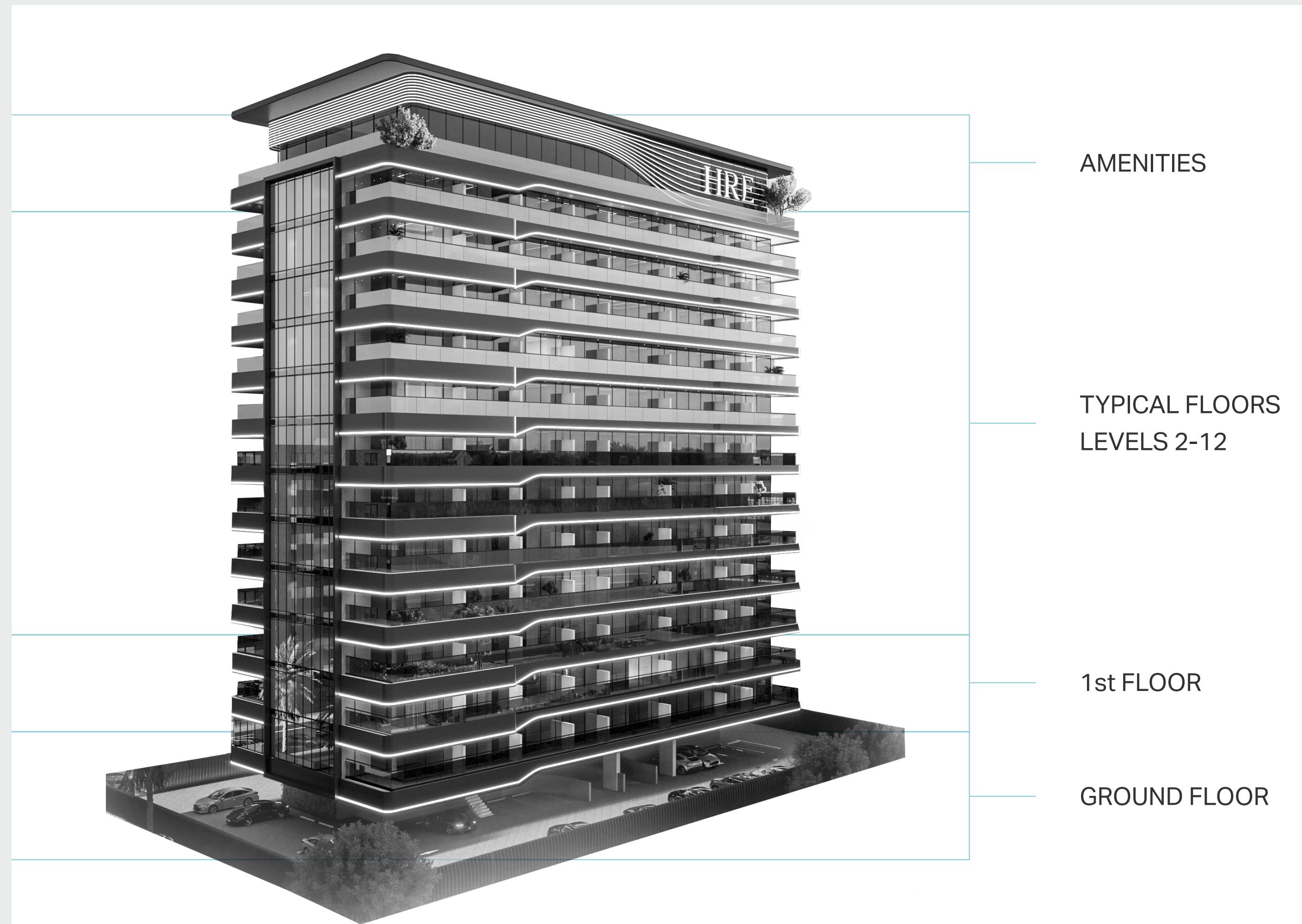
**LIFT CONFIGURATION**  
• 2 Passenger  
• 1 Service



**PARKING ALLOCATION**  
1 space / unit



**COMPLETION DATE**  
Q3 2028 (TBC).



## EASY & FLEXIBLE PAYMENT PLAN 70/30

**10 %**

upon booking

+ 4% DLD

**10 %**

After 30 Days

**40 %**

During construction

( 5% every 3 months )

**10 %**

On completion

**30 %**

post handover

( 1% monthly over 30 months )

CORPORATE ACCOUNT DETAILS	
Bank Name	Commercial Bank of Dubai
Account Title	HRE Real Estate Development
Account Number	1008942029
IBAN	AE85023000001008942029
Currency	Arab Emirates Dirham - AED
Swift Code	CBDUAEAD



THE DESIGN. THE EMOTION. THE DESIRE

The logo for Wadi Hills, featuring the word "WADI HILLS" in a white, serif, all-caps font. A thin, light blue wavy line is positioned below the letter "A" and extends under the "HILLS" portion of the text.

## EOI LAUNCH OFFERING

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# CLIENT OFFERING

LAUNCH PRICE  
FULLY FURNISHED UNITS  
POST-HANDOVER PAYMENT PLAN

## ELIGIBILITY

Only for Clients Who Place EOIs  
During the Campaign Window.

# BROKER COMMISSION

## INSTANT CASH REWARDS

EOIs that pay DP within 48 hours  
of allocation receive

AED 2,500 for Studios

AED 3,500 for 1 Bedrooms

AED 5,000 for 3 Bedrooms

These are immediate cash rewards

## STARTING SIZE

## STARTING PRICE

TYPICAL UNITS	SIZE RANGE (SQFT)	PRICE (AED)
Studios	369 SQFT	659,000
1-bedroom	671 SQFT	969,000
3-bedrooms	1,436 SQFT	1,548,000



YOUR CHANCE TO ARRIVE EARLY

# WE DON'T JUST BUILD INVENTORY. WE BUILD STORIES.

And Wadi Hills is the story your clients  
will want to be part of before it's told  
everywhere else.

Owning the narrative.  
Owning the sales.

Contact our team or schedule a private viewing today.

## HRE SALES OFFICE

Umm Suqeim Street, Al Barsha,  
Al Barsha South Dubai  
[Click for Location](#)

For more information on Celeste  
please call +971 800-4733

Visit our website at [hredevelopment.com](#)  
Or via our social media platforms



# WADI HILLS



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