

SKYHILLS
RESIDENCES 2

Where the Sky's the limit

FACT SHEET

HRE
DEVELOPMENT

WHERE THE SKY'S THE LIMIT



Look up.

The sky is full of endless possibilities,
always changing, always inspiring.

Now, imagine living in a place that
embodies that same energy. A place
where your best life begins and every
horizon opens to something new.





Jumeirah Village Circle

DUBAI'S MOST COVETED COMMUNITY



Jumeirah Village Circle (JVC) is a 560-hectare master-planned community designed in a circular layout, offering a family-friendly and pet-friendly lifestyle.

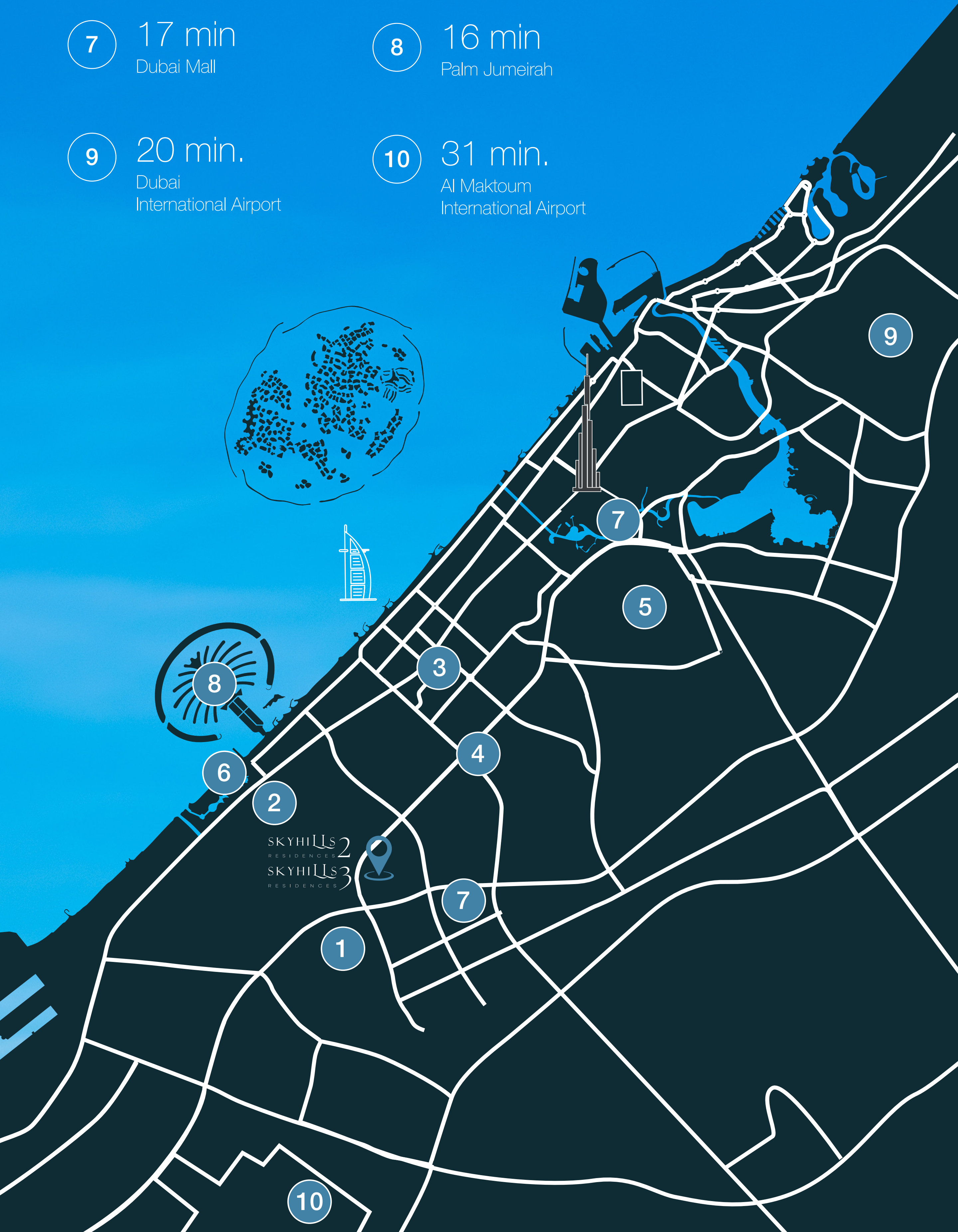
JVC is ideally located between Sheikh Mohammed Bin Zayed Road, Al Khail Road, and Hessa Street, providing seamless connectivity throughout Dubai.

Now one of the city's most sought-after neighborhoods, outshining iconic areas like Business Bay and Dubai Marina.

EVERYTHING ON THE HORIZON



- 1 8 min. Dubai Sports City
- 2 12 min. Emirates Golf Club
- 3 12 min. Mall of the Emirates
- 4 8 min. Dubai Hills Mall
- 5 17 min. Meydan Race Course
- 6 15 min. The Beach, JBR
- 7 17 min. Dubai Mall
- 8 16 min. Palm Jumeirah
- 9 20 min. Dubai International Airport
- 10 31 min. Al Maktoum International Airport



The Amenities

ABOVE & BEYOND, EVERY DAY



Indoor & Outdoor Gym

Basketball Court

Tennis Court

Kids Play Area

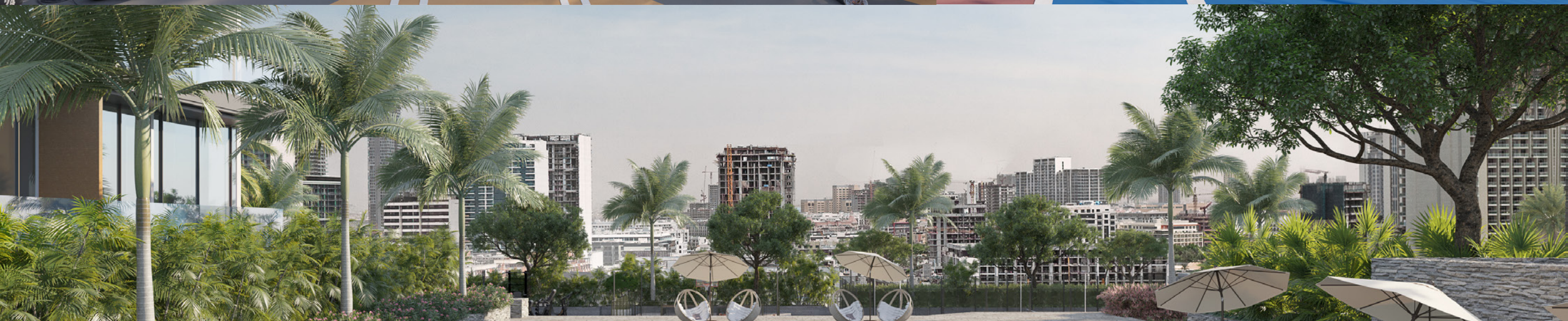
Swimming Pool

Gym & Sauna

Seating Areas

Landscaped Areas

Water Features





UNIT PRICES

STARTING PRICE

Studio Apartments	AED 680,000
1 Bedroom Residences	AED 1.15M
2 Bedroom Residences	AED 1.75M
2 Bedroom Duplex	AED 3M
3 Bedroom Duplex	AED 3.25M

PROJECT DETAILS

Project Name	Skyhills Residences 2
Project Type	Apartments
Units	509
Retail Units	17
Location	Jumeirah Village Circle
Handover	Q3 2026

PAYMENT PLAN

PRE-HANDOVER

10%	Downpayment
10%	SPA
5%	6 Months
5%	9 Months
20%	Handover

POST-HANDOVER

5%	3 Months
10%	6 Months
10%	12 Months
5%	16 Months
10%	20 Months
10%	24 Months



REQUIRED DOCUMENTS

PRIVATE INDIVIDUAL

National / UAE Resident

- Passport Copy
- Passport Copy Signature Page
- Visa Page
- Emirates ID
- Contact Details
- Address Details

Non-UAE Resident

- Passport Copy
- Passport Copy Signature Page
- National ID Card*
- Contact Details
- Address Details
- 10% Reservation Deposit of Unit Value in AED through Credit Card or Cheque

COMPANY

- Board of Resolution
- Certificate of Good Standing
- Trade License / Certificate of Incorporation
- Memorandum of Association - Memorandum of Articles - English and Arabic Translation
- NOC Owning Properties
- Recent Certificate of Incumbency / Share Certificate

MAINLAND

OFFSHORE COMPANY

- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Good Standing
- Copy of Trade License / Certificate of Incorporation
- Incumbency Certificate
- MOA - English and Arabic Translation
- NOC - Owning a Property in Dubai
- Share Certificate

DMCC COMPANY

- Share Certificate
- MOA - English and Arabic Translation
- Certificate of Good Standing
- Owner's Passport Copy
- Board of Resolution / POA
- Certificate of Registration or Certificate of Incumbency



BOOKING PROCESS

Reservation / Application Form

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

Payment Of Reservation Deposit

Following the receipt of the Reservation Deposit, the chosen residence will be reserved for the purchaser.

Sales & Purchase Agreement (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer, along with instructions for transferring the down payment to the ESCROW account.

Issuance Of Initial Agreement For Sale

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale is issued in the purchaser's name. Land Department fees and administration costs will apply at this step.

Subsequent Payments

To be made as per the payment plan and in compliance with the terms and conditions of the SPA.

LEGEND

SPA: Sales & Purchase Agreement

DLD: Dubai Land Department

RERA: Real Estate Regulatory Agency

DED: Department of Economy & Tourism

DMCC: Dubai Multi Commodities Centre

MOA: Memorandum of Association

NOC: No Objection Certificate

POA: Power of Attorney

BANK DETAILS

ESCROW

Account Name:

SKY HILLS RESIDENCES 2

Account Number: 0012 1571 7901 2

IBAN: AE 4904 1000 0012 1571 7901 2

Bank Name: Sharjah Islamic Bank

Branch: Main Branch Sharjah

Swift Code: NBSHAEASXXX

City: Sharjah

Country: United Arab Emirates

OQOOD

Account Name:

HRE REAL ESTATE DEVELOPMENT

Account Number: 1008 9420 29

IBAN: AE 8502 3000 0001 0089 4202 9

Bank Name: Commercial Bank of Dubai

Branch: Dubai Branch

Swift Code: CBDUAEADXXX

Currency: AED (UAE Dirhams)



Statement Makers

HRE

DEVELOPMENT

Building dreams
ONE FOUNDATION AT A TIME



HRE isn't just a top UAE developer; it's a team turning dreams into reality. With a history of standout projects, HRE seamlessly blends design, construction, and management.

Their innovation and unwavering focus on sustainability set them apart. Strong partnerships and a client-focused approach drive their expertise, shaping the region's growth with every project.



SKYHILLS 2
RESIDENCES

ONE BROKER GROUP

EXCLUSIVE SALES PARTNER