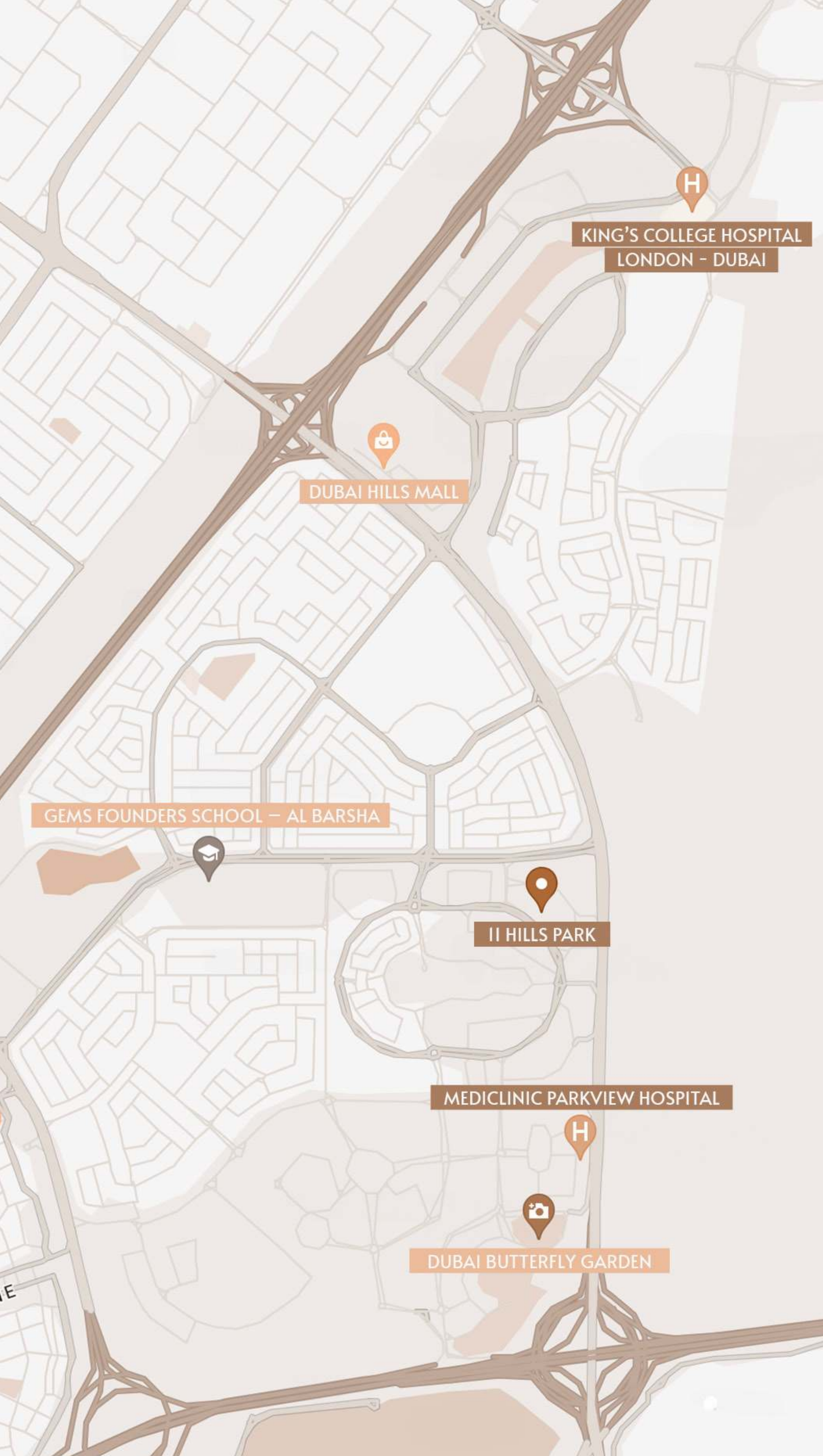
11 Hills Park


TownX
11 HILLS PARK

Join the Community

Our location offers seamless access to top-rated schools, state-of-the-art hospitals, and a wide range of family friendly amenities. Discover the perfect balance of comfort and convenience at **11 Hills Park.**


KING'S COLLEGE HOSPITAL
LONDON - DUBAI
DUBAI HILLS MALL
GEMS FOUNDERS SCHOOL – AL BARSHA
11 HILLS PARK
MEDICLINIC PARKVIEW HOSPITAL
DUBAI BUTTERFLY GARDEN







11 HILLS PARK

Green Serenity

Immerse yourself
in the beauty of
your surroundings
as you take in the
breathtaking view
of our lush terrazza,
a verdant oasis
perfect for moments
of mindful reflection.

This green haven
of tranquillity is a
peaceful retreat.



The Entrance

Take a Step In

The radiant and refined entrance hall at **11 Hills Park** awaits as you step into your new building.

You won't be able to resist the warm and homely feeling of our entrance hall.






COFFEE
REVELATION
ascaso
The
Lounge

Your Coffee Break

Welcome to a realm where the scent of coffee lingers, where time pauses to honor the beauty of the moment.

A space that speaks to your heart and soul, leaving an indelible imprint on your journey through comfortable living.

The Pool

A Fresh Dip

Dip in your new exquisite swimming pool.

Relax into refreshing waters, unwind by the poolside, and soak up the sun in tranquil separated areas for women and men.

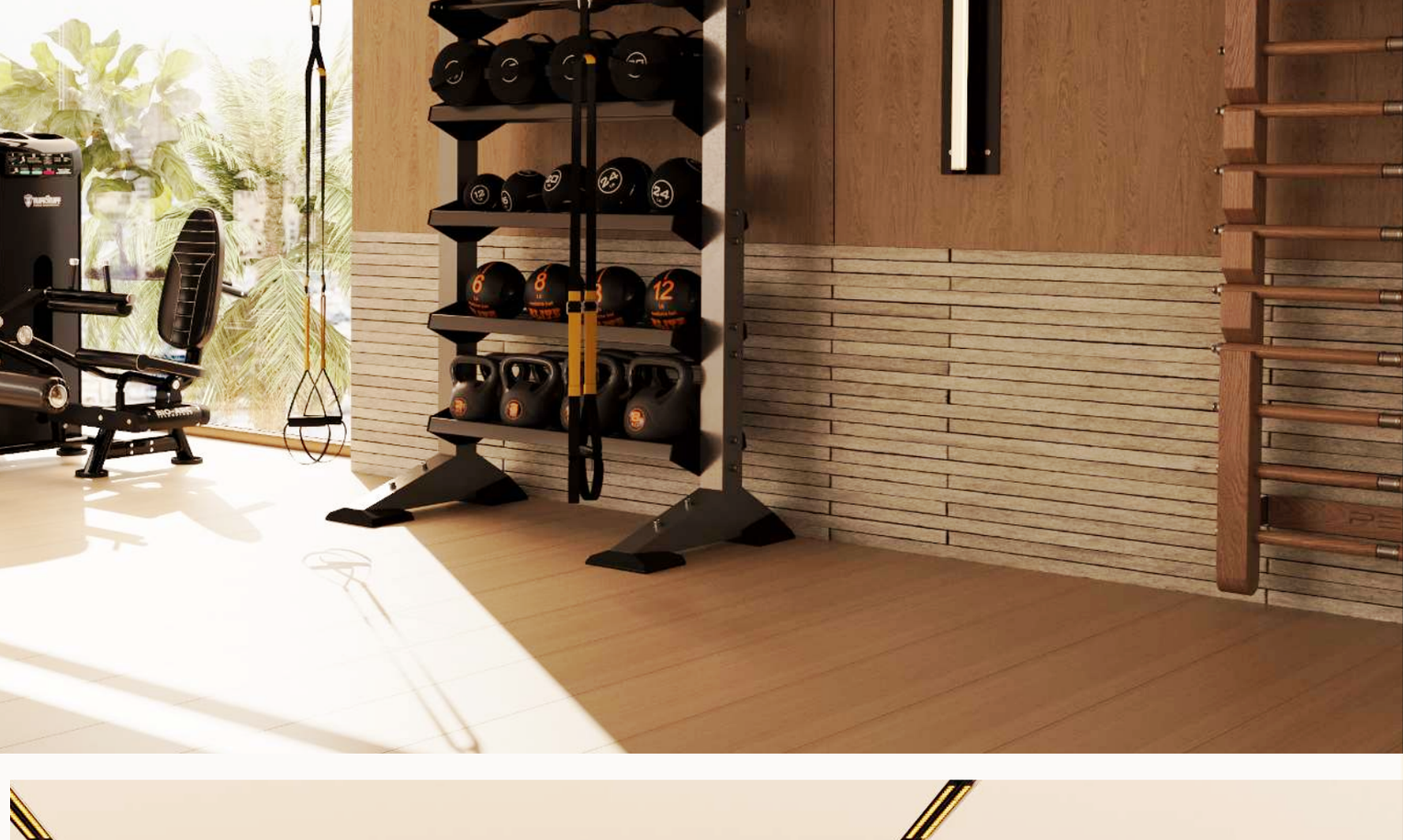




The Gym

The Start of Your Wellness Journey

Whether one's goal is to sculpt muscles, or simply maintain a balanced lifestyle, these cutting-edge gyms provide the necessary resources and support to embark on a transformative fitness journey.







The Green

Private Odsis





Having a private garden as a common space in your building is a true privilege.

The garden’s flourishing greenery creates a harmonious connection between the tenants and nature, offering an oasis right at your doorstep.

The Apartments

Studio Apartment



A living room that feels just right. Carefully designed for comfort and style, this space is ideal for unwinding or gathering with friends. It’s inviting, versatile, and perfectly suited to elevate your everyday moments.





Sunlight pours into this living room through large windows, filling the space with warmth and a cheerful ambiance. The generous natural light enhances the cozy atmosphere, offering a serene view that invites you to unwind and feel at home.

Studio Apartment

TYPE A

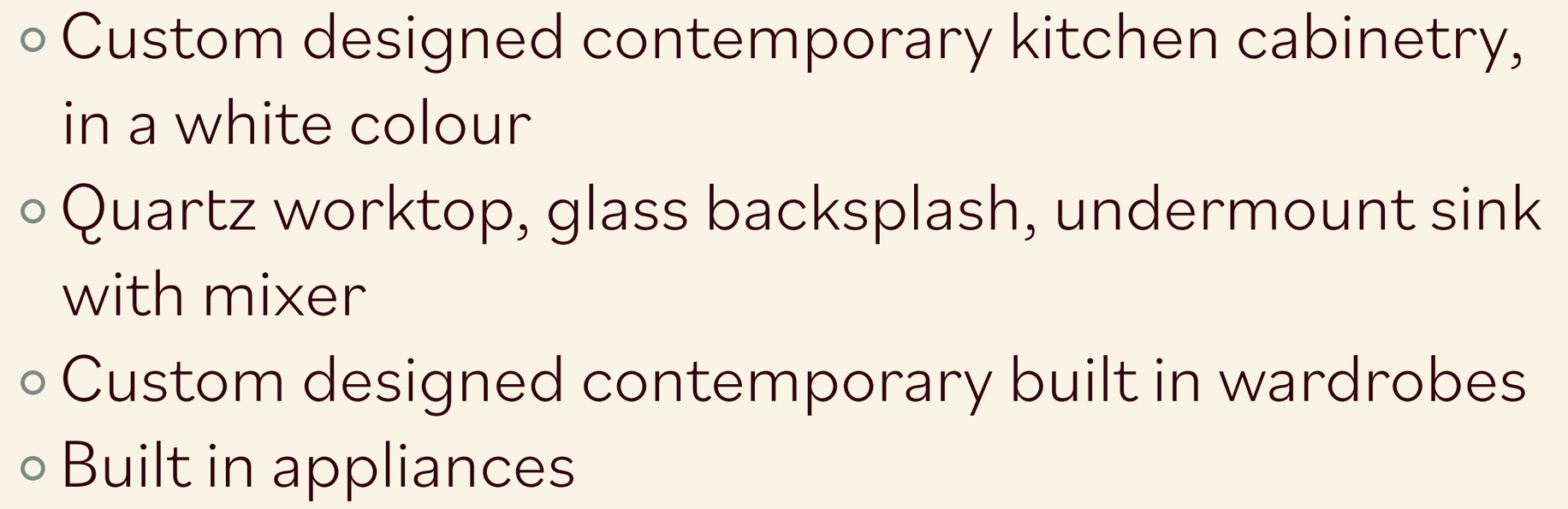
UNIT SIZE: FROM 500 TO 512 SQFT

General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances



Studio Apartment

TYPE B

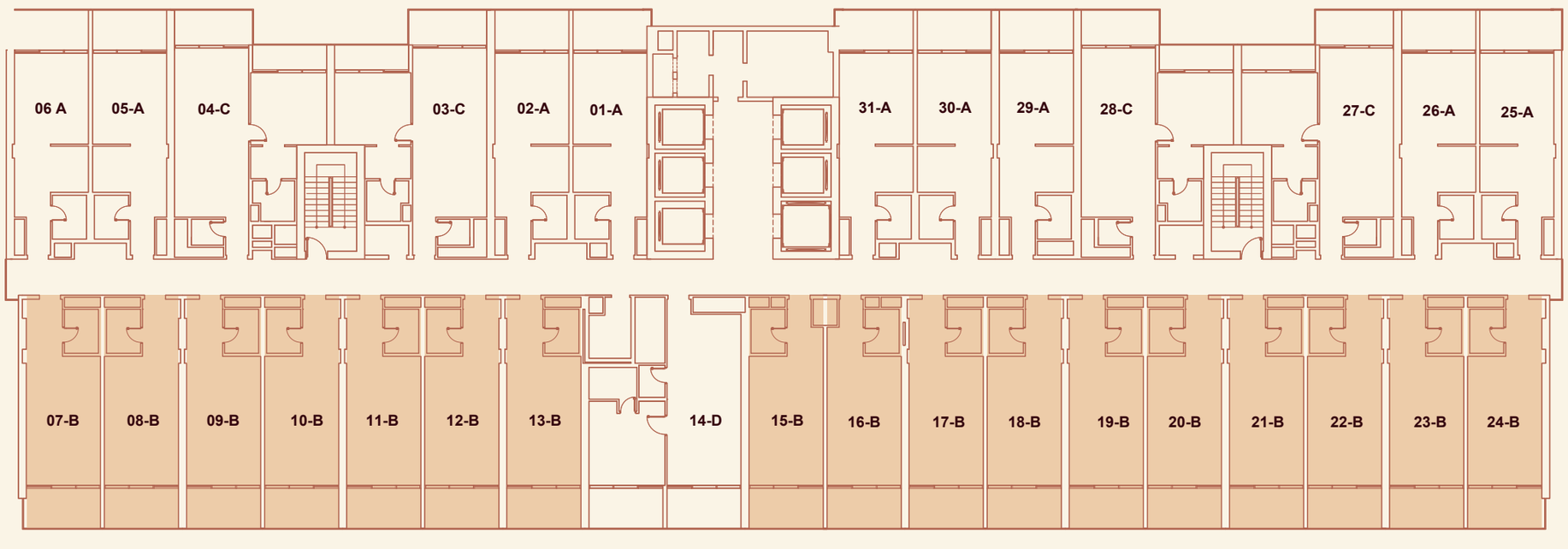
UNIT SIZE: FROM 474 TO 498 SQFT

General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances



One Bedroom Apartment

This one-bedroom apartment combines elegance with warmth. Soft fabrics create an inviting living area, while floor-to-ceiling windows flood the space with natural light. It’s a blend of sophistication and comfort—an ideal space to start your new living experience.





One Bedroom Apartment

TYPE C

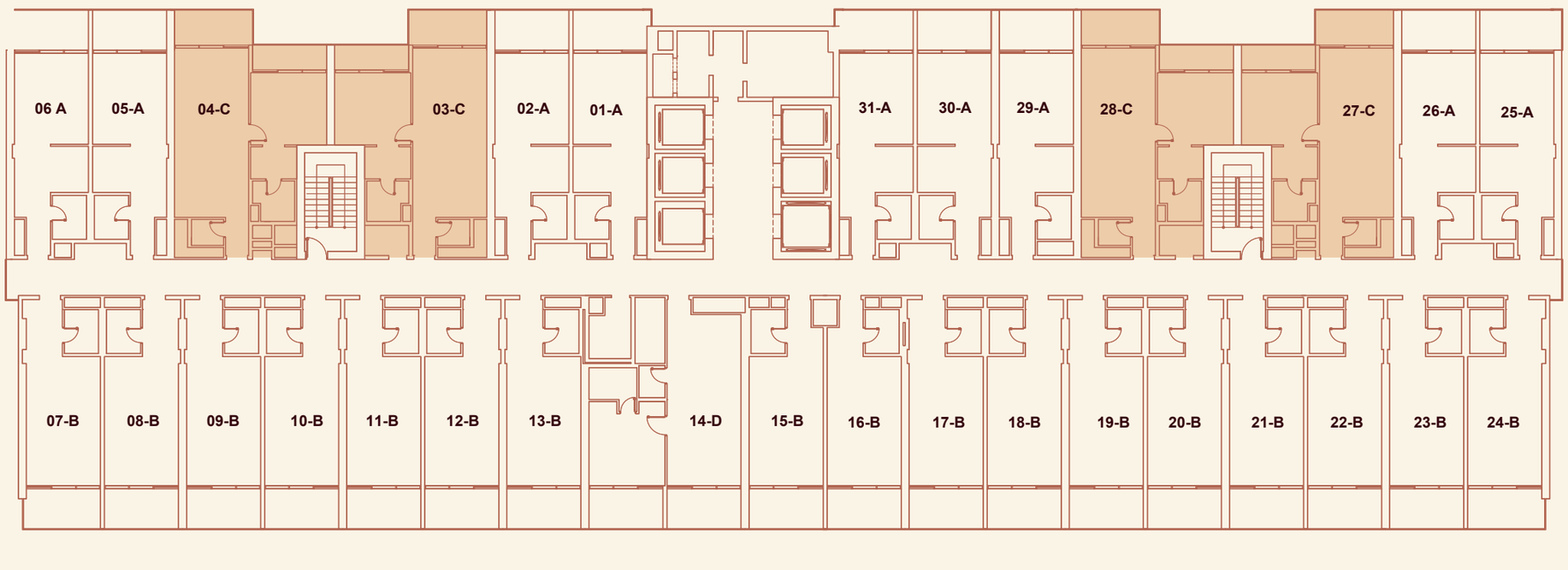
UNIT SIZE: 824 SQFT

General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances



One Bedroom Apartment

TYPE D

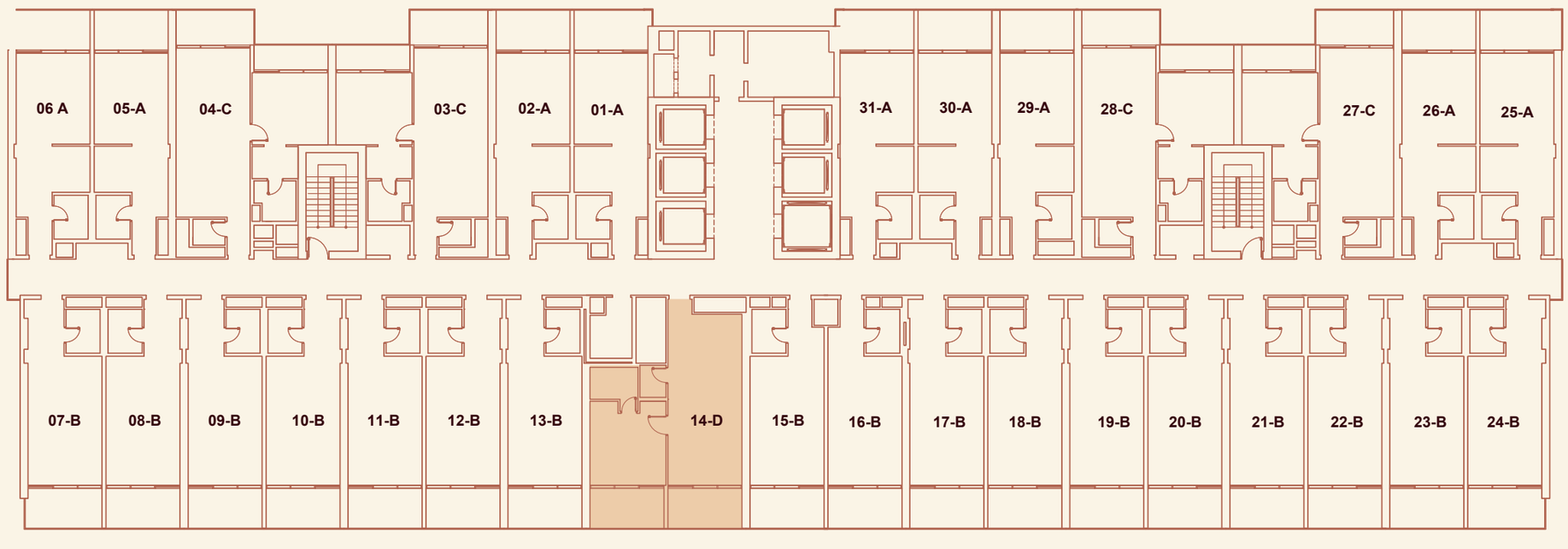
UNIT SIZE: 831 SQFT

General

- High ceiling in principal rooms
- High performance floor to ceiling double glazing window systems
- Built in heat/smoke detectors and in-suite water sprinkler system
- Individual apartment water, electricity, cooling, gas metering
- One car parking space included

Finishes

- Flooring: porcelain tiles, matte finish, timber effect
- Custom designed fire resistant entry door with electronic smart lock
- Laminated modern interior doors with magnetic door hardwares
- Custom designed contemporary kitchen cabinetry, in a white colour
- Quartz worktop, glass backsplash, undermount sink with mixer
- Custom designed contemporary built in wardrobes
- Built in appliances



Town X
A Certified Track Record

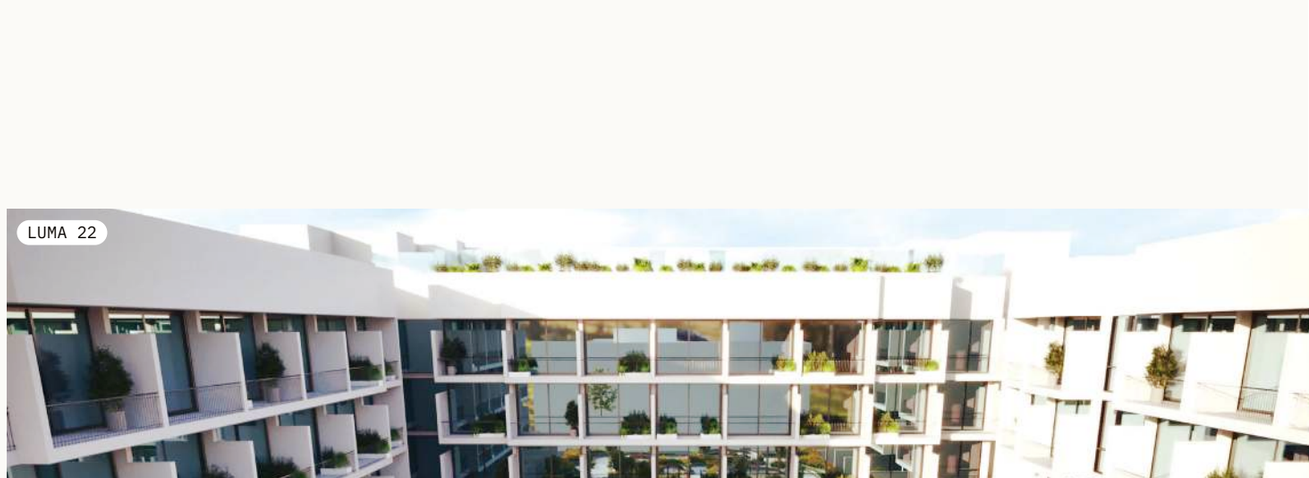












Our buildings embody a commitment to going beyond the ordinary, delivering more than expected every time. Walking into any of them, you experience our promise: to set new standards and exceed expectations.

11 Hills Park exemplifies this vision. Nestled in a vibrant science park surrounded by townhouses, villas, and medical institutions, it offers a unique living experience. As the first of its kind, it blends seamlessly with its surroundings while introducing fresh, functional design. With tranquil spaces, direct access to parks, and a serene environment, it redefines comfort and community living in this innovative neighborhood.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