SAAS HILLS

FACT SHEET



Art of curves in CONTEMPORARY ARCHITECTURE

Inspired by natural desert rock formations, this development features a curved design that harmonizes with natural airflow, creating a sense of openness. The two towers offer a range of sophisticated apartments, townhouses, and sky villas with panoramic views of Dubai's skyline. Dubai Science Park, nearby business districts, and top schools are all within reach. The property includes exclusive wellness facilities, a sandy beach rooftop pool, and multiple sports courts. Residents can also enjoy yoga studios, a spa, and various pools. Designed for both recreation and elegance, the amenities cater to a fulfilling lifestyle for everyone.

Effortless access to

PRIME DESTINATIONS

Ideally positioned between three major highways, offering easy access to Dubai's iconic landmarks, the development presents an unparalleled blend of lifestyle and convenience. It's just a minute from Sheikh Mohammed Bin Zayed Road and three minutes from Al Khail Road.

9 MIN to Sheikh Zayed Rd.

5 MIN to Al Khail Rd

3 MIN to Dubai Hills Mall

12 MIN to Burj Al Arab

25 MIN to Al Maktoum Intl Airport

20 MIN to Dubai Intl Airport

3 MIN to Repton School

5 MIN to Kings College Hospital

3 MIN to the Nearest Park





Luxurious LIVING IN *every* DETAIL

The prestigious address boasts two majestic towers - Tower A and Tower B, featuring 857 exclusive residences. Unparalleled refinement in every detail distinguishes the luxurious townhouses and duplex sky villas. With thoughtfully designed apartment layouts that also include maid's rooms, these residences redefine contemporary lifestyle. Complementing the signature curved architecture, a 10-metre-high waterfall cascades across an area of 200 square metres at the heart of the building, filling each day with soul-enriching serenity.

STUDIO | ONE BEDROOM | TWO BEDROOMS | THREE BEDROOMS | SKY VILLAS

ELEGANCE REDEFINED STUDIOS & 1-BEDROOM RESIDENCES

Experience the perfect blend of luxury and convenience with our fully furnished studios and one-bedroom apartments.
Thoughtfully designed with premium furnishings and modern amenities, each residence offers a sophisticated, move-in-ready living space where comfort and style meet.

VLED TECHNOLOGY REVOLUTIONIZING AIR QUALITY FOR YOUR HOME

Vortex Biotech's revolutionary VLED technology is the first of its kind to be implemented globally, ensuring the inactivation of viruses, bacteria, and mold. Installed in every apartment at SAAS HILLS, VLED guarantees cleaner, safer air, providing residents with unmatched protection for their families and peace of mind knowing the air they breathe is always pure and healthy.



Flexible

PAYMENT PLANS

40% - 60%

50% - 50%

60% - 40%

**4% Registration transfer fee at SPA Signing*

***Anticipated handoverby Q4 2027*