

BINGHATTI  
HILLCREST



# Binghatti Hillcrest

Safety, spaciousness,  
scenery.  
A community in balance.





# A New Geometry of Grounding

Hillcrest offers a thoughtfully designed low-rise residence that feels grounded and calm. Its flowing shape allows ample natural light and opens toward the green spaces of the neighbourhood. With modern design, expansive windows and clean lines, it creates a lifestyle that is more connected to nature. It's a place perfectly balanced between energy and peace.



# The Architecture of Equilibrium

More than ever, there is an imperative for Equilibrium. This is the precise, rare balance between city energy and private stillness. Hillcrest is a place of balance, where the energy of the city meets peaceful calm. Rising above the quiet horizon of Arjan, its gentle curved design stands apart from the straight lines around it.





ABOUT

# HILLCREST

Hillcrest is a five-story residence in Arjan, designed around modern, family-focused living. It features over 322 well-planned units. The development is set on a spacious plot that promises both comfort and convenience. It also includes 28 exclusive retail shops on the ground floor.



# Crafted with Precision, Designed to Inspire

Hillcrest is a testament to Bingham's uncompromising standards of quality and craftsmanship. We embrace energy-efficient building practices and utilise sustainable, high-end materials throughout. Each residence is a reflection of lightness and grace. It's an intentional environmental balance, with enduring value that will define your home for years to come.





In this city, composure  
reigns supreme.  
The strategic placement of  
self, the calculated stillness.

THIS IS EQUILIBRIUM



# The Art of Quiet Luxury

Step into a life where the pace is measured and the focus is on family. Hillcrest is designed to nurture a quiet confidence. It is an environment in the flow of family life - flourishing and well-lived. Your lifestyle shifts from the rush to the richness of your privacy. The quiet echo of laughter and the gentle rustle of leaves replace the weight of the city.



## Connected to the City, Grounded in Ease

Hillcrest offers effortless connectivity to every corner of Dubai. The location provides quick access to major road networks: Sheikh Mohammed Bin Zayed Road, Shaikh Zayed Road, Umm Suqeim Road and Hessa Street. Key areas such as Dubai Hills, Dubai Science Park and Motor City are minutes away. The area is further well-positioned for future growth, with Metro expansions and infrastructure upgrades enhancing connectivity and property value.





A life ideally connected  
and perfectly contained.  
Measured in its pace,  
Strong in its connections,  
Elegant in its convenience.

# Project Facts

## Property Type

Residential & Retail

## Plot Area

11090.47 SQM/119376.85 SQFT

## Description

B + G + 4 RESIDENTIAL FLOORS + ROOF

## Number of Units

Studio Apt. 180

1-Bed Apt. 138

2-Bed Apt. 04

**TOTAL RESIDENTIAL UNITS:** 322

**RETAIL SHOPS (Ground Floor):** 28



# Design Details

The building features a distinct curved facade engineered to maximise natural sunlight and enhance the connection to the surroundings. This low-rise design choice delivers unique exclusivity and sense of community.





Elevated Living,  
— Tailored Excellence.

Embrace a life of unparalleled comfort and convenience. Every need is anticipated through our exclusive concierge services. Binhatti Bespoke services further elevate your living experience, ensuring every detail of your home life is precisely tailored.





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BINGHATTI



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BINGHATTI





## Amenities



Yoga Area



Adult pool



Kids pool



Jogging Track



Kids play area



Sunken seating



Green Spaces



Seating areas

# Unmatched Materiality, Intelligent Comfort



1. MEGAGREIGE



Residences feature sophisticated interiors with curated finishes and intelligent technology. Every detail, from sustainable, high-end materials to bespoke finishes, ensures a deep sense of sophistication. Smart home features and AI-driven tech provide seamless living and efficiency. This is paired with dedicated safety measures, including 24/7 security and advanced surveillance systems.

# A World of Family Wellness and Leisure

Hillcrest features a comprehensive range of amenities designed for family wellness and thoughtful leisure. The adult pool and dedicated aquatic areas like the kids pool and aqua joy provide safe, cool fun for even the youngest residents. Childhood flourishes within the creative kids play area. The community offers extensive opportunities for fitness and vitality: A dedicated jogging track, a quiet yoga area and ample green spaces with walkways and benches. The central family sitting zone provides an ideal space for shared, cherished moments.



# FLOOR PLAN

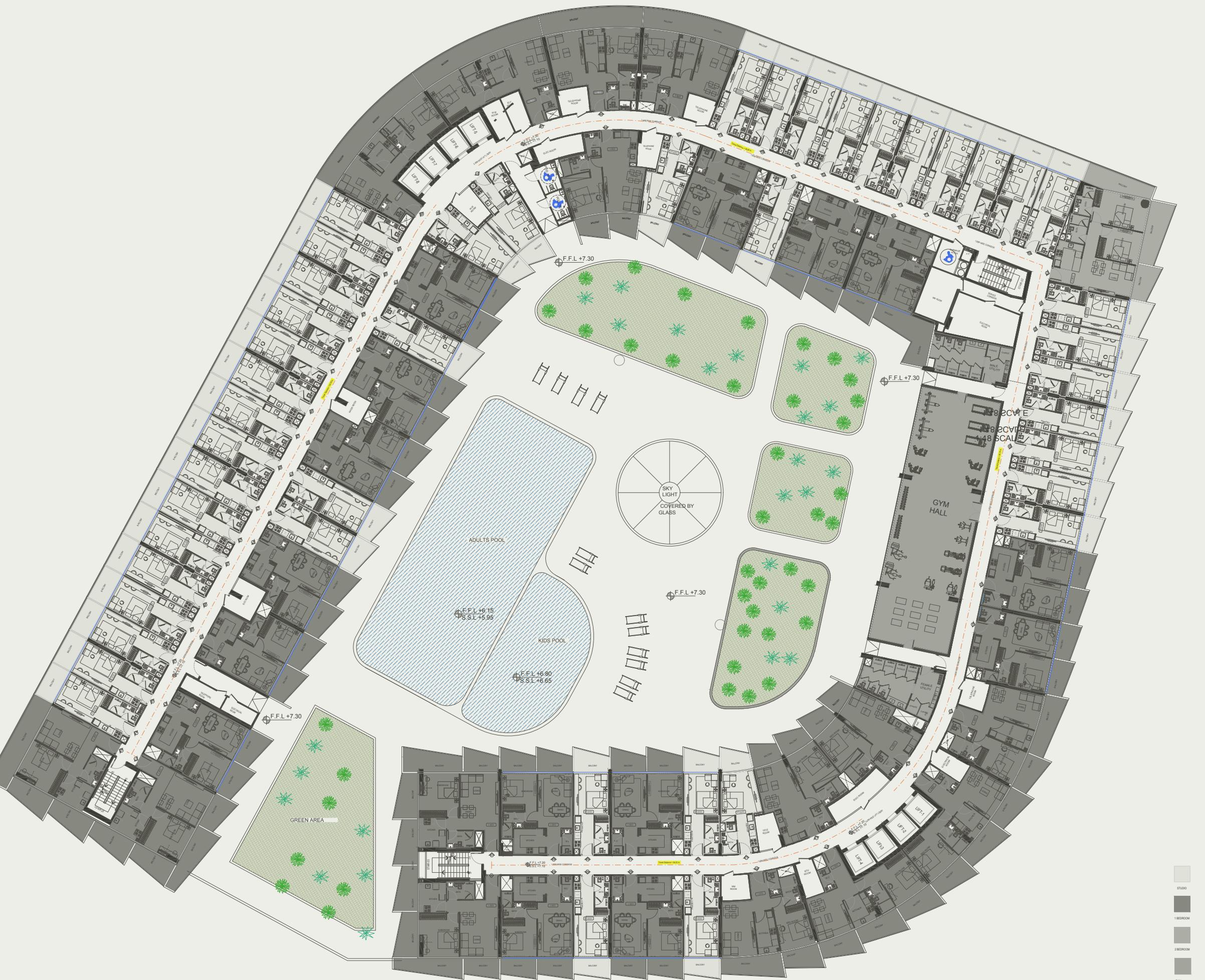
# Ground Floor Floor Plan



OPTION 1



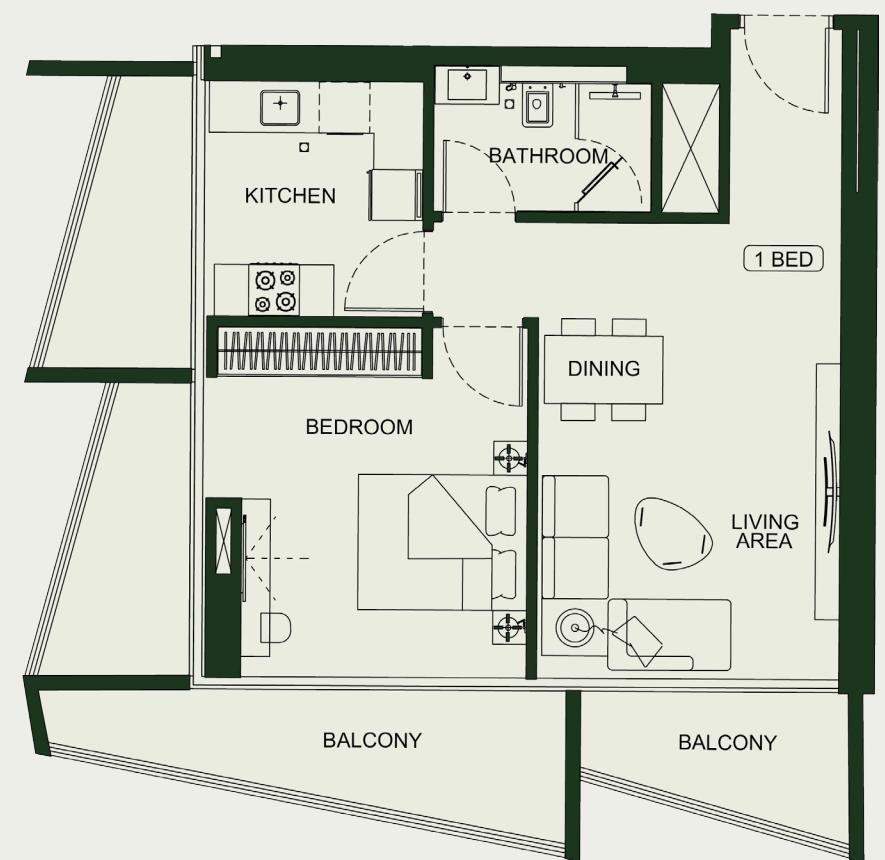
# TYPICAL FLOOR PLAN



## ST FLOOR PLAN

## 1 BEDROOM TYPE 01

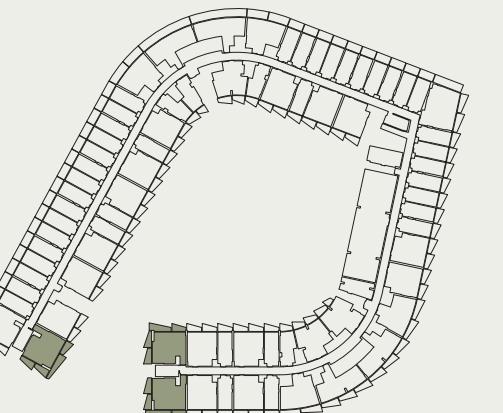
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	54.73 m <sup>2</sup>	589 ft <sup>2</sup>
BALCONY AREA	12.90 m <sup>2</sup>	139 ft <sup>2</sup>
TOTAL UNIT AREA	67.63 m <sup>2</sup>	728 ft <sup>2</sup>

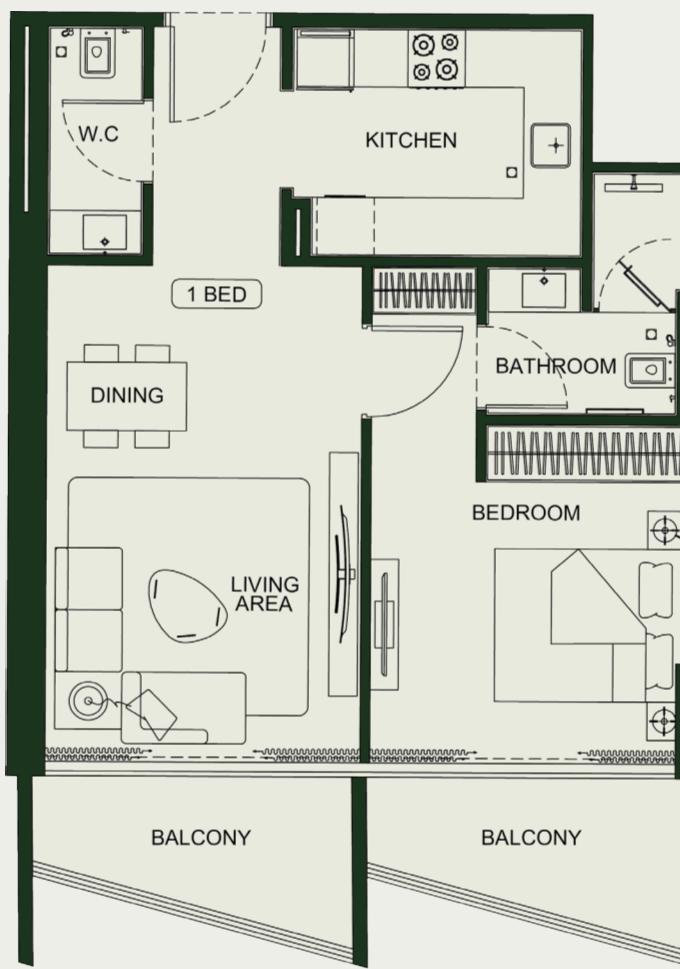
  

FLAT DESIGN COMPONENTS			
BATHROOM	5 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>	CORRIDOR	6 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>	FOYER	3 m <sup>2</sup>



## 1 BEDROOM TYPE 02

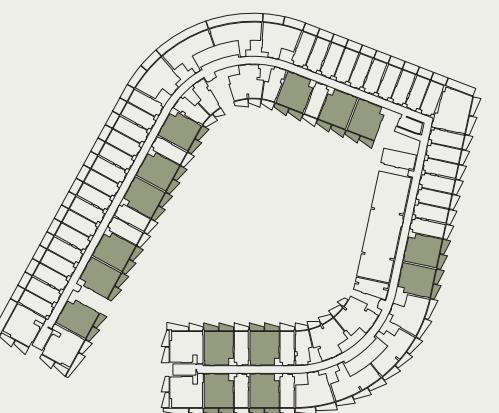
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	53.07 m <sup>2</sup>	571 ft <sup>2</sup>
BALCONY AREA	11.00 m <sup>2</sup>	119 ft <sup>2</sup>
TOTAL UNIT AREA	64.07 m <sup>2</sup>	690 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
BATHROOM	4 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	3 m <sup>2</sup>



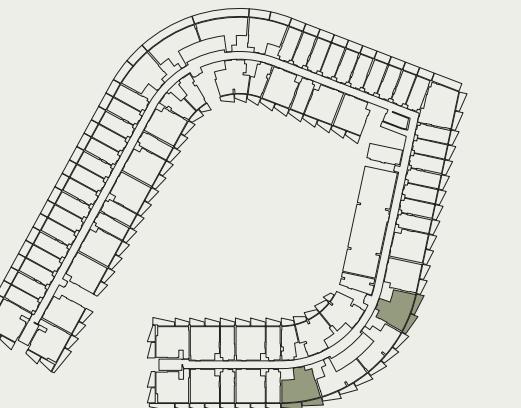
**1 BEDROOM TYPE 03**  
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	56.47 m <sup>2</sup>	608 ft <sup>2</sup>
BALCONY AREA	12.77 m <sup>2</sup>	137 ft <sup>2</sup>
TOTAL UNIT AREA	69.24 m <sup>2</sup>	745 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	8 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	6 m <sup>2</sup>
LIVING & DINING	16 m <sup>2</sup>	W.C	2 m <sup>2</sup>



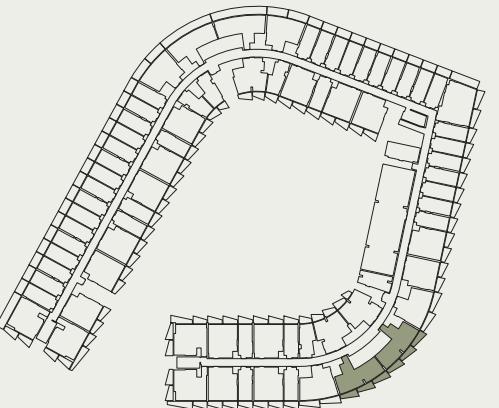
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BINGHATTI - HILLCREST



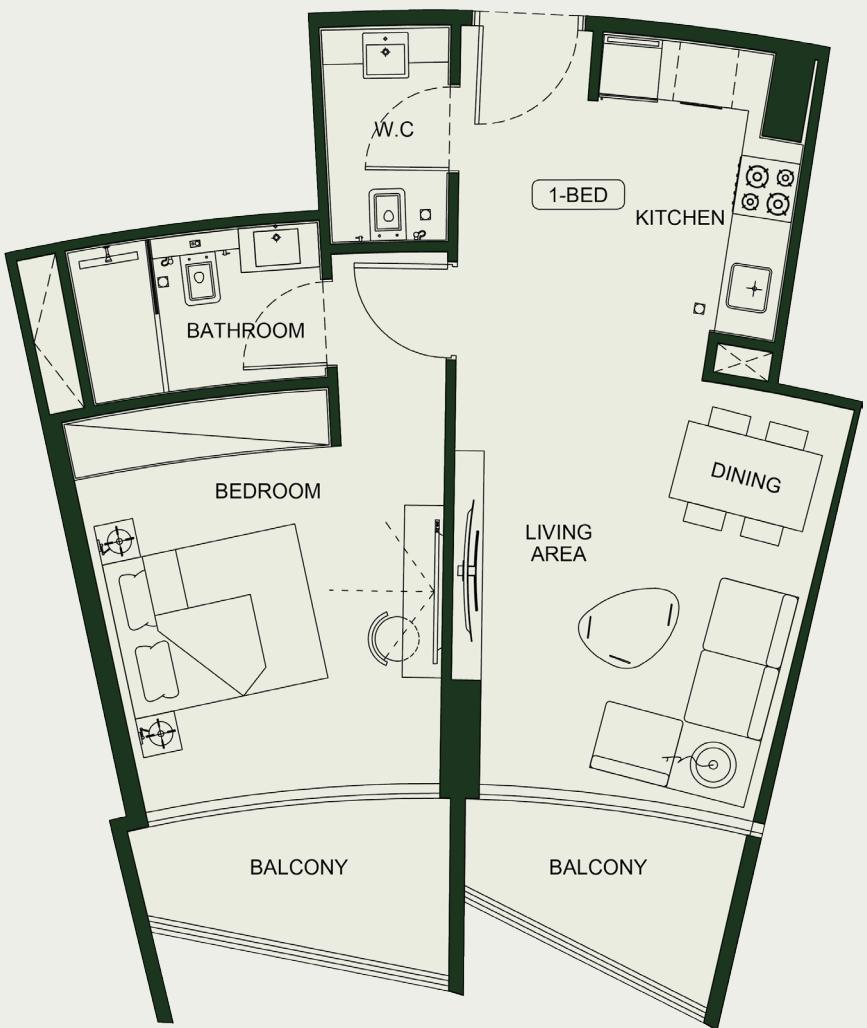
AREA	SQ. M	SQ. FT
SUITE AREA	58.24 m <sup>2</sup>	627 ft <sup>2</sup>
BALCONY AREA	17.28 m <sup>2</sup>	186 ft <sup>2</sup>
TOTAL UNIT AREA	75.52 m <sup>2</sup>	813 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

BATHROOM	4 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
LIVING & DINING	14 m <sup>2</sup>	W.C	2 m <sup>2</sup>



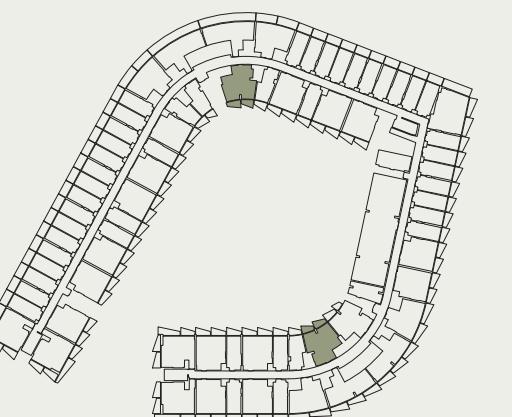
**1 BEDROOM TYPE 05**  
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	52.98 m <sup>2</sup>	570 ft <sup>2</sup>
BALCONY AREA	9.15 m <sup>2</sup>	99 ft <sup>2</sup>
TOTAL UNIT AREA	62.13 m <sup>2</sup>	669 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	16 m <sup>2</sup>	CORRIDOR	5 m <sup>2</sup>
LIVING & DINING	15 m <sup>2</sup>	W.C	3 m <sup>2</sup>



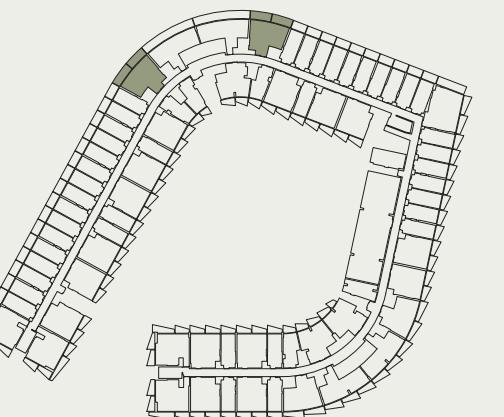
**1 BEDROOM TYPE 06**  
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	56.36 m <sup>2</sup>	607 ft <sup>2</sup>
BALCONY AREA	18.74 m <sup>2</sup>	201 ft <sup>2</sup>
TOTAL UNIT AREA	75.10 m <sup>2</sup>	808 ft <sup>2</sup>

FLAT DESIGN COMPONENTS			
BATHROOM	4 m <sup>2</sup>	KITCHEN	8 m <sup>2</sup>
BEDROOM	14 m <sup>2</sup>	CORRIDOR	6 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C	2 m <sup>2</sup>



**1 BEDROOM TYPE 07**  
BINGHATTI - HILLCREST



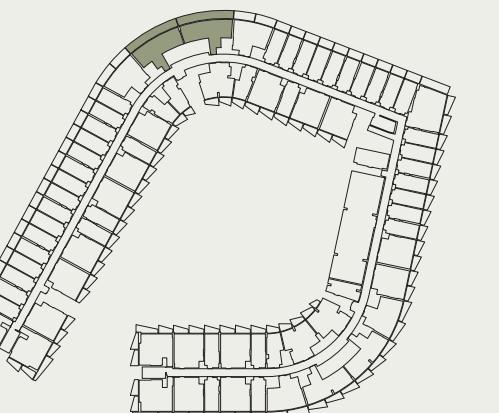
AREA	SQ. M	SQ. FT
SUITE AREA	59.86 m <sup>2</sup>	644 ft <sup>2</sup>
BALCONY AREA	24.96 m <sup>2</sup>	269 ft <sup>2</sup>
TOTAL UNIT AREA	84.82 m <sup>2</sup>	913 ft <sup>2</sup>

FLAT DESIGN COMPONENTS

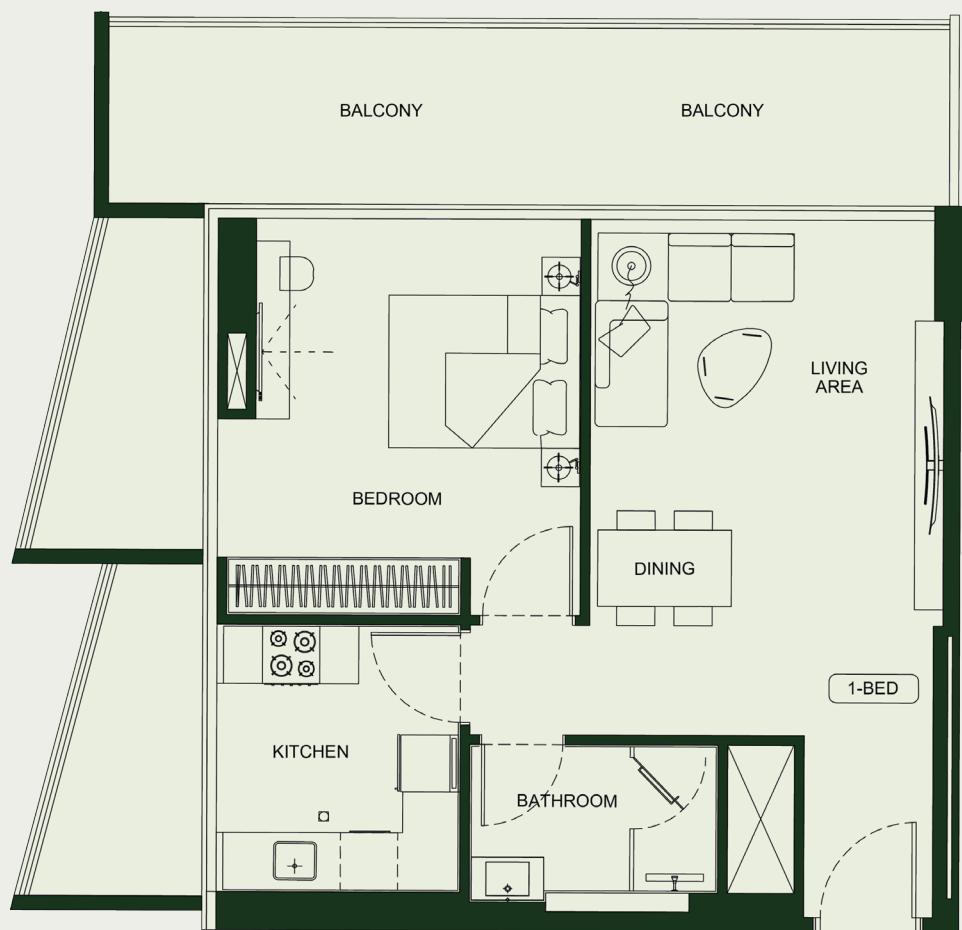
BATHROOM	4 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BEDROOM	17 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>

LIVING & DINING

W.C.



**1 BEDROOM TYPE 08**  
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	54.31 m <sup>2</sup>	585 ft <sup>2</sup>
BALCONY AREA	17.24 m <sup>2</sup>	185 ft <sup>2</sup>
TOTAL UNIT AREA	71.55 m <sup>2</sup>	770 ft <sup>2</sup>

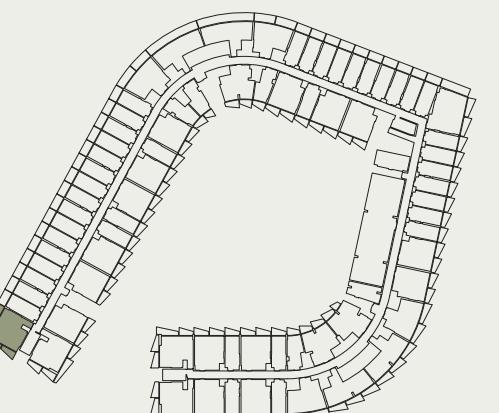
FLAT DESIGN COMPONENTS

BATHROOM	5 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BEDROOM	15 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>

LIVING & DINING

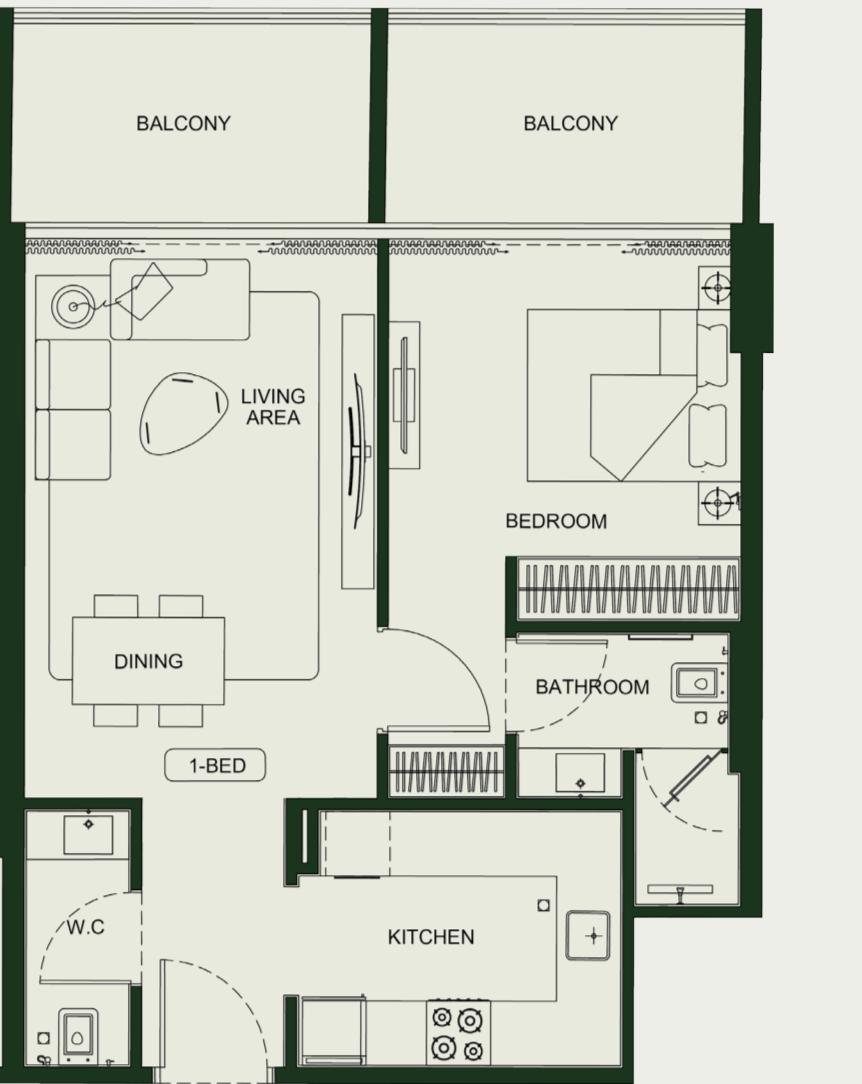
W.C.

FOYER



## 1 BEDROOM TYPE 09

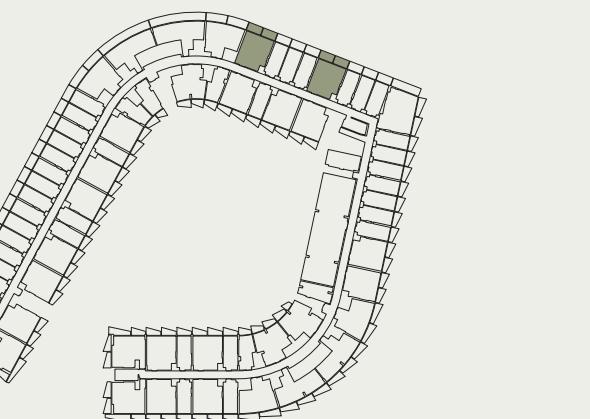
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	53.2 m <sup>2</sup>	573 ft <sup>2</sup>
BALCONY AREA	13.48 m <sup>2</sup>	145 ft <sup>2</sup>
TOTAL UNIT AREA	66.68 m <sup>2</sup>	718 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

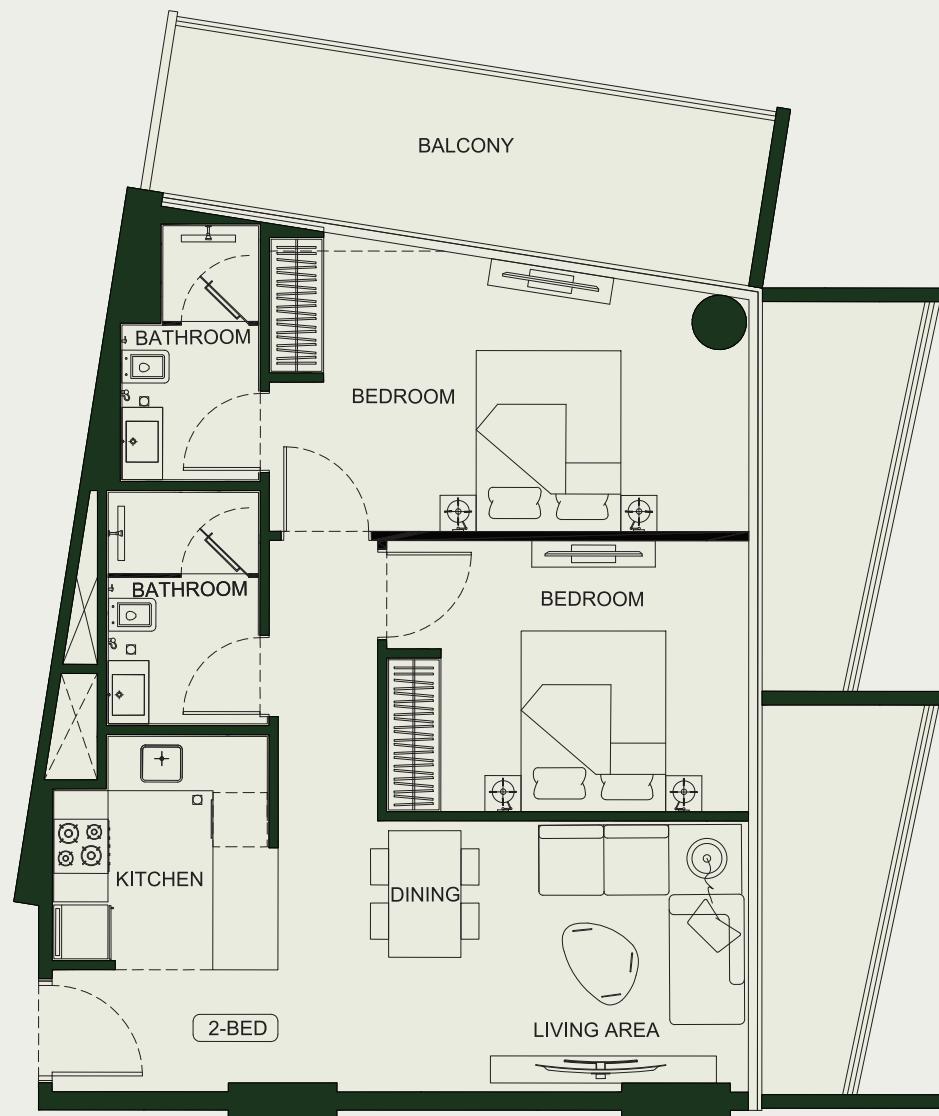
BATHROOM	4 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	4 m <sup>2</sup>
LIVING & DINING	17 m <sup>2</sup>	W.C.	3 m <sup>2</sup>





## 2 BEDROOM TYPE 01

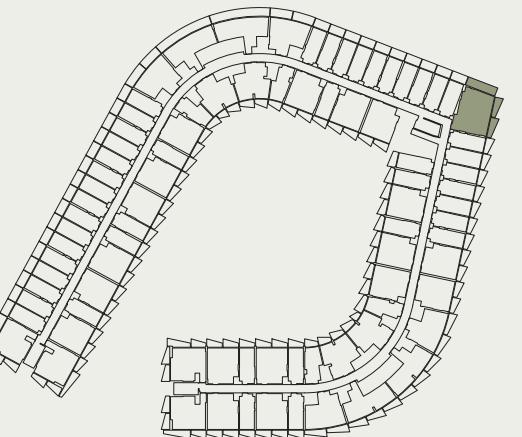
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	70.85 m <sup>2</sup>	763 ft <sup>2</sup>
BALCONY AREA	24.74 m <sup>2</sup>	266 ft <sup>2</sup>
TOTAL UNIT AREA	95.59 m <sup>2</sup>	1029 ft <sup>2</sup>

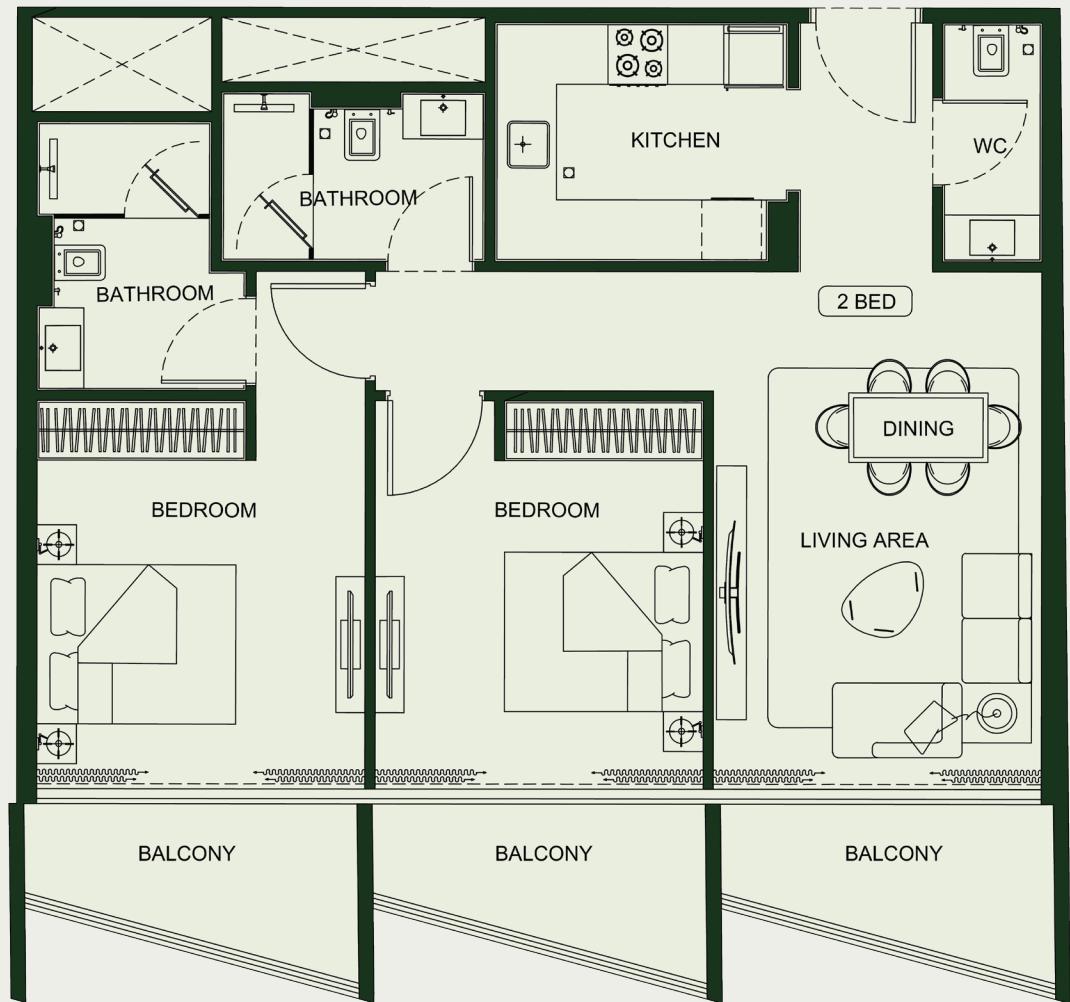
### FLAT DESIGN COMPONENTS

M. BATHROOM	4 m <sup>2</sup>	LIVING & DINING	12 m <sup>2</sup>
M. BEDROOM	16 m <sup>2</sup>	KITCHEN	6 m <sup>2</sup>
BATHROOM	5 m <sup>2</sup>	CORRIDOR	7 m <sup>2</sup>
BEDROOM	12 m <sup>2</sup>	FOYER	3 m <sup>2</sup>



## 2 BEDROOM TYPE 02

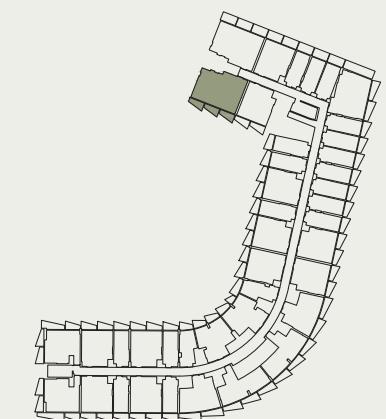
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	77.12 m <sup>2</sup>	830.11 ft <sup>2</sup>
BALCONY AREA	38.94 m <sup>2</sup>	419.15 ft <sup>2</sup>
TOTAL UNIT AREA	116.06 m <sup>2</sup>	1249.26 ft <sup>2</sup>

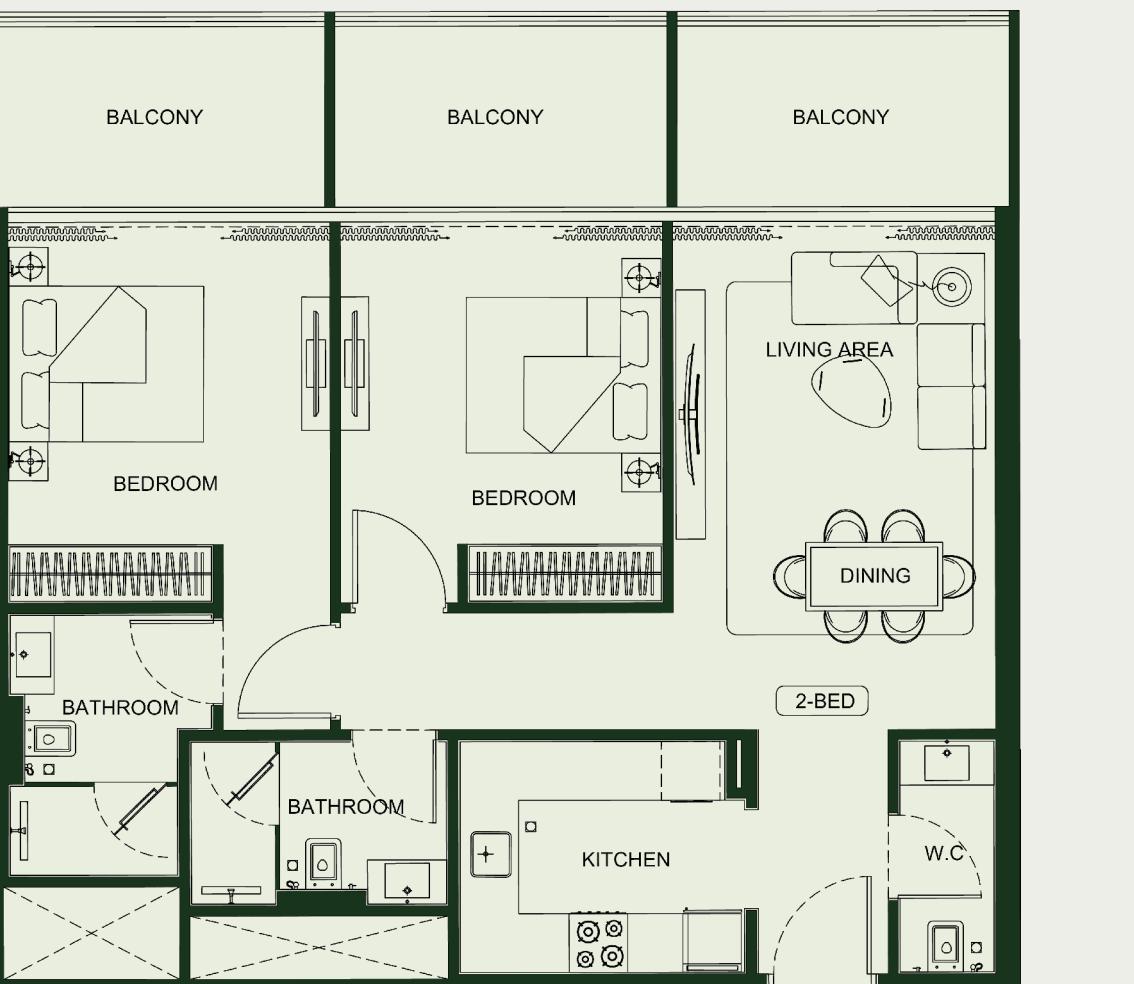
### FLAT DESIGN COMPONENTS

M. BATHROOM	5 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	FOYER	4 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	W.C	2 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
LIVING & DINING	13 m <sup>2</sup>		



## 2 BEDROOM TYPE 03

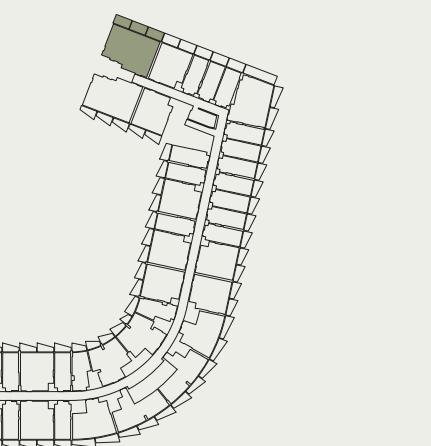
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	77.12 m <sup>2</sup>	830.11 ft <sup>2</sup>
BALCONY AREA	38.94 m <sup>2</sup>	419.15 ft <sup>2</sup>
TOTAL UNIT AREA	116.06 m <sup>2</sup>	1249.26 ft <sup>2</sup>

### FLAT DESIGN COMPONENTS

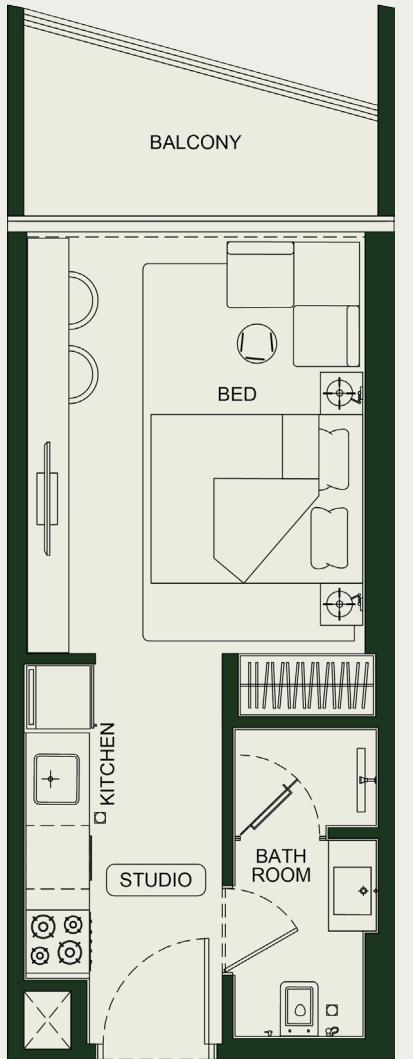
M. BATHROOM	5 m <sup>2</sup>	LIVING & DINING	13 m <sup>2</sup>
M. BEDROOM	14 m <sup>2</sup>	KITCHEN	7 m <sup>2</sup>
BATHROOM	4 m <sup>2</sup>	CORRIDOR	8 m <sup>2</sup>
BEDROOM	13 m <sup>2</sup>	FOYER	4 m <sup>2</sup>
		W.C	2 m <sup>2</sup>





## STUDIO TYPE 01

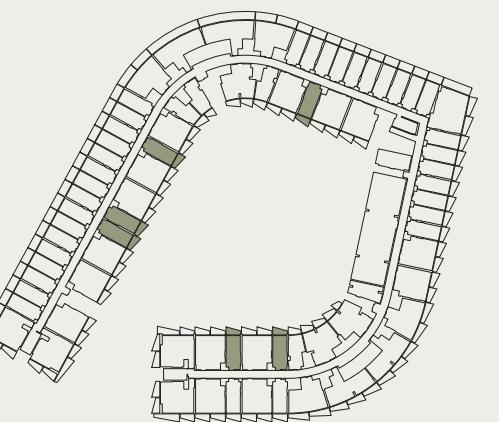
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	27.2 m <sup>2</sup>	293 ft <sup>2</sup>
BALCONY AREA	5.50 m <sup>2</sup>	59 ft <sup>2</sup>
TOTAL UNIT AREA	32.70 m <sup>2</sup>	352 ft <sup>2</sup>

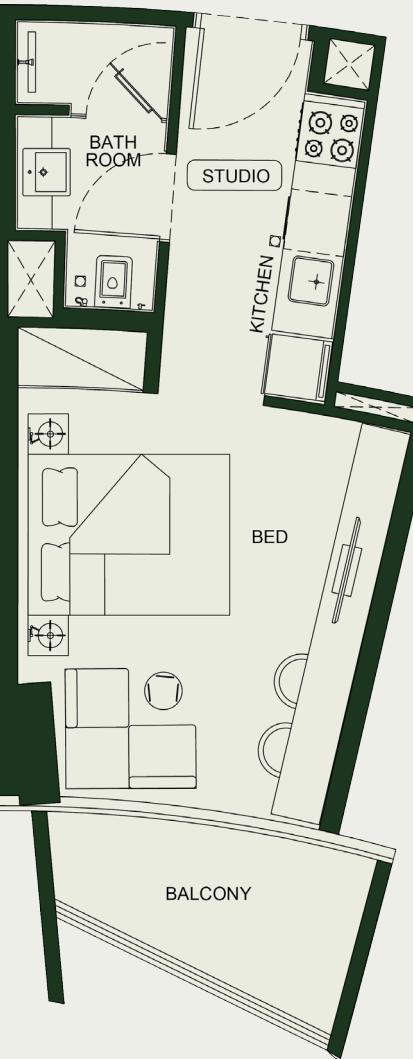
  

FLAT DESIGN COMPONENTS	
STUDIO	14 m <sup>2</sup>
KITCHEN	7 m <sup>2</sup>
BATH	4 m <sup>2</sup>



## STUDIO TYPE 02

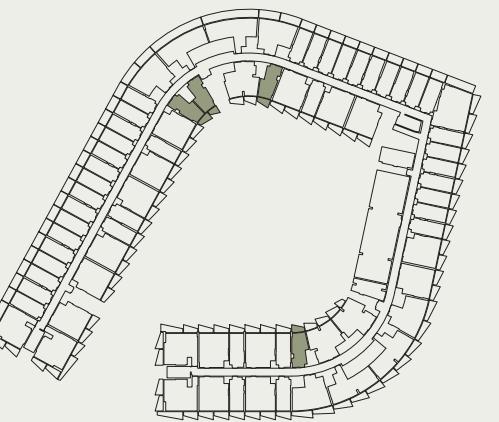
BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	27.62 m <sup>2</sup>	297 ft <sup>2</sup>
BALCONY AREA	4.57 m <sup>2</sup>	49 ft <sup>2</sup>
TOTAL UNIT AREA	32.19 m <sup>2</sup>	346 ft <sup>2</sup>

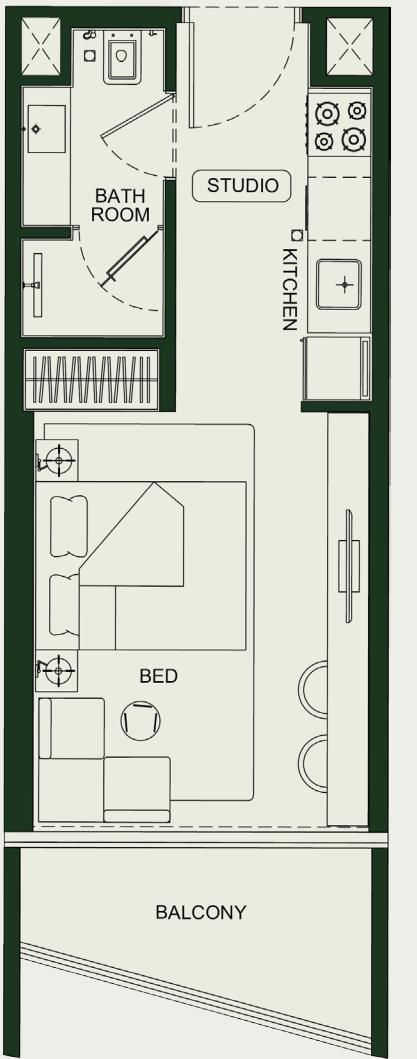
  

FLAT DESIGN COMPONENTS	
STUDIO	14 m <sup>2</sup>
KITCHEN	6 m <sup>2</sup>
BATH	4 m <sup>2</sup>

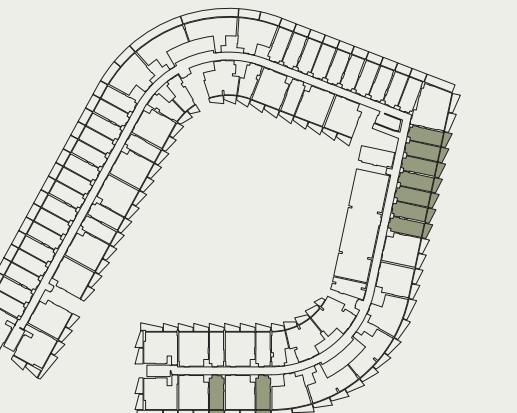


## STUDIO TYPE 03

BINGHATTI - HILLCREST

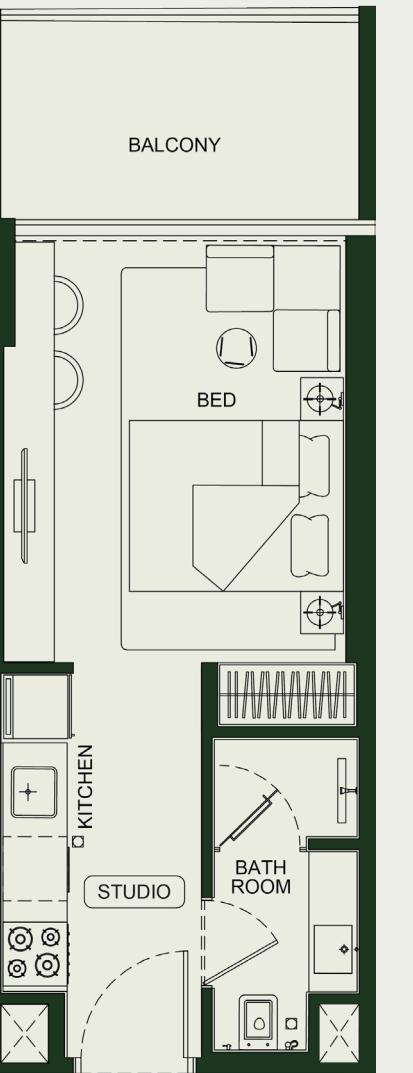


AREA	SQ. M	SQ. FT
SUITE AREA	27.22 m <sup>2</sup>	293 ft <sup>2</sup>
BALCONY AREA	4.90 m <sup>2</sup>	53 ft <sup>2</sup>
TOTAL UNIT AREA	32.12 m <sup>2</sup>	346 ft <sup>2</sup>
<hr/> FLAT DESIGN COMPONENTS <hr/>		
STUDIO	14 m <sup>2</sup>	
KITCHEN	7 m <sup>2</sup>	
BATH	4 m <sup>2</sup>	

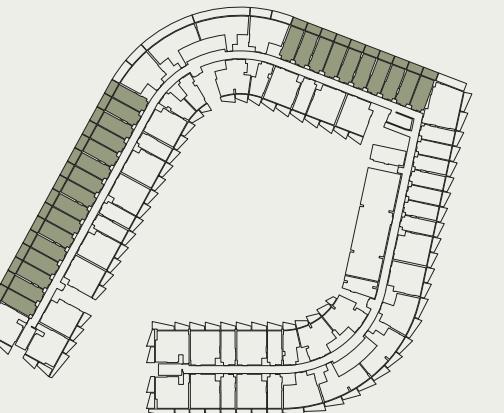


## STUDIO TYPE 04

BINGHATTI - HILLCREST



AREA	SQ. M	SQ. FT
SUITE AREA	27.17 m <sup>2</sup>	292 ft <sup>2</sup>
BALCONY AREA	6.93 m <sup>2</sup>	75 ft <sup>2</sup>
TOTAL UNIT AREA	34.10 m <sup>2</sup>	367 ft <sup>2</sup>
<hr/> FLAT DESIGN COMPONENTS <hr/>		
STUDIO	14 m <sup>2</sup>	
KITCHEN	7 m <sup>2</sup>	
BATH	4 m <sup>2</sup>	







## Binghatti Style Living Bespoke

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF



Property Management



Unit Resale



Parking Sale



Holiday Homes



Annual Maintenance



Furniture Packages



Binghatti



Binghattiofficial



Binghatti



Binghatti



One Scan All Solution



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