

SKYHILLS
ASTRA

A Landmark With a Heart

HIRE

DEVELOPMENT

A Landmark With a Heart

SkyHills Astra is the first development in Dubai that integrates social responsibility into its foundation. Here, modern lifestyle meets purpose, and every resident becomes a changemaker.

Imagine waking up in a home that does more than shelter you. A home that inspires you, connects you to a global mission, and redefines what it means to live with purpose.



SKYHILLS
ASTRA

SkyHills Astra is a promise to reshape
how we live, invest, and give back.

With every step inside its walls, you are part of a story
much bigger than yourself, a story of purpose, giving,
and transformation.



Building with Purpose

For the first time in Dubai, a residential development goes beyond luxury. SkyHills Astra represents a commitment to making the world a better place. In partnership with **Dubai Cares**, we have pledged AED 30 million to support education initiatives around the globe. Every resident becomes a part of this mission.



With each apartment, you'll receive a personalized certificate from Dubai Cares, recognizing your role in this life-changing initiative.

Every morning, as you open your window to a breathtaking skyline,

You'll Know Your Investment Isn't Just Financial, It's Deeply Emotional.

You've built more than a home, you've built hope for countless children worldwide.



دبي العطاء
Dubai Cares

Every Inch of This Development is Designed to Nurture

Your Body, Mind,
and Spirit.



SkyHills Astra's twin towers, gracefully rising from a three-level podium, are a true masterpiece of contemporary design. From bespoke studios to modern one-bedroom apartments and two-bedroom duplexes, every element has been thoughtfully crafted to exude elegance and sophistication, perfectly blending form and function.

On the outside, it stands as a beacon of innovation and purpose; inside, it offers a haven for those seeking more than just a place to live.

STUDIOS | ONE BEDROOM | DUPLEXES | RETAIL





Heartbeat of the City

Dubai Science Park stands out as a unique destination that seamlessly combines

**innovation, sustainability,
and modern living.**

Designed as a hub for healthcare, energy, and environmental sciences, it offers a vibrant ecosystem where businesses, education, and lifestyle converge.

Strategically located, it provides effortless access to some of Dubai's leading business districts, including Dubai Hills Business Park, Dubai Media City, and Dubai Internet City.

What sets the Science Park area apart is its ability to cater to both professional and personal needs. Residents and professionals benefit from world-class healthcare facilities like King's College Hospital and Mediclinic Parkview Hospital, while families enjoy proximity to some of Dubai's finest schools, including Nord Anglia International School.

With iconic golf courses like the Els Club nearby and a host of recreational amenities, the area offers a dynamic blend of work, play, and well-being, making it one of Dubai's most sought-after communities.



Exclusive Address Unrivalled Access

Strategically located at the intersection of three major highways, SkyHills Astra provides seamless access to Dubai's most iconic landmarks.

**Combining a contemporary lifestyle
with unparalleled accessibility,**

it is located just one minute from Sheikh Mohammed Bin Zayed Road and three minutes from Al Khail Road.

SkyHills Astra offers direct access to the Dubai Metro, connecting you seamlessly to everything Dubai has to offer. Privacy is paramount, with dedicated entrances for residents and retail areas, ensuring your peace of mind at all times.





Palm Jumeirah
23
mins

Downtown
21
mins

Dubai Marina
20
mins

Mall of
the Emirates
17
mins

Sheikh Zayed road

Umm Sugeim Street

Al khail road

Dubai Hills Mall
8
mins

Jumeirah
Village
Circle
12
mins

Hessa Street

Science
Park

Dubai Polo
& Equestrian Club

Dubai
Miracle Garden

Dubai
Autodrome
12
mins

5
mins

4
mins

SKYHILLS
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Upcoming
Metro Station



This is a Building that
Takes Care of your

Mind, Body,
and Soul.

Elevate your Well-Being

Start your day with a rejuvenating sunrise yoga session, or unwind in the tranquil ambiance of a sunset meditation.

Designed for yoga, meditation, and mindful relaxation, this open-air sanctuary boasts sweeping panoramic views that inspire inner peace.

Thoughtfully crafted with lush greenery, ambient lighting, and a calming design, this space is your personal retreat to recharge, reflect, and reconnect with yourself.



Dual-Track Podium

Over 500 meters of rubber and stone grounding running tracks, allowing you to reconnect with nature. Scattered around the track, outdoor gym stations provide variety and convenience for your fitness routine.

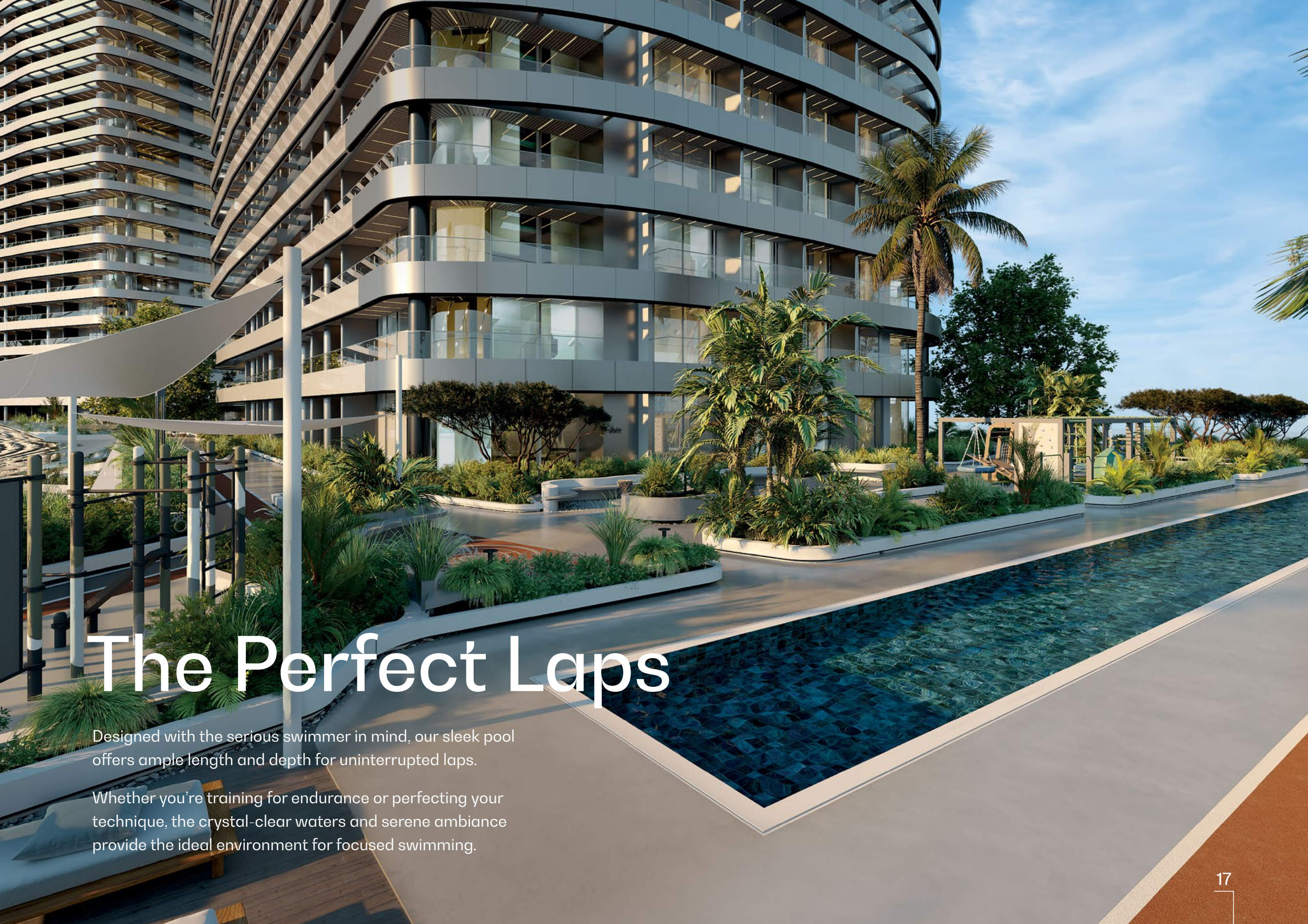


Stay Active

Padel court designed for both enthusiasts and professionals offers breathtaking skyline views as you enjoy an exhilarating game.

Beach Sandy Pool

A serene space to simply unwind and rejuvenate.



The Perfect Laps

Designed with the serious swimmer in mind, our sleek pool offers ample length and depth for uninterrupted laps.

Whether you're training for endurance or perfecting your technique, the crystal-clear waters and serene ambiance provide the ideal environment for focused swimming.



Go For It

A state-of-the-art fitness center, designed with both aesthetics and functionality in mind.


Recovery Room

Step into a world of serenity and transformation in our exclusive rejuvenating area, designed to refresh your body, mind, and spirit.



Private Business Center and Library



The image depicts a sophisticated interior space, likely a high-end office or library. The room features a curved wall on the left and back, covered in a large, multi-tiered bookshelf filled with books. The ceiling is white with three large, circular, illuminated pendant lights. The floor is made of large, dark, polished stone tiles. In the foreground, there are two seating areas: one with a grey sofa and two armchairs, and another with a white sofa and two armchairs. In the background, there are several desks with computers and office chairs. A large window on the right side of the room offers a view of a city skyline. The overall design is modern and minimalist, with a focus on clean lines and high-quality materials.

The business and library area is a masterpiece of modern luxury, designed for those who value moments of quiet reflection or intellectual exploration. Whether you're signing a pivotal deal, enjoying a contemplative moment with a rare book, or hosting an intimate gathering, **this space elevates every experience.**

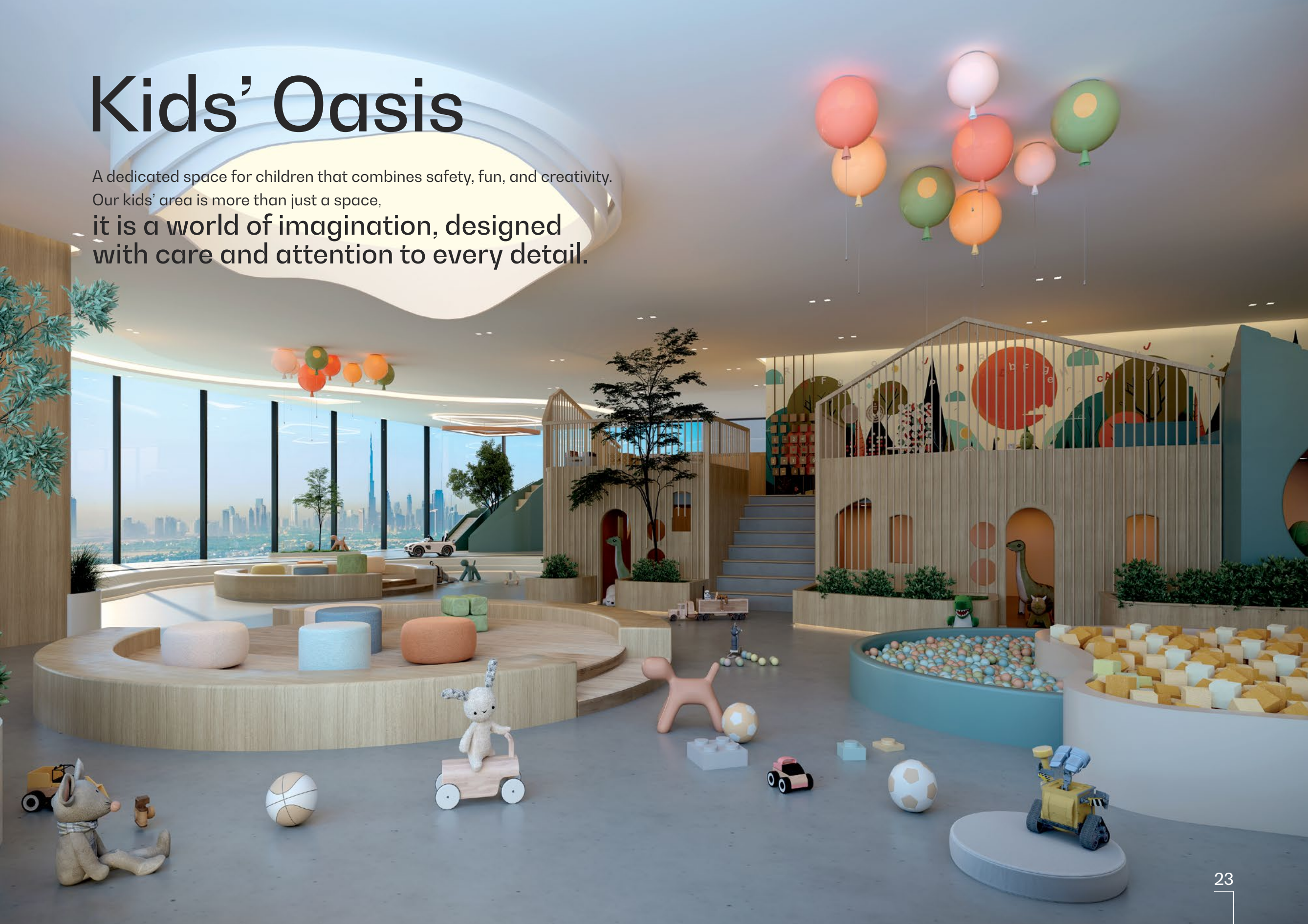


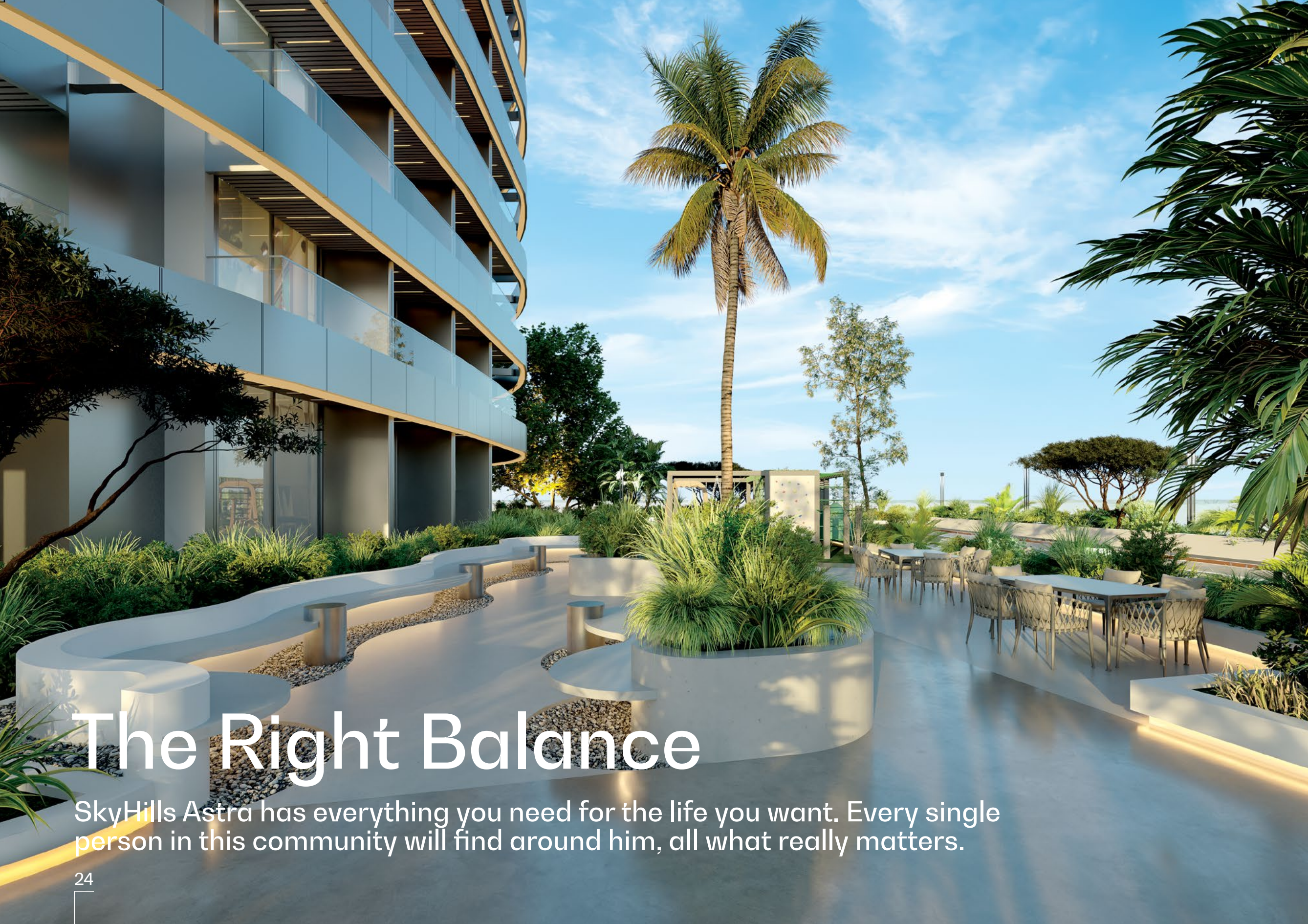
Come Together

Perfect for hosting gatherings with friends and neighbors.

Kids' Oasis

A dedicated space for children that combines safety, fun, and creativity.
Our kids' area is more than just a space,
**it is a world of imagination, designed
with care and attention to every detail.**





The Right Balance

SkyHills Astra has everything you need for the life you want. Every single person in this community will find around him, all what really matters.

Sustainability at Its Core

SkyHills Astra sets a new benchmark for environmentally conscious living. With a commitment to sustainability, we've integrated innovative solutions to reduce our environmental footprint.

ReGen Irrigation System

Our landscaping thrives on recycled water collected through a cutting-edge system that reuses greywater from the apartments. This ensures efficient water consumption, protecting one of our most precious resources while keeping the outdoor spaces lush and vibrant.

Smart Energy Solutions

From LED lighting to energy-efficient systems throughout the building, every detail is designed to minimize energy waste.

Electric vehicle charging stations

In dedicated parking spots make it easier than ever to drive sustainably.



An Environment that Redefines Contemporary Living






Step into a world of classiness where modern interiors meet
timeless elegance.

Each space is thoughtfully designed with premium finishes, sleek lines, and open layouts that seamlessly blend comfort and functionality.





Every single detail speaks to a lifestyle of refinement and luxury.

A World Within Your Reach

A three-floors podium hosts an array of lifestyle services and retail space with a private separate entrance thoughtfully curated to fulfill your every desire and elevate your everyday experience.

HIRE

SKYHILLS ASTRA

Your Future Awaits

SkyHills Astra is where like-minded individuals come together, not just to live, but to be part of something meaningful.

Invest in a lifestyle that inspires you, grounds you, and connects you to a purpose larger than yourself.



SKYHILLS
ASTRA
WEST

Welcome to SkyHills Astra

Building With Purpose. Living With Impact.



SKYHILLS ASTRA

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