

Hills View
AT WASL GATE



**DISCOVER LIVING
IN THE HEART OF DUBAI**

ABOUT SUNCREST HILLS PROPERTIES: A LEGACY OF EXCELLENCE

Suncrest Hills Properties is one of Dubai's distinguished property development companies, founded on a rich heritage of entrepreneurship and a vision for creating exceptional living spaces. Under the leadership of Mr. Mustafa Pardesi, we have established ourselves as creators of high-quality residential and commercial projects across the Emirates.

OUR STORY

Suncrest Hills Properties' journey in construction and real estate development began in 2006, building upon a strong foundation of business acumen that spans generations. What started with ambitious projects like the Hamza Tower in Dubai Sports City has evolved into a diverse portfolio encompassing residential towers, commercial buildings, and industrial facilities throughout Dubai.

THE FOUNDER'S VISION

Mr. Mustafa Pardesi, the driving force behind Suncrest Hills Properties, brings a unique perspective to property development that blends innovation with cultural understanding. Following in his father's entrepreneurial footsteps, Mr. Mustafa has transformed the company into a forward-thinking developer focused on creating spaces that enhance the lives of residents and businesses alike.

A LEGACY OF ENTREPRENEURSHIP

The Pardesi family's business legacy in the UAE dates back to 1972 when Mr. Abdul Majad Pardesi arrived from Pakistan and established a thriving textile business in Dubai. The company quickly became one of Pakistan's largest exporters to African markets during the 1970s through the 1990s. This success was followed by prominence in gold importation between the 1990s and 2010s, with the family becoming major importers in Pakistan from Switzerland and Dubai.

The family's business diversification continued with investments in agricultural processing, including a sugar factory in Africa that operated from 2007 to 2016, demonstrating the Pardesi family's ability to identify opportunities across various sectors and geographies.





OUR PORTFOLIO

Suncrest's impressive real estate portfolio showcases our versatility

COMPLETED PROJECTS

- Hamza Tower, a landmark residential development in Dubai Sports City
- A G+5 residential building in Dubai Investment Park 2
- A G+4 labour accommodation facility in Dubai Investment Park 1
- 24 warehouses strategically located in Dubai Investment Park 1
- 5 state-of-the-art industrial warehouses in Ras Al Khaima
- The Pardesi Building, a G+1 commercial property in Nad Al Hamra
- A 20,000 sq. ft. ultra-luxury villa in Emirates Hills, showcasing our presence in the most prestigious communities

ONGOING PROJECT

- 9,000 sq. ft. high-end villa in Dubai Hills, combining modern design with a prime location.

OUR FLAGSHIP PROJECT: HILLS VIEW

Today, we are proud to introduce Hills View, our newest residential development in the Dubai Gate community. This 14-storey enclave features thoughtfully designed apartments that embody our commitment to timeless elegance and modern living. At Suncrest Hills Properties, we continue the Pardesi legacy of excellence and expertise to create developments that stand the test of time while catering to a dynamic population.

Suncrest's impressive real estate portfolio showcases our versatility and commitment to quality:

COMPLETED PROJECTS

- Hamza Tower, a landmark residential development in Dubai Sports City
- A G+5 residential building in Dubai Investment Park 2
- A G+4 labour accommodation facility in Dubai Investment Park
- 24 warehouses strategically located in Dubai Investment Park 1
- 5 state-of-the-art industrial warehouses in Ras Al Khor
- The Pardesi Building, a G+1 commercial property in Nad Al Hammar
- A 20,000 sq. ft. ultra-luxury villa in Emirates Hills, showcasing unparalleled elegance in one of Dubai's most prestigious communities

ONGOING PROJECT

- 9,000 sq. ft. high-end villa in Dubai Hills, combining modern sophistication with premium finishes in a prime location.

OUR FLAGSHIP PROJECT: HILLS VIEW

Today, we are proud to introduce Hills View, our newest residential development located in the thriving Wasl Gate community. This 14-storey enclave features thoughtfully designed studios and 1 & 2-bedroom apartments that embody our commitment to timeless elegance and sophisticated living.

At Suncrest Hills Properties, we continue the Pardesi legacy of excellence, bringing decades of business expertise to create developments that stand the test of time while meeting the evolving needs of Dubai's dynamic population.



DUBAI

WHERE LUXURY IS REDEFINED, CONSTANTLY

Which other city can offer a truly unparalleled lifestyle but Dubai?
Being synonymous with international trade, innovation, tourism, retail
and world-class business communities, Dubai has stamped its reputation
as one of the most cosmopolitan cities in the world today.

By offering world-class lifestyles to residents and becoming a safe haven
for investors, it has become an aspirational living destination for millions
of expatriates and a geographic gateway for businesses.





FESTIVAL PLAZA



IBN BATTUTA MALL



ENERGY METRO STATION

DUBAI

REDESIGNING DUBAI LANDSCAPE WITH LANDMARK DESTINATIONS

Suncrest Hills Property LLC was established to develop and manage properties, communities and destinations across Dubai. Through a vast portfolio of residential projects including some of the city's most renowned and iconic real estate destinations, it has built a great reputation of providing enriching lifestyles to the people of Dubai.

5 MINS.
WALK TO
LORD SHIVA
TEMPLE

3 MINS.
WALK TO
IKEA
JABAL ALI

4 MINS.
WALK TO
FESTIVAL
PLAZA

Hills View
AT WASL GATE

4 MINS.
WALK TO
GURU
NANAK
GURUDWARA

2 MINS.
WALK TO
ENERGY
METRO
STATION

4 MINS.
DRIVE TO
IBN BATTUTA
MALL

SHEIKH ZAYED ROAD



SCAN FOR
LOCATION



CONNECTED TO THE CITY



2 minutes
Energy Metro
Station



3 minutes
Ikea
Jabal Ali



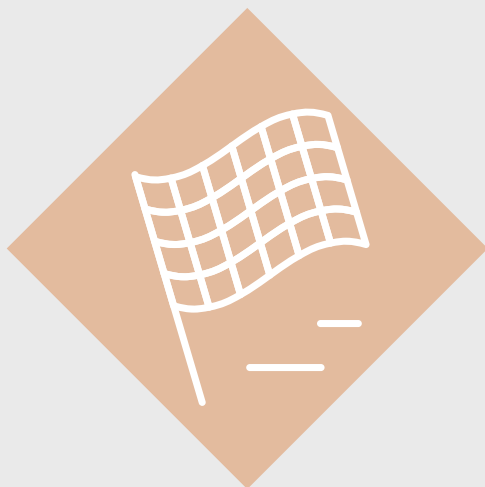
4 minutes
Ibn Battuta Mall



13 minutes
Palm
Jumeirah



17 minutes
Mall of
the Emirates



18 minutes
Dubai
Autodrome



4 minutes
Festival
Plaza



10 minutes
Dubai
Marina



12 minutes
Emirates
Golf Club



19 minutes
Downtown
Dubai



20 minutes
Burj
Al Arab



25 minutes
Dubai International
Airport

ARCHITECTURE

WITH AN EDGE

Indulge in the soulful elegance with Hills View that is rising confidently within the vibrant Wasl Gate community. Hills View redefines modern living with a distinctive architectural presence. Designed with refinement and purpose, the building's elevation is a statement in itself. Clean lines, expansive glass window panels and bold grey hues that set it apart from the urban skyline. Every inch of Hills View reflects a commitment to high-end living. The architectural front combines sleek modernity with thoughtful textures, allowing light to dance across reflective surfaces by day and showcasing a striking view by night. The glazed finishes and steel-toned surfaces delivers elegance and privacy. The imposing podium-level design and the lush rooftop spaces offers a luxurious escape above the city's bustle. Large windows invite natural light, while balconies and terraces frame sweeping views of the surrounding boulevards. Neutral palettes, quartz finishes and custom fittings mirror the sophistication of the building's outer shell.



CREATING A HIGHER
STANDARD OF LIVING

Hills View
AT WASL GATE







A LIFESTYLE UNLIKE ANY OTHER



LIFESTYLE

THAT TOUCHES THE SKY

Situated in the heart of Jabal Ali, Hills View is a signature residential address that reflects the vision of Suncrest Hills Property LLC. A project with an uncompromising standard of living. Just walking distance from Energy Metro Station and set along one of the community's main boulevards, this landmark development offers distinction and convenience. Comprising of 350 skillfully designed residences including studios, one-bedroom and two-bedroom apartments, this project rises above a beautifully landscaped podium level. Here, residents can enjoy a plethora of amenities including a resort-style swimming pool, children's play area and a modern fitness center. These are crafted to support a lifestyle of ease and well-being. Expansive balconies and full-height windows not only enhance the architectural rhythm but also invite natural light to flood the interiors with a matchless glow. What sets Hills View apart is its striking elevation. A bold architectural design with a facade defined by beautiful lines, expansive glass panels and a marvelous grey palette. The building stands as a sculpted form that turns the heads.

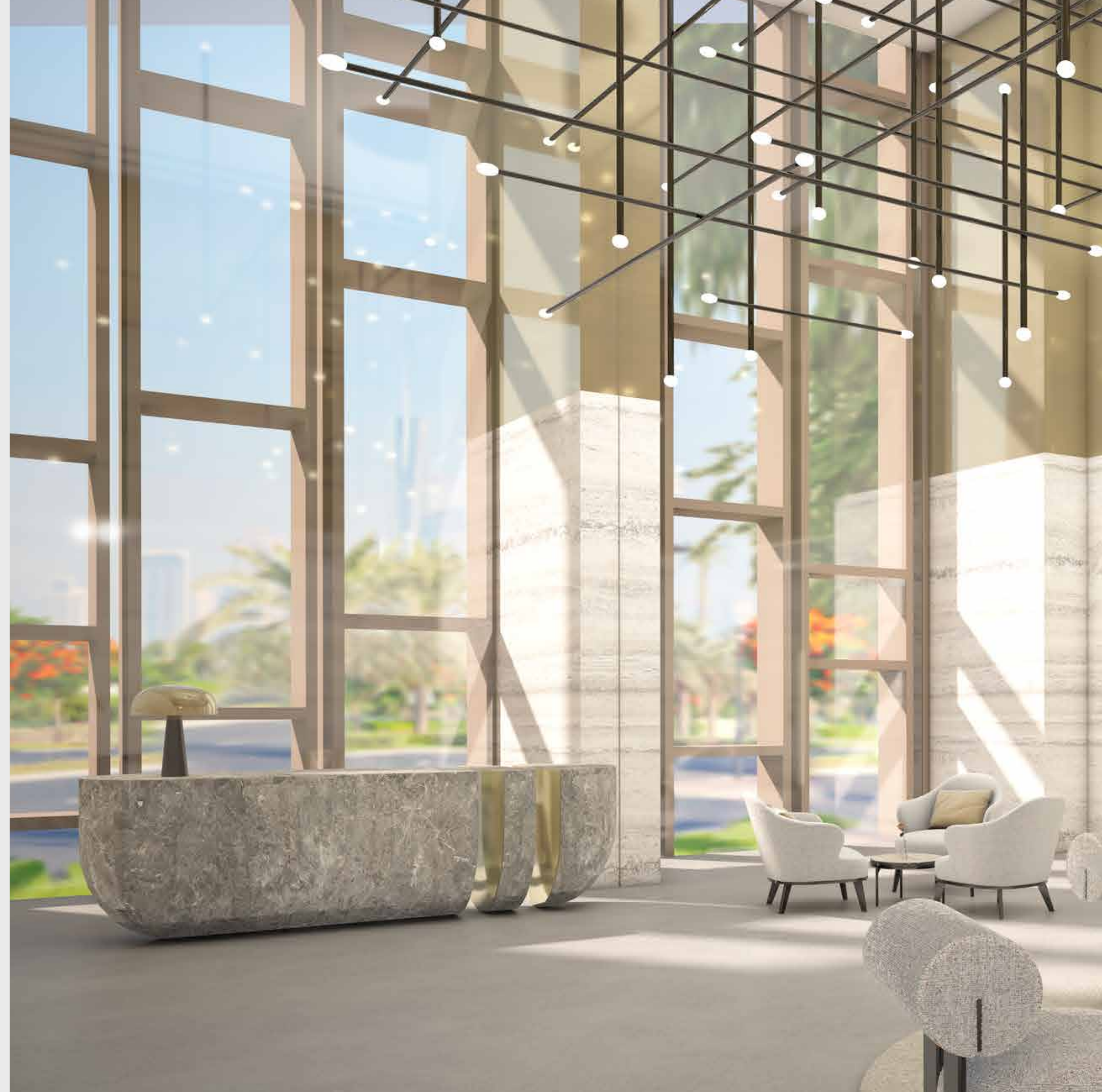




A POWERFUL DESIGN LANGUAGE

Discover an elite lifestyle embellished with mystic hues and contemporary aesthetics. With the pleasing off-white marble textured walls, the corridors and reception areas displays perfect design sense. Big glass windows allows natural light to glow the entire space. It also graces your eyes with the spectacular cityscape. Plush furnishings give regal vibes and big chandelier makes a space look even bigger and brighter. Fast-speed elevators are installed for the hassle-free transition to each level of the building.

AN OUTSTANDING PLACE FOR YOU TO STAND OUT!







A PREMIUM
LIFESTYLE





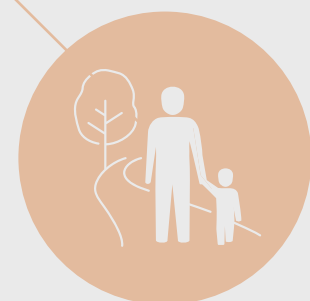


AN EXTRAORDINARY LIFE EXPERIENCE



LIVE HOLIDAYS MOMENT AT HOME

EXTERIOR FEATURES



Long walkways
& jogging paths



Generous &
welcoming main
drop-off areas



Close to
community stores



Padel Court



Pool Sitting
with fabulous
sea-views



Shaded kids
daycare centers
& play area



Elevated
community
garden



Swimming Pool

*All amenities are located on the ground level/podium level



CRICKET PITCH



Take Turns and Share
the Joy of Play!



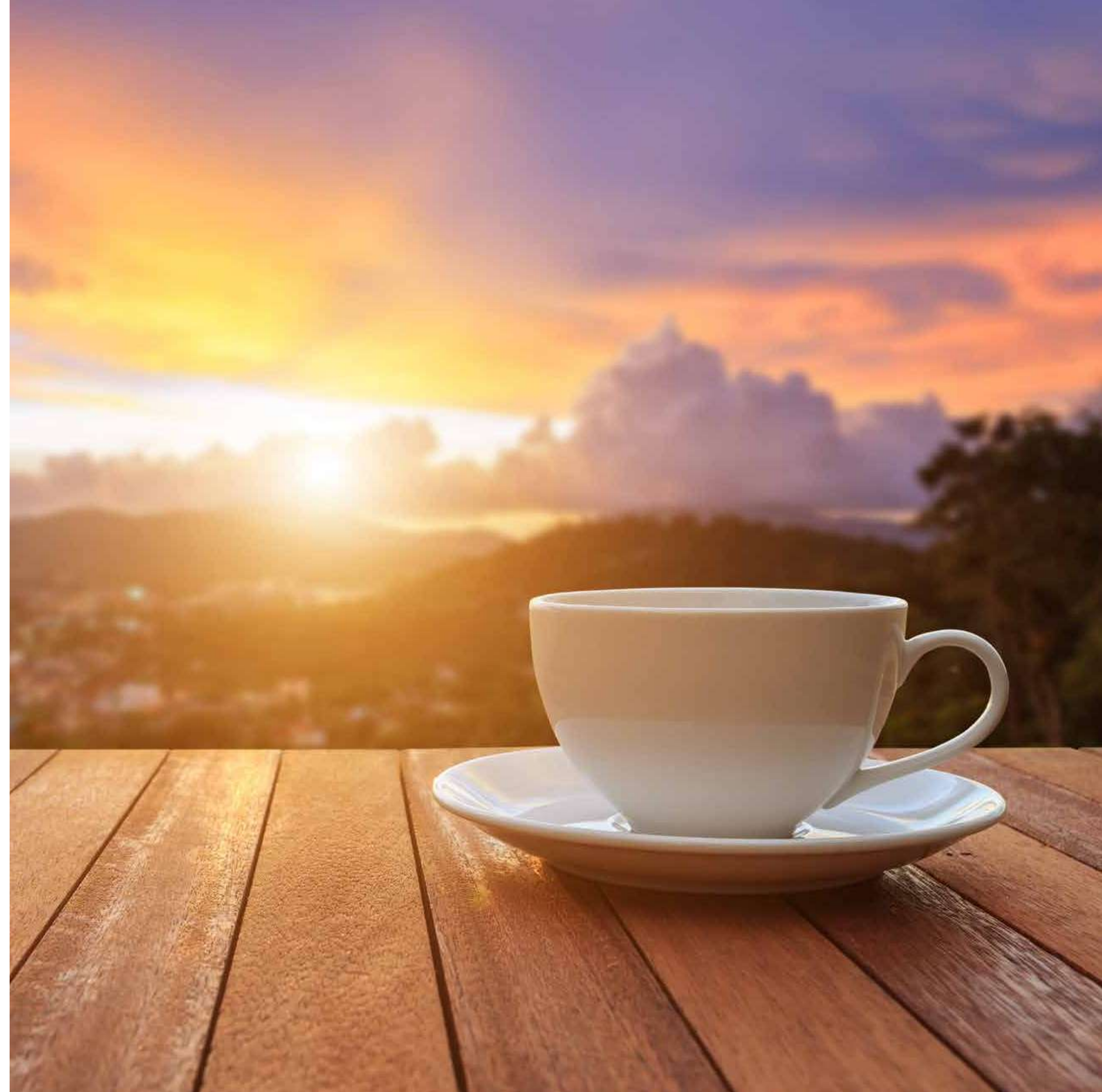
Elevate Your Game in the
Comfort of Your Own Space!



Your Perfect Poolside
Paradise Awaits!



AN EXTRAORDINARY LIFE EXPERIENCE



LUXURY INSIDE OUT

ROOFTOP FEATURES



Lush landscapes
& BBQ area



Jacuzzi



Outdoor
Cinema



Stand-alone
bespoke gym



Mini Bowling



Outdoor Terrace



Rooftop
Sitting Area



The Perfect Spot for
Smoky Delights!



Gather Friends for
Unforgettable Bowling!



The Perfect Venue for
Unforgettable Moments!



Welcome to the ultimate destination for fun and celebration! Our venue features mini golf, a spacious party hall, and a lively BBQ area—perfect for any occasion. Whether it's a party, corporate event, or casual get-together, enjoy friendly competition and delicious food. Experience the ideal blend of entertainment and relaxation all in one place!



Bask in Bubbles,
Breathe in Views!



Under the Stars: Experience
Movies Like Never Before!

BREATH-TAKING VIEWS





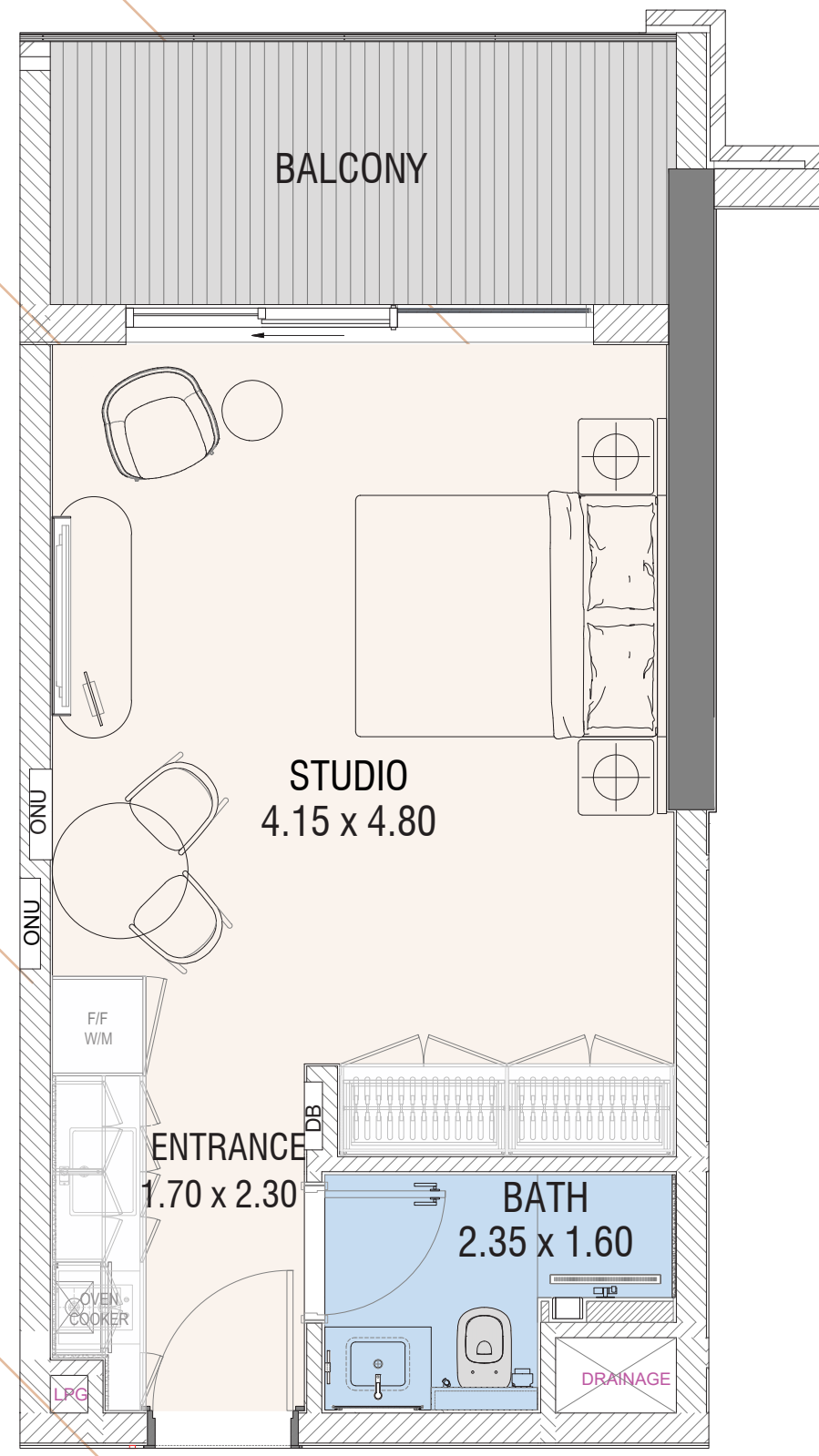


Payment Plan & Floor Plan

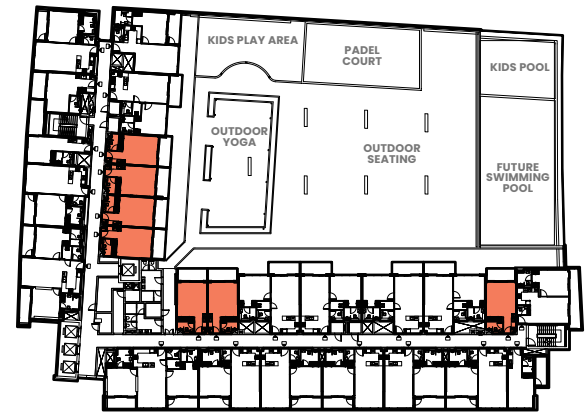
Payment Plan

DESCRIPTION	INSTALLMENT PROGRESS	INSTALMENT %
1st INSTALMENT	ON BOOKING	5%
2nd INSTALMENT	SIGNING OF SPA (WITHIN 45 DAYS)	5%
3rd INSTALMENT	3 MONTHS AFTER BOOKING	10%
4th INSTALMENT	10% CONSTRUCTION	5%
5th INSTALMENT	20% CONSTRUCTION	5%
6th INSTALMENT	30% CONSTRUCTION	5%
7th INSTALMENT	40% CONSTRUCTION	5%
8th INSTALMENT	60% CONSTRUCTION	5%
9th INSTALMENT	80% CONSTRUCTION	5%
10th INSTALMENT	ON HANDOVER	5%
11th INSTALMENT	4 MONTHS AFTER HANDOVER	5%
12th INSTALMENT	8 MONTHS AFTER HANDOVER	5%
13th INSTALMENT	12 MONTHS AFTER HANDOVER	5%
14th INSTALMENT	16 MONTHS AFTER HANDOVER	5%
15th INSTALMENT	20 MONTHS AFTER HANDOVER	5%
16th INSTALMENT	24 MONTHS AFTER HANDOVER	5%
17th INSTALMENT	28 MONTHS AFTER HANDOVER	5%
18th INSTALMENT	32 MONTHS AFTER HANDOVER	5%
19th INSTALMENT	36 MONTHS AFTER HANDOVER	5%
		100%

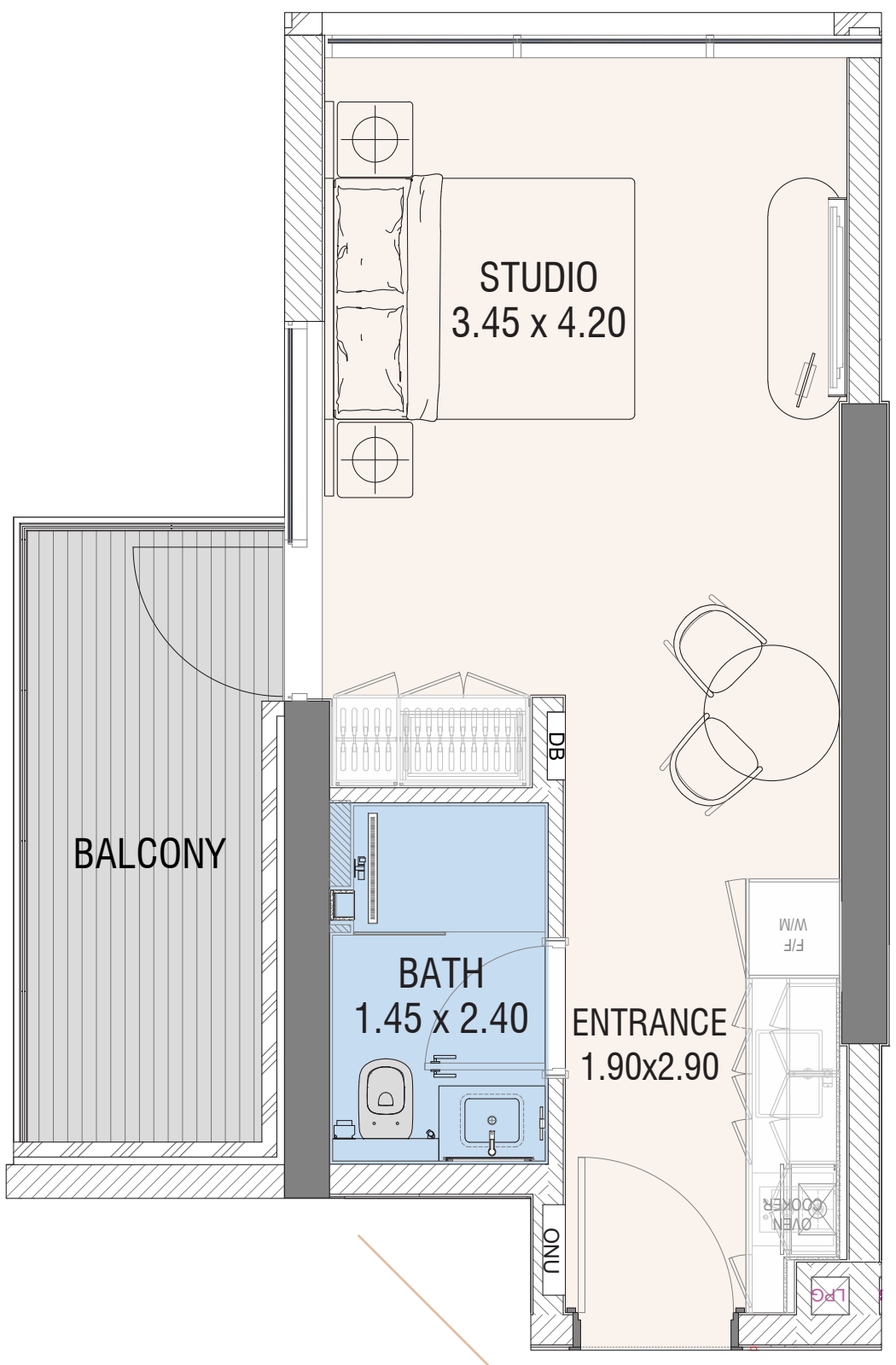
Floor Plan



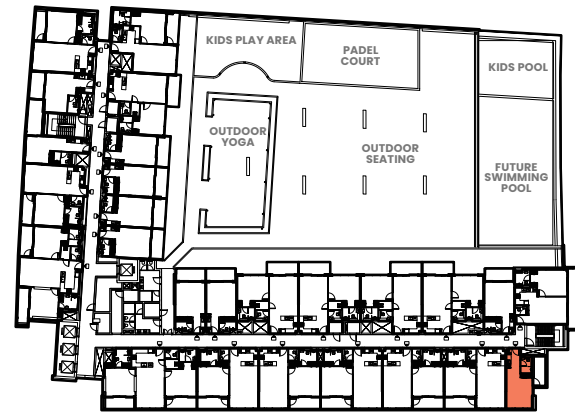
STUDIO
TYPE - A
AREA=422.06 SQ.FT



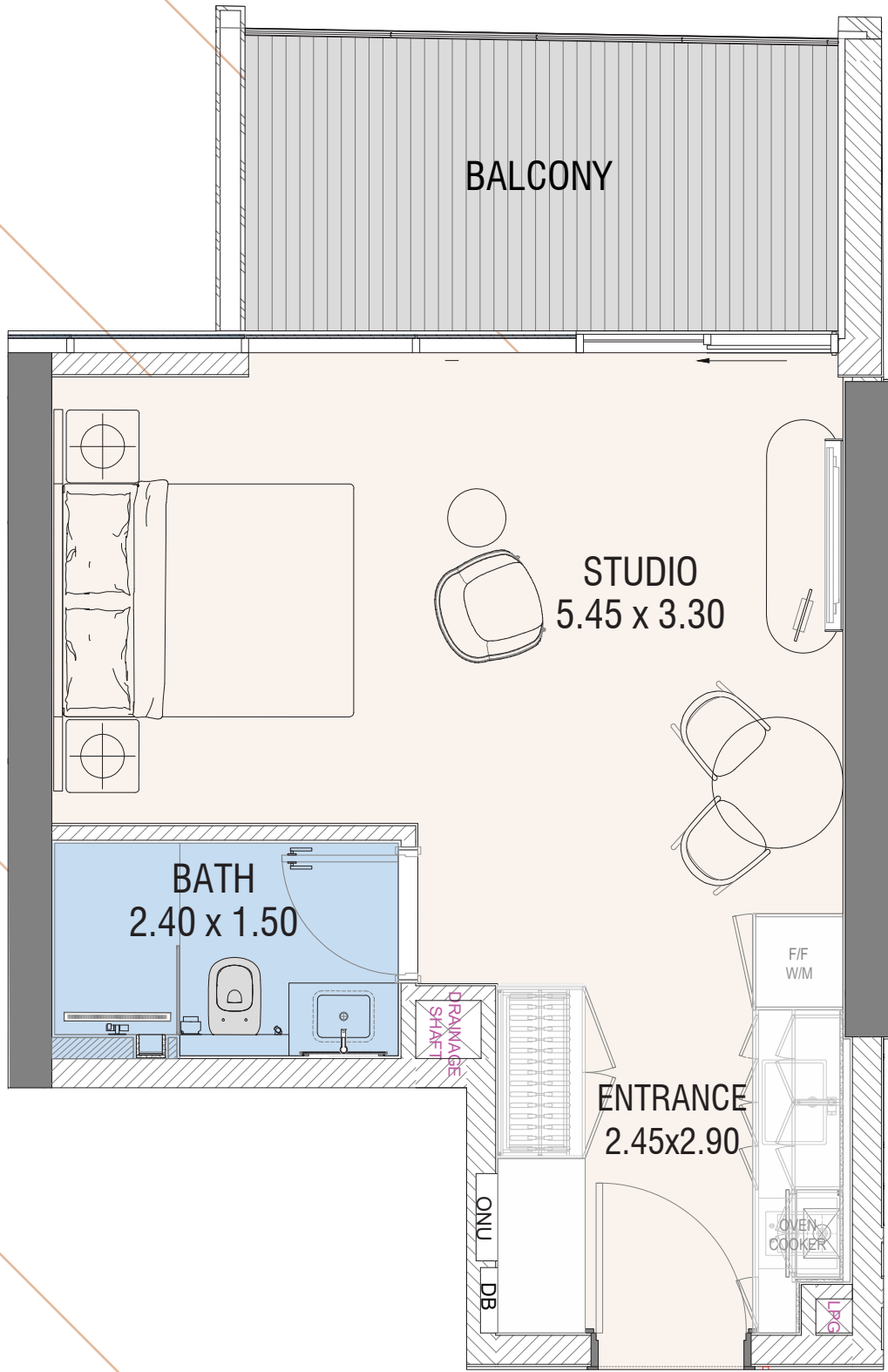
Floor Plan



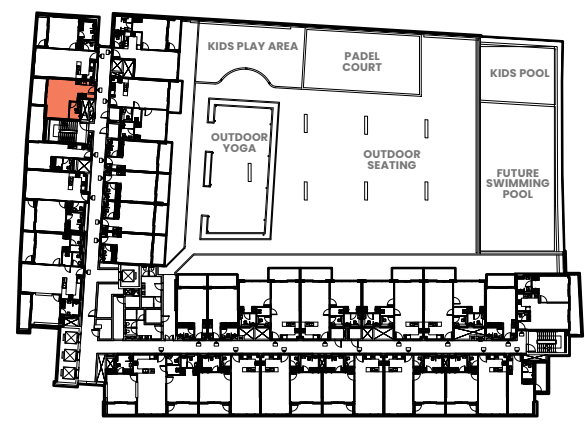
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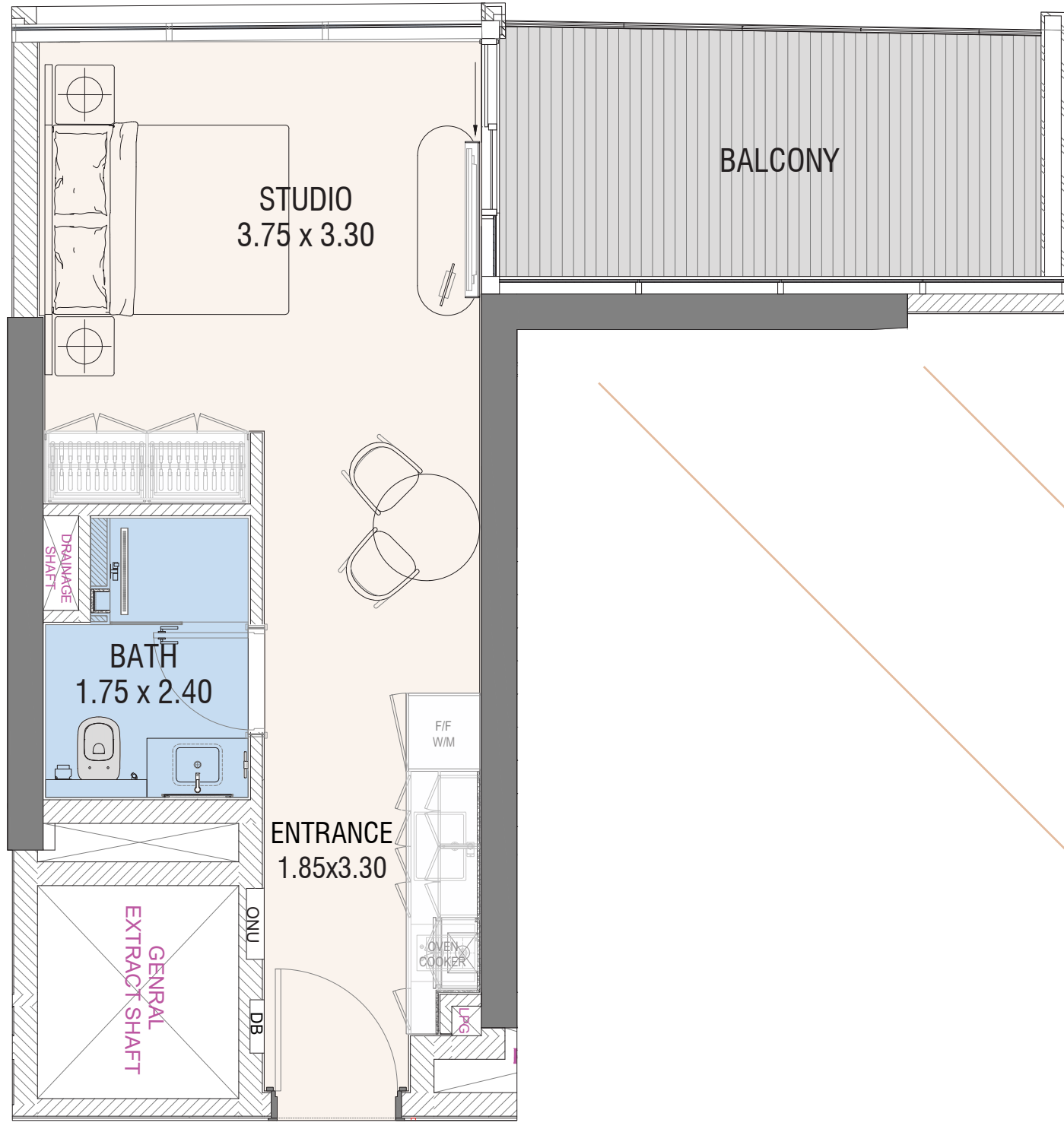
Floor Plan



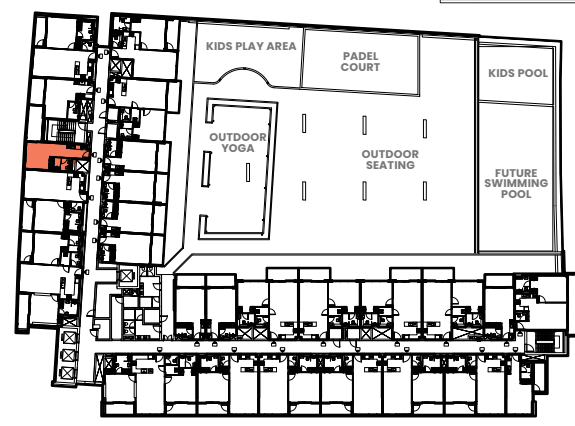
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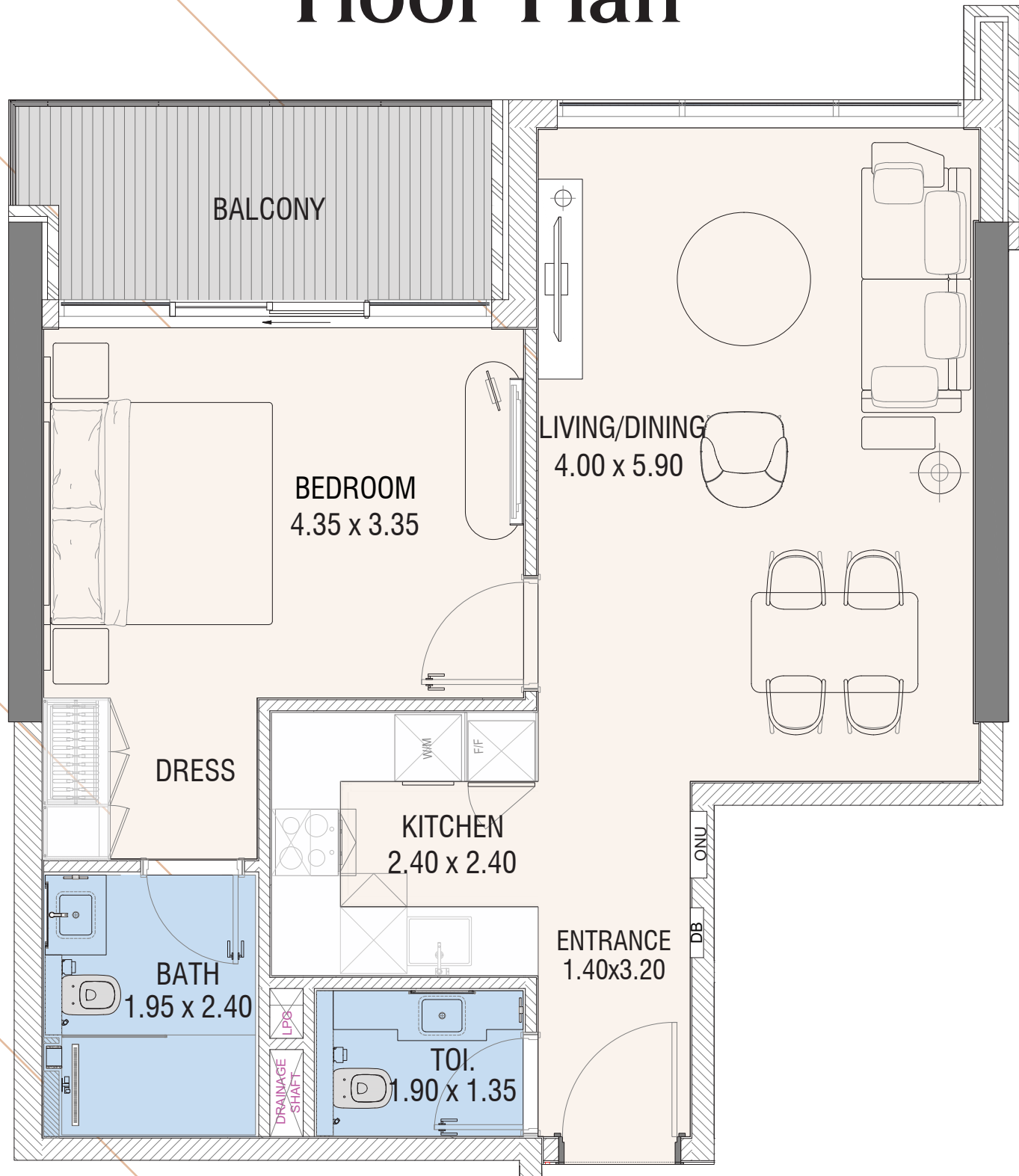
Floor Plan



STUDIO
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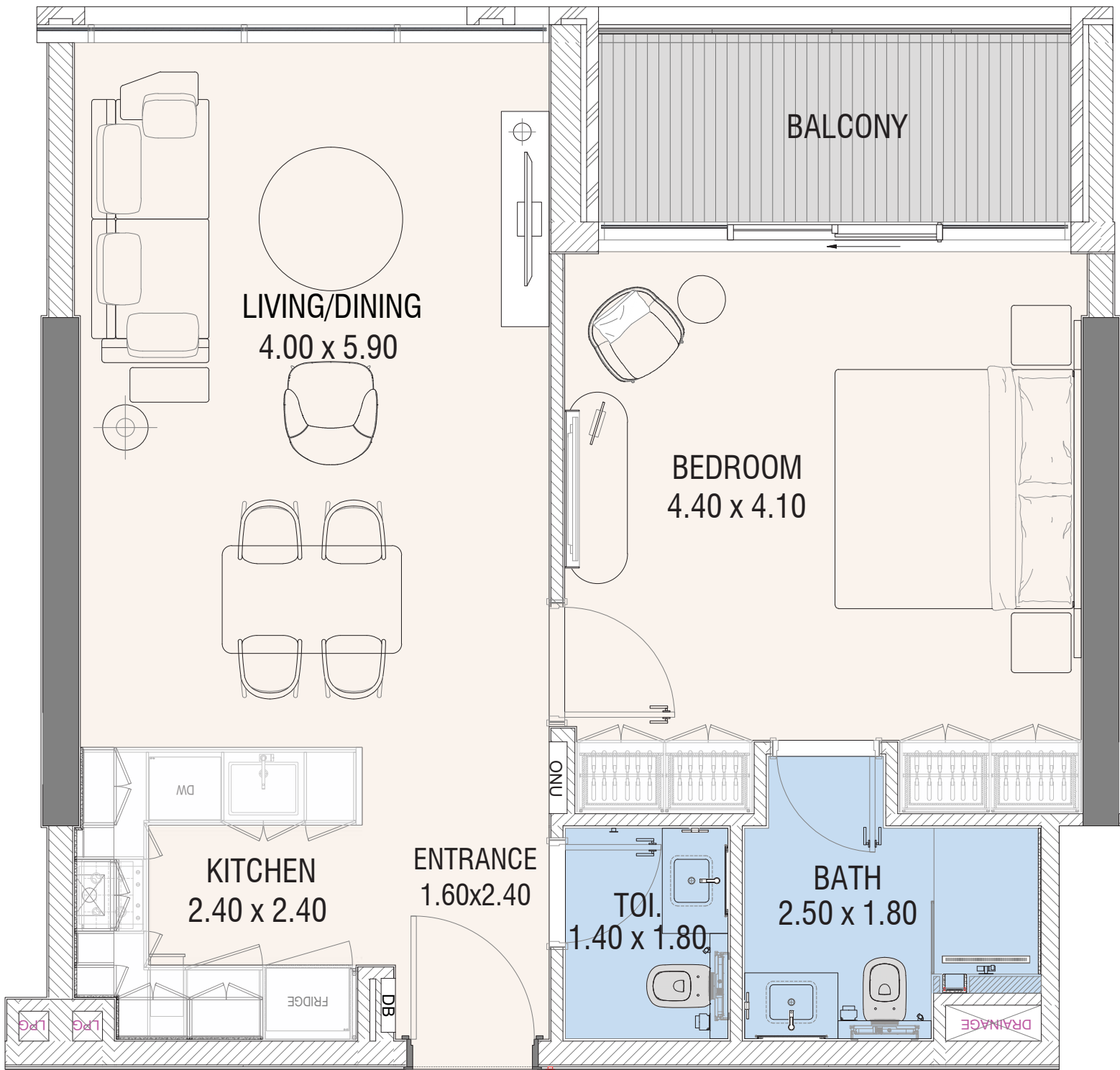


Floor Plan



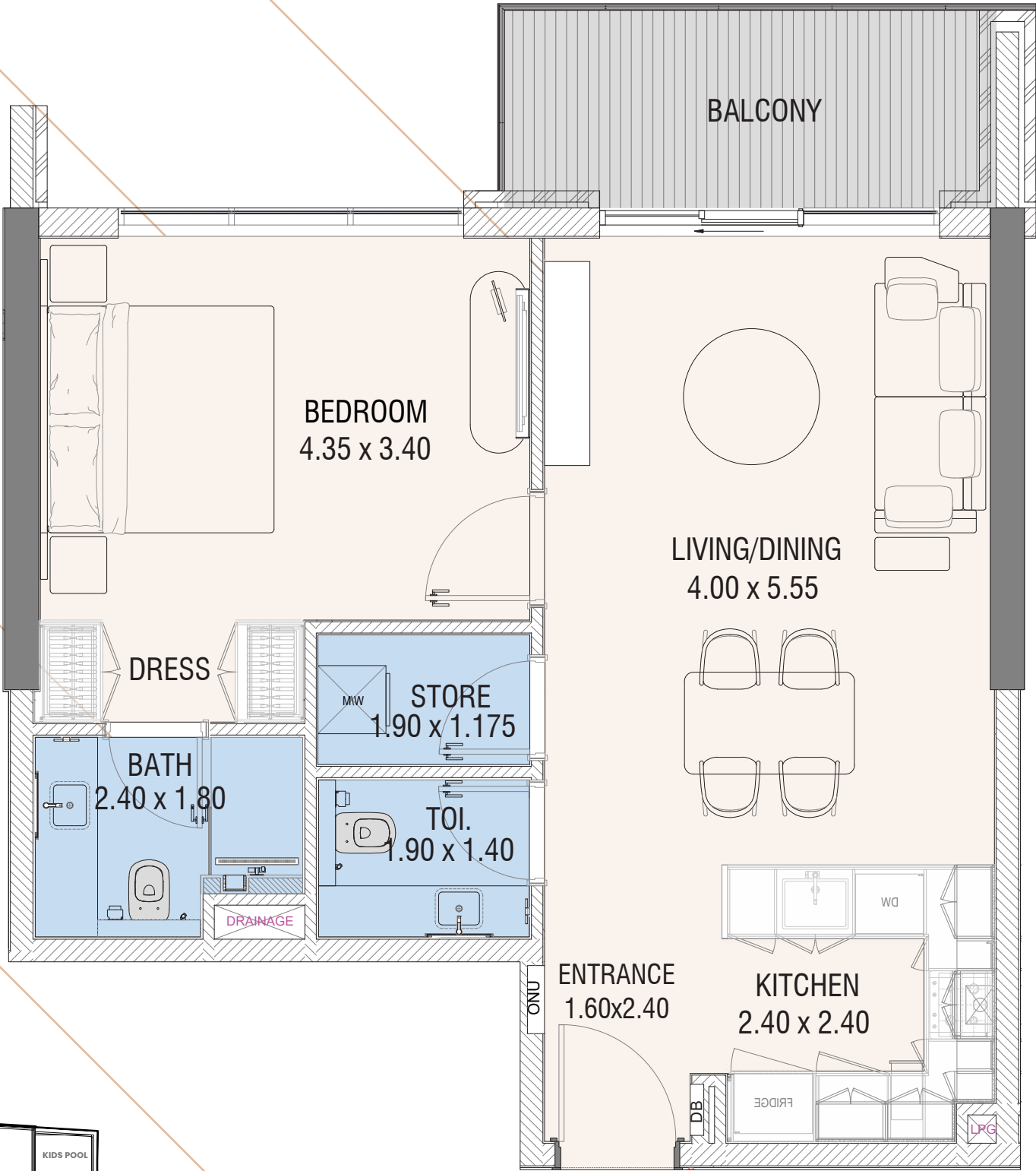
**1 BEDROOM
TYPE - A**
AREA=788.35 SQ.FT

Floor Plan



**1 BEDROOM
TYPE - B**
AREA=787.06 SQ.FT

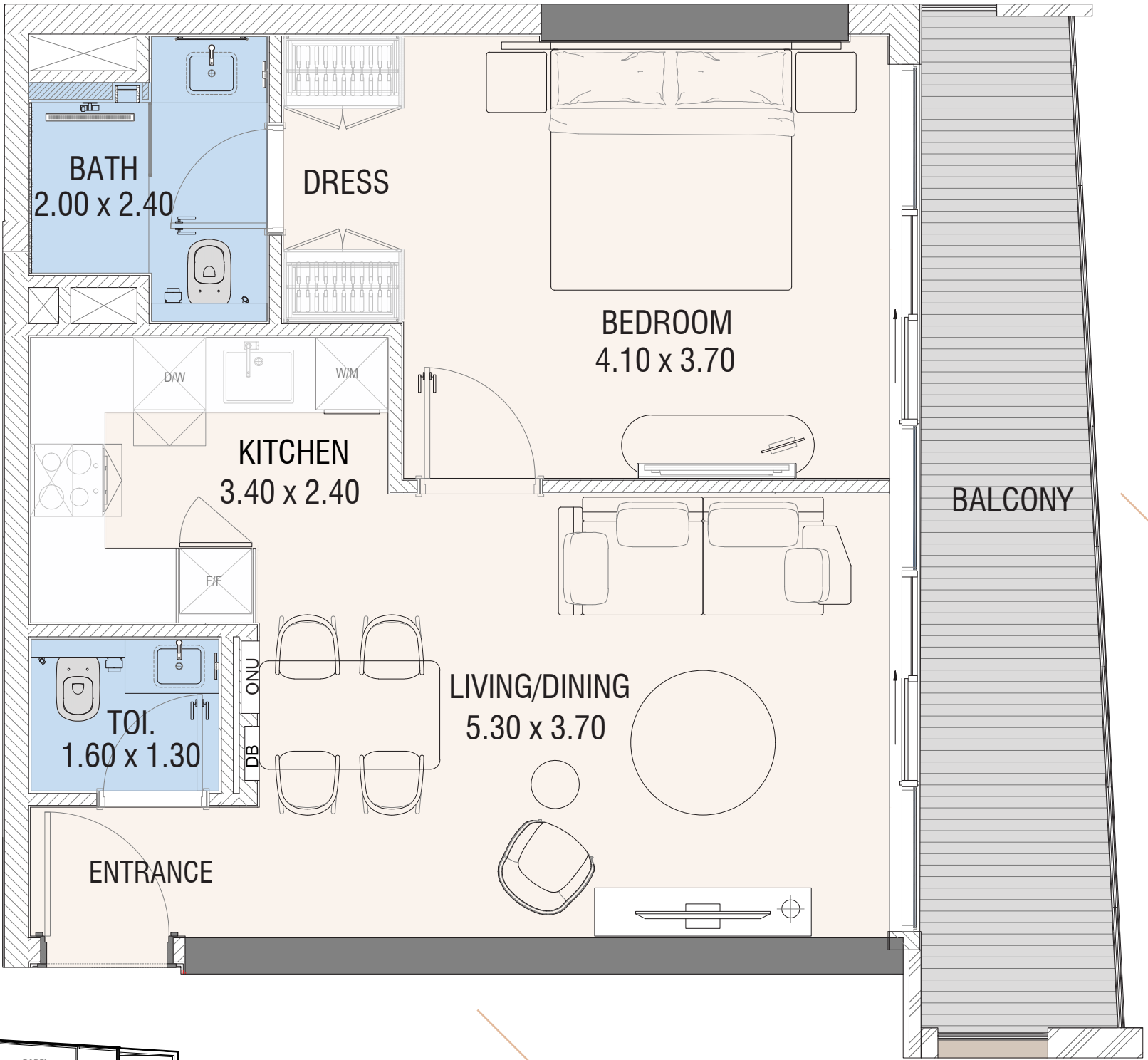
Floor Plan



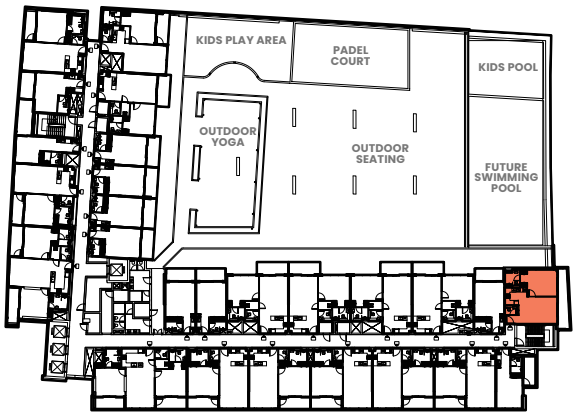
**1 BEDROOM
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AREA=771.23 SQ.FT



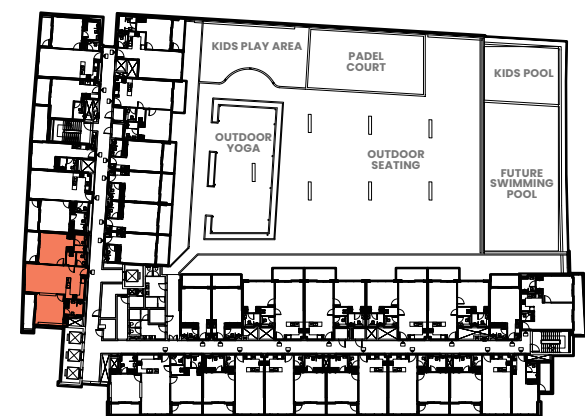
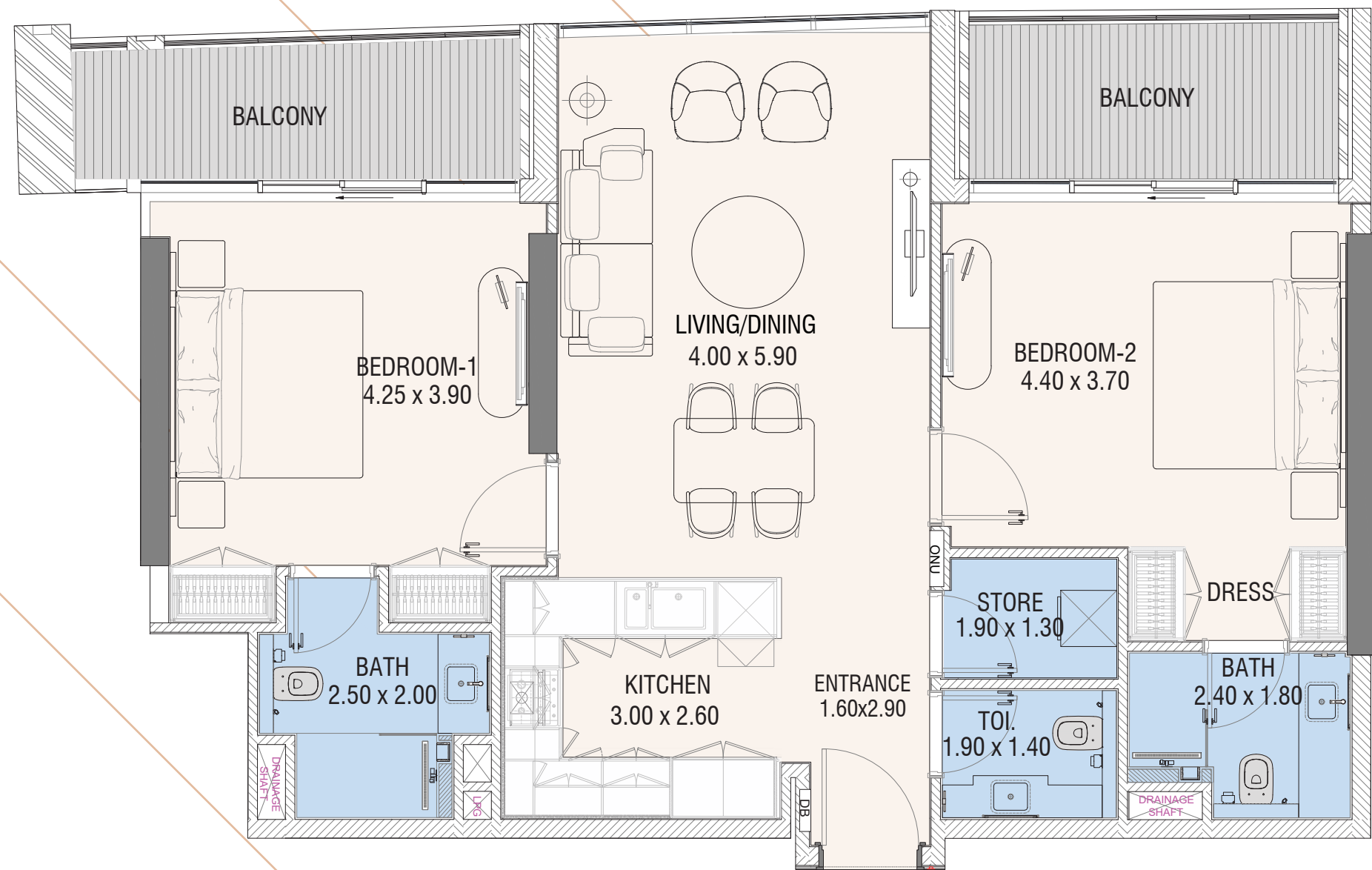
Floor Plan



**1 BEDROOM
TYPE - D**
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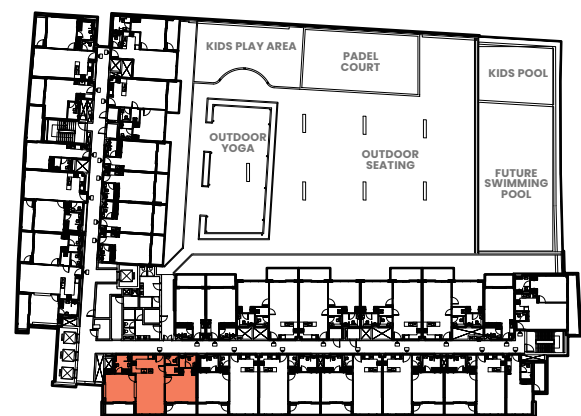
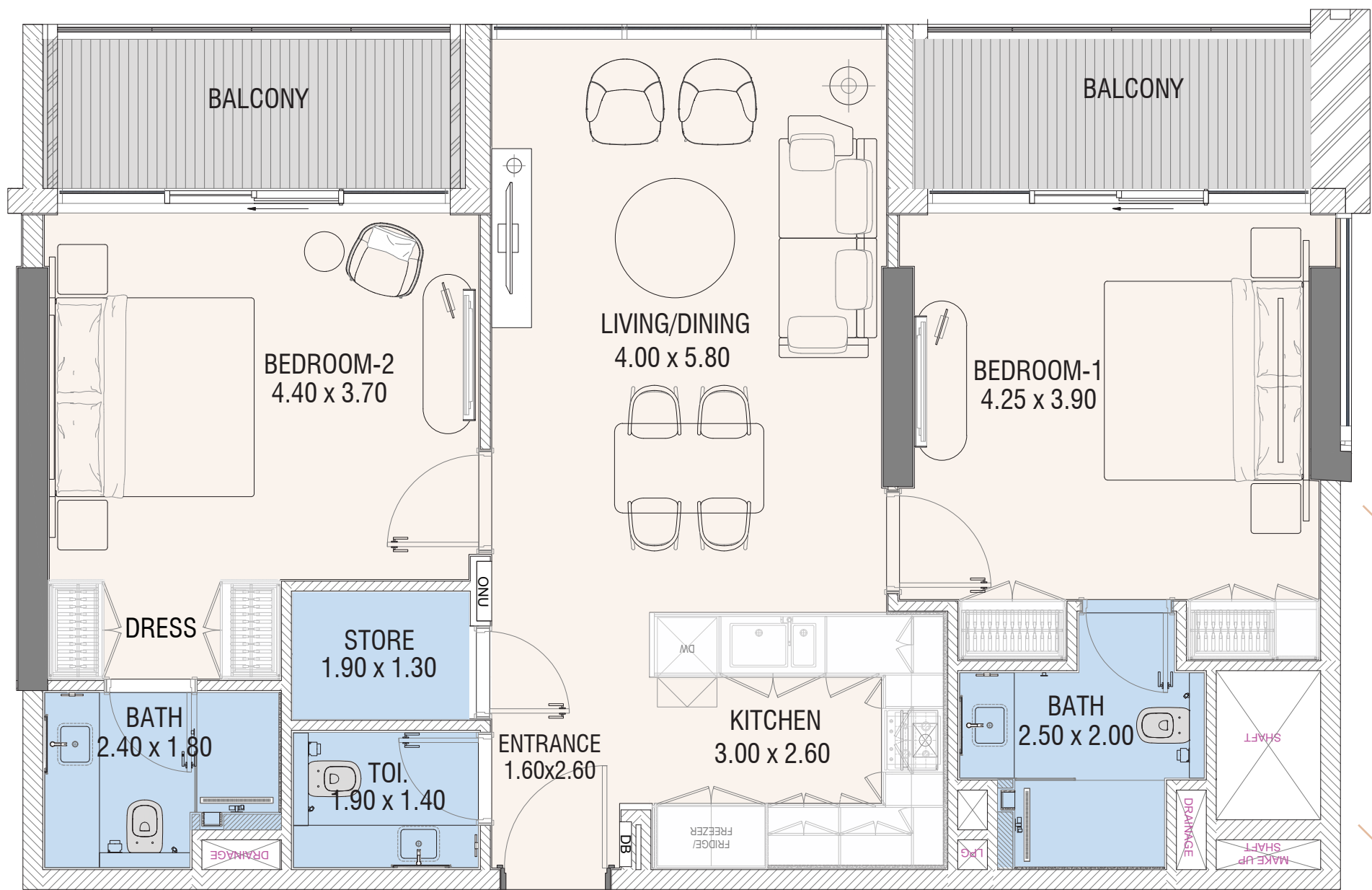


Floor Plan



**2 BEDROOM
TYPE - A**
AREA=1198.56 SQ.FT

Floor Plan



**2 BEDROOM
TYPE - B**
AREA=1171.32 SQ.FT