HRE
DEVELOPMENT

WADI HILLS

Designed to Be Desired

BUILDING STORIES. CREATING LANDMARKS.

For over 22 years, HRE Development has been shaping Dubai's skyline and communities with precision, creativity, and purpose. Backed by our in-house construction arm, we ensure every project is delivered with the same dedication to quality, detail, and vision.

From over 200 projects delivered and 12,000 homes built, our mission remains clear, to see potential where others don't, and to create developments that define their neighborhoods.

When we began in HRE, few saw its promise. Today, it's a thriving destination.

Now, we bring that same foresight to Wadi Al Safa with Wadi Hills.

HRE IN NUMBERS

ESTABLISHED IN
2003

200+
PROJECTS DELIVERED

HOMES BUILT FOR
12,000+
FAMILIES

AT HRE, WE'VE ALWAYS BELIEVED IN SEEING OPPORTUNITY BEFORE THE MARKET CATCHES ON.

When we launched SkyHills One in Dubai Science Park, we were among the first and those who trusted that vision are now sitting on serious appreciation.

Today, we're seeing the same signals in Dubai Land.

a chance for brokers and clients to enter early in a zone that's primed for value and built for lifestyle

HRE
DEVELOPMENT


IN THE QUIET RISE OF DUBAI LAND,
A NEW VISION IS TAKING SHAPE

WHY DUBAI LAND?



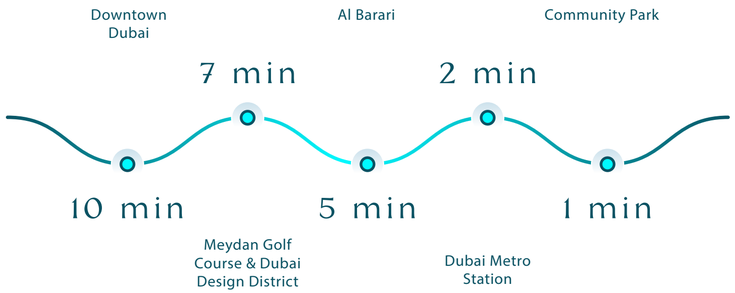
THE COMMUTE ADVANTAGE: 80% FASTER ACCESS

RTA's newly approved road network links the Area directly to Sheikh Mohammed Bin Zayed Road.

Travel time drops from 10 minutes to 2.

Saving time, and gaining value.

Structural infrastructure leads to 20% price jumps in 2 years.





PRIME LIFESTYLE, NOT PRIME PRICES

Dubai Land is just 7 minutes from Meydan, Nad Al Sheba, and Arabian Ranches but priced significantly lower per sqft.

Clients buy below the curve with room to grow.



A DISTRICT IN FULL SWING

Over 70 active projects and billions under development in the Wadi Al Safa cluster.

This is the next hotspot in Dubai, and it's already in motion





A LIFE BEYOND WALLS

Wadi Hills is part of a larger urban vision: landscaped parks, schools, retail, and F&B clusters.

Real community.
Real end-user appeal.
Real resale value.







RENTAL YIELDS THAT MAKE THE NUMBERS WORK

With projected 8–10% gross rental yields, The area is not just an end-user product it’s an investor’s opportunity.

Sell income from day one, not just capital gains


AN ADDRESS THAT MAKES
THE NEIGHBORHOOD WHISPER, ONE DAY I`LL LIVE THERE.

HRE DEVELOPMENT

CLOSE TO THE CITY, ABOVE THE REST.

Perfectly placed in Dubai Land, Wadi Hills offers seamless access to Dubai's main destinations while keeping you surrounded by open views and peace.

15 mins
Dubai Mall & Burj Khalifa

12 mins
Meydan Golf Course & Dubai Design District

18 mins
Dubai International Airport (DXB)

15 mins
Downtown Dubai

2 mins
Dubai Metro Station

7 mins
Arabian Ranches

7 mins
Nad Al Sheba

Your life flows effortlessly between city energy and community calm.





WADI HILLS

Designed to Be Desired



WADI HILLS

NOT JUST A
HOME...
BUT A PLACE
EVERYONE
NOTICES.



WADI HILLS WAS CREATED FOR THOSE WHO CHOOSE TO LIVE AHEAD OF THE CURVE



THE NEW BENCHMARK FOR WADI AL SAFA

Surrounded by evolving infrastructure, green spaces, and family-friendly amenities, this is where early buyers gain the most in value, prestige, and lifestyle.





SOME HOMES ARE WORTH CHASING



ELEVATED BY DESIGN

Wadi Hills stands taller in presence, not just in height.
The design is contemporary yet timeless, with clean lines, elegant proportions, and an unmistakable air of refinement that sets it apart from the surrounding buildings.

Its exterior commands attention.
Its interiors invite you in.
Every space is crafted with intention, balancing openness, light, and privacy.





WHERE EVERY DAY FEELS LIKE MORE

- Infinity-edge pool with open views
- Fully equipped gym & wellness spaces
- Elegant lobby & concierge service
- Kids' play areas integrated into nature
- Smart home entry systems

More than just features, these are spaces designed to create moments and memories.




NOT JUST HOMES...
BUT SPACES DESIGNED TO STAND ABOVE



LIGHT, SPACE, CALM

From Studio retreats to expansive three-bedroom residences, every home at Wadi Hills is built around how you want to live more space, more light, more comfort.

- Floor-to-ceiling windows
- Generous layouts and storage
- Thoughtful details in every corner
- Warm, premium materials

THIS IS WHERE DESIGN SERVES YOUR LIFE:
QUIETLY, BEAUTIFULLY, AND LASTINGLY.

WADI HILLS

PROJECT DETAILS

Disclaimer: All floor plans, layouts, dimensions, and specifications shown are for illustrative purposes only and are subject to change at the discretion of HRE Development without prior notice. The developer reserves the right to make modifications during the design and construction phases as necessary.



STARTING SIZE

TYPICAL UNITS	SIZE RANGE (SQFT)
Studios	369 SQFT
1-bedroom	671 SQFT
3-bedrooms	1,436 SQFT

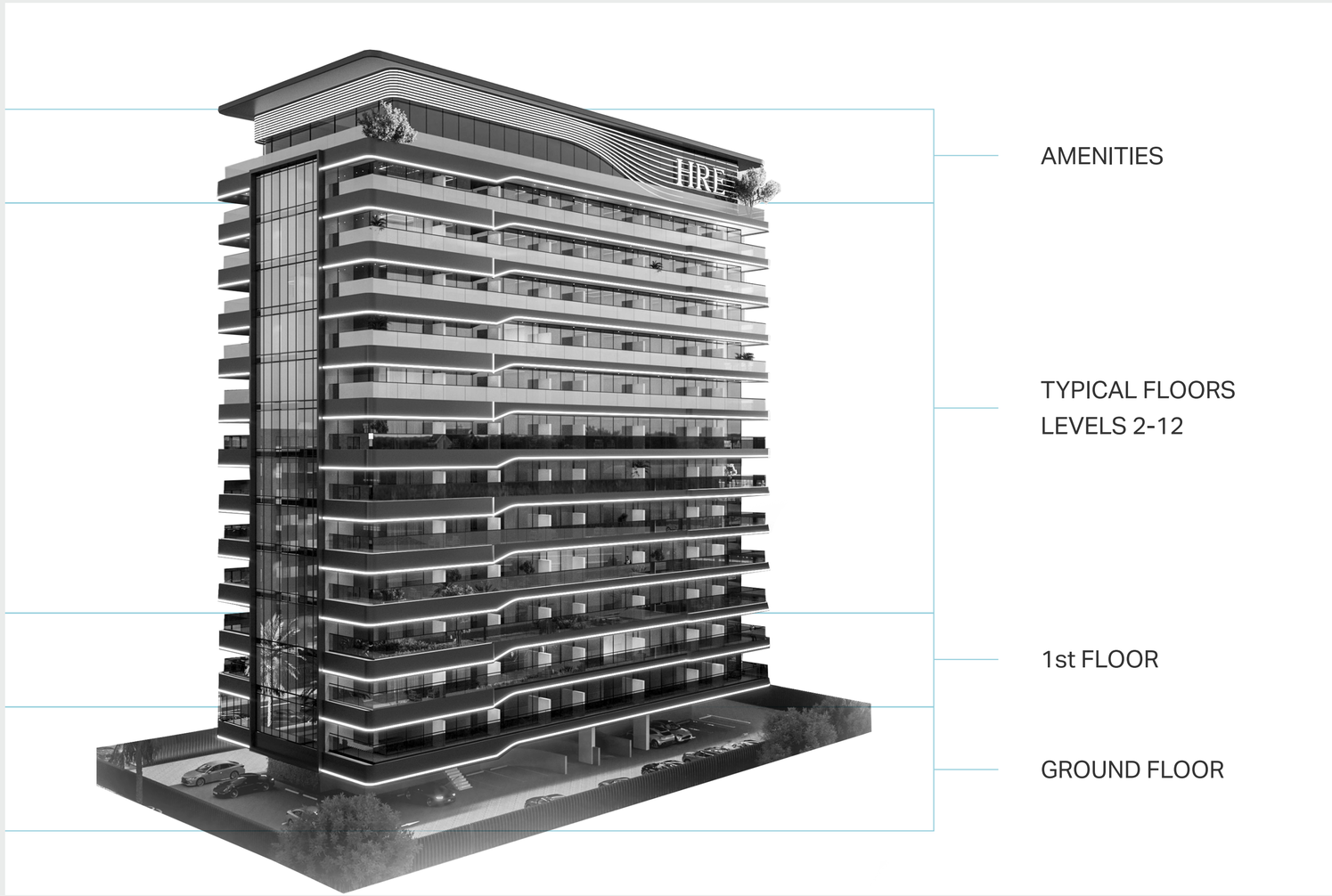
PROJECT CONFIGURATION

FLOOR CONFIGURATION
B + G + 12 Floors

LIFT CONFIGURATION
- 2 Passenger
- 1 Service

PARKING ALLOCATION
1 space / unit

COMPLETION DATE
Q1 2028



EASY & FLEXIBLE PAYMENT PLAN 70/30

10%	10%	40%	10%	30%
upon booking	After 30 Days	During construction	0n completion	post handover
+ 4% DLD		(5% every 3 months)		(1% monthly over 30 months)

CORPORATE ACCOUNT DETAILS	FOR EOI ONLY
Bank Name	Commercial Bank of Dubai
Account Title	HRE Real Estate Development
Account Number	1008942029
IBAN	AE850230000001008942029
Currency	Arab Emirates Dirham - AED
Swift Code	CBDUAEAD



THE DESIGN. THE EMOTION. THE DESIRE

WADI HILLS

EOI LAUNCH OFFERING

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CLIENT OFFERING

LAUNCH PRICE
FULLY FURNISHED UNITS
POST-HANDOVER PAYMENT PLAN

ELIGIBILITY

Only for Clients Who Place EOIs
During the Campaign Window.

STARTING SIZE

STARTING PRICE

TYPICAL UNITS	SIZE RANGE (SQFT)	PRICE (**AED**)
Studios	369 SQFT	659,000
1-bedroom	671 SQFT	969,000
3-bedrooms	1,436 SQFT	1,548,000



YOUR CHANCE TO ARRIVE EARLY

WE DON'T JUST BUILD INVENTORY. **WE BUILD STORIES.**

And Wadi Hills is the story your clients will want to be part of before it's told everywhere else.

Own the narrative.
Own the sales.

Contact our team or schedule a private viewing today.

HRE SALES OFFICE

Umm Suqeim Street, Al Barsha,
Al Barsha South Dubai
Click for Location

For more information on Celeste please call +971 800-4733

Visit our website at hredevelopment.com
Or via our social media platforms



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hredevelopment.com