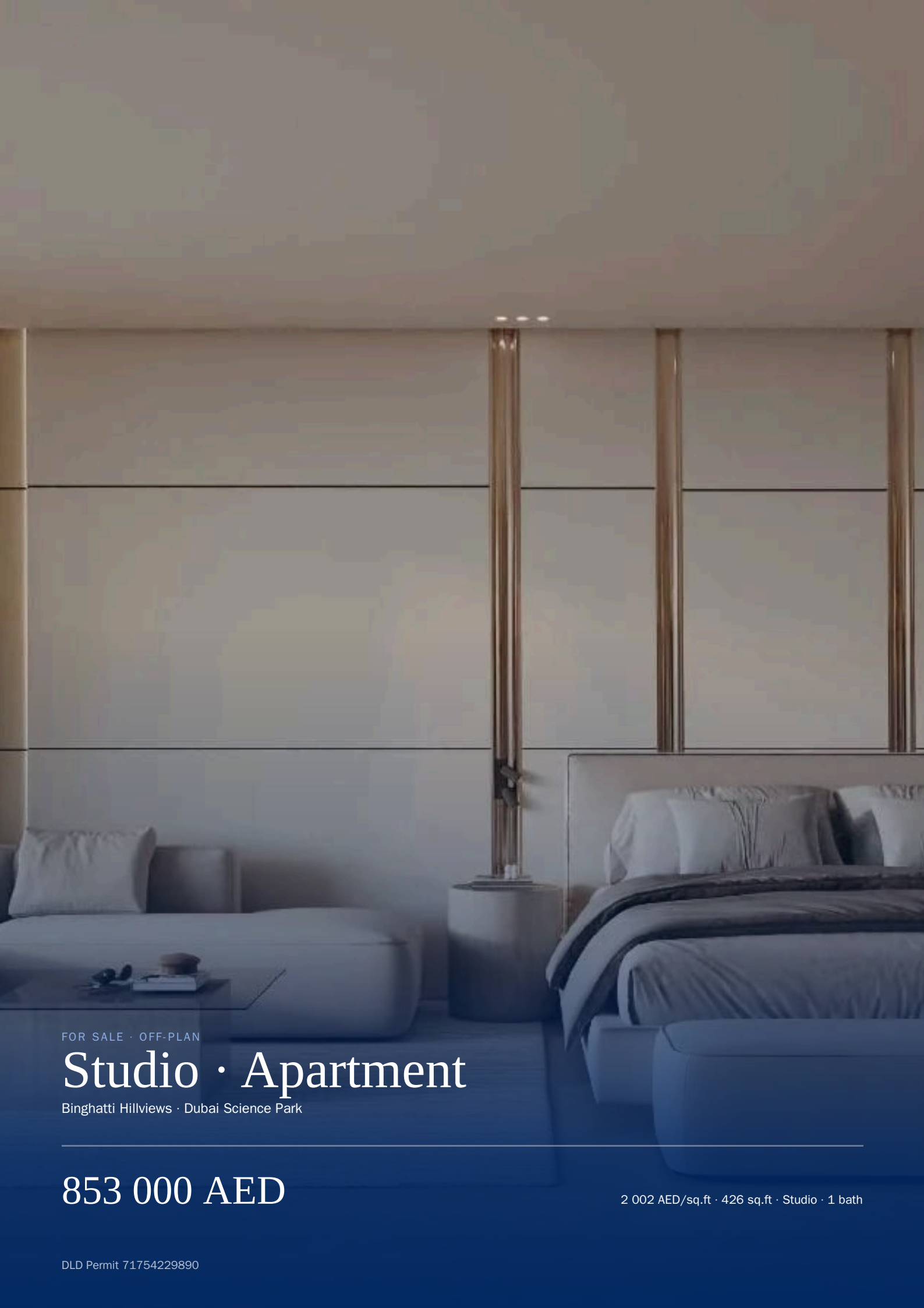




FOR SALE · OFF-PLAN

Studio · Apartment

Binghatti Hillviews · Dubai Science Park

853 000 AED

2 002 AED/sq.ft · 426 sq.ft · Studio · 1 bath

Bedrooms Studio	Bathrooms 1	Area 426 sq.ft	Type Apartment
Completion Off-plan	Furnishing Semi furnished	Service charge 16.0 AED/sqft	Price per sq.ft 2 002 AED/sq.ft

HIGHLIGHTS

- Studio, 1 Bathroom
 - Open community view, unobstructed
 - Smart home technology
- Mid-floor position
 - Floor-to-ceiling windows, abundant natural light
 - Built-in wardrobes

DESCRIPTION

This elegantly designed studio in Binghatti Hillviews, one of the most talked-about towers in Dubai Science Park. Positioned on a mid-floor, the unit enjoys an open, unobstructed outlook over the community's landscaped grounds — a rare find in this segment, where most stock faces directly into neighboring blocks. Binghatti Hillviews is a 37-storey landmark by Binghatti Developers, recognized for its curvilinear façade, floor-to-ceiling glazing and consistently strong resale performance across its portfolio. Units are delivering with smart home integration and premium finishes throughout. Swimming pool with dedicated kids' area Fully equipped gym and wellness facilities Landscaped gardens and outdoor seating Kids' play area Retail outlets at ground level 24/7 security and concierge Dubai Science Park — Al Barsha South Close to Dubai Miracle Garden and Dubai Autodrome Quick access to Al Khail Road and Sheikh Zayed Road 20 minutes to Downtown Dubai and Dubai Mall 25 minutes to Dubai Marina 27 minutes to Dubai International Airport This unit is available at original developer pricing,...

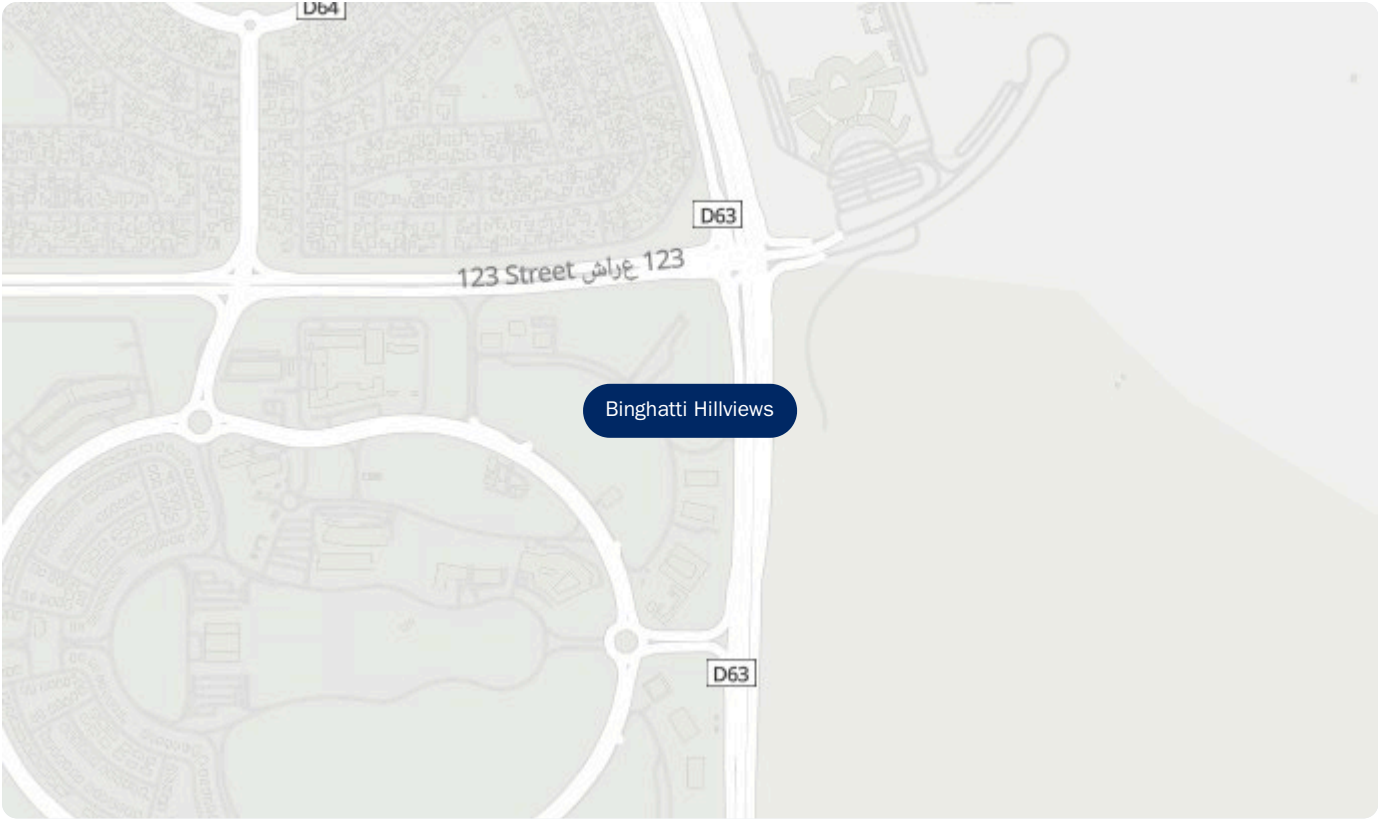
WHAT'S INCLUDED

- Balcony
 - Built in wardrobes
 - Covered parking
 - Pets allowed
- Barbecue area
 - Central ac
 - Kitchen appliances
 - Shared pool





Binghatti Hillviews



WHAT'S NEARBY

Dubai Hills Mall	~8 min · 5 km	Dubai Marina	~18 min · 16.9 km
JBR Beach	~20 min · 17.8 km	Downtown / Dubai Mall	~21 min · 21 km
Expo City	~23 min · 23.1 km	Palm Jumeirah	~24 min · 19.1 km

Binghatti Hillviews



Developer	Binghatti
Handover	Q2 2027
Service charge	16.0 AED/sqft
Community	Dubai Science Park
Status	Off-plan

This unit

853 000 AED

2 002 AED/sq.ft · 426 sq.ft

AMENITIES

- Balcony
 - Central ac
 - Pets allowed
 - View of water
- Barbecue area
 - Covered parking
 - Shared pool
 - Security
- Built in wardrobes
 - Kitchen appliances
 - Study
 - Concierge