SKYHILLS ASTRA

A Landmark With a Heart

HRE
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 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

SkyHills Astra – A New Vision of Luxury in Dubai. Experience SkyHills Astra, where premium comfort meets modern elegance. Panoramic windows reveal stunning city views, while world-class amenities elevate your lifestyle. More than a home – Sky Hills Astra is a new way of living in Dubai



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**

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.



Convenient Location

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


30 mins
20 mins
10 mins
THE PALM JUMEIRAH
SKI DUBAI
EMIRATES HILLS
BURJ KHALIFA
MUSEUM OF THE FUTURE
NMC ROYAL HOSPITAL
JUMEIRAH
VILLAGE CIRCLE
KING'S COLLEGE
HOSPITAL LONDON-DUBAI
SKY HILLS ASTRA
GOLF & COUNTRY CLUB
DUBAI AUTODROME
TRUMP
INTERNATIONAL
GOLF CLUB



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

Dynamics of the Facade

The facade of Sky Hills Astra is a masterpiece of architectural expression, where design and movement come together in perfect harmony. The central concept lies in the S-shaped wave created by decorative facade elements, elegantly dividing the towers into two contrasting tones — light and dark.

This dynamic wave is not just a visual feature, its textured relief adds depth and dimension, enhancing the building's striking appearance. The interplay of light and shadow across the facade gives Sky Hills Astra a sense of fluidity and motion, making it a true architectural landmark in Dubai's skyline.



Infinite Dynamics

The dynamic rhythm of SkyHills Astra's façade is seamlessly echoed in the design of the podium. Flowing lines extend gracefully from the towers, ensuring a harmonious architectural composition. The parametric canopies above the entrance and the wave-like contours of the podium walls further enhance this fluid aesthetic. These elements create a sense of motion and elegance, reinforcing the project's unique identity and making Sky Hills Astra a true landmark of modern design.



Exclusive Address Unrivaled 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



Amenities



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



SkyHills Astra – Wellness and Fitness Redefined

For ultimate relaxation, residents can unwind in the luxurious saunas and steam rooms, designed to rejuvenate the body and mind. Whether you seek energy or tranquility, Sky Hills Astra provides the perfect setting for your well-being.





Elegance in Every Detail

The elevator lobbies at SkyHills Astra are a true reflection of refined aesthetics, where design meets harmony. Thoughtfully crafted using natural tones and high-quality materials, these spaces exude warmth, sophistication, and timeless elegance. Every detail, from the textures to the lighting, is carefully curated to create a welcoming and serene atmosphere. More than just a transition point, these lobbies set the tone for the exceptional living experience that SkyHills Astra offers

SkyHills Astra – Wonderland for Children

At Sky Hills Astra, the joy and safety of the youngest residents are a top priority. Thoughtfully designed children's play areas offer a vibrant and engaging space where kids can explore, learn, and have fun in a secure environment. Whether playing with friends or spending quality time with family, these dedicated zones provide the perfect setting for active adventures and creative discovery. Sky Hills Astra ensures that every child grows up surrounded by comfort, joy, and endless opportunities for play.



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





Private Business Center and Library

This Space Elevates Every Experience



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

Grand Welcome Awaits

The entrance lobbies at SkyHills Astra set the tone for an exceptional living experience. Designed with impeccable style and attention to detail, these elegant and striking spaces seamlessly blend sophistication with comfort.
A sleek reception desk ensures a warm welcome, while stylish lounge areas with plush seating create a refined atmosphere for residents and guests alike. More than just an entryway, the lobbies of SkyHills Astra make a bold statement of luxury and hospitality from the moment you arrive





Beach Sandy Pool

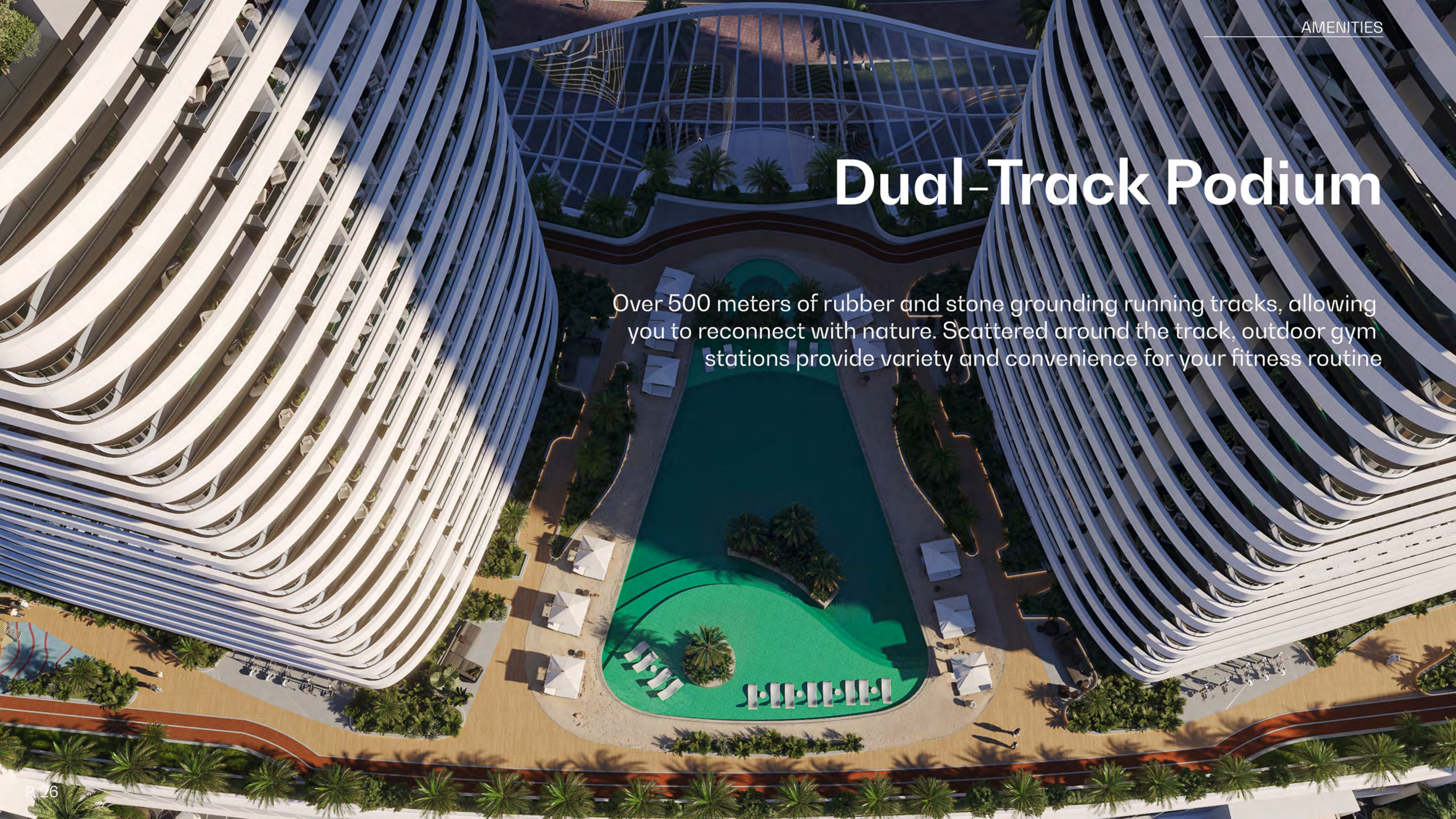
A serene space to
simply unwind and rejuvenate



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



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

Sustainability at Its Core

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

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.



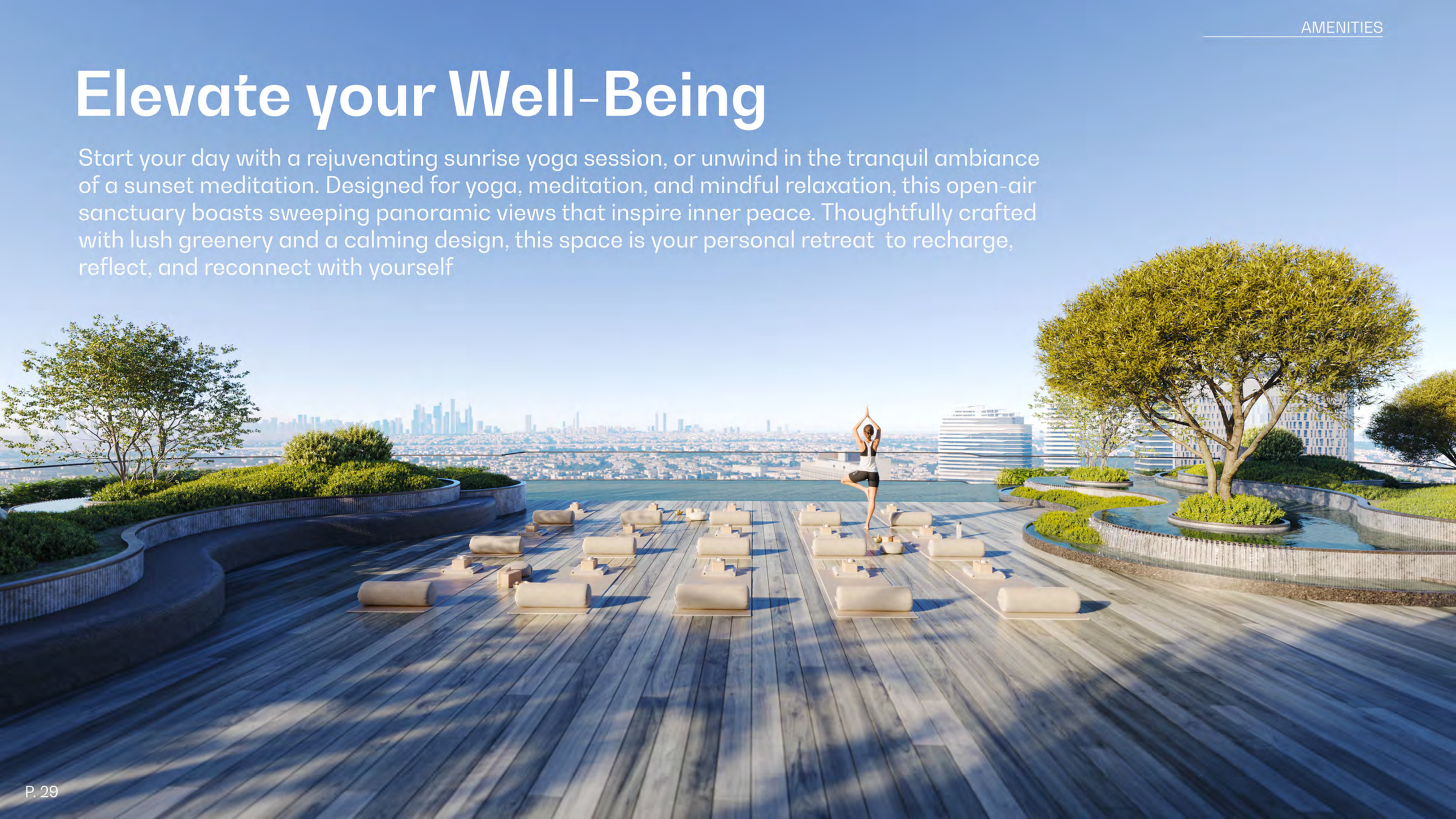
At Bird's Flight Height

At SkyHills Astra, luxury reaches new heights — literally. Residents can enjoy world-class amenities right on the rooftops, including a padel tennis court and an open-air yoga deck



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 and a calming design, this space is your personal retreat to recharge, reflect, and reconnect with yourself



Comfort and Functionality

Each space is thoughtfully designed with premium finishes, sleek lines, and open layouts.





Thoughtful Design

Thoughtful ergonomic planning
ensures that every square meter
is optimizedfor beauty and convenience,
offering a seamless living experience.

Natural Elegance

Designed in natural, neutral tones,
they create a serene and timeless atmosphere,
making every space feel warm and inviting.
Crafted from high-quality, eco-friendly materials,
each detail reflects durability and refined taste.



An Environment that Redefines Contemporary Living





Step into a world of classiness where modern interiors meet

Timeless Elegance



Every single detail speaks to a lifestyle of

Refinement and Luxury.

Inspiring Haven

Every detail of the design
exudes harmony,
turning the workspace into a true
oasis of inspiration





Perfect Harmony

Ergonomic surfaces, stylish appliances,
and aesthetics turn cooking
into pure pleasure.
It’s as if you’re floating in a stream of ease.
This is a space where you relax,
create, and truly savor every moment.

a perfect balance of

Aesthetics and Coziness

Spacious balconies and terraces
extend the living space,
providing breathtaking views
and a perfect setting to relax
in harmony with the city and nature.





Graceful Efficiency

Discover storage spaces
where elegance meets functionality
Every detail is meticulously designed
for seamless organization, transforming
storage into an art form. Here, practicality
and beauty coexist in perfect harmony

Art of Relaxation

Every detail is infused with care for your comfort.
Self-care rituals rituals become a touch
of luxury and relaxation designed just for you.
Here, comfort becomes an art,
and every moment is an experience of pure relaxation.
Your mornings begin with ease, and your evenings
wrap you in an atmosphere of warmth and tranquility.

