



SAAS HILLS

Curved by
THE RHYTHM OF LIFE



CONTENT

01

INTRODUCTION

02

LOCATION

03

RESIDENCE

04

AMENITIES

05

SERVICES & BENEFITS

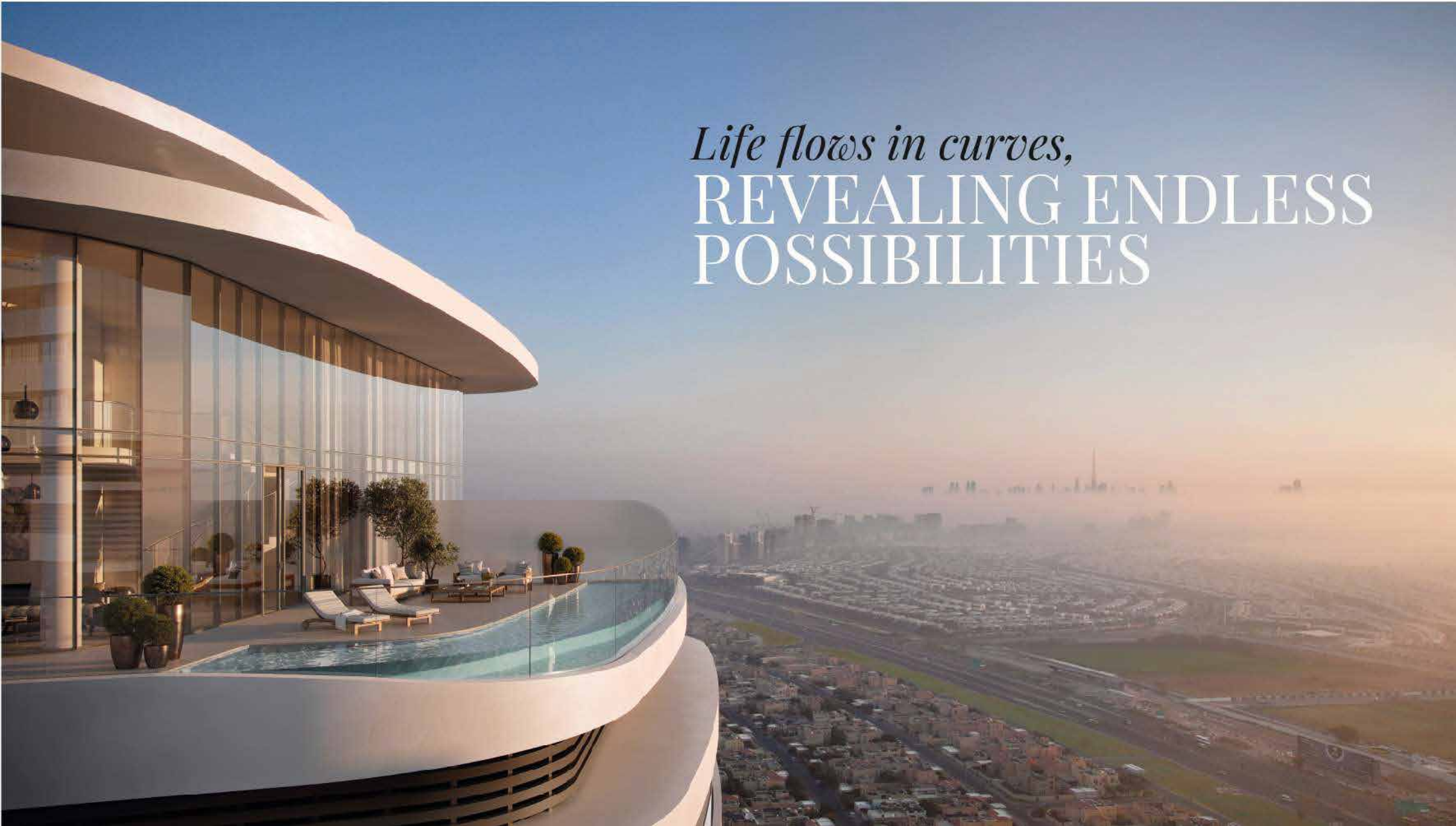
Life doesn't move in a straight line
IT TWISTS, IT TURNS



*Dedicated
to the*
EXCEPTIONAL

At SAAS Properties, we craft homes that transcend the everyday, offering an unparalleled experience defined by timeless design and refined aesthetics. We endeavour to create premium living space that seamlessly blends innovation and sustainability. With projects that set the benchmark for elegance and quality in the region, SAAS Properties is synonymous with luxury living in the UAE. Our acclaimed projects include SAAS Tower in Dubai, One Reem Island, Reem Five, Reem Nine, Reem Eight, Reem Eleven and SAAS Business Tower, in Abu Dhabi.



A photograph of a modern, curved building with a glass facade and a rooftop pool. The building is white with a curved roofline. The pool is on a rooftop terrace with lounge chairs and potted plants. The background shows a cityscape at sunset, with a prominent skyscraper in the distance.

Life flows in curves,
REVEALING ENDLESS
POSSIBILITIES

Art of curves in CONTEMPORARY ARCHITECTURE

Nestled in Dubai Science Park, this exquisite development features an elegantly curved design, harmonising natural airflow to evoke a sense of openness and freedom. The two masterfully designed towers house a collection of apartments, townhouses, and duplex sky villas, each meticulously crafted with sophistication and timeless style.





The hub for **WORK, PLAY & LIVE**

In addition to being a hub for healthcare, energy and environment sciences, Dubai Science Park is minutes away from business districts like Dubai Hills Business Park, Dubai Media City and Dubai Internet City, among others.

Students can choose from some of Dubai's finest schools, from Repton School within Dubai Science Park itself to Nord Anglia International School and King's School in the immediate vicinity.

Golfers will love the proximity to Dubai's finest golf courses including the legendary Els Club. Your well-being too receives world-class attention thanks to the likes of Kings College Hospital and Mediclinic Parkview Hospital being right around the corner.

Effortless access to **PRIME DESTINATIONS**

Ideally positioned between three major highways, offering easy access to Dubai's iconic landmarks, the development presents an unparalleled blend of lifestyle and convenience. It's just a minute from Sheikh Mohammed Bin Zayed Road and three minutes from Al Khail Road.



9 MIN
to Sheikh
Zayed Rd.



5 MIN
to
Al Khail Rd



3 MIN
to Dubai
Hills Mall



12 MIN
to
Burj Al Arab



25 MIN
to Al Maktoum
Intl Airport



20 MIN
to Dubai
Intl Airport



3 MIN
to Repton
School



5 MIN
to Kings
College Hospital



3 MIN
to the
Nearest Park



BURJ AL ARAB

PALM
JUMEIRAH

SEKH ZAYED ROAD

AL KHAIL ROAD

UAE 300TH STREET

**SAAS
HILLS**

CHINA
SCIENCE PARK

MEDICAL
HOSPITAL

CHINA
MEDICAL CLINIC

SOCIAL LIVING

redefined

If you're looking to host a large party for friends, you have a spacious community hall that comes with dedicated cooking and dining areas. Missing the beach? Head up to our sandy beach pool on the rooftop for quality time with your family. Engage in friendly competition with your fellow residents at dedicated courts for padel and basketball. Even the little ones have their share of fun with two thoughtfully designed play areas and a games lounge. Designed to offer a perfect blend of recreation and sophistication, the leisure areas help shape your fulfilling lifestyle.





Luxurious LIVING IN *every* DETAIL

The prestigious address boasts two majestic towers - Tower A and Tower B, featuring 857 exclusive residences. Unparalleled refinement in every detail distinguishes the luxurious townhouses and duplex sky villas. With thoughtfully designed apartment layouts that also include maid's rooms, these residences redefine contemporary lifestyle. Complementing the signature curved architecture, a 10-metre-high waterfall cascades across an area of 200 square metres at the heart of the building, filling each day with soul-enriching serenity.

STUDIO | ONE BEDROOM | TWO BEDROOMS | THREE BEDROOMS | SKY VILLAS

The Art OF ARRIVAL

The Saas Hills entrance is a statement of sophistication, offering an arrival experience that evokes grandeur, where every detail is designed to impress.





Sky Villas

WHERE VIEWS MEET OPULENCE

Our Sky Villas offer an unparalleled living experience, with panoramic views and thoughtfully designed spaces that redefine luxury. Every villa is an oasis of serenity, featuring sleek interiors and open vistas for a lifestyle above and beyond.

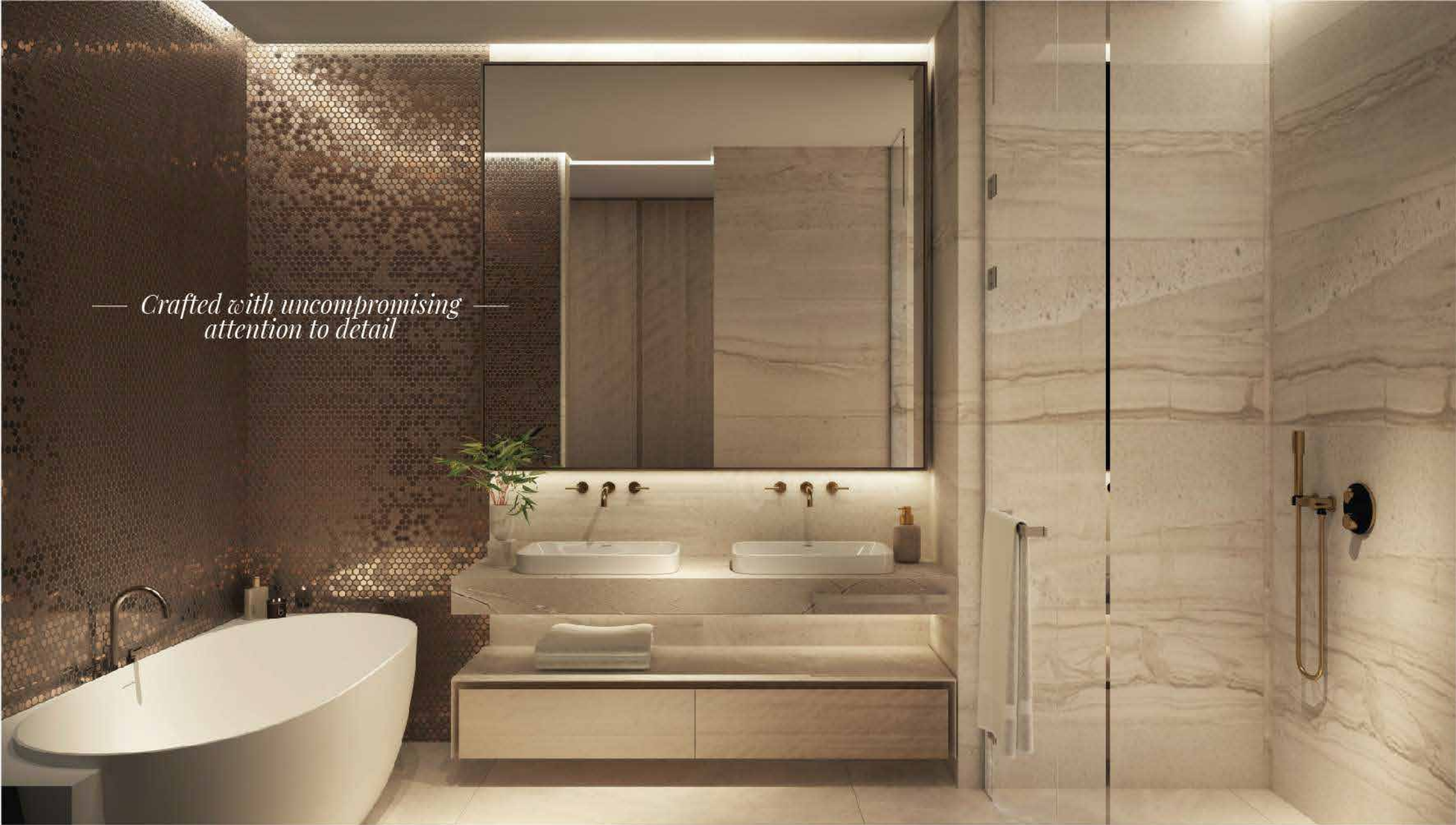


Uncompromising
high quality standards

*— The art of luxury. —
redefined to perfection*



— *Crafted with uncompromising
attention to detail* —



A modern, minimalist interior space featuring a long bar with a green marble countertop and a dark wood back wall. Six beige bar stools are lined up along the bar. In the foreground, there are two large, round, brown velvet ottomans and a large, light-colored sectional sofa. The floor is a light beige color, and a small, square, patterned rug is placed in front of the ottomans. The overall aesthetic is clean and sophisticated.

Elegance Redefined STUDIOS & 1-BEDROOM RESIDENCES

Experience the perfect blend of luxury and convenience with our fully furnished studios and one-bedroom apartments. Thoughtfully designed with premium furnishings and modern amenities, each residence offers a sophisticated, move-in-ready living space where comfort and style meet.

A close-up, high-angle shot of a person's hands clasped in a prayer position (Anjali Mudra) over a wooden table. The person is wearing a light-colored, possibly linen, robe. The table has a woven, cane-like top. In the background, a pair of black sunglasses and a small white object are visible on the table. The lighting is warm and natural, suggesting an outdoor or well-lit indoor setting.

Elevated WELLNESS EXPERIENCES

Immerse yourself in exclusive retreats for the body and mind at health and wellness facilities extending over 1500 square metres across the two towers. The impeccably designed spaces include a spa, a massage centre, two Jacuzzis, four yoga studios, a cardio and calisthenics gym, a bungee studio, three outdoor pools, an indoor pool, a plunge pool and more.

LUXURY FITNESS STUDIOS

Achieve your fitness goals in our premium gyms, fully equipped with cutting-edge technology and personalized training services, set in an inspiring and dynamic space.



Indoor Rock
**CLIMBING
ADVENTURE**

Embark on an adventurous journey at our indoor rock climbing wall, designed to challenge and excite both novices and seasoned climbers alike.

The image shows a luxurious indoor pool area. A large, rectangular pool is the central feature, surrounded by a light-colored stone or concrete deck. The walls are made of light-colored wood or stone, and the ceiling is high with large windows that offer a view of the city. The overall atmosphere is serene and modern.

Unwind in your serene INDOOR POOL

Discover Dubai's only residence with private indoor pools at Saas Hills. Enjoy a serene indoor pool high above the city, where privacy meets unmatched luxury. This exclusive feature redefines refined living, offering relaxation and sophistication at their peak.

Kids' PLAY HAVEN

Delight your children with a vibrant, secure play haven that inspires creativity, learning, and exploration in an enchanting environment designed for their joy and safety.





Luxury SPA RETREAT

Elevate your wellness journey in our opulent spa, where world-class therapeutic treatments await. Rejuvenate your body, mind, and spirit in an atmosphere of unrivaled tranquility and indulgence.



Executive BUSINESS HUBS

For the modern professional, our business centres provide a sophisticated workspace complete with high-speed internet and premium office amenities, ensuring productivity in style.

The image shows a luxurious residential or resort complex. In the background, a tall, curved building with many balconies and large windows stands under a clear blue sky. In the foreground, a large, curved swimming pool with clear turquoise water is the central feature. To the left of the pool, there are several white, curved lounge chairs and a small island with a palm tree. To the right, a curved concrete wall with a dark base separates the pool from a sandy beach area. The overall atmosphere is one of modern elegance and tropical relaxation.

Sandy pool TROPICAL ESCAPE

Dive into tranquility at our Sandy Pool, an oasis of relaxation designed for both leisure and social gatherings. The soft, sandy beach environment creates a resort-style experience right at home, inviting residents to unwind under the sun, enjoy refreshing dips, and make lasting memories with friends and family.

A woman in a bright yellow-green sleeveless top and dark shorts is captured mid-air, swinging a black padel racket. She is on a blue padel court with a black safety fence in the foreground. The background shows a clear blue sky and a modern building with large glass windows.

ACTIVE LIVING

redefined

Discover a selection of exemplary sports facilities, including dedicated courts for padel, pétanque, squash and basketball. Designed to offer a perfect blend of recreation and sophistication, the arenas enhance your fitness journey in style. Kids also have their share of fun with two thoughtfully designed play areas and a games lounge.

Ultimate Gaming Room WHERE PLAY MEETS SOPHISTICATION

A perfect space to relax and have fun with friends and family, the Gaming Room combines stylish design with the latest entertainment options. Whether you're enjoying a friendly competition or simply unwinding together, it's the ideal place to make lasting memories.



Private
**CINEMATIC
EXPERIENCE**

Experience the magic of exclusive private cinema, where plush surroundings and cutting-edge technology come together for a night of cinematic grandeur.

Culinary connection
**COMMUNITY
KITCHEN INDOOR**

Embrace the spirit of togetherness in our Community Kitchen, where culinary creativity meets social connection. This beautifully designed space offers residents the opportunity to cook, share meals, and host gatherings. Whether you're a gourmet chef or just looking to whip up a quick meal, this kitchen fosters a sense of community and collaboration among neighbours.

Urban convenience

RETAIL SPACE ON THE GROUND FLOOR

Experience the convenience of our retail space on the ground floor, featuring a curated selection of shops, cafes, and essential services. This vibrant space offers everything you need just steps from your doorstep, enhancing your lifestyle with easy access to shopping, dining, and leisure activities—all while enjoying the unique architectural design that complements our community.



A modern, minimalist living room interior. In the foreground, there are several large, curved, grey patterned ottomans. In the background, a curved staircase with a white railing and wooden steps leads upwards. A large, dark wood pillar stands in the center. To the right, a fireplace with a glass front shows a fire burning. Above the fireplace is a large, dark rectangular screen. The room is lit with warm, ambient lighting, and a large window on the right shows a city skyline at night.

First in the World VLED TECHNOLOGY REVOLUTIONIZING AIR QUALITY FOR YOUR HOME

Vortex Biotech's revolutionary VLED technology is the first of its kind to be implemented globally, ensuring the inactivation of viruses, bacteria, and mold. Installed in every apartment at SAAS HILLS, VLED guarantees cleaner, safer air, providing residents with unmatched protection for their families and peace of mind knowing the air they breathe is always pure and healthy.

For More Information



±971 54 757 1111 | www.11prop.com
20th Floor, Prime Tower, Business Bay, Dubai