



# HILLMONT

R E S I D E N C E S

PROJECT BRIEF





## EMBARKING ON A JOURNEY TO REDEFINE URBAN LIVING

Hillmont Residences is Ellington's newest development in Jumeirah Village Circle, the project epitomizes modern living amidst the circular topography of the community. Its design is more than just aesthetics; it's a reflection of the vibrant community it resides in.



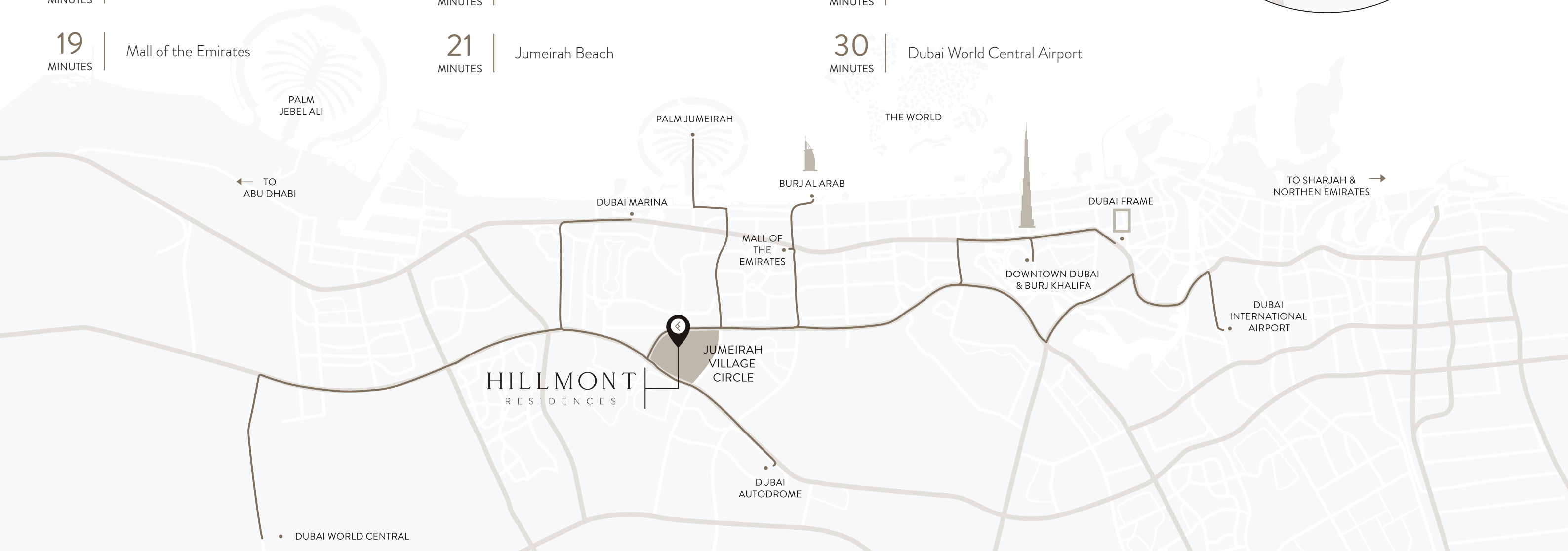
# YOUR HOME AMIDST A FLOURISHING COMMUNITY

The exterior facade of the building stands as a testament to the thoughtful integration of architecture with the surrounding community. Through a meticulous layering of materials and textures, the facade pays homage to the diverse landscape of the community, capturing its essence in every detail.



# DRIVING DISTANCES

03 MINUTES	Five Jumeirah Village Circle	19 MINUTES	Business Bay	22 MINUTES	Dubai Mall and Burj Khalifa
07 MINUTES	Circle Mall	19 MINUTES	Jumeirah Golf Estate	23 MINUTES	Palm Jumeirah
12 MINUTES	Dubai Hills Mall	21 MINUTES	Dubai Marina	24 MINUTES	Dubai International Financial Centre
15 MINUTES	Dubai Hills Golf Club	21 MINUTES	Burj Al Arab	30 MINUTES	Dubai International Airport
19 MINUTES	Mall of the Emirates	21 MINUTES	Jumeirah Beach	30 MINUTES	Dubai World Central Airport





# ELLINGTON'S PORTFOLIO IN JUMEIRAH VILLAGE CIRCLE



HILLMONT  
RESIDENCES

AL BARSHA

AL BARSHA 2

AL KHAIL ROAD

AL KHAIL ROAD



EATON PLACE



SOMERSET MEWS



OAKLEY



HARRINGTON HOUSE



BELGRAVIA II



BELGRAVIA II



BELGRAVIA I



BELGRAVIA



HAMILTON HOUSE

CIRCLE  
COMMUNITY PARK

NURSERY SCHOOL

SUPERMARKET

INTERNATIONAL SCHOOL

GAS STATION

DISTRICT PARK

HYPER MARKET

CIRCLE MALL

KANABAN W/ RD

DISTRICT PARK

DISTRICT PARK

NURSERY SCHOOL



PORTMAN

NURSERY SCHOOL

COMMUNITY PARK

NURSERY SCHOOL



THE SLOANE

KANABAN S/E RD

NURSERY SCHOOL



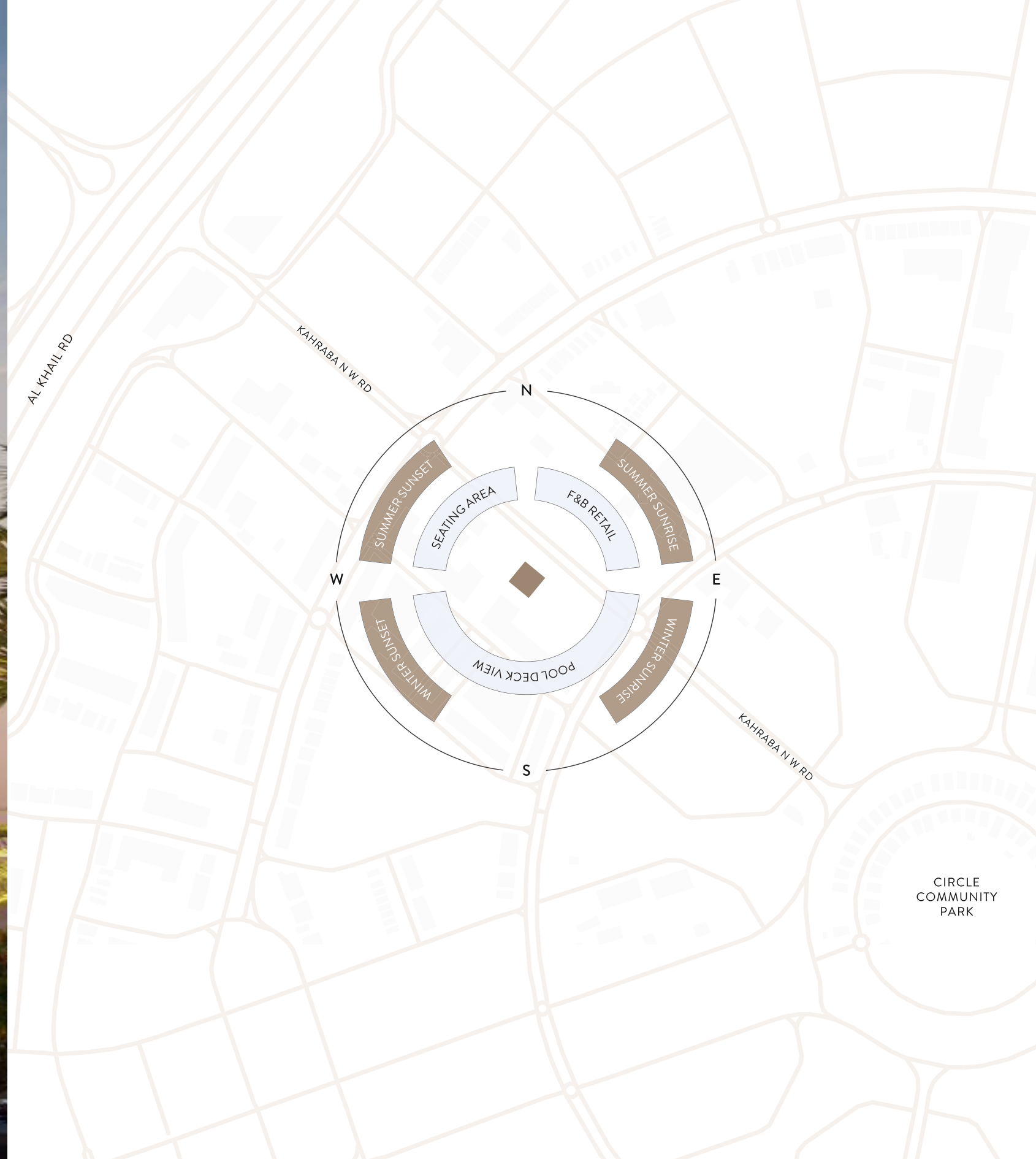
BELGRAVIA HEIGHTS I

SHEIKH MOHAMMED BIN ZAYED ROAD

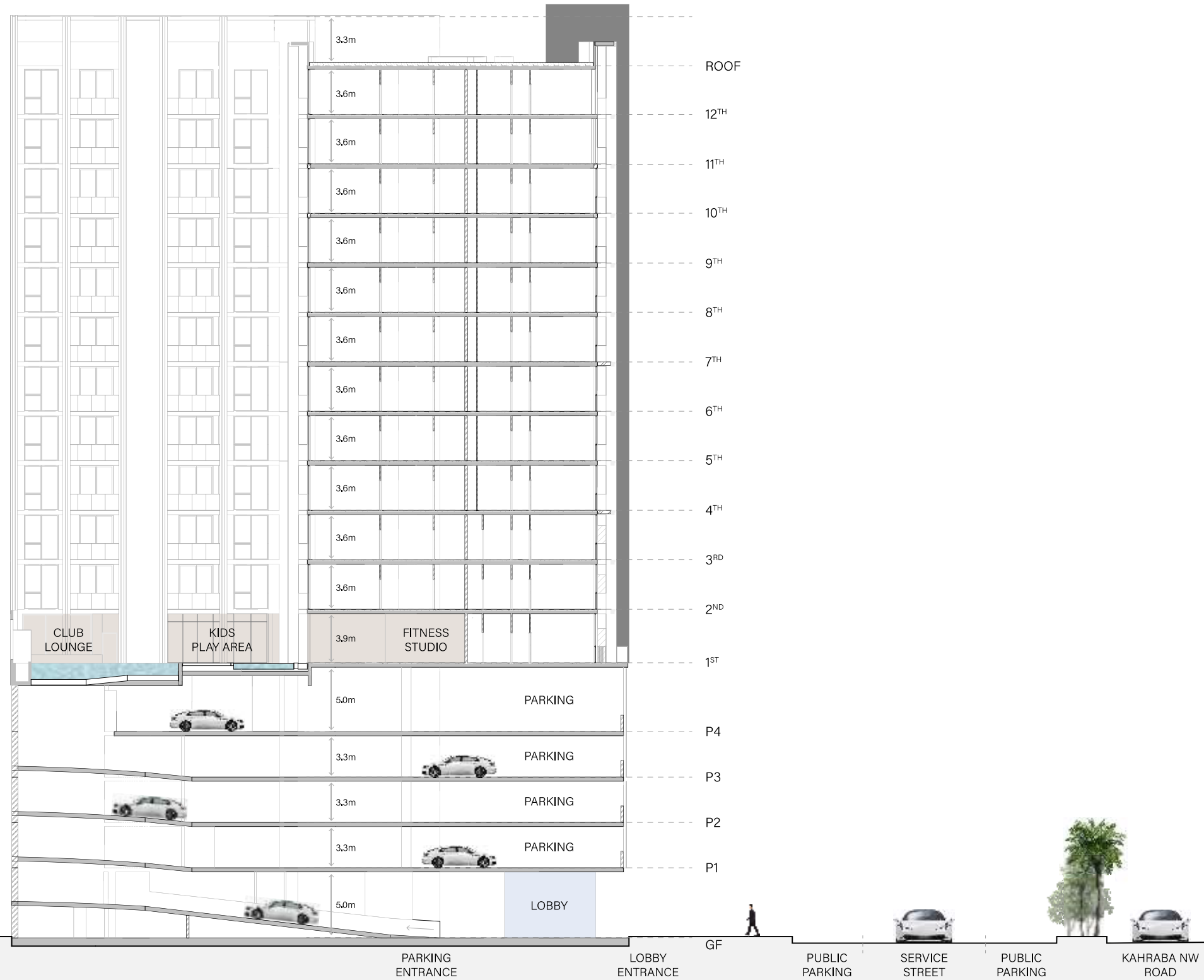
HESSA STREET



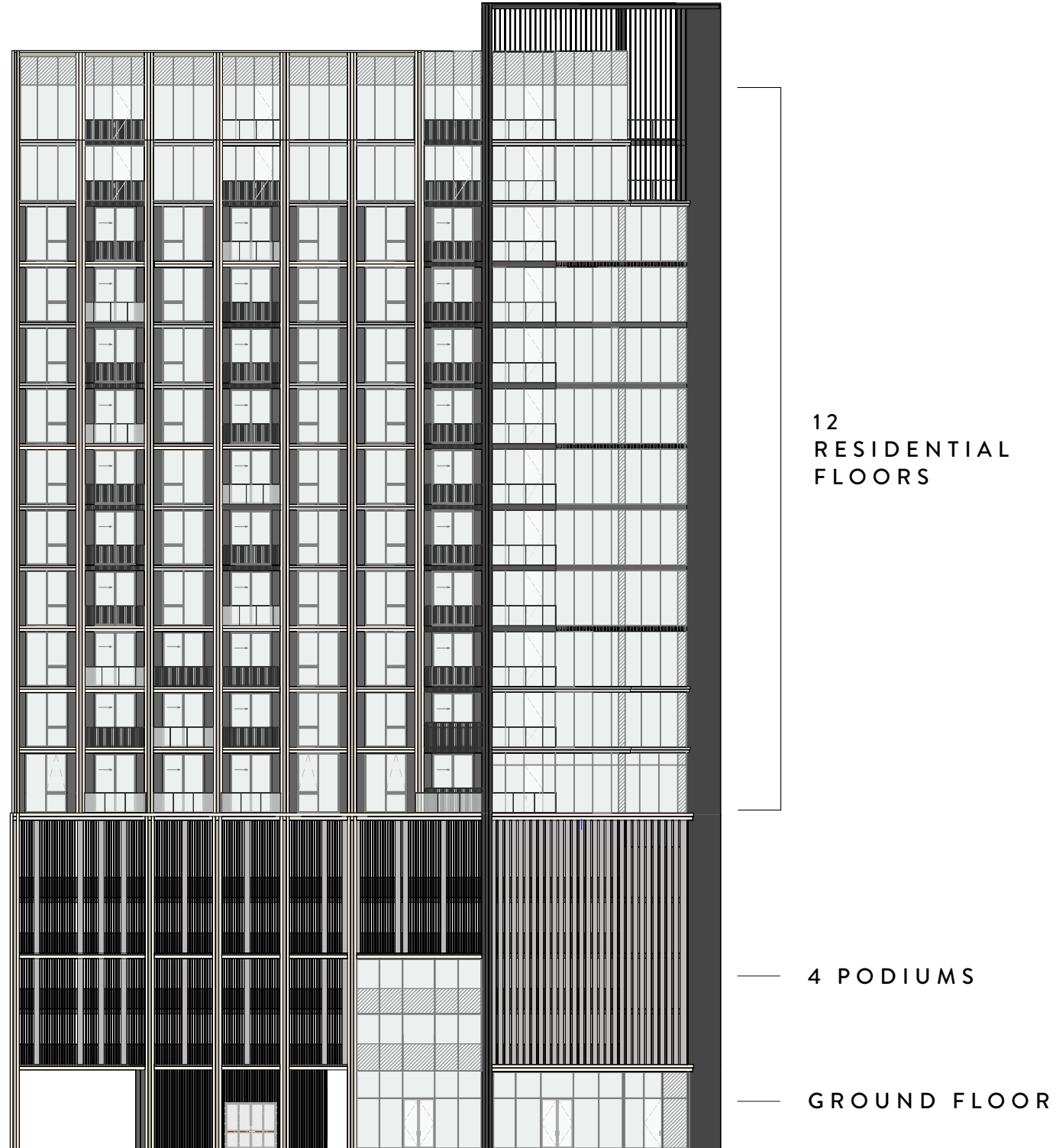
# SUN & VIEWS ANALYSIS



# ARCHITECTURAL SECTIONS



# BUILDING CONFIGURATION



## ELEVATORS

2 passenger elevators  
1 service elevator

## ANTICIPATED COMPLETION DATE

Q3 2026

## ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.

## PARKING

Studio, 1 and 2 beds: 1 parking space  
3 beds: 2 parking spaces

## OWNERSHIP

Freehold



# UNIT TYPES AND SIZES

## APARTMENTS

Studio  
1 bedroom  
2 bedrooms  
3 bedrooms

## NUMBER OF UNITS

13 units  
87 units  
40 units  
4 units

## APARTMENTS

Studio  
1 bedroom  
2 bedrooms  
3 bedrooms

## SIZE RANGE

450 sq. ft to 452 sq. ft  
From 769 sq. ft to 881 sq. ft  
From 1,106 sq. ft to 1,295 sq. ft  
From 1,805 sq. ft to 1,864 sq. ft







MAIN LOBBY





RETAIL AND F&B SHOPS

ELLINGTON

HILLMONT  
RESIDENCES

CAFE





# GROUND FLOOR AMENITIES PLAN

- 1 LOBBY ENTRANCE
- 2 LOBBY LOUNGE
- 3 LOBBY RECEPTION
- 4 LOBBY LIFT
- 5 EV CHARGING STATION
- 6 BICYCLE PARKING
- 7 PARKING FOR PEOPLE OF DETERMENATION
- 8 ACCESS TO PARKING ENTRANCE
- 9 ACCESS TO UPPER PARKING
- 10 PEDESTRIAN PATHWAY
- 11 OUTDOOR SEATING AREAS







POOL DECK





OUTDOOR DECK





OUTDOOR KIDS PLAY



FITNESS STUDIO





CLUB HOUSE



## FIRST FLOOR AMENITIES PLAN

- 1 LEISURE AND LOUNGE POOL
- 2 WADING POOL
- 3 SUN LOUNGERS AREA
- 4 SHOWER DECK
- 5 OUTDOOR LOUNGE
- 6 CLUB LOUNGE
- 7 PHONE BOOTH/CO-WORKING CORNER
- 8 INDOOR KIDS PLAY AREA
- 9 KIDS WASHROOM
- 10 OUTDOOR KIDS PLAY
- 11 KIDS POOL
- 12 KIDS POOL DECK
- 13 FEMALE CHANGE AND SAUNA ROOM
- 14 MALE CHANGE AND SAUNA ROOM
- 15 FITNESS STUDIO
- 16 MULTI-PURPOSE LAWN
- 17 LIFT LOBBY







LIVING AREA





# LIVING & DINING



KITCHEN





BEDROOM



BATHROOM





# HOME AUTOMATION

Smart door lock with mobile app control



# HILLMONT

R E S I D E N C E S

TYPICAL PLANS



### 1<sup>st</sup> FLOOR PLAN

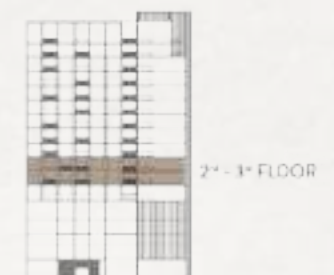
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





2<sup>nd</sup> - 3<sup>rd</sup> FLOOR  
TYPICAL PLAN

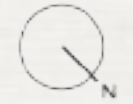
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





### 4<sup>th</sup> - 5<sup>th</sup> FLOOR TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





### 6<sup>th</sup> - 8<sup>th</sup> FLOOR TYPICAL PLAN

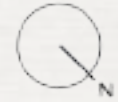
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





9<sup>th</sup> - 10<sup>th</sup> FLOOR  
TYPICAL PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





### 11<sup>th</sup> FLOOR PLAN

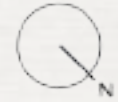
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





### 12<sup>th</sup> FLOOR PLAN

-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



# HILLMONT

R E S I D E N C E S

FLOOR PLANS

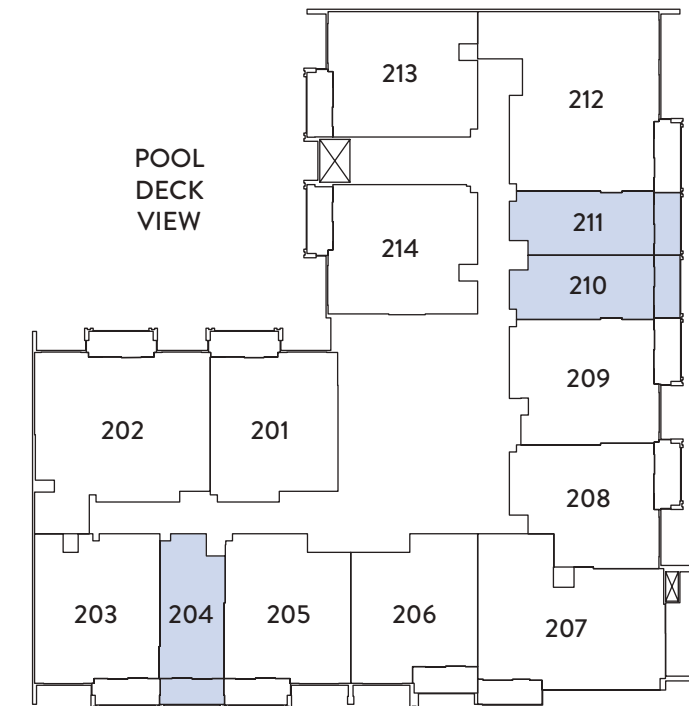


# STUDIO

## TYPE A



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



### 1<sup>ST</sup> FLOOR

**02 09**  
**08**

### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

**04 11**  
**10**

### 4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

**09**  
**10**

INTERNAL LIVING AREA - 381.47 SQ. FT

OUTDOOR LIVING AREA - 70.83 SQ. FT

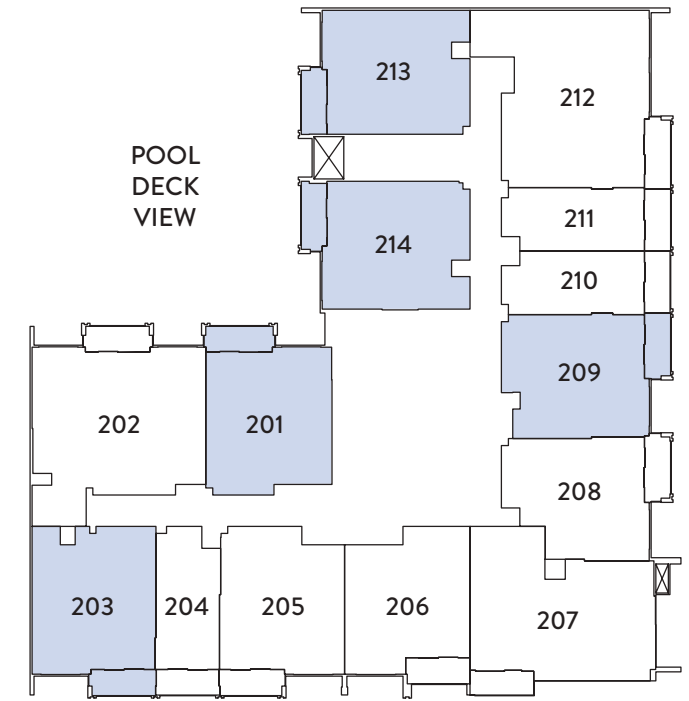
TOTAL LIVING AREA - 452.30 SQ. FT

# 1 BEDROOM

## TYPE A



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



### 1<sup>ST</sup> FLOOR

01  
07

### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

01 09 14  
03 13

### 4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

01 12  
08 13

### 6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

01 11  
08 12

### 9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

01 10  
07 11

### 11<sup>TH</sup> FLOOR

01 10  
07 11

### 12<sup>TH</sup> FLOOR

01 10  
07 11

INTERNAL LIVING AREA - 755.63 SQ. FT

OUTDOOR LIVING AREA - 73.95 SQ. FT

TOTAL LIVING AREA - 829.57 SQ. FT

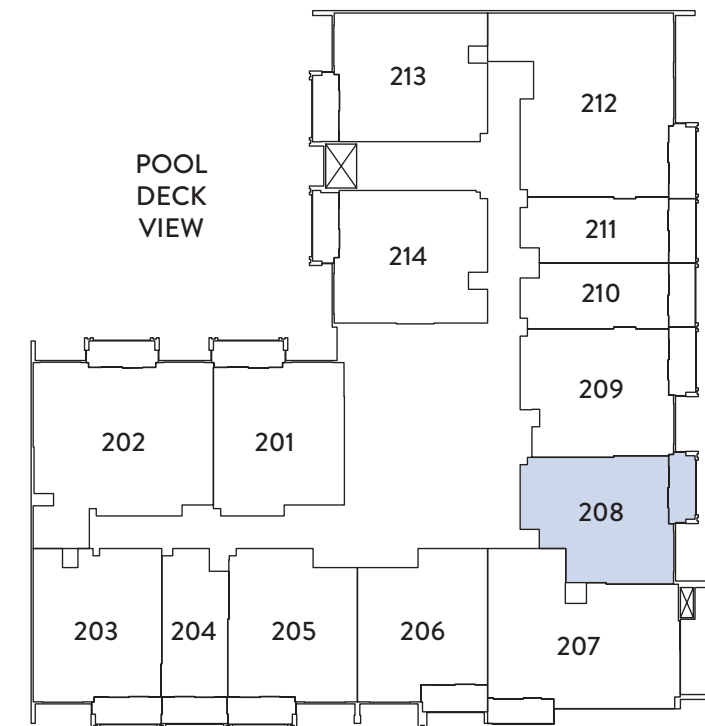


# 1 BEDROOM

## TYPE B



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



### 1<sup>ST</sup> FLOOR

**06**

### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

**08**

### 4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

**07**

### 6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

**07**

INTERNAL LIVING AREA - 696.32 SQ. FT

OUTDOOR LIVING AREA - 74.38 SQ. FT

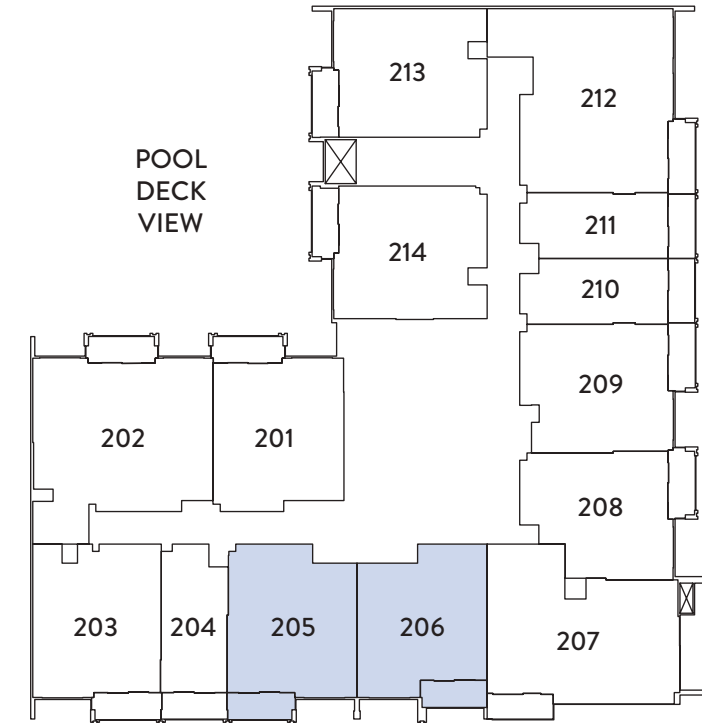
TOTAL LIVING AREA - 770.70 SQ. FT

# 1 BEDROOM

## TYPE C



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



#### 1<sup>ST</sup> FLOOR

**03**  
**04**

#### 4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

**04**  
**05**

#### 9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

**04**  
**05**

#### 12<sup>TH</sup> FLOOR

**04**  
**05**

#### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

**05**  
**06**

#### 6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

**04**  
**05**

#### 11<sup>TH</sup> FLOOR

**04**  
**05**

INTERNAL LIVING AREA - 756.06 SQ. FT

OUTDOOR LIVING AREA - 73.63 SQ. FT

TOTAL LIVING AREA - 829.68 SQ. FT

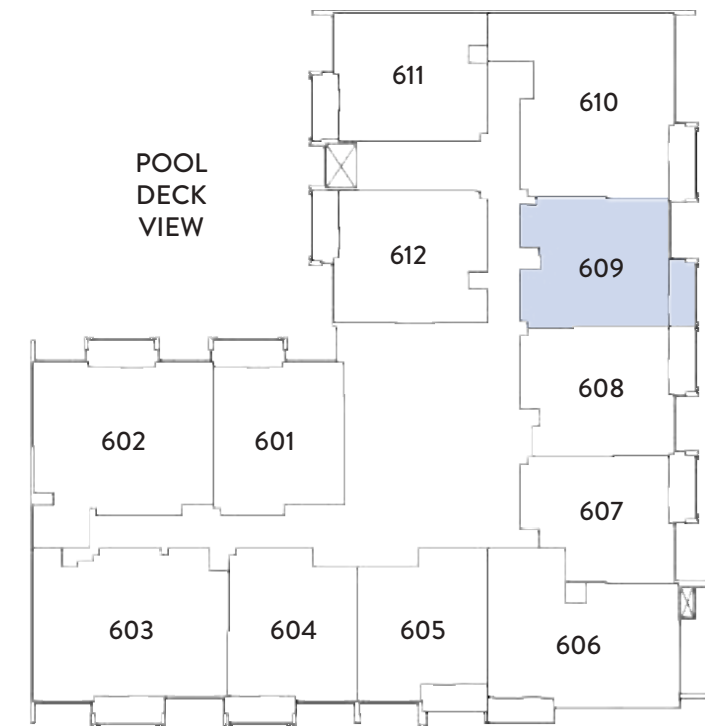


# 1 BEDROOM

## TYPE D



### 6<sup>TH</sup> - 8<sup>TH</sup> FLOOR



6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

**09**

9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

**08**

11<sup>TH</sup> FLOOR

**08**

12<sup>TH</sup> FLOOR

**08**

INTERNAL LIVING AREA - 760.47 SQ. FT

OUTDOOR LIVING AREA - 73.19 SQ. FT

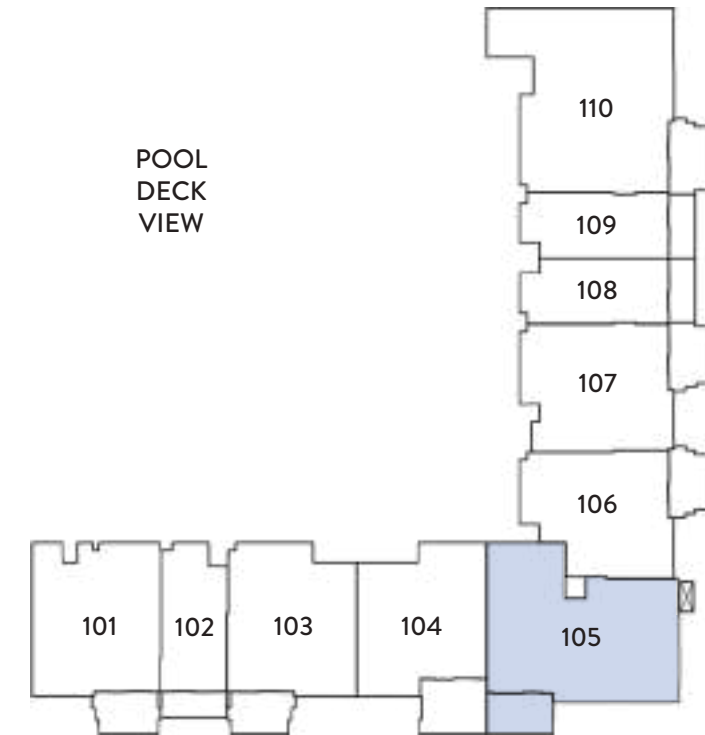
TOTAL LIVING AREA - 829.68 SQ. FT

# 2 BEDROOM

## TYPE A



### 1<sup>ST</sup> FLOOR



1<sup>ST</sup> FLOOR

**05**

2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

**07**

4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

**06**

6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

**06**

INTERNAL LIVING AREA - 1040.98 SQ. FT

OUTDOOR LIVING AREA - 110.22 SQ. FT

TOTAL LIVING AREA - 1151.20 SQ. FT

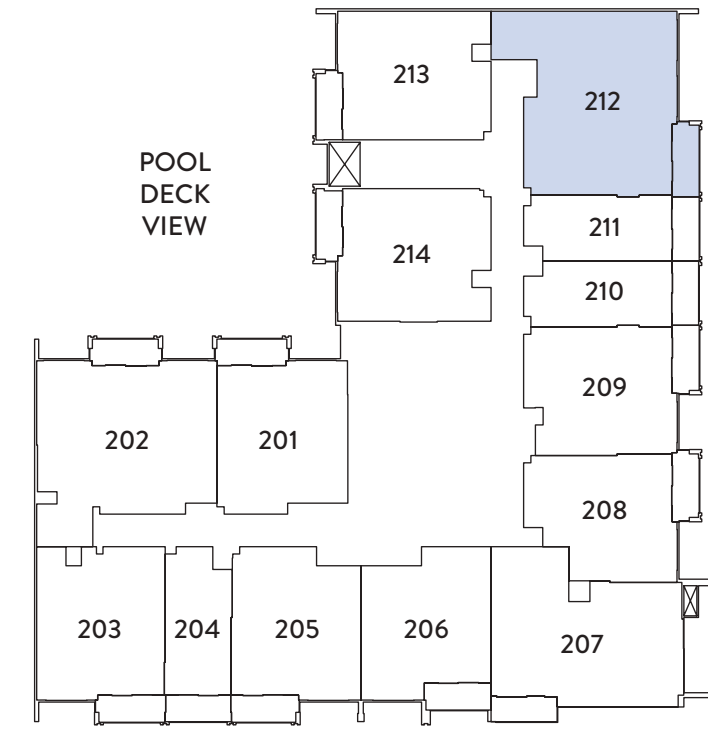


# 2 BEDROOM

## TYPE B



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



1<sup>ST</sup> FLOOR

10

2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

12

4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

11

6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

10

9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

09

11<sup>TH</sup> FLOOR

09

12<sup>TH</sup> FLOOR

09

INTERNAL LIVING AREA - 1176.28 SQ. FT

OUTDOOR LIVING AREA - 80.84 SQ. FT

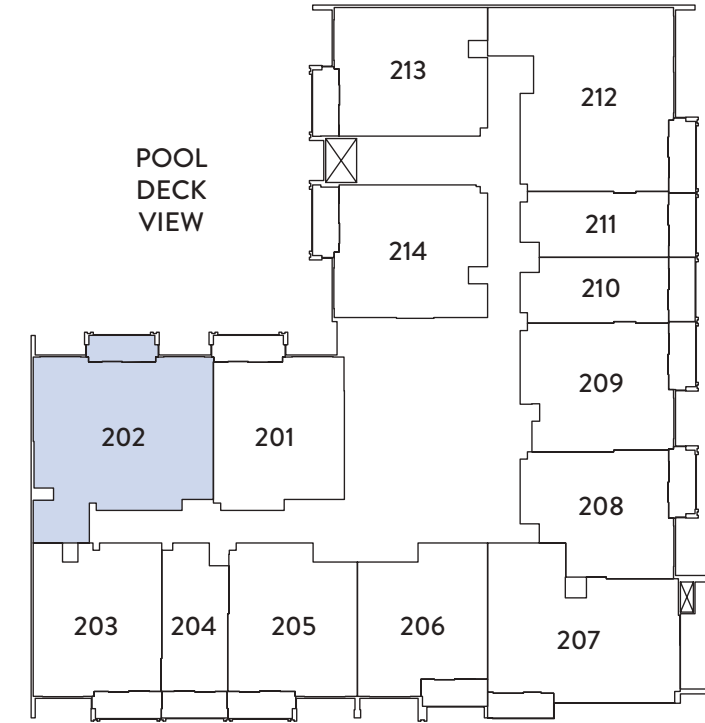
TOTAL LIVING AREA - 1257.12 SQ. FT

# 2 BEDROOM + S

## TYPE A



### 2<sup>ND</sup> - 3<sup>RD</sup> FLOOR



2<sup>ND</sup> - 3<sup>RD</sup> FLOOR

**02**

4<sup>TH</sup> - 5<sup>TH</sup> FLOOR

**02**

6<sup>TH</sup> - 8<sup>TH</sup> FLOOR

**02**

9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

**02**

11<sup>TH</sup> FLOOR

**02**

12<sup>TH</sup> FLOOR

**02**

INTERNAL LIVING AREA - 1158.09 SQ. FT

OUTDOOR LIVING AREA - 74.38 SQ. FT

TOTAL LIVING AREA - 1232.47 SQ. FT

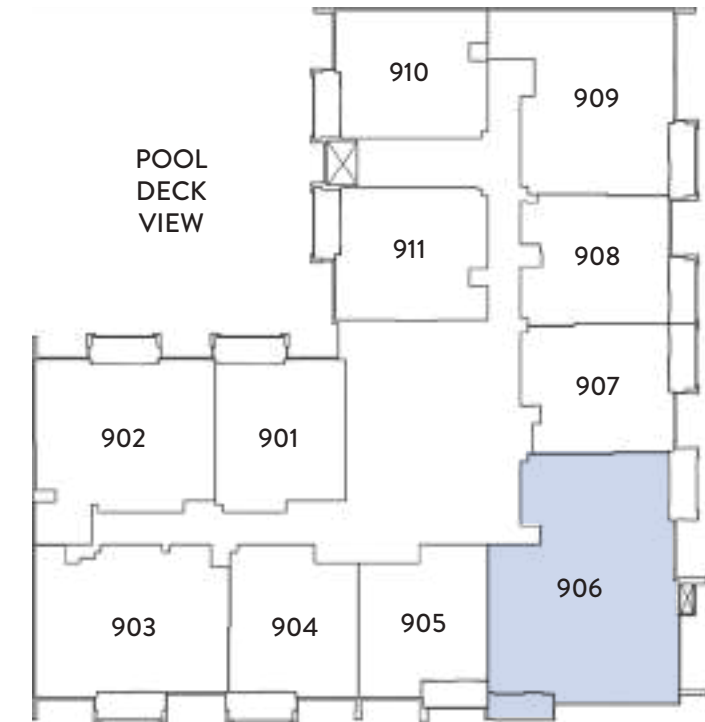


# 3 BEDROOM

## TYPE A



### 9<sup>TH</sup> - 10<sup>TH</sup> FLOOR



### 9<sup>TH</sup> - 10<sup>TH</sup> FLOOR

**06**

INTERNAL LIVING AREA - 1737.94 SQ. FT

OUTDOOR LIVING AREA - 67.38 SQ. FT

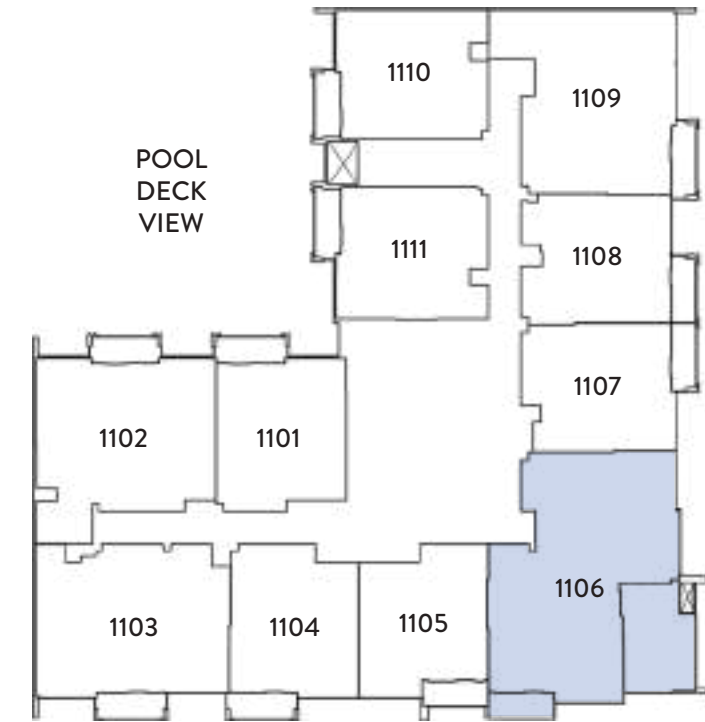
TOTAL LIVING AREA - 1805.32 SQ. FT

# 3 BEDROOM

## TYPE B



### 11<sup>TH</sup> FLOOR



11<sup>TH</sup> FLOOR  
06

12<sup>TH</sup> FLOOR  
06

INTERNAL LIVING AREA - 1489.40 SQ. FT

OUTDOOR LIVING AREA - 375.12 SQ. FT

TOTAL LIVING AREA - 1864.52 SQ. FT







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ELLINGTONPROPERTIES.AE

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