



# HILLMONT

## RESIDENCES

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

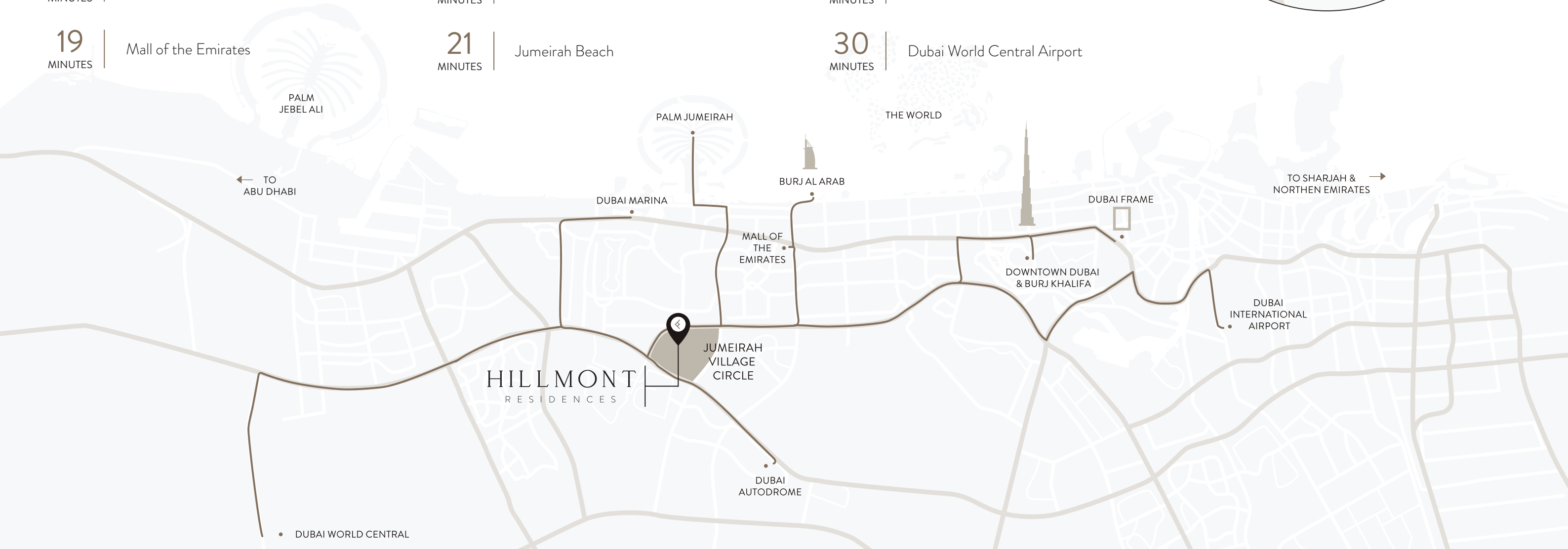
The exterior facade of the building stands as a testament to the thoughtful integration of architecture with the surrounding community. Through a meticulous layering of materials and textures, the facade pays homage to the diverse landscape of the community, capturing its essence in every detail.





# DRIVING DISTANCES

03 MINUTES	Five Jumeirah Village Circle	19 MINUTES	Business Bay	22 MINUTES	Dubai Mall and Burj Kahlifa
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

EATON PLACE

AL KHAIL ROAD

SOMERSET MEWS

OAKLEY  
SQUARE RESIDENCES

HYPER MARKET

CIRCLE MALL

HESA STREET

HARRINGTON HOUSE

BELGRAVIA III

FIVE JVC

CIRCLE COMMUNITY PARK

DISTRICT PARK

DISTRICT PARK

NURSERY SCHOOL

THE PORTMAN

BELGRAVIA II

NURSERY SCHOOL

COMMUNITY PARK

NURSERY SCHOOL

THE SLOANE  
IN BELGRAVIA HEIGHTS

BELGRAVIA I

BELGRAVIA Square

HAMILTON HOUSE

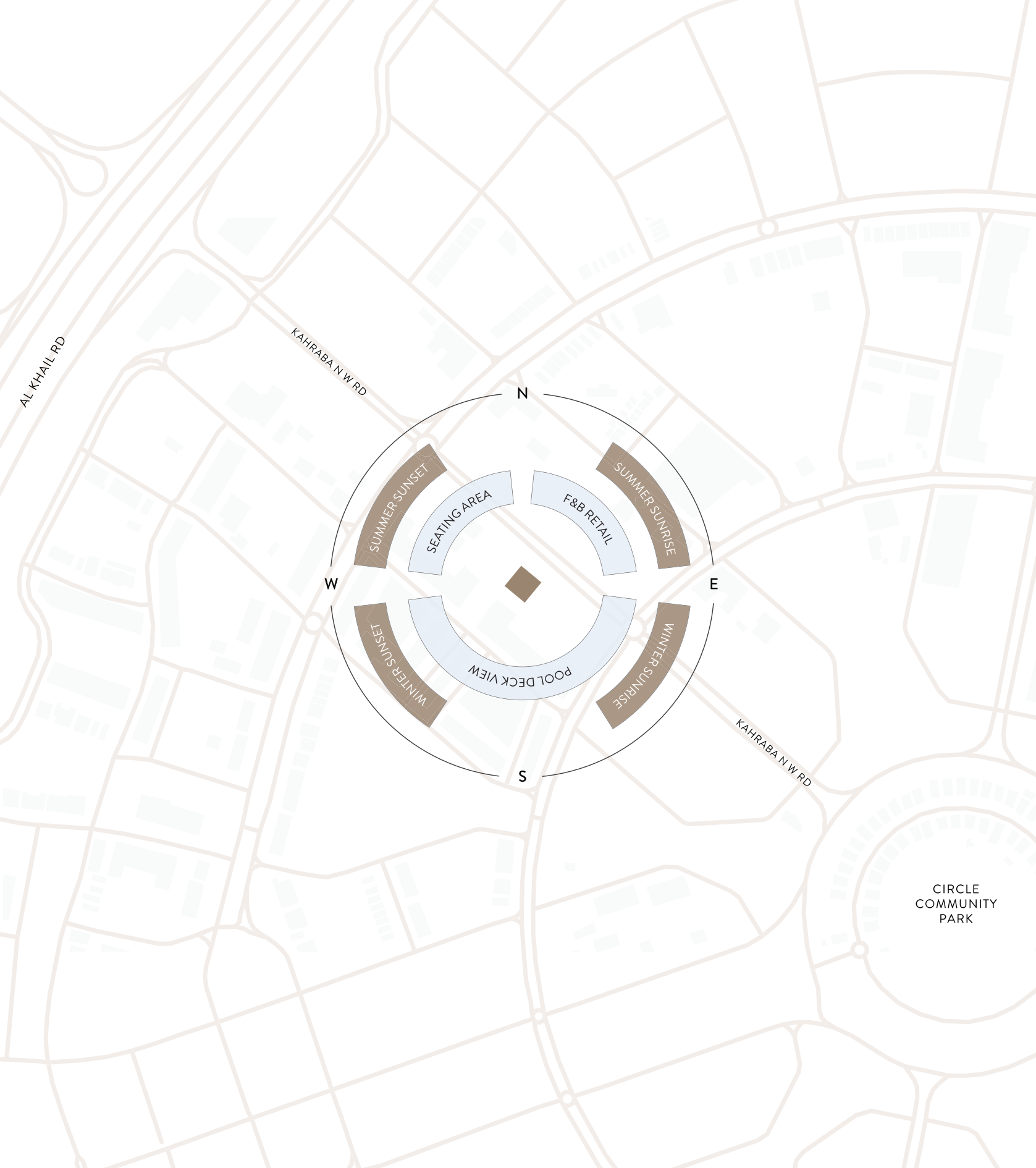
NURSERY SCHOOL

BELGRAVIA HEIGHTS I

SHEIKH MOHAMMED BIN ZAYED ROAD

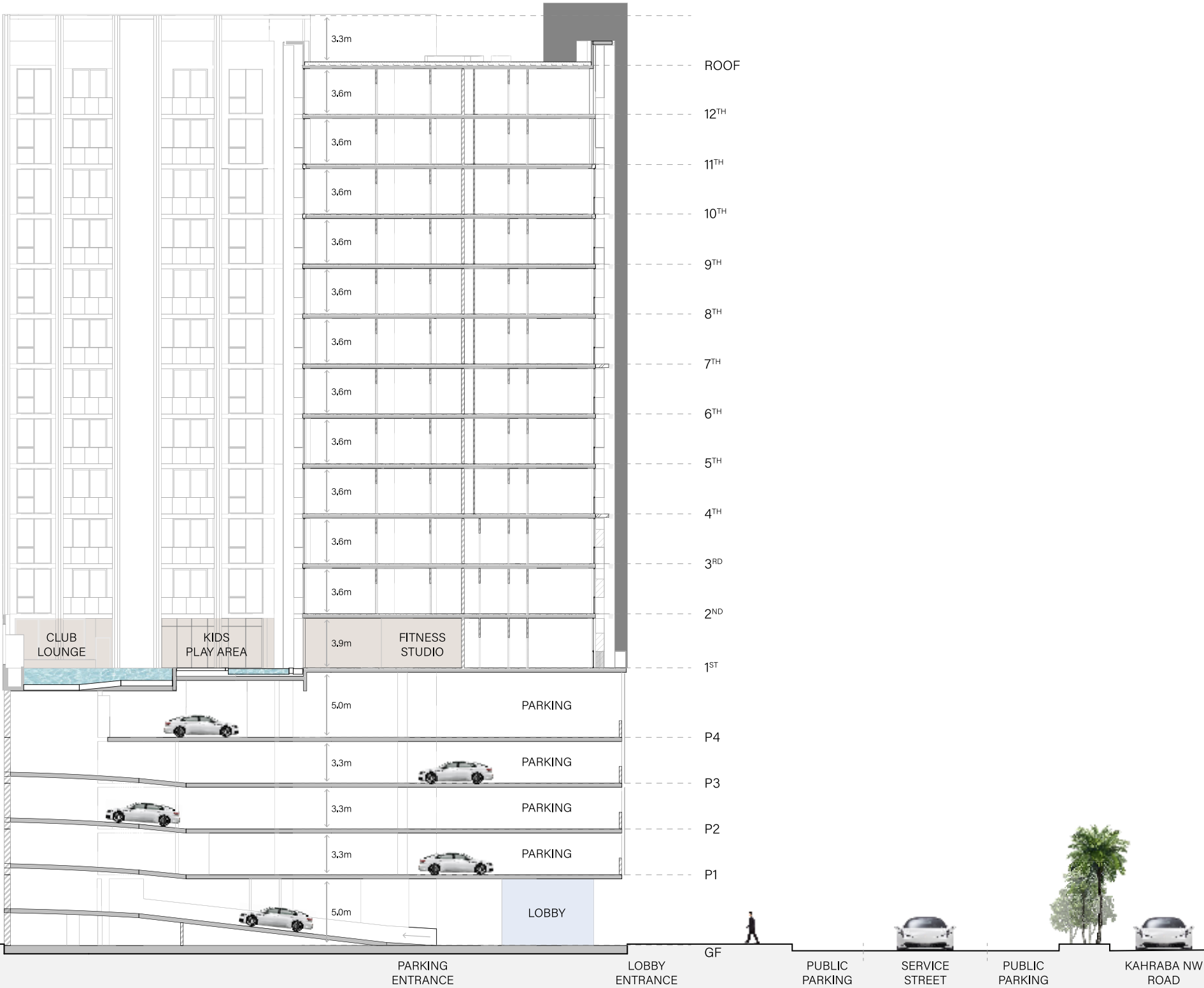


SUN & VIEWS  
ANALYSIS



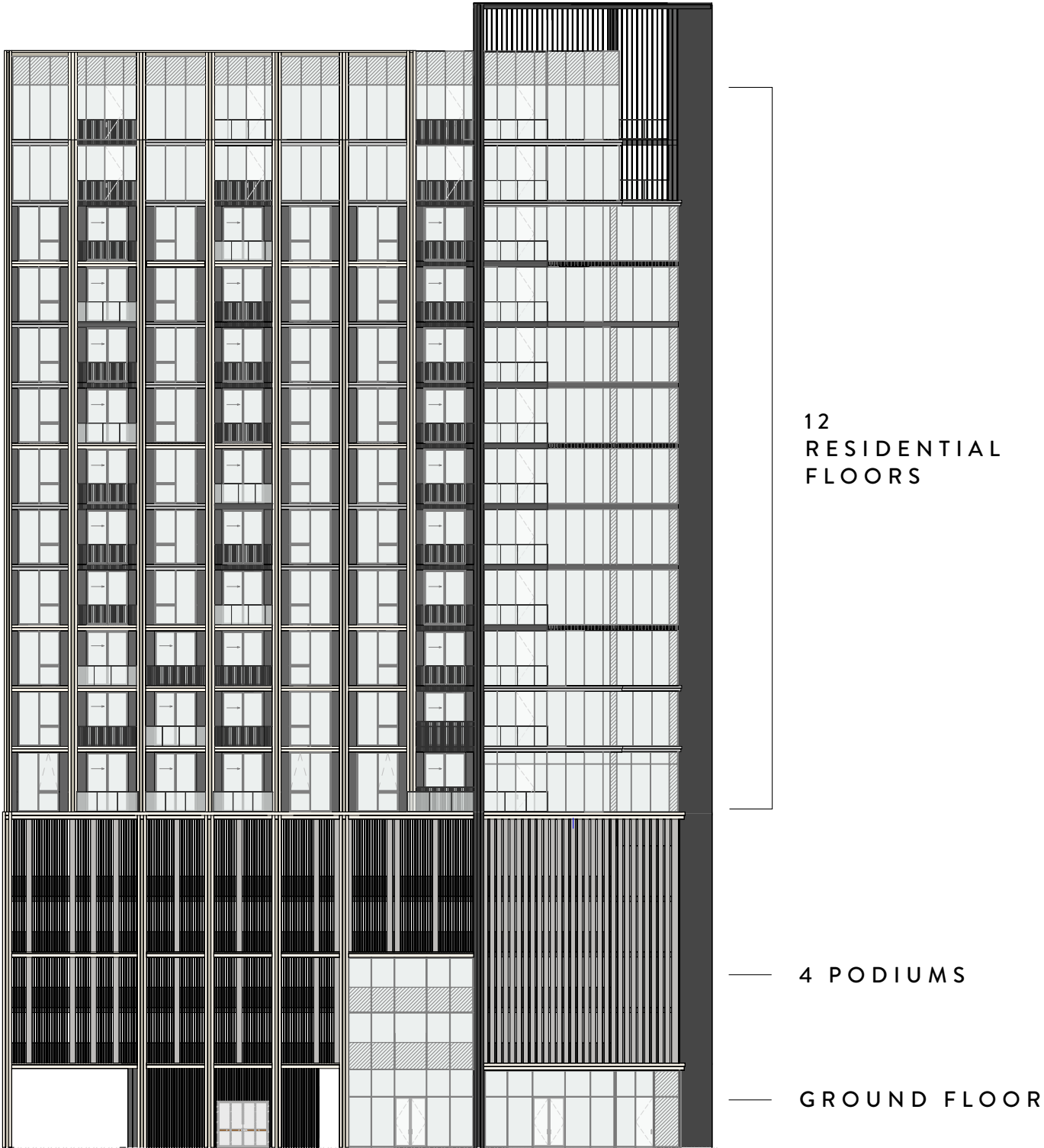


# ARCHITECTURAL SECTIONS





# 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



GROUND  
FLOOR







POOL DECK





OUTDOOR DECK





## OUTDOOR KIDS PLAY





# INDOOR KIDS PLAY





FITNESS STUDIO





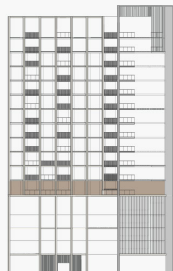
CLUB HOUSE





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



1<sup>st</sup> FLOOR







# LIVING AREA





## LIVING & DINING





KITCHEN





# BEDROOM





# BATHROOM





POWDER ROOM





# HOME AUTOMATION

Smart door lock with mobile app control





# HILLMONT

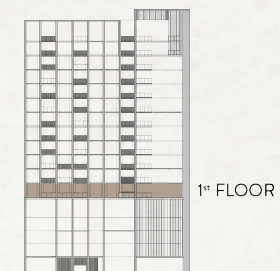
## RESIDENCES

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

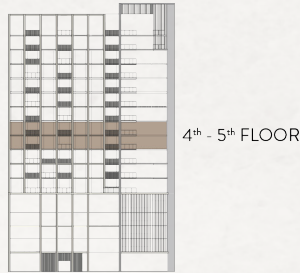


2<sup>nd</sup> - 3<sup>rd</sup> FLOOR



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

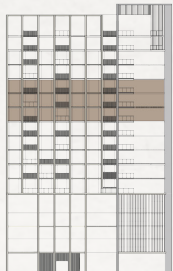
-  STUDIO
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM





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

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

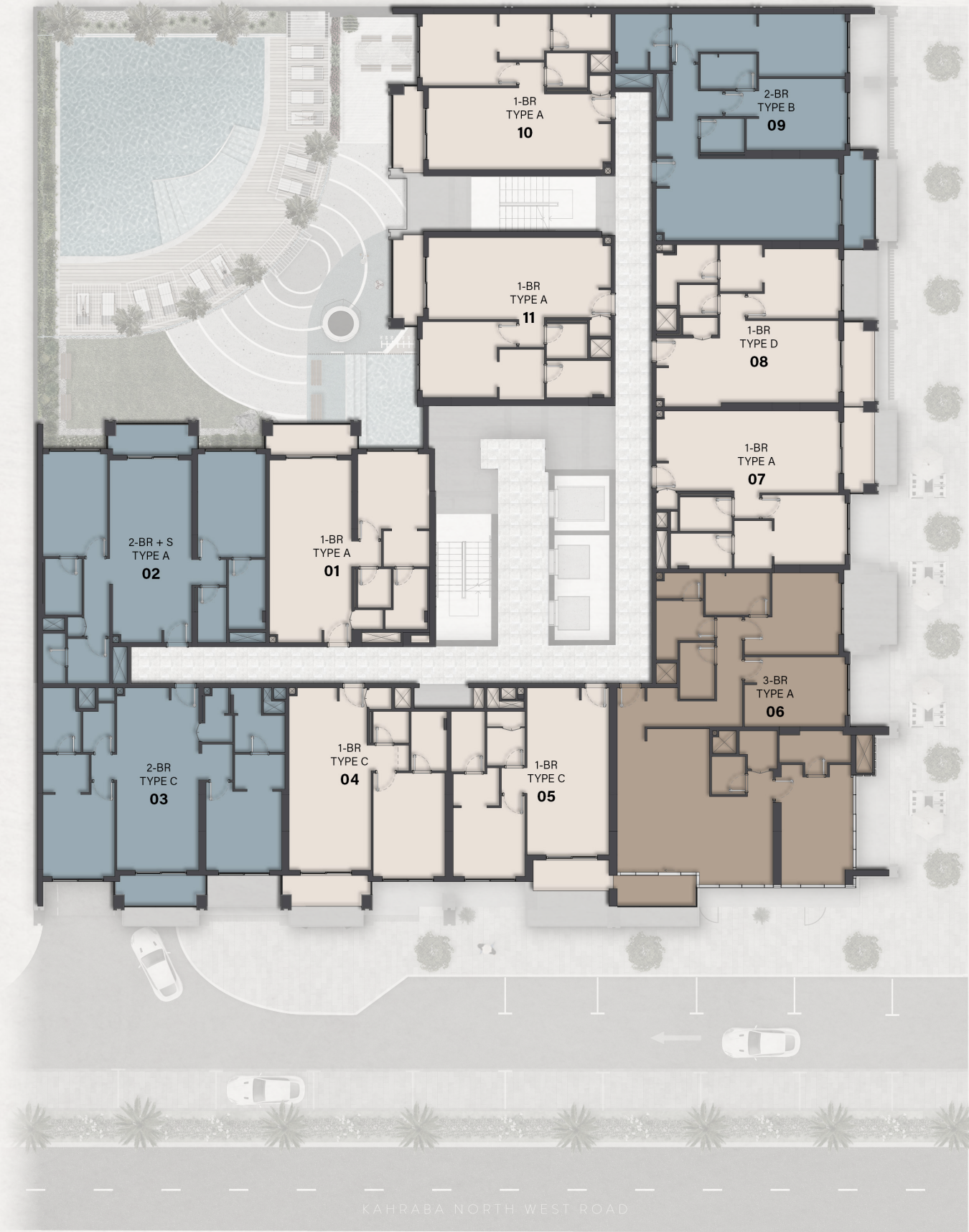


6<sup>th</sup> - 8<sup>th</sup> FLOOR



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

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

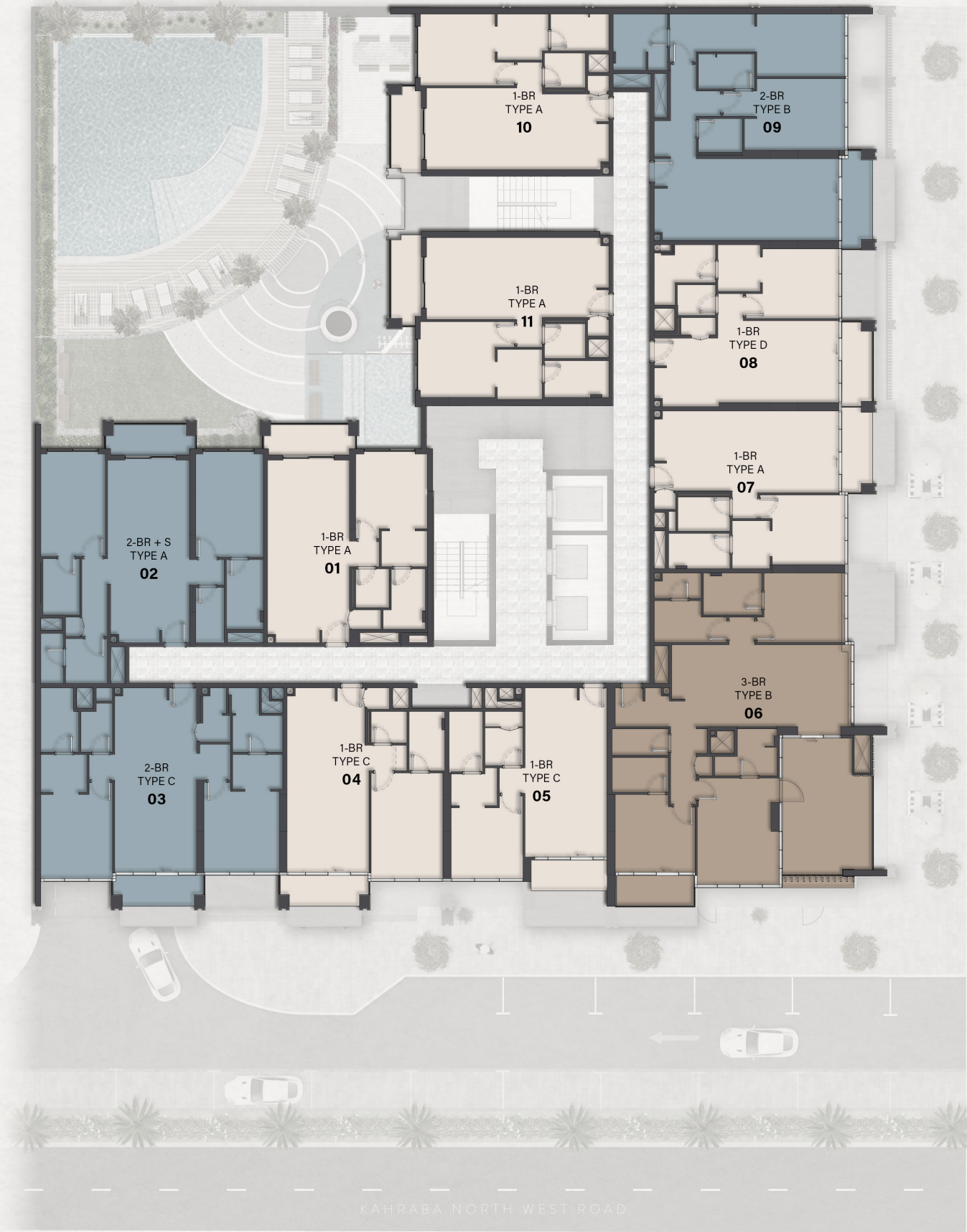


9<sup>th</sup> - 10<sup>th</sup> FLOOR



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





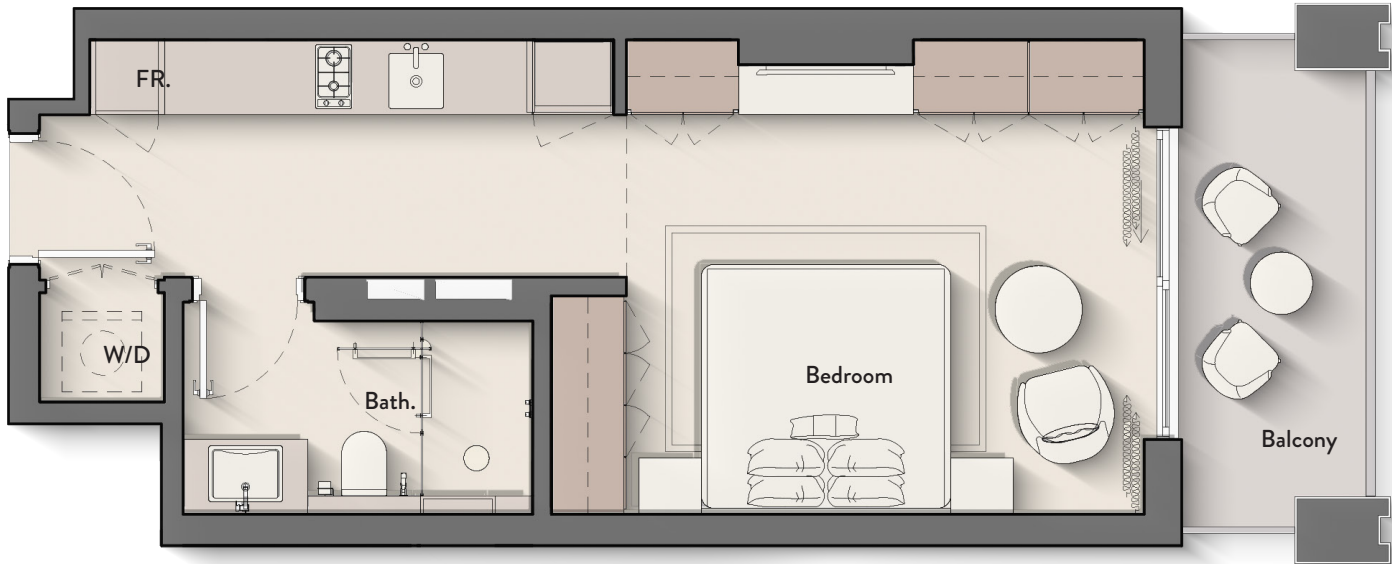
# HILLMONT

## RESIDENCES

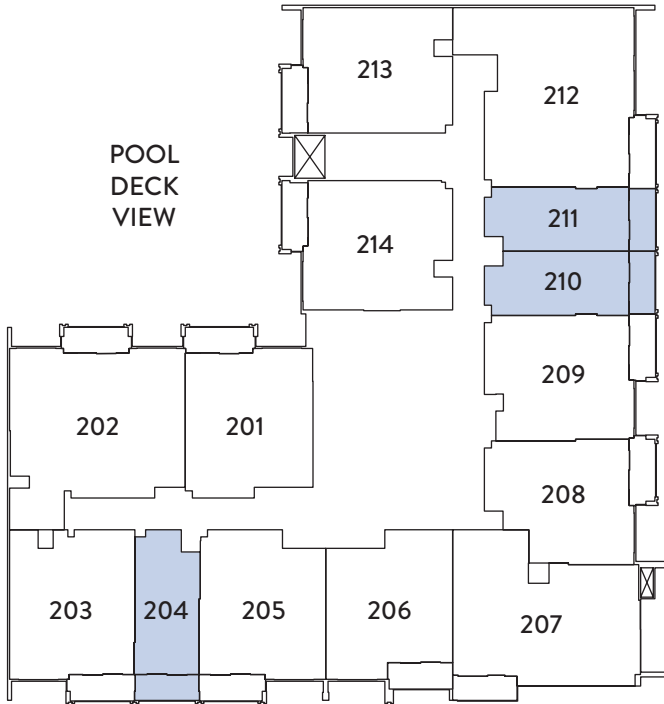
FLOOR PLANS



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

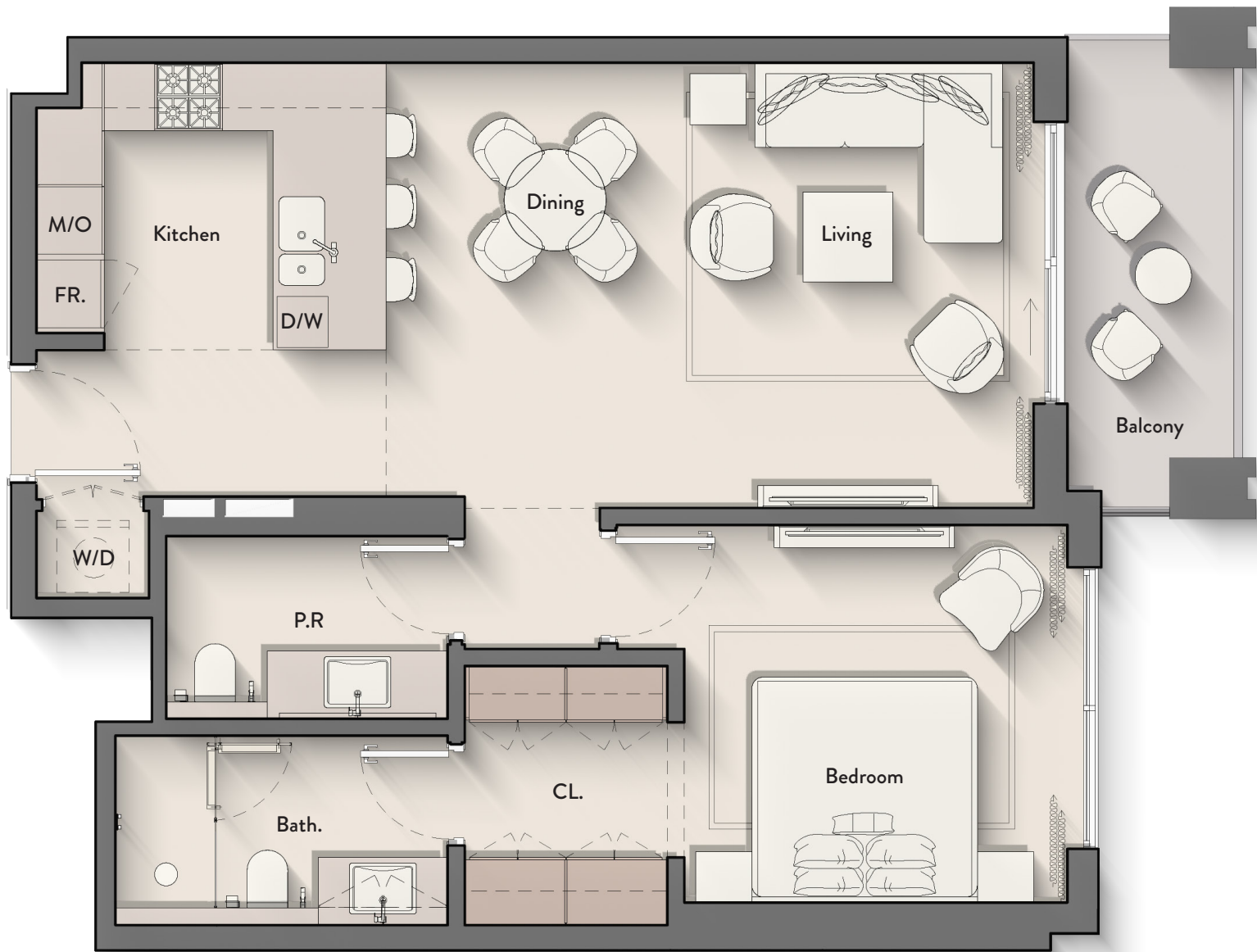
OUTDOOR LIVING AREA - 70.83 SQ. FT

TOTAL LIVING AREA - 452.30 SQ. FT

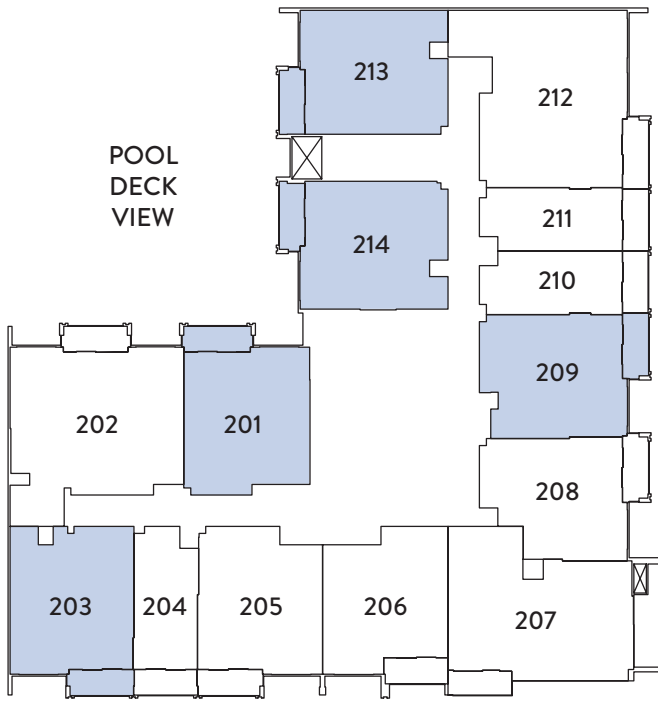


# 1 BEDROOM

TYPE A



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



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

01  
07

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

01 12  
08 13

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

01 10  
07 11

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

01 10  
07 11

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

01 09 14  
03 13

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

01 11  
08 12

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

01 10  
07 11

INTERNAL LIVING AREA - 755.63 SQ. FT

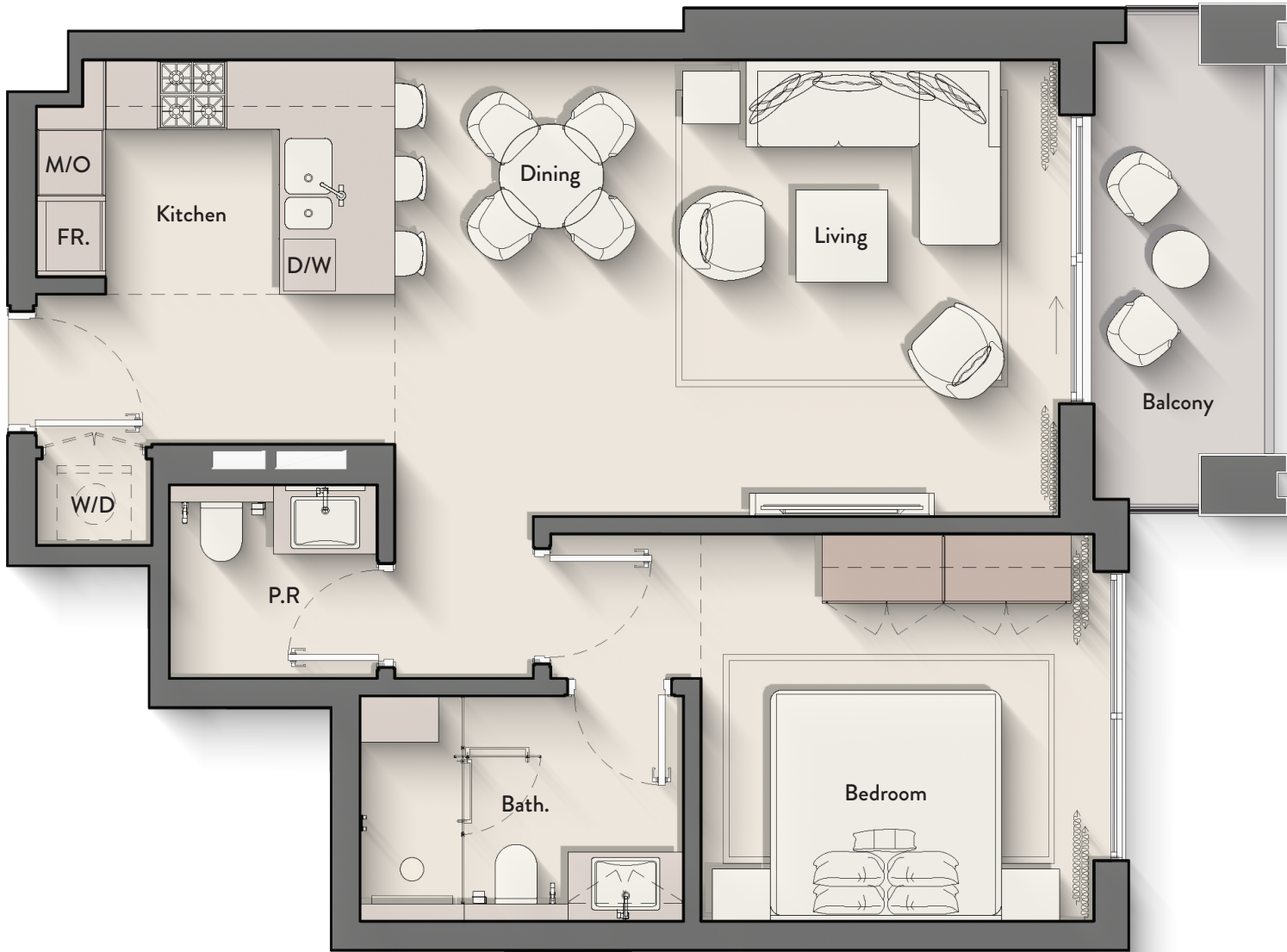
OUTDOOR LIVING AREA - 73.95 SQ. FT

TOTAL LIVING AREA - 829.57 SQ. FT

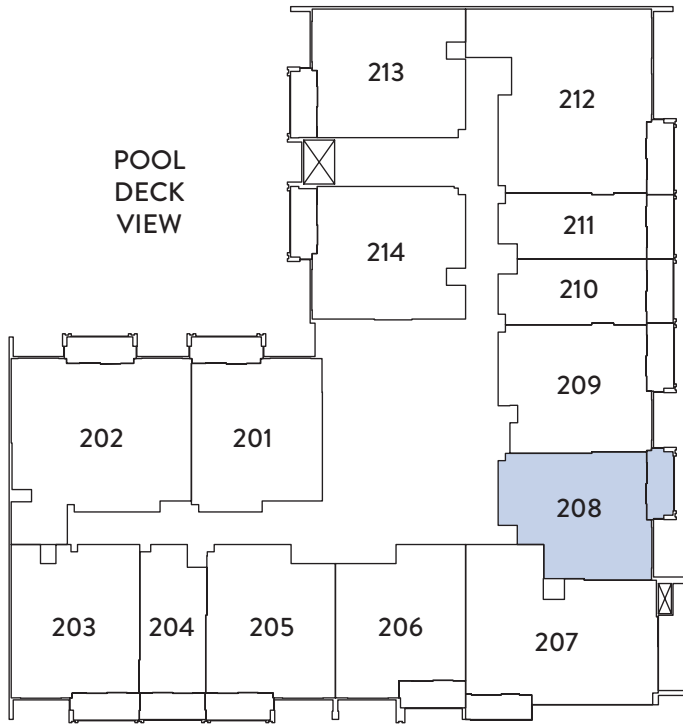


# 1 BEDROOM

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

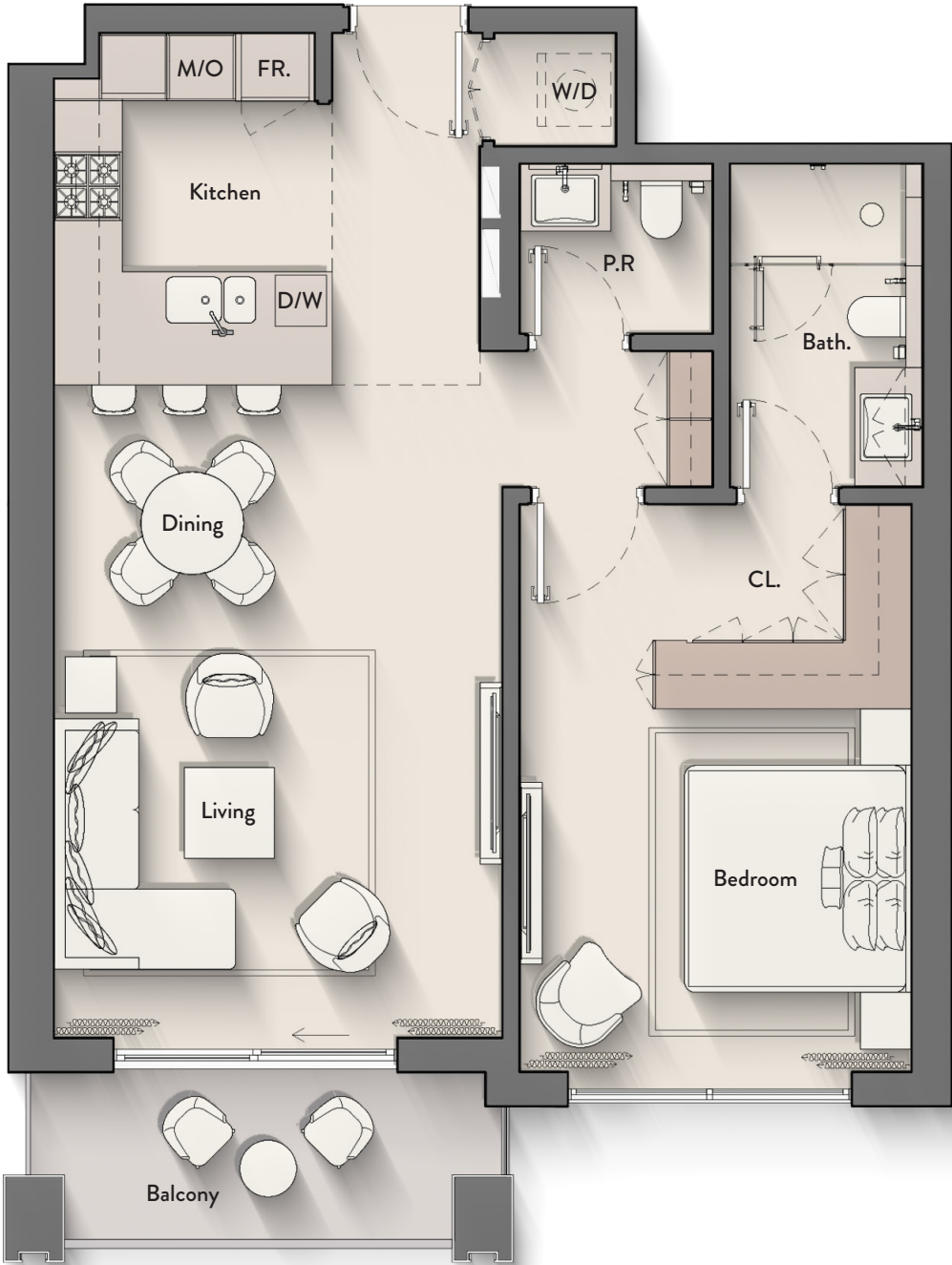
INTERNAL LIVING AREA - 696.32 SQ. FT

OUTDOOR LIVING AREA - 74.38 SQ. FT

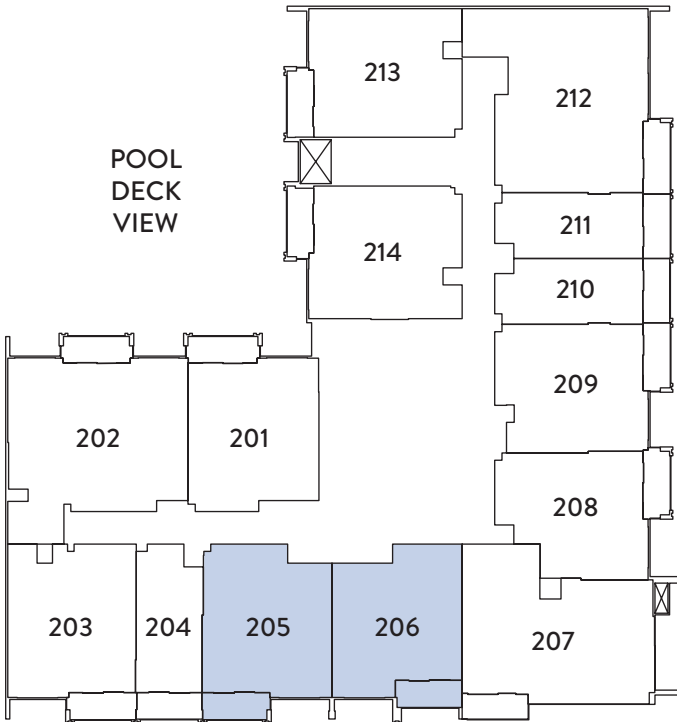
TOTAL LIVING AREA - 770.70 SQ. FT



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

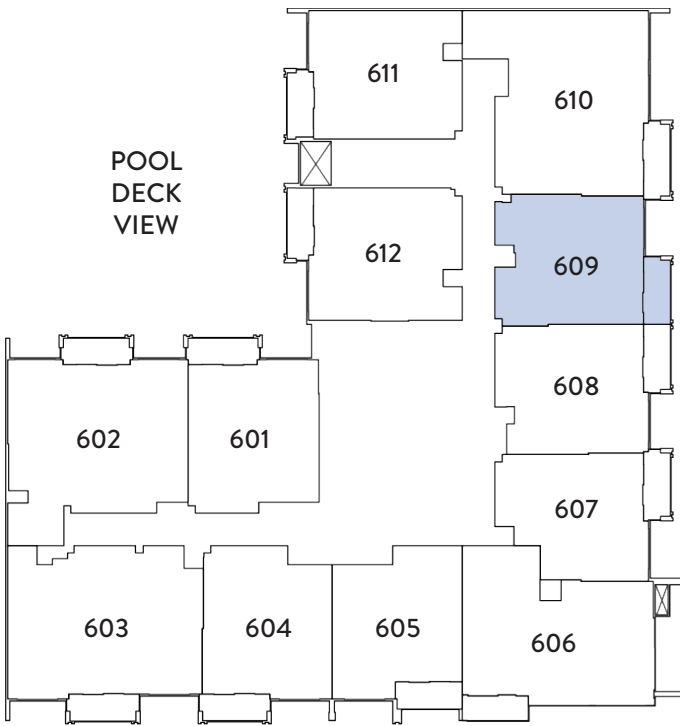


# 1 BEDROOM

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

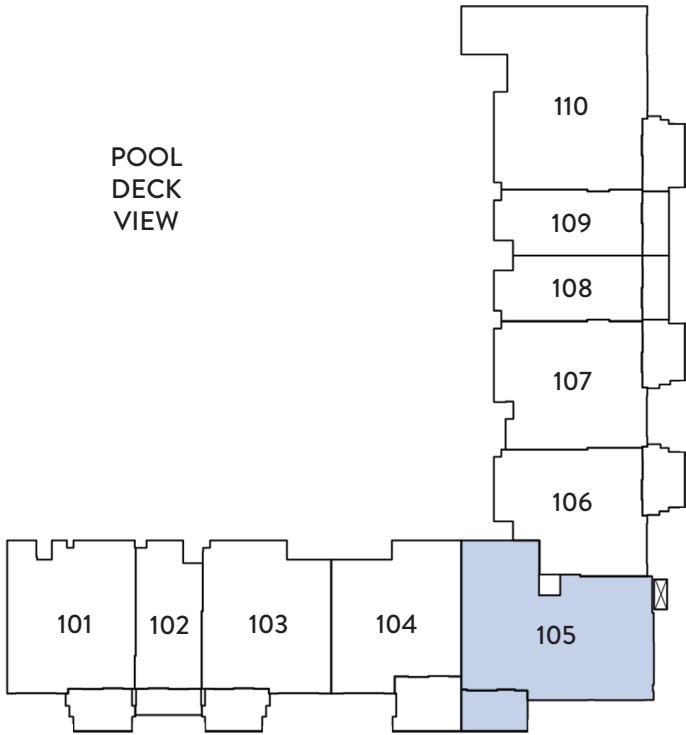
TOTAL LIVING AREA - 829.68 SQ. FT



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

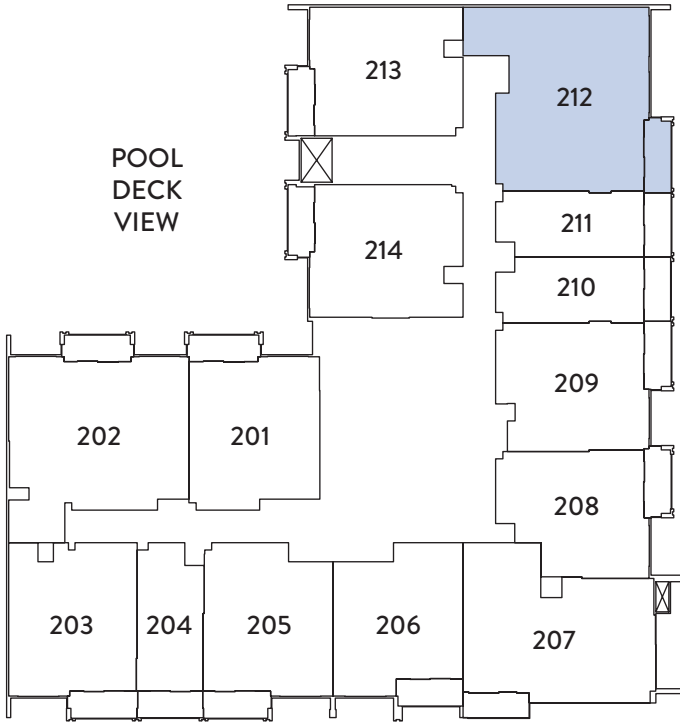


# 2 BEDROOM

## TYPE B



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



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

10

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

11

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

09

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

09

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

12

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

10

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

09

INTERNAL LIVING AREA - 1176.28 SQ. FT

OUTDOOR LIVING AREA - 80.84 SQ. FT

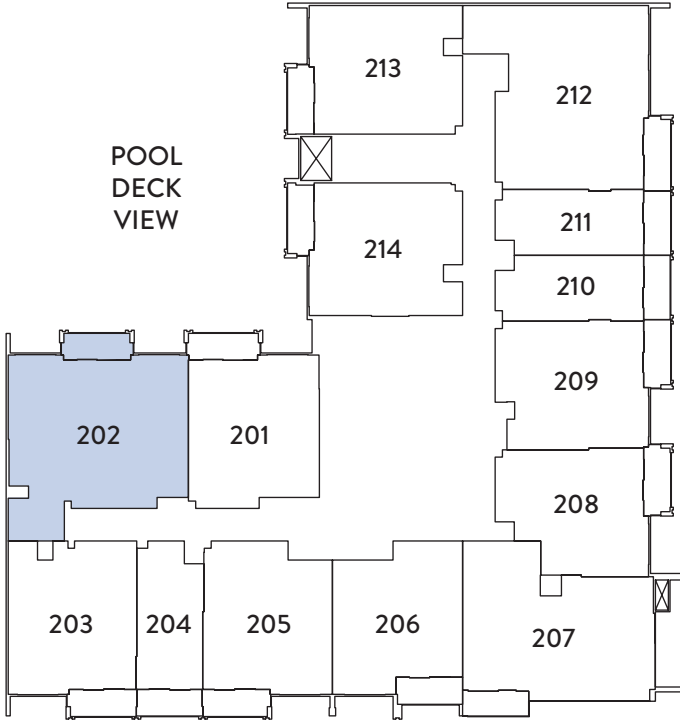
TOTAL LIVING AREA - 1257.12 SQ. FT



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

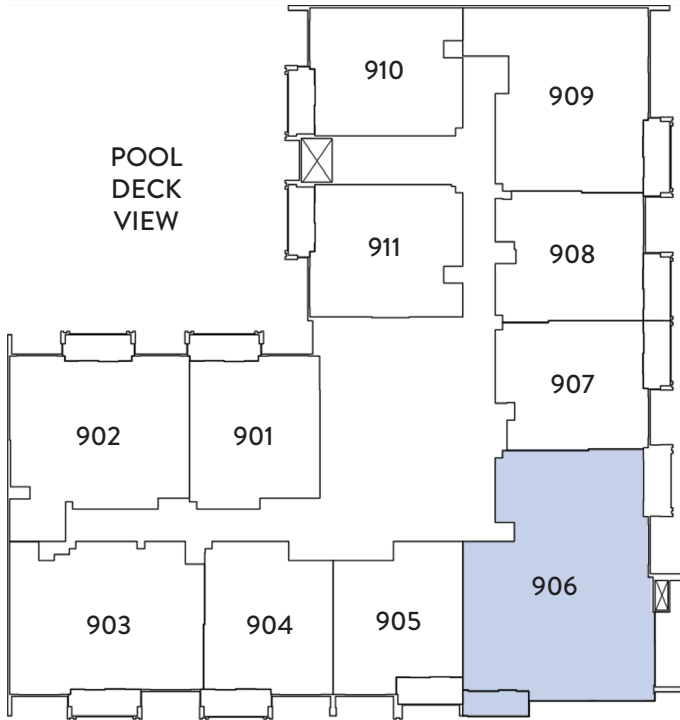


# 3 BEDROOM

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

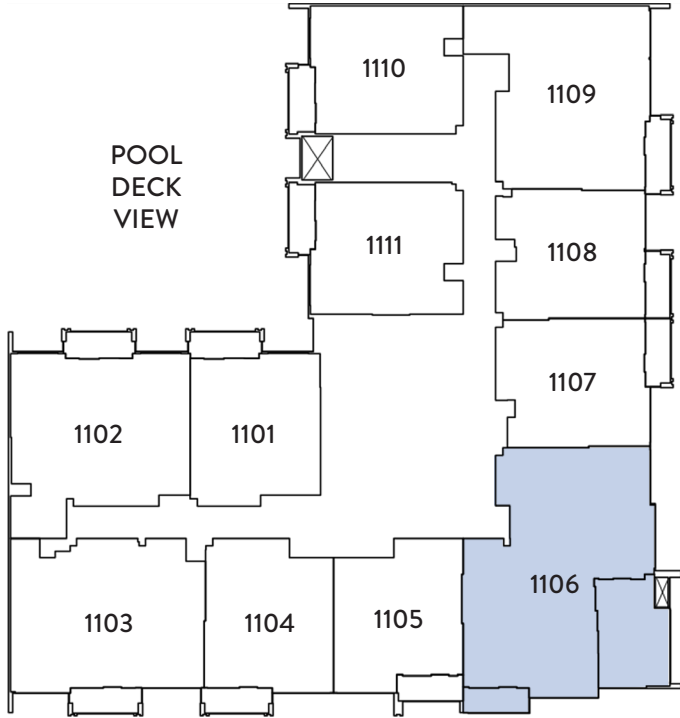
TOTAL LIVING AREA - 1805.32 SQ. FT



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









800 8288  
info@ellingtongroup.com

ELLINGTONPROPERTIES.AE

The renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in the final Sales and Purchase Agreement will have any legal effect.