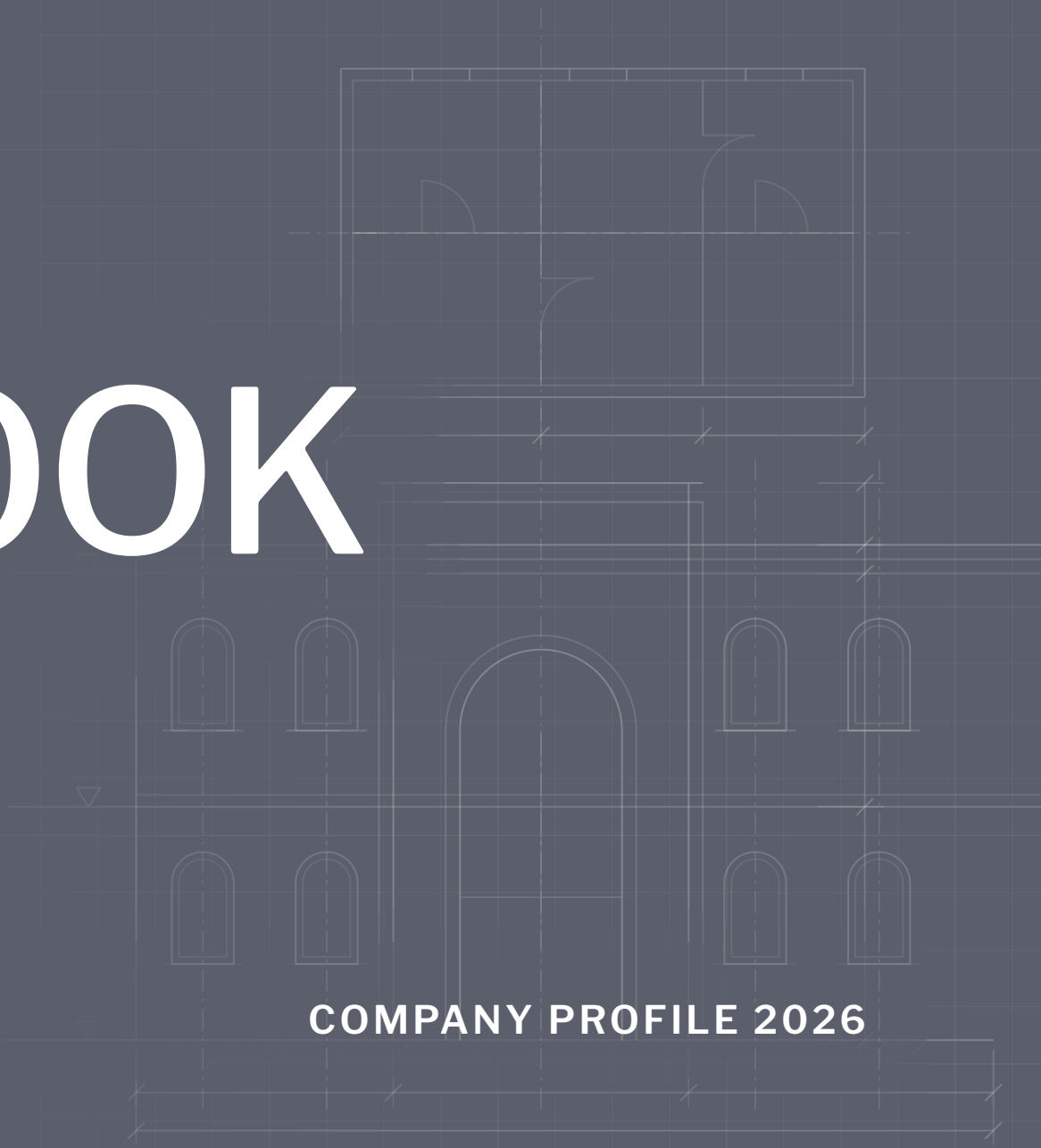
HILL
DEVELOPMENT

HILL BOOK

The art of luxury living



Design-build construction and real estate in Hargeisa, Somaliland.

+252 63 4428686

info@hilldevelopment.io

hilldevelopment.io

COMPANY PROFILE 2026

One team, first drawing to keys

Main contractor and sole builder on every project.

Hill Development designs, engineers, builds, manages and delivers under one contract. You deal with one company from the first drawing to the day you receive your keys, and that company answers for your design, your price and your handover.

We are the main contractor on every project, and our own teams build every one. Your home or your investment is never handed to a builder you have never met.

This profile sets out who we are, what we do, what we have built and how to start your own project. Most of our clients live abroad, and every step it describes can be followed from wherever you are.

Inside this profile

Four sections and fourteen selected projects.

01 Who we are

Why we started 05
About Hill Development 06
The Hill group 07
Our journey since 2018 08

02 What we do

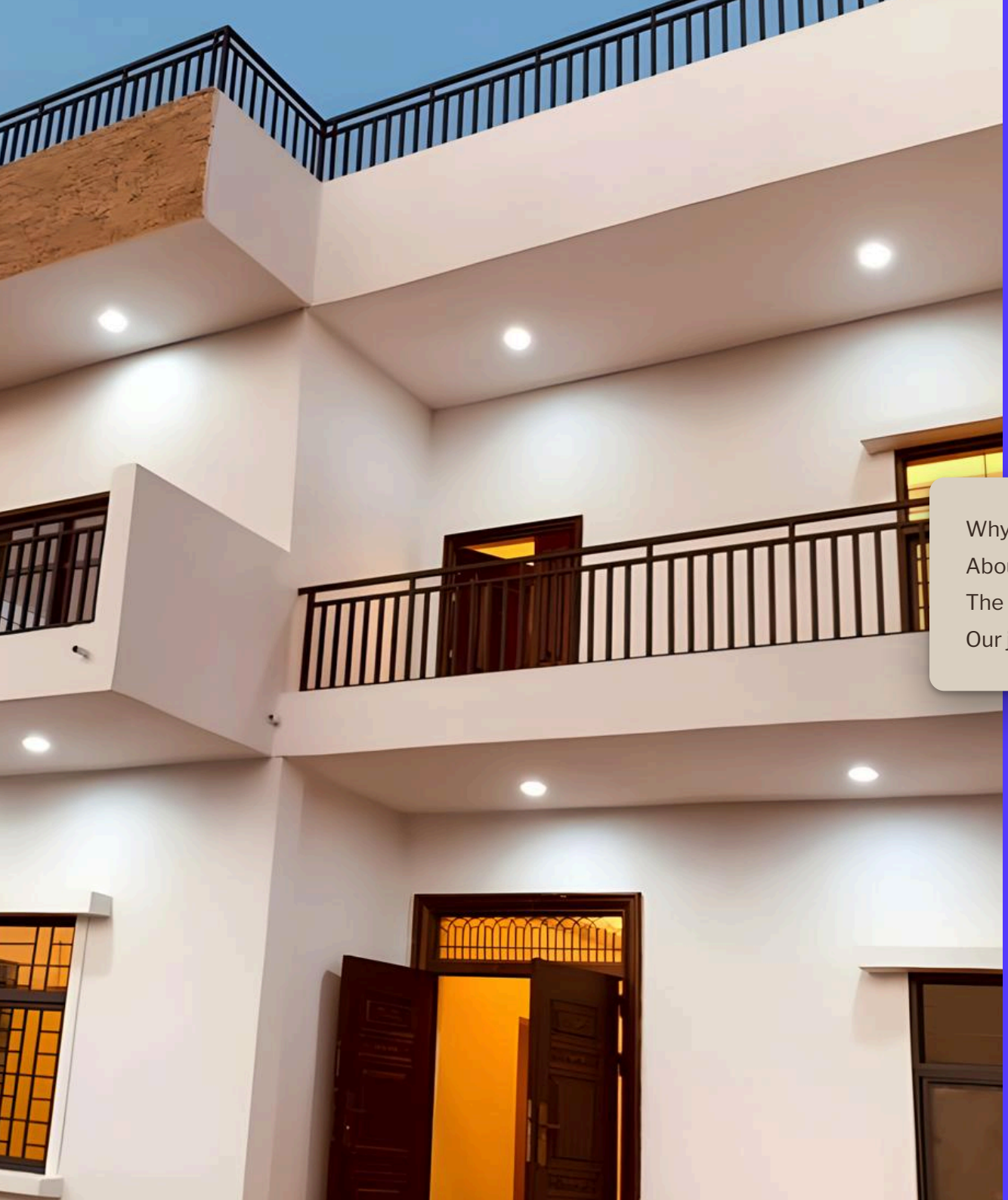
Five stages, one contract 10
Three tiers, one structure 11
Sectors we build for 12
Why clients choose Hill 13
How we build 14
Built for Somalilanders abroad 15

03 What we have built

Hill in numbers 17
Clients we build for 18
Selected projects 19
Residential projects 20
Commercial and industrial 32
Public works 40

04 How to start

Questions clients ask 49
Working with suppliers 50
Start your project 51



01

Who we are

A design-build company from Hargeisa, building across Somaliland since 2018.

Why we started 05
About Hill Development 06
The Hill group 07
Our journey since 2018 08

HILL

Why we started

A letter from the founders.

We founded Hill Development in Hargeisa in 2018 to build the way it should be done: designed properly, priced honestly and delivered by one team that answers for every stage.

Since then we have delivered more than 500 projects across Somaliland, most of them family villas and bungalows. We are the main contractor on every one, and our own teams build every one.

Most of our clients live abroad. They trust us with a family home or an investment they may not see until handover, so we built our service around that trust: a price you know before we start, a progress report every week and every promise written down.

Thank you for considering Hill for your project. We look forward to building with you.

The founders, Hill Development Inc.

What we stand for

Four values behind every project.

Excellence

Work done properly the first time, to the drawings and the materials agreed in your contract.

Integrity

A price you know before we start, and every promise we make written down.

Innovation

3D views before we build, and photos and video of your site every week.

Partnership

One team that answers to you from the first drawing to handover, and a guarantee after it.

About Hill Development

One accountable team, from first drawing to handover.

Hill Development Inc. is a design-build construction and real estate company in Hargeisa, Somaliland, founded in 2018.

We design, engineer, build, manage and deliver under one contract. We are the main contractor on every project, and we build every one with our own teams. From the first drawing to handover, you have one company to call.

Our founders were educated in Canada, where Hill has its roots. The maple leaf in our logo stands for them.

We work across Somaliland from our office at 204 British School St, Jigjigayar Area, Hargeisa.

Built by our own teams

More than 40 engineers and 25 project managers work across our projects, with more than 400 workers on our sites every day.

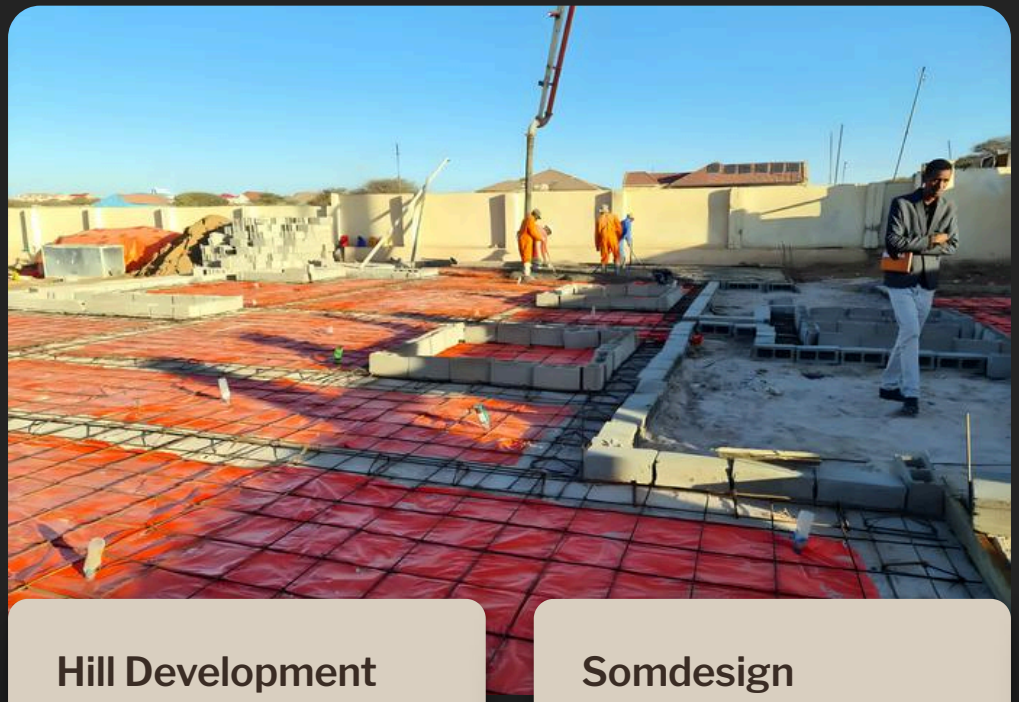


FOUNDED	HEAD OFFICE
2018	Hargeisa, Somaliland
MODEL	**ROLE**
Design-build	Main contractor and sole builder

The Hill group

Four companies, from the first drawing to the keys.

Each company keeps its own name and brand. Together they cover a project from design to handover, and the years after.





Hill Development Inc.

Design-build construction and real estate. Main contractor and sole builder on every project.

Somdesign Architects

Architecture and design. Your full design is free when you sign your build contract with Hill.

Universal Windows & Doors

Aluminum windows, doors and curtain walls.

Hill Consultancy

Supervision of large construction projects for clients.

Our journey since 2018

Six moments from our sites, 2018 to 2025.

HILL DEVELOPMENT

2018 Founded in Hargeisa

Hill Development Inc. opens in Hargeisa as a design-build contractor: one company to design, engineer and build.



2019 Berbera Airport

Our crews lay new asphalt and build reinforced concrete chambers at Berbera Airport.



2020 Telesom Tech

Concrete pours run through the night for the Telesom Tech building in Hargeisa.



2021 Family homes

Villas and bungalows are finished and handed over to private families.



2022 Wadaaddiid Mall

The slabs and columns of Wadaaddiid Mall rise in Jigjigayar, Hargeisa.



2025 Wadaaddiid Mall opens

The mall opens in July 2025, with at least 72 shops on three floors.



02

What we do

Design, engineering and construction under one contract.

Five stages, one contract 10
Three tiers, one structure 11
Sectors we build for 12
Why clients choose Hill 13
How we build 14
Built for Somalilanders abroad 15

HILL

Five stages, one contract

One team answers for all five stages.

Design

Architecture, interior design and 3D visualization. You see your building before we build it.

Engineering

Structural design, and electrical and MEP coordination, settled before work starts on site.

Build

General contracting and construction management, carried out by our own teams.

Manage

Cost estimation and BOQ, program, quality and safety, with a progress report to you every week.

Deliver

Completion and handover, then rehabilitation and maintenance when a building needs it.



Your full design, free when Hill builds it

Somdesign Architects designs your project at no charge when you sign your build contract with Hill. Architectural, structural and MEP drawings are all included.

Three tiers, one structure

Every tier gets the same solid Hill structure.



What changes is the grade of materials and the extras you choose.

Standard

Quality materials and finishes. Everything you need for a well-built, ready-to-use property.

Premium

Higher-grade materials throughout, plus upgrades such as fitted kitchen cabinets.

Luxury

Top-grade materials and the full set of extras, from custom kitchens to a private pool.

Sectors we build for

One set of teams for homes, shops, factories and public buildings.



Residential

Family villas and bungalows, most of the more than 500 projects we have delivered.



Commercial

Shops, malls, markets, offices and investment buildings.



Industrial

Factory compounds and mills, from warehouse halls to office blocks.



Public works

Airport works, mosques, a library and a community centre.



Renovation

Renovation, rehabilitation and remodelling of homes and commercial buildings.

Why clients choose Hill

Six commitments to every client, whatever the size of the project.

01 Free design when Hill builds

Somdesign Architects designs your project at no charge when you sign your build contract with Hill. Architectural, structural and MEP drawings are all included.

02 Like-for-like price match

Found a lower written quote for the same project? Show us and we'll match it, with no cut in quality. Quotes must come from a licensed contractor in Somaliland, be dated within the last 30 days, and be priced on a complete detailed design with a full bill of materials.

03 Weekly progress reports

Every week you get photos, video and a short progress report on WhatsApp, so you always know where your build stands.

04 Rent covered if we are late

If we hand over after the agreed date, we cover your rent until your property is ready, subject to your construction agreement.

05 1-Year Workmanship Guarantee

Hill Development guarantees its construction workmanship in Somaliland for one year from the date on your signed handover document. If you report a defect caused by our workmanship during that year, we'll repair it at no cost to you.

06 Built by our own teams

Hill is the main contractor on every project and builds every one with its own teams. Your build is not handed to someone you have never met.

How we build

Eight steps from your first message to your keys.

BEFORE WE BUILD

1

Talk to us

Message us on WhatsApp at +252 63 4428686 or visit our office. Tell us about your plot, your plans and your budget.

2

Design

Somdesign Architects draws your project and shows it in 3D, so you see it before it is built.

3

Price and materials

Choose Standard, Premium or Luxury. Your design and materials are set from day one, so you know the full price upfront.

4

Sign and secure

Sign your build contract and secure your project with a deposit of $500 to $5,000, depending on its size.

WHILE WE BUILD, AND AFTER

5

Build

Hill builds your project as main contractor, with its own teams. Our engineers and project managers run the work on site.

6

Weekly report

Photos, video and a short progress report reach you on WhatsApp every week.

7

Handover

We hand over your property with a signed handover document.

8

Guarantee

Your 1-year workmanship guarantee runs from the date on that document.

Built for Somalilanders abroad

About 8 in 10 of our clients live outside Somaliland.

Whether it's a family home or a commercial investment, we build it while you follow every step from wherever you are. You do not need to travel to start your project, to agree your design or to see your site each week.



Start on WhatsApp

Message +252 63 4428686 from any country. You do not need to be in Hargeisa to begin.

See it before it is built

Somdesign Architects shows your design in 3D views, so you can agree it from abroad.

Know the price upfront

Your design and materials are set from day one, so the full construction price is known before work starts.

Follow it every week

Photos, video and a short progress report on WhatsApp, every week.

Visit when you are home

Our office is open Saturday to Thursday, 7:00 AM to 6:00 PM.

Protected at handover

Rent covered if we hand over late, subject to your construction agreement, and a 1-year workmanship guarantee.



03

What we have built

More than 500 projects delivered since 2018.

Hill in numbers	17
Clients we build for	18
Selected projects	19
Residential projects	20
Commercial and industrial	32
Public works	40

HILL

Hill in numbers

The team and the record behind every handover.

500+
projects delivered since 2018

Most of them family villas and bungalows.

40+
engineers

25
project managers

30
office professionals

11
nationalities across the business

400+
workers on our sites every day

2018
founded in Hargeisa, Somaliland

8 in 10
of our clients live outside Somaliland

Clients we build for

Leading businesses and public institutions across Somaliland.

We build for homeowners, leading businesses and public-sector organizations, working closely with each client from planning to completion.

Selected projects

Fourteen of our projects, each on its own spread. See more at hilldevelopment.io/projects.



01 Residential

Villa Luul



02 Residential

Villa Abdirahman



03 Residential

Villa Nimco



04 Residential

Villa Mohamed



05 Residential

Bungalow Mr Awale



06 Residential

Bungalow Sulekha



07 Commercial

Telesom Building at Jigjigayar



08 Commercial

Retail Park



09 Commercial

Wadaaddiid Mall



10 Industrial

Plastic Factory



11 Public works

Mosque



12 Public works

Berbera Airport



13 Public works

Library



14 Public works

Community Centre

More than 500 projects since 2018

Most are family villas and bungalows.



01 Villa Luul

RESIDENTIAL · SOMALILAND

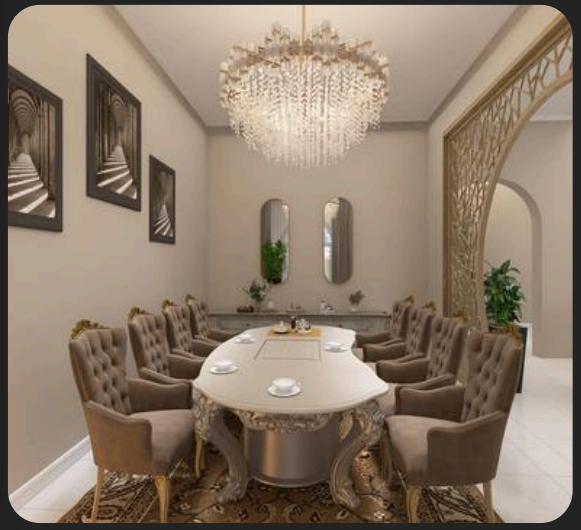
01 RESIDENTIAL · SOMALILAND

Villa Luul

A two-storey villa with a cream exterior, arched openings, decorative lattice screens and a planted courtyard. Inside are living and dining areas, a kitchen with an island, bedrooms, bathrooms and a walk-in wardrobe, with indoor and outdoor kitchens, a family room and a master suite.



TYPE Two-storey villa	LOCATION Somaliland
CLIENT Private client	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	TIER Premium
STATUS Completed, in use	







02 Villa Abdirahman

RESIDENTIAL · SOMALILAND

02 RESIDENTIAL · SOMALILAND

Villa Abdirahman

A three-storey villa behind a walled front, with arched windows, a gated driveway and a carport beside the entrance. A timber pergola stands in a paved courtyard, and the plans arrange living and dining rooms, kitchens and bedrooms across three floors.







TYPE Three-storey villa	LOCATION Somaliland
CLIENT Private client	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	FLOOR AREAS 167.6 + 169.3 + 81.8 sqm
TIER Premium	STATUS Completed, in use



03 Villa Nimco

RESIDENTIAL · SOMALILAND

03 RESIDENTIAL · SOMALILAND

Villa Nimco

A two-storey villa entered through a double-height central bay lit by a chandelier, with balconies behind black balustrades on the side wings. Living, dining and family rooms lie below, with a master bedroom, a walk-in closet and four further bedrooms above.







TYPE Two-storey villa	LOCATION Somaliland
CLIENT Private client	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	BEDROOMS Master bedroom and 4 more
TIER Premium	STATUS Completed, in use



04 Villa Mohamed

RESIDENTIAL · SOMALILAND

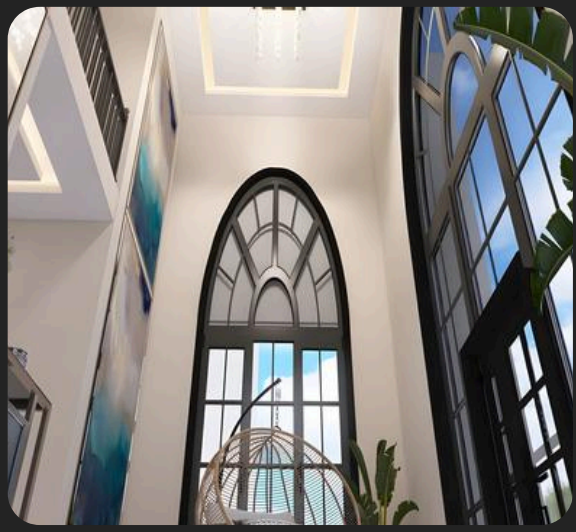
04 RESIDENTIAL · SOMALILAND

Villa Mohamed

A villa with a white rendered front and tall arched windows in black frames, set back from the road behind a planted garden and a paved forecourt. Inside are a tall hall with arched windows and an upper-level railing, a living and dining room, a lounge and bedrooms.







TYPE Villa	LOCATION Somaliland
CLIENT Private client	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	TIER Premium
STATUS Completed, in use	



05 Bungalow Mr Awale

RESIDENTIAL · SOMALILAND

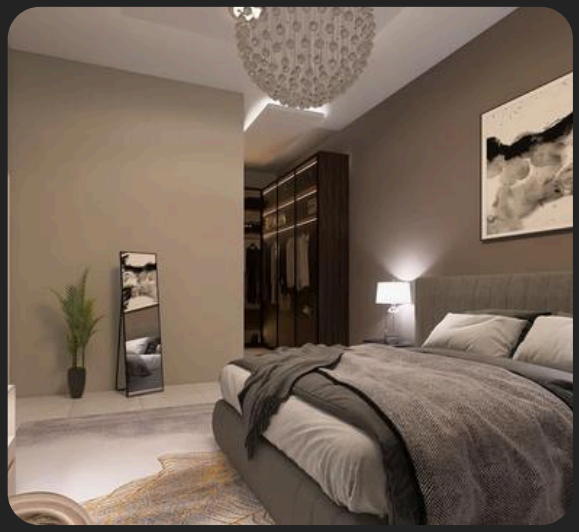
05 RESIDENTIAL · SOMALILAND

Bungalow Mr Awale

A single-storey house in cream render with a tall white entrance portico, a covered carport, a boundary wall and a large gate to the street. Inside are a family room, a dining room and kitchen, a master suite with closet, a laundry and further bedrooms.







TYPE
Single-storey bungalow

LOCATION
Somaliland

CLIENT
Private client

DESIGN
Somdesign Architects

MAIN CONTRACTOR
Hill Development Inc.

TIER
Premium

STATUS
Completed, in use



06 Bungalow Sulekha

RESIDENTIAL · HARGEISA

06 RESIDENTIAL · HARGEISA

Bungalow Sulekha

A single-storey bungalow in Hargeisa with timber-look cladding, a stone-clad feature wall and a deep canopy lit by recessed downlights. The plans list a master bedroom with bath, three more bedrooms, a living and dining room, a kitchen, storage, a porch and a veranda.







TYPE Single-storey bungalow	LOCATION Hargeisa
CLIENT Private client	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	GROUND FLOOR 182 sqm
TIER Premium	STATUS Completed, in use



07 Telesom Building at Jigjigayar

COMMERCIAL · JIGJIGAYAR, HARGEISA

07 COMMERCIAL · JIGJIGAYAR, HARGEISA

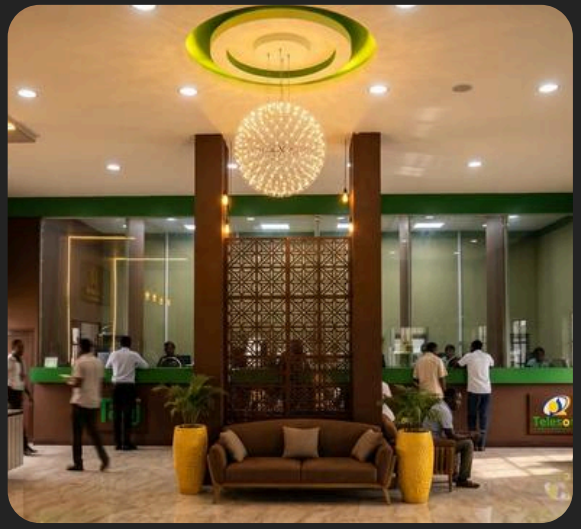
Telesom Building at Jigjigayar

A three-storey office building for Telesom at Jigjigayar, Hargeisa, in dark grey cladding with a glazed upper corner and a canopy over the entrance. Inside are a service hall with marble-topped counters, a reception lobby and private offices.



TYPE Three-storey office building	LOCATION Jigjigayar, Hargeisa
CLIENT Telesom	DESIGN Somdesign Architects
MAIN CONTRACTOR Hill Development Inc.	FLOORS Ground, first and second, plus roof
TIER Premium	STATUS Completed, in use







08 Retail Park

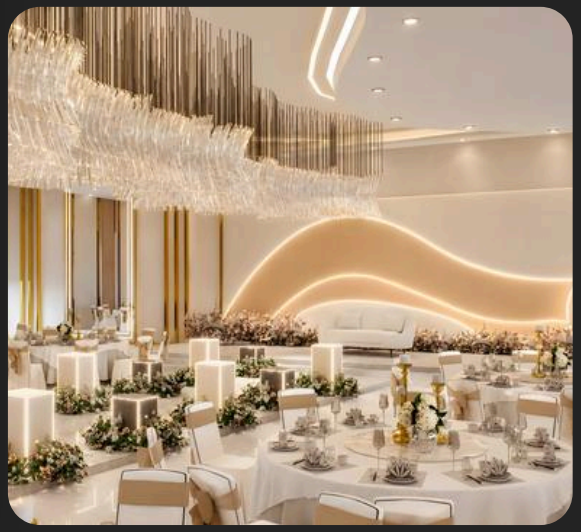
COMMERCIAL · SOMALILAND

08 COMMERCIAL · SOMALILAND

Retail Park

A commercial park around a paved plaza with a fountain, lined by arcades of tall arches and lit warmly at dusk. Within are shops, a food court, a banqueting hall, indoor and outdoor play areas, prayer rooms and offices, with land kept for future expansion.







TYPE
Commercial park

LOCATION
Somaliland

DESIGN
Somdesign Architects

MAIN CONTRACTOR
Hill Development Inc.

SITE
28% built, 72% park and expansion

TIER
Premium

STATUS
Completed, in use



09 Wadaaddiid Mall

COMMERCIAL · JIGJIGAYAR, HARGEISA

09 COMMERCIAL · JIGJIGAYAR, HARGEISA

Wadaaddiid Mall

A shopping mall in Jigjigayar, Hargeisa, built by Hill for the Wadaaddiid family, with at least 72 shops on three floors. A columned, arched front with an arcade at street level opens onto an atrium lined with shop windows. The mall has been open since July 2025.







TYPE Shopping mall	LOCATION Jigjigayar, Hargeisa
OWNER Wadaaddiid family	ARCHITECT AHP Engineers, Jakarta
MAIN CONTRACTOR Hill Development Inc.	SHOPS At least 72, on three floors
TIER Premium	STATUS Open since July 2025



10 Plastic Factory

INDUSTRIAL · SOMALILAND

10 INDUSTRIAL · SOMALILAND

Plastic Factory

A factory compound of warehouse halls on either side of a central access road, with truck yards, car parks, offices, accommodation and gates, all inside a boundary wall with planted islands and palms.

TYPE
Factory compound

LOCATION
Somaliland

ENGINEER AND ARCHITECT
Somdesign Architects

MAIN CONTRACTOR
Hill Development Inc.

SITE
Warehouses 1 to 4, offices, accommodation

TIER
Premium

STATUS
Completed, in use









11 Mosque

PUBLIC WORKS · SOMALILAND

11 PUBLIC WORKS · SOMALILAND

Mosque

A two-storey mosque around a paved courtyard, with a white dome, two slender minarets and a tall arched entrance. Round-arched arcades and timber pergolas line the ground floor, and round timber planters hold trees in the courtyard.

TYPE Two-storey mosque	LOCATION Somaliland
DESIGN Somdesign Architects	MAIN CONTRACTOR Hill Development Inc.
TIER Premium	STATUS Completed, in use









12

Berbera Airport

PUBLIC WORKS · BERBERA

12 PUBLIC WORKS · BERBERA

Berbera Airport

Works at Berbera Airport centred on a long paved surface, where new asphalt was laid, rolled and marked, and on reinforced concrete chambers built in excavations beside it, on open desert ground. Hill's engineers and crews worked in high-visibility vests and hard hats throughout.

TYPE
Airport works

LOCATION
Berbera

MAIN CONTRACTOR
Hill Development Inc.

WORKS
Asphalt paving and concrete chambers

TIER
Premium

STATUS
Completed, in use









13 Library

PUBLIC WORKS · SOMALILAND

13 PUBLIC WORKS · SOMALILAND

Library

A two-storey library where a broad canopy on angled columns shelters a full-height glazed entrance. Inside are book stacks, a reading room, silent reading rooms and a children's area, with an auditorium and a mosque alongside.

TYPE
Two-storey library

LOCATION
Somaliland

DESIGN
Somdesign Architects

MAIN CONTRACTOR
Hill Development Inc.

AREAS
Library 842, auditorium 943, mosque 300 sqm

TIER
Premium

STATUS
Completed, in use









14 Community Centre

PUBLIC WORKS · SOMALILAND

14 PUBLIC WORKS · SOMALILAND

Community Centre

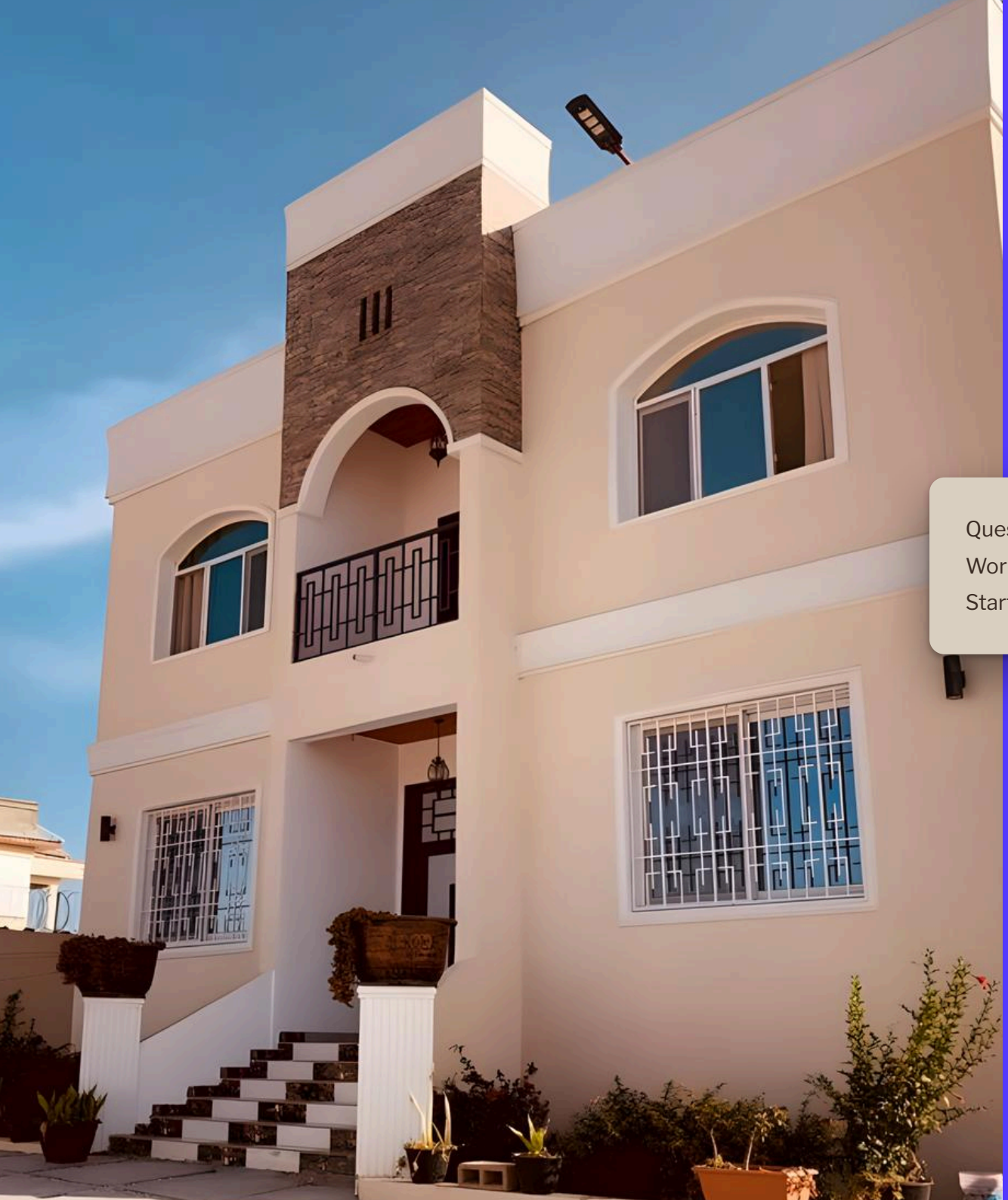
A two-storey community centre around a covered entrance plaza, with a timber-slatted wing, a white glazed upper floor and a circular roof garden. Lawns, fountains and a tree-lined car park frame the site.







TYPE Two-storey community centre	LOCATION Somaliland
DESIGN Somdesign Architects	MAIN CONTRACTOR Hill Development Inc.
TIER Premium	STATUS Completed, in use



04

How to start

Answers to common questions, and how to reach us.

Questions clients ask 49
Working with suppliers 50
Start your project 51

Questions clients ask

Twelve answers before you sign.

How much do I pay to start?

A deposit of $500 to $5,000, depending on the size of your project, when you sign your build contract.

Is the design really free?

Yes, when Hill builds it. Somdesign Architects designs your project at no charge when you sign your build contract with Hill.

Will I know the full price first?

Yes. Your design and materials are set from day one, so you know the full construction price upfront.

Will you match a lower quote?

Yes, like for like. The quote must come from a licensed contractor in Somaliland, be dated within the last 30 days, and be priced on a complete detailed design with a full bill of materials.

How do I follow my build from abroad?

Every week you get photos, video and a short progress report on WhatsApp.

What if you hand over late?

We cover your rent until your property is ready, subject to your construction agreement.

What does the guarantee cover?

Hill Development guarantees its construction workmanship in Somaliland for one year from the date on your signed handover document. If you report a defect caused by our workmanship during that year, we'll repair it at no cost to you.

What changes between the tiers?

Every tier gets the same solid Hill structure. What changes is the grade of materials and the extras you choose.

Is land included?

No. Our construction prices do not include land.

Who builds my project?

Hill does, as main contractor, with its own teams.

Do you build commercial projects?

Yes: shops, markets, offices and investment buildings, for owners in Somaliland and abroad.

Where are you, and when are you open?

204 British School St, Jigjigayar Area, Hargeisa. Saturday to Thursday, 7:00 AM to 6:00 PM.

Working with suppliers

We look for suppliers who deliver to specification, on time.

Every Hill project is built by our own teams from materials we buy, so our suppliers shape what our clients receive. We work with companies that keep to the grade, the price and the day agreed.

What we value

To specification
Materials that match the grade written into our clients' contracts.

On the agreed day
Deliveries that arrive when the site needs them.

Clear prices
Written prices and paperwork that match what is delivered.

Capacity
Supply that keeps pace with a builder working across Somaliland.

Introduce your company

Send us your company profile, the products or services you offer, your price list and the areas you deliver to.

info@hilldevelopment.io
WhatsApp +252 63 4428686



What we buy

- Cement and ready-mixed concrete
- Reinforcement steel
- Blocks, sand and aggregates
- Timber and formwork
- Tiles, stone and finishes
- Sanitaryware and plumbing
- Electrical cable, fittings and lighting
- Paint and waterproofing
- Aluminum, glass and steel
- Plant and equipment hire

Start your project

Tell us about your plot, your plans and your budget.

Message us on WhatsApp +252 63 4428686

Office	**204 British School St, Jigjigayar Area, Hargeisa**
Hours	**Saturday to Thursday, 7:00 AM to 6:00 PM**
Call or WhatsApp	**+252 63 4428686**
Email	**info@hilldevelopment.io**
Website	**hilldevelopment.io**

Follow our projects

- Facebook: hilldevelopmentinc
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- YouTube: @hilldevelopmentinc4493
- TikTok: @hilldevelopment





HILL
DEVELOPMENT

Design. Engineering. Build.
Manage. Deliver.

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204 British School St, Jigjigayar
Area, Hargeisa

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