

بن غاطي ايفوري
BINGHATTI IVORY



In the heart of Dubai's vibrant real estate landscape, Binghatti stands as a testament to architectural ingenuity and unwavering commitment to excellence. As a distinguished Emirati property brand, Binghatti has carved a niche for itself by creating iconic landmarks that redefine the skyline. The brand's diverse portfolio caters to a wide spectrum of discerning clientele, offering projects that range from accessible elegance to ultra-high-end luxury. Binghatti's signature design DNA, meticulously woven into each development, sets it apart on the global stage. With over 60 projects valued at more than AED 40 billion, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 20,000 units prior to 2024, underscores its dedication to crafting exceptional living spaces. Through groundbreaking collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob & Co., Binghatti continues to push boundaries and set new benchmarks in the world of branded real estate.

*On the plains of dreams...
A place reveals itself somewhere between rarity and beauty...
Where elegance finds its rarest expression.
Ivory, a sanctuary formed from threads of timelessness and artistry...
A place where the essence of scarcity becomes the revelry of taste.
Here, the walls utter of journeys...
Where charm and tradition unfold in the allure of modernity.
Every space within Ivory is the key to an intrepid life....
Where past discovers present.
Equally, every detail echoes naturally.
A testament to a life lived in grace and timelessness.
Ivory is an ode to the collector, the curator, the pioneering ones...
Who seek out beauty in its most cherished form.
A place to awaken to the elegant, the extraordinary...
A place to feel time stand still...
Ivory : Discover in awe that which is most sought-after.*

A wide-angle photograph of the Dubai skyline at sunset. The Burj Khalifa is the tallest building in the center, and the Burj Al Arab is on the left. The sky is a mix of orange, yellow, and light blue. The water in the foreground is calm and reflects the sky. The overall mood is serene and luxurious.

Profoundly Rare Exclusivity

In the vibrant heart of Dubai, a sanctuary awaits.
Ivory offers a realm of curated living, meticulously designed
to inspire and elevate.

*Elegance's
Rarest Expression*



About the Project

01

Design Details

02

Floor Plans

03



QUITI

EQUITY

ME



About the Project





Binghatti Ivory

Architectural elements, each echoing journeys and discoveries, create spaces of harmonious revelation and refined beauty. Ivory's façade, a testament to modern elegance, seamlessly blends enduring materials into a contemporary form.



Boundless in Al Jaddaf

Ivory's prime location in Al Jaddaf places you at the crossroads of Dubai's vibrant energy and serene artistry. Connected to the city's pulse yet offering a tranquil escape. Imagine awakening to panoramic views of the iconic Burj Khalifa, the majestic Dubai Frame, and the ever-evolving Al Khail Road, each a testament to boundless ambition and human ingenuity.



Inspiration Forged from Intrepid Exploration

Ivory embodies a vision of curated living, a home where scarcity transforms into celebration. It's a testament to a life lived in grace and timeless pursuit.





بن غاطي
BINGHATTI

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BINGHATTI



Project Facts

PROPERTY TYPE

Residential & Retail

PLOT AREA

3088.32 SQ.M / 33242.00 SQFT

DESCRIPTION

2B + G + 3P +20 Residential Floors + Roof

NUMBER OF UNITS

Studio Apartment - 76

1 Bedroom Apartment - 177

2 Bedroom Apartment - 78

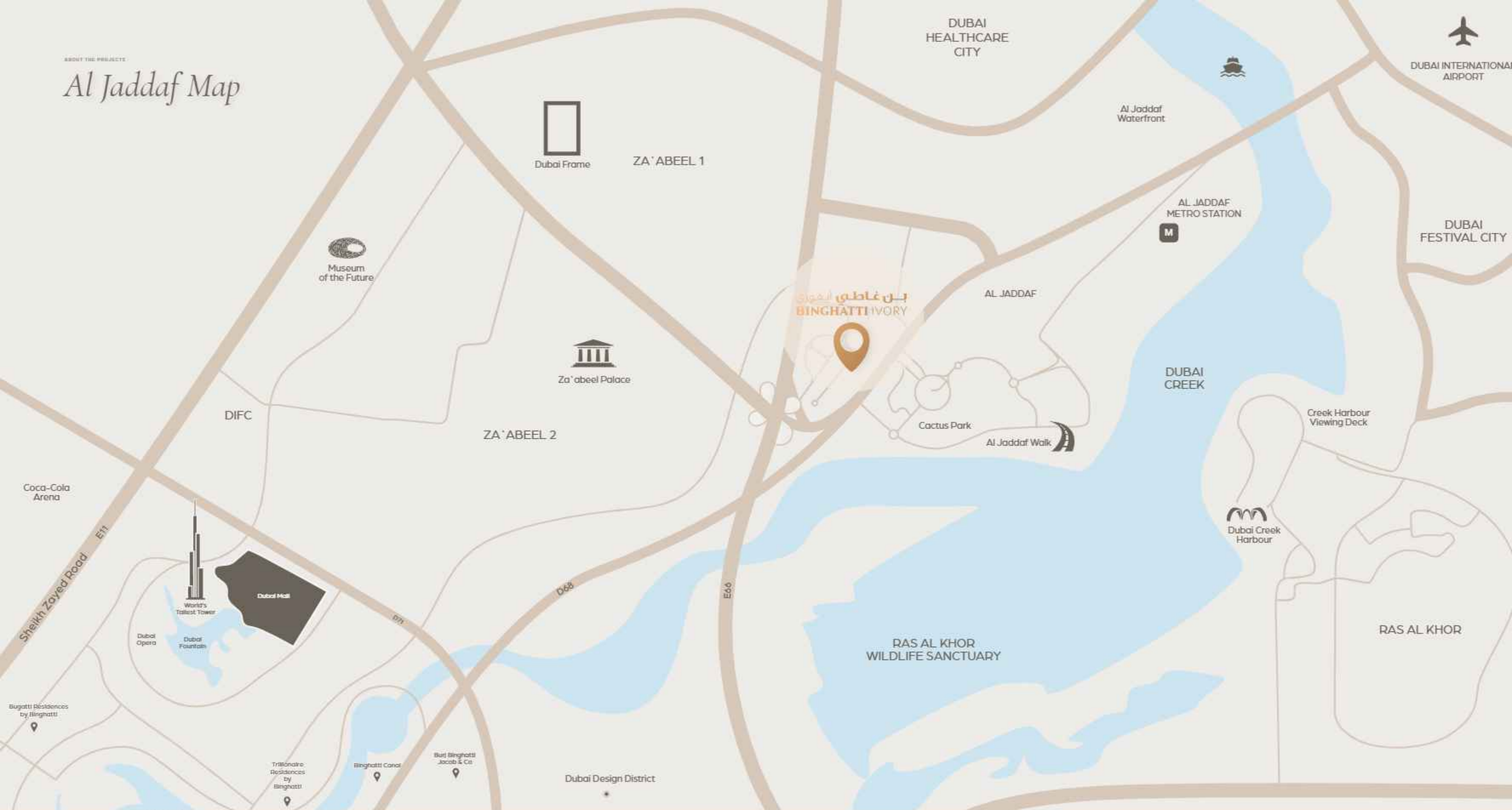
TOTAL UNITS

Residential units - 331

Shop (Ground Floor) - 01

ABOUT THE PROJECTS

Al Jaddaf Map



Burj Khalifa & Downtown Dubai
3-5 MINUTES



Dubai Opera
3-5 MINUTES



The Dubai Mall
3-5 MINUTES



Dubai Design District
5-8 MINUTES



Meydan Racecourse
5-10 MINUTES



Ras Al Khor Wildlife Sanctuary
5-10 MINUTES



Museum of the Future
4-6 MINUTES



Dubai Frame
4-6 MINUTES



Al Jaddaf Walk
2-3 MINUTES



Details

Design

2

Material Lists

Lobby Materials



Metal Mesh



Travertine



Copper





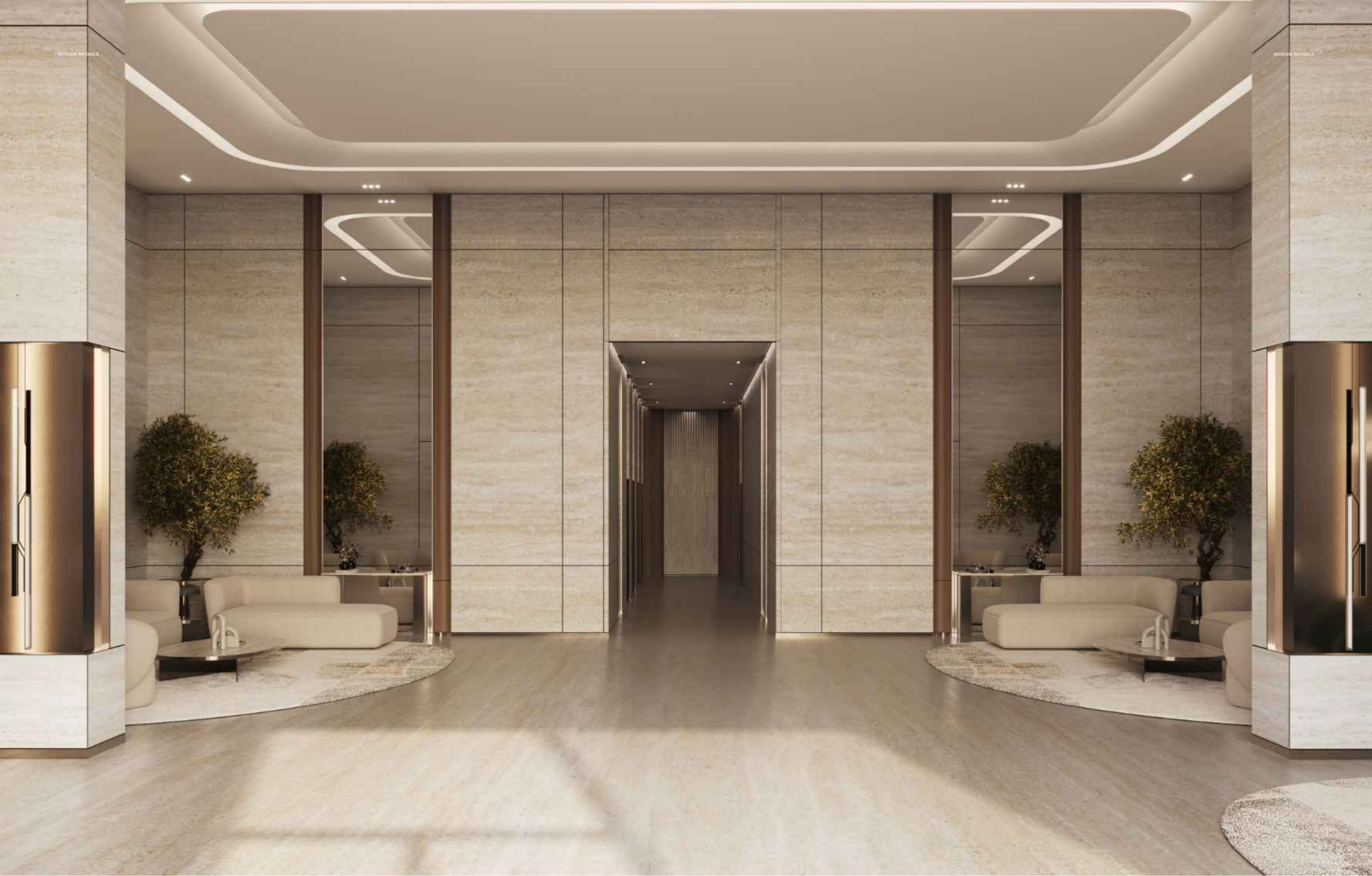
DETAILS

DETAILS

بیلگھٹی
BILGHATTI



بن غاطي
BINGHATTI



Material Lists

Apartment Materials



Wood Porcelain



Brushed Brass



Mirror



Tan Oak Wood



Black Tinted Glass







Material Lists

Bathroom Materials



Exotic Green Porcelain



Tan Oak Wood



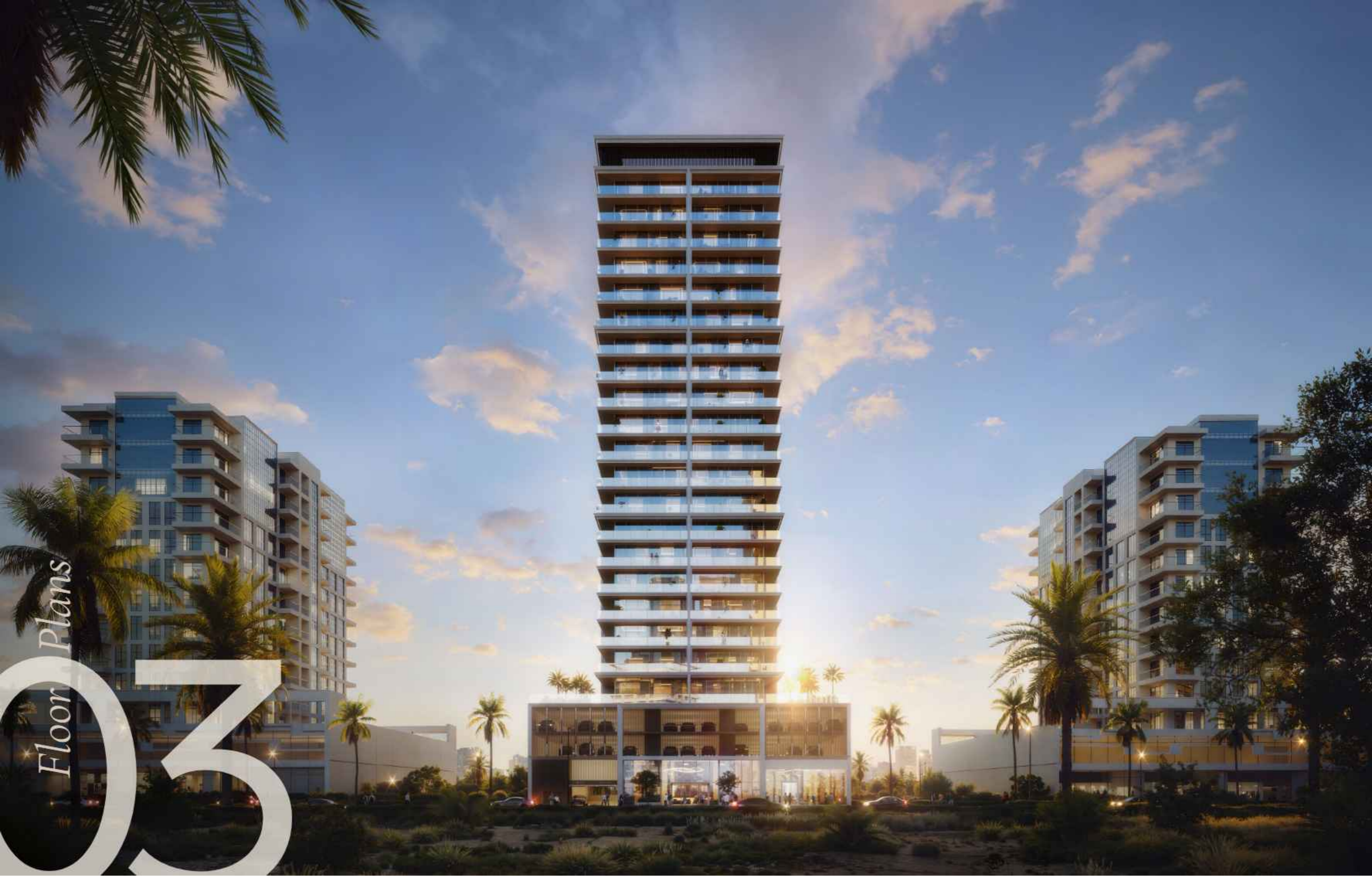
Travertine





DESIGN DETAILS

DESIGN DETAILS



Floor Plans
03

Typical Floor Plan

First Floor



- STUDIO
- 1 BEDROOM
- 2 BEDROOM

Dimensions, 1. All areas, dimensions are measured by structural elements, and include wall thickness and construction tolerances. 2. All dimensions have been verified by our consultant architect. 3. All materials, dimensions and drawings are approximations. Information is subject to change without notice. 4. Actual unit area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of unit area is measured as the area bounded by the center line of double or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the center line of double or partition walls separating one unit from another unit, the exterior face of the retaining panel and the exterior face of the adjoining balcony. 7. The walls are measured at typical floor to the building. Columns may vary in size depending on the floor level. 8. For each unit type, wall, door and window heights are slightly different. Please refer to the sales and purchase agreement for the actual area of each specific unit.

المساحات، 1. جميع المساحات والابعاد تقاس بالهيكل العظمى، وتتضمن سمك الجدران والاختلافات البنائية. 2. جميع الأبعاد قد تم التحقق منها من قبل معمارينا الاستشاريين. 3. جميع المواد والأبعاد والرسومات تقريبات. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للوحدات قد تختلف عن المساحة المعلنة. الرسومات ليست بالقياس. يحتفظ المطور بالحق في إجراء التعديلات. 5. حساب مساحة الوحدة يقاس بالمساحة المحيطة بخط الوسط للجدران المزدوجة أو الجدران الفاصلة بين وحدات السكن، والواجهة الخارجية لجميع الجدران الخارجية، والواجهة الخارجية للجدار المحيط بالوحدة المجاورة. 6. حساب مساحة الشرفة يقاس بالمساحة المحيطة بخط الوسط للجدران المزدوجة أو الجدران الفاصلة بين وحدات السكن، والواجهة الخارجية للجدار الحاجز والشريحة الخارجية للشرفة المجاورة. 7. الجدران تقاس عادة من الأرضيات إلى السقف. 8. ارتفاع الأبواب والنوافذ والجدران يختلف قليلاً من وحدة إلى أخرى. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على المساحة الفعلية لكل وحدة محددة.

Typical Floor Plan

2nd, 8th and 15th Floor



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توضیحات: 1. تمام مساحتها، ابعادها بر اساس المانهای ساختاری و شامل ضخامت دیوارها و تolerances ساختاری است. 2. تمام ابعادها توسط معماران مشاور ما ارائه شده است. 3. تمام مواد، ابعادها و نقشه ها تقریبی است. اطلاعات ممکن است بدون اطلاع قبلی تغییر کند. 4. مساحت واقعی واحد ممکن است از مساحت اعلام شده متفاوت باشد. نقشه ها به مقیاس نیستند. سازنده حق دارد تغییرات را اعمال کند. 5. محاسبه مساحت واحد بر اساس مساحت محدوده شده توسط خط میانی دیوارهای جداکننده یا تقسیم کننده واحدها از یکدیگر، وجه بیرونی تمام دیوارهای بیرونی، و وجه بیرونی دیوار محصور کننده واحد مجاور. 6. محاسبه مساحت بالکن بر اساس مساحت محدوده شده توسط خط میانی دیوارهای جداکننده یا تقسیم کننده واحدها از یکدیگر، وجه بیرونی پانل نگهدارنده و وجه بیرونی بالکن مجاور. 7. دیوارها بر اساس ارتفاع استاندارد از کف واحد تا سقف ساختمان اندازه گیری شده است. 8. برای هر نوع واحد، رنگ دیوارها و جزئیات ممکن است کمی متفاوت باشد. لطفاً به قرارداد خرید و فروش برای اندازه دقیق هر واحد خاص مراجعه کنید.

Typical Floor Plan

3rd to 7th, 9th to 14th and
16th to 20th Floor



- STUDIO
- 1 BEDROOM
- 2 BEDROOM

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إفصاحات: 1. جميع أبعاد المساحة المقاسة بواسطة العناصر الإنشائية، وتتضمن سمك الجدران وسمك البناء. 2. جميع الأبعاد قد تم توفيرها من قبل مهندسين معماريين استشاريين. 3. جميع الأثاث والأجهزة والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. المساحة الفعلية للوحدة قد تختلف عن المساحة المعلنة. الرسومات غير بالقياس. يحتفظ المطور بالحق في إجراء التعديلات. 5. قياس مساحة الوحدة المقاس على المساحة المحيطة بخط الوسط للجدران الفاصلة أو الجدران العازلة بين وحدة واحدة من الوحدات من وحدة أخرى، والوجه الخارجي لجميع الجدران الخارجية، والوجه الخارجي للجدار المحيط بالوحدة المجاورة. 6. قياس مساحة الشرفة المقاس على المساحة المحيطة بخط الوسط للجدران الفاصلة أو الجدران العازلة بين وحدة واحدة من الوحدات من وحدة أخرى، والوجه الخارجي للوحة الاحتفاظ والشرفة المجاورة. 7. الجدران المقاسة على الطابق النموذجي للمبنى. الأعمدة قد تختلف في الحجم اعتماداً على الطابق. 8. لكل نوع وحدة، لون الجدران والتفاصيل قد تختلف قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة محددة.

FLOOR PLANS

A Harbour for the Discerning Explorer

FLOOR PLANS



Studio | Type 01

Studio | Type 02



AREA	SQ.M	SQ.FT
SUITE AREA	35.13 m ²	378.14 ft ²
BALCONY AREA	8.87 m ²	95.48 ft ²
TOTAL UNITE AREA	44.00 m ²	473.61 ft ²

AREA	SQ.M	SQ.FT
SUITE AREA	34.71 m ²	373.62 ft ²
BALCONY AREA	8.87 m ²	95.48 ft ²
TOTAL UNITE AREA	43.58 m ²	469.09 ft ²

Dimensions, § All areas (Dimensions are measured by structural elements, and not take self finishes and construction tolerances. § All dimensions have been provided by our consultant architects. § All materials, dimensions and drawings are approximations. Information is subject to change without notice. § Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. § Calculation of suite area is measured as the area bounded by the center line of dividing or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. § Calculation of balcony area is measured as the area bounded by the center line of dividing or partition walls separating one unit from another unit, the exterior face of the enclosing panel and the exterior face of the adjoining balcony. § The walls are measured at typical floor to the building. Calculations may vary to some extent depending on the floor level. § For each unit type, wall colors and details might be slightly different. Please refer to the sales and purchase agreement for the actual color of each specific unit.

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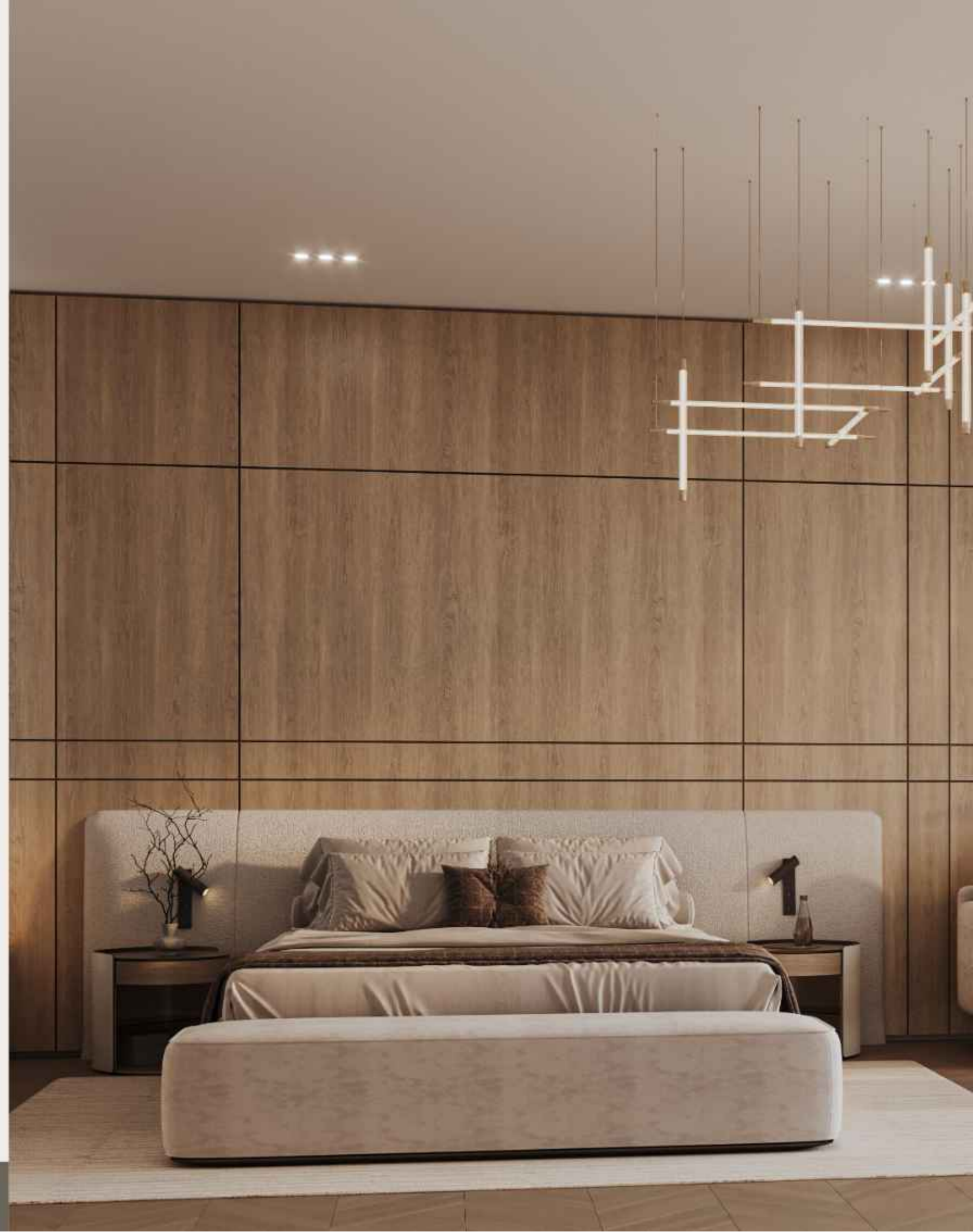
FLOOR PLANS

Studio

Isometric View



AREA	SQ.M	SQ.FT
SUITE AREA	35.13 m ²	378.14 ft ²
BALCONY AREA	8.87 m ²	95.48 ft ²
TOTAL UNITE AREA	44.00 m ²	473.61 ft ²



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FLOOR PLAN

*Unwavering Craftsmanship
and Sustainability*

FLOOR PLAN



1 Bedroom | Type 01

1 Bedroom | Type 02



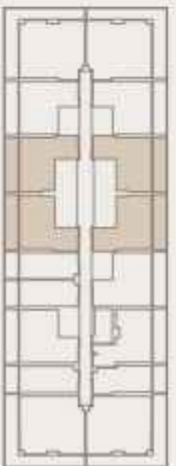
AREA	SQ.M	SQ.FT
SUITE AREA	57.05 m ²	614.08 ft ²
BALCONY AREA	16.54 m ²	178.04 ft ²
TOTAL UNITE AREA	73.59 m ²	792.12 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LIVING & DINING	1 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	55.90 m ²	601.70 ft ²
BALCONY AREA	16.95 m ²	182.25 ft ²
TOTAL UNITE AREA	72.85 m ²	783.94 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	14 m ²
LIVING & DINING	18 m ²
KITCHEN	7 m ²
CORRIDOR	6 m ²



1 Bedroom / Type 03



AREA	SQ.M	SQ.FT
SUITE AREA	54.15m ²	582.87 ft ²
BALCONY AREA	16.57 m ²	178.36 ft ²
TOTAL UNITE AREA	70.72 m ²	761.22 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	14 m ²
LIVING & DINING	16 m ²
KITCHEN	6 m ²
CORRIDOR	7 m ²



1 Bedroom / Type 04



AREA	SQ.M	SQ.FT
SUITE AREA	55.88 m ²	601.49 ft ²
BALCONY AREA	28.46 m ²	306.34 ft ²
TOTAL UNITE AREA	84.34 m ²	907.83 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	14 m ²
LIVING & DINING	18 m ²
KITCHEN	7 m ²
CORRIDOR	6 m ²



*A Meticulous
Material Palette*

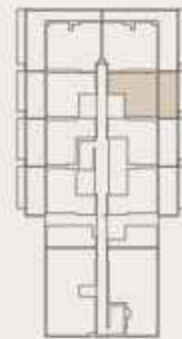


1 Bedroom / Type 05



AREA	SQ.M	SQ.FT
SUITE AREA	57.00 m ²	613.54 ft ²
BALCONY AREA	27.94 m ²	300.74 ft ²
TOTAL UNITE AREA	84.94 m ²	914.29 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²



1 Bedroom / Type 06



AREA	SQ.M	SQ.FT
SUITE AREA	58.09 m ²	625.28 ft ²
BALCONY AREA	16.57 m ²	178.56 ft ²
TOTAL UNITE AREA	74.66 m ²	803.83 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²



1 Bedroom | Type 07

1 Bedroom | Type 08



AREA	SQ.M	SQ.FT
SUITE AREA	57.05 m ²	614.08 ft ²
BALCONY AREA	16.54 m ²	178.04 ft ²
TOTAL UNITE AREA	73.59 m ²	792.12 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	57.01 m ²	613.65 ft ²
BALCONY AREA	27.94 m ²	300.74 ft ²
TOTAL UNITE AREA	84.95 m ²	914.39 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²

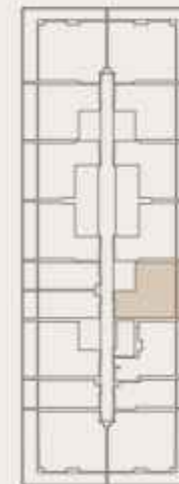


1 Bedroom | Type 09



AREA	SQ.M	SQ.FT
SUITE AREA	58.08 m ²	625.17 ft ²
BALCONY AREA	16.79 m ²	180.73 ft ²
TOTAL UNITE AREA	74.87 m ²	805.89 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²



1 Bedroom Isometric View



AREA	SQ.M	SQ.FT
SUITE AREA	58.08 m ²	625.17 ft ²
BALCONY AREA	16.79 m ²	180.73 ft ²
TOTAL UNITE AREA	74.87 m ²	805.89 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	16 m ²
LIVING & DINING	19 m ²
KITCHEN	7 m ²
CORRIDOR	7 m ²
LAUNDRY	1 m ²



*Reimagined for the
Intrepid Spirit*



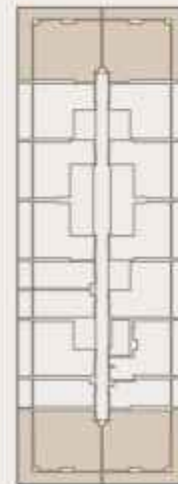
2 Bedroom / Type 01

2 Bedroom / Type 02



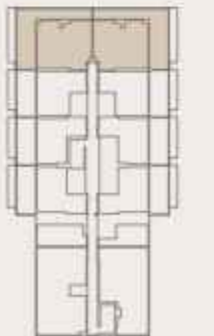
AREA	SQ.M	SQ.FT
SUITE AREA	80.72 m ²	868.86 ft ²
BALCONY AREA	35.87 m ²	386.10 ft ²
TOTAL UNITE AREA	116.59 m ²	1254.96 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	15 m ²
LIVING	16 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	8 m ²
M.BATH	4 m ²
M.BEDROOM	18 m ²



AREA	SQ.M	SQ.FT
SUITE ADEA	80.68 m ²	868.43 ft ²
BALCONY AREA	54.93 m ²	591.26 ft ²
TOTAL UNITE AREA	135.61 m ²	1459.69 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	15 m ²
LIVING	16 m ²
KITCHEN & DINING	7 m ²
CORRIDOR	8 m ²
M.BATH	4 m ²
M.BEDROOM	18 m ²



FLOOR PLANS

*Embark on a Journey of
Timeless Discovery*

FLOOR PLANS





بن غاطي
BINGHATTI