



BY
BINGHATTI



Binghatti is a renowned Emirati property brand in Dubai, United Arab Emirates. The brand stands as an emblem of excellence within the global real estate sector. Prominent for its distinguished portfolio comprising some of the world's most iconic architectural marvels, Binghatti caters to diverse market segments offering a spectrum ranging from accessible to ultra high-end projects. Its signature architectural ethos is a manifestation of the brand's unique design DNA meticulously woven into its expansive array of developments. With an astounding real estate portfolio boasting over 60 projects valued at an excess of AED 30 billion, Binghatti commands a notable position as one of the UAE's foremost privately held developers. The company successfully delivered 20,000 units prior to 2024, further solidifying its stature in Dubai's dynamic real estate landscape. Distinguished for its pioneering approach, Binghatti has formed unprecedented collaborations with prestigious luxury brands such as BUGATTI, Mercedes-Benz, and Jacob&Co. to craft unique branded real estate ventures - a distinction unmatched on a global scale.





*STEPPING INTO AN
AWAKENING:*

**A JOURNEY OF
TRANSCENDENCE**

A profound journey that transcends the ordinary and elevates the soul. It is an invitation to live with intention and authenticity. As you transcend the mundane, you discover boundless realms of possibility.

Discovering
PROFOUND EXCLUSIVITY

ONE step at a time



PHASE 1
**ABOUT THE
PROJECT**

THE RATIONALE BEHIND THE
DESIGN AND ITS CONCEPTUAL
BLUEPRINT



PHASE 2
**DESIGN
DETAILS**

THE METICULOUS
ATTENTION TO DETAIL AND
ITS CRAFTSMANSHIP



PHASE 3
**FLOOR
PLANS**

THE FUNCTIONALITY OF
THE SPACE AND ITS
COHESIVE FLOW



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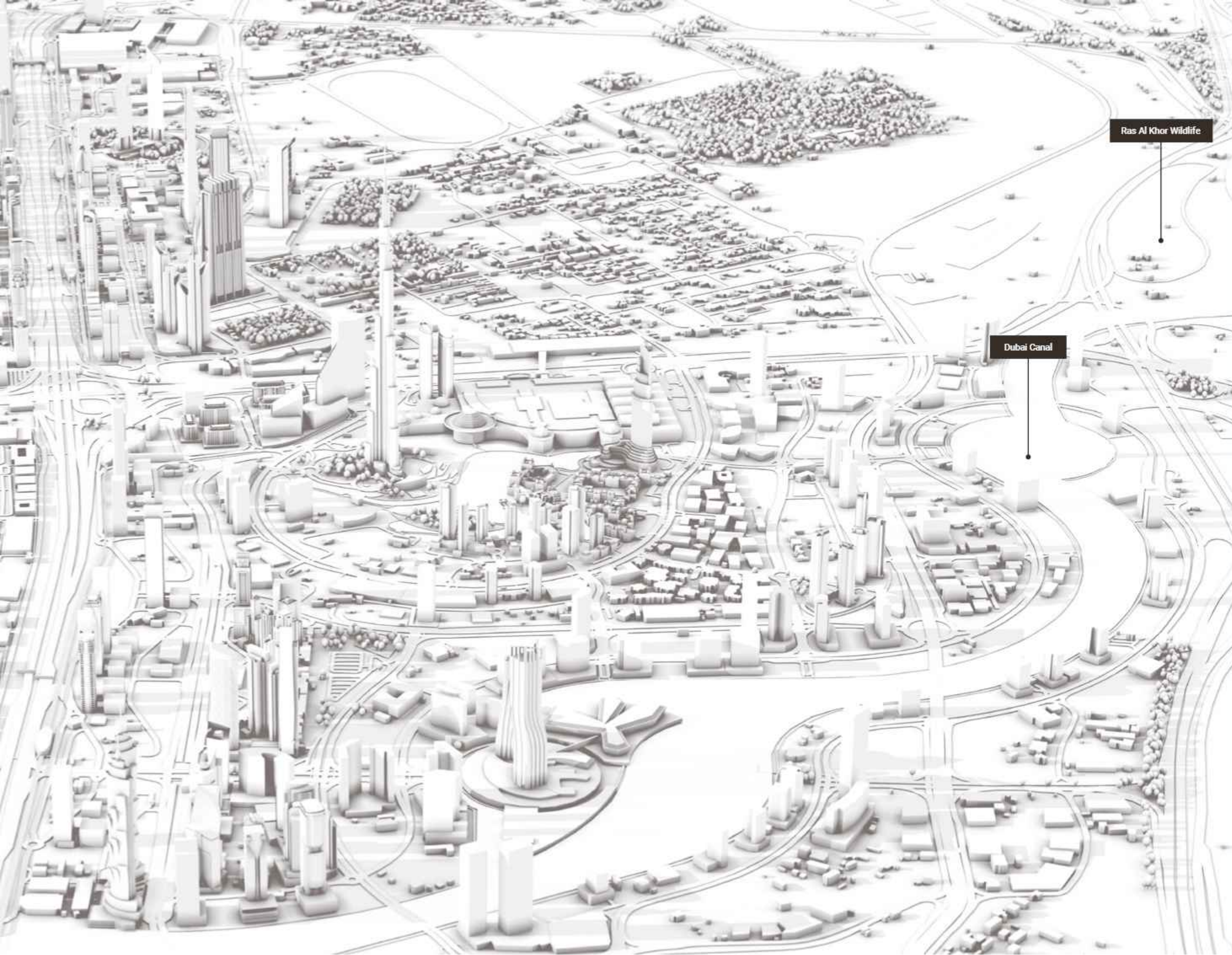
The conceptual design is characterized by the interplay of architectural systems, each contributing to a grander narrative of unity and balance. The façade manifests a visual symphony of materials and forms, amalgamating non-conventional and contemporary elements.



Undaunted **INSPIRATION**

A propelling influence that ignites an exploration, sculpting an architectural marvel that defies conventional paradigms





A Locale for the Avant-Garde

The locale is marked by **glamour and exuberance** brought by the eminent metropolitan enclaves surrounding **Dubai's Business Bay district**. Through its convenient access to **Downtown Dubai** and **Dubai International Financial Centre**, this **cosmopolitan hub** emerges as an epicentre for **culture and commerce**. Against the backdrop of the glistening **Dubai Water Canal**, the waterfront development epitomizes sophistication, embodying **a vision of modernity and opulence**.





*For THOSE WHO
seek to **BREAK** free
from **THE NORM***

In a world where conformity often dictates the path to tread, there are those who dare to defy the norm. They seek a journey marked by audacity, ingenious breakthroughs and relentless pursuit of authenticity.



1

PHASE 1
**ABOUT THE
PROJECT**

THE RATIONALE BEHIND THE
DESIGN AND ITS CONCEPTUAL
BLUEPRINT

Project Facts

PROPERTY TYPE

Residential & Retail

PLOT AREA

10061.41 SQM. / 108300.00 SQFT

DESCRIPTION

3B + G + 2P + 1 Amenity Floor +
6l Residential Floors + 2 Mech. Floors + Roof

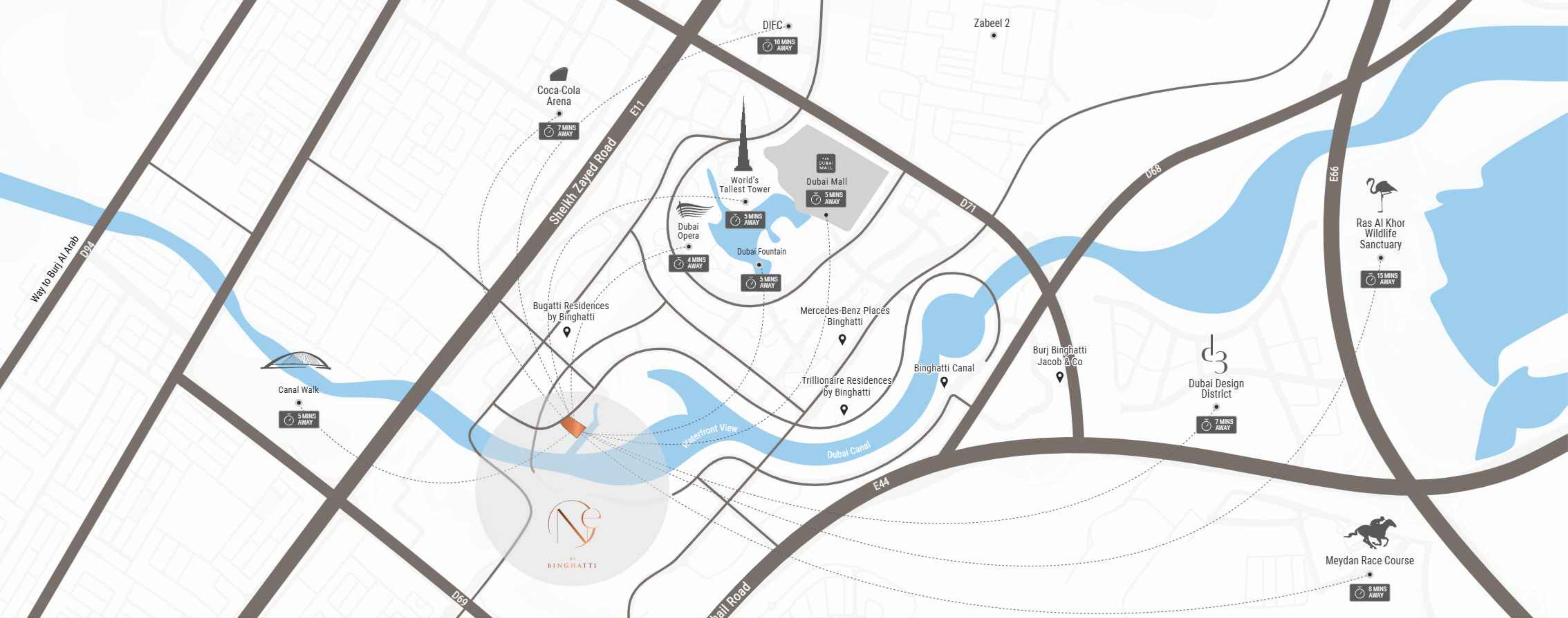
NUMBER OF UNITS

Premium Studio:	192
1 Bedroom Royal Suite:	220
2 Bedroom Suite:	186
3 Bedroom Wing:	31
3 Bedroom Pool Villa:	10
4 Bedroom Royal Penthouse:	08

TOTAL UNITS

Residential Units:	647
Shops (Ground Floor):	09





PRESTIGIOUSLY located at
the epicentre of the city's
most eminent hub





BY
BINGHATTI

Stating Features



SWIMMING POOL



CHILDRENS POOL



PADDLE COURT



TENNIS COURT



3X3 BASKETBALL



STREET SOCCER



CHILDREN'S PLAY AREA



IACUZZI



SAUNA AND STEAM ROOM



SUNKEN SEATING



GYM



MULTIPURPOSE LAWN



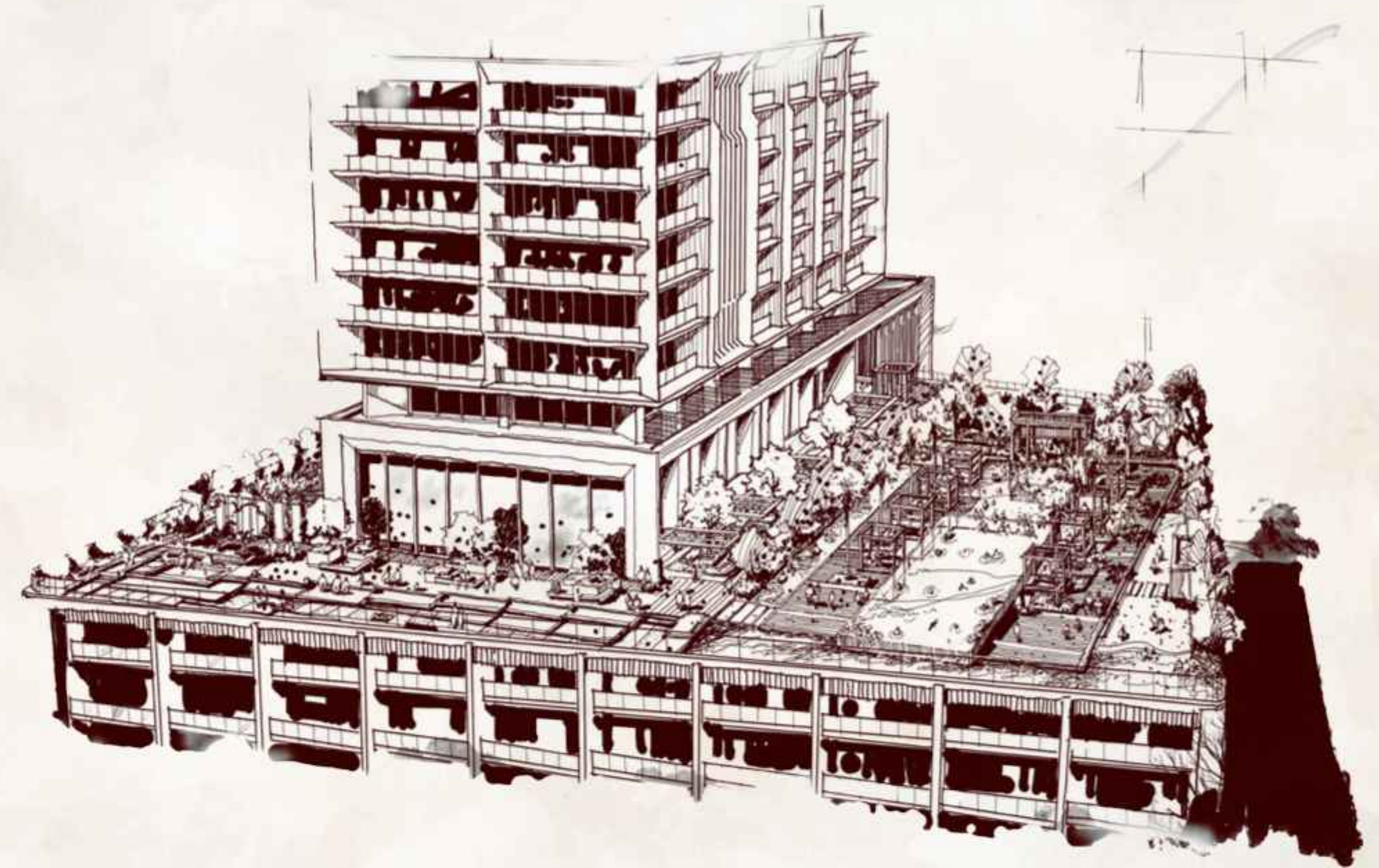
JOGGING LANE



VIEWING DECK



OUTDOOR LOUNGE



A Bespoke Experience

EXPERIENCE A PROFOUND EXCLUSIVITY ON ITS STATE-OF-THE-ART AMENITY DECK, A HAVEN DESIGNED TO PROVIDE UTTER COMFORT AND LEISURE. NESTLED IN THE BUSTLING CITYSCAPE, THIS METICULOUSLY CRAFTED SPACE OFFERS A COLLECTION OF WORLD-CLASS AND HIGH-END FACILITIES. THIS EXCLUSIVE AMENITY DECK FEATURES A PREMIER LIVING EXPERIENCE THAT EXCEEDS EXPECTATIONS.

A woman with long dark hair, wearing a white button-down shirt, is shown in profile from the chest up, looking out towards the right. The background is a bright, hazy sunset over a body of water, with the sun low on the horizon and its light reflecting on the water's surface. The overall mood is serene and contemplative.

EXQUISITE *at* *every* TURN

Every detail in its exclusive community is designed to provide a cosmopolitan living experience where each moment is truly exquisite at every turn. Discover an ultra-high-end waterfront living where opulence knows no bounds.



For the Relentless
PURSUIT of
AUTHENTICITY

For those who pursue authenticity, quality is uncompromisable. It is about creating spaces that reflect individuality. This also means selecting materials from natural to artisanal elements that convey their own stories of craftsmanship.



2

PHASE 2

DESIGN DETAILS

THE METICULOUS
ATTENTION TO DETAIL AND
ITS CRAFTSMANSHIP

Material List

Main Entrance Lobby



Apartment



Bathroom



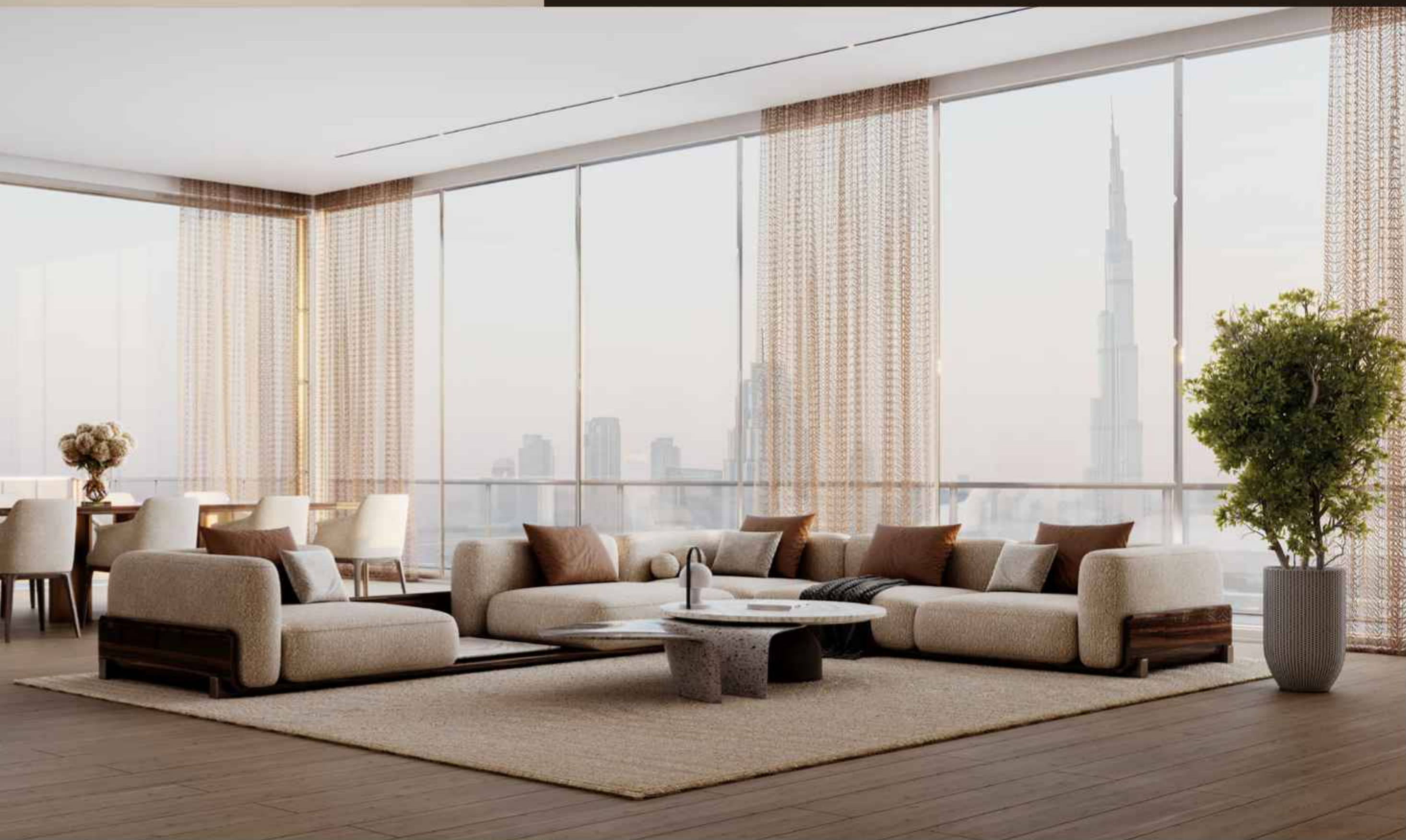




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BINGHATTI

*REDEFINING
ULTRA HIGH-END
WATERFRONT LIVING*





To step into a
**TRANSFORMATIVE
JOURNEY**

A transformative journey through space evolves into an immersive experience that reshapes one's perspective. Flow represents a seamless progression of experiences within the environment, creating a harmonious and profound transformation.



3

PHASE 3
FLOOR
PLANS

THE FUNCTIONALITY OF THE
SPACE AND ITS COHESIVE FLOW



بن غاطي
BINGHATTI

4th - 21st Floor

TYPICAL FLOOR PLAN

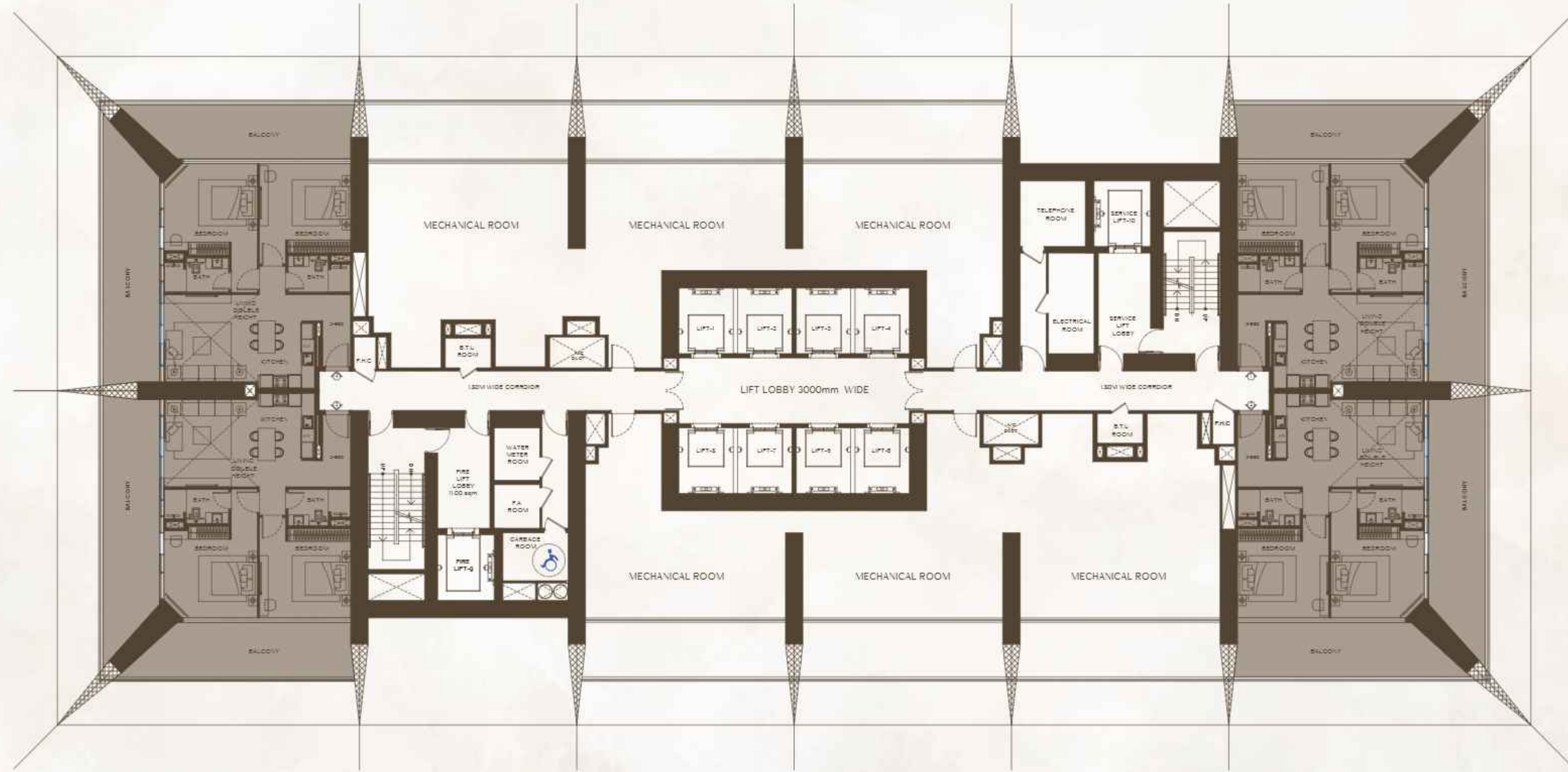


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التوضيح: 1. جميع أبعاد الغرف مقاسة إلى العناصر الإنشائية وتتجاهل التسليخات والسمك الإنشائي. 2. جميع الأبعاد قد تم توفيرها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. قد تختلف المساحة الفعلية للغرفة عن المساحة المذكورة. 5. قد تختلف المساحة الفعلية للغرفة عن المساحة المذكورة في الرسومات المعمارية. 6. يتم قياس مساحة الغرفة المقاسة على الخط المركزي للفصل بين الوحدات أو الجدران الفاصلة بين الوحدات أو وحدة اتصال وحدة عن وحدة أخرى. 7. يتم قياس وحدة أو وحدة اتصال وحدة عن وحدة أخرى. ويتم قياس الوحدة في المناطق المشتركة في المباني. قد تختلف الأبعاد الفعلية في الجدران حسب مستواها الفعلي. 8. قد تكون أبعاد الوحدات والتفاصيل في كل وحدة مختلفة قليلاً. يرجى الرجوع إلى اتفاقية البيع والشراء للحصول على الحجم الفعلي لكل وحدة.

22nd Floor

TYPICAL FLOOR PLAN

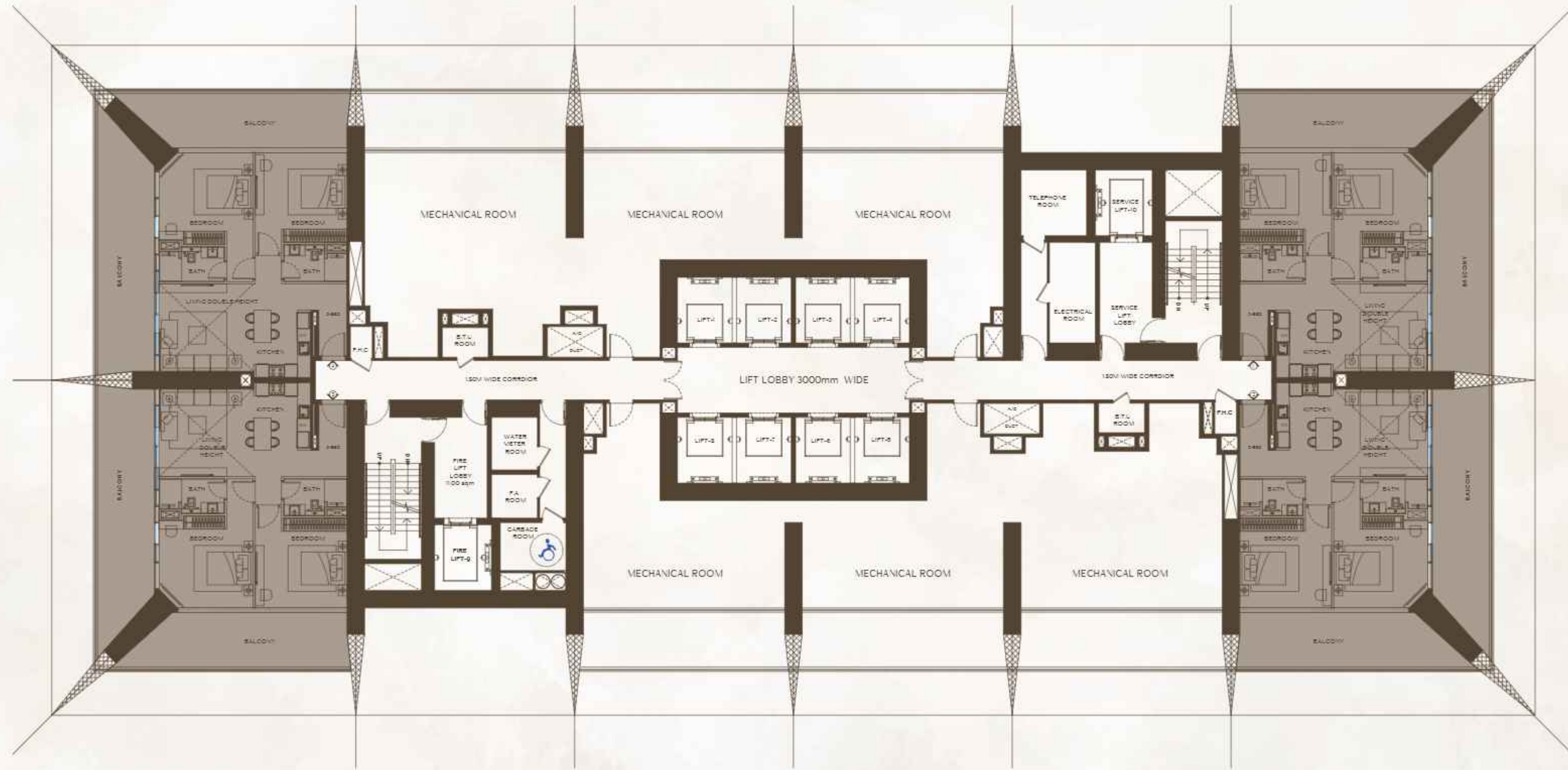


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تذکره: 1. تمام ابعاد اتاقها بر اساس سازه‌ها و بدون احتساب دیوارها و مصالح و تفاوت‌های ساختاری است. 2. تمام ابعادها توسط معماران مشاور ما ارائه شده است. 3. تمام مصالح، ابعادها و نقشه‌ها تقریبی است. اطلاعات ممکن است بدون اطلاع قبلی تغییر کند. 4. مساحت واقعی واحدها ممکن است با مساحت اعلام شده در نقشه‌ها متفاوت باشد. نقشه‌ها به مقیاس ارائه نشده است. 5. محاسبه مساحت واحدها بر اساس مساحت محدوده‌ای است که توسط دیوارهای جداکننده واحدها یا دیوارهای بیرونی، دیوارهای بیرونی تمام واحدها و دیوارهای محصور کننده واحدها تعیین می‌شود. 6. محاسبه مساحت بالکن بر اساس مساحت محدوده‌ای است که توسط دیوارهای جداکننده واحدها یا دیوارهای بیرونی، دیوارهای بیرونی تمام واحدها و دیوارهای محصور کننده واحدها تعیین می‌شود. 7. واحدها در طبقه معمولی ساختمان اندازه‌گیری شده است. ستون‌ها ممکن است در طبقات مختلف در اندازه‌های متفاوتی باشند. 8. برای هر نوع واحد، اندازه‌ها و جزئیات ممکن است کمی متفاوت باشد. لطفاً به توافق‌نامه خرید و فروش برای اندازه واقعی هر واحد مراجعه کنید.

42nd Floor

TYPICAL FLOOR PLAN

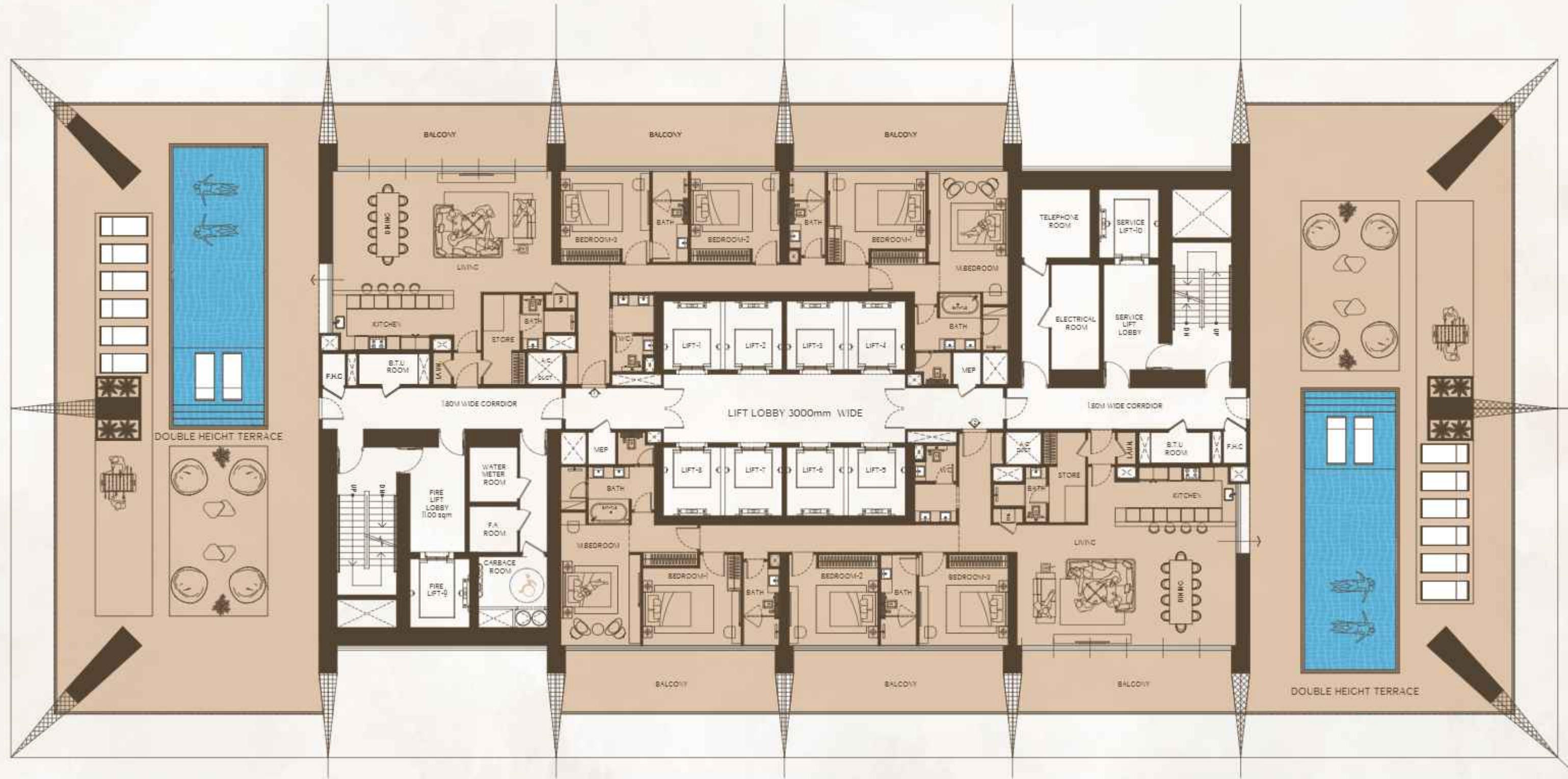


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58th - 64th Floor

TYPICAL FLOOR PLAN



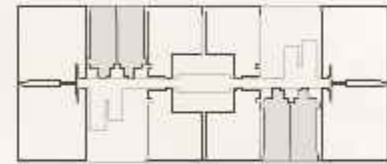
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تنبيه: 1. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 2. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 3. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 4. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 5. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 6. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 7. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف. 8. جميع الأبعاد المقاسة هي لأبعاد العناصر الإنشائية فقط ولا تشمل طلاء الجدران أو الأرضيات أو السقف.



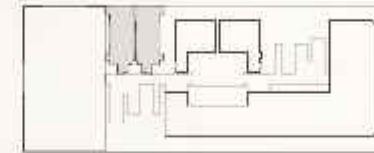
Premium Studio

UNIT FLOOR PLAN



STUDIO TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	42.47 m ²	457.14 ft ²
BALCONY AREA	14.31 m ²	154.03 ft ²
TOTAL UNIT AREA	56.78 m ²	611.17 ft ²



STUDIO TYPE 02

AREA	SQ. M	SQ. FT
SUITE AREA	42.80 m ²	460.70 ft ²
BALCONY AREA	13.63 m ²	146.71 ft ²
TOTAL UNIT AREA	56.43 m ²	607.41 ft ²

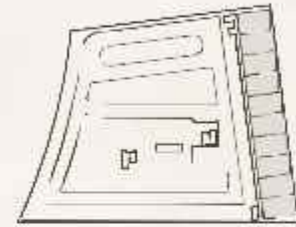


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3 Bedroom Pool Villa

UNIT FLOOR PLAN

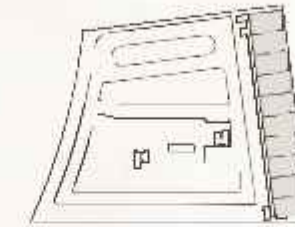


TOWNHOUSE TYPE 01 LOWER FLOOR

AREA	SQ. M	SQ. FT
SUITE AREA	167.14 m ²	1799.08 ft ²
BALCONY AREA	51.36 m ²	552.83 ft ²
TOTAL UNIT AREA	218.50 m ²	2351.91 ft ²

FLAT DESIGN COMPONENTS

MBATH	4 m ²
MBEDROOM	16 m ²
MAID BATH	3 m ²
MAID BEDROOM	7 m ²
KITCHEN	8 m ²
LIVING & DINING	22 m ²
MBATH	31 m ²
MBEDROOM	4 m ²
MBATH	23 m ²
MBEDROOM	8 m ²
FOYER	2 m ²
W.C	21 m ²
CORRIDOR	4 m ²
STORE	2 m ²

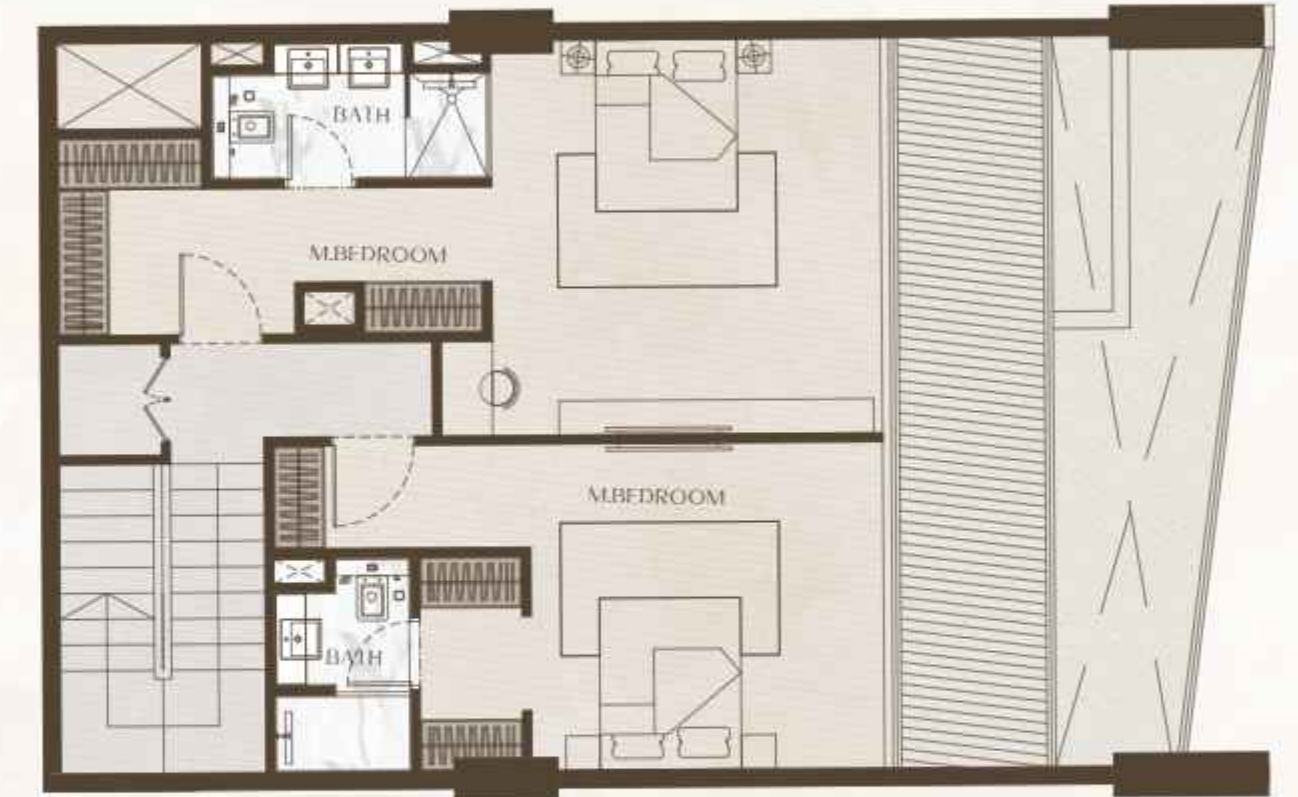


TOWNHOUSE TYPE 01 UPPER FLOOR

AREA	SQ. M	SQ. FT
SUITE AREA	167.14 m ²	1799.08 ft ²
BALCONY AREA	51.36 m ²	552.83 ft ²
TOTAL UNIT AREA	218.50 m ²	2351.91 ft ²

FLAT DESIGN COMPONENTS

MBATH	4 m ²
MBEDROOM	16 m ²
MAID BATH	3 m ²
MAID BEDROOM	7 m ²
KITCHEN	8 m ²
LIVING & DINING	22 m ²
MBATH	31 m ²
MBEDROOM	4 m ²
MBATH	23 m ²
MBEDROOM	8 m ²
FOYER	2 m ²
W.C	21 m ²
CORRIDOR	4 m ²
STORE	2 m ²

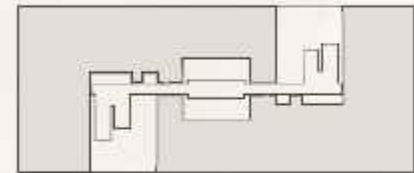


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4 Bedroom Royal Penthouse

UNIT FLOOR PLAN



4 BEDROOM TYPE 01

AREA	SQ. M	SQ. FT
SUITE AREA	225.22 m ²	2424.25 ft ²
BALCONY AREA	405.42 m ²	4363.90 ft ²
TOTAL UNIT AREA	630.64 m ²	6788.15 ft ²

FLAT DESIGN COMPONENTS

BATH	6 m ²
BEDROOM	16 m ²
BEDROOM	16 m ²
LAUNDRY	1 m ²
MBATH	11 m ²
MBEDROOM	24 m ²
MBATH	6 m ²
MBEDROOM	16 m ²
LIVING & DINING	50 m ²
KITCHEN	16 m ²
CORRIDOR	17 m ²
FOYER	8 m ²
W.C	6 m ²
MAID ROOM	7 m ²
MAID BATHROOM	4 m ²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising 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 centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.

التوضيح: 1. جميع أبعاد الغرف مقاسة إلى العناصر الإنشائية وتتجاهل دهان الجدران والطلاءات والتركيبات. 2. جميع الأبعاد قد تم توفيرها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. المعلومات عرضة للتغيير دون إشعار مسبق. 4. قد تختلف المساحة الفعلية للغرفة عن المساحة المذكورة. 5. قد تختلف المساحة الفعلية للغرفة عن المساحة المذكورة. 6. قد تكون أبعاد الوحدات مختلفة قليلاً عن الأبعاد المذكورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأبعاد الفعلية للوحدات والطلاءات والتركيبات وفقاً لارتفاع كل وحدة. 8. يتم قياس الوحدات في الطابق النموذجي في المبنى. قد تختلف الأبعاد الفعلية للوحدات وفقاً لارتفاع كل وحدة.



