



BINGHATTI
MOONLIGHT



بن غاطي
BINGHATTI

Binghatti: A Legacy of Architectural Artistry

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 30 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.

Consider
the interplay
The profound,
rhythmic pull
of its dominion.
Exquisite
in shape,
transformative
in grace.



Where the Unseen Speaks Volumes

This is Moonlight. A structure designed not merely to exist, but to reveal. It stands in Al Jaddaf, a unique community alive with tranquility and greenery.





An Ethereal Dialogue in Form

Moonlight's architectural presence offers profound reflection. Its silhouette, rising with elegant precision, is a modern aesthetic composed with meticulously articulated crystalline glass façades.

This is more than structure; it is a canvas, designed to absorb subtle glow and cast it back in a silent, captivating exchange.

Moonlight location in al Jaddaf

Moonlight is located in Al Jaddaf Waterfront, offering a breathtaking view of the Creek Harbour skyline from the balcony. It is conveniently situated near Dubai's top tourist destinations, including Dubai Mall and Burj Khalifa, and is just minutes away from Dubai International Airport.



Al Jaddaf
Walk
2-3 MINUTES



Burj Khalifa &
Downtown Dubai
3-5 MINUTES



Dubai Opera
3-5 MINUTES



THE
DUBAI
MALL

The Dubai
Mall
3-5 MINUTES



Dubai Design
District
5-8 MINUTES



Meydan
Racecourse
5-10 MINUTES



Museum of
the Future

4-6 MINUTES



Dubai Frame
4-6 MINUTES



Ras Al Khor
Wildlife Sanctuary
5-10 MINUTES





BINGHATTI MOONLIGHT

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL + RETAIL + COMMERCIAL

PLOT AREA

2350.22 SQ.M / 25297.59 SQFT

DESCRIPTION

4B + G + 3P + 3 OFFICES + 1 OFFICES WITH RESIDENTIAL
+ 18 RESIDENTIAL FLOORS + ROOF

NUMBER OF UNITS

1 BED: 126

2 BEDROOM: 106

3 BEDROOM: 4

TOTAL UNITS

TOTAL RESIDENTIAL UNITS: 236

TOTAL OFFICES: 47

RETAIL SHOPS(GROUND FLOOR): 03

O1

About Moonlight

Step inside and feel a gentle clarity. Moonlight features an exclusive collection of 236 residential units, comprising 126 one-bedroom, 106 two-bedroom, and 4 three-bedroom residences. Additionally, there are 47 meticulously designed office spaces and two ground-floor retail shops. Every element of Moonlight is carefully considered to create a space of quiet elegance and inspiration, reflecting Bingham's dedication to crafting living that go beyond the ordinary.

O2

Design Details

Rising with sophisticated precision, Moonlight's modern design is defined by its crystalline glass façades. These are not just surfaces, but canvases that constantly absorb and reflect the moon's subtle glow. Each feature, from the selection of sustainable, high-end materials to the seamless blend of indoor and outdoor living, reflects a pursuit of mastery and unwavering perfection. The distinctive open framework at the top Moonlight tower is subtly illuminated, serving as a beacon in the night.

O3

Floor Plans

Discover residences where life unfolds with exquisite clarity. Expansive layouts and floor-to-ceiling windows bring breathtaking panoramic views of the Dubai skyline, including Burj Khalifa, Dubai Creek Harbour, Al Jaddaf Waterfront and Business Bay crossing, into the sophisticated interiors. Here, with unmatched materials and fine detail, you'll find a home where light and shadow play, creating a sense of boundless space that truly enhances everyday living.

ABOUT THE PROJECT

Binghatti Moonlight

Where light and intuition converge.
Each surface, each finish, a deliberate choice.
A discerning eye for design.





A Testament to Quiet Contemplation

Moonlight stands as a beacon of profound reflection, elevated above the city's pace. Step into a world where every detail is meant to ease the mind and soul. Feel the weight of the world dissolve as you appreciate every square inch, creating a sanctuary designed for quiet contemplation.

Rooted in Place, Boundless in Potential



Moonlight is set in the heart of Al Jaddaf, a unique meeting point of heritage and innovation. This strategic location offers unparalleled connectivity, positioned between historic Dubai Creek and modern Business Bay. Enjoy effortless access, placing the entire city within easy reach. From cultural attractions to vibrant districts and tranquil sanctuaries, Al Jaddaf offers a lifestyle second to none. Its proximity to Dubai Healthcare City and Zabeel Palace further enhances its unique appeal.

For Those Who Discern the Exceptional

Moonlight is an invitation to a life less ordinary. It's a place where discerning individuals can find a home that reflects their aspirations, a space that inspires and elevates. Crafted for those who seek to embrace the magic of the hour, for those who truly know,





01

About Moonlight

Delve deeper into the design philosophy behind Moonlight, where every element is carefully considered to create a poised way of life. Discover residences crafted with exquisite materials, each showcasing Binghatti's pursuit of perfection. This building, standing in harmony with its sister development, captures the very essence of its name – a moment of natural beauty where light reveals.

Connected to the City, Grounded in Composure



Moonlight enjoys excellent connectivity within Al Jaddaf, putting the city's endless opportunities within reach. Its strategic location offers 5–10-minute access to schools, hospitals and malls, just 8 minutes to Business Bay and DXB Airport, and 10 minutes to iconic landmarks like Burj Khalifa, Dubai Mall and the Museum of the Future.

Future developments, including a potential Etihad Rail stop in Al Jaddaf and a future Metro connection nearby to Dubai Creek Harbour, promise even greater accessibility.



A World of Renewal at Your Doorstep

Moonlight offers a curated selection of amenities designed to enhance everyday life and promote a sense of renewal. On the first floor, dedicated office amenities provide ample seating areas. The rooftop level offers a common, active gym for male and female residents, an inviting infinity swimming pool with stunning views and equally ample seating areas.

This is your world to escape to, a place to unwind, rejuvenate and rediscover solace, all within a pet-friendly environment with access to parks and recreational areas.



Common Gym



Swimming Pool



Seating Area



Retail Shops



Offices



Parking Space



Pet Friendly



Smart Home

Unmatched Materiality, Unparalleled Comfort

Step into residences that redefine higher living. Expansive windows frame astonishing views of the Dubai skyline, while masterful interiors, featuring the finest materials and finishes, culminate in a home made with the senses in mind.

Every detail is designed to inspire, ensuring a quiet elegance defines each residence. Smart home features and AI-driven technologies provide seamless comfort, while 24/7 security services and state-of-the-art surveillance systems ensure peace of mind in one of the safest cities in the world.

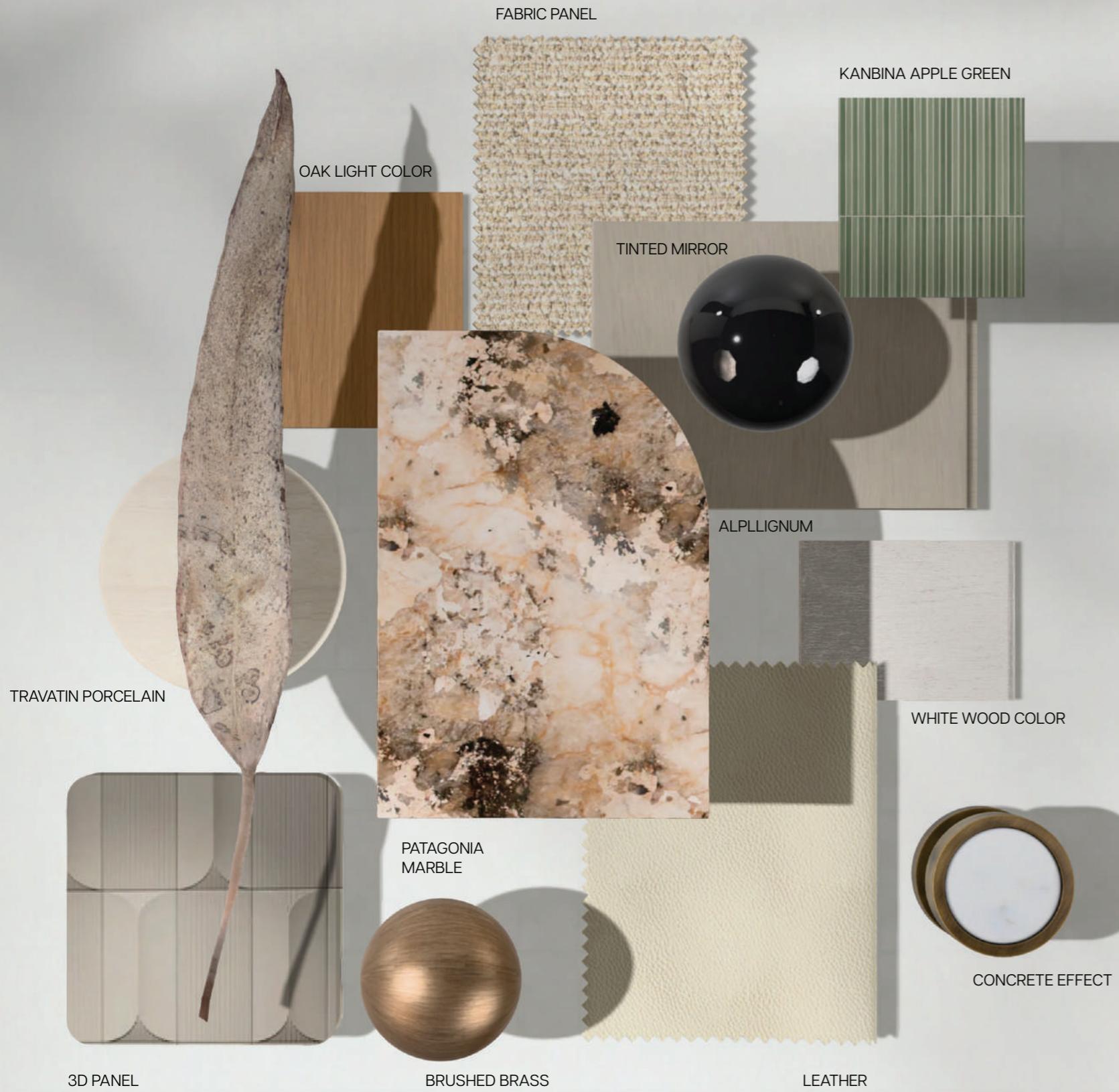




02

Design Details

Immerse yourself in Moonlight's design, where every element showcases Binghatti's eye for architectural excellence. From the sleek lines of its crystalline façade that gleams against the skyline, to the considered interiors. Everywhere, a refined tone prevails. The open framework at the top of Moonlight tower adds a unique architectural detail: A striking visual landmark against the night sky.



A Palette of Poise

Moonlight's interiors reflect an untamed spirit, yet whisper rather than shout. Subtle tones and rich textures culminate in extraordinary living spaces, while the interplay of light and shadow adds a touch of drama.

This is a space where personal taste finds its a towering expression. A design fit for both clarity and purity.

Crafted with Precision, Designed to Inspire

Moonlight is another example of Bingham's unwavering commitment to quality and craft. Each residence is carefully considered to embody both lightness and elegance. Energy-efficient building practices and sustainable, high-end materials are used throughout, reflecting a commitment to natural harmony and enduring value.



Elevated Living, Elevated Existence



Embrace a life of unparalleled comfort and convenience within Moonlight, where every need is anticipated and every desire is within reach through exclusive concierge services. Find calm in quiet moments, with contemplative spaces designed to help you stop and restore. Bingham bespoke services further elevate the living experience, ensuring every detail is perfectly tailored.



An Investment in Brilliance

Moonlight represents a compelling investment opportunity, built on freehold ownership with strong historical appreciation in property values within Al Jaddaf.

Its strategic location, world-class amenities and position as a cultural and technological hub contribute to its long-term value growth.

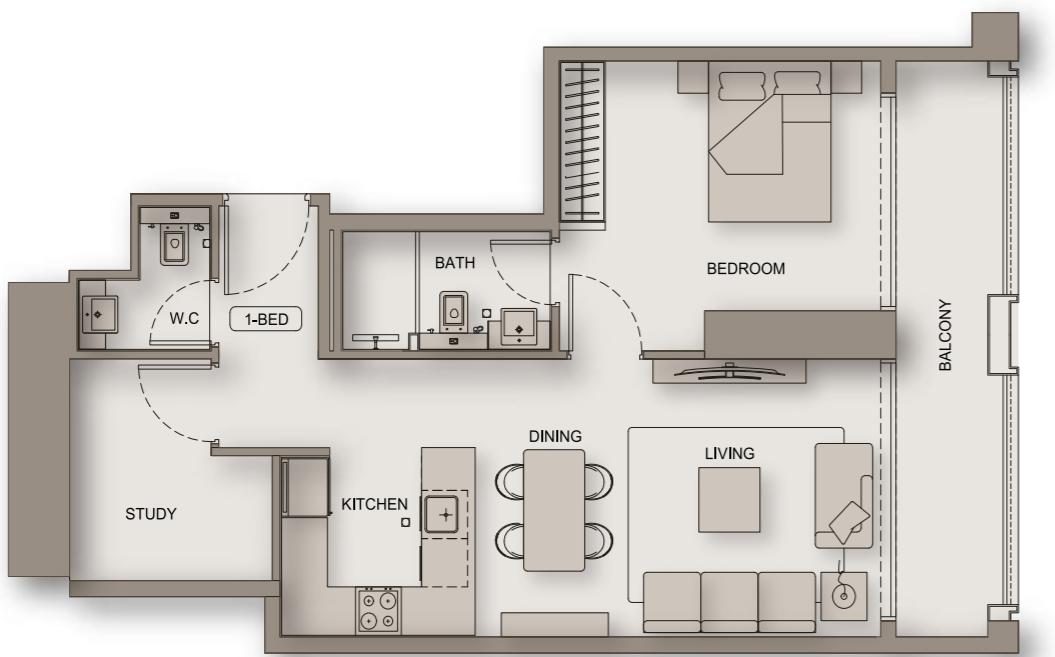
With high rental yield potential and attractive resale value, Moonlight is also a prime holiday home haven, offering 10-year Golden Visa eligibility and the distinct advantage of no property tax.



03 Floor Plans

Discover a range of thoughtfully designed floor plans to suit your individual needs and lifestyle. From sophisticated one-bedroom apartments to expansive three-bedroom residences, Moonlight offers a space for those who wish to take it all in. These units are designed for both long-term residents and short-term rental opportunities, appealing to a diverse appeal.

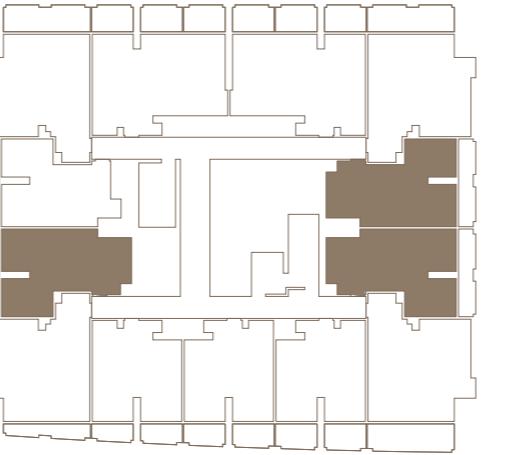
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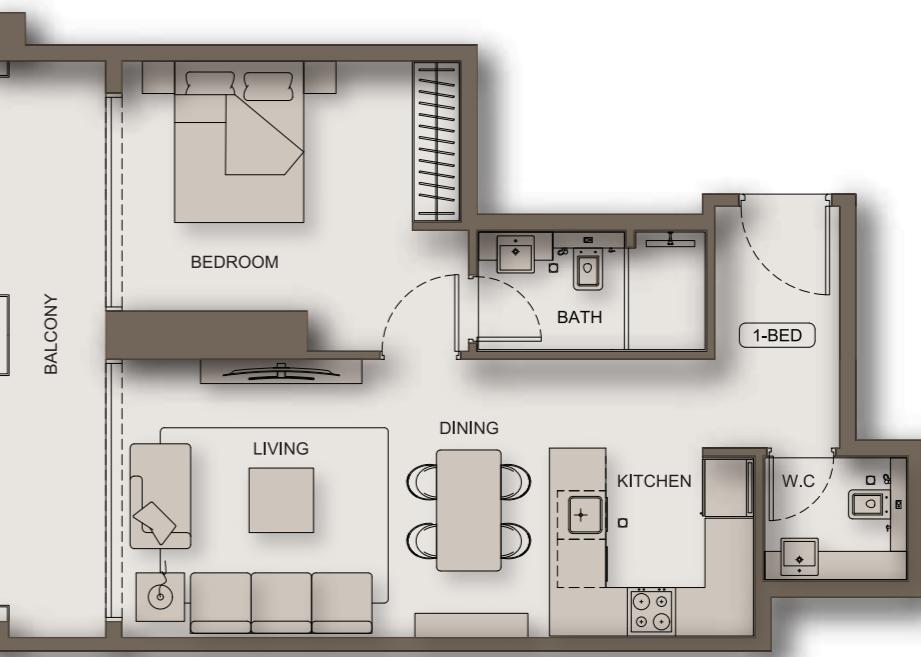
AREA	SQ.M	SQ.FT
SUITE AREA	65.14 m ²	701.16 ft ²
BALCONY AREA	10.66 m ²	114.74 ft ²
TOTAL UNIT AREA	75.80 m ²	815.90 ft ²

FLAT DESIGN COMPONENTS

M. BATH	9 m ²
M. BEDROOM	17 m ²
LIVING & DINING	19 m ²
KITCHEN	6 m ²
CORRIDOR	4 m ²
WC	3 m ²
FOYER	3 m ²
STUDY	6 m ²



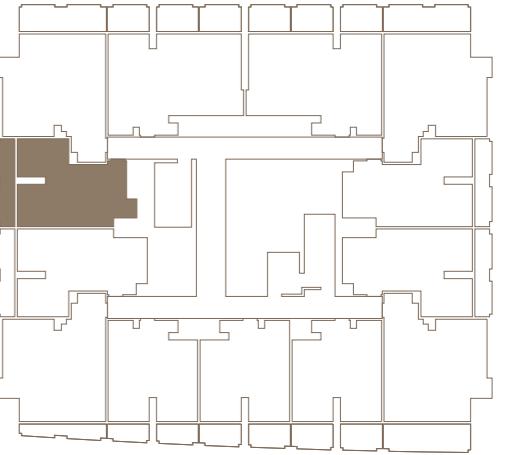
1-BED TYPE - 02



AREA	SQ.M	SQ.FT
SUITE AREA	58.69 m ²	815.9 ft ²
BALCONY AREA	10.66 m ²	114.74 ft ²
TOTAL UNIT AREA	69.35 m ²	746.48 ft ²

FLAT DESIGN COMPONENTS

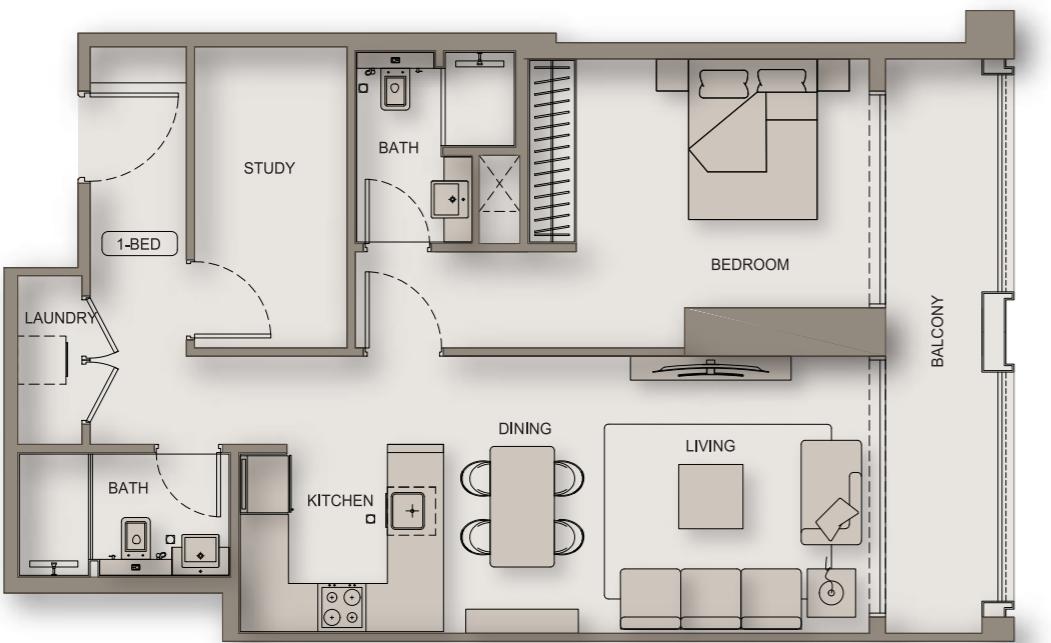
M. BATH	4 m ²
M. BEDROOM	17 m ²
LIVING & DINING	19 m ²
KITCHEN	6 m ²
CORRIDOR	4 m ²
WC	3 m ²
FOYER	3 m ²



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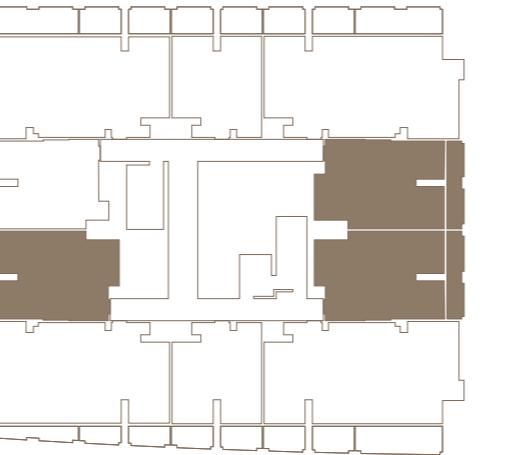
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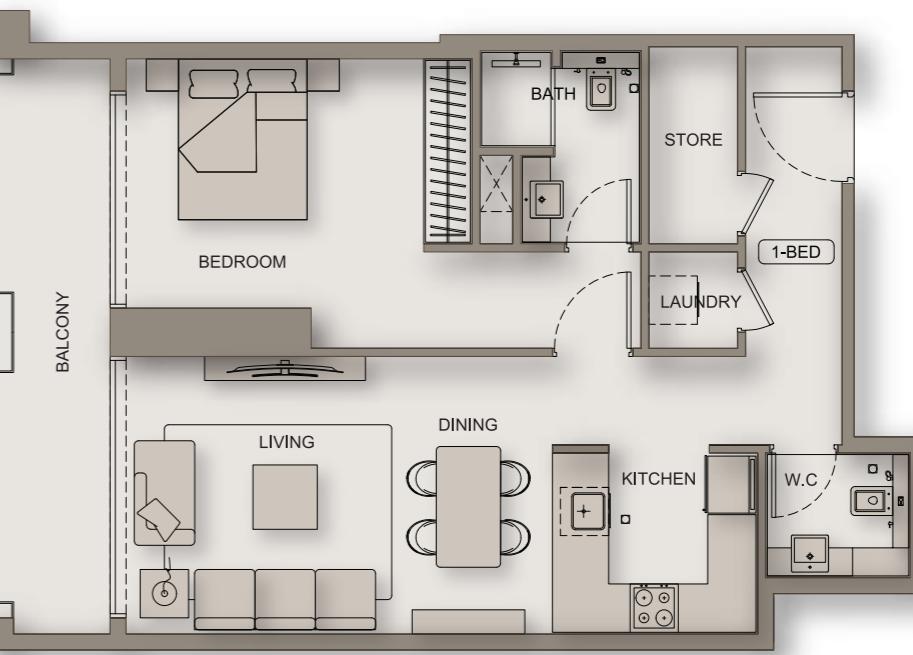
AREA	SQ.M	SQ.FT
SUITE AREA	75.36 m ²	811.17 ft ²
BALCONY AREA	10.66 m ²	114.74 ft ²
TOTAL UNIT AREA	86.02 m ²	925.91 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	18 m ²
LIVING & DINING	19 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
BATH	4 m ²
FOYER	4 m ²
STUDY	7 m ²
LAUNDRY	2 m ²



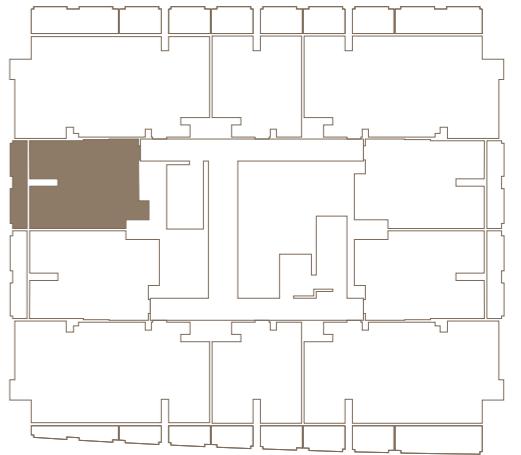
1-BED TYPE - 04



AREA	SQ.M	SQ.FT
SUITE AREA	67.97 m ²	731.62 ft ²
BALCONY AREA	10.66 m ²	114.74 ft ²
TOTAL UNIT AREA	78.63 m ²	846.37 ft ²

FLAT DESIGN COMPONENTS

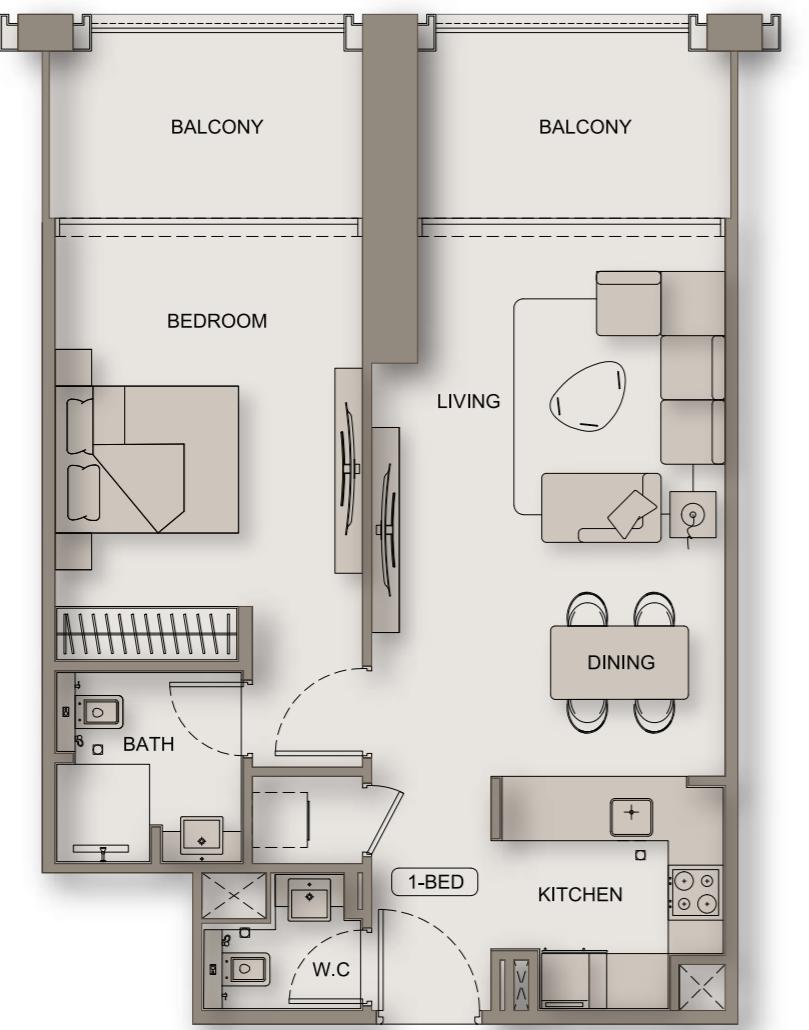
M. BATH	4 m ²
M. BEDROOM	18 m ²
LIVING & DINING	19 m ²
KITCHEN	6 m ²
CORRIDOR	4 m ²
WC	3 m ²
FOYER	5 m ²
STORE	3 m ²
LAUNDRY	1 m ²



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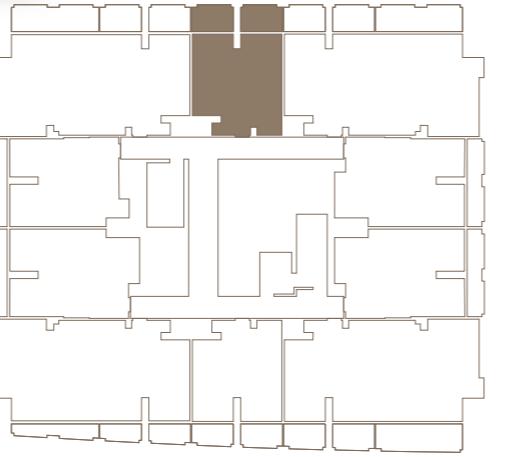
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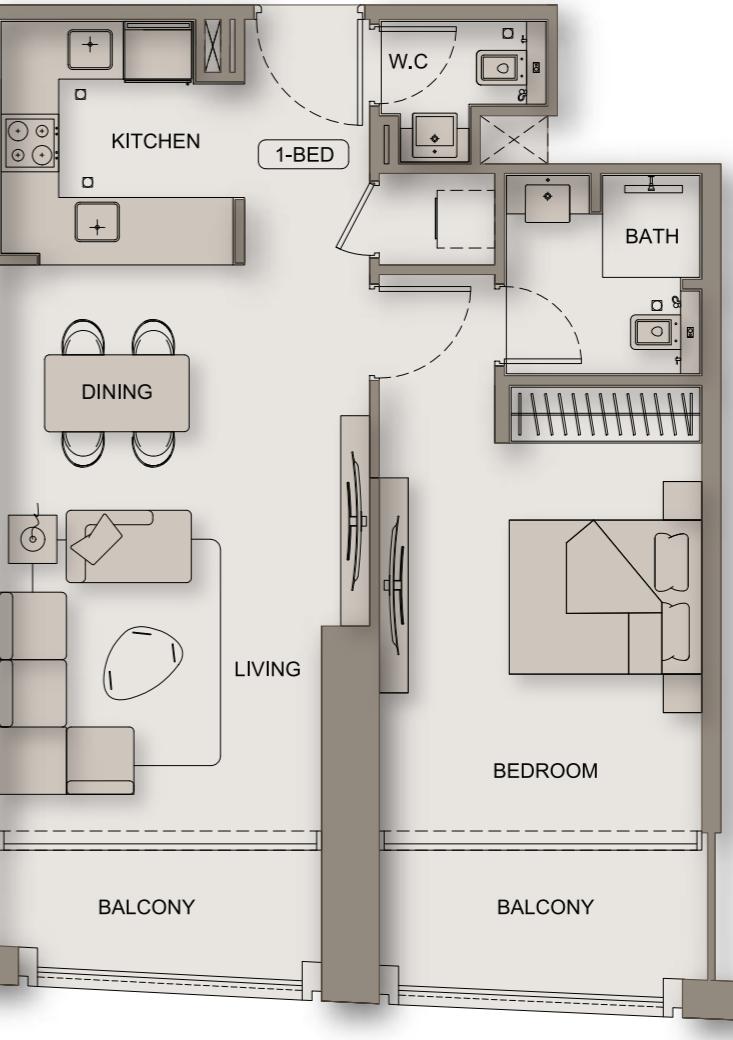
AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m ²	658.32 ft ²
BALCONY AREA	16.08 m ²	173.08 ft ²
TOTAL UNIT AREA	77.24 m ²	831.40 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	17 m ²
LIVING & DINING	22 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
WC	2 m ²
LAUNDRY	1 m ²



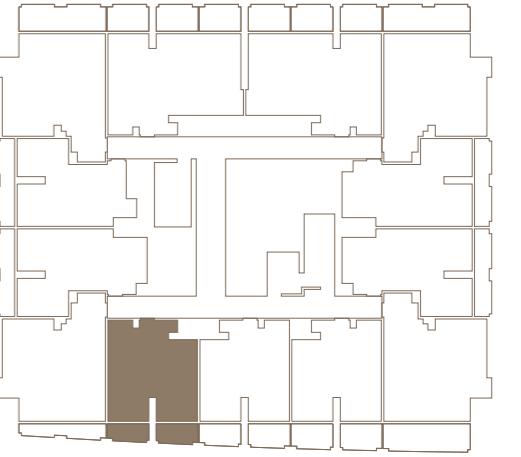
1-BED TYPE - 06



AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m ²	658.32 ft ²
BALCONY AREA	11.24 m ²	120.99 ft ²
TOTAL UNIT AREA	72.40 m ²	779.31 ft ²

FLAT DESIGN COMPONENTS

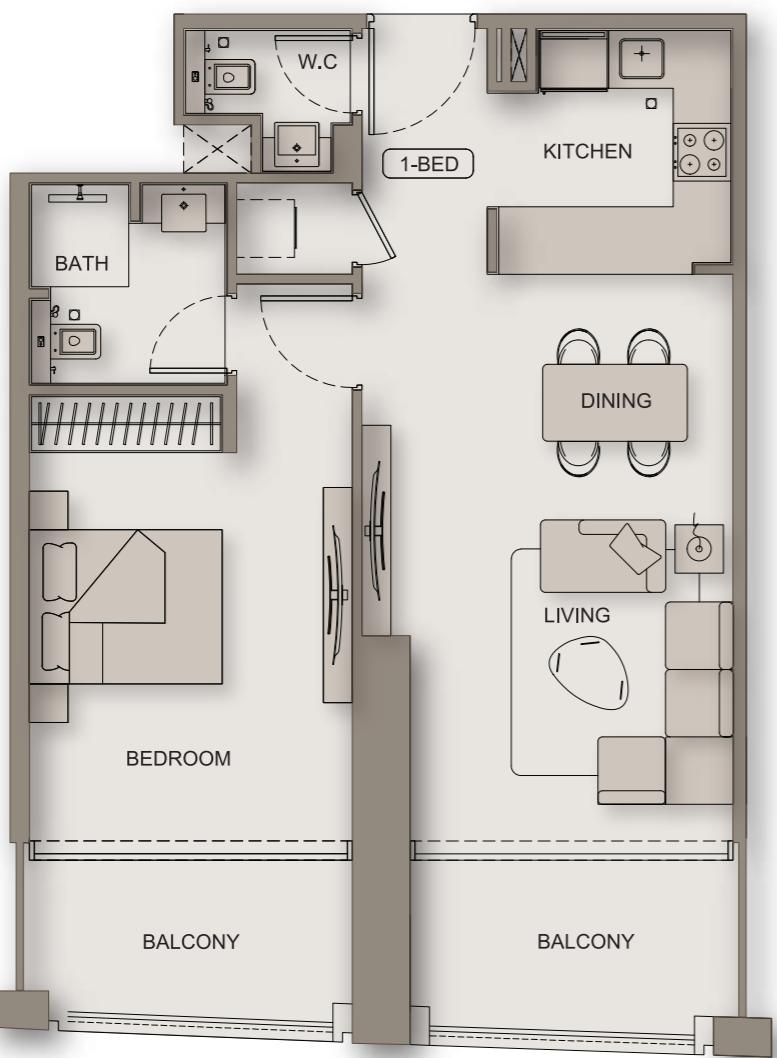
M. BATH	4 m ²
M. BEDROOM	17 m ²
LIVING & DINING	22 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
WC	2 m ²
LAUNDRY	1 m ²



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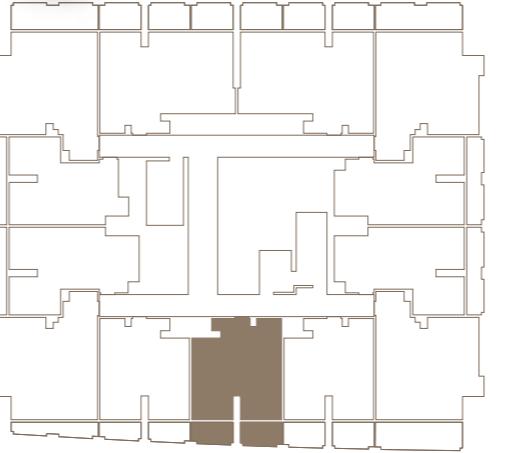
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1-BED TYPE - 07



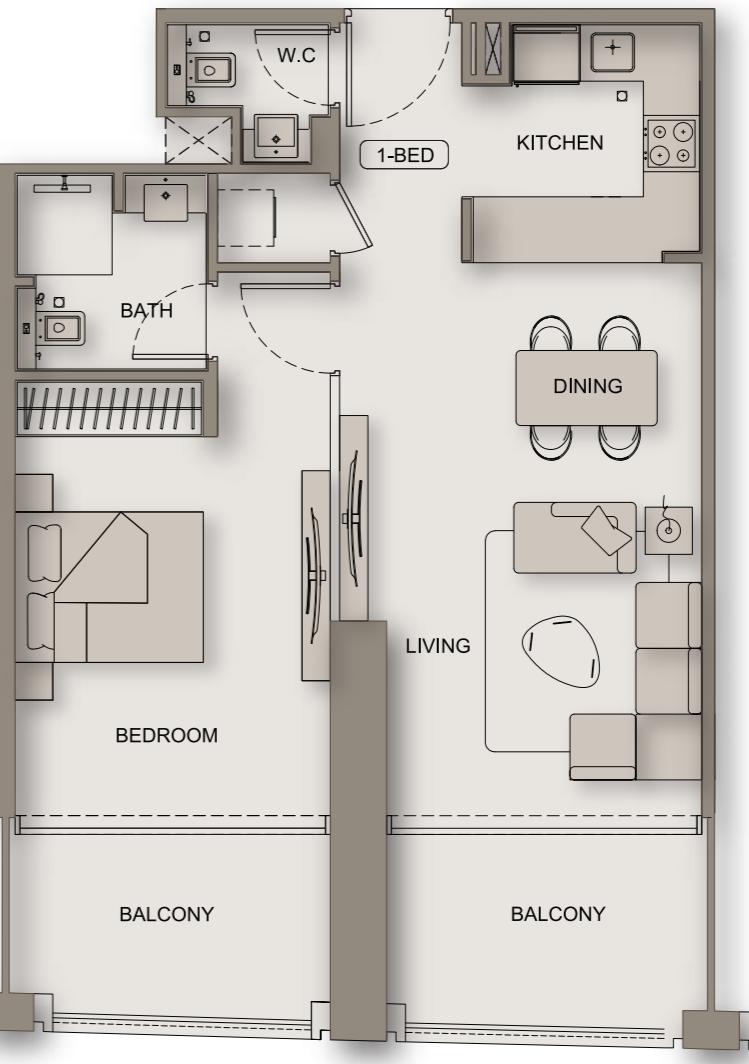
AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m ²	658.32 ft ²
BALCONY AREA	113.67 m ²	147.14 ft ²
TOTAL UNIT AREA	74.83 m ²	805.46 ft ²

FLAT DESIGN COMPONENTS	
M. BATH	4 m ²
M. BEDROOM	17 m ²
LIVING & DINING	22 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
WC	2 m ²
LAUNDRY	1 m ²



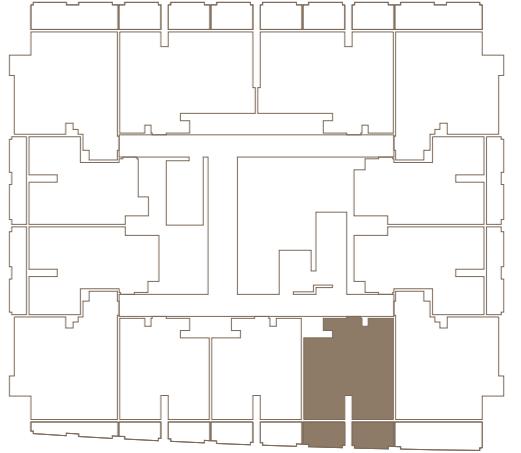
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1-BED TYPE - 08



AREA	SQ.M	SQ.FT
SUITE AREA	61.16 m ²	658.32 ft ²
BALCONY AREA	15.45 m ²	166.30 ft ²
TOTAL UNIT AREA	76.61 m ²	824.62 ft ²

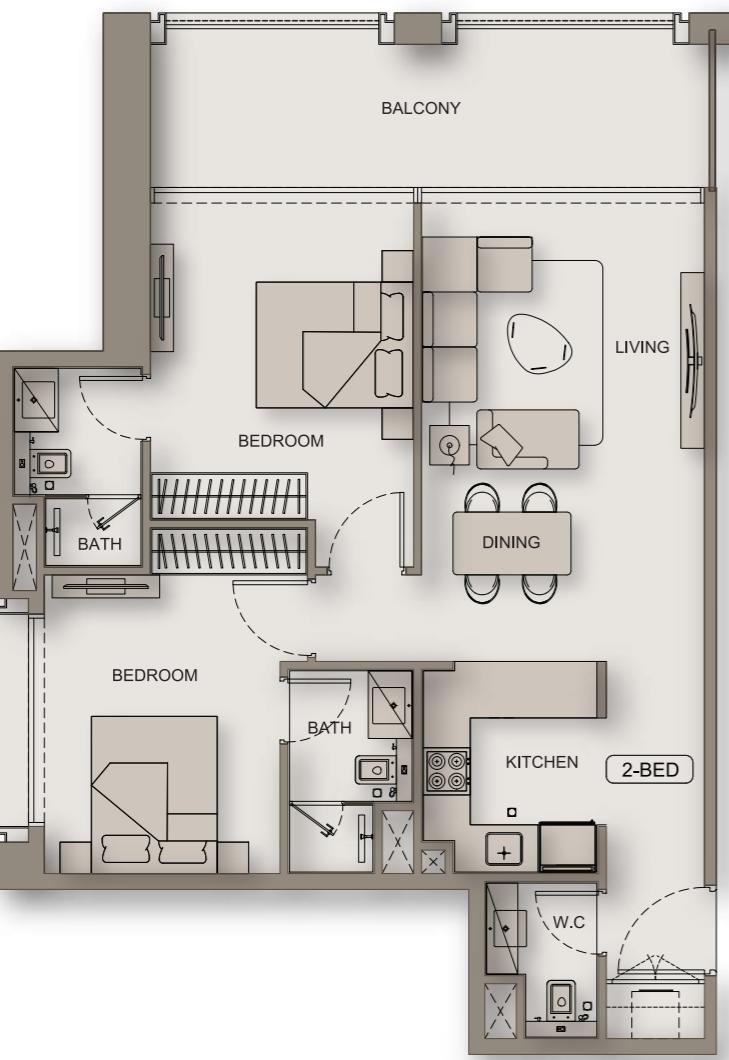
FLAT DESIGN COMPONENTS	
M. BATH	4 m ²
M. BEDROOM	17 m ²
LIVING & DINING	22 m ²
KITCHEN	6 m ²
CORRIDOR	3 m ²
WC	2 m ²
LAUNDRY	1 m ²



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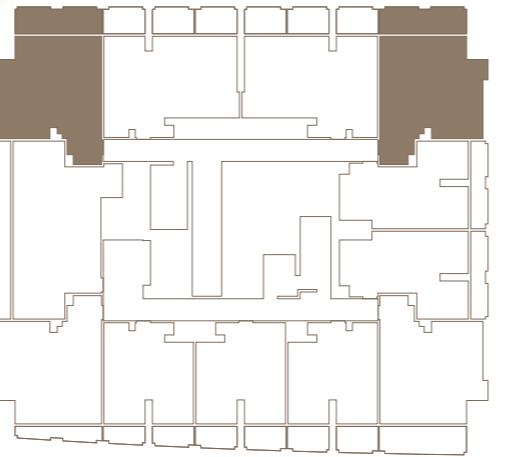
2-BED TYPE - 01



AREA	SQ.M	SQ.FT
SUITE AREA	78.64 m ²	846.47 ft ²
BALCONY AREA	15.98 m ²	172.01 ft ²
TOTAL UNIT AREA	94.62 m ²	1018.148 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	15 m ²
M. BATH	4 m ²
M. BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
WC	3 m ²
LAUNDRY	1 m ²
FOYER	5 m ²



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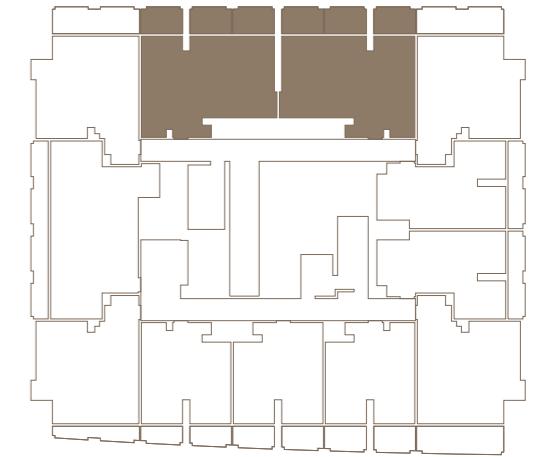
2-BED TYPE - 02



AREA	SQ.M	SQ.FT
SUITE AREA	86.16 m ²	927.42 ft ²
BALCONY AREA	24.11 m ²	259.52 ft ²
TOTAL UNIT AREA	110.27 m ²	1186.94 ft ²

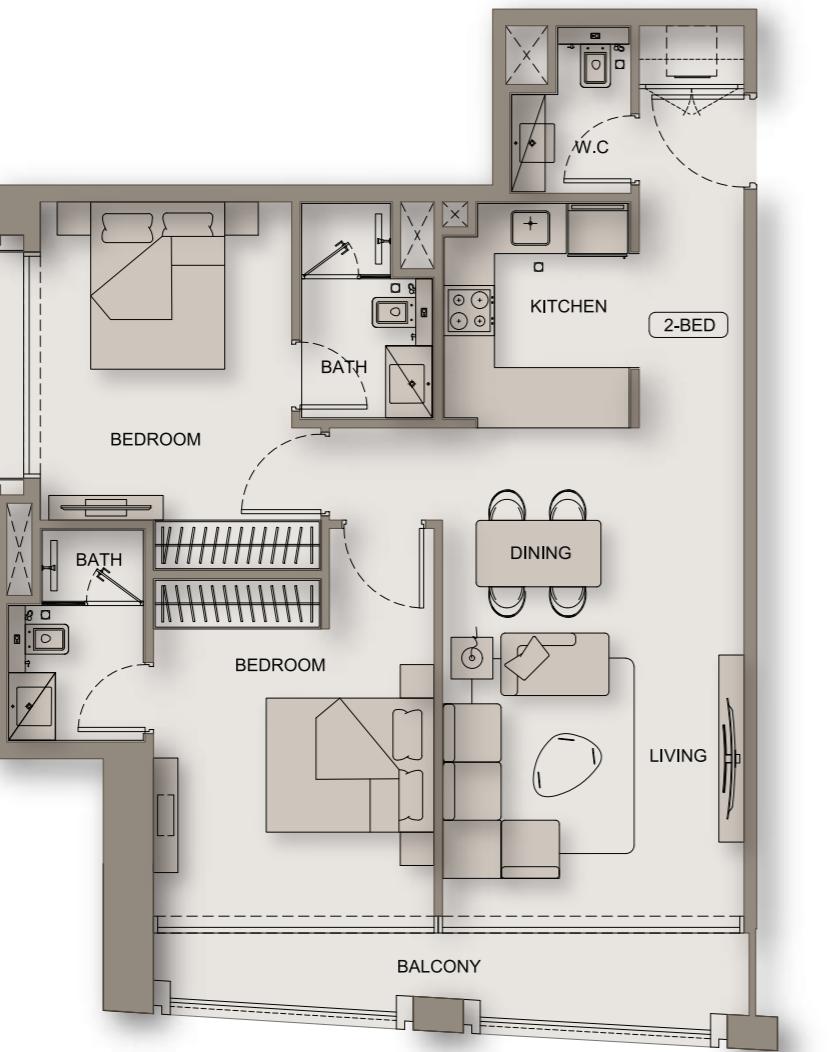
FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	19 m ²
M. BATH	4 m ²
M. BEDROOM	16 m ²
LIVING & DINING	22 m ²
KITCHEN	7 m ²
CORRIDOR	5 m ²
WC	2 m ²
FOYER	2 m ²



Notes: 1. All 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.

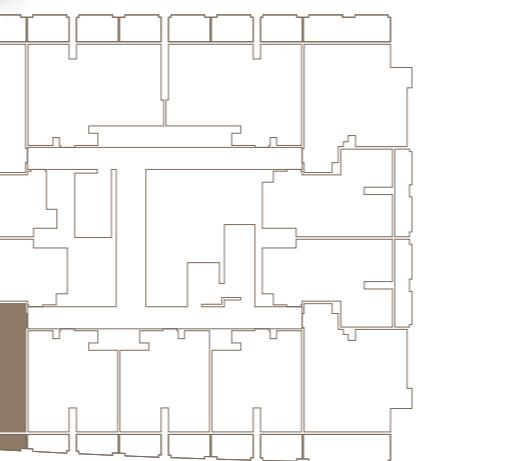
2-BED TYPE - 03



AREA	SQ.M	SQ.FT
SUITE AREA	78.64 m ²	846.47 ft ²
BALCONY AREA	8.17 m ²	87.94 ft ²
TOTAL UNIT AREA	86.61 m ²	932.26 ft ²

FLAT DESIGN COMPONENTS

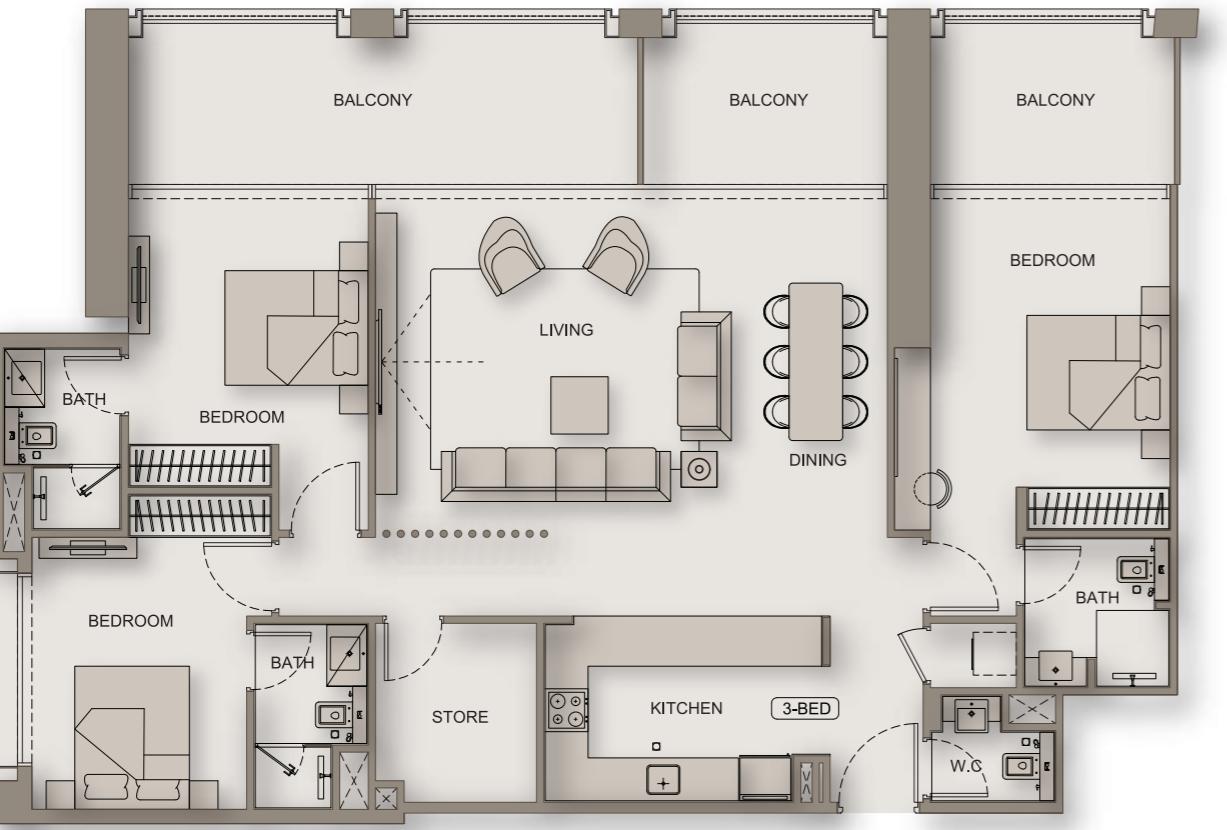
M. BATH	4 m ²
M. BEDROOM	15 m ²
M. BATH	4 m ²
M. BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	6 m ²
CORRIDOR	5 m ²
WC	3 m ²
LAUNDRY	1 m ²
FOYER	5 m ²



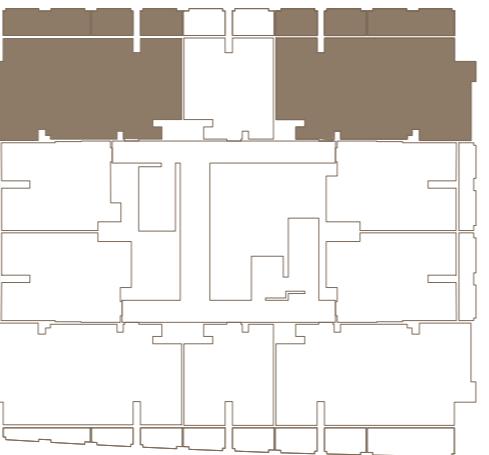
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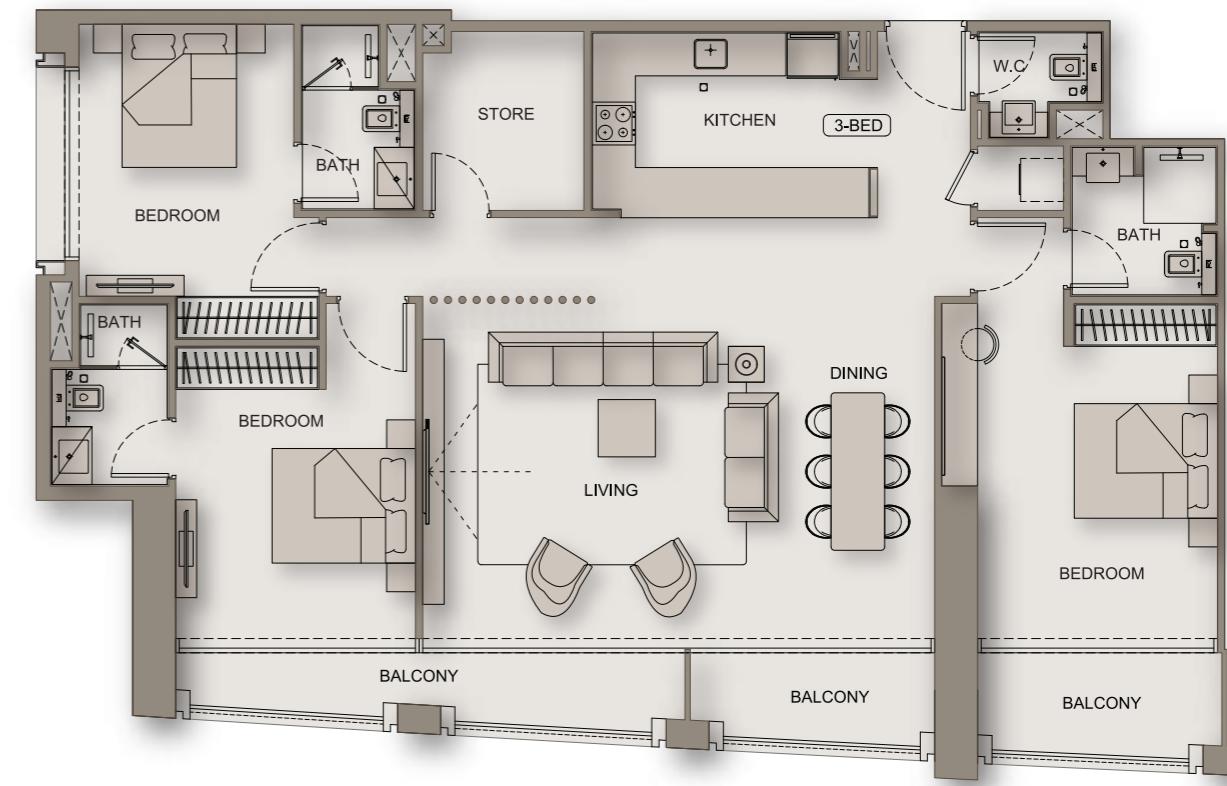
3-BED TYPE - 01



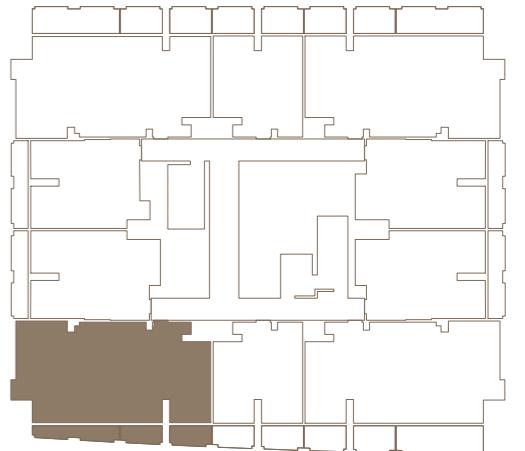
	SQ.M	SQ.FT
SUITE AREA	132.94 m ²	1430.95 ft ²
BALCONY AREA	32.80 m ²	353.06 ft ²
TOTAL UNIT AREA	165.74 m ²	1784.01 ft ²
FLAT DESIGN COMPONENTS		
M. BATH	4 m ²	
M. BEDROOM	14 m ²	
M. BATH	4 m ²	
M. BEDROOM	15 m ²	
M. BATH	4 m ²	
M. BEDROOM	19 m ²	
CORRIDOR	10 m ²	
LIVING & DINING	33 m ²	
KITCHEN	10 m ²	
STORE	6 m ²	
WC	2 m ²	
LAUNDRY	1 m ²	
FOYER	4 m ²	



3-BED TYPE - 02



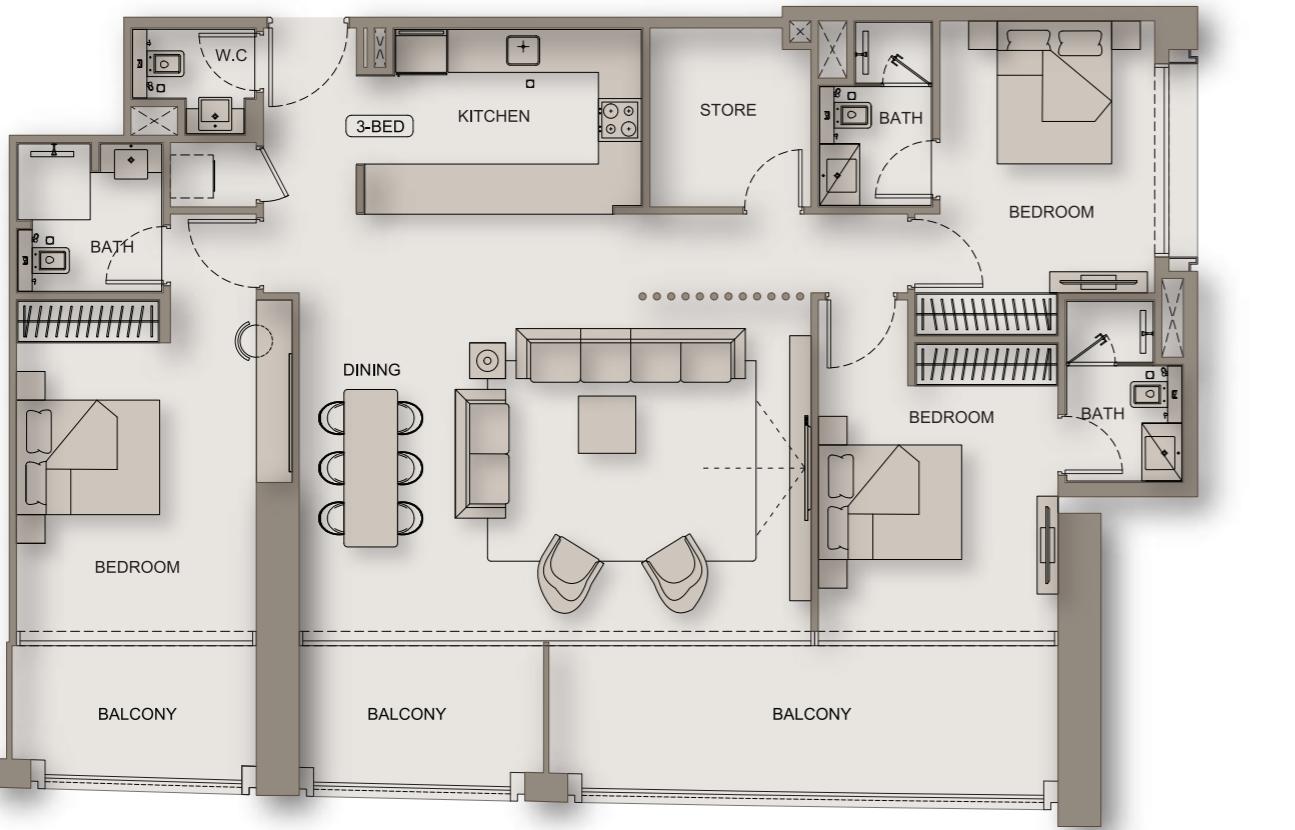
AREA	SQ.M	SQ.FT
SUITE AREA	133.69 m ²	1439.03 ft ²
BALCONY AREA	19.41 m ²	208.93 ft ²
TOTAL UNIT AREA	153.10 m ²	1647.95 ft ²
FLAT DESIGN COMPONENTS		
M. BATH	4 m ²	
M. BEDROOM	14 m ²	
M. BATH	4 m ²	
M. BEDROOM	15 m ²	
M. BATH	4 m ²	
M. BEDROOM	19 m ²	
CORRIDOR	10 m ²	
LIVING & DINING	33 m ²	
KITCHEN	10 m ²	
STORE	6 m ²	
WC	2 m ²	
LAUNDRY	1 m ²	
FOYER	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.

نحوة: إن أبعاد الغرف يتم قياسها طبقاً للعناصر الميكانيكية مع استبعاد تفاصيل الجدران ودرجة تحمل البناء. 2. جميع البيانات تم تزويدها من قبل المهندسين للمعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات تقريبية. توضع المعلومات التفصيلية دون إشعار مسبق. 4. قد تختلف مساحة الجناح الفعلي عن المساحة المذكورة. الرسومات لا يتم توسيع نطاقها. يحفظ المطور بالحق في إجراء التغييرات. 5. يتم قياس حساب منطقة البناء كمساحة يحيط بها الخط المركزي للجدران الفاصلة أو القائمة التي تفصل وحدة أخرى، والوجه الخارجي لمحيط الجدران الخارجية، والوجه الخارجي لمدار الممر المحيط بوحدة المجاورة. 6. ويفaries حساب مساحة الشقة على أنها المسطحة التي يحيطها الخط المركزي للجدران الفاصلة أو القائمة التي تفصل وحدة أخرى، والوجه الأبعد للجدران المفتوحة على وجه الخارج للشقة المجاورة. 7. يتم قياس الوحدات في الطابق التمويжи في المبني. قد تختلف الأبعاد في الحجم حسب مستوى الطابق. 8. قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى إتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.

3-BED TYPE - 03

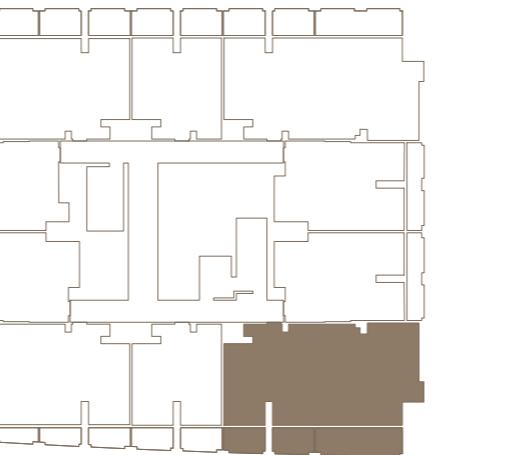


AREA SQ.M SQ.FT

SUITE AREA	133.69 m ²	1439.03 ft ²
BALCONY AREA	32.04 m ²	344.88 ft ²
TOTAL UNIT AREA	165.73 m ²	1783.9 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	14 m ²
M. BATH	4 m ²
M. BEDROOM	15 m ²
M. BATH	4 m ²
M. BEDROOM	19 m ²
CORRIDOR	10 m ²
LIVING & DINING	33 m ²
KITCHEN	10 m ²
STORE	6 m ²
WC	2 m ²
LAUNDRY	1 m ²
FOYER	4 m ²



توضیح: 1- ان ابعاد الغرف يتم قاسیها طبقاً للعنابر الميكلاة مع استبعاد تقطیبات الجدران ودرجة تحمل البناء. 2- جميع المقياسات تم تزويدها من قبل المهندسين المعماريين الاشتراطين لدينا. 3- جميع المواد والأبعاد والرسومات تقريبية. توضع المعلومات التفصیلیة دون إشعار مسبق. 4- قد تختلف مساحة الجناح الفعلي عن المساحة المذکورة. الرسومات لا يتم توسيع نطاقها . يحتفظ المطور بالحق في إجراء التغييرات. 5- يتم قیاس حساب منطقه البناء کمنطقة يبعدها الخط المركزي للجدران الفاصلة او القائلة التي تفصل وحدة اخرى ، والوجه الخارجی تبعیج الجدران الخارجیة ، والوجه الخارجی لمدار المتر المحيط بالوحدة المجاورة. 6- ويفضل حساب مقطعة الشقة على أنها المقطعة التي يبعدها الخط المركزي للجدران الفاصلة او القائلة التي تفصل وحدة اخرى ، والوجه الأبعد للحارس المتر المحيط والوجه الخارجی للشقة المجاورة. 7- يتم قیاس الوحدات في الطابق التموزجي في المبني. قد تختلف الأبعاد في الجح حسب مستوى الطابق. 8- قد تكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة . يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.





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