



BINGHATTI SKYTERRACES

in the heart of Motor City

Binghatti introduces SkyTerraces as its first-ever project in Motor City. Rising as one of the tallest buildings in the community, SkyTerraces features over 40 residential floors and more than 1,840 homes. Defined by its flowing architectural form and deep staggered terraces, the development brings a new level of design sophistication to Motor City.

Location:	Motor City
Completion:	31/12/2027
Developer:	Binghatti Developers
Configuration:	G + M + 5 P + 40 RESIDENTIAL FLOORS + 2 MECHANICAL + ROOF
Total Units:	1866
Starting Price:	AED 1,127,999* <i>(Promo Price on 100% Payment)</i>
Service Charge:	AED 10 – AED 15 per Sq. Ft * <i>(Service charges are subject to change based on final RERA approved rates)</i>

WHY INVEST IN MOTOR CITY

- 5-10 mins away from schools, hospitals and malls
- Right next to Dubai Autodrome
- 12 mins away from Dubai hills mall.
- 15 mins away from Mall of the Emirates
- 17 mins away from Dubai Marina.
- 20 mins away from Downtown Dubai & Dubai Mall
- 25 mins away from DXB Airport
- 27 mins away from Al Maktoum Airport
- Strong rental demand with projected 8-9% net yields
- Proven developer with award-winning designs and timely delivery.
- Affordable entry price with flexible payment plans.
- Rapid community growth and infrastructure expansion driving appreciation.

INVESTMENT SNAPSHOT

Off-Plan:	Fastest return on investment (ROI); 10–18% return within 1 year.
Short-Term Rental:	Highest ROI; yields more than 9-11% annually with occupancy rate of 75-80%. ROI ≈ 10-11 years.
Hybrid:	Mix of rental and resale over 2–3 years; 7–10% annual rental income combined with 5–8% annual appreciation. ROI≈ 9–12 years.
Resale:	Direct ROI; with 5–8% annual appreciation.
Long-Term Rental:	Generates 7.5% net yield annually, resulting in an ROI of ~13 years, Best for stable income and lower operational involvement.

DISCOUNT STRUCTURE

Payment Structure	Payment Plan Options	Discount Percentage
Promo Payment Structure	Full Instalment Plan	6%
	70% DP-30% Instalment Plan	3%
	50% DP-20%-30% (Quarterly Instalment Plan)	3%
	50% DP-20%-30% (Monthly Instalment Plan)	3%
Standard Payment Structure	20% DP-50%-30% (Quarterly Instalment Plan)	0%
	20% DP-50%-30% (Monthly Instalment Plan)	0%

70/30 PAYMENT PLAN (STANDARD PAYMENT PLAN)

- 20% Down Payment
- 50% During Construction (Monthly, Bi-Monthly or Quarterly)
- 30% on Completion

RENTAL PERFORMANCE

Scenario	Long Term	Holiday Homes
Revenue	AED 85,000	390 AED NR 78% Occupancy Rate AED 111,021
Gross Yield	7.5%	10%
Service Charges		AED 10 – AED 15 per Sq. Ft * <small>(Service charges are subject to change based on final RERA approved rates)</small>
Net Yield	7.5%	9%

PROJECT HIGHLIGHTS

- A 40-floor residential tower in Motor City combining large floor heights with a modern architectural profile.
- Offers 1,840 freehold apartments supported by 26 retail units within a full podium and elevated residential structure.
- Features a 6.75-metre lobby and a 3.75-metre floor height, giving the tower an open and spacious interior character.
- Designed with 20 elevators and dedicated fire lifts to maintain smooth movement throughout the building.
- Positioned on an 11,809 sqm plot, forming one of Binhatti's major large-scale developments in Dubai.

Additional Highlights

Visa Eligibility:

- 2-years Property Investor Visa for total investments above AED 750,000.
- 5-years Retirees Visa for total investments above AED 1,000,000
- 10-years Golden Visa for total investments above AED 2,000,000

Disclaimer: The values provided are indicative and may vary depending on market dynamics and other external factors



BESPOKE OWNER SERVICES EXCLUSIVELY FOR BINGHATTI CLIENTS



Design & Furniture Packages

Tailored turnkey furnishing packages curated for Titania's interiors. Delivered move-in ready with Binghatti's signature design standards.



Property Management

In-house property management covering tenant screening, leasing, rent ease of mind and reliable yields.



Holiday Homes

Licensed short-term rental service offering full guest management, cleaning, dynamic pricing, and concierge support for high rental returns.

Resale

Team of sales professionals ready to market your property, manage your property listing, negotiate with genuine buyers and sell your property on your behalf

OFFICE LOCATIONS & CONTACT

Dubai, UAE

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