

بن غاطي إيليت
BINGHATTI ELITE

ON THE EDGES OF
THE CITY'S FRAME

WHERE THE ELECTRIC HUM
OF CREATIVITY PULSATES

BINGHATTI ELITE
COMES INTO VIEW

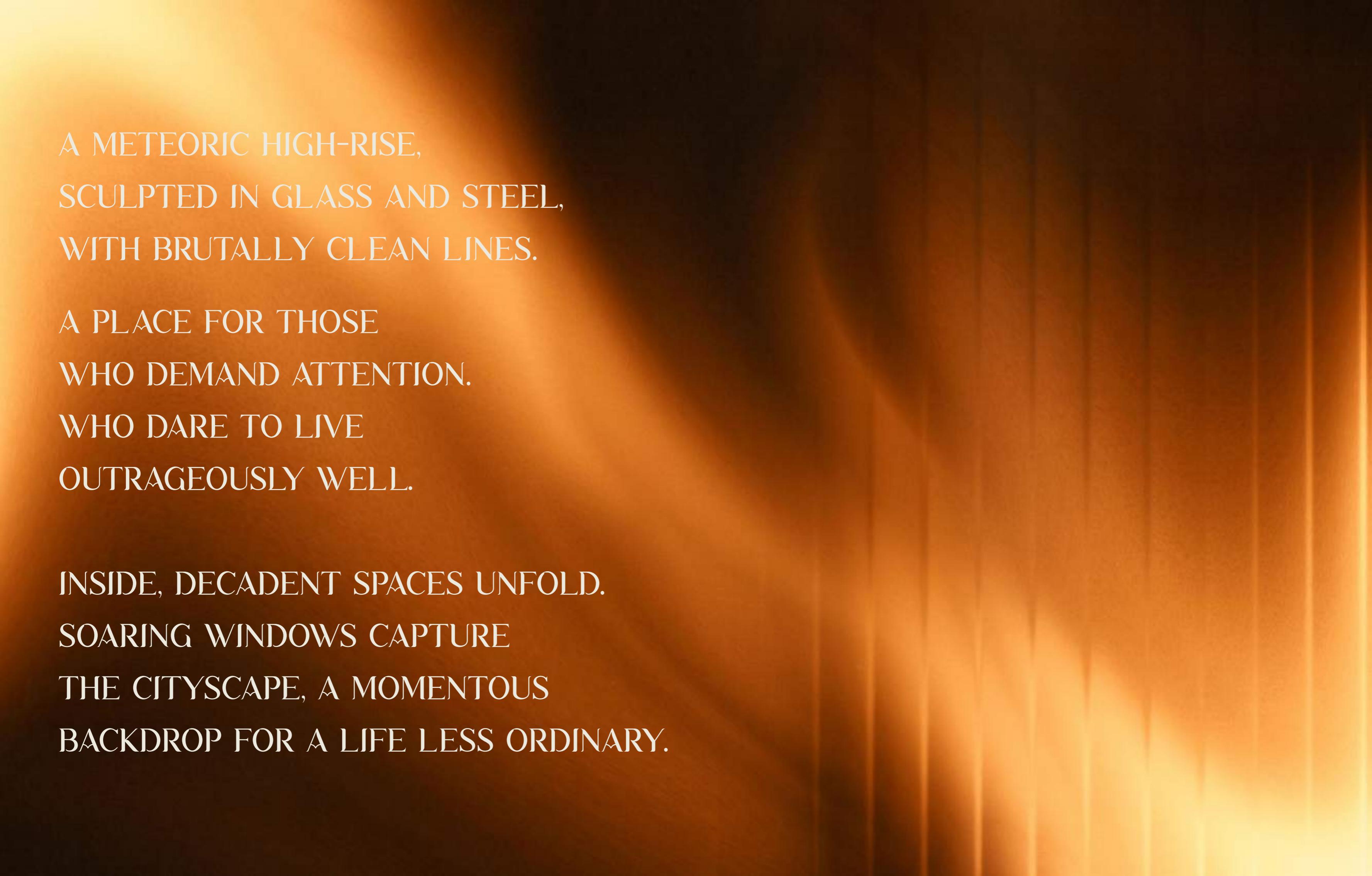




AN UNASHAMEDLY BOLD STATEMENT,
UNAPOLOGETICALLY LUXURIOUS.

FRONT AND CENTER IN DUBAI'S HEART.
WHERE DARING INNOVATION CONVERGES,

AND BRIGHT LIGHTS FILL THE SKY.



A METEORIC HIGH-RISE,
SCULPTED IN GLASS AND STEEL,
WITH BRUTALLY CLEAN LINES.

A PLACE FOR THOSE
WHO DEMAND ATTENTION.
WHO DARE TO LIVE
OUTRAGEOUSLY WELL.

INSIDE, DECADENT SPACES UNFOLD.
SOARING WINDOWS CAPTURE
THE CITYSCAPE, A MOMENTOUS
BACKDROP FOR A LIFE LESS ORDINARY.





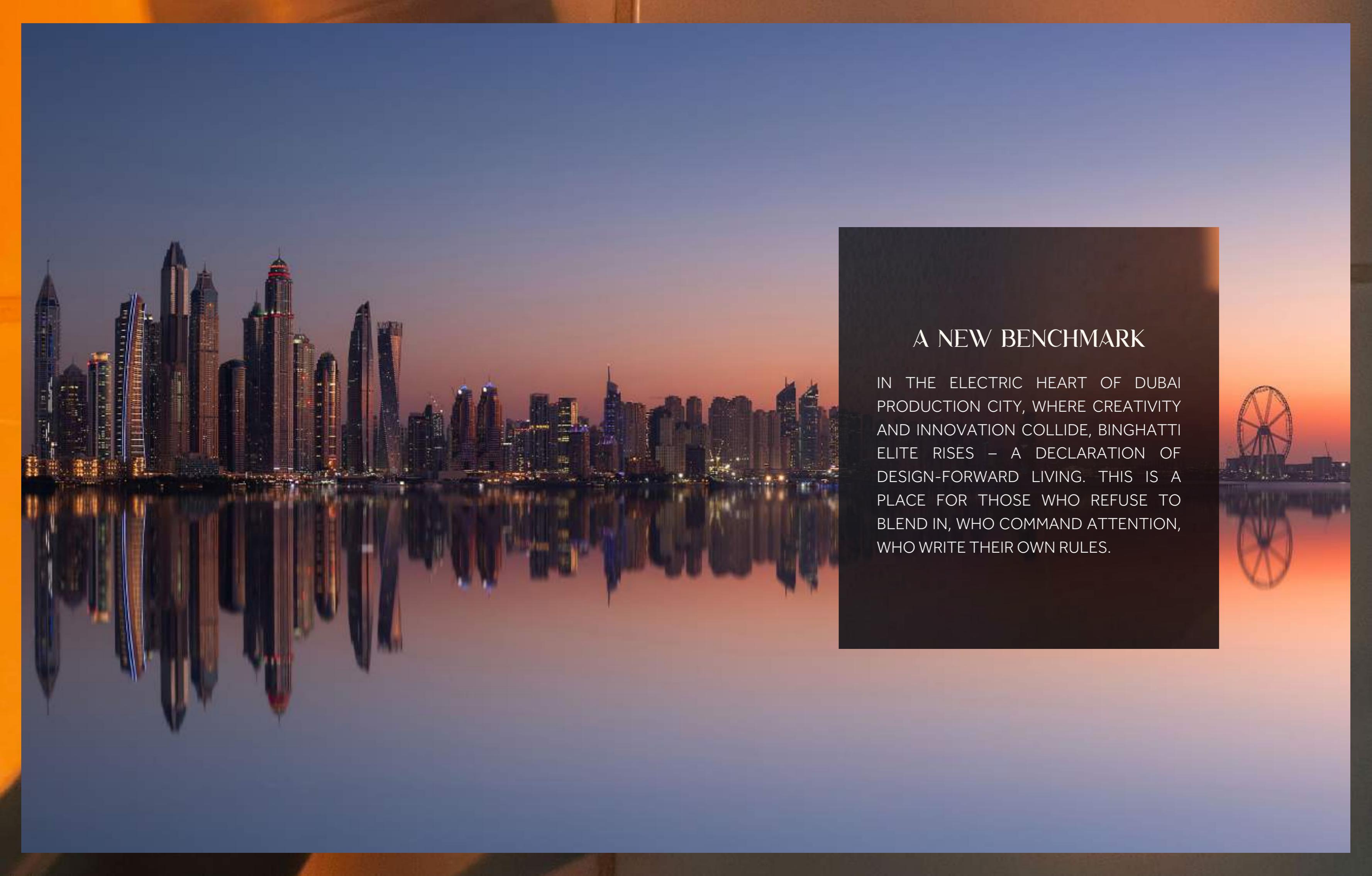
EMBRACE THE ENERGY.

EMBRACE THE ELITE.

WHERE AMBITION
FINDS ITS ADDRESS

A NEW STANDARD OF LIVING,
IGNITED





A NEW BENCHMARK

IN THE ELECTRIC HEART OF DUBAI PRODUCTION CITY, WHERE CREATIVITY AND INNOVATION COLLIDE, BINGHATTI ELITE RISES – A DECLARATION OF DESIGN-FORWARD LIVING. THIS IS A PLACE FOR THOSE WHO REFUSE TO BLEND IN, WHO COMMAND ATTENTION, WHO WRITE THEIR OWN RULES.





AN ICON IN NO
UNCERTAIN TERMS

BINGHATTI ELITE IS ARCHITECTURE AS EXPRESSION. CLEAN LINES CUT THROUGH THE SKY. GLASS AND STEEL GLEAM WITH AN UNTAMED ENERGY. THIS IS A BUILDING THAT REFUSES TO APOLOGISE FOR ITS BOLDNESS, ITS UNAPOLOGETIC LUXURY.

BINGHATTI
Elite

ABOUT
BINGHATTI ELITE

STRUCTURAL ELEMENTS, EACH ECHOING THE BOLDNESS OF AMBITION, CREATE SPACES OF UNDENIABLE POWER AND RFINED BEAUTY. BINGHATTI ELITE'S FACADE, A NOD TO MODERN ELEGANCE, FAULTLESSLY BLENDS CUTTING-EDGE DESIGN WITH A TIMELESS APPEAL.











SHINE IN PRODUCTION CITY

BINGHATTI ELITE IS ROOTED IN DUBAI PRODUCTION CITY, A KINETIC HUB OF EXPRESSION. IT PLACES YOU AT THE CROSSROADS OF THE CITY'S UNTAMED ENERGY AND LIMITLESS POTENTIAL. CONNECTED TO SIGHTS, YET OFFERING SUFFICIENT SPACE TO COME INTO YOUR OWN. IMAGINE SOARING VIEWS OF TOWERS, A CONSTANT HUM OF DRIVE, WHILE BEING HELD IN A WORLD OF UNIQUE LUXURY.

BINGHATTI Elite



CITYCENTRE
ME'ASEM

WALKING
DISTANCE



PALM JUMEIRAH
10 MINS



DUBAI MARINA
10 MINS



15 MINS



8 MINS



8 MINS



10 MINS



15 MINS





BINGHATTI
Elite

PROJECT FACTS

PROPERTY TYPE

RESIDENTIAL

PLOT AREA

10244.36 SQ.M / 110269.37 SQFT

DESCRIPTION

4B + G + 2P + 23 RESIDENTIAL FLOORS +
ROOF

NUMBER OF UNITS

STUDIO APARTMENT : 1587

1 BEDROOM APARTMENT : 158

TOTAL UNITS

RESIDENTIAL UNITS : 1745





UNCOMPROMISINGLY LUXURIOUS

BINGHATTI ELITE CHALLENGES THE VERY IDEA OF REFINED LIVING, WITH PAINSTAKINGLY DESIGNED RESIDENCES CRAFTED FOR THOSE WHO DEMAND MORE. EXPANSIVE WINDOWS LET THE WORLD IN, FRAMING THE MESMERISING CITYSCAPE. IT'S A SPACE OF ELEGANCE AND COMFORT. A SEAT IN THE SKY FOR THOSE WHO REFUSE TO SETTLE FOR ANYTHING LESS THAN EXTRAORDINARY.





TRIUMPH OF TEXTURES

BINGHATTI ELITE EMBODIES THE VERY NOTION OF LUXURY. SLEEK METAL ACCENTS INTERTWINE WITH RICHLY WOVEN TEXTURES, CREATING A LIVED EXPERIENCE FOR THE SENSES. VISIONARY DESIGN DISSOLVES THE BOUNDARIES BETWEEN INSIDE AND OUT, LEAVING YOU SUSPENDED IN PANORAMAS. A BOLD PALETTE, INSPIRED BY THE CITY'S ENERGY, PROVIDES A BACKDROP FOR A LIFE LIVED BEYOND LIMITS.





APARTMENT MATERIALS



TOWERING WITH INDULGENT AMENITIES

AT BINGHATTI ELITE, THE REWARD IS EVER SO SWEET. PLUNGE INTO SHIMMERING POOLS. UNWIND IN THE JACUZZI AS THE CITY LIGHTS GLISTEN BELOW. THIS IS YOUR DOMAIN. SCULPT YOUR PHYSIQUE IN THE STATE-OF-THE-ART FITNESS CENTRE. OR CHALLENGE YOUR RIVALS ON THE COURT. IT'S ALL RIGHT HERE.





AMENITIES



KIDS POOL • JOGGING TRACK
OUTDOOR SEATING AREA
ADULT POOL • JACUZZI • WET DECK
POOL DECK • BASKETBALL COURT
KIDS PLAY AREA





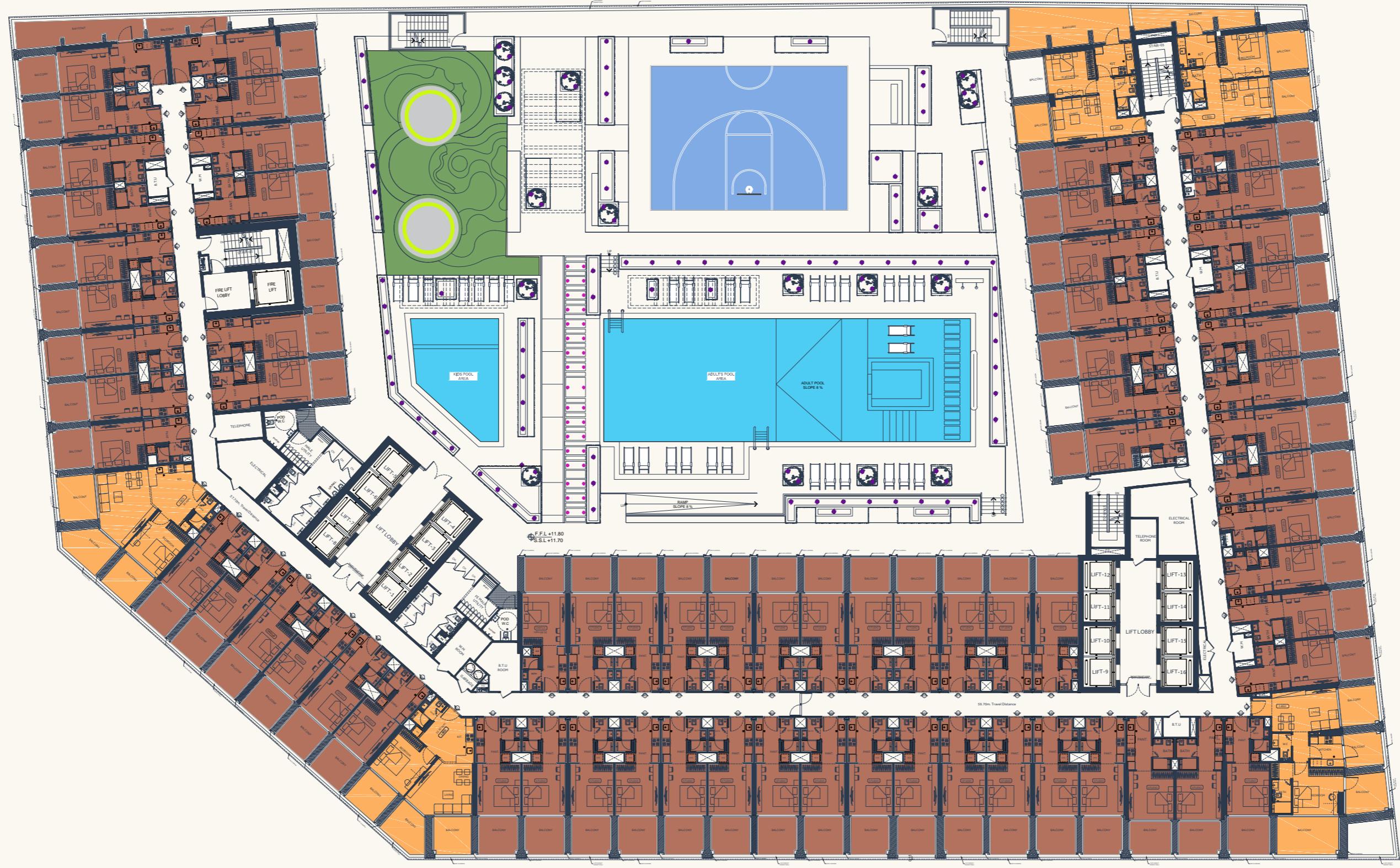




Floor Plan

FIRST

Disclaimer: 1. All rights reserved.

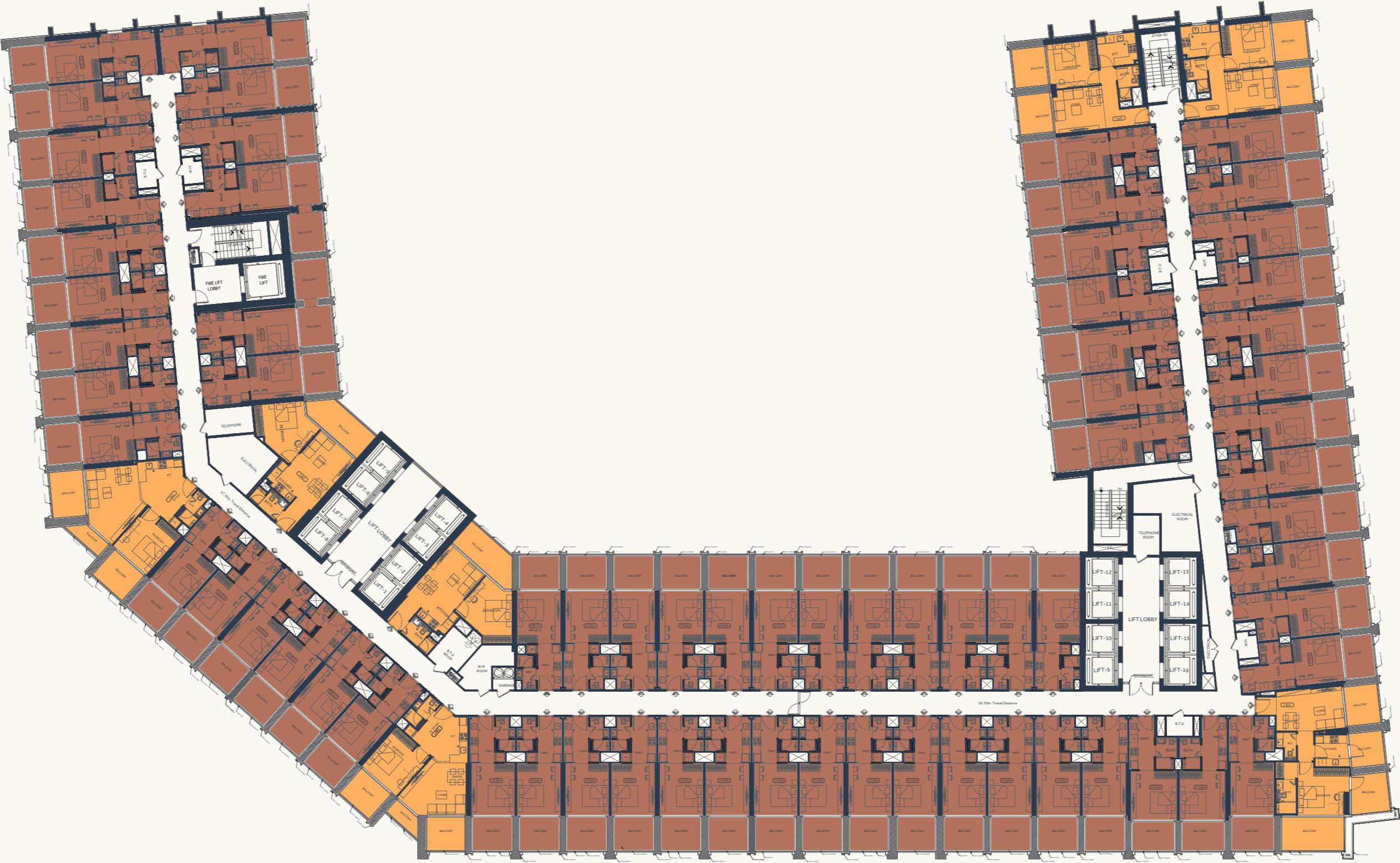


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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 rail 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.

STUDIO

Floor Plan

2ND-4TH, 6TH-8TH, 10TH- 12TH, 14TH- 16TH, 18TH- 20TH & 22ND

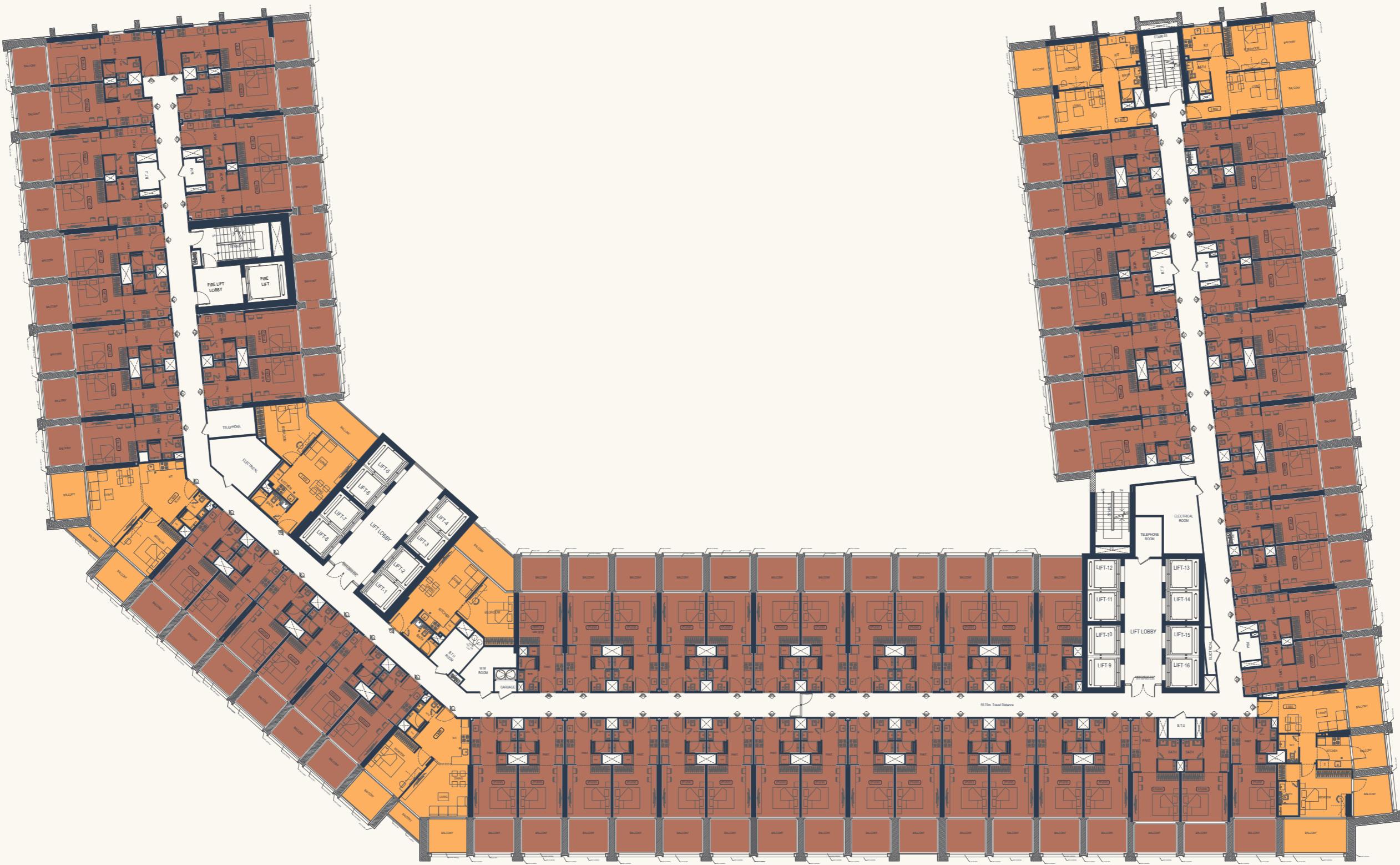


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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.

STUDIO

Floor Plan

5th, 9th, 13th, 17th & 21st



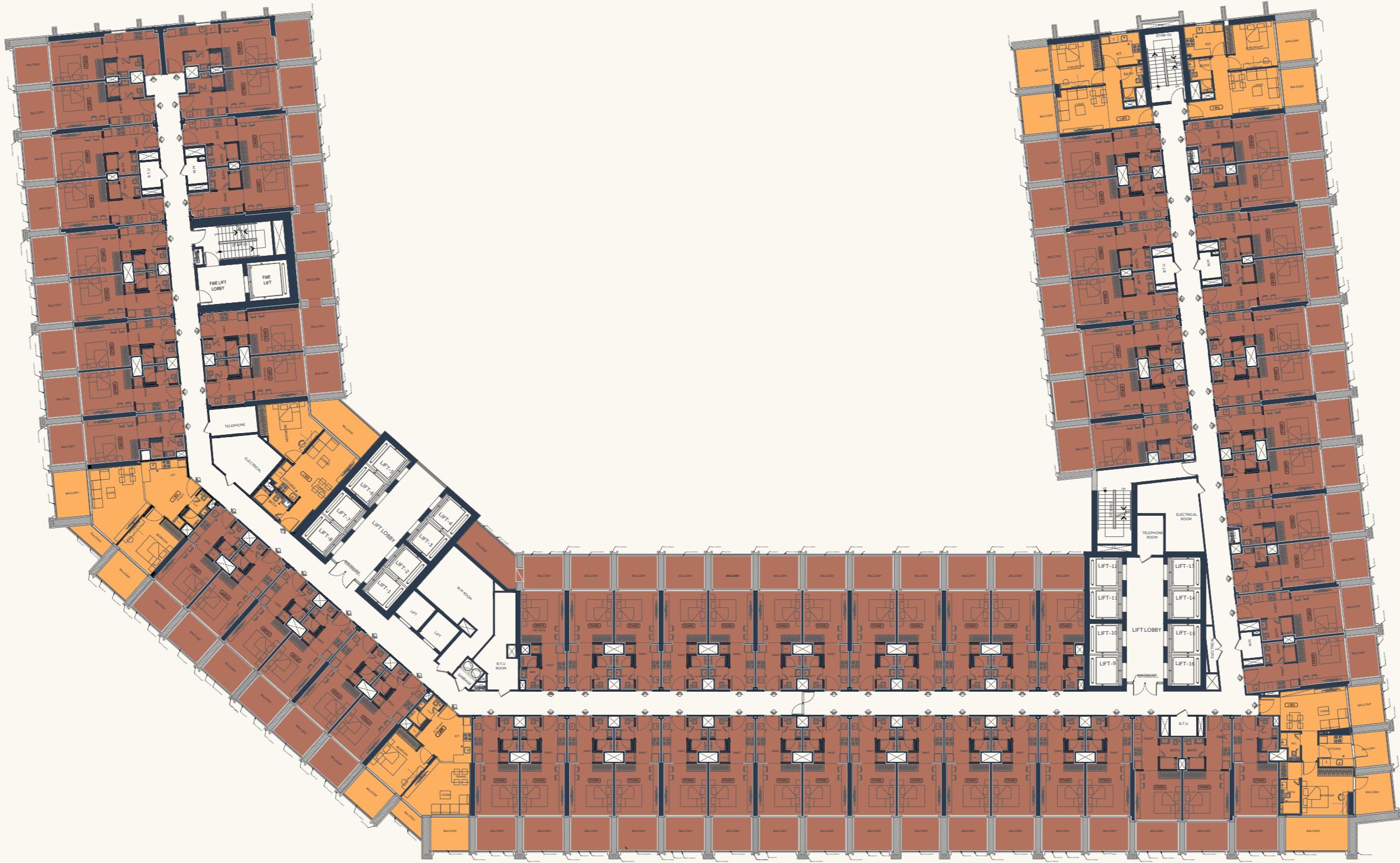
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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.

نوعية 1: إن أحد الغرض يتم مناقشة تطبيقات الحدود ودرجة تحمل الدليل. 2: دعيم البيانات تم تزويدها من قبل المهندسين الممارسين الاستشاريين لتبين درجة مساعدة المذكورة لبيانات 3: دعيم المواد والأدلة والرسومات تقريرية تخص المعلومات للتبين درجة مساعدة المذكورة لبيانات 4: قد تختلف مفهومات الدليل عن المساعدة المذكورة لبيانات 5: دعيم الماد والأدلة والرسومات تقريرية تخص المعلومات للتبين درجة مساعدة المذكورة لبيانات 6: دعيم الماد والأدلة والرسومات تقريرية تخص المعلومات للتبين درجة مساعدة المذكورة لبيانات 7: دعيم الماد والأدلة والرسومات تقريرية تخص المعلومات للتبين درجة مساعدة المذكورة لبيانات

STUDIO

Floor Plan

23rd

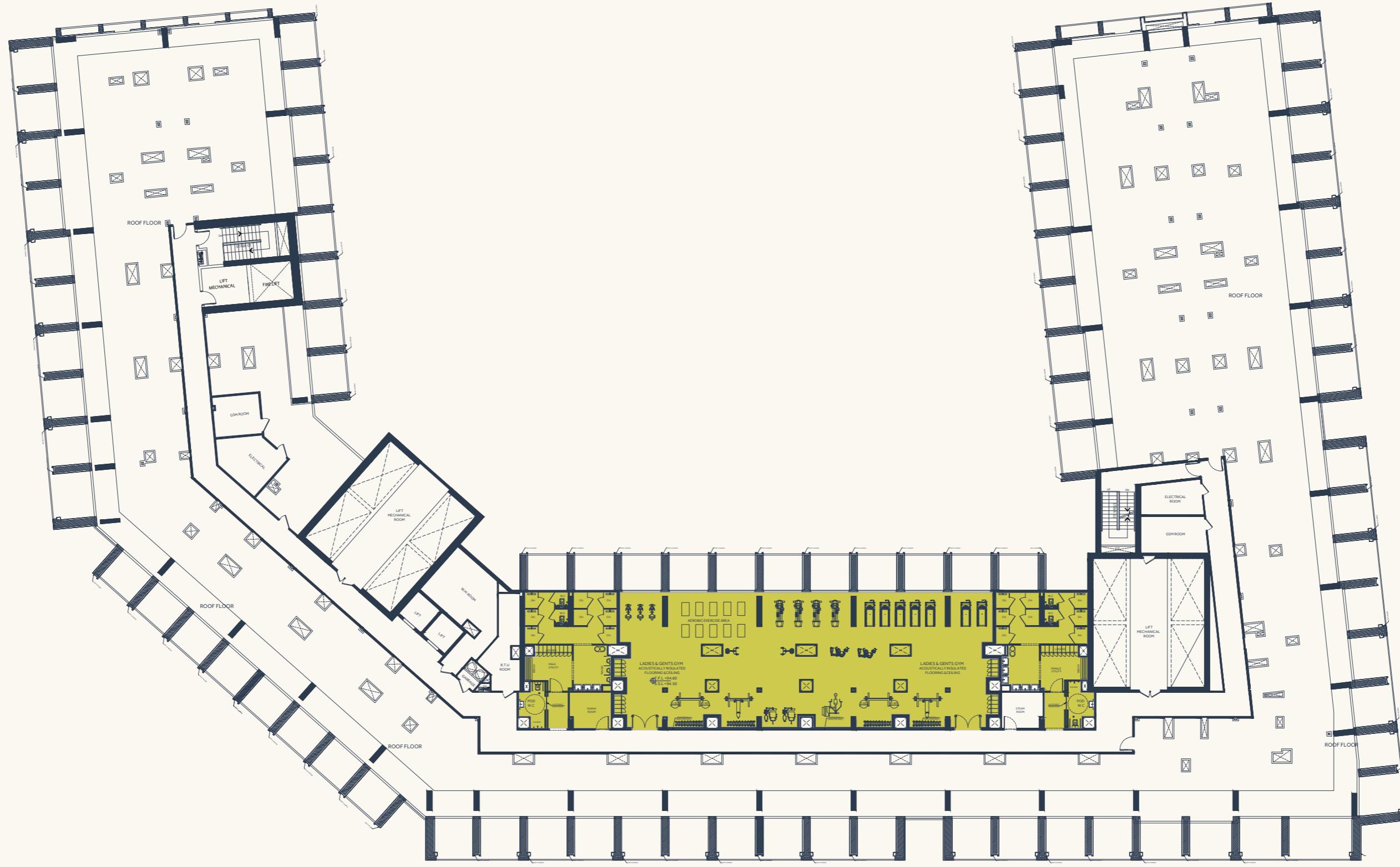


Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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 outermost 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.

STUDIO

Floor Plan

ROOF



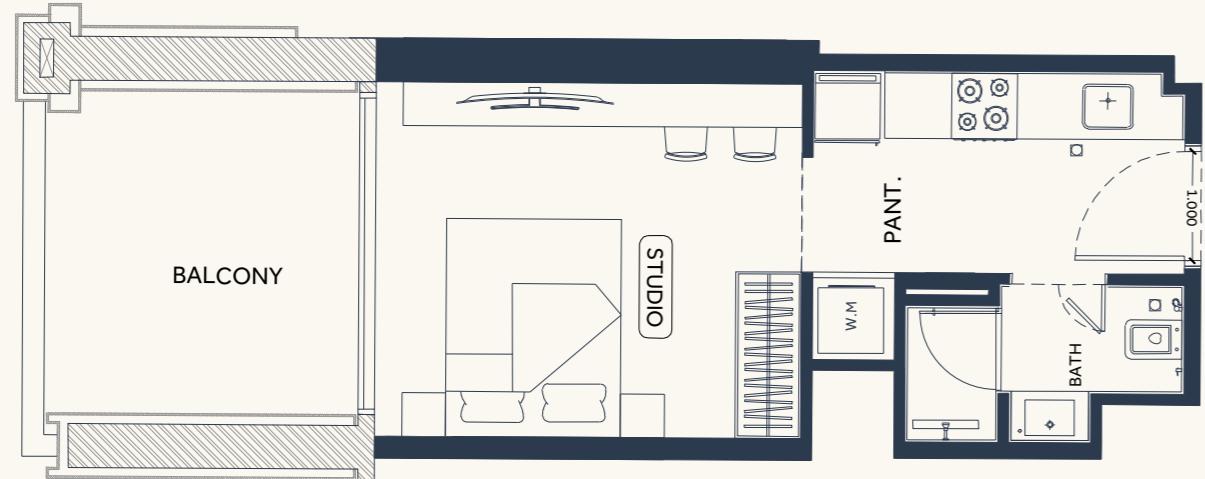
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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 outermost 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.

توبه 1: إن أحد البرناف يفاصلاً طرفاً لاعناصر العملية مع استثناء تشتت البيانات في الاتجاهين. 2: دعجيع البيانات تم نزولها من قبل المهندسين المعماريين الاستثناء بين لندن 3: دمج المواد والأدوات والرسومات تقريرية تخص المعلوميات لتنمية وتوسيع المطور بالاتفاق في إجراء التغيرات 4: تحديد موضع تشتت البيانات في الاتجاهين. 5: يتم حساب موضع الشرفة على أنها المنفذة التي يدخلها الخط المركب بالوحدة المعاشرة 6: ونفس خط المركب للجدار الخارجي. 7: ينبع التغيرات في الموقف والوجهة الدارجى لشفرة المعاشرة. 8: يتم تحديد المعاشرة بعدها وتحت وحدة برجي الرفع إلى الشفافى اليعي والأشارة لعمارة الجدد المعاشر لكل وحدة.



STUDIO Type 01

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 rail and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Column 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.

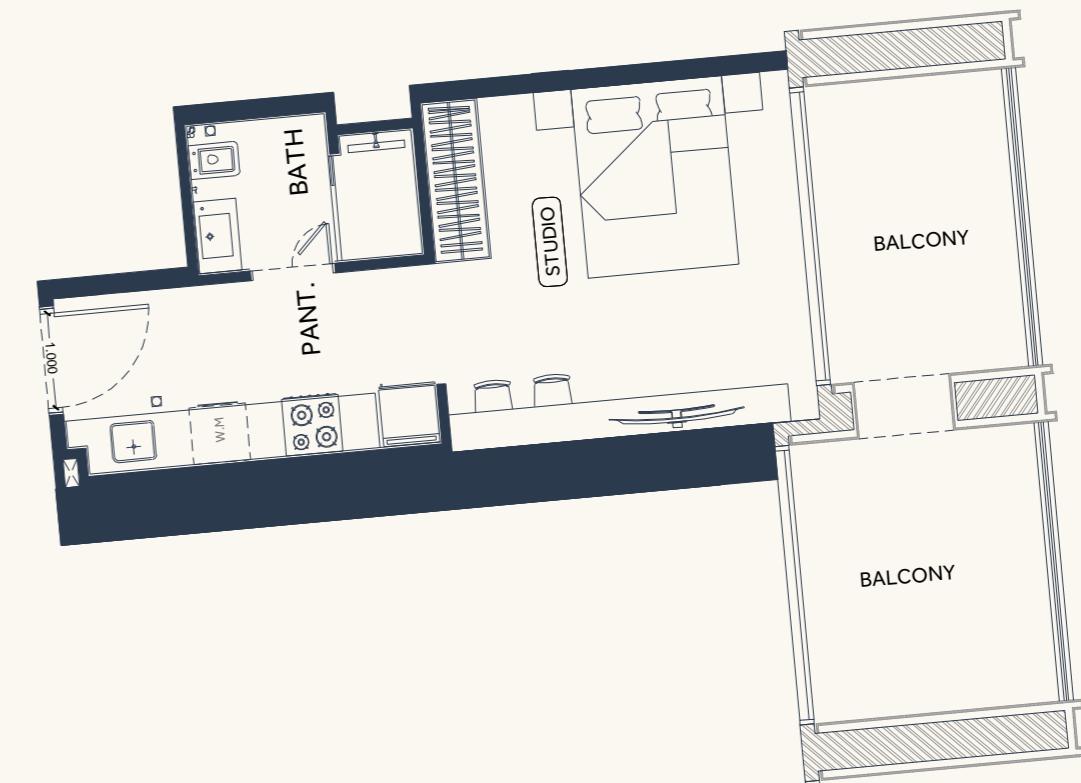


AREA	SQ.M	SQ.FT
SUITE AREA	25.99 m ²	279.75 ft ²
BALCONY AREA	9.69 m ²	104.30 ft ²
TOTAL UNIT AREA	35.68 m²	384.05 ft²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²

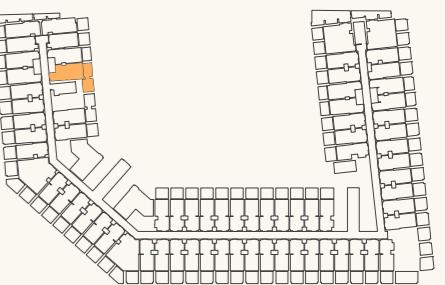
STUDIO Type 02



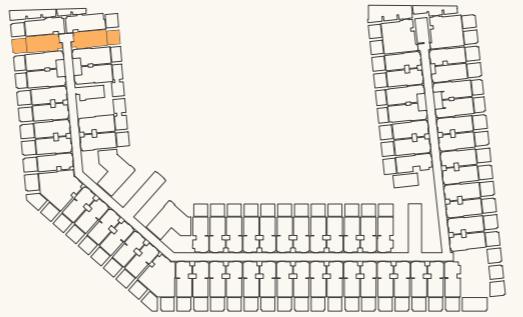
AREA	SQ. M	SQ. FT
UNIT AREA	28.74 m ²	309.35 ft ²
ALCONY AREA	20.73 m ²	223.13 ft ²
TOTAL UNIT AREA	49.47 m ²	532.49 ft ²

FLAT DESIGN COMPONENTS

ATH	4 m ²
TUDIO	14 m ²
KITCHEN	8 m ²



STUDIO Type 03

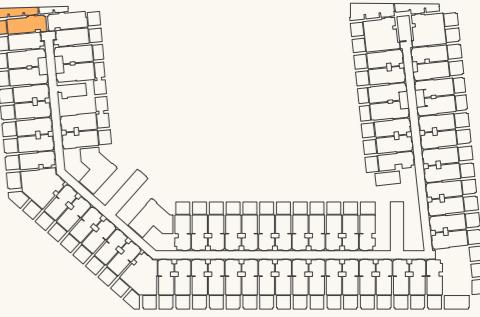
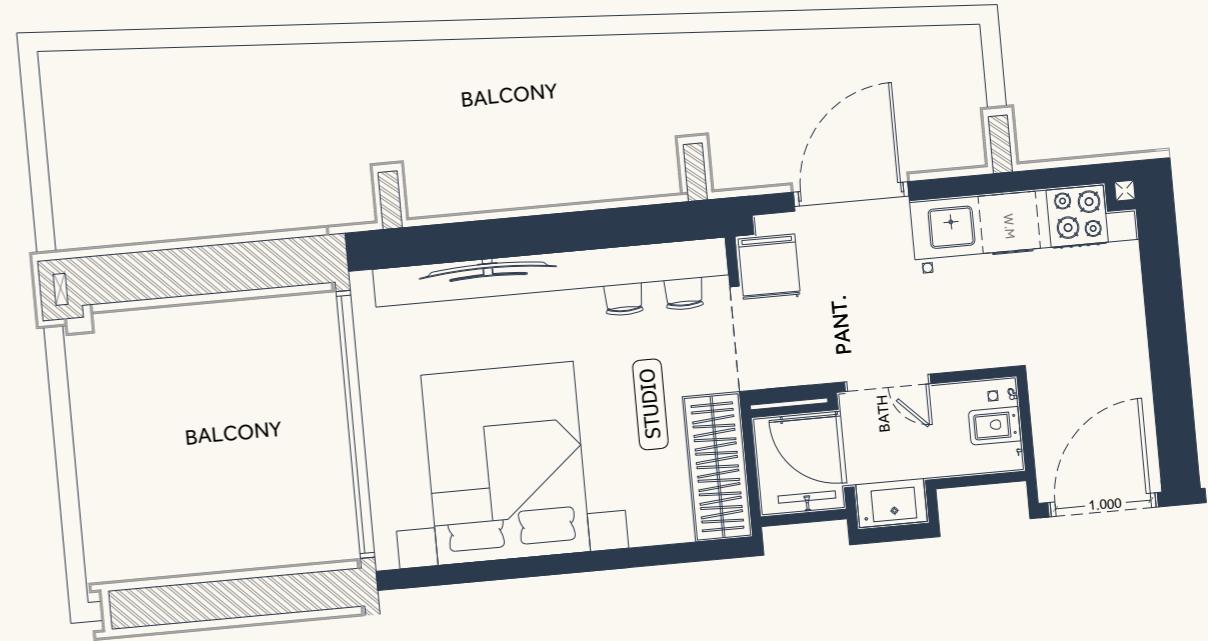


AREA	SQ. M	SQ. FT
SUITE AREA	25.40 m ²	273.40 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	34.48 m ²	371.13 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	6 m ²

STUDIO Type 04



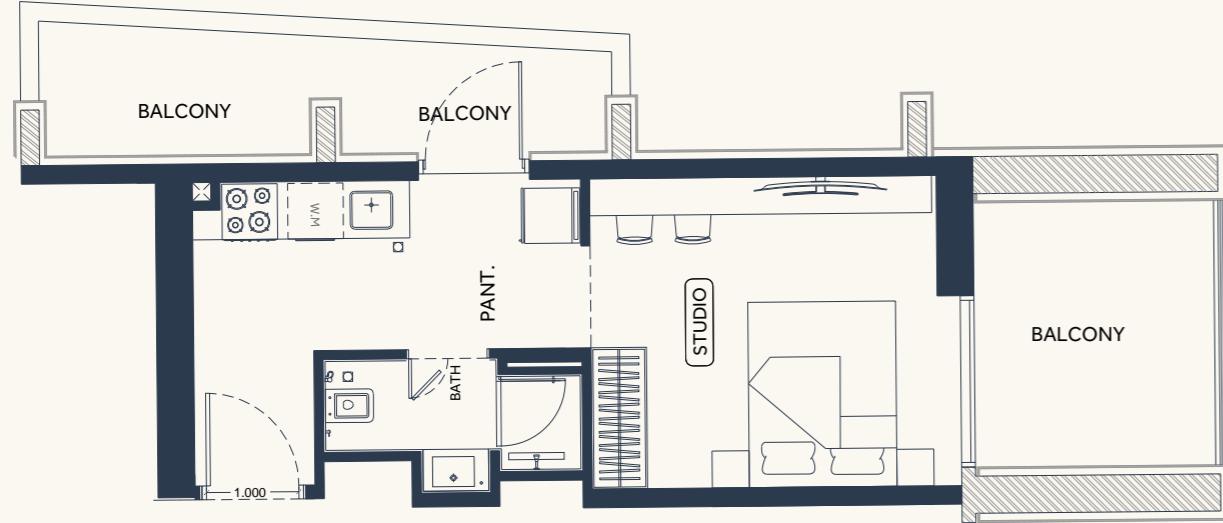
AREA	SQ. M	SQ. FT
UITE AREA	29.44 m ²	316.88 ft ²
ALCONY AREA	32.96 m ²	354.77 ft ²
TOTAL UNIT AREA	62.40 m ²	671.66 ft ²

FLAT DESIGN COMPONENTS

ATH	3 m ²
TUDIO	12 m ²
ITCHEN	8 m ²
ORRIDOR	2 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 levels. 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.

STUDIO Type 05

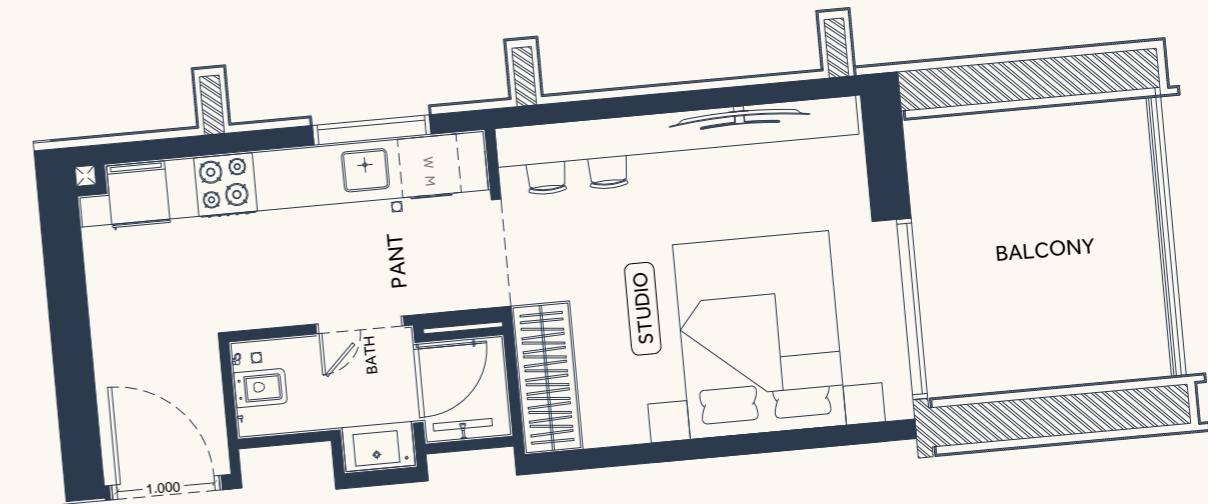


AREA	SQ. M	SQ. FT
SUITE AREA	29.82 m ²	320.97 ft ²
BALCONY AREA	27.79 m ²	299.12 ft ²
TOTAL UNIT AREA	57.61 m ²	620.10 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	8 m ²
CORRIDOR	2 m ²

STUDIO Type 06



AREA	SQ. M	SQ. FT
SUITE AREA	29.91 m ²	321.94 ft ²
BALCONY AREA	9.04 m ²	97.30 ft ²
TOTAL UNIT AREA	38.95 m ²	419.25 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	8 m ²
CORRIDOR	2 m ²

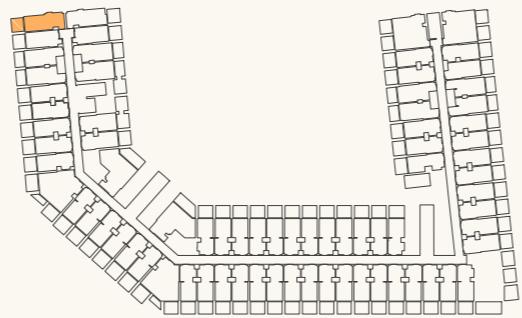
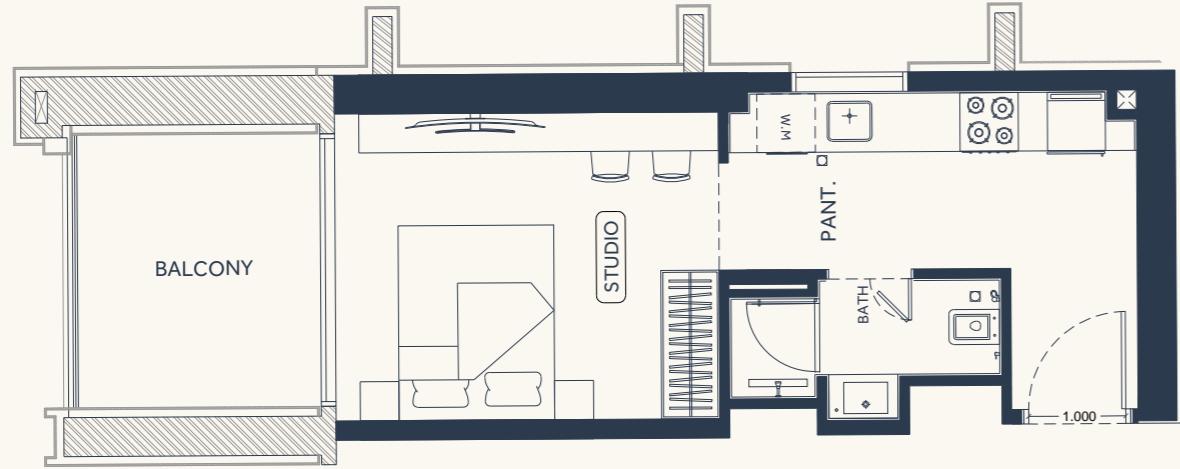
Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 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.

ويؤدي إلى إعطاء الفرصة لبعض المنشآت التي تمتلك مقومات التميز في إنتاج المحتوى والخدمات التي تخدم المجتمع.



STUDIO Type 07

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 exterior 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.

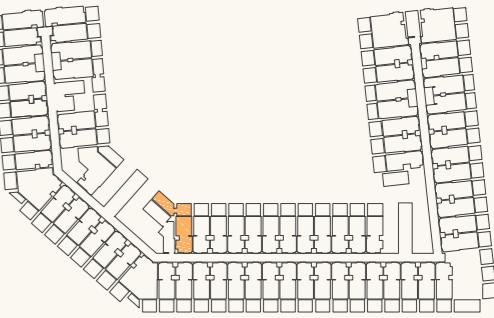
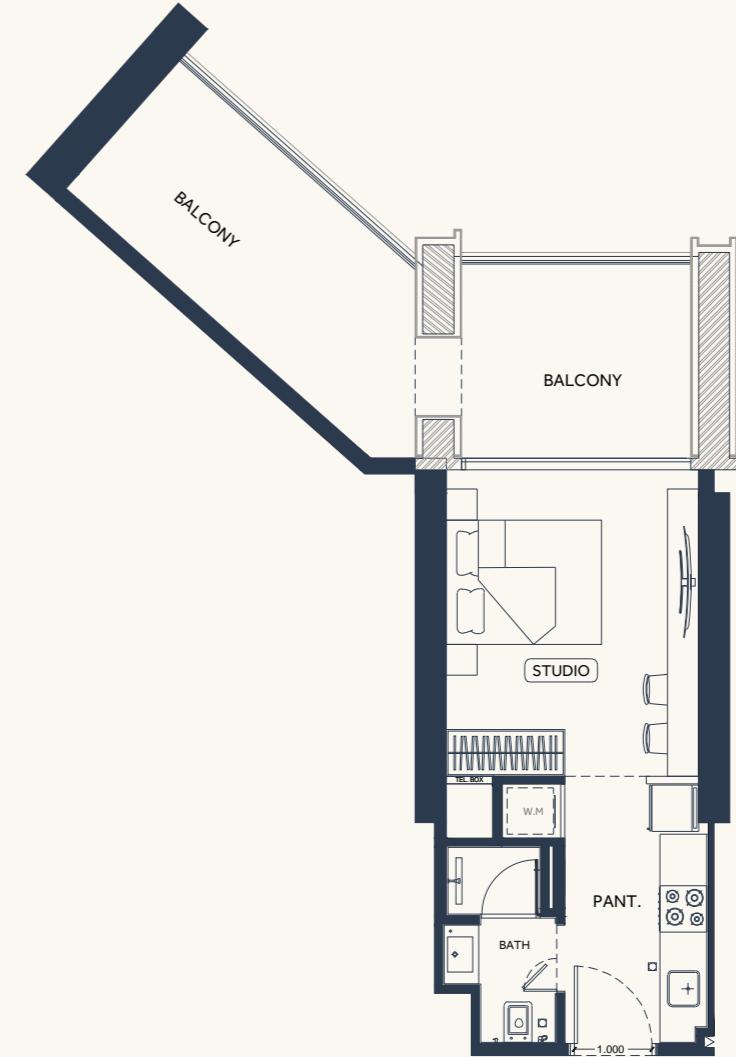


AREA	SQ.M	SQ.FT
SUITE AREA	29.53 m ²	317.85 ft ²
BALCONY AREA	8.96 m ²	96.44 ft ²
TOTAL UNIT AREA	38.49 m ²	414.30 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	12 m ²
KITCHEN	8 m ²
CORRIDOR	2 m ²

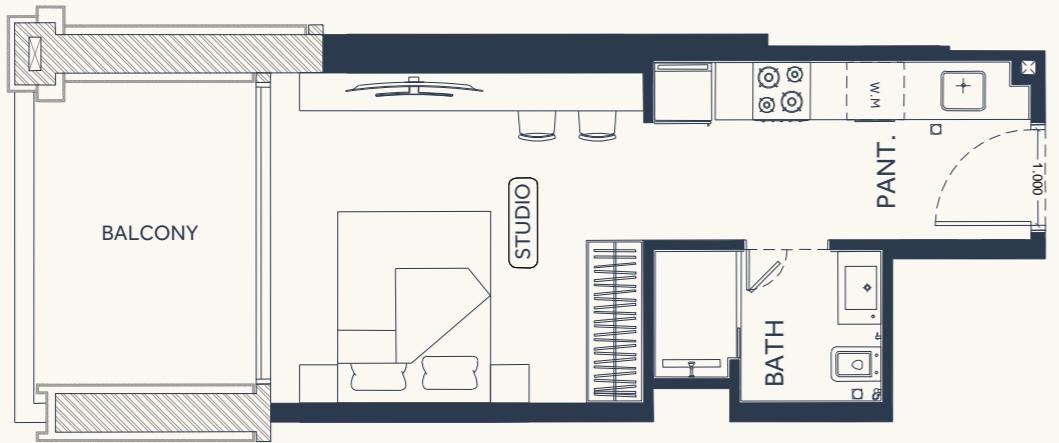
STUDIO Type 08



AREA	SQ.M	SQ.FT
SUITE AREA	26.97 m ²	290.30 ft ²
BALCONY AREA	21.60 m ²	232.50 ft ²
TOTAL UNIT AREA	48.57 m ²	522.80 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	6 m ²
LAUNDRY	1 m ²



STUDIO Type 09

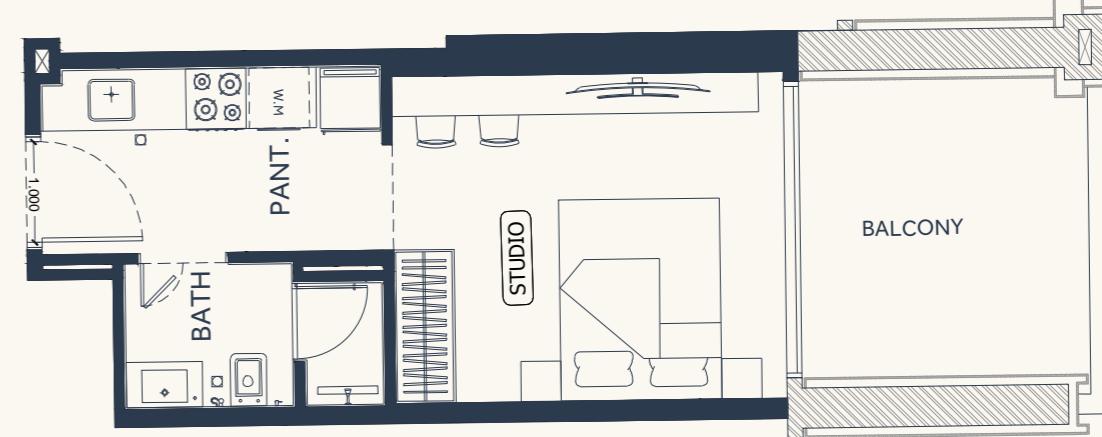
AREA

SQ.M SQ.FT

SUITE AREA	25.90 m ²	278.78 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	34.98 m ²	376.52 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
STUDIO	13 m ²
KITCHEN	8 m ²



STUDIO Type 10

AREA

SQ.M SQ.FT

SUITE AREA	25.92 m ²	279.00 ft ²
BALCONY AREA	9.08 m ²	97.73 ft ²
TOTAL UNIT AREA	35.00 m ²	376.73 ft ²

FLAT DESIGN COMPONENTS

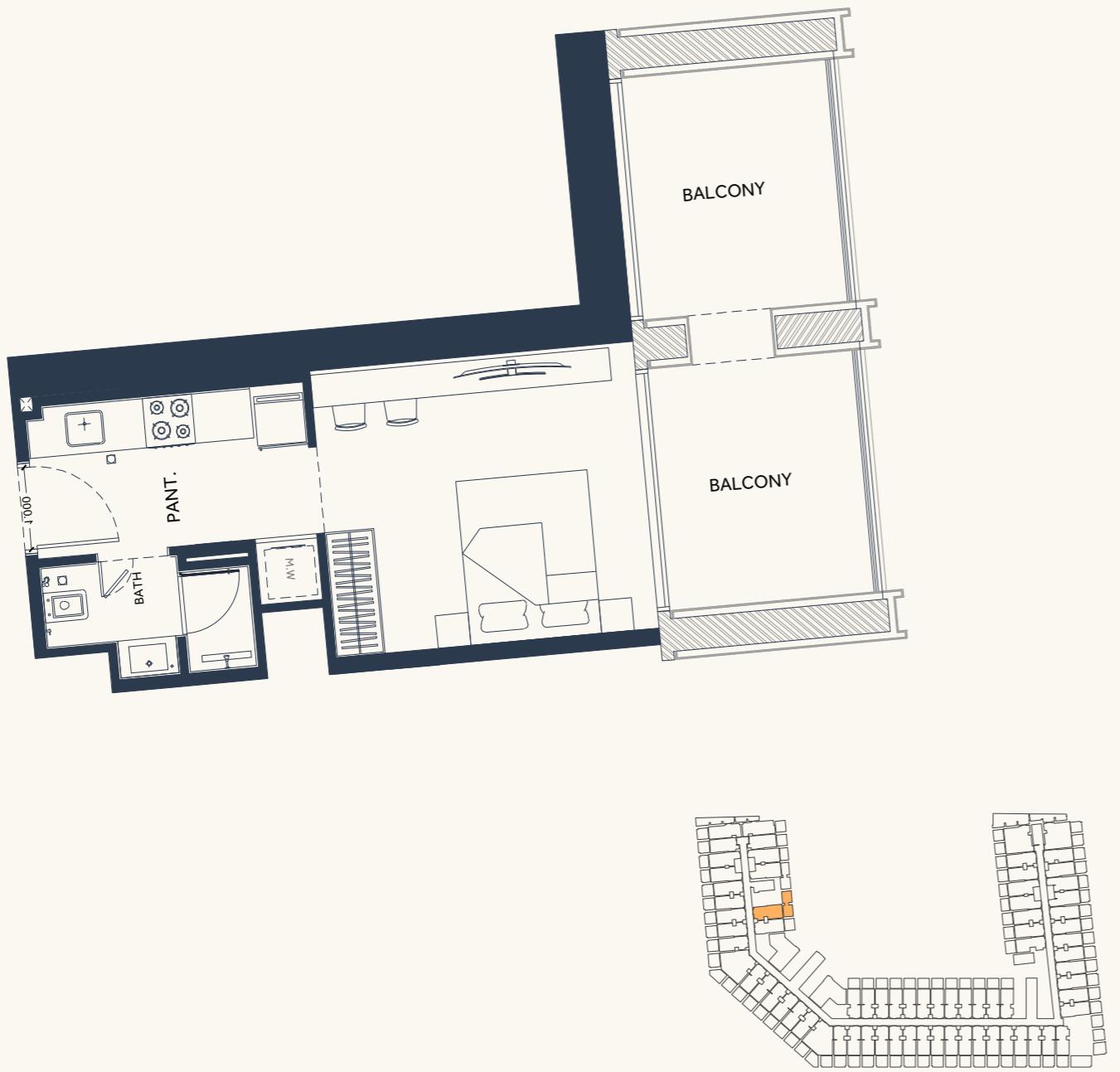
BATH	4 m ²
STUDIO	13 m ²
KITCHEN	7 m ²

Disclaimer: 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.

نوعية: 1. إنحدار الماء: إنحدار الماء هو تغير في ارتفاع الماء في سطحه، مما يسبب تغير في حجم الماء. 2. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 3. مقدار الماء: مقدار الماء هو كمية الماء التي يمكن تحملها. 4. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 5. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 6. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 7. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 8. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 9. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله. 10. تحمل الماء: تحمل الماء هي القدرة على تحمل الماء، وهي مقدار الماء الذي يمكنه تحمله.

STUDIO Type 11

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 rail and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Column 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.



AREA	SQ.M	SQ.FT
SUITE AREA	28.37 m ²	305.37 ft ²
BALCONY AREA	19.53 m ²	210.21 ft ²
TOTAL UNIT AREA	47.90 m ²	515.59 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²

STUDIO

Isometric View

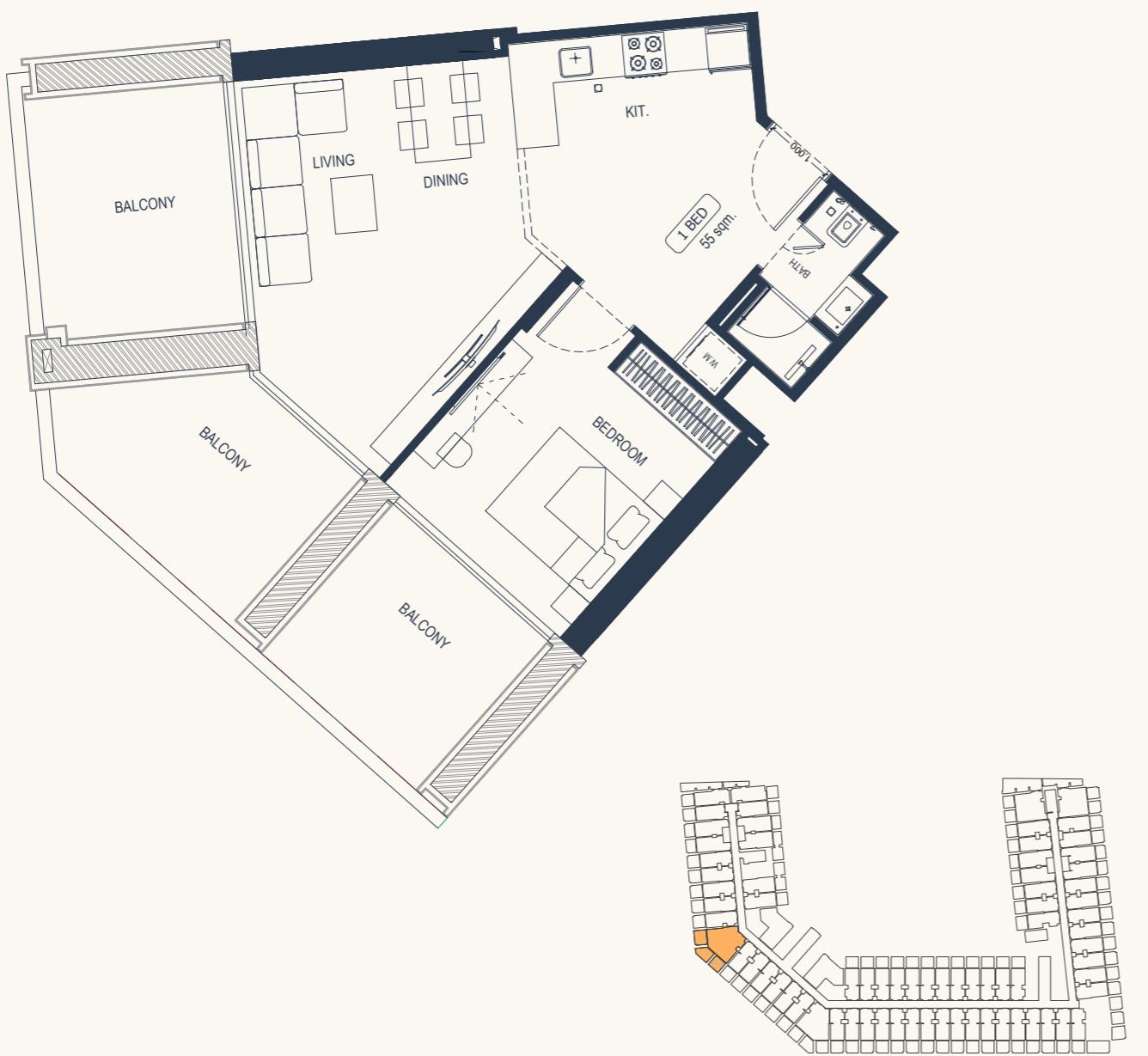


AREA	SQ.M	SQ.FT
SUITE AREA	28.37 m ²	305.37 ft ²
BALCONY AREA	19.53 m ²	210.21 ft ²
TOTAL UNIT AREA	47.90 m ²	515.59 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
STUDIO	13 m ²
KITCHEN	7 m ²
LAUNDRY	1 m ²



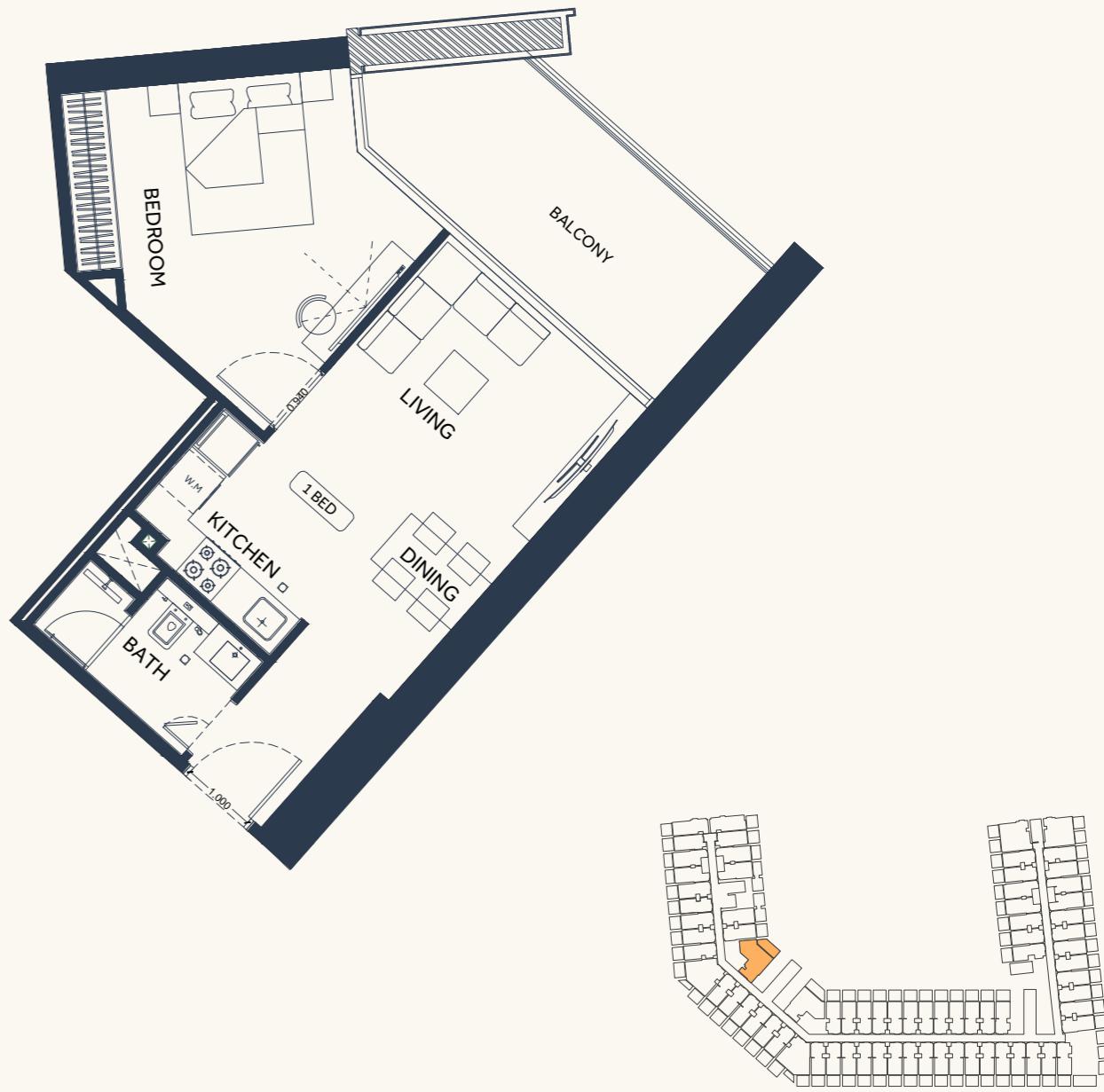


1 BEDROOM

Type 01

AREA	SQ.M	SQ.FT
SUITE AREA	55.24 m ²	594.59 ft ²
BALCONY AREA	28.52 m ²	306.98 ft ²
TOTAL UNIT AREA	83.76 m²	901.58 ft²

FLAT DESIGN COMPONENTS	
BATH	3 m ²
BEDROOM	13 m ²
LIVING & DINING	19 m ²
KITCHEN	8 m ²
CORRIDOR	6 m ²
LAUNDRY	1 m ²



1 BEDROOM

Type 02

AREA	SQ. M	SQ. FT
SUITE AREA	50.13 m ²	539.59 ft ²
ALCONY AREA	12.66 m ²	136.27 ft ²
TOTAL UNIT AREA	62.79 m ²	675.86 ft ²

FLAT DESIGN COMPONENTS	
BEDROOM	15 m ²
KITCHEN	5 m ²
CORRIDOR	3 m ²
LIVING & DINING	15 m ²
BATH	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.

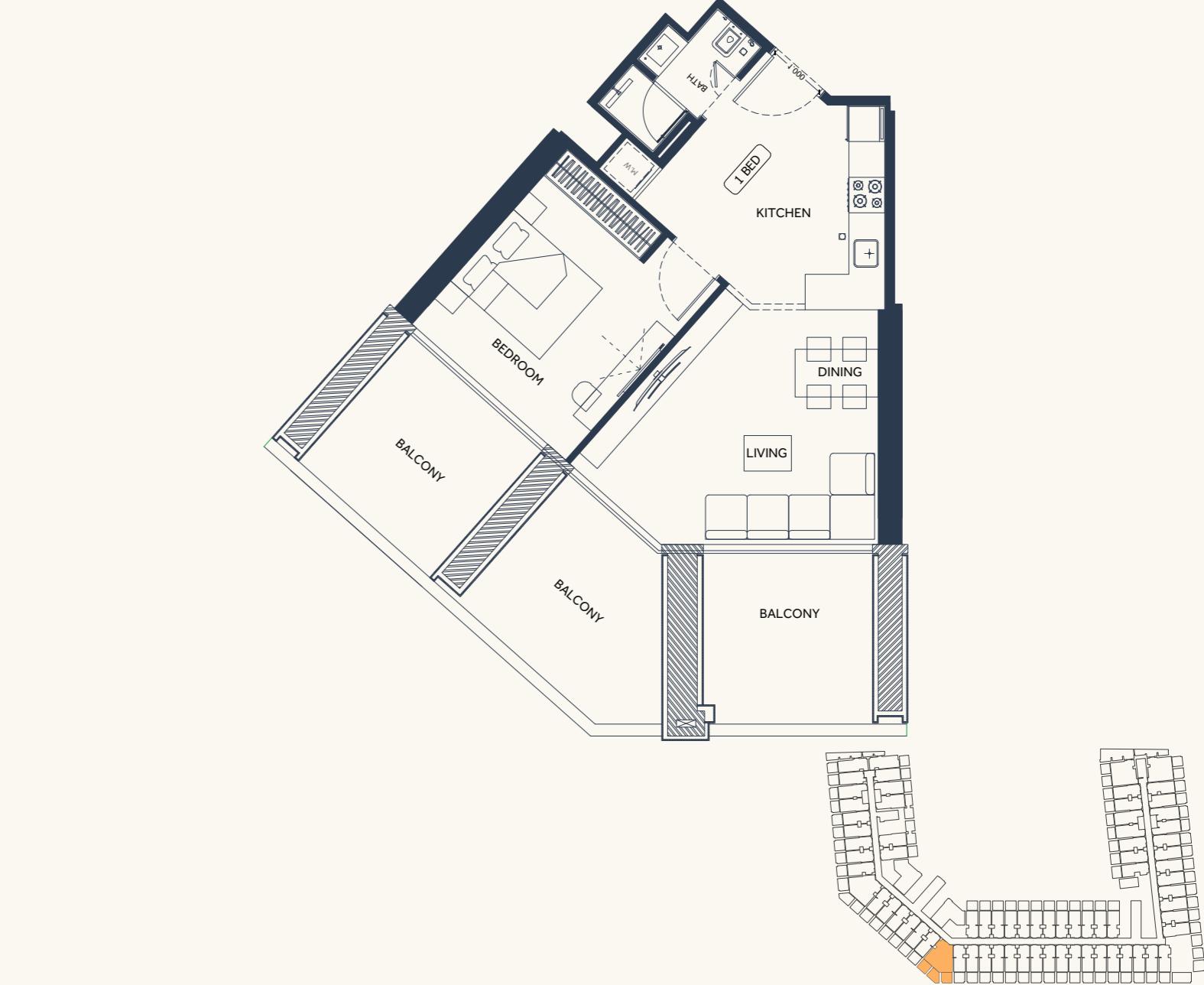


1 BEDROOM

Type 03

AREA	SQ.M	SQ.FT
SUITE AREA	48.30 m ²	519.89 ft ²
BALCONY AREA	12.52 m ²	134.76 ft ²
TOTAL UNIT AREA	60.82 m ²	654.66 ft ²

FLAT DESIGN COMPONENTS	
BATH	4 m ²
BEDROOM	14 m ²
LIVING & DINING	15 m ²
KITCHEN	5 m ²
CORRIDOR	3 m ²



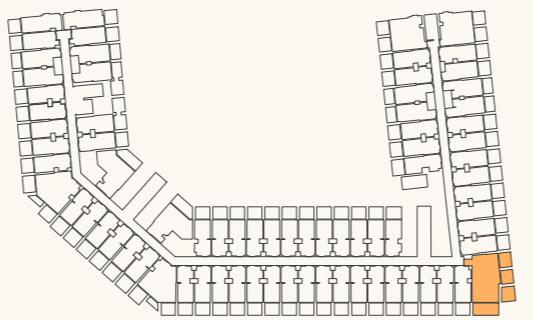
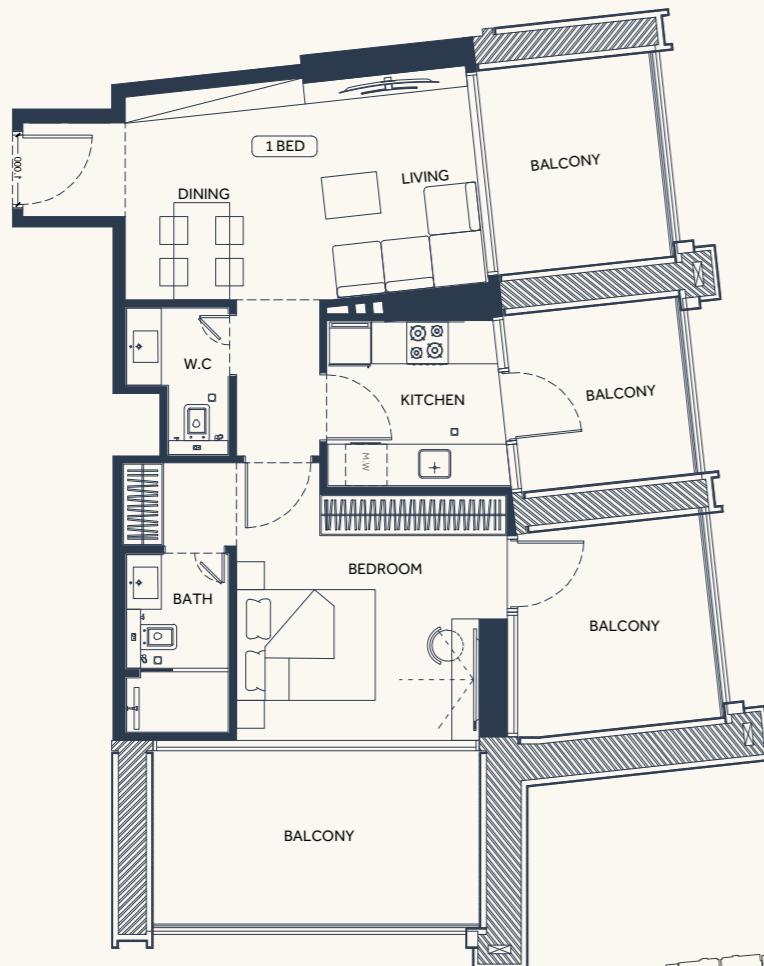
1 BEDROOM

Type 04

AREA	SQ.M	SQ.FT
OUTSIDE AREA	51.23 m ²	551.43 ft ²
BALCONY AREA	29.35 m ²	315.92 ft ²
TOTAL UNIT AREA	80.58 m ²	867.35 ft ²

FLAT DESIGN COMPONENTS	
BATH	3 m ²
BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	8 m ²
CORRIDOR	5 m ²
LAUNDRY	1 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.



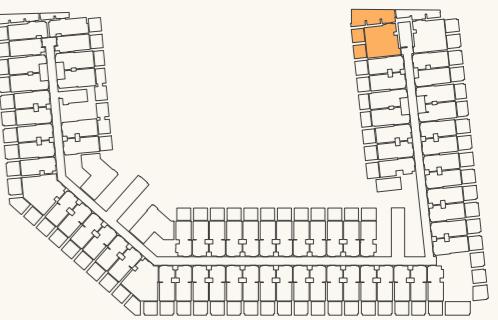
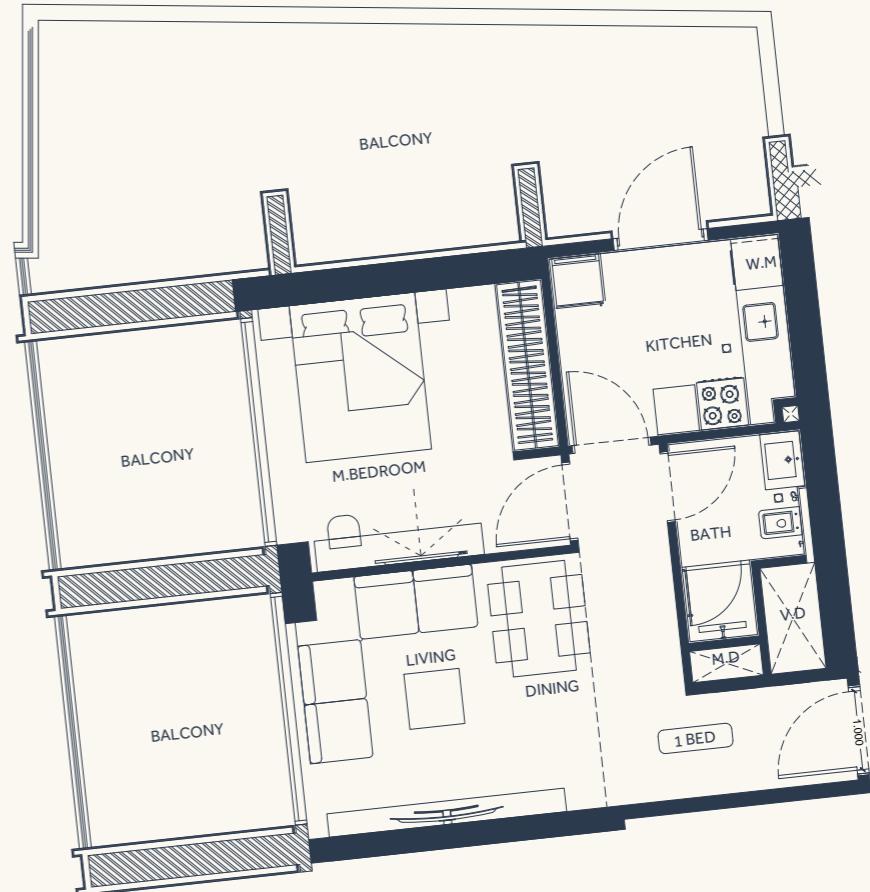
1 BEDROOM

Type 05

AREA	SQ.M	SQ.FT
SUITE AREA	60.69 m ²	653.26 ft ²
BALCONY AREA	46.32 m ²	498.58 ft ²
TOTAL UNIT AREA	107.01 m ²	1151.84 ft ²

FLAT DESIGN COMPONENTS

M.BATH	4m ²
M.BEDROOM	16m ²
LIVING & DINING	16m ²
KITCHEN	6 m ²
CORRIDOR	5m ²
WC	3m ²



1 BEDROOM

Type 06

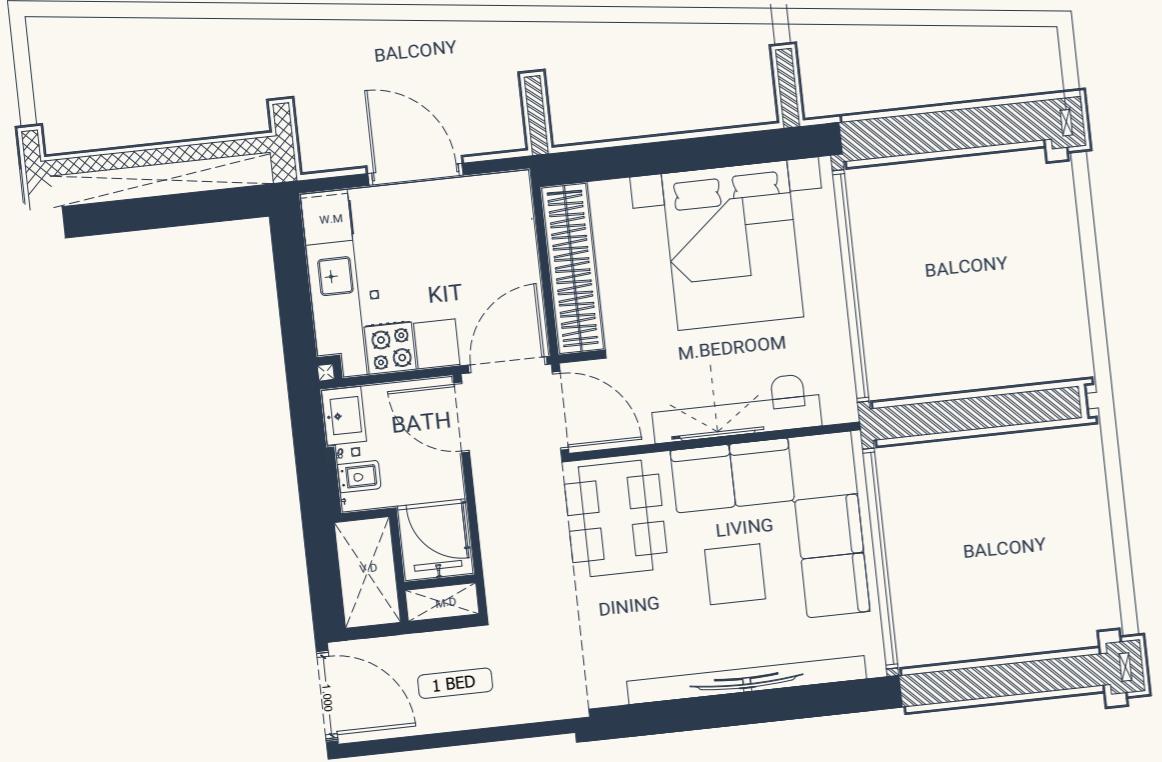
AREA	SQ.M	SQ.FT
UITE AREA	48.55 m ²	522.58 ft ²
ALCONY AREA	59.76 m ²	643.25 ft ²
TOTAL UNIT AREA	108.31 m ²	1165.83 ft ²

FLAT DESIGN COMPONENTS

BATH	4 m ²
BEDROOM	12 m ²
LIVING & DINING	12 m ²
KITCHEN	7 m ²
CORRIDOR	8 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 different. Please refer to the sales and purchase agreement for the actual size of each specific unit.



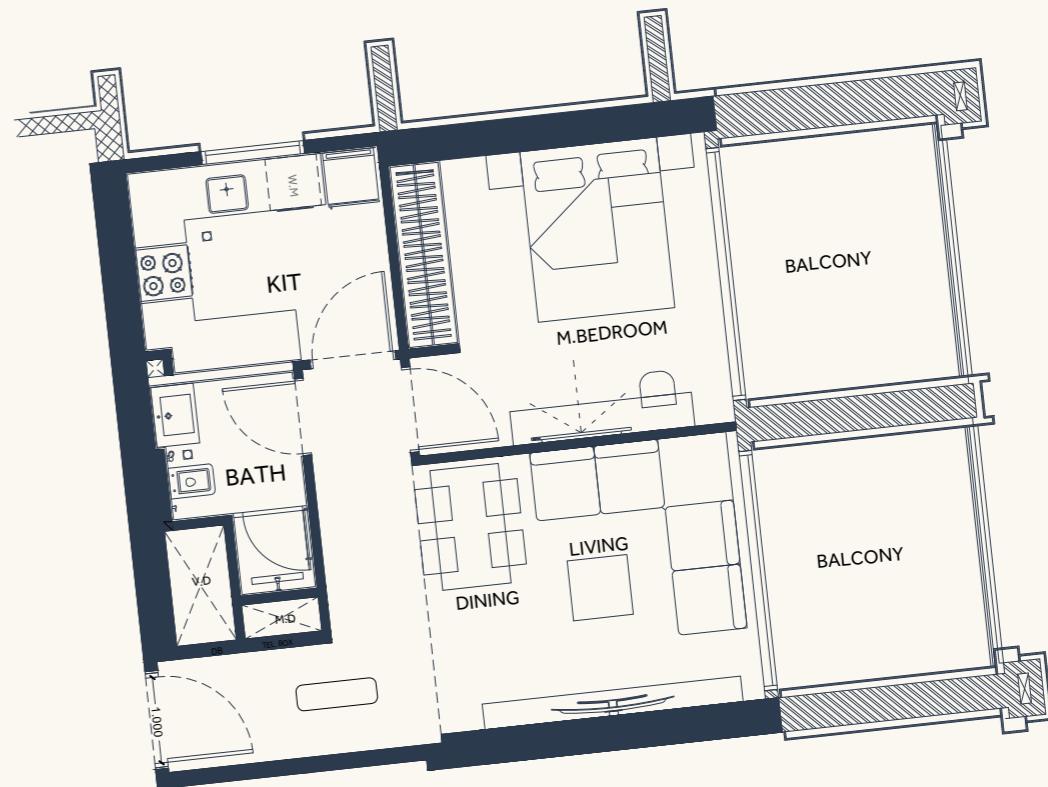
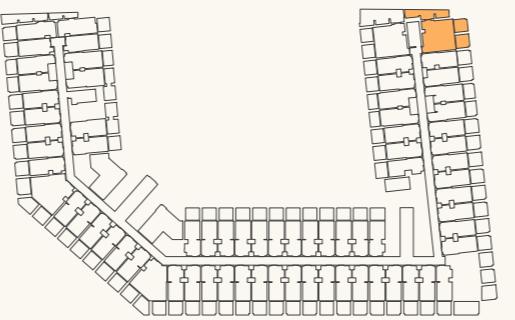


1 BEDROOM

Type 07

AREA	SQ.M	SQ.FT
SUITE AREA	47.91 m ²	515.69 ft ²
BALCONY AREA	44.28 m ²	476.62 ft ²
TOTAL UNIT AREA	92.19 m²	992.32 ft²

FLAT DESIGN COMPONENTS	
BATH	4m ²
BEDROOM	13m ²
LIVING & DINING	12m ²
KITCHEN	7m ²
CORRIDOR	8m ²

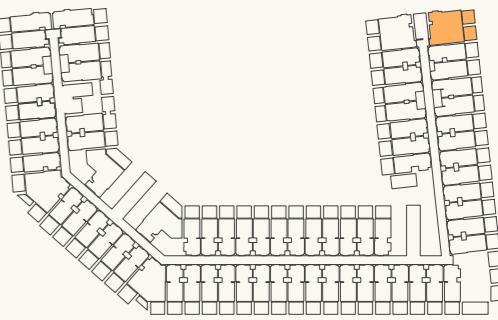


1 BEDROOM

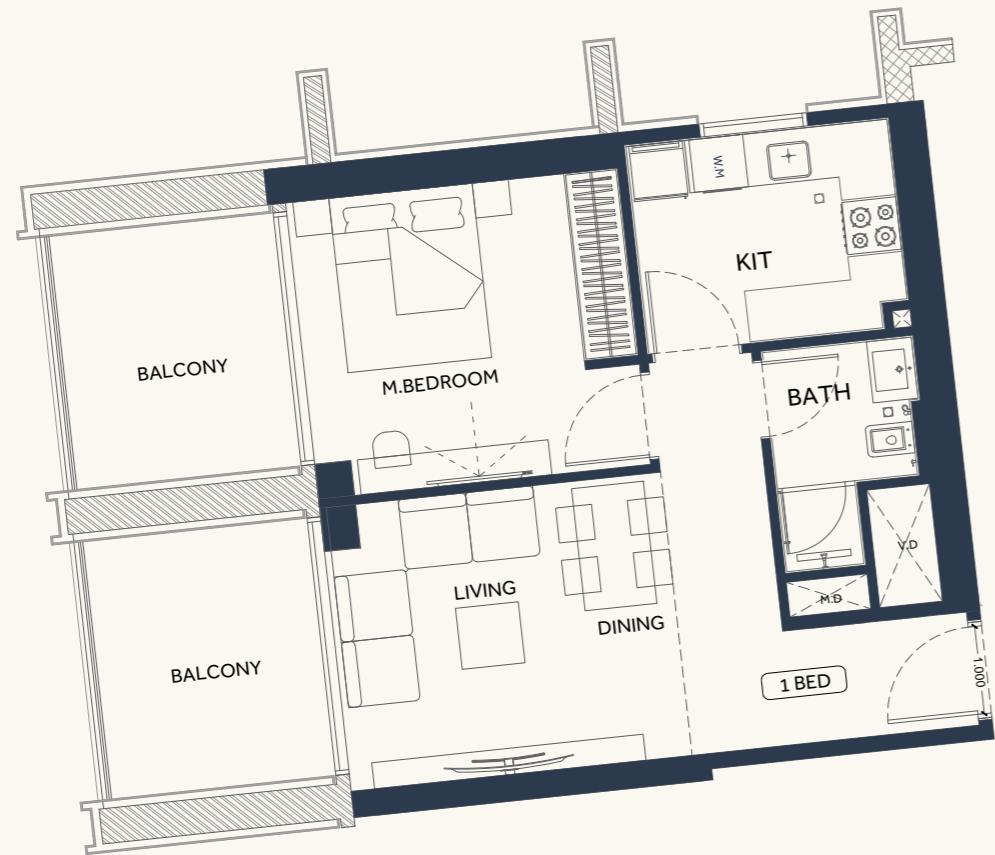
Type 08

AREA	SQ.M	SQ.FT
SUITE AREA	48.13 m ²	518.06 ft ²
BALCONY AREA	17.40 m ²	187.29 ft ²
TOTAL UNIT AREA	65.53 m ²	705.35 ft ²

FLAT DESIGN COMPONENTS	
BATH	4m ²
BEDROOM	13m ²
LIVING & DINING	12m ²
KITCHEN	7 m ²
CORRIDOR	8m 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.



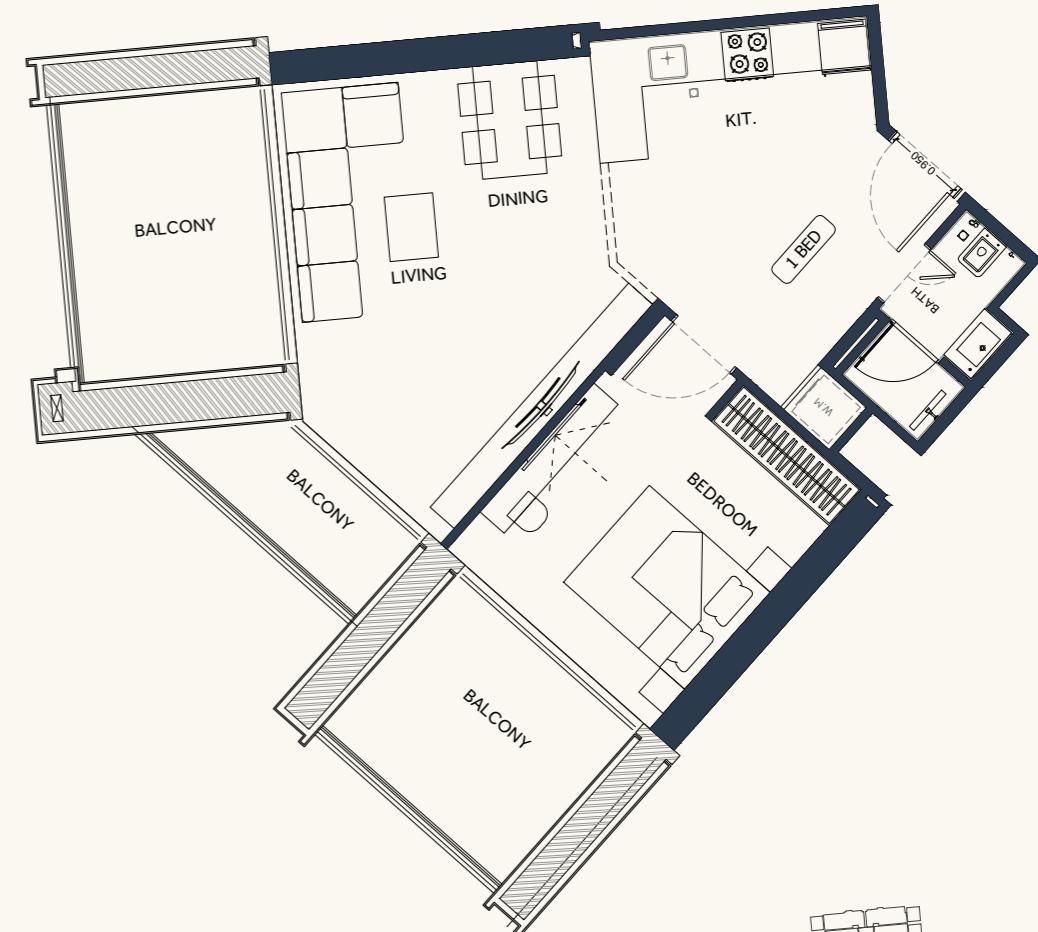
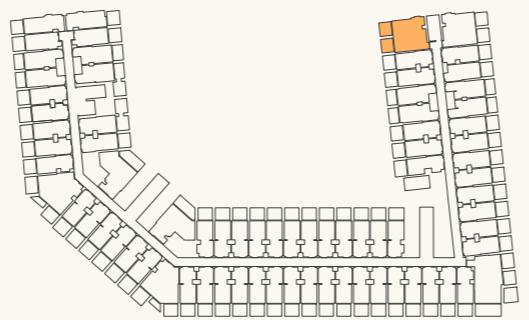
1 BEDROOM

Type 09

AREA	SQ.M	SQ.FT
SUITE AREA	48.77 m ²	524.95 ft ²
BALCONY AREA	17.40 m ²	187.29 ft ²
TOTAL UNIT AREA	66.17 m²	712.24 ft²

FLAT DESIGN COMPONENTS

BATH	4m ²
BEDROOM	12m ²
LIVING & DINING	12m ²
KITCHEN	7 m ²
CORRIDOR	8m ²



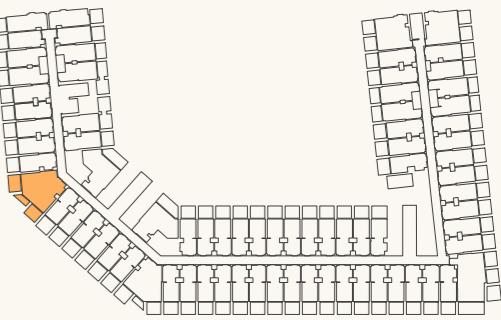
1 BEDROOM

Type 10

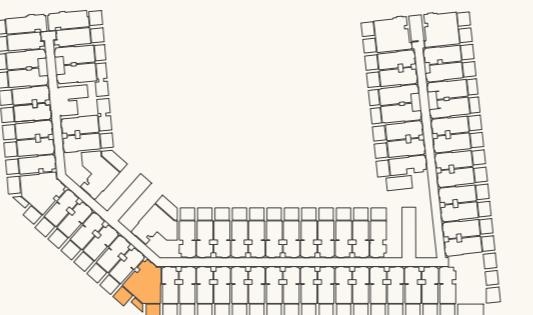
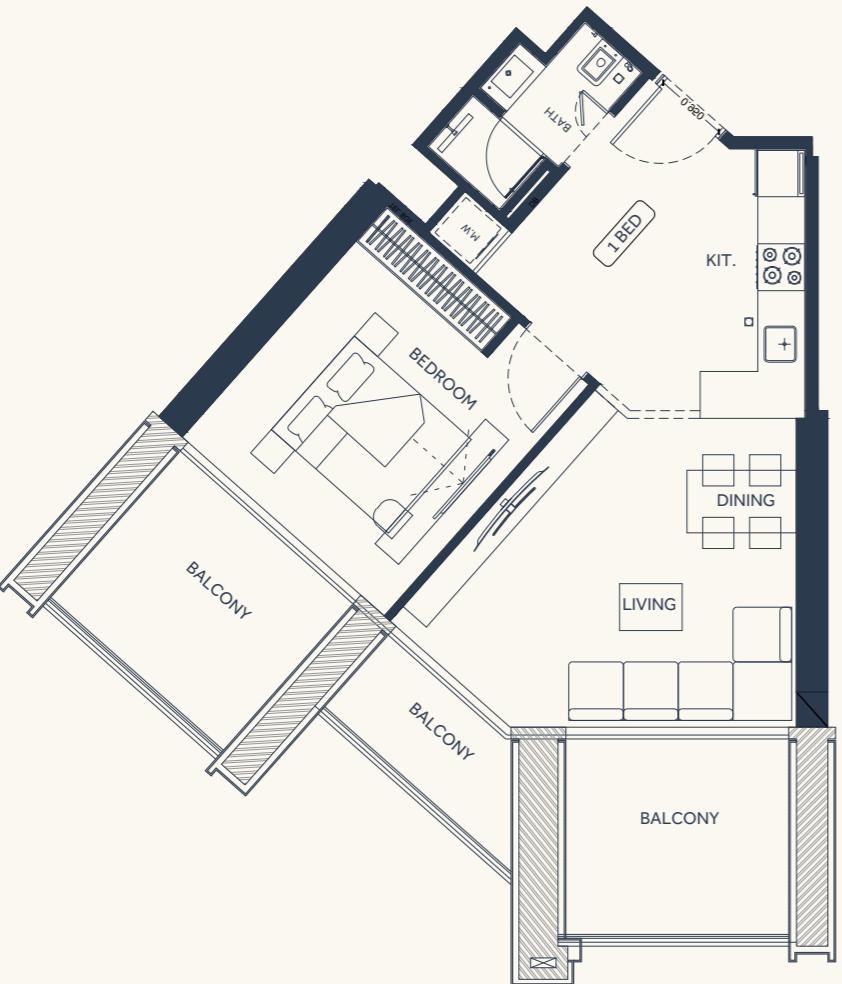
AREA	SQ. M	SQ. FT
SUITE AREA	55.24 m ²	594.59 ft ²
ALCONY AREA	24.21 m ²	260.59 ft ²
TOTAL UNIT AREA	79.45 m ²	855.19 ft ²

FLAT DESIGN COMPONENTS

BEDROOM	13 m ²
KITCHEN	8 m ²
CORRIDOR	6 m ²
LAUNDRY	1 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 wall height. 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.



1 BEDROOM Type 11

AREA SQ.M SQ.FT

SUITE AREA	51.23 m ²	551.43 ft ²
BALCONY AREA	22.41 m ²	241.21 ft ²
TOTAL UNIT AREA	73.64 m ²	792.65 ft ²

FLAT DESIGN COMPONENTS

BATH	3 m ²
BEDROOM	14 m ²
LIVING & DINING	17 m ²
KITCHEN	8 m ²
CORRIDOR	5 m ²
LAUNDRY	1 m ²



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 40 billion, Binghatti is a leading privately held developer in the UAE. The company's impressive track record, including the successful delivery of 25,000 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.





SCAN TO
VISIT THE WEBSITE