



R E S I D E N C E S

— BY —

BINGHATTI

L'Art de Vivre

In the heart of the metropolis

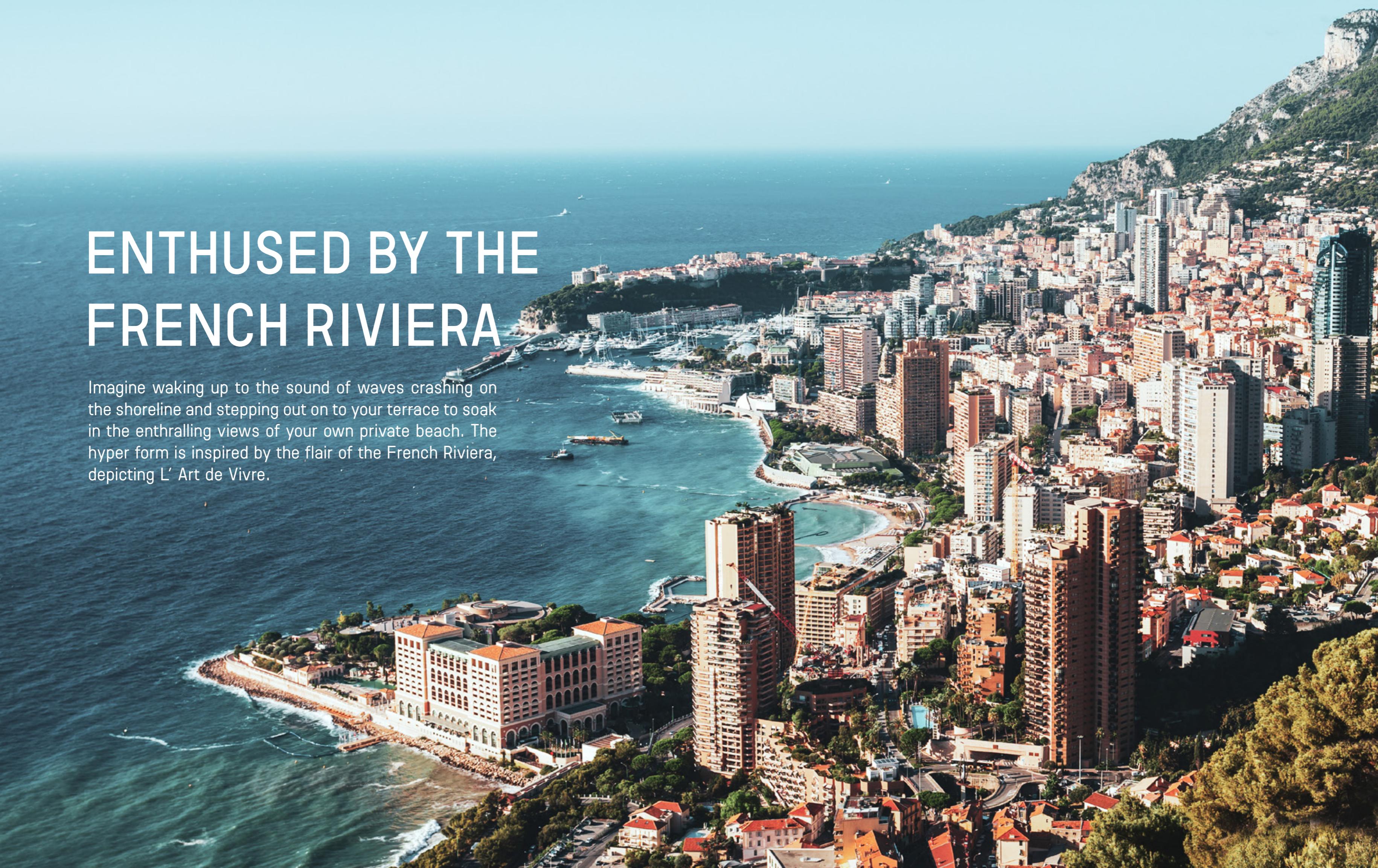
ARCHITECTURAL FORM

The hyper form is characterized by subtle contours and fluid lines. From every angle, the facade offers a new perspective, creating a visual mystique — an exquisite sculptural work forming a spirited sense of flow and movement.



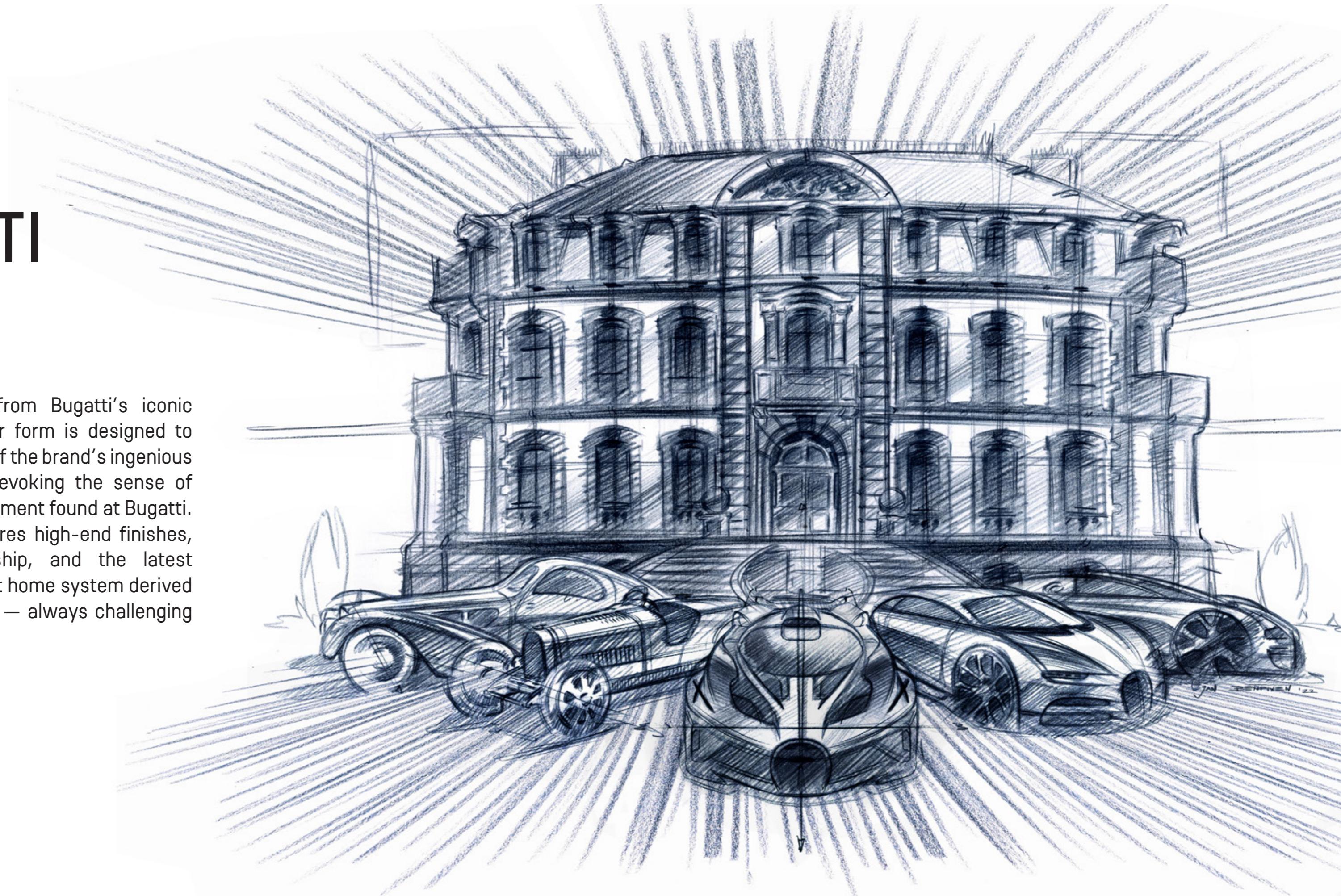
ENTHUSED BY THE FRENCH RIVIERA

Imagine waking up to the sound of waves crashing on the shoreline and stepping out on to your terrace to soak in the entralling views of your own private beach. The hyper form is inspired by the flair of the French Riviera, depicting L' Art de Vivre.



BUGATTI DNA

Drawing inspiration from Bugatti's iconic super cars, the hyper form is designed to embody the essence of the brand's ingenious and visionary spirit, evoking the sense of exuberance and refinement found at Bugatti. The hyper form features high-end finishes, exquisite craftsmanship, and the latest state-of-the art smart home system derived from the Bugatti DNA — always challenging the impossible.



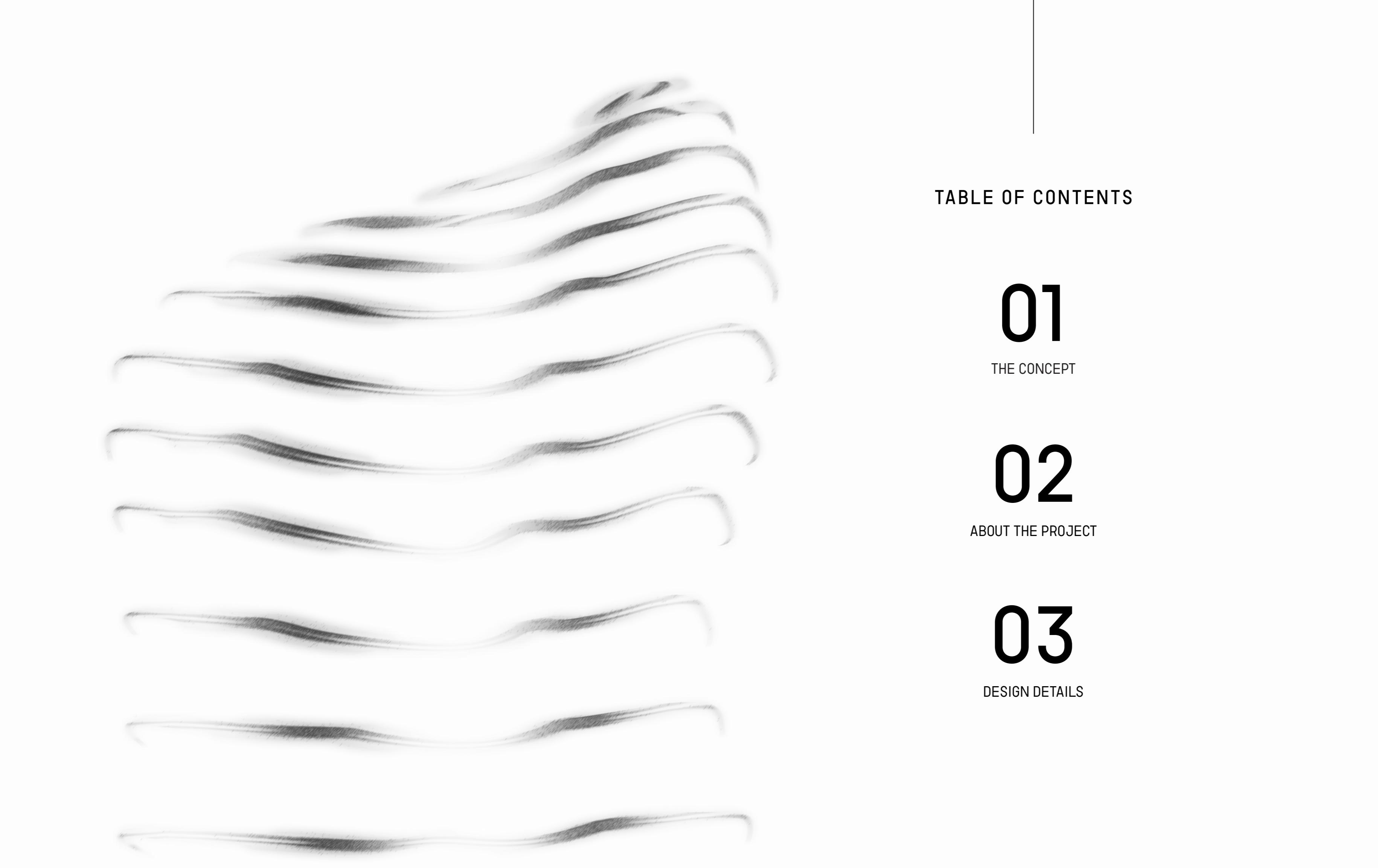
A large, abstract graphic on the left side of the page consists of several thick, black and white wavy lines that curve and overlap, creating a sense of motion and depth.

TABLE OF CONTENTS

01

THE CONCEPT

02

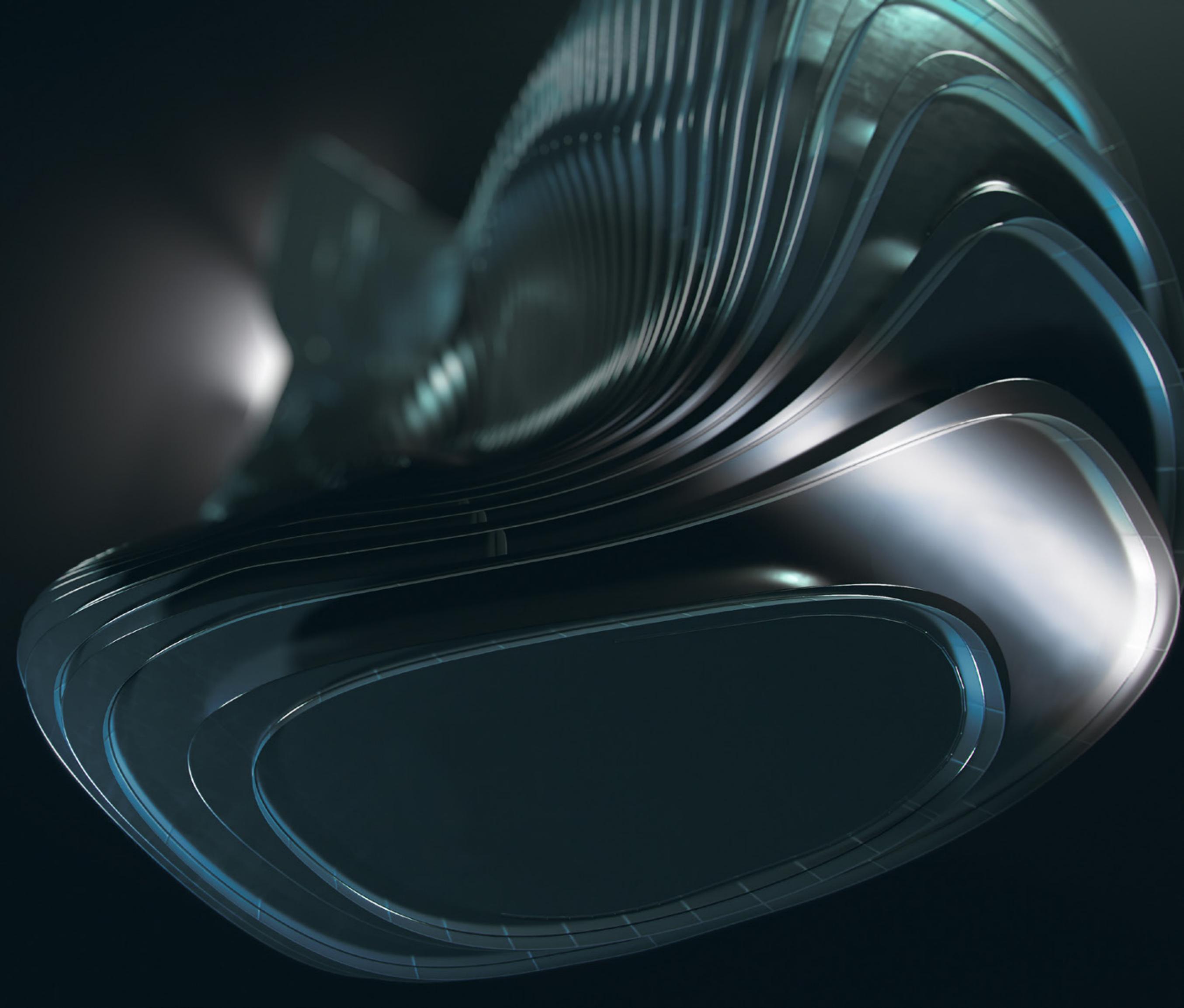
ABOUT THE PROJECT

03

DESIGN DETAILS

01

THE CONCEPT



THE CONCEPT

BORN FROM
THE FLUIDITY



THE CONCEPT

CULTIVATING L'ART DE VIVRE, INSPIRED BY THE FRENCH RIVIERA

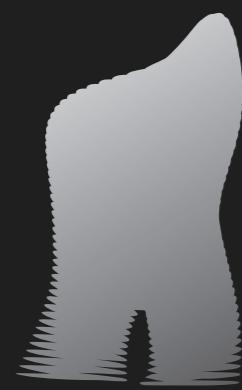


THE CONCEPT

INSPIRED BY
INDIGENOUS
NATURE

A NEW ICON IN THE CITY

The birth of an icon - the hyper tower is poised to become a landmark of architectural prowess, derived from the Bugatti and Binghatti DNA. Inspired by the world's most eminent structural masterpieces, Bugatti Residences by Binghatti is not a mere addition to city's skyline but a new icon that will stand the test of time.



BUGATTI RESIDENCES
BY BINGHATTI
BUSINESS BAY



BURJ AL ARAB
JUMEIRAH



DUBAI FRAME
ZABEEL PARK



MUSEUM OF THE FUTURE
TRADE CENTRE 2



BURJ KHALIFA
BUSINESS BAY



JUMEIRAH
EMIRATES TOWERS
SHEIKH ZAYED ROAD



CAYAN TOWER
DUBAI MARINA



ATLANTIS THE PALM
THE PALM JUMEIRAH

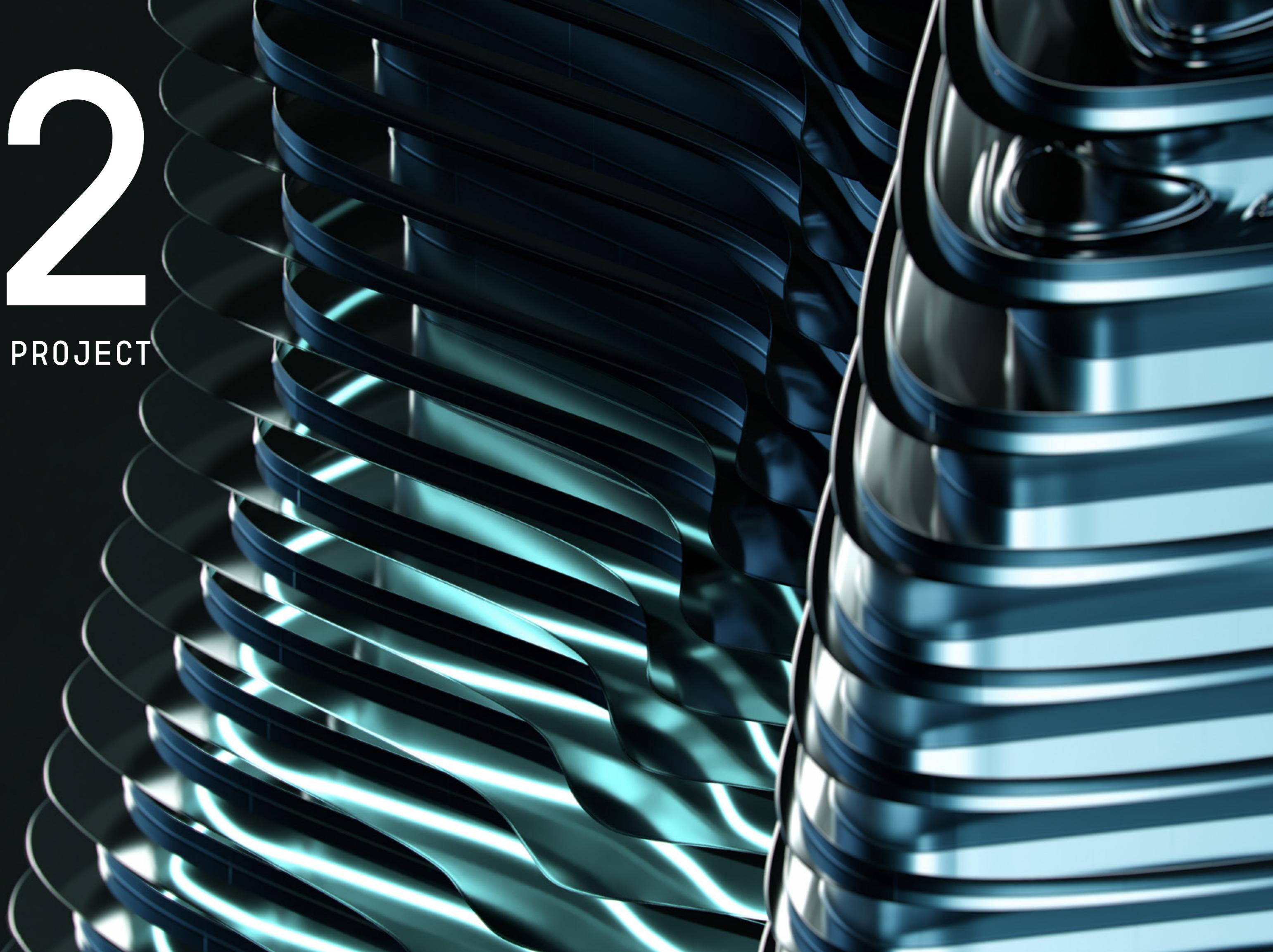
THE CONCEPT

A TOUR-DE-FORCE, NURTURED
BY BUGATTI'S PROWESSION
AND BINGHATTI'S MASTERY.



02

ABOUT THE PROJECT



THE MAP

BUSINESS BAY
WATER CANAL

WAY TO
AL KHAIL ROAD

WAY TO SHEIKH
ZAYED ROAD

BURJ KHALIFA
BOULEVARD

STRATEGICALLY LOCATED



PROJECT FACTS



PROPERTY TYPE

RESIDENTIAL MASTERPIECE

Exclusive Penthouses

RIVIERA MANSION COLLECTION

171 MANSIONS

2 BR - CANNES

3 BR - ST TROPEZ

4 BR - MONACO

SKY MANSION PENTHOUSE COLLECTION

11 SKY MANSION PENTHOUSES

TOTAL NO. OF FLOORS

4B + G + 1P + HC + 45 + ROOF

TOTAL NO. OF RESIDENTIAL FLOORS

43

TOTAL NO. OF UNITS

182

STATING

FEATURES



RIVIERA INSPIRED BEACH



GYMNASIUM & TRAINING SERVICES



PRIVATE GARAGE



VIP OWNER LOUNGE



CAR LIFT



PRIVATE POOL



PARKING ACCESS CARD



BUTLER SERVICE



PRIVATE CHEF SERVICE



FOOD & BEVERAGE



CONCIERGE SERVICE



TITANIUM ACCESS CARD



VALET SERVICE



HOUSE KEEPING



SPA SERVICE



BODYGUARD SERVICE



CHAUFFEUR SERVICE





INDULGE IN A SENSUAL JOURNEY OF RFINED BLISS

03

DESIGN DETAILS



DESIGN DETAILS

AN OASIS WITHIN
THE METROPOLIS



DESIGN DETAILS

INSPIRED BY THE
EXQUISITENESS OF
NATURE



DESIGN DETAILS

A PRIVATE RETREAT
IN THE HEART OF
THE METROPOLIS



DESIGN DETAILS

CAPTURING THE ESSENCE OF COTE D'AZUR



DESIGN DETAILS

TRANSFORMING METROPOLITAN
CULTURE INTO A NEW ART OF
LIVING



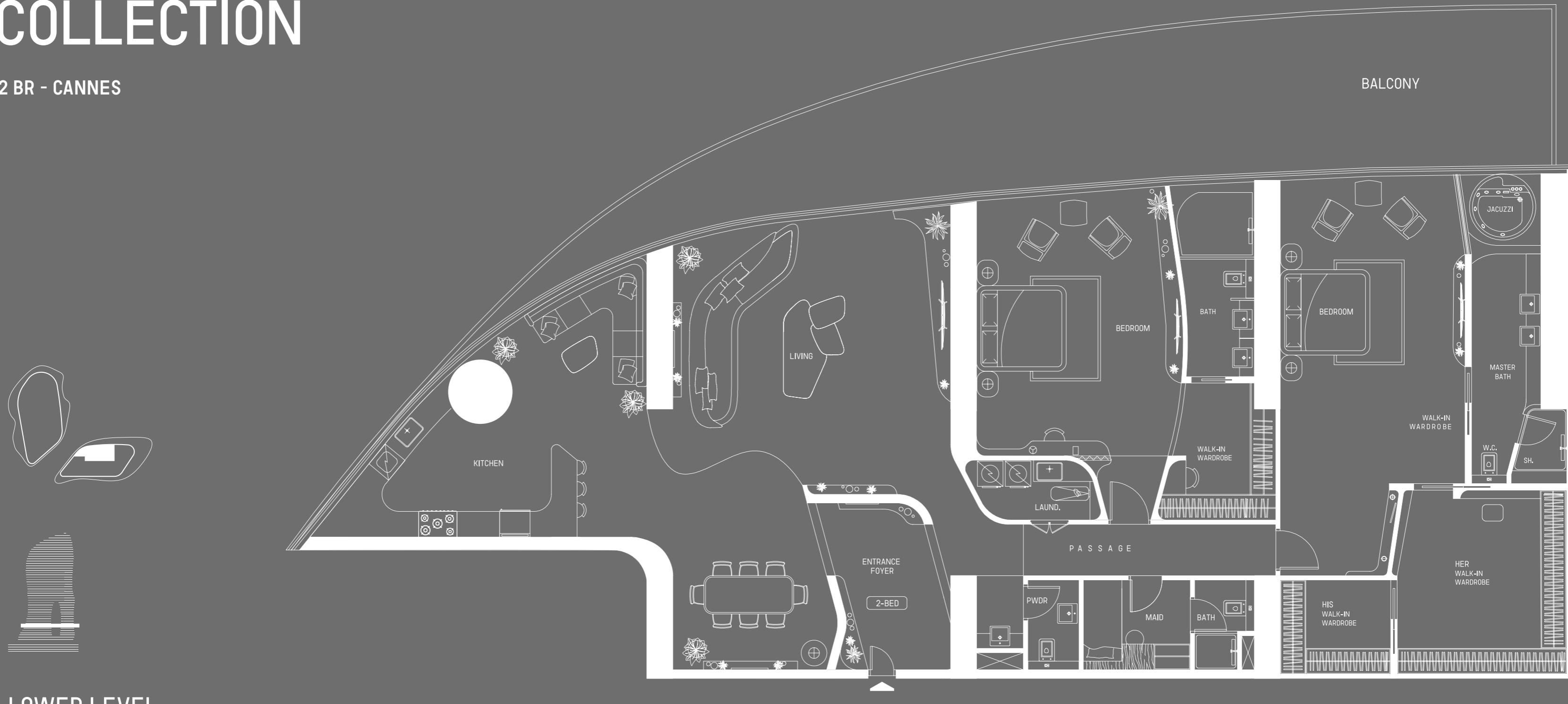
DESIGN DETAILS

STEP INTO THE GRANDEUR
OF THE FRENCH RIVIERA



RIVIERA MANSION COLLECTION

2 BR - CANNES



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

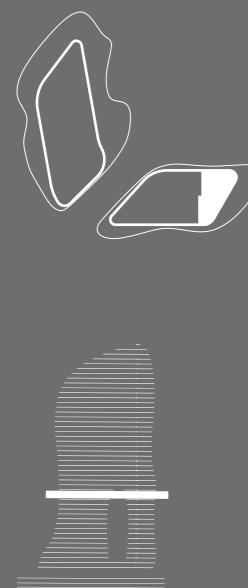
6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



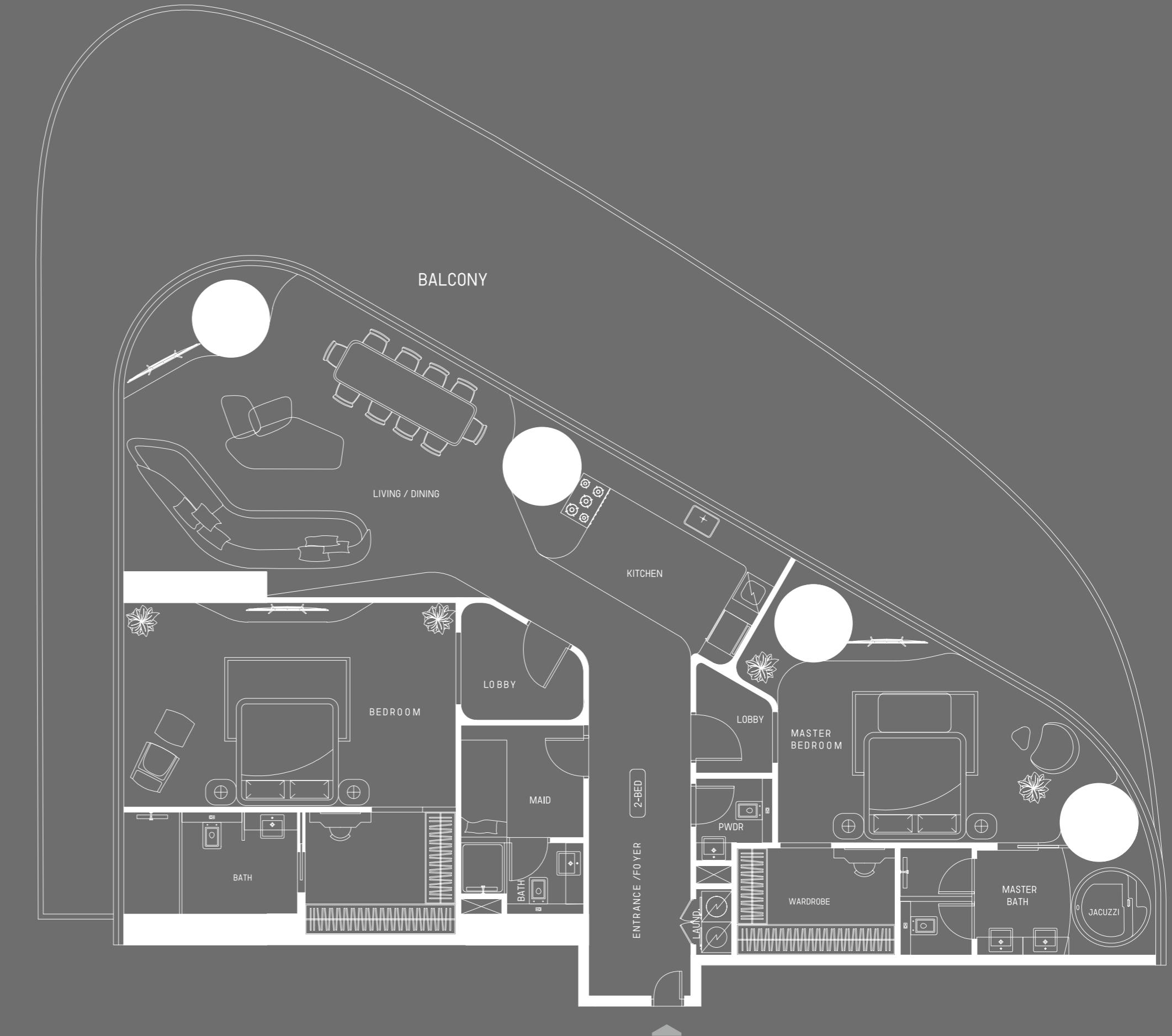
DESIGNED TO EXUDE SOPHISTICATION AND REFINEMENT

RIVIERA MANSION COLLECTION

2 BR - CANNES



MID-LEVEL



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

DESIGN DETAILS



IN A CITY OF CONTRASTS AND SKYSCRAPERS

RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL

Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



DESIGN DETAILS

RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



MID-LEVEL



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

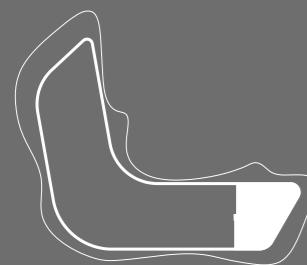
6. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 7. Calculation of balcony area is measured 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.



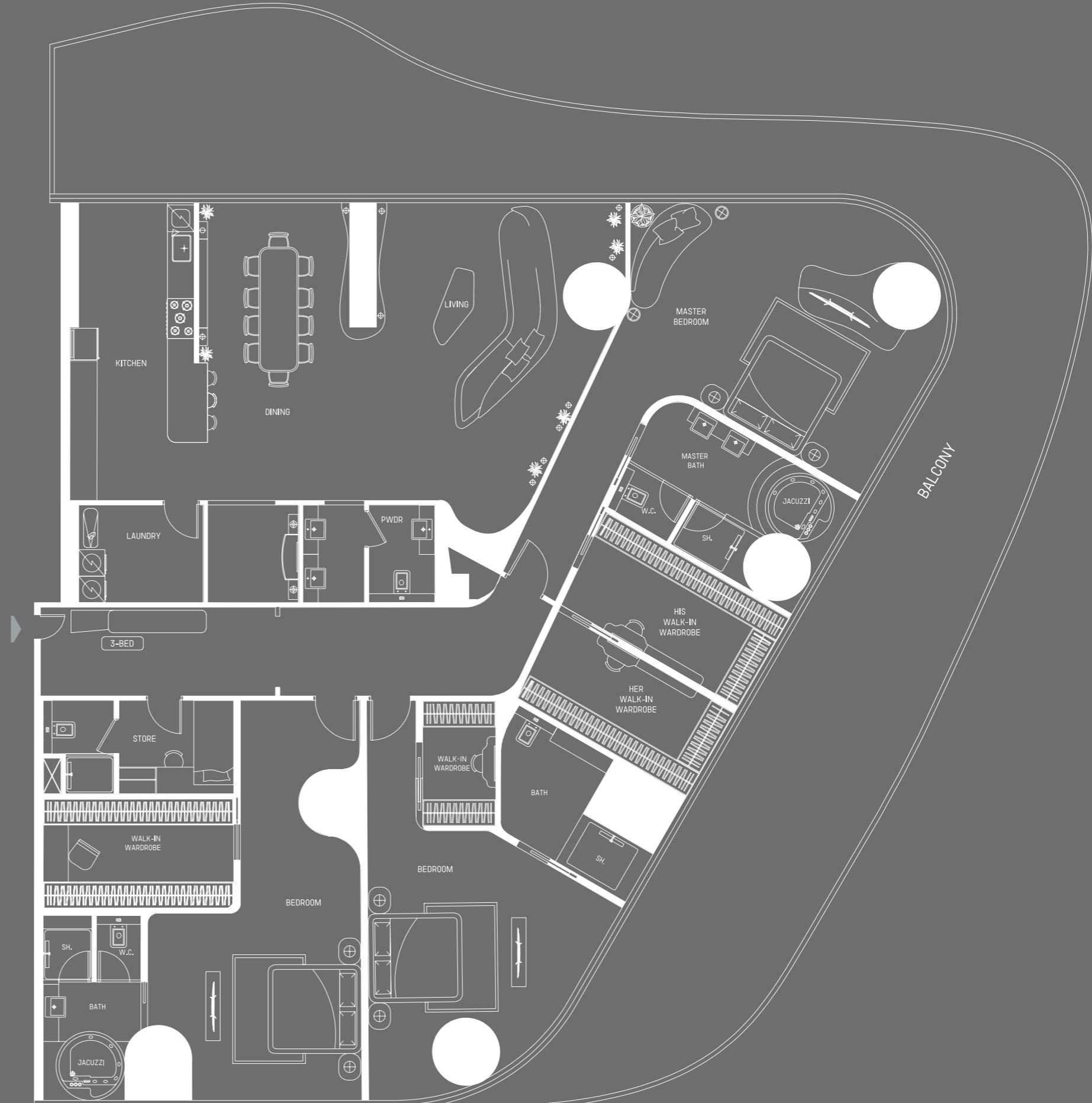
CAPTURING THE ESSENCE OF COTE D'AZUR

RIVIERA MANSION COLLECTION

3 BR - ST TROPEZ



HIGHER-LEVEL



Disclaimer: 1. All stated dimensions and services whether in relation to the building, common areas or individual units are subject to government and local authority approvals. Final dimensions and services will be stated in your sales and purchase agreement 2. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 3. All dimensions have been provided by our consultant architects. 4. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 5. Actual suite area may vary from the stated area. Drawings are not to scale. The Developer reserves the right to make any revisions whatsoever including for aesthetic purposes.

6. 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. 7. 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. 8. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 9. For each unit type, unit sizes and details might be different and your sales and purchase agreement will contain the actual size of each specific unit.

DESIGN DETAILS

A DEMONSTRATION OF EXCELLENCE





DESIGN DETAILS

AN ENTHRALLING SCULPTURE
IN THE MOST ICONIC CITY



DESIGN DETAILS



AN UNRIValed HIGH-END LIVING

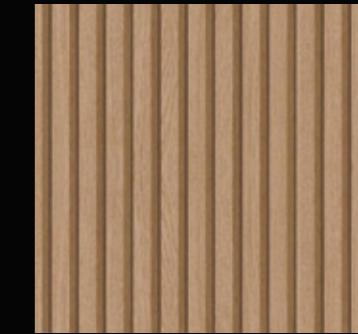
FINISHES



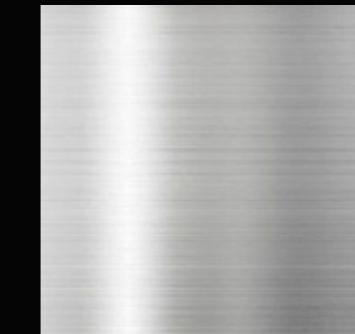
SOLALITE BLUE MARBLE



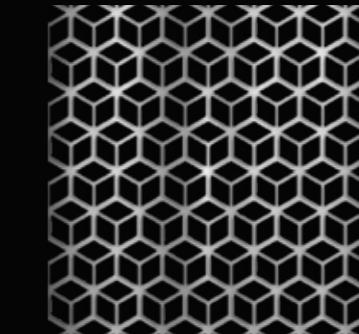
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME



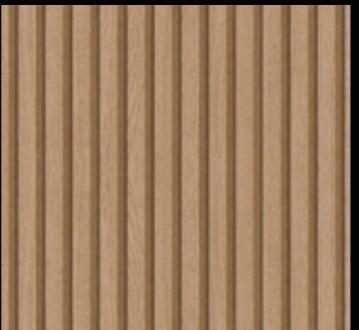
CONCLUSIVE DEXTERITY



SODALITE BLUE MARBLE



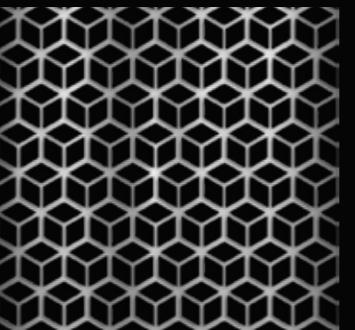
CALACATTA GOLD



FLUTED TAN WOOD



BRUSHED CHROME



BRUSHED MESH



GLOSSY CHROME



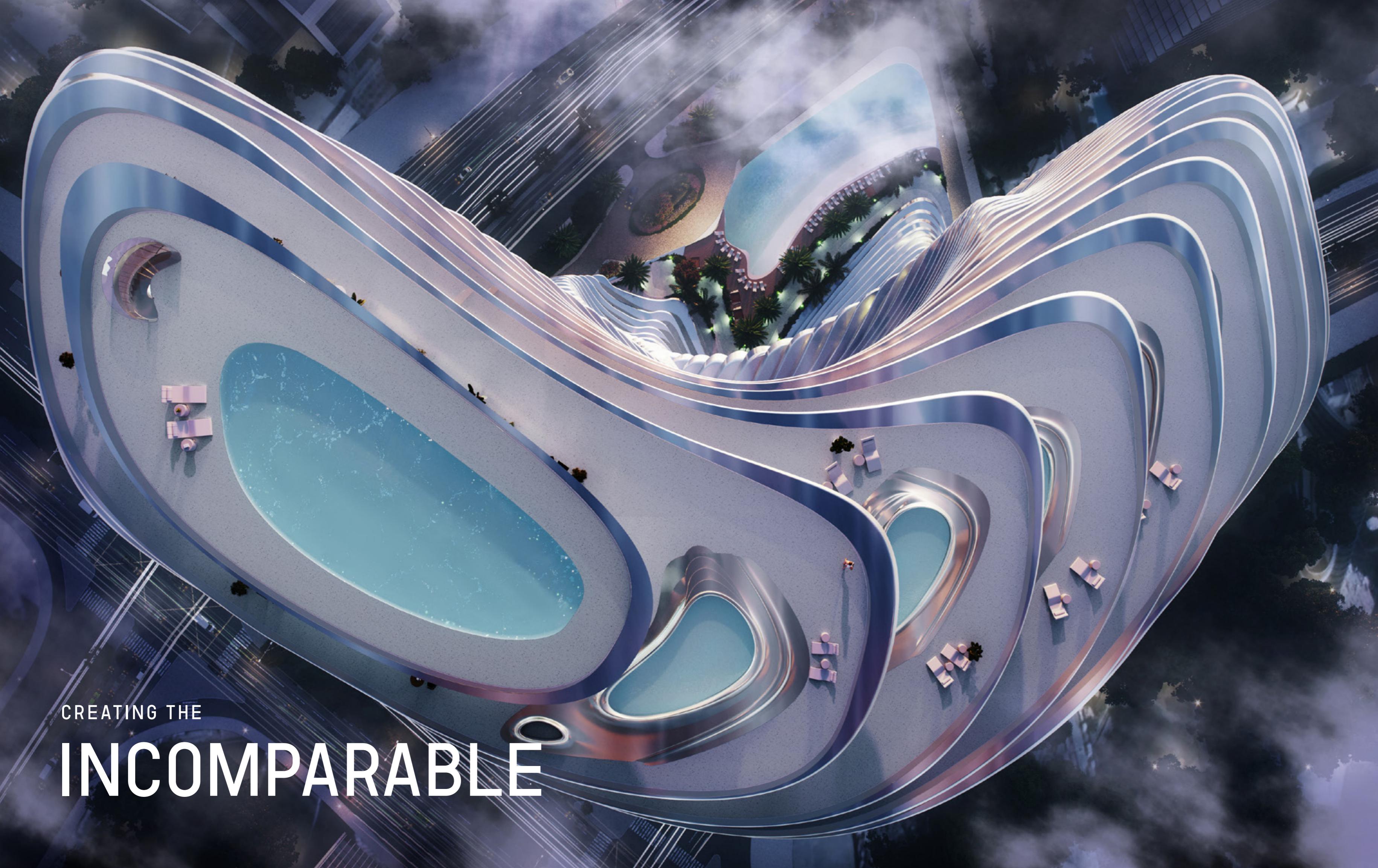
A wide-angle, aerial photograph of Monaco at sunset. The city is nestled in a bay, with its dense urban landscape of high-rise buildings and lower residential areas. The harbor is filled with numerous luxury yachts and cruise ships, their lights reflected in the darkening water. The sky is a dramatic canvas of orange, yellow, and blue, with wispy clouds. In the foreground, the dark silhouettes of trees and bushes frame the city. The overall atmosphere is one of luxury and natural beauty.

A TRIBUTE TO THE

RIVIERA'S FLAIR

THE EPITOME OF
REFINEMENT





CREATING THE

INCOMPARABLE



بن غاطي
BINGHATTI