

BY

BINGHATTI

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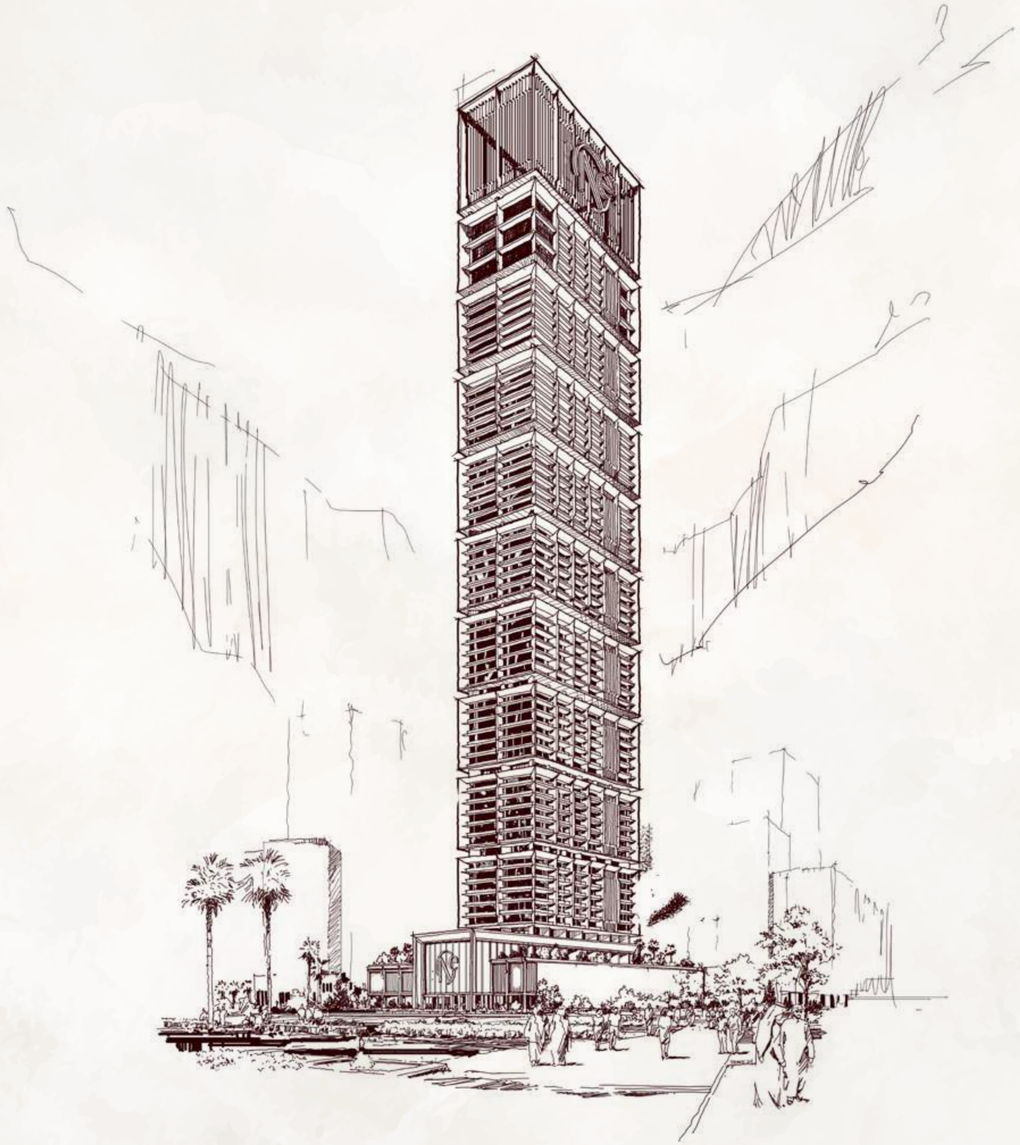
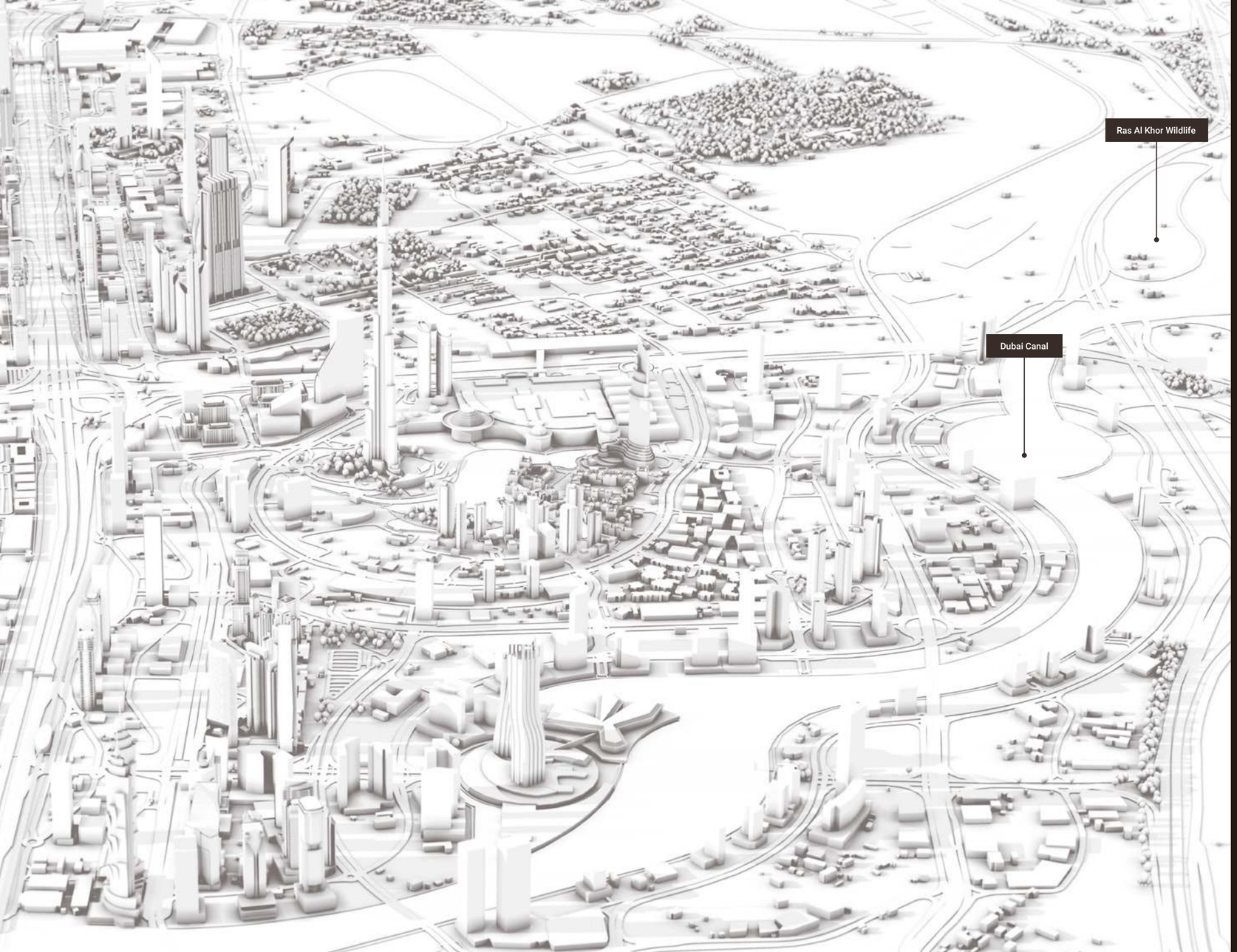
The conceptual design is characterized by the interplay of architectural systems, each contributing to a grander narrative of unity and balance. The façade manifests a visual symphony of materials and forms, amalgamating non-conventional and contemporary elements.



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 confirmity 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.



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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 +
61 Residential Floors + 2 Mech. Floors + Roof

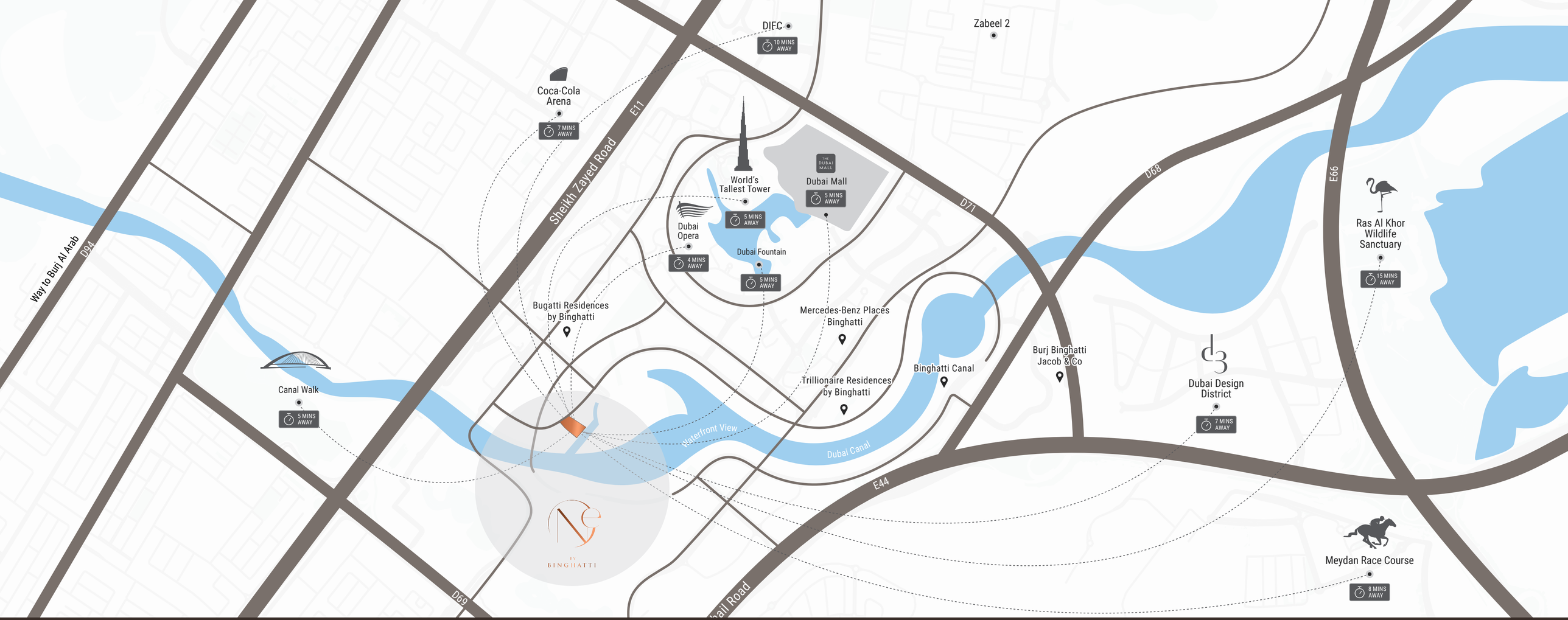
NUMBER OF UNITS

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*

BURJ KHALIFA & DOWNTOWN DUBAI
5 MINUTES

DUBAI OPERA
5 MINUTES

THE DUBAI MALL
5 MINUTES

CANAL WALK
5 MINUTES

COCA COLA ARENA
7 MINUTES

DUBAI DESIGN DISTRICT
7 MINUTES

MEYDAN RACECOURSE
8 MINUTES

RAS AL KHOR WILDLIFE SANCTUARY
15 MINUTES

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Stating Features

SWIMMING POOL

CHILDRENS POOL

PADDLE COURT

TENNIS COURT

3X3 BASKETBALL

STREET SOCCER

CHILDREN'S PLAY AREA

JACUZZI

SAUNA AND STEAM ROOM

SUNKEN SEATING

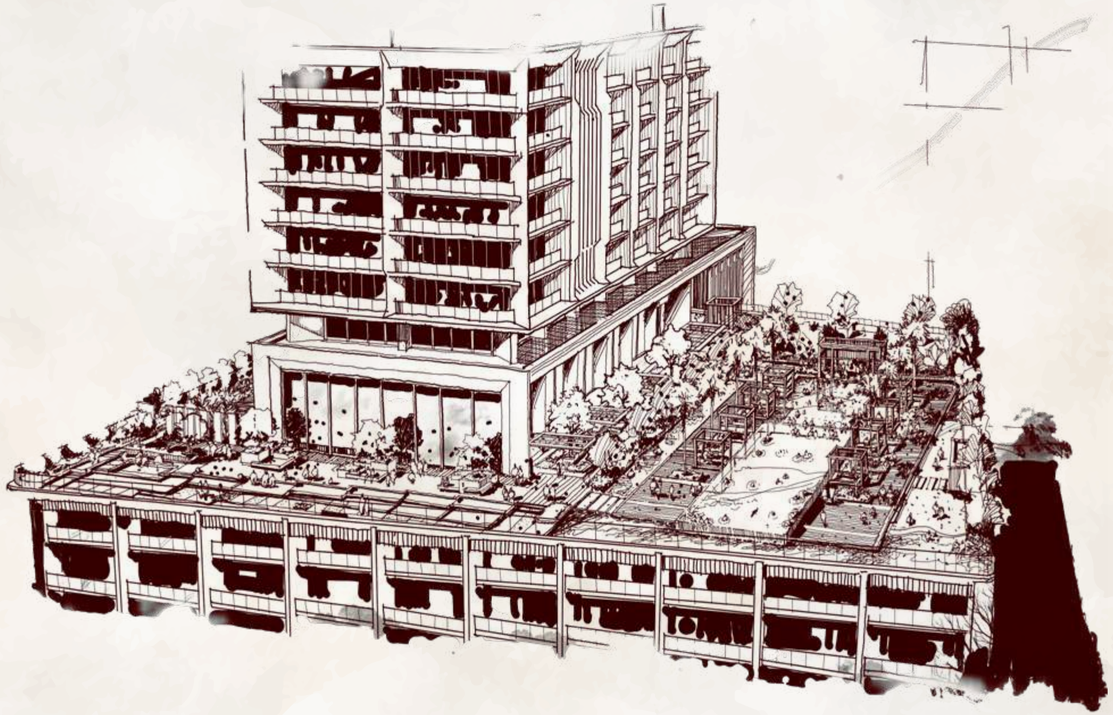
GYM

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.



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.



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PHASE 2

DESIGN DETAILS

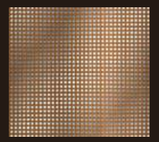
THE METICULOUS
ATTENTION TO DETAIL AND
ITS CRAFTSMANSHIP

Material List

Main Entrance Lobby

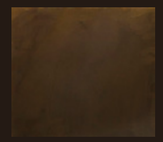

Saddle Oak Wood


Orobico Marble


Glass Metal Mesh


Travertine


Black Glass


Burned Brass

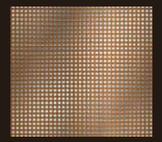
Apartment


Oak Wood


Travertine


Burned Brass


Nano Statuario


Glass Metal Mesh

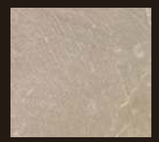

Mirror


Black Glass

Bathroom


Flodstenartic


BT White


Fior Di Basco







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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.



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PHASE 3

FLOOR PLANS

THE FUNCTIONALITY OF THE
SPACE AND ITS COHESIVE FLOW




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