



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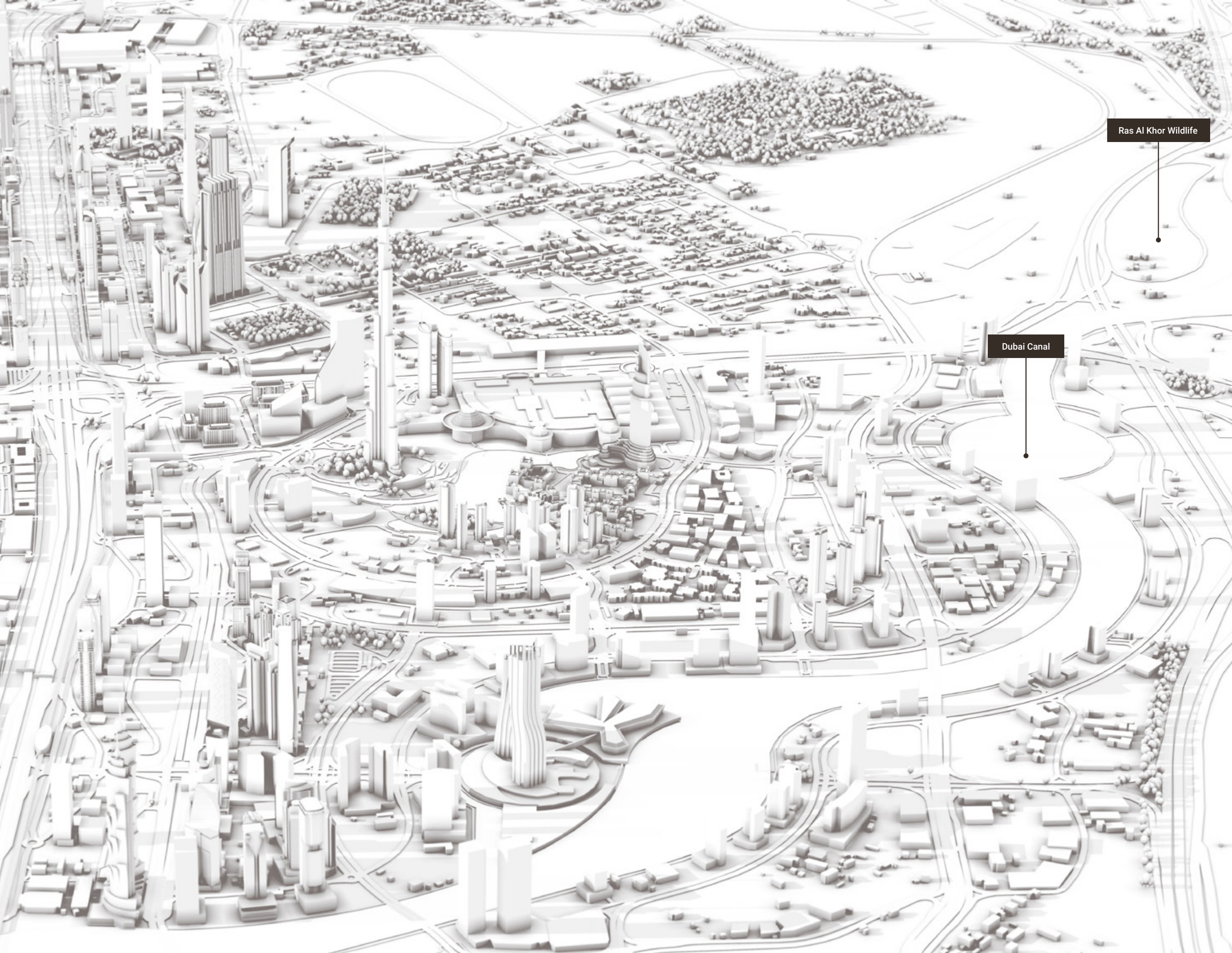
The conceptual design is characterized by the interplay of architectural systems, each contributing to a grander narrative of unity and balance. The façade manifests a visual symphony of materials and forms, amalgamating non-conventional and contemporary elements.



Undaunted **INSPIRATION**

A propelling influence that ignites an exploration, sculpting an architectural marvel that defies conventional paradigms





A Locale for the Avant-Garde

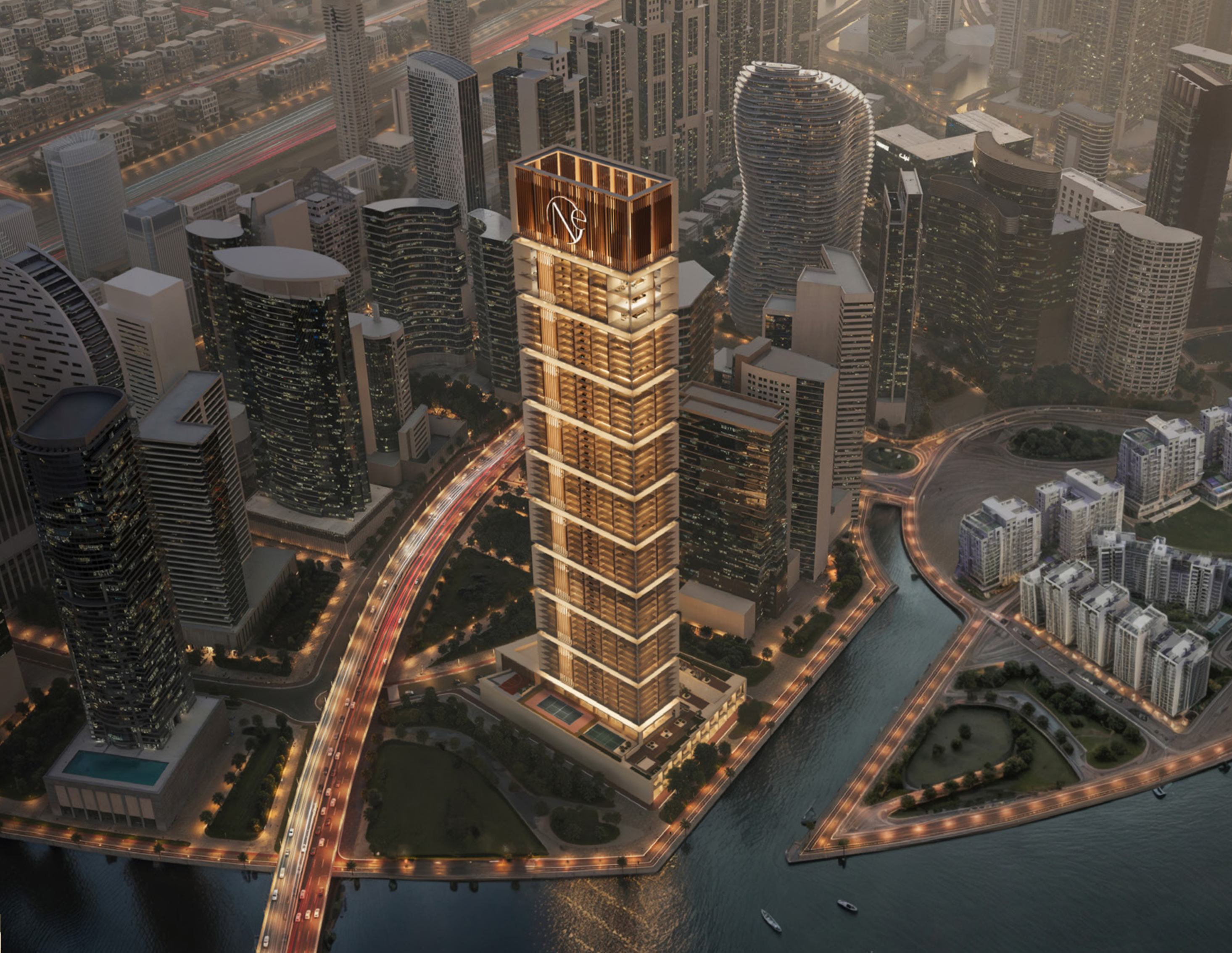
The locale is marked by **glamour and exuberance** brought by the eminent metropolitan enclaves surrounding **Dubai's Business Bay district**. Through its convenient access to **Downtown Dubai** and **Dubai International Financial Centre**, this **cosmopolitan hub** emerges as an epicentre for **culture 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 conformity 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
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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

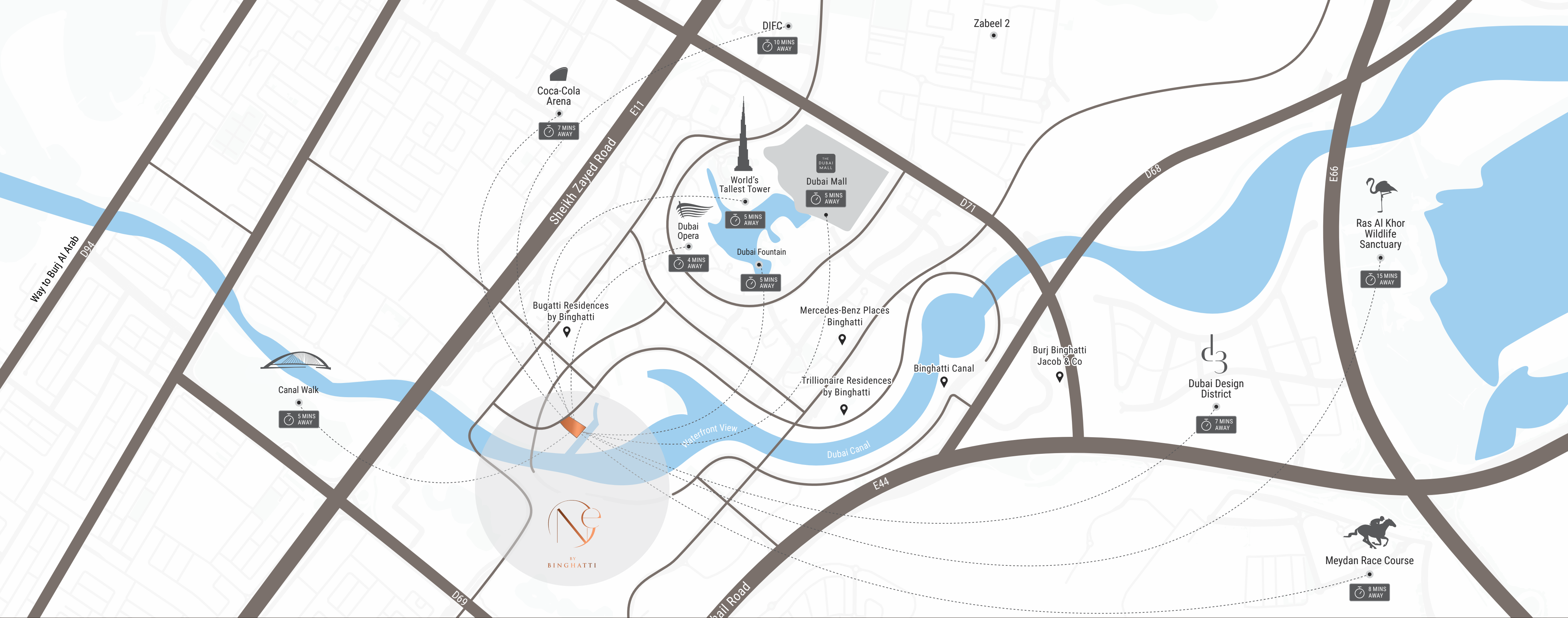
NUMBER OF UNITS

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



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



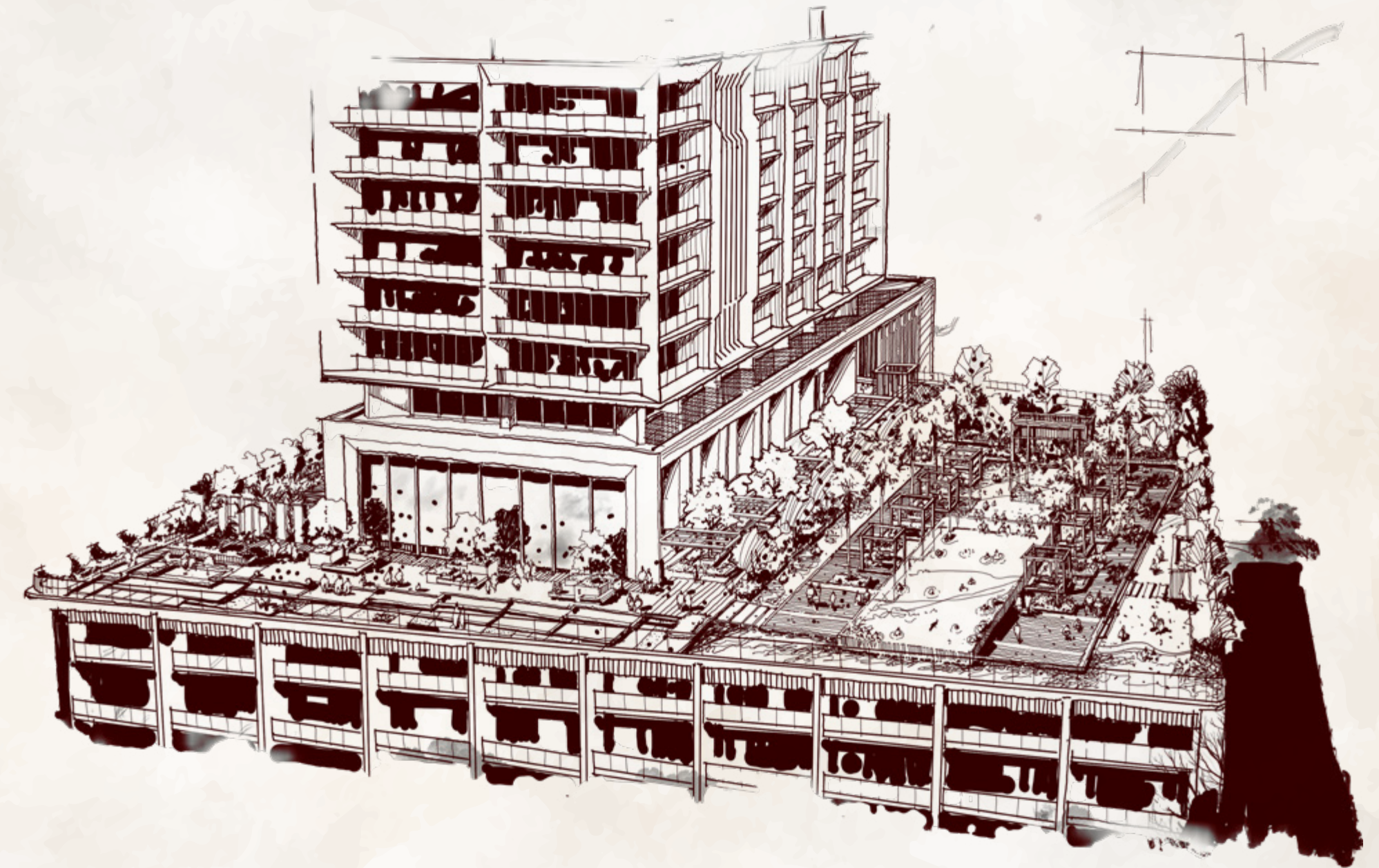
JOGGING LANE



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.

A woman with long dark hair, wearing a white button-down shirt, is shown in profile from the chest up, looking out towards the right. The background is a bright, hazy sunset over a body of water, with the sun low on the horizon. The overall mood is serene and contemplative.

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.

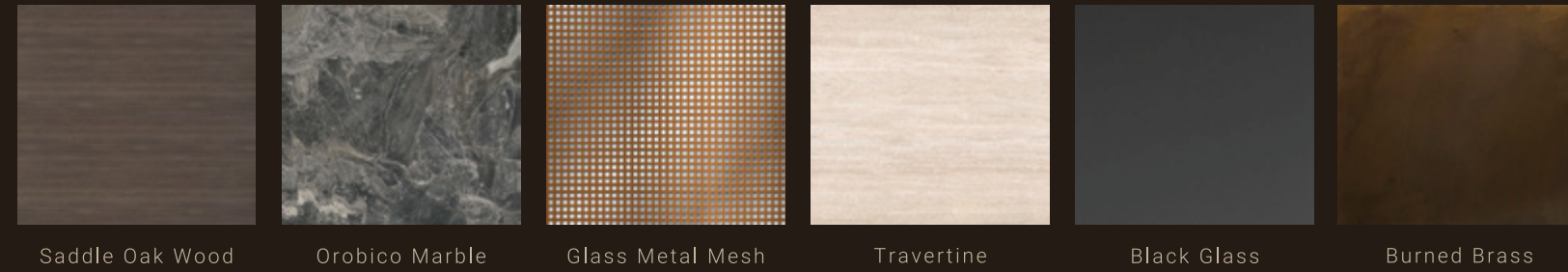


PHASE 2 DESIGN DETAILS

THE METICULOUS
ATTENTION TO DETAIL AND
ITS CRAFTSMANSHIP

Material List

Main Entrance Lobby



Apartment



Bathroom







BY
BINGHATTI

*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







