



BINGHATTI
LUXURIA

A VISION OF COMPOSED LIVING



THE QUIET SIDE OF LUXURY IN JUMEIRAH VILLAGE TRIANGLE

Luxuria is a sanctuary designed for stillness,
privacy, and refined living.

A calm architectural presence that lets light, space,
and silence do the talking.



BINGHATTI
LUXURIA

ARCHITECTURE IN PERFECT BALANCE

Luxuria is shaped by a modernist grid, an ordered rhythm that distills the city's motion into calm.

Its satin-chrome exoskeleton provides natural solar shading and elevated privacy, blending sleek glass with JVT's lush surroundings.



PALM
JEBEL ALI

WORLD ISLANDS

AIN DUBAI DUBAI HARBOUR

DUBAI MARINA

PALM JUMEIRAH

BURJ AL ARAB

E11 SHEIKH ZAYED ROAD

JUMEIRAH
LAKE TOWERS

TOP GOLF

DUBAI
INTERNET
CITY



MALL OF THE
EMIRATES

GOLD &
DIAMOND PARK

AL BARSHA
MALL

E44 AL KHAIL ROAD



DUBAI HILLS
MALL

DISCOVERY
GARDENS



BENGHATI
LUXURIA

JUMEIRAH
VILLAGE
CIRCLE

IBN BATTUTA
MALL

DUBAI
INVESTMENT
PARK

EXPO CITY
DUBAI


DUBAI
AUTODROME

POSITIONED PEACEFULLY

Luxuria is located in Jumeirah Village Triangle District 4, a community consistently ranked for its high quality of life. It provides a peaceful, walkable environment with immediate access to schools, parks and retail.

The location ensures easy entry and exit from the Sheikh Mohammed bin Zayed Road (E311) Residents are perfectly connected to Dubai's primary routes while remaining placid beside the city's pace.


 Dubai Marina & Harbour
9 minutes

 Palm Jumeirah
12 minutes

 Ain Dubai
9 minutes

 Expo City Dubai
14 minutes

 Dubai Autodrome
9 minutes

 Burj Al Arab & Jumeirah Beach
18 minutes

 Ibn & Dubai Festival City
10 minutes

 Al Maktoum Intl. Airport
20 minutes

A woman with dark hair pulled back, wearing a white long-sleeved top and white pants, is sitting on a light-colored sofa. She is looking off to the side in a contemplative pose. The room is dimly lit, with warm light highlighting the textures of the furniture and her clothing. The background is dark and out of focus.

A CALM, CRAFTED INTERIOR

From hand-selected textures to understated hues, every material choice is deliberate and refined.

Spacious layouts invite light to move freely, setting a quiet tempo across your home.







PROJECT FACTS

A CURATED COLLECTION OF RESIDENCES

PROPERTY TYPE

Residential & Retail

PLOT AREA

3,131.72 SQM (33,709.52 SQFT)

DESCRIPTION

3B + G + 4P + 24 RESIDENTIAL
FLOORS+ 1MECH. + ROOF

NUMBER OF UNITS

Studio Apartment:	213
1Bedroom Apartment:	195
2Bedroom Apartment:	49

TOTAL UNITS

Total Residential Units:	457
Retail Shops: (Ground)	12

Each residence claims its own, suspended above the community. Through meticulous engineering, the tower's orientation maximises natural light and provides unobstructed views.

It spans three basements, a ground-floor retail hub and four podium levels. This base supports the 24 residential floors that tower upward, creating a definitive symbol of refined stature.



THE DESTINATION OF THE CITY'S EXHALE

Luxuria offers a masterfully zoned amenity deck located on the 5th floor. This resort-style space is designed to help residents move from the city's energy to a weighted lull in a single breath.



Adult & Children's
Swimming Pool



Aerobics
Platform



Children's Play
Area



Multi-Purpose
Play Area



Multi-Purpose
Shaded Pavilion



Grass Sunbath
Area



Outdoor &
Indoor Gym



Jacuzzi
Area

Positioned strategically, Luxuria offers serene, peaceful views over the JVT parks and the lush horizon of The Springs and Jumeirah Islands. It's an environment designed for those who seek the highest amenity - tranquility



SWIMMING POOLS
& JACUZZI



INDOOR GYM

A WORLD OF WELLNESS FOR ALL

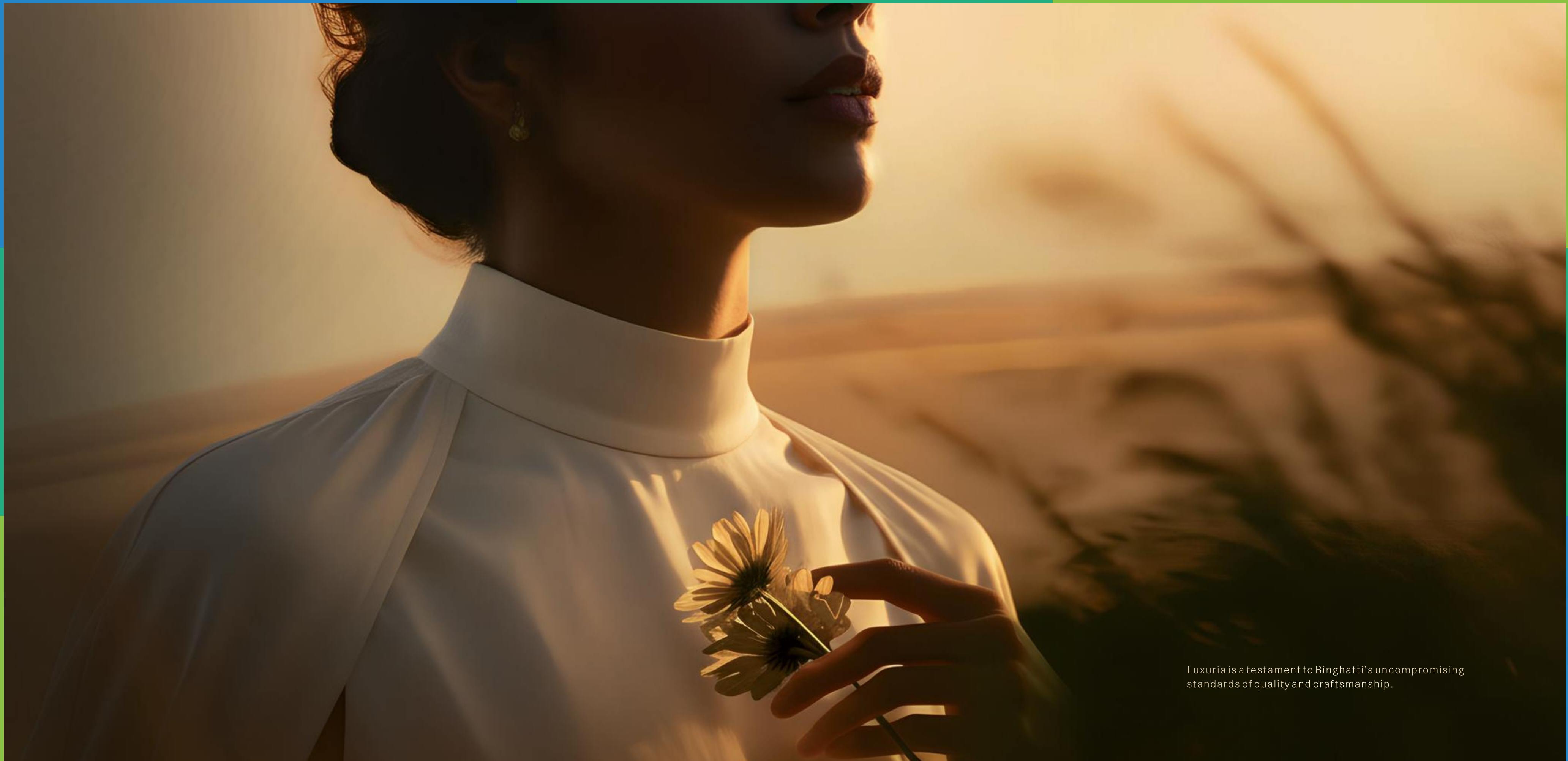
From serene swimming pools and restorative wellness facilities to an indoor gym, open-air fitness, and shaded moments of pause, Luxuria is designed to bring balance, renewal, and effortless comfort home.





A modern bedroom interior featuring a white bed with a large, textured gold headboard. The room includes a patterned rug, a white bedside table with a vase of white flowers, and a large window with white curtains. The lighting is warm and ambient, with a wooden door visible in the background.

INTERIORS



Luxuria is a testament to Bingham's uncompromising standards of quality and craftsmanship.



BINGHATTI
LUXURIA

INTERIOR DESIGN
UNMATCHED MATERIALITY

Interiors reflect a light hand and deliberately quiet design choices. Hand-aged stone, glass and bespoke finishes create an atmosphere of meticulous grace. Every home is a testament to the discipline of clarity.

Safety is paramount, with 24/7 monitoring and state-of-the-art surveillance systems providing peace of mind in one of the safest cities in the world.









TEXTURES OF TRANQUILITY

Luxuria's materials echo the composure of its exterior, with a refined palette chosen for tactile depth and softly restrained tones.







FLOOR PLANS

RESIDENCES ARE DESIGNED FOR OPTIMAL FLOW

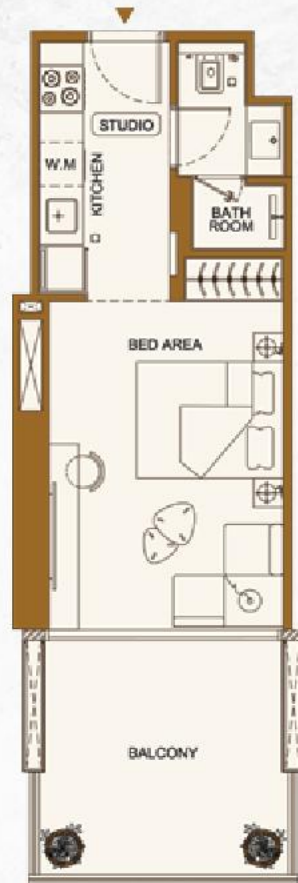
The unit mix caters to strong demand from professionals and small families.



The core design philosophy is rooted in quiet luxury. The building features a state-of-the-art satin chrome exterior and a stepped design that creates deep, shaded terraces.

STUDIO TYPE 1

Binghatti Luxuria



STUDIO TYPE 2

Binghatti Luxuria



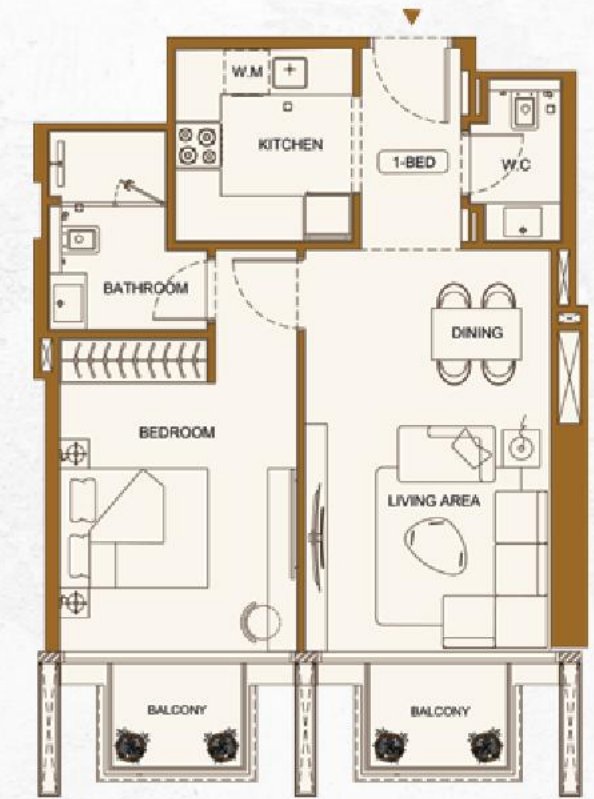
1 BEDROOM TYPE 1

Binghatti Luxuria

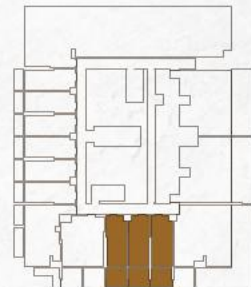


1 BEDROOM TYPE 2

Binghatti Luxuria



AREA	SQ.M	SQ.FT
SUITE AREA	28.66 m ²	308 ft ²
BALCONY AREA	11.31 m ²	122 ft ²
TOTAL UNIT AREA	39.97 m ²	430 ft ²



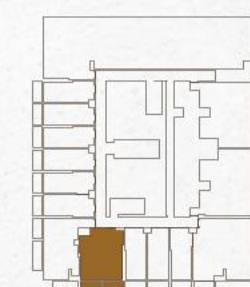
AREA	SQ.M	SQ.FT
SUITE AREA	28.48 m ²	307 ft ²
BALCONY AREA	4.98 m ²	54 ft ²
TOTAL UNIT AREA	33.46 m ²	360 ft ²



AREA	SQ.M	SQ.FT
SUITE AREA	55.16 m ²	594 ft ²
BALCONY AREA	22.71 m ²	244 ft ²
TOTAL UNIT AREA	77.87 m ²	838 ft ²

FLAT DESIGN COMPONENTS

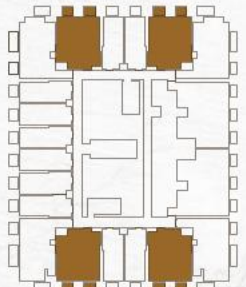
M. BATH	5 m ²
M. BEDROOM	15 m ²
LIVING AND DINING	18 m ²
KITCHEN	6 m ²
W.C	3 m ²
CORRIDOR	4 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	55.16 m ²	594 ft ²
BALCONY AREA	5.37 m ²	58 ft ²
TOTAL UNIT AREA	60.53 m ²	652 ft ²

FLAT DESIGN COMPONENTS

M. BATH	5 m ²
M. BEDROOM	15 m ²
LIVING & DINING	18 m ²
KITCHEN	6 m ²
W.C	3 m ²
CORRIDOR	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 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.

توضيح: 1. إن أبعاد الغرف يتم قياسها طبقاً لمعايير الهيكلية مع استبعاد تشطيبات الجدران ودرجة تحمل البناء. 2. جميع القياسات تم تزويدها من قبل المهندسين المعماريين الاستشاريين لدينا. 3. جميع المواد والأبعاد والرسومات الترسية، تضع المعلومات للغير دون إشعار مسبق. 4. قد تختلف منطقة الدخول الفعلي عن المساحة المذكورة الرسومات لا يتم توسيع نطاقها. 5. يتم قياس منطقة الدخول كمنطقة الدخول المركزية للجدران المتماثلة أو المتماثلة التي تفصل وحدة عن وحدة أخرى، وأوجه الخاريج لجميع الجدران الخارجية، وأوجه الخاريج لجدار الحفر المحيط بالوحدة المجاورة. 6. قياس حساب منطقة الشرفة على أنها المنطقة التي يحدها الخط المركزي للجدران المتماثلة أو المتماثلة التي تفصل وحدة عن وحدة أخرى، وأوجه الأبعاد للحارس المرفق، وأوجه الخاريج للشرفة المجاورة. 7. يتم قياس الوحدات في الطابق النموذجي في المبني. قد تختلف الأعمدة في الحجم حسب مستوى الطابق. 8. قد يكون أحجام الوحدات والتفاصيل المتعلقة بها مختلفة وذلك حسب نوع الوحدة. يرجى الرجوع إلى اتفاقية البيع والشراء لمعرفة الحجم الفعلي لكل وحدة.



1 BEDROOM TYPE 3

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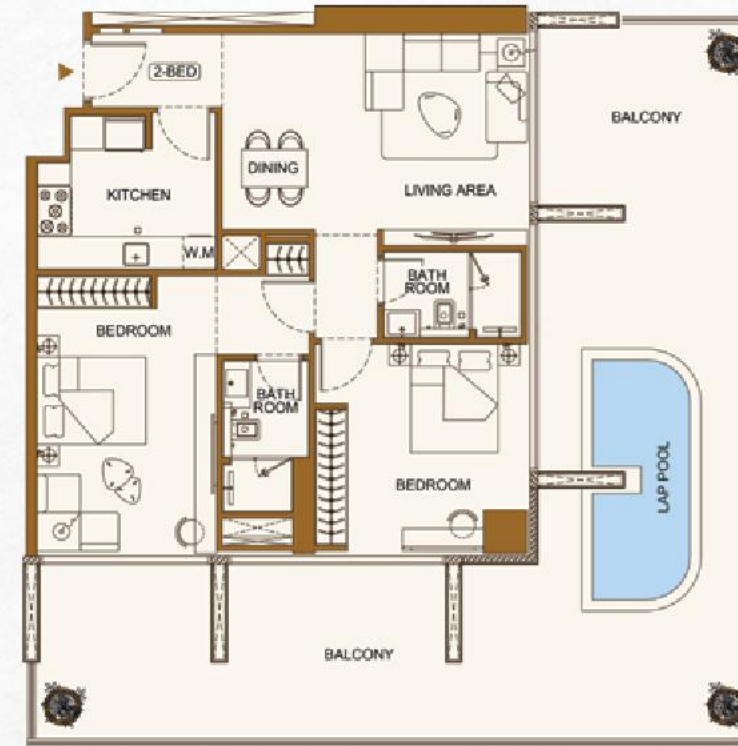
1 BEDROOM TYPE 4

Binghatti Luxuria



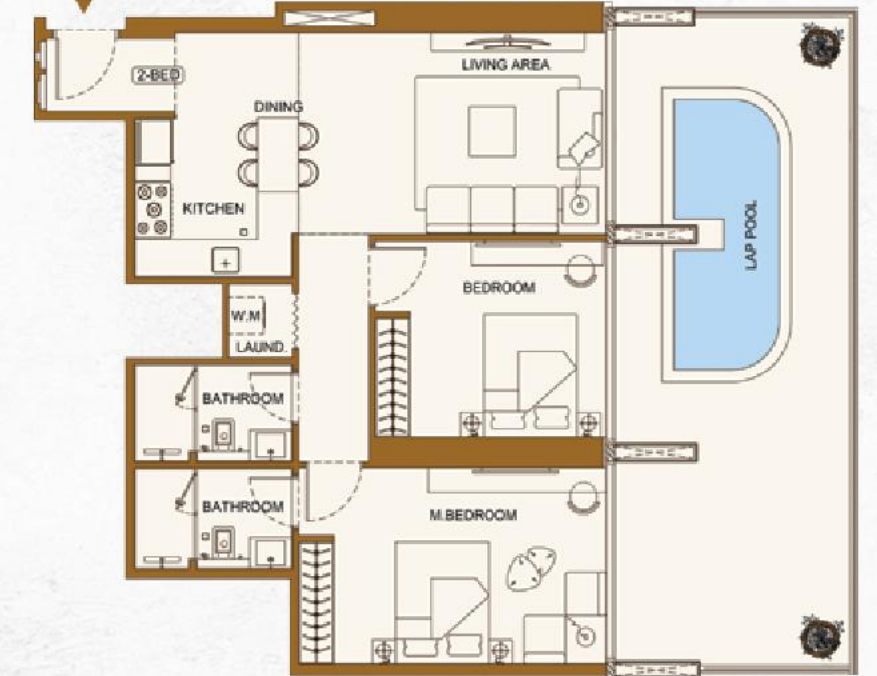
2 BEDROOM TYPE 1

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2 BEDROOM TYPE 2

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AREA	SQ.M	SQ.FT
SUITE AREA	58.69 m ²	632 ft ²
BALCONY AREA	20.50 m ²	221 ft ²
TOTAL UNIT AREA	77.87 m ²	852 ft ²

FLAT DESIGN COMPONENTS

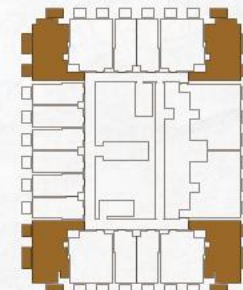
M. BATH	4 m ²
M. BEDROOM	14 m ²
LIVING AND DINING	18 m ²
KITCHEN	7 m ²
W.C	2 m ²
CORRIDOR	6 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	58.75 m ²	632 ft ²
BALCONY AREA	10.15 m ²	109 ft ²
TOTAL UNIT AREA	68.90 m ²	742 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	14 m ²
LIVING & DINING	18 m ²
KITCHEN	7 m ²
W.C	2 m ²
CORRIDOR	6 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	87.38 m ²	941 ft ²
BALCONY AREA	85.31 m ²	918 ft ²
TOTAL UNIT AREA	172.69 m ²	1859 ft ²

FLAT DESIGN COMPONENTS

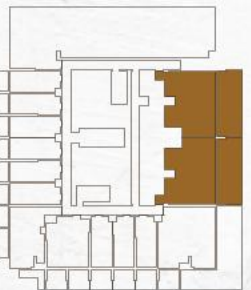
M. BATH	4 m ²
M. BEDROOM	20 m ²
BATH	4 m ²
BEDROOM	15 m ²
LIVING & DINING	20 m ²
KITCHEN	9 m ²
CORRIDOR	5 m ²



AREA	SQ.M	SQ.FT
SUITE AREA	82.65 m ²	890 ft ²
BALCONY AREA	43.33 m ²	466 ft ²
TOTAL UNIT AREA	125.98 m ²	1356 ft ²

FLAT DESIGN COMPONENTS

M. BATH	4 m ²
M. BEDROOM	17 m ²
BATH	4 m ²
BEDROOM	12 m ²
LIVING & DINING	27 m ²
KITCHEN	9 m ²
CORRIDOR	5 m ²



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